



**TOWN OF WEDDINGTON  
REGULAR PLANNING BOARD MEETING  
WEDNESDAY DECEMBER 18, 2024 – 7:00 P.M.  
WEDDINGTON TOWN HALL  
1924 WEDDINGTON ROAD  
WEDDINGTON, NC 28104  
AGENDA**

1. Call to Order
2. Determination of Quorum
3. Conflict of Interest Statement: *In accordance with state law, it is the duty of every Board member to avoid conflicts of interest. Does any Board 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.*
4. Approval of Minutes
  - A. November 25, 2024 Planning Board Regular Meeting
5. Public Comments: *Individuals are allowed 3 minutes to speak and must only comment on current agenda items. A maximum of 30 minutes is allocated to the Public Comment Period. The time limit may be extended at the discretion of the Chairman.*
6. New Business
  - A. Discussion and Possible Recommendation of an application by Toll Brothers requesting Conditional Zoning Approval for the development of a 62-lot Conventional Subdivision located at/near 610 Weddington Road.
  - B. Discussion and Possible Recommendation of Text Amendment 2024-10 Section D-917A.Q Tree Requirements (New Tree Ordinance)
  - C. Approval of 2025 Meeting Calendar
7. Old Business
  - A. Discussion and Possible Recommendation of Text Amendment 2024-08 Section D-917A.D(2)(c). Lots in Floodplains
  - B. Discussion and Possible Recommendation of Text Amendment 2024-09 Section D-917A.J. Cul-de-sacs
8. Update from Town Planner and Report from October Town Council Meeting
9. Board member Comments
10. Adjournment



**TO:** Planning Board  
**FROM:** Gregory Gordos, AICP, Town Planner  
**DATE:** December 18, 2024  
**SUBJECT:** Application by Toll Brothers requesting Conditional Zoning approval for a 62-Lot Conventional Subdivision located on Weddington Road

**APPLICATION INFORMATION:**

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**SUBMITTAL DATE:** December 11, 2023  
**APPLICANT:** McKim&Creed  
**PROPERTY LOCATION:** 610 Weddington Road  
**PARCEL ID#:** 06129109, 06126001, 06126017, 06126017B, 06126017C  
**ACREAGE:** +/- 167.48 acres  
**EXISTING LAND USE:** Agriculture  
**EXISTING ZONING:** R-CD, Conservation District

**PROPOSAL:**

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The applicant, Toll Brothers, is proposing the development of a new residential subdivision of 62 homes on approximately one acre lots. It is located on two sides of Weddington Road (NC-84) with the majority of homes located to the south of the street. Aero Plantation subdivision is located to the south (zoned R-80). Stratford on Providence and Lochaven is west and Weddington Hills is east of the subject property.

Four entrances onto Weddington Road are provided: all right-in, right-out as reflected in an approved TIA.

The subdivision was previously proposed as a conservation subdivision with greater than 50% open space. This was abandoned for the current proposal with larger lots and fewer homes. The southwest corner of the site is adjacent to a lake and is environmentally sensitive with a noted eagle’s nest located there. From application, there have been three significant revisions with lot count reduced from 93 to 82 to 70, and with a 4<sup>th</sup> and final revision down to 62. This last change lies outside the 660’ buffer around the eagles.

Of note is the private septic system proposed for the entire site. Once previously shown on plans as a treatment plant, septic is provided via a panel block system. However nearly half of the lots do not contain a septic field on their parcel. Fields are grouped in common open space including across stream buffers.

***Development Standards.***

The development proposal does not include any changes to the Development Standards already set forth in the Unified Development Ordinance (UDO). Lots are compliant with R-CD standards. The development shall be governed by this Plan and all applicable requirements of the UDO.

**RELATION TO THE UNIFIED DEVELOPMENT ORDINANCE:**

***UDO Section D-607(C), Conditional Rezoning.***

As required by UDO Section D-607(C)(5), the applicant held their site walk/charette on November 28<sup>th</sup>, 2023, a Community Meeting virtually on December 22<sup>nd</sup>, an in-person Community Meeting on May 2<sup>nd</sup> and a second Community Meeting on July 16<sup>th</sup>.

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.

***UDO Section D-703(D), Permitted Uses (by zoning district).***

Pursuant to Table 1, Permitted Uses, as contained within UDO Section D-703(D), Traditional Residential Development (> 6 Lots) is specifically listed as a permissible use within the R-CD, subject to Conditional Zoning approval.

***UDO Section D-703(E), Lot and Building Standards Table.***

Pursuant to Table 2, Lot and Building Standards, as contained within UDO Section D-703(E), all development within the R-CD is required to meet certain standards. The following table identifies those standards, as well as how the subject development proposal complies:

Lot and Building Standards		Standard	Proposed
Minimum Lot Size		40,000 sq. ft.	40,000 – 56,797 sq. ft.
Minimum Lot Width		120'	120' (min)
Minimum Setbacks	Front	50'	50'
	Side	15'	15'
	Rear	40'	40'
Maximum Height		35'	35'
Maximum Floor Area Ratio		N/A	N/A

***UDO Section D-917A, Specific Requirements for All Residential Development.***

UDO Section D-917A, establishes numerous rules for how residential development is intended to occur within the Town. These rules include, but are not limited to, the location of house sites, easements, the requirement of lots to abut public roads, street design and layout, cul-de-sacs, open space, buffering, and

tree requirements. While not all these rules are appropriate to be included at this stage of the development process, there are many that must be considered.

*UDO Section D-917A(A) Side lot lines shall be substantially at right angles or radial to street lines, and double frontage lots are to be avoided wherever possible.*

The lots proposed with the subdivision are generally consistent with this provision. Several lots are abnormal in shape (11, 48) due to stream buffers. However, positive findings of compliance can be made.

*UDO Section D-917A(D) Lots partially subject to flooding. No proposed residential building lot that is partially subject to flooding as defined herein shall be approved unless there is established on the lot plan a contour line representing an elevation no lower than two feet above the base flood line as defined in Appendix 7. Floodplain Regulations.*

Lot 39 lies closest to the floodplain on the far western portion; previous site plans designated this area as a Stormwater Control Measure (SCM).

No new lots contain floodplain but many are adjacent to streams and steep slopes that may be subject to flooding.

*UDO Section D-917(F)(1) All subdivision lots shall abut public roads.*

All lots within the subdivision shall abut a public road without need of an access easement. As such, positive findings of compliance can be made.

*UDO Section D-917(J)(1) Permanent dead-end streets shall not provide sole access to more than 16 dwelling units or 1,200 linear feet, whichever is less.*

One of the proposed cul-de-sacs is long (>1000') with fourteen lots fronting it for access. This has been a design criticism since the first site plan. However it does not exceed the current standard for unit count or length. As such, positive findings of code compliance can be made.

*UDO Section D-917(J)(2) When cul-de-sacs end in the vicinity of an adjacent undeveloped property capable of being developed in the future, a right-of-way or easement shall be shown on the final plan to enable the street to be extended when the adjoining property is developed.*

A stub out is provided to property to the north (WEDDINGTON 270 LLC). It is bound by completed residential subdivisions on other sides. Positive findings of compliance can be made.

*UDO Section D-917(K)(2) The proposed street layout shall be coordinated with the street system of the surrounding area. Where possible, existing principal streets shall be extended. Street connections shall be designed so as to minimize the number of new cul-de-sacs and to facilitate easy access to and from homes in different part of the tract (and on adjoining parcels).*

The proposed street layout is limited by the topography as it slopes down towards the lake and Mundy's Run creek basin. Four new cul-de-sacs would be created for internal use (two on each side) with four connections to Weddington Road. Each site design has improved with regard to cul-de-sac use; previous site plans extended over streams or were longer in length.



*UDO Section D-917(K)(5) Two points of ingress and egress onto an adjoining public road from subdivision containing more than 15 lots is required.*

As the subdivision consists of 62 lots, there will be four points of ingress/egress along one main thoroughfare. Findings of compliance made.

*UDO Section D-917(K)(7) Streets shall be designed, wherever practicable, with green "terminal vistas," for example by situating some conservation areas and other open space along the outside edges of street curves (for greater visibility). In addition, other visible open space shall be provided, such as in neighborhood greens that are bordered by streets on several sides, or along non-curving sections of the street system, wherever practicable.*

Two cul de sac streets on the south half of the site terminate at the wetlands and the 660' radius from the eagle's nest, respectively. Roads do not traverse the steep slopes or creeks except for ROAD A on the north side, generally matching topography. No neighborhood greens or useable open spaces are within the development. Open space exceeds the 10% required.

*UDO Section D-917(K)(8) Whenever a tract of land to be subdivided includes any part of a thoroughfare shown on the comprehensive transportation plan or LARTP adopted by the Town, and whenever such right-of way has been further defined by acceptable locational procedures sufficient to identify properties to be affected, a right-of-way for the major or minor thoroughfare must be platted in the location and to the width specified in the plan. The subdivider is responsible for the reservation of the right-of-way. All measurements involving minimum lot standards under this UDO will be made at the edge of the full/future right-of-way.*

The Rea Road Extension is reflected in the R/W provided and in the TIA.

*UDO Section D-917(O)(1)(b) Where the side or rear yards of lots may be oriented toward existing thoroughfare roads, a buffer at least 100 feet wide of existing woodland providing adequate visual screening throughout the year is required. The buffer width may be reduced to 50 feet if plantings are installed to include year-round screening.*

The development includes a 100' roadside buffer both north and south. Previous iterations contained only the 50' supplemented buffer. Like many 2024 projects this proposal is located along a major thoroughfare. (NC-84) and there are no existing trees where the buffer is required. In this case an earthen berm would be recommended and the landscape plan for the thoroughfare buffer shall be provided as a condition of approval.

*UDO Section D-917(P) Any major subdivision shall be required to provide that a minimum of ten percent of the gross area of the subdivision, exclusive of any required minimum buffers along thoroughfares, consists of common open space.*

Positive findings of compliance can be made as the site well exceeds the 10% requirement. The site plan indicates that 50% of open space was provided. This open space shall include the thoroughfare buffer.

*UDO Section D-917(Q)(2)(e) In association with the approval of any permit herein required or any site plan or subdivision plat, the Zoning Administrator and/or Town Council may require additional tree preservation measures above and beyond those listed herein that are deemed to support the tree preservation objectives of this UDO.*

Staff recommends a tree survey be provided prior to any clearing or grading commences on site, as tree removal is not permitted within areas that have naturally occurring trees located outside the buildable area of a lot or development. Numerous heritage trees have been lost this year due in a similar subdivision: these above and beyond measures are suggested as a condition of approval.

*UDO Section D-917(Q)(7) All applications for development and construction activities that are subject to the landscape and screening regulations of this article must be accompanied by a landscape plan. No building permit or similar authorization may be issued until the administrator determines that the landscaping and screening regulations of this article have been met.*

Landscape Plan must include verification of compliance with Tree Save and Tree Replenish Requirements (“buildable area” subsection).

***UDO Section D-917D, Supplemental Requirements for Certain Uses.***

UDO Section D-917D, establishes supplements requirements for certain uses; however, no uses other than conventional residential apply to this case. As such, this Section is not applicable.

***UDO Section D-918, General Requirements.***

The various provisions set forth in UDO Section D-918, including, but not limited to visibility at intersections, lighting, screening, and landscaping, fences and walls, signs, and off-street parking and loading, as applicable, shall be reviewed for compliance with the submittal of plans for a Construction Permit. It is noted, however, that there do not appear to be any immediate concerns regarding compliance with these provisions. Landscaping shall not affect the vision triangle when entering or existing NC-84.

Subdivision entry and perimeter walls and entry monuments are not required to be of any specific height or style but are subject to review and approval of the planning board prior to the start of construction.

**RELATION TO THE CODE OF ORDINANCES:**

***Appendix C, Traffic Impact Analysis.***

Pursuant to Sec. II (A) (1), a Traffic Impact Analysis (TIA) is required for any CZ which is expected to create 50 or more peak hour vehicle trips or 500 or more daily vehicle trips. The proposal met the threshold of requiring a TIA to be completed and approved by the Town. This document was reviewed and found satisfactory by LaBella Engineering on September 13<sup>th</sup>, 2024 after several revisions and confirmed with the latest revision in a letter dated 11/18/2024. As stated previously all entrances are right-in, right-out.

**LAND USE PLAN CONSISTENCY:**

On June 3<sup>rd</sup> 2024 the Weddington Town Council adopted the new Comprehensive Land Use Plan, which established new goals and policies from those previously used by the Planning Board. This project is among the first to submit under these new guiding principles and the first non-residential proposal.

***Land Use Goals:***

*Goal 1: New development and redevelopment activities shall be consistent with the Future Land Use Map and categories.*

*Policy: LU 1.1: The following Future Land Use categories, along with their intended uses, densities, and intensities, are hereby established (floor area ratio (FAR) only applies to non-residential uses): Agriculture: This category is intended to accommodate very low-density residential development to retain rural character and agricultural activity. Maximum density: 1 dwelling unit per 1.5 acres.*

The subject property is identified as *Agriculture* in the 2024 Future Land Use Map (Map 4). At 0.4 dwelling units per acre, this meets the intended low density residential development standards and exceeds it, having 1 dwelling unit per every two acres.

*Policy: LU 1.4: Ensure that land uses abutting residential development are compatible with the scale, intensity and overall character of existing and planned neighborhoods.*

Lots are smaller than those found to the south within Aero Plantation. However, Aero Plantation is zoned R-80 and is the only neighborhood with 80,000 sq.ft. lot requirements. Weddington Hills is a conventional subdivision (40,000 sq.ft. minimum) while Lake Forest Preserve is a conservation-type development (12,000 sq.ft. minimum at the time).

***Transportation Goals:***

*Goal 1: Encourage the development of well-designed streets that are safe, connected, and welcoming for all users.*

*Policy: T 1.1: Major thoroughfares and key entryways shall be given the highest priority for beautification efforts and corridor design.*

Weddington Road (NC-84) is the main east-west thoroughfare in Weddington. Attempts to utilize the 50' buffer with supplemental plantings as permitted by code was not supported and thus a 100' roadside buffer was added to the entire thoroughfare and meets width requirements.

*Policy: T 1.3: Encourage roads be designed and constructed to provide a high level of safety and comfort for all users (pedestrians, bicyclists and motorists), in a manner consistent with the character of the neighborhood through which the road travels.*

Sidewalks are not provided as submitted. Access to-from Weddington Road is a safety concern for both residents and commuters and has resulted in the right-turn only recommendations of the Traffic Impact Analysis. Road widening as a result of the Rea Road Extension by NCDOT heightens this safety concern. Exact dimensions of the Weddington Road connections are not shown on the plans, including an island to be installed on the DOT road to prevent left turns.

***Housing Goals:***

*Goal 2: Maintain the Town's strong single-family residential character.*

*Policy: H 1.1: Retain the residential character of the community by ensuring that new residential development consists of single-family homes with a maximum density of one (1) dwelling unit per 40,000 sq feet.*

Toll Brothers original application for a conservation subdivision (lots smaller than 40,000 square feet) was amended to the current proposal, which only includes lots 40,000 square feet or larger. Findings of compliance can be made.

### ***Conservation Goals:***

*Goal 1: Ensure that all new development takes place in a manner that conserves open space and scenic views.*

*Policy: C 1.1: Preserve open space and scenic views through zoning regulations that require open space preservation in both conventional and conservation subdivisions, as well as commercial developments. and minimize the visual impact of development from surrounding properties and roadways.*

In this third major revision no private lots directly border another subdivision or private yard. Previous designs were directly adjacent to Aero Plantation via a creek crossing. A floodplain separates the proposal from Lochaven. Units near the lake and eagle's nest have been removed. The site is primarily used as a agricultural field and no significant natural buffer would be removed with redevelopment; additional plantings will be necessary to meet the 100' buffer requirement as found in the UDO. No lots contain stream buffers, spatially separating the lots.

*Goal: Limit development activities on environmentally sensitive land.*

*Policy: C 3.3: Limit development in designated 100-year floodplains, wetlands and along natural waterways to reduce the risk of significant damage and injury to life and property, as well as preserving the natural areas and habitats.*

The project site is located within Mundy's Run, a largely undeveloped riparian area from Providence Road down to the lakes within Aero Plantation. All natural waterways shall be contained to the Common Open Space. Seven Stormwater Control Measures (SCMs) are shown and must meet the 100-year requirements of the Town of Weddington ordinances including approval of construction/grading plans should it be recommended for approval. There is a large number of SCM's with several adjacent to the eagle's nest buffer. Creeks are protected using the required stream buffers and easements. No homes are within the 660'.

### ***Infrastructure Goals:***

*Goal 1: Ensure that all existing and future developments in Weddington are served by adequate water, wastewater, drainage and emergency services.*

*Policy: I 1.1: Require water, wastewater, and drainage system improvements to be constructed concurrent with new development and that they provide adequate capacity to meet demands from existing and new users.*

A McKim and Creed exhibit located in the agenda packet details the proposed septic field locations. It makes site assumptions located in the right hand table and demarcates CONVENTIONAL areas using a diagonal red line. Numerous lots do not have septic fields on their lot, locating them instead on deeded portions of the common open space. More detail into these systems requires clarification from the applicant. Note: the reduction of lots due to septic feasibility is considered a Minor Change under zoning regulations. If the Town has concerns regarding these private systems, it is outside the scope of the Unified Development Ordinance.

Based upon the above, staff provides the following Land Use Plan Consistency Statement for consideration:

While the development proposal can be found to be generally consistent with the adopted Land Use Plan, there are Goals and Policies for which compliance cannot be determined at the present time based upon the level of plans required to be submitted for this phase of development. In addition, while there may also be Goals and Policies for which there may be reason for concern, positive findings can nonetheless be made in support of this development proposal.

The site plan as submitted meets all requirements for cul-de-sac length, lot size, thoroughfare buffer, open space requirements, and maximum density. Wastewater systems are under the jurisdiction of N.C. Department of Environmental Quality and Union County, but that does preclude ensuring they are approved by all regulating agencies as demonstration of due diligence and as a condition for approval.

## **RECOMMENDATION:**

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It is the recommendation of staff that the request for Conditional Zoning to allow for the development of a 62-Lot Conventional Subdivision located on Weddington Road, known as Deal Lake, be recommended for **approval with conditions**.

- Union County Environmental Health approval of the proposed lots for septic tanks and wells.

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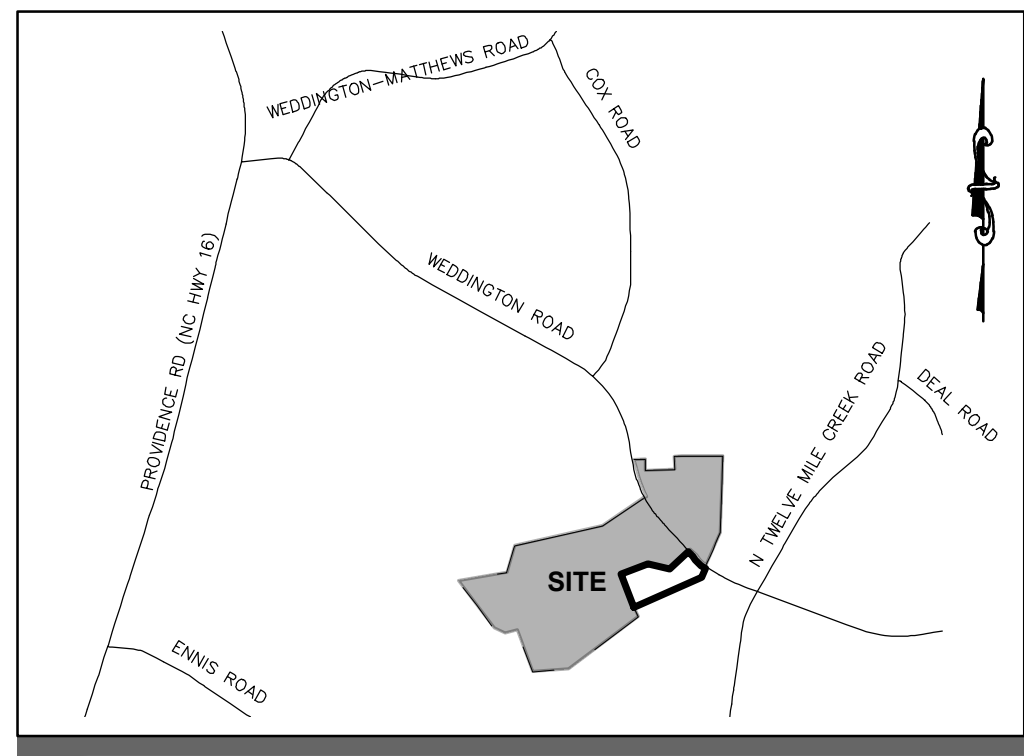
### **ATTACHMENTS:**

Application  
Sketch Plan  
Land Use Map  
Zoning Map  
Community Meeting Report  
Traffic Impact Analysis



VICINITY MAP

N.T.S.

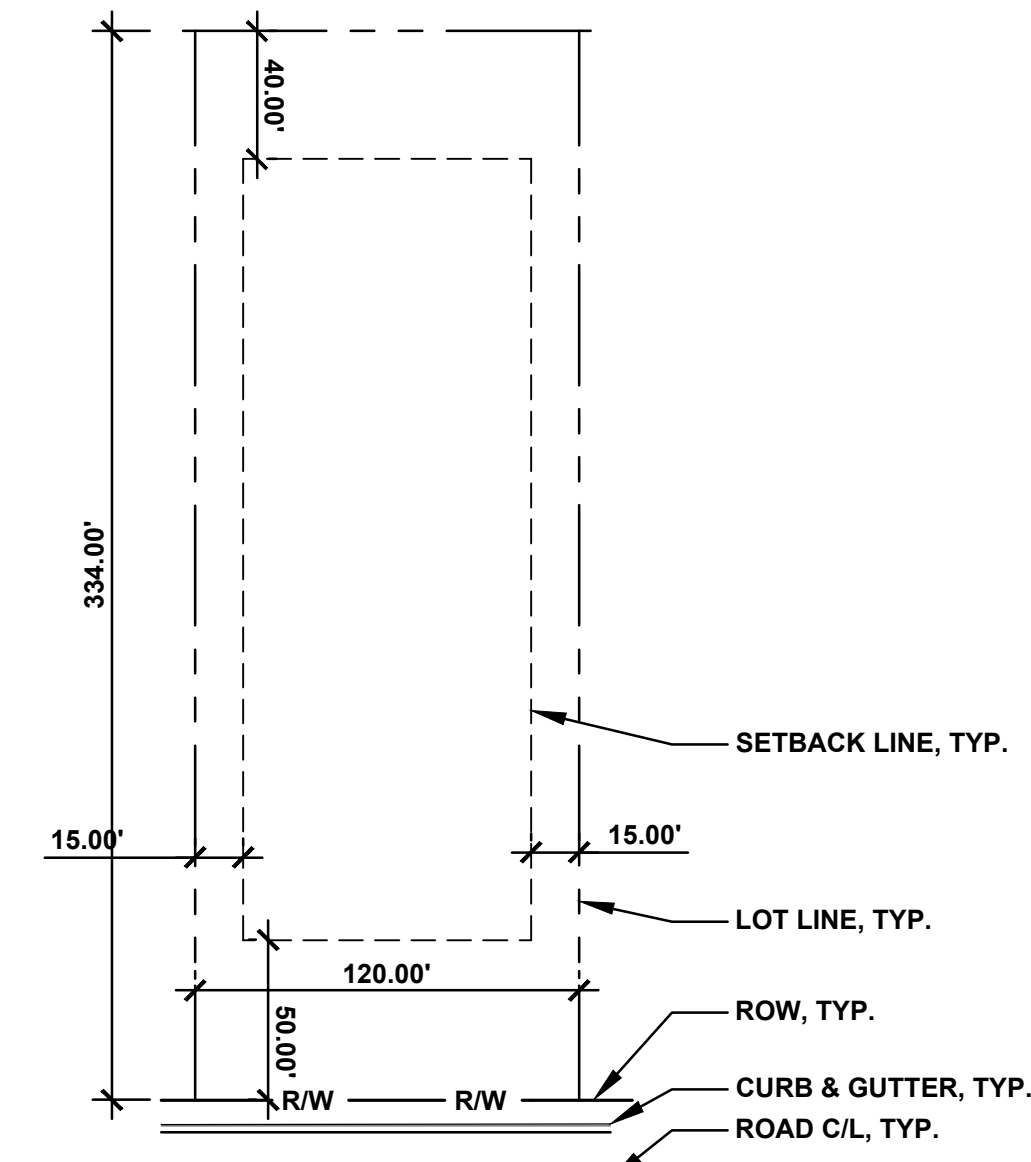


Agenda Item 6.A.

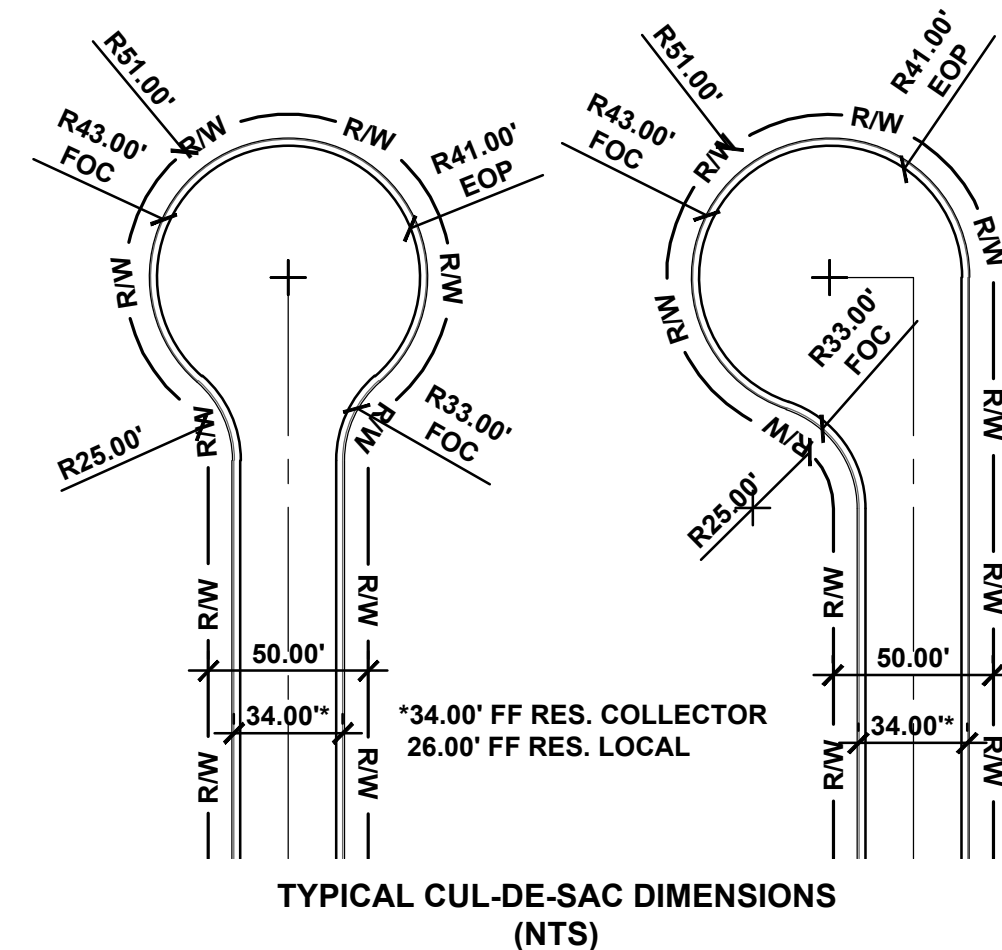
# DEAL LAKE

## WEDDINGTON, NORTH CAROLINA

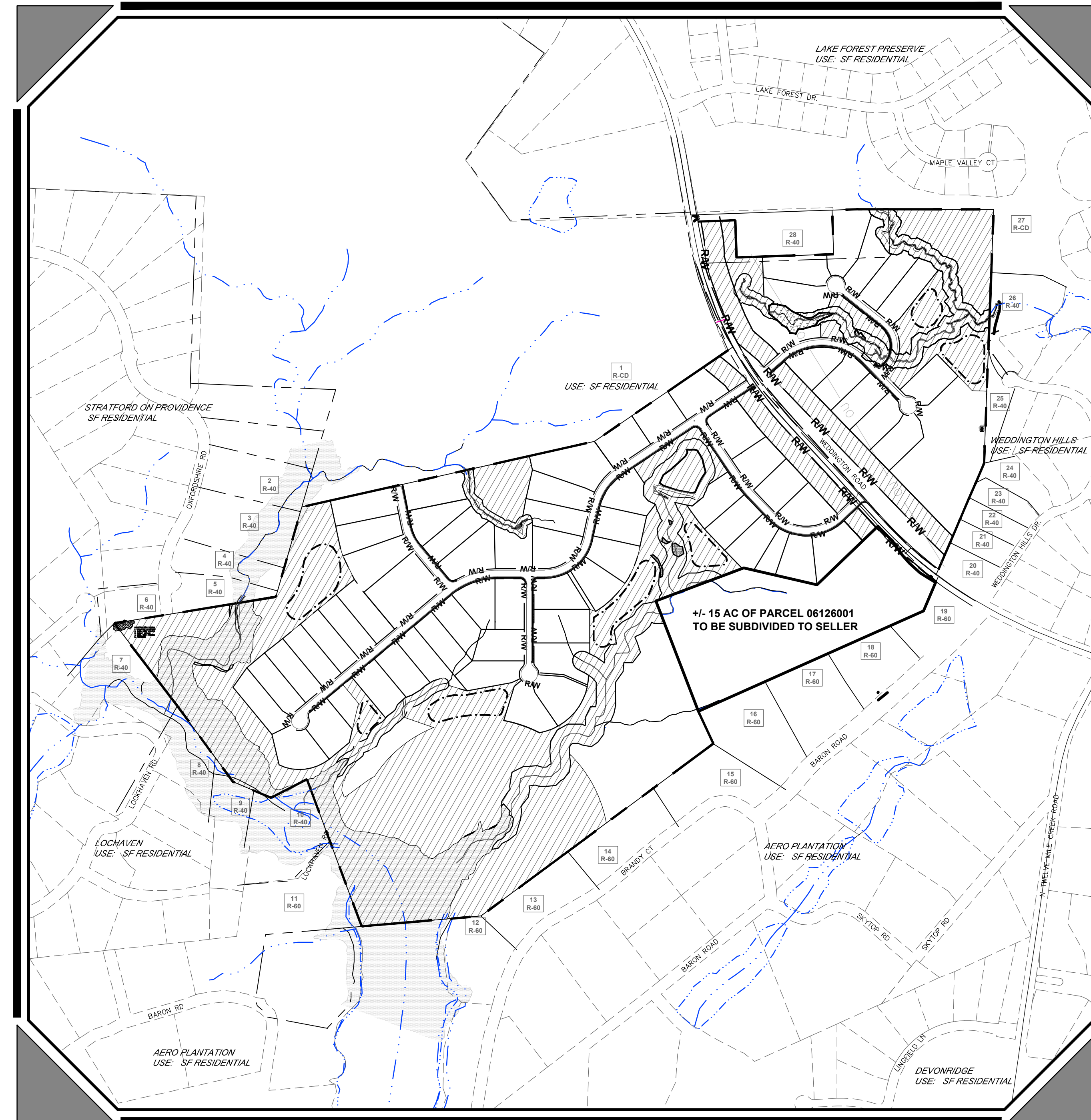
Sheet Number	Sheet Title	ORIGINAL ISSUE DATE	REVISION DATE	REVISION NUMBER
1	COVER	12/11/2023	11/22/2024	A
2	SITE PLAN	12/11/2023	11/22/2024	A
3	EXISTING CONDITIONS	12/11/2023	11/22/2024	A



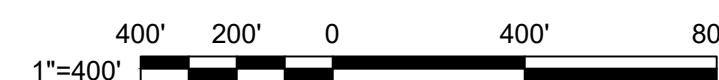
TYPICAL LOT 1" = 60'



TYPICAL CUL-DE-SAC DIMENSIONS (NTS)



OVERALL SITE



**SITE DATA:**

PROJECT NAME:	DEAL LAKE
PROJECT ADDRESS:	610 WEDDINGTON ROAD & OTHER PARCELS, WEDDINGTON, NC
PID'S:	06129109, 06126001, 06126017, 06126017B, 06126017C
JURISDICTION:	WEDDINGTON
ACREAGE:	+/- 167.48 AC TOTAL
EAST SIDE:	+/- 41.1 AC
WEST SIDE:	+/- 126.38 AC
ZONING:	R-CD
EXISTING:	R-CD
PROPOSED:	R-CD
FLOOD PLAIN:	+/- 13.6 AC
WETLANDS:	+/- .52 AC
STREAM BUFFERS:	+/- 3.0 AC
EAST SIDE:	+/- 14.3 AC
WEST SIDE:	+/- 14.3 AC
OPEN SPACE:	16.75 AC (10% OF GROSS ACREAGE)
REQUIRED MINIMUM:	+/- 78.1 AC (+/- 47% OF GROSS ACREAGE)
PROVIDED:	EAST SIDE: +/- 17.6 AC WEST SIDE: +/- 60.5 AC
LOTS:	1 DU / 40,000 SF
MAXIMUM DENSITY:	62 (.37 DUA / 1 LOT PER 2.7 AC)
TOTAL LOTS SHOWN:	
MINIMUM LOT SIZE:	40,000 SF REQUIRED / 40,000+ SF PROVIDED
MINIMUM LOT WIDTH:	120' REQUIRED / 120' MINIMUM PROPOSED
SETBACKS:	50' FRONT 40' REAR 15' SIDE 25' SIDE CORNER
STREETS:	7,118 LF PROPOSED

**SITE ASSUMPTIONS:**

- CONCEPT ASSUMES CONVENTIONAL SEPTIC. SOIL TESTING AND FEASIBILITY STUDY REQUIRED & PROVIDED SEPARATELY.
- CONCEPT ASSUMES 100' BUFFER WITH LANDSCAPING ALONG BOTH SIDES OF NC ROUTE 84 WEDDINGTON MATTHEWS ROAD.
- SITE PLAN REFLECTS ROW, CENTERLINE, AND SIDEWALK FROM NCDOT PROPOSED IMPROVEMENTS TO NC ROUTE 84 / WEDDINGTON ROAD (NCDOT PROJECT #U-3467).

**ADJACENT PROPERTY OWNERS**

NO.	Name	PID	PARCEL ADDY	DEED (BOOK/PAGE)
1	WEDDINGTON 278 LLC	06126002	3827 BREKKNIDGE CENTRE DR	0633786
2	HAMILTON GARY R	06126196	6667 OXFORDSHIRE RD	0667741
3	FRENETTE GARY P	06126196	6665 OXFORDSHIRE RD	3068842
4	FRENETTE GARY P	06126197	6665 OXFORDSHIRE RD	3020388
5	FRENETTE GARY P	06126198	6668 OXFORDSHIRE RD	3020388
6	BARAJAS CHRISTOPHER M	06126199	6973 OXFORDSHIRE RD	0691831
7	HEUSTERS LAUREN	06126246	8 LOCHAVEN RD	0620090
8	HORENSTEN LAWRENCE	06126111	617 LOCHAVEN ROAD	0661861
9	LEE JONATHAN STEPHEN TRUSTEE	06126154	428 LOCHAVEN RD	06189178
10	MOFFAT DEBORAH	06126116	8 LOCHAVEN RD	7628024
11	MOFFAT JAMES DONALDSON V	06126089	308 BARON RD	7627022
12	QUEEN DAN H JR	06126019	606 BRANDY COURT	06879800
13	SOMRANT CHARLES W	06126016	646 BRANDY COURT	0686767
14	PERRY SCOTT W	06126017	628 BRANDY COURT	5107471
15	INVOER MARK WAYNE	06126016	616 BRANDY CT	0453460
16	WYBY BRIAN W	06126016	646 BARON RD	01410609
17	TASE ALBERT G II	06126014	634 BARON RD	77380105
18	BALLETTA PETER J	06126013	626 BARON RD	0678479
19	WISE MANAGEMENT & REALTY LLC	06126012	606 BARON RD	0646074
20	DEPARTMENT OF TRANSPORTATION	06099114	1291 WEDDINGTON HILLS DR	0693323
21	SCHMIDT ROBERT	06099115	1298 WEDDINGTON HILLS DR	0487376
22	ZHANG JI	06099116	1217 WEDDINGTON HILLS DR	0228019
23	FOX CHARLES IVAN	06099117	1221 WEDDINGTON HILLS DR	0681001
24	HUTAFF RICHARD R	06099118	1227 WEDDINGTON HILLS DR	0103772
25	CHUMAND DAVID PASQUALE	06099142	1431 WEDDINGTON HILLS DR	0133040
26	WILLIAMS ROBERT DEAN TRUSTEE	06099141	1440 WEDDINGTON HILLS DR	0663942
27	LAKE FOREST PRESERVE HOMEOWNERS ASSOCIATION INC	06099064	1004 LAKE FOREST DR	0261892
28	PROPST JANICE G	06126017A	621 WEDDINGTON RD	1448007

**OWNERS**

PIN 06126001	NAME: THE DEAL FARM, LLC
ADDRESS:	3610 WEDDINGTON RD CHARLOTTE, NC 28226
PIN 06129109	NAME: DEAL LAKE PROPERTY, LLC
ADDRESS:	601 WEDDINGTON RD 3610 ETHAN CT. CHARLOTTE, NC 28226
PIN 06126017	NAME: RICHARD G & ELIZABETH D PROPST
ADDRESS:	601 WEDDINGTON RD MATTHEWS, NC 28104
PIN 06126017B	NAME: ELIZABETH & RICHARD PROPST FLP
ADDRESS:	601 WEDDINGTON RD MATTHEWS, NC 28104
PIN 06126017C	NAME: ELIZABETH & RICHARD PROPST FLP
ADDRESS:	601 WEDDINGTON RD MATTHEWS, NC 28104

**DEVELOPER**

NAME: TOLL BROTHERS  
ADDRESS: 9130 KINGS PARADE BLVD.  
CHARLOTTE, NC  
CONTACT: ROBERT PRICE  
PHONE #: (704) 849-2625  
EMAIL: rprice1@tollbrothers.com

**ENGINEER**

NAME: MCKIM & CREED  
ADDRESS: 8020 TOWER POINT DRIVE  
CHARLOTTE, NC 28227  
CONTACT: BETH B. JOHNSTON, PLA  
PHONE #: (704) 841-2588  
EMAIL: bbailey@mckimcreed.com

**BASE DATA:**

- PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE DURING FINAL CIVIL DESIGN.
- BOUNDARY FROM SURVEY PROVIDED BY CLIENT DATED 03/07/2024.
- APPROVED WETLANDS/STREAM PRELIMINARY JURISDICTIONAL DETERMINATION (PJD) PROVIDED BY WETLANDS & WATERS DATED 11/05/2024. VERIFICATION OF CONCURRENCE BY USCOE 11/07/2024.
- EAGLE'S NEST LOCATION GPS COORDINATES PROVIDED BY WETLANDS & WATERS, DATED 02/27/2024.
- FUTURE NCDOT ROW FOR PROJECT REF. NO. U-3467 NC ROUTE 84 FROM "U3467\_Rdy\_RPC\_psh\_10-12," SHEETS 10 & 11, BY NV5 ENGINEERS & CONSULTANTS, INC, DATED 10/30/2023.
- BASE DATA (TOPOGRAPHY, EXISTING BUILDINGS, ETC.) FROM UNION COUNTY GIS, NC ONEMAP, NCDOT, AND OTHER PUBLICLY AVAILABLE SOURCES. BASE DATA IS CONSIDERED PRELIMINARY AND SUBJECT TO FIELD VERIFICATION AND FIELD SURVEY. SITE PLAN MAY CHANGE PENDING FINAL FIELD SURVEY AND CIVIL DESIGN.

REV NO.	DESCRIPTIONS	DATE
A	REVISED PER SEPTIC	11/22/2024

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NC License# F-1222  
www.mckimcreed.com

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COVER

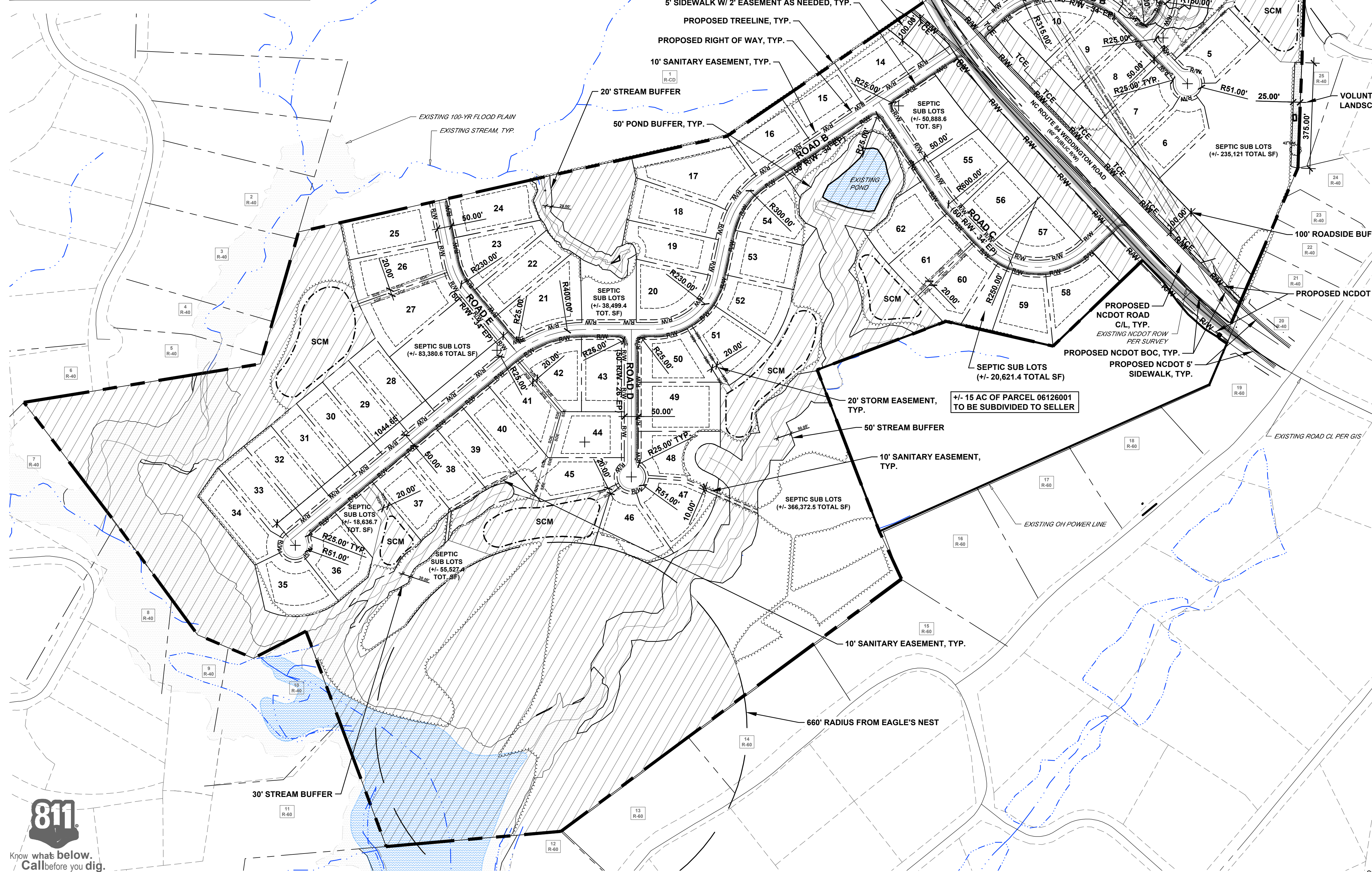
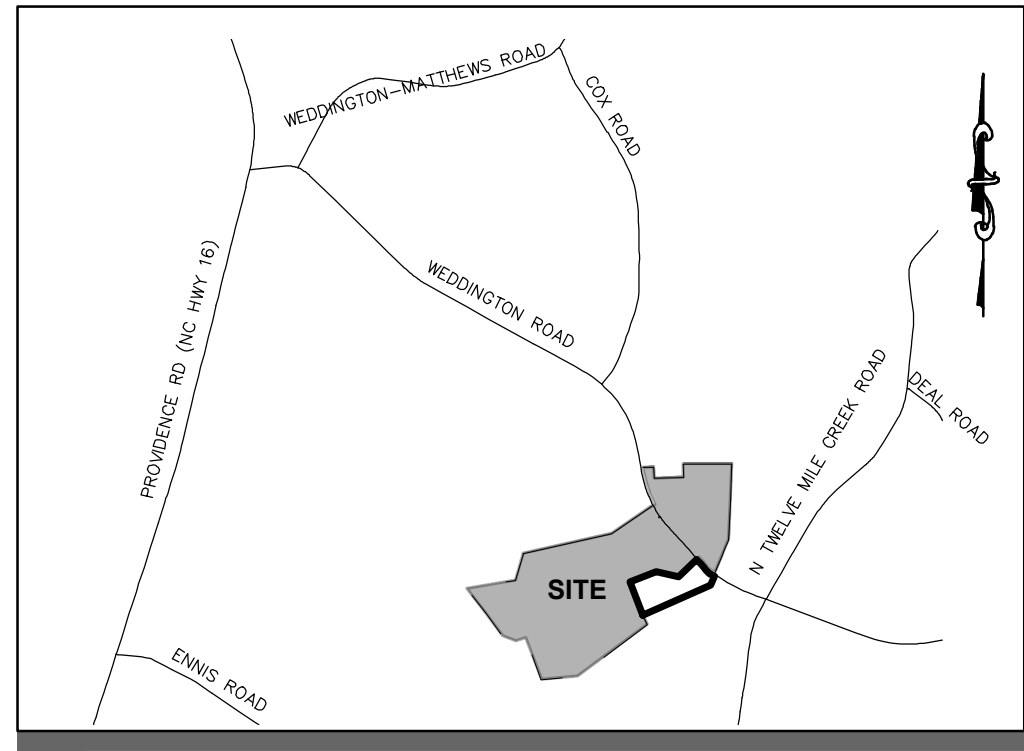
DATE: JUNE 2024	SCALE: 1" = 400'
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DRAWN: BBJ	VERTICAL: A
DESIGNED: BBJ	REVISION: A
CHECKED: TMM	
PROJ. MGR: BBJ	

STATUS: PRELIMINARY DRAWING NOT FOR CONSTRUCTION



VICINITY MAP

N.T.S.



**SITE DATA:**

PROJECT NAME: DEAL LAKE  
 PROJECT ADDRESS: 610 WEDDINGTON ROAD & OTHER PARCELS, WEDDINGTON, NC  
 PID'S: 06129109, 06126001, 06126017, 06126017B, 06126017C  
 JURISDICTION: WEDDINGTON  
 ACREAGE: +/- 167.48 AC TOTAL  
 EAST SIDE: +/- 41.1 AC  
 WEST SIDE: +/- 126.38 AC  
 ZONING: EXISTING: R-CD  
 PROPOSED: R-CD  
 FLOOD PLAIN: +/- 13.3 AC  
 WETLANDS: +/- .52 AC  
 STREAM BUFFERS: +/- 5.3 AC  
 EAST SIDE: +/- 4.12 AC  
 WEST SIDE: +/- 4.12 AC  
 OPEN SPACE: +/- 78.1 AC (+/- 47% OF GROSS ACREAGE)  
 REQUIRED MINIMUM: +/- 78.1 AC (+/- 47% OF GROSS ACREAGE)  
 PROVIDED: EAST SIDE: +/- 17.6 AC (+/- 10.5% OF GROSS AC, +/- 43% OF EAST SIDE AC)  
 WEST SIDE: +/- 60.5 AC (+/- 38.1% OF GROSS AC, +/- 48% OF WEST SIDE AC)  
 LOTS: MAXIMUM DENSITY: 1 DU / 40,000 SF  
 TOTAL LOTS SHOWN: 62 (4 DUA)  
 MINIMUM LOT SIZE: 40,000 SF  
 MINIMUM LOT WIDTH: 120'  
 SETBACKS: 50' FRONT  
 40' REAR  
 15' SIDE  
 25' SIDE CORNER  
 STREET LENGTHS: STREET A = +/- 633 LF  
 STREET B = +/- 959 LF EAST SIDE / +/- 3,143 LF WEST SIDE  
 STREET C = +/- 1,237 LF  
 STREET D = +/- 524 LF  
 STREET E = +/- 622 LF

- SITE ASSUMPTIONS:**
- CONCEPT ASSUMES CONVENTIONAL SEPTIC. SOIL TESTING AND FEASIBILITY STUDY REQUIRED & PROVIDED SEPARATELY.
  - CONCEPT ASSUMES 100' BUFFER WITH LANDSCAPING ALONG BOTH SIDES OF WEDDINGTON ROAD.
  - SITE PLAN REFLECTS ROW, CENTERLINE, AND SIDEWALK FROM NCDOT PROPOSED IMPROVEMENTS TO NC ROUTE 84 / WEDDINGTON ROAD (NCDOT PROJECT #U-3467).

**LOT AREA TABLE**

LOT NUMBER	AREA (SF)	19	40629.8	41	40019.9
1	54841.5	20	43270.1	42	40021.0
2	44027.5	21	51302.0	43	40505.0
3	40415.2	22	40638.2	44	40406.2
4	43886.2	23	40154.5	45	40446.4
5	40018.5	24	45083.1	46	42321.0
6	41903.3	25	46611.4	47	46184.6
7	40255.7	26	45444.0	48	41692.2
8	40049.4	27	53521.5	49	51016.0
9	40734.0	28	40182.5	50	40280.1
10	40748.2	29	40028.2	51	40077.1
11	44973.1	30	40028.3	52	40733.6
12	47653.4	31	40028.2	53	40245.8
13	40793.4	32	40208.3	54	40181.7
14	44646.0	33	40094.0	55	40032.1
15	40154.4	34	42026.2	56	40107.9
16	40901.0	35	45568.8	57	40309.3
17	67285.2	36	44253.0	58	44264.2
18	44666.3	37	40170.8	59	40052.4
		38	40122.8	60	40856.3
		39	40503.6	61	40245.1
		40	40200.0	62	40149.0

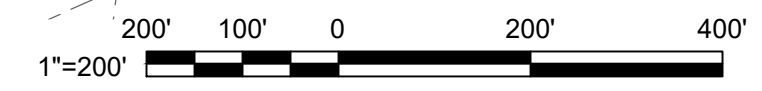
SMALLEST LOT: +/- 40,019.9 SF  
 LARGEST LOT: +/- 67,285.2 SF  
 AVE. LOT SIZE: +/- 42,712 SF

**BASE DATA:**

- PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE DURING FINAL CIVIL DESIGN.
- BOUNDARY FROM SURVEY PROVIDED BY CLIENT DATED 03/07/2024.
- APPROVED WETLANDS/STREAM PRELIMINARY JURISDICTIONAL DETERMINATION (PJD) PROVIDED BY WETLANDS & WATERS DATED 11/05/2024. VERIFICATION OF CONCURRENCE BY USCOE 11/07/2024.
- EAGLE'S NEST LOCATION GPS COORDINATES PROVIDED BY WETLANDS & WATERS, DATED 02/27/2024.
- FUTURE NCDOT ROW FOR PROJECT REF. NO. U-3467 NC ROUTE 84 FROM "U3467\_Rdy\_RPC\_psh\_10-12", SHEETS 10 & 11, BY NV5 ENGINEERS & CONSULTANTS, INC. DATED 10/30/2023.
- BASE DATA (TOPOGRAPHY, EXISTING BUILDINGS, ETC.) FROM UNION COUNTY GIS, NC ONEMAP, NCDOT, AND OTHER PUBLICLY AVAILABLE SOURCES. BASE DATA IS CONSIDERED PRELIMINARY AND SUBJECT TO FIELD VERIFICATION AND FIELD SURVEY. SITE PLAN MAY CHANGE PENDING FINAL FIELD SURVEY AND CIVIL DESIGN.

**DEVELOPER**  
 NAME: TOLL BROTHERS  
 ADDRESS: 9130 KINGS PARADE BLVD. CHARLOTTE, NC  
 CONTACT: ROBERT PRICE  
 PHONE #: (704) 849-2625  
 EMAIL: rprice1@tollbrothers.com

**ENGINEER**  
 NAME: MCKIM & CREED  
 ADDRESS: 8020 TOWER POINT DRIVE CHARLOTTE, NC 28227  
 CONTACT: BETH B. JOHNSTON, PLA  
 PHONE #: (704) 841-2588  
 EMAIL: bbailey@mckimcreed.com



REV NO.	DESCRIPTIONS	DATE
A	REVISED PER SEPTIC	11/22/2024

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 www.mckimcreed.com

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 AMERICA'S LUXURY HOME BUILDER®

**DEAL LAKE**  
**WEDDINGTON**  
 UNION COUNTY, NORTH CAROLINA

SKETCH PLAN

DATE: JUNE 2024  
 MCE PROJ. #: 02741-0011  
 DRAWN: BBJ  
 DESIGNED: BBJ  
 CHECKED: TMM  
 PROJ. MGR.: BBJ

SCALE: 1" = 200'  
 HORIZONTAL: N/A  
 VERTICAL: N/A

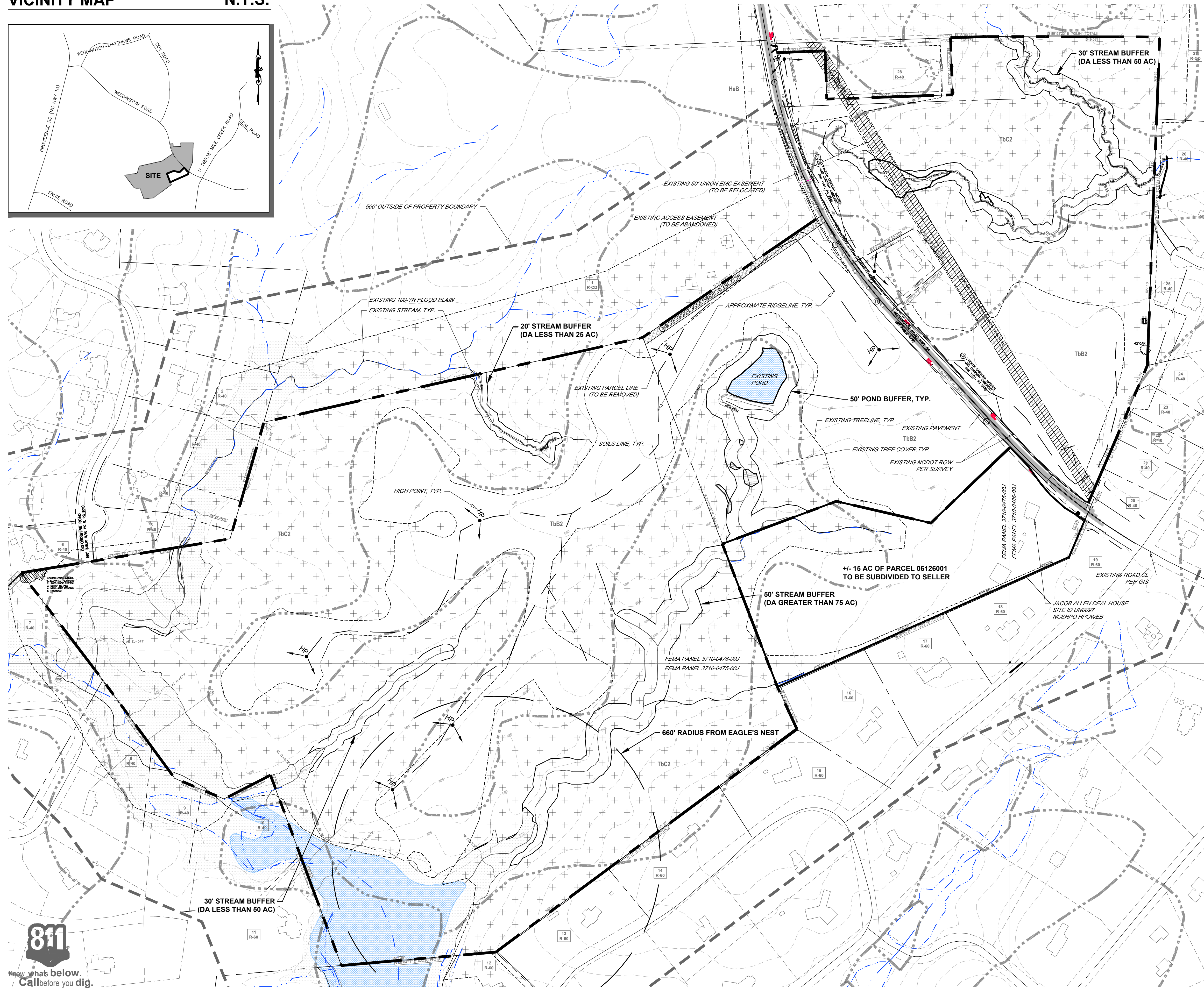
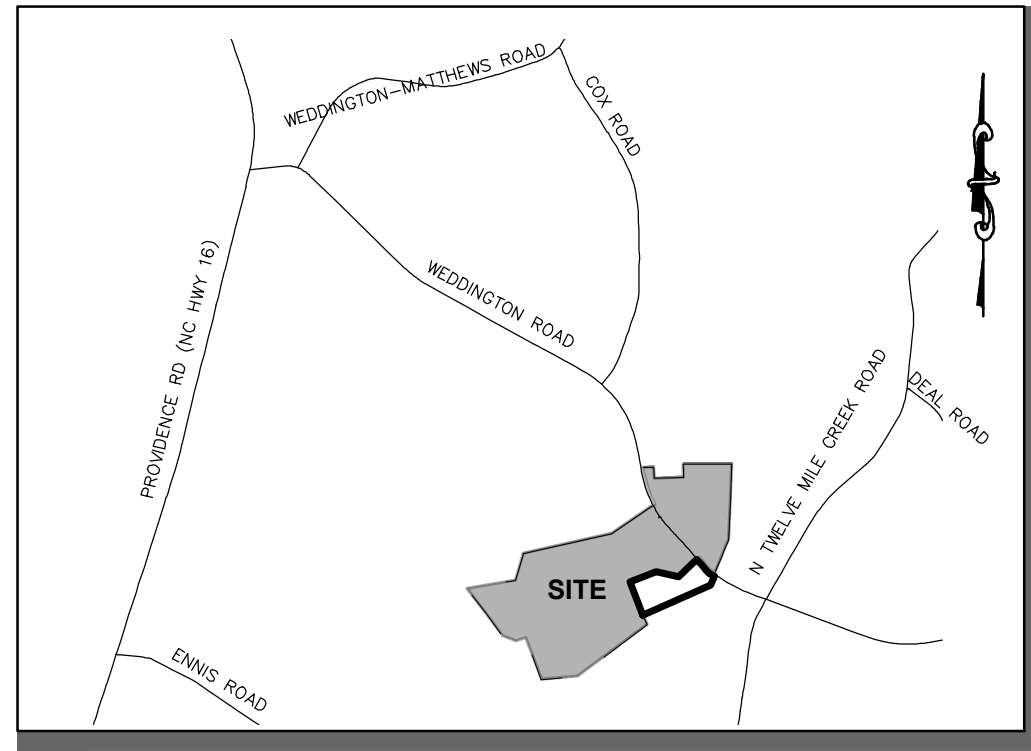
DRAWING NUMBER: 2  
 REVISION: A

STATUS: PRELIMINARY DRAWING NOT FOR CONSTRUCTION



VICINITY MAP

N.T.S.



**SITE DATA:**

PROJECT NAME:	DEAL LAKE
PROJECT ADDRESS:	610 WEDDINGTON ROAD & OTHER PARCELS, WEDDINGTON, NC
PID'S:	06129109, 06126001, 06126017, 06126017B, 06126017C
JURISDICTION:	WEDDINGTON
ACREAGE:	+/- 167.48 AC TOTAL
EAST SIDE:	+/- 41.1 AC
WEST SIDE:	+/- 126.38 AC
ZONING:	
EXISTING:	R-CD
PROPOSED:	R-CD
FLOOD PLAIN:	+/- 13.3 AC
WETLANDS:	+/- .52 AC
STREAM BUFFERS:	
EAST SIDE:	+/- 5.3 AC
WEST SIDE:	+/- 4.12 AC

**ADJACENT PROPERTY OWNERS**

NO.	Name	PID	PARCEL ADDY	DEED (BOOK/PAGE)
1	WEDDINGTON 270 LLC	06129022	2827 BREKONRIDGE CENTRE DR	8533768
2	HAMILTON GARY R	06103190	6467 OXFORDSHIRE RD	8897741
3	FRENETTE GARY P	06103196	6465 OXFORDSHIRE RD	3568942
4	FRENETTE GARY P	06103197	6465 OXFORDSHIRE RD	3020389
5	FRENETTE GARY P	06103198	6465 OXFORDSHIRE RD	3020389
6	BAKALAS CHRISTOPHER W	06103199	6472 OXFORDSHIRE RD	8801831
7	HEUSTESS LAUREN	06103346	6 LOCHAVEN RD	8520190
8	HORENSTEN LAWRENCE	06103111	611 LOCHAVEN ROAD	0461861
9	LEE JONATHAN STEPHEN TRUSTEE	06103150A	628 LOCHAVEN RD	8616976
10	MOFFAT DEBORAH	06129118	6 LOCHAVEN RD	7628024
11	MOFFAT JAMES DONALDSON V	06103988	636 BARON RD	7627889
12	QUEEN DAN W JR	06103919	648 BRANDY COURT	8807896
13	BONDURANT CHARLES W	06129018	646 BRANDY COURT	8806767
14	FERRY SCOTT M	06103917	628 BRANDY COURT	619741
15	SNYDER MARK WAYNE	06103916	618 BRANDY CT	6402480
16	NYBY BRIAN M	06129015	646 BARON RD	8141069
17	TABE ALBERT G III	06103914	634 BARON RD	7389158
18	BALLETTA PETER J	06103913	630 BARON RD	9976979
19	WISE MANAGEMENT & REALTY LLC	06129012	630 BARON RD	8946474
20	DEPARTMENT OF TRANSPORTATION	06099114	1201 WEDDINGTON HILLS DR	6903323
21	SCHMIDT ROBERT	06099115	1209 WEDDINGTON HILLS DR	6487575
22	ZHANG JI	06099116	1217 WEDDINGTON HILLS DR	8233910
23	FOX CHARLES IVAN	06099117	1221 WEDDINGTON HILLS DR	6691061
24	NETTAF RICHARD R	06099118	1227 WEDDINGTON HILLS DR	1932772
25	CUSUMANO DAVID PASQUALE	06099142	1431 WEDDINGTON HILLS DR	8133948
26	WILLIAMS ROBERT DEAN TRUSTEE	06099141	1440 WEDDINGTON HILLS DR	6663642
27	LAKE FOREST PRESERVE HOMEOWNERS ASSOCIATION INC	06099004A	1704 LAKE FOREST DR	6261892
28	PROBST JANICE G	06126017A	631 WEDDINGTON RD	1484987

- BASE DATA:**
- PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE DURING FINAL CIVIL DESIGN.
  - BOUNDARY FROM SURVEY PROVIDED BY CLIENT DATED 03/07/2024.
  - APPROVED WETLANDS/STREAM PRELIMINARY JURISDICTIONAL DETERMINATION (PJD) PROVIDED BY WETLANDS & WATERS DATED 11/05/2024. VERIFICATION OF CONCURRENCE BY USCOE 11/07/2024.
  - EAGLE'S NEST LOCATION GPS COORDINATES PROVIDED BY WETLANDS & WATERS, DATED 02/27/2024.
  - FUTURE NCDOT ROW FOR PROJECT REF. NO. U-3467 NC ROUTE 84 FROM "13487\_Rdy\_RPC\_pos1\_10-12" SHEETS 10 & 11, BY NV5 ENGINEERS & CONSULTANTS, INC, DATED 10/30/2023.
  - BASE DATA (TOPOGRAPHY, EXISTING BUILDINGS, ETC.) FROM UNION COUNTY GIS, NC ONMAP, NCDOT, AND OTHER PUBLICLY AVAILABLE SOURCES. BASE DATA IS CONSIDERED PRELIMINARY AND SUBJECT TO FIELD VERIFICATION AND FIELD SURVEY. SITE PLAN MAY CHANGE PENDING FINAL FIELD SURVEY AND CIVIL DESIGN.
- DEVELOPER**
- NAME: TOLL BROTHERS  
 ADDRESS: 9130 KINGS PARADE BLVD. CHARLOTTE, NC  
 CONTACT: ROBERT PRICE  
 PHONE #: (704) 849-2625  
 EMAIL: rprice1@tollbrothers.com
- ENGINEER**
- NAME: MCKIM & CREED  
 ADDRESS: 8020 TOWER POINT DRIVE CHARLOTTE, NC 28227  
 CONTACT: BETH B. JOHNSTON, PLA  
 PHONE #: (704) 841-2588  
 EMAIL: bbailey@mckimcreed.com

REV NO.	DESCRIPTIONS	DATE
A	11/22/2024	

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AMERICA'S LUXURY HOME BUILDER®

**DEAL LAKE**  
**WEDDINGTON**  
 UNION COUNTY, NORTH CAROLINA

EXISTING CONDITIONS

DATE: JUNE 2024  
 MCE PROJ. #: 02741-0011  
 DRAWN: BBJ  
 DESIGNED: BBJ  
 CHECKED: TMM  
 PROJ. MGR.: BBJ

SCALE: 1" = 200'  
 VERTICAL: N/A

3 REVISIONS  
 A

STATUS: PRELIMINARY DRAWING NOT FOR CONSTRUCTION





ENGINEERS

SURVEYORS

PLANNERS

November 22, 2024

Robert Price  
Vice President of Land Development, Charlotte  
Toll Brothers  
9130 Kings Parade Blvd  
Charlotte, NC 28273

RE: Deal Lake Septic Layout and Permitting

Dear Mr. Price:

This letter is to discuss the wastewater solutions for the proposed subdivision Deal Lake in Weddington, North Carolina. This subdivision will be served through septic systems that will be mixed with onsite systems and offsite systems as depicted on the attached Septic Exhibit and Soils Report.

Conventional systems are proposed with a panel block system that will enable for reduced area required for the disposal area to the extent possible. These systems will be permitted through the Engineers Option Permit (EOP) or Authorized On-Site Wastewater Evaluator (AOWE) in adherence with the Subchapter 18E – Wastewater Treatment and Dispersal Systems.

Please feel free to contact me to discuss in greater detail, either via email at [jholland@mckimcreed.com](mailto:jholland@mckimcreed.com) or via phone at (910) 409-8717.

Sincerely,

McKIM & CREED, INC.

A handwritten signature in blue ink that reads "James W. Holland".

James W. Holland, P.E.  
Process Group Leader

8020 Tower Point D

Charlotte, NC 28

704.841.2588

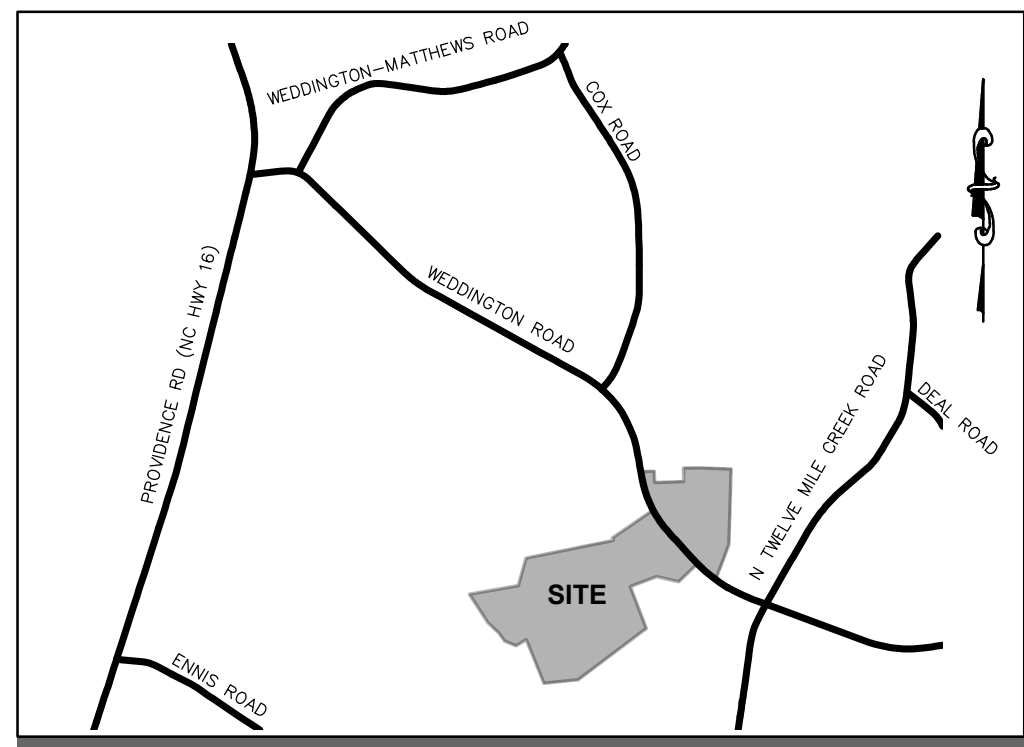
Fax 704.841.2567

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VICINITY MAP

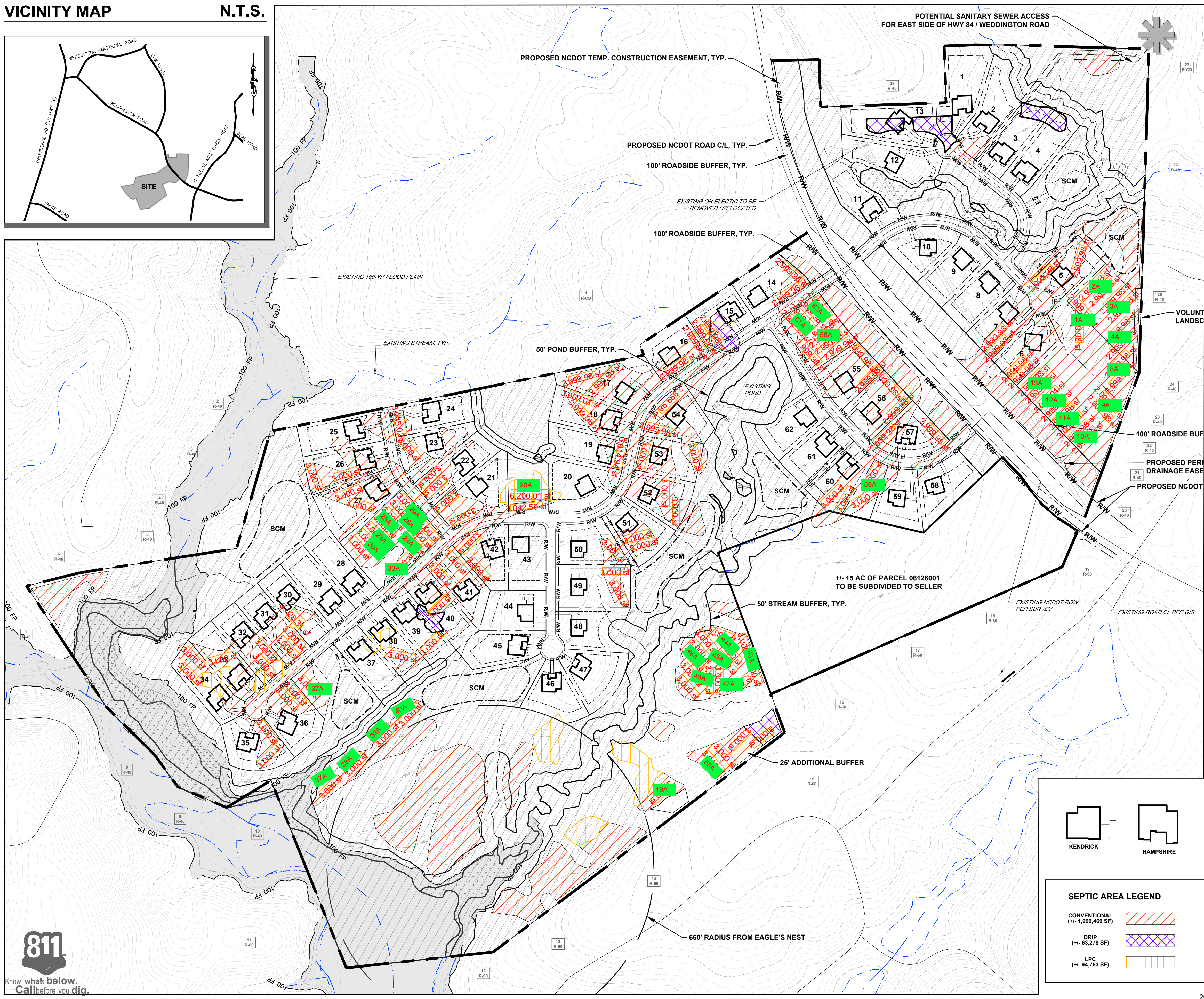
N.T.S.



**SITE DATA:**

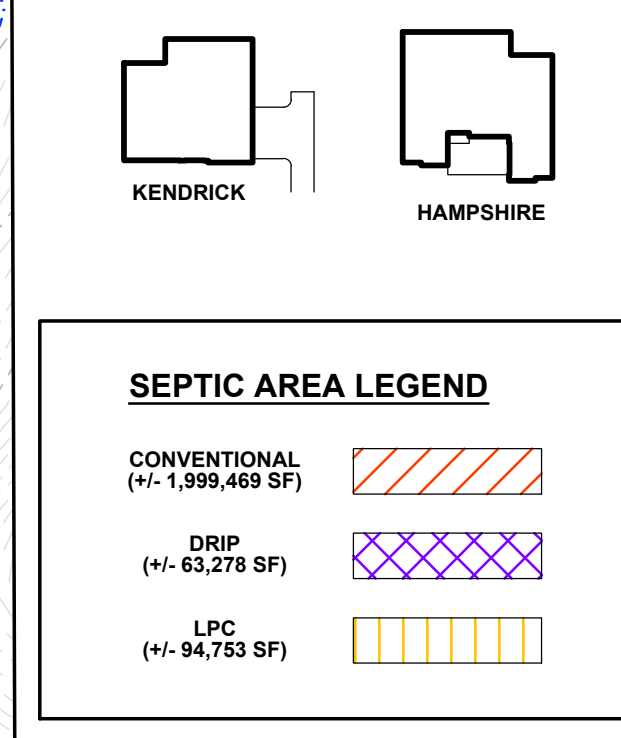
PROJECT NAME: DEAL LAKE  
 PROJECT ADDRESS: 610 WEDDINGTON ROAD & OTHER PARCELS, WEDDINGTON, NC  
 PID'S: 06129109, 06126001, 06126017, 06126017B, 06126017C  
 JURISDICTION: WEDDINGTON  
 ACREAGE: +/- 167.48 AC TOTAL  
 EAST SIDE: +/- 41.1 AC  
 WEST SIDE: +/- 126.38 AC  
 ZONING: EXISTING: R-CD  
 PROPOSED: R-CD  
 FLOOD PLAIN: +/- 13.6 AC  
 STREAM BUFFERS: EAST SIDE: +/- 5.3 AC  
 WEST SIDE: +/- 15.62 AC  
 OPEN SPACE: REQUIRED MINIMUM: 16.75 AC (10% OF GROSS ACREAGE)  
 PROVIDED: +/- 78.45 AC (+/- 47% OF GROSS ACREAGE)  
 EAST SIDE: +/- 18.77 AC (+/- 11% OF GROSS AC, +/- 46% OF EAST SIDE AC)  
 WEST SIDE: +/- 59.68 AC (+/- 36% OF GROSS AC, +/- 47% OF WEST SIDE AC)  
 LOTS: MAXIMUM DENSITY: 1 DU / 40,000 SF  
 TOTAL LOTS SHOWN: 62 (4 DUA)  
 MINIMUM LOT SIZE: 40,000 SF  
 MINIMUM LOT WIDTH: 100'  
 SETBACKS: 50' FRONT  
 40' REAR  
 15' SIDE  
 25' SIDE CORNER

- SITE ASSUMPTIONS:**
- CONCEPT ASSUMES ON-LOT SEPTIC ON WEST SIDE OF WEDDINGTON ROAD. SOIL TESTING AND FEASIBILITY STUDY REQUIRED & TO BE PROVIDED SEPARATELY.
  - WETLANDS SHOWN ARE PRELIMINARY AND MAY CHANGE WHEN SURVEYED.
  - NO MORE THAN 15 LOTS MAY SHARE SEPTIC FIELDS. IN NO INSTANCE SHALL MORE THAN THREE (3) LOTS SHARE ONE (1) COMMON SEPTIC FIELD.



LOT AREA	
LOT NUMBER	AREA (SF)
1	56797.6
2	49303.9
3	41335.8
4	44455.7
5	40000.0
6	40197.2
7	41213.6
8	40174.3
9	40208.3
10	40049.4
11	40049.3
12	40622.9
13	40110.2
14	51592.2
15	58136.8
16	44168.3
17	40079.7
18	47880.1
19	48817.1
20	44648.1
21	40401.3
22	50998.7
23	41493.3
24	44126.3
25	52938.9
26	52924.7
27	42733.6
28	45444.0
29	53253.2
30	40080.0
31	43285.9
32	40238.9
33	40800.0
34	40800.0
35	40800.0
36	40800.0
37	40185.0
38	43216.4
39	46056.6
40	41015.7
41	40813.8
42	40487.8
43	40042.7
44	40461.1
45	40200.0
46	41465.9
47	40057.6
48	40185.3
49	42235.0
50	51230.1
51	46826.1
52	44615.1
53	50259.8
54	44829.4
55	40213.6
56	40188.7
57	40391.6
58	40056.2
59	40189.5
60	40279.6
61	40030.8
62	41898.1
63	41901.1
64	40496.4
65	47135.4
66	40173.6
67	41088.4
68	41242.9
69	41438.1
70	41020.2

SMALLEST LOT: +/- 40,000 SF  
 LARGEST LOT: +/- 67343 SF  
 AVE. LOT SIZE: +/- 44,345 SF



**DEVELOPER**  
 NAME: TOLL BROTHERS  
 ADDRESS: 9130 KINGS PARADE BLVD. CHARLOTTE, NC  
 CONTACT: ROBERT PRICE  
 PHONE #: (704) 849-2625  
 EMAIL: rprice1@tollbrothers.com

**ENGINEER**  
 NAME: MCKIM & CREED  
 ADDRESS: 8020 TOWER POINT DRIVE CHARLOTTE, NC 28227  
 CONTACT: BETH B. JOHNSTON, PLA  
 PHONE #: (704) 841-2588  
 EMAIL: bbailey@mckimcreed.com

- BASE DATA:**
- PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.
  - BOUNDARY FROM SURVEY PROVIDED BY CLIENT, RECEIVED 02/20/2024.
  - PRELIMINARY WETLANDS/STREAM DELINEATION PROVIDED BY WETLANDS & WATERS. DATA HAS NOT BEEN SURVEYED OR VERIFIED.
  - EAGLE'S NEST APPROXIMATE LOCATION PROVIDED BY WETLANDS & WATERS. LOCATION HAS NOT BEEN SURVEYED.
  - FUTURE NCDOT ROW FROM "U3467\_Rdy\_RPC\_psh\_10-12," SHEETS 10 & 11 BY NVS ENGINEERS & CONSULTANTS, INC, DATED 10/30/2023.
  - BASE DATA (TOPOGRAPHY, PARCEL LINES, ROAD CENTERLINES, EXISTING BUILDINGS, ETC.) FROM UNIFORM COUNTY GIS, NC ONEMAP, NCDOT, AND OTHER PUBLICLY AVAILABLE SOURCES. BASE DATA IS CONSIDERED PRELIMINARY AND SUBJECT TO FIELD VERIFICATION AND SURVEY. SITE PLAN MAY CHANGE PENDING FIELD SURVEY.

REV. NO.	DESCRIPTIONS	DATE

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DEAL LAKE  
 WEDDINGTON  
 UNION COUNTY, NORTH CAROLINA

R-CD CONVENTIONAL SKETCH  
 REVISED FOR EAGLE BOUNDARY & SEPTIC

DATE: MAY 2024  
 MCE PROJ. #: 02741-0011  
 DRAWN: BBJ  
 DESIGNED: BBJ  
 CHECKED: BBJ  
 PROJ. MGR.: TMM

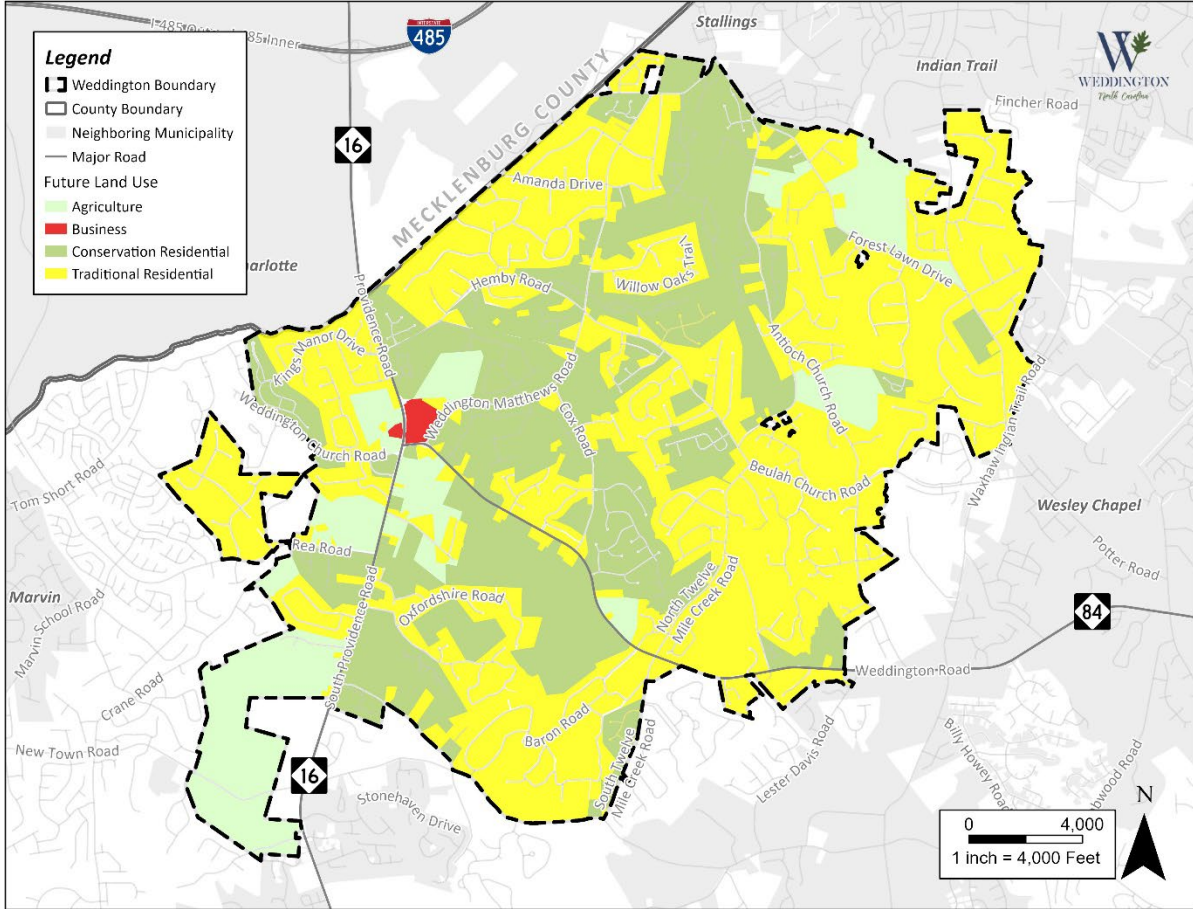
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 VERTICAL: N/A

DRAWING NUMBER: 1  
 REVISION: A

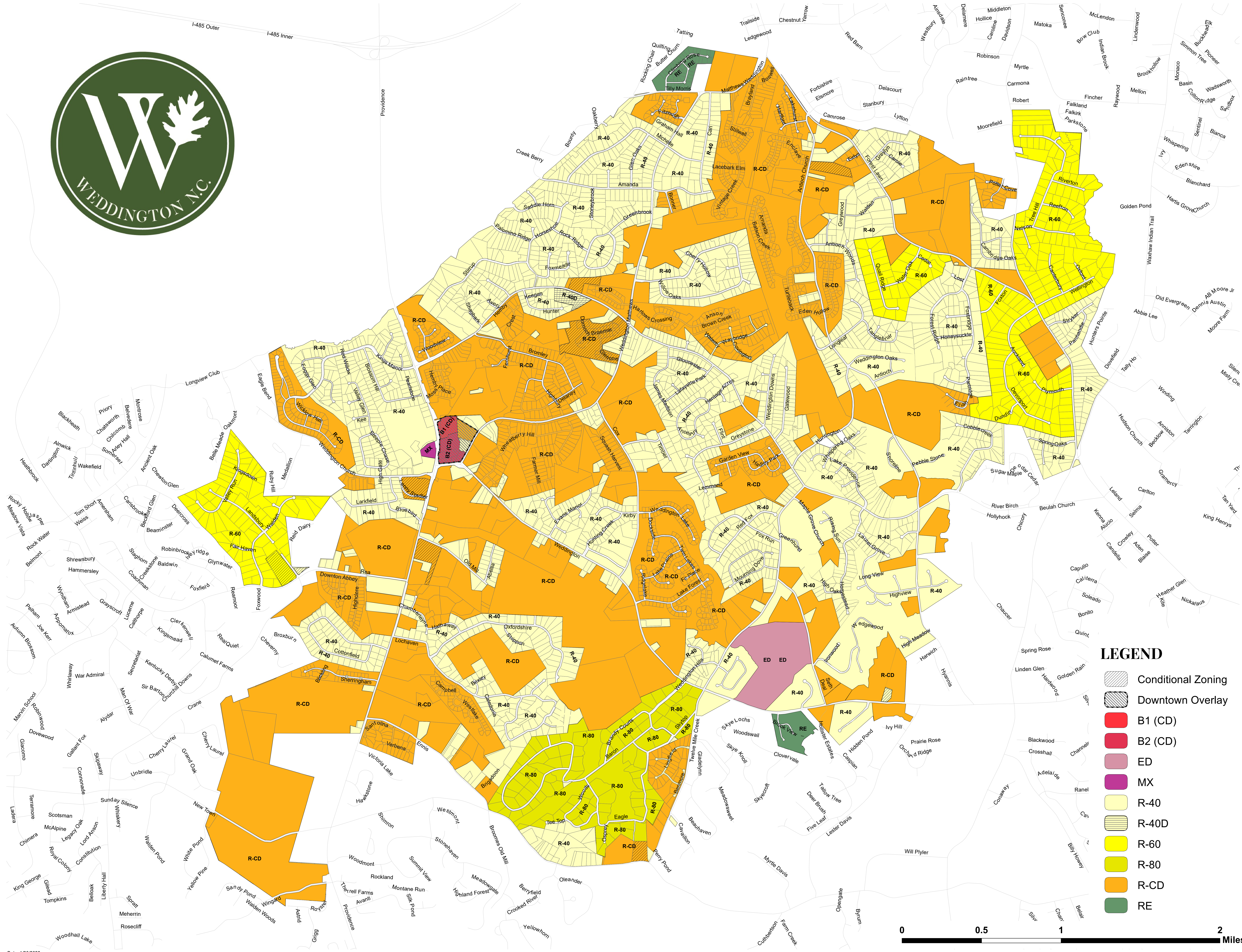
STATUS: PRELIMINARY DRAWING NOT FOR CONSTRUCTION



Map 4 Future Land Use Map

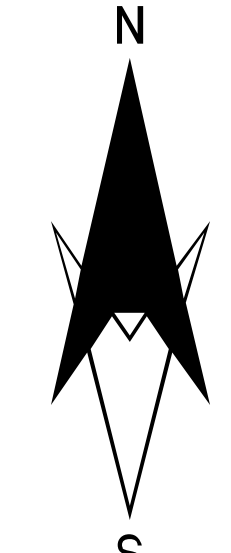






**LEGEND**

-  Conditional Zoning
-  Downtown Overlay
-  B1 (CD)
-  B2 (CD)
-  ED
-  MX
-  R-40
-  R-40D
-  R-60
-  R-80
-  R-CD
-  RE



**TOWN OF WEDDINGTON - OFFICIAL ZONING MAP**



November 18, 2024

Mr. Greg Gordos  
Town Planner  
Town of Weddington  
1924 Weddington Road  
Weddington, NC 28104

**RE: Review of Traffic Impact Analysis (TIA)**  
Deal Lake  
Town of Weddington, NC

Mr. Gordos:

Pursuant to your request, LaBella Associates has reviewed the Updated Traffic Impact Analysis (TIA) for the proposed subject development, prepared for Toll Brothers, by Laura Reid, PE, Kimley Horn & Associates, dated October 2024.

This updated TIA is essentially the same as the TIA submitted in August 2024 with the exception of the addition of the mitigation changes required by NCDOT without the TIP project scenario.

The Updated TIA includes the mitigation for the Access A and Access B without the TIP projects. The changes are listed below for the two intersections:

- **Weddington Road (NC 84) and Access A**
  - Access A will operate as Right-in/Right-Out (RIRO) with one ingress lane, one egress lane, stop controlled with internal protected stem (IPS) of 100 feet.
  - Ongoing coordination with NCDOT will be needed as the development progresses to determine if turn lanes and medians are constructed by the development or if a fee-in-lieu will be needed.
- **Weddington Road (NC 84) and Access B**
  - Access B will operate as Right-in/Right-out (RIRO) with one ingress lane, one egress lane, stop controlled with internal protected stem (IPS) of 100 feet.
  - Ongoing coordination with NCDOT will be needed as the development progresses to determine if turn lanes and medians are constructed by the development or if a fee-in-lieu will be needed.

The above changes will not affect the results of the studied intersection and the review letter submitted by LaBella Associates, dated September 13, 2024 is valid for this October 2024 updated TIA.

All the requested updates are included appropriately in the Updated TIA, dated October 2024 and are considered acceptable.



We trust the information herein is sufficient for your immediate needs. Please do not hesitate to contact me at 914-269-5610 or Mr. Watson at 704-941-2112 should you have any questions

Respectfully submitted,

Bernard Adler, P.E.  
Senior Transportation Consultant  
**LaBella Associates**  
One North Broadway, Suite 803  
White Plains, NY 10601

Danny L. Watson, PE, CFM, PMP  
Senior Civil Engineer  
Project Manager

**From:** [Lipsky, Amber L CIV USARMY CESAW \(USA\)](#)  
**To:** [Robert Price](#)  
**Cc:** [Drew Lucas](#); [jpropst0731@gmail.com](mailto:jpropst0731@gmail.com)  
**Subject:** SAW-2024-01918 Deal Lake Delineation Concurrence  
**Date:** Thursday, November 7, 2024 1:33:56 PM  
**Attachments:** [SAW-2024-01918 Delineation Concurrence.pdf](#)

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Dear Mr. Price,

Please reference your DELINEATION CONCURRENCE OR PRELIMINARY JURISDICTIONAL DETERMINATION (PJD) request for the above referenced property, Corps Action ID: SAW-2024-01918. By copy of this e-mail, we are confirming that the delineation depicted on the attached map labeled "Approximate Delineation of Surface Waters and Wetlands" and dated November 5, 2024, is verified by our office and is a sufficiently accurate representation of the geographic boundaries of the aquatic resources located on the site.

Regulatory Guidance Letter (RGL) 16-01 provides guidance for Jurisdictional Determinations (JDs) and states, "The Corps generally does not issue a JD of any type where no JD has been requested" and in "certain circumstances where a JD would not be necessary." This delineation may be relied upon for use in the permit evaluation process with our office, including determining proposed impacts and compensatory mitigation. This delineation verification is not an Approved Jurisdictional Determination (AJD) and is not an appealable action under the Regulatory Program Administrative Appeal Process (33 CFR Part 331).

Unless a future request is received that requires additional review, no further correspondence will be forthcoming, and the Corps considers this request complete.

Best Regards,

Amber Lipsky, PWS (she/her)  
Regulatory Specialist, Charlotte Regulatory Field Office  
U.S. Army Corps of Engineers, Wilmington District  
8430 University Executive Park Drive, Suite 615  
Charlotte, NC 28262

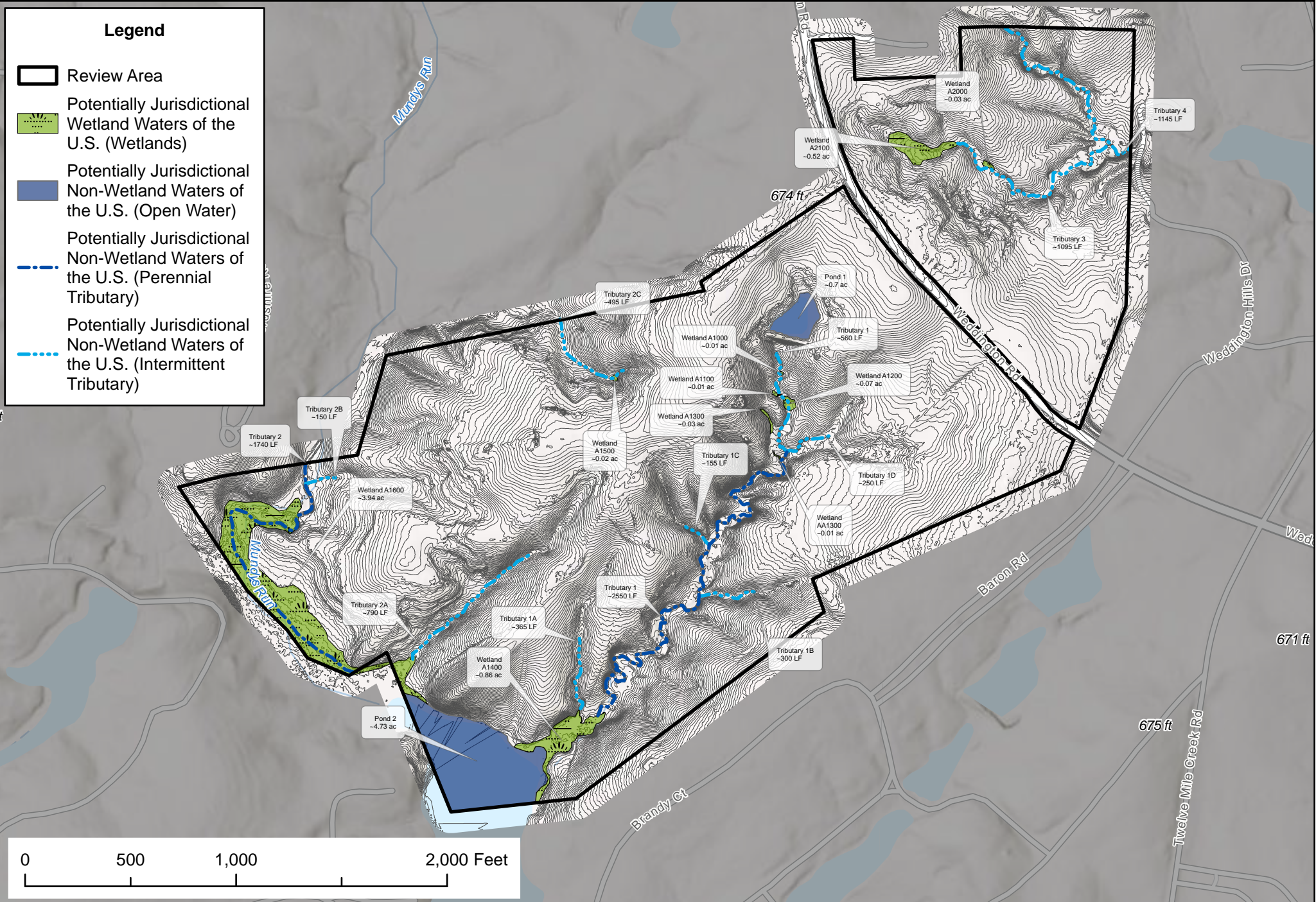
Email: [Amber.L.Lipsky@usace.army.mil](mailto:Amber.L.Lipsky@usace.army.mil)

Office: (704)510-1441

Mobile: (704)962-6947

The Wilmington District is committed to providing the highest level of support to the public. To help us ensure we continue to do so, please complete the Customer Satisfaction Survey located at our website at <https://regulatory.ops.usace.army.mil/customer-service-survey/> to complete the survey online.





**WETLANDS & WATERS, INC.**

Figure 1: Approximate Delineation of Surface Waters and Wetlands

Project Name:	Deal Lake Development	
Owner / Developer:	Toll Brothers	
City / County:	Weddington/Union	
Tax PIN(s):	06129109, 06126001, 06126017, 06126017C, 06126017B	
Coordinates:	Lat: 35.003186	Long: -80.740517

N  
W — — E  
S

Date: 11-05-2024

NC DWQ Stream Identification Form Version 4.11

SF1

<b>Date:</b> 2024-11-05	<b>Project/Site:</b> Deal Lake	<b>Latitude:</b> 35.0031004
<b>Evaluator:</b> DL PI	<b>County:</b> Union	<b>Longitude:</b> -80.73942405
<b>Total Points:</b> 15 <i>Stream is at least intermittent if <math>\geq 19</math> or perennial if <math>\geq 30^*</math></i>	<b>Stream Determination (circle one)</b> <b>Ephemeral</b> Intermittent Perennial	<b>Other</b> <i>e.g. Quad Name:</i>

A. Geomorphology (Subtotal= <u>8</u> )	Absent	Weak	Moderate	Strong
1 <sup>a</sup> Continuity of channel bed and bank	0	1	(2)	3
2. Sinuosity of channel along thalweg	0	(1)	2	3
3. In-channel structure: ex. riffle-pool, step-pool, ripple-pool sequence	0	(1)	2	3
4. Particle size of stream substrate	0	(1)	2	3
5. Active/relict floodplain	0	(1)	2	3
6. Depositional bars or benches	(0)	1	2	3
7. Recent alluvial deposits	(0)	1	2	3
8. Headcuts	0	(1)	2	3
9. Grade control	0	(0.5)	1	1.5
10. Natural valley	0	(0.5)	1	1.5
11. Second or greater order channel	No = 0		Yes = 3	

<sup>a</sup> artificial ditches are not rated; see discussions in manual

B. Hydrology (Subtotal = 4 )

12. Presence of Baseflow	(0)	1	2	3
13. Iron oxidizing bacteria	(0)	1	2	3
14. Leaf litter	1.5	1	(0.5)	0
15. Sediment on plants or debris	(0)	0.5	1	1.5
16. Organic debris lines or piles	0	(0.5)	1	1.5
17. Soil-based evidence of high water table?	No = 0		Yes = 3	

C. Biology (Subtotal = 3 )

18. Fibrous roots in streambed	3	2	(1)	0
19. Rooted upland plants in streambed	3	(2)	1	0
20. Macrobenthos (note diversity and abundance)	(0)	1	2	3
21. Aquatic Mollusks	(0)	1	2	3
22. Fish	(0)	0.5	1	1.5
23. Crayfish	(0)	0.5	1	1.5
24. Amphibians	(0)	0.5	1	1.5
25. Algae	(0)	0.5	1	1.5
26. Wetland plants in streambed	FACW = 0.75; OBL = 1.5 Other = 0			

\*perennial streams may also be identified using other methods. See p. 35 of manual.

Notes:

Sketch:

NC DWQ Stream Identification Form Version 4.11

SF2

<b>Date:</b> 2024-11-05	<b>Project/Site:</b> Deal Lake	<b>Latitude:</b> 35.00043858
<b>Evaluator:</b> DL PI	<b>County:</b> Union	<b>Longitude:</b> -80.74331405
<b>Total Points:</b> 14 <i>Stream is at least intermittent if ≥ 19 or perennial if ≥ 30*</i>	<b>Stream Determination (circle one)</b> <b>Ephemeral</b> Intermittent Perennial	<b>Other</b> <i>e.g. Quad Name:</i>

A. Geomorphology (Subtotal= <u>7.5</u> )	Absent	Weak	Moderate	Strong
1 <sup>a</sup> Continuity of channel bed and bank	0	(1)	2	3
2. Sinuosity of channel along thalweg	0	(1)	2	3
3. In-channel structure: ex. riffle-pool, step-pool, ripple-pool sequence	0	(1)	2	3
4. Particle size of stream substrate	0	(1)	2	3
5. Active/relict floodplain	0	(1)	2	3
6. Depositional bars or benches	0	(1)	2	3
7. Recent alluvial deposits	(0)	1	2	3
8. Headcuts	0	(1)	2	3
9. Grade control	(0)	0.5	1	1.5
10. Natural valley	0	(0.5)	1	1.5
11. Second or greater order channel	(No = 0)		Yes = 3	

<sup>a</sup> artificial ditches are not rated; see discussions in manual

B. Hydrology (Subtotal = 3.5 )

12. Presence of Baseflow	(0)	1	2	3
13. Iron oxidizing bacteria	(0)	1	2	3
14. Leaf litter	1.5	1	(0.5)	0
15. Sediment on plants or debris	(0)	0.5	1	1.5
16. Organic debris lines or piles	(0)	0.5	1	1.5
17. Soil-based evidence of high water table?	No = 0		(Yes = 3)	

C. Biology (Subtotal = 3 )

18. Fibrous roots in streambed	3	(2)	1	0
19. Rooted upland plants in streambed	3	2	(1)	0
20. Macrobenthos (note diversity and abundance)	(0)	1	2	3
21. Aquatic Mollusks	(0)	1	2	3
22. Fish	(0)	0.5	1	1.5
23. Crayfish	(0)	0.5	1	1.5
24. Amphibians	(0)	0.5	1	1.5
25. Algae	(0)	0.5	1	1.5
26. Wetland plants in streambed	FACW = 0.75; OBL = 1.5 (Other = 0)			

\*perennial streams may also be identified using other methods. See p. 35 of manual.

Notes:

Sketch:

**PRELIMINARY JURISDICTIONAL DETERMINATION (PJD) FORM**

**BACKGROUND INFORMATION**

**A. REPORT COMPLETION DATE FOR PJD:** DATE

**B. NAME AND ADDRESS OF PERSON REQUESTING PJD:** Toll Brothers, Robert Price, 9130 Kings Parade Boulevard, Charlotte, NC 28273

**C. DISTRICT OFFICE, FILE NAME, AND NUMBER:** Wilmington District, Deal Lake, FILE NUMBER

**D. PROJECT LOCATION(S) AND BACKGROUND INFORMATION:** 35.003186, -80.740517  
**(USE THE TABLE BELOW TO DOCUMENT MULTIPLE AQUATIC RESOURCES AND/OR AQUATIC RESOURCES AT DIFFERENT SITES)**

State: NORTH CAROLINA County: UNION City: WEDDINGTON  
Center coordinates of site (lat/long in degree decimal format): Latitude: 35.003186 Longitude: -80.740517

Universal Transverse Mercator:

Name of nearest waterbody: MUNDYS RUN

**E. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):**

Office (Desk) Determination. Date:

Field Determination. Date(s):

**TABLE OF AQUATIC RESOURCES IN REVIEW AREA WHICH "MAY BE" SUBJECT TO REGULATORY JURISDICTION.**

Site Number	Latitude (decimal degrees)	Longitude (decimal degrees)	Estimated amount of aquatic resources in review area (acreage and linear feet, if applicable)	Type of aquatic resources (i.e., wetland vs. non-wetland waters)	Geographic authority to which the aquatic resource "may be" subject (i.e., Section 404 or Section 10/404)
Tributary 1	35.00109666	-80.74142730	2550 LF	Non-wetland waters	Section 404
Tributary 1 (Intermittent)	35.00348043	-80.74014818	560 LF	Non-wetland waters	Section 404
Tributary 1A	34.99985250	-80.74331051	365 LF	Non-wetland waters	Section 404
Tributary 1B	35.00091427	-80.74098959	300 LF	Non-wetland waters	Section 404
Tributary 1C	35.00170824	-80.74147163	155 LF	Non-wetland waters	Section 404
Tributary 1D	35.00294732	-80.73980400	250 LF	Non-wetland waters	Section 404
Tributary 2	35.00094090	-80.74837775	1740 LF	Non-wetland waters	Section 404
Tributary 2A	35.00075785	-80.74507598	790 LF	Non-wetland waters	Section 404



Tributary 2B	35.00232819	-80.74747898	150 LF	Non-wetland waters	Section 404
Tributary 2C	35.00386054	-80.74333226	495 LF	Non-wetland waters	Section 404
Tributary 3	35.00648853	-80.73595660	1095 LF	Non-wetland waters	Section 404
Tributary 4	35.00762700	-80.73563047	1145 LF	Non-wetland waters	Section 404
Wetland A1000	35.00381713	-80.74020477	0.01 ac	Wetland	Section 404
Wetland A1100	35.00354778	-80.74029627	0.01 ac	Wetland	Section 404
Wetland A1200	35.00342276	-80.74007443	0.07 ac	Wetland	Section 404
Wetland A1300	35.00327878	-80.74043033	0.03 ac	Wetland	Section 404
Wetland AA1300	35.002735	-80.740246	0.01 ac	Wetland	Section 404
Wetland A1400	34.99898782	-80.74358061	0.86 ac	Wetland	Section 404
Wetland A1500	35.00371368	-80.74284901	0.02 ac	Wetland	Section 404
Wetland A1600	35.00090816	-80.74797045	3.94 ac	Wetland	Section 404
Wetland A2000	35.00657855	-80.73699165	0.03 ac	Wetland	Section 404
Wetland A2100	35.00678194	-80.73811916	0.52 ac	Wetland	Section 404
Pond 1	35.00453497	-80.73995187	0.7 ac	Non-Wetland	Section 404
Pond 2	34.99869269	-80.74491660	4.73 ac	Non-Wetland	Section 404

1) The Corps of Engineers believes that there may be jurisdictional aquatic resources in the review area, and the requestor of this PJD is hereby advised of his or her option to request and obtain an approved JD (AJD) for that review area based on an informed decision after having discussed the various types of JDs and their characteristics and circumstances when they may be appropriate.

2) In any circumstance where a permit applicant obtains an individual permit, or a Nationwide General Permit (NWP) or other general permit verification requiring "pre-construction notification" (PCN), or requests verification for a non-reporting NWP or other general permit, and the permit applicant has not requested an AJD for the activity, the permit applicant is hereby made aware that: (1) the permit applicant has elected to seek a permit authorization based on a PJD, which does not make an official

determination of jurisdictional aquatic resources; (2) the applicant has the option to request an AJD before accepting the terms and conditions of the permit authorization, and that basing a permit authorization on an AJD could possibly result in less compensatory mitigation being required or different special conditions; (3) the applicant has the right to request an individual permit rather than accepting the terms and conditions of the NWP or other general permit authorization; (4) the applicant can accept a permit authorization and thereby agree to comply with all the terms and conditions of that permit, including whatever mitigation requirements the Corps has determined to be necessary; (5) undertaking any activity in reliance upon the subject permit authorization without requesting an AJD constitutes the applicant's acceptance of the use of the PJD; (6) accepting a permit authorization (e.g., signing a proffered individual permit) or undertaking any activity in reliance on any form of Corps permit authorization based on a PJD constitutes agreement that all aquatic resources in the review area affected in any way by that activity will be treated as jurisdictional, and waives any challenge to such jurisdiction in any administrative or judicial compliance or enforcement action, or in any administrative appeal or in any Federal court; and (7) whether the applicant elects to use either an AJD or a PJD, the JD will be processed as soon as practicable. Further, an AJD, a proffered individual permit (and all terms and conditions contained therein), or individual permit denial can be administratively appealed pursuant to 33 C.F.R. Part 331. If, during an administrative appeal, it becomes appropriate to make an official determination whether geographic jurisdiction exists over aquatic resources in the review area, or to provide an official delineation of jurisdictional aquatic resources in the review area, the Corps will provide an AJD to accomplish that result, as soon as is practicable. This PJD finds that there "may be" waters of the U.S. and/or that there "may be" navigable waters of the U.S. on the subject review area, and identifies all aquatic features in the review area that could be affected by the proposed activity, based on the following information:

**SUPPORTING DATA. Data reviewed for PJD (check all that apply)**

Checked items should be included in subject file. Appropriately reference sources below where indicated for all checked items:

- Maps, plans, plots or plat submitted by or on behalf of the PJD requestor:  
Map: Resource maps and delineation sketch submitted by W&W consultant\_\_
- Data sheets prepared/submitted by or on behalf of the PJD requestor.
  - Office concurs with data sheets/delineation report.
  - Office does not concur with data sheets/delineation report. Rationale: \_\_\_\_\_
- Data sheets prepared by the Corps: \_\_\_\_\_
- Corps navigable waters' study: \_\_\_\_\_
- U.S. Geological Survey Hydrologic Atlas: \_\_\_\_\_
- USGS NHD data.
- USGS 8 and 12 digit HUC maps.
- U.S. Geological Survey map(s). Cite scale & quad name: Figure 3, 05-03-2024\_\_
- Natural Resources Conservation Service Soil Survey. Citation: Figure 4, 05-03-2024\_\_\_\_\_
- National wetlands inventory map(s). Cite name: Figure 5, 05-03-2024\_
- State/local wetland inventory map(s): \_\_\_\_\_
- FEMA/FIRM maps: Figure 6, 05-03-2024\_\_\_\_\_
- 100-year Floodplain Elevation is: \_\_\_\_\_ (National Geodetic Vertical Datum of 1929)
- Photographs:
  - Aerial (Name & Date): County GIS, Figure 2, 05-03-2024\_\_\_\_\_
  - or  Other (Name & Date): Field Photos, 01-15-2024\_\_\_\_\_
- Previous determination(s). File no. and date of response letter: \_\_\_\_\_

Other information (please specify): \_\_\_\_\_

**IMPORTANT NOTE: The information recorded on this form has not necessarily been verified by the Corps and should not be relied upon for later jurisdictional determinations.**

\_\_\_\_\_  
Signature and date of Regulatory  
staff member completing PJD

**DATE**

\_\_\_\_\_  
Signature and date of person requesting PJD  
(REQUIRED, unless obtaining the signature is  
impracticable)<sup>1</sup>

\_\_\_\_\_  
<sup>1</sup> Districts may establish timeframes for requester to return signed PJD forms. If the requester does not respond within the established time frame, the district may presume concurrence and no additional follow up is necessary prior to finalizing an action.



**PIEDMONT**  
**ENVIRONMENTAL**  
A S S O C I A T E S , P . A .

October 10, 2024

Project # 5792

Applied Resource Management  
Attn: Mr. Walter Giese  
257 Transfer Station Rd.  
Hampstead, NC 28443

RE: Soil Report for Detailed Evaluation, PINS 06129109, 06126017, 06126001, total of 185.2 acres on Weddington Road Union County.

Dear Mr. Giese,

**Request:** You requested that we map these tracts in detail, except for 15 acres on the south side of Weddington Rd. The map is intended to be used for guidance during the planning stages of a proposed residential development. The soil areas were delineated by septic system types, including conventional systems, low-profile chamber systems, and drip irrigation systems.

**Evaluation:** The evaluation took place on October 2<sup>nd</sup> and 3<sup>rd</sup>, 2024. Six hundred ninety-seven hand-auger borings, landscape, vegetative patterns, and surface colors were evaluated. The evaluation was conducted under the direction of LSS James Beeson. Delineations were mapped, and soil characterizations were stored using global positioning systems in concert with base maps provided by your office.

**Findings:** A PDF digital map, digital shape files, and an AutoCAD file have been emailed to you, showing the areas usable for the system types mentioned above. Typically, we recommend that you attempt to minimize the use of the drip irrigation areas for primary systems during the planning stages. These systems are normally three times the cost of a conventional system and require an operator. The area required in the drip irrigation limits for a primary or repair system would be approximately 1,000 square feet per bedroom, which meets all setbacks listed in Attachment I. Please remember that the dwellings require an initial system and a repair area. Often the drip irrigation areas are used to fulfill the repair area requirement since the repair area is not initially installed.

The Low-Profile Chamber type areas will require approximately 1,250 square feet per bedroom, which meets the setbacks listed in Attachment I for either the initial or repair systems. Conventional areas can utilize chamber technology or panel block technology to reduce the footprint of the required area. We still recommend that you allocate 1,000 square feet per bedroom for each primary or repair system.

These area projections are a crude way to allocate areas needed for systems. A more accurate way is to flag the proposed trenches in the field. The length of the trench is governed by the number of bedrooms, the system type, and the soil's long-term acceptance rate. We can mix and match system types and do further work once the lot lines are designated.



Off-site systems require the same amount of area, but if systems from different houses are combined, the separation setbacks are eliminated. This technique is commonly referred to as “ganged” systems. I would recommend limiting ganged systems to less than 3,000 gallons per day, which is a threshold that triggers the requirement for additional hydrology assessments.

**Recommendations:** The maps produced are on state plane coordinates and can be used to calculate areas within lots or designated drain fields. Remember that further work can be done if homes with more bedrooms are desired, or site planes impact the proposed system areas. System areas cannot be graded under any circumstance! Areas designated for septic systems and any associated setbacks should be fenced during all construction phases of this project.

**Disclaimer:** This report discusses the general location of potentially usable soils for on-site wastewater disposal and the soil and site limitations on the property at the time of the evaluation. Piedmont Environmental Associates, PA (“Piedmont”) provides professional consulting specializing in soil science and wastewater management. Piedmont is, therefore, hired for its professional opinion regarding these matters. Laws and rules governing wastewater treatment and disposal are forever evolving and subject to the interpretation and opinion of individuals employed by local and state agencies that govern these laws and rules. Due to this fact, Piedmont cannot guarantee that any area located in the field, shown on a sketch, or discussed with the client will be permitted by any of these agencies. It is for this reason that Piedmont strongly recommends that anyone considering a financial commitment on any piece of property be completely aware of all permit requirements on that property before purchasing and obtaining those permits before a final financial commitment. We are pleased to be of service in this matter. If you have further questions, please call (336)215-8820. This map and report may not be reproduced or shared in any way without the express written permission of Piedmont Environmental Associates, PA. This map and report may not be reproduced or shared in any way without the express written permission of Piedmont Environmental Associates, PA.

Sincerely,



James L. Beeson  
NC Licensed Soil Scientist # 1114  
Piedmont Environmental Associates, P.A.

**Attachment I**

**TABLE IX: Minimum setbacks from all wastewater systems to site features** **Setback (Feet)**

<b>Site Features</b>	
Any transient or non-transient non-community water supply well, community well, shared water supply well, well that complies with 15A NCAC 18A .1700, or water supply spring	100
A private drinking water well or upslope spring serving a single-family dwelling unit	50
Any other well or source not listed in this table, excluding monitoring wells	50
Surface waters classified WS-I, from ordinary high-water mark	100
Waters classified SA, from mean high-water mark	100
Any Class I or Class II reservoir, from normal water level	100
Lake or pond, from normal water level	50
Any other stream, non-water supply spring, or other surface waters, from the ordinary high-water mark	50
Tidal influenced waters, such as marshes and coastal waters, from mean high-water mark	50
Permanent stormwater retention basin, from normal water level	50
Any water line, unless the requirements of Paragraph (i) have been met	10
Closed loop geothermal wells	15
Building foundation and deck supports	5
Patio, porch, stoop, lighting fixtures, or signage, including supporting structures such as posts or pilings	1
Any basement, cellar, or in-ground swimming pool	15
Buried storage tank or basin, except stormwater	10
Above ground swimming pool and appurtenances that require a building permit	5
Top of slope of embankment or cuts of two feet or more vertical height with a slope greater than 50 percent	15
Top of slope of embankment or cuts of two feet or more vertical height with a slope greater than 33 percent and less than or equal to 50 percent.	15
If the site has suitable soil depth that extends for a minimum horizontal distance of 15 feet from the edge of the dispersal field, no minimum setback is required.	
Top of slope of embankment or cuts of two feet or more vertical height with a slope less than 33 percent	0
Groundwater lowering system, as measured on the ground surface from the edge of the feature	25
Downslope interceptor drains and surface water diversions with a vertical cut of more than two feet, as measured on the ground surface from the edge of the feature	15
Upslope and side slope interceptor drain and surface water diversions with a vertical cut of more than two feet, as measured on the ground surface from the edge of the feature	10
A stormwater collection system as defined in 15A NCAC 02H .1002(48), excluding gutter drains that connect to a stormwater collection system, with a vertical cut of more than two feet as measured from the center of the collection system	10
Bio-retention area, injection well, infiltration system, or dry pond	25
Any other dispersal field, except designated dispersal field repair area for project site	20
Any property line	10
Burial plot or graveyard boundary	10
Above ground storage tank from dripline or foundation pad, whichever is more limiting	5
Utility transmission and distribution line poles and towers, including guy wires, unless a greater setback is required by the utility company	5
Utility transformer, ground-surface mounted	5
Underground utilities	5

**Note: Systems over 3000 GPD or an individual nitrification fields with a capacity of 1500 GPD or more have more restrictive setback requirements, see .0601 for specifics.**



**PIEDMONT**  
**ENVIRONMENTAL**  
 ASSOCIATES, P.A.

Detailed Soil Map Weddington Rd

216 S. Swing Rd. Suite 1  
 Greensboro, NC 27409  
 piedmontsoil.com

Job# 5792  
 Date: October 10 2024  
 Client: Applied Resource Management  
 County: Union

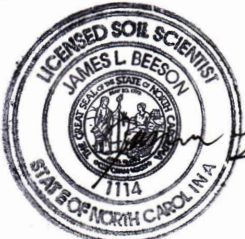
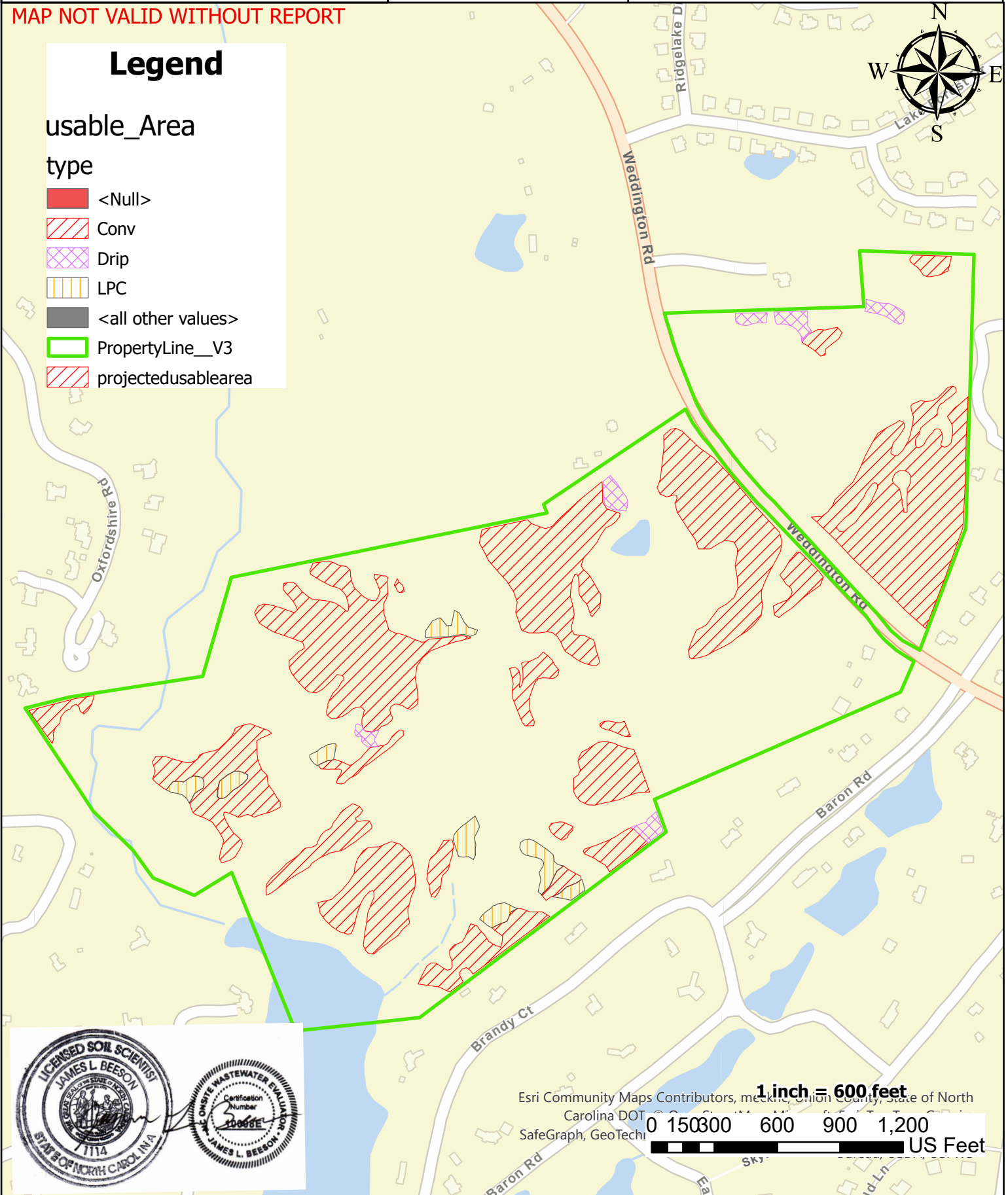
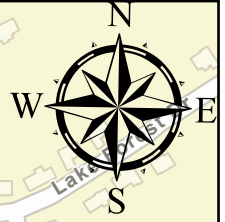
MAP NOT VALID WITHOUT REPORT

**Legend**

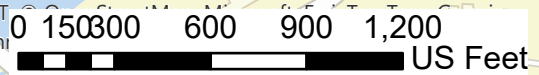
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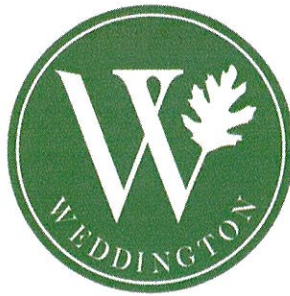
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- Drip
- LPC
- <all other values>
- PropertyLine\_V3
- projectedusablearea



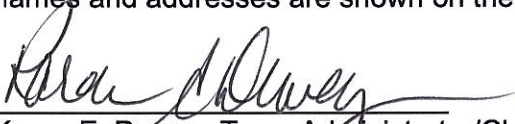
Esri Community Maps Contributors, meckinc, Union County, State of North Carolina DOT © 2024 SafeGraph, GeoTechn





April 17, 2024

I, Karen E. Dewey, Town Administrator/Clerk for the Town of Weddington, do hereby certify that the attached documents, which give notification of a Community Meeting for property located at 610 Weddington Road were mailed on Wednesday, April 17, 2024 via first class mail to property owners within 1300 feet of the properties. These owners' names and addresses are shown on the attached pages.

  
Karen E. Dewey, Town Administrator/Clerk

BOULOS HOLDINGS LLC  
1200 NATIONAL DR  
WINSTON SALEM, NC 27103

TYSON DAVID W  
14314 LISSADELL CIR  
CHARLOTTE, NC 28277

LAKE FOREST PRESERVE HOMEOWNERS  
ASSOCIATION INC  
1612 MILITARY CUTOFF RD STE 108  
WILMINGTON, NC 28403

WINSTON GLADYS B  
6901 DEEP SPRINGS RD  
PEACHLAND, NC 28133

NBI INVESTMENTS LLC  
% MCCLANCY SEASONING  
1 SPICE ROAD  
FORT MILL, SC 29707

SKYE PARTNERS  
%MELISSA MCLEOD MILLETTE  
500 MONCURE DRIVE  
CHARLOTTE, NC 28209

DEPARTMENT OF TRANSPORTATION  
1546 MAIL SERVICE CENTER  
RALEIGH, NC 27611

SCHMIDT ROBERT  
1209 WEDDINGTON HILLS DR  
MATTHEWS, NC 28104

ZHANG JI  
1217 WEDDINGTON HILLS DR  
MATTHEWS, NC 28104

FOX CHARLES IVAN  
1221 WEDDINGTON HILLS DR  
MATTHEWS, NC 28104

HUTAFF RICHARD R  
1227 WEDDINGTON HILLS DR  
WEDDINGTON, NC 28104

HAHN GREGORY R CO TRUSTEE  
1233 WEDDINGTON HILLS DR  
MATTHEWS, NC 28104

BAILEY BRIAN JEFFREY  
1305 WEDDINGTON HILLS DR  
MATTHEWS, NC 281049030

POST JEANINE M  
1302 WEDDINGTON HILLS DR  
MATTHEWS, NC 28104

HASSFURTER GEORGE A  
1310 WEDDINGTON HILLS DR  
MATTHEWS, NC 28104

POWERS MARK STRICKLAND  
1512 BLUEBIRD HILL LN  
MATTHEWS, NC 281047252

JONES MATTHEW W  
1504 BLUEBIRD HILL LN  
MATTHEWS, NC 28104

QUINN JAMES V  
1503 BLUEBIRD HILL LANE  
MATTHEWS, NC 28104

GONZALES THOMAS A  
1523 BLUEBIRD HILL LN  
MATTHEWS, NC 281047253

DAOU JIHAD  
1230 WEDDINGTON HILLS DR  
WEDDINGTON, NC 28104

LONG JIE TRUSTEE  
1254 REGENCY DR  
SAN JOSE, CA 95129

MCNULTY JAMES ALAN  
1214 WEDDINGTON HILLS DR  
MATTHEWS, NC 28104

SMITH JASON  
1206 WEDDINGTON HILLS DR  
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1200 WEDDINGTON HILLS DR  
MATTHEWS, NC 28104

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4020 TWELVE MILE CREEK RD  
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1021 SHIPPON LN  
WAXHAW, NC 28173

THURBON ROBERT W JR  
1334 WEDDINGTON HILLS DR  
MATTHEWS, NC 28104

ABBATE RICHARD  
1400 WEDDINGTON HILLS DR  
WEDDINGTON, NC 28104

FRAZIER KENNETH N  
1408 WEDDINGTON HILLS DR  
WEDDINGTON, NC 28104

STONE FREDERICK B  
1424 WEDDINGTON HILLS DR  
MATTHEWS, NC 28104

ZIEMBIEC JOSHUA 1434 WEDDINGTON HILLS MATTHEWS, NC 28104	WILLIAMS ROBERT DEAN TRUSTEE 1440 WEDDINGTON HILLS DR MATTHEWS, NC 28104	CUSUMANO DAVID PASQUALE 1431 WEDDINGTON HILLS DR MATTHEWS, NC 28104
POWELL WILLIAM W JR 1423 WEDDINGTON HILLS DR MATTHEWS, NC 28104	FARFOUR KELLY WATSON 1417 WEDDINGTON HILLS DR MATTHEWS, NC 28104	LABAER LOREN MICHAEL 1405 WEDDINGTON HILLS DR MATTHEWS, NC 28104
GUMMADI DURGA D 6154 BLUEBIRD HILL LN MATTHEWS, NC 28104	MARTINO RYAN TAYLOR 5900 BLUEBIRD HILL LANE WEDDINGTON, NC 281047254	NEWSOME WILLIAM CRAIG 6146 BLUEBIRD HILL LN MATTHEWS, NC 28104
COLLINSON NICHOLAS 6138 BLUEBIRD HILL LN MATTHEWS, NC 28104	MACK HELEN 6130 BLUEBIRD HILL LN MATTHEWS, NC 28104	HOOPER RONALD D 1203 GOLDFINCH LANE MATTHEWS, NC 281047257
DORTON JAMES W III 1207 GOLDFINCH LN MATTHEWS, NC 28105	GUEORGUI STOYNEV 1208 GOLDFINCH LN MATTHEWS, NC 28104	NOVO-SCHWARTZ NIVIA 8420 SW 142ST MIAMI, FL 33158
REECE MICHAEL SCOTT 5918 BLUEBIRD HILL LN MATTHEWS, NC 28104	TCHOUPO GUY N 5910 BLUEBIRD HILL LN MATTHEWS, NC 28104	DAPOLITO JASON C 3987 MOURNING DOVE DR MATTHEWS, NC 28104
KUNICH JOHN 1026 LAKE FOREST DR MATTHEWS, NC 28104	SUAREZ DAVID H 1022 LAKE FOREST DR MATTHEWS, NC 28104	TAREEN TAMOUR KHAN 1018 LAKE FOREST DR MATTHEWS, NC 28104
SHAH DHARMEN K 1014 LAKE FOREST DRIVE MATTHEWS, NC 281047411	SHAH SMITESH P 1010 LAKE FOREST DR MATTHEWS, NC 28104	VENUGOPAL DILIP 1006 LAKE FOREST DR MATTHEWS, NC 28104
BOILLA CHANDRASEKHAR REDDY 701 RIDGELAKE DR MATTHEWS, NC 281047412	MASA DAMODAR 707 RIDGELAKE DR WEDDINGTON, NC 281047412	AYYAGARI RAM SANDEEP 711 RIDGELAKE DR MATTHEWS, NC 281047412
KANSAL ANIL 716 RIDGELAKE DR WEDDINGTON, NC 281047412	EMEKA IFEANYI O 712 RIDGELAKE DR MATTHEWS, NC 28104	KUMAR ANJUR KAPALI RAVI 708 RIDGELAKE DR WEDDINGTON, NC 281047412

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1013 LAKE FOREST DR  
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CARRAI GARY B  
1017 LAKE FOREST DR  
MATTHEWS, NC 28104

LEE JAEBONG  
1021 LAKE FOREST DR  
MATTHEWS, NC 28104

LI XIAOQIN  
1025 LAKE FOREST DR  
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1029 LAKE FOREST DR  
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IP ANDREW  
1033 LAKE FOREST DR  
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1037 LAKE FOREST DR  
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PATEL HARISH B  
1041 LAKE FOREST DR  
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SAGGOO JASPREET K  
1045 LAKE FOREST DR  
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1044 LAKE FORREST DR  
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PATEL SANJIV R  
605 MAPLE VALLEY CT  
MATTHEWS, NC 28104

SUN YAN  
609 MAPLE VALLEY CT  
MATTHEWS, NC 28104

COHEN NADAV TRUSTEE  
613 MAPLE VALLEY CT  
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628 MAPLE VALLEY CT  
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SZKLINSKI JOHN A  
624 MAPLE VALLEY CT  
WEDDINGTON, NC 28104

MCGRATH SEAN E  
620 MAPLE VALLEY CT  
WEDDINGTON, NC 28104

PEREZ CARLOS E  
614 MAPLE VALLEY CT  
WEDDINGTON, NC 28104

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610 MAPLE VALLEY CT  
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MATTHEWS, NC 28104

CONTE JOHN  
602 MAPLE VALLEY CT  
MATTHEWS, NC 28104

KENNARD TIMOTHY PATRICK  
805 PINE VALLEY COURT  
MATTHEWS, NC 28104

SCHEINSON LAWRENCE  
809 PINE VALLEY CT  
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DUBEY MARISSA  
813 PINE VALLEY CT  
MATTHEWS, NC 28104

HENNINGS FREDERICK W  
817 PINE VALLEY CT  
WEDDINGTON, NC 28104

PINGEL JAN  
816 PINE VALLEY CT  
WEDDINGTON, NC 28104

KNOWLTON INEAL JR  
812 PINE VALLEY CT  
WEDDINGTON, NC 28104

BAILEY WILLIAM  
810 PINE VALLEY CT  
WEDDINGTON, NC 28104

ARTHUR MICHAEL D  
808 PINE VALLEY CT  
MATTHEWS, NC 28104

DAVE SEJAL A  
804 PINE VALLEY CT  
WEDDINGTON, NC 28104

PALMER JAMES D JR  
305 FIR PLACE CT  
WEDDINGTON, NC 28104

TAYLOR MATTHEW THOMAS  
309 FIR PLACE CT  
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314 FIR PLACE CT  
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GORANTLA RAMANAMOHAN K  
1055 LAKE FOREST DR  
MATTHEWS, NC 28104

ANDERSON SCOTT K  
1059 LAKE FOREST DR  
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GOPALSAMY ANANDARAJ  
1063 LAKE FOREST DR  
WEDDINGTON, NC 28104

BENNETT KATHRYN G  
1067 LAKE FOREST DR  
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3076 TWIN LAKES DR  
WEDDINGTON, NC 28104

PRODDATURU MITHUN REDDY  
3080 TWIN LAKES DR  
WEDDINGTON, NC 28104

RITCHIE CRAIG  
3084 TWIN LAKES DR  
WEDDINGTON, NC 28104

ANNAMRAJU VENKATESHWER R  
3088 TWIN LAKES DR  
WEDDINGTON, NC 28104

KANTIMAHANATHI RICHARD ROSHAN  
402 TIMBER TOP CT  
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GIRARDI EDUARDO  
406 TIMBER TOP CT  
MATTHEWS, NC 28104

SURPRENANT MARC  
410 TIMBER TOP CT  
WEDDINGTON, NC 28104

TWARAKAVI SREERAMKUMAR  
409 TIMBER TOP CT  
WEDDINGTON, NC 28104

PERLA SREEDHAR BABU  
405 TIMBERTOP CT  
WEDDINGTON, NC 28104

GANDHE VIJAYA L  
401 TIMBER TOP CT  
MATTHEWS, NC 28104

OSTROW LANE ET AL  
502 PINE NEEDLE CT  
MATTHEWS, NC 28104

LAMANTIA VINCENT J  
506 PINE NEEDLE CT  
MATTHEWS, NC 28104

SURESHKUMAR MOSES S  
510 PINE NEEDLE CT  
WEDDINGTON, NC 28104



COLANDRA ANTHONY J  
514 PINE NEEDLE CT  
WEDDINGTON, NC 28104

WESLAKE PAUL B  
513 PINE NEEDLE CT  
WEDDINGTON, NC 28104

WAN SHAOSHAN  
509 PINE NEEDLE CT  
WEDDINGTON, NC 28104

DAVIS RUSSELL A  
505 PINE NEEDLE CT  
WEDDINGTON, NC 28104

MORFORD RYAN T  
501 PINE NEEDLE CT  
WEDDINGTON, NC 28104

PINO RICHARD R REYES  
3103 TWIN LAKES DR  
MATTHEWS, NC 28104

KEARNS DAVID  
3099 TWIN LAKES DR  
WEDDINGTON, NC 28104

THIRUMANIVASAGAM ANAND  
3095 TWIN LAKES DR  
WEDDINGTON, NC 28104

GAVIN SHANE PATRICK CO TRUSTEE  
3091 TWIN LAKES DR  
MATTHEWS, NC 28104

MAKWANA DHARMENDRA  
3087 TWIN LAKES DRIVE  
MATTHEWS, NC 28104

BOSEFSKI DAVID  
3083 TWIN LAKES DR  
WEDDINGTON, NC 28104

CHINTALA DREW  
3079 TWIN LAKES DR  
WEDDINGTON, NC 28104

JEFFERS DAVID A  
3075 TWIN LAKES DR  
WEDDINGTON, NC 28104

JUDGE DANIEL J  
3071 TWIN LAKES DR  
WEDDINGTON, NC 28104

HANEY MICHAEL J  
3067 TWIN LAKE DR  
MATTHEWS, NC 281046114

DEAL FARM LLC THE  
3610 ETHAN CT  
CHARLOTTE, NC 28226

WEDDINGTON 270 LLC  
2627 BREKONRIDGE CENTRE DR  
MONROE, NC 28110

SUGAR MAGNOLIA WEDDINGTON LLC  
5615 POTTER RD  
MATTHEWS, NC 28104

KBB DEVELOPERS INC  
301 S MCDOWELL STREET  
STE 320  
CHARLOTTE, NC 28204

AMON JOHN R  
744 SKYTOP DR  
WAXHAW, NC 281739329

PROPST ELIZABETH D  
601 WEDDINGTON RD  
MATTHEWS, NC 28104

PROPST JANICE G  
531 WEDDINGTON RD  
WEDDINGTON, NC 28104

FRENETTE GARY P  
6065 OXFORDSHIRE RD  
WAXHAW, NC 28173

GAO XLAOJIE  
726 SKYTOP RD  
WAXHAW, NC 28173

MCNEILL WILLIAM CHAD  
PO BOX 159  
MONROE, NC 28111

MARTINEZ ANDREW  
2114 OVERWOODS LN  
INDIAN TRAIL, NC 28079

ALLISON JOHN D  
714 SKYTOP RD  
WEDDINGTON, NC 28173

CLEMENTS NATHAN D JR  
6062 OXFORDSHIRE RD  
WAXHAW, NC 28173

COCKRELL KEITH  
6056 OXFORDSHIRE RD  
WAXHAW, NC 28173

BARAJAS CHRISTOPHER M  
6072 OXFORDSHIRE RD  
WAXHAW, NC 28173

TUREK FRANK III  
665 BARON RD  
WAXHAW, NC 28173

HANNON EDWARD F  
643 BARON RD  
WAXHAW, NC 28173

MONA ZEYAD  
637 BARON RD  
WAXHAW, NC 28173

MONA ZEYAD  
637 BARON RD  
WAXHAW, NC 28173

WAGNER JORDAN  
601 BARON RD  
WAXHAW, NC 28173

WISE MANAGEMENT & REALTY LLC  
110 SEVENDALES DR  
GOLDSBORO, NC 27534

BALLETTA JUSTIN TRUSTEE  
17235 WESTMILL LN  
CHARLOTTE, NC 28277

TASE ALBERT G III  
634 BARON RD  
WAXHAW, NC 28173

NYBY BRIAN M  
646 BARON RD  
WAXHAW, NC 28173

SNYDER MARK WAYNE  
610 BRANDY CT  
WAXHAW, NC 28173

PERRY SCOTT M  
628 BRANDY CT  
WAXHAW, NC 28173

BONDURANT CHARLES W  
646 BRANDY CT  
WAXHAW, NC 28173

QUEEN DAN H JR  
660 BRANDY CT  
WEDDINGTON, NC 28173

WILKERSON ANDREW M  
680 BRANDY CT  
WAXHAW, NC 28173

JOUBERT JACOB DANIEL DE BRUYN  
679 BRANDY CT  
WAXHAW, NC 28173

BALLARD DAVID B  
653 BRANDY COURTS  
WAXHAW, NC 281739326

ANTON MICHAEL J  
730 BARON RD  
WEDDINGTON, NC 28173

ASHCRAFT MARK FRANKLIN  
718 BARON RD  
WAXHAW, NC 28173

GOOD TIMOTHY M  
621 BRANDY CT  
WAXHAW, NC 281799326

DOWLESS JO GRADY  
607 BRANDY CTS  
WAXHAW, NC 281739326

OAKLEY GARRETT K  
704 BARON RD  
WAXHAW, NC 28173

SZYDLOWSKI VICTOR  
713 SKY TOP RD  
WAXHAW, NC 28173

KLINKERT NICOLAAS  
757 SKYTOP RD  
WAXHAW, NC 28173

PODREBARAC DREW  
552 KIRBY LANE  
MATTHEWS, NC 28104

NEW TRADITION HOMES OF NC LLC  
1005 WOODS LOOP  
WAXHAW, NC 28173

PATEL UDAY  
719 EAGLE RD  
WAXHAW, NC 28173

RYALS RONNIE GLYNN  
980 BARON RD  
WAXHAW, NC 281738360

BURITICA MICHAEL  
942 BARON RD  
WAXHAW, NC 28173

MOFFAT DEBORAH MARCELLE  
936 BARON RD  
WAXHAW, NC 28173

MCDONALD TAMARA  
930 BARON RD  
WAXHAW, NC 28173

NEEL W ERSKINE JR  
924 BARON RD  
WEDDINGTON, NC 28173

SMITH JOSEPH J  
906 BARON RD  
WAXHW, NC 28173

WELFARE JOHN S  
909 BARON RD  
WAXHAW, NC 28173

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1217 BARON RD  
WAXHAW, NC 28173

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1025 WOODS LOOP  
WEDDINGTON, NC 28173

OELSCHLAEGER TERRY D  
959 BARON RD  
WAXHAW, NC 28173

LINER GAINES H  
937 BARON RD  
WEDDINGTON, NC 28173

DEAL LAKE PROPERTY LLC  
3610 ETHAN CT  
CHARLOTTE, NC 28226

HORENSTEIN LAWRENCE  
617 LOHAVEN ROAD  
WAXHAW, NC 28173

BLOCK DAVID P  
621 LOHAVEN RD  
MATTHEWS, NC 28173

IVANNIKOV ALEXANDER  
623 LOHAVEN RD  
WAXHAW, NC 28173

LEE JONATHAN STEPHEN TRUSTEE  
629 LOHAVEN RD  
WAXHAW, NC 28173

TEODOROVICI EMILIA M  
635 LOHAVEN ROAD  
WAXHAW, NC 28173

IOFFE DMITRIY  
633 LOHAVEN RD  
WAXHAW, NC 28173

GUEAR TODD J  
6048 OXFORDSHIRE RD  
WAXHAW, NC 28173

HEDRICK P SCOTT ET AL  
130 MARTINGALE LN  
WILMINGTON, NC 28409

WALLER MICHAEL R  
606 LOHAVEN RD  
WAXHAW, NC 28173

CUBINA JAVIER SANTOS  
630 LOHAVEN RD  
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MATTHEWS, NC 28104

MCAREAVY STEVEN C  
762 LOCKHAVEN RD  
WAXHAW, NC 28173

LITTLE WILLIAM E JR  
748 LOHAVEN RD  
WAXHAW, NC 28173

DEAN ONIKA  
754 LOHAVEN RD  
WAXHAW, NC 28173

SIDNEY KENNETH D  
625 LOHAVEN RD  
WAXHAW, NC 28173

STAMATELATOS GEORGE CHRISTOS  
6068 OXFORDSHIRE RD #64  
WAXHAW, NC 28173

SALAMI SAID ZIAOLDIN  
205 RUNNING HORSE LN  
WAXHAW, NC 28173

ALLEN MORGAN STEWART TRUSTEE  
639 LOHAVEN RD  
WAXHAW, NC 28173

MAYNARD WILLIAM ARTHUR  
647 LOHAVEN RD  
WAXHAW, NC 28173

HOULT MARION  
655 LOHAVEN RD  
WAXHAW, NC 28173

WEIL JOSEPH D  
654 LOCKHAVEN RD  
WAXHAW, NC 28173

HEUSTESS LAUREN  
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CHARLOTTE, NC 28203

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225 HIDDEN HAVEN TRAIL  
WAXHAW, NC 28173

MCDONNELL ROBERT  
205 HIDDEN HAVEN TRL  
WAXHAW, NC 28173

DAVIS THOMAS  
6064 OXFORDSHIRE RD  
WAXHAW, NC 28173

PUROHIT MOHIT  
316 WESTLAKE DR  
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DZHUGA SERGEY  
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WAXHAW, NC 28173

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WAXHAW, NC 28173

ENGLISH ROBERT THOMAS  
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WAXHAW, NC 28173

RORIE JAMES W  
6053 OXFORDSHIRE RD  
WAXHAW, NC 28173

HAMILTON GARY R  
6057 OXFORDSHIRE RD  
WAXHAW, NC 28173

## Community Meeting Notice

### NOTICE TO INTERESTED PARTIES OF A REZONING PETITION

Subject: Rezoning Petition  
Petitioner/Developer: Toll Brothers  
Current Land Use: Residential & Vacant  
Existing Zoning: R-CD  
Rezoning Requested: R-CD

**Date and Time of Meeting:** ***Thursday, May 2, 2024, at 6:00 PM***

**Meeting Location** ***St. Margaret's Episcopal Church  
8515 Rea Road  
Waxhaw, NC 28173***

**Meeting Registration:** ***Please send an email to Drenna Hannon at [drennahannon@mvalaw.com](mailto:drennahannon@mvalaw.com) to confirm your attendance.***

Date of Notice: 4/17/2024

Moore & Van Allen is assisting Toll Brothers (the "Petitioner") on a recently filed request to rezone an approximately 167.48-acre site located at 610 Weddington Road (and other nearby parcels) in Weddington, North Carolina (the "Site") to R-CD. The request is to allow the Site to be developed with a residential community consisting of ±93 homes. Access to the site will be from Weddington Road.

The Petitioner will hold an **In-Person Community Meeting** to discuss this rezoning proposal with nearby property owners and organizations. The Town of Weddington Planning Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the site. **Accordingly, we are extending an invitation to participate in the upcoming Community Meeting to be held on Thursday, May 2, 2024, at 6:00 p.m. at St. Margaret's Episcopal Church.** Please contact Drenna Hannon at email: [drennahannon@mvalaw.com](mailto:drennahannon@mvalaw.com) to RSVP and reference the location of the meeting.

Residents who expect they will be unable to attend the community meeting or have questions about this matter are asked to email [bridgetgrant@mvalaw.com](mailto:bridgetgrant@mvalaw.com) or call **704-301-3137** to make alternative arrangements to receive the presentation information. Presentation materials will be shared upon request after the meeting.

Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting. Thank you.

cc: Greg Gordos, AICP, Town Planner, Town of Weddington, NC  
Robert Price, Toll Brothers  
Bridget Grant, Moore & Van Allen, PLLC



Name	email/phone/address
Tom Waters	Tomeprovidentdev.com
Peter Billetta	262R UNNR@QAMM.COY <sup>630 BARON RD.</sup> 704-576-9168
Linda Cashion	1142 Baron Rd / LindaCashion@gmail.com <sup>704-256-5444</sup>
Chad Emerine	chademere@gmail.com
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Bill & Patty Powell	synamaeatt.net Billpowell1423@gmail.com
<del>Jami &amp; Alan Bartolucci</del>	<del>jami bartolucci@aol.com alan bartolucci@aol.com</del>



## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. TBD**

**Petitioner:** Toll Brothers  
**Rezoning Petition No.:** TBD  
**Property:** ±167 acres located at 610 Weddington Road

This Community Meeting Report is being filed with the Town of Weddington Town Clerk and the Town of Weddington Planning Department pursuant to section C. 5. of the Town of Weddington Unified Development Ordinance.

### **PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:**

A representative of the Town of Weddington mailed a written notice of the date, time and details of the Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 4/12/2024. A copy of the written notice is attached as **Exhibit B**.

### **TIME AND DATE OF MEETING:**

The Community Meeting required by the Ordinance was held on Thursday, May 2, 2024, at 6:00 PM at St. Margaret's Episcopal Church, 8515 Rea Road, Waxhaw, NC, 28173.

### **PERSONS IN ATTENDANCE AT MEETING:**

The list of attendees from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representative at the required Community Meeting were Robert Price, Ryan Switzer, Max Bank, and George Walsh from Toll Brothers, Tracey McCormick and Kenny Draffen with McKim & Creed, the landscape architects. Also in attendance were Bridget Grant and Drenna Hannon with Moore & Van Allen, PLLC.

### **SUMMARY OF ISSUES DISCUSSED AT MEETING:**

#### **I. Overview of Petitioner's Presentation.**

##### **Introduction and Overview of Development Plan.**

Ms. Grant with Moore & Van Allen welcomed and thanked the participants for their interest in the Toll Brothers Deal Lake petition. Ms. Grant and the petitioner's representatives provided the following information during the presentation:

Ms. Grant explained the difference between by-right and conditional zoning. She also provided the location of the 167-acre site at 610 Weddington Road. The site is located on both sides of Weddington Road, south of Cox Road and north of Twelve Mile Creek Road. The Deal family history was explained dating back to the 1800s. Ms. Grant explained the various Deal properties that have been sold over the past 100 years to develop multiple communities in Weddington and the broader county. The Deal family is preserving the Deal homeplace with ±15 acres. Farming is no longer a sustainable option.

The site is zoned R-CD for Residential Conditional and the proposed zoning is R-CD CZ which is conservation residential development to allow the site to be developed with 93 single family homes. The Weddington Comprehensive Plan recommendation is conservation residential. Ms. Grant shared the proposed conceptual site plan with labeling for the conservation areas, flood plain, community septic system



stormwater management areas, 100' roadside buffers, the open space for amenities and the ±15 acres to be subdivided to seller. She shared the typical lot size and that buffers are not required around the site periphery with a comparison of a traditional form compared to the cluster form proposed. Precedent residential images were shown along with buffer landscape concepts. A comparison was made of the various wastewater treatment facilities. The four types of facilities are wastewater treatment plant, package plan, community septic system and lot septic. Ms. Grant explained the differences between each. She then shared the project would have a community septic system which is regulated by the county, maintained by a private utility or HOA, it serves a single community, there's no known smell, and the facilities are under ground and not visible. Ms. Grant shared the communities in Weddington that currently have community septic: Stratford on Providence, Weddington Oaks and Lake Providence. The Lake Forest Preserve, Aero Plantation, Weddington Hills and Lochaven communities have private septic.

Ms. Grant explained the plan benefits which include:

- 112.88 acres of conservation area
- Conservation areas closest to existing communities
- 100' roadside buffers to maintain road corridor character
- 50' structure setback around perimeter of site (actual distance is much greater)
- Commitment to no fishing/piers around lake
- Architectural commitments/certainty on homes to be built
- Cluster development is more "environmentally friendly" and,
- Creates large swaths of uninterrupted open spaces and natural areas protected by HOA.

The anticipated rezoning schedule is for a May 28, 2024, Planning Board meeting and a Public Hearing on June 10, 2024.

The meeting was then opened for questions and answers.

## **II. Summary of Questions/Comments and Responses:**

The Participants inquiries centered around two primary concerns, septic and traffic. They also asked the Town of Weddington representatives questions about the plan. The following is a high-level summary of questions and responses based on information available at the time of the community meeting.

A participant asked if a traffic impact study has been completed; representatives confirmed it was submitted to the town. The representative from Kimley Horn explained the study results. There is a 100' setback along Weddington Road (landscape buffer). An attendee asked if this will be impacted by the right of way dedication, and it was stated that this has already been included. The road expansion dates were originally for 2017 however the new expansion date is 2029. Someone asked if the development will be halted due to the road expansion project being later than expected. It was explained that the development is not contingent on the build out of the extension. The development has already accounted for the required widening in the layout and the dedication to NCDOT is specified.

Questions about the site plan were also asked. When asked about the lot area/width, the team specified what was provided in the plan. A participant wanted to know why they were not all one (1) acre lots stating that they feel these look better. Toll Brothers likes the option of the cluster development to promote greener community, provide more open space and to keep the perimeter trees. Cluster development benefits we highlighted. The team also stated that a yield plan has been submitted and it is a sketch plan created for the town and for review by LaBella, a third-party reviewing agency the town employs. The sketch plan is used to determine the number of lots that can be achieved based on ordinance requirements. It was asked how many acres were located on the east side of the development and it was stated there are 41 acres with 31

lots. Per the ordinance, if the site is split by a main roadway, one portion of the site cannot be overloaded. It was noted and the team will review the layout.

A participant asked if the town was present, and the mayor and mayor pro tem were in attendance. They were asked when the town council will vote. The mayor explained that this is one of the opportunities for residents to speak and be heard regarding the proposed development. They can also attend the public hearing. The team was asked about the registration information and who has access, a concern about privacy noted. The information was collected as a requirement for the town to show who is in attendance and if they are residents of Weddington. The information is reported as a requirement of the rezoning process. The information will not be used by the developer or sold. The town representatives stated that they hear the resident's concerns, and this is a good venue to voice concerns. One resident stated that the Weddington website states, "Rural Living Redefined" and they moved to Weddington for this reason. It was felt that this development does not fit a rural plan. It was stated that the development is in line with the land use plan with all the green space provided. It was stated by a resident that council is not listening to the 87% in a recent survey that want to keep the rural feel. Council does take into consideration community feedback for their decisions.

The team were asked if conventional lots should have individual septic systems. The developer team stated that they feel the conservation option is a better layout for maintaining the natural resources and provides a buffer from the existing communities abutting the site. They were asked if they have done perc tests and it was stated that they have been performed in the proposed community system area, not for individual, conventional lot layout. It was confirmed that approval of the community septic could open more chances for future proposed community septic. The community questioned the accuracy of the other community systems presented. They stated that there are a few homes that are on a joint system but no other community systems. A petitioner representative explained that these systems are very common in other areas of the state and that he has designed them. It was stated that Stratford on Providence does not have a community septic. It was noted that all except 26 have individual septic. One resident asked for an explanation about how reserves are created. Toll Brothers explained how they typically establish a reserve fund for other communities that have amenities such as a building/clubhouse, pool, etc. The community system is treated in this manner. They have a financial advisor that helps the developer determine how much of the initial HOA dues are earmarked for reserve. If the lake goes eutrophic or is ruined, who will be liable? The HOA will be responsible for maintenance of the community septic system and will be responsible for repairs if there is failure. The advisor takes into consideration all required budget items and formulates annual dues and how the funds are distributed within the budget. The representative answered a question about pretreatment and that the specific system for the site has not been decided. He explained a couple different examples. It was stated that on November 10, 2014, a law was passed stating that there should be only one septic system/leach field per lot. Why is this not being followed? It was stated that the land use plans are being updated by the town.

There being no further questions, the participants were thanked for their time and interest in the development.

#### **CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:**

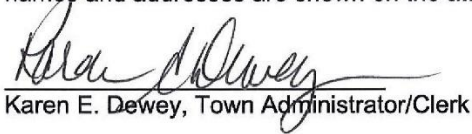
The development team will continue to coordinate efforts with City Staff.

cc: Greg Gordos, AICP, Town Planner, Town of Weddington, NC  
Robert Price, Toll Brothers  
Bridget Grant, Moore & Van Allen, PLLC



April 17, 2024

I, Karen E. Dewey, Town Administrator/Clerk for the Town of Weddington, do hereby certify that the attached documents, which give notification of a Community Meeting for property located at 610 Weddington Road were mailed on Wednesday, April 17, 2024 via first class mail to property owners within 1300 feet of the properties. These owners' names and addresses are shown on the attached pages.

  
Karen E. Dewey, Town Administrator/Clerk

**Exhibit A**

**Adjacent Owners:**

BOULOS HOLDINGS LLC  
1200 NATIONAL DR  
WINSTON SALEM, NC 27103

TYSON DAVID W  
14314 LISSADELL CIR  
CHARLOTTE, NC 28277

LAKE FOREST PRESERVE HOMEOWNERS  
ASSOCIATION INC  
1612 MILITARY CUTOFF RD STE 108  
WILMINGTON, NC 28403

WINSTON GLADYS B  
6901 DEEP SPRINGS RD  
PEACHLAND, NC 28133

NBI INVESTMENTS LLC  
% MCCLANCY SEASONING  
1 SPICE ROAD  
FORT MILL, SC 29707

SKYE PARTNERS  
%MELISSA MCLEOD MILLETTE  
500 MONCURE DRIVE  
CHARLOTTE, NC 28209

DEPARTMENT OF TRANSPORTATION  
1546 MAIL SERVICE CENTER  
RALEIGH, NC 27611

SCHMIDT ROBERT  
1209 WEDDINGTON HILLS DR  
MATTHEWS, NC 28104

ZHANG JI  
1217 WEDDINGTON HILLS DR  
MATTHEWS, NC 28104

FOX CHARLES IVAN  
1221 WEDDINGTON HILLS DR  
MATTHEWS, NC 28104

HUTAFF RICHARD R  
1227 WEDDINGTON HILLS DR  
WEDDINGTON, NC 28104

HAHN GREGORY R CO TRUSTEE  
1233 WEDDINGTON HILLS DR  
MATTHEWS, NC 28104

BAILEY BRIAN JEFFREY  
1305 WEDDINGTON HILLS DR  
MATTHEWS, NC 281049030

POST JEANINE M  
1302 WEDDINGTON HILLS DR  
MATTHEWS, NC 28104

HASSFURTER GEORGE A  
1310 WEDDINGTON HILLS DR  
MATTHEWS, NC 28104

POWERS MARK STRICKLAND  
1512 BLUEBIRD HILL LN  
MATTHEWS, NC 281047252

JONES MATTHEW W  
1504 BLUEBIRD HILL LN  
MATTHEWS, NC 28104

QUINN JAMES V  
1503 BLUEBIRD HILL LANE  
MATTHEWS, NC 28104

GONZALES THOMAS A  
1523 BLUEBIRD HILL LN  
MATTHEWS, NC 281047253

DAOU JIHAD  
1230 WEDDINGTON HILLS DR  
WEDDINGTON, NC 28104

LONG JIE TRUSTEE  
1254 REGENCY DR  
SAN JOSE, CA 95129

MCNULTY JAMES ALAN  
1214 WEDDINGTON HILLS DR  
MATTHEWS, NC 28104

SMITH JASON  
1206 WEDDINGTON HILLS DR  
MATTHEWS, NC 28104

SMITH BRYAN J  
1200 WEDDINGTON HILLS DR  
MATTHEWS, NC 28104

DICARLO DENNIS J  
4020 TWELVE MILE CREEK RD  
WEDDINGTON, NC 28104

GUPTA PARTHA SEN  
1021 SHIPPON LN  
WAXHAW, NC 28173

THURBON ROBERT W JR  
1334 WEDDINGTON HILLS DR  
MATTHEWS, NC 28104

ABBATE RICHARD  
1400 WEDDINGTON HILLS DR  
WEDDINGTON, NC 28104

FRAZIER KENNETH N  
1408 WEDDINGTON HILLS DR  
WEDDINGTON, NC 28104

STONE FREDERICK B  
1424 WEDDINGTON HILLS DR  
MATTHEWS, NC 28104

## Exhibit A (Cont.)

ZIEMBIEC JOSHUA 1434 WEDDINGTON HILLS MATTHEWS, NC 28104	WILLIAMS ROBERT DEAN TRUSTEE 1440 WEDDINGTON HILLS DR MATTHEWS, NC 28104	CUSUMANO DAVID PASQUALE 1431 WEDDINGTON HILLS DR MATTHEWS, NC 28104
POWELL WILLIAM W JR 1423 WEDDINGTON HILLS DR MATTHEWS, NC 28104	FARFOUR KELLY WATSON 1417 WEDDINGTON HILLS DR MATTHEWS, NC 28104	LABAER LOREN MICHAEL 1405 WEDDINGTON HILLS DR MATTHEWS, NC 28104
GUMMADI DURGA D 6154 BLUEBIRD HILL LN MATTHEWS, NC 28104	MARTINO RYAN TAYLOR 5900 BLUEBIRD HILL LANE WEDDINGTON, NC 281047254	NEWSOME WILLIAM CRAIG 6146 BLUEBIRD HILL LN MATTHEWS, NC 28104
COLLINSON NICHOLAS 6138 BLUEBIRD HILL LN MATTHEWS, NC 28104	MACK HELEN 6130 BLUEBIRD HILL LN MATTHEWS, NC 28104	HOOPER RONALD D 1203 GOLDFINCH LANE MATTHEWS, NC 281047257
DORTON JAMES W III 1207 GOLDFINCH LN MATTHEWS, NC 28105	GUEORGUI STOYNEV 1208 GOLDFINCH LN MATTHEWS, NC 28104	NOVO-SCHWARTZ NIVIA 8420 SW 142ST MIAMI, FL 33158
REECE MICHAEL SCOTT 5918 BLUEBIRD HILL LN MATTHEWS, NC 28104	TCHOUPPO GUY N 5910 BLUEBIRD HILL LN MATTHEWS, NC 28104	DAPOLITO JASON C 3987 MOURNING DOVE DR MATTHEWS, NC 28104
KUNICH JOHN 1026 LAKE FOREST DR MATTHEWS, NC 28104	SUAREZ DAVID H 1022 LAKE FOREST DR MATTHEWS, NC 28104	TAREEN TAMOUR KHAN 1018 LAKE FOREST DR MATTHEWS, NC 28104
SHAH DHARMEN K 1014 LAKE FOREST DRIVE MATTHEWS, NC 281047411	SHAH SMITESH P 1010 LAKE FOREST DR MATTHEWS, NC 28104	VENUGOPAL DILIP 1006 LAKE FOREST DR MATTHEWS, NC 28104
BOILLA CHANDRASEKHAR REDDY 701 RIDGELAKE DR MATTHEWS, NC 281047412	MASA DAMODAR 707 RIDGELAKE DR WEDDINGTON, NC 281047412	AYYAGARI RAM SANDEEP 711 RIDGELAKE DR MATTHEWS, NC 281047412
KANSAL ANIL 716 RIDGELAKE DR WEDDINGTON, NC 281047412	EMEKA IFEANYI O 712 RIDGELAKE DR MATTHEWS, NC 28104	KUMAR ANJUR KAPALI RAVI 708 RIDGELAKE DR WEDDINGTON, NC 281047412

## Exhibit A (Cont.)

SLUTZ DAMON M  
1011 LAKE FOREST DR  
MATTHEWS, NC 28104

ELIE JAY II  
1013 LAKE FOREST DR  
MATTHEWS, NC 28104

CARRAI GARY B  
1017 LAKE FOREST DR  
MATTHEWS, NC 28104

LEE JAEBOG  
1021 LAKE FOREST DR  
MATTHEWS, NC 28104

LI XIAOQIN  
1025 LAKE FOREST DR  
WEDDINGTON, NC 28104

CIESIELSKI DAVID M  
1029 LAKE FOREST DR  
MATTHEWS, NC 28104

IP ANDREW  
1033 LAKE FOREST DR  
MATTHEWS, NC 28104

EDOSOMWAN ESTHER EIGBE  
1037 LAKE FOREST DR  
WEDDINGTON, NC 28104

PATEL HARISH B  
1041 LAKE FOREST DR  
MATTHEWS, NC 28104

SAGGOO JASPREET K  
1045 LAKE FOREST DR  
MATTHEWS, NC 28104

ALBERS CHRIS R  
1048 LAKE FOREST DR  
WEDDINGTON, NC 28104

MANCHI RAMA  
1044 LAKE FORREST DR  
MATTHEWS, NC 281047411

REEVES GORDON R  
1040 LAKE FOREST DR  
MATTHEWS, NC 28104

CHRISTODOULIAS JIMMIE J  
601 MAPLE VALLEY CT  
WEDDINGTON, NC 28104

PATEL SANJIV R  
605 MAPLE VALLEY CT  
MATTHEWS, NC 28104

SUN YAN  
609 MAPLE VALLEY CT  
MATTHEWS, NC 28104

COHEN NADAV TRUSTEE  
613 MAPLE VALLEY CT  
MATTHEWS, NC 28104

TWO HONEYBEES LLC  
135 ST GEORGE PL  
ATHENS, GA 30606

BOYD BARRINGTON  
628 MAPLE VALLEY CT  
WEDDINGTON, NC 28104

SZKLINSKI JOHN A  
624 MAPLE VALLEY CT  
WEDDINGTON, NC 28104

MCGRATH SEAN E  
620 MAPLE VALLEY CT  
WEDDINGTON, NC 28104

PEREZ CARLOS E  
614 MAPLE VALLEY CT  
WEDDINGTON, NC 28104

GIATTINO JOHN F  
610 MAPLE VALLEY CT  
WEDDINGTON, NC 28104

FYANS JOHN  
606 MAPLE VALLEY CT  
MATTHEWS, NC 28104

CONTE JOHN  
602 MAPLE VALLEY CT  
MATTHEWS, NC 28104

KENNARD TIMOTHY PATRICK  
805 PINE VALLEY COURT  
MATTHEWS, NC 28104

SCHEINSON LAWRENCE  
809 PINE VALLEY CT  
WEDDINGTON, NC 28104

DUBEY MARISSA  
813 PINE VALLEY CT  
MATTHEWS, NC 28104

HENNINGS FREDERICK W  
817 PINE VALLEY CT  
WEDDINGTON, NC 28104

PINGEL JAN  
816 PINE VALLEY CT  
WEDDINGTON, NC 28104

**Exhibit A (Cont.)**

KNOWLTON INEAL JR  
812 PINE VALLEY CT  
WEDDINGTON, NC 28104

BAILEY WILLIAM  
810 PINE VALLEY CT  
WEDDINGTON, NC 28104

ARTHUR MICHAEL D  
808 PINE VALLEY CT  
MATTHEWS, NC 28104

DAVE SEJAL A  
804 PINE VALLEY CT  
WEDDINGTON, NC 28104

PALMER JAMES D JR  
305 FIR PLACE CT  
WEDDINGTON, NC 28104

TAYLOR MATTHEW THOMAS  
309 FIR PLACE CT  
MATTHEWS, NC 28104

ACKELS STEPHEN M  
313 FIR PLACE CT  
WEDDINGTON, NC 28104

MASON CHRISTOPHER  
314 FIR PLACE CT  
WEDDINGTON, NC 28104

HAMMOND JENNIFER ASHLEY PHILLI  
1056 LAKE FOREST DR  
WEDDINGTON, NC 28104

VARADARAJAN RAVISANKAR  
1060 LAKE FOREST DR  
MATTHEWS, NC 28104

MUKKERA HARITHA  
1064 LAKE FOREST DRIVE  
WEDDINGTON, NC 281047411

KOLLIPARA HIMABINDU  
1068 LAKE FOREST DR  
WEDDINGTON, NC 28104

DIAZ ALLAN RODRIGUEZ  
3063 TWIN LAKES DR  
MATTHEWS, NC 28104

GORANTLA RAMANAMOHAN K  
1055 LAKE FOREST DR  
MATTHEWS, NC 28104

ANDERSON SCOTT K  
1059 LAKE FOREST DR  
WEDDINGTON, NC 28104

GOPALSAMY ANANDARAJ  
1063 LAKE FOREST DR  
WEDDINGTON, NC 28104

BENNETT KATHRYN G  
1067 LAKE FOREST DR  
MATTHEWS, NC 28104

DRAVIDA SHANTHARAM  
3076 TWIN LAKES DR  
WEDDINGTON, NC 28104

PRODDATURU MITHUN REDDY  
3080 TWIN LAKES DR  
WEDDINGTON, NC 28104

RITCHIE CRAIG  
3084 TWIN LAKES DR  
WEDDINGTON, NC 28104

ANNAMRAJU VENKATESHWER R  
3088 TWIN LAKES DR  
WEDDINGTON, NC 28104

KANTIMAHANATHI RICHARD ROSHAN  
402 TIMBER TOP CT  
WEDDINGTON, NC 28104

GIRARDI EDUARDO  
406 TIMBER TOP CT  
MATTHEWS, NC 28104

SURPRENANT MARC  
410 TIMBER TOP CT  
WEDDINGTON, NC 28104

TWARAKAVI SREERAMKUMAR  
409 TIMBER TOP CT  
WEDDINGTON, NC 28104

PERLA SREEDHAR BABU  
405 TIMBERTOP CT  
WEDDINGTON, NC 28104

GANDHE VIJAYA L  
401 TIMBER TOP CT  
MATTHEWS, NC 28104

OSTROW LANE ET AL  
502 PINE NEEDLE CT  
MATTHEWS, NC 28104

LAMANTIA VINCENT J  
506 PINE NEEDLE CT  
MATTHEWS, NC 28104

SURESHKUMAR MOSES S  
510 PINE NEEDLE CT  
WEDDINGTON, NC 28104

## Exhibit A (Cont.)

COLANDRA ANTHONY J  
514 PINE NEEDLE CT  
WEDDINGTON, NC 28104

WESLAKE PAUL B  
513 PINE NEEDLE CT  
WEDDINGTON, NC 28104

WAN SHAOSHAN  
509 PINE NEEDLE CT  
WEDDINGTON, NC 28104

DAVIS RUSSELL A  
505 PINE NEEDLE CT  
WEDDINGTON, NC 28104

MORFORD RYAN T  
501 PINE NEEDLE CT  
WEDDINGTON, NC 28104

PINO RICHARD R REYES  
3103 TWIN LAKES DR  
MATTHEWS, NC 28104

KEARNS DAVID  
3099 TWIN LAKES DR  
WEDDINGTON, NC 28104

THIRUMANIVASAGAM ANAND  
3095 TWIN LAKES DR  
WEDDINGTON, NC 28104

GAVIN SHANE PATRICK CO TRUSTEE  
3091 TWIN LAKES DR  
MATTHEWS, NC 28104

MAKWANA DHARMENDRA  
3087 TWIN LAKES DRIVE  
MATTHEWS, NC 28104

BOSEFSKI DAVID  
3083 TWIN LAKES DR  
WEDDINGTON, NC 28104

CHINTALA DREW  
3079 TWIN LAKES DR  
WEDDINGTON, NC 28104

JEFFERS DAVID A  
3075 TWIN LAKES DR  
WEDDINGTON, NC 28104

JUDGE DANIEL J  
3071 TWIN LAKES DR  
WEDDINGTON, NC 28104

HANEY MICHAEL J  
3067 TWIN LAKE DR  
MATTHEWS, NC 281046114

DEAL FARM LLC THE  
3610 ETHAN CT  
CHARLOTTE, NC 28226

WEDDINGTON 270 LLC  
2627 BREKONRIDGE CENTRE DR  
MONROE, NC 28110

SUGAR MAGNOLIA WEDDINGTON LLC  
5615 POTTER RD  
MATTHEWS, NC 28104

KBB DEVELOPERS INC  
301 S MCDOWELL STREET  
STE 320  
CHARLOTTE, NC 28204

AMON JOHN R  
744 SKYTOP DR  
WAXHAW, NC 281739329

PROPST ELIZABETH D  
601 WEDDINGTON RD  
MATTHEWS, NC 28104

PROPST JANICE G  
531 WEDDINGTON RD  
WEDDINGTON, NC 28104

FRENETTE GARY P  
6065 OXFORDSHIRE RD  
WAXHAW, NC 28173

GAO XLAOJIE  
726 SKYTOP RD  
WAXHAW, NC 28173

MCNEILL WILLIAM CHAD  
PO BOX 159  
MONROE, NC 28111

MARTINEZ ANDREW  
2114 OVERWOODS LN  
INDIAN TRAIL, NC 28079

ALLISON JOHN D  
714 SKYTOP RD  
WEDDINGTON, NC 28173

CLEMENTS NATHAN D JR  
6062 OXFORDSHIRE RD  
WAXHAW, NC 28173

COCKRELL KEITH  
6056 OXFORDSHIRE RD  
WAXHAW, NC 28173

BARAJAS CHRISTOPHER M  
6072 OXFORDSHIRE RD  
WAXHAW, NC 28173



## Exhibit A (Cont.)

TUREK FRANK III 665 BARON RD WAXHAW, NC 28173	HANNON EDWARD F 643 BARON RD WAXHAW, NC 28173	MONA ZEYAD 637 BARON RD WAXHAW, NC 28173
MONA ZEYAD 637 BARON RD WAXHAW, NC 28173	WAGNER JORDAN 601 BARON RD WAXHAW, NC 28173	WISE MANAGEMENT & REALTY LLC 110 SEVENDALES DR GOLDSBORO, NC 27534
BALLETTA JUSTIN TRUSTEE 17235 WESTMILL LN CHARLOTTE, NC 28277	TASE ALBERT G III 634 BARON RD WAXHAW, NC 28173	NYBY BRIAN M 646 BARON RD WAXHAW, NC 28173
SNYDER MARK WAYNE 610 BRANDY CT WAXHAW, NC 28173	PERRY SCOTT M 628 BRANDY CT WAXHAW, NC 28173	BONDURANT CHARLES W 646 BRANDY CT WAXHAW, NC 28173
QUEEN DAN H JR 660 BRANDY CT WEDDINGTON, NC 28173	WILKERSON ANDREW M 680 BRANDY CT WAXHAW, NC 28173	JOUBERT JACOB DANIEL DE BRUYN 679 BRANDY CT WAXHAW, NC 28173
BALLARD DAVID B 653 BRANDY COURTS WAXHAW, NC 281739326	ANTON MICHAEL J 730 BARON RD WEDDINGTON, NC 28173	ASHCRAFT MARK FRANKLIN 718 BARON RD WAXHAW, NC 28173
GOOD TIMOTHY M 621 BRANDY CT WAXHAW, NC 281799326	DOWLESS JO GRADY 607 BRANDY CTS WAXHAW, NC 281739326	OAKLEY GARRETT K 704 BARON RD WAXHAW, NC 28173
SZYDLOWSKI VICTOR 713 SKY TOP RD WAXHAW, NC 28173	KLINKERT NICOLAAS 757 SKYTOP RD WAXHAW, NC 28173	PODREBARAC DREW 552 KIRBY LANE MATTHEWS, NC 28104
NEW TRADITION HOMES OF NC LLC 1005 WOODS LOOP WAXHAW, NC 28173	PATEL UDAY 719 EAGLE RD WAXHAW, NC 28173	RYALS RONNIE GLYNN 980 BARON RD WAXHAW, NC 281738360
BURITICA MICHAEL 942 BARON RD WAXHAW, NC 28173	MOFFAT DEBORAH MARCELLE 936 BARON RD WAXHAW, NC 28173	MCDONALD TAMARA 930 BARON RD WAXHAW, NC 28173

## Exhibit A (Cont.)

NEEL W ERSKINE JR  
924 BARON RD  
WEDDINGTON, NC 28173

SMITH JOSEPH J  
906 BARON RD  
WAXHW, NC 28173

WELFARE JOHN S  
909 BARON RD  
WAXHAW, NC 28173

CURRIE KENNETH III  
1217 BARON RD  
WAXHAW, NC 28173

AERO PLANTATION ASSOC  
1025 WOODS LOOP  
WEDDINGTON, NC 28173

OELSCHLAEGER TERRY D  
959 BARON RD  
WAXHAW, NC 28173

LINER GAINES H  
937 BARON RD  
WEDDINGTON, NC 28173

DEAL LAKE PROPERTY LLC  
3610 ETHAN CT  
CHARLOTTE, NC 28226

HORENSTEIN LAWRENCE  
617 LOCHAVEN ROAD  
WAXHAW, NC 28173

BLOCK DAVID P  
621 LOCHAVEN RD  
MATTHEWS, NC 28173

IVANNIKOV ALEXANDER  
623 LOCHAVEN RD  
WAXHAW, NC 28173

LEE JONATHAN STEPHEN TRUSTEE  
629 LOCHAVEN RD  
WAXHAW, NC 28173

TEODOROVICI EMILIA M  
635 LOCHAVEN ROAD  
WAXHAW, NC 28173

IOFFE DMITRIY  
633 LOCHAVEN RD  
WAXHAW, NC 28173

GUEAR TODD J  
6048 OXFORDSHIRE RD  
WAXHAW, NC 28173

HEDRICK P SCOTT ET AL  
130 MARTINGALE LN  
WILMINGTON, NC 28409

WALLER MICHAEL R  
606 LOCHAVEN RD  
WAXHAW, NC 28173

CUBINA JAVIER SANTOS  
630 LOCHAVEN RD  
WAXHAW, NC 28173

IGLESIAS TINA  
640 LOCHAVEN RD  
WAXHAW, NC 28173

WASDELL RAYMOND V  
PO BOX 472  
BOWLING GREEN, SC 29703

ECKHART MARK STEVEN  
542 LOCHAVEN RD  
WAXHAW, NC 28173

KALYUZHNYI YURIY V  
5907 PARKSTONE DR  
MATTHEWS, NC 28104

MCAREAVY STEVEN C  
762 LOCKHAVEN RD  
WAXHAW, NC 28173

LITTLE WILLIAM E JR  
748 LOCHAVEN RD  
WAXHAW, NC 28173

DEAN ONIKA  
754 LOCHAVEN RD  
WAXHAW, NC 28173

SIDNEY KENNETH D  
625 LOCHAVEN RD  
WAXHAW, NC 28173

STAMATELATOS GEORGE CHRISTOS  
6068 OXFORDSHIRE RD #64  
WAXHAW, NC 28173

SALAMI SAID ZIAOLDIN  
205 RUNNING HORSE LN  
WAXHAW, NC 28173

ALLEN MORGAN STEWART TRUSTEE  
639 LOCHAVEN RD  
WAXHAW, NC 28173

MAYNARD WILLIAM ARTHUR  
647 LOCHAVEN RD  
WAXHAW, NC 28173

## Exhibit A (Cont.)

HOULT MARION  
655 LOCHAVEN RD  
WAXHAW, NC 28173

WEIL JOSEPH D  
654 LOCKHAVEN RD  
WAXHAW, NC 28173

HEUSTESS LAUREN  
210 HIDDEN HAVEN TRL  
WAXHAW, NC 28173

MCDOWELL DOUGLAS D  
720 TEMPLETON AVE  
CHARLOTTE, NC 28203

VOLK ALEKSANDR  
6052 OXFORDSHIRE RD  
WAXHAW, NC 28173

STRUBBE DAVID S  
225 HIDDEN HAVEN TRAIL  
WAXHAW, NC 28173

MCDONNELL ROBERT  
205 HIDDEN HAVEN TRL  
WAXHAW, NC 28173

DAVIS THOMAS  
6064 OXFORDSHIRE RD  
WAXHAW, NC 28173

PUROHIT MOHIT  
316 WESTLAKE DR  
WAXHAW, NC 28173

DZHUGA SERGEY  
537 LOCHAVEN RD  
WAXHAW, NC 28173

HEDRICK P SCOTT ET AL  
130 MARTINGALE LN  
WILMINGTON, NC 28409

MEAD PAUL W  
534 LOCHAVEN RD  
WAXHAW, NC 28173

DEFIORE MICHAEL  
757 LOCHAVEN RD  
WAXHAW, NC 28173

ENGLISH ROBERT THOMAS  
744 LOCHAVEN RD  
WAXHAW, NC 28173

PARKER MICHAEL ERIC  
6037 OXFORDSHIRE RD  
WEDDINGTON, NC 28173

LOMBARDO THOMAS S  
6041 OXFORDSHIRE RD  
WAXHAW, NC 28173

NEER RICHARD  
6045 OXFORDSHIRE RD  
WAXHAW, NC 28173

SIAO TAISHEN  
6040 OXFORDSHIRE RD  
WAXHAW, NC 28173

WILLIAMS PHILLIP R  
6036 OXFORDSHIRE RD  
WAXHAW, NC 28173

KOTHADIA JAMNAD M  
6049 OXFORDSHIRE RD  
WAXHAW, NC 28173

RORIE JAMES W  
6053 OXFORDSHIRE RD  
WAXHAW, NC 28173

HAMILTON GARY R  
6057 OXFORDSHIRE RD  
WAXHAW, NC 28173

## **Exhibit B**

### **Community Meeting Notice**

#### **NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**

Subject: Rezoning Petition  
Petitioner/Developer: Toll Brothers  
Current Land Use: Residential & Vacant  
Existing Zoning: R-CD  
Rezoning Requested: R-CD

**Date and Time of Meeting:** ***Thursday, May 2, 2024, at 6:00 PM***

**Meeting Location** ***St. Margaret's Episcopal Church  
8515 Rea Road  
Waxhaw, NC 28173***

**Meeting Registration:** ***Please send an email to Drenna Hannon at  
[drennahannon@mvalaw.com](mailto:drennahannon@mvalaw.com)  
to confirm your attendance.***

Date of Notice: 4/17/2024

Moore & Van Allen is assisting Toll Brothers (the "Petitioner") on a recently filed request to rezone an approximately 167.48-acre site located at 610 Weddington Road (and other nearby parcels) in Weddington, North Carolina (the "Site") to R-CD. The request is to allow the Site to be developed with a residential community consisting of ±93 homes. Access to the site will be from Weddington Road.

The Petitioner will hold an **In-Person Community Meeting** to discuss this rezoning proposal with nearby property owners and organizations. The Town of Weddington Planning Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the site. **Accordingly, we are extending an invitation to participate in the upcoming Community Meeting to be held on Thursday, May 2, 2024, at 6:00 p.m. at St. Margaret's Episcopal Church.** Please contact Drenna Hannon at email: [drennahannon@mvalaw.com](mailto:drennahannon@mvalaw.com) to RSVP and reference the location of the meeting.

Residents who expect they will be unable to attend the community meeting or have questions about this matter are asked to email [bridgetgrant@mvalaw.com](mailto:bridgetgrant@mvalaw.com) or call **704-301-3137** to make alternative arrangements to receive the presentation information. Presentation materials will be shared upon request after the meeting.

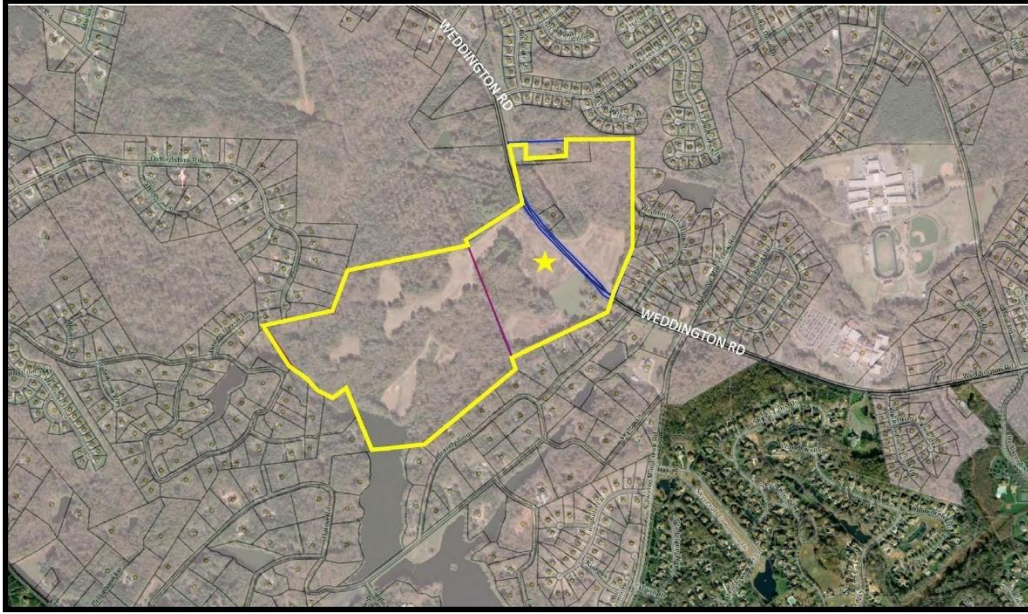
Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting. Thank you.

cc: Greg Gordos, AICP, Town Planner, Town of Weddington, NC  
Robert Price, Toll Brothers  
Bridget Grant, Moore & Van Allen, PLLC

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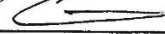
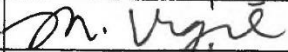
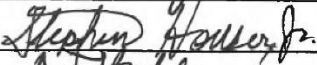
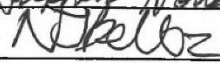


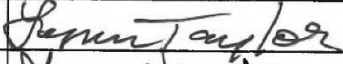
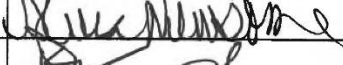
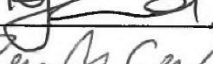
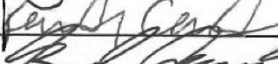

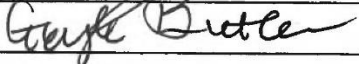



**Exhibit B (continued)**

**Site location:**



## Exhibit C

TOLL BROTHERS DEAL LAKE  
COMMUNITY MEETING

	Name	Email	Attendees Signature
2	Bob & Linda Williams	RWILLIAMS19@carolina.rr.com	
1	Christopher Neve	christopherneve@ymail.com	
1	Marcia Vigil	johnkunich@aol.com	
1	Stephen L. Houser, Jr.	shouserjr@carolina.rr.com	
2	Christian & Nicky Beltz	beltzcg@gmail.com	
1	Srikanth Devarapalli	sri.devarapalli@gmail.com	
2	Frank & Stephanie Turek	fturek@me.com	
1	David Bosefski	david.bosefski@gmail.com	
1	Cathy Killough Brown	ckbrown0219@gmail.com	
2	Ken & Lynn Taylor	lynn.taylor508@gmail.com	
1	Sylvia Newsome	samalexzac@aol.com	
1	Kerry (KJ) Greenwood	kjgreenwood.gps@gmail.com	
1	Randy Carder	randy.carder@gmail.com	
2	Bernard & Monika Schnacke	bus202@frieling.com	
1	Gayle Butler	gaylethomas1@gmail.com	
2	Tom & Katherine Lombardo	tslombardo@msn.com	
1	Debbie Moffat	dmoffat215@gmail.com	
1	Debra Badalamenti	debra@nthomes.com	
1	Richard & Addeline Abbate		
1	Erin Cusumano	erincusumano@yahoo.com	

5/2/2024



**Exhibit C (Cont.)**

TOLL BROTHERS DEAL LAKE  
COMMUNITY MEETING

1	David Cusumano	<a href="mailto:david.p.cusumano@gmail.com">david.p.cusumano@gmail.com</a>	<i>David Cusumano</i>
3	Chad & Melissa Emerine	<a href="mailto:chademer@gmail.com">chademer@gmail.com</a>	<i>Chad Emerine</i>
2	Gall and John Giattino	<a href="mailto:john@giattino.net">john@giattino.net</a>	
2	Craig and Lorraine Horn	<a href="mailto:lhorn@carolina.rr.com">lhorn@carolina.rr.com</a>	<i>Lorraine Horn</i>
1	Harsh Vasavada	<a href="mailto:vasavada.h@gmail.com">vasavada.h@gmail.com</a>	<i>Vasavada</i>
1	Mike Waller	<a href="mailto:mikewaller@gmail.com">mikewaller@gmail.com</a>	<i>Mike Waller</i>
1	Chris Faulk	<a href="mailto:cfaulk@metrolinasurveyors.com">cfaulk@metrolinasurveyors.com</a>	
1	Reid Wilkerson	<a href="mailto:reid.wilkerson@mcclancy.com">reid.wilkerson@mcclancy.com</a>	<i>Reid Wilkerson</i>
1	Jim Bell	<a href="mailto:jbelle@media-comm.com">jbelle@media-comm.com</a>	<i>Jim Bell</i>
1	Joshua Ziembiec	<a href="mailto:jziembiec@gmail.com">jziembiec@gmail.com</a>	
1	Charlie BonDurant	<a href="mailto:Charlie.BonDurant@cokeconsolidated.com">Charlie.BonDurant@cokeconsolidated.com</a>	<i>Charlie BonDurant</i>
1	Charlie Fox	<a href="mailto:Charlesifox@gmail.com">Charlesifox@gmail.com</a>	<i>Charlie Fox</i>
1	Ginger Edgeworth	<a href="mailto:gingeredgeworth26@gmail.com">gingeredgeworth26@gmail.com</a>	
1	Kenn Frazier	<a href="mailto:kenbosama@gmail.com">kenbosama@gmail.com</a>	<i>Kenn Frazier</i>
1	Elizabeth <sup>Holley</sup> Cable	<a href="mailto:ecable@att.net">ecable@att.net</a>	<i>Elizabeth Cable</i>
1	Laura Kaplan	<a href="mailto:laura.kaplan10@gmail.com">laura.kaplan10@gmail.com</a>	<i>Laura Kaplan</i>
2	Bill & Patty Powell		<i>Bill &amp; Patty Powell</i>

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5/2/2024

**Exhibit C (Cont.)**

Community Meeting Attendance Sheet

\*\* This sign in sheet is to acknowledge your attendance at the community meeting and so that the City Council may know who attended the community meeting. Signing this attendance sheet does not indicate support or opposition to the proposed rezoning petition. \*\*

Petitioner: Toll Brothers Deal Lake Weddington  
 St. Margaret's Episcopal Church, 8515 Rea Rd., Waxhaw  
 Rezoning petition Number: TBD  
 Date: May 2, 2024

Name	Address	Phone	Email
JOHN DRACHZAL	950 Eagle Rd	917 750 3667	Johnh2al222@ <i>C. me...@...</i>
STEPHEN SIGFRIED	1037 Baron Rd	561-427-4443	SKS.Ziggy@yahoo.com
BOB HORNEK	1526 E Fraher St Chapel Hill, NC	919 929 3905	hornek@brayliff.com <i>brayliff firm</i>
CHRIS HUYSMAN	510 SNOW LN SPARTA, NC	336.406.0906	
MIHAIL TOPOLIAN	130 Bluffwood Lane	704-519-8918	KS+Famil_properties@ johnamon.com
JOHN R AMM	744 SKYTOP R	980-772-0925	preferredsolutions.com CURTISAMCDONALD@ ash.hud.com
CURTIS McDONALD	930 BARON RD WAXHAW, NC 28173	704-923-2293	tamara.mcdonald@ 05@gmail.com
TAMARA McDONALD	930 Baron Rd	412-999-6707	
ANDREW STALEY	907 Toe Top Lane	704-441-1014	andrew.ih@me.com
JOE LEIGH LAMONICA	935 WOODS LOOP	704-256-9089	leighlamonica@yahoo.com
WALTON HOGAN	5009 Laurel Grove Ln	704 849 2383	W L Hog
JOHN GALICH	5029 Oxfordshire	704 846 926	
GARY PALMER	1008 Shygin La	704 201 5257	Gary.Palmer@PalmerCustom Builders.com
BOB SHLOSSER	Weddington	704-619-4484	Bob@RASBou Hwy LLC
DELTA SZPACOWSKI	Weddington	704-661-4808	DELTA22@comcast.net
JACK PLYLER	1015 ESWELE LN	704-458-4062	jack.plyler@gmail.com
LINDA CASHION	1142 Baron Rd.	704-256-5644	bob-cashion@char mai com



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St. Margaret's Episcopal Church, 8515 Rea Rd., Waxhaw**

**Rezoning petition Number: TBD**

**Date: May 2, 2024**

Name	Address	Phone	Email
Jami Bartolucci	918 Osprey Ct	704 843 7627	jamibartolucci@aol.com
Alan Bartolucci	" " "	" " "	
Julie Staley	907 Tee Top Lane	704-287-7523	juliestaley@mac.com
Neil Ryan	800 Spring Oaks Dr	704 491 1632	neilryan@gmail.com
Rick Bernier	146 LARKFIELD DR		RICKANDLU@Earthlink.net
L ANNE BERNIE	" " "		" " "
Patty Grau	4625 Stonybrook Ct	704-564-3850	pegelt@aol.com
KEELY ALTASE	634 BARON RD.	704.562.1028	KBRWNALTASE@gmail.com
Mark Bivens	1000 Baron Road	704-604-1492	mbbivens@outlook.com
BILL DETEP	401 HAVENCHASE DR	515-326-5584	detepville@gmail.com
VERONICA GUEROLA	1203 GOLDFINCH LN	704-840-3274	r_hooper@yahoo.com vguerola@hotmail.com
Gary Frenette	6065 Oxfordwood	704 844 0323	cconcology@hotmail.com
HARRY CHILEAT	Fox Run	704-975-7001	
Susan Wedra	4344 Oxford Mill Rd		Susanna.Wedra@gmail.com
Keith Long	Wedge Club Hill	412 580 2098	long.keith@gmail.com
John Patel	727 Ridgeland Dr	704-787-0425	jatinku@gmail.com
Jill Szklarski	624 Maple Valley Ct	704-661-2644	JSZK1@yahoo.com

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St. Margaret's Episcopal Church, 8515 Rea Rd., Waxhaw  
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Date: May 2, 2024**

Name	Address	Phone	Email
Samantha Dawn	3616 Bountycf	704 301 4523	SNMRSam@aqual.com
Dan + Janet Maday	1012 Woods Loop	704-599-9384	janethmaday@aol.com
Dan + Kathy Queen	660 Brandy Ct	704 614 2852	Danqueen2001@gmail
Enrol Weber	4344 Grand Mill Rd	516 906 1386	
Mary + Kelly Stevens	5000 Docksidge	704 846 7107	
Amy Dawn	643 Baron Rd	704-560-0233	Amydawn599@gmail
Ed Hannon	643 Baron Rd		ehannon@me.com
Apeksh Dave	804 Pine Valley ct	704 756 0587	apeksh.dave@gmail.com
Jonal Szekinski	624 Maple Valley Ct	704-507-0969	JSZKINSKI@OUTLOOK.COM
Peter Balletta	630 BARON RD, 28173	704-576-9168	262 RUNNR @GMAIL.COM
Cherry Carvey	5036 Oxfordshire	704 651-8933	
Phil McQuinn	808 Summer Harvest Dr.	860 338 9339	
Ellen McLaughlin	3021 Highway Pl.	312-498-2150	nidolfe sbcglobal.net
PAUL WESLAKE	513 PINE NEEDLE CT		
Rob Kreshev	1500 Barton Creek		

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 St. Margaret's Episcopal Church, 8515 Rea Rd., Waxhaw  
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 Date: May 2, 2024**

Name	Address	Phone	Email
Julie Hunter	943 Woods Loop		juliehunter46@gmail.com
<del>Tom Smith</del>			
Tom Smith	1840 Tanglewood Ct	204 877 8826	tsmith@townofweddington.com
Ryan Smith	300 PARKS FERRY RD		RSMITH@TOWNOFWEDDINGTON.COM
John KUNICH	1026 LAKE FOREST		johnckunich@aol.com
Jac Joubert	679 BRANDT CT		jacjoubert@gmail.com
Christopher Neve	110 CHISESTONE CT	919-672-2539	christopherneve@gmail.com
Greg Gold	7527 Sylvan Crossing Ct		goldg.373@gmail.com
Kirsty Getzen	VINTAGE CR.	7021-491-2532	
Patt Becker	weddington Rd		
Tracey Star	Longwood Ct		t1sjanj@msa.com
Burtin Podrebarac	1154 Baron Rd.		bpodre@msn.com
Kelly Ashley	2018 Weddington Lake Dr.		
Ryan WELLS	213 Sugar Plum Ct.		WELLS1198@CAROLINA.RT.COM
Mike Anton	230 Baron Rd		antonm@bellsouth.net



**Exhibit C (Cont.)**

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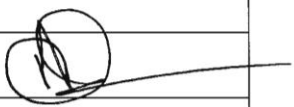
Name	Address	Phone	Email
Mr & Mrs Mark <del>Adcock</del>	718 Baron Rd	704-306-3656	mtdausa@aol.com
Laura Anton	730 Baron Rd	678-428-0105	lantona@bellsouth.net
Alan C	1012 Brn	<del>704-744-4400</del>	agub
Orin Podichm	700 Cash rd	701-897-4841	-
Wesley Hens	1200 Benson Rd	239-206-3498	-
Philip Chukwueke	1205 Shipp on Lane, Waxhaw	619-890-5998	philchukwueke@gmail.com
Mike Dewbe	4011 Lake Prairie Dr.	704-907-4759	mdewbe@gmail.com
FRANK Corplaw	2005 Weddington Lake Dr	914-804-9966	<del>frankcorplaw@gmail.com</del>
Stephanie Grodbold	3117 Michelle Dr.	704-965-5073	godbold.family.mail@gmail.com
Vignesh c	5022 Doctors Rd	704-886-0614	vigneshc@gmail.com
Hattow	7025 High Meadows Dr.		

**Exhibit C (Cont.)**

Community Meeting Attendance Sheet

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 St. Margaret's Episcopal Church, 8515 Rea Rd., Waxhaw  
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 Date: May 2, 2024

Name	Address	Phone	Email
CHRIS FAULK	1162 W. HLOW OAKS BL	980.721.2353	Cfaulk5@verizon.net
DARCEY LADLOW		704.299.8698	
CRAIG/ANGELA FULTON	1309 VEERY CT MATT. 28104		CJFULTON@HOTMAIL.COM
AMANDA JARRELL	1325 LONGLEAF CT	704-774-0265	AMANDA@JARRELLHOMES
Michael McLoughlin	3021 Highbury Place	302-355-2050	mmcoblme.com
PAUL HIATT	# 2201 DEER MEADOWS	908.442.8875	hiattp@gmail.com
Brian Helms	1421 BRADY DR.	(704) 400-1435	
ANAND THIRUMANGIYAM	3055 TWIND LAKES DR	704.933.2333	
<del>David B</del>			

## Agenda Item 6.B.

### Definitions required

Diameter at Breast Height (DBH) – measurement in inches of a tree trunk at 4.5 feet above the ground. For multi-stemmed trees which fork below 4.5 feet above the ground, the DBH is determined by measuring all the trunks, and then adding the total diameter of the largest trunk to one-half the diameter of each additional trunk.

Tree Fence – Tree fence shall be of a rigid material (i.e., wood lathe, chain-link, etc.) and must be secured to metal posts driven into the ground, spaced no further than ten feet (10') apart.

Critical Root Zone (CRZ) – An area originating from the trunk of the tree with a radius of 1 foot for every 1 inch DBH measured on that same tree. For example, if a tree has a DBH of 12 inches, its CRZ will have a radius of 12 feet.

Heritage Tree – A tree 20 inches DBH or larger in the oak genus (Quercus)

Planting Season – The period of time appropriate to plant trees and other plant material beginning October 1<sup>st</sup> each year and terminating May 1<sup>st</sup> the following year, seven months in total length.

### Q. Tree Requirements.

1. *Tree Save and Tree Replenish Requirements.* In order to maintain or replenish the Town tree canopy, ~~in any new major residential development the following shall apply~~ the following shall apply to any new development:

- a. The ~~tree~~-removal of trees greater than 6 inches DBH is not permitted within areas that have naturally occurring trees located outside the buildable area of a lot or development. For the purpose of these provisions “buildable area” means all areas located outside of:
  - i. Required zoning district setbacks
  - ii. Existing and proposed street rights-of-way and easements;
  - iii. Utility and drainage easements.
- b. Tree canopy shall be preserved in order to stabilize soil, control water pollution by preventing soil erosion and reducing flooding, reduce air pollution, mitigate the urban heat island effect, reduce noise pollution, provide natural habitat for wildlife, and contribute to the unique aesthetic value of the Town. The amount of tree canopy on a proposed development’s site shall be calculated prior to commencement of land disturbing activities. Tree preservation shall be provided according to the following standards.
  - i. Development sites that are calculated to have less than 20% tree canopy in the buildable area prior to development shall preserve a minimum of 10% of the buildable area as contiguous tree save.
  - ii. Development sites that are calculated to have more than 20% but less than 40% tree canopy in the buildable area prior to development shall preserve a minimum of 20% of the buildable area as contiguous tree save.
  - iii. Development sites that are calculated to have more than 40% tree canopy in the buildable area prior to development shall preserve a minimum of 30% of the buildable area as contiguous tree save.
  - iv. The baseline canopy measurements on a proposed development site shall be provided by the property owner or applicant and submitted as part of a

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landscape plan. The percent canopy cover may be calculated using aerial photographs and verified, if necessary, by ground measurement. The method of canopy calculation must be approved by the Union County Urban Forester.

- v. If the tree save requirement does not meet the required percentage of the total site area, additional trees must be planted. Trees planted shall be a minimum of two inches in caliper and shall be 75% medium to large maturing.
- vi. Where circumstances prevent locating the required tree plantings or preservation standards on site, the developer may mitigate protected tree canopy removal by planting new trees on the site whose canopy equals that of the canopy to be removed.
- vii. Areas that are designated as existing rights-of-way, easements or other utility facilities and existing ponds, lakes, or streams shall be subtracted from the total property area before the tree preservation requirements are calculated.
- viii. If root disturbance or construction activities occur within the drip line of any tree designated as protected, only the area that is not affected by construction activities shall be included in the calculated tree preservation areas.
- ix. Tree preservation areas shall be no less than 2,500 square feet in area, no less than 10 feet in width, and contain not less than one tree 6 inches DBH or larger. Where existing trees are insufficient to meet this standard, new trees shall be planted in order to meet this minimum requirement.
- x. Tree preservation areas shall not be located on any deeded lot.
- xi. Portions of development sites that are designated as tree preservation areas shall be protected during construction and shall remain undisturbed in perpetuity. The property owner or applicant shall be responsible for the erection of any and all tree fence necessary to protect any existing or installed trees from damage both during and after construction. These tree protection zones shall be clearly labeled on development plans and subject to inspection by Town officials.
- xii. Where removal of existing trees is approved within tree preservation areas, new trees shall be installed in the general vicinity of the trees removed. The replacement trees shall be approved by the Administrator and shall cover the same or greater canopy area at time of maturity.
  - 1. A payment in lieu of tree replacement may be allowed, subject to approval by the Zoning Administrator in cases where site area is insufficient or it is otherwise impractical to replant trees on site.
  - 2. The payment shall be based on the total replacement cost of the trees. The applicant is responsible for providing price quotes and such quotes shall be certified by a North Carolina registered forester, registered Landscape Architect, or an ISA certified arborist.

b-c. Each lot created shall contain one existing or planted canopy tree for every 40 feet of street frontage or fraction thereof. Alternatively, the canopy trees can be placed at 40-foot intervals along a street front, irrespective of lot line locations. Street trees shall be a minimum of four feet and a maximum of 12 feet from the edge of right-of-way on private property.

c-d. Each lot less than one acre in area shall have a minimum of four canopy trees. Each lot that is one acre or more in area shall have a minimum of six canopy trees. At least two trees shall be located within the front yard and back yard of each lot. Required street trees may be counted towards the fulfillment of this requirement. Existing canopy trees, outside required zoning setbacks that are ~~six inches~~ 6 inches DBH or larger ~~diameter at~~

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~~breast height~~, may be counted towards fulfilling this requirement if they are properly preserved during construction by installing tree fence around the CRZ. All canopy shade trees planted within the lot must be spaced to accommodate mature growth. New tree planting for each single-family lot shall be done on a lot-by-lot basis, prior to the issuance of a certificate of occupancy for each lot.

~~d.e.~~ Areas not falling under the on-lot or perimeter landscaping requirements including detention areas and open space areas shall be landscaped with ten (10) shade trees, ten (10) understory trees, fifteen (15) evergreens, and thirty-five (35) shrubs per acre.

## 2. Heritage Trees

- a. Heritage trees are defined as those trees 20 inches DBH or larger in the oak genus (Quercus).
- b. All buildings, building additions, and other structures (including but not limited to driveways) shall be located upon a lot or parcel of land in such a way as to minimize damage to or removal of Heritage trees.
- c. No impacts to the CRZ of a Heritage tree or removal of a Heritage tree shall be approved unless the Administrator finds that that all reasonable efforts have been undertaken in the architectural layout and design of the proposed development, in accordance with the following:
  - i. Building placement, driveway, walkway, and parking areas shall be designed in such a way as to avoid unnecessary removal of or damage to Heritage trees.
  - ii. Drainage and grading shall be developed in such a way as to avoid removal of or damage to Heritage trees, and to protect remaining Heritage trees from risk of damage through change in grade or moisture, or from root loss as a result of grading and earth moving.
  - iii. All utility lines shall be bored through Heritage tree CRZs unless the Administrator approves an alternative procedure.
  - iv. Landscape plans shall reflect Heritage trees being retained.
  - v. The CRZ of Heritage trees on lots adjacent to the lot in question on which construction activity will take place shall be carefully considered, and must be given the same considerations as Heritage trees on the lot in question.

## 2.3. Tree Protection

- a. Property owners are responsible for ensuring that all existing trees shown on approved plans as being retained to meet the requirements of this article are protected during the construction process from removal, destruction, or injury.
- b. Before any excavation, land clearing, vegetation removal, or earth moving takes place on the subject site, a barrier tree fence must be erected around the drip line CRZ of all such trees being retained sufficient to put on notice all construction personnel that any disturbance of the area within the drip line CRZ of such trees is prohibited, except as expressly approved by the administrator. Required tree barriers-fence must be shown on construction plans including the demolition, and grading, and utilities plans.
- ~~b.c.~~ If tree fence must protect less than the entirety of the CRZ, this must be shown on approved plans and approved by the Administrator.
- ~~c.~~ Clearing or grading shall not commence on the site until tree protection measures have been inspected and approved by the Administrator.
- d. All required tree fence must be in place around the CRZ and approved by the Administrator prior to beginning construction. The tree fence must remain in place



during the entire construction period to prevent impingement of construction vehicles, materials, spoils, and equipment into or upon the CRZ. All fencing shall be of a rigid material (i.e., wood lathe, chain-link, etc.) and must be secured to metal posts driven into the ground, spaced no further than ten feet (10') apart.

~~d.e.~~ No soil disturbance, filling, compacting, or material storage shall occur within tree protection areas. Operating heavy equipment within the CRZ is prohibited. Landscaping within the CRZ of retained trees must be shown on approved plans and must not utilize heavy equipment, or must mitigate for the impacts of heavy equipment.

~~e.~~ In association with the approval of any permit herein required or any site plan or subdivision plat, the Zoning Administrator and/or Town Council may require additional tree preservation measures above and beyond those listed herein that are deemed to support the tree preservation objectives of this UDO.

#### 3.4. Maintenance.

- a. The property owner is responsible for the maintenance and protection of all required landscaping and screening, in accordance with American Standard for Nursery Stock (ANSI Z60.1) as published by the American Association of Nurserymen
- b. Failure to maintain landscaping is a violation of this ordinance.

#### 4.5. Planting Size and Specifications

- a. Ornamental and understory tree species planted to satisfy the tree planting requirements of this UDO must have a 2-inch minimum caliper size and a minimum height of 6 feet at the time of planting.
- b. Conifers or evergreen tree species planted to satisfy the tree planting requirements of this article must have a minimum height of 6 feet at the time of planting.
- c. Canopy tree species planted to satisfy the tree planting requirements of this article must have a 2.5-inch minimum caliper size and a minimum height of 8 feet at the time of planting.
- d. Tree and Plant Species ~~Tree and plant species~~ listed in the North Carolina Department of Transportation's Invasive Exotic Plants of North Carolina may not be credited toward satisfying the landscaping and screening requirements of this article.
- ~~e.~~ All new trees planted shall be selected from the ~~suggested species list, which is provided as Appendix 3 (approved plant list)~~ Union County Urban Forester's species list, provided that additional species may be used subject to specific approval of the Administrator. All trees must comply with the American Standard for Nursery Stock published by the American Association of Nurserymen. The Administrator has ultimate authority over species selection and may overrule species selection decisions, even if that species is listed on the species list.
- ~~f.~~ The Administrator may require a broad diversity of tree and shrub species be selected and planted consistent with urban forestry best practices.
- ~~e.g.~~ The Administrator may waive plant material size (caliper and height) requirements, especially in the interest of securing a more desirable species selection choice.
- ~~f.h.~~ All plant material shall be free from disease when planted and shall be maintained in a healthy condition. All plant material shall be installed in a fashion that ensures the availability of sufficient soil and water to sustain healthy growth. ~~All trees shall be properly guyed and staked at the time of planting.~~ All plant materials shall be planted in a manner which is not intrusive to utilities or pavement. The Administrator will maintain

[tree and shrub planting standards specifications and all plant material installed shall comply with these standard specifications.](#)

5-6. Time for Installation. All perimeter and open space landscaping for single-family major residential developments shall be completed in accordance with the approved site plan at the time that seventy (70) percent of the development is completed or within the next planting season following occupancy, whichever comes first. If the development is built in phases, then the landscaping shall be completed as seventy (70) percent of each phase is completed or within the next planting season following occupancy, whichever comes first. If plantings cannot be installed, the Administrator may issue a temporary permit and take surety until the landscaping is completed equal to one hundred ten (110) percent of the estimated cost for landscaping improvements.

6-7. Replacement. All landscaping shall be guaranteed for two (2) years from the date of acceptance and shall be replaced by the applicant at no charge to the Town should they die or be in a declining condition in the opinion of the [Arborist/Union County Urban Forester](#). The replacement tree shall be the same size, species and quality, unless said species is no longer on the approved species list and shall carry the same two (2) year guarantee. The Town may use the bond or surety to replace plants if the developer fails to perform adequately. After the initial two (2) year period, the landowner or, in the case of plant material in common open space, the homeowners' or property owners' association shall be responsible for maintaining and replacing any plants that die.

7-8. Plan Required. All applications for development and construction activities that are subject to the landscape and screening regulations of this article must be accompanied by a landscape plan [and a tree protection plan](#). No building permit or similar authorization may be issued until the administrator determines that the landscaping and screening regulations [and tree save regulations](#) of this article have been met. These measures shall include, but not be limited to, the following:

a. ~~Tree landscape plan. The tree landscape plan must show that there will be no grading or land disturbing in the root protection zone. Land disturbing is also considered trenching, placing backfill in the root protection zone, driving or parking equipment in the root protection zone, and dumping of materials detrimental to plant health in close proximity of the tree(s).~~

a. [An inventory of trees is required of all trees 6 inches DBH or greater outside the buildable area and all Heritage trees across the entire lot or parcel.](#)

b. ~~Tree landscape protection.~~[Tree Protection Plan.](#) ~~Tree protection fencing fence~~ shall be indicated on the ~~tree landscape plan~~[Tree Protection Plan](#), grading plan, ~~and demolition plan, erosion control plan, and utilities plans~~ around the ~~perimeter of tree protection areas~~[CRZ of trees to be retained](#). ~~Fencing in or around an existing tree canopy to be preserved/saved shall contain an area bounded by a line situated five feet beyond the drip line, for a single tree, and five feet beyond the perimeter drip line for a group of trees. The protection fencing shall consist of colored mesh fabric fencing material, three feet minimum height, with posts eight feet or less on center. The Tree Protection Plan shows the tree inventory and survey relative to the location of future building footprints, overhead and underground utilities, grading changes, and other infrastructure or anything that will require excavation or soil disturbance, or new impervious cover that will be constructed in relation to the location of existing trees to be retained. Diagram~~

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CRZ of Heritage trees and other retained trees and prescribe tree fence. Show the boundaries of tree save areas.

b.c. A Landscape Plan is required. Show all landscape plantings (entryway, parks, signage areas, etc.) along with a detailed 'Planting Schedule'. Show a legend of symbols representing each species to be planted (street trees; landscaping trees, shrubs and plants).

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#### 8-9. Inspections.

- a. Agents, officials or other qualified persons authorized by the Town are authorized to inspect the sites subject to the provisions of this UDO to determine compliance with this UDO or rules or orders adopted or issued pursuant to this UDO.
- b. No person shall refuse entry or access to any authorized representative or agent of the town who requests entry for the purpose of inspection, nor shall any person resist, delay, obstruct or interfere with the authorized representative while in the process of carrying out official duties.
- c. If, through inspection, it is determined that a property owner or person in control of the land has failed to comply or is no longer in compliance with the provisions of this section or orders issued pursuant to this section, the town will serve a written notice of violation.

#### 10. Penalties.

- a. In addition to other remedies and penalties provided by law and this UDO, a planting requirement of 4 trees for every tree removed, which may be assessed in addition to or in lieu of any monetary penalties. Where the Administrator has determined that a violation of this UDO has occurred, no certificate of occupancy or certificate of compliance shall be issued until required replacement plantings have been completed or the violation otherwise remedied.
- b. Failure to install and maintain tree fence or other tree protection measures shall be a civil penalty of five hundred dollars (\$500) per day beginning with the date the citation is issued and ending when the site is in compliance. This amount shall be one thousand dollars (\$1,000) per day for each Heritage tree in question.
- c. Failure to install required landscaping material or to replace dead landscape material shall be a civil penalty of five hundred dollars (\$500) per day beginning with the date the citation is issued and ending when the site is in compliance.
- d. Removal of a tree 6 inches DBH or greater that should have been retained without permission from the Administrator shall be a civil penalty of five hundred dollars (\$500) for each tree.
- e. Removal of a Heritage tree without permission from the Administrator shall be a civil penalty of five hundred dollars (\$500) per inch DBH.
- f. The maximum civil penalty for each tree shall not exceed \$25,000.

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## Definitions

Diameter at Breast Height (DBH) – measurement in inches of a tree trunk at 4.5 feet above the ground. For multi-stemmed trees which fork below 4.5 feet above the ground, the DBH is determined by measuring all the trunks, and then adding the total diameter of the largest trunk to one-half the diameter of each additional trunk.

Critical Root Zone (CRZ) – An area originating from the trunk of the tree with a radius of 1 foot for every 1 inch DBH measured on that same tree. For example, if a tree has a DBH of 12 inches, its CRZ will have a radius of 12 feet.

Heritage Tree – A tree 20 inches DBH or larger in the oak genus (*Quercus*)

## Chapter XYZ – Tree Ordinance

1. Heritage Trees – It shall be unlawful for any person to remove or damage any Heritage tree prior to issuance by the Town of Weddington of a Tree Removal Permit therefor. Tree Removal Permits authorizing the removal of a Heritage tree may be issued for the following reasons:
  - a. The Heritage tree is dead or dying;
  - b. The Heritage tree is diseased;
  - c. The Heritage tree is damaged or injured to the extent that it is likely to die or become diseased, or that it constitutes an immediate hazard to persons or property;
  - d. Removal of the Heritage tree is consistent with good forestry practices as determined by the Union County Urban Forester;
  - e. Removal of the Heritage tree will avoid or alleviate an economic hardship on the lot or parcel.
2. The Town shall not issue a Tree Removal Permit except upon 1) receipt of a completed application and 2) determination that issuance of the request Tree Removal Permit is authorized pursuant to Section 1 of this Chapter.

# Agenda Item 6.C.

## TOWN OF WEDDINGTON 2025 PLANNING BOARD MEETING SCHEDULE

4<sup>TH</sup> MONDAY OF EVERY MONTH\*

DATE	TIME	LOCATION
January 27, 2025	7:00 p.m.	Town Hall Council Chambers
February 24, 2025	7:00 p.m.	Town Hall Council Chambers
March 24, 2025	7:00 p.m.	Town Hall Council Chambers
April 28, 2025	7:00 p.m.	Town Hall Council Chambers
May 27, 2025* reg mtg falls on holiday	7:00 p.m.	Town Hall Council Chambers
June 23, 2025	7:00 p.m.	Town Hall Council Chambers
July 28, 2025	7:00 p.m.	Town Hall Council Chambers
August 25, 2025	7:00 p.m.	Town Hall Council Chambers
September 22, 2025	7:00 p.m.	Town Hall Council Chambers
October 27, 2025	7:00 p.m.	Town Hall Council Chambers
November 24, 2025	7:00 p.m.	Town Hall Council Chambers
December 22, 2025	7:00 p.m.	Town Hall Council Chambers

## Agenda Item 7.A.

### **Section D-917A. Specific Requirements for All Residential Development - Required Improvements, Dedication, Reservation and Minimum Standards for Residential Development (applicable to both Traditional Residential Development and Conservation Residential Development).**

#### **A. Orientation of Residential Lot Lines.**

1. Side lot lines shall be substantially at right angles or radial to street lines.
2. Double frontage lots shall be avoided wherever possible.

**B. Location of House Sites.** Applicants shall identify house site locations in the tract's designated development areas designed to fit the tract's natural topography, be served by adequate water and sewerage facilities, and provide views of and/or access to adjoining Conservation Lands in a manner consistent with the preservation of the Conservation Lands.

**C. Panhandle Lots.** Panhandle lots and other irregular shaped lots may be approved in cases where such lots would not be contrary to the purpose of this UDO, heighten the desirability of the subdivision, and, where necessary, enable a lot to be served by water and/or a waste disposal system. All panhandle lots shall have a minimum road frontage width of 35 feet thereby providing an access strip to the lot. The length of said strip shall not exceed 200 feet. Said strip shall not be used to determine lot area or width or setback lines.

**D. Lots in Floodplains.** Lots within floodplains shall not be approved for recordation unless the following provisions are met:

1. Lots wholly subject to flooding. No proposed residential building lot that is wholly subject to flooding, as defined herein, shall be approved.
2. Lots partially subject to flooding.
  - a. No proposed residential building lot that is partially subject to flooding as defined herein shall be approved unless there is established on the lot plan a contour line representing an elevation no lower than two feet above the base flood line as defined in Appendix 7. Floodplain Regulations. All buildings or structures designed or intended for residential purposes shall be located on such a lot such that the lowest useable and functional part of the structure shall not be below the elevation of the base flood line, plus two feet.
  - b. For the purpose of this subsection, the term "useable and functional part of structure" shall be defined as being inclusive of living areas, basements, sunken dens, basement, utility rooms, crawl spaces, attached carports, garages and mechanical appurtenances such as furnaces, air conditioners, water pumps, electrical conduits, and wiring, but shall not include water lines or sanitary sewer traps, piping and cleanouts; provided that openings for same serving the structure are above the base flood line.
  - c. Where only a portion of the proposed lot is subject to flooding as defined herein, such lot may be approved only if there will be available for building a usable lot area of not less than ~~10,000~~ 40,000 square feet. The useable lot area shall be determined by deducting from the total lot area, the area of all yard setbacks required by the applicable zoning regulations and any remaining area of the lot lying within the area of the base flood (100-year flood) as shown on the flood boundary and floodway map described in Appendix 7 Floodplain Regulations.



## Agenda Item 7.B.

- e. The maintenance and upkeep of any guardhouses or entry structures, and subdivision walls, fences, or berms located at the external periphery of the development, shall be the sole responsibility of the developer and/or any duly incorporated and active homeowners' association.
  4. Prior to the approval of a final plat, the developer shall provide written evidence that the developer has created a homeowners' association whose responsibility it will be to maintain common areas and private streets within the development. Such evidence shall include filed copies of the articles of incorporation, declarations and homeowners' association bylaws, and maintenance agreements. See Article 8 for additional details.
- H. Marginal Access Drive.** Where a tract of land to be subdivided adjoins a thoroughfare as designated on the adopted LARTP or the comprehensive transportation plan maps, and the lots front the thoroughfare, the subdivider shall be required to provide a marginal access drive parallel to the thoroughfare. A marginal access drive shall meet the following requirements:
1. The marginal access drive shall be a minimum of 18 feet wide and located on a shared access easement that is a minimum 25 feet wide.
  2. The access easement shall be a minimum of 50 feet from the thoroughfare right-of-way.
  3. Existing screening shall be kept and/or supplemented between the thoroughfare and access easement.
  4. The marginal access drive shall be built to NCDOT specifications.
  5. A recorded shared access agreement shall be provided prior to approving the final plat.
- I. Street Design and Standards.** Minimum street right-of-way and pavement widths, as well as other engineering design standards shall be in accordance with the minimum design criteria for subdivision roads as established from time to time, by the division of highways, state department of transportation publication entitled "Subdivision Roads: Minimum Construction Standards," except where modified by the Town Roadway Standards.
- J. Cul-de-sacs.**
1. ~~Cul-de-sacs or dead-end streets designed to be permanently closed are prohibited and can only be used when topographic conditions and/or exterior lot line configurations offer no practical alternative for connection or through traffic. Cul-de-sacs shall not exceed 500 feet. Permanent dead-end streets shall not provide sole access to more than 16 dwelling units or 1,200 linear feet, whichever is less.~~ Measurement shall be from the point where the centerline of the dead-end street intersects with the center of a through street to the center of the turnaround of the cul-de-sac. The distance from the edge of pavement on the vehicular turnaround to the right-of-way line shall not be less than the distance from the edge of pavement to right-of-way line on the street approaching the turnaround.
  2. When cul-de-sacs end in the vicinity of an adjacent undeveloped property capable of being developed in the future, a right-of-way or easement shall be shown on the final plan to enable the street to be extended when the adjoining property is developed. ~~A sign will be required at the end of the cul-de-sac or dead-end street stating there will be a connection when the adjacent parcel is developed.~~ Cul-de-sacs in conservation residential developments shall generally include a pedestrian connection to the open space behind the lots they serve, preferably at the end of the cul-de-sac. ~~No system of multiple branching cul-de-sacs from a single junction within a connected street network is permitted.~~
  3. Cul-de-sacs shall generally be designed with central islands (preferably teardrop shaped) where trees are retained or planted. Cul-de-sac pavement and right-of-way diameters shall be in accordance with NCDOT design standards. Designs other than the "bulb" end design with a circular right-of-way will be subject to the approval of the Division Engineer of the Division of Highways, North Carolina Department of Transportation and the Town Council after review on an individual basis.
  4. Cul-de-sacs ~~that are private streets less than 600 feet long shall generally~~ shall be designed as "closes," with two one-way streets bounding a central "boulevard island" not less than 35 feet across. This can be easily accomplished by extending the outer edges of the turning half-circle perpendicularly to the street from which the cul-de-sac springs. The central open space offers opportunities for tree planting and "rain garden" infiltration areas for stormwater (particularly when the street pavement is sloped inward toward the central open space).
- K. Street Layout.**
1. *Conformity to Existing Maps or Plans.* Streets shall be designed and located in proper relation to existing and



proposed streets, to the topography, to such natural features as streams and tree growth, to public convenience and safety, and to the proposed use of land to be served by such streets. Streets shall be designed and laid out in a manner that minimizes adverse impacts on the Conservation Lands. To the greatest extent practicable, wetland crossings and new streets or driveways traversing steep slopes shall be avoided.

2. *Continuation of Adjoining Streets.* The proposed street layout shall be coordinated with the street system of the surrounding area. Where possible, existing principal streets shall be extended. Street connections shall be designed so as to minimize the number of new cul-de-sacs and to facilitate easy access to and from homes in different part of the tract (and on adjoining parcels). In certain cases where standard street connectivity is either not possible or not recommended, the Town may require the installation of one or more emergency access gates leading to a gravel drive connecting with the adjacent property or roadway. The homeowners' association is responsible for the maintenance, testing and repairs of all functions of emergency access gates. ~~An annual inspection and test of the gate shall be performed, and the results submitted to Town Hall. Any homeowners' association that is found to be in violation shall be required to maintain a service agreement with a qualified contractor to ensure year-round maintenance and to submit a copy of the service agreement to Town Hall.~~
  3. *Large Tracts or Parcels.* Where land is subdivided into parcels larger than ordinary building lots, such parcels shall be arranged so as to allow for the opening of future streets and logical further resubdivision.
  4. *Through Traffic Discouraged on Residential Collector and Local Streets.* Residential collector and local streets shall be laid out in such a way that their use by through traffic will be discouraged. Streets shall be designed, or walkways offered for dedication to assure convenient access to parks, playgrounds, schools, or other places of public assembly.
  5. *Ingress and Egress.* Two points of ingress and egress onto an adjoining public road from subdivision containing more than 15 lots is required. In conservation subdivisions, proposals for more than two points of ingress and egress onto any adjoining public road shall be allowed on a case-by-case basis only when determined by the Town Council that it would not have a negative impact on traffic levels and patterns and the viability of the conservation subdivision.
  6. *Location of Lots.* Developable lots shall be accessed from interior streets, rather than from roads bordering the tract. Single loaded streets are encouraged to the greatest degree feasible.
  7. *Street Design; Terminal Vistas.* Streets shall be designed, wherever practicable, with green "terminal vistas," for example by situating some conservation areas and other open space along the outside edges of street curves (for greater visibility). In addition, other visible open space shall be provided, such as in neighborhood greens that are bordered by streets on several sides, or along non-curving sections of the street system, wherever practicable.
  8. *Reservation of Future Right-of-Way.* Whenever a tract of land to be subdivided includes any part of a thoroughfare shown on the comprehensive transportation plan or LARTP adopted by the Town, and whenever such right-of-way has been further defined by acceptable locational procedures sufficient to identify properties to be affected, a right-of-way for the major or minor thoroughfare must be platted in the location and to the width specified in the plan. The subdivider is responsible for the reservation of the right-of-way. All measurements involving minimum lot standards under this UDO will be made at the edge of the full/future right-of-way.
  9. *Permits for Connection to State Roads.* An approved permit is required for connection to any existing state system road. This permit is required prior to any construction on the street or road. The application is available at both the Charlotte and Monroe Offices of the Division of Highways.
- L. **Subdivision and Street Naming.** The name of the subdivision and the names of the streets within the subdivision shall not duplicate or closely approximate the name of an existing subdivision or any existing streets within the county.
- M. **Utilities.** All new utility lines (electric, water, sewer, telephone, gas, etc.) shall be located underground (existing above ground lines are not required to be buried).
- N. **Connection to Public Water Lines.**
1. If county or municipal water lines are located within one-half mile of a subdivision of ten to 39 lots, or one mile of a subdivision of 40 lots or more, where the distances are measured along the roadway to the nearest edge of the property, then the developer must connect to these lines to provide water service and fire protection for the subdivision. Extensions to the county water system shall be made in conformance with the policies and procedures set forth in the current Union County Water and Sewer Extension Policy as approved by the Board of County Commissioners and Town.