



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, FEBRUARY 10, 2025 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD WEDDINGTON, NC 28104
AGENDA**

1. Call to Order
2. Determination of Quorum
3. Pledge of Allegiance
4. Additions, Deletions and/or Adoption of the Agenda
5. Conflict of Interest Statement: *In accordance with state law, it is the duty of every Council member to avoid conflicts of interest. Does any Council member have any known conflict of interest with respect to any matters on the agenda? If so, please identify the conflict and refrain from any participation in the matter involved.*
6. Mayor/Councilmember Reports
7. Public Comments
8. Public Safety Report
9. Consent Agenda
 - A. Approve January 13, 2025 Town Council Regular Meeting Minutes
 - B. Authorize Tax Collector to Advertise 2024 Unpaid Real Property Taxes
 - C. Approval of 2026 Urban Archery Season Renewal
 - D. Amend Town Council Regular Meeting Schedule for the Council Retreat to be held on March 27, 2025 from 9 a.m. to 4 p.m. at Rolling Hills Country Club in Monroe, NC
10. Old Business
11. New Business
 - A. Discussion and Consideration of Resolution 2025-01 Support of HB 24-Repeal of Downzoning section of SB 382*
 - B. Application by Keystone Homes for Conditional Zoning Approval for development of a 12-lot subdivision on Deal Road (parcel number 06099010)
 - i. Public Hearing
 - ii. Discussion and Consideration
 - C. Text Amendment 2025-01 to the Town of Weddington Unified Development Ordinance Section D-917A.Q. Tree Requirements (Tree Ordinance)
 - i. Public Hearing
 - ii. Discussion and Consideration
 - D. Text Amendment 2025-02 to the Unified Development Ordinance Section D -917A. J. Cul-de-sacs
 - i. Public Hearing
 - ii. Discussion and Consideration

- E. Text Amendment 2025-03 to the Unified Development Ordinance Section D-917A.I.
Street Design and Standards
 - i. Public Hearing
 - ii. Discussion and Consideration
 - F. Discussion of Flock Cameras throughout Weddington Municipal Limits
12. Code Enforcement Report
 13. Update from Finance Officer and Tax Collector
 14. Updates from Town Planner and Town Administrator
 15. Transportation Report
 16. Council Comments
 17. Adjournment

Weddington

1/2025

UCR Code	Description	Date of Report	Incident ID	
13B				
13B	SIMPLE ASSAULT	1/12/25	202500296	
			Total:	1
13C				
13C	COMMUNICATING THREATS	1/9/25	202500233	
			Total:	1
210				
210	EXTORTION	1/25/25	202500622	
			Total:	1
220				
220	BREAKING/ENTERING-FELONY	1/23/25	202500590	
			Total:	1
23F				
23F	BEL / THEFT FROM MOTOR VEHICLE	1/30/25	202500759	
			Total:	1
23H				
23H	LARCENY-MISDEMEANOR	1/2/25	202500040	
23H	LARCENY-MISDEMEANOR	1/27/25	202500678	
			Total:	2
26A				
26A	OBTAINING PROPERTY BY FALSE PRETENSES	1/2/25	202500032	
26A	IDENTITY THEFT	1/9/25	202500238	
26A	IDENTITY THEFT	1/16/25	202500398	
26A	OBTAINING PROPERTY BY FALSE PRETENSES	1/27/25	202500675	
26A	OBTAINING PROPERTY BY FALSE PRETENSES	1/30/25	202500784	
			Total:	5
290				
290	INJURY TO PERSONAL PROPERTY	1/29/25	202500745	
			Total:	1
35A				
35A	POSSESS MARIJUANA UP TO 1/2 OZ	1/2/25	202500025	
35A	PWISD OF MARIJUANA	1/2/25	202500035	
35A	POSSESS SCH VI CS	1/23/25	202500580	
35A	POSSESS MARIJUANA UP TO 1/2 OZ	1/27/25	202500685	
			Total:	4
35B				
35B	POSSESS DRUG PARAPHERNALIA	1/14/25	202500343	
35B	POSSESS MARIJ PARAPHERNALIA	1/23/25	202500580	

Weddington

1/2025

UCR Code	Description	Date of Report	Incident ID	
			Total:	2
90B				
90B	OPEN CONTAINER ALCOHOL VIOL	1/14/25	202500343	
			Total:	1
90Z				
90Z	SEXUAL EXPLOITATION OF A MINOR - 1ST DEG	1/18/25	202500470	
			Total:	1
999				
999	DEATH INVESTIGATION	1/1/25	202500013	
999	ACCIDENT NO VISIBLE INJURY	1/7/25	202500165	
999	INVESTIGATION	1/7/25	202500168	
999	ACCIDENT POSSIBLE INJURY	1/8/25	202500205	
999	ANIMAL CALL BITE	1/9/25	202500235	
999	ANIMAL CALL	1/10/25	202500260	
999	CALL FOR SERVICE	1/12/25	202500293	
999	ACCIDENT NO VISIBLE INJURY	1/12/25	202500300	
999	CALL FOR SERVICE	1/12/25	202500305	
999	FOUND PROPERTY	1/13/25	202500314	
999	ACCIDENT NO VISIBLE INJURY	1/14/25	202500339	
999	CALL FOR SERVICE	1/14/25	202500338	
999	DWLR NON IMPAIRED REV	1/14/25	202500343	
999	ACCIDENT NO VISIBLE INJURY	1/15/25	202500370	
999	INVESTIGATION	1/15/25	202500372	
999	ACCIDENT NO VISIBLE INJURY	1/15/25	202500394	
999	CALL FOR SERVICE	1/15/25	202500395	
999	ALTERED PLATES	1/17/25	202500448	
999	NO OPERATORS LICENSE	1/17/25	202500448	
999	INVESTIGATION	1/17/25	202500456	
999	ACCIDENT POSSIBLE INJURY	1/21/25	202500531	
999	INVESTIGATION	1/21/25	202500540	
999	ACCIDENT NO VISIBLE INJURY	1/24/25	202500606	
999	ACCIDENT POSSIBLE INJURY	1/27/25	202500682	
999	DWLR NON IMPAIRED REV	1/27/25	202500685	
999	NO LIABILITY INSURANCE	1/27/25	202500685	
999	ACCIDENT NO VISIBLE INJURY	1/28/25	202500693	
999	ACCIDENT POSSIBLE INJURY	1/28/25	202500703	
999	ACCIDENT NO VISIBLE INJURY	1/29/25	202500737	
999	DOMESTIC	1/29/25	202500745	
999	ACCIDENT NO VISIBLE INJURY	1/29/25	202500747	
999	ACCIDENT NO VISIBLE INJURY	1/30/25	202500773	
999	NO OPERATORS LICENSE	1/30/25	202500794	
			Total:	33



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, JANUARY 13, 2024 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
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1. Call to Order

Mayor Bell called the meeting to order at 7:00 p.m.

2. Determination of Quorum

Quorum was determined with Mayor Jim Bell, Mayor Pro Tem Tom Smith, Councilmembers Jeff Perryman and Darcey Ladner present. Councilmember Brannon Howie was absent.

Staff present: Town Administrator/Clerk Karen Dewey, Town Planner Gregory Gordos, Finance Officer Leslie Gaylord, Deputy Clerk/Admin Assistant Debbie Coram, Town Attorney Karen Wolter, Deputy Grant Wrenn

Visitors: Eileen Fellmeth, Steve Fellmeth, Nancy Anderson, Gayle Butler, Chad Emerine, Melissa Emerine, Skylar DeMatteis, Teresa Turner, Sunil Kurmana, Viral Patel, Papireddy Poreddy, Bill Deter, Basil Polivka, Stephen Overcash, Raja Muthukalyani, Tracy Stone, Christine Drost, Debbie Moffat, Patty Grau, Walton Hogan

3. Pledge of Allegiance

Council led the Pledge of Allegiance.

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

Mayor Bell requested to remove item 9.B. Release of Phase 1 Map 2 Bond for Harlow's Crossing Subdivision in the amount of \$333,387.50 from the Consent Agenda and add to New Business as item 10.A.

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

5. Conflict of Interest Statement: *In accordance with state law, it is the duty of every Council member to avoid conflicts of interest. Does any Council member have any known conflict of*

interest with respect to any matters on the agenda? If so, please identify the conflict and refrain from any participation in the matter involved.

Mayor Bell read the Conflict of Interest Statement. No Councilmember had a conflict of interest.

6. Mayor/Councilmember Reports

Councilmember Perryman reported that the next WUMA meeting is January 23rd in Waxhaw at 4 p.m. The agenda will include updates and future subjects for discussion. Union County Manager, Brian Matthews is scheduled to meet with WUMA on March 27 in Marvin. Meeting time will probably be moved to 7 p.m. WUMA is looking to schedule a meeting with the Union County legislative delegation.

Mayor Pro Tem Smith reported that he is waiting on the NCDOT paving report for secondary streets and future paving list.

7. Public Comments

Nancy Anderson 13624 Providence Road: Ms. Anderson commented on her appreciation for the public comments at planning board meetings. She expressed that it was a good move. She commented that some are respectfully submitted and well-researched and some are disrespectful. Ms. Anderson stated her request to work on enforceable policy on how public comments are presented and how residents treat each other.

Chad Emerine 953 Eagle Road: Mr. Emerine commented on Council consideration of changing the UDO to require an environmental inventory with zoning applications and requiring a formal application review, notify developer of missing items giving them 30 days to respond, if there's no response, the application is considered abandoned. Mr. Emerine also requested focus on UDO in determining environmentally sensitive areas.

Don Cuthbertson 118 Chasestone: Mr. Cuthbertson commented on the traffic and the Lenny Stadler and Providence Road intersection. He stated that some drivers are running red lights at 50-60 mph. He requested that something be done to make the 2 mile stretch of Providence through Weddington safer.

Sunil Kurmana 709 Brown Creek Drive: Mr. Kurmana commented on the fiber installation in his neighborhood and was looking for a way to follow up for damages.

Christine Drost 1203 Delaney Drive: Ms. Drost commented on agenda item 10.A. the CZ application from Polivka International. She stated that Charlotte has a 25% office vacancy rate and two additional buildings do not make sense and would add to the traffic nightmare. She commented that police are already stretched thin and questioned why expand when additional space isn't needed.

8. Public Safety Report

Deputy Wrenn gave the Public Safety Report: Serious injury accidents decreased; Alarms increased. Burglaries decreased. Business checks increased. Traffic stops up from 49 to 110 November into December. Deputies operated a rapid enforcement traffic saturation on January 8th.

9. Consent Agenda

A. Approve December 9, 2024 Town Council Regular Meeting Minutes

- * ~~B. Release of Phase 1 Map 2 Bond for Harlow's Crossing Subdivision in the amount of \$333,387.50.~~

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

Vote: The motion passed with a unanimous vote.

10. New Business

- * A. *Discussion of Release of Phase 1 Map 2 Bond for Harlow's Crossing Subdivision in the amount of \$333,387.50*

There were concerns raised regarding fences encroaching on buffer area of Harlow's Crossing from private residents. Mr. Gordos explained that is an HOA issue. Staff will notify HOA regarding the encroachment.

Councilmember Perryman commented on the bond release being affected by the fence encroachment. The encroachment cannot be used as a reason to deny the bond release.

Mayor Pro Tem Smith commented that inspections were done a while ago. He would like to be sure that damages haven't happened since the inspections.

Motion: Mayor Pro Tem Smith made a motion to approve release of Phase 1 Map 2 Bond for Harlow's Crossing Subdivision in the amount of \$333,387.50 on the condition of having one final inspection and ensure the stormwater pond is added to the town inspection program.

Vote: The motion passed with a unanimous vote.

B. Application by ODA Architecture on behalf of Polivka International requesting Conditional Zoning Approval for the development of a two-building office expansion located at 13700 Providence Road

Stephen Overcash, ODA Architecture and Basil Polivka Jr, representing the family presented the application. The expansion is partly for a new company (35 employees) and Polivka needs new office space. The property owner has no intention to sell property.

Mr. Overcash described project: It is MX zoning and the project has been in the works for 16 months. The project exceeds the standards for MX requirements. It includes two 9000 sq. ft. 2-story buildings in Georgian style, complementary to the original building to be used as a general office space with potential for medical offices. There will be no retail. The required community meetings were held with a great turnout and great ideas to make development better. The applicant implemented all suggested ideas and all conditions were agreed to.

Mayor Bell read the Public Hearing Rules:

2. Public Comments are limited to 4 minutes. Public Hearing comments are limited to 3 minutes.
3. Comments are to be directed to the entire board and not to individuals nor to the public attending the meeting.
4. A designated spokesperson for a group of three or more may be allocated 6 minutes to speak. At least three members of the group must be present and names and addresses of those members present must be submitted to the Town Clerk before the meeting begins. Other than pursuant to this rule, you may not give your time to another speaker to increase that speaker's allotted time.
5. You must be civil in your language and presentation and act within reasonable standards of courtesy.
6. Use of slander, name-calling, personal attacks or threatening speech or behavior is prohibited.
7. The audience must maintain order and decorum in their conduct. Please refrain from disruptive applause, comments or disorderly speaking during the meeting. Demonstrative disturbances will be prohibited.
8. The Mayor or a majority of the Board may suspend these rules at their discretion.
9. Failure to abide by these rules after receiving notice by the Mayor may result in 1) termination of your comment period and/or 2) your removal from the meeting.

Mayor Bell opened the Public Hearing at 7:38 p.m.

i. Public Hearing

Nancy Anderson 13624 Providence Road Hunter Farm: Ms. Anderson commented that her property shares a property line with the applicant, and they are good neighbors. She addressed the past comments made that Weddington residents don't need and don't want this additional space. Traffic always issue and Providence Road is always a problem. Traffic on this property is gradual throughout day. It is outside the downtown overlay, located across the street from overlay. The parcel is bordered by a historical church and conserved land so commercial cannot expand past the parcel. The septic and stormwater requirements should be left to subject matter experts. She stated that as a neighbor they have never had problem with the property. There was an issue during construction that was immediate resolved. The Town does have regulation over lighting and landscaping, and she is sure that it will be taken care of. She stated as a neighbor, Hunter Farm has no objection to project as proposed.

Gayle Butler 5146 Panhandle Circle: Ms. Butler commented on the project lying outside the downtown overlay. She stated that councilmembers ran on the promise that there would be no development outside the overlay. Ms. Butler questioned the need for office or medical offices in Weddington. She expressed fear about what would happen to those buildings. She commented on the traffic on Providence Road and the possibility of pedestrians getting hit crossing Providence Road.

Walton Hogan 5009 Laurel Grove Lane: Mr. Hogan expressed concerns about traffic turning into the development. That property was supposed to be a low traffic area and that could change if those buildings are allowed to be built. In 3-5 years, the property owner could sell the property. He stated his concern that the property owners will build and leave.

Chad Emerine 953 Eagle Road: Mr. Emerine referenced a packet provided by him to Council. He requested denial of the application for reasons that it is not consistent with the Land Use Plan. It is outside of the downtown overlay, it doesn't serve Weddington residents and is not pedestrian oriented. He commented that the property was listed for sale and had multiple inquiries to the town for development. The current Land Use Plan doesn't allow for non-residential development outside of the downtown overlay. Mr. Emerine commented that there isn't Union County approval for septic and other items are missing from the application.

Closed public hearing 7:51 p.m.

ii. Discussion and Consideration

Mr. Gordos presented: At the time of application, one building was too tall and within 50 feet of a residentially zoned area. As a condition of approval, the Planning Board recommended to decrease the building height to 35 feet. The Applicant revised the submittal to show more detail. As a mixed-use project, the town can regulate aesthetics. Mr. Gordos stated that it is not pedestrian friendly, as Providence Road is not designed to have people crossing. A traffic study was completed and didn't require upgrades to Providence Road. The business and medical offices draw less traffic than subdivisions and other retail commercial developments.

Councilmembers discussed the pedestrian access in the development and safety. Mayor Bell asked about the 50-foot buffer. Mr. Gordos explained that the 50-foot buffer is referring to height requirements. It's not the setback or required buffer.

Mayor Pro Tem Smith commented that the original approval was only for 1 building. This project is outside the downtown overlay and with the 2 land use plan updates since the initial approval. This property has not been included in the downtown overlay and the property owner has not requested that it be included in the downtown overlay.

Councilmember Perryman commented that he was on the Planning Board when this project came forward the first time. The property was an abandoned home and was a complete eyesore before the proposal came in. The property was functionally obsolete for a residence. All the issues brought up have not come to fruition. This property sits outside of downtown overlay and it is zoned to allow a commercial operation there. He commented that he doesn't see how the addition of two buildings is controversial on a property that is already zoned commercial.

Councilmember Ladner stated her agreement with everybody. She states it is outside the overlay and that she doesn't have a problem with the project, there is nothing else to do with that land. The pedestrian issues make a difference. She stated that she is hearing the community say they don't want it. She asked why wasn't this brought into the downtown

overlay. She stated her concern for voting for it when she hears the concern from emails against it.

Councilmembers continued discussion of downtown overlay and setting precedent for commercial properties.

Council discussed open space requirement on the project. Mayor Bell questioned completeness of the application

Mr. Gordos commented that there is clearly more than 10% open space on the plan, and as zoning administrator his job is to determine completeness of the application and he determined that it is complete.

Skylar DeMatteis Engineer with the applicant explained the stormwater and septic design. She explained that projects need zoning approval before investing fully in the development. The existing pond is adequate for the 100-year storm.

Mr. Overcash stated that if zoning isn't approved, they don't need to apply for permits. If septic isn't approved, the development doesn't move forward.

Council continued discussion of the downtown overlay, septic plans, and stormwater. Councilmember Ladner asked if the only thing keeping this from being built is that it is outside the downtown overlay.

Councilmember Perryman agreed.

Mayor Bell listed other issues: septic, open space, pedestrian issues.

Ms. DeMatteis explained that the open space requirement is met without the septic fields and repair areas and the stormwater pond.

Councilmember Perryman stated the Land Use Plan is not an ordinance. It allows for discretion. He continued that the applicant should be given the benefit of consideration.

Motion: Councilmember Perryman made a motion to approve an application by ODA Architecture on behalf of Polivka International requesting Conditional Zoning Approval for the development of a two-building office expansion located at 13700 Providence Road with recommendations from Planning Board and Staff.

Councilmember Ladner stated that she is on the fence. There is nothing else to be built over there.

Mayor Bell stated that there's nothing to stop from changing the downtown overlay in the future.

Councilmember Perryman commented that the Land Use Plan is a guide.

Councilmember Ladner asked what the protocol was if it doesn't pass. Mayor Pro Tem Smith stated they can reapply in a year.

Councilmember Ladner stated that she is representing the residents that communicated with her.

Vote: The motion failed with a 1-2 vote: Councilmember Perryman voted in favor, Mayor Pro Tem Smith and Councilmember Ladner voted opposed.

Mayor Bell read the Land Use Plan Consistency Statement:

The requested plan is inconsistent with the Town's comprehensive plan which restricts commercial development to the town center overlay district and further limits commercial uses to small scale retail and service businesses that serve the citizens of Weddington.

C. Text Amendment 2025-01 to the Town of Weddington Unified Development Ordinance Section D-917A.J Cul-de-sacs

Mr. Gordos reviewed the changes in the proposed text amendment.

i. Public Hearing

Mayor Bell opened the public hearing at 8:37 p.m.

Chad Emerine 953 Eagle Road: Mr. Emerine stated his support for the cul-de-sac update. He expressed that a 1200-foot-long cul-de-sac could be a safety issue and it is inconsistent with the standards in neighboring towns.

ii. Discussion and Consideration

Mayor Bell stated that this amendment can be approved or table to add standards for street width. He referred to a conversation with the Fire Chief and stated his concern with the safety of longer cul-de-sacs and the width of streets, parking on the streets, trees overhanging the roads, radius of the cul-de-sac bulb.

Councilmember Perryman commented on getting information from public safety for numbers making streets more accommodating.

Council discussed cu-de-sacs, closes, diameters of cul-de-sac bulbs, curbing, and street width. Council agreed to send text back to subcommittee to work with the Planner.

Motion: Councilmember Perryman made a motion to send text amendment 2025-01 to the Town of Weddington Unified Development Ordinance Section D-917A.J. Cul-de-sacs back to the subcommittee to draft appropriate language for curbing, street width, bulb diameter for closes and cul-de-sacs.

Vote: The motion passed with a unanimous vote.

D. Discussion of Scheduling Council Retreat Workshop

Staff will schedule a council workshop retreat with planning board.

11. Code Enforcement Report

Report in the packet.

12. Updates from Finance Officer and Tax Collector

Ms. Gaylord presented the finance update. Reports are in the packet. NCDOT is returning \$208,000 for the Tilley Morris round about.

13. Updates from Town Planner and Town Administrator

Mr. Gordos gave the update.

Pending Town Council Action:

Elysian (Keystone Custom, Deal Rd.) 12 lots

Windsor Farms (Classica Homes, Hemby Rd.) 27 lots

Deal Lake (Toll Brothers, Weddington Rd.) 62 lots

Pending Planning Board Action:

7112 New Town Rd. (Rahma Center)

149 S. Providence Rd. (Empire Communities)

Rea/Providence (Beechwood Carolinas)

Ennis Road (Arya Subdivision TBD)

14. Transportation Report

Mayor Bell gave the transportation report:

The town contributed money for a traffic signal at Antioch Church and Forest Lawn. NCDOT has encountered an easement/right of way issue with the installation of the signal. NCDOT needs the easement deeded. There would have to be an HOA vote with 80% participation to deed an easement. Mayor Bell is working on a meeting between NCDOT and Weddington Hills regarding the Rea Road Extension construction.

15. Council Comments

Councilmember Ladner: Thank you for your input and research. We've got so many really smart brilliant capable people, we can't do our jobs without you all getting us info and helping so I appreciate that. And thanks for coming out tonight.

Councilmember Perryman: I appreciate everybody coming out tonight and the folks watching on the screen. I will emphasize what we talked about at the beginning especially with Deputy Wrenn - If you have a section of road that you'd like to have them to do a spot emphasis on, as far as speeding or any other concerns, let them know. As you've seen, they do respond. They do react.

Mayor Pro Tem Smith: Thank you everybody for coming out. I hope everybody had happy holidays. We had one. It's a new year. Y'all just have a great rest of the week.

Mayor Bell: As you know, this town staff, the council, we are serious about traffic, speeding, crime and all the things that go along with that. Deputy Wrenn and the Sherriff's Office have been great. We're in talks now about doing some things that I think will be a great asset. They've actually reached out to me about wanting to do these things. So anyway, we highly support those guys. If somebody were to say, "you guys aren't serious about this". No, we're serious. That's been on our radar for a long time. Thank you guys for coming out and hanging in there.

16. Adjournment

Motion: Mayor Pro Tem Smith made a motion to adjourn the January 13, 2025 Regular Town Council meeting at 9:10 p.m.

Vote: The motion passed with a unanimous vote.

Approved: _____

Jim Bell, Mayor

Karen Dewey, Town Administrator/Clerk

TO: Mayor and Town Council
FROM: Kim H. Woods, Tax Collector
DATE: February 10, 2025
SUBJECT: 2024 Authorization to Advertise

In accordance with North Carolina General Statute 105.369(a), the following represents the total of unpaid 2024 taxes that are liens on real property to date:

\$ 98,966.72

In accordance with General Statutes 105.369(a), I am hereby requesting authorization to advertise unpaid 2024 taxes that are liens on real property.

State of North Carolina
Town of Weddington
To the Tax Collector of the Town of Weddington

The Town of Weddington Tax Collector is ordered to advertise all unpaid 2024 taxes that are liens on real property, pursuant to North Carolina General Statute 105-369(a), -369(c).

Witness my hand and official seal this 10th day of February 2025.

Jim Bell, Mayor

Attest:

Karen Dewey, Town Clerk



Memorandum

TO: Mayor and Town Council

FROM: Karen Dewey, Town Administrator/Clerk

DATE: February 10, 2025

SUBJECT: Deer Urban Archery Season Renewal

The Town has received a renewal form for participation in the 2026 Deer Urban Archery Season from the North Carolina Wildlife Resources Commission. The 2026 Deer Urban Archery Season will run from January 10, 2026 through February 15, 2026.

The intention of the Urban Archery Season is to reduce urban deer populations through increased hunter opportunity. The Urban Archery Season does not obligate private landowners to allow hunting on their property, nor does it eliminate the requirement for hunters to obtain permission from the landowner before hunting. Hunters are legally required to obtain written permission to hunt on posted property.



TOWN OF WEDDINGTON
A RESOLUTION IN SUPPORT OF HB24
AN ACT TO RESTORE THE AUTHORITY FOR LOCAL GOVERNMENTS TO INITIATE DOWNZONING
R-2025-01

WHEREAS, the North Carolina General Assembly will be considering House Bill 24, AN ACT TO RESTORE THE AUTHORITY FOR LOCAL GOVERNMENTS TO INITIATE DOWNZONING, which provides for Section 3K.1 of State Law 2024-57 to be repealed; and

WHEREAS, provisions within this legislation would be supportive of local municipal governments to make their own zoning decisions based on the will of the voters that elected them;

WHEREAS, Session Law 2024-57 “AN ACT TO MAKE MODIFICATIONS TO AND PROVIDE ADDITIONAL APPROPRIATIONS FOR DISASTER RECOVERIES; TO MAKE TECHNICAL, CLARIFYING, AND OTHER MODIFICATIONS TO THE CURRENT OPERATIONS APPROPRIATIONS ACT OF 2023; AND TO MAKE VARIOUS CHANGES TO THE LAW”, became law on the 11th of December 2024, notwithstanding the objections of the Governor; and

WHEREAS, Subpart III-K, Section 3K.1 of State Law 2024-57 reads “NO LOCAL GOVERNMENT INITIATED DOWNZONING WITHOUT CONSENT OF THE AFFECTED PROPERTY OWNER”; and

WHEREAS, the passage of Session Law 2024-57 severely affected the Town’s authority to adopt zoning text amendments and regulations related to residential and commercial zoning districts; and

WHEREAS, all North Carolina local governments continue to face challenges presented by growth and development. Each local government’s zoning authority has historically provided a means to balance those challenges with the needs of the community based upon the will of the citizens as determined through elections. The downzoning provisions of SL 2024-57 effectively freeze local government zoning and greatly diminish the role of local government granted by the Constitution of the State of North Carolina to manage growth and change consisted with the needs of its jurisdiction

NOW, THEREFORE, BE IT RESOLVED that the Weddington Town Council requests that the elected representatives for the Town of Weddington in Union County who serve in the North Carolina General Assembly secure the passage of the proposed House Bill 24 To Restore the Authority for Local Governments to Initiate Downzoning.

Adopted this the 10th day of February 2025.

Jim Bell, Mayor

Attest:

Karen Dewey, Town Administrator/Clerk



TO: Town Council
FROM: Gregory Gordos, AICP, Town Planner
DATE: ~~September 23, 2024~~ February 10, 2025
SUBJECT: Application by Keystone Custom Builders. requesting Conditional Zoning approval for the development of a 12-lot conventional subdivision located on Deal Road.

APPLICATION INFORMATION:

SUBMITTAL DATE: July 17, 2024
APPLICANT: Marc Momsen, V3 Southeast
PROPERTY LOCATION: 0 DEAL ROAD
PARCEL ID#: 06099010
ACREAGE: +/- 17.30 acres
EXISTING LAND USE: Vacant
EXISTING ZONING: Residential-Conservation District (R-CD)

PROPOSAL:

The applicant is proposing the development of a twelve lot conventional development subdivision tentatively known as Elysian at Weddington. The subdivision contains a single entrance on Deal Road with a **100'** buffer (per current UDO) along the thoroughfare. Existing homes along Deal Road can be found to the north and east. Weddington Middle School is directly south of the property (no pedestrian connection). A small detention point is located within the 10% required open space between school and project site.

The Planning Board at the September 23, 2024 meeting made a motion to recommend the application with the conditions that staff approve the final buffer plantings and to add 10-15 feet to the (50' buffer). The UDO has since been amended to require a 100' thoroughfare buffer, and the applicant has voluntarily modified their site plan to include this 100' in order to seek approval by the Town Council. The applicant had also deferred their placement on the Council agenda in December 2024 and January 2025 until more septic specifications could be sent to and approved by Union County Environmental Health.

Development Standards.

The development proposal does not include any changes to the Development Standards already set forth in the Unified Development Ordinance (UDO). The development shall be governed by this Plan and all applicable requirements of the UDO. The 50’ buffer originally proposed was in compliance with ‘24 code.

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 required Community Meeting outdoors on the school complex grounds on Wednesday, July 24th, 2024, at 6:00 pm. The applicant has provided a Community Meeting Report which has been attached to this staff report and posted on the Town’s website.

The Town Council is scheduled to hold a public hearing regarding this application on Monday, February 10, 2024, at 7:00 pm. 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.	40,055 – 54,717 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 majority of lots are rectangular facing Celestial Way with three wedge-shaped lots on the cul-de-sac. Positive findings of compliance can be made.

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

All lots abut a proposed public road to be maintained by NCDOT and exit onto Deal Road. 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 proposed cul-de-sac will provide access to 12 lots and does not exceed 1200 linear feet. Positive findings of 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.

All adjacent properties are developed, including the school campus.

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).

Unfortunately no extensions or street connections would be added and an additional cul-de-sac would be added to the network. However, only 12 homes are proposed and thus only one point of ingress-egress is required.

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.

N/A. Only 12 lots proposed. Positive findings of compliance can be made.

UDO Section D-917(K)(6) Developable lots shall be accessed from interior streets, rather than from roads bordering the tract.

All lots are accessed from the interior street. No driveways on Deal Road.

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 revised site plan submittal of a 100-foot thoroughfare buffer. Elysian_TC Revision. Sheet SK-105 details the year-round screening

including plantings. Existing trees to remain and be protected indicated on sheet. 100 feet wide of existing woodland not provided.

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.

The sketch plan states that 10% OF GROSS AREA TO BE COMMON OPEN SPACE. This includes a 50' buffer between the school one stormwater pond accessed by a 20' access easement between Lots 2 and 3. Findings of compliance can be made.

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

UDO Section D-917D, establishes supplements requirements for certain uses; however, not for all uses that are specifically listed in the UDO, including traditional residential development. 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.

UDO Appendix 5, Architectural Standards.

It is noted that many of the basic building design standards established in Appendix 5 are intended more for the engagement of pedestrians with retail storefronts and are not applicable to this residential proposal.

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 would add 12 single-family homes to Weddington. Even if each home had three vehicles operating at peak hours, it would not meet the threshold to require a traffic impact analysis. None provided or required.

LAND USE PLAN CONSISTENCY:

NOTE: On June 3rd 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 the third to submit under these new guiding principles.

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): a. 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 *Traditional Residential* in the 2024 Future Land Use Map (Map 4). Traditional Residential allows for low density residential developments and applies to areas where most of the lots and parcels are less than six acres in area. Primarily, parcels with this designation have one dwelling unit per acre. 12 lots are proposed over 17 acres: a density of less than one unit per acre for this proposal.

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.

Deal Road is a connector road between Twelve Mile Creek Road and Weddington Road (NC-84) and provides secondary access (the main entrance is on Twelve Mile Creek) to Weddington Middle School. This route is used by commuters as well as schoolchildren. Adequate visual screening throughout the year is a key consideration in this conditional zoning case.

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 for either the subdivision nor along Deal Road/to the school.

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.

Low-density housing is proposed under 1 unit/ac. All lots are over 40,000 sq. feet as submitted.

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.

Open Space in the development is limited to buffers around the adjacent homes and school as well as the detention/retention pond. Open space is not a useable amenity but tree screening.

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.

One stormwater pond is proposed for stormwater runoff, which must be designed to meet 100-year stormwater events per the Town of Weddington UDO. Union County Water serves the site. Wastewater would be served by private septic system fields (see Sheet SK-103).

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.

RECOMMENDATION:

It is the recommendation of staff that the request for Conditional Zoning to allow for the development of an 12-lot Conventional subdivision known as Elysian at Weddington, generally located on Deal Road, be recommended for **approval**.

The Weddington Planning Board in their recommendation required two conditions be met:

1. Staff approval of the final buffer plantings (administrative review of landscape plan)
2. Add 10-15 feet to the (50') buffer. The plan as submitted to Council has a 100' buffer.

ATTACHMENTS:

Application
Sketch Plan
Buffer Exhibit
Land Use Map
Zoning Map
Community Meeting Report

TOWN OF WEDDINGTON

Conditional Zoning Application

This application is required for all conditional zoning applications. Completed applications along with all associated submittal requirements, must be submitted via the Town's [Self-Service Permitting Portal](#).

No application shall be considered complete unless accompanied by the application fee in the amount of \$1,650.00.

It is the responsibility of the applicant to submit complete and correct information. Incomplete or incorrect information may invalidate your application. The applicant, by filing this application, agrees to comply with all applicable requirements of the [Unified Development Ordinance](#).

APPLICANT INFORMATION

Name: _____

Mailing Address: _____

Phone Number: _____ Email: _____

PROPERTY OWNER INFORMATION *(if different from applicant)*

Name: _____

Mailing Address: _____

Phone Number: _____ Email: _____

SUBJECT PROPERTY INFORMATION

Location: _____

Parcel Number: _____

Existing Zoning: _____

Use of Property: _____

APPLICATION SUBMITTAL INFORMATION

All applications must include a site plan, drawn to scale, and supporting text that, as approved, will become a part of the Ordinance amendment. The site plan, drawn by an architect, landscape architect, or engineer licensed to practice in North Carolina, shall include any supporting information and text that specifies the actual use or uses intended for the property and any rules, regulations, and conditions in addition to all predetermined Ordinance requirements, will govern the development and use of the property. The applicant acknowledges that they will review the conditional zoning request prior to any zoning permits being issued by the Town for such project. The applicant shall, at a minimum, include as part of the application, each of the items listed below (including all submittal requirements listed in Appendix 2 of the UDO):

- A boundary survey showing the total acreage, present zoning classifications, date, and north arrow.
- The owner's names, addresses and the tax parcel numbers of all adjoining properties.
- All existing easements, reservations, and right-of-way on the property or properties in question.
- Proposed principal uses: a general summary of the uses that will take place, with reference made to the list of uses found in Section D-703 of the Unified Development Ordinance.
- Traffic impact analysis/study for the proposed service area, as determined by the Town Engineer, shall be required. In addition, traffic, parking and circulation plans, showing the proposed locations and arrangement of parking spaces and access points to adjacent streets including typical parking space dimensions and locations (for all shared parking facilities) along with typical street cross-sections.
- General information on the number, height, size, and location of structures.
- All proposed setbacks, buffers, screening, and landscaping required by these regulations or otherwise proposed by the petitioner.
- All existing and proposed points of access to public streets.
- Proposed phasing of the project.
- Proposed number, location, type, and size of all commercial signs.
- Exterior treatment of all principal structures.
- Delineation of all marginal lands, including areas within the regulatory floodplain, as shown on official Flood Hazard Boundary Maps for Union County.
- Existing and proposed topography at five-foot contour intervals or less.
- Scale and physical relationship of buildings relative to abutting properties.
- Public Involvement Meeting Labels.

Planning Board Review

Before the Planning Board review, the applicant must provide a written report of at least one community meeting held by the applicant. Reasonable notice of the required community meeting shall be provided as stated in Section D-607.C.5 of the Unified Development Ordinance. The Zoning Administrator shall present any properly completed application to the Planning Board at its next regularly scheduled meeting occurring at least 15 days after the

application has been deemed complete and ready for submission to the Planning Board. The Planning Board, by majority vote, may shorten or waive the time provided for receipt for a completed application. The Planning Board shall have 30 days from the date that the application is presented to it to review the application and to act. If such period expires without action taken by the Planning Board, the application shall then be transferred to the Town Council without a Planning Board recommendation.

Public Hearing Required

Prior to deciding on rezoning a piece of property to a Conditional Zoning District, the Town Council shall have held a public hearing. Notice of such public hearing shall have been given as prescribed in Section D-602 of the Unified Development Ordinance.

Action by Town Council

Conditional Zoning District decisions are a legislative process and shall consider applicable adopted land use plans for the area and other adopted land use policy documents and/or ordinances. A statement analyzing the reasonableness of the proposed rezoning shall be prepared for each application and evaluated by the Town Council. Once the public hearing has been held, the Town Council shall act on the petition. The Town Council shall have the authority to:

- a. Approve the application as submitted.
- b. Deny approval of the application.
- c. Approve application with modifications that are agreed to by the applicant.
- d. Submit the application to the Planning Board for further study. The Planning Board shall have up to 31 days from the date of such submission to make a report to the Town Council. If no report is issued, the Town Council can take final action on the petition. The Town Council reserves the right to schedule and advertise a new public hearing based on the Planning Board’s report.

CERTIFICATION

I HEREBY CERTIFY that all the information provided for this application and all attachments is true and correct to the best of my knowledge. I further certify that I am familiar with all applicable requirements of the Weddington Unified Development Ordinance concerning this proposal, and I acknowledge that any violation of such will be grounds for revoking any approvals or permits granted or issued by the Town of Weddington.

Applicant

Date

Property Owner

Date



August 5, 2024

Mr. Greg Gordos
Town Planner
1924 Weddington Rd,
Weddington, NC 28104

RE: Keystone Deal Rd | Summary of Community Meeting

Dear Mr. Gordos,

Public meeting 1 for the above referenced project was held on Wednesday, July 24, 2024, at Weddington Middle School. Below is a summary of issues discussed:

Traffic

1. Congestion on Deal Rd was mentioned by 2 people but understood that it was primarily from the school during start and end of day – developer acknowledged that information.
2. One person mentioned that it would be ideal to have a traffic signal at the end of Deal and 84 – response was that NCDOT would ultimately dictate that.
3. One person indicated that the High Schoolers parking overflows into surrounding neighborhoods – developer acknowledged that information.
4. One person asked if there will be on street parking; students tend to park in the surrounding neighborhoods if available – response was that none was intended.

Buffers

1. A few people, including the mayor and mayor pro-tem, asked about the 100' buffer – developer intends to submit a 50' buffer with additional landscape screening to supplement existing street line.
2. Rear yard buffer – will trees be preserved – developer response was yes, as much as possible depending on the overall topography and relationship of proposed road and house location. However, septic would also be a factor as directed by Union County during the permitting process.

Septic

1. One person asked questions regarding standard versus engineered septic – developer responded that it was their intention to install standard septic systems, but that Union County and the soil scientists will ultimately dictate through the permitting process.
 - a. Developer also responded that Perc tests could influence final lot layout and that it is subject to change due to septic fields.

Lighting

1. One person asked if there will be streetlights – developer responded that yes, however Union Power will have a say on design and installations.
2. One person asked if there will be a lit monument at the entrance – developer responded that it has not started any design on this as they are strictly in the preliminary stages of design; however, they will take into consideration any offsite lighting effect on neighboring homes.

Homes

Page 2 of 2
Mr. Greg Gordos
August 5, 2024

1. A few people asked about the size of the homes – developer responded that it will be client driven since they are a custom home builder and will not build spec homes, however their offerings range from 2,800-6,000sf.
2. Several people asked about the pricing of the homes – developer responded that the ‘base’ home would probably start at \$900,000 and that based on past clients, most add about \$250,000 of options to the home. Several people spoke to developer after the presentation, strongly recommending increasing the price of the homes. Developer responded that the market and client will ultimately drive the price and value, but their comments will be taken into consideration.
3. Several people wanted to ensure that the homes exterior would not be vinyl – developer agreed that vinyl wouldn’t even be an option for clients.
4. Several people wanted to ensure that no rezoning, no apartments, nor any townhomes would be built – developer responded that they are NOT requesting any rezoning or any increased density, that in fact, they are respecting the current zoning and complying with its classification, in other words, building by right.

Sincerely,

Marc Momsen, PE
Senior Project Manager
V3 Southeast

KEYSTONE DEAL ROAD COMMUNITY MEETING SIGN IN SHEET



NAME:	ADDRESS:	EMAIL/PHONE: (OPTIONAL)
ALAM, KARL K	5104 CHICKADEE CT MATTHEWS, NC 28104	
ALLISON, DAVID	3931 MOURNING DOVE DR WEDDINGTON, NC 28104	
ANDERSON, MICHAEL J	7011 HIGH OAKS DR MATTHEWS, NC 28104	
ANDREWS, WALTER G	7001 HIGH OAKS DR MATTHEWS, NC 28104	
BALL, PHILIPPE G	7010 HIGH OAKS DR MATTHEWS, NC 28104	
BEGY, MICHAEL AUGUST	1306 VERRY CT MATTHEWS, NC 28104	
BISBIKIS, PAVLOS	5916 PORTBURN RD CHARLOTTE, NC 28211	
BOUTWELL, JOHN D	6500 DEAL RD MATTHEWS, NC 28104	
BOWMAN, KYLE D	3339 GREENHURST DR MATTHEWS, NC 28104	
BROWN, DAVID WAYNE	3700 TWELVE MILE CREEK RD MATTHEWS, NC 28104	
BYRNE, RICHARD A	6521 DEAL RD MATTHEWS, NC 28104	
CARRAS, ADRIAN	6513 DEAL RD MATTHEWS, NC 28104	
CHAO, WAI LAP	3130 FOREST LAWN DR MATTHEWS, NC 28104	
CIPPOLETTI, JOSEPH	3327 IRONWOOD DR MATTHEWS, NC 28104	
CLARK MICHAEL	7029 HIGH OAKS DR MATTHEWS, NC 28104	
CONWAY, RODELYN LOPEZ	7002 HIGH OAKS DR MATTHEWS, NC 28104	
DEPASQUALE, JOHN	6216 ADELAIDE PL WAXHAW, NC 28173	

NAME:	PHONE:	EMAIL/PHONE: (OPTIONAL)
DEVEREAUX, KERRY M	2233 WEDGEWOOD DR MATTHEWS, NC 28104	
DILLER, JACOB C	3311 IRONWOOD DR MATTHEWS, NC 28104	
DOVER, JAMES HAROLD SR	3901 TWELVE MILE CREEK RD MATTHEWS, NC 28104	
ENLOW-NOVITSKY, HEATHER JUNE	4764 HOMESTEAD PL MATTHEWS, NC 28104	
ETHRIDGE, DAVID C	157 CREEK HARBOUR CIR MURRELLS INLET, SC 29576	
EVERHART, SUSAN RENEE	4039 MOURNING DOVE DR WEDDINGTON, NC 28104	
FIDLER, KRIS B	3919 MOURNING DOVE DR MATTHEWS, NC 28104	
FULTON, CRAIG B	1309 VEERY CT MATTHEWS, NC 281047251	
GARCIA, FRANCISCO	817 BEAUHAVEN LN WAXHAW, NC 28173	
GARVEY, MICHAEL JOSEPH	6512 DEAL RD MATTHEWS, NC 28104	
GERTZMAN, STEVEN MARC	3690 TWELVE MILE CREEK RD MATTHEWS, NC 28104	
GESNER, KENNETH	3335 IRONWOOD DR MATTHEWS, NC 28104	
GRETZ, BRIAN F	6074 BLUEBIRD HILL LN MATTHEWS, NC 28104	
GRETZ, STEPHANIE S	4732 HOMESTEAD PL MATTHEWS, NC 28104	
GROVES, J RANDALL	4732 HOMESTEAD PL MATTHEWS, NC 28104	
HEMPHILL-NOLAN, LOUISE C	1205 HADLEY PARK LN MATTHEWS, NC 28104	
HUGHES, KEVIN M	7015 HIGH OAKS DR MATTHEWS, NC 28104	

NAME:	PHONE:	EMAIL/PHONE: (OPTIONAL)
JACKSON, JENNIFER	6516 DEAL RD MATTHEWS, NC 28104	
JANKOWSKI, ELIZABETH K	7019 HIGH OAKS DR MATTHEWS, NC 28104	
JOHNSON, VIVIAN	3825 TWELVE MILE CREEK RD MATTHEWS, NC 28104	
KARIBIAN, JACK	3891 MOURNING DOVE DR MATTHEWS, NC 28104	
KEIL, EDWARD GRANT	3821 MOURNING DOVE DR WEDDINGTON, NC 28104	
KEY, TIMOTHY C	3801 MOURNING DOVE DR MATTHEWS, NC 28104	
LANGE, SHAWN CHRISTOPHER	4748 HOMESTEAD PL MATTHEWS, NC 28104	
LEANDER, PROPERTIES LLC	3201 TWELVE MILE CREEK RD MATTHEWS, NC 28104	
LEANDER, RANDALL M	3332 GREENHURST DR MATTHEWS, NC 28104	
MABARAK, MICHAEL B	1312 VEERY CT MATTHEWS, NC 28104	
MCWILLIAMS, DREW MICHAEL	6000 DEAL RD MATTHEWS, NC 28104	
MERVICH, ROBERT L	4756 HOMESTEAD PL MATTHEWS, NC 28104	
MILLER, JACOB	5100 CHICKADEE CT MATTHEWS, NC 28104	
MILLER, RYAN THOMAS	3903 MOURNING DOVE DR MATTHEWS, NC 28104	
MITROS, MICHAEL J	3701 SONG SPARROW DR MATTHEWS, NC 28104	
MORRONE, LUISA C	7018 HIGH OAKS DR MATTHEWS, NC 28104	
MOSKOWITZ, WENDI A	3716 TWELVE MILE CREEK RD MATTHEWS, NC 28104	

NAME:	PHONE:	EMAIL/PHONE: (OPTIONAL)
MUDD, JOHN T	2225 WEDGEWOOD DR MATTHEWS, NC 28104	
NAZIROV, SARDOR	3712 SONG SPARROW DR MATTHEWS, NC 28104	
NBI INVESTMENTS LLC	1 SPICE ROAD FORT MILL, SC 29707	
NICHOLS, WESLEY C	5924 DEAL RD MATTHEWS, NC 28104	
NICOLETTI, LAWRENCE F JR	7026 HIGH OAKS DR MATTHEWS, NC 28104	
NUNZIATA, LAURA	3603 TWELVE MILE CREEK RD MATTHEWS, NC 28104	
PHLIPOT, JOHN D	3812 MOURNING DOVE DR MATTHEWS, NC 28104	
PINCUS, GARY J	3809 MOURNING DOVE DR MATTHEWS, NC 28104	
PORTARO, ROGER A JR	5932 DEAL RD MATTHEWS, NC 28104	
PRIMM, KEITH E	8511 PRINCE VALIANT DR MARVIN, NC 28173	
PRIOR, ANTHONY J	2241 WEDGEWOOD DR MATTHEWS, NC 28104	
REEVES, DAVID D	PO BOX 646 MATTHEWS, NC 28106	
ROBERTS, ROBERT LEE III	2015 WEDGEWOOD DR MATTHEWS, NC 28104	
ROBINSON, LINDELL R	6080 BLUEBIRD HILL LN MATTHEWS, NC 28104	
ROGERS, FRANK R JR	4692 HOMESTEAD PL MATTHEWS, NC 28104	
ROLPH, ANDREW C	608 MAPLE GROVE CHURCH RD MATTHEWS, NC 28104	
SHERONAS, DAVID A	3707 SONG SPARROW DR MATTHEWS, NC 28104	

NAME:	PHONE:	EMAIL/PHONE: (OPTIONAL)
SLOYAN, CHRISITOPHER F	3706 SONG SPARROW DR MATTHEWS, NC 28104	
SMITH, BENNETT	3709 SONG SPARROW DR MATTHEWS, NC 28104	
SNYDER, MISTY LYNN DOVER	3833 TWELVE MILE CREEK RD MATTHEWS, NC 28104	
STAUDE, KENT ALEXANDER	3845 MOURNING DOVE DR WEDDINGTON, NC 28104	
STONEMAN, MICHAEL ALLEN	3801 TWELVE MILE CREEK RD MATTHEWS, NC 28104	
SUTTON, REGINALD L	7025 HIGH OAKS DR MATTHEWS, NC 28104	
SWOPE, MATTHEW C	3343 IRONWOOD DR MATTHEWS, NC 28104	
T1CLT TRUST	1233 WEDDINGTON HILLS DR MATTHEWS, NC 28104	
THOMPSON, BARRY	3963 MOURNING DOVE DR MATTHEWS, NC 28104	
UNION COUNTY BOARD OF EDUCATION	400 N CHURCH STREET MONROE, NC 28112	
WAN, YIPING	6505 DEAL RD MATTHEWS, NC 28104	
WARNER, ROBERT C	3700 SONG SPARROW DR MATTHEWS, NC 28104	
WEBER, JOHN B	3806 MOURNING DOVE DR MATTHEWS, NC 28104	
WILKERSON, FORREST REID III	1 SPICE ROAD FORT MILL, SC 29707	
WINSTON, GLADYS B	6901 DEEP SPRINGS RD PEACHLAND, NC 28133	
WOLF, JAMES C	3842 MOURNING DOVE DR MATTHEWS, NC 28104	
WOODLIEF, GUY W	3818 MOURNING DOVE DR MATTHEWS, NC 28104	

NAME:	PHONE:	EMAIL/PHONE: (OPTIONAL)

NAME:	PHONE:	EMAIL/PHONE: (OPTIONAL)

NAME:	PHONE:	EMAIL/PHONE: (OPTIONAL)

NAME:	PHONE:	EMAIL/PHONE: (OPTIONAL)



ELYSIAN at WEDDINGTON

WEDDINGTON, NC | DATE: 08.20.2024 | PROJECT NO.: 240110



PERSPECTIVE 1

v3co.com



landscape architecture | planning | civil engineering | surveying

V3 Southeast

NC 27086, CA 94111, CA



CURRENT

ELYSIAN at WEDDINGTON

WEDDINGTON, NC | DATE: 08.20.2024 | PROJECT NO.: 240110

PERSPECTIVE 2



landscape architecture | planning | civil engineering | surveying

V3 Southeast

NC 08/20/24 11:00 AM

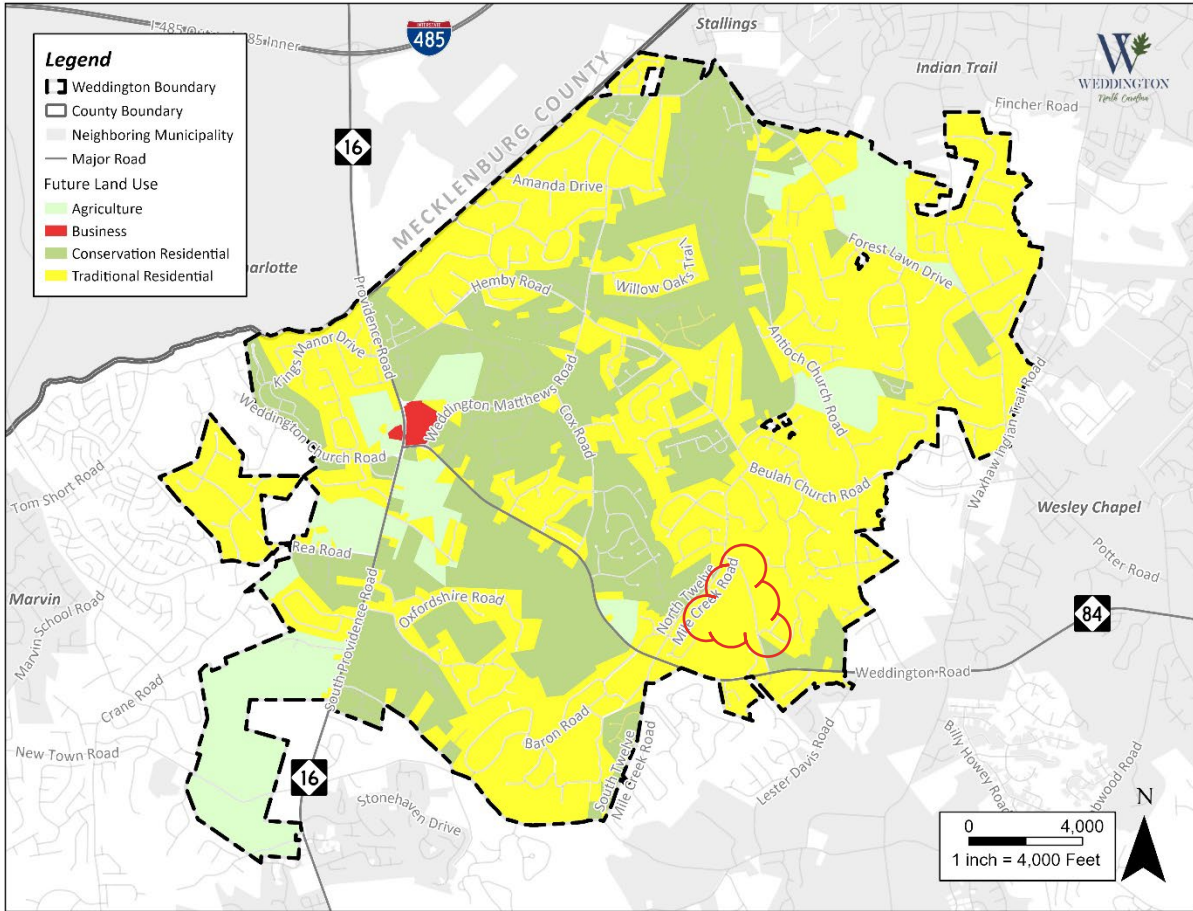
PROPOSED



CURRENT



Map 4 Future Land Use Map



Elysian at Weddington

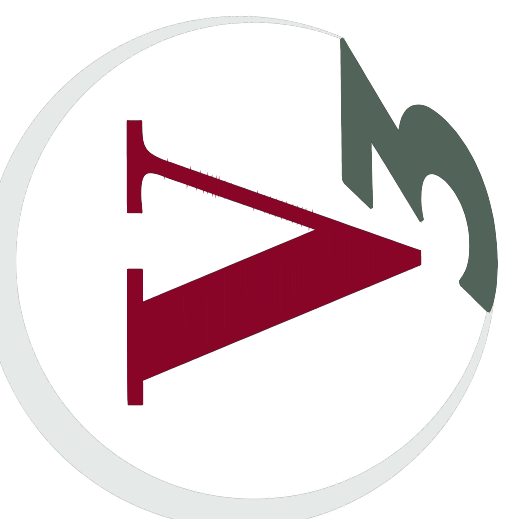
Deal Road, Weddington, NC 28212

Preliminary Sketch Plan

August 6th, 2024

V3 Project #: 240110.01

PROJECT REVISIONS



V3 Southeast
3700 South Blvd., Suite 200
Charlotte, NC 28209
p: 704-940-2883
www.v3co.com



PROJECT TEAM

Civil Engineering & Landscape Architecture

V3 Southeast
3700 South Boulevard, Suite 200
Charlotte, NC 28209
phone: 704-940-2883
www.v3co.com

Owner

Keystone Custom Homes
2030 Airport Flex Drive, Suite R
Charlotte, NC 28208
phone: 877-821-2469

Surveying

Delta Land Service Inc.
1020 Crews Road
Matthews, NC 28105
phone: 704-847-4700

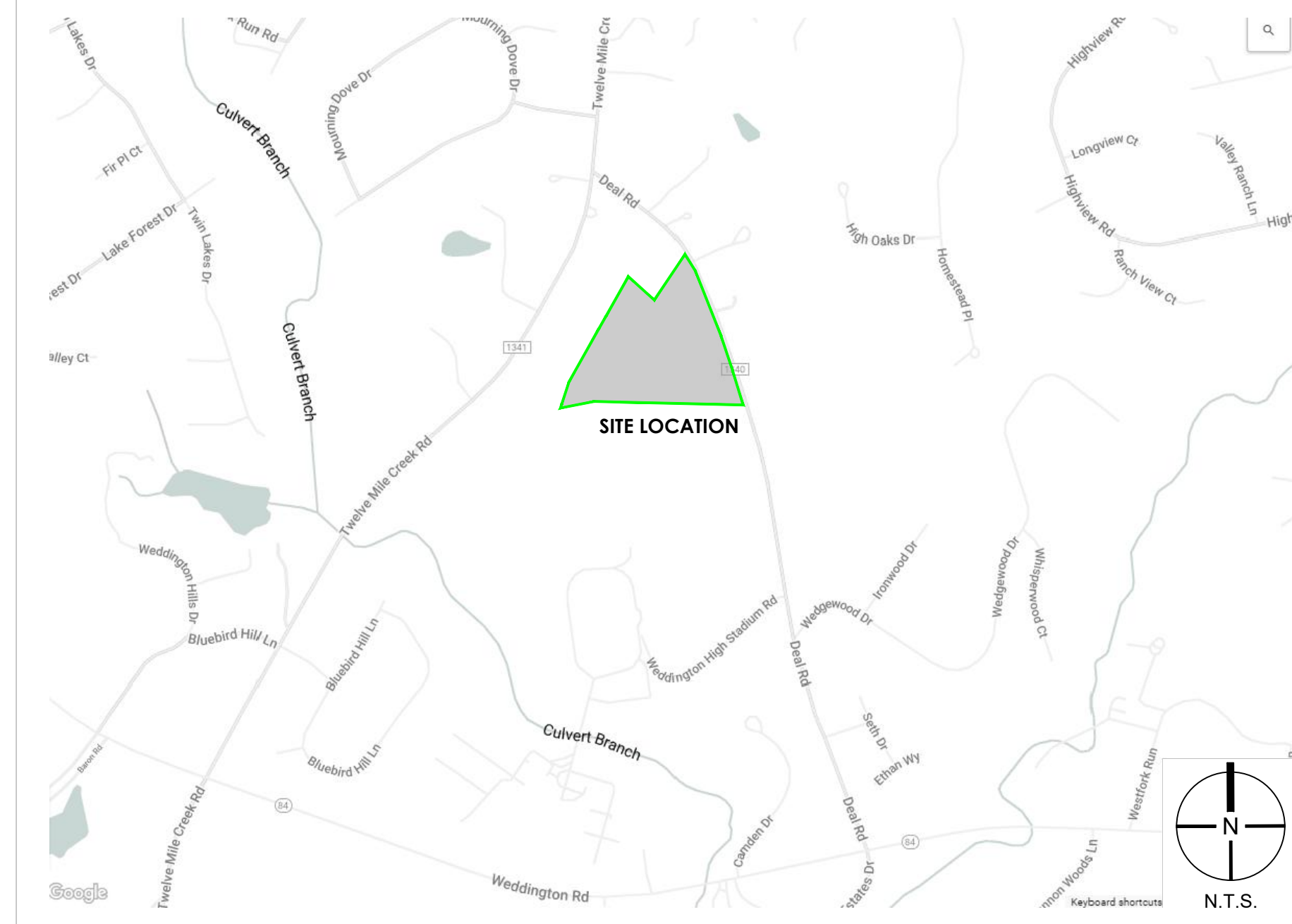
SHEET INDEX

Sheet Number	Description	Revision #	Date
SK-100	COVER SHEET		09.06.24
SK-101	DIMENSION CONTROL PLAN		09.06.24
SK-102	CELESTIAL WAY PROFILE		09.06.24
SK-103	UCPW SKETCH PLAN		09.06.24
SK-104	EROSION CONTROL PLAN (STAGE 1)		09.06.24
SK-105	LANDSCAPE PLAN		09.06.24

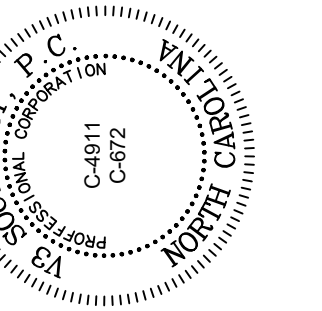
REGULATORY APPROVALS

PROJECT CERTIFICATION CHECKLIST

VICINITY MAP



SITE OVERVIEW MAP



Elysian at Weddington
Deal Road, Weddington, NC 28212
Preliminary Sketch Plan
August 6th, 2024 V3 Project #: 240110.01
COVER SHEET SK-100



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 www.v3co.com



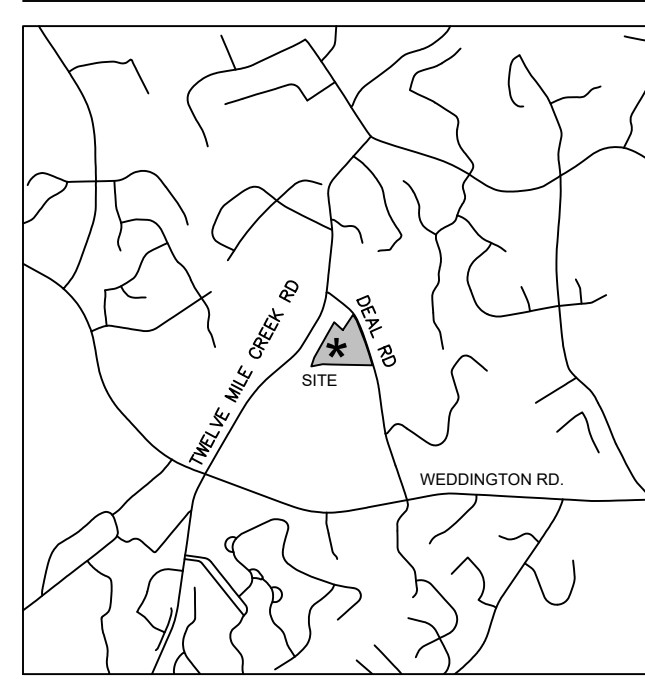
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Keystone Custom Homes

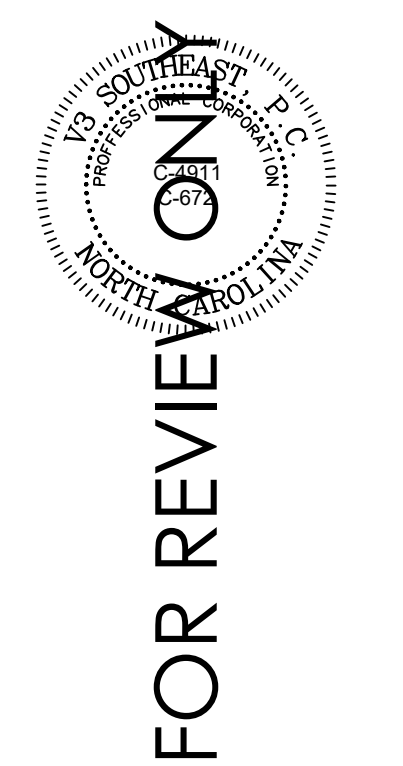
2030 Airport Flex Rd.
 Charlotte, NC 28208
 877-699-7859
 KeystoneCustomHome.com

Elysian at Weddington

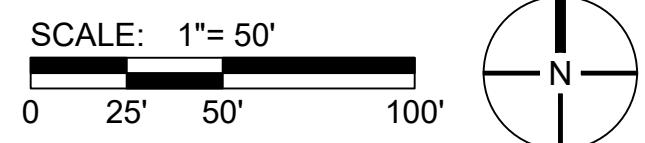
Deal Road
 Weddington, NC 28212



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DATE: 09.06.24 PM: MDM
 DRAWN BY: DFS REVIEWED BY: MDM

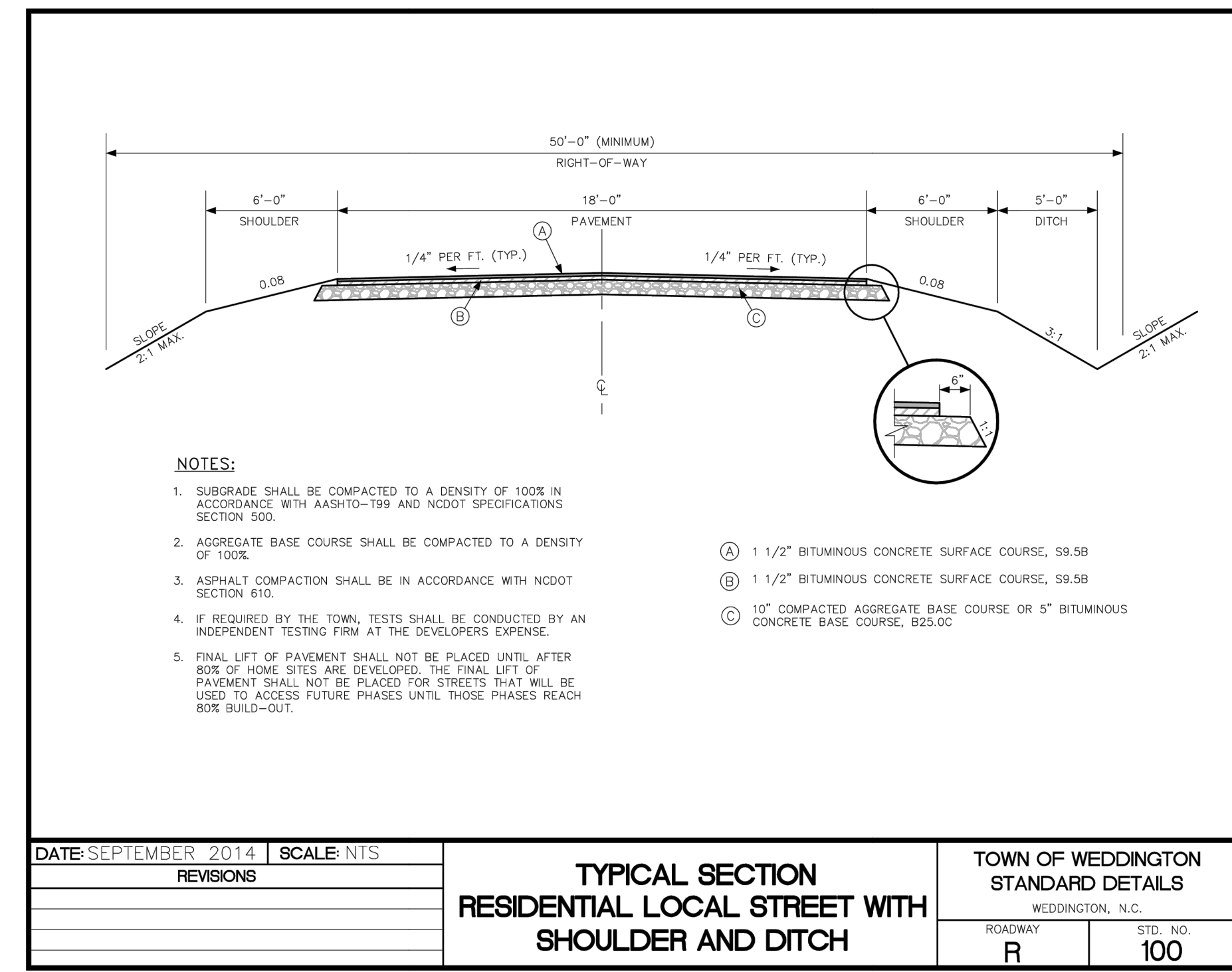
PROJECT NUMBER: 240110.01

DIMENSION CONTROL PLAN

REVISIONS:

SK-101

Sketch Plan

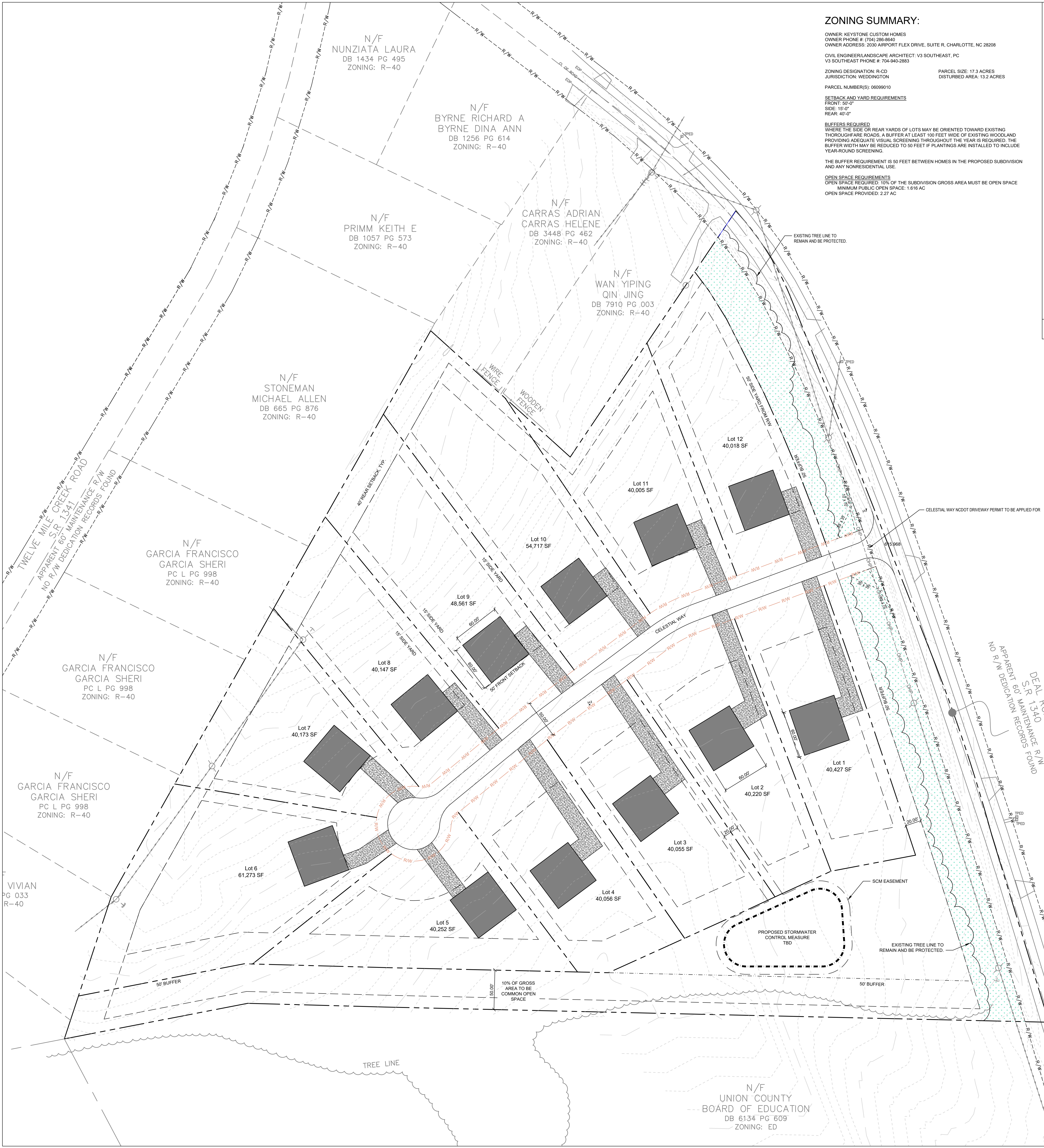


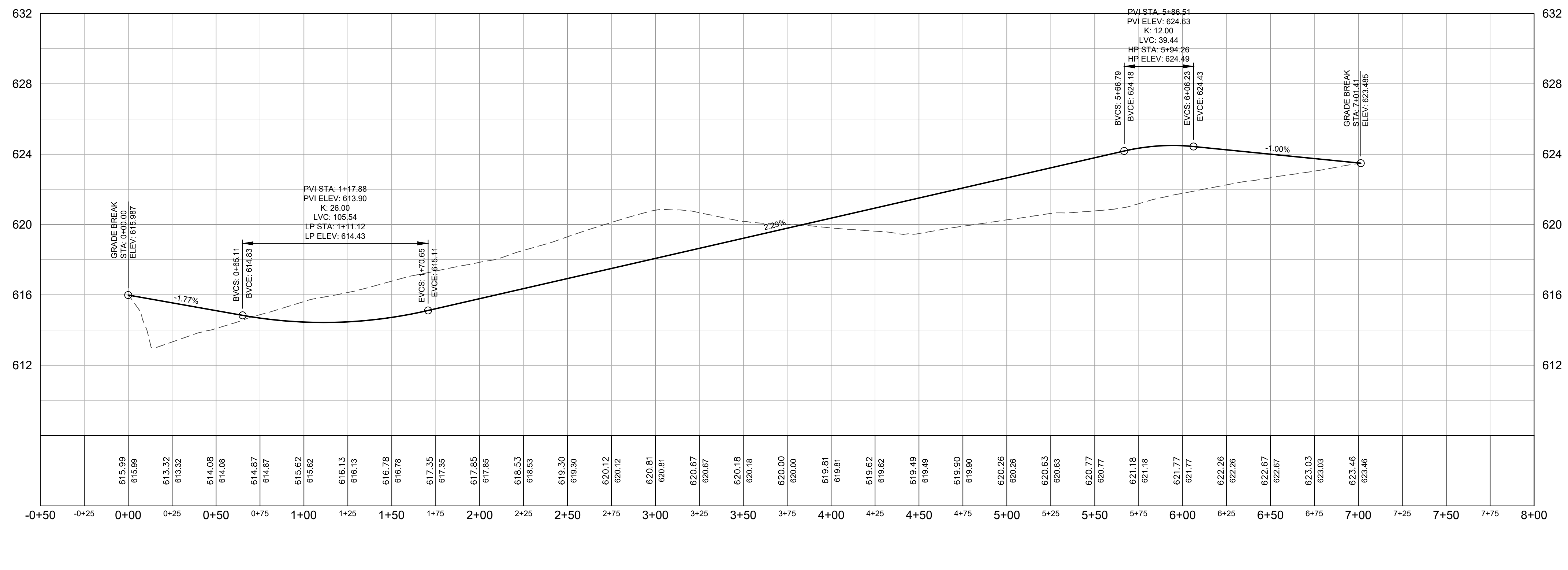
TOWN OF WEDDINGTON LOCAL STREET DETAIL SCALE: N.T.S.

Parcel Table

Parcel #	Area	Perimeter	Segment Lengths	Segment Bearings
1	40426.87	933.381	120.950 51.781 63.241 61.462 57.454 126.881 109.029 342.583	N69° 41' 22.39"E S19° 18' 19.71"E S19° 05' 57.10"E S18° 58' 26.75"E S18° 33' 19.27"E S18° 20' 45.72"E S73° 15' 11.89"W N20° 55' 14.60"W
2	40220.12	911.851	342.583 76.131 333.149 62.894 50.465 44.609	S20° 55' 14.60"E S66° 23' 28.12"W N34° 16' 51.12"W N53° 09' 37.65"E N61° 25' 30.02"E N69° 41' 22.39"E
3	40055.46	891.627	333.149 54.229 71.760 306.066 64.524 119.970	S34° 16' 51.12"E S65° 03' 08.22"W S65° 38' 51.51"W N34° 40' 14.30"W N50° 40' 42.23"E N53° 09' 37.65"E
4	40055.69	849.172	39.288 252.385 145.572 306.066 105.861	N88° 41' 24.25"W N86° 44' 55.59"W N50° 40' 42.23"E S34° 40' 14.30"E S65° 38' 51.51"W
5	40251.91	1011.021	252.385 412.053 224.759 101.866 19.957	S36° 44' 55.59"E N88° 35' 16.17"W N51° 37' 04.13"E N64° 46' 27.44"E N28° 37' 44.81"E
6	61272.70	1057.707	10.324 214.200 132.307 184.224 259.482 52.411 224.759	N88° 26' 32.89"W S79° 00' 22.36"W N18° 14' 03.85"E N29° 23' 38.85"E S80° 34' 11.03"E S22° 10' 45.37"E S51° 37' 04.13"W
7	40172.85	879.499	259.482 255.440 291.255 73.322	N80° 34' 11.03"W N29° 23' 38.85"E S39° 10' 13.46"E S53° 39' 06.19"W
8	40147.25	896.049	291.255 90.099 42.933 0.024 346.513 108.664 18.562	N39° 10' 13.46"E N29° 24' 34.28"E N29° 28' 34.04"E S39° 23' 40.99"E S39° 23' 40.99"E S50° 36' 19.01"W S74° 14' 21.21"W
9	48560.55	1021.530	346.513 149.779 404.416 74.751 46.070	N39° 23' 40.99"W N29° 30' 19.73"E S36° 42' 19.98"E S53° 09' 37.65"W S50° 51' 36.02"W
10	54717.19	1102.277	404.416 121.596 127.246 328.976 11.917 109.026	N36° 42' 19.98"W N29° 30' 19.73"E S47° 49' 36.91"E S33° 57' 17.20"E S54° 33' 17.52"W S53° 09' 37.65"W
11	40004.57	1051.098	328.976 111.314 174.305 316.456 66.154 53.892	N33° 57' 17.20"W S47° 49' 36.91"E N33° 55' 20.75"E S21° 05' 06.01"E S69° 41' 22.39"W S62° 49' 39.90"W
12	40018.44	927.835	316.456 106.528 29.514 42.408 106.022 59.051 59.365 64.298 22.187 120.007	N21° 05' 06.01"W N33° 55' 20.75"E S37° 00' 01.87"E S31° 54' 57.94"E S38° 49' 21.78"E S23° 57' 47.33"E S22° 53' 22.40"E S21° 11' 29.22"E S19° 43' 08.70"E S69° 41' 22.39"W

ZONING SUMMARY:
 OWNER: KEYSTONE CUSTOM HOMES
 OWNER PHONE #: (704) 286-8640
 OWNER ADDRESS: 2030 AIRPORT FLEX DRIVE, SUITE R, CHARLOTTE, NC 28208
 CIVIL ENGINEER/LANDSCAPE ARCHITECT: V3 SOUTHEAST, PC
 V3 SOUTHEAST PHONE #: 704-940-2883
 ZONING DESIGNATION: R-CD
 JURISDICTION: WEDDINGTON
 PARCEL SIZE: 17.3 ACRES
 DISTURBED AREA: 13.2 ACRES
 PARCEL NUMBER(S): 06999010
 SETBACK AND YARD REQUIREMENTS
 FRONT: 50'-0"
 SIDE: 15'-0"
 REAR: 40'-0"
 BUFFERS REQUIRED
 WHERE THE SIDE OR REAR YARDS OF LOTS MAY BE ORIENTED TOWARD EXISTING THROUGHFARE 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 BUFFER REQUIREMENT IS 50 FEET BETWEEN HOMES IN THE PROPOSED SUBDIVISION AND ANY NONRESIDENTIAL USE.
 OPEN SPACE REQUIREMENTS
 OPEN SPACE REQUIRED: 10% OF THE SUBDIVISION GROSS AREA MUST BE OPEN SPACE
 MINIMUM PUBLIC OPEN SPACE: 1.616 AC
 OPEN SPACE PROVIDED: 2.27 AC

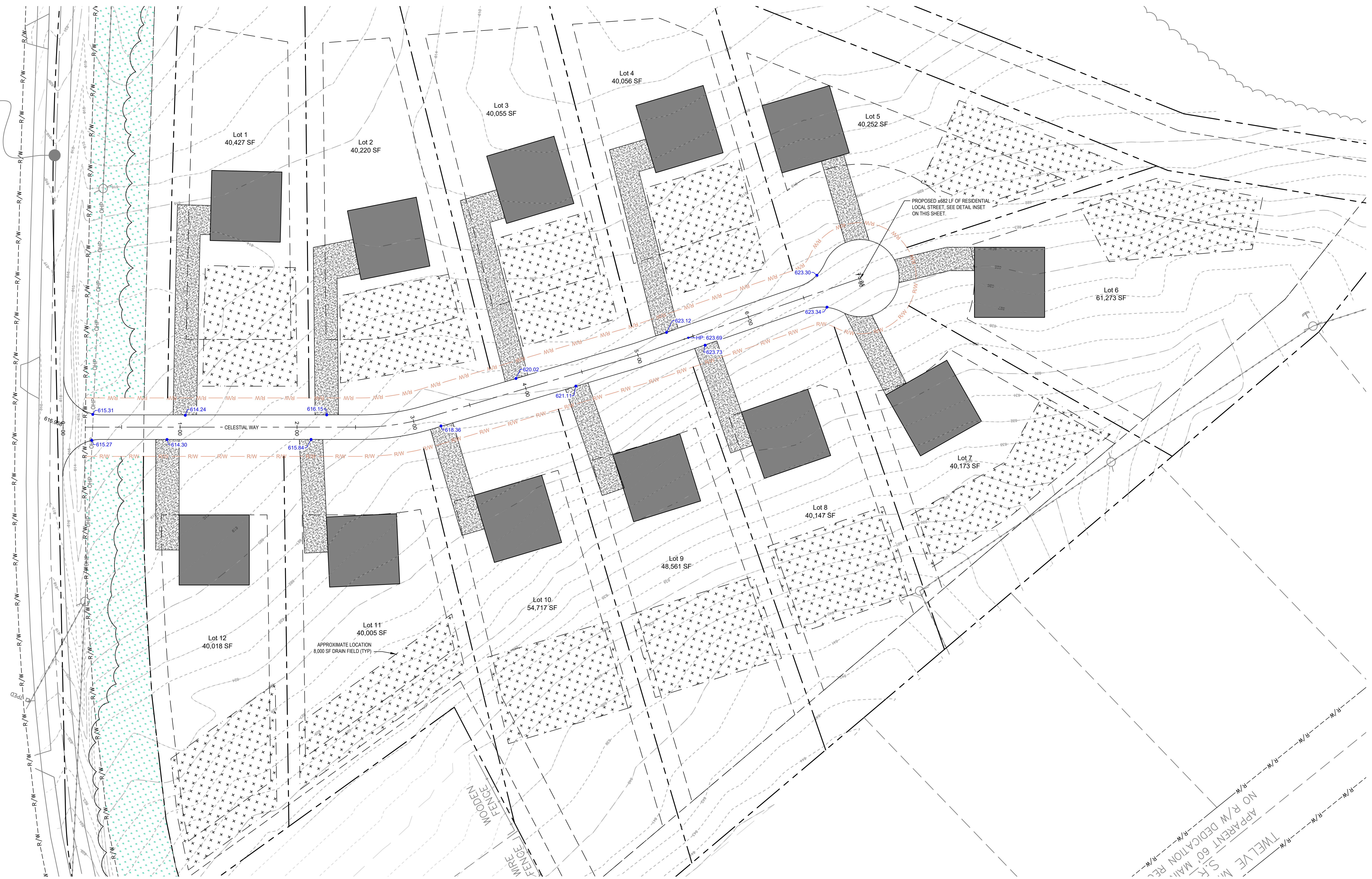




CELESTIAL WAY - STA. 0+00.00 TO STA. 7+01.41 - PROFILE

PROFILE SCALE
VERTICAL = 1" = 4'
HORIZONTAL = 1" = 40'

DEAL ROAD
S.R. 1340
APPARENT 60' MAINTENANCE R/W
NO R/W DEDICATION RECORDS FOUND



CELESTIAL WAY - STA. 0+00.00 TO STA. 7+01.41 - PLAN

SCALE: 1"=40'



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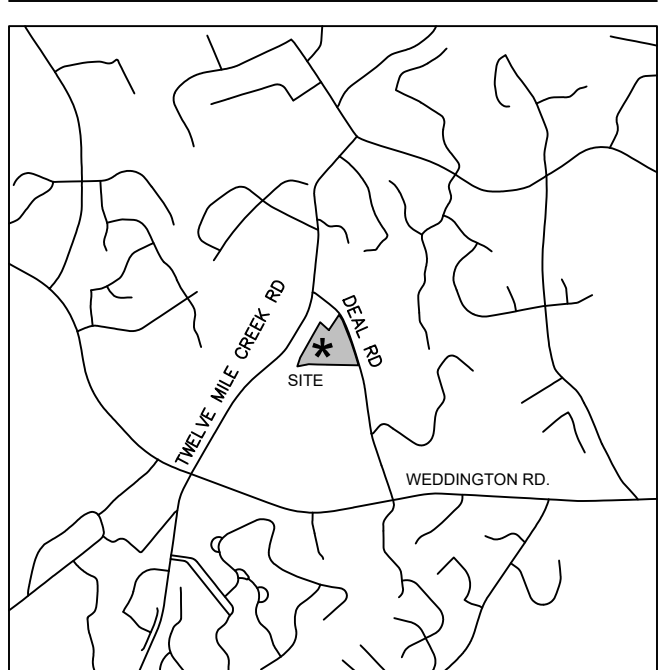
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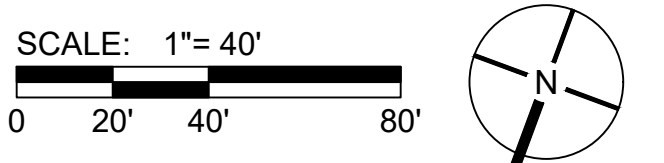
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DATE: 09/06/24 PM:MDM
DRAWN BY: DFS REVIEWED BY: MDM
PROJECT NUMBER: 240110.01

CELESTIAL WAY PROFILE

REVISIONS:

SK-102

Sketch Plan



GENERAL COMMENTS:

- DEVELOPER INFORMATION:
 - NAME: TOM CROUCH
 - ADDRESS: 231 POST OFFICE DRIVE #88
 - PHONE: 980-333-9019
 - EMAIL: TCROUCH@THEMOSERGROUPINC.COM
- OWNER:
 - NAME: KEYSTONE CUSTOM HOMES
 - ADDRESS: 2030 AIRPORT FLEX DRIVE, STE R, CHARLOTTE, NC 28208
 - PHONE: 877-821-2499
 - EMAIL: UNKNOWN
- ENGINEER:
 - NAME: V3 SOUTHEAST, P.C. DAVID S. KLAUSMAN P.E.
 - ADDRESS: 3709 SOUTH BLVD, STE 200, CHARLOTTE, NC 28209
 - PHONE: 803-513-4754
 - EMAIL: DKLAUSMAN@V3CO.COM
- DEVELOPMENT INFORMATION:
 - NATURE: SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENT
 - PROPOSED LOTS: 12
 - AVG BLDG SQ. FTG: 3600
 - PROPOSED CONSTRUCTION: SITE DEVELOPMENT
- PLANNING JURISDICTION:
 - NAME: WEDDINGTON
 - ADDRESS: DEAL ROAD, WEDDINGTON, NC 28212
 - PHONE: 704-846-2700
 - EMAIL: TMANNING@TOWNOFWEDDINGTON.COM
- ESTIMATED CONSUMPTION OF FLOW:
 - DOMESTIC WATER: 400 GPD/CONNECTION = 400 X 12 = 4800 GPD
 - IRRIGATION: (0)
 - FIRE FLOW: (0)
 - SEWER: (0)
- PROPOSED METERS:
 - DOMESTIC: 3/4" METER (12)
 - IRRIGATION: (0)
 - FIRE: (0)

LEGEND

SYMBOL	DETAIL
	EXISTING WATER MAIN
	PROPOSED WATER SERVICE
	PROPOSED WATER GATE VALVE (GV)
	PROPOSED WATER METER

WATER DISTRIBUTION NOTES:

- PRIOR TO CONSTRUCTION, CONTRACTOR TO LOCATE UTILITY CONNECTION POINT(S) AT BUILDING(S) BASED ON PLUMBING PLANS. NOTIFY V3 SOUTHEAST IMMEDIATELY OF ANY DISCREPANCIES.
- THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPARTMENT CONNECTIONS, OR OTHER WATER USING APPLIANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS UNION COUNTY WATER REQUIRED BACKFLOW PREVENTER.
- ALL WATER LINES, VALVES, FITTINGS, ETC. SHALL BE INSPECTED BY THE CIVIL ENGINEER. INSPECTION SHALL INCLUDE VISUAL OBSERVATION AND WILL INCLUDE TESTING IF APPLICABLE. TESTING SHALL BE PER FEDERAL, STATE, LOCAL REQUIREMENTS, OR PROJECT SPECIFICATIONS, WHICHEVER IS MORE RESTRICTIVE OR HAS ULTIMATE JURISDICTIONAL AUTHORITY.
- CONTRACTOR SHALL CONTACT THE COUNTY ASSIGNED PLUMBING INSPECTOR FOR REVIEW OF WATER SYSTEM INSTALLATION FROM THE BUILDING CONNECTION POINT TO THE MAIN LINE ONLY, PRIOR TO BACKFILLING TRENCHES.
- WATER LINES SHALL BE INSTALLED WITH A MINIMUM 30" COVER.
- WATER LATERAL(S) ARE LEFT (5) FIVE FEET FROM BUILDING FACE. REFER TO PLUMBING PLANS FOR CONNECTION POINTS. ALL CONNECTION MATERIAL BY BUILDING CONTRACTOR.
- ALL WATER VALVES MUST BE LOCATED IN GRASS / LANDSCAPE AREA OR ASPHALT PARKING / DRIVES. VALVES ARE NOT ALLOWED IN CONCRETE SIDEWALKS, PLAZAS, ETC.
- EACH UNION COUNTY WATER BACKFLOW PREVENTION ASSEMBLY IS REQUIRED TO BE TESTED BY A UNION COUNTY WATER APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM IN SERVICE.

ADDITIONAL PLAN NOTES

- WATER AND SEWER TAPS, MATERIALS, AND INSTALLATION TO BE BY THE DEVELOPER.
- THE CONTRACTOR SHALL CONTACT UNION COUNTY WATER PERSONNEL AFTER THE MATERIALS HAVE BEEN APPROVED BY UNION COUNTY WATER AND AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION TO SCHEDULE A PRE-CONSTRUCTION MEETING. PLEASE REACH OUT TO LEE DILLON AT LEE.DILLON@UNIONCOUNTYNC.GOV TO SCHEDULE THE MEETING.
- ANY WORK OR TEST PERFORMED WITHOUT NOTIFICATION AND CONTACT WITH FIELD INSPECTORS SHALL BE INSTALLED AT THE CONTRACTOR'S RISK AND SUBJECT TO REMOVAL.
- IF ANY WELLS AND/OR ON-SITE WASTEWATER DISPOSAL SYSTEMS ARE DISCOVERED DURING THE SITE DEVELOPMENT PROCESS THEY WILL NEED TO BE ABANDONED IN ACCORDANCE WITH APPLICABLE NORTH CAROLINA LAWS AND RULES.

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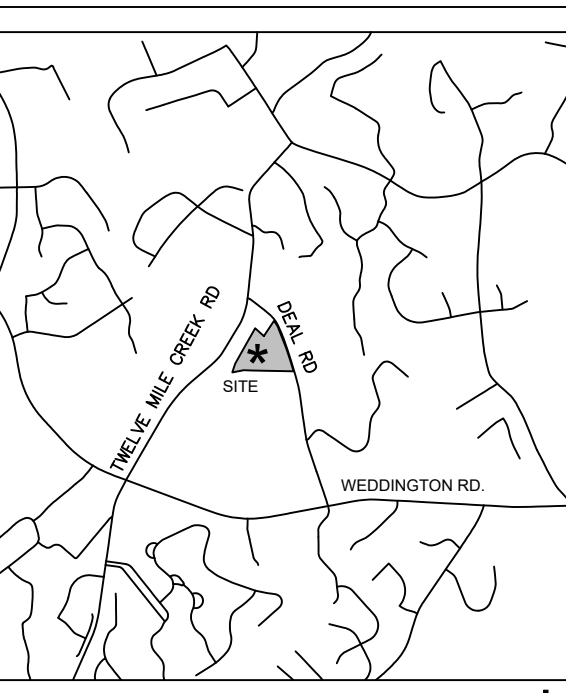
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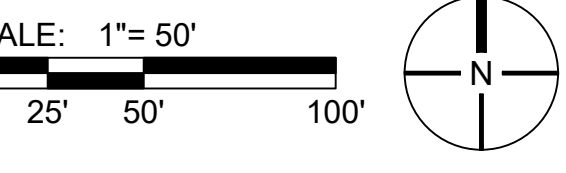
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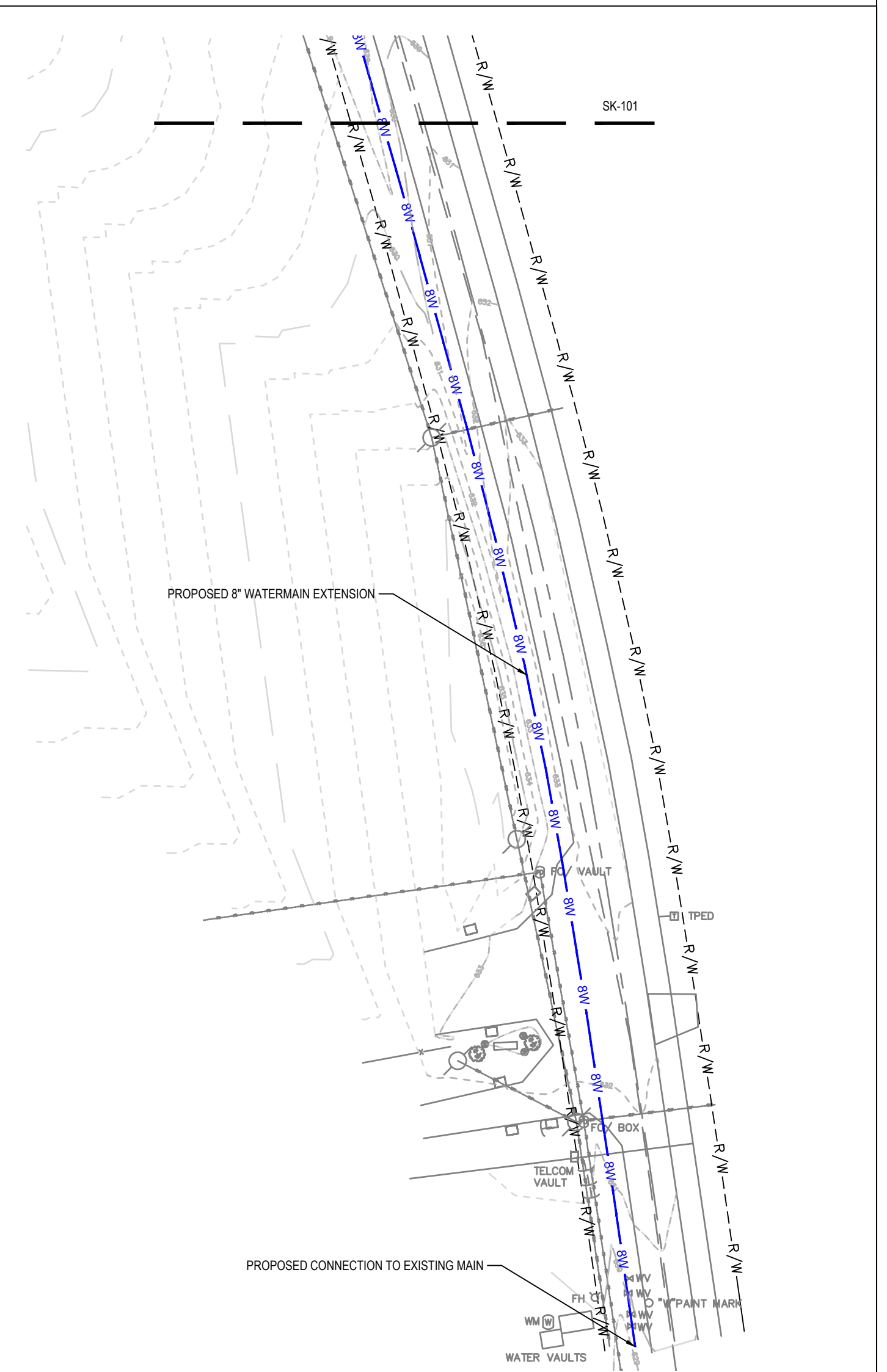
DATE: 09/06/24 PM:MDM
DRAWN BY: ZJH REVIEWED BY: MDM
PROJECT NUMBER: 240110.01

UCPW SKETCH PLAN

REVISIONS:

NO.	DESCRIPTION	DATE

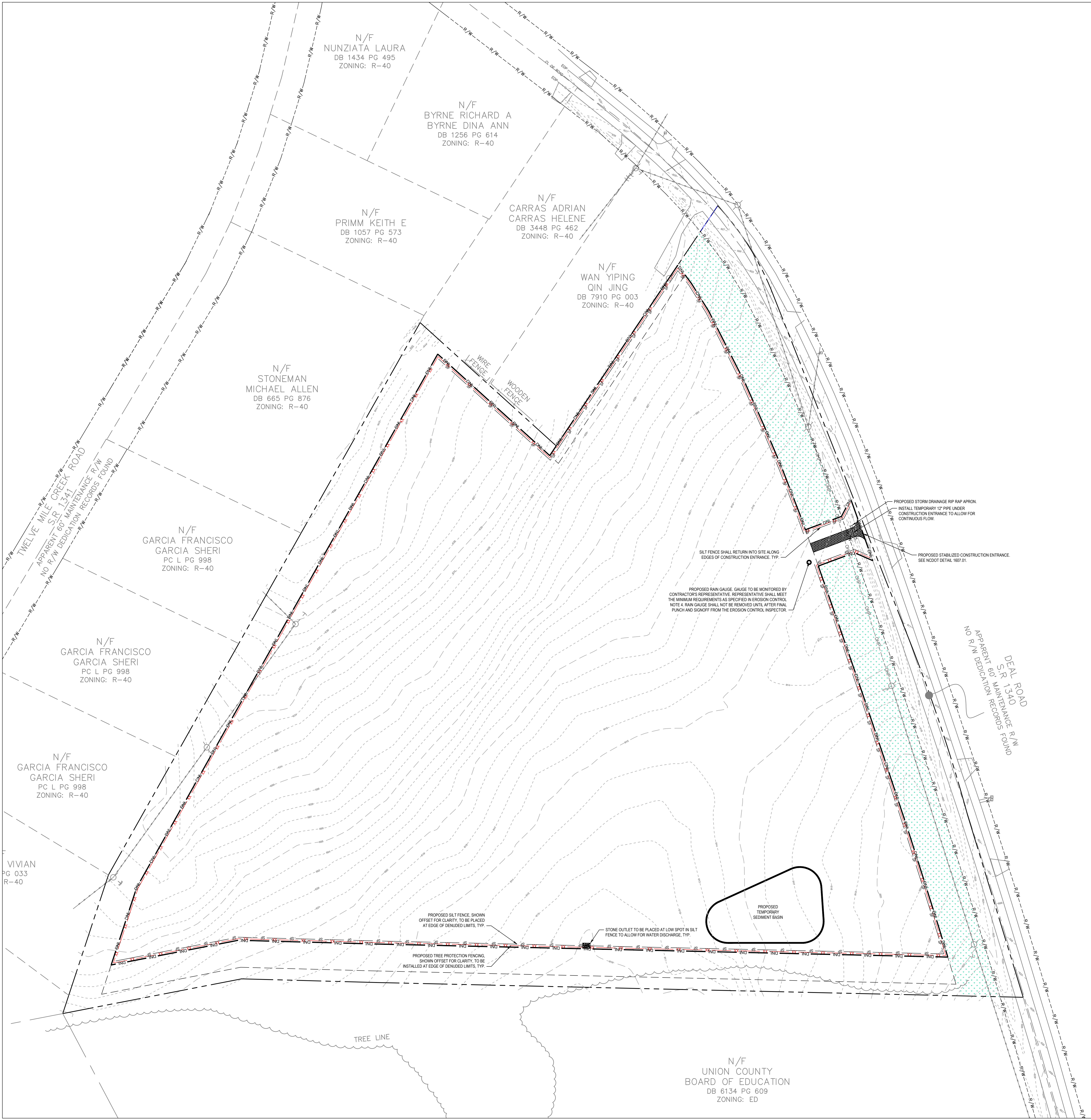
SK-103
Sketch Plan



WATERMAIN EXTENSION INSET SCALE: 1"=50'



- CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, SIGNAGE, FLAGGERS, SHORING, ETC., TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC.
- ALL PAVEMENT CUTS SHALL BE REPLACED ACCORDING TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND UNION COUNTY PUBLIC WORKS.



SYMBOL	DESCRIPTION	DETAIL
[Symbol]	SEDIMENT BASIN	+
[Symbol]	DENUDED LIMITS	+
[Symbol]	PROPOSED STABILIZED CONSTRUCTION ENTRANCE	+
[Symbol]	PROPOSED TREE PROTECTION FENCE	+
[Symbol]	PROPOSED SILT FENCE	+
[Symbol]	PROPOSED STORM DRAINAGE	+

EROSION CONTROL NOTES:

- ANY DISTURBANCE BEYOND THE DENUDED LIMITS INDICATED ON THE CONSTRUCTION DOCUMENTS IS A VIOLATION AND IS SUBJECT TO A FINE.
- DISTURBING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION AND IS SUBJECT TO A FINE.
- CONTRACTOR SHALL MEET REQUIREMENTS SET FORTH IN THE "NEW GROUND STABILIZATION REQUIREMENTS" NPDES PERMIT EFFECTIVE APRIL 1, 2019 FOR THE EPA EFFLUENT GUIDELINES.
- CONTRACTOR SHALL APPOINT A REPRESENTATIVE TO MONITOR AND INSPECT GROUND COVER AT LEAST ONCE PER WEEK AND WITHIN 24 HOURS AFTER A STORM GREATER THAN 1/2 INCH. REPRESENTATIVE SHALL BE A LICENSED ENGINEER IN THE STATE OF NORTH CAROLINA OR A CERTIFIED SITE INSPECTOR IN CURRENT STANDING WITH NPDES. CONTRACTOR PRODUCE AND KEEP ON-SITE ALL MONITORING AND INSPECTION LOGS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL PROVIDE OWNER AND V3 SOUTHEAST REPRESENTATIVE NAME AND LICENSE OR CERTIFICATION NUMBER PRIOR TO INSTALLING EROSION CONTROL MEASURES.
- ALL SLOPES GREATER THAN 2.5:1 SHALL BE STABILIZED WITH EROSION MATTING.
- ADDITIONAL MEASURES MAY BE REQUIRED BY THE INSPECTOR TO CONTROL EROSION AND SEDIMENTATION OF THE SITE.
- ANY OFF-SITE BORROW AND WASTE REQUIRED FOR THIS PROJECT MUST COME FROM A SITE WITH AN APPROVED EROSION CONTROL PLAN, A SITE REGULATED UNDER THE MINING ACT OF 1971, OR A LANDFILL REGULATED BY THE DIVISION OF SOLID WASTE MANAGEMENT. TRASH/DEBRIS FROM DEMOLITION ACTIVITIES OR GENERATED BY ANY ACTIVITIES ON SITE MUST BE DISPOSED OF AT A FACILITY REGULATED BY THE DIVISION OF SOLID WASTE MANAGEMENT OR PER DIVISION OF SOLID WASTE MANAGEMENT OR DIVISION OF WATER RESOURCES RULES AND REGULATIONS.
- SITE SOILS CLASSIFICATION IS GB2.
- RIVER BASIN: YADKIN-PEE DEE
- THE TOTAL SITE ACREAGE IS 17.3 ACRES. THE TOTAL DENUDED AREA IS 13.2 ACRES.

STAGE 1 CONSTRUCTION SEQUENCE

- OBTAIN GRADING/EROSION CONTROL PLAN APPROVAL FROM THE TOWN OF WEDDINGTON AND UNION COUNTY.
- SET UP A ON-SITE PRE-CONSTRUCTION CONFERENCE WITH EROSION CONTROL INSPECTOR OF THE CITY ENGINEERING DEPARTMENT TO DISCUSS EROSION CONTROL MEASURES. FAILURE TO SCHEDULE SUCH CONFERENCE 48 HOURS PRIOR TO ANY LAND DISTURBING ACTIVITY IS A VIOLATION AND IS SUBJECT TO A FINE.
- INSTALL CONSTRUCTION ENTRANCE, TREE PROTECTION, AND SILT FENCE. CLEARING ONLY AS NECESSARY TO INSTALL THESE DEVICES. CALL FOR ON-SITE INSPECTION BY INSPECTOR TO GAIN APPROVAL TO PROCEED WITH REMAINING INSTALLATION OF EROSION AND SEDIMENT CONTROL DEVICES.
- FOR STAGED EROSION CONTROL PLANS, CONTRACTOR SHALL MEET WITH EROSION CONTROL INSPECTOR PRIOR TO COMMENCING WITH EACH STAGE OF EROSION CONTROL MEASURES.
- COORDINATE WITH EROSION CONTROL INSPECTOR PRIOR TO REMOVAL OF EROSION CONTROL MEASURE.
- THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES.

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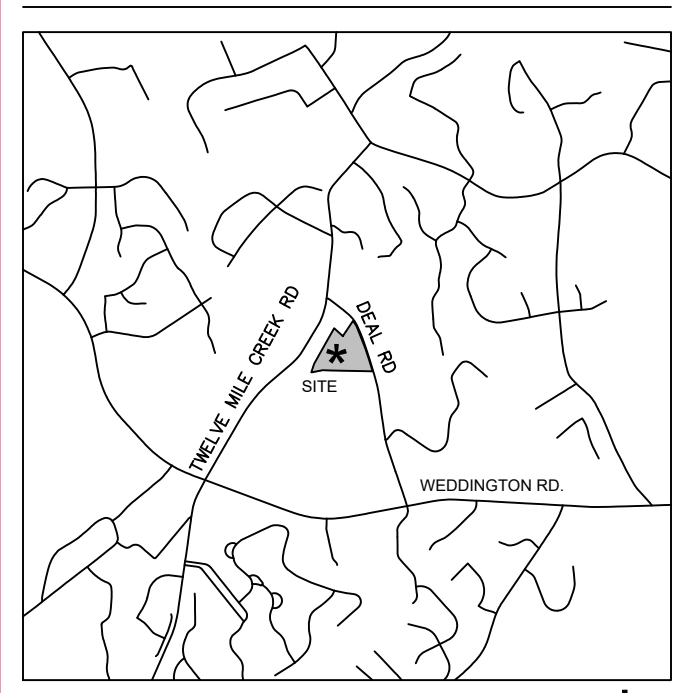
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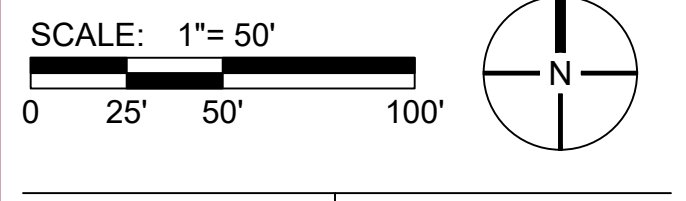
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DATE: 09/06/24 PM:MDM
 DRAWN BY: ZJH REVIEWED BY: MDM

PROJECT NUMBER: 240110.01

EROSION CONTROL PLAN (STAGE I)

REVISIONS:

NO.	DESCRIPTION	DATE

SK-104
 Sketch Plan



LEGEND

SYMBOL	DETAIL
	EXISTING TREE
	PROPOSED TREE PROTECTION FENCING
	PROPOSED TREE SAVE UNDISTURBED NATURAL AREA

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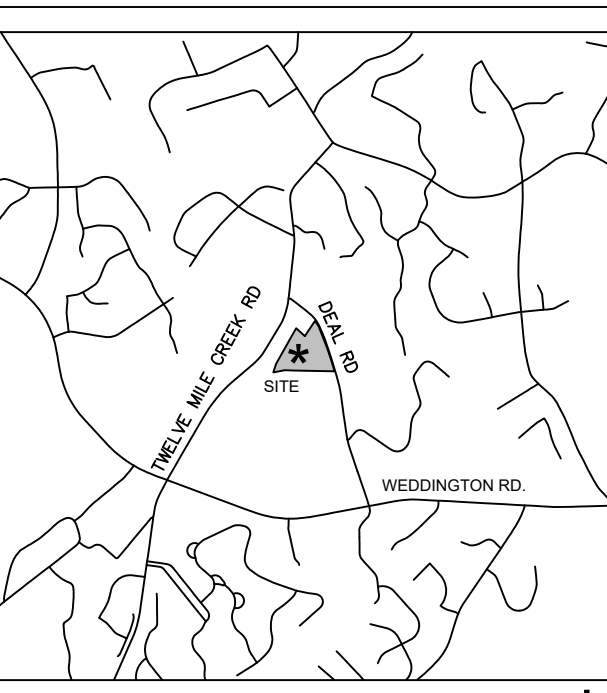
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Keystone Custom Homes

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Elysian at Weddington

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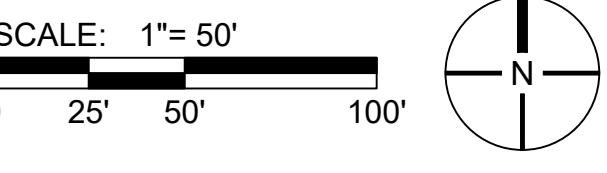


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Professional seal of a landscape architect.

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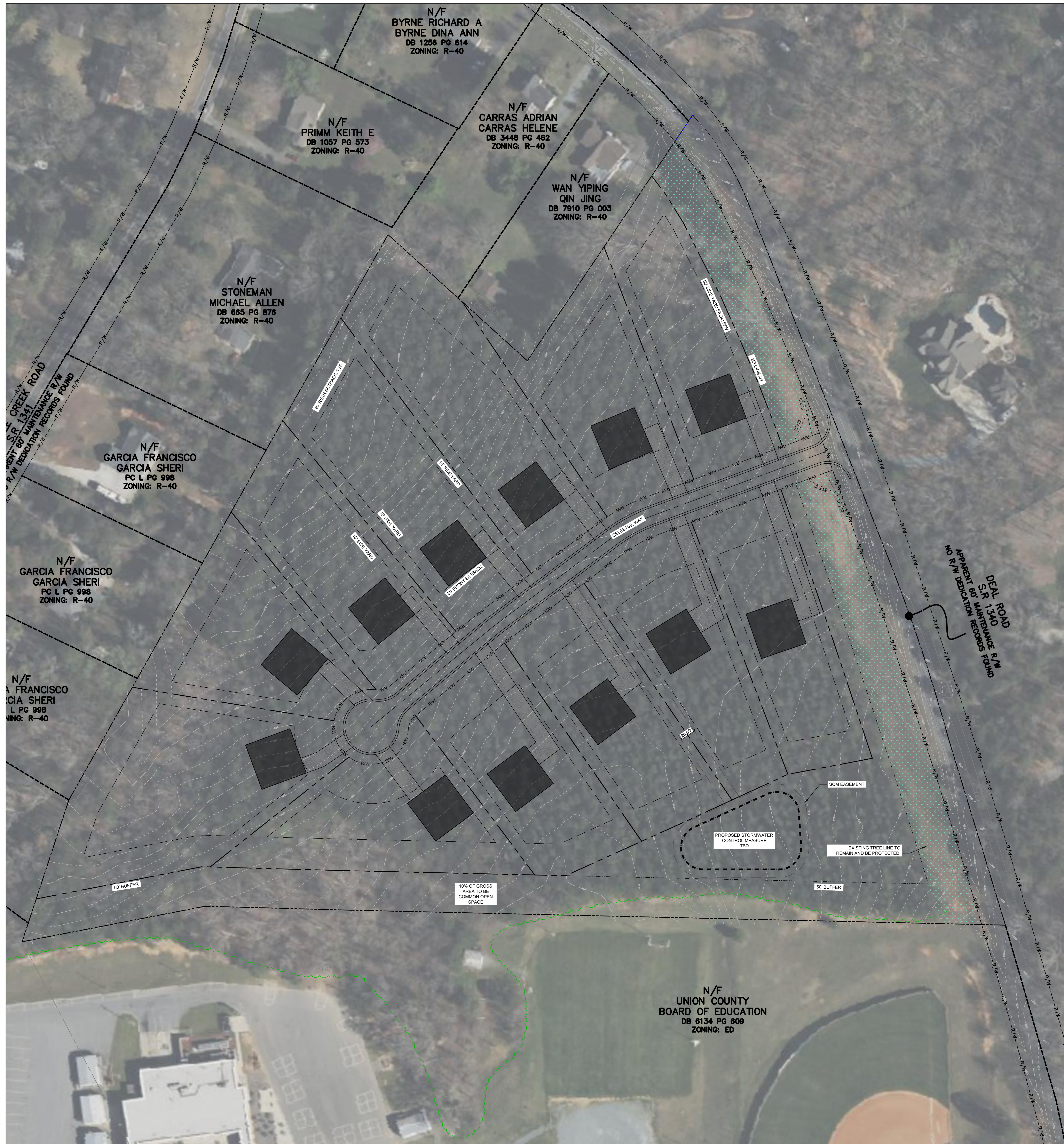
DATE: 09.06.24 PM:MDM
 DRAWN BY: ZJH REVIEWED BY: MDM
 PROJECT NUMBER: 240110.01

LANDSCAPE PLAN

REVISIONS:



- CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, SIGNAGE, FLAGGERS, SHORING, ETC., TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC.
- ALL PAVEMENT CUTS SHALL BE REPLACED ACCORDING TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND LINCOLN COUNTY PUBLIC WORKS.



ZONING SUMMARY:

OWNER: KEYSTONE CUSTOM HOMES
 OWNER PHONE #: (704) 286-8640
 OWNER ADDRESS: 2030 AIRPORT FLEX DR SUITE R, CHARLOTTE, NC 28208

CIVIL ENGINEER/LANDSCAPE ARCHITECT: V3 SOUTHEAST, PC
 V3 SOUTHEAST PHONE #: 704-940-2883

ZONING DESIGNATION: RCD
 JURISDICTION: WEDDINGTON
 PARCEL NUMBER(S): 06099010
 PARCEL SIZE: 17.3 ACRES
 TOTAL PARCELS CREATED: 12

MINIMUM LOT SIZE: 40,000 SF

SETBACK AND YARD REQUIREMENTS

FRONT: 5'-0"
 SIDE: 15'-0"
 REAR: 40'-0"

BUFFERS REQUIRED

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 BUFFER REQUIREMENT IS 50 FEET BETWEEN HOMES IN THE PROPOSED SUBDIVISION AND ANY NONRESIDENTIAL USE.

OPEN SPACE REQUIREMENTS

OPEN SPACE REQUIRED: 10% OF THE SUBDIVISION GROSS AREA MUST BE OPEN SPACE
 MINIMUM PUBLIC OPEN SPACE: 1.616 AC
 OPEN SPACE PROVIDED: 2.27 AC



50' VIEW FROM RIGHT OF WAY (CENTER OF SITE ALONG DEAL ROAD)



50' VIEW FROM RIGHT OF WAY (NORTHEAST PORTION OF SITE ALONG DEAL ROAD)

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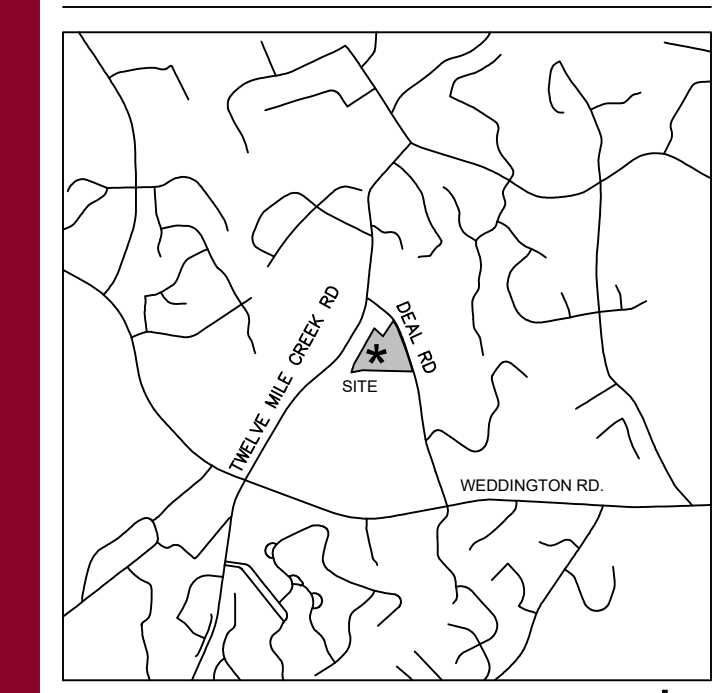
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Keystone Custom Homes

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 Charlotte, NC 28208
 877-699-7859
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Elysian at Weddington

Deal Road
 Weddington, NC 28212



TOPOGRAPHIC SURVEY DATED JULY 28, 2024 PROVIDED BY DELTA LAND SERVICES, INC., 608 MATTHEWS MINT HILL RD., MATTHEWS, NC 28105, (704) 847-4700.

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SCALE: 1"= 50'

0 25' 50' 100'

DATE: 09.05.24
 DRAWN BY: KVN
 PROJECT NUMBER: 240110.01

PM: MDM
 REVIEWED BY: MDM

ELYSIAN AT WEDDINGTON SKETCH PLAN

REVISIONS:

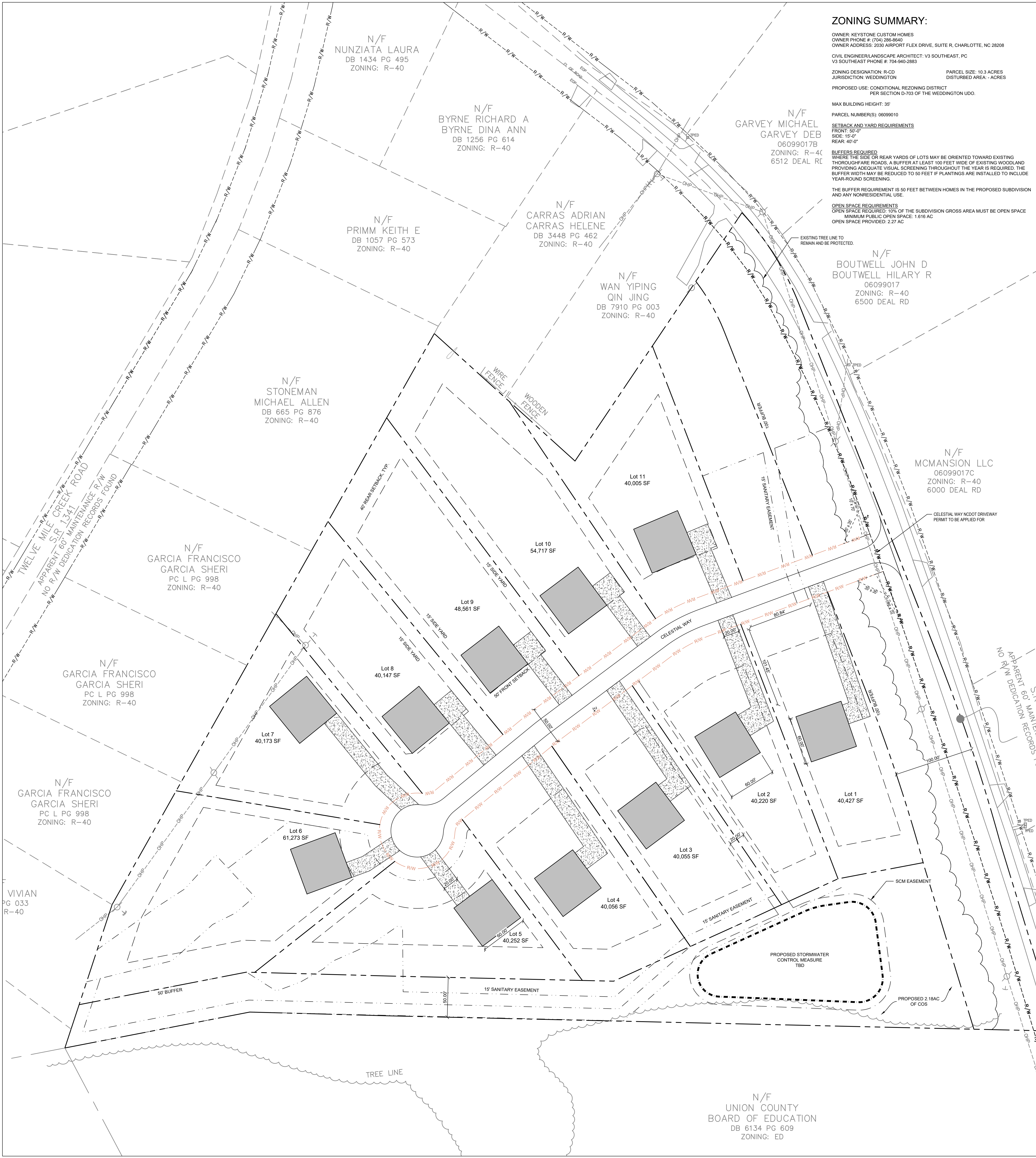
NO.	DESCRIPTION	DATE

SK-200

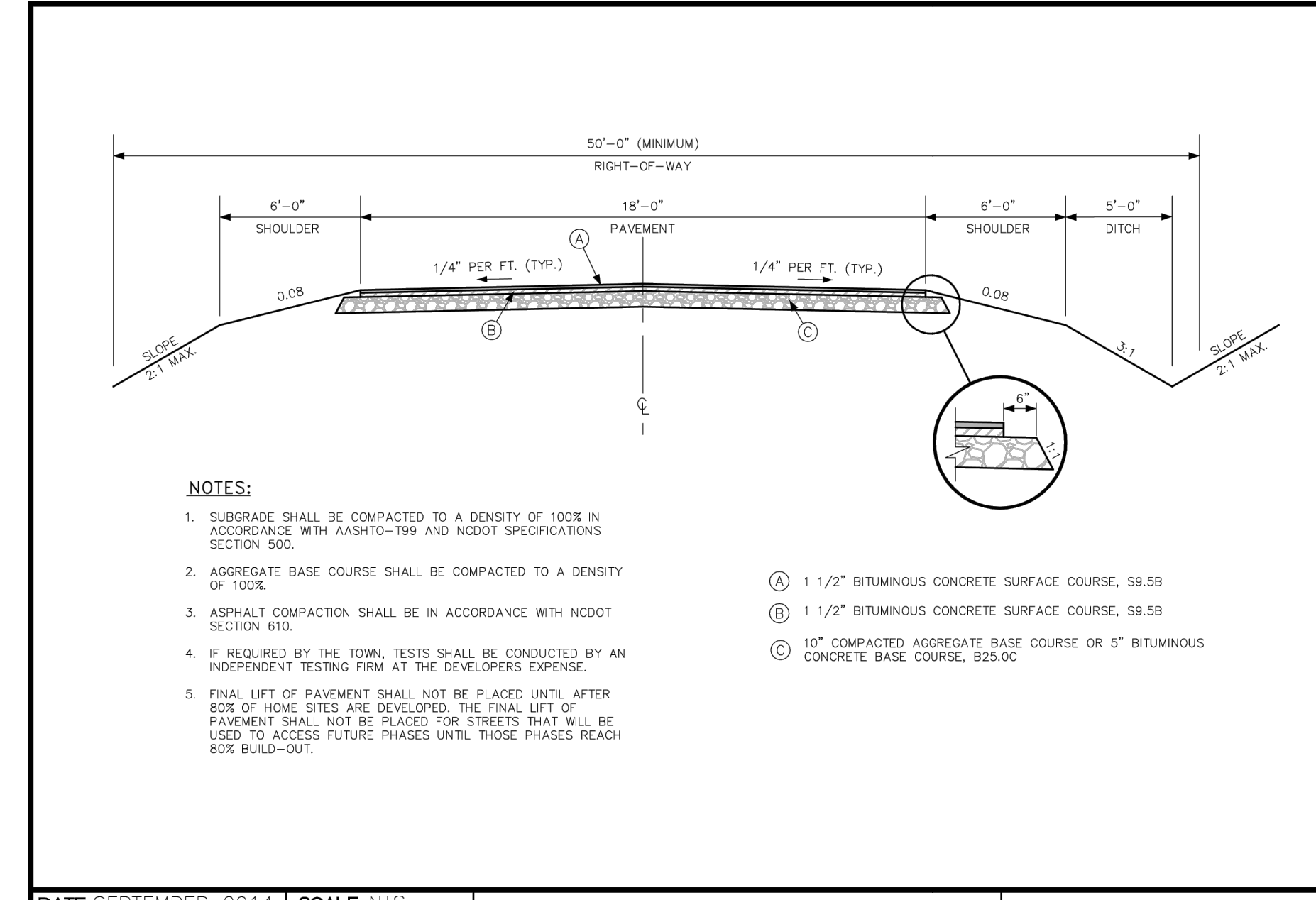
Sketch Plan



1. CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, SIGNAGE, FLAGGERS, SHORING, ETC., TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC.
 2. ALL PAVEMENT CUTS SHALL BE REPLACED ACCORDING TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND UNION COUNTY PUBLIC WORKS.



ZONING SUMMARY:
 OWNER: KEYSTONE CUSTOM HOMES
 OWNER PHONE #: (704) 286-8640
 OWNER ADDRESS: 2030 AIRPORT FLEX DRIVE, SUITE R, CHARLOTTE, NC 28208
 CIVIL ENGINEER/LANDSCAPE ARCHITECT: V3 SOUTHEAST, PC
 V3 SOUTH EAST PHONE #: 704-940-2883
 ZONING DESIGNATION: R-CD PARCEL SIZE: 10.3 ACRES
 JURISDICTION: WEDDINGTON DISTURBED AREA: - ACRES
 PROPOSED USE: CONDITIONAL REZONING DISTRICT
 PER SECTION D-703 OF THE WEDDINGTON UDD.
 MAX BUILDING HEIGHT: 35'
 PARCEL NUMBER(S): 06099010
 SETBACK AND YARD REQUIREMENTS
 FRONT: 50'-0"
 SIDE: 15'-0"
 REAR: 40'-0"
 BUFFERS REQUIRED
 WHERE THE SIDE OR REAR YARDS OF LOTS MAY BE ORIENTED TOWARD EXISTING THOROUGHFARE ROADS, A BUFFER AT LEAST 100 FEET 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 BUFFER REQUIREMENT IS 50 FEET BETWEEN HOMES IN THE PROPOSED SUBDIVISION AND ANY NONRESIDENTIAL USE.
 OPEN SPACE REQUIREMENTS
 OPEN SPACE REQUIRED: 10% OF THE SUBDIVISION GROSS AREA MUST BE OPEN SPACE
 MINIMUM PUBLIC OPEN SPACE: 1.616 AC.
 OPEN SPACE PROVIDED: 2.27 AC



DATE: SEPTEMBER 2014	SCALE: N.T.S.	TOWN OF WEDDINGTON STANDARD DETAILS	SECTION NO. 100
REVISIONS			

TOWN OF WEDDINGTON LOCAL STREET DETAIL SCALE: N.T.S.

GENERAL COMMENTS:

- DEVELOPER INFORMATION:
 1.1 NAME: KEITH FENN
 1.2 ADDRESS: 2030 AIRPORT FLEX DRIVE, STE R, CHARLOTTE, NC 28208
 1.3 PHONE: 800-289-6609
 1.4 EMAIL: KFENN@KEYSTONECUSTOMHOME.COM
- OWNER:
 2.1 NAME: KEYSTONE CUSTOM HOMES
 2.2 ADDRESS: 2030 AIRPORT FLEX DRIVE, STE R, CHARLOTTE, NC 28208
 2.3 PHONE #: 877-821-2469
 2.4 EMAIL: UNKNOWN
- ENGINEER:
 3.1 NAME: V3 SOUTHEAST, PC; DAVID S. KLAUSMAN P.E.
 3.2 ADDRESS: 3700 SOUTH BLVD, STE 200, CHARLOTTE, NC 28209
 3.3 PHONE #: 803-513-4734
 3.4 EMAIL: DKLAUSMAN@V3CO.COM
- DEVELOPMENT INFORMATION:
 4.1 NATURE: SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENT
 4.2 PROPOSED LOTS: 11
 4.3 AVG BLDG SQ. FTG: 3600
 4.4 PROPOSED CONSTRUCTION: SITE DEVELOPMENT
- PLANNING JURISDICTION:
 5.1 NAME: WEDDINGTON
 5.2 ADDRESS: 1942 WEDDINGTON ROAD, WEDDINGTON, NC 28104
 5.3 PHONE #: 704-946-2700
 5.4 EMAIL: GGGORR06@TOWNOFWEDDINGTONNC.COM
- ESTIMATED CONSUMPTION OF FLOW:
 6.1 DOMESTIC WATER: 400 GPD/CONNECTION = 400 X 11 = 4400 GPD
 6.2 IRRIGATION: 200 GPD/CONNECTION = 200 X 11 = 2200 GPD
 6.3 FIRE FLOW: (0)
 6.4 SEWER: (0)
- PROPOSED METERS:
 7.1 DOMESTIC: 3/4" METER (11)
 7.2 IRRIGATION: 3/4" METER (11)
 7.3 FIRE: (0)

Parcel #	Area	Perimeter	Parcel Table	
			Segment Lengths	Segment Bearings
1	40426.87	933.381	120.950	N69° 41' 22.39"E
			51.781	S19° 18' 19.71"W
			63.241	S19° 05' 57.10"E
			61.462	S18° 58' 26.75"E
			57.454	S18° 33' 19.27"E
2	40220.12	911.851	126.881	S18° 20' 45.72"E
			109.029	S79° 15' 11.89"W
			342.583	N20° 55' 14.60"W
			342.583	S20° 55' 14.60"E
			78.131	S65° 23' 28.12"W
3	40055.46	891.627	333.149	N34° 16' 51.12"W
			62.894	N33° 09' 37.65"E
			50.485	N61° 25' 30.02"E
			44.609	N69° 41' 22.39"E
			333.149	S34° 16' 51.12"E
4	40055.69	849.172	54.229	S65° 03' 08.22"W
			71.760	S65° 38' 51.51"W
			306.066	N34° 40' 14.30"W
			50.485	N60° 40' 42.23"E
			119.970	N53° 09' 37.65"E
5	40251.91	1011.021	39.288	N88° 41' 24.25"W
			252.385	N86° 44' 55.59"W
			145.572	N50° 40' 42.23"E
			306.066	S34° 40' 14.30"E
			150.861	S65° 38' 51.51"W
6	61272.70	1057.707	10.324	N88° 26' 32.89"W
			214.200	S79° 00' 22.36"W
			132.307	N18° 14' 03.85"E
			64.533	N29° 23' 38.85"E
			259.482	S80° 34' 11.03"E
7	40172.85	879.499	52.411	S22° 10' 45.37"E
			224.759	S51° 37' 04.13"W
			259.482	N80° 34' 11.03"W
			255.440	N29° 23' 38.85"E
			73.322	S53° 39' 06.19"W
8	40147.25	896.049	291.255	N39° 10' 13.46"E
			90.099	N29° 24' 34.28"E
			42.933	N29° 28' 34.04"E
			0.024	S39° 23' 40.99"E
			348.513	S39° 23' 40.99"E
9	48560.55	1021.530	108.664	S50° 36' 19.01"W
			18.562	S74° 14' 21.21"W
			346.513	N39° 23' 40.99"W
			149.779	N29° 30' 19.73"E
			404.416	S36° 42' 19.88"E
10	54717.19	1102.277	74.751	S53° 09' 37.65"W
			46.070	S50° 51' 36.02"W
			404.416	N36° 42' 19.88"W
			121.596	N29° 30' 19.73"E
			127.246	S47° 49' 36.91"E
11	40004.57	1051.098	328.976	S33° 57' 17.20"E
			11.017	S54° 33' 17.52"W
			109.026	S53° 09' 37.65"W
			66.154	S69° 41' 22.39"W
			53.892	S62° 49' 39.90"W

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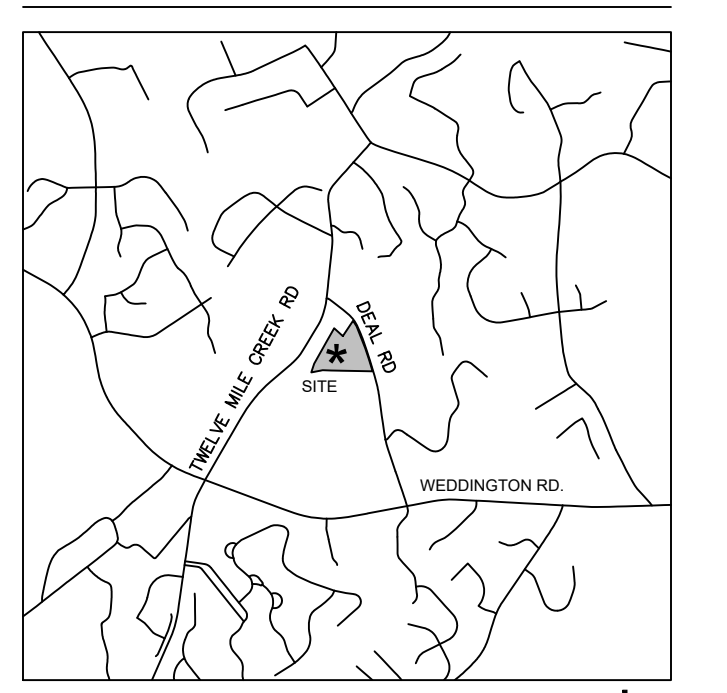
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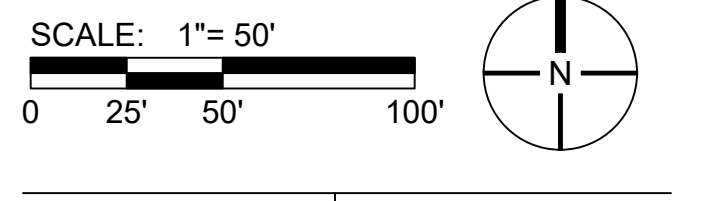


VICINITY MAP N.T.S.

TOPOGRAPHIC SURVEY DATED JULY 28, 2004 PROVIDED BY BLUE LAND SERVICES, INC. 608 MATTHEWS MINT HILL RD., MATTHEWS, NC 28105. (704) 847-4700.

PRELIMINARY NOT FOR REVIEW OR PERMITTING

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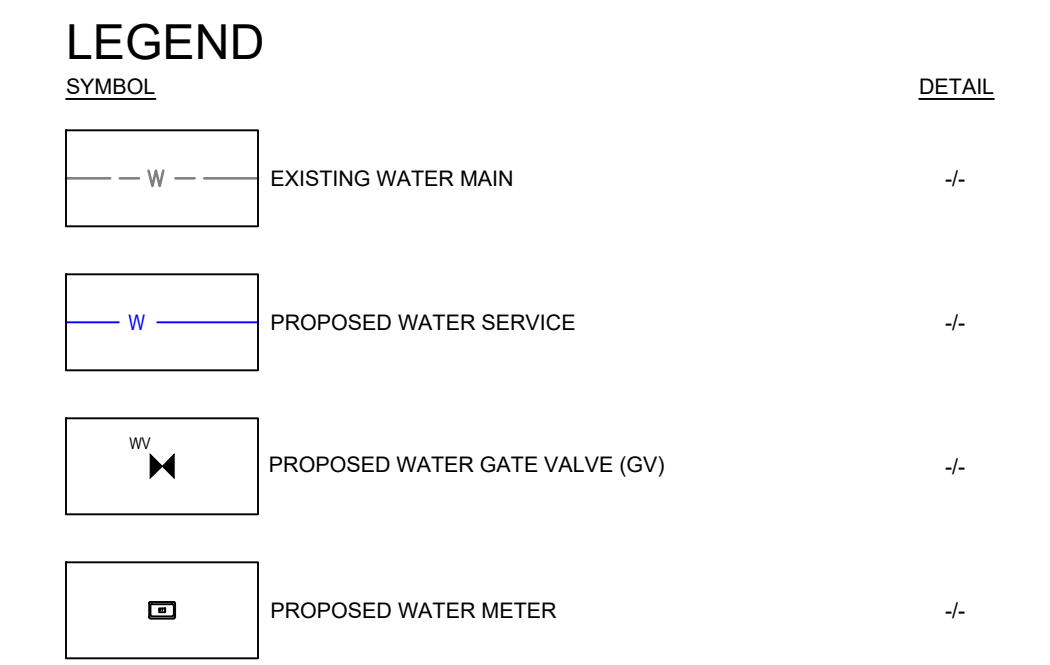
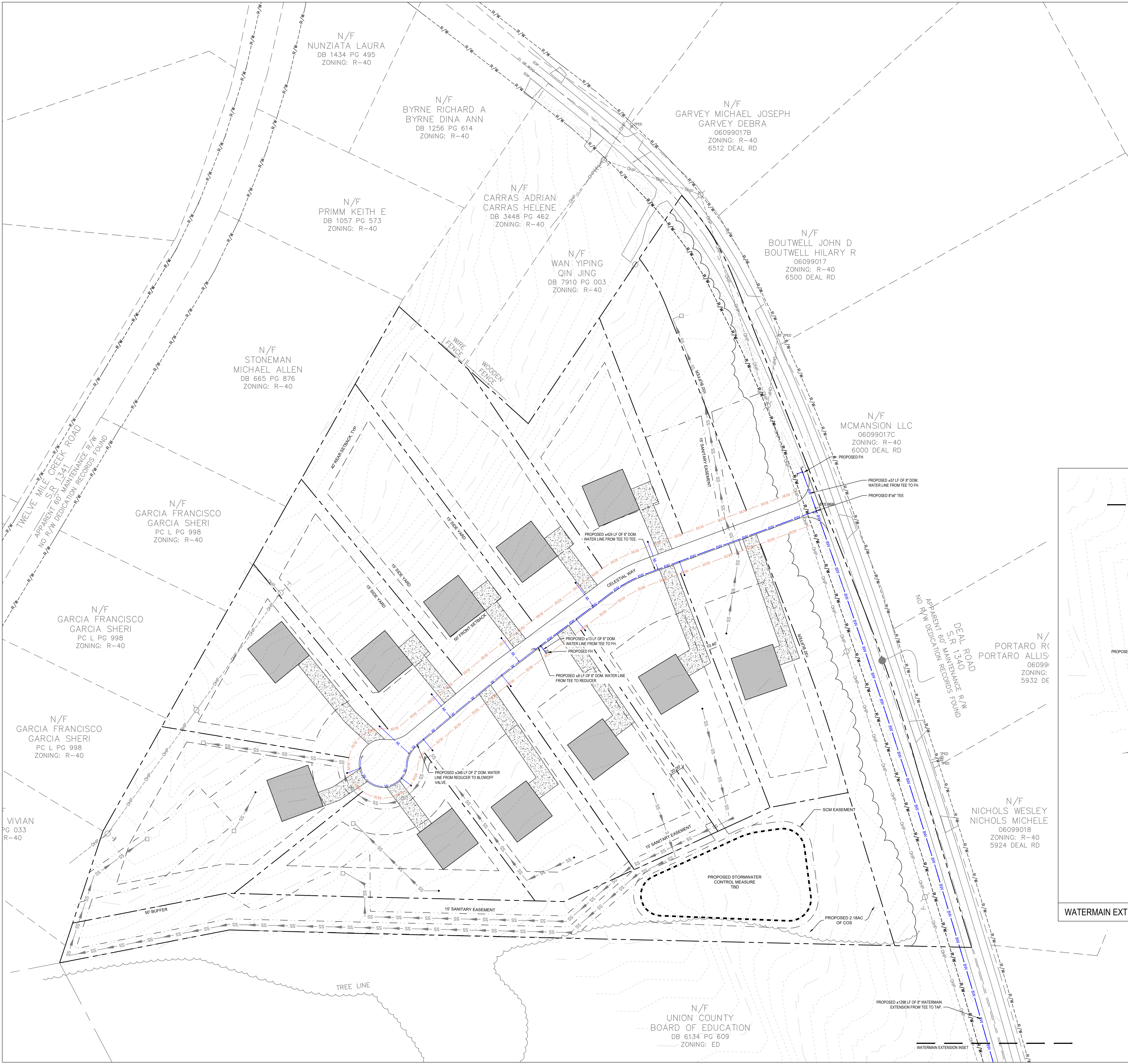


DATE: 02.04.25 PM: CCB
 DRAWN BY: ZJH REVIEWED BY: DSK
 PROJECT NUMBER: 240110.01

DIMENSION CONTROL PLAN

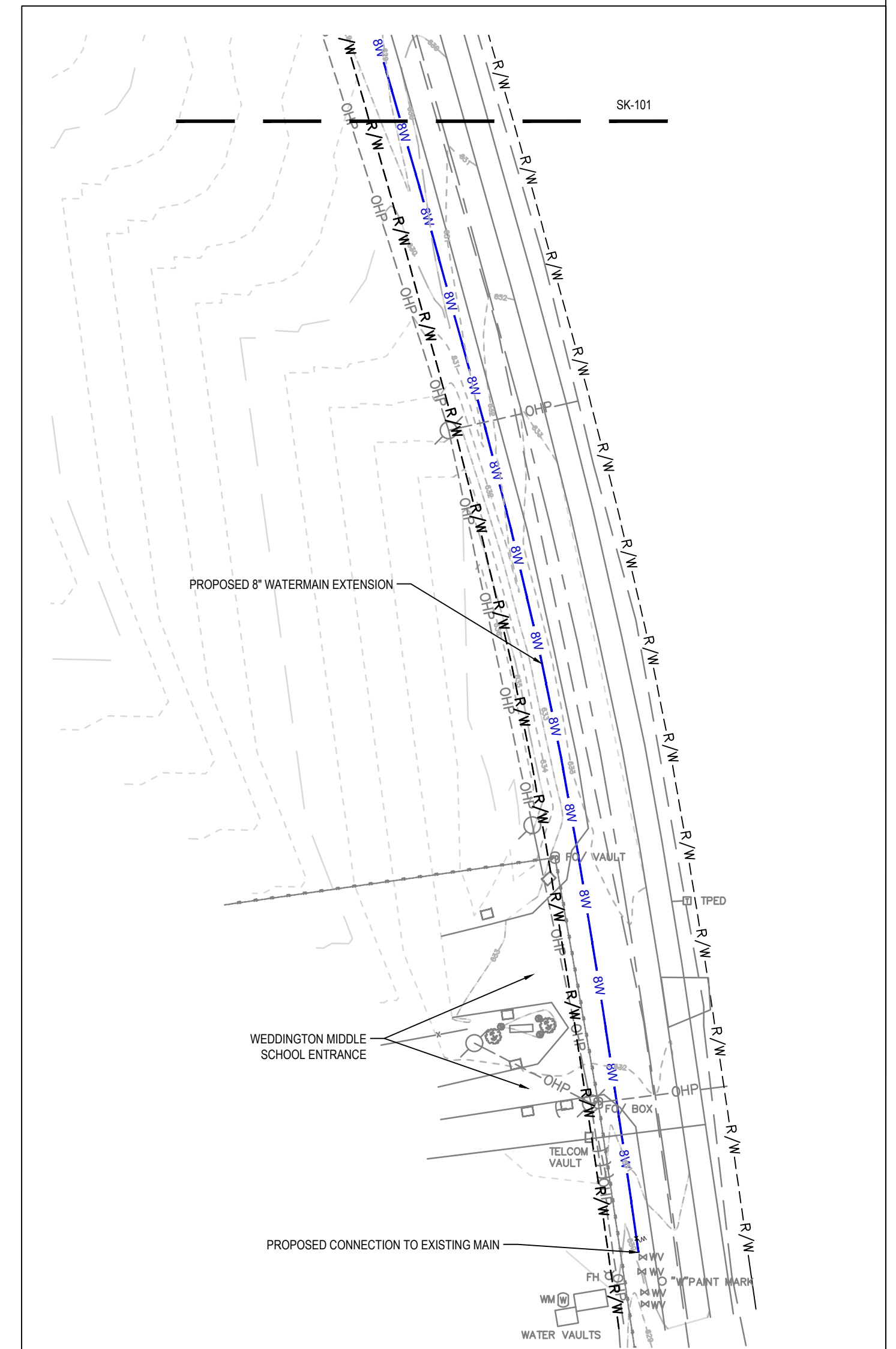
REVISIONS:

SK-101
 Sketch Plan



- WATER DISTRIBUTION NOTES:**
1. PRIOR TO CONSTRUCTION, CONTRACTOR TO LOCATE UTILITY CONNECTION POINT(S) AT BUILDING(S) BASED ON PLUMBING PLANS. NOTIFY V3 SOUTHEAST IMMEDIATELY OF ANY DISCREPANCIES.
 2. THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPARTMENT CONNECTIONS, OR OTHER WATER USING APURTANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS UNION COUNTY WATER REQUIRED BACKFLOW PREVENTER.
 3. ALL WATER LINES, VALVES, FITTINGS, ETC. SHALL BE INSPECTED BY THE CIVIL ENGINEER. INSPECTION SHALL INCLUDE VISUAL OBSERVATION AND WILL INCLUDE TESTING IF APPLICABLE. TESTING SHALL BE PER FEDERAL, STATE, LOCAL REQUIREMENTS, OR PROJECT SPECIFICATIONS, WHICHEVER IS MORE RESTRICTIVE OR HAS ULTIMATE JURISDICTIONAL AUTHORITY.
 4. CONTRACTOR SHALL CONTACT THE COUNTY ASSIGNED PLUMBING INSPECTOR FOR REVIEW OF WATER SYSTEM INSTALLATION, FROM THE BUILDING CONNECTION POINT TO THE MAIN LINE ONLY, PRIOR TO BACKFILLING TRENCHES.
 5. WATER LINES SHALL BE INSTALLED WITH A MINIMUM 36" COVER.
 6. WATER LATERAL(S) ARE LEFT (5) FIVE FEET FROM BUILDING FACE. REFER TO PLUMBING PLANS FOR CONNECTION POINTS. ALL CONNECTION MATERIAL BY BUILDING CONTRACTOR.
 7. ALL WATER VALVES MUST BE LOCATED IN GRASS / LANDSCAPE AREA OR ASPHALT PARKING / DRIVES. VALVES ARE NOT ALLOWED IN CONCRETE SIDEWALK, PLAZAS, ETC.
 8. EACH UNION COUNTY WATER BACKFLOW PREVENTION ASSEMBLY IS REQUIRED TO BE TESTED BY A UNION COUNTY WATER APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM IN SERVICE.

- ADDITIONAL PLAN NOTES**
1. WATER AND SEWER TAPS, MATERIALS, AND INSTALLATION TO BE BY THE DEVELOPER.
 2. THE CONTRACTOR SHALL CONTACT UNION COUNTY WATER PERSONNEL AFTER THE MATERIALS HAVE BEEN APPROVED BY UNION COUNTY WATER AND AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION TO SCHEDULE A PRE-CONSTRUCTION MEETING. PLEASE REACH OUT TO LEE DILLON AT LEE.DILLON@UNIONCOUNTY.GOV TO SCHEDULE THE MEETING.
 3. ANY WORK OR TEST PERFORMED WITHOUT NOTIFICATION AND CONTACT WITH FIELD INSPECTORS SHALL BE INSTALLED AT THE CONTRACTOR'S RISK AND SUBJECT TO REMOVAL.
 4. IF ANY WELLS AND/OR ON-SITE WASTEWATER DISPOSAL SYSTEMS ARE DISCOVERED DURING THE SITE DEVELOPMENT PROCESS THEY WILL NEED TO BE ABANDONED IN ACCORDANCE WITH APPLICABLE NORTH CAROLINA LAWS AND RULES.



WATERMAIN EXTENSION INSET SCALE: 1"=50'

V3

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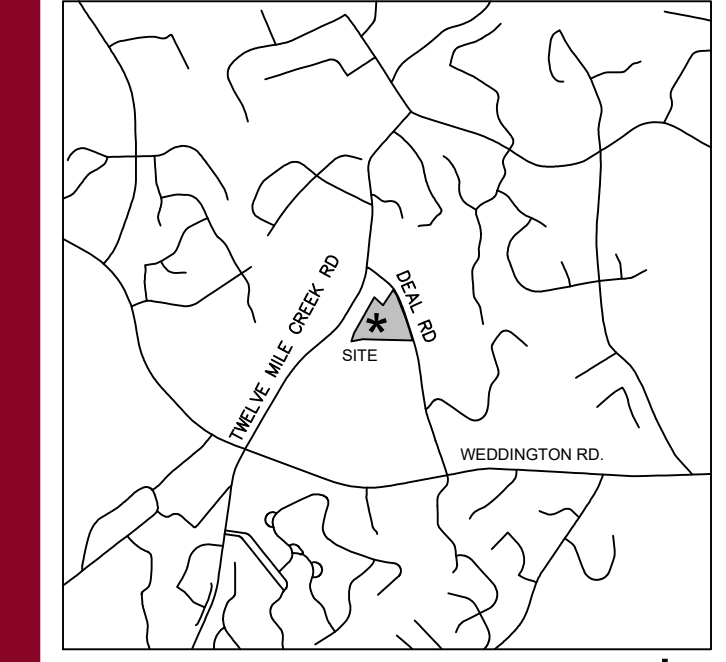
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SCALE: 1"=50'

DATE: 02/04/25 PM: CCB
 DRAWN BY: ZJH REVIEWED BY: DSK
 PROJECT NUMBER: 240110.01

UCPW SKETCH PLAN

REVISIONS:

NO.	DESCRIPTION

SK-102
 Sketch Plan

North Carolina 811

1. CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, SIGNAGE, FLAGGERS, SHORING, ETC., TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC.
2. ALL PAVEMENT CUTS SHALL BE REPLACED ACCORDING TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND UNION COUNTY PUBLIC WORKS.

From: scott.michaelathanas.com
To: [Keith Fenn](mailto:Keith.Fenn)
Cc: mike.michaelathanas.com
Subject: Elysian at Weddington
Date: Wednesday, February 5, 2025 4:11:54 PM

Keith,

We have just finished submitting the septic applications for Lots 1-6 @ Elysian at Weddington to Union County for their approval of the septic permits. Lots 7-11 were previously submitted and are being issued by Union County.

All of the systems that are being designed, whether it is by us or Union County, are being designed using panel block systems as the initial system.

I believe that the permits being issued through Union County should be issued by the end of the week. We submitted the new applications Monday and Wednesday. Union County has 5 days to issue the IP permits or send comments back for adjustments. I would think that we should have permits early to the middle of next week. If we receive any comments about adjustments, those will be handled and returned to the county in a timely manner.

Please let Michael or I know if you have any questions or need anything else. Thank you.

Scott Kennedy
Michael Athanas and Associates
803-493-1425
[Michael Athanas and Associates](http://MichaelAthanasandAssociates.com)

EXTERNAL MESSAGE ALERT: This e-mail originated from OUTSIDE our organization. Make sure you recognize the e-mail, sender, and message content BEFORE opening any attachments or links.



MEMORANDUM

TO: Mayor and Town Council
FROM: Gregory Gordos, Town Planner
DATE: February 10, 2025
SUBJECT: Discussion and Recommendation on a Text Amendment to Section D-917A(Q) Tree Requirements., of the Town of Weddington Unified Development Ordinance

BACKGROUND:

In November of 2024 the Planning Board subcommittee was formed by three current members: Bill Deter, Rusty Setzer, and Chris Fault. In conjunction with the Town Planner the group was tasked with identifying Unified Development Ordinance deficiencies that needed to be addressed. Tree coverage/mass grading was identified as top priority, as was cul-de-sac street design (another text amendment for consideration tonight). Later that month, a national builder began clearing a large tract of land for residential development. The consensus amongst the Town Council, Planning Board, and Town staff that current Tree Requirements were inadequate to prevent such an event due to limited staff, inspections, and lack of definition for what size of trees should be identified/protected prior to land disturbance.

The subcommittee then worked with staff and the Union County Urban Forester through January to produce a draft ordinance tentatively called the “Tree Ordinance” to supplement and amend the existing code Section D-917A(Q) Tree Requirements and add definitions to the overall UDO.

The Planning Board met on Thursday January 16th, 2025 in a Special Called Meeting to review the text amendment as recommended by the subcommittee and Urban Forester. The workshop took over two hours and produced additional text changes as well as consensus on next steps. No votes were taken.

At the January 26th Planning Board meeting amendments to D-917A(Q) Tree Requirements. were addressed as a Discussion and Possible Recommendation leading to several more edits and intimately a positive recommendation to the Town Council as amended. This specific text language is provided in your agenda packet for your consideration consisting of new definitions, submittal requirements, and penalties.

PROPOSAL:

To improve tree protection, preserve tree canopy, and punish unrestricted tree clearance in Weddington.

Cul-de-sac road length would be limited to a linear feet more in line with peer communities in Union County. Language regarding annual inspections of gates would be removed, and new signage provided. UDO Section D-917A.K. Street layout shall also remove reference to annual gate inspections by staff.

The Town Council may either accept, deny, or accept with revisions the proposal as requested.

OUTLINE OF TEXT AMENDMENT:

The following sections of the UDO are proposed to be amended:

Section D-917A.Q. Tree Requirements

Please see attached documents.

APPENDIX 1 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 deciduous noninvasive native tree 20 inches DBH or larger.~~

- Oaks (Quercus) and Tulip Trees (Liriodendron) 20 inches DBH or larger
- Hickory and Pecans (Carya) 18 inches DBH or larger
- Southern Magnolias (Magnolia grandiflora) and other magnolias (Magnolia) 18 inches DBH or larger
- Red Maples (Acer Rubrum), Sugar Maples (Acer Saccharum), and Elms (Ulmus) 16 inches DBH or larger
- Dogwoods (Cornus Florida) 5 inches DBH or larger.

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

APPENDIX 3 APPROVED PLANT LIST.

~~*REPEALED* (Ord. No. O-2025-01, 2-10-2025)~~

Staff offers the modification above for the Town Council's consideration and approval, as recommended by the Planning Board. Staff had recommended no text amendment to the Board. For ease of reference, new text is referenced in red/underlined font, while deletions are referenced in ~~strikethrough~~ font.

LAND USE PLAN CONSISTENCY:

State Statutes requires that all zoning regulations shall be made in accordance with a comprehensive plan.

When adopting or rejecting any zoning amendment, the governing board shall also approve a statement describing whether its action is consistent with an adopted comprehensive plan or any other officially adopted plan that is applicable, and briefly explaining why the board considers the action taken to be reasonable and in the public interest. Accordingly, staff provides the following Land Use Plan Consistency Statement for consideration:

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

RECOMMENDATION:

Staff recommends approval of the proposed text amendments collectively known as the new Tree Ordinance.

Attachments:

- Ordinance 2025-01

approved for fire flow only. The developer shall be responsible for proving to the Town that capacity is not available. A determination of what capacity is available and whether to allow the use of individual domestic wells shall lie within the sole discretion of the Town.

3. The proposed water lines must still meet all the requirements of the Union County Water and Sewer Extension Policy, including providing fire flow protection to the development and taps and meter boxes for each developable lot. If the County and Town approve these plans, then the use of wells may be approved as an interim measure until such time as water capacity becomes available. The developer will be required to provide written proof that Union County will charge the lines for fire hydrant use.
4. As a condition of approval of the proposed development, the developer or property owner shall require these lots with domestic use wells connect to the county system at such time as the county indicates water capacity is available. Individual wells may be converted to irrigation use at the property owners expense provided such conversion is in conformance with the Union County Building Code and Union County Water and Sewer Specifications. The developer and/or property owner shall be responsible for any fees and charges from the county as a condition of connection to the county water system.
5. The use of community wells for domestic needs is discouraged and will only be allowed if the water system is built to Union County Water and Sewer Specifications. The system must be capable of meeting the water needs of the community including domestic, irrigation, and fire flow requirements and an agreement exists with the county for: 1) the conditions under which the system becomes part of the county system; and 2) an arrangement is made with the county to tap into the county system for working fire hydrants according to the county specifications.

O. Buffering.

1. *Buffering Thoroughfares.*

- a) Residential developments shall be designed so that lots face toward either internal subdivision streets or toward existing state roads across Conservation Land such as "foreground meadows."
- 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.
- c) Earthen berms are not a permitted design approach as they are inherently nonrural and would inappropriately alter the rural character, even if landscaped.
- d) If the required buffer exceeds 15 percent of the total acreage of the parcel, the Administrator may reduce the required buffer to an amount equal to 15 percent, provided that sufficient evergreens are planted to create an effective visual buffer, as described above.

2. *Buffering Other Uses.* The buffer requirement is 50 feet between homes in the proposed subdivision and any nonresidential use. Section D-918.I (Screening and Landscaping) lists the required plantings of trees and shrubs within buffers and the standards for planting.

- P. Open Space.** 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. Minor subdivisions are exempt from open space. Fifty percent of any rights-of-way for existing overhead utilities may be counted toward the minimum required open space land. Open space may be used for the limited purposes set forth in Section D-917B..1, below. [Note, this subsection R. is not applicable to conservation residential developments which have a significantly higher open space requirement (Section D-917B, below)].

Q. Tree Requirements.

1. *Tree Survey requirements.* To establish standards for the identification, documentation, and preservation of significant trees and vegetation during the development process, ensuring ecological integrity, community aesthetics, and compliance with the UDO. The tree survey must be prepared and certified by a qualified arborist, landscape architect, or land surveyor. The survey must include the following elements:

A. General Information:

- i. Project name, address, and parcel number(s)
- ii. Date of survey and preparer's name and credentials

- iii. Scale and north arrow of the plan
 - B. Tree Inventory: Location of all existing trees with a diameter at breast height (DBH) of 6-inches or greater, measured at 4.5 feet above the ground.
 - i. Species: common names of each tree.
 - ii. DBH measurements: Diameter of each tree.
 - C. Site Features:
 - i. Property boundaries and lot lines.
 - i. Existing and proposed structures, utilities, and infrastructure.
 - ii. Protected areas (e.g. wetlands, streams, buffers)
 - D. Tree Preservation Plan:
 - i. Identification of trees to be preserved, transplanted, or removed.
 - ii. Proposed measures for tree protection during construction, including fencing, signage, and limits of disturbance.
 - iii. Replanting plan for removed trees, if applicable, meeting replacement ratios of the town's UDO.
- 2. *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:
 - a) The ~~tree~~ removal of trees greater than or equal to 8-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.
 - iv. Existing, ponds, lakes, streams and their buffers.
 - 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 a 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 a 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 a contiguous tree save.
 - iv. The baseline canopy measurement on a proposed development site shall be provided by the property owner or applicant and submitted as part of a 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 native noninvasive deciduous trees must be planted. Trees planted shall be a minimum of 2-inches in caliper and shall have a spread of 25' at maturity.
 - vi. If root disturbance or construction activities occur within the CRZ of any tree designated as protected, only that area that is not affected by construction shall be included in the calculated tree preservation areas.
 - vii. 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 8-inches DBH or larger. Where existing trees are insufficient to meet this

standard, new deciduous trees shall be planted in order to meet this minimum requirement.

- viii. Portions of development sites that are designated as tree preservation areas shall be protected during construction and shall remain undisturbed. 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.
 - ix. 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 at the time of maturity.
 - 1. A payment in lieu of tree replacement may be allowed, subject to approval of the Zoning Administrator in cases where site area is insufficient or otherwise impractical to replant trees on the site.
 - 2. The payment shall be based on the total replacement costs 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.
 - 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.
 - 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 8-inches DBH or larger diameter, 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.
 - 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.
3. **Heritage Trees**
- a) Heritage trees are defined as those deciduous noninvasive native trees 20-inches DBH or larger.
 - 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 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. Landscape plans shall reflect Heritage trees being retained.
 - iv. 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.

4. *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 ~~dripline~~ **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~~ wet utilities (water & Sewer) plans.
 - 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.**
 - 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 must be secured to capped metal posts driven into the ground, spaced no further than eight feet (8') apart.**
 - 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.**
 - ~~f) 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.~~
5. *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.
6. *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, even if that species is not listed on the species list.**
 - f) **The Administrator may require broad diversity of tree and shrub species be selected and planted consistent with urban forestry best practices.**
 - g) **The Administrator may wave material size (caliper and height) requirements, especially in the interest of securing a more desirable species selection choice.**
 - 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 and specifications all plant material shall comply with these standard**

specifications.

7. *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 twenty-five (125) percent** ~~one hundred ten (110) percent~~ of the estimated total cost for landscaping improvements.
8. *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.
9. *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 **with 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). An inventory of trees is required for 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 Protection Plan, tree landscape plan, grading plan and demolition plans, erosion control plan, and water and sewer utility plans around the perimeter of tree protection areas. CRZ of trees to be maintained. 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 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, CRZs of Heritage trees and other retained trees and prescribed tree fence. Show the boundaries of all tree save areas.~~
 - 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).**
10. *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. **A notice of violation may be hand delivered to a responsible representative of the violator and that representative must sign that they have received such citation, delivered by U.S. first class mail, email, or by conspicuously posting a print copy of the violation**

on the subject property.

11. 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 protective devices shall be a civil penalty of five hundred dollars (\$500.00) per tree per day beginning with the date the citation is issued and ending when the site is in compliance.
- c) Failure to install required landscape material or to replace dead landscape material shall be a civil penalty of five hundred dollars (\$500.00) per day beginning with the date the citation is issued and ending when the site is in compliance.
- d) Removal of a tree 8-inches DBH or greater without a permission from the administrator will result in a civil penalty of one thousand dollars (\$1,000.00) per tree.
- e) Removal of a Heritage tree without permission of the Administrator shall be a civil penalty of eight hundred dollars (\$800.00) per inch for each tree.
- f) The maximum civil penalty for each tree shall not exceed \$25,000.00.

g) Section D-917B. Additional Specific Requirements for Conservation Residential Development.

A. Minimum Total Acreage. The minimum total acreage for a Conservation Residential Development is six (6) acres.

B. Minimum Open Space.

- 1. At a minimum, fifty percent (50%) of the gross acreage of the tract will be required to be retained as Conservation Land. Not more than 20 percent (20%) of the minimum required area of Conservation Lands shall be comprised of wetlands, submerged lands, steep slopes, floodways, or land under high voltage electrical transmission lines (conducting 69 kilovolts or more).
- 2. When a proposed conservation residential development project lies on both sides of a major or minor thoroughfare, all attempts should be made to have 50 percent (50%) of each side's gross acreage designated as Conservation Land. However, the Town may allow flexibility on the distribution of Conservation Land in situations where there is greater logic to preserving special features on one side of the road, or due to locating homes on the other side due to the relative absence of special site features with greater conservation value.
- 3. The minimum percentage and acreage of required Conservation Lands shall be calculated by the applicant and submitted as part of the sketch plan.

C. Priority for Conservation Lands. In delineating conservation areas, the applicant shall use the following tier system as a guide, with those lands included in tier A having the highest priority for preservation; provided, however, that in certain portions of the Town, the priorities defined may be altered by the Town in order to maximize achievement of the goals and objectives of maintaining open space through conservation residential development projects:

- 1. Tier A, Highest Priority.
 - a. Forestlands.
 - b. Steep slopes (greater than twenty five percent (25%).
 - c. Viewsheds from thoroughfares.
- 2. Tier B, Medium Priority.
 - a. Farmlands, meadows, pastures, and grasslands.
 - b. Historic sites.
- 3. Tier C, Lowest Priority.
 - a. Moderate steep slopes (fifteen to twenty five percent (15% to 25%).



MEMORANDUM

TO: Mayor and Town Council
FROM: Gregory Gordos, Town Planner
DATE: February 10, 2025
SUBJECT: Discussion and Recommendation on a Text Amendment to Section D-917A(J) Cul-de-sacs, of the Town of Weddington Unified Development Ordinance

BACKGROUND:

In October of 2024 the Weddington Town Council, as a part of a discussions regarding changes to the Unified Development Ordinance, requested staff to prepare an amendment modifying the requirements of cul-de-sac (“bottom of bag” in French) or dead end streets, residential development. This request was initiated by a citizen comment regarding cul-de-sac road length but the request was not specific to this item.

The Planning Board met on October 28th, 2024 to review a staff recommendation in UDO Section D-917A(J) which recommended removing item 4. *Cul-de-sacs less than 600 feet long shall generally be designed as "closes," with two one-way streets bounding a central "boulevard island" not less than 35 feet across.*

The recommendation passed by unanimous vote.

At the November 12th Town Council meeting Mayor Jim Bell proposed tabling the text amendment to a future meeting after future investigation and research...conducted, motion made by the Mayor Pro Tem.

The Planning Board met on November 25th, 2024 to review UDO Section D-917A(J) in which a new text amendment drafted by the Board subcommittee and provided to staff was shared. It recommended shortening cul-de-sac maximum length to 500 feet, add road signage, and remove ambiguous language. The recommendation was tabled by unanimous vote.

The Planning Board met on December 18th, 2024 to review UDO Section D-917A(J) to discuss the amendment drafted by the Board subcommittee in more detail. The text language remained unchanged. The recommendation was approved by majority vote with one opposed.

At the January 13th Town Council meeting Mayor Jim Bell proposed remanding the text amendment back to the Planning Board to address items such as curbing, lot width, and bulb-size, and “close” road design.

The Planning Board met on January 27, 2025 to discuss the text amendment again and also consider road design as found in UDO Section D-917A.I. Street Design and Standards. The board determined public road design standards are jurisdiction of the *NCDOT* and the amendment was recommended by unanimous vote.

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".

PROPOSAL:

To improve residential streets within the Town of Weddington, encourage creative design by developers, and limit cul-de-sac or dead end street to areas limited by topography or environmental constraints. Cul-de-sac road length would be limited to a linear feet more in line with peer communities in Union County. Language regarding annual inspections of gates would be removed, and new signage provided. UDO Section D-917A.K. Street layout shall also remove reference to annual gate inspections by staff.

The Town Council may either accept, deny, or accept with revisions the proposal as requested.

OUTLINE OF TEXT AMENDMENT:

The following sections of the UDO are proposed to be amended:

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 tl1e 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).

Staff offers the modification above for the Town Council's consideration and approval, as recommended by the Planning Board. Staff had recommended no text amendment to the Board. For ease of reference, new text is referenced in red/underlined font, while deletions are referenced in ~~striketrough~~ font.

LAND USE PLAN CONSISTENCY:

State Statutes requires that all zoning regulations shall be made in accordance with a comprehensive plan. When adopting or rejecting any zoning amendment, the governing board shall also approve a statement describing whether its action is consistent with an adopted comprehensive plan or any other officially adopted plan that is applicable, and briefly explaining why the board considers the action taken to be reasonable and in the public interest. Accordingly, staff provides the following Land Use Plan Consistency Statement for consideration:

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

RECOMMENDATION:

Staff recommends approval of the proposed text amendment as drafted by the Planning Board subcommittee (three members appointed by the Mayor) and as recommended by the Planning Board unanimously.

Attachments:

- Ordinance 2025-02

Agenda Item 11.D.



ORDINANCE NO. 2025-XX

AN ORDINANCE OF THE TOWN OF WEDDINGTON, NORTH CAROLINA MAKING AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE BY AMENDING ARTICLE 9, REGULATION OF PARTICULAR USES AND AREAS, 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) SUBSECTION J. CUL-DE-SACS; CERTIFYING CONSISTENCY WITH THE TOWN'S LAND USE PLAN AND PROPER ADVERTISEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

WHEREAS, the existing ordinance prescribes design standards for North Carolina Department of Transportation roads not under the ownership or maintenance of the Town;

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

Section 1. That Unified Development Ordinance, Article 9, Regulation of Particular Uses and Areas, 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), Subsection J. Cul-de-sacs be amended to read as follows:

Section D-917A.

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.

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.*

* * * * *

Section 2. Amendments to the Unified Development Ordinance of the Town of Weddington (as originally adopted by Ordinance No. 2025-01) are hereby adopted to read as set forth in this Ordinance.

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

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

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

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

PASSED ON FIRST AND FINAL
READING AND ADOPTED

Honorable Jim Bell
Mayor

Attest:

Karen Dewey
Town Administrator/Clerk



MEMORANDUM

TO: Mayor and Town Council
FROM: Gregory Gordos, Town Planner
DATE: February 10, 2025
SUBJECT: Discussion and Recommendation on a Text Amendment to Section D-917A(I) Street Design and Standards, of the Town of Weddington Unified Development Ordinance

BACKGROUND:

At its meeting of January 13, 2025, a member of Town Council, as a part of a discussion regarding changes to the Unified Development Ordinance, requested staff add street design language regarding 1.) curbing 2.) road width, and 3.) bulb (cul-de-sac size) to the UDO Section D-917A(J) Cul-de-Sacs. The requested ordinance text within D-917A(J) Cul-de-Sacs per the Planning Board subcommittee was then remanded back to the Board until such changes were made.

Staff has determined these requests do not apply to UDO Section D-917A(J) but instead should be placed in the code section governing road design, UDO Section D-917A(I) Street Design and Standards.

The Planning Board met on January 27, 2025 to review both code references and discuss the road design standards of the North Carolina Department of Transportation, which has jurisdiction over all public roads in Weddington. *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".*

PROPOSAL:

To provide update to street design and standards by more explicitly referencing NCDOT standards as the minimum design criteria for the Town of Weddington, and cite appropriate manuals outside the Town UDO for reference. Note that all private roads MUST be built to public standards, incl. road width.

The Town Council may either accept, deny, or accept with revisions the proposal as requested.

OUTLINE OF TEXT AMENDMENT:

The following sections of the UDO are proposed to be amended:

I. Street Design and Standards

Minimum street right-of-way and pavement widths, as well as other engineering design standards **on all private and public dedicated roads** shall **meet or exceed** ~~be in accordance with~~ the minimum design criteria for subdivision roads as established ~~from time to time~~, by the **most recently adopted** division of highways, state department of transportation publication entitled "Subdivision Roads: Minimum Construction Standards," ~~except where modified by the Town Roadway Standards.~~

Staff offers the modification above for the Town Council's consideration and approval, as recommended by the Planning Board. Staff had recommended no text amendment to the Board. For ease of reference, new text is referenced in red/underlined font, while deletions are referenced in ~~strike through~~ font.

LAND USE PLAN CONSISTENCY:

State Statutes requires that all zoning regulations shall be made in accordance with a comprehensive plan. When adopting or rejecting any zoning amendment, the governing board shall also approve a statement describing whether its action is consistent with an adopted comprehensive plan or any other officially adopted plan that is applicable, and briefly explaining why the board considers the action taken to be reasonable and in the public interest. Accordingly, staff provides the following Land Use Plan Consistency Statement for consideration:

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

RECOMMENDATION:

Staff recommends approval of the proposed text amendment based on the discussion of the Planning Board. The Planning Board recommended approval of the text as presented in a unanimous vote on 1/23/2025.

Attachments:

- Ordinance 2025-03



4500 Homestead

- Construction Equipment, debris
- Code Section: 34-131
- Status: Abatement
- Property Visit Date: 1/10/2024
- Most Recent Letter: 12/6/2024
- Notes:
 - o 8/7/2024 Inspected – Found spools of fiber optic cable. Continue Monitoring.
 - o 8/16/2024 Reinspect
 - o 8/28/2024 Courtesy Letter Sent
 - o 9/4/2024 Reinspect, pictures
 - o 9/10/2024 Return receipt received. Reinspect on 9/18/2024 for compliance
 - o 9/18/2024 Reinspected and took pictures. Trash found on site as well as the spools. Overgrowth is minimal. Trash likely constitutes a violation.
 - o 10/2/2024 Reinspected. Trash is worse than previous. Recommend a violation be sent. Also large brick piles noted in back as well as some metal found under a tarp. Pictures included in file.
 - o 10/11/2024 NOV Sent
 - o 10/30/2024 Inspected with pictures. Non-telecommunications related construction debris as well as trash still noted on site. 2nd citation sent out.
 - o 11/15/2024 Property inspected. Telecommunications debris has been removed. Generally construction debris remains. Third Citation sent. Will monitor weekly for ongoing fines.
 - o 12/6/2024 Debris still on site. Move to fines and abatement.
 - o 12/11/2024 Letter informing owner of current fines and possibility of abatement sent. Current fines at \$5000.
 - o 1/3/2025 Violation still noted on property. Current fine is at \$16,500.
 - o 2/5/2025 Re sent invoice and third citation will start abatement after next inspection

3505 Antioch Church Road

- Commercial Vehicles Parked
- Code Section: UDO 917-D-F
- Status: Courtesy
- Property Visit Date: 1/10/2025
- Warning Letter Date: 10/30/2024
- Notes:
 - o 8/7/2024 Continue Monitoring.



Active Cases Code Enforcement Report

2/5/2025

- 8/7/2024 Mayor received voice mail from Tracy Horton with complaint
- 8/16/2024 Reinspect 8/14. Letter for home occupation vehicle violations.
- 8/21/2024 Met with owners. In compliance. Continue monitoring.
- 9/6/2024 Continue Monitoring
- 9/11/2024 Continue Monitoring
- 9/18/2024 4 commercial vehicles noted on property. Pictures were taken.
- 10/2/2024 Pictures noted in file. Still appears to violate home occupation rules.
- 10/30/2024 Inspected with pictures. Commercial vehicles still on site. Courtesy letter was sent.
- Meeting was requested with staff. Scheduled for 11/13 at 10AM
- Meeting held on 11/15/2024. Residents making best efforts to relocate vehicles. Will monitor over coming months to ensure that the issue is resolved.
- 12/11/2024 Checked up on property. Commercial vehicles still present.
- 1/3/2025 Vehicles still parked at property.
- 1/15/2025 Looking for contact information to send follow up to see if a timeline has been established.
- 1/29/2025 Contacted property owner to get status on new location for vehicles

6939 Tree Hill Road

- Too many horses (3) on property.
- Code Section: UDO 917-D
- Status: Discovery
- Property Visit Date: 7/24/2024
- Warning Letter Date:
- Notes:
 - 8/7/2024 Reinspected 7/24
 - 8/7/2024 Received public records request.
 - 8/7/2024 Working on timeline for attorney. Original complaint was horses and junk. Additional included accessory structure too close to property lines.
 - 8/16/2024 Working on timeline for attorney. Original complaint was horses and junk. Investigating FHA allowances. Resident (not property owner) came into town hall 8/14
 - 8/30/2024 Staff working with town attorney for FHA ESA guidelines.
 - 9/6/2024 Staff working with Town attorney for FHA ESA Guidelines.
 - 9/11/2024 Staff working with Town attorney for FHA ESA Guidelines
 - 9/20/2024 Staff working with Town attorney for FHA ESA Guidelines
 - 10/2/2024 Staff working with Town attorney for FHA ESA Guidelines
 - 10/30/2024 No update
 - 1/3/2025 No update
 - 1/29/2025 No update



7200 Forest Ridge Road

- Possible unpermitted structures in floodplain.
- Code Section: UDO Appendix 7
- Status: Courtesy
- Property Visit Date: 10/30/2024
- Letter Date: 10/30/2024
- Notes:
 - o Town will check historic correspondence and contact property owner.
 - o 8/16/2024 Staff working on historical research.
 - o 8/30/2024 Staff still working on timeline
 - o 9/6/2024 Staff working on timeline
 - o 10/2/2024 Staff still working on timeline
 - o 10/30/2024 Site inspected with pictures. At least one structure confirmed using arial images on GIS was built without a permit in the floodplain. Courtesy letter sent informing them to remove the structure or begin the permitting process.
 - o Meeting was requested with staff. Scheduled for 12/18 at 10AM
 - o Building was found to be a temporary structure and moveable. Resident asked to do some due diligence and get back to the town before next steps. Requests another meeting on the 15th of January
 - o 1/22/2025 Meeting set for today but was cancelled due to town offices being closed. Will reschedule for next Wednesday.
 - o Met with property owner. Will be going through flood plain development permitting process. Will get a timeline to staff.

302 Turtleback Ridge

- Possible violation in common open space behind property – Felled Trees
- Code Section: 34-131
- Status: Second Citation
- Property Visit Date: 10/30/2024
- Warning Letter Date: 10/30/2024
- Notes:
 - o 8/7/2024 Do the trees need to be cleaned up by the builder/HOA
 - o 8/7/2024 Letter sent to builder/HOA
 - o 8/30/2024 Builder working with property owners on Turtleback ridge for that issue and others not in the purview of Code Enforcement.
 - o 9/6/2024 Continue monitoring. Inspect next week. Take pictures.
 - o 9/11/2024 Inspect with photos
 - o 9/18/2024 Property was inspected and pictures taken. Trees still appear to be visible. Appears to me to be clearly behind a fence that separates the home from common open space. Violation should be against the HOA not the property owner.



Active Cases Code Enforcement Report

2/5/2025

- 10/2/2024 Notice should be sent to HOA. Logs appear to be on their property. Full extent is expansive. Photos in project file.
- 10/11/2024 NOV Sent
- 10/19/2024 Issue of remaining tree has been brought up by property owner multiple times. Town will need to determine next steps.
- 10/30/2024 Inspected with pictures. Wood still on site. Second citation sent to HOA/Builders. Also the issue of remaining tree on site. Town needs to decide if they wish to declare it a nuisance. Contact was made with county Urban Forester who said he could meet a town official out there to see if the tree is in danger of falling. Waiting on meeting.
- Lawyers for the HOA have requested the case be reset to the courtesy phase since they had not received notice until now due to inaccurate tax data. They also request the case be put on pause until a meeting with staff happens at a time they have not yet scheduled
- Meeting scheduled for 12/9/2024
- Several possible resolutions were discussed at the meeting on the 9th. HOA is supposed to be getting back to us by the 20th with a plan moving forward. Issue of the tree the HOA said they will deal with if the property owner contacts them.
- 1/6/2025 Email sent to HOAs lawyer asking for update.
- 1/15/2025 HOA owner came into town offices to discuss next steps. He set forth a plan to remediate the issue. Will reinspect once we receive confirmation that this has been carried out.
- HOA has started work.

109 Foxton

- Construction debris and junk.
- Code Section: 34-131
- Status: Second Citation
- Property Visit Date: 1/10/2025
- Letter date:12/06/2024
- Notes:
 - 8/28/2024 Report of construction debris and junk. Inspected.
 - 9/6/2024 Inspect.
 - 9/11/2024 No violations noted. Reinspect with pictures
 - 9/18/2024 Reinspected and took pictures. Large dumpster seen on property filled with trash. Appears to be interior remodel.
 - 10/30/2024 Inspected with pictures. Property appears to be being remodeled. Porch was removed. No permit found for remodel, so courtesy letter was sent.
 - 11/15/2024 Violation still noted upon inspection. Sending first citation notice.
 - 12/6/2024 Violation still noted upon inspection. Sending second citation notice.



Active Cases Code Enforcement Report

2/5/2025

- 1/3/2025 Violation was still noted. Notice being sent. Research being done to find appropriate contact information since we still have not heard back from property owner.
- Sent letter to contact address for investment group

2843 Forest Lawn Dr

- Trash on property
- Code Section: 34-131
- Status: Courtesy
- Property Visit Date: 1/10/2025
- Letter Date: 10/23/2024
- Notes:
 - 10/23/2024 Inspected with pictures. Loose trash noted near stormwater ditch on property. Courtesy letter sent.
 - 10/8/2024 Inspected property. Trash was picked up and site looks clean. Will continue monitoring and if it stays in good condition case will be closed.
 - 11/15/2024 No trash noted.
 - 1/3/2025 No violation noted again.
 -

641 Cottonfield Cir

- Trash, construction debris
- Code Section: 34-131
- Status: Warning
- Property Visit Date: 1/15/2025
- Letter Date: N/A
- Notes:
 - 1/15/2025 Went to site and saw mound of trash piled up outside dumpster and around site. Trash is being blown around immediate area as well since it isn't secure. While it is an ongoing build site, there's a reasonable standard of cleanliness and order that has to be maintained and that is currently not happening. After consulting with town planner we've opted to email the construction company directly for now. If problem isn't resolved by the 30th a letter will be sent.
 - 1/29/2025 Case closed

5109 Weddington Matthews

- Multiple calls about a sign being posted and then taken away from the property. Have yet to notice sign being actually posted. Multiple commercial vehicles are present on site though.



Active Cases Code Enforcement Report

2/5/2025

- 2/5/2025 Case closed
- 1/15/2025 Waiting for confirmation about whether to send a letter for the commercial vehicles since they are for transportation purposes but there are two of them.

Political Signs

- Multiple political signs noted on trees at intersection of Potter Rd and Forest Lawn. All on the same parcel. Currently researching ownership to try to find contact information.
- 2/5/2025 Courtesy letter sent

2025

2024

Assets

10-1120-000	SOUTH STATE CHECKING ACCOUNT	736,753.56	725,906.57
10-1120-001	TRINITY MONEY MARKET	0.00	0.00
10-1120-002	CITIZENS SOUTH CD'S	0.00	0.00
10-1130-000	BB&T/TRUIST CHECKING	865,317.19	1,243,910.88
10-1130-001	BB&T/TRUIST MONEY MARKET	2,310,017.78	789,468.25
10-1140-000	NC CLASS INVESTMENT ACCOUNT	255,859.58	0.00
10-1170-000	NC CASH MGMT TRUST	5,043,434.21	4,707,027.01
10-1205-000	A/R OTHER	0.00	0.00
10-1210-000	A/R SOLID WASTE FEES	65,851.69	68,127.53
10-1210-001	A/R SOLID WASTE FEES PRIOR YR	0.00	0.00
10-1210-002	A/R SOLID WASTE FEES NEXT 8 PY	51,874.31	0.00
10-1211-001	A/R PROPERTY TAX	40,271.42	24,089.41
10-1212-001	A/R PROPERTY TAX - 1ST YEAR PRIOR	15,983.89	5,915.39
10-1212-002	A/R PROPERTY TAX - NEXT 8 PRIOR YRS	6,875.89	3,273.69
10-1213-000	A/R PROPERTY TAX INTEREST RECEIVABL	3,279.08	2,057.67
10-1214-000	PREPAID ASSETS	0.00	34,775.22
10-1215-000	A/R INTERGOVT-LOCAL OPTION SALES TX	0.00	114,629.82
10-1216-000	A/R INTERGOVT - MOTOR VEHICLE TAXES	0.00	12,470.43
10-1217-000	A/R INTERGOVT	0.00	112,103.30
10-1232-000	SALES TAX RECEIVABLE	670.89	670.89
10-1240-000	INVESTMENT INCOME RECEIVABLE	0.00	0.00
10-1610-001	FIXED ASSETS - LAND & BUILDINGS	2,513,697.44	2,513,697.44
10-1610-002	FIXED ASSETS - FURNITURE & FIXTURES	9,651.96	9,651.96
10-1610-003	FIXED ASSETS - EQUIPMENT	17,747.14	17,747.14
10-1610-004	FIXED ASSETS - INFRASTRUCTURE	26,851.00	26,851.00
10-1610-005	FIXED ASSETS - COMPUTERS	9,539.00	9,539.00
10-1610-006	FIXED ASSETS - COMPUTER SOFTWARE	182,994.00	182,994.00
	Total Assets	<u>12,156,670.03</u>	<u>10,604,906.60</u>

Liabilities & Fund Balance

10-2110-000	ACCOUNTS PAYABLE	0.00	0.00
10-2115-000	ACCOUNTS PAYABLE ACCRUAL	5,206.34	38,473.39
10-2116-000	CUSTOMER REFUNDS	11,253.08	7,959.89
10-2120-000	BOND DEPOSIT PAYABLE	47,896.25	47,896.25
10-2151-000	FICA TAXES PAYABLE	1,784.32-	0.00
10-2152-000	FEDERAL TAXES PAYABLE	0.00	0.00
10-2153-000	STATE W/H TAXES PAYABLE	305.00-	305.00-
10-2154-001	NC RETIREMENT PAYABLE	0.00	0.00
10-2155-000	HEALTH INSURANCE PAYABLE	0.00	0.00
10-2156-000	LIFE INSURANCE PAYABLE	0.00	0.00
10-2157-000	401K PAYABLE	0.00	0.00
10-2200-000	ENCUMBRANCES	0.00	0.00
10-2210-000	RESERVE FOR ENCUMBRANCES	0.00	0.00
10-2605-000	DEFERRED REVENUES- TAX INTEREST	2,492.03	2,057.67
10-2610-000	DEFERRED REVENUE SOLID WASTE FEES	65,851.69	68,127.53
10-2610-001	DEFERRED REVENUE SOLID WASTE PY	0.00	0.00
10-2610-002	DEFERRED REVENUE SOLID WASTE N8 PY	51,874.31	0.00
10-2620-000	DEFERRED REVENUE - DELQ TAXES	15,983.89	5,915.39
10-2625-000	DEFERRED REVENUE - CURR YR TAX	40,271.42	24,089.41
10-2630-000	DEFERRED REVENUE-NEXT 8	7,662.94	3,273.69
10-2635-000	DEFERRED REVENUE - PREPAID TAXES	0.00	609.44
	Total Liabilities	<u>246,402.63</u>	<u>198,097.66</u>

WEDDINGTON
General Fund
BALANCE SHEET
AS OF: 01/31/25

2025

2024

10-2640-001	FUND BALANCE - UNASSIGNED	3,997,645.88	3,997,645.88
10-2640-002	FUND BALANCE - RESERVE WATER/SEWER	0.00	0.00
10-2640-003	FUND BALANCE-ASSIGNED	820,000.00	820,000.00
10-2640-004	FUND BALANCE-INVEST IN FIXED ASSETS	2,760,480.54	2,760,480.54
10-2640-005	CURRENT YEAR EQUITY YTD	0.00	0.00
	Total	<u>7,578,126.42</u>	<u>7,578,126.42</u>
	Revenue	34,603.07-	5,237,544.61
	Less Expenses	<u>1,538,061.53-</u>	<u>3,953,385.47</u>
	Net	<u>1,503,458.46</u>	<u>1,284,159.14</u>
	Total Fund Balance	<u>9,081,584.88</u>	<u>8,862,285.56</u>
	Total Liabilities & Fund Balance	<u>9,327,987.51</u>	<u>9,060,383.22</u>

WEDDINGTON
Statement of Revenue and Expenditures

02/04/2025
02:22 PM

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
10-4110-126	FIRE DEPT SUBSIDIES	70,164.67	0.00	0.00	0.00	0.00	0
10-4110-127	FIRE DEPARTMENT BLDG/MAINTENANCE	0.00	5,000.00	0.00	0.00	5,000.00	0
10-4110-150	POLICE	0.00	0.00	0.00	0.00	0.00	0
10-4110-155	POLICE PROTECTION	88,138.47	588,670.00	98,110.15	294,330.45	294,339.55	50
10-4110-180	GOVERNING BOARD	0.00	0.00	0.00	0.00	0.00	0
10-4110-190	LEGAL	0.00	0.00	0.00	0.00	0.00	0
10-4110-192	ATTORNEY FEES - GENERAL	5,780.00	70,000.00	5,528.00	30,528.00	39,472.00	44
10-4110-193	ATTORNEY FEES - LITIGATION	0.00	5,000.00	0.00	0.00	5,000.00	0
10-4110-320	OTHER GENERAL GOVERNMENT	0.00	0.00	0.00	0.00	0.00	0
10-4110-330	ELECTION EXPENSE	14,769.48	5,000.00	0.00	0.00	5,000.00	0
10-4110-340	PUBLICATIONS	0.00	4,675.00	0.00	0.00	4,675.00	0
10-4110-342	HOLIDAY/TREE LIGHTING	2,425.00	4,500.00	0.00	6,451.59	1,951.59-	143
10-4110-343	SPRING EVENT	0.00	10,250.00	0.00	0.00	10,250.00	0
10-4110-344	OTHER COMMUNITY EVENTS	0.00	1,500.00	0.00	0.00	1,500.00	0
10-4110-498	LIBRARY DONATIONS	0.00	75,000.00	75,000.00	75,000.00	0.00	100
	4110 GENERAL GOVERNMENT	267,039.72	1,812,245.00	262,972.63	996,651.40	815,593.60	55
10-4120-000	ADMINISTRATIVE	0.00	0.00	0.00	0.00	0.00	0
10-4120-120	SALARIES & EMPLOYEE BENEFITS	0.00	0.00	0.00	0.00	0.00	0
10-4120-121	SALARIES - ADMINISTRATOR/CLERK	5,416.66	69,550.00	5,687.50	41,240.59	28,309.41	59
10-4120-123	SALARIES - TAX COLLECTOR	4,659.92	60,500.00	4,722.62	35,054.56	25,445.44	58
10-4120-124	SALARIES - FINANCE OFFICER	1,828.50	21,755.00	1,510.40	11,033.86	10,721.14	51
10-4120-125	SALARIES - MAYOR & TOWN COUNCIL	3,400.00	25,200.00	2,100.00	14,700.00	10,500.00	58
10-4120-181	FICA EXPENSE	1,170.84	13,800.00	0.00	6,732.56	7,067.44	49
10-4120-182	EMPLOYEE RETIREMENT	2,116.12	28,325.00	2,260.03	16,563.67	11,761.33	58
10-4120-183	EMPLOYEE INSURANCE	1,292.00	32,150.00	2,748.00	19,243.00	12,907.00	60
10-4120-184	EMPLOYEE LIFE INSURANCE	16.64	500.00	38.72	271.04	228.96	54

WEDDINGTON
Statement of Revenue and Expenditures

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
10-4130-121	SALARIES - ZONING ADMINISTRATOR	3,914.16	80,750.00	7,436.66	47,887.09	32,862.91	59
10-4130-123	SALARIES - ADMINISTRATIVE ASSISTANT	1,821.24	21,950.00	2,120.47	14,082.41	7,867.59	64
10-4130-124	SALARIES - PLANNING BOARD	250.00	5,150.00	200.00	1,300.00	3,850.00	25
10-4130-125	SALARIES - SIGN REMOVAL	264.60	3,600.00	264.60	2,031.75	1,568.25	56
10-4130-181	FICA EXPENSE - P&Z	478.17	8,475.00	0.00	4,174.12	4,300.88	49
10-4130-182	EMPLOYEE RETIREMENT - P&Z	626.26	17,675.00	1,242.67	8,001.94	9,673.06	45
10-4130-183	EMPLOYEE INSURANCE	0.00	16,125.00	1,374.00	9,618.00	6,507.00	60
10-4130-184	EMPLOYEE LIFE INSURANCE	0.00	375.00	25.60	179.20	195.80	48
10-4130-185	EMPLOYEE S-T DISABILITY	0.00	200.00	14.00	98.00	102.00	49
10-4130-190	CONTRACTED SERVICES	0.00	0.00	0.00	0.00	0.00	0
10-4130-192	CONSULTING STORMWATER CONTROL	10,204.34	60,000.00	22,335.13	53,756.30	6,243.70	90
10-4130-193	CONSULTING	5,181.25	65,000.00	6,274.00	22,639.28	42,360.72	35
10-4130-194	CONSULTING - COG	0.00	17,500.00	0.00	0.00	17,500.00	0
10-4130-200	OTHER PLANNING	0.00	0.00	0.00	0.00	0.00	0
10-4130-201	OFFICE SUPPLIES - PLANNING & ZONING	414.71	7,500.00	439.00	1,819.23	5,680.77	24
10-4130-215	HISTORIC PRESERVATION	0.00	250.00	0.00	0.00	250.00	0
10-4130-220	INFRASTRUCTURE	0.00	179,000.00	0.00	75,000.00	104,000.00	42
10-4130-321	TELEPHONE - PLANNING & ZONING	161.32	2,000.00	155.52	932.92	1,067.08	47
10-4130-325	POSTAGE - PLANNING & ZONING	0.00	2,500.00	0.00	992.88	1,507.12	40
10-4130-331	UTILITIES - PLANNING & ZONING	336.93	5,048.85	295.50	1,792.68	3,256.17	36
10-4130-370	ADVERTISING - PLANNING & ZONING	28.90	500.00	376.84	376.84	123.16	75
10-4130-500	CAPITAL EXPENDITURES - P&Z	0.00	200,000.00	0.00	0.00	200,000.00	0
	4130 ECONOMIC & PHYSICAL DEVELOPMEN'	23,681.88	693,598.85	42,553.99	244,682.64	448,916.21	35
General Fund Expenditure Totals		330,821.57	3,097,998.85	368,761.53	1,559,888.47	1,538,110.38	50

10 General Fund

Prior

Current

YTD

WEDDINGTON
Statement of Revenue and Expenditures

02/04/2025
02:22 PM

Revenues:	506,187.93	500,101.96	3,063,346.93
Expenditures:	330,821.57	368,761.53	1,559,888.47
Net Income:	175,366.36	131,340.43	1,503,458.46

Grand Totals	Prior	Current	YTD
Revenues:	506,187.93	500,101.96	3,063,346.93
Expenditures:	330,821.57	368,761.53	1,559,888.47
Net Income:	175,366.36	131,340.43	1,503,458.46

FY2026 BUDGET ITEMS TO CONSIDER

- **PROPERTY TAX REVALUATION** – CURRENTLY NO ESTIMATED #'S HAVE BEEN RECEIVED FROM COUNTY. PRELIMINARY ESTIMATES ARE INCREASES UP TO 60%. TAX RATE WILL HAVE TO BE ADJUSTED. MULTIPLE TAX RATE SCENARIOS CAN BE PREPARED.
- **SOLID WASTE CONTRACT** – ACTIVE WASTE IS CURRENTLY ASKING FOR 6% INCREASE WHICH IS ABOVE MAXIMUM ALLOWED PER CONTRACT. NO INCREASE WAS INCLUDED IN FY2025 BUDGET.
- **PUBLIC SAFETY** – FULL YEAR OF EXPANDED DEPUTY COVERAGE. HAVE NOT YET RECEIVED ESTIMATED FY2026 COST PER DEPUTY FROM COUNTY.
- **PARK** – MINIMAL PARK COSTS TO BE INCLUDED IN GENERAL FUND BUDGET. MAJORITY OF COSTS TO DEVELOP/CONSTRUCT THE PARK ARE TO BE PAID FROM SCIF AND OSBM PARK GRANTS RECEIVED. EXPENDITURES THAT ARE PAID FROM THE GENERAL FUND WILL BE REIMBURSED FROM THE GRANT FUNDS TO THE EXTENT POSSIBLE. BUDGET MAY INCLUDE PROJECTED ONGOING OPERATIONAL COSTS.
- **TRANSPORTATION/INFRASTRUCTURE** -- ??
- **GROUNDS MAINTENANCE** – ANY PROPOSED LANDSCAPING PROJECTS OR MEDIAN UPGRADES/PLANT REPLACEMENTS?
- **ADMINISTRATIVE/PLANNING & ZONING SALARIES** – ANY PART-TIME OR PERMANENT HELP??
- **OTHER?**
 - CAMERAS
 - EVENTS
 - EQUIPMENT – LAPTOPS/IPADS, ETC

FIRST DRAFT OF PROPOSED BUDGET WILL BE PRESENTED AT MARCH COUNCIL MEETING AND/OR RETREAT

**TOWN OF WEDDINGTON
SPECIAL REVENUE - OSBM PARK FUNDS
SUMMARY AS OF 12/31/2024**

DATE	DESCRIPTON	DR	CR	SOUTH STATE BALANCE
FY2025				
	7/12/2024 RECEIPT OF FUNDS (CHECKING ACCT)	\$ 250,000.00		\$ 250,000.00
	10/21/2024 TRANSFER TO NCCLASS GRANT ACCT	\$ 250,000.00	\$ (250,000.00)	\$ 250,000.00
NCCLASS				
FY2025				
	10/21/2024 TRANSFER FROM SOUTH STATE	\$ 250,000.00		\$ 250,000.00
	10/31/2024 INTEREST	\$ 343.03		\$ 250,343.03
	11/30/2024 INTEREST	\$ 988.50		\$ 251,331.53
	12/31/2024 INTEREST	\$ 990.17		\$ 252,321.70

TOWN OF WEDDINGTON
 SCIF QUARTERLY SUMMARY REPORT
 AS OF 12/31/2024

	TOWN HALL REPAIR & RENOVATIONS	OUTBUILDING RENOVATION & SIDEWALK CONSTRUCTION	PARK PLAZA CONSTRUCTION	TOWN PARK AMPITHEATER & PICNIC TABLES	LANDSCAPING, LIGHTING, GRADING & IRRIGATION	INTERSECTION IMPROVEMENTS	AUDIO-VISUAL ENHANCEMENTS	CONSULTING & PROJECT MANAGEMENT	ESTIMATED COST OVERRUNS	INTEREST EARNED	
SCIF PROJECT ORDINANCE BUDGET	\$ -	\$ 175,000.00	\$ 150,000.00	\$ 105,000.00	\$ 75,000.00	\$ 35,000.00	\$ 65,000.00	\$ 20,000.00	\$ 75,000.00	\$ 150,000.00	\$ -
RECEIPT OF FUNDS 8/25/23	\$ 850,000.00										
INTEREST EARNED AS OF 9/30/24	\$ 41,626.80									\$ 41,626.80	
TRANSFER TO GENERAL FUND	\$ (153,081.57)	\$ (42,555.57)	\$ -	\$ (102,034.00)	\$ -	\$ (8,492.00)	\$ -	\$ -	\$ -	\$ -	
SCIF CASH BALANCE AT 12/31/24	<u>\$ 738,545.23</u>	<u>\$ 132,444.43</u>	<u>\$ 150,000.00</u>	<u>\$ 2,966.00</u>	<u>\$ 75,000.00</u>	<u>\$ 26,508.00</u>	<u>\$ 65,000.00</u>	<u>\$ 20,000.00</u>	<u>\$ 75,000.00</u>	<u>\$ 150,000.00</u>	<u>\$ 41,626.80</u>
DUE TO GENERAL FUND FY2025											
DEHAAN PAINTING	Nov-23	\$ 10,320.00	\$ 10,320.00								
DEHAAN PAINTING	Dec-23	\$ 3,945.63	\$ 3,945.63								
DEHAAN PAINTING DEPOSIT	Sep-23	\$ (10.00)	\$ (10.00)								
WD SMITH GRADING ADJ		\$ (337.36)		\$ (337.36)							
XL MEDIAWORKS	Jul-24	\$ 14,329.05					\$ 14,329.05				
DUE TO GENERAL FUND FY2025		<u>\$ 28,247.32</u>	<u>\$ 14,255.63</u>	<u>\$ -</u>	<u>\$ (337.36)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 14,329.05</u>	<u>\$ -</u>	<u>\$ -</u>
SCIF BALANCE REMAINING AT 12/31/24	<u>\$ 710,297.91</u>	<u>\$ 118,188.80</u>	<u>\$ 150,000.00</u>	<u>\$ 3,303.36</u>	<u>\$ 75,000.00</u>	<u>\$ 26,508.00</u>	<u>\$ 65,000.00</u>	<u>\$ 5,670.95</u>	<u>\$ 75,000.00</u>	<u>\$ 150,000.00</u>	<u>\$ 41,626.80</u>

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

TO: Mayor and Town Council

FROM: Kim Woods, Tax Collector

DATE: February 10, 2025

SUBJECT: Tax Report– January 2025

Transactions:	
Balance Adjustments	\$400.92
Refunds	\$3007.21
Penalty Charges	\$2037.39
Releases	\$(8.12)
Taxes Collected:	
2022	\$(1203.27)
2023	\$(2805.59)
2024	\$(164,727.47)
As of January 31, 2025; the following taxes remain Outstanding:	
2014	\$136.06
2015	\$187.26
2016	\$251.29
2017	\$429.85
2018	\$146.93
2019	\$465.35
2020	\$409.95
2021	\$1141.58
2022	\$4500.44
2023	\$25,977.92
2024	\$98,966.72
Total Outstanding:	\$132,613.35

