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**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
TUESDAY, NOVEMBER 12, 2013 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD
WEDDINGTON, NC 28104
AGENDA**

***Please note meeting will be held on Tuesday instead of Monday due to Veteran’s Day.**

Prayer – Mayor Walker F. Davidson

1. Open the Meeting
2. Pledge of Allegiance
3. Determination of Quorum
4. Public Comments
5. Additions, Deletions and/or Adoption of the Agenda
6. Approval of Minutes
 - A. September 9, 2013 Regular Town Council Meeting Minutes
 - B. October 28, 2013 Special Town Council Meeting Minutes
7. Consent Agenda (Public Hearings to be held Monday, December 9, 2013 at 7:00 p.m. at the Weddington Town Hall)
 - A. Call for Public Hearing to Review and Consider Text Amendments to Section 58-23 Planned Residential Developments
 - B. Call for Public Hearing to Review and Consider Text Amendments to Section 58-4 – Conference Center Definition
 - C. Call for Public Hearing to Review and Consider an Amendment to the Weddington United Methodist Church Conditional Zoning Application for an Attached Sign
 - D. Review and Consideration of Amendment to the Municipal Records Retention Schedule
8. Public Hearings and Consideration of Public Hearings
 - A. Public Hearing to Review and Consider – Anderson Agritourism Conditional Zoning Permit (Continued from the September 9, 2013 Regular Town Council Meeting)
 - B. Consideration of Anderson Agritourism Conditional Zoning Permit
 - C. Public Hearing to Review and Consider – 7112 New Town Road Wedding and Banquet Facility
 - D. Consideration of a Wedding and Banquet Facility to be Located at 7112 New Town Road
 - E. Public Hearing to Review and Consider – Preliminary Plat for the Highclere Conservation Subdivision
 - F. Consideration of the Preliminary Plat for the Highclere Conservation Subdivision
9. Old Business
10. New Business
 - A. Discussion and Consideration of Council Communication to Media in Response to Citizen’s Request – Councilwoman Barbara Harrison
 - B. Consideration of Approving New Bond Instrument for Arbor Oaks (Formerly Bonner Oaks) and Release of Current Bond Money back to Developer – Staff

11. Update from Town Planner
12. Update from Town Administrator
13. Public Safety Report
14. Update from Finance Officer and Tax Collector
15. Transportation Report
16. Council Comments
17. Adjournment

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, SEPTEMBER 9, 2013 - 7:00 P.M.
MINUTES**

The Town Council of the Town of Weddington, North Carolina, met in a Regular Session at the Weddington Town Hall, 1924 Weddington Road, Weddington, NC 28104 on September 9, 2013, with Mayor Walker F. Davidson presiding.

Present: Mayor Walker F. Davidson, Mayor Pro Tem Daniel Barry, Councilmembers Werner Thomisser, Pamela Hadley and Barbara Harrison, Town Attorney Anthony Fox, Finance Officer Leslie Gaylord, Town Planner Jordan Cook and Town Administrator Amy McCollum

Absent: None

Visitors: Chris Duggan, Dee Simon, Mike Simon, Todd Alexander, Jessica Alexander, Mike Collins, Brad Prillaman, Don Titherington, Jean Varda, Scott Robinson, Bill Price, Nancy Anderson, Judy Johnston, Chuck Rohland, Meghan Collins, Alan Kerley, John Houston, Sam Lowe, Robert Gunst, Linda Nugent, Jim Vivian, Jean Lee Pirkey and Janet B.

Mayor Walker F. Davidson offered the Invocation prior to the opening of the meeting.

Item No. 1. Open the Meeting. Mayor Davidson called the September 9, 2013 Regular Town Council Meeting to order at 7:00 p.m.

Item No. 2. Pledge of Allegiance. Mayor Davidson led in the Pledge of Allegiance.

Item No. 3. Determination of Quorum. There was a quorum.

Item No. 4. Public Comments.

Mr. Chris Duggan – I live at 610 Hunter Lane here in Weddington. I also represent a number of individuals who are opposed to the construction of the water tower at the Hemby site. I spoke to all of the Councilmembers except Councilwoman Hadley. I left her a message on Friday. This is a difficult issue. There are a lot of individuals who are opposed to the construction of the water tower at the Hemby site just like there were a lot of individuals who were opposed to the tower at any other site that you have looked at. Here is my challenge to you. Call for a second conditional application. At this point in time if you call for a second conditional application for another site and run it alongside the Hemby site I think you will get a quicker resolve at the end of the day. Here is why I suggest that. You will catch with a second site the greatest community involvement possible. You are only going to be slowing down the process by my calculation of four to five months rather than go through this process and at the end of the day have a second process. Not only do you catch the widest amount of participation from the residents but you have a comparison. I have heard from a number of you that we are only focused on this site and this site alone and this application alone. That misses the boat. It is about the Land Use Plan and what is good for the Town of Weddington as a whole and whether this fits in with that Land Use Plan. I challenge you instead of calling for a public hearing on this matter for the next Council meeting, go back to the County and ask for a second application. The plans are not going to significantly change for the construction of this water tower. It is going to be what it is. Ask the County to submit to you the exact cost numbers and run a plan for ground tanks. We hear these numbers all the time but we fully do not know what those numbers are. I think if you do you will have a better basis to determine what it would cost in the long run. Thank you for the opportunity to speak.

Mr. Brad Prillaman – As a quick review from the minutes of July 9, 2012, Mayor Pro Tem Barry said, “When we made the change to go to conditional zoning, it is a legislative process and we have almost absolute authority.” On the Polivka property, Mr. Temple represented the Polivkas and he said, “We will have seven people who will work out of this office. This building would house those seven people and perhaps even up to 10 people.” Mr. Temple goes on to say that Mr. Polivka would only like to have his corporate office here and now we stand here today with a 15,000 SF building with 70 parking spaces. I am against all commercial building outside of the common core area of 27 acres in the Town of Weddington. I think this Council did a complete disservice to the people by approving this and by letting this go unchallenged and that this was merely an office for just this one man with seven to 10 people and we have 70 parking spaces which he will obviously rent out space in the building.

Mr. Robert Gunst - We have been through at least four water tower sites now. Two have been disapproved and a third one is on the agenda now. The process cannot go any longer. I have sent each of you a video which I did on September 1 showing water coming to a complete stop. This is a reoccurring ongoing problem. You never know when it is going to happen. The whole point is we cannot keep reinventing this wheel. Please vote for it and approve it, let’s get this done and serve all of the people that require water which is a basic necessity.

Item No. 5. Additions, Deletions and/or Adoption of the Agenda. Councilwoman Barbara Harrison moved to approve the agenda as presented. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
NAYS: None

Item No. 6. Approval of Minutes.

A. August 19, 2013 Special Town Council Meeting. Councilwoman Harrison moved to approve the August 19, 2013 Special Town Council Meeting minutes. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
NAYS: None

Item No. 7. Consent Agenda.

A. Consideration of Proclamation – Constitution Week. The Town Council received the following information:

- A letter dated August 4, 2013 from Ms. Elizabeth R. Gibson, Past Vice President General of the National Society Daughters of the American Revolution requesting that the Town approve a proclamation regarding Constitution Week
- A document discussing the history of Constitution Week

Mayor Pro Tem Barry moved to approve Proclamation P-2013-06:

**TOWN OF WEDDINGTON
PROCLAMATION PROCLAIMING
SEPTEMBER 17 THROUGH 23 AS
CONSTITUTION WEEK
P-2013-06**

WHEREAS, The Constitution of the United States of America, the guardian of our liberties, embodies the principles of limited government in a Republic dedicated to rule by law; and

WHEREAS, September 17, 2013, marks the two hundred twenty-sixth anniversary of the framing of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, It is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary, and to the patriotic celebrations which will commemorate it; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week,

NOW, THEREFORE I, Walker F. Davidson, by virtue of the authority vested in me as Mayor of the Town of Weddington do hereby proclaim the week of September 17 through 23 as

CONSTITUTION WEEK

and ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Town of Weddington to be affixed this 9th day of September, 2013.

All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
NAYS: None

Item No. 8. Public Hearings and Consideration of Public Hearings.

A. Public Hearing to Review and Consider – Anderson Agritourism Conditional Zoning Permit. Mayor Davidson opened the public hearing. The Town Council received the following memo from Town Planner Jordan Cook:

Nancy Anderson requests a CZ Rezoning for Agritourism located at 13624, 13432, 13428 and 13616 Providence Road, Weddington, NC.

Application Information

Date of Application: June 24, 2013

Applicant Name: Nancy Anderson

Owner Name: Nancy Anderson and Catawba Lands Conservancy

Parcel ID#: 06-150-044, 06-150-044D, 06-150-044E, 06-150-044F, 06-150-046, 06-150-047, 06-150-048 and 06-150-048A

Property Location: Providence Road

Existing Land Use: Residential Conservation and Traditional Residential

Existing Zoning: RCD and R-40 (no zoning change required)

Total Parcel Size: 57.65 Acres

General Information-Agritourism CZ Rezoning

- The applicant proposes an Agritourism Conditional Zoning Permit in accordance with *Section 58-54 (2) q* and *Section 58-58 (2) p* of the *Weddington Zoning Ordinance*. All proposed uses will be housed in existing buildings currently on the property.
- The required Public Involvement Meetings for this project were held on July 18th and July 22nd, 2013. The meeting on July 18th was held on-site at 13624 Providence Road from 10:00am-12:00pm. The meeting on July 22nd was held at Weddington Town Hall from 4:30-6:30pm. No one attended the on-site meeting while six attended the Town Hall meeting. Those six requested only general information.
- This application is for all eight parcels outlined on the site plan. However, the applicant has been operating an agritourism business since 1991 while the actual property has been used for agritourism since the early 1980's.

- The applicant was never required to apply for an agritourism permit when “agritourism” was added to the *Weddington Zoning Ordinance* in 2004. At that time the Town Council stated that if the “grandfathered” agritourism use was expanded, the property owner (current applicant) would need to apply for a conditional zoning permit.
- The applicant does plan to expand the current agritourism activities to include an event facility, outdoor event area, pedestrian path and additional parking. Therefore, the applicant is required to apply for a Conditional Zoning permit. While doing this the applicant has also decided to include all parcels engaged in the agritourism business.

Site Plan Information:

- The primary reason for this Agritourism CZ application is for the expansion of uses on parcels 06-150-047, 06-150-048 and 06-150-048A (all along Providence Road).
- The existing two-story home on parcel 06-150-048 and existing one-story home on parcel 06-150-047 will be used as the primary event facilities.
- Gravel drives and parking lots will be added to these parcels to accommodate the proposed uses.

Screening and Landscaping:

- Screening and landscaping will be provided by using existing trees and shrubs. The applicant is required a 14 foot buffer around the perimeter of parcel 06-150-048A and a 50 foot buffer around the perimeter of parcel 06-150-044 per *Section 58-8* of the *Weddington Zoning Ordinance*.
- The applicant has provided, with existing vegetation, both of these required buffers around the perimeter of the property. The applicant has also provided a note that all landscaping is to comply with Town of Weddington requirements.
- Parcels 06-150-044 and 06-150-046 are within the Catawba Lands Conservancy (CLC) conservation easement area. Staff has received a signed affidavit from the CLC allowing the applicant to apply for a CZ Rezoning on their property.

Access and Parking:

- The site will be accessed by three (two if the driveway on parcel 06-150-047 is removed) gravel drives from Providence Road. These driveways will be located where existing curb cuts have been placed by NCDOT during the NC16 widening.
- The applicant has not yet provided a Brief Technical Traffic Memo. *Update: NCDOT did provide a memo today.*
- The applicant is required 145 parking spaces (1 space per employee during the shift with greatest employment plus 1 space for every 2 guests based on the maximum number of guests the facility can accommodate). The applicant has provided 190 parking spaces, therefore complying with *Section 58-175* of the *Weddington Zoning Ordinance*.
- There will be several new parking areas located throughout the farm. There will be 9 parking spaces on parcel 06-150-048A, 15 parking spaces on parcel 06-150-047, 4 handicapped spaces on parcel 06-150-048 and 126 parking spaces located on parcel 06-150-044. The 126 parking spaces will be grass but are required to be marked as shown on the site plan per the *Weddington Zoning Ordinance*. There are also 29 existing gravel spaces on parcel 06-150-044.
- Parking spaces meet the minimum size standards set in *Section 58-175* and *58-176* of the *Weddington Zoning Ordinance*.

Elevations:

- All buildings are existing. Exterior treatments of primary event structures include wood siding, brick and architectural grade shingles.
- The applicant has provided photographs of all buildings and structures on site.

Additional Information:

- Adjacent Property Uses are as follows:

North: Single family houses (Highgate subdivision)
South: Approved but unbuilt 15,000 square foot office building (Polivka) and Weddington United Methodist Church
East: Providence Road and Weddington Corners Shopping Center
West: Single family houses (Steeple Chase subdivision)

- Lighting plan (if needed) to be included in construction documents and will comply with Weddington Zoning Ordinance.
- Three freestanding ground signs will be located along Providence Road and are depicted on the Site Plan.
- Water is currently provided by Union County Public Works and septic is provided by a septic tank.
- All buildings meet the required setback requirements.
- The site is not within a regulatory flood plain.

Applicant Information:

The applicant has submitted the following information:

1. Site Plan
2. Topography Map
3. The Hunter Farm binder including but not limited to the following items:
 - a. Aerial Photos
 - b. Property Surveys
 - c. Project Narratives
 - d. Parking Lot Details
 - e. Building Details, Dimensions and Photos
 - f. Scale of adjacent buildings/property

Conditions of Approval:

- ~~1. Brief Technical Traffic Memo must be approved by Town Traffic Engineer and NCDOT;~~
2. All signage must comply with *Chapter 58, Article 5* of the *Weddington Code of Ordinances*;
3. Lighting plan must comply with *Town Lighting Ordinance*;
4. Prior to the commencement of any construction, the Town Council must approve Construction Documents in accordance with *Section 58-271 (h)* of the *Weddington Zoning Ordinance*;
5. Union County Environmental Health to approve septic area as shown on Site Plan;
6. Any future revisions to the approved site plan and other approved documents must comply with *Section 58-271 (i)* of the *Weddington Zoning Ordinance*.

Staff has reviewed the application and submitted documents and finds that the CZ Rezoning Application is in compliance with the *Town of Weddington Zoning Ordinance* aforementioned Conditions of Approval.

The Planning Board made a recommendation that the six parking spaces closest to Providence Road be relocated and that the driveway entrance on parcel 06-150-047 be removed. The applicant has removed those six parking spaces; however, that driveway entrance is still on that site plan right now. The Planning Board also gave this project a unanimous favorable recommendation.

The Town Council also received the following information:

- Conditional Zoning Application for the Providence Road Tract
- Conditional Zoning Application for the Catawba Lands Conservancy Tract
- Conditional Zoning Application for The Hunter Farm Tract
- Conditional Zoning Site Plan
- Conditional Zoning Topographic Layout
- A binder which included the following information: The Hunter Farm Business Card, Pamphlet regarding The Hunter Farm, Flyer about The Hunter Farm by the Catawba Lands Conservancy, Aerial

Map, Introduction, Weddington Citizen Survey 2012 Results, Section 58-271, Boundary Surveys, Adjoining Property Owners plus owners of parcels that touch a 1,300 foot buffer around the property, Existing Easements, Proposed Principle Uses, Traffic Impact Analysis, Lot Sizes, Existing Structures, Proposed Setbacks, Buffers and Landscaping, Existing and Proposed Access to Public Streets, Phasing of the Project, Signage, Exterior Treatments of Principal Structures, Flood Hazard Boundary Maps, Topography Maps, Scale of Buildings Relative to Abutting Properties, Lighting Plan, Sound Considerations.

Ms. Nancy Anderson – There are a couple of clarifications that I wanted to call your attention to. On Page 30-31 of your booklet which talks about proposed uses for the farm, in the third paragraph I would like for you to clarify for me what is your definition of concessions. That is a generic term. Most people think of it as food, refreshments and drinks. Also right under that it says the sale of locally grown agricultural products. I have listed a whole bunch of things. I probably should have put on there etc. because I left off honey. I just did not want it limited to those things on the list. I also put that we would be partnering with South Piedmont Community College and other entities. That included NC State. I also noted for additions to the facility under Number 2 the Catawba Lands Conservancy tract that no structures were planned. They asked me if they could get a small storage shed to store tools for the maintenance of the trail. At first I said I would be happy to keep it on the farm but they said that their volunteers should not be rummaging around using our stuff and they should have their own. It would not be visible from the road. It would be an 8 x 8 storage shed. Some people seem to get confused and thought the produce stand is part of this application. It is just three tracts. This is very hard to depict. I used the term “parking in the trees” when I was talking about adding parking spaces to the lawns. This picture does not adequately show that. They will not be lined up like this. There will be parking in the trees. Those are pine trees and it does not injure their root system to park underneath them. Most of the parking will be where we use our existing parking in the field. We are proposing to use open pavers. The emergency gate at Highgate also uses those. Most people use those and let the grass grow up between them. Also throughout the application we said that we are going to have ground signs consistent with the ordinances. I may change my mind on that. I saw some pretty ones that would still be in compliance with the ordinance. Our hope was that we would continue the lighting with the street lights that we have in Weddington - they stop at the farm and I was going to take down to the end of our property line. I saw some that would look better with that style. I did not want you to be stuck on the ground sign thing. You know how we are about signs in this Town. I am sure they will be in compliance but they will not be ground signs. Jordan had mentioned about the existing buffering. We have lots of normal vegetation along here especially during the summer. We do plan to put more evergreens right here because we get quite a bit of light pollution from here. At the property owner’s request we took down a lot of that vegetation on the fence line to neaten up a little bit and give them a better view. We will be replacing that with some evergreen shrubbery and trees. When I sat on Council and a conditional zoning request came before us I had at least three things in mind. I think the public expects this of you when you are considering a conditional zoning permit of any type. There are three basic questions that you have to ask yourself. Does it protect the personal property rights of not only the applicant but of the surrounding folks, does it conform to Weddington’s Town ordinances and in this particular case not only the agritourism definition for Weddington but also how it is defined in the State Statutes and does it have a net added gain to the community? I would point to the survey. I think it is clear that the people of Weddington always have and will continue to ask for green space/open space and rural character. Seventy-two percent want a sit down restaurant. Not going to give you that but I will try to throw in a special occasion brunch every now and again. You can look at the survey and see what people want but better yet just visit the farm and you will see how many people from the community come to the farm and repeatedly come back year after year. People have shown me their baby books with their children growing up on the farm. One of my favorites is this one family likes to stand by a particular tractor and measure how much their children have grown. I think the people of Weddington and the surrounding community truly value the farm. I think this will add value. The people from the CLC did not get to come tonight but she did want me to reiterate that the CLC is a land trust and every year they come out and do an annual survey of the farm to make sure that we are doing what was in our original inventory. She said that the Lands Conservancy was responsible for enforcing the restrictions on the easement regardless of what zoning it is. No matter what your decision is they will continue to do their work in the preservation of not just our farm but other farms.

Councilwoman Harrison – I was one of the people that went to the Public Involvement Meeting. Were the adjacent property owners notified about this? Did you talk with them? What was their feedback to you about this?

Ms. Anderson – I personally walked Blossom Hill Road. This person was at home. She was just renting the property and was moving out. She told me that the property owner had received a notification about it. The next two lots are vacant. I am assuming that they got notifications about it. I did not make it all the way to Mike’s house and did not catch up with him until a couple of days ago. He is my right across the fence neighbor. We have talked and we said we were friends and neighbors before all this and we will be friends and neighbors after this. I did talk with some folks on the other side of Blossom Hill and one man made it very clear to me that he did not care. I was walking around to invite them to come to the PIM meetings and I did not get too much response.

Councilmember Werner Thomisser – Outside of talking with the person that lived in the rental house and Mr. Collins who is the President of the Highgate HOA who will be speaking later, specifically who else did you talk with?

Ms. Anderson – Those are the people in that neighborhood that I specifically talked to. Every one of them got letters. You can see in your packet of the over 200 letters that were sent which is how we notify people that there is going to be a zoning change. The sign was also posted on the property for the PIMs meetings and also for this hearing tonight. I could not go knock on every door. I tried to touch the people that I thought would be the closest and most affected. I did not go deep into Highgate because that backs up to Longview and not me.

Councilmember Thomisser – We are talking about Blossom Hill Drive at the corner of Clover Crest down to the emergency gate - specifically how many of those homeowners did you talk to?

Ms. Anderson – I knocked on several doors. Two people came to the door and those are the ones that I talked to you about. One person was very polite. She said that she was packing up and moving out and the other person said, “I do not care.”

Councilmember Thomisser – So we had Mr. Collins, the person who was packing and moving out and the person who said they did not care. Is that correct?

Ms. Anderson – This is a public hearing; I am sure some of these people are here to speak about it.

Councilmember Thomisser – You made a statement earlier that you talked with adjoining property owners and I would like to know specifically how many people did you talk with?

Ms. Anderson – I spoke to three people in person. Can I introduce one of the speakers? His name is Jean Varda. He lived in that house from 1948 to 1968. He signed up to speak.

Mr. Mike Collins – I live at 4074 Blossom Hill Drive. I also own two adjoining lots. Three of the lots that you see on the map are property that I own. I am also the President of the Highgate HOA. I am here tonight to oppose this rezoning both from my personal perspective and also as a representative of the Highgate HOA. We have also polled a number of people in Highgate through this conversation and there is a lot of concern within Highgate about this rezoning. We are confused as to why this would fall under agritourism. What is being proposed as far as we can tell has nothing to do with agriculture – a wedding venue, enhanced corporate meeting space, special occasions, Sunday brunch, Friday night coffee bar and one that really concerns us is outdoor movies for local teens. These are the activities that have been proposed under this rezoning. We do not see how these things have anything to do with agriculture. It sounds more like commercial activities and would come under a different zoning that would apply to commercial type activities. The big concern that we have is noise from the outdoor events that will be occurring with large numbers of people and traffic congestion. They are

talking about events that are going to have 200 to 250 people with food preparation and other things going on at the same time. They are talking about 485 parking spaces with valet parking on the farm. These are going to create traffic issues in the area. Will alcohol be allowed? What about clean up after these events with the trash? Because of the parking issues we believe people will be parking on the street because there will not be sufficient parking right around the houses. What they have proposed are 30 parking spaces on the two properties that the houses are located on with minimal grading and parking in the trees for events covering 200 to 250 people. What they are saying is they will be using the farm for overflow parking. In trying to clarify this I talked with Sharon Wilson who is the person at the CLC that handles the Hunter Farm and she indicated strongly that there are easement restrictions on that farm and those will be enforced and those would not allow parking for commercial activities on adjoining properties. Just to read you what the restrictions are, and this would supersede any agritourism definitions, it says, "What is expressly prohibited is any commercial or industrial use or activity on the property other than those related to agriculture, education about agriculture or conservation and passive recreation which is defined to include walking, horseback riding, hunting, fishing..."

Mayor Pro Tem Barry – You said you were speaking for the Highgate HOA. Is that correct?

Mr. Collins – Correct.

Mayor Pro Tem Barry – Do you have any type of documentation from your board authorizing you to do that?

Mr. Collins – The Board unanimously voted to oppose this. I do not have a written document but I would be glad to send that to you.

Mr. Brad Prillaman – Going back to the Polivka property situation, the argument that was made for that was the church operated as a commercial entity and the farm operated as a commercial entity and then what would be the big deal about putting this other parcel here. This Town Council voted 4 to 0 to allow that commercial entity there.

Councilmember Thomisser – Point of Order. The Council voted 3 to 1.

Mr. Prillaman – In any case it was approved and now we have commercial from the church, Polivka property and all the way down to the farm and now we are increasing the commercial. Ms. Anderson says that the CLC will continue to operate regardless of the decision by this Council. They are not jeopardizing that according to her own words. She mentioned 183 parking spaces and Mr. Collins mentioned 485. We have no idea how much it is. She says that they are going to have pavers in the parking spaces and they are going to help with the runoff. Pavers actually increase runoff. They are not impervious and they do not soak up water. At some point the Council and the Town need to decide do we want a commercial entity for the whole entire Town? Where do we want to restrict commercial entities? Do we want to limit to the core that it says in the Land Use Plan or do we want to keep on going? My request is for the Town Council to limit all of these conditional permits that keep pushing commercial through this complete Town. We have a wonderful oasis here. We have commercial entities here within the 27 acres that is in the Land Use Plan. Where does it end?

Mr. Don Titherington – I have spoken to the Council several times to let you know my feelings again regarding commercial and mixed use development in this Town. In fact our citizens have been clear and the old Land Use Plan was clear that any commercial enterprise should be confined to the Town Center which was defined as the northeast quadrant of Highway 16 and 84 known as Weddington Corners. This Council elected to ignore the direction of the citizens and allowed Polivka International to build an office building across the street. This Council also voted last month to change the Town ordinance to allow wedding, banquet, reception centers and conference centers in residential areas. This was supported by every member of the Council as the vote was 4-0 in favor. This was the crack in the dike that was needed to start commercial enterprises in other parts of this Town and the flood gates have opened. A conditional zoning application was submitted for a wedding facility in a residential area on New Town Road and the Planning Board will debate this on September 23. There is an issue that you will vote on tonight - another banquet event center being proposed under agritourism. Both of

these are commercial enterprises and the citizens have been clear that additional commercial is not desired in Weddington. You have the ability to listen to your citizens tonight if you so choose. I hope you do listen and respect the citizens' wishes.

Mr. Jean Varda – I was one of the first elected officials on this board. That old house that Nancy wants to renovate we lived in for 20 years. We had to fight the first year very hard on keeping the commercial area right here because we had two petitions to put a store at Hemby Road and apartments and offices. I think this is a different situation. I think it would be attractive to the Town. A lot of people are objecting to it but I think you guys voted for that mortar and brick place across the road that is commercial then why did you do that and then hold back on Nancy which would enhance the area? When I was on Council we never got paid for our work.

Councilwoman Harrison – Do you pay taxes as agritourism?

Ms. Anderson – Yes.

Councilwoman Harrison – At the same rate as a commercial entity?

Ms. Anderson – I would like to answer that by saying first of all farming by definition is commercial. You are producing a product to sell for a profit. Agribusiness is by definition commercial. It is seen differently though because it produces our food sources and other things. Yes, we pay taxes. I would like to read the definition of agritourism from the State of North Carolina. Agritourism – Under a series of interconnected statutes anything qualifying as an agritourism activity under North Carolina General Statute 99E-30 is exempt from county land use regulations so long as it is carried out on a farm. GS 99E-30 broadly defines agritourism as any activity carried out on a farm or ranch for members of the general public for recreational, entertainment, or educational purposes to view or enjoy rural activities including farming, ranching, historic, cultural, harvest your own activities or national activities or attractions. The North Carolina Department of Agriculture and Consumer Services website lists 589 sites in the State in the following categories: farm animals, farm riding trail, walking trails, camping, bird watching, fishing and hunting, farm bed and breakfast, country cabins and retreats, hayrides, mazes and pumpkin patches, historic farms, quilt barns, reunions, museums and events, holiday farms, Christmas trees and crafts, pick your own farms, farm roadside stands, nurseries and flowers, picnics and parties, weddings and honeymoons, school field trips, summer camps, farm vacations, slow food dining, vineyards and wineries and organic. It is exempt from the County but it is not exempt from the Town as I interpret it.

Attorney Fox – The Town has their own definition of agritourism that is contained in your Zoning Ordinance. As well, you allow it in your R-40 zoning as a conditional use. That is why we are here tonight under conditional zoning. The Town's definition of agritourism is: Agritourism means an agricultural, horticultural, or agribusiness operation primarily devoted to the promotion of tourism of said operation for the purpose of enjoyment, education or active involvement in the activities of the farm or operation provided that said use produces revenues or attract tourists. Then there is a definition of agricultural that goes into all the uses.

Ms. Anderson – The reason why we applied for this particular application under agritourism is that was the guidance I was given by the Planner and Town Attorney. We spent months going back and forth on what would be the appropriate type of application. I went by their guidance.

Mayor Pro Tem Barry – The bulk of your property is still grandfathered under agritourism. That is part of the existing zoning. You are only referencing the two houses and the vacant lot.

Ms. Anderson – The CLC owns the adjoining parcel which is outlined in blue. It was donated to the CLC from the Town. They have the deed on that property. They want to have a nature trail there but the parcel is too small by the time you do parking and ADA there is no room for the trail. We talked about this for years with them - that they wanted to do something and I said I was applying for the permit and we will just roll in together. It is quite expensive to apply for one of these. We will be providing the parking spaces for them and

we will do the operation. It will only be open during daylight hours while we are open. We are going to be overseeing. We will be doing the trash pickup and bathrooms for them. They will be using our facilities. Only on their part will be the actual nature trail. The nature trail will be native plants. They will have markers but you will not see that from the road. Their charter is to maintain the habitat. Right now there are a lot of invasive species in there. They are trying to get it back to its natural habitat. We have plenty of deer in the area.

Mayor Pro Tem Barry – The farm is how many acres and the three parcels you are talking about tonight are how many?

Ms. Anderson – The farm is 44 acres and the other parcels are three acres. My house is not included in the farm. It has its own parcel. That is also not in the conservancy.

Councilmember Thomisser – At the beginning of your testimony did you indicate that agritourism is commercial?

Ms. Anderson – As a child growing up on a dairy farm, I considered it as a business. We were there to make money. Yes, you are producing a product for sale and hopefully for profit. That is the goal. According to the definition of agritourism for North Carolina it is considered commercial and our own Town says that agritourism must produce revenue or it does not qualify as agritourism.

Attorney Fox – Agricultural uses under the Town’s zoning means the production, keeping or maintenance for sale, lease or personal use of plants or animals and other products.

Ms. Anderson – My insurance company considers it commercial. They require me to have a commercial insurance policy.

Councilmember Thomisser – In 2007, 72% of Weddington residents indicated that they did not want any more commercial development. We redid our Land Use Plan this year. Jordan, do you recall what the percentage of respondents this year stated that they did not prefer commercial?

Town Planner Cook – I do not. I would have to look it up.

Councilmember Thomisser – I believe it was over 60%. I do not have the survey in my hand.

Ms. Anderson – The survey is actually in your book - 45% said that they were in favor of rural character which I would say that a historical house is.

Councilmember Thomisser – The question was what percentage of the people in 2013 that filled out the survey indicated that they preferred no more commercial?

Mayor Pro Tem Barry – Question 4 of the survey says, “Over the next five to ten years which of the following would most adversely affect Weddington’s current quality of life?” Is that the question you are referencing? It starts out with traffic at 58%, high density housing at 58%, increased large scale retail at 53%, rapid residential at 40%, loss of open space at 35%, overcrowding of schools at 33%, small office retail at 16%, no growth at 15%, no growth of large scale at 5%.

Councilmember Thomisser – Mr. Titherington, do you know what the percentage is?

Mr. Titherington – I do not know if the question was asked specifically in that fashion. I would be glad to look it up for you.

Councilmember Thomisser – For the record, the Council will agree that more than 50% of the people in Weddington would not approve of additional commercial. Today is September 9 and you are asking us to make

a decision based on your application. Does the selling of ovens and refrigerators and furniture fall under the definition of agritourism which I believe is currently on the property and is being sold? There are other things that to me look like things you would see at a flea market. Does that fall under the umbrella of agritourism?

Ms. Anderson – I would not consider that part of it. That is its current use. It is not a flea market. The current use of those three tracts – the historic home is still under restoration, the smaller house is a single family dwelling. There is a family currently living there and they had a yard sale. It rained almost every weekend during the summer. They asked me if they could use my yard since it had a covered porch on it and I said yes but I said it had to be done by this weekend. When I passed by there it appeared that they had complied with my request. There is nothing in the yard of the historic home. If this application is approved the single family dwelling will cease and desist and become part of the proposed uses that I lay out in my application.

Councilwoman Harrison – I sat here during the Planning Board Meeting and Mr. Rob Dow specifically said to you in that meeting, “Don’t you consider this commercial?” and you said “no.” With everybody mentioning Polivka, I was told by the Planning Board and you and by multiple people that your farm was not commercial. Now I am hearing that it is commercial and I am hearing that the enterprise on it is commercial and that you have commercial insurance. Here is my dilemma. I spent hours looking at your application and you have come before us and you talked about maybe changing signs, maybe changing other things, question the definition of concessions - at this point I am confused about what we are supposed to be voting on.

Ms. Anderson – I do not know how to settle the dilemma that people have about farming. I grew up here. It was rare to find a family that lived in Town and worked in Town. We are one of the few farms left. Again, the State sees agribusiness as a different entity and not the run of the mill commercial. When people think of commercial they think of Home Depot, Lowes and factories - that sort of thing. That is clearly not this. Yes, we produce a product that we sell. We allow people to come on our farm and pick their own and to come to the barn and see where their food is grown and comes from. I cannot add to anything else than what the statutes say. As far as the insurance, this is a very litigious society. If someone wanders on my farm or someone leaves a gate open and livestock gets on the highway and someone has an accident that is what Farm Bureau would cover. They are not going to cover people coming on to pick strawberries and someone getting bitten by an ant and decide that they want to sue me. For my own protection I am not going to put the family farm at risk. I have lots of liability insurance to protect me from that. This has been going on for 20 years and before I got here and it is not like I am proposing something new - we have an example of it. You can go and look at it. To sit here and decide what is commercial and what is not I think is a little counterproductive. You see what it is. I put concessions in there because at one time I was told I could not even sell water or anything to consume. Finally, I put a sign up in the window that said “Bottled Water - \$1.00 donation to the CLC” because I had cold drinks for myself and my help. When I applied for this Jordan gave me specific guidance to write down every single thing that we are doing and write down everything we want to do. I wrote down concessions and after I was reading over that I felt that was a generic term and not sure how it would be interpreted so I was just asking if you could clarify it. I do not want to be on Jordan’s speed dial for a violation of a permit that I think I am doing the right thing in getting.

Councilwoman Hadley – Are you going to be pulling trash cans to Providence Road for trash pickup?

Ms. Anderson – No.

Councilwoman Hadley – Are you going to have mailboxes on Providence Road?

Ms. Anderson – No. We do have to put out our recyclables on Sunday night but we have our own dumpster that they come and pick up sometimes three times a week and sometimes it is once every three weeks depending on the season we are in.

Councilwoman Hadley – Would you like to address the parking pavers?

Ms. Anderson – Think about the lattice that we have. That is what they call an open paver. There are open pavers at the emergency entrance of Highgate. We get all of the runoff. We are downhill from everybody. Anything that runs off is running off to me. The Highgate Community has their stormwater runoff coming right across my pasture because that is the normal flow. We get all the runoff from the road and from the Church.

Councilmember Thomisser- Councilwoman Harrison and I were both at the Planning Board Meeting and Councilwoman Harrison stated that during the Planning Board Meeting you said that agritourism was not commercial and tonight it is commercial. The problem that I am having is not only with the definition of commercial but that you keep moving the goal posts. Commercial tonight and at the Planning Board Meeting it was not commercial. At the Planning Board Meeting you said that there were going to be 22 parking spaces at the orange house and I believe there would be three handicaps in front of the house that you want to convert to a wedding and reception center and six to seven other parking spaces and now I am hearing that there is going to be parking in the pasture. I do not have a handle on the parking. Can you explain to me specifically how many parking spaces are going to be in front of the house with how many handicap and how many parking spaces are going to be at the former orange house?

Ms. Anderson – The parking seems to be a point of confusion. When I first did the application it was recommended that we have at least 30 parking spaces on the three acres and of course you have to have the handicap spaces. When I went before the Planning Board they recommended that some of those spaces could be eliminated. There were 32 spaces when Jordan gave his report. He followed the recommendation from the Planning Board and went to 28. As far as parking in the field on the farm, let me just say that we have 40 acres there. You can park a lot of cars on 40 acres if you need to. We can park 300+ cars on the property. That does not mean that we are going to have 600 people there. It just means that they are available in case you have two different events going on. If you go to Page 36 and 37 I think it may have confused some people when we photo shopped some cars parked there. It is hard to judge when you have a field how many cars can actually be parked in there. We did it to scale so you could see how that would work out. I think it totals up to about 500 spaces but we are not going to park in both strawberry fields. We may rotate the crop and one year we may plant one field and park in the other one. I did it so you could see no matter which field that we planted that it would still be adequate parking.

Mayor Davidson – What were the estimates on Weddstock?

Ms. Anderson – That was held over a 9 hour period. I believe they counted 4,000 to 5,000 people that came through the whole time. Of course they stayed for two or three hours and the volunteers parked somewhere else. We had a field planted at the time. For the record you can cultivate a field and still park in it. This is a multipurpose field.

Councilmember Thomisser – I would like to expand on the 28 parking spaces that Ms. Anderson said would be on Providence Road. As a member of the Public Safety Advisory Committee the speed limit on Providence Road is 45 mph until you get to the emergency gate of Highgate and then it drops down to 35 mph and it remains 35 mph until you get past the WUMC Family Life Center. We all know nobody is going 35 mph. I think we can see that we do have a speeding problem on Providence Road. I would like to ask the applicant whether she agrees that there is speeding and whether she has any plans for traffic control relative to hiring off-duty deputies to help manage the traffic pulling in the 28 parking spaces and also many other cars that would be pulling into the Hunter Farm and leaving.

Ms. Anderson – No, I do not plan to hire an off-duty police officer. While I was serving as Mayor, I had a lot of interaction with NCDOT. I took some young students to the division to meet with Division Chief Barry Moose. This was after one of their classmates had been killed on New Town Road. They call it the three “E’s” of traffic: Engineering, Enforcement and Education. Clearly this road has been well engineered. It is a four-lane divided highway. It is right in and right out only for these particular parcels. It has two protected leftovers. I would submit that this is an enforcement issue. I cannot enforce the speed limit. I would also say that this was affirmed by John Underwood who is the Division Engineer for Union County and has an office in Monroe. He

said given the use that it would be off peak days with off peak volume hours and we are only talking about an additional 300 cars per week maybe. He thought the facility was adequately engineered and that the volumes would currently accommodate that. Jordan can provide you with that memo. As we move further along in the construction document approval phase, the Town engineer from USI will also render an opinion on that. I will certainly follow their guidelines and suggestions. You referenced Weddstock and we did that before the road was finished and we did have officers on duty. Now it is a really safe right in right out. When the people are coming northbound and they want to turn in to the historic house they are not going all the way down to Hemby Road and making a U-Turn down there. They are just going a couple 100 yards and making a protected left-hand turn.

Mayor Pro Tem Barry – On your drawings there appears to be a road coming out of the back of those lots into the farm. Is that paved or a gravel road and are you intending that to be to move traffic for visitors from those sites into the farm or that is service only?

Ms. Anderson – We can do all of the above and it will not be paved. The CLC does not allow pavement except for their trails.

Mayor Pro Tem Barry – There is a second entrance at the back of the farm on the south side. I do not think that is open today but you recognize it on the map. Is it your intention to provide a new access point from behind the church into the property or are you just identifying it?

Ms. Anderson – It is an old wagon wheel road that has been in existence for 140 years and it is still currently used because there is a house back there that accesses it. Often times we get requests for hay rides and we go out the back and not on the main road.

Mayor Pro Tem Barry – If you had a party and you had 200 people leaving would you be pulling traffic down through there as well?

Ms. Anderson – No, although there is a light to get out on Providence Road and that would be a good way to do it. There is plenty of access off of Providence Road.

Councilwoman Harrison – You have these different applications that you talk about - the outdoor movie, etc. Is it because the ordinance or agritourism that you do not have to have a mass gathering permit?

Ms. Anderson – I did this at Jordan's urging to write down everything we do or want to do. The movie is generally for a youth group who comes with their adults with them. It is not open to the general public. It is a private group. It is not like a drive in. That youth pastor has since moved away and we have not done that in several years. That was one of their favorite things to do. We do that more in the interior because we do not have electricity over here. We will put some there for ground lighting.

Councilwoman Harrison – I have been telling people that would require a mass gathering permit.

Ms. Anderson – I put that in because we have done it in the past and I can tell every youth pastor that we cannot have any movies if that is a contentious effort. I certainly do not want that to upset people. It was not open to the public.

Councilwoman Harrison – I want to have a wedding and I am going to invite 250 people. I would have to bring my own caterers and have to get the liquor license. Who is responsible to get all of those things? Do I get liability insurance for having that? If someone drinks too much and leaves and pulls out in front of someone - who is liable in that scenario? Is it the person having the wedding or is that part of what you offer at your facility?

Ms. Anderson – I am not sure that is part of the permitting process and I do not know how the Town would be considered liable. Mass gathering - you have to charge admission and you have to be there more than six hours. None of this would be mass gathering. If we were to ever be asked to do another charity event or we were asked to host Weddstock, Jordan has assured me it would require the permit you are speaking of which is the mass gathering permit. That is not covered under this and would require the whole process that you are familiar with to be done again. I would assume that we would still be eligible for the four events. Quite honestly I am done with that. I am tired of working for free for other people. We will not have a commercial kitchen on the premises at this time. It will have to be catered. I am guessing that we will have different wedding packages. If you want alcohol the caterer would have to have a special permit for that. My insurance would be covering that. If this permit gets approved, I would have to get different insurance anyway. I just have basic liability now.

Councilmember Thomisser – Let’s talk about noise. What is the noise ordinance in Weddington?

Town Planner Cook – It is very vague. It is Section 22 and all it really touches on is excessive noise that disturbs people and adjacent properties. We do not have any type of decibel levels or timeframe. We have attached decibel limits to specific events such as Drumstrong.

Attorney Fox – Section 22 of the Weddington Town Ordinance does prohibit excessive noise with certain exemptions. He read the section of the ordinance dealing with this.

Mayor Davidson – The new banquet facility use had something about noise in there.

Town Planner Cook – That may be 60 decibels. It says: These uses shall not produce noise levels or electronically amplified sound that is audible at levels greater than 60 decibels beyond the boundary of the property that the facility is located. Further no noise or electronically amplified sound shall be audible beyond the property boundary between the hours of 10 p.m. and 9 a.m.

Councilmember Thomisser – If there was excessive noise and most weddings take place on the weekends, can you help me to understand the enforcement? Who would enforce?

Attorney Fox – The only way you can enforce it is through your contract with the local Sheriff’s Office. That is the only way you could get it enforced. You could bring some type of action independent of that after the fact.

Mayor Pro Tem Barry – Do we have a civil penalty?

Attorney Fox – The General Statutes that authorize cities to impose penalties generally provide that you can enforce through a civil penalty to collect it. I do not see an amount in here.

Councilmember Thomisser – Would the onus be on the adjoining property owner to call 911 to control the noise?

Attorney Fox – It could be a citizen who is disturbed. It depends on the provision that you are enforcing.

Town Planner Cook – You are not enforcing the wedding and banquet facility ordinance - just the noise ordinance.

Attorney Fox – Your noise ordinance would be anyone that is harmed by a series of noise that endangers their comfort levels so that is not restricted to the boundary lines like the banquet provision.

Councilmember Thomisser – It could be a scenario where Mr. Collins would be calling that the noise was excessive but the onus would be on him to call. You stated that we have the possibility of 200 to 250 people attending a wedding - where is the reception going to be – inside or outside of the house – behind the house?

Attorney Fox – I want to clarify something that may help the Council deal with this. I think you are dealing with a request for a conditional zoning permit. The request is for an agritourism use. Part of the property is currently used for that purpose now. That is non-conforming. That suggests that the applicant has a right for that non-conforming use to continue. The request is to expand that use. It is up to Council to look at the proposed use to determine whether or not that use is consistent with what Council understands or is comfortable with that use. There is a site plan that is being proposed. Often times the site plan is a little more detailed than what is provided. You can require more detail such as where envelopes or uses are going to occur in the property and restricting uses to those envelopes. You can also adopt reasonable conditions for the use that is being sought. You also have the ability if you were to go forward and approve this use to approve less than what is being requested to limit the use under the zoning to only a certain category of things that you may be comfortable with.

Mayor Pro Tem Barry – That does not affect the use that is currently grandfathered?

Attorney Fox – If you deny this that use will continue and that property owner has the right to continue that use provided that they do not do anything to release that use. This is just for the expansion of the use and my understanding is that it consists of those additional parcels along Providence Road.

Ms. Anderson – The noise abatement was my biggest concern. Part of this will be an outdoor venue. Jordan and I had conversations about how to address this. My assumption was that this Council would impose conditions on that. When we had Weddstock or Drumstrong the purpose there was to have a festive event and blast over the farm. This particular location would be shielded by the house and the deck and will be pointed toward my house at ground level and not raised. We even considered installing the speakers so they cannot be moved. My assumption is that this Council will listen to what my neighbors are saying and really come to some consensus of what is reasonable. It would be annoying being out on your deck every evening in the summer and you have been hard at work and you want to sit on your deck and this event is going on. We had already planned to do some landscaping. That would be evergreens. The current noise ordinance is inadequate for this situation because it is talking about a one time thing and this will be more than that. I have watched you work well together with the community and yourselves and my assumption is that will be a condition.

Councilmember Thomisser – We have ascertained that the reception will be outdoors.

Ms. Anderson – Occasionally but it depends on the size of it. With our preliminary talks with Union County Environmental we are limiting our size now to 250 guests and employees. That is all I can comfortably handle. If we have a venue that big, 250 people cannot fit in that house and some of them would be outdoors.

Councilmember Thomisser – Are there any restrictions relative to the Fire Marshal as to how many people? I have been in situations at Town Hall meetings where they cut it off because it exceeded the amount of people.

Attorney Fox – There are occupancy limits for certain dwellings. I would assume that the Fire Marshal would determine that.

Councilmember Thomisser - I would like to call Mr. Collins back up to see if there is anything to add.

Mr. Collins – I have a couple of keys things that have not really been explained well tonight.

Mayor Davidson – We gave three minutes for general statements. Was there a question?

Councilmember Thomisser – What are your concerns?

Mr. Collins – The concern I have is the farm that is in the CLC and is covered by this document here which is a deed of conservation easement. These are the easements that the farm has to abide by. The word agritourism is not in this document at all. Agritourism does not apply to specifically what the restrictions are on that property.

It is as defined in here and it is much narrower than your definition of agritourism and that is what the CLC is going to enforce. If she has weddings on these properties and other things like that she is not going to be able to use the farm for spillover parking or to provide services for those commercial operations that are going on because the easements specifically do not allow that. You are going to have a case where the CLC is not going to allow the additional activities that she wants to spillover to the farm property. This is the document dated 2002 and it cannot be changed. If they are more restrictive than what the Town of Weddington puts into place then these will supersede the zoning that the Town may apply. These are very restrictive of what can be done with the farm. It does not allow weddings and activities like that. At some point the CLC could disallow any use of the farm that supports activities that are on these properties you are proposing to be rezoned for things like weddings. Without this additional property in my mind there is no way you can have a wedding with 250 people on three acres of property which includes the parking and everything else that has to be part of that. I think the Council needs to be aware of that.

Councilmember Thomisser – What is your next concern?

Mr. Collins – The next concern is as it relates to parking. In this easement document it specifically does not allow expansion of parking areas on the farm for commercial activities. It does not specifically allow them unless it is approved in writing by the CLC and it would not allow that for commercial operations that are outside of that. On Page 22 where Nancy is showing an expansion of 484 almost 500 parking spaces on the farm that is not going to be allowed by the easements that are in this document. If you read the document it would not allow an expansion like that of more parking spaces. Even if the parking spaces were put in place they would not be allowed to be used for commercial activity that has nothing to do with the farm. It is on property that is outside of the farm. Again what this says is you need to look at that three acres in and of itself and decide what is appropriate for that and not tie it in with the farm because the farm has restrictions that are not going to allow commercial activity that is being proposed for that property to be included with the farm. As a property owner that has three lots that adjoin the farm I am going to make sure that the CLC enforces the restrictions that are in that document and to date I do not believe they are in certain cases and overlooking some of the requirements and easements that are in here. Things such as some of these large events that have occurred over the last several years would not fall within the easements that are allowed here. I can tell you personally that the Highgate homeowners are going to ensure that these easements are enforced by the CLC and they have indicated that they will enforce. In talking with Sharon Wilson today she said that their duty is to enforce all of these easements and they will enforce them as time goes on. For the two houses that are outside the farm that is a separate issue but that has to stand by itself and not be included as part of a commercial operation that includes the farm.

Mr. Collins provided the document to the Council of what he was discussing.

Mr. Collins – My final concern is I am a big fan of Weddington. I have lived here for five years. I am very concerned that this commercial activity on three acres right on Providence Road as the main entrance to Weddington would be totally counter to what all of us want in terms of what we want to see in this community. I have a big concern of what is being done there but on the other hand I am a big fan of the farm. I think the farm is a great asset for Weddington but I think it has to abide by the easements that were put in place when it was put into the CLC. It was put there for really good reasons to maintain that as a farm and not a commercial activity that gets way outside what is involved in farming.

Ms. Anderson – I am sorry that a representative from the CLC could not be here tonight. I had a conversation with her tonight and Mr. Collins is exactly right. The covenants and restrictions placed on the farm by the CLC are far greater than any that you could ever imagine. She did assure me that everything that we are currently doing is allowed under their covenants and everything that we are proposing to do is allowed by their covenants. Remember the CLC is a co-applicant here. They helped write this application. They are very clear about what is in it and that it is in conformity with their covenants. That is a long document. I am very clear on what the restrictions are. When they widened Providence Road and we moved our driveway I had to get permission from the CLC to do that. I had to specifically get it in writing and had to say that the other old driveway would not be

used. I couldn't just add; I had to take away. Apparently I did not do a good job in explaining the parking. All of that parking will not be in use at one time. I am out of the charity event business. It is the CLC's job to enforce these covenants. It is not the Town of Weddington's authority or responsibility to do that. They have a Stewardship Committee that ensures that all of their land that they are conserving remains compliant. If you have concerns about that under your conditions I would just ask that you say conditioned on CLC compliance. You do not have the level of expertise that that is going to require to interpret and enforce their covenants. If you have concerns about that you can speak to them directly and you can make it a condition of the permit.

Councilwoman Hadley – This afternoon I felt like I needed some more information. I wanted to hear what everyone had to say that came out regarding the pros and cons and the objections. I will be honest with to you, I think this is a lot more complicated and I personally need to have time to gather more information. I would like to recess the public hearing and consideration of this item until November to gather more information.

Attorney Fox – One of the things that I heard may provide an opportunity for staff to work with Nancy on any reasonable conditions and modifications to the request that may be helpful to the Council as well.

Councilwoman Hadley made a motion to recess the public hearing and move consideration of this item until their November meeting.

Councilwoman Harrison – I would like to personally talk to the CLC. If they are part of the application it would have helped if they were here. As time went on I got more confused. I also would like to see the plat where you plan on putting things so I could have a better understanding.

Councilmember Thomisser – With all due respect I for one have enough information to vote this up or down this evening.

Councilwoman Hadley – I would also like for staff to work with the applicant in reviewing conditions and appropriate revisions to the site plan in light of the discussion tonight.

The vote on the motion is as follows:

AYES: Councilmembers Harrison, Hadley and Mayor Pro Tem Barry
NAYS: Councilmember Thomisser

Council took a brief recess.

B. Consideration of Anderson Agritourism Conditional Zoning Permit. This item was deferred until November.

Town Planner Cook requested that the Council move the item to review the Final Plat for Lake Forest Preserve, Phase 3B up on the agenda. Mayor Pro Tem Barry moved to amend the agenda as requested. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
NAYS: None

Item No. 9. New Business.

A. Review and Consideration - Lake Forest Preserve Phase 3B Final Plat. The Town Council received the following memo from Town Planner Cook:

Orleans Homebuilders submitted an application on June 21, 2013 for approval of the Final Plat of Phase 3B in the Lake Forest Preserve subdivision located on Weddington Road.

Project Information:

The Lake Forest Preserve Subdivision is an approved 211 lot subdivision on 260.61 acres. The subdivision is located at the intersection of Weddington Road (NC 84) and Cox Road. Lake Forest Preserve is being developed by Orleans Homebuilders as an R-CD conservation subdivision.

Phase 3B is comprised of 13 lots (tax parcel 06-099-009) and was given Preliminary Plat approval on May 9, 2005. The original deadline to submit the Final Plat was May 9, 2007. However, the Permit Extension Act of 2009 and 2010 essentially “froze time” from 2007 to 2010 giving Orleans Homebuilders until May 9, 2013 to submit their Final Plat(s). The submitted Final Plat for Phase 3B is identical to the approved Preliminary Plat showing Phase 3B.

Phase 3B Information:

- Phase 3B is 13 lots and 7.533 acres.
- Phase 3B is not required open space on its own. The Lake Forest Subdivision has provided 138.81 acres of conservation land in accordance with *Section 58-58 (4) of the Weddington Zoning Ordinance*.
- Development standards are as follows:
 - Minimum lot size- 12,000 sq. feet
 - Minimum lot width- 80 feet
 - Minimum front yard setback- 20 feet
 - Minimum rear yard setback – 30 feet
 - Minimum side yard setback – 15 foot separation of structures
- Lots 54 and 58 are the smallest lot within Phase 3B at 17,903 square feet.
- All adjacent parcels either owned or maintained by Lake Forest Preserve Homeowners Association.
- Water and sewer services are to be provided by Union County Public Works (approvals on file).
- A copy of the approved Declared Covenants, Conditions and Restrictions (CCR’s) for Lake Forest Preserve are on file at Town Hall. Those CCR’s address ownership and maintenance of all conservation lands and have been approved by the Town Attorney.
- US Infrastructure has previously reviewed and approved the Preliminary Plat.
- All roads are built to NCDOT standards (final layer of asphalt to be added after construction). Road names and addresses have been approved by Union County E911.
- All NCDENR, NCDOT and Union County approvals and permits are on file with the Town. These approvals were required during the Preliminary Plat process.
- At their August 26th meeting, the Planning Board gave the Phase 3B Final Plat a unanimous favorable recommendation.

The Lake Forest Preserve Phase 3B Final Plat has been found to be in general compliance with the Town of Weddington Zoning and Subdivision Ordinances with the following exceptions:

1. Performance and Maintenance Bonds to be approved the Town Council (USI and Union County currently reviewing the bond estimates).

The Town Council also received the following information:

- Application for Submittal of the Subdivision Final Plat
- Approval Preliminary Plat
- Phase 3B, Map 1 Plat

Town Planner Cook – The person that is reviewing the Union County bond information is out of the office until Monday and I do not have that information. We would have to bring that bond amount back to the Town Council. They have it and there are no issues with it. All the Council needs to approve tonight is the one that our engineer looked over which is the road bond and stormwater bond of \$111,840.23.

Attorney Fox – If we approve the final plat should Council not condition that upon both the maintenance and performance bonds requirement being satisfied?

Town Planner Cook – We could do that so they would not have to bring it back.

Attorney Fox – I just do not want an inference of approval to occur before we have gotten the bond issues resolved.

Mayor Davidson – What is wrong with inference of approval?

Attorney Fox – I do not think the developer would take that vote of approval of the final plat as not requiring it to satisfy the bond that is not before the Town Council. What you are doing is in lieu of making the final improvements they are putting bonds up and I want to make sure that the Town has the money in case they fail to perform their improvements.

Mr. Alan Kerley - My question is could we have approval subject to the bonds? We can't record the plat without the signatures of the Town, County and NCDOT anyway. We are just asking for approval for the plat so we can continue forward with the bonds knowing that we cannot ask for final signatures for the plat to be recorded until the bonds are in fact approved by Attorney Fox and Union County.

Attorney Fox – Has USI given us the amount?

Town Planner Cook – USI has given us an amount. Union County has not approved the amount. Union County typically provides a letter for water and sewer. Union County's bond person is out this week so we are not getting anything back. The amount for performance for USI is \$111,840.23.

Attorney Fox – Why don't we say if the Council wants to move forward with it subject to a performance bond in the amount of \$111,840.23 and a maintenance bond not less than the amount that has previously been submitted to the County?

Councilwoman Hadley – I asked Jordan if he had made a condition regarding the hydrants.

Mr. Kerley - That is part of the approvals that the hydrants have to be in place.

Councilwoman Hadley – I understand in place but I would like to request that if any are buried during the final grading that you will be responsible for putting in any type of riser on it.

Mr. Kerley - That is fine, that is part of Union County Public Work's approvals. We will do that.

Mayor Pro Tem Barry moved to approve the Final Plat for Lake Forest Preserve Phase 3B with the conditions on the bonds and the hydrants. All were in favor, with votes recorded as follows:

AYES:	Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
NAYS:	None

Item No. 10. Public Hearings and Consideration of Public Hearings.

A. Public Hearing to Review and Consider an Interlocal Agreement and Fire Suppression Agreement with Providence VFD. Mayor Davidson opened the public hearing. The Town Council received a copy of the Interlocal Agreement and Fire Suppression Agreement.

Attorney Fox – What is before you is a public hearing on an Interlocal Agreement and a Fire Suppression Agreement with Providence VFD. The Interlocal Agreement provides for the sale and exchange of title to the property of the Providence VFD consisting of approximately 1.2 acres of land, an 8,329 SF fire station and a

1,500 SF metal building located on the rear of the property. Providence would transfer to the Town in exchange for the aggregate of \$220,000 as earnest money which is an appropriation that has been made by the Town to Providence in addition to a construction loan of \$800,000 that was made between Providence and BB&T plus approved interest and the sale or purchase price being those earnest monies and the loan amount and in addition any costs incurred by Providence VFD for engineering, architectural or other professional services. The total amount is not to exceed \$1,000,000 with the remainder of the purchase price being the \$1,000,000 less the \$220,000 or \$780,000 to be paid by the Town to Providence within 10 days of closing. Closing has been tweaked a little bit based on the document that is in your package. Leslie wanted that to be 15 days following written notification to the Town for the issuance of a Certificate of Occupancy. The closing is to occur within those 15 days once the renovations have been completed to the front building, the rear building renovations which are complete and the front building which the loan will apply to. They are anticipating that those renovations which began on August 19 would be completed no later than February 28, 2014. Upon the property closing Providence commits under the agreement to provide to the Town surveys of property, balance sheets, and warranties as it relates to work that has been performed on the buildings, insurance and title insurance. The property would be transferred to the Town fee simple free of liens. The Town has undertaken already a Phase 1 on the land to determine whether or not there are any environmental conditions that exist on the property. I have been told by Amy that the Phase 1 has been received and Phase 1 indicates that there is not a need for Phase 2. At closing Providence will provide to the Town a warranty deed. There is some question regarding some recent communication that I received from the fire department today on whether or not it is a special warranty or general warranty deed. We have asked for a general warranty deed which as I recall warrants against everybody in the chain of title not just what they hold right now. They want to consider a special warranty deed. That is not our recommendation. In addition, at closing Providence will pay all their deed preparation costs and recording costs and will pay its own attorney fees. We will cover our own costs. There are some warranties that are contained in the department that are fairly sensitive. There has been a request that we limit those warranties until closing and that they expire at closing. That is not something that I would recommend at this point. I believe that they should continue because they are warranties for things like authorization for Providence VFD to enter into an agreement, appropriate board action warranties as it relates to titles to the property and warranties for the property from due diligence to the date of closing that there has been no actions on the property that would otherwise change the condition of the property that the Town sought to enter into at the time this agreement is entered into. There was some discussion with regards to termination and remedies if there was a default by the Town. The agreement provides that the earnest money that was appropriated to Providence would serve as liquidated damages and that would be the only recourse that Providence would have. That is if we the Town default on any conditions and fail to go forward with the transaction. That is what the limitation of our damages should be. If they were to default on their obligations of the agreement we would be limited to monetary damages including those costs of beginning to perform and any costs incurred by the Town in doing so. There was some discussion by Providence with regards to that. They have begun to perform by entering into the loan with BB&T to affect the renovations to the two buildings that exist on the property. A benefit that was recognized by the Town in that it provides for Providence to meet code requirements and that if there was a default and the Town walked away from the agreement there was language in the agreement that the Town would recognize the construction loan and will begin a process or a plan with Providence to service that debt. That is on Page 12 of the agreement in Section 15 that I wanted to make the Council aware of. There is an indemnification provision where Providence does agree to indemnify the Town if there was some damage to the facility prior to closing. That is a high level overview of the Interlocal Agreement.

Mayor Pro Tem Barry – Would you explain the difference between a special warranty deed and a general warranty deed?

Attorney Fox – It really is a limitation of how much of the title you are insuring. The general warranty warrants the title to the property and chain of the title to everybody that has been in the chain. A special warranty limits from the time I believe that you have owned the property. We are going to do a title search on the property anyway. That is what they are offering to do. The general practice is a general warranty deed. Let me find if I can real quickly the additional comments that they have raised that we will want to address for consideration. Section 6A – The Town should be responsible for repairs to property to its condition before its inspections. We

have a right to go on and perform inspections before closing and they are saying if there are any damages that we should be responsible to repair it to its original condition.

Mayor Pro Tem Barry – If we own it and break the door down to get in it we have to repair the door.

Attorney Fox – This is an acquisition 100% fee simple ownership by the Town but we also are going to then cede possession back to them through a lease instrument that is not a part of this yet that you will see. We have an interest in protecting our leasehold interest as well. That is one issue that they have raised. I just got this at the meeting. The second issue is if the Town does not give notice of termination that the Town should be deemed to have accepted the property in its present condition subject only to changes between the end of the inspection period and the closing date. That is under 6 C. That is during the due diligence period. We have a due diligence period and they are saying if we do not give the proper notice then we should be deemed to have accepted it in that condition. The next change is the language in 7A - a proration of the purchase price. They are thinking that should perhaps apply to taxes or utilities. I have to look at that. Essentially though I think that is if we determined some deficiencies and whether or not we want to go forward with it but we want the ability to have that reflected in a reduced purchase price perhaps. The next one is Section 8 regarding title should provide for unless the Town terminates or gives notice of a title issue is presumed to accept the title in its present condition. This is language that allows the Town to cure any defect cause of doing so from the purchase price is unacceptable. That is a question. From their perspective they are probably looking at that they need the purchase price because of the debt to recover and make them whole on the renovations and improvements that have already been made to the property. You have a volunteer fire department that is under a contract to help provide fire services to the Town that is making improvements to their facilities to allow them to make those services to the Town. They have incurred costs for those improvements and they are looking at a vehicle by which they can fund those improvements but they have already gone out on a limb to make through this construction loan. If we diminish the amount of the reimbursable or the amount that they have received then we have created exposure on their part for construction costs and whether or not they have funds to provide for those improvements or not is up to you guys to make a decision. That is why it creates some difficulty in a traditional acquisition because you were not to get to a point where you wanted to walk away from the transaction they have already begun to perform and incur some debt that some would say may incur to the benefit of the Town anyway through enhanced fire services through this provider. The next one is the issue of the special warranty deed and we have talked about that. There is a host of warranties there and they are concerned about that language and have proposed alternative language that they would hope to limit the remedy of the Town as it relates to that. That is something that we have to explore. Some of these concerns require a little bit of going back and forth to get agreement on. This sort of captures the remaining issues. There is the last one of who is the author of the agreement which is common in these types of agreement that no one will be deemed to be the author such as the presumption does not work against the author of the agreement. It just says that we are both the authors and they want us to be deemed the author of the agreement.

Mayor Pro Tem Barry – I know that you got correspondence from the other party today. I am trying to weed through what is going to be the process. We are going to have a public hearing on the document as we have it and then we have some type of reconciliation action later. What is your recommendation?

Attorney Fox – I think you go ahead with the public hearing on the document that you have. There can be changes to the document as long as they are not substantial material changes. What I see as being presented here with the seven proposed changes are not material changes. They do not affect price, terms, they don't affect the burden that the Town would incur by going forward with the agreement.

Mayor Davidson – Anthony, have you been talking directly with Providence VFD?

Attorney Fox – I have had several meetings with representatives of the Providence VFD across the table to go back and forth regarding the agreement directly and then I have forwarded the document and it has been circulated to Providence VFD through Councilwoman Hadley.

Attorney Fox – The Fire Suppression Agreement is an agreement that will be exclusive to Providence VFD. You have other fire suppression agreements with two other providers for fire coverage within the municipality. This agreement unlike the other two and unlike the previous one that currently exists between the Town and Providence would differ in a couple of ways – one primarily this agreement would move it from a one-year agreement to a 10-year agreement with one option to renew. It had originally provided two options to renew for a five-year period but it has been changed to one option to renew for a five year period. The current agreement would provide for a compensation section. The amount of compensation under this agreement would provide that the first year amount would be the current amount that has been budgeted to Providence and that amount is \$48,318.75. Under the compensation it would provide on an ongoing basis by April of the preceding fiscal year that Providence would submit to the Town a budget request and that request would be dealt with during the Town’s budgeting process. The future monthly allocation to Providence would be determined as a part of your annual budget process and then you would notify them 30 days before the public hearing of what the recommended budget amount would be. The actual budget amount would be set by the annual budget on June 30 by the Town. It does provide that throughout this agreement that the departments, its units and personnel will routinely be dispatched by the Union County Communications Center to all structure related fire emergencies in the Town as defined by the Office of State Fire Marshal and in addition the department shall be dispatched to all non structure related fire emergencies within its defined primary territory. The modification of the agreement is subject to the mutual agreement of both parties but however the agreement recognizes that fire services often times are unpredictable and therefore the current language would provide that any requests for a Council initiated change in the delivery of fire services by the Town should not be unreasonably withheld provided that the Town agrees to cover any incremental costs associated with the Town’s request. There is some request to revisit that language. I think that is the only modification that relates to the agreement. There is an agreement by the department to maintain comprehensive liability of \$1 million as well as automobile liability insurance for \$1 million for the term of the agreement. The term of the agreement is 10 years and to expire with one additional 5-year period. There is some question about termination from the Town for any reason other than cause of mutual agreement between the parties of this agreement and the department would like if there is a Town initiated termination not for cause that the liquidated damages would be \$1 million. The Interlocal Agreement would as you recall provide for the earnest money which is the \$220,000 to serve as the liquidated damages. The amounts are different. That is a policy decision for the Council to make if they want to go forward with this agreement. If the Council were to move forward with this those changes that the Council could weigh in on and direct staff to finalize the agreements subject to some flexibility with regards to these points that need to be finalized. I do think though with regards to the Fire Suppression Agreement Council needs to weigh in on the amount of the liquidated damages as it relates to that agreement but could direct staff to work along side with one member of the Council to finalize this.

Mr. Scott Robinson – I am a resident of Providence Woods for about 10 years. As Providence Volunteer Fire Department board vice-president, I am presenting the following on behalf of the department since our president is out of town. PVFD has been serving the citizens of this area since 1954. The department’s sole reason for existing is to provide essential emergency services to the community. That is what PVFD wants to do—continue to protect Weddington’s residents and their property. The fire station on Hemby Road was built in 1985 when Weddington had about 3,000 residents. It was designed for a volunteer fire department and not to house on site staff overnight. As the Town has grown the need for higher emergency service levels has evolved. In late 2009 the Town requested and funded around the clock on site staffing at Providence. Soon after that the County informed the department that having fire fighters sleeping in the building was out of compliance with fire code and that the situation needed to be resolved. The renovations now taking place will address the requirements and provide a safe place for the fire fighters to stay while standing ready to serve Weddington. The total cost of the renovations to the two buildings at PVFD is budgeted at about \$830,000 with contingency. The department asked the Town to provide funding for these renovations to be able to continue legally to provide 24 X 7 X 365 staffed service. The department did not ask to sell its real property to the Town. The Town indicated that it would like to obtain ownership of the property as part of the transaction and offered approximately \$1,000,000 to PVFD for property that appraisers have said will be valued at over \$1,600,000 after the renovations are complete. Most of the proceeds to Providence will pay for the renovations of property which the Town will then own. Depending on final costs, the department will receive around \$175,000 net to

add to its reserve fund. The department will invest the reserve funds in enhanced service to the Town when needed. For example, this year the department has already spent \$100,000 out of its limited, existing reserves to acquire and outfit a third used engine to provide additional protection to Weddington. Providence VFD is willing to sell its real property to the Town at far less than fair market value in the interest of continuing its partnership with Weddington and having a facility that will allow it to effectively perform its duties. In exchange the department is asking the Town to make a long term commitment to PVFD. This win-win arrangement will provide Weddington's residents with stable, high quality emergency services on a continuing basis. If Providence fails to perform, the Town can fire the department per the contract. Providence is asking for significant protection in the contract in the event that a future Council would terminate the relationship for a reason other than failure to perform. If this happened the department would effectively cease to exist as an operating fire department. The payment from the Town to PVFD could be used to set up a foundation, scholarship fund, or similar charity that could tie directly to enhancing fire service delivery and education. PVFD appreciates its partnership with Weddington and looks forward to continuing to serve the Town for many years to come. Thank you.

Ms. Judy Johnston – I live in Providence Woods South and am Secretary on the Board of Directors for the Providence VFD. Scott has done a great job in highlighting some of the facts as the Board sees it. I want to encourage Council to approve these agreements and really what we are agreeing to here is an investment in public safety going forward that Weddington is making to the residents and a show of confidence really to the service model the 24/7- 365 days a year in-house staffed service and operations model that Providence provides. I encourage you to make that vote and consider this relationship. We want to work together.

With there being no further comments or questions, Mayor Davidson closed the public hearing.

B. Consideration of an Interlocal Agreement and Fire Suppression Agreement with Providence VFD.

Mayor Pro Tem Barry moved to split the consideration of the two items. All were in favor, with votes recorded as follows:

AYES:	Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
NAYS:	None

Councilwoman Hadley moved to accept the Interlocal Agreement as modified with Attorney Fox's comments with the authority for staff to work out some minor issues raised by Providence VFD.

Mayor Pro Tem Barry – I would like to get some advice from Council on how best to deal with any amendments that may need to be made to this document based on the email that you received today from the Providence VFD. Do we accept this and vote up and down? I am trying to make sure that we see the final document.

Councilwoman Harrison - Wouldn't we just need to amend that motion to have staff work on with Providence VFD to come up with another document that then is given to us?

Councilwoman Hadley – To be approved at the October Meeting or to give permission to approve with the changes?

Mayor Pro Tem Barry – We want them to have the ability to get through the details but I want to see the final product.

Finance Officer Gaylord – I think if you have an agreement by October you would be fine for the application to the LGC because we are not going to submit that until November 1 at the earliest. We can still proceed with investigating the financing without the document being finalized because we are not signing any contracts on the financing or submitting the application on the financing until this document is finalized.

Councilwoman Hadley – So we can make a motion to accept as presented with amendments to be approved at the October Town Council Meeting?

Attorney Fox – I think you are saying that you are modifying the motion that you previously made to authorize proceeding with the Interlocal Agreement and direct staff to negotiate with Providence VFD on issues raised and to have a final document to be on the October Town Council Agenda.

Mayor Davidson – You think there does not need to be a public hearing on the new document because you do not think it is material.

Attorney Fox – I really disclosed to the public in the meeting what the changes are and the scope of the changes. If there are new changes that are outside that then that would be something different. That is what I am basing it on right now – what I have received today, the document I presented and these requested modifications.

Mayor Pro Tem Barry – The motion is to accept this and we will approve it at the next meeting.

Mayor Davidson – Have we ever done that before?

Attorney Fox – We just did it with the approval of the bonds being submitted for the subdivision.

Finance Officer Gaylord – I think you have approved contracts before and have them come back to you for final approval.

Attorney Fox – You are directing staff to go and finalize these negotiable points based on the document that has been presented to you tonight.

Councilwoman Hadley accepted the amendments and the vote on the motion is as follows:

All were in favor with the motion, with votes recorded as follows:

AYES:	Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
NAYS:	None

Mayor Pro Tem Barry moved to approve the Fire Suppression Agreement with the following amendments to the original document:

- Page 2, Item 3 – Change the requirement to provide budget information prior to the retreat
- Put in amount of \$48,318.75
- Fill in the blank on Page 4 not to exceed \$500,000.

Attorney Fox – Is the \$220,000 which is earnest money to be a component of the \$500,000? We are using the appropriation of credit.

Mayor Pro Tem Barry – In the agreement it says if terminated by the Town for reason we agree to pay. If the fire department terminates its agreement with us and they say they are out and we are scrambling to replace that there is no fault damages to them. My question is that the intent? If we are paying a penalty to get out shouldn't they pay a penalty to get out?

Councilwoman Hadley – With our money?

Attorney Fox – We do have the ability in the next paragraph down if the department should terminate this agreement for reason other than cause. *This section was not audible.*

Councilwoman Hadley – So the department would be entitled to \$500,000 and I would like to have a friendly amendment to \$750,000.

Mayor Pro Tem Barry – I would like to keep as I have it.

Councilwoman Hadley made a substitute motion to increase the liquidated damages from \$500,000 to \$750,000.

The vote is as follows:

AYES: Councilmembers Thomisser, Hadley and Harrison
NAYS: Mayor Pro Tem Barry.

The vote on Mayor Pro Tem Barry’s motion to approve the agreement with the changes including the increase to \$750,000 is as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
NAYS: None

C. Public Hearing Regarding an Application to the Local Government Commission (LGC) for Financing of the Purchase of the Providence VFD Building and Real Property. Mayor Davidson opened the public hearing. The Town Council received the following information:

- Timeline for LGC Loan Application
- Weddington Installment Purchase Application
- Providence VFD Loan Analysis
- 5-Year Fund Balance Projections (FY2014-2018)

Finance Officer Gaylord – In light of you deciding that we are going to try to purchase the fire department and its real property we need to pay for it. If we want to finance it, because of the dollar amount and term that we are looking at financing we would be required to receive LGC approval. I prepared a timeline for doing that. The LGC requires a public hearing to proceed with doing any financing. What I would like to do as part of that hearing is to set dollar limits on how much we would finance and a term that we would be willing to do. I have prepared a preliminary fund balance projection for you. You will see we do not have enough in our fund balance to pay the whole thing off without doing some type of tax increase or revaluation to bring in more revenue. We do not have to commit to doing it; we just have to say how much that rate increase would be in order to do it. I would say 1 to 2 cents maximum at this point. Part of the reason that we are getting into that is based on projections of \$100,000 each year that you are appropriating for capital improvements is bringing that fund balance down in addition to the spending levels that we are doing. We would probably have to do that anyway at some point. We need to tell the LGC what that plan would be. Right now if we were to do it today we could get a rate of 2.49% by the time we close. I prepared you a 2.5% amortization schedule or a worst case scenario - a 4% schedule. At 2.5% on a 10-year term the interest would be \$100,000, at 4% - it would go up to \$161,000. If we want to close in December or early January so we would have to submit to the LGC by November 1. We have a window. We have to get requests from the bank to propose and tell us what they would offer us in terms and rates. They can only lock in for 60 days. We do not want to send out too early because we would lose the rate lock and we would have to redo it. We want to wait until we know when that loan is going to be needed. That is why we are looking at November 1 or December 1 depending on when the loan is going to close. The timing is driven by that and when the construction is going to be done. Tonight I need your approval to go forward with looking into the financing with terms and the maximum amount you want to do as well as the authority in the near future to send out the request for proposals to the banks. Next month or later depending on the timing you would need to pass a resolution. We can do that next month. That would be more appropriate when the agreement is finalized anyway.

Councilwoman Hadley – We need to determine the maximum amount and maximum term.

Finance Officer Gaylord – We were looking at \$750,000 and not to exceed 10 years.

Attorney Fox – Why would it not be 780,000?

Finance Officer Gaylord - I figured for loan purposes we would do an initial cash outlay of \$250,000 – \$220,000 out of what we have already appropriated and \$30,000 more out of this current fiscal year and finance \$750,000.

Councilwoman Hadley – And depending on if we do not get the good rate then we could always drop that amount.

Finance Officer Gaylord – Yes, we could use more out of fund balance. I need from Council that you are authorizing doing a loan.

Councilwoman Hadley – I think that \$750,000 at 10 years is a good starting point.

Mayor Davidson closed the public hearing.

D. Consideration of Application to the Local Government Commission (LGC) for Financing of the Purchase of the Providence VFD Building and Real Property. Councilwoman Hadley moved to approve to proceed in the financing of the purchase of the Providence VFD building and property as detailed in the Interlocal Agreement with a term not to exceed 10 years, appoint Finance Officer Leslie Gaylord, Councilwoman Pamela Hadley and Attorney Fox as authorized representatives for the Town and to direct Town Staff to request proposals from banks for the financing of the project not to exceed \$750,000.

Mayor Pro Tem Barry – By appointing you does that mean you are going to execute the loan agreement?

Finance Officer Gaylord – No.

Mayor Pro Tem Barry – We need to appoint someone because according to my regulators I cannot sign a borrowing agreement for the Town.

Finance Officer Gaylord – I am thinking of this as an application to the LGC which I would sign.

Mayor Pro Tem Barry – We are also talking about who would execute the financing and if we need to clear that hurdle as well.

Attorney Fox – Do you need to make a decision tonight?

Finance Officer Gaylord - That would be part of the final loan agreement.

All were in favor with the motion, with votes recorded as follows:

AYES:	Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
NAYS:	None

Mayor Davidson – I am going to leave now. Those two last items were completely ridiculous and you all understand why.

Councilwoman Harrison - Thank you and have a good evening.

Mayor Davidson left at 10:18; therefore Mayor Pro Tem Barry presided over the remainder of the meeting.

Item No. 11. Old Business. There was no Old Business.

Item No. 12. New Business.

A. Call for Public Hearing to Review and Consider – Union County Elevated Water Storage Tank Conditional Zoning Permit (Public Hearing to be held October 14, 2013 at 7:00 p.m. – Meeting Location to be Determined).

The Town Council received the Conditional Zoning Application dated July 19, 2013. Councilwoman Harrison moved to call for the public hearing to review and consider the Union County Elevated Water Storage Tank. The public hearing is to be held October 14, 2013 at 7:00 p.m.

Town Planner Cook advised that Weddington UMC is supposed to let the Town know if we can use Helms Hall for the hearing.

Mayor Pro Tem Barry – Is this room not sufficient? I have no interest in spending any more money.

Councilmember Thomisser – I feel very comfortable with having the hearing right here in this Town Hall.

Mayor Pro Tem Barry – I do anticipate participation relatively high. Is it desire of this Council to find another location?

Councilwoman Harrison – It is for me. I want to be respectful to our residents. We ask people to turn out for a public hearing we should at least have the ability for them to sit someplace and not out on the porch.

Council preferred to hold the hearing at the Helms Hall but would authorize Amy to find a suitable location.

The vote on the motion is as follows:

All were in favor with the motion, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
NAYS: None

B. Review and Consideration - Bromley Map 7 Final Plat. The Town Council received the following memo from Town Planner Cook:

Toll NC 11, LC submitted an application on August 16, 2013 for approval of the Final Plat of Map 7 in the Bromley subdivision located off of Hemby Road.

Project Information:

The Bromley subdivision is an approved 120 lot subdivision on 151.60 acres. The subdivision is located on Hemby Road. Bromley is being developed by Toll Brothers as a Conventional subdivision.

Map 7 is comprised of 25 lots on parcel 06-147-007. Map 7 was given Preliminary Plat approval on January 10, 2006.

The original deadline to submit the Final Plat was January 10, 2008. However, the Permit Extension Act of 2009 and 2010 essentially “froze time” from 2007 to 2010 giving Toll Brothers until January 10, 2014 to submit their Final Plat(s). The submitted Final Plat for Map 7 is similar to the approved Map 7 Preliminary Plat. The approved Preliminary Plat has been included in your packet.

Map 7 Information:

- Map 7 is 25 lots and 28.639 acres.
- Map 7 is not required open space on its own. The Bromley subdivision has provided 15.84 acres or 10.5% open space in accordance with the *Weddington Zoning Ordinance*.

- Development standards are as follows:
 - Minimum lot size- 40,000 sq. feet
 - Minimum lot width- 120 feet
 - Minimum front yard setback- 50 feet
 - Minimum rear yard setback – 40 feet
 - Minimum side yard setback – 15 feet
 - Minimum corner side yard setback – 25 feet
- Lots 23, 59, 60, 69 and 73 are the smallest lots within Map 7 at 40,000 square feet.
- Water and sewer services are provided by Union County Public Works (approvals on file).
- A copy of the approved Declared Covenants, Conditions and Restrictions (CCR's) for Bromley are on file at Town Hall.
- US Infrastructure has previously reviewed and approved the Preliminary Plat.
- All roads are built to NCDOT standards (final 1" layer of asphalt to be added after construction). Road names and addresses have been approved by Union County E911.
- All NCDENR, NCDOT and Union County approvals and permits are on file with the Town. These approvals were required during the Preliminary Plat process.
- At their August 26th meeting, the Planning Board gave the Map 7 Final Plat a unanimous favorable recommendation.

The Bromley Map 7 Final Plat has been found to be in general compliance with the Town of Weddington Zoning and Subdivision Ordinances with the following conditions:

1. Performance and Maintenance Bonds to be approved the Town Council (USI and Union County currently reviewing the bond estimates).
2. Each remaining lot to be recorded in the Bromley subdivision shall include on its Deed a statement that Fernhurst Terrace and Pondmeade Lane are private and not the responsibility of the Town of Weddington and shall be maintained by the Bromley Homeowners Association or its Developer;

The Town Council also received the following information:

- Application for Submittal of the Subdivision Final Plat
- Approval Preliminary Plat
- Final Plat for Bromley, Map 7 (28.639 Acres)

Town Planner Cook – The performance bond amount is \$334,877.56. We have not received the maintenance bond amount for Union County. The last two conditions that we had on the last subdivision approval regarding the fire hydrants and the bond amount to be no less than what they have submitted to Union County should be conditions of approval.

Councilwoman Harrison moved to approve the Final Plat for Bromley, Map 7 with the conditions noted by Town Planner Cook. All were in favor with the motion, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
 NAYS: None

C. Discussion and Consideration of Directing Staff and Planning Board to Develop Text Allowing Conservation Subdivisions as a Permitted Use Versus Conditional. Mayor Pro Tem Barry – I move that we deny this request.

Councilwoman Hadley – I think R-CD has its place and where it is perfectly preferable. I do not think it is preferable for the build out for the Town and I think if we make it a permitted use I think that is exactly what the rest of Weddington will be.

Mayor Pro Tem Barry – When I saw this I called Pam to talk about it and was reminded that we had an R-CD development where the entranceway was very problematic and had this been approved Council would not have been able to deal with that.

All were in favor with the motion, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
NAYS: None

D. Review and Consideration of Recommendation from Public Safety Advisory Board Regarding Electronic Speed Signs. The Town Council received the following recommendation from the Public Safety Advisory Committee:

PUBLIC SAFETY ADVISORY COMMITTEE RECOMMENDATION

During their August 27, 2013 Meeting, the Public Safety Advisory Committee recommended that the Town Council approve the purchase of two solar powered speed limit signs to include data capability at a cost not to exceed \$3,500 each. These units could be placed throughout the Town and would help free up the radar trailer to be used more frequently in subdivisions.

The pricing is as follows:

Safety in a Box:	\$4,500 plus shipping
TC-500A AC powered radar sign:	\$2,900 plus shipping
TC-500S solar powered radar sign:	\$3,800 plus shipping
TC-500B battery powered radar sign:	\$3,200 plus shipping
Data:	\$300

The Town Council also received product sheets and specifications regarding the proposed electronic speed signs.

Councilwoman Hadley - Barbara had requested that the Public Safety Advisory Committee look into radar signs. The Committee suggested getting one that you could move around. I talked with Captain Luke and the radar guns have been purchased. Our deputies have completed their training to use them and they are waiting for their certification for that. The Committee recommended that the Town purchase two of the solar powered radar signs including the data package.

Councilwoman Harrison - I think it would add value. I received four phone calls regarding the roundabout today and they talked about they are concerned that no one is yielding. This would be portable and would show how fast someone is going. Also no one goes 35 mph on Providence Road. The trailer requires that you connect to electricity so I have to ask a homeowner to do that. This is solar powered so I can have it come in and have that up as long as we need and have the data to show what people are doing. I understand that it is not in our budget but from a public issue it should be a priority.

Councilmember Thomisser – Ninety seven percent of the residents of Weddington said in the survey that public safety is their #1 concern and I do not think there is a finer way to spend taxpayer money than for public safety. I do not have a problem with this at all. I think we can address the roundabout at a later date. I think the people do not understand who yields. I think it is a question of education.

Mayor Pro Tem Barry – Leslie, can you find \$7,000?

Councilwoman Hadley – Since there is some concern about the budget I would recommend purchasing one sign at this time and I will try to work out within my maintenance budget to purchase so it will not affect the budget.

Councilwoman Hadley made a motion to purchase one solar powered speed limit sign to include the data component.

All were in favor with the motion, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
NAYS: None

E. Review and Consideration of Contracts Related to Town Hall Maintenance (Floors). Councilwoman Hadley discussed the quotes that she has received and advised that she had a difficult time getting comparable quotes. Councilwoman Hadley recommended the work be done by Cape Construction in the amount of \$8,940.20 subject to review by the Town Attorney. She stated, “The floor finisher has restored floors in historic buildings in Charleston. He has actually got a manufacturer that you have to provide proof that you are using on historical building to get a specific finish. I have a lot of confidence in him to be able to do a turn key job with working with 100-year old floors.”

Councilwoman Hadley made a motion to allow Cape Construction to do the work in the amount stated subject to review by the Town Attorney.

All were in favor with the motion, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
NAYS: None

F. Discussion and Consideration of Requiring All Board Members Appointed by Town Council Covered Under Freedom of Information and Public Information Requests to be Required to Maintain and Use Town Email Addresses to Provide for the Collection and Maintenance of Work Product and Correspondence for the Town. Mayor Pro Tem Barry – This came as a result of our conversion to VC3 and public records requests that we have received and that Public Safety and the Planning Board are also compelled to deliver that information and this streamlines that process and grabs all that data as those folks turn over.

Councilwoman Harrison – I do use my personal email a lot when I am reaching out regarding the festival. Am I going to be required to use my Town email address for that?

Mayor Pro Tem Barry – If someone sends Amy a request that they want all correspondence regarding the festival, it does not matter what account is used you are compelled to deliver that.

Councilwoman Harrison – Are you saying by doing this that I can only use my Town email address?

Mayor Pro Tem Barry – In this case we are talking about the appointed boards. You should be using your Town email address to conduct all business because there is a permanent record and if five years from now you are gone and we receive a public information request for correspondence Amy has no record of that from your email address.

Attorney Fox – It also subjects your personal information to be sifted through.

All were in favor with the motion, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
NAYS: None

G. Discussion and Consideration of Requiring All Broadcast Emails to Citizens (to Include All Committees and Boards) be Delivered Through the Town's Email Server. Mayor Pro Tem Barry – I have had a number of calls because there are emails blasted around from folks and there are questions as to whether it is really Town stuff or something else and I felt like we needed to consolidate that. All of those email addresses are public record anyway. If you send out anything to the citizens it would need to come out through our constant contact.

Attorney Fox – What are you doing as a violation?

Mayor Pro Tem Barry – If it doesn't come out with the official Weddington banner on it, it is not an official communication from the Town.

The vote on the motion is as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
NAYS: None

Item No. 13. Update from Town Planner. The Town Council received the following update memo from Town Planner Cook:

- Staff has received a Conditional Zoning Permit application for a 176 foot, 1.5 million gallon elevated water storage tank along Hemby Road. Public Involvement Meetings were held on Thursday, August 22nd on-site from 10:00am-12:00pm and Monday, August 26th at Town Hall from 4:30-6:30pm. This plan was on the August 26th Planning Board agenda and will be on the October 14th Town Council agenda for Public Hearing and Consideration.
- The Highclere Conservation Subdivision submitted their Preliminary Plat on Friday, August 23rd. The plan will be on the September 23rd Planning Board agenda.
- Todd and Jessica Alexander submitted a CZ Application for a Wedding/Banquet Facility located at 7112 New Town Road. Public involvement meetings are scheduled for Monday, September 16th on-site from 10:00am-12:00 noon and Wednesday, September 18th at Town Hall from 4:00-6:00pm. This plan will be on the September 23rd Planning Board agenda.
- The following items were on the August 26th Planning Board agenda:
 - Lake Forest Preserve Phase 3B Final Plat—Unanimous Favorable Recommendation
 - Bromley Map 7 Final Plat—Unanimous Favorable Recommendation
 - Union County Elevated Water Storage Tower CZ Application—4-3 Favorable Recommendation
 - Conservation Subdivision Discussion
- The following items will be on the September 23rd Planning Board agenda:
 - Highclere Preliminary Plat
 - Height Exemption Text Amendment
 - TUP Text Amendment
 - CUP Text Amendment regarding PRD's

Item No. 14. Update from Town Administrator. The Town Council received the following update memo from Town Administrator Amy McCollum:

- We have scheduled training for the Board of Adjustment to update them on changes that occurred through House Bill 276 (An Act to Clarify and Modernize Statutes Regarding Zoning Boards of Adjustment). Board of Adjustment Attorney Bill Brown will be conducting this training on September 23, 2013 at 5:30 p.m. prior to Regular Planning Board Meeting.
- Terms due to expire in December: Planning Board (Janice Propst) and Public Safety Advisory Committee (Michael Smith, Michael Carver, Douglas Sabo, Council Seat and One Vacant Seat)

- I am in conversations with NCDOT regarding possible reimbursement from them on items that were damaged during the installation of the traffic circle.
- We are working with the consultant of the street lights to get the three lights that were vandalized replaced. A report with the Union County Sheriff's Office was completed as well.

Save the Date:

Weddington Country Festival – September 21, 2013
 Planning Board Meeting – September 23, 2013
 Litter Sweep – October 12, 2013 at 9:00 a.m.
 Tree Lighting – December 6, 2013

Item No. 15. Public Safety Report.

Weddington Deputies – 520 Calls

Providence VFD

Union Fire 33
 Union EMS 26
 Mecklenburg Fire 05
 Mecklenburg EMS 00
 Total Calls 64
 Training hours 459 hours

The Town Council also received the Income and Expense Budget Performance and Balance Sheet as of August 31, 2013.

Wesley Chapel VFD – 120 Calls

Item No. 16. Update from Finance Officer and Tax Collector.

A. Finance Officer's Report. The Town Council received the Revenue and Expenditure Statement by Department and the Balance Sheet for 8/1/2013 to 8/31/2013.

B. Tax Collector's Report.

Monthly Report – August 2013

Transactions:	
Adjust Under \$5.00	\$(3.25)
Refund	\$50.00
Overpayment	\$(25.00)
Penalty and Interest Payments	\$(264.74)
Taxes Collected:	
2010	\$(857.67)
2011	\$(857.67)
2012	\$(2,187.65)
As of August 30, 2013; the following taxes remain Outstanding:	
2002	\$82.07

2003	\$129.05
2004	\$122.90
2005	\$252.74
2006	\$131.13
2007	\$144.42
2008	\$1,754.13
2009	\$2,160.66
2010	\$2,170.59
2011	\$4,017.07
2012	\$12,825.67
Total Outstanding:	\$23,790.43

Item No. 17. Transportation Report. Councilwoman Harrison gave a brief update from the last MUMPO Meeting.

Item No. 18. Council Comments. Councilwoman Harrison - I am very disappointed that our Mayor left with the comments that he made. I understand if people have work or family obligations that they have to leave but we have a Mayor that never reached out to anybody to discuss the two applications for the fire department and to talk to us and because he does not like what we did he just walks out. I want that on the record. In two weeks, there is a festival and I hope that everyone attends.

Mayor Pro Tem Barry – Barbara, I want to echo your comments and point out for the record in the last year and a half or two the Mayor was very proactive in discussing the acquisition of the real property at the fire department and the disagreement seemed to be on the costs of the price; however, the environmental study that was required to be done was going to be required to be done whether we pay \$1 or \$5,000,000 for the building and he refused to sign the contract. This is the 3rd or 4th time. He would not sign the budget, motions and actions and official correspondence and frankly a minuscule environmental study. It is just indicative that he has moved on.

Item No. 19. Adjournment. Councilwoman Hadley moved to adjourn the September 9, 2013 Regular Town Council Meeting. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
 NAYS: None

The meeting adjourned at 10:48 p.m.

Walker F. Davidson, Mayor

Amy S. McCollum, Town Clerk

**TOWN OF WEDDINGTON
SPECIAL TOWN COUNCIL MEETING
MONDAY, OCTOBER 28, 2013 - 4:00 P.M.
MINUTES**

The Town Council of the Town of Weddington, North Carolina, met in a Special Session at the Weddington Town Hall, 1924 Weddington Road, Weddington, NC 28104 on October 28, 2013, with Mayor Pro Tem Daniel Barry presiding.

Present: Mayor Pro Tem Daniel Barry, Councilmembers Werner Thomisser, Pamela Hadley and Barbara Harrison, Town Attorney Anthony Fox, Town Planner Jordan Cook and Town Administrator Amy McCollum

Absent: Mayor Walker F. Davidson

Visitors: Todd Alexander, Bill Deter, Dorine Sharp, Scott Robinson, Jane Duckwall and Ciera Choate

Item No. 1. Open the Meeting. Mayor Pro Tem Daniel Barry called the October 28, 2013 Special Town Council Meeting to order at 4:02 p.m. There was a quorum.

Item No. 2. Discussion with NCDOT Officials Regarding Road Issues and Changes in the Process for NCDOT Road Additions within the Weddington Municipal Limits. Town Planner Jordan Cook stated, “The Town received a letter dated September 25, 2013 from Lewis Mitchell who is the Division Engineer. It states that NCDOT will no longer take over subdivision streets in Union County. I know this is happening throughout Union County. I did talk with Mr. Mitchell during a TCC Meeting and he informed me that Union County was the last County really in the State that was doing this practice. This is effective immediately. If these roads in these subdivisions are not at the punch list stage or later, then they are not going to be NCDOT maintained streets. Tonight we can start gathering information on how to proceed. Text amendments will also be needed to be made in our Code of Ordinances.”

Councilwoman Barbara Harrison – Right now how many subdivisions do we have that this will affect immediately?

Town Planner Cook – Probably close to 20.

Mr. John Underwood – I did not bring a list. We do not have but a handful that are in the punch list phase. I am District Engineer for this County. In doing some additions to the system Mr. Mitchell questioned my petitions to him and asked why we continue to add roads in municipalities in Union County. I advised him that it has been the practice that we have followed for a number of years and I was shown to do it this way 18 years ago and that is the way we continued to do it. We have a large urban area to manage for NCDOT. It was pointed out that we are doing things that really did not go along with our policy statewide. Every municipality in Union County got the letter. We had a unique situation in my opinion here because we do have a lot of smaller towns that have seen tremendous growth. My counterparts do not have to face this challenge because those municipalities are larger in size and maybe have been established longer and they have been accepting roads. I have some information from the Powell Bill program that can be shared as well.

Councilwoman Harrison – Does that also pertain to storm drains?

Mr. Underwood – It would include every aspect of that internal roadway system. It would include anything right-of-way to right-of-way which would include the storm drainage system.

Councilwoman Harrison – We do not get Powell Bill money.

Mr. Underwood – I understand that. There are a handful of municipalities in the County that do not charge the 5 cents tax on 100 that you have to charge to qualify for Powell Bill. We realize that there is going to be growing pains that will go along with this transition. That is one reason that I am trying to go out and meet with Councils and try to be a resource. A lot of people have been referring to this as a new policy but it is not really a new policy but something that we have not been following here in the County.

Councilwoman Harrison – Does that mean going forward any new subdivision would not really have to get anything from NCDOT?

Mr. Underwood – You would have to get a driveway permit approval from us as long as you want access to a NCDOT highway. We still do concurrent reviews on roadways. We would not be the sole reviewer or ultimate approver of a set of plans.

Mayor Pro Tem Barry – We either have the choice of leaving the subdivision roadways subject to the HOA or developer or the municipality takes it over. If we apply for Powell Bill Funds to do that then do we take over everything?

Mr. Underwood – No. NCDOT is not saying that. I can get you a list of road mileage that we maintain in your jurisdiction. Anything that exists on our system we are not asking the municipality to take that from us. We are asking you to take anything that is proposed today and that has not got to that punch list phase.

Mayor Pro Tem Barry – Just by taking Powell Bill Funds does not mean you take over maintenance of those roadways?

Mr. Underwood – We still maintain a large amount of roads in other municipalities – Stallings, Indian Trail and Waxhaw and they have always received Powell Bill funding and we still maintain roads in their jurisdictions. It does not require you to take over those roads. Powell Bill Funding is based on population and road miles maintained. There is a formula that determines how much you can get reimbursed per year but you have to have certain things in place to qualify.

Attorney Fox – The Town may want to have Jordan or someone do an inventory of what streets are available for maintenance and what would be the yield from that from a Powell Bill reimbursement to evaluate what dollars you are getting as a consequence for maintaining. This would also require some type of inspection and assessment of the quality of the road infrastructure before you assume that responsibility. There are regulatory amendments that would be required under your ordinances that deal with roads because our ordinance currently requires them to be built to NCDOT standards and dedicated to the municipality and the State. The Town will only accept those that are built to NCDOT standards. We have not exercised the acceptance but we normally require that as a condition of the plat. I would suggest that you still want to require a certain level of construction as a part of your regulatory and subdivision approvals. It still may be a NCDOT standard. You still may want the developer to offer them for acceptance but you do not have to accept them. You can have that ability.

Mr. Underwood – From my experience I have seen municipalities have more stringent paving standards than NCDOT actually has.

Councilwoman Harrison – I met with several Mayors and Councilmembers several weeks ago on this. Stallings has State roads and private roads. They will tell you that they do not get enough money from the Powell Bill to maintain everything. I base this on my own personal experience but how many people are going to call the Town Hall regarding potholes, dead animals, and a storm drain being backed up? It all becomes something that we have

to deal with. It is the whole liability thing and all of them are in some type of state of what are we going to do about this?

Mr. Underwood – There are a lot of municipalities that have routinely accepted maintenance of roads. Again they have not seen the growth that this area has. When I started as a District Engineer seven years ago Indian Trail maintained seven miles of roadway and at the time we kept saying you really needed to start maintaining these roads because they were requiring things in their zoning which went against what NCDOT policy allowed. Through working with their Town staff and as they grew and got organized I think they maintain over 60 miles of road now. That is an example of how they went through the process, did an assessment of all those roads in their Town even if NCDOT was maintaining or not and they came up with a priority and phased approach of how they were going to accomplish adding these roads.

Councilwoman Hadley – Is there going to be a revaluation of the rate that the Powell Bill funding is based on?

Mr. Underwood – I did have a conversation today with the Powell Bill Coordinator for the State and she said she was carrying information to December's Board of Transportation Meeting for them to start looking at how money is dispersed out to municipalities. Currently how you receive funding is based on 75% population and 25% road miles maintained. To us it makes more sense to base how much funding you receive on how many road miles you maintain. There may be some changes in how the formulas/fund balances are calculated. If you look at how funding comes out for a residential subdivision road, municipalities receive more money per mile than NCDOT does to maintain those roads. We have an aging infrastructure out there with subdivision roads and we really do not have a mechanism in place to provide routine maintenance to it.

Councilwoman Harrison – What is the lifespan of a road?

Mr. Underwood – If we accept the road today for maintenance, unless a utility ruptures it could be 30 years before we come back into that subdivision - easily 20 years.

Mayor Pro Tem Barry – What is the actual life span?

Mr. Underwood – If they are constructed according to our specifications I do not know why you could not get 15 to 20 years out of these roads. It is great to do preventive maintenance. We do not have the amount of manpower or funding to provide a level of services expected in a lot of these subdivisions. It is my feeling that the communities can give it that detailed attention that it sometimes needs.

Councilwoman Harrison – When you say effective immediately – do we have any kind of grace period?

Mr. Underwood – It is very common to review a set of plans, approve it, go through the driveway access permit approval and five years later get a petition for addition. It is not something that happens immediately. We realize that you are not prepared to take over roads in the system and that is why we are going to continue to be a resource for inspection. A punch list is NCDOT's final inspection to make sure all repairs are completed. Once we issue a punch list that developer has 90 days to complete that. A gated community is the responsibility of the HOA. We will not allow a gate on a DOT maintained highway. There are provisions written into Powell Bill and you can transfer that up to 20 years depending on the amount. I believe that 10 is the first cutoff and then 20. It depends on how large the municipality is.

Mayor Pro Tem Barry – My concern is the liability that is moving to us. I don't mind paying money now as long as we are allowed to continue to maintain a reserve balance to offset that liability balance.

Mr. Underwood – There are different stipulations on how long you can hold it. You get reimbursed once a year.

Mayor Pro Tem Barry – We are going to have to spend money in the future and if we have to take this on I want to set up a fund that positions us to pay for that. We are shifting the economic burden to the municipal tax payer. Impending financial obligations associated with taking care of the roadways is not offset at all by the Powell Bill Funding formulas and that is the stress that Weddington Town financials are going to have 10 years from now.

Town Planner Cook – Mr. Mitchell thought it was illegal for the Town to make the HOA take over the streets. You have subdivisions that choose to be private but can the Town dictate that to the developer?

Attorney Fox advised that he was not sure.

Mayor Pro Tem Barry –We could say all future developments have to be gated.

Chairman Dorine Sharp – Do not see why you could not.

Attorney Fox – You have public safety concerns attached to that as well.

Chairman Sharp – My concern is enforcement of traffic laws in a subdivision where the neighborhood maintains the roads. Can our deputies enforce traffic laws in a subdivision where the roads are private but are not gated?

The deputy in attendance advised no.

Councilwoman Harrison – Speed limits are not enforceable in my neighborhood because it is gated.

Mayor Pro Tem Barry – We need to know where NCDOT is stopping. We would probably contract out the work and USI could build a maintenance schedule for us and what that would cost. We need to look at what the Powell Bill allocation would be and then we will have to build a financial proforma that correlates those two things and project forward.

Attorney Fox reviewed the bonding process through the Town.

Mayor Pro Tem Barry – There could be a neighborhood where one phase is NCDOT and one is maintained by someone else.

Mr. Underwood advised that Indian Trail would be a good resource for the Town.

Councilwoman Hadley - What you are saying is what you maintain now you would continue to maintain?

Mr. Underwood – There is no guarantee. When we make a shift like that there would be some provisions put in place. It would just be shifting the burden on someone else. We cannot afford to maintain them. We are still reviewing and approving and inspecting developments in unincorporated Union County.

Mr. Underwood advised that he will have his staff do a detailed description of the miles being maintained by NCDOT. He stated, “If we are actively engaged with the developer with repairs in the addition process we are going to honor that obligation and add to our system. There are a small number of those.”

Councilmember Thomisser asked Mr. Underwood to discuss the advantages and disadvantages of receiving Powell Bill funding.

Mr. Underwood – If you are going to be in the road maintenance business then you should take advantage of Powell Bill.

The Council discussed the conditions surrounding the approval of the bridge in Bromley and Chairman Sharp felt that the appropriate language was added to the plat to deal with that situation.

Town Planner Cook will begin to work with NCDOT on the developments that are not yet State maintained and which ones will be moving on to State maintenance and those which will not be accepted and to create some type of revenue estimate from Powell Bill funds to see what is coming at us so we can match our financial liabilities to our revenue stream recognizing that Powell Bill funds fluctuate.

Mr. Underwood – We will have no problem with doing a concurrent review with Bonnie Fisher but it is really not my intent to give a formal approval like we did in the past. We realize that there will be a period of time where you guys need time to get up to speed. Inspection services could be passed onto the developer.

Town Planner Cook advised that he has sent a copy of the letter to all active developers within the Town.

Councilwoman Hadley discussed the situation in her neighborhood where Phase I has not been taken over by NCDOT but Phase 2 may.

Mr. Underwood – We would not have an issue with that as long as two government issues were providing maintenance.

Chairman Sharp – Conservation subdivisions may have fewer miles of roadways to maintain but you would have the same number of homes and taxpayers but less upkeep in that type of subdivision. The Council may want to look at that to see if you want to encourage more conservation subdivisions to reduce the amount of asphalt. We have yield plans to show the difference.

Councilwoman Harrison advised that she would be interested in reviewing.

Item No. 3. Adjournment. Councilwoman Hadley moved to adjourn the October 28, 2013 Special Town Council Meeting. All were in favor, with votes recorded as follows:

AYES: Thomisser, Harrison, Hadley and Mayor Pro Tem Barry
NAYS: None

The meeting adjourned at 5:00 p.m.

Daniel Barry, Mayor Pro Tem

Attest:

Amy S. McCollum, Town Clerk

Sec. 58-23. Planned residential developments.

(a)

Planned residential developments (PRDs) are allowed as ~~a~~-conditional ~~zoning districts use~~ in the R-CD, R-80, R-60 and R-40 zoning districts. PRDs are established in order to provide a residential development at low densities consistent with suitability of the land and the rural character of the town. In order to encourage high quality design and innovative arrangement of buildings, these districts provide flexibility from the conventional use and dimensional requirements of the general districts. Unlike other developments in the town, a PRD may be allowed to have private streets that are not owned and maintained by the state department of transportation (DOT). In addition, a PRD may be a gated community where a gate is placed at the outer periphery of the development in order to restrict access. All PRDs must be developed in accordance with the regulations of this section, other applicable regulations of this chapter, and chapter 46

(b)

The town council may approve a PRD for any new development proposed in the town. Existing developments in the town shall not be considered as PRDs and are not subject to any PRD regulation.

(1)

Uses permitted in a PRD and minimum lot and setback requirements for such uses in a PRD shall be as allowed in the underlying zoning district.

(2)

As PRDs are conditional ~~zoning districts uses~~, a conditional ~~zoning application use permit~~ must first be approved by the town council in accordance with Section 58-271 article III of this chapter. Once ~~a~~ conditional ~~zoning is approved use permit is granted~~, the developer shall comply with all applicable procedures of chapter 46

(3)

The design and layout of any gatehouse, external fence, walls and berms that serve the entire PRD and other amenities to the PRD that are visible from any public street shall be included with the conditional use permit application. All such facilities shall be located outside any public street right-of-way and shall be designed to blend in, to the greatest degree feasible, with the proposed development and shall be attractive to motorists and pedestrians from adjoining public streets.

(4)

With the exception of the placement of the gate and/or guardhouse in a private street, any road built within a PRD shall be built to state standards and shall meet all applicable minimum right-of-way, pavement, and construction standards for public roads as established by the state department of transportation. A certified engineer shall verify that all roads within the PRD conform to all required state department of transportation standards for roadway and storm drainage design. The NCDOT Built-To Standards Checklist (available at town hall upon request) will be required to be submitted to the town zoning staff for review and approval. The town reserves the right to have streets inspected during the construction phase to insure that they are being built in accordance with all applicable state DOT standards. The PRD developer of the subdivision shall bear all costs borne by the town in association with such inspections.

(5)

Before the approval of a final plat for a PRD, the developer shall submit to the town evidence that the developer has created a homeowners' association whose responsibility it will be to maintain common areas and private streets within the PRD. Such evidence shall include filed copies of the articles of incorporation, declarations and homeowners' association bylaws.

(6)

The maintenance and upkeep of any guardhouses or entry structures, and subdivision walls, fences or berms located at the external periphery of the PRD, as well as the maintenance and upkeep of any private streets in the PRD, shall be the sole responsibility of the developer and/or any duly incorporated and active homeowners' association. Accordingly, any bond accepted by the town per subsection 46-49(b) for a PRD subdivision shall be calculated using the construction costs of all such facilities (in addition to the cost of streets as provided in subsection 46-49(b)) and shall remain in place until the town council is satisfied (in its own exclusive discretion) that the homeowners' association is controlled by individual lot owners other than the developer (which generally the town council shall not deem to have occurred until one year, at a minimum, after a homeowners' association is incorporated and active) and has made necessary assessments for, and has otherwise taken over the full responsibility of, maintaining and repairing such streets and facilities. The decision to release such bonds shall rest entirely within the town council's discretion and shall be made based upon the homeowners' association's financial ability to properly

maintain and repair these streets and facilities. After the bond is released by the town council, the homeowners' association shall be required to submit to the town, by January 15 of each calendar year, the names, addresses and telephone numbers of all duly elected members of its board of directors as well as a copy of its annual financial statements showing, at a minimum, the amount of funds budgeted to maintain such streets and facilities. In the event the town council, in its discretion, believes the homeowners' association is not adequately maintaining or repairing the streets or facilities or is not making assessments necessary to cover the cost of said maintenance or repairs, it may, after holding a hearing, require the homeowners' association to provide a bond as required in subsection 46-49(b). The hearing described above, shall be duly noticed by publication as provided in this chapter and by mailing notice of the hearing to at least one officer (according to the most recent list of officers the town has received) of the homeowners' association or to the homeowners' association's registered agent at least ten days before the hearing. The homeowners' association's bond may be eliminated, modified, or reinstated at the discretion of the town council after a hearing notice as described above.

(7)

Subdivisions which have an entrance gate are subject to the following regulations: The homeowner's association will provide the access code to the gate and an emergency contact number to the fire department, the Union County Sheriff and other emergency services and will be responsible for maintenance, testing and repairs of all functions of the gate. An annual inspection and test of the gate system shall be performed and the results submitted to town hall. Should there be a problem with the operation of the entrance gate, the gate shall remain open and accessible until the gate is repaired and tested. Any homeowner's 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.

(Ord. No. 87-04-08, § 4.16, 4-8-1987; Ord. No. O-2005-12, 12-12-2005; Ord. No. O-2009-05, 7-13-2009; Ord. No. O-2011-12, 9-12-2011)

Section 58-4

Conference center as defined in our ordinance:

Conference centers are uses designed and built almost exclusively to host conferences, exhibitions, large meetings (in excess of 250 persons), seminars, company retreats, training sessions, etc.

Suggested expanded definition:

Conference centers are uses designed and built to accommodate 250 or more persons and used to host conferences, exhibitions, meetings, seminars, company retreats, training sessions, etc. Conference centers may include meeting rooms, auditoriums, exhibition halls, facilities for food preparation and serving, parking facilities and administration offices.

TOWN OF WEDDINGTON
SIGN ONLY (PERMANENT)
ZONING PERMIT APPLICATION
AND
ZONING PERMIT

Permit # PS05-13

Date of application 10-22-13

Applicant's Name Weddington United Methodist Church
Applicant's Mailing Address 13901 Providence Road

PH # 704-846-1632

Property Location 104 Providence Rd.

Weddington, N.C. 28106
Existing Zoning Residential "Conditional Use"

Lot Dimensions

Length 240' plus
Width 390' plus
Area 20.325 Acres
Street Front 79 1/2' from St

(Complete For Each Type of Sign Requested)

	ATTACHED SIGN		FREE STANDING SIGN		GROUND SIGN	
	Required	Proposed	Required	Proposed	Required	Proposed
Set Back		<u>79 1/2'</u>				
From R/W						
Distance from Side Lot Line		<u>60 plus feet</u>				
Distance from Side Lot Line		<u>60 plus feet</u>				
Area of Sign (one side sq. ft.)		<u>(see below)</u>				
Height of Sign (bottom)		<u>24"</u>				
Height of Sign (top)		<u>24"</u>				
Height of Existing Building		<u>3'</u>				
Type of Lighting		<u>(Frontal)</u>				

"Weddington Christian Academy" 23,544 sq ft
"Weddington Christian Preschool" 26,568 sq ft

Comments: Signs are needed for identification
and safety. IN ADDITION to Marketing.

Permit fee: Attach a Check Made Payable to Town of Weddington in the
Amount of \$3500

Attach The Following:

- (1) For free standing and ground signs, two (2) copies of a scaled dimensional survey Showing all property lines, right-of-way lines: and the exact shape and dimensions of the lot on which the sign is to be located. On this survey the applicant shall sketch the proposed location of the sign.
- (2) A message side elevation drawing of the sign showing height from the ground to bottom and top of sign, dimensions of sign, and sign support structure.

I hereby certify that all of 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 the requirements of the Zoning Ordinance concerning this proposed use. Any violation of the Zoning Ordinance will be grounds for revoking this permit and any subsequent permit issued by the Town of Weddington.

Weddington UMC Gregg Wyatt 10-22-13
APPLICANT Board Chair WCA DATE

(This Portion of the Application Shall be Filled Out by the Zoning Administrator)

Based on the information hereby furnished to me and my knowledge of the Town of Weddington Zoning Ordinance, I hereby _____ this zoning permit.
Approve Disapprove

[Signature]
Zoning Administrator

10/23/13
Date

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

MEMORANDUM

TO: Mayor and Town Council

FROM: Amy S. McCollum, Town Administrator

DATE: November 7, 2013

SUBJECT: Municipal Retention and Disposition Schedule

In April the Town Council adopted the amended Municipal Retention and Disposition Schedule. Since that time the State Archives of North Carolina has published amendments to that 2012 Municipal Schedule. They advised that they publish amendments when the law changes, when they learn of some records that weren't created before or when they realize that some of the language in the previous schedule needs clarification and they do not want to wait for a full update to modify the schedule.

The following items are being amended to the Municipal Schedule:

- Adds Accreditation Records to the schedule
- Clarifies language for retention period of employee eligibility records to match U.S. Code
- Consolidates 3 different types of leave records

Please adopt the amendments and I will have the Mayor sign the appropriate signature page and forward to the State Archives of North Carolina.

Please let me know if you have any questions. Thank you.

RECEIVED

Providence Road
tract (over)

JUN 24 2013

TOWN OF WEDDINGTON
ZONING/PLANNING DEPT

Town of Weddington Conditional Zoning Application

Application Number: C203-1B Application Date: Jun 24, 2013

Applicant's Name: Nancy Anderson

Applicant's Phone: 704-564-5897

Applicant's Address: 13624 Providence Rd. Weddington, NC.
28104

Property Owner's Name: Nancy S. Anderson

Property Owner's Phone: same as above

If applicant is different from the property owner, please provide a notarized authorization from the property owner.

Property Location: 13432 + 13428 Providence Road, Weddington

Parcel Number: 06150048A, 48, + 47 Deed Book and Page: _____

Total Acreage of Site: .81 + 0.74 + Existing Zoning: R-40

Application Fee: 1,500⁰⁰ 1.27 = 2.82 Check Number: 1705

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 he/she will reimburse the Town for all engineering and consulting services associated with the review of 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.

Please include the following:

- ✓ 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.

Providence Road
Tract

06150047	1.27
06150048	0.74
06150048A	0.81

RECEIVED

Catawba Lands
Conservancy

JUN 24 2013

TOWN OF WEDDINGTON
ZONING PLANNING DEPT.

Town of Weddington Conditional Zoning Application

Application Number: CZ03-13 Application Date: 6/24/13

Applicant's Name: Nancy Anderson

Applicant's Phone: 704-564-5897

Applicant's Address: 13624 Providence Road, Weddington, 28104

Property Owner's Name: Catawba Lands Conservancy

Property Owner's Phone: 704-342-3330 (Sharon Wilson)

If applicant is different from the property owner, please provide a notarized authorization from the property owner.

Property Location: Providence Road

Parcel Number: 06150046 Deed Book and Page: _____

Total Acreage of Site: 2.12 Existing Zoning: R-40

Application Fee: 1,500⁰⁰ Check Number: 1205

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 he/she will reimburse the Town for all engineering and consulting services associated with the review of 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.

Please include the following:

- ✓ 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.

Catawba Lands
Conservancy

parcel number.
06150046

acres
2.12

The Hunter Farm
(over)

11/13/2013

JUN 24 2013

TOWN OF WEDDINGTON
ZONING/APPROVAL DEPT.

Town of Weddington Conditional Zoning Application

Application Number: C203-13 Application Date: 6/29/13

Applicant's Name: Nancy S. Anderson

Applicant's Phone: 704-564-5897

Applicant's Address: 13624 Providence Road, Weddington, NC 28104

Property Owner's Name: Nancy S. Anderson

Property Owner's Phone: 704-564-5897

If applicant is different from the property owner, please provide a notarized authorization from the property owner.

Property Location: 13616 Providence Road, Weddington NC 28104

Parcel Number: 06150044 + 44D + 44D Deed Book and Page: _____

Total Acreage of Site: 47.25 + 4.12 + 0.66
(52.03) Existing Zoning: RCD

Application Fee: \$1,500⁰⁰

Check Number: 1205

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 he/she will reimburse the Town for all engineering and consulting services associated with the review of 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.

Please include the following:

- ✓ 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.

parcel numbers	acreage
06150044	47.25
06150044D	4.12
06150044E	0.66

*Note parcel number

06150044A is not included in this application



To: Town of Weddington
Attention: Jordan Cook, Zoning Administrator/Town Planner.
1924 Weddington Road
Weddington, NC 28104

From: Catawba Lands Conservancy
105 W. Morehead St.
Charlotte, NC 28202

Subject: Conditional Zoning Application for the Hunter Farm and Weddington Preserve

Date: July 8, 2013

Please be advised that Nancy Anderson is authorized to apply for a conditional zoning permit for the Conservancy's property, parcel number 06150046, located on Providence Road in the Town of Weddington. This property is subject to deed restrictions and the application for a nature trail complies with these restrictions.

If you need any further information or clarifications, please do not hesitate to call.

Thank you for your assistance.

Sincerely,

Tom Okel
Executive Director

STATE OF NORTH CAROLINA

COUNTY OF Mecklenburg

I, Heike Biller, a Notary Public of the County and State aforesaid, certify that Tom Okel personally came before me this day and acknowledged that he or she is the Executive Director of CATAWBA LANDS CONSERVANCY, a North Carolina nonprofit corporation, and that s/he is authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official stamp or seal, this the 8 day of July, 2013.

My Commission Expires:

Heike Biller
Notary Public

July 21, 2014

[NOTARY SEAL]



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

MEMORANDUM

TO: Walker Davidson, Mayor
Town Council

CC: Amy McCollum, Town Clerk

FROM: Jordan Cook, Zoning Administrator/Planner

DATE: November 11, 2013

SUBJECT: Anderson Agritourism Conditional Zoning Permit Application

Nancy Anderson requests a CZ Rezoning for Agritourism located at 13624, 13432, 13428 and 13616 Providence Road, Weddington, NC.

Application Information

Date of Application: June 24, 2013
Applicant Name: Nancy Anderson
Owner Name: Nancy Anderson and Catawba Lands Conservancy
Parcel ID#: 06-150-044, 06-150-044D, 06-150-044E, 06-150-044F, 06-150-046, 06-150-047, 06-150-048 and 06-150-048A
Property Location: Providence Road
Existing Land Use: Residential Conservation and Traditional Residential
Existing Zoning: RCD and R-40 (no zoning change required)
Total Parcel Size: 57.65 Acres

General Information-Agritourism CZ Rezoning

- The applicant proposes an Agritourism Conditional Zoning Permit in accordance with *Section 58-54 (2) q* and *Section 58-58 (2) p* of the *Weddington Zoning Ordinance*. All proposed uses will be housed in existing buildings currently on the property.
- The required Public Involvement Meetings for this project were held on July 18th and July 22nd, 2013. The meeting on July 18th was held on-site at 13624 Providence Road from 10:00am-12:00pm. The meeting on July 22nd was held at Weddington Town Hall from 4:30-6:30pm. No one attended the on-site meeting while six attended the Town Hall meeting. Those six requested only general information.
- This application is for all eight parcels outlined on the site plan. However, the applicant has been operating an agritourism business since 1991 while the actual property has been used for agritourism since the early 1980's.
- The applicant was never required to apply for an agritourism permit when "agritourism" was added to the *Weddington Zoning Ordinance* in 2004. At that time the Town Council stated that if the "grandfathered" agritourism use was expanded, the property owner (current applicant) would need to apply for a conditional zoning permit.
- The applicant does plan to expand the current agritourism activities to include an event facility, outdoor event area, pedestrian path and additional parking. Therefore, the applicant is required to apply for a Conditional Zoning permit. While doing this the applicant has also decided to include all parcels engaged in the agritourism business.

Site Plan Information:

- The primary reason for this Agritourism CZ application is for the expansion of uses on parcels 06-150-047, 06-150-048 and 06-150-048A (all along Providence Road).
- The existing two-story home on parcel 06-150-048 and existing one-story home on parcel 06-150-047 will be used as the primary event facilities.
- Gravel drives and parking lots will be added to these parcels to accommodate the proposed uses.

Screening and Landscaping:

- Screening and landscaping will be provided by using existing trees and shrubs. The applicant is required a 14 foot buffer around the perimeter of parcel 06-150-048A and a 50 foot buffer around the perimeter of parcel 06-150-044 per *Section 58-8* of the *Weddington Zoning Ordinance*.
- The applicant has provided, with exiting vegetation, both of these required buffers around the perimeter of the property. The applicant has also provided a note that all landscaping is to comply with Town of Weddington requirements.
- Parcels 06-150-044 and 06-150-046 are within the Catawba Lands Conservancy (CLC) conservation easement area. Staff has received a signed affidavit from the CLC allowing the applicant to apply for a CZ Rezoning on their property.

Access and Parking:

- The site will be accessed by three (two if the driveway on parcel 06-150-047 is removed) gravel drives from Providence Road. These driveways will be located where existing curb cuts have been placed by NCDOT during the NC16 widening.
- The applicant has not yet provided a Brief Technical Traffic Memo.
- The applicant is required 145 parking spaces (1 space per employee during the shift with greatest employment plus 1 space for every 2 guests based on the maximum number of guests the facility can accommodate). The applicant has provided 190 parking spaces, therefore complying with *Section 58-175* of the *Weddington Zoning Ordinance*.
- There will be several new parking areas located throughout the farm. There will be 9 parking spaces on parcel 06-150-048A, 15 parking spaces on parcel 06-150-047, 4 handicapped spaces on parcel 06-150-048 and 126 parking spaces located on parcel 06-150-044. The 126 parking spaces will be grass but are required to be marked as shown on the site plan per the *Weddington Zoning Ordinance*. There are also 29 existing gravel spaces on parcel 06-150-044.
- Parking spaces meet the minimum size standards set in *Section 58-175* and *58-176* of the *Weddington Zoning Ordinance*.

Elevations:

- All buildings are existing. Exterior treatments of primary event structures include wood siding, brick and architectural grade shingles.
- The applicant has provided photographs of all buildings and structures on site.

Additional Information:

- Adjacent Property Uses are as follows:
 - North: Single family houses (Highgate subdivision)
 - South: Approved but unbuilt 15,000 square foot office building (Polivka) and Weddington United Methodist Church
 - East: Providence Road and Weddington Corners Shopping Center
 - West: Single family houses (Steeple Chase subdivision)
- Lighting plan (if needed) to be included in construction documents and will comply with *Weddington Zoning Ordinance*.
- Three freestanding ground sign will be located along Providence Road and are depicted on the Site Plan.
- Water is currently provided by Union County Public Works and septic is provided by a septic tank.
- All buildings meet the required setback requirements.
- The site is not within a regulatory flood plain.

Applicant Information:

The applicant has submitted the following information:

1. Site Plan
2. Topography Map
3. The Hunter Farm binder including but not limited to the following items:
 - a. Aerial Photos
 - b. Property Surveys
 - c. Project Narratives
 - d. Parking Lot Details
 - e. Building Details, Dimensions and Photos
 - f. Scale of adjacent buildings/property

Conditions of Approval:

1. Brief Technical Traffic Memo must be approved by Town Traffic Engineer and NCDOT;
2. All signage must comply with *Chapter 58, Article 5* of the *Weddington Code of Ordinances*;
3. Lighting plan must comply with *Town Lighting Ordinance*;
4. Prior to the commencement of any construction, the Town Council must approve Construction Documents in accordance with *Section 58-271 (h)* of the *Weddington Zoning Ordinance*;
5. Union County Environmental Health to approve septic area as shown on Site Plan;
6. Any future revisions to the approved site plan and other approved documents must comply with *Section 58-271 (i)* of the *Weddington Zoning Ordinance*.

Staff has reviewed the application and submitted documents and finds that the CZ Rezoning Application is in compliance with the *Town of Weddington Zoning Ordinance* aforementioned Conditions of Approval.

The Planning Board made a recommendation that the six parking spaces closest to Providence Road be relocated and that the driveway entrance on parcel 06-150-047 be removed. The Planning Board also gave this project a unanimous favorable recommendation. The Town Council continued this public hearing to November 11, 2013. The applicant has added a concession area to the site plan.

Conditional Zoning Application for Hunter Farm

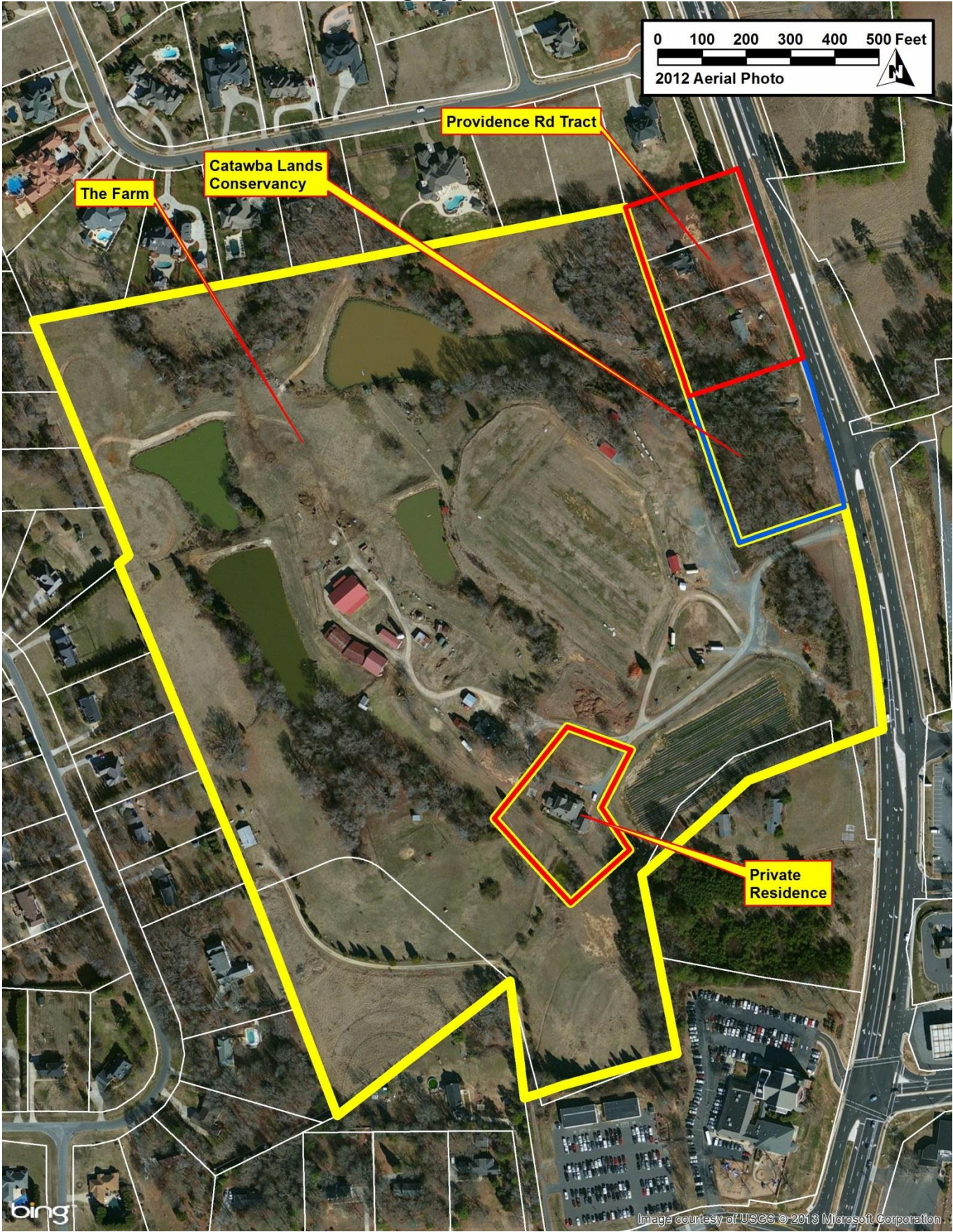


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2. Town of Weddington Citizen Survey 2012 Results

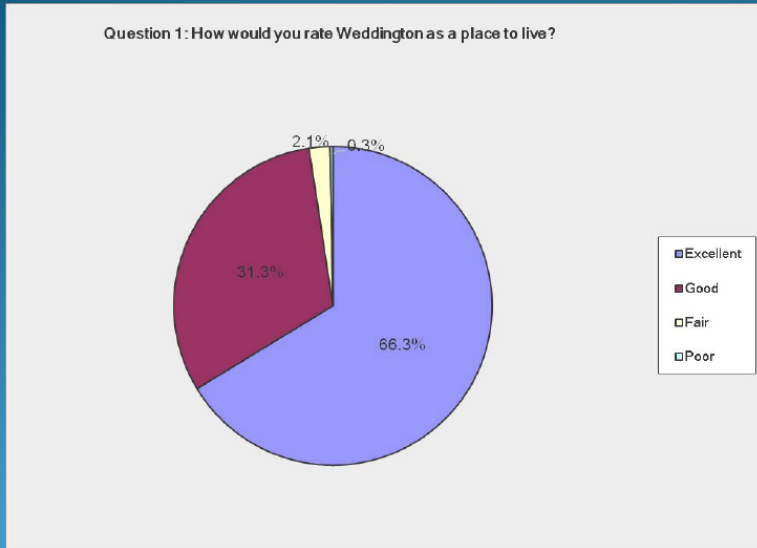
Town of Weddington

Citizen Survey 2012
Results

3400 Postcards Sent, 659 Responses – 19.4%
Response Rate

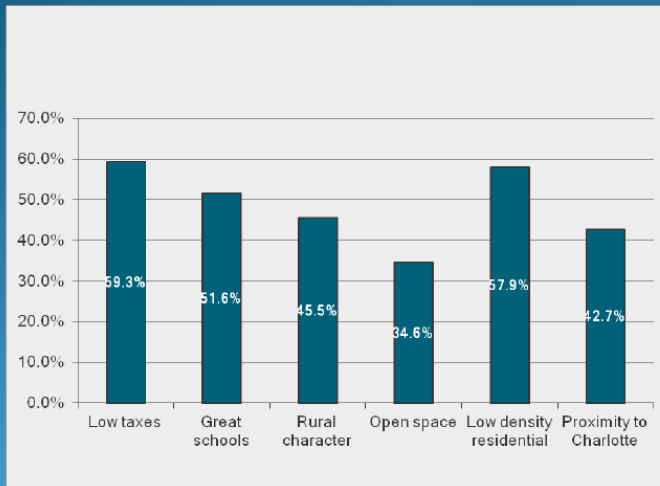
- 26% have lived in Weddington less than 5 years
- 49% have lived in Weddington less than 10 years
- 38% work in Mecklenburg County
- 88% live in a subdivision

Question 1: How Would You Rate Weddington As a Place to Live?



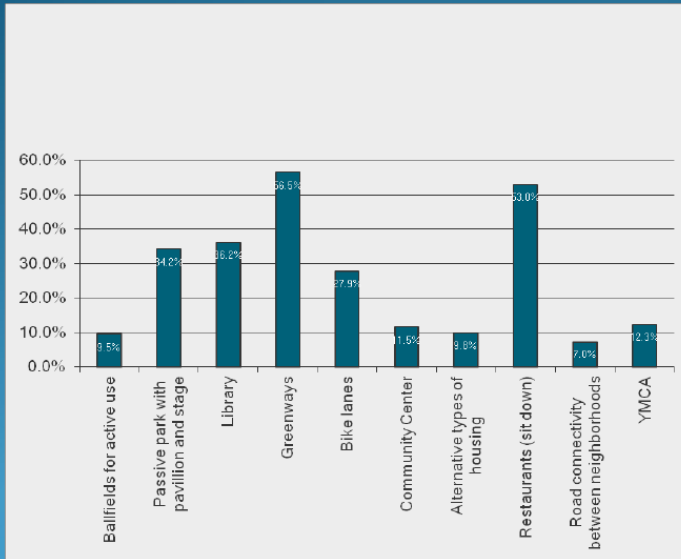
Answer Options	Response Percent
Excellent	66.3%
Good	31.3%
Fair	2.1%
Poor	0.3%

Question 2: Why Did You Move Here/What Do You Most Appreciate About Living Here? (Could choose up to three)



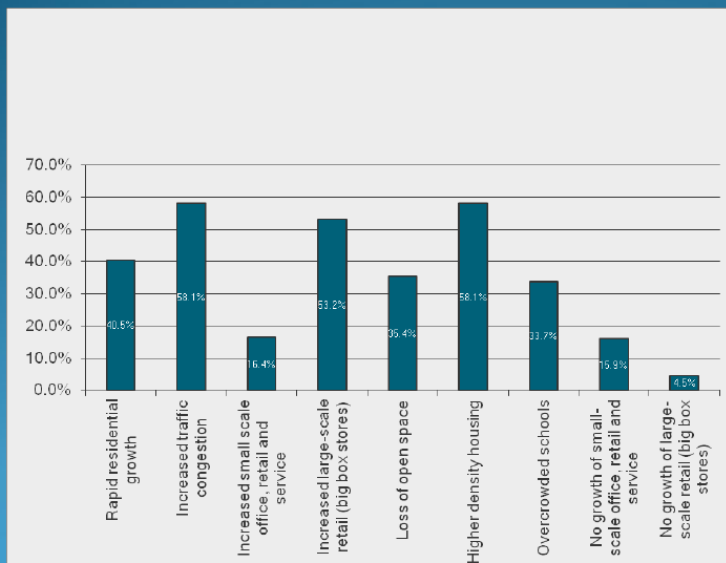
Answer Options	Response Percent
Low taxes	59.3%
Great schools	51.6%
Rural character	45.5%
Open space	34.6%
Low density residential	57.9%
Proximity to Charlotte	42.7%
Other (please specify)	

Question 3: Over the Next Five to Ten Years, Which of the Following Would Most Improve the Quality of Life in Weddington? (Could choose up to three)



	Response Percent
Greenways	56.5%
Restaurants (sit down)	53.0%
Library	36.2%
Passive park with pavilion and stage	34.2%
Bike lanes	27.9%
YMCA	12.3%
Community Center	11.5%
Alternative types of housing	9.8%
Ballfields for active use	9.5%
Road connectivity between neighborhoods	7.0%

Question 4: Over the Next Five to Ten Years, Which of the Following Could Most Adversely Affect Weddington's Current Quality of Life? (Could choose up to three)



Answer Options	Response Percent
Increased traffic congestion	58.1%
Higher density housing	58.1%
Increased large-scale retail (big box stores)	53.2%
Rapid residential growth	40.5%
Loss of open space	35.4%
Overcrowded schools	33.7%
Increased small scale office, retail and service	16.4%
No growth of small-scale office, retail and service	15.9%
No growth of large-scale retail (big box stores)	4.5%

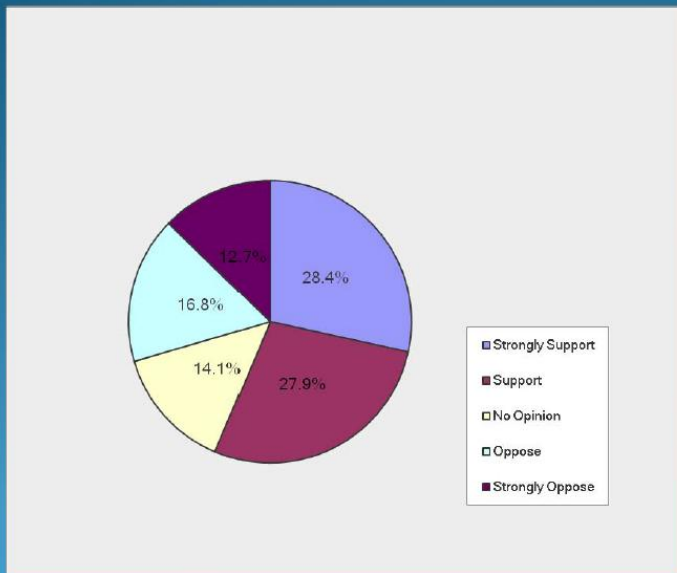
Question 5: To What Degree Are the Following Important in Weddington?

	Very Important	Important	Not at All Important	Don't Know
Maintaining a low tax rate	69.7%	27.4%	2.8%	0.0%
Ensuring public safety (e.g., fire, police)	65.3%	32.1%	2.4%	0.2%
Preservation of open space	60.9%	33.4%	4.2%	1.6%
Low density residential development	53.3%	32.1%	11.9%	2.7%
Limiting non-residential growth	44.6%	34.2%	19.6%	1.6%
Promoting a downtown core	18.4%	35.8%	41.9%	3.8%
Diversify tax base with new non-residential development	15.9%	33.7%	42.0%	8.4%

Question 6: If in Question #5 you responded that limiting non-residential growth is "very important" or "important", would your opinion change if a mixed-use development included additional amenities such as parks, a library or other public facilities?

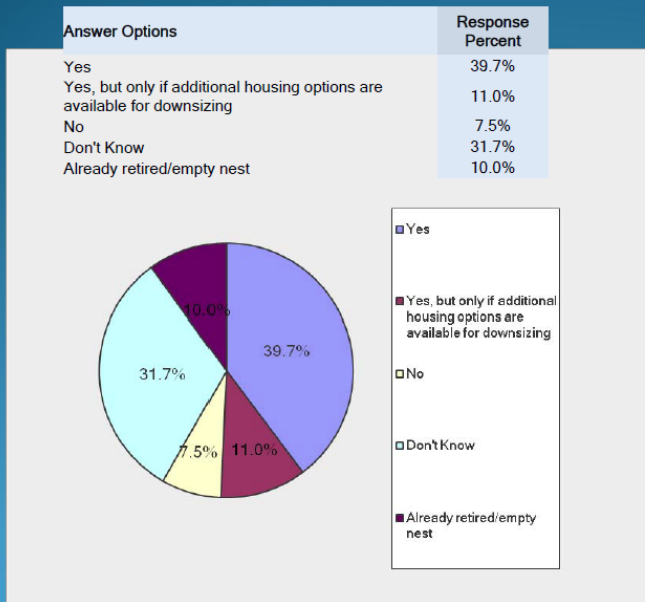
	Response Percent
Yes	43.0%
No	57.0%

Question 7: What Is Your Current Opinion of Conservation Subdivisions?



Answer Options	Response Percent
Strongly Support	28.4%
Support	27.9%
No Opinion	14.1%
Oppose	16.8%
Strongly Oppose	12.7%

Question 8: Do You Plan to Spend Your Retirement Years in Weddington?



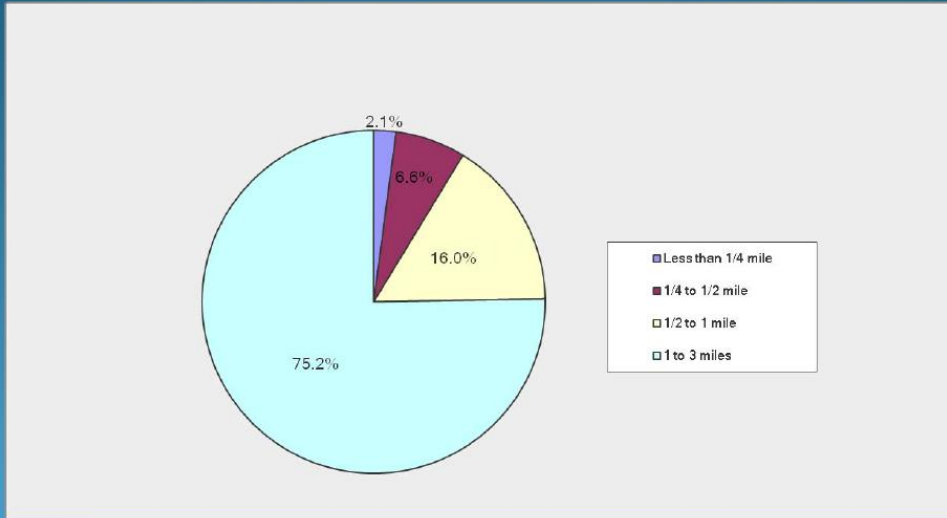
Question 9: Would You Support Higher Density for Age Restricted Communities in Designated Areas?

	Response Percent
Yes	51.0%
No	49.0%

Question 10: Should the Weddington Land Use Plan Allow for the Following Types of Development?

Answer Options	Yes	No
Restaurants (sit-down)	72.0%	28.0%
Mixed use (small-scale office/retail/restaurant)	59.5%	40.5%
Medical offices	52.0%	48.0%
Age restricted communities	46.8%	53.2%
Assisted living facilities	44.3%	55.7%
Day care facilities	40.6%	59.4%
Office space	38.6%	61.4%
Mixed use with residential	34.4%	65.6%
Patio homes	29.0%	71.0%
Townhomes	21.5%	78.5%
Restaurants (fast food)	15.9%	84.1%
Condominiums	12.7%	87.3%
Large-scale shopping centers	10.9%	89.1%
Duplexes	8.3%	91.7%
Apartments	4.0%	96.0%

Question 11: How Close Would You Like to Live to Retail Services?



Question 12:

Answer Options	Response Percent
I am aware of the Town's website (townofweddington.com)	96.3%
I am aware of the Town's Facebook page (http://www.facebook.com/townofweddington)	24.8%
I have signed up to receive email regarding events/meetings	28.3%
I have seen Weddington Magazine	60.7%
I have attended at least one event or meeting in the past year	38.1%

Sec. 58-271. - Conditional zoning district amendment procedure. 

(a)

Application.

(1)

Petitioning for a conditional zoning district and can be initiated only by the owner of the property or by his authorized agent or the Town of Weddington. All applications must include a site plan, drawn to scale, and supporting text, all of which will, if approved, become a part of the amendment. The site plan, drawn by an architect, landscape architect, or engineer licensed to practice in the state, shall include any supporting information and text that specifies the actual use or uses intended for the property and any rules, regulations and conditions that, in addition to all predetermined requirements of this chapter, will govern the development and use of the property. The applicant shall, at a minimum, include as part of the application each of the items listed below:

a.

A boundary survey showing the total acreage, present zoning classifications, date, and north arrow.

b.

The names, addresses and the tax parcel numbers of the owners of all adjoining properties.

c.

All existing easements, reservations, and rights-of-way on the property to be rezoned.

d.

Proposed principal uses. For residential uses this shall include the number of units and an outline of the areas where the structures will be located. For nonresidential uses, designation of the areas within the development where particular types of uses will occur, with reference made to the list of uses found in subsection 58-60(1).

e.

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 parking facilities along with typical street cross-sections).

f.

Lot sizes for residential and nonresidential uses and proposed outparcels, as applicable.

- g. Detailed information on the number, height, size and location of structures.
- h. All proposed setbacks, buffers, screening and landscaping required by this chapter or otherwise proposed by the applicant.
- i. All existing and proposed points of access to public streets from the development.
- j. A detailed description of all proposed phasing of development for the project.
- k. Number, location, type and size of all signs proposed to be erected by the developer at entrances to the site. Additionally, a general description of other proposed signs including number, location, type and size of all commercial signs. Actual approval of signs shall be a part of the design review provided for in subsection (h)(8) of this section.
- l. Exterior treatments of all principal structures including proposed materials and general architectural design.
- m. Delineation of areas within the regulatory floodplain as shown on official flood hazard boundary maps for county.
- n. Existing and proposed topography at five-foot contour intervals or less.
- o. Scale and physical relationship of buildings relative to abutting properties. This may be accomplished by providing existing and proposed topographic elevation cross-sections of the site showing proposed structures relative to existing adjacent properties.
- p. Lighting plan and proof of conformity to the article IV of [chapter 14](#)

(2)

Said site plan, including all additional information shown on it, shall constitute part of the application for rezoning to a conditional zoning district. The zoning administrator, on a case-by-case basis and at his sole discretion, may specify how many copies of the application the applicant must submit in order to have enough copies for review. No application shall be deemed complete unless accompanied by a fee in accordance with the most recently adopted fee schedule adopted by the town council. Furthermore, the applicant acknowledges that he/she will reimburse the town for all engineering and

consulting services associated with the review of the conditional zoning request prior to any zoning permits being issued by the town for such project.

(3)

It is further acknowledged that the town reserves the right to approve a rezoning to a B-1(CD), B-2(CD) or MX conditional district simultaneously with the approval of a sketch plan for a major subdivision, providing that all applicable provisions of this section and article II, [chapter 46](#) are followed. Furthermore, an application to rezone property to a conditional zoning district will also require the applicant to submit all construction plans for infrastructure improvements, individual buildings, and signs as provided in subsection (h)(8) of this section.

(b)

Additional requirements. When reviewing an application to rezone property to a conditional zoning district, the planning board and/or town council may request additional information in addition to that required in subsection (a) of this section, as they deem necessary.

(c)

Public involvement meeting. Once the requisite copies of the application have been submitted to the town and the requisite fees have been paid, a public involvement meeting (PIM) shall be scheduled and held. Such meetings shall occur prior to any recommendation by the planning staff and approval by the town council. The PIM is designed to provide an opportunity for community involvement in accordance with the following requirements:

(1)

The applicant shall provide an agenda, schedule, location and list of participants such as landscape architects, engineers, etc., to answer questions from citizens and service providers for the project in cooperation with the planning staff.

(2)

The PIM shall be a minimum of four hours. Two hours shall be scheduled during normal business hours to allow service providers (such as the state department of transportation, utilities, or the state department of environment and natural resources) to participate as needed and to allow citizens to appear at a convenient time throughout the period. It is strongly recommended that this portion of the PIM take place at the proposed development site. In addition, a two-hour evening period shall be scheduled at the town hall or other nearby location agreed upon by the applicant and planning staff.

(3)

Notice of public involvement meetings shall, at a minimum, be given as follows:
a.

A public notice shall be sent by the town to a newspaper having general circulation in the town not less than ten days or more than 25 days prior to the date of the PIM.

b.

A notice shall be sent by first class mail by the town to the owners of all properties that lie within 1,300 feet of the exterior boundaries of the proposed development. The applicant shall furnish the town with mailing labels that depict the names and addresses of all such owners. Such notice shall be mailed to said property owners not less than ten days prior to the date of the PIM. The notification shall contain information regarding the PIM time and location, as well as a general description of the proposal.

c.

A PIM notification sign shall be posted by the town in a conspicuous place at the property not less than ten days prior to the PIM. The sign shall indicate the date, time and location of the PIM.

d.

The applicant shall reimburse the town for all expenses incurred to provide the notifications required by this subsection.

(4)

Town staff will keep notes of citizen comments received during the PIM. In addition, all service provider comments shall be recorded by the town, including, but not limited to, all correspondence, reports and oral comments by service providers. After town review, this information will be available at the town hall and at subsequent meetings concerning the project. When practical, comments, ideas and suggestions presented during the PIM should be incorporated by the developer into the proposed development.

(5)

Following the PIM, the applicant shall have the opportunity to make changes to the application to take into account information and comments received. One or more revised copies of the application shall be submitted to the zoning administrator for review. No additional fee shall be required to be paid for making such changes provided the zoning administrator receives the revised application within 30 days following the PIM. If a revised application is not received during said 30-day period, or if the applicant otherwise notifies the zoning administrator in writing that no revised application will be submitted, the zoning administrator shall review the original application.

(d)

Zoning administrator approval. The zoning administrator shall have up to 30 days following any revision of the application (or up to 60 days following the PIM, if no revision is submitted) to make comments. If the administrator forwards no comments to the applicant by the end of said period, the application shall be submitted to the planning board for their review without any further comment. If the zoning administrator provides the applicant with comments on the application, the applicant shall have ten days after receiving the comments to inform the zoning administrator whether the application will be further revised. If the applicant informs the zoning

administrator that the application will not be further revised, the zoning administrator shall submit the application to the planning board for their review at the next regularly scheduled meeting. If the applicant informs the zoning administrator that the application will be further revised, the zoning administrator shall not submit the current application to the planning board. Once the applicant submits a revised application, it shall be subject to review in accordance with this section.

(e)

Planning board review. The applicant shall submit at least ten copies of the application to the zoning administrator for transmittal to the planning board and other appropriate agencies. 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 in accordance with subsection 58-271(c)(4) of this section. The planning board may, by majority vote, shorten or waive the 15-day time period provided in this section for receipt of 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 take action. 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.

(1)

A planning board member shall not vote on any conditional zoning amendment where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member.

(2)

Upon making a recommendation, the planning board shall advise and comment on whether the proposed amendment is consistent with any comprehensive plan that has been adopted and with any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the town council that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the town council.

(f)

Action by town council. Conditional zoning district decisions are a legislative process subject to judicial review using the same procedures and standards of review as apply to general use district zoning decisions. Conditional zoning district decisions shall take into account applicable adopted land use plans for the area and other adopted land use policy documents and/or ordinances. Prior to making a decision on rezoning a piece of property to a conditional zoning district, the town council shall hold a public hearing. Notice of such public hearing shall be given as prescribed in subsection 58-270(g).

(1)

A statement analyzing the reasonableness of the proposed rezoning shall be prepared for each application for a rezoning to a conditional district.

(2)

Once the public hearing has been held, the town council shall take action on the application. The town council shall have the authority to:

a.

Approve the application as submitted;

b.

Deny approval of the application;

c.

Approve the application with modifications that are agreed to by the applicant; or

d.

Submit the application to the planning board for further study. The application may be resubmitted to the planning board with any modifications that are agreed to by the applicant. The planning board shall have up to 30 days from the date of such submission to make a report to the town council. Once the planning board issues its report, or if no report is issued within that time period, the town council can take action on the application in accordance with this subsection.

(3)

In the town council's sole discretion, it may hold additional public hearings on an application at any time before it takes a final vote to approve or deny that application.

(4)

A town council member shall not vote on any conditional zoning amendment where the outcome of the matter being considered is reasonably likely to have a direct, substantial and readily identifiable financial impact on the member.

(g)

Conditions to approval of application. In approving an application for the reclassification of a piece of property to a conditional zoning district, the planning board may recommend, and the town council may request that reasonable and appropriate conditions be attached to approval of the application. Any such conditions may relate to the relationship of the proposed use to the surrounding property, to proposed support facilities (e.g., parking areas, pedestrian circulation systems), to screening and landscaping, to the timing of development, to street and right-of-way improvements, to water and sewer improvements, to provision of open space, or to any other matters that the planning board or town council may find appropriate or the applicant may propose. Such conditions to approval may include dedication of right-of-way or easements for streets and/or utilities to serve the development. The applicant shall have a reasonable opportunity to consider and respond to any such proposed conditions prior to final action by the town council.

(h)

Review of plans and construction documents.

(1)

If the town council approves the application, the applicant's plans and construction documents will be subject to review in accordance with this section.

(2)

Where the DRB exists when the applicant submits any plans for review under this section, the DRB will review the plans in accordance with the following procedures. If no DRB exists when the applicant submits a set of plans for review, the functions of the DRB will be performed by the town planning board.

a.

Review of building schematics, landscape plans and signs.

1.

The applicant shall submit to the planning staff for review and comment detailed plans and schematic designs for all buildings on the site, landscaping on the site and signs on the site. The planning staff may provide such submitted plans to town consultants or to other third parties to assist the town's review. The applicant shall reimburse the town for all costs and expenses that the town incurs in reviewing plans under this section.

2.

The applicant need not submit plans for all buildings, landscaping and signs simultaneously, and may instead submit multiple sets of plans, each of which shall be separately and independently reviewed. Notwithstanding this provision, the DRB or the town council need not review plans submitted to it if, in its sole discretion, it determines that it cannot effectively review those plans without simultaneously reviewing plans for other buildings, landscaping and/or signs.

3.

If the zoning administrator determines that a set of plans submitted by the applicant is complete and contains all information necessary to determine if those plans satisfy the standards specified in this subsection, the zoning administrator shall forward those plans to the DRB.

4.

The DRB shall have 60 days from the date a set of plans is submitted to it to recommend to the town council whether it should approve those plans. The DRB's recommendation will be based solely upon its determination of whether the plans and schematic designs satisfy the standards specified in this section and meet the requirements of the town's architectural design

standards (see [chapter 14](#), article V). If the DRB recommends that any plans not be approved, it shall state the reasons for that recommendation in writing and shall inform the applicant that it may withdraw those plans.

5.

A set of plans shall be submitted to the town council at its next regularly scheduled meeting that occurs at least 15 days after the DRB issues its recommendation on those plans. The applicant may withdraw any plans before they are submitted to the council, and the council will not review any plans that are withdrawn. If the DRB makes no recommendation to the council within 60 days after a set of plans are submitted to it, the plans shall be submitted to the town council for review without a DRB recommendation.

6.

The town will approve any plans submitted to it unless those plans either violate any requirements of this chapter, including any requirements applicable to the particular conditional zoning district at issue, violate any requirements, standards or conditions contained in the applicant's rezoning application, violate any requirements, standards, or conditions that are imposed under subsection (f) of this section, or will cause the development not to be in harmony with its surrounding area (collectively, the provisions of this subsection constitute the standards referenced in this section).

7.

After reviewing plans submitted to it, the town council shall have the authority to:

i.

Approve the plans;

ii.

Deny approval of the plans;

iii.

Approve the plans with any modifications that are agreed to by the applicant; or

iv.

Submit the plans to the DRB for further study. The plans may be resubmitted to the DRB with any modifications that are agreed to by the town council and the applicant. The DRB shall have 30 days from the date plans are resubmitted to it to make another recommendation to the town council on whether those plans should be approved. If the DRB makes no recommendation to the council

within that time frame, the plans shall be resubmitted to the town council for its review.

8.

No building may be constructed unless plans for that building have been approved by the town council in accordance with the process described in this subsection. No landscaping may begin unless plans for that landscaping have been approved by the town council in accordance with the above process. No signs may be erected unless the plans for those signs have been approved by the town council in accordance with the process described in this subsection.

b.

Review of other construction documents.

1.

Other than schematic designs and plans for buildings, landscaping and signs, all other plans, designs and other documents concerning any other construction or development activities will be reviewed in accordance with this subsection. Documents subject to review under this subsection will be referred to generically as construction documents. Construction documents include, by example only and without limitation, plans for all road improvements, storm water detention, preconstruction and post construction management practices and grading, soil and erosion control.

2.

The applicant shall submit all construction documents to the town's zoning administrator for review. The applicant shall reimburse the town for all costs and expenses the town incurs in reviewing construction documents. The zoning administrator will approve all construction documents unless they violate the standards of this section. No construction or development contemplated by any construction document may be begun unless and until the zoning administrator has approved that construction document in accordance with this subsection.

c.

Post approval review. After any and all plans and construction documents for an improvement have been approved, the town staff or other town representatives will periodically inspect that improvement during the construction process and may halt any construction or development that violates the standards. Following completion of the project, the applicant shall request a final inspection. If all improvements and all other development satisfies the standards, the town will issue a certificate of zoning compliance.

(i)

Changes to an approved conditional zoning district.

(1)

Except as provided in this section, a request to change the site plan or the conditions governing an approved conditional zoning district shall be processed in accordance with this section as a new application to rezone property to a conditional zoning district.

(2)

The zoning administrator shall have the delegated authority to approve an administrative amendment to an approved conditional zoning district site plan or to the governing conditions without the requested change having to be approved as a new application in accordance with this section. Such administrative amendments shall include only those changes that do not significantly alter the site plan or its conditions and do not significantly impact abutting properties.

(3)

No administrative amendment may increase the amount of allowed nonresidential development by more than ten percent of the approved square footage or 1,000 square feet, whichever is less. No administrative amendment may increase the amount of residential development by more than ten percent of the approved square footage, if a maximum square footage for residential development was imposed, or may increase the maximum number of allowed dwelling units by more than five.

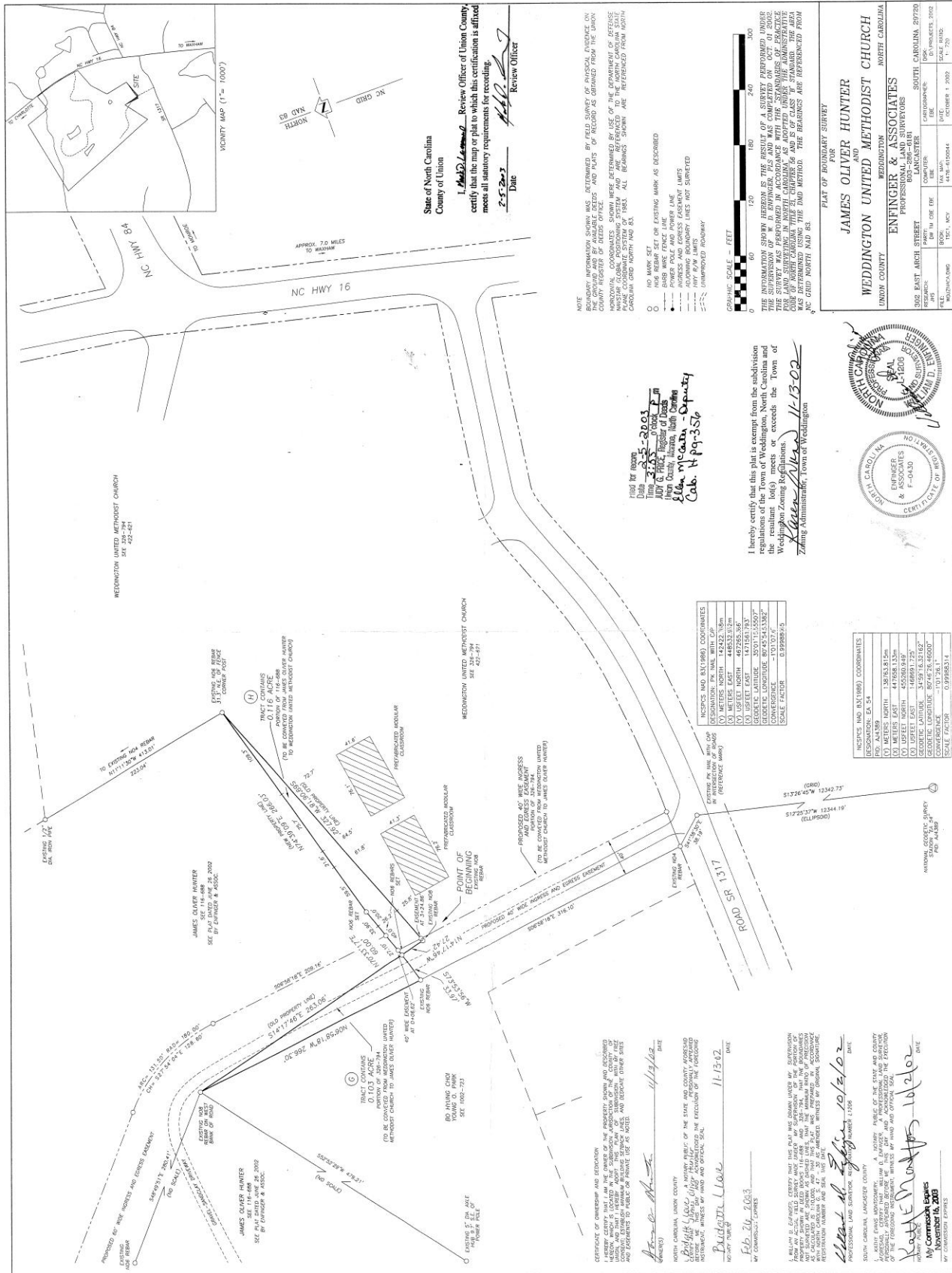
(4)

Any request for an administrative amendment shall be in writing, signed by the property owner, and it shall detail the requested change. The applicant must provide any additional information requested by the zoning administrator. Accompanying the written request must be the applicable fee for administrative review, if any, that is required by the current town fee schedule. Any decision by the zoning administrator to approve or deny a request for an administrative amendment must be in writing and must state the grounds for approval or denial. The zoning administrator shall always have the discretion to decline to exercise the authority delegated by this section because the zoning administrator is uncertain if the requested change would qualify as an administrative amendment or because the zoning administrator determines that a public hearing and town council consideration is appropriate under the circumstances. If the zoning administrator declines to exercise the authority delegated by this section, the applicant can only apply for a rezoning in accordance with this section.

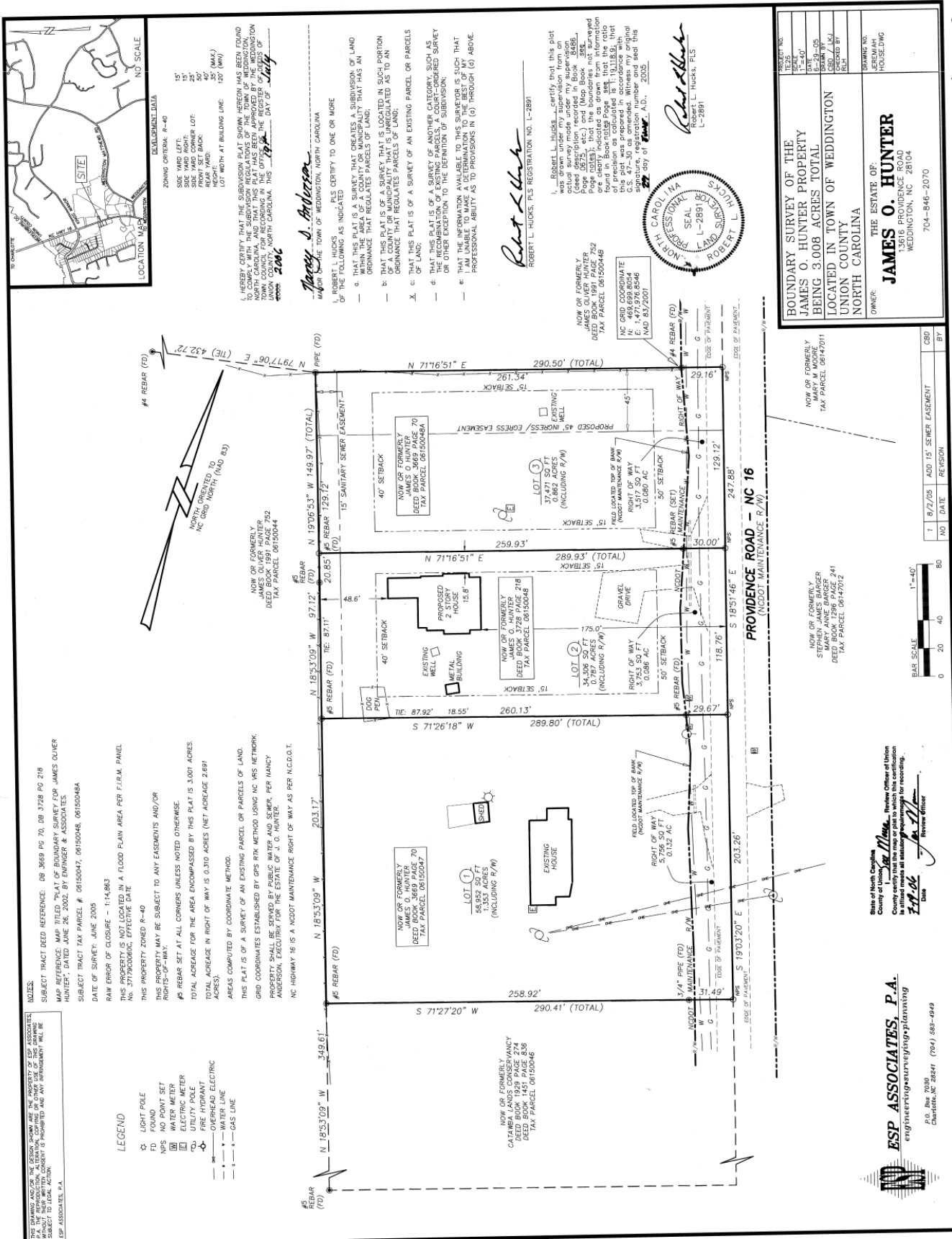
(Ord. No. O-2006-20, § 12.2, 11-13-2006; Ord. No. O-2009-08, 7-13-2009; Ord. No. O-2010-09, 6-14-2010)

a. Boundary Surveys

2. Hunter Farm Boundary Survey, Zoom in to illustrate Wedding Ch Rd Access



a. Boundary Surveys
 3. Providence Road Parcels Boundary Survey



CAB 3 File 450

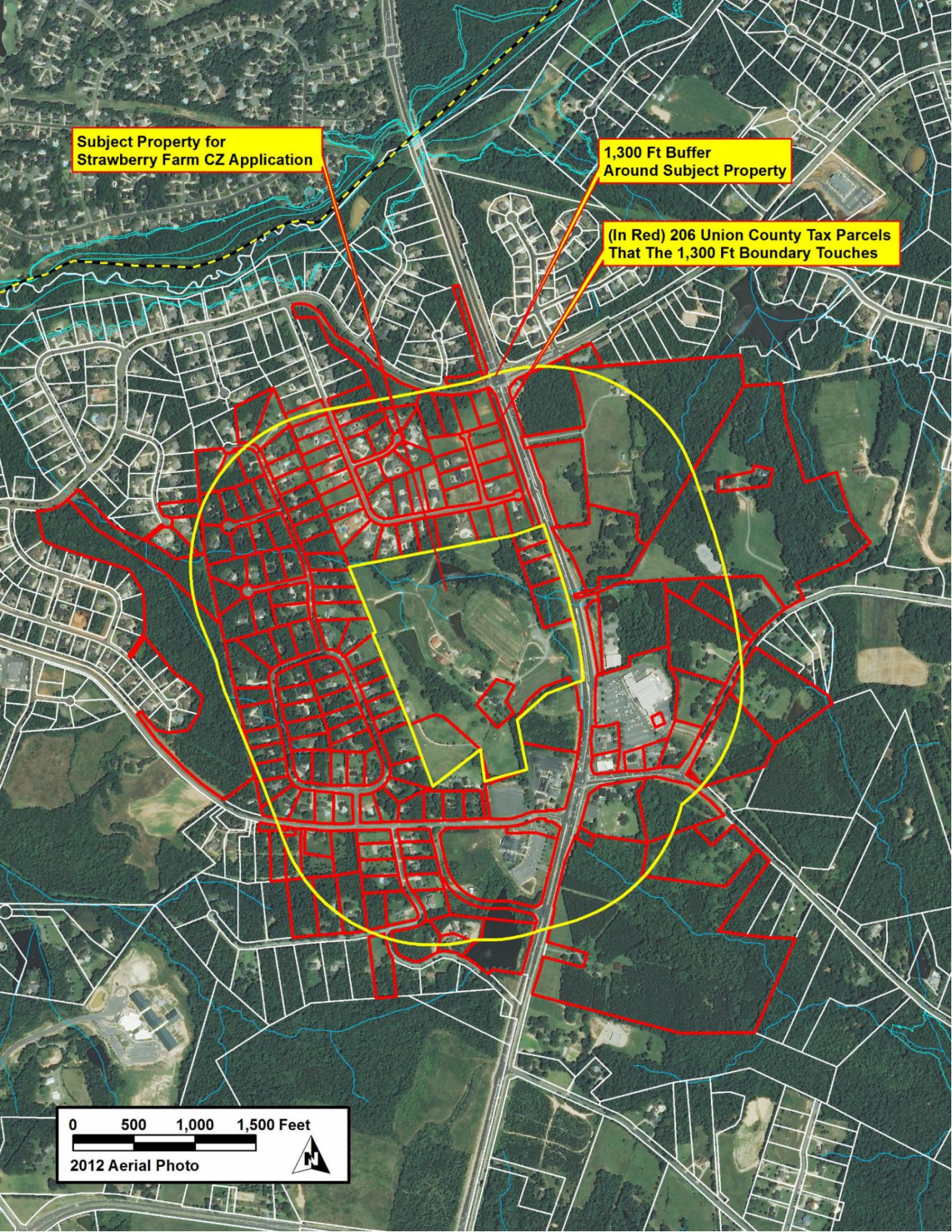
a. Boundary Surveys

4. Catawba Lands Conservancy Boundary Survey

PENDING

b. Adjoining Property Owners plus Owners of Parcels that touch a 1,300 foot buffer around the property

1. Map of Parcels



b. Adjoining Property Owners plus Owners of Parcels that touch a 1,300 foot buffer around the property

2. Names and Addresses

For owner names and addresses for all adjoining parcels, please see “Proposed Principal Uses Plan” on Page 21. Additionally, below follows a list of owners of all parcels that touch a 1,300 foot buffer surrounding the subject property.

PIN	Union County GIS Tax Data Owner Name	MailAddr	MailCity	MailStat	MailZip
06147008A	DOW ROBERT B TRUST	6712 MATTHEWS WEDDINGTON RD	MATTHEWS	NC	28105
6147009	PATTERSON DONALD M	13301 PROVIDENCE RD	MATTHEWS	NC	28104
6147010	DELANEY JOHN RODMAN JR ET AL	PO BOX 218	HICKORY	NC	28603
6147011	MOORE MARY M %LARRY MOORE	1601 DRAYTON CT	GASTONIA	NC	28056
6147012	GAO FENG & LIN ZHANG	13429 PROVIDENCE RD	MATTHEWS	NC	28104
6147012	GAO FENG & LIN ZHANG	13429 PROVIDENCE RD	MATTHEWS	NC	28104
6147177	TOLL NC II LP	2310 TW ALEXANDER DR STE G	RALEIGH	NC	27817
6150007	MARTIN RICHARD HENRY & ELIZABETH J	137 BLUEBIRD LN	WEDDINGTON	NC	28173
6150020	GUERIN MARTHA S & WILLIAM B	162 LARK FIELD DR	WAXHAW	NC	28173
6150021	KUCHAVIK KRIS	154 LARKFIELD DR	WAXHAW	NC	28173
6150022	BERNIER LOUIS F JR & WF LU ANNE C	146 LARK FIELD DR	WAXHAW	NC	28173
6150023	BERNIER LOUIS F JR & WIFE LU ANNE	146 LARKFIELD DR	WAXHAW	NC	28173
6150024	HARWOOD DONALD H & ANNE	126 LARKFIELD DR	WAXHAW	NC	28173
6150025	DUCKWALL G MICHAEL & JANE B	114 LARKFIELD DR	WAXHAW	NC	28173
6150026	DUCKWALL G MICHAEL & JANE B	114 LARKFIELD DR	WAXHAW	NC	28173
6150027	JEFFREY HELEN K	104 LARK FIELD DR	WAXHAW	NC	28173
6150028	JEFFREY HELEN K	104 LARK FIELD DR	WAXHAW	NC	28173
6150029	PANTAS EKATERINI	101 LARKFIELD DR	WAXHAW	NC	28173
6150030	MCKENZIE JONATHAN G & SPOUSE CHRISTY	103 LARK FIELD DR	WEDDINGTON	NC	28173
6150031	KERSNOWSKI BRIAN JOHN &	963 WOODS LOOP DR	WAXHAW	NC	28173
6150032	WATTS LARRY DELNO &WF SANDRA HUBBARD	115 LARKFIELD	WAXHAW	NC	28173
6150033	SERPICO SARAH WILKINS &	5808 CHERRY HOLLOW LN	MATTHEWS	NC	28104
6150034	HEALY DANIEL P	615-A STALLINGS RD	MATTHEWS	NC	28104
6150035	HEALY DANIEL P	615-A STALLINGS RD	MATTHEWS	NC	28104
6150036	HEALY DANIEL P	615-A STALLINGS RD	MATTHEWS	NC	28104
6150037	HEALY DANIEL P	615-A STALLINGS RD	MATTHEWS	NC	28104
6150039	WEDDINGTON UNITED METHODIST	13901 PROVIDENCE RD	MATTHEWS	NC	28104
6150040	WEDDINGTON UNITED METHODIST	13901 PROVIDENCE RD	MATTHEWS	NC	28104
06150041A	SESSIONS HEATH & KRISTIN B	202 FANCY LADY CT	YORK	SC	29745
6150044	HUNTER JAMES OLIVER	13616 PROVIDENCE RD	MATTHEWS	NC	28104
6150044	HUNTER JAMES OLIVER	13616 PROVIDENCE RD	MATTHEWS	NC	28104
06150044D	ANDERSON NANCY DELANEY	13624 PROVIDENCE RD	MATTHEWS	NC	28105
06150044E	ANDERSON NANCY DELANEY	13624 PROVIDENCE RD	MATTHEWS	NC	28105
06150044F	ANDERSON NANCY DELANEY	13624 PROVIDENCE RD	MATTHEWS	NC	28105
6150045	POLIVKA PARKING SOLUTIONS LLC	3915 E MARKET ST SUITE 412	WARREN	OH	44484
06150045A	WEDDINGTON UNITED METHODIST	13901 PROVIDENCE RD	MATTHEWS	NC	28104
06150045B	WEDDINGTON UNITED METHODIST CHURCH	13901 PROVIDENCE RD	MATTHEWS	NC	28104
6150046	CATAWBA LANDS CONSERVANCY	105 W MOREHEAD ST STE B	CHARLOTTE	NC	28202-1815
6150047	ANDERSON NANCY D	13624 PROVIDENCE RD	MATTHEWS	NC	28104
6150048	ANDERSON NANCY D	13624 PROVIDENCE RD	MATTHEWS	NC	28104
06150048A	ANDERSON NANCY D	13624 PROVIDENCE RD	MATTHEWS	NC	28104
6150049	NC DEPARTMENT OF TRANSPORTATION	206 CHARTER ST	ALBEMARLE	NC	28001
06150050A	TRINITY BANK	310 W FRANKLIN ST	MONROE	NC	28112
6150053	WEDDINGTON ASSOCIATES	P O BOX 36799	CHARLOTTE	NC	28236-6799
06150053A	PINSAK GEORGE F & WIFE CAROL H	431 THREE KNOTTS RD	MONROE	NC	28112
6150054	WEDDINGTON ASSOCIATES	P O BOX 36799	CHARLOTTE	NC	28236-6799
6150055	PRESSLEY STORES INC	10316 NEWTOWN RD	WAXHAW	NC	28173
6150055	PRESSLEY STORES INC	10316 NEWTOWN RD	WAXHAW	NC	28173
6150056	WEDDINGTON ASSOCIATES	P O BOX 36799	CHARLOTTE	NC	28236-6799
6150056	WEDDINGTON ASSOCIATES	P O BOX 36799	CHARLOTTE	NC	28236-6799
6150056	WEDDINGTON ASSOCIATES	P O BOX 36799	CHARLOTTE	NC	28236-6799
6150057	TOWN OF WEDDINGTON	1924 WEDDINGTON RD	WEDDINGTON	NC	28104
6150058	MATTHEWS J T MRS HEIRS % ELLA V MATT	6924 MATTHEWS WEDDINGTON RD	MATTHEWS	NC	28104
6150059	SPITTLE JIMMY F & WF METTIE S	6874 MATTHEWS WEDDINGTON	MATTHEWS	NC	281040000
06150059A	M SQUARED HOLDINGS LLC	1001 FIRETHORNE CLUB DR	WAXHAW	NC	28173
06150059A	M SQUARED HOLDINGS LLC	1001 FIRETHORNE CLUB DR	WAXHAW	NC	28173
06150059B	MOORE MARGARET COREY TRUSTEE	6800 WEDDINGTON MATTHEWS RD	WEDDINGTON	NC	28104
06150059B	MOORE MARGARET COREY TRUSTEE	6800 WEDDINGTON MATTHEWS RD	WEDDINGTON	NC	28104
06150059C	MOORE JAMES LLOYD JR & WIFE MARGARET	6800 MATTHEWS WEDDINGTON RD	MATTHEWS	NC	28104

b. Adjoining Property Owners plus Owners of Parcels that touch a 1,300 foot buffer around the property

2. Names and Addresses

6150063	HELMS GERALD CLYDE & JOYCE D	6901	MATTHEW-WEDD RD	MATTHEWS	NC	28105
061500648	WEDDINGTON UNITED METHODIST CHURCH	13901	PROVIDENCE RD	WEDDINGTON	NC	28104
061500648	WEDDINGTON UNITED METHODIST CHURCH	13901	PROVIDENCE RD	WEDDINGTON	NC	28104
6150074	KING CLAIRE J HEIRS	1200	BATSON RD	TRAVELERS REST	SC	29690
6150075	WEDDINGTON UNITED METHODIST	13901	PROVIDENCE RD	MATTHEWS	NC	28104
6150075	WEDDINGTON UNITED METHODIST	13901	PROVIDENCE RD	MATTHEWS	NC	28104
06150076A	SHORT THOMAS FRANKLIN ET ALS	25078	WOODHAVEN DR	TEGA CAY	SC	29708
06150076B	SHORT HOLDINGS LLC	4514	STAR MOUNT DR	GREENSBORO	NC	27410
6150082	WALKER DAVID SCOTT &	252	STEEPLE CHASE CIR	WEDDINGTON	NC	28173
6150083	TROUTMAN JERRY D	244	STEEPLE CHASE CIR	WEDDINGTON	NC	28173
6150084	CASTANO THEODORE & DENISE	240	STEEPLECHASE CIR	WEDDINGTON	NC	28104
6150085	DECKER WESLEY J	236	STEEPLE CHASE CIR	WEDDINGTON	NC	28173
6150086	CLEVELAND WILLIAM C & WIFE SHARON	232	STEEPLE CHASE CIR	WEDDINGTON	NC	28173
6150087	CREDLE WALTER C III & WIFE KAREN P	228	STEEPLE CHASE CIR	WEDDINGTON	NC	28173
6150088	ONLEY ROBERT JR &	222	STEEPLECHASE CIR	WAXHAW	NC	28173
6150089	SPEHAR MARVIN A & DONNA G	216	STEEPLE CHASE CIR	WAXHAW	NC	28173
6150090	CARROLL JEFFREY R & WIFE TERESA A		P O BOX 69	INDIAN TRAIL	NC	28079
6150091	RHEA RICHARD B & WIFE NANCY D	182	STEEPLECHASE CIR	WEDDINGTON	NC	28173-9337
6150093	RHEA RICHARD B & WIFE NANCY D	182	STEEPLECHASE CIR	WEDDINGTON	NC	28173-9337
6150094	LAUGHTER LARRY Z & WF JOAN P LAUGHTE	178	STEEPLE CHASE CIR	WEDDINGTON	NC	281730000
6150095	BRINKLEY GREG M & WIFE KAY PRICE	174	STEEPLE CHASE CR	WAXHAW	NC	28173
6150096	MIESSE CINDY L & MIESSE KATHY J	1785	WILLOW WAY CIR	COLUMBUS	OH	43220
6150097	HOLSTON SCOTT W & WIFE TAMMY L	115	VALLEY GLENN DR	WEDDINGTON	NC	28173
6150098	KAZMIERSKI JAMES H & WIFE NANCY C	121	VALLEY GLEN DR	WAXHAW	NC	28173
6150099	PUCKETT CHARLES L &	117	KEE CT	WEDDINGTON	NC	28173
6150100	REIN BARBARA J	121	KEE CT	WAXHAW	NC	28173
6150101	JUDD BRUCE & WIFE DIANE JUDD	120	KEE CT	WEDDINGTON	NC	28173
6150102	JUDD BRUCE T & WIFE DIANE A	120	KEE CT	WEDDINGTON	NC	28173
6150103	HUEBNER WOLFGANG & WF RENATE	116	KEE CT	WEDDINGTON	NC	28173
6150104	WADSWORTH ROBERT ALAN & WIFE MELISSA	110	KEE CT	WEDDINGTON	NC	28173
6150105	MOORE ROBERT R IV & WIFE CHERIE L	104	KEE CT	WEDDINGTON	NC	28173
6150106	REA CHRISTOPHER A & WIFE JANICE E	109	CHASESTONE LN	WAXHAW	NC	28173
6150107	REA CHRISTOPHER A & WIFE JAN E	109	CHASESTONE CT	WEDDINGTON	NC	28173
6150108	COOPER GERONE A & WIFE DOROTHY A	113	CHASE STONE CT	WAXHAW	NC	28173
6150109	BELLER JAY	570	EMERSON AVE	NORTH BALDWIN	NY	11510
6150110	CUTHBERTSON DONALD FRANKLIN &	118	CHASE STONE CT	WEDDINGTON	NC	28173
6150111	CAROTHERS JEAN C	114	CHASESTONE LN	WAXHAW	NC	28173
6150112	BEAM JULIE MORGAN	110	CHASESTONE CT	WAXHAW	NC	28173
6150113	THOMPSON EUGENE EDWARD &	157	VALLEY GLEN DR	WEDDINGTON	NC	28173-9337
6150114	HOLLOWELL VICTOR B & WIFE CATHERINE	173	VALLEY GLEN DR	WEDDINGTON	NC	28173
6150115	CAROTHERS JEAN C	114	CHASESTONE LN	WAXHAW	NC	28173
6150116	BLACK MICHAEL A & WF LESLYE M	185	VALLEY GLENN DR	WEDDINGTON	NC	28173
6150119	WARNER RANDY R & WIFE JULIE A	176	VALLEY GLENN DR	WAXHAW	NC	28173
6150120	HELMS SEAN K& WIFE SHELLY B HELMS	172	VALLEY GLEN DR	WEDDINGTON	NC	28173
6150121	ORBAN MARY E	168	VALLEY GLEN DR	WAXHAW	NC	28173-9337
6150122	RODRIGUEZ VERONICA M	162	VALLEY GLEN DR	WAXHAW	NC	28173
6150123	TERRIGNO ANTONIO D	156	VALLEY GLEN DR	WAXHAW	NC	28173
6150124	MCGEE WILLIAM CORNELL & WIFE CATHERI	152	VALLEY GLEN DR	WEDDINGTON	NC	28173 9337
6150125	NIGH MARIA	146	VALLEY GLEN DR	WAXHAW	NC	28173
6150126	RICH JOHN C & WIFE DONNA R	140	VALLEY GLENN DR	WEDDINGTON	NC	28173
6150127	CAROTHERS JEAN C	114	CHASESTONE LN	WAXHAW	NC	28173
6150128	CARVER GILMER T &	130	VALLEY GLEN	WAXHAW	NC	28173
6150129	KEATING CHARLES V & WF THERESA	124	VALLEY GLEN DR	WAXHAW	NC	28173
6150130	THOMAS FAMILY TRUST RONALD THOMAS &	118	VALLEY GLEN DR	WEDDINGTON	NC	28173
6150131	COOPER MARCUS F	114	VALLEY GLEN DR	WAXHAW	NC	28173
6150132	BECK JASON & HEATHER MARIE SMITH	160	STEEPLE CHASE CIR	WEDDINGTON	NC	28173
6150133	COBB LOUIS KENT & WIFE GAIL C	156	STEEPLE CHASE CIR	WAXHAW	NC	28173
6150134	EDWARDS MICHAEL	152	STEEPLE CHASE CIR	WAXHAW	NC	28173
6150135	PHIFER JESSE PATRICK III &	148	STEEPLE CHASE CIR	WEDDINGTON	NC	28173
6150136	GROSS ROBERT L & WIFE JAN D GROSS	142	STEEPLE CHASE CIR	WAXHAW	NC	28173

b. Adjoining Property Owners plus Owners of Parcels that touch a 1,300 foot buffer around the property

2. Names and Addresses

6150137	NGUYEN LAM VU	7909 RAINBOW DR	CHARLOTTE	NC	28227
6150138	CHEATWOOD CHESTER D	130 STEEPLE CHASE CIR	WAXHAW	NC	28173
6150139	WASYLYK JOHN & DYAN DERKACS-WASYLYK	120 STEEPLE CHASE CIR	WAXHAW	NC	28173
6150141	DAY KRISTEN ANN	116 STEEPLECHASE CIR	WAXHAW	NC	28173
6150142	GOLDSTIEN S RONALD & CAROLYN L	112 STEEPLECHASE CIR	WAXHAW	NC	28173
6150143	KENDRICK AUBREY EARL III	108 STEEPLE CHASE CIR	WEDDINGTON	NC	28173
6150144	DEBLASIO JOHN & WIFE JOAN E	104 STEEPLE CHASE CIR	WEDDINGTON	NC	28173
6150145	SMITH LONNIE M & WIFE VELMA W	109 STEEPLE CHASE CIR	WEDDINGTON	NC	28173
6150146	YOUNG GREG D & WIFE JODIE M	257 STEEPLE CHASE CR	WEDDINGTON	NC	28173
6150147	WILLIAMS DONALD E	251 STEEPLE CHASE CIR	WEDDINGTON	NC	28173
6150148	CHANG CHRISTINA S	115 W GLENVIEW DR	SALISBURY	NC	28147
6150149	ONLEY ANTHONY W & WIFE TERRI B ONLEY	231 STEEPLE CHASE CIR	WAXHAW	NC	28173
6150150	GILBERT JOHN L JR & WIFE DOROTHY O	221 STEEPLECHASE CIR	WEDDINGTON	NC	28173
6150151	YOUNG DONELLE	35 HENHAWK RD	BALDWIN	NY	11510
6150152	CENTANNI VINCENT T	211 STEEPLECHASE CIR	WAXHAW	NC	28173
6150153	SALVO ERIC J & SANDRA MOORE-SALVO	207 STEEPLECHASE CIR	WAXHAW	NC	28173
6150154	DALLAS SCOTT S	177 STEEPLE CHASE CIR	WAXHAW	NC	28173
6150155	PAGANO TONY W & WIFE RUTH L	P O BOX 810	WAXHAW	NC	28173-0810
6150156	BURCH JOSHUA & HEATHER	145 STEEPLECHASE CIR	WAXHAW	NC	28173
6150157	KENNEDY WILLIAM M IV	139 STEEPLE CHASE CR	WEDDINGTON	NC	28173
6150158	KAROLAK KENNETH CHRISTOPHER &	133 STEEPLE CHASE CIR	WEDDINGTON	NC	28173
6150159	NATALE RICHARD J & WIFE SHIRLEY R	129 STEEPLE CHASE CIR	WEDDINGTON	NC	28173
6150160	NATALE RICHARD J & WIFE SHIRLEY R	129 STEEPLE CHASE CIR	WEDDINGTON	NC	28173
6150161	LOFTIN HARRY T JR & WIFE MYRA D	144 WEDDINGTON CHURCH RD	WEDDINGTON	NC	28173
6150162	COOK WILLIAM EARL JR	138 WEDDINGTON SCHOOL RD	WEDDINGTON	NC	28173
6150163	STONE GARY L & WENDY H	132 WEDDINGTON SCHOOL RD	WEDDINGTON	NC	28173
6150164	RICHARDSON SUSAN C	124 WEDDINGTON CHURCH RD	WAXHAW	NC	28173
6150165	PARK YOUNG O & JONG SU	120 WEDDINGTON CHURCH RD	WAXHAW	NC	28173
6150166	M/I HOMES OF CHARLOTTE LLC	5350 SEVENTY-SEVEN CENTER DR	STE 1 CHARLOTTE	NC	28217
6150167	M/I HOMES OF CHARLOTTE LLC	5350 SEVENTY-SEVEN CENTER DR	STE 1 CHARLOTTE	NC	28217
6150168	M/I HOMES OF CHARLOTTE LLC	5350 SEVENTY-SEVEN CENTER DR	STE 1 CHARLOTTE	NC	28217
6150169	M/I HOMES OF CHARLOTTE LLC	5350 SEVENTY-SEVEN CENTER DR	STE 1 CHARLOTTE	NC	28217
6150176	M/I HOMES OF CHARLOTTE LLC	5350 SEVENTY-SEVEN CENTER DR	STE 1 CHARLOTTE	NC	28217
6174003A	HIGHGATE HOMEOWNERS ASSOCIATION INC	P O BOX 3340	FORT MILL	SC	29708
6174003D	HIGHGATE HOMEOWNERS ASSOCIATION INC	1711 E BOULEVARD	CHARLOTTE	NC	28203
6174003G	HIGHGATE HOMEOWNERS ASSOCIATION INC	1711 E BOULEVARD	CHARLOTTE	NC	28203
6174028	HIGHGATE HOMEOWNERS ASSOCIATION INC	1711 E BOULEVARD	CHARLOTTE	NC	28203
6174033	BISCHOFF SCOTT C & KATHERINE T	3235 TILLOT DR	MATTHEWS	NC	28105
6174034	THURAU HERBERT T & WF DEBORAH L	4023 BLOSSOM HILL DR	WEDDINGTON	NC	28104
6174035	TUCKER DAVID B	PO BOX 7	PAGELAND	SC	29728
6174035	TUCKER DAVID B	PO BOX 7	PAGELAND	SC	29728
6174036	POSTON WILLIAM K & PAMELA J	4035 BLOSSOM HILL DR	MATTHEWS	NC	28104
6174037	HIGGINS THOMAS D JR & SHELLEE T	1005 CLOVER CREST DR	WEDDINGTON	NC	28104
6174038	TAN DENNIS	1009 CLOVER CREST LN	MATTHEWS	NC	28104
6174039	MAKEPEACE ROBERT D & SUE TAN	1012 CLOVER CREST LN	MATTHEWS	NC	28104
6174039	MAKEPEACE ROBERT D & SUE TAN	1012 CLOVER CREST LN	MATTHEWS	NC	28104
6174040	RICHARDSON TIM GEORGE CROW	1008 CLOVER CREST LN	WEDDINGTON	NC	28104
6174041	TURPIN DOUGLAS C	1004 CLOVER CREST LN	WEDDINGTON	NC	28104
6174042	HESS LEONARD A & KARA L	1000 CLOVER CREST LN	MATTHEWS	NC	28104
6174043	UNDERWOOD DONNA S	4049 BLOSSOM HILL DR	WEDDINGTON	NC	28104
6174044	EECHAMBADI NARASIMHAN V & BEENA S	4061 BLOSSOM HILL DR	MATTHEWS	NC	28104
6174045	MCCABE KEVIN & MARGARET	4065 BLOSSOM HILL DR	WEDDINGTON	NC	28104
6174046	KADER ABDUL	4069 BLOSSOM HILL DR	WEDDINGTON	NC	28104
6174047	COLLINS MICHAEL J TRUSTEE	4074 BLOSSOM HILL DR	MATTHEWS	NC	28104
6174048	CALABRETTA ARTHUR M & WF SHARON A	4066 BLOSSOM HILL DR	MATTHEWS	NC	28104
6174049	FUCHS DAVID & JENNIFER	4062 BLOSSOM HILL DR	WAXHAW	NC	28173
6174050	FACCONE DOMINIC M & ANTOINETTE V	4058 BLOSSOM HILL DR	MATTHEWS	NC	28104
6174051	BUTLER MICHAEL L & KATHY	4054 BLOSSOM HILL DR	MATTHEWS	NC	28104
6174052	FISHER THOMAS F & MARIE A	4050 BLOSSOM HILL DR	WEDDINGTON	NC	28104
6174053	ALLEN DALLAS L II & MONIQUE L	4046 BLOSSOM HILL DR	MATTHEWS	NC	28104

b. Adjoining Property Owners plus Owners of Parcels that touch a 1,300 foot buffer around the property

2. Names and Addresses

6174054 MALAK ASAAD	8042 PROVIDENCE RD SUITE 800	CHARLOTTE	NC	28277
6174055 LEDSINGER RICKI L	4040 BLOSSOM HILL DR	MATTHEWS	NC	28104
6174056 PATEL NISHITH & WIFE GEMINI	4036 BLOSSOM HILL DR	MATTHEWS	NC	28104-7715
6174057 BOUKIDIS PETE A & GEORGETTE P	4032 BLOSSOM HILL DR	MATTHEWS	NC	28104
6174058 ROWLEY STEVEN J & MICHELLE	4028 BLOSSOM HILL DR	WEDDINGTON	NC	28104
6174059 GRUE JOHN ANTHONY	4024 BLOSSOM HILL DR	MATTHEWS	NC	28104
6174060 BOMMANABOYINA KRISHNA & NIRPUAMA ANG	7123 THREE WOOD DR	MATTHEWS	NC	28104
6174127 WILLOW TRACE LANE INVESTMENTS LLC	7034 WILLOW TRACE LN	MATTHEWS	NC	28104
6174128 SMITH JAMES & WIFE SHARON	P O BOX 241689	CHARLOTTE	NC	28224-1689
6174129 YEAGER LAWRENCE R & ELEANOR L	7029 WILLOW TRACE LN	MATTHEWS	NC	28104
6174381 HIGHGATE HOMEOWNERS ASSOCIATION INC	P O BOX 3340	FORT MILL	SC	29708
6174382 HIGHGATE HOMEOWNERS ASSOCIATION INC	P O BOX 3340	FORT MILL	SC	29708
6174391 MACNEIL HOMES LLC	6701 FAIRVIEW RD STE A	CHARLOTTE	NC	28210
6174392 MACNEIL HOMES LLC	6701 FAIRVIEW RD STE A	CHARLOTTE	NC	28210
6174393 MACNEIL HOMES LLC	6701 FAIRVIEW RD STE A	CHARLOTTE	NC	28210
6174394 MACNEIL HOMES LLC	6701 FAIRVIEW RD STE A	CHARLOTTE	NC	28210
6174395 MACNEIL HOMES LLC	6701 FAIRVIEW RD STE A	CHARLOTTE	NC	28210
6174396 MARX JEFFREY J	1602 PEARLSTONE LN	MATTHEWS	NC	28104
6174397 SCHRAMM JEFF	1610 PEARLSTONE LN	WEDDINGTON	NC	28104
6174398 MARX JEFFREY J & JANETTE	1602 PEARLSTONE LN	MATTHEWS	NC	28104
6174399 BUGG PROPERTIES LLC	4092 BLOSSOM HILL DR	WEDDINGTON	NC	28104
6174400 MOTAN ABDUL H	3558 TALWYN CT	CHARLOTTE	NC	28269
6174401 COLLINS MICHAEL J	4074 BLOSSOM HILL DR	MATTHEWS	NC	28104
6174403 AKHTER PERVEZ & AKHTER BUILDERS INC	4101 HIGHT RIDGE RD	CHARLOTTE	NC	28270-1626
6174404 DAVIS JAMES H S II	1613 PEARLSTONE LN	MATTHEWS	NC	28104
6174405 RYAN GAIL T TRUSTEE	1621 PEARLSTONE LN	MATTHEWS	NC	28104
6174406 MACNEIL HOMES LLC	6701 FAIRVIEW RD STE A	CHARLOTTE	NC	28210

c. Existing Easements

Parcels 06150044, 44D, 44E.

In 2004, approximately forty four acres of the Hunter Farm were placed into a conservation easement managed by the Catawba Lands Conservancy. This easement forever protects the farm from future development and ensures the farm will be used for agricultural or forestry production. The Catawba Lands Conservancy, CLC, is a non-profit land trust that works with private landowners to protect natural habitat, water quality, and open space. The Conservancy is a regional land trust that permanently protects natural landscapes in the six counties surrounding the Charlotte metropolitan region.

Please see accompanying map for boundaries. Note there are three parcels that are not included in the Easement.

Egress/ ingress easement along the southern boundary crossing over the property of Weddington United Methodist Church to Weddington Church Road.

Parcel number 01650047

Entire parcel is deed restricted for conservation use.

Parcel number 01650048A.

45 foot Egress/ingress easement shown on northern boundary will be vacated as the purpose of this easement is no longer valid.

The Providence Road Tract: A proposed 45 foot ingress and egress easement is annotated on the northern boundary of the survey map. This easement will be vacated, as it's original purpose no longer exists.

All other easements are noted on the boundary surveys.

d. Proposed Principle Uses

1. Farm

The Hunter Farm has been in our family since circa 1868. It has been in continuous operation since that time, supporting five generations of farmers. Sometime in the early 1980's, Uncle Jim began engaging in what is now officially known as agri-tourism. In 1991, after retiring from military service, my family moved back to Weddington and built our home on the farm. Through the years the operation has expanded. In 2004, the family placed the farm under the protection of the Catawba Lands Conservancy, CLC, conservation easement, which will ensure its continuous operation in agriculture or forestry. In 2004, the town of Weddington adopted an agri-tourism ordinance but The Hunter Farm was considered "grandfathered" in and has been operating without an official conditional use permit. It has been the opinion of the past Town Planners that if additional acreage was added to the operation, a permit would be required. Additionally, it is the stated opinion of Attorney Fox, that the operations currently under way may continue, regardless of the outcome of this application. It should also be noted, that production of agricultural products is the foundation of our farming operation, and should not be considered as part of this application. Agriculture is regulated by the NCDA and US Commerce Department.

Current Operations: While we are "officially" open year round, the bulk of our business is concentrated during the spring and fall months and is weather dependent. In addition to our educational farm tours, we host weddings, birthday parties, corporate events, scouting events, graduation and prom parties, charity events, family reunions, summer camp, outdoor worship services and catch and release fishing. We are also the site for "Wake up to Ag Day" for the Weddington and Marvin Ridge HS cluster.

For a complete listing of our current programs please visit our website at www.thehunterfarm.org.

Future programs and activities under consideration for expansion include:

-- Concessions

-- Sell of locally grown agricultural and horticultural products: NC Mountain apples, Union County grown flowers, grass fed beef, free range eggs, jams and jellies.

-- Sponsoring a 4-H chapter

-- Partnering with SPCC to develop a sustainable agriculture curriculum "Farm to Fork".
Growing your own food"

-- Developing a community gardening program in partnership with the Master Gardners Organization and Future Farmers of America from local High Schools.

-- Other agricultural, horticultural, forestry and environmental science programs that are agricultural in nature. For example: "How to win the battle against canker worms."

Current facilities: A full inventory of all farm structures is included in the packet. However, not all of these are used for the agri-tourism programing and therefore are not accessible to the public.

The animal exhibit areas are in compliance with NCDA guidelines for petting barns. There are four

(4) irrigation/fishing ponds. Porta Jons and hand washing stations are provided and serviced as recommended by Union County Environmental Health. Parking facilities, grass, gravel and a combination of both, can accommodate 300+ vehicles. Parking attendants are on duty during high traffic periods. We can comfortably accommodate 250 people per hour with the average length of stay approx 90 minutes. Special events average 2-4 hours. All facilities are ADA compliant. There are three private residences located on the property but are not included in the agri-tourism activities.

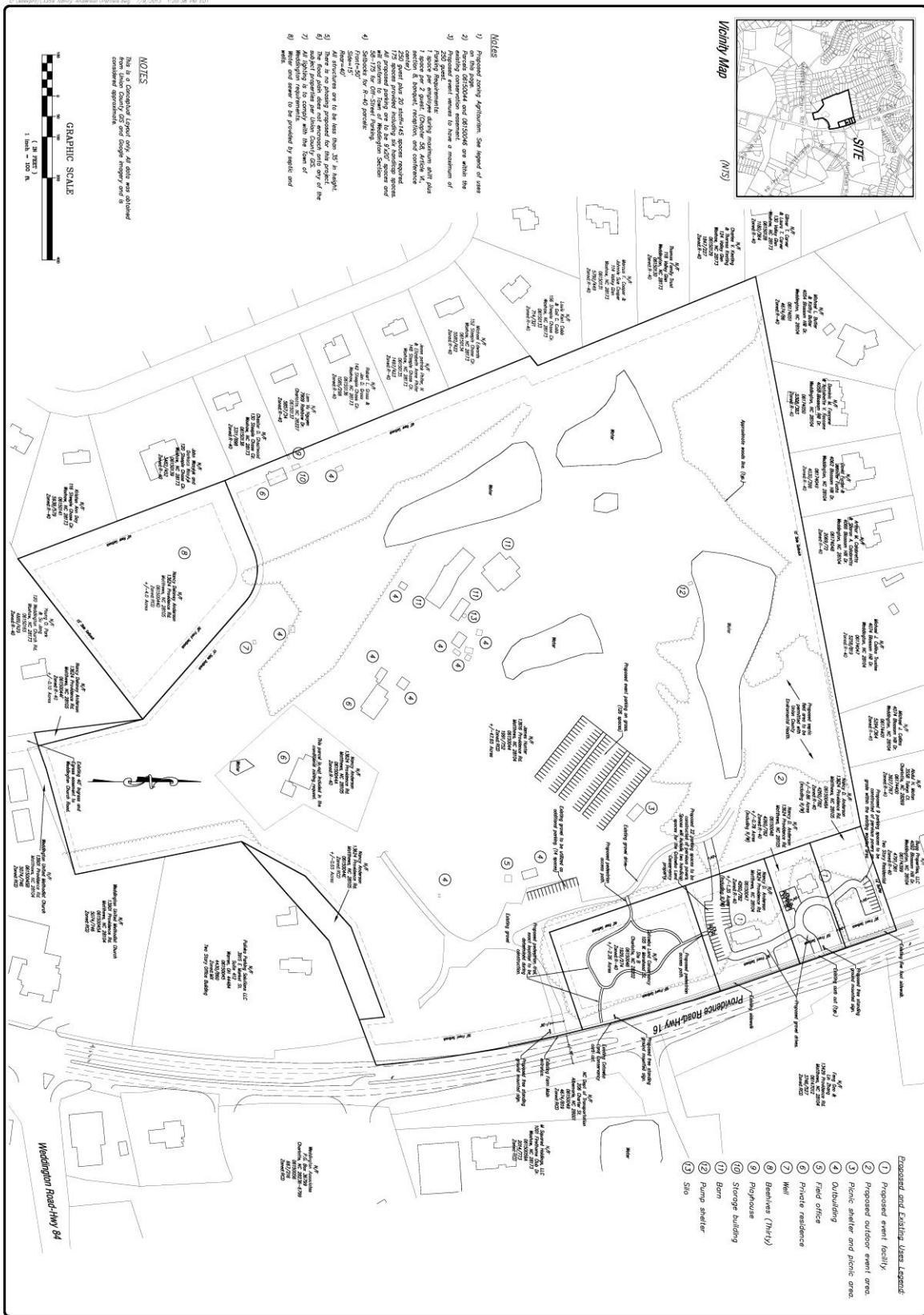
d. Proposed Principle Uses

1. Farm (Continued)

Traffic pattern: The farm can be accessed from Providence Road and Weddington Church Road. Please see attached map. There are 3 entrances on Providence Road. The service entrance is actually located on the Providence Road Tract near the northern border, just south of the Highgate subdivision. The main entrance serves the farm and 2 private residences. The third entrance is pedestrian only and is located near the southern boundary across from the shopping area. (This will have to be abandoned soon when turn lanes are modified on Providence Road to accommodate nearby development.) Weddington Church Road provides access from the southern border onto the farm for service vehicles, pedestrians and private residents. Private gates along the southern and northern boundary provide pedestrian access only into the Steeplechase and Highgate neighborhoods per request of the property owners. All vehicle traffic access onto Providence Road is right-in, right out. Northbound and southbound, protected left over turn lanes provide safe turning movements within several thousand feet.

d. Proposed Principle Uses

2. Site Plan for Providence Road Tract & Catawba Lands Conservancy Tract



C-2.0

Conditional Zoning Site Plan



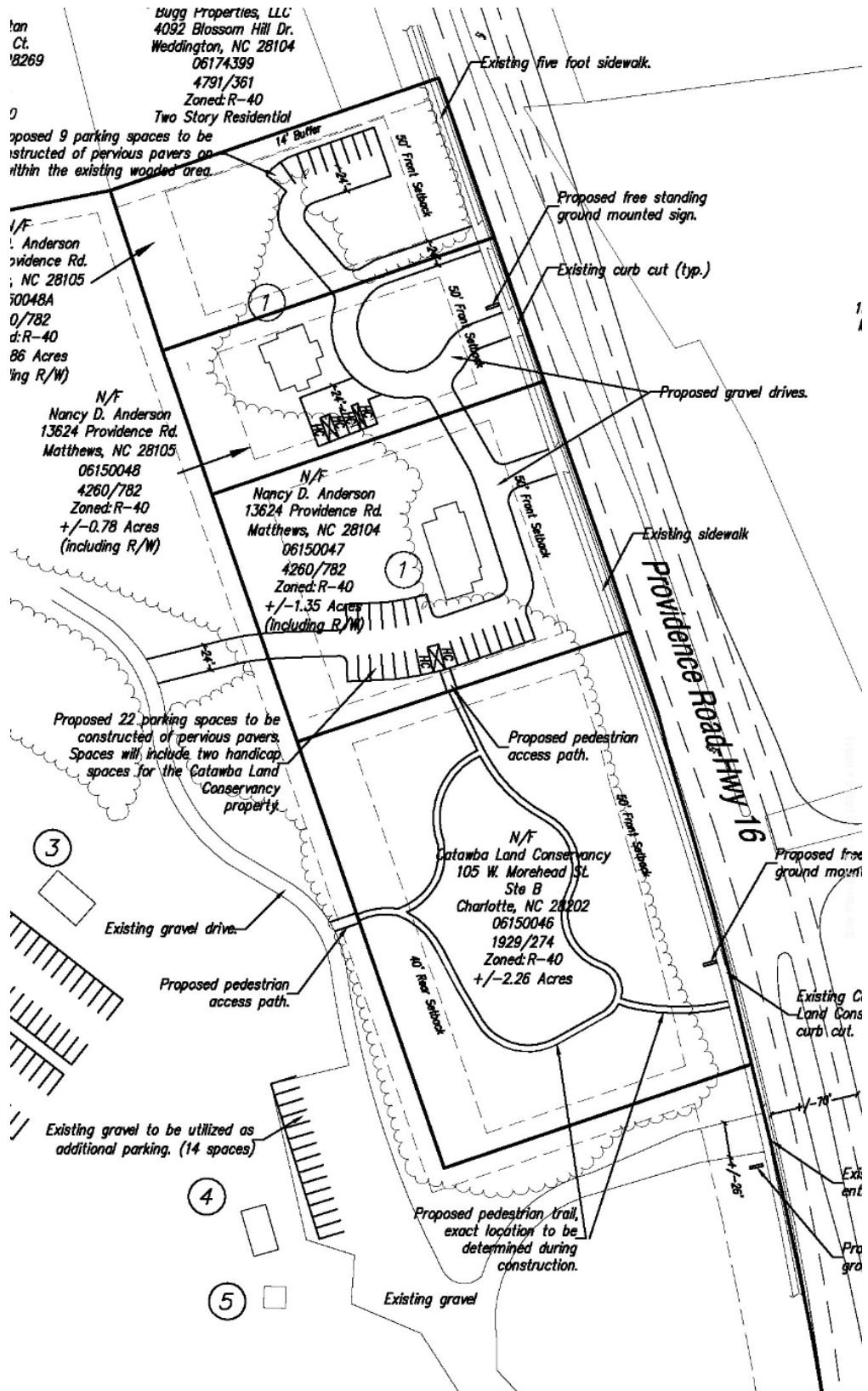
LAWRENCE ASSOCIATES
 106 W. Jefferson St.
 Mooresville, North Carolina 28112
 Phone: 704-666-9999
 Fax: 704-666-9035
 www.lawrenceassociates.com
 Firm License Number: C-3856

Anderson Agritourism
 18654 Providence Road
 Matthews, NC 28105
 Phone: 704-564-5897

NO.	DATE	DESCRIPTION
01	05/09/13	ADDED TO THE PROJECT
02		
03		
04		
05		
06		
07		
08		
09		
10		
11		
12		

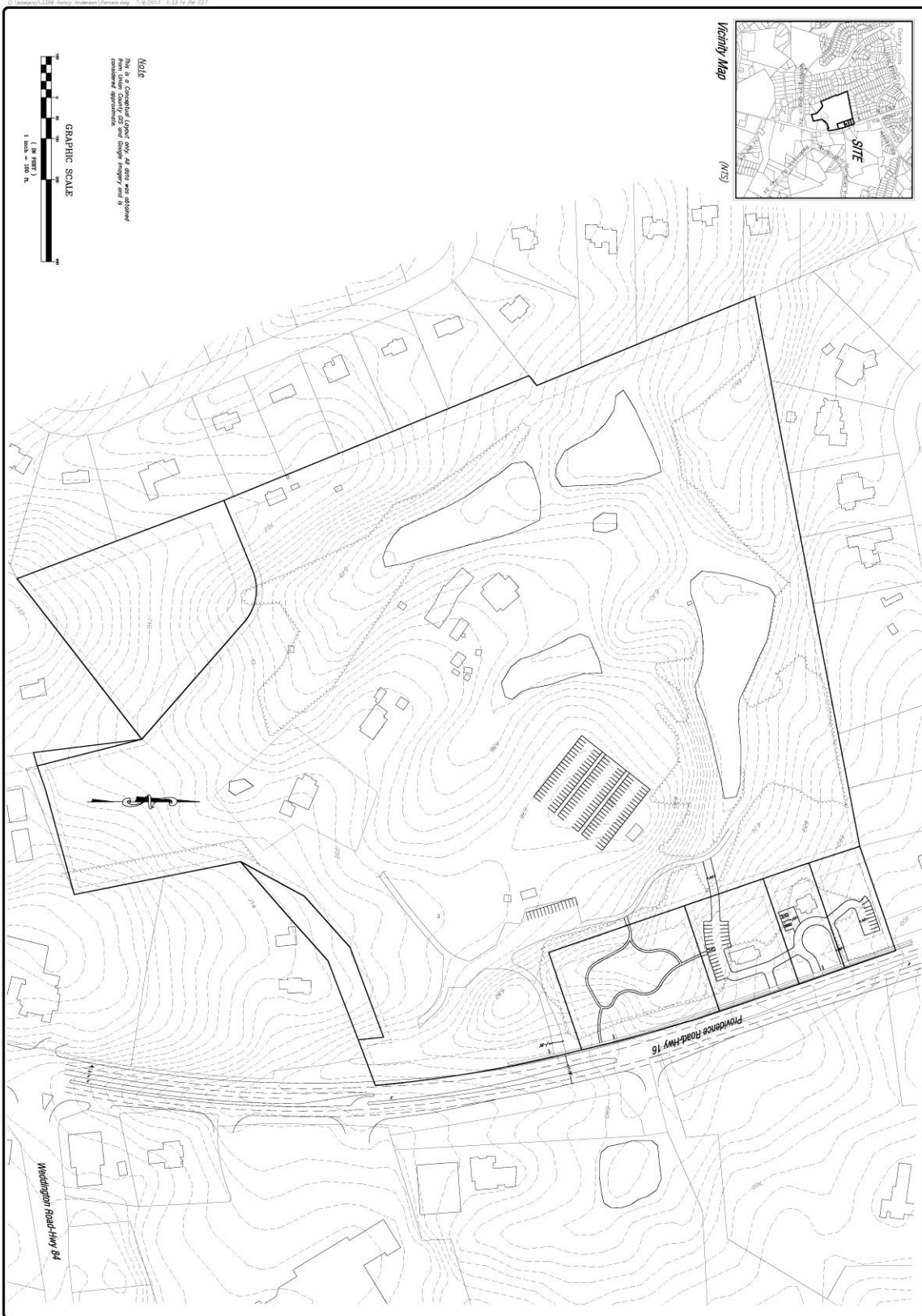
d. Proposed Principle Uses

2. Site Plan for Providence Road Tract & Catawba Lands Conservancy Tract (Zoom in to Providence Rd and Catawba Lands Conservancy Tract)



d. Proposed Principle Uses

2. Site Plan for Providence Road Tract & Catawba Lands Conversancy Tract (with topo)



<p>C-21</p> <p>12/2012</p>	<p>Condition Zoning Topographic Layout</p>		<p>LAWRENCE ASSOCIATES</p> <p>106 W. Jefferson St. Marion, North Carolina 28752 P: 704-283-7011 800-557-8021 F: 704-283-9335 www.lawrenceassociates.com Firm License Number: C-2858</p>	<p>Anderson Agritourism</p> <p>15624 Providence Road Matthews, NC 28105 Phone: 704-564-5697</p>	<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>REVISION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	BY	REVISION				
	NO.					DATE	BY	REVISION					
<p>DESIGNED BY: COL</p> <p>DRAWN BY: COL</p> <p>CHECKED BY: COL</p> <p>DATE: 06/16/13</p> <p>SCALE: 1" = 100'</p> <p>DATE PLOTTED: 3/20/13</p>													

e. Traffic Impact Analysis (Access Points, Potential Parking Capacity for Hunter Farm)

July 10, 2013

Ms. Bonnie Fisher
US Infrastructure
1043 E. Morehead Street
Charlotte, NC 28204

Dear Ms. Fisher,

I am applying for a conditional zoning permit in the Town of Weddington. Section 58. states a traffic impact analysis study may be needed if deemed necessary by the town engineer. I am asking for a preliminary assessment from you before my package moves forward through the rigorous approval process. I have included a summary of the pertinent information and a map of the study area for your convenience.

The properties are located on the west side of Providence Road between Highway 84 and Hemby Road. The study area includes parcel numbers, [06150044](#), 44D, 44E, 46, 47, 48, 48A.

Parcels [06150044](#), 44D, 44E are the location of an on-going agri-business.

Current Status: In addition to our regular farming operations we host approximately 10,000 visitors annually to our farm.

About half of those arrive on buses, the remaining half in POVs. Peak traffic volumes are 9am-noon, Monday - Friday, and 9am-6pm on Saturday, Sunday 1-6pm, April- May and again October - November. Public access is from the main entrance on Providence Road, a four lane divided highway. The entrance is served by a right in, right out movement. There are two protected left over turn lanes, one for north bound and one for south bound located within 5000 feet.

Proposed use: No significant changes

Requested changes: None

Parcel [06150046](#):

Current use: This parcel is in a deed restricted conservation easement. There is no development on the property. It is accessed by a right in, right out driveway cut, but it is not in use at this time.

Proposed use: Nature trail. Trail will be accessed from adjoining property and from the sidewalk along Providence Road.

There will be no vehicle traffic on this parcel. The entrance will be closed to all vehicular traffic except for emergency vehicles. Projected peak traffic volumes; less than 25 cars, which will be using the entrance on parcel # [06150044](#) and 47.

Requested Changes: None

Parcel numbers [06150047](#), 48, 48A

Current use. Single family dwellings. Parcel 47 is occupied, 48 is unoccupied, 48A is vacant.

Each lot is served by a single driveway cut; right in, right out and a north and southbound protected left over.

Proposed use. Event center. Projected peak traffic volumes. 125 cars weekend nights.

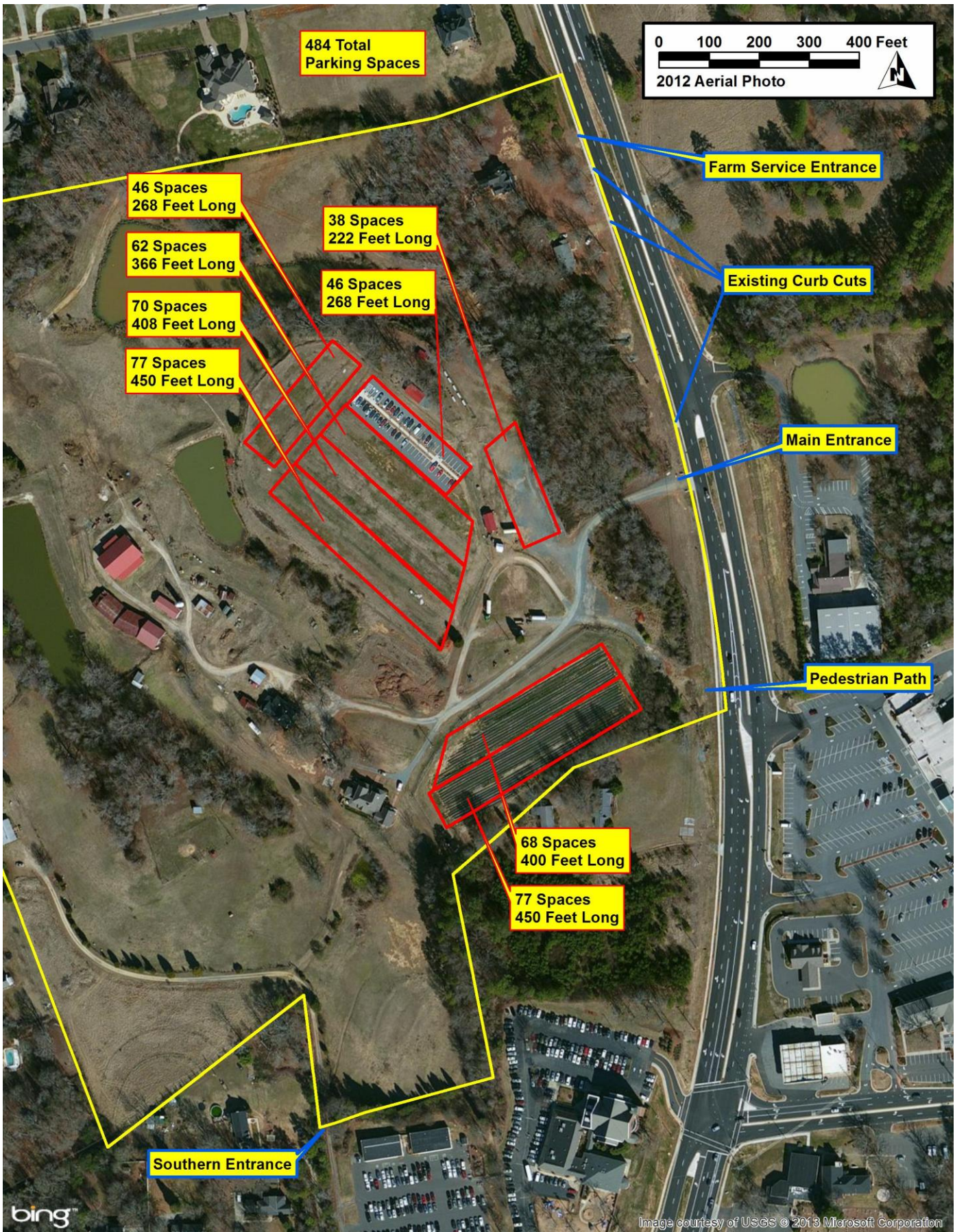
Requested changes: None

Attached is a recent traffic study performed by Stantec, for parcel number, ----r which adjoining the study area. It provides detailed information re: traffic volumes along the Providence Road corridor and the intersections of Hemby Road and Highway 84.

In summary, the projected volume of this project is approximately 300 additional vehicles per week during non peak hours, on non peak travel days. The current turning movements and present driveway cuts are adequate. We are not requesting any changes in the present facility.

Thank you for your assistance in this matter.

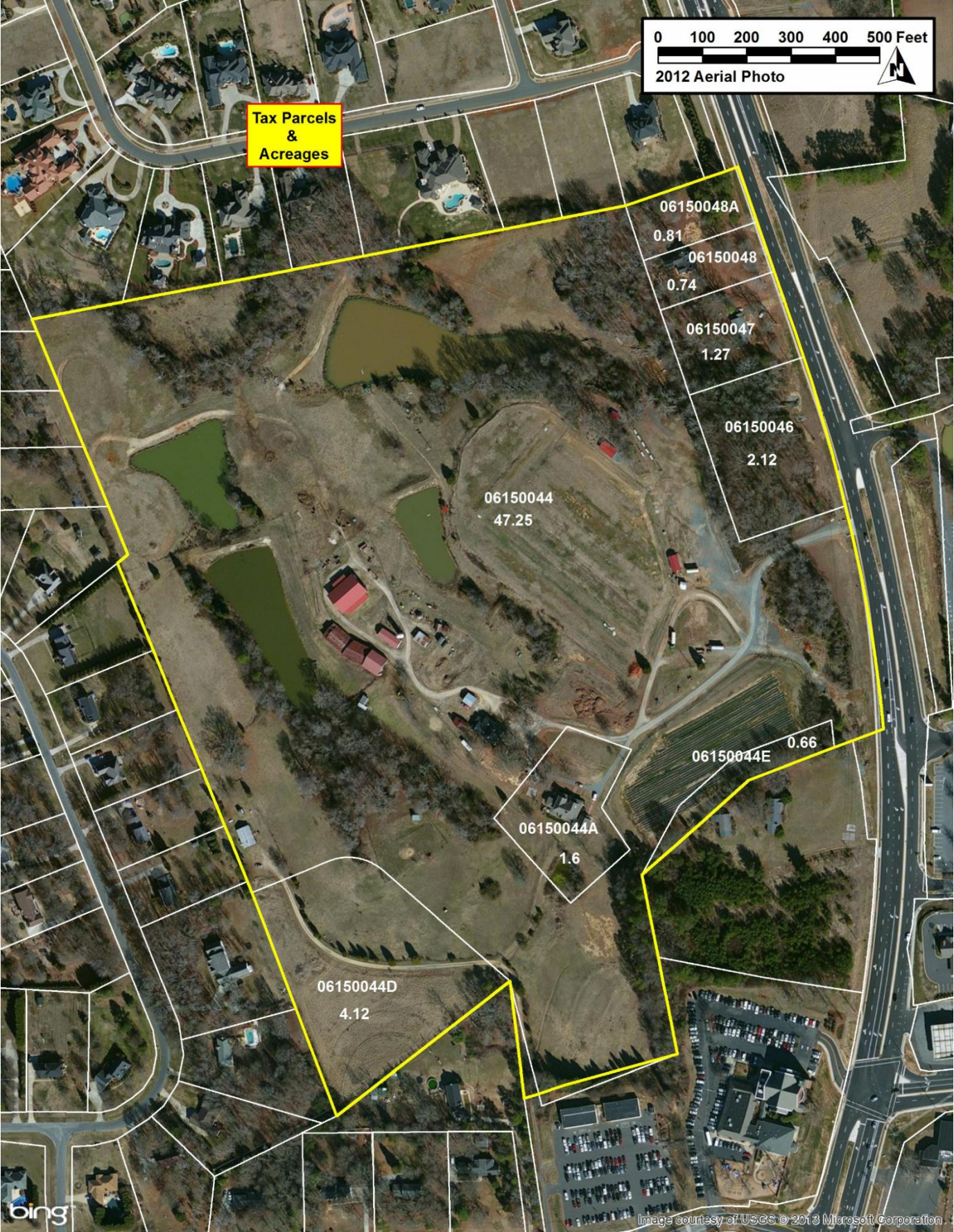
Respectfully,
Nancy Anderson
The Hunter Farm
[\(704\) 564-5897](tel:(704)564-5897)



e. Traffic Impact Analysis (Zoom in Illustration of Potential Parking Capacity for Hunter Farm)

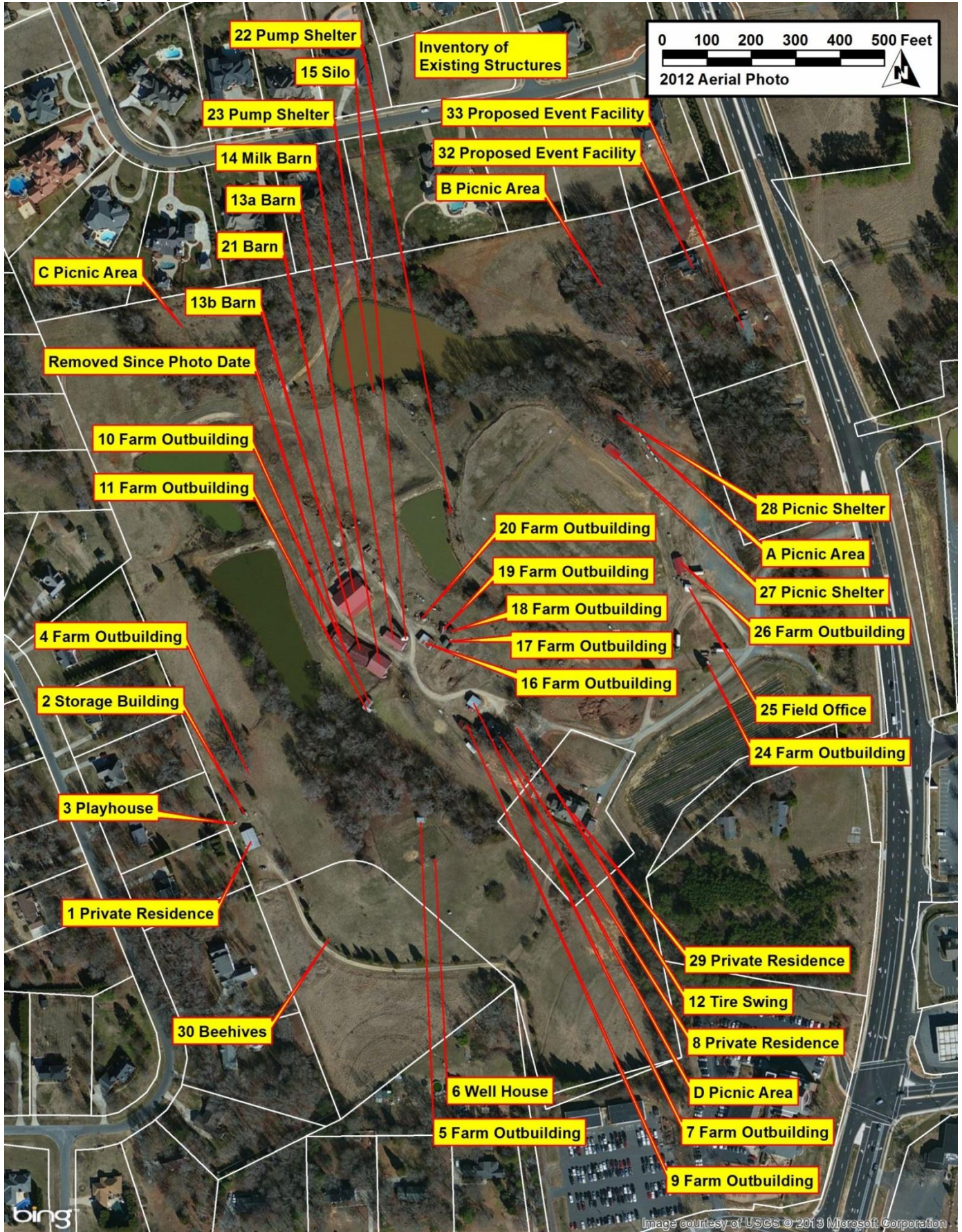


f. Lot Sizes



g. Existing Structures

1. Aerial photo with structures labeled



g. Existing Structures

2. List of Building Names and Dimensions

Building Number	Building Name	Approx Width	Approx Length	Approx Height
1	Private Residence	26	43	12
2	Storage Building	8	8	10
3	Playhouse	4	6	9.5
4	Farm Outbuilding	8	9.6	7
5	Farm Outbuilding	13.8	10.2	8.7
6	Well House	5.5	5	4.5
7	Farm Outbuilding	21	22	11
8	Private Residence	74	44	26
9	Farm Outbuilding	15.34	32	12
10	Farm Outbuilding	8	16	10.75
11	Farm Outbuilding	8	20	8.5
12	Tire Swing	26 dia.		
13a	Barn	44	50	24
13b	Barn	44	60	24
14	Milk Barn	18	60	11
15	Silo	10	10	34
16	Farm Outbuilding	20	34	10
17	Farm Outbuilding	10	16	10
18	Farm Outbuilding	11	17	9
19	Farm Outbuilding	10	10	8
20	Farm Outbuilding	12	12	12
21	Barn	72	72	30
22	Pump Shelter	10	10	8
23	Pump Shelter	12	16	12
24	Farm Outbuilding	8	6	7.5
25	Field Office	8	12	11
26	Farm Outbuilding	18	36	12
27	Picnic Shelter	18	36	12
28	Picnic Shelter	12	12	9
29	Private Residence	Not included in Application		
30	7 Beehives	3.6	2	4
32	Proposed Event Facility	65	46	29
33	Proposed Event Facility	69	28	17.5

g. Existing Structures
3. Building Photos

1



2



g. Existing Structures
3. Building Photos

3



4



g. Existing Structures
3. Building Photos

5



6



g. Existing Structures
3. Building Photos

7



8



g. Existing Structures
3. Building Photos

9



10



g. Existing Structures
3. Building Photos

11



12



g. Existing Structures
3. Building Photos

13a & 13b



14



g. Existing Structures
3. Building Photos

15



16



g. Existing Structures
3. Building Photos

17



18



g. Existing Structures
3. Building Photos

19



20



g. Existing Structures
3. Building Photos

21



22



g. Existing Structures
3. Building Photos

23



24



g. Existing Structures
3. Building Photos

25



26



g. Existing Structures
3. Building Photos

27



28



g. Existing Structures
3. Building Photos

29



30



g. Existing Structures
3. Building Photos

32



10



g. Existing Structures
4. Matthews Price House Elevations



g. Existing Structures
5. Winchester House Photographs



i. Existing & proposed access to public streets

Existing access to public streets are as shown on the aerial photo below. No new access points are requested herein.



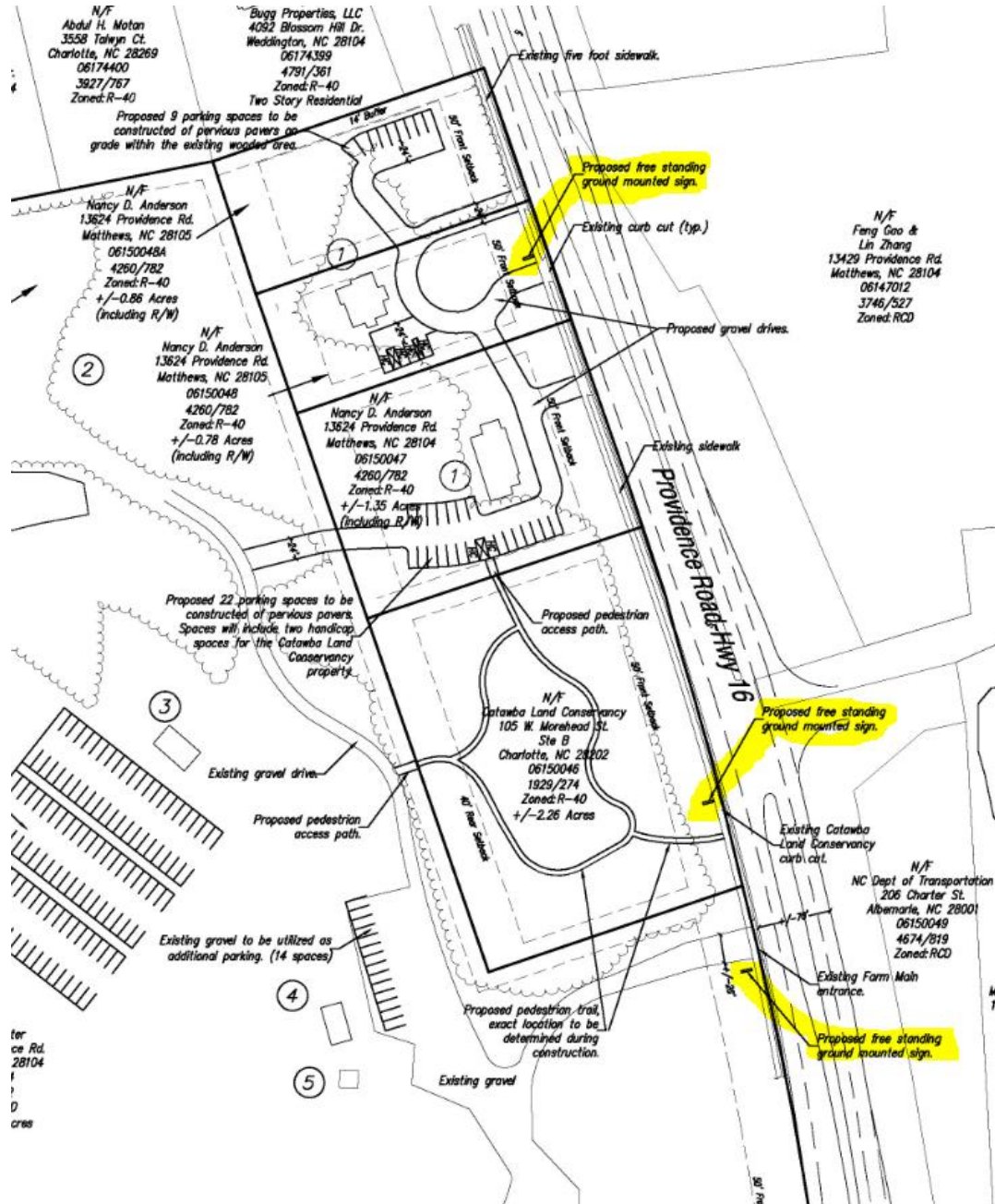
j. Phasing of the Project

The ongoing operation of the farm, parcel numbers 01650044, 44D, 49E, will remain on-going. If approved, we plan to develop the event center and nature trail con-currently.

However, the nature trail will likely be developed by service organization & voluntary and will be coordinated by the CLC & farm. The time line may vary. Additionally, this project is entirely outdoors and will be weather dependent.

k. Signage

As shown on the Site Plan for Providence Road Tract & Catawba Lands Conservancy Tract (Zoom in to Providence Rd and Catawba Lands Conservancy Tract) below:



Proposal
 Free standing, ground signs with up lighting in compliance with Town of Weddington sign ordinance.

i. Exterior treatments of principal structures

Wood siding, architectural grade shingles. Exterior paint coordinating color palate historically correct to the time period of the Matthews Price house. Winchester House to have exterior modifications to closer match the era of the Matthews Price house.



m. Flood Hazard Boundary Maps



n. Topography Maps (Zoom out to entire area)

n. Topography Maps (Zoom in to Providence Rd Tract & CLC Tract)





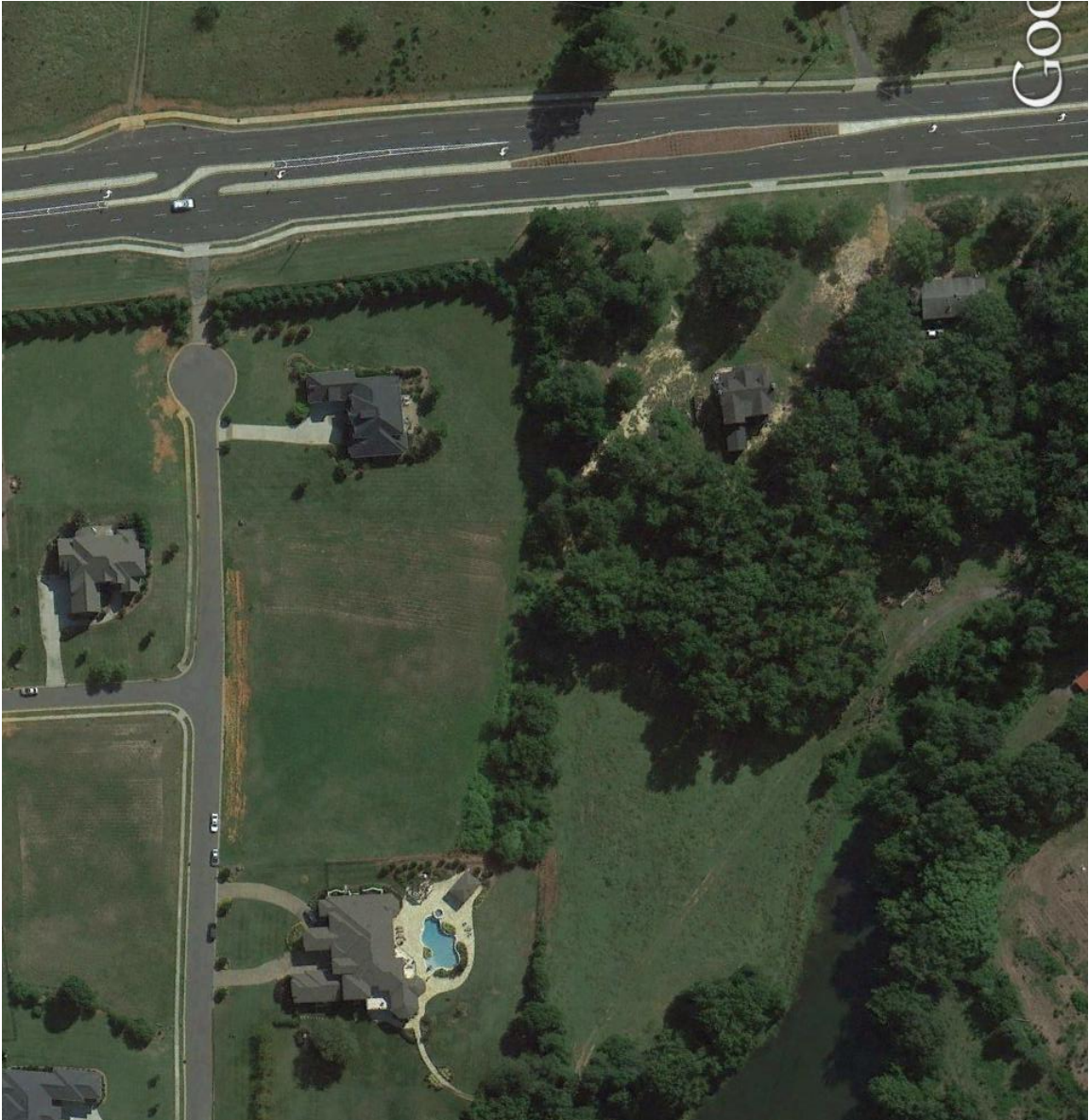
o. Scale of buildings relative to abutting properties

Ground level photos below illustrate that the adjoining property frontage is intentionally opaque landscape buffering to hide Highgate homes from street view.



o. Scale of buildings relative to abutting properties

Aerial photo below illustrates that the adjoining property frontage is intentionally opaque landscape buffering to hide Highgate homes from street view.



p. Lighting Plan

Entry: Lighting poles to match Weddington design along Providence Road.

Entry Drive: Moonlight lighting in trees shining on driveway (moonlight is a soft natural light similar to a full moon)

House: Front up lights on foundation plantings and flowers, sconces on porch. Rear sconces on house.

Landscaping: Festive outdoor decorative lighting.

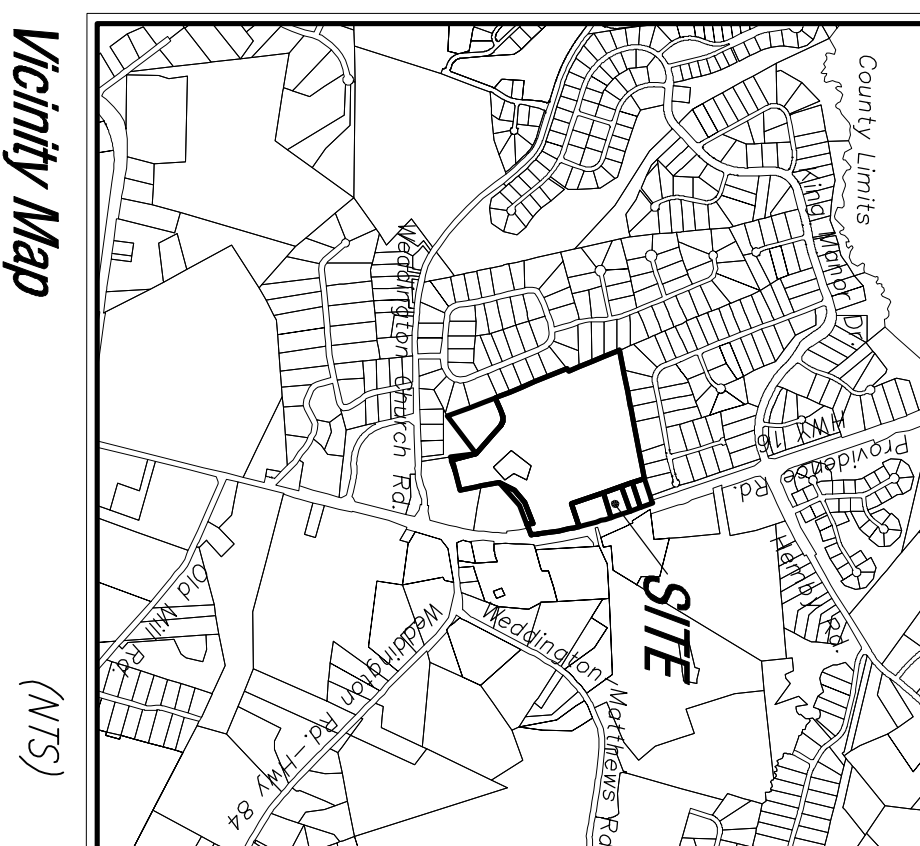
All lighting will in accordance with Town of Weddington Lighting Ordinance Article 4 of chapter 14.

q. Audio Considerations

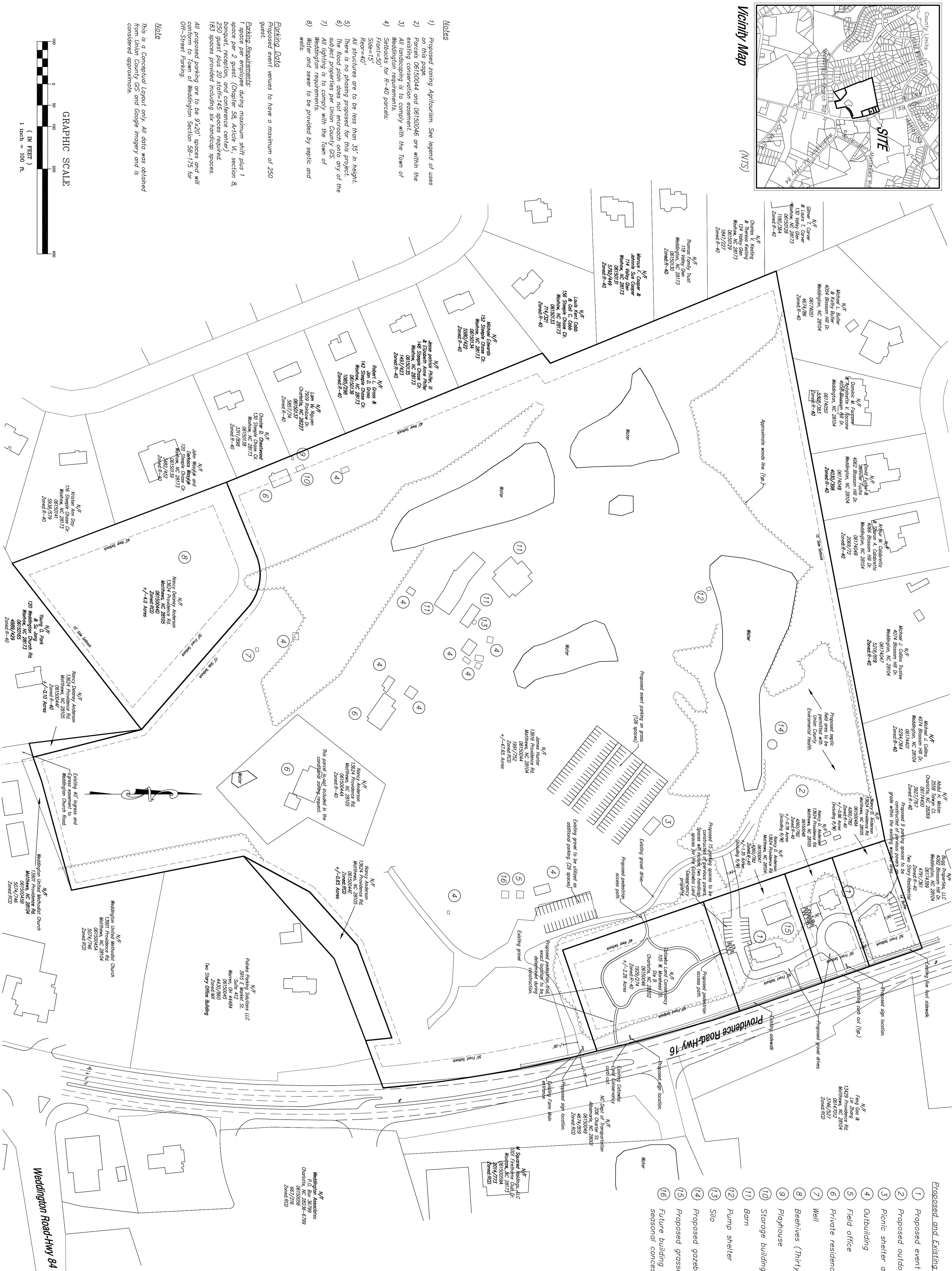
All sound level, ambient or mechanical, will be handled in accordance with Town of Weddington noise ordinances.

Friends of the farm respectfully request that you MOOOOVE to approve this application.





Vicinity Map (N/T/S)



- Proposed and Existing Uses Legend:**
- 1 Proposed event facility.
 - 2 Proposed outdoor event area.
 - 3 Picnic shelter and picnic area.
 - 4 Outbuilding
 - 5 Field office
 - 6 Private residence
 - 7 Well
 - 8 Beehives (Thirty)
 - 9 Playhouse
 - 10 Storage building
 - 11 Barn
 - 12 Pump shelter
 - 13 Silo
 - 14 Proposed gazebo
 - 15 Proposed grassed area for tent.
 - 16 Future building to be used for seasonal concessions.

Notes

- 1) Proposed zoning Agritourism. See legend of uses on this page.
- 2) Parcels 06150044 and 06150046 are within the existing conservation easement.
- 3) All landscaping is to comply with the Town of Weddington requirements.
- 4) Setbacks for R-40 parcels:
Front=90'
Side=15'
Rear=40'
- 5) All structures are to be less than 35' in height.
- 6) There is no phasing proposed for this project.
- 7) The flood plain does not encroach onto any of the subject properties per Union County GIS.
- 8) All lighting is to comply with the Town of Weddington requirements.
- 9) Water and sewer to be provided by septic and wells.

Parking Data
Proposed event venues to have a maximum of 250 guest.

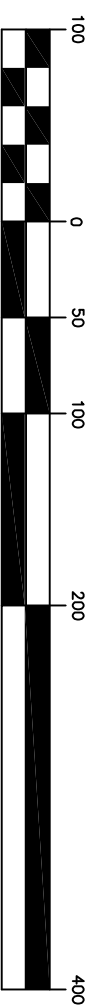
Parking Requirements:
1 space per employee during maximum shift plus 1 space per 2 guest. (Chapter 58, Article VI, section 8, banquet, reception, and conference center).
250 guest plus 20 staff=145 spaces required.
183 spaces provided including six handicap spaces.

All proposed parking are to be 9'x20' spaces and will conform to the standards of Weddington Section 56-113 for Off-Street Parking.

Note

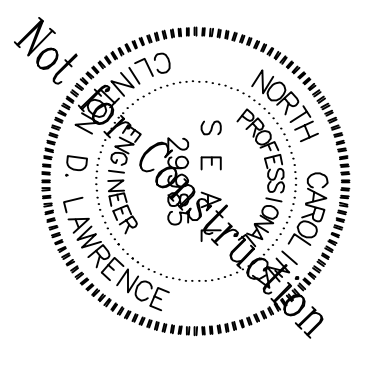
This is a Conceptual Layout only. All data was obtained from Union County GIS and Google imagery and is considered approximate.

GRAPHIC SCALE



Conditional Zoning Site Plan

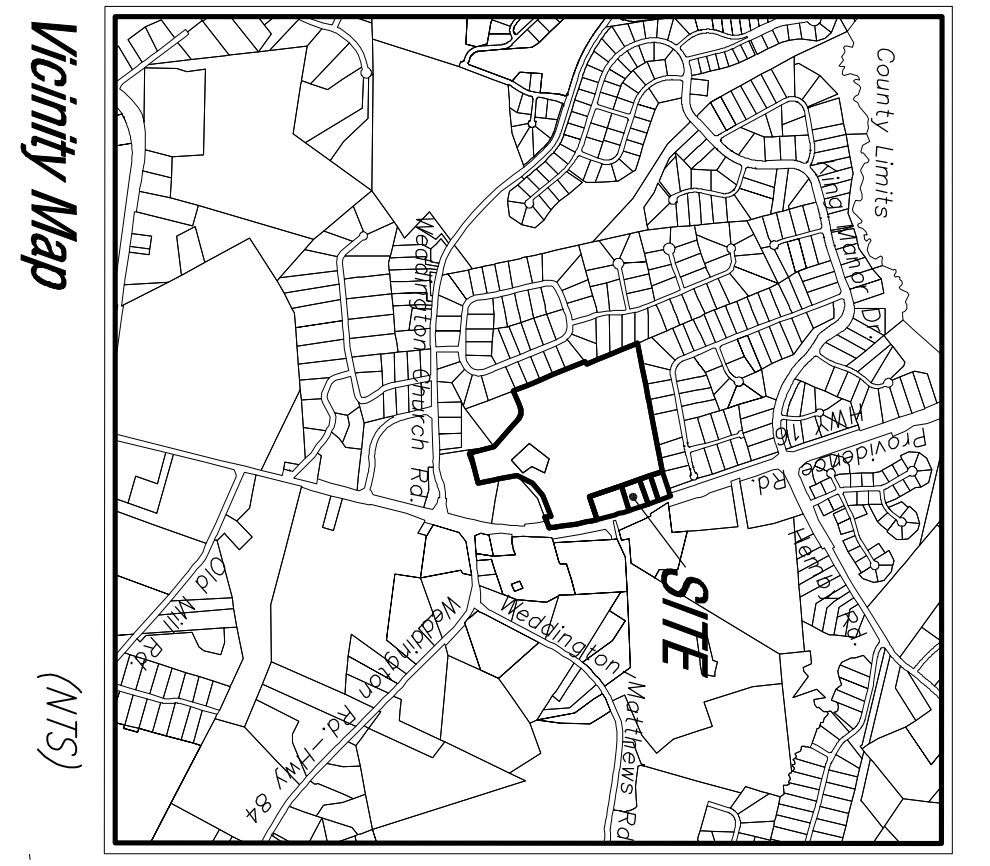
DESIGNED BY	CDL	DRAWN BY	CDL	CHECKED BY	CDL
SCALE	DATE	JOB NUMBER			
1" = 100'	06/18/13	3359			



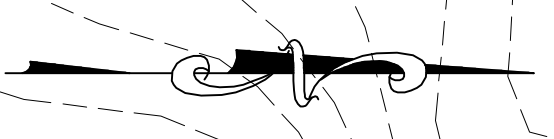
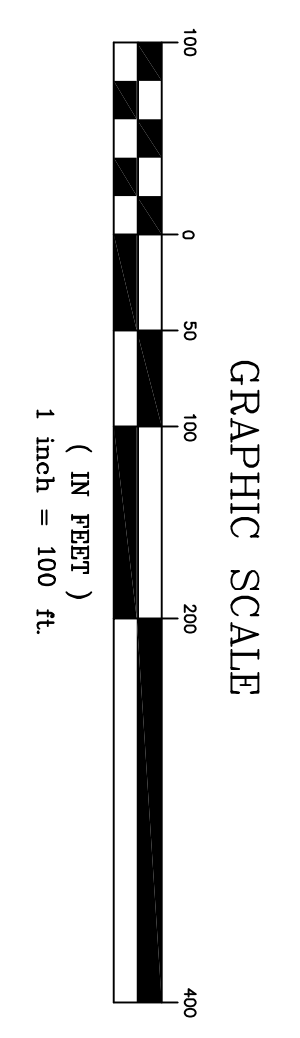
LAWRENCE ASSOCIATES
106 W. Jefferson St.
Monroe, NC 28112
P 704-289-1013 866-557-8051
F 704-283-9035
www.lawrenceurveying.com
Firm License Number: C-2856

Anderson Agritourism
13624 Providence Road
Matthews, NC 28105
Phone: 704-564-5897

NO.	DATE	BY	ISSUE
1)	07/09/13	CDL	ADDRESSED TOWN REVIEW COMMENTS.
2)	09/04/13	CDL	ADDRESSED PLANNING BOARD AND PUBLIC INVOLVEMENT MEETING COMMENTS.
3)	11/05/13	CDL	ADDED CONCESSION BUILDING.



Note
This is a Conceptual Layout only. All data was obtained from Union County GIS and Google Imagery and is considered approximate.



C-2.1	Conditional Zoning Topographic Layout					LAWRENCE ASSOCIATES 106 W. Jefferson St. Monroe, North Carolina 28112 P 704-289-1013 866-557-8051 F 704-283-9035 www.lawrencesurveying.com Firm License Number: C-2856	Anderson Agritourism 13624 Providence Road Matthews, NC 28105 Phone: 704-564-5897		<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">NO.</th> <th style="text-align: left;">DATE</th> <th style="text-align: left;">BY</th> <th style="text-align: left;">ISSUE</th> </tr> </thead> <tbody> <tr> <td>1)</td> <td>07/09/13</td> <td>CDL</td> <td>ADDRESSED TOWN REVIEW COMMENTS.</td> </tr> <tr> <td>2)</td> <td>09/04/13</td> <td>CDL</td> <td>ADDRESSED PLANNING BOARD AND PUBLIC INVOLVEMENT MEETING COMMENTS.</td> </tr> <tr> <td>3)</td> <td>11/05/13</td> <td>CDL</td> <td>ADDRESSED CONCESSION BUILDING.</td> </tr> </tbody> </table>	NO.	DATE	BY	ISSUE	1)	07/09/13	CDL	ADDRESSED TOWN REVIEW COMMENTS.	2)	09/04/13	CDL	ADDRESSED PLANNING BOARD AND PUBLIC INVOLVEMENT MEETING COMMENTS.	3)	11/05/13	CDL	ADDRESSED CONCESSION BUILDING.
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DESIGNED BY	CDL	DRAWN BY	CDL	CHECKED BY	CDL																				
SCALE	1" = 100'	DATE	06/18/13	JOB NUMBER	3359																				

Jordan, per our phone conversation this morning. The Department has reviewed the proposed land use for the above referenced location. Given the low trip generation and the fact that existing site access will be utilized with no modification, the Department will not require a traffic analysis. If you have any questions or would like to discuss further, please advise.

John W. Underwood
NCDOT - 10th Highway Division
District Engineer
130 South Sutherland Avenue
Monroe, NC 28112
704-289-1397 - Office
704-292-1800 – Fax

RECEIVED

AUG 23 2013

TOWN OF WEDDINGTON
ZONING/PLANNING DEPT.

Town of Weddington Conditional Zoning Application

Application Number: 0706-13

Application Date: August 23, 2013

Applicant's Name: Todd Alexander

Applicant's Phone: (704) 562-6899

Applicant's Address: 7918 Rainbow Drive Charlotte, Nc 28227

Property Owner's Name: Rick and Doris Alexander

Property Owner's Phone: (704) 843-3930

If applicant is different from the property owner, please provide a notarized authorization from the property owner.

Property Location: 7112 Newtown Road Weddington, Nc 28173

Parcel Number: 06129045 Deed Book and Page: D.B. 418 Page 939

Total Acreage of Site: 7.65 Acres Existing Zoning: Residential

Application Fee: \$1500.00 Check Number: 1118

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 he/she will reimburse the Town for all engineering and consulting services associated with the review of 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.

Please include the following:

- ✓ 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(ies) 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 5.9.1 of the Weddington Zoning Ordinance.
- ✓ 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 treatments 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.

Please Note: The Zoning Administrator requires the petitioner to submit more than one copy of the petition and site plan in order to have enough copies available to circulate to other government agencies for review and comment. The number of copies required shall be determined on a case-by-case basis by the Zoning Administrator.

Zoning Administrator Approval

The Zoning Administrator shall have up to thirty (30) days following any revision of the application to make comments. If the Administrator forwards no comments to the applicant by the end of any such thirty-day period, the application shall be submitted to the Planning Board for their review without any further comment.

Planning Board Review

The applicant shall submit at least ten (10) copies of the application to the Zoning Administrator for transmittal to the Planning Board and other appropriate agencies. The Zoning Administrator shall present any properly completed application to the members of the Planning Board at least fifteen (15) days prior to their next regularly scheduled meeting. The Planning Board by majority vote may shorten or waive the time provided for receipt for a completed application. The Planning Board shall have up to thirty-one (31) days from the date at which they first met to review the application to take action. If such period expires without action taken by the Planning Board, the application shall then be transferred to the Town Council for final action.

Action by Town Council

Conditional Zoning District decisions are a legislative process subject to judicial review using the same procedures and standards of review as apply to general use district zoning decisions. Conditional Zoning District decisions shall be made in consideration of identified relevant adopted Land Use Plans for the area and other adopted land use policy documents and/or ordinances.

Public Hearing Required

Prior to making a decision 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 12.1.7 of the Zoning Ordinance. Once the public hearing has been held, the Town Council shall take action 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 thirty-one (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.

To the best of my knowledge, all information herein submitted is accurate and complete.

Doris D Alexander

Doris D Alexander
Signature of Property Owner

August 20, 2013

Date

[Signature]

Signature of Applicant

8/23/13

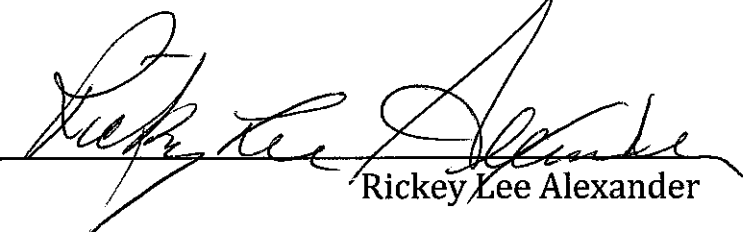
Date


TO: Town of Weddington
Union County, North Carolina

RE: 7112 New Town Road
Weddington, North Carolina
Deed Recorded in Book 418, page 939

As owners of the above-mentioned property, Rickey Lee Alexander and wife, Doris D. Alexander hereby give our permission to our son Clinton Todd Alexander to apply to the Town to rezone our property from residential to Residential Conditional.

Signed this the 20th day of August 2013


Rickey Lee Alexander


Doris D. Alexander

G . S. 10B-41 NOTARIAL CERTIFICATE FOR
ACKNOWLEDGMENT

Brunswick County, North Carolina

I certify that the following person(s) personally appeared before
me this day, each acknowledging to me that he or she signed the
foregoing document:

Rickey Lee Alexander + Doris D. Alexander
Name of or Names of principal(s)

Date: 8/20/13

Official Seal;

Debra J. Edge
Official Signature of Notary

Debra J. Edge
Notary Public
(Notary's printed or typed name)

My commission expires: 3/20/2018

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

MEMORANDUM

TO: Walker Davidson, Mayor
Town Council

CC: Amy McCollum, Town Clerk

FROM: Jordan Cook, Zoning Administrator/Planner

DATE: September 23, 2013

SUBJECT: **7112 New Town Road Conditional Zoning Rezoning**

Todd and Jessica Alexander request a Conditional Zoning Permit for a Wedding, Banquet and Reception Center located at 7112 New Town Road, Weddington, NC.

Application Information

Date of Application: August 23, 2013
Applicant Name: Todd and Jessica Alexander
Owner Name: Rick and Doris Alexander
Parcel ID#: 06-129-045
Property Location: 7112 New Town Road (corner of New Town Road and Twelve Mile Creek Road)
Existing Land Use: Residential Conservation
Existing Zoning: RCD
Proposed Zoning: RCD (CZ)
Existing Use: Single Family Home and Accessory Uses
Proposed Use: Wedding/Banquet/Reception Center
Parcel Size: 7.70 Acres

General Information

- The applicant proposes a Wedding/Banquet/Reception Center in accordance with *Section 58-58 (2) of the Weddington Zoning Ordinance*. All proposed uses will be housed in existing buildings currently on the property.
- The required Public Involvement Meetings for this project were held on September 17th and September 19th, 2013. The meeting on September 17th was held on-site at 7112 New Town Road from 10:00am-12:00pm where there were seven attendees. The meeting on September 19th was held at Weddington Town Hall from 4:00-6:00pm where there were two attendees. There was no opposition to the project at either meeting.

Proposed Uses (Buildings) on Site Plan:

- A. *Building A-4,800 square foot Two Story Frame House with Tin Roof*
 - Will continue to be used residence of property owners.
 - Will contain main office and bridal dressing room.
- B. *Building B-1,154 square foot Wood Frame Arbor*
 - Will contain smaller ceremonies and cocktail hour.
- C. *Building C-800 square foot Garage*
 - Will contain storage.
- D. *Building D-1,235 square foot Frame Building by Main Parking Lot*
 - Will contain storage.
- E. *Building E-6,024 square foot Two Story Log Cabin Barn*
 - Will be the main function building on the property.
 - Will have seating for 180 people.
 - Will contain receptions, parties, corporate functions and retreats.

Access and Parking:

- The site will be accessed by an existing fourteen foot driveway from New Town Road. NCDOT has also requested a 30 foot wide ingress/egress from New Town Road. This new driveway is shown on the site plan.
- The applicant is required 1 space per employee during the shift with greatest employment plus 1 space for every 2 guests based on the maximum number of guests the facility can accommodate. The applicant has provided 94 parking spaces, therefore complying with *Section 58-175 of the Weddington Zoning Ordinance*.
- There will be two parking areas. The main parking area will contain 59 gravel spaces and the secondary parking area will contain 35 gravel spaces. Of those 35 spaces, six will be handicap parking spaces and four will be vendor parking spaces.
- Parking spaces meet the minimum size standards set in *Section 58-175 and 58-176 of the Weddington Zoning Ordinance*.

Elevations:

- All buildings are existing. Materials on all buildings are wood siding, stone, brick, metal tin roofing, etc.
- The applicant has provided photographs of all buildings.

Screening and Landscaping:

- Screening and landscaping will be provided by using existing trees and shrubs. The applicant is required a 42 foot buffer around the perimeter of the property per *Section 58-8* of the *Weddington Zoning Ordinance*. The applicant has provided a 42 foot buffer around the perimeter of the property. The applicant has also provided internal landscaping within parking areas and islands. Holly trees and magnolia trees line New Town Road and provide sufficient screening from the road.
- The proposed landscaping plan does comply with *Section 58-8* of the *Weddington Zoning Ordinance*. All proposed plants are permitted in *Section 58-384* of the *Weddington Zoning Ordinance*.

Additional Information:

- Adjacent Property Uses are as follows:
 - North: Single family houses (Aero Plantation)
 - South: Single family houses in Unincorporated Union County
 - East: Single family houses
 - West: Single family houses
- No new lighting is proposed on-site as part of this plan.
- Freestanding Ground sign will be located left of the driveway and will comply with all Signage Ordinances.
- Water is currently provided by Union County Public Works and septic is provided by a septic tank.
- All buildings meet the required setback requirements.
- Planning staff has received a signed and notarized affidavit from the property owners allowing the applicant to apply for the CZ Rezoning.
- The Planning Board gave this project an unfavorable recommendation by a 4-3 vote. The Planning Board also added conditions three through six at their September 23rd meeting.

Conditions of Approval:

1. All signage must comply with *Chapter 58, Article 5* of the *Weddington Code of Ordinances*;
2. Any future revisions to the approved site plan and other approved documents must comply with *Section 58-271 (i)* of the *Weddington Zoning Ordinance*;
3. Off duty police officer required at all alcohol related events with over 40 people;
4. Project must include an NCDOT approved two way entrance;
5. Re-establish and maintain the six foot fence at the rear of the property;
6. All events, other than on December 31st must end prior to midnight.

Staff has reviewed the application and submitted documents and finds that the CZ Rezoning Application is in compliance with the *Town of Weddington Zoning Ordinance* aforementioned Conditions of Approval.

THE WELLHOUSE OF WEDDINGTON

Wedding & Banquet Facility
7112 New Town Rd
Weddington, NC 28173
Todd & Jessica Alexander
704-562-6899

Brief Property History & Overview

7112 New Town Rd. historically is known as the "Old Dr. Redwine House." Built in 1883, it was home to Union County's only Doctor at the time. The property still has the oldest working well in Union County. It is 30 feet down and has hand laid rock along the walls. The original well was preserved inside the main house addition. It can still be seen with water in it at varying times of the year. The Property now consists of 7.5 acres and lies in the Southeast corner of the Weddington Town limits.

Rick & Doris Alexander purchased the home in 1976. At that time there was no Central Heat or Air Conditioning in the house. There were four additional exterior structures, the horse barn, an outhouse, the wellhouse, and a three bay carport. Rick & Doris made various improvements over the next 35 years. Rick designed & built what you see now as their private little get away & affectionately named it "f8 acres". In 1988 the Main House was doubled in size with the new addition that was added going out toward the driveway & encompassing the historic well. The two bay Garage was built in 1990. Then between 1991 & 1992, the water feature & the Arbor were built off the back of the house. The Log Cabin Barn was built in 2003. It is built on the site of the original horse barn.

F8 is not only very sentimental to me having grown up here... But Jessica & I got married here in 2002. For those reasons, we want to keep it in the family. That leads us to present day... Since it is an extremely unique property, and could not be duplicated within reason financially somewhere else... We are pursuing this re-zoning to enable us to save the property and keep it in the family, as well as share it with others to begin their memories, and celebrate their special occasions...

Frequently Asked Questions That directly apply to the Re-Zoning Application

Q: What is the current zoning?

Residential Conservation District (RCD)

Q: What type of Re-Zoning will this be?

A: RCD – Conditional

Q: Can that be turned into Commercial?

A: No. It cannot be turned into Commercial or re-zoned again without going through the Town of Weddington's re-zoning process all over again.

Q: What happens if you make a lot of money and sell it?

A: It will not be sold. It will remain in the family and be passed down to our 4 children.

Q: What happens if you get tired of weddings and want to do something else with the property?

A: It can NOT be turned into any other purpose without going through the Town of Weddington's re-zoning process all over again.

Q: What happens if you fail and have to sell it? Can the buyer turn it into a gas station or retail?

A: NO. It can NOT be turned into ANY type of Commercial entity or re-zoned again, without going through the Weddington Town Council re-zoning process.

Q: What size events will you have?

A: Average wedding is 150 people. We will have parking for 180 guests.

Q: How often will you have events?

A: Majority of weddings & large events are held on Saturdays. You will have some that will book for a Friday or Sunday as well in this modern era.

Q: Why are you trying to do this in the towns residential area? Why would this not make a beautiful residence for someone?

A: It spent 7 years on the market before this zoning of Wedding & Banquet Facility was even possible. Not one person made an offer to purchase it as a residence. Two offers were made by buyers with Commercial intentions, but they did not pursue the purchase due to the rezoning requirement and period required to follow through.

Q: How will you handle traffic in and out of the facility?

A: We are currently in talks with the NCDOT about adding a second two lane driveway next to the existing driveway that will remain private. This Driveway will be approximately 30' wide to allow larger vehicles like limos and smaller shuttle buses, as well as emergency vehicles if needed.

Q: Will there be any large parking lot lights added or anything done additionally for exterior lighting.

A: No. There is an ample amount of lighting throughout the central areas of the property as well as the proposed parking areas.

Frequently Asked Questions That DO NOT directly apply to the Re-Zoning Application

Although this information is not required for the re-zoning application... we have already done our research on these as well...

Q: Will this remain a residence as well?

A: Yes, it will remain the part time residence of my parents, as they currently split there time between here and Cherry Grove (North Myrtle Beach) & will continue to do so.

Q: Will clients be spending the night in the main house?

A: There are no current plans to allow over night stays.

Q: How will you handle the catering & alcohol?

A: We will have NO on site Food Service. Outside Caterers will be hired for all food service. They will also maintain the alcohol permits & license. There will also be an Off Duty Officer at all Alcohol related events with 40+ People.

Q: What about your sewer capability?

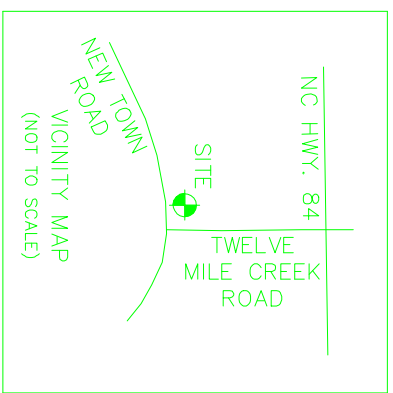
A: Union County requires 2 toilets per 200 people. We have a total of 6 toilets on the property between three existing 1000 gallon septic tanks.

Q: Will you have to Sprinkler the Buildings?

A: Union County requires a Fire Sprinkler System ANY time there are more than 100 people & / or Loud Music & Alcohol. The Barn, which will be the Main Reception Hall, will have a Sprinkler System. No other buildings will have a Sprinkler. The house will be limited to fewer than 99 occupants at any time.

Q: How will you handle trash service for the facility?

A: We plan to have a dumpster that will be serviced once a week. Preferably on Monday mornings between 9 AM & Noon.



SITE PLAN DESCRIPTIONS AND USES

7112 NEW TOWN ROAD
 PARCEL #06129045
 D.B. 418 PC. 939
 1.14 ACRES
 CURRENTLY ZONED - RESIDENTIAL CONSERVATION (RCD)
 PROPOSED ZONING - RCD CONDITIONAL
 SETBACK REQUIREMENTS
 50' FRONT SETBACK
 40' REAR SETBACK
 TOTAL AREA 7.65 ACRES 333,235 SQ. FT.
 TOTAL SPACE 50,000 SQ. FT. 10,000' OF TOTAL ACREAGE

PROPOSED PRINCIPAL USE AS DESCRIBED

WEDDING, BANQUET AND RECEPTION CENTERS
 PROVIDED THE LOT IS AT LEAST FIVE ACRES, HOWEVER, NOTHING SHALL PROHIBIT ONE OR MORE OF THESE USES FROM BEING COMBINED WITH OTHER USES. THE PROPOSED USES SHALL BE LIMITED TO LEVELS OF NOISE OR ELECTRONICALLY AMPLIFIED SOUND THAT IS AUDIBLE AT LEVELS GREATER THAN ROOM BEYOND THE BOUNDARY OF THE PROPERTY ON WHICH THE FACILITY IS LOCATED. FURTHER, NO ELECTRONICALLY AMPLIFIED SOUND SHALL BE TRANSMITTED BEYOND THE PROPERTY BOUNDARY BETWEEN THE HOURS OF 10:00 p.m. AND 9:00 a.m.

A. 2-STORY FRAME HOUSE WITH TIN ROOF

WOOD PLANK SIDING
 BUILDING HEIGHT 30'
 MAIN HOUSE AND RESIDENCE ON PROPERTY TO BE IDENTIFIED AS RICKY LEE ALEXANDER AND DORIS D. ALEXANDER WILL CONTAIN THE FOLLOWING:
 MAIN OFFICE/RECEIVING ROOM
 SLEEPING PORCH
 THE EXISTING KITCHEN WILL BE CLOSED TO CATERERS DURING ANY AND ALL FUNCTIONS. ALL FOOD MUST BE SUPPLIED FROM OUTSIDE SOURCES.

B. WOOD FRAME ARBOUR

OPEN SIDED WOOD BEAMS
 HAND LAID ROCK FIREPLACE
 BUILDING HEIGHT 18'
 SMALLER CEREMONIES
 COCKTAIL HOUR

C. GARAGE

800 SQ. FT. HEATED SPACE
 WOOD PLANK SIDING
 BUILDING HEIGHT 12'
 STORAGE

D. FRAME BUILDING BY PROPOSED MAIN PARKING LOT

1235 SQ. FT.
 WOOD PANEL SIDING
 WOOD SHAKESLEAF ROOFING
 WILL CONTAIN THE FOLLOWING:
 STORAGE

E. 2-STORY WOOD BARN

LOG CABIN STRUCTURE
 SEATING FOR 100 PEOPLE
 THIS WILL BE THE MAIN FUNCTION LOCATION ON THE PROPERTY WILL CONTAIN ONE OR MORE OF THE FOLLOWING:
 PARTIES
 CORPORATE FUNCTIONS
 RETREATS

PARKING SPACE REQUIREMENTS

1 SPACE PER EMPLOYEE DURING THE SHIFT OF GREATEST EMPLOYMENT PLUS 1 SPACE FOR EVERY 2 DAILY BASED ACCOMMODATE. AT A MINIMUM EACH USE SHALL HAVE PARKING TO ACCOMMODATE AT LEAST 30 VEHICLES.

8 HANDICAP PARKING SPACES
 4 VENDOR PARKING SPACES
 84 GUEST PARKING SPACES
 FOR A TOTAL OF 94 PARKING SPACES

PROPOSED GRAVEL PARKING

RIGHT OF MAIN DRIVEWAY
 110' X 170' 19,600 SQ. FT.
 CURRENTLY GRASS AND TREES
 AGING PINE TREES TO BE HARVESTED AND GRAVEL THE AREA HARDWOOD TREES AND CEDAR TREES WILL REMAIN

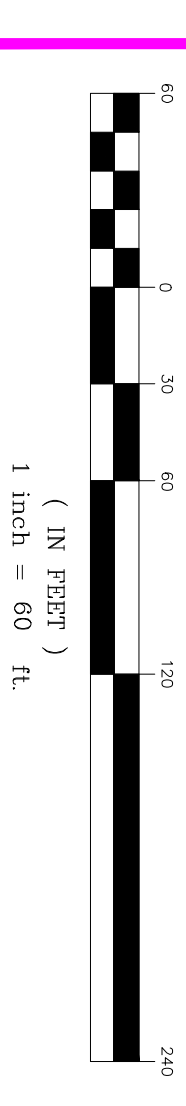
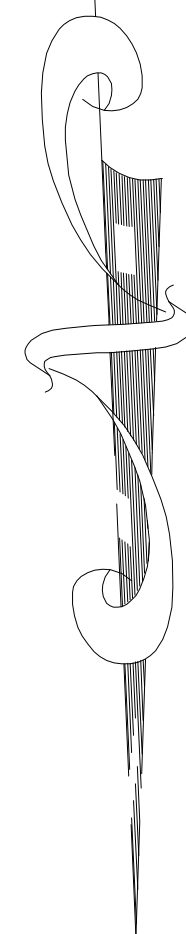
PROPOSED GRAVEL HANDICAP, VENDOR AND OVERFLOW PARKING

BEHIND 2-STORY WOOD BARN
 29' 9" X 20' PARKING SPACES
 WITH 6 HANDICAP SPACES
 CREATED FROM EXISTING GRAVELED AREA
 NO TREE REMOVAL INVOLVED

SIGN

LEFT OF DRIVEWAY
 SINGLE SUPPORT POST
 FRAME WITH HANGING 4' X 5' DOUBLE SIDED SIGN WITH NAME AND ADDRESS
 WILL COMPLY WITH ARTICLE V OF CH. 58
 NAME AND LOGO

D.B. 418 PC. 939 5/20/1976



LINE TABLE

LINE	LENGTH	BEARING
L1	67.42	N64°59'59"W
L2	56.90	N73°29'16"W
L3	57.61	N80°30'31"W
L4	70.02	N89°16'24"W
L5	59.72	S85°33'42"W
L6	63.37	S82°26'41"W

- NOTES:**
- AREA BY COORDINATE METHOD
 - THIS IS A SURVEY OF AN EXISTING PARCEL OF LAND AND DOES NOT REPRESENT A CHANGE IN EXISTING STREET OR THIS MAP IS NOT INTENDED TO MEET AS A PLAT AND IS NOT TO BE RECORDED
 - ALL EXISTING EASEMENTS, RESERVATIONS, AND PROPERTIES ARE SHOWN AND NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA
 - ALL LIGHTING IS PRE-EXISTING OR CONFORMS TO ARTICLE 4, CHAPTER 14

- LEGEND**
- R/W = RIGHT OF WAY
 - = CORNER AS DESCRIBED
 - = COMPUTED POINT
 - = UTILITY POLE
 - = CONCRETE MONUMENT
 - ⊙ = SANITARY SEWER MANHOLE
 - ⊕ = STORM DRAIN MANHOLE
 - = PROPERTY LINE
 - = RIGHT OF WAY
 - = STORM DRAIN EASEMENT
 - = SEWER EASEMENT
 - = STORM DRAIN EASEMENT
 - = SETBACK LINE

<p>7112 NEW TOWN ROAD 7.65 ACRES</p> <p>TOWN OF WEDDINGTON, UNION COUNTY, NORTH CAROLINA</p> <p>THE PROPERTY OF ROCKY LEE ALEXANDER and wife, DORIS D. ALEXANDER</p>	<p>SITE PLAN</p> <p>MAP REVISION 8/17/2013 PER THE TOWN OF WEDDINGTON COMMENTS MAP REVISION 6/19/2013 PER THE TOWN OF WEDDINGTON COMMENTS MAP REVISION 2/19/2013 PER THE TOWN OF WEDDINGTON COMMENTS</p> <p>SUBMIT DATE 2/08/2013 D.B. 418 PC. 939</p> <p>TAX No. 06129045 DRAWN BY JDS MAP BOOK PLAT DRAWING 13-01-DWG</p> <p>SKIDMORE SURVEYING, INC. LICENSE NO. C-1376 5347 HIGHWAY 74 WEST WAKEFORD, N.C. 27883-2833</p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

7112 New Town Road



This map is prepared for the inventory of real property found within Union County, NC and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. Union County and the mapping companies assume no legal responsibilities for the information contained on this map.

Grid based on the North Carolina State Plane Coordinate System
All dimensions in feet

Summary of Trip Generation Calculation
 For 4.8 Th.Sq.Ft. GFA of Single Tenant Office Building
 14-Mar-13

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume	
Avg. Weekday 2-Way Volume	11.57		8.3	1	56
7-9 AM Peak Hour Enter	1.6		0	1	8
7-9 AM Peak Hour Exit	0.2		0	1	1
7-9 AM Peak Hour Total	1.8		1.51	1	9
4-6 PM Peak Hour Enter	0.26		0	1	1
4-6 PM Peak Hour Exit	1.47		0	1	7
4-6 PM Peak Hour Total	1.73		1.49	1	8
AM Pk Hr, Generator, Enter	1.6		0	1	8
AM Pk Hr, Generator, Exit	0.2		0	1	1
AM Pk Hr, Generator, Total	1.8		1.51	1	9
PM Pk Hr, Generator, Enter	0.26		0	1	1
PM Pk Hr, Generator, Exit	1.47		0	1	7
PM Pk Hr, Generator, Total	1.73		1.49	1	8
Saturday 2-Way Volume	0		0	1	0
Saturday Peak Hour Enter	0		0	1	0
Saturday Peak Hour Exit	0		0	1	0
Saturday Peak Hour Total	0		0	1	0
Sunday 2-Way Volume	0		0	1	0
Sunday Peak Hour Enter	0		0	1	0
Sunday Peak Hour Exit	0		0	1	0
Sunday Peak Hour Total	0		0	1	0

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 8th Edition, 2008.

Dennis Rorie
 CDOT

TRIP GENERATION BY MICROTRANS

**Town of Weddington
Conditional Zoning Application**

Application Number: C703-13 Application Date: APRIL 19, 2013
Applicant's Name: STANDARD PACIFIC HOMES (BOB BENNETT)
Applicant's Phone: (704) 759-6000
Applicant's Address: 6701 CARMEL RD, SUITE 425, CHARLOTTE, NC 28226
Property Owner's Name: MFG ENTERPRISES, INC.
Property Owner's Phone: (704) 552-5338

If applicant is different from the property owner, please provided a notarized authorization from the property owner.

Property Location: REA ROAD
Parcel Number: 06180019 Deed Book and Page: 1310 438
Total Acreage of Site: 56.819 AC. Existing Zoning: R-CD (WEDDINGTON)
Application Fee: \$13,150.00 Check Number: _____

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 he/she will reimburse the Town for all engineering and consulting services associated with the review of 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.

Please include the following:

- ✓ 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(ies) 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 5.9.1 of the Weddington Zoning Ordinance.
- ✓ 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 treatments 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.

Please Note: The Zoning Administrator requires the petitioner to submit more than one copy of the petition and site plan in order to have enough copies available to circulate to other government agencies for review and comment. The number of copies required shall be determined on a case-by-case basis by the Zoning Administrator.

Zoning Administrator Approval

The Zoning Administrator shall have up to thirty (30) days following any revision of the application to make comments. If the Administrator forwards no comments to the applicant by the end of any such thirty-day period, the application shall be submitted to the Planning Board for their review without any further comment.

Planning Board Review

The applicant shall submit at least ten (10) copies of the application to the Zoning Administrator for transmittal to the Planning Board and other appropriate agencies. The Zoning Administrator shall present any properly completed application to the members of the Planning Board at least fifteen (15) days prior to their next regularly scheduled meeting. The Planning Board by majority vote may shorten or waive the time provided for receipt for a completed application. The Planning Board shall have up to thirty-one (31) days from the date at which they first met to review the application to take action. If such period expires without action taken by the Planning Board, the application shall then be transferred to the Town Council for final action.

Action by Town Council

Conditional Zoning District decisions are a legislative process subject to judicial review using the same procedures and standards of review as apply to general use district zoning decisions. Conditional Zoning District decisions shall be made in consideration of identified relevant adopted Land Use Plans for the area and other adopted land use policy documents and/or ordinances.

Public Hearing Required

Prior to making a decision 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 12.1.7 of the Zoning Ordinance. Once the public hearing has been held, the Town Council shall take action 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 thirty-one (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.

To the best of my knowledge, all information herein submitted is accurate and complete.



Signature of Property Owner

4/19/13

Date



Signature of Applicant

4.19.13

Date

**APPLICATION FOR SUBMITTAL
OF
SUBDIVISION PRELIMINARY PLAT**

NAME OF PROPOSED SUBDIVISION: Highclere

LOCATION OF SUBDIVISION: Opposite Street Address 250-340 Rea Road
Waxhaw, NC 28211

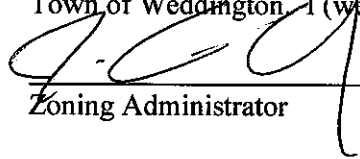
PARCEL ID 06180019 ZONING DISTRICT R-CD TOTAL ACREAGE 56.82
NUMBER OF LOTS 45

DEVELOPER:
NAME: MFG Enterprises, Inc
ADDRESS: 2701 Coltsgate Road, Suite 300
Charlotte, NC 28211

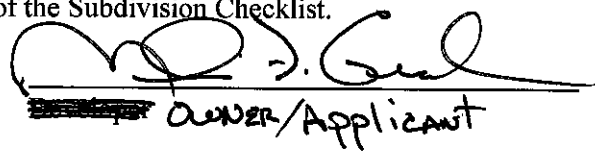
OWNER (if different from above) MFG Enterprises, Inc
PHONE: 704-552-5338

FEE PAID: \$11,250 DATE: 8-22-13

I (We) MELVIN F. GRAHAM as developer(s) of the property to be subdivided have knowledge of the Town's Zoning and Subdivision Ordinances as they pertain to development in the Town of Weddington. I (we) have received a copy of the Subdivision Checklist.



Zoning Administrator



~~Owner~~ Owner/Applicant

The Town shall be reimbursed by the subdivider for all costs associated with the Town's engineering and/or consulting services with respect to the review of the preliminary plat prior to preliminary plat approval.

The subdivider shall submit 14 copies of the preliminary plat to the Subdivision Administrator. The Subdivision Administrator shall review the plat within 30 days of submittal.

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

MEMORANDUM

TO: Walker Davidson, Mayor
Town Council

CC: Amy McCollum, Town Clerk

FROM: Jordan Cook, Zoning Administrator/Planner

DATE: November 11, 2013

SUBJECT: **Highclere Residential Conservation Subdivision and Conditional Zoning District Preliminary Plat**

Standard Pacific Homes submits a preliminary plat application for a 45 lot Residential Conservation Subdivision on 56.819 acres located on Rea Road.

Application Information:

Date of Application: August 22, 2013
Applicant/Developer Name: Standard Pacific Homes (Bob Bennett)
Owner Name: MFG Enterprises, Inc.
Parcel ID#: 06-180-019
Property Location: Rea Road
Existing Zoning: RCD
Proposed Zoning: RCD (Conservation Subdivision through the Conditional Zoning process)
Existing Land Use: Residential Conservation
Proposed Land Use: Residential Conservation (CZ)
Existing Use: Vacant Land
Parcel Size: 56.819

Project Information:

The Highclere Subdivision is a proposed 45 lot subdivision on 56.819 acres. The subdivision is located on Rea Road and is being developed by Standard Pacific Homes as an RCD conservation subdivision.

A conservation subdivision must base the number of proposed lots on a yield plan per *Section 46-42 of the Weddington Subdivision Ordinance*. This yield plan must show the number of lots that would be allowed if the tract was developed as a conventional subdivision with 40,000 square foot lots. Conservation subdivisions shall be density neutral (same number of lots as would be permitted in a conventional subdivision). The site is 0.79 dwelling units per acre.

Background Information:

- A site walk occurred on-site May 1, 2013.
- Public Involvement Meetings were held on-site on Tuesday, June 11, 2013 and at Town Hall on Wednesday, June 12, 2013.
- The Planning Board approved the Sketch Plan on June 24, 2013. The Planning Board approved the Sketch Plan with 42 lots. The site has since been reconfigured and is now 45 lots. The applicant submitted the revised Yield Plan to the Town Planner prior to submitting the Preliminary Plat. The 45 lot Yield Plan did comply with the *Town of Weddington Zoning and Subdivision Ordinances*.

Preliminary Plat Information:

- The minimum lot size is 12,000 square feet. The smallest lot is lot 22 at 16,434 square feet.
- The applicant is required 50% or 28.31 acres of conservation lands. The applicant has provided 50.27% or 28.47 acres of conservations lands.
- The applicant is dedicating 0.195 acres to NCDOT along Rea Road.
- The cul-de-sac on Highclere Drive is 1,280 feet in length. The Town does allow cul-de-sacs in conservation subdivisions to exceed 600 feet in length. This is to prevent degradation and development in primary and secondary conservation lands.
- A pump station will be located between lots 13 and 14.
- Wetlands run along much of the perimeter of the property and through the middle of the site. There is also an existing pond at the northern portion of the site.
- The applicant is proposing a 100 foot landscaped thoroughfare buffer along Rea Road. There will also be supplemental plating around the perimeter of the pump station.
- A copy of the approved Sketch Plan and Yield Plan has been included in the packet.

Conservation Land Summary:

Section 58-58 (4) of the Weddington Zoning Ordinance stipulates that a minimum of 50% of the gross acreage must be retained as conservation land. Conservation lands must remain conservation lands in perpetuity. This is often done by requiring conservation easements and/or review and approval of neighborhood CCR's. Conservation lands are broken down into three tiers and given different priorities. Highclere has provided the following conservation lands:

- Primary Conservation Lands-15.759 acres of SWIM Buffers and Wetlands
- Secondary Conservation Lands-6.871 acres of Tier A Forestlands
- Other Conservation Lands-5.899 acres of Permanent Grasslands
- A total of 28.53 acres of the 56.819 acre site or 50.21% of the site will remain conservation lands.

Additional Information:

- Highclere is to be served by Union County Public Water and Sewer.
- The applicant will use an existing curb cut off of Rea Road for primary ingress/egress.
- The applicant will install a right turn lane on Rea Road.
- The Highclere subdivision will be a gated community with private roads. These roads must be built to NCDOT standards and approved by NCDOT. Approval of the entrance gate will be done during the Final Plat phase.
- The Planning Board gave this project a unanimous favorable recommendation at their September 23, 2013 meeting. The Planning Board also added conditions 7 through 9.

The Highclere RCD Subdivision Preliminary Plat has been found to be in general compliance with the Town of Weddington Zoning and Subdivision Ordinances with the following conditions:

1. Development subject to review and approval/permitting of construction documents, driveways permit(s), etc. by NCDOT;
2. Development subject to review and approval of construction documents by Town's Engineering Consultant, US Infrastructure;
3. Development subject to review and approval/permitting of construction documents by Union County Public Works;
4. Declaration of Conservation Easement and Restrictions shall be reviewed (by Town Attorney) and executed prior to Final Plat approval by Weddington Town Council;
5. Maintenance Plan and Maintenance Agreement shall be reviewed (by Town Attorney) and executed prior to Final Plat approval by Weddington Town Council;
6. Covenants, Conditions and Restrictions (CCRs) shall be reviewed (by Town Attorney) and executed prior to Final Plat approval by Weddington Town Council;
7. Require additional landscaping along Rea Road as shown on Sheet C-8.1;
8. Plans for subdivision entry monument to be approved by the Planning Board;
9. Delineate conservation lands versus open space to allow for monument sign and guardhouse.

HIGHCLERE SINGLE FAMILY RESIDENTIAL SUBDIVISION

TOWN OF WEDDINGTON
UNION COUNTY, NORTH CAROLINA

SHEET INDEX:

Chapter 1	Chapter 6
C-1.0 Cover Sheet	C-6.0 Rea Road Striping and Signage Plan
C-1.1 Existing Conditions Plan	C-6.1 Rea Road Plan and Profile
C-1.2 Existing Tree Survey	C-6.2 - C-6.8 Cross Sections
C-1.3 Existing Wetlands Survey	C-6.9 Traffic Control Plan
C-1.4 Existing Wetlands Survey	C-6.10 Intersection Sight Distance
C-1.5 Existing Wetlands Survey	C-6.11 Intersection Sight Distance
SK-1.0 Conventional Subdivision Yield Plan	C-6.12 Vehicle Access Plan
SK-2.0 Conservation Subdivision Plan	C-6.13 Notes and Details
SK-2.1 Environmental Plan	C-6.14 Notes and Details
SK-2.2 Viewshed Analysis	
Chapter 2	Chapter 7
C-2.0 Overall Site Plan	C-7.0 Pre-Developed Drainage Area Map
C-2.1 Detailed Site Plan	C-7.1 Post-Developed Drainage Area Map
C-2.2 Detailed Site Plan	C-7.2 Storm Drainage Structure Drainage Area Map
C-2.3 Detailed Site Plan	C-7.3 Swale Drainage Area Map
C-2.4 Site Details	C-7.4 Bioretention Drainage Area Map
C-2.5 Site Details	C-7.5 Bioretention Details
C-2.6 Conservation Plan	C-7.6 Storm Drainage Pipe Profile
	C-7.7 - C-7.8 Storm Drainage Details
Chapter 3	Chapter 8
C-3.0 Plan and Plan Index Sheet	C-8.0 Planting Plan
C-3.1 Downton Abbey Plan and Profile	C-8.1 Planting Notes
C-3.2 Crawley Court Plan and Profile	C-8.2 Planting Details
C-3.3 Grantham Place Plan and Profile	
C-3.4 Highclere Drive Plan and Profile	Chapter 9
C-3.5 Highclere Drive Plan and Profile	C-9.0 - C-9.1 Overall Plan and Profile Index Sheet
	C-9.2 - C-9.8 On-Site Sanitary Sewer Plan and Profiles
	C-9.10 - C-9.11 On-Site Forcemain Plan and Profiles
	C-9.12 - C-9.15 Off-Site Trunk Sewer Plan and Profiles
	C-9.16 Pump Station Site Plan
	C-9.17 - C-9.18 Pump Station Details
	C-9.19 - C-9.20 Utility Details
Chapter 4	Pump Station Electrical Plans
C-4.0 Overall Grading Plan	E1.0 Electrical Plans, Details, and Schedules
C-4.1 Grading Plan	E2.0 Electrical Controls, Notes, and Details
C-4.2 Grading Plan	E3.0 Generator Details and Specifications
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Chapter 5	
C-5.0 Ph I Erosion Control and Demolition Plan - Overall	
C-5.1 Erosion Control Basin Drainage Area Map	
C-5.2 Ph I Erosion Control and Demolition Plan	
C-5.3 Ph I Erosion Control and Demolition Plan	
C-5.4 Ph I Erosion Control and Demolition Plan	
C-5.5 Ph II Erosion Control Plan - Overall	
C-5.6 Ph II Erosion Control Plan	
C-5.7 Ph II Erosion Control Plan	
C-5.8 Ph II Erosion Control Plan	
C-5.9 Off-Site Trunk Sewer Erosion Control Plan	
C-5.10 - C-5.11 Erosion Control Details	

LAND OWNER /
APPLICANT

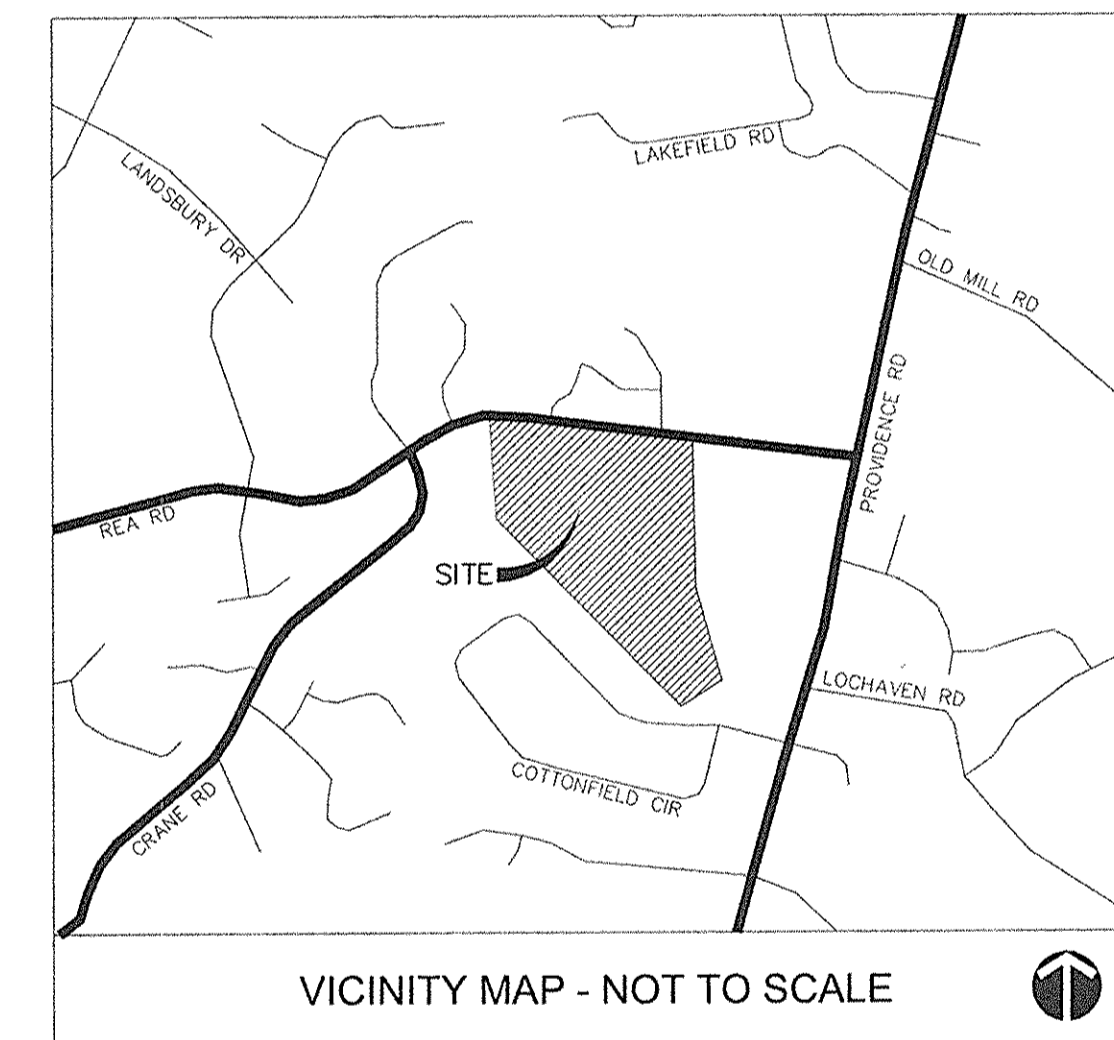
MFG Enterprises
2701 Coltsgate Road
Charlotte, NC 28211
Phone: 704-552-5338

LANDSCAPE ARCHITECT / CIVIL
ENGINEER

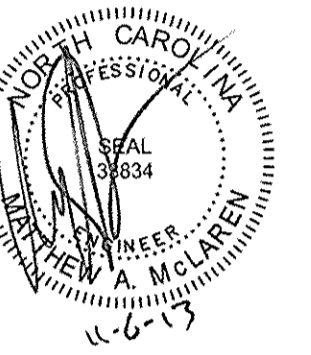
LandDesign, Inc.
223 North Graham St.
Charlotte, NC 28202
Phone: 704.333.0325

SURVEYOR

LDSI,, INC
508 W. 5th Street, Suite 125
Charlotte, NC 28202
Phone: 704.337.8329



LandDesign
223 N Graham Street, Charlotte, NC 28202
V: 704.333.0325 F: 704.332.3246
www.LandDesign.com
NC Eng. Firm License: C-6858



HIGHCLERE
SINGLE-FAMILY SUBDIVISION
TOWN OF WEDDINGTON, NORTH CAROLINA (UNION COUNTY)
COVER SHEET

REVISIONS:
9/18/13 PER STAFF COMMENTS
10/17/13 PER STAFF COMMENTS
11/06/13 PER STAFF COMMENTS

DATE: AUGUST 26, 2013
DESIGNED BY: MAM
DRAWN BY: JAW
CHECKED BY: TEK
QC BY: DCS
SCALE: NTS
PROJECT #: 1013096
SHEET #:

C-1.0



- PROPERTY INFORMATION:**
 PID #: 06-180-019
 DB #: 1310-438
 PARCEL SIZE: 56.819 ACRES
 EXISTING ZONING: R-CD (WEDDINGTON)
 RESIDENTIAL CONSERVATION DISTRICT
- LAND OWNER:**
 MFG ENTERPRISES
 2701 COLTSGATE ROAD, SUITE 300
 CHARLOTTE, NC 28211
- NOTES:**
1. PROPERTY BOUNDARY AND EASEMENT LOCATIONS BASED ON ALTA SURVEY BY LSI, INC DATED 01/4/2013 AND AS AMENDED.
 2. WETLANDS DELINEATED BY LEN RINDNER WITH LEONARD S. RINDNER, PLLC AND SURVEYED BY LSI, INC.
 3. CONTOUR DATA SHOWN IS BASED ON NCDOT LIDAR DATA AND NOT SURVEYED DATA.
 4. FIELD SURVEYED ELEVATIONS HAVE BEEN USED FOR THE CENTERLINE OF ROADWAYS AND OUT OF ROADWAY SEWER.
 5. UNDERGROUND UTILITIES AND STORM DRAINAGE WITHIN REA ROAD BASED ON AVAILABLE DESIGN AND RECORD DRAWINGS PROVIDED BY NCDOT AND NOT FIELD SURVEYED.
 6. EXISTING TREE LINE BASED ON AERIAL SURVEY AND IS APPROXIMATE.
 7. THE CONTRACTOR IS CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, PREVIOUS DESIGN DOCUMENTS, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF EXISTING UTILITIES MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
 8. SHOULD UNCHARTED, OR INCORRECTLY CHARTED PIPING OR OTHER UTILITIES BE ENCOUNTERED DURING CONSTRUCTION, CONSULT PROJECT ENGINEER AND UTILITY OWNER FOR IMMEDIATE ACTION.
 9. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE HIS ACTIVITIES WITH ALL UTILITY COMPANIES SERVING THIS AREA. THE CONTRACTOR IS TO COORDINATE FULLY WITH THE UTILITY COMPANIES ON THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DEMOLITION, CONSTRUCTION, AND EXCAVATION.
 10. CONTRACTOR SHALL VERIFY AND PROTECT ALL PUBLIC AND PRIVATE UTILITIES. ANY WORK ASSOCIATED WITH SAID UTILITIES TO BE COORDINATED WITH APPROPRIATE UTILITY COMPANY.
 11. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER AND ENGINEER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTIONS PRIOR TO PROCEEDING.
 12. PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR IS RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED FROM ALL REGULATORY AUTHORITIES AND SHALL BE THOROUGHLY FAMILIAR WITH CONDITIONS OF SAID PERMITS AND INSPECTION REQUIREMENTS.
 13. THE CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHT-OF-WAYS, PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS.

LandDesign
 223 N Graham Street, Charlotte, NC 28202
 V: 704.333.0325 F: 704.332.3246
 www.LandDesign.com
 NC Eng. Firm License: C-6858

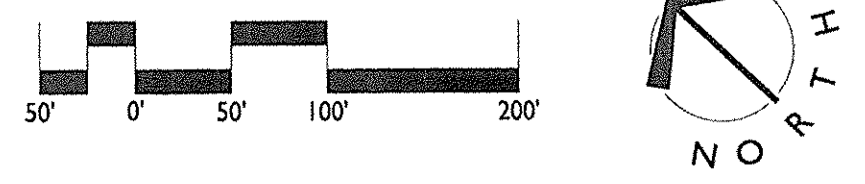


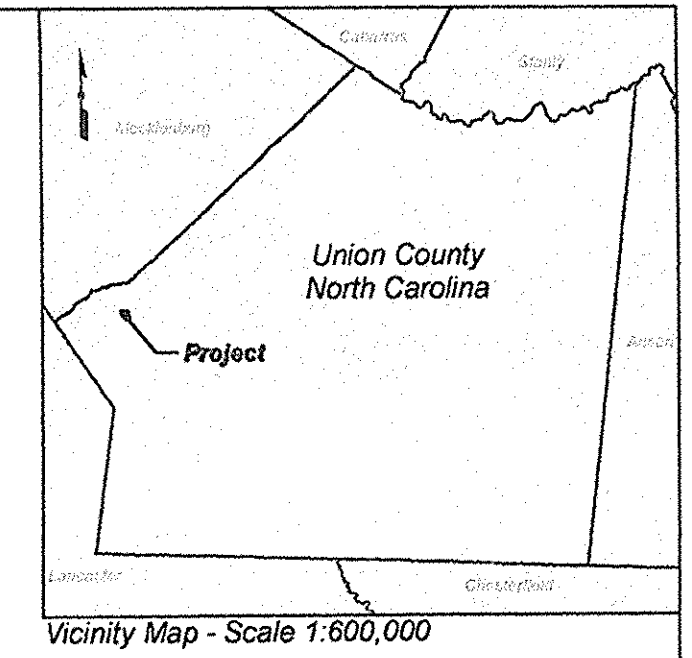
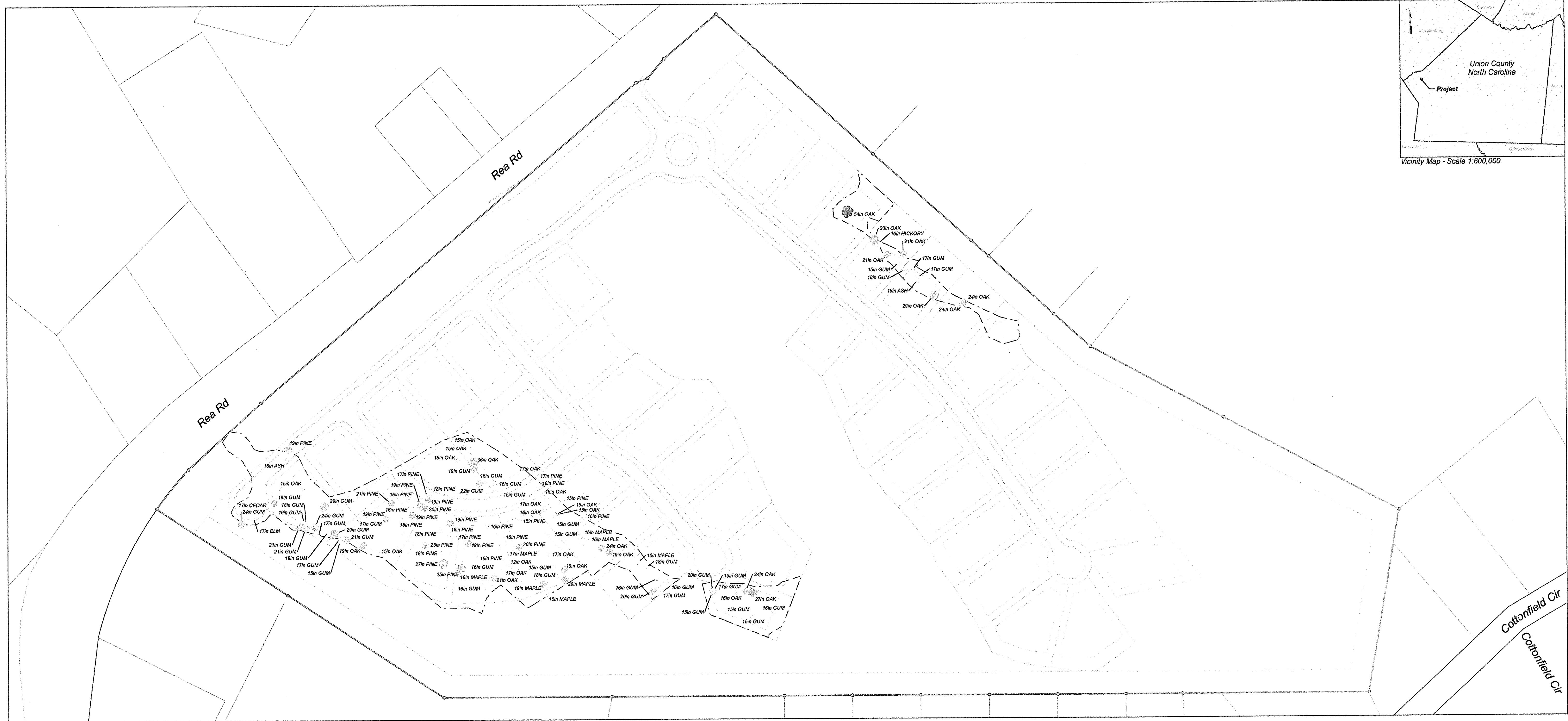
HIGHCLERE
SINGLE-FAMILY SUBDIVISION
 TOWN OF WEDDINGTON, NORTH CAROLINA (UNION COUNTY)
EXISTING CONDITIONS PLAN

REVISIONS:
 9/18/13 PER STAFF COMMENTS
 10/17/13 PER STAFF COMMENTS
 11/06/13 PER STAFF COMMENTS

DATE: AUGUST 26, 2013
 DESIGNED BY: NMM
 CHECKED BY: MEK
 QC BY: MEK
 SCALE: 1"=100'
 PROJECT #: 1013096
 SHEET #:

G-I-1





Notes:
 This tree survey indicates the location of all existing trees fifteen (15) inches or larger in diameter at breast height (DBH) within the limits shown.

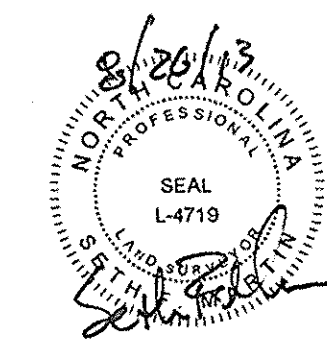
Legend

- Site Layers**
- S-EB_ADJOINER-LINE
 - S-EB_MON
 - S-EB_PROP-LINE
 - S-EB_ROW
 - - - S-OP_TREE_AREA
 - - - L-SITE-LOT
 - - - L-SITE-RD-BOC
 - - - L-SITE-RD-EOP
 - - - L-SITE-RD-ROW
 - - - L-SITE-SETBACK

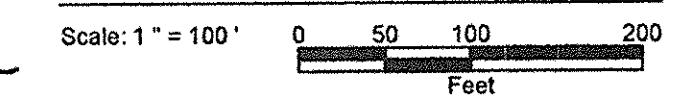
Tree Locations

- Diameter at Breast Height*
- 12 - 18
 - 19 - 24
 - 25 - 36
 - 54

**Tree Survey
 Highclere
 For
 Standard Pacific**



LDSI Phone: (704) 337-6329
 Fax: (855) 651-1277
 520 W. 5th St
 Charlotte, NC 28202
 License No: C-1925



Date: 8/26/2013
 Project Number: 4113038

Revision 1:
 Revision 2:
 Revision 3:

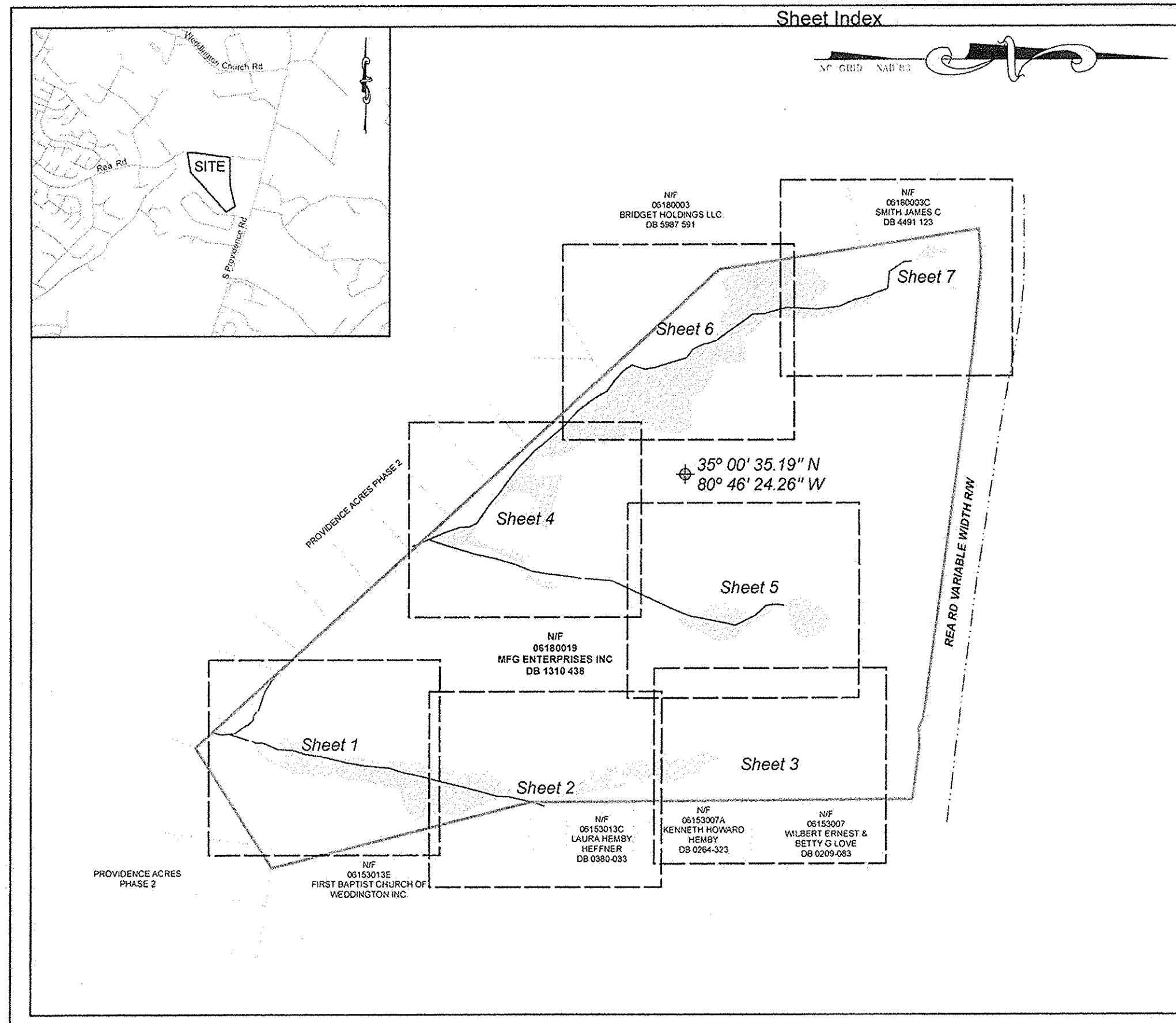
**HIGHCLERE
 SINGLE-FAMILY SUBDIVISION**
 TOWN OF WEDDINGTON, NORTH CAROLINA (UNION COUNTY)
 Existing Tree Survey

REVISIONS:
 9/18/13 PER STAFF COMMENTS
 10/17/13 PER STAFF COMMENTS
 11/06/13 PER STAFF COMMENTS

DATE: AUGUST 26, 2013
 DESIGNED BY: MAM
 CHECKED BY: MAM
 O.C. BY: DCS
 SCALE: NTS
 PROJECT #: 1013038
 SHEET #:

C-1.2

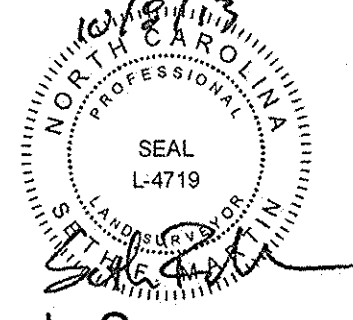




This certifies that this copy of this plat accurately depicts the boundary of jurisdiction of Section 404 of the Clean Water Act as determined by the undersigned on this date. Unless there is a change in the law or our published regulations this determination of Section 404 jurisdiction may be relied upon for a period not to exceed five (5) years from this date. This determination was made utilizing the 1987 Corps of Engineers Wetland Delineation Manual.

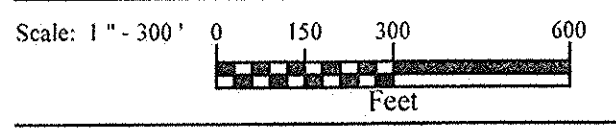
Name: _____
(signed by U.S. Army Corps of Engineers)
Title: _____
Date: _____

Notes:
1) All coordinates shown are horizontal and based upon NC State Plane NAD 83.
2) Conventional survey methods were used in the collection of the data.

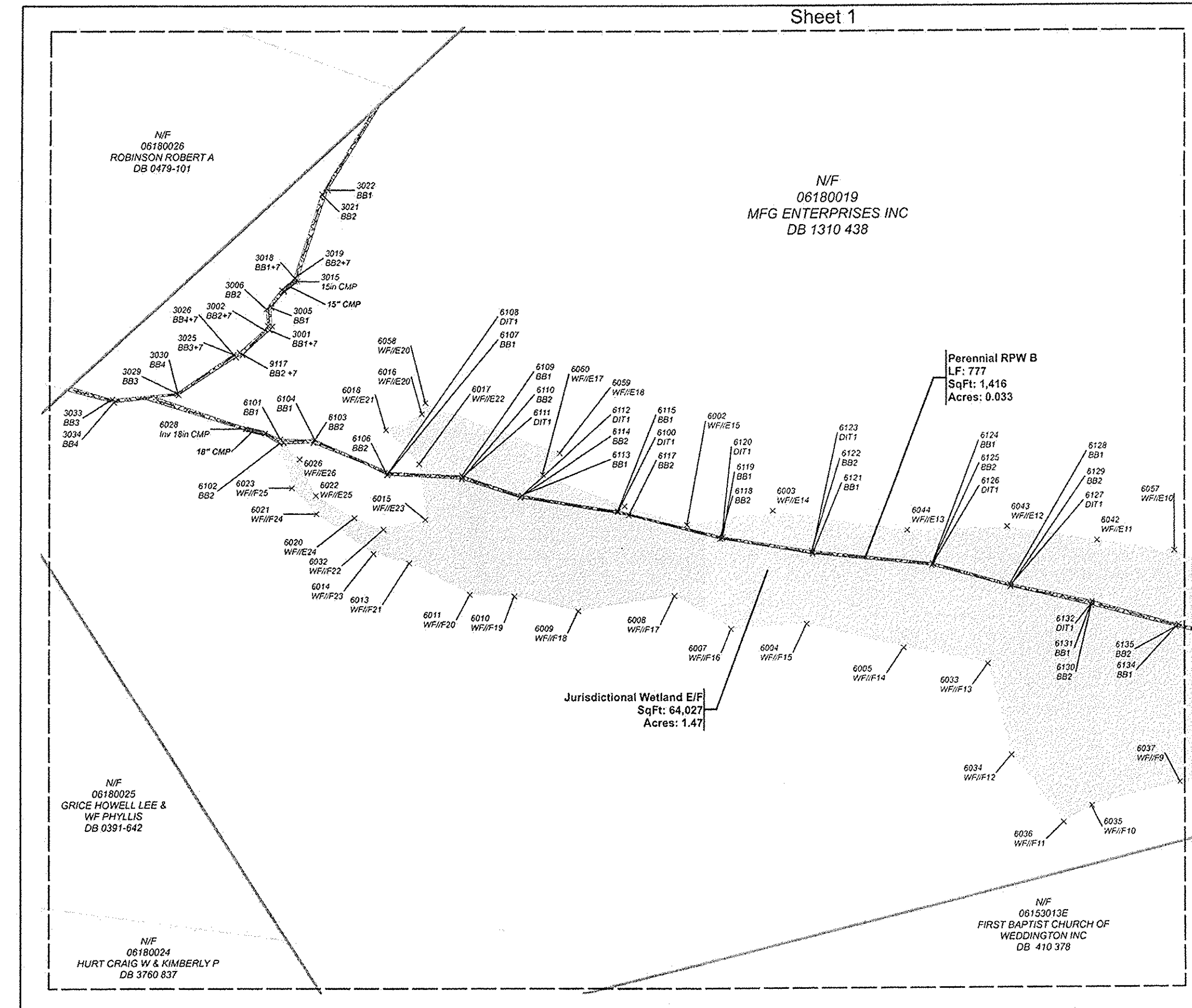


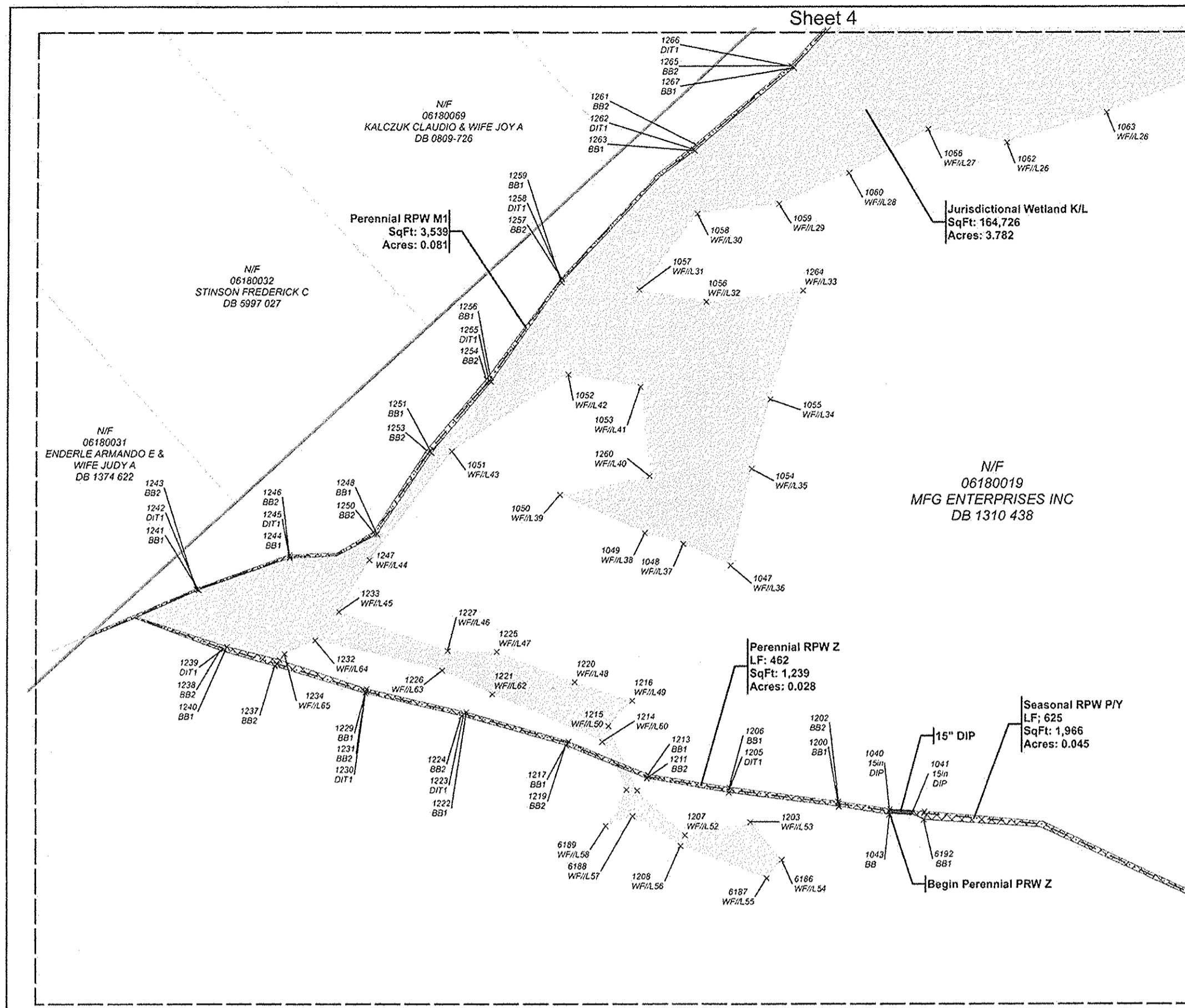
Wetlands Survey
for
Standard Pacific
Union County
North Carolina

LDSI Phone: (704) 376-7777
Fax: (704) 376-2448
308 West 5th St, Suite 125
Charlotte, NC 28202
License No: C-1925



Date: 10/8/2013
Project Number: 4113038
Revision 1:
Revision 2:

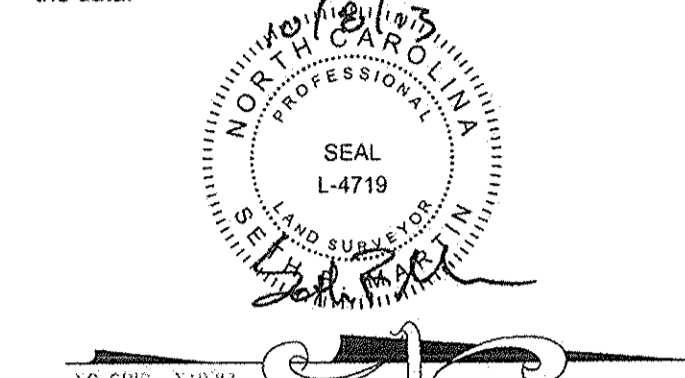




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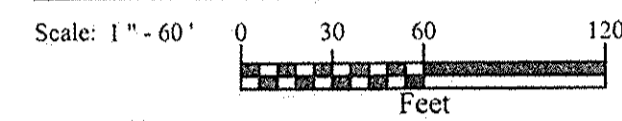
Name: _____
(signed by U.S. Army Corps of Engineers)
Title: _____
Date: _____

Notes:
1) All coordinates shown are horizontal and based upon NC State Plane NAD 83.
2) Conventional survey methods were used in the collection of the data.

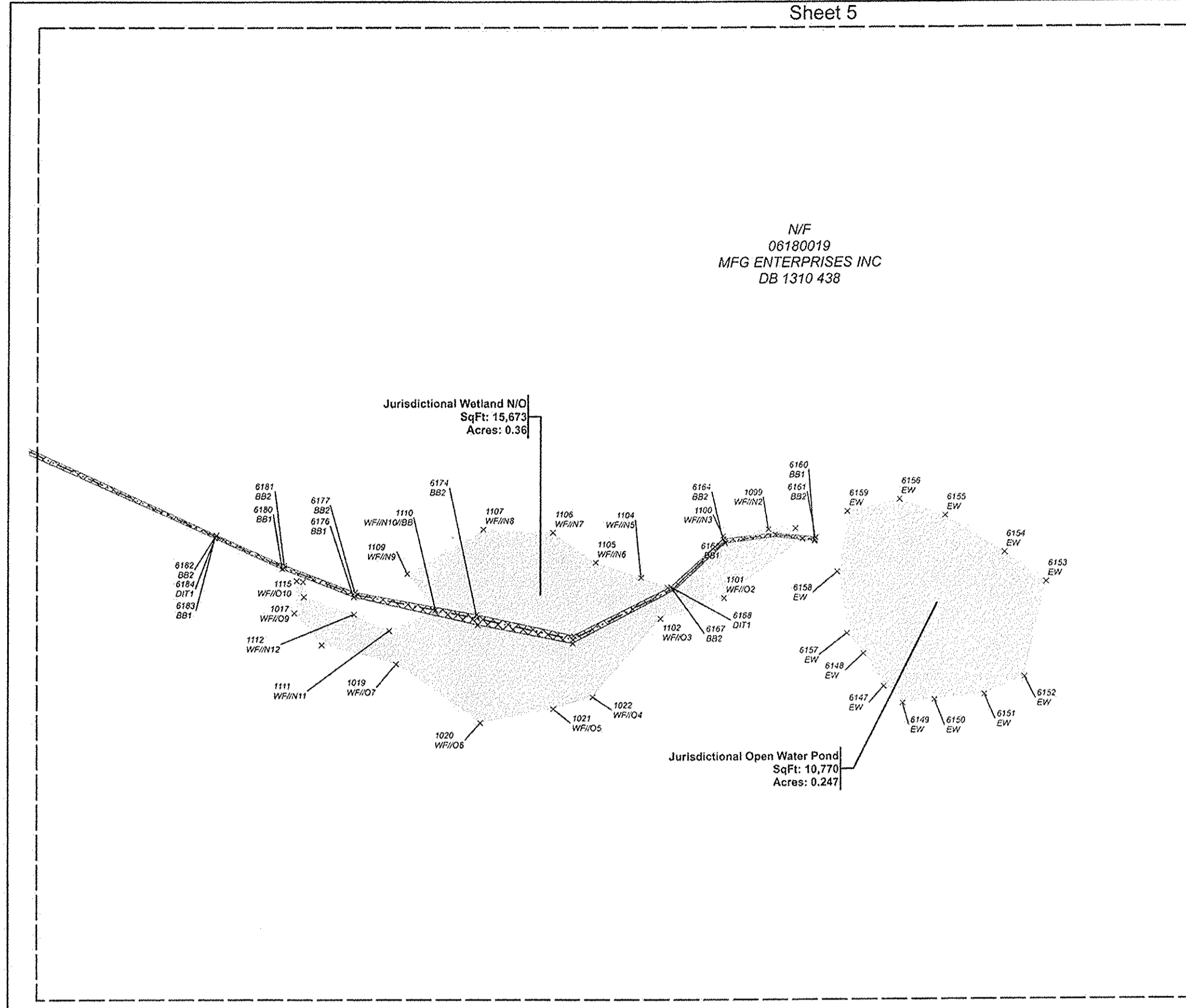


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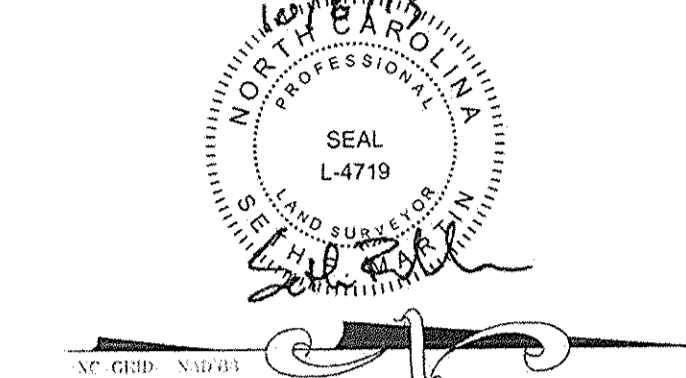
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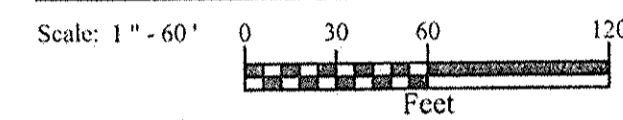
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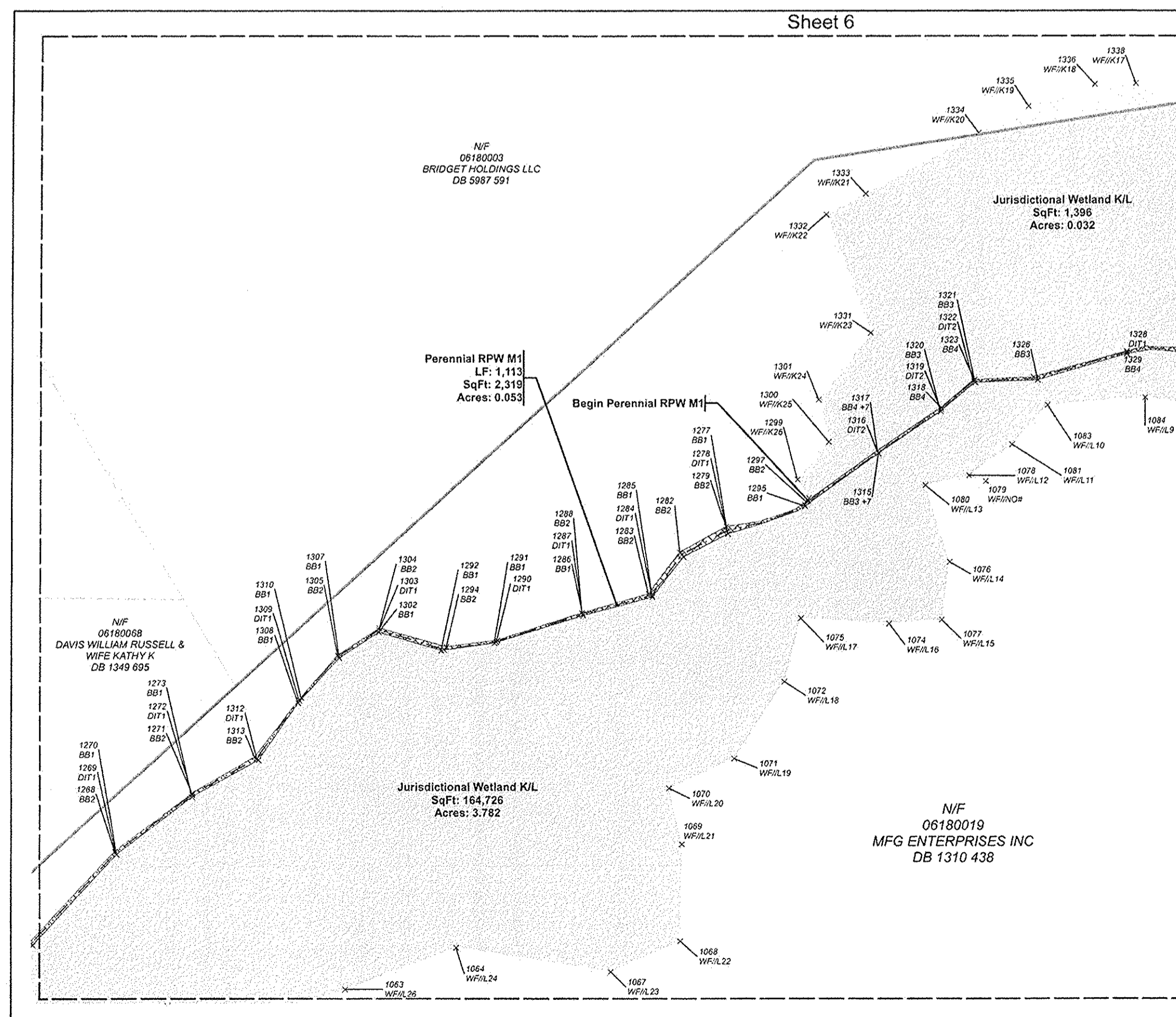


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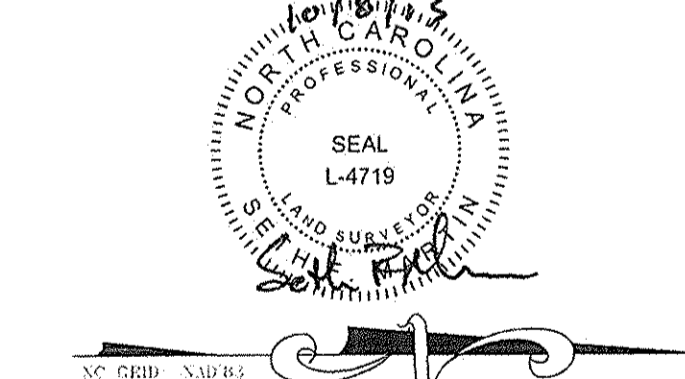
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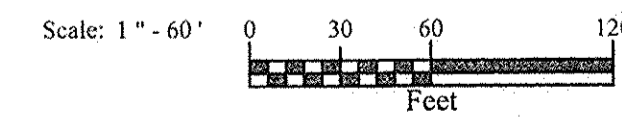
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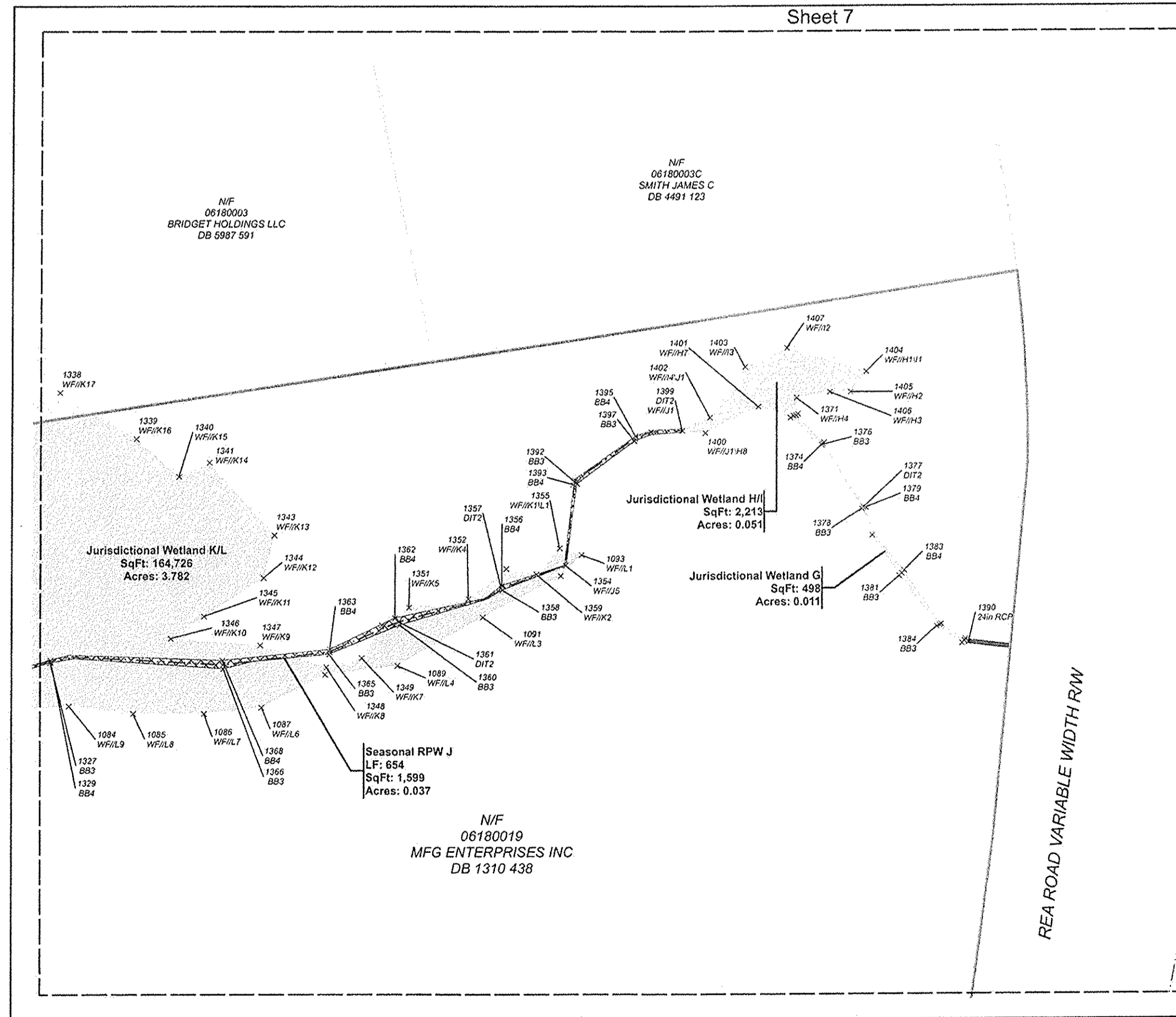


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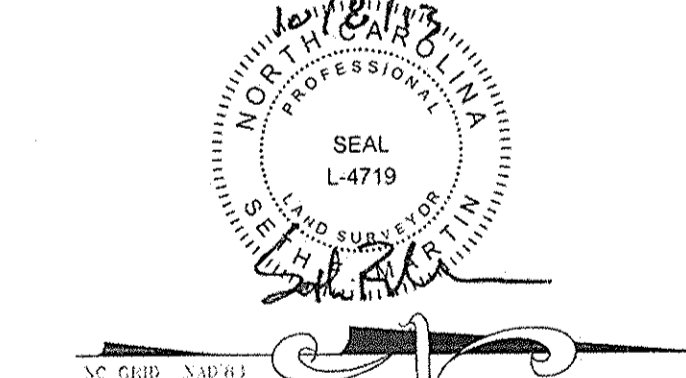
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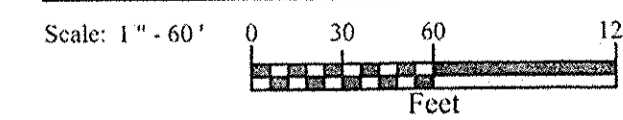
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Date: 10/8/2013 Revision 1:
Project Number: 4113038 Revision 2:

PointID	Northing	Eastng	Description
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PointID	Northing	Eastng	Description
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PointID	Northing	Eastng	Description
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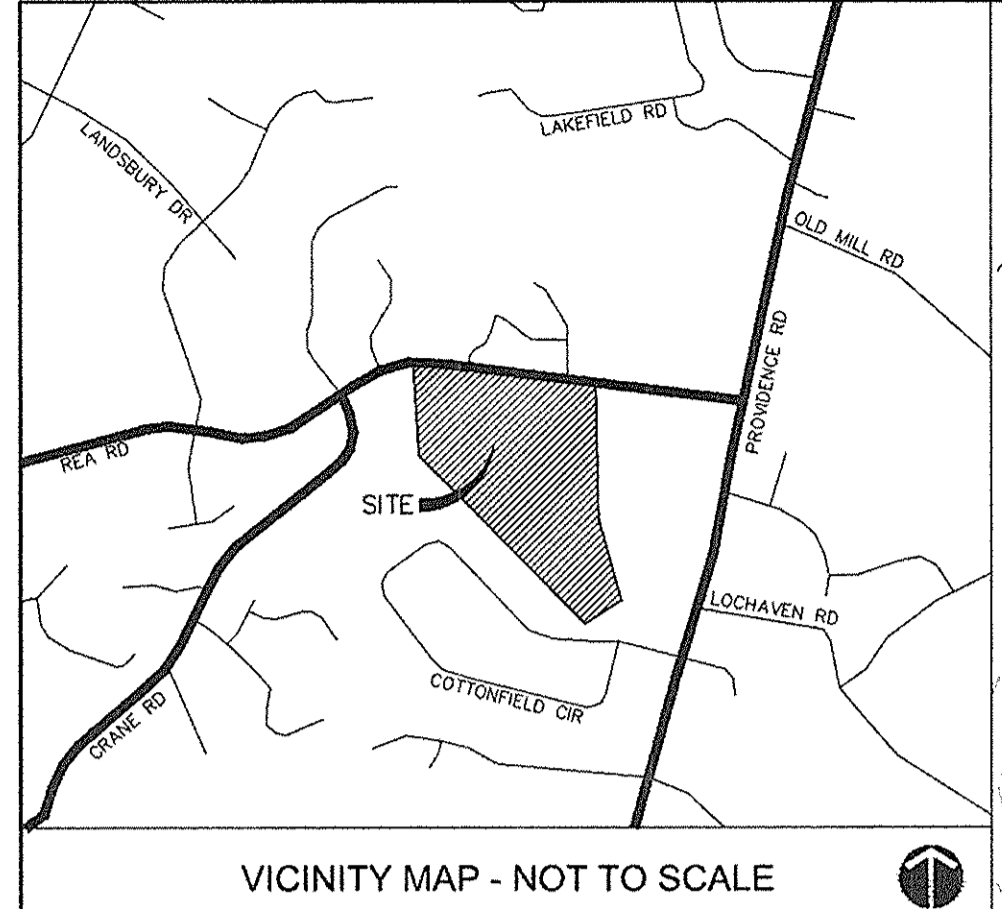
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(signed by U.S. Army Corps of Engineers)

Title: _____

Date: _____

Notes:
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VICINITY MAP - NOT TO SCALE



DEVELOPMENT SUMMARY

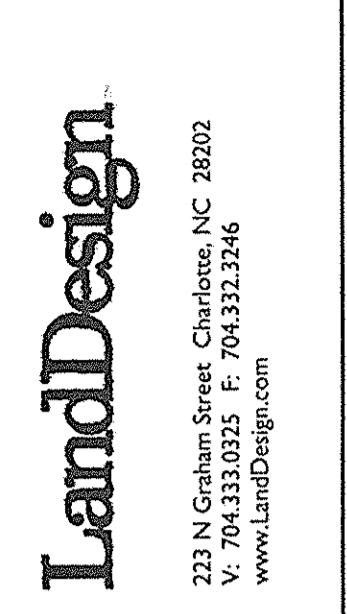
PID #: 06180019
 PARCEL SIZE: 56.819 ACRES
 EXISTING ZONING: R-CD (WEDDINGTON) RESIDENTIAL CONSERVATION DISTRICT
 LAND OWNER: MFC ENTERPRISES 2701 COLTSGATE ROAD, SUITE 300 CHARLOTTE, NC 28211
 DEVELOPER: STANDARD PACIFIC HOMES 6701 CARMEL ROAD, SUITE 425 CHARLOTTE, NC 28226
 PROPOSED USE: CONVENTIONAL SUBDIVISION
 SUPPLEMENTAL REGULATIONS:
 MINIMUM LOT SIZE: 40,000 SF
 MAXIMUM LOT SIZE: NONE
 MINIMUM LOT WIDTH: 120 FEET @ BUILDING LINE
 FRONT YARD SETBACK: 50 FEET
 SIDE YARD SETBACK: 25 FEET
 REAR YARD SETBACK: 125 FEET ON CORNER LOTS
 BUILDING HEIGHT: 40 FEET
 35 FEET MAXIMUM
 MINIMUM REQUIRED OPEN SPACE:
 10% GROSS ACREAGE: 5.6819 ACRES (10.00%)
 PROPOSED OPEN SPACE: 250,314 SF
 5.746 ACRES (10.11%)
 MAXIMUM LOT YIELD:
 TOTAL SITE AREA: 2,475,036 SF
 MIN. PROPOSED OPEN SPACE: 247,504 SF
 THOROUGHFARE BUFFER: 80,901 SF
 PROPOSED RIGHT-OF-WAY: 224,421 SF
 DEVELOPABLE LAND: 1,922,210 SF (44.12 AC)
 1,922,210 SF / 40,000 SF = 48 LOTS
 PROPOSED LOTS: 45 LOTS

BUFFERING ALONG THOROUGHFARES:
 WHERE SIDE AND REAR LOT LINES ABUT ALONG A MAJOR OR MINOR THOROUGHFARE AS DESIGNATED ON THE MECKLENBURG-JUNIOR METROPOLITAN PLANNING ORGANIZATION (MUMPO) THOROUGHFARE PLAN AS ADOPTED BY THE TOWN, THE SUBDIVIDER SHALL PROVIDE A NATURAL BUFFER BETWEEN THE LOT LINES PARALLELING THE THOROUGHFARE AND THE THOROUGHFARE ROAD RIGHT-OF-WAY. THE NATURAL BUFFER SHALL MATERIALLY SCREEN ALL PRINCIPAL AND ACCESSORY USES FROM PUBLIC VIEW FROM THE THOROUGHFARE. THE BUFFER SHALL CONSIST OF A NATURAL PLANTING OR A BERM WITH NATURAL PLANTING, ANY WALLS, FENCES OR OTHER CONSTRUCTED DEVICES SHALL BE ALLOWED WITHIN THE BUFFER AREA, AND SHALL BE APPROVED BY THE ZONING ADMINISTRATOR.

BUFFER WIDTH REQUIREMENTS:
 LOT SIZE > 10 ACRES = 50 FOOT BUFFER WIDTH
 9 TREES AND 20 SHRUBS PER 100 LINEAR FEET

*50 FOOT THOROUGHFARE BUFFER MAY NOT BE COUNTED TOWARDS OPEN SPACE REQUIREMENTS FOR CONVENTIONAL SUBDIVISIONS.

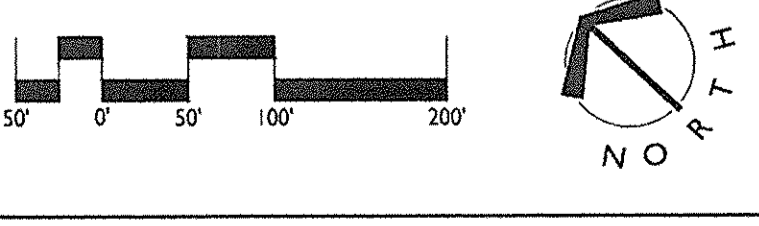
UTILITIES:
 CONNECTIONS TO UNION COUNTY PUBLIC WATER AND SEWER TO BE PROVIDED.



PRELIMINARY NOT FOR CONSTRUCTION

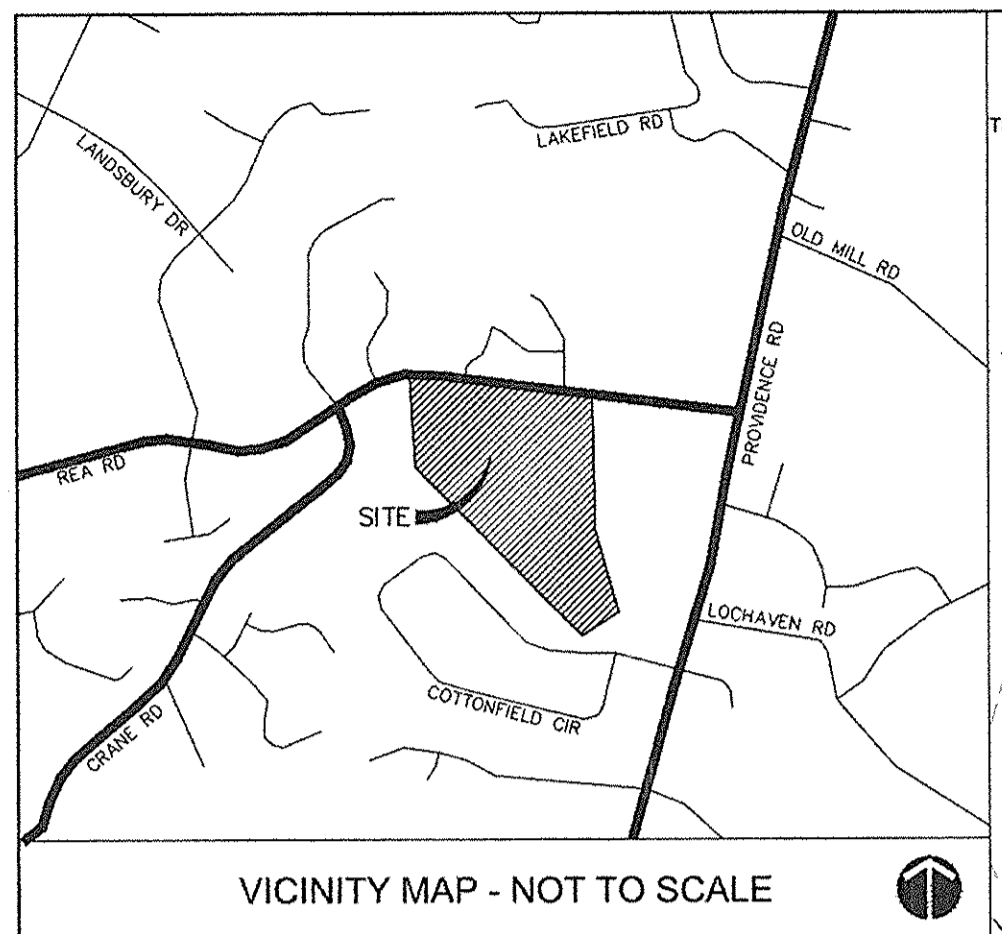
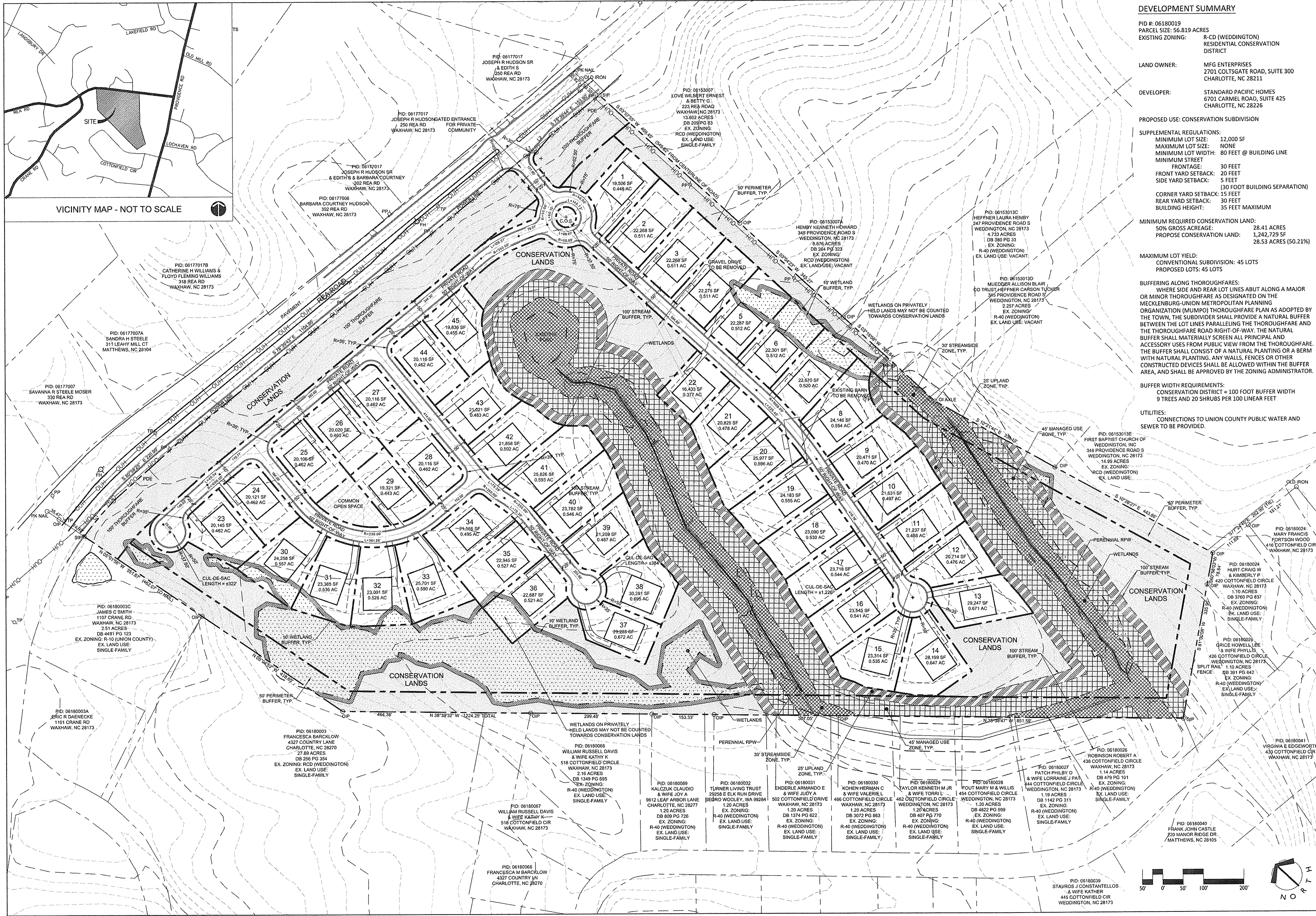
HIGHCLERE SINGLE-FAMILY SUBDIVISION
 STANDARD PACIFIC HOMES, WEDDINGTON, NC (UNION COUNTY)
 CONVENTIONAL SUBDIVISION YIELD PLAN

DATE: JULY 01, 2013
 DESIGNED BY: MEK
 CHECKED BY: MEK
 PROJECT #: 1013096
 SHEET #: C-1.0



HIGHCLERE SINGLE-FAMILY SUBDIVISION
 TOWN OF WEDDINGTON, NORTH CAROLINA (UNION COUNTY)
 CONVENTIONAL SUBDIVISION YIELD PLAN

REVISIONS:
 9/18/13 PER STAFF COMMENTS
 10/17/13 PER STAFF COMMENTS
 1/10/13 PER STAFF COMMENTS
 DATE: AUGUST 26, 2013
 DESIGNED BY: MAM
 CHECKED BY: MEK
 PROJECT #: 1013096
 SHEET #: SK-1.0



DEVELOPMENT SUMMARY

PID #: 06180019
 PARCEL SIZE: 56.819 ACRES
 EXISTING ZONING: R-CO (WEDDINGTON)
 RESIDENTIAL CONSERVATION DISTRICT

LAND OWNER: MFG ENTERPRISES
 2701 COLTSGATE ROAD, SUITE 300
 CHARLOTTE, NC 28211

DEVELOPER: STANDARD PACIFIC HOMES
 6701 CARMEL ROAD, SUITE 425
 CHARLOTTE, NC 28226

PROPOSED USE: CONSERVATION SUBDIVISION

SUPPLEMENTAL REGULATIONS:
 MINIMUM LOT SIZE: 12,000 SF
 MAXIMUM LOT SIZE: NONE
 MINIMUM LOT WIDTH: 80 FEET @ BUILDING LINE
 MINIMUM STREET FRONTAGE: 30 FEET
 FRONT YARD SETBACK: 20 FEET
 SIDE YARD SETBACK: 5 FEET
 CORNER YARD SETBACK: 15 FEET
 REAR YARD SETBACK: 30 FEET
 BUILDING HEIGHT: 35 FEET MAXIMUM

MINIMUM REQUIRED CONSERVATION LAND:
 50% GROSS ACREAGE: 28.41 ACRES
 PROPOSED CONSERVATION LAND: 28.53 ACRES (50.21%)

MAXIMUM LOT YIELD:
 CONVENTIONAL SUBDIVISION: 45 LOTS
 PROPOSED LOTS: 45 LOTS

BUFFERING ALONG THOROUGHFARES:
 WHERE SIDE AND REAR LOT LINES ABUT ALONG A MAJOR OR MINOR THOROUGHFARE AS DESIGNATED ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION (MUMPO) THOROUGHFARE PLAN AS ADOPTED BY THE TOWN, THE SUBDIVIDER SHALL PROVIDE A NATURAL BUFFER BETWEEN THE LOT LINES PARALLELING THE THOROUGHFARE AND THE THOROUGHFARE ROAD RIGHT-OF-WAY. THE NATURAL BUFFER SHALL MATERIALLY SCREEN ALL PRINCIPAL AND ACCESSORY USES FROM PUBLIC VIEW FROM THE THOROUGHFARE. THE BUFFER SHALL CONSIST OF A NATURAL PLANTING OR A BERM WITH NATURAL PLANTING. ANY WALLS, FENCES OR OTHER CONSTRUCTED DEVICES SHALL BE ALLOWED WITHIN THE BUFFER AREA, AND SHALL BE APPROVED BY THE ZONING ADMINISTRATOR.

BUFFER WIDTH REQUIREMENTS:
 CONSERVATION DISTRICT = 100 FOOT BUFFER WIDTH
 9 TREES AND 20 SHRUBS PER 100 LINEAR FEET

UTILITIES:
 CONNECTIONS TO UNION COUNTY PUBLIC WATER AND SEWER TO BE PROVIDED.

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 V: 704.333.0225 F: 704.333.3246
 www.LandDesign.com

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 CORPORATE SEAL
 NORTH CAROLINA

PRELIMINARY NOT FOR CONSTRUCTION

HIGHCLERE SINGLE-FAMILY SUBDIVISION
 STANDARD PACIFIC HOMES, WEDDINGTON, NC (UNION COUNTY)
 CONSERVATION SUBDIVISION PLAN

HIGHCLERE SINGLE-FAMILY SUBDIVISION
 TOWN OF WEDDINGTON, NORTH CAROLINA (UNION COUNTY)
 CONSERVATION SUBDIVISION PLAN

REVISIONS:
 06/17/13 - SKETCH PLAN SUBMITTAL
 08/02/13 - REVISED SKETCH PLAN SUBMITTAL

DATE: JULY 01, 2013
 DESIGNED BY: MEK
 DRAWN BY: MEK
 CHECKED BY: DCS
 SCALE: 1"=100'
 PROJECT #: 1013096
 SHEET #:

C-2.0

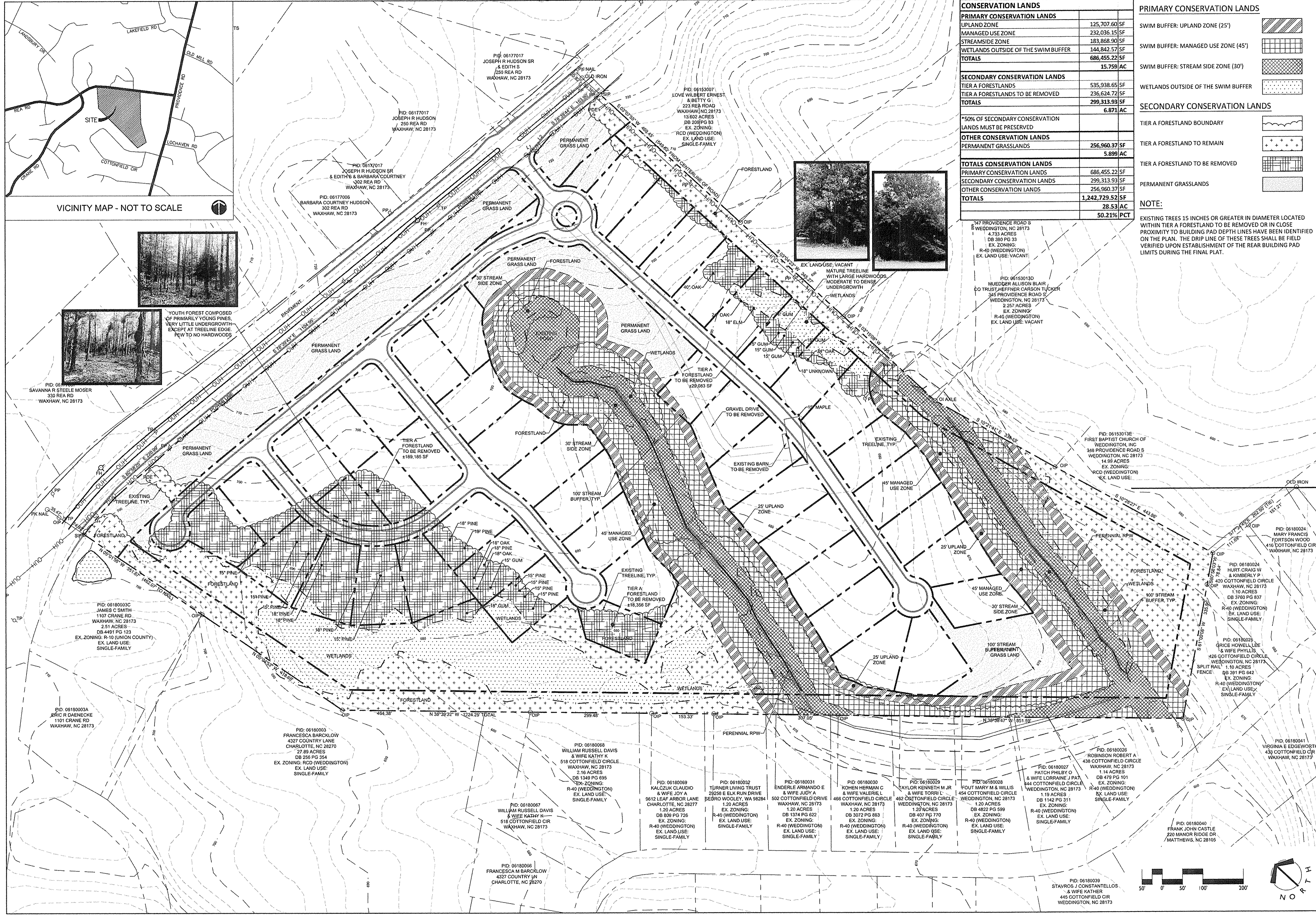
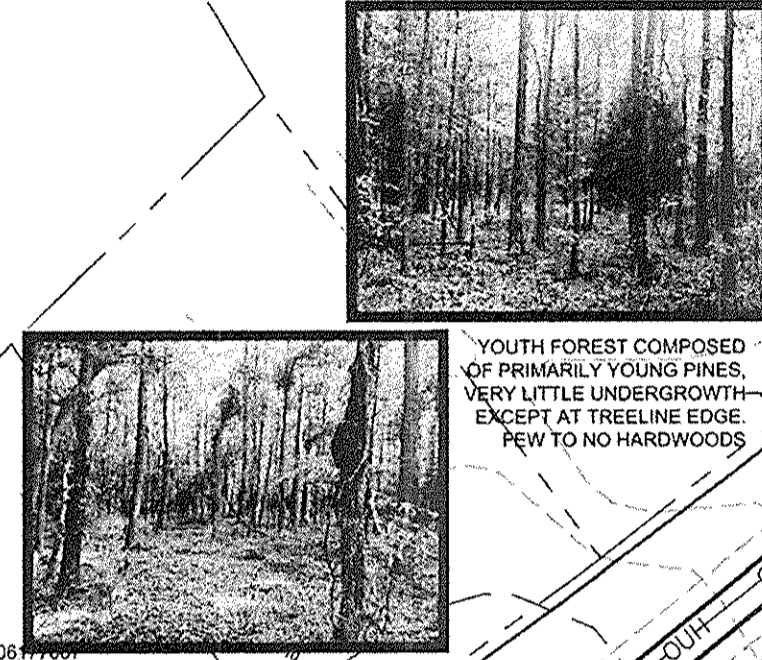
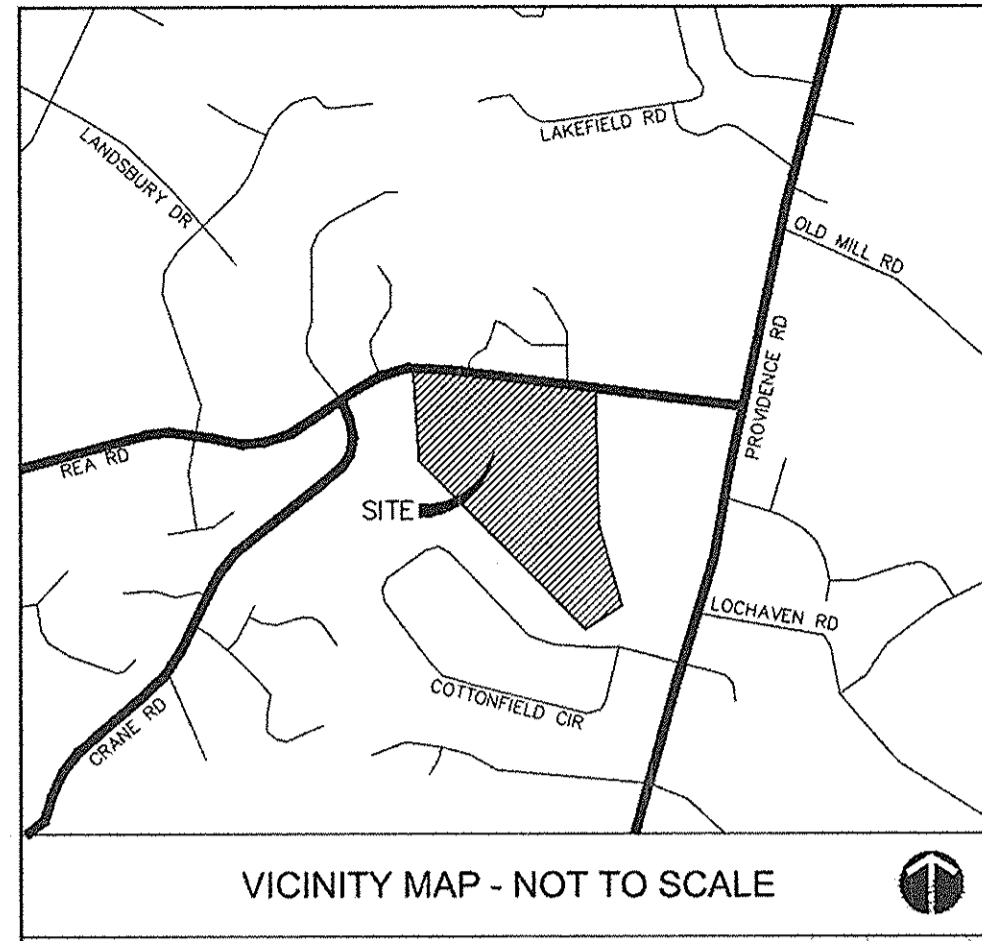
REVISIONS:
 9/18/13 PER STAFF COMMENTS
 10/17/13 PER STAFF COMMENTS
 11/06/13 PER STAFF COMMENTS

DATE: AUGUST 26, 2013
 DESIGNED BY: MAM
 DRAWN BY: MEK
 CHECKED BY: DCS
 SCALE: NTS
 PROJECT #: 1013096
 SHEET #:

SK-2.0

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 NC Eng. Firm License: C-0658

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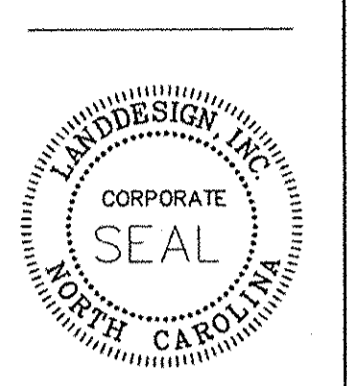


CONSERVATION LANDS	
PRIMARY CONSERVATION LANDS	
UPLAND ZONE	125,707.60 SF
MANAGED USE ZONE	232,036.15 SF
STREAMSIDE ZONE	183,868.90 SF
WETLANDS OUTSIDE OF THE SWIM BUFFER	144,842.57 SF
TOTALS	686,455.22 SF
	15.759 AC
SECONDARY CONSERVATION LANDS	
TIER A FORESTLANDS	535,938.65 SF
TIER B FORESTLANDS TO BE REMOVED	236,624.72 SF
TOTALS	772,563.37 SF
	17.631 AC
*50% OF SECONDARY CONSERVATION LANDS MUST BE PRESERVED	
OTHER CONSERVATION LANDS	
PERMANENT GRASSLANDS	256,960.37 SF
	5.899 AC
TOTALS CONSERVATION LANDS	
PRIMARY CONSERVATION LANDS	686,455.22 SF
SECONDARY CONSERVATION LANDS	772,563.37 SF
OTHER CONSERVATION LANDS	256,960.37 SF
TOTALS	1,715,978.96 SF
	39.289 AC

PRIMARY CONSERVATION LANDS	
SWIM BUFFER: UPLAND ZONE (25')	
SWIM BUFFER: MANAGED USE ZONE (45')	
SWIM BUFFER: STREAM SIDE ZONE (30')	
WETLANDS OUTSIDE OF THE SWIM BUFFER	
SECONDARY CONSERVATION LANDS	
TIER A FORESTLAND BOUNDARY	
TIER A FORESTLAND TO REMAIN	
TIER A FORESTLAND TO BE REMOVED	
PERMANENT GRASSLANDS	

NOTE:
EXISTING TREES 15 INCHES OR GREATER IN DIAMETER LOCATED WITHIN TIER A FORESTLAND TO BE REMOVED OR IN CLOSE PROXIMITY TO BUILDING PAD DEPTH LINES HAVE BEEN IDENTIFIED ON THE PLAN. THE DRIP LINE OF THESE TREES SHALL BE FIELD VERIFIED UPON ESTABLISHMENT OF THE REAR BUILDING PAD LIMITS DURING THE FINAL PLAT.

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HIGHCLERE
SINGLE-FAMILY SUBDIVISION
STANDARD PACIFIC HOMES, WEDDINGTON, NC (UNION COUNTY)
ENVIRONMENTAL PLAN

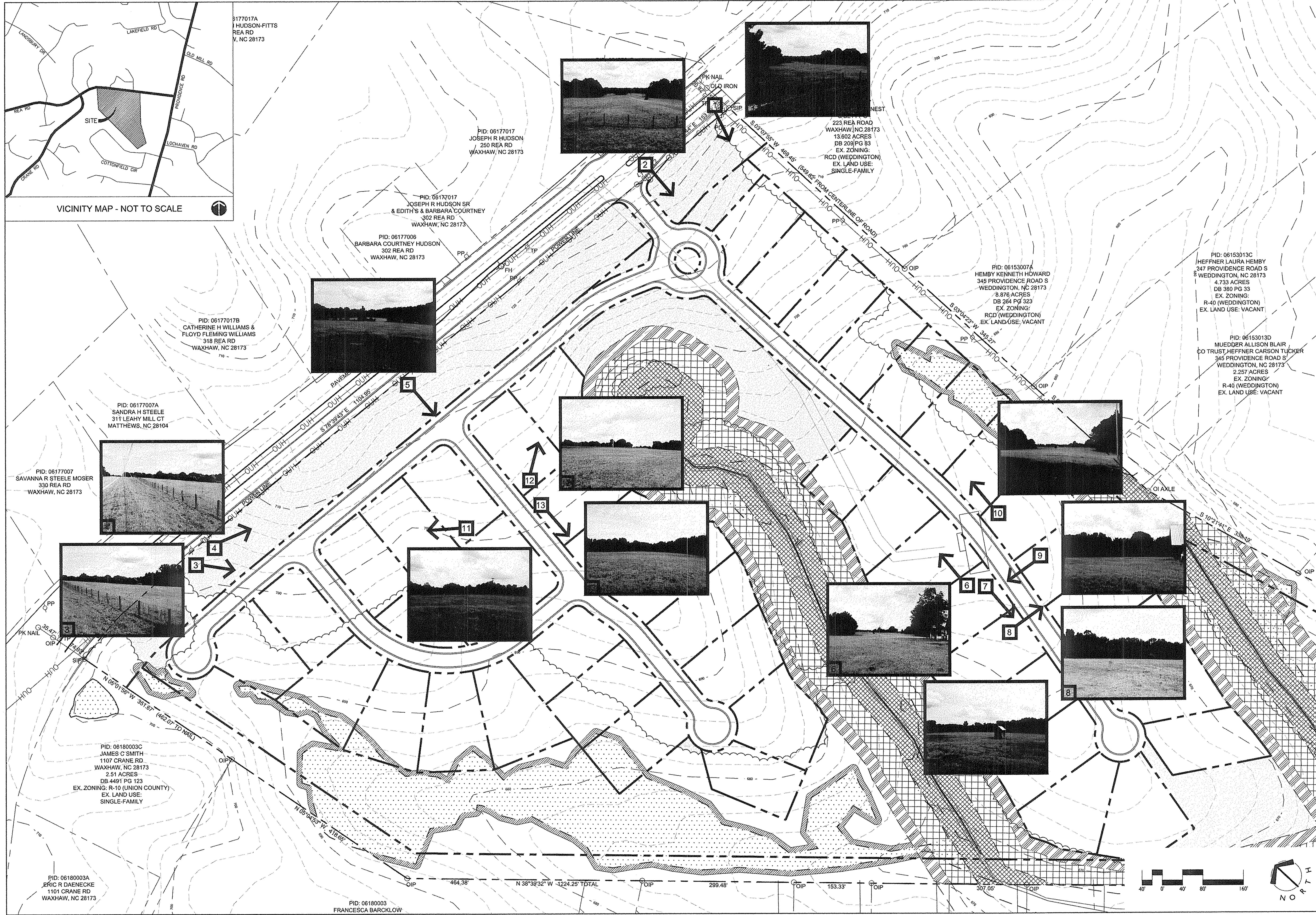
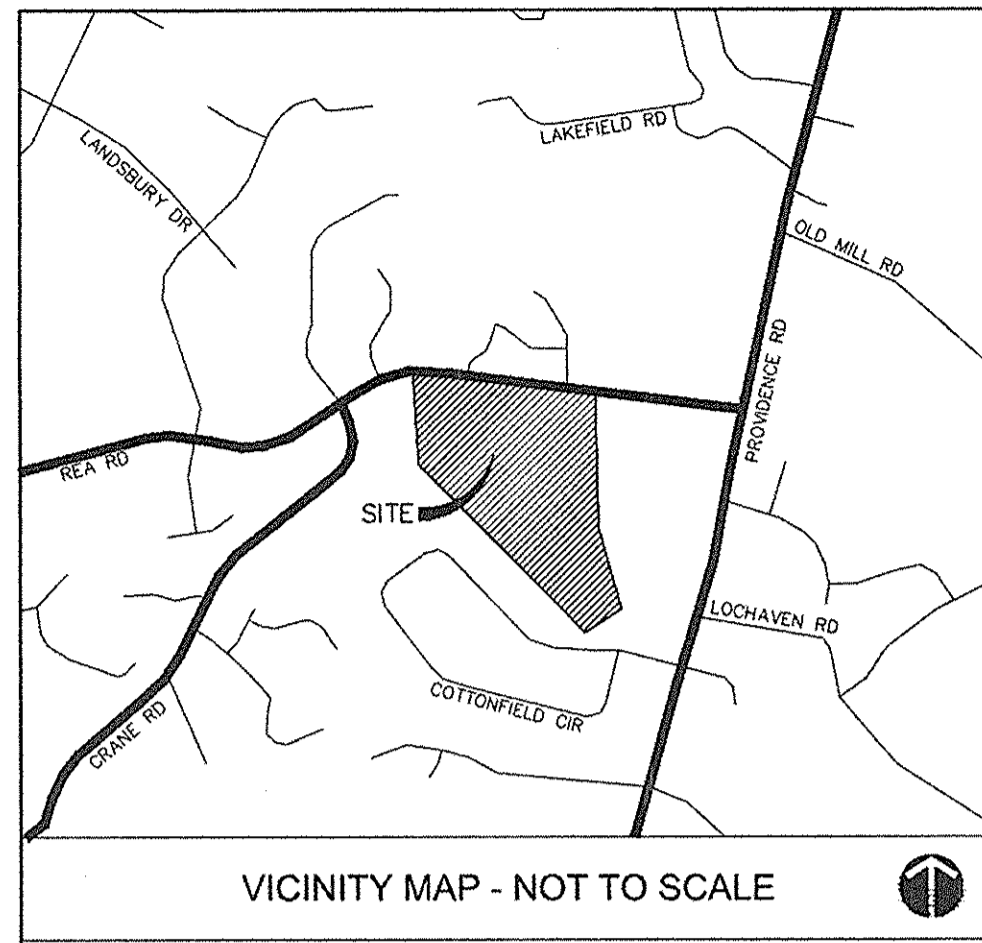
DATE: JULY 01, 2013
DESIGNED BY: MEK
DRAWN BY: MEK
CHECKED BY: DCS
SCALE: 1"=100'
PROJECT #: 1013096
SHEET #:
C-2.1

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NC Eng. Firm License: C-6588



HIGHCLERE
SINGLE-FAMILY SUBDIVISION
TOWN OF WEDDINGTON, NORTH CAROLINA (UNION COUNTY)
ENVIRONMENTAL PLAN

DATE: AUGUST 26, 2013
DESIGNED BY: MAM
DRAWN BY: MEK
CHECKED BY: MEK
SCALE: 1"=100'
PROJECT #: 1013096
SHEET #:
SK-2.1



PID: 0177017A
HUDSON-FITTS
REA RD
W, NC 28173

PID: 06177017
JOSEPH R HUDSON
250 REA RD
WAXHAW, NC 28173

PID: 06177017
JOSEPH R HUDSON SR
& EDITH'S & BARBARA COURTNEY
302 REA RD
WAXHAW, NC 28173

PID: 06177006
BARBARA COURTNEY HUDSON
302 REA RD
WAXHAW, NC 28173

PID: 06177017B
CATHERINE H WILLIAMS &
FLOYD FLEMING WILLIAMS
318 REA RD
WAXHAW, NC 28173

PID: 06177007A
SANDRA H STEELE
311 LEAHY MILL CT
MATTHEWS, NC 28104

PID: 06177007
SAVANNA R STEELE MOSER
330 REA RD
WAXHAW, NC 28173

PID: 06180003C
JAMES C SMITH
1107 CRANE RD
WAXHAW, NC 28173
2.51 ACRES
DB 4491 PG 123
EX. ZONING: R-10 (UNION COUNTY)
EX. LAND USE:
SINGLE-FAMILY

PID: 06180003A
ERIC R DAENECKE
1101 CRANE RD
WAXHAW, NC 28173

PID: 06180003
FRANCESCA BARCKLOW

PID: 06153007A
HENBY KENNETH HOWARD
345 PROVIDENCE ROAD S
WEDDINGTON, NC 28173
2.876 ACRES
DB 264 PG 323
EX. ZONING:
RCD (WEDDINGTON)
EX. LAND USE: VACANT

PID: 06153007A
HENBY KENNETH HOWARD
345 PROVIDENCE ROAD S
WEDDINGTON, NC 28173
2.876 ACRES
DB 264 PG 323
EX. ZONING:
RCD (WEDDINGTON)
EX. LAND USE: VACANT

PID: 06153013C
HEFFNER LAURA HEMBY
247 PROVIDENCE ROAD S
WEDDINGTON, NC 28173
4.733 ACRES
DB 380 PG 33
EX. ZONING:
R-40 (WEDDINGTON)
EX. LAND USE: VACANT

PID: 06153013D
MUEDDER ALLISON BLAIR
CO TRUST, HEFFNER CARSON TUCKER
345 PROVIDENCE ROAD S
WEDDINGTON, NC 28173
2.257 ACRES
EX. ZONING:
R-40 (WEDDINGTON)
EX. LAND USE: VACANT

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HIGHCLERE
SINGLE-FAMILY SUBDIVISION
STANDARD PACIFIC HOMES, WEDDINGTON, NC (UNION COUNTY)
VIEWSHED ANALYSIS

REVISIONS:
06/17/13 - SKETCH PLAN SUBMITTAL
08/02/13 - REVISED SKETCH PLAN SUBMITTAL

DATE: JULY 01, 2013
DESIGNED BY: MEK
DRAWN BY: MEK
CHECKED BY: DCS
SCALE: 1"=80'
PROJECT #: 1013096
SHEET #:
C-2.2

HIGHCLERE
SINGLE-FAMILY SUBDIVISION
TOWN OF WEDDINGTON, NORTH CAROLINA (UNION COUNTY)
VIEWSHED ANALYSIS

REVISIONS:
9/18/13 PER STAFF COMMENTS
10/17/13 PER STAFF COMMENTS
11/06/13 PER STAFF COMMENTS
DATE: AUGUST 26, 2013
DESIGNED BY: MAM
DRAWN BY: MEK
CHECKED BY: MEK
SCALE: NTS
PROJECT #: 1013096
SHEET #:
SK-2.2

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NC Eng. Firm License: C-4658



SHEET C-2.1

SHEET C-2.3

DEVELOPMENT SUMMARY

PID #: 06180019
 PARCEL SIZE: 56.819 ACRES
 AREA DEDICATED TO NCDOT RIGHT-OF-WAY: 0.195 ACRES
 REVISED PARCEL SIZE: 56.624 ACRES

EXISTING ZONING: R-CD (WEDDINGTON) RESIDENTIAL CONSERVATION DISTRICT

LAND OWNER: MFG ENTERPRISES
 2701 COLTSGATE ROAD, SUITE 300
 CHARLOTTE, NC 28211

PROPOSED USE: CONSERVATION SUBDIVISION

SUPPLEMENTAL REGULATIONS:
 MINIMUM LOT SIZE: 12,000 SF
 MAXIMUM LOT SIZE: NONE
 MINIMUM LOT WIDTH: 80 FEET @ BUILDING LINE
 MINIMUM STREET FRONTAGES: 30 FEET
 FRONT YARD SETBACK: 20 FEET
 SIDE YARD SETBACK: 5 FEET (30 FOOT BUILDING SEPARATION)
 CORNER YARD SETBACK: 15 FEET
 REAR YARD SETBACK: 30 FEET
 BUILDING HEIGHT: 35 FEET MAXIMUM

MINIMUM REQUIRED CONSERVATION LAND:
 50% GROSS ACREAGE: 28.31 ACRES
 PROPOSED CONSERVATION LAND: 1,234,306.86 SF
 28.34 ACRES (50.04%)

MAXIMUM LOT YIELD:
 CONVENTIONAL SUBDIVISION: 45 LOTS
 PROPOSED LOTS: 45 LOTS
 SMALLEST LOT: LOT 22 = 16,434 SF

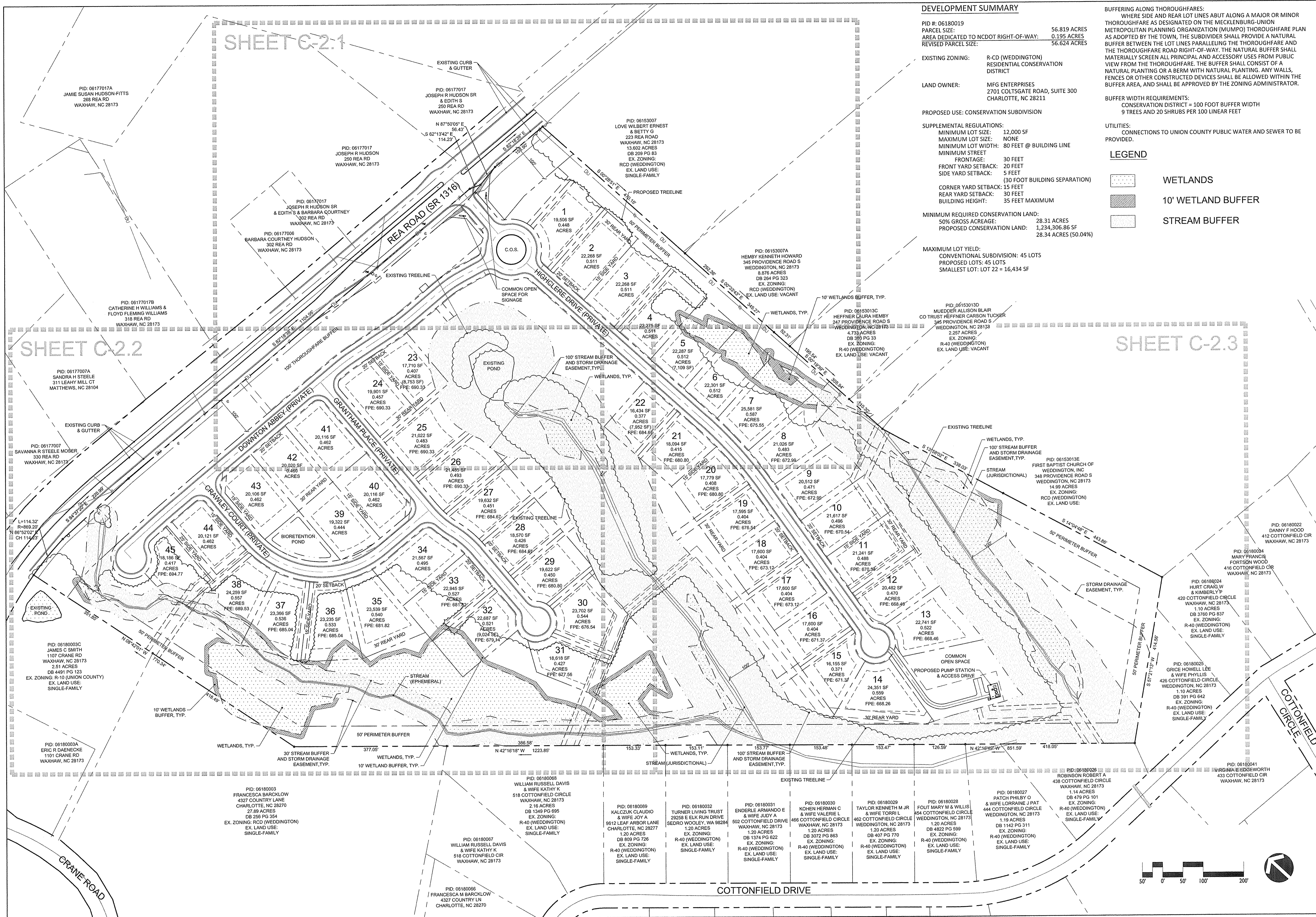
LEGEND

- WETLANDS
- 10' WETLAND BUFFER
- STREAM BUFFER

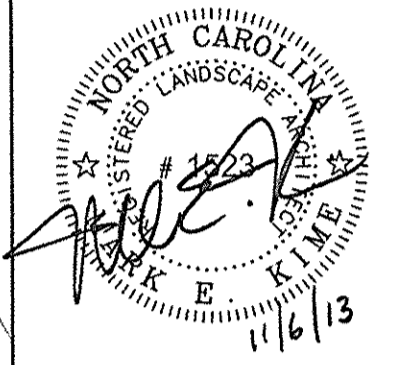
BUFFERING ALONG THOROUGHFARES:
 WHERE SIDE AND REAR LOT LINES ABUT ALONG A MAJOR OR MINOR THOROUGHFARE AS DESIGNATED ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION (MUMPO) THOROUGHFARE PLAN AS ADOPTED BY THE TOWN, THE SUBDIVIDER SHALL PROVIDE A NATURAL BUFFER BETWEEN THE LOT LINES PARALLELING THE THOROUGHFARE AND THE THOROUGHFARE ROAD RIGHT-OF-WAY. THE NATURAL BUFFER SHALL MATERIALLY SCREEN ALL PRINCIPAL AND ACCESSORY USES FROM PUBLIC VIEW FROM THE THOROUGHFARE. THE BUFFER SHALL CONSIST OF A NATURAL PLANTING OR A BERM WITH NATURAL PLANTING. ANY WALLS, FENCES OR OTHER CONSTRUCTED DEVICES SHALL BE ALLOWED WITHIN THE BUFFER AREA, AND SHALL BE APPROVED BY THE ZONING ADMINISTRATOR.

BUFFER WIDTH REQUIREMENTS:
 CONSERVATION DISTRICT - 100 FOOT BUFFER WIDTH
 9 TREES AND 20 SHRUBS PER 100 LINEAR FEET

UTILITIES:
 CONNECTIONS TO UNION COUNTY PUBLIC WATER AND SEWER TO BE PROVIDED.



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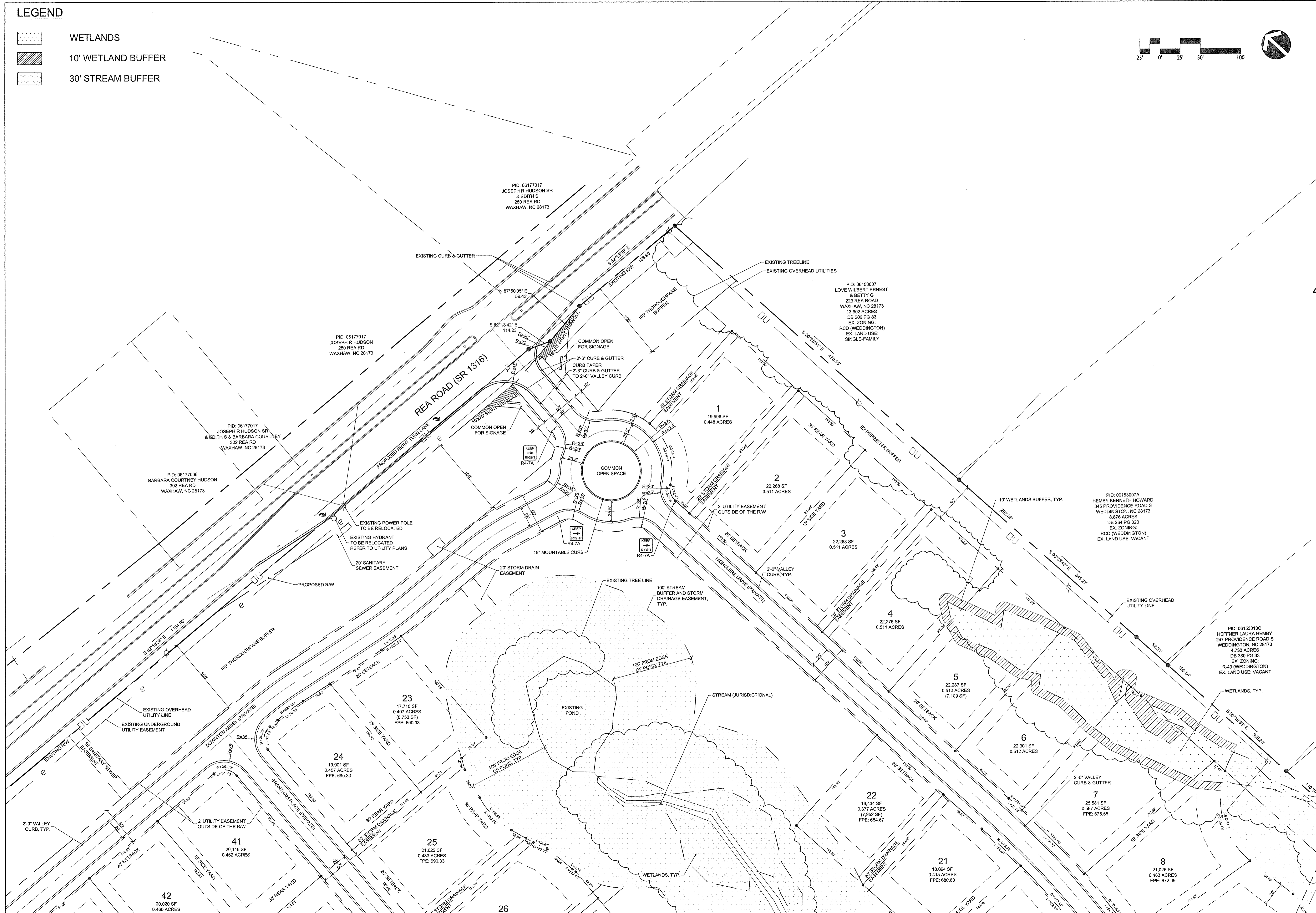
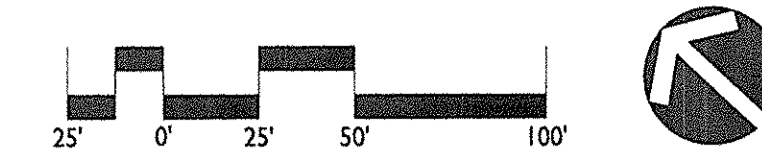
HIGHCLERE SINGLE-FAMILY SUBDIVISION
 TOWN OF WEDDINGTON, NORTH CAROLINA (UNION COUNTY)
 OVERALL SITE PLAN

REVISIONS:
 9/18/13 PER STAFF COMMENTS
 10/17/13 PER STAFF COMMENTS
 11/06/13 PER STAFF COMMENTS

DATE: AUGUST 26, 2013
 DESIGNED BY: MEK
 DRAWN BY: MEK
 CHECKED BY: DCS
 C.C. BY: DCS
 SCALE: 1"=100'
 PROJECT #: 1013096
 SHEET #:
C-2.0

LEGEND

-  WETLANDS
-  10' WETLAND BUFFER
-  30' STREAM BUFFER



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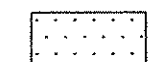


**HIGHCLERE
 SINGLE-FAMILY SUBDIVISION**
 TOWN OF WEDDINGTON, NORTH CAROLINA (UNION COUNTY)
 DETAILED SITE PLAN

REVISIONS:
 9/18/13 PER STAFF COMMENTS
 10/17/13 PER STAFF COMMENTS
 11/06/13 PER STAFF COMMENTS

DATE: AUGUST 26, 2013
 DESIGNED BY: MEK
 CHECKED BY: DCS
 O.C. BY: DCS
 SCALE: 1"=50'
 PROJECT #: 1013096
 SHEET #:
C-2.1

LEGEND

-  WETLANDS
-  10' WETLAND BUFFER
-  30' STREAM BUFFER

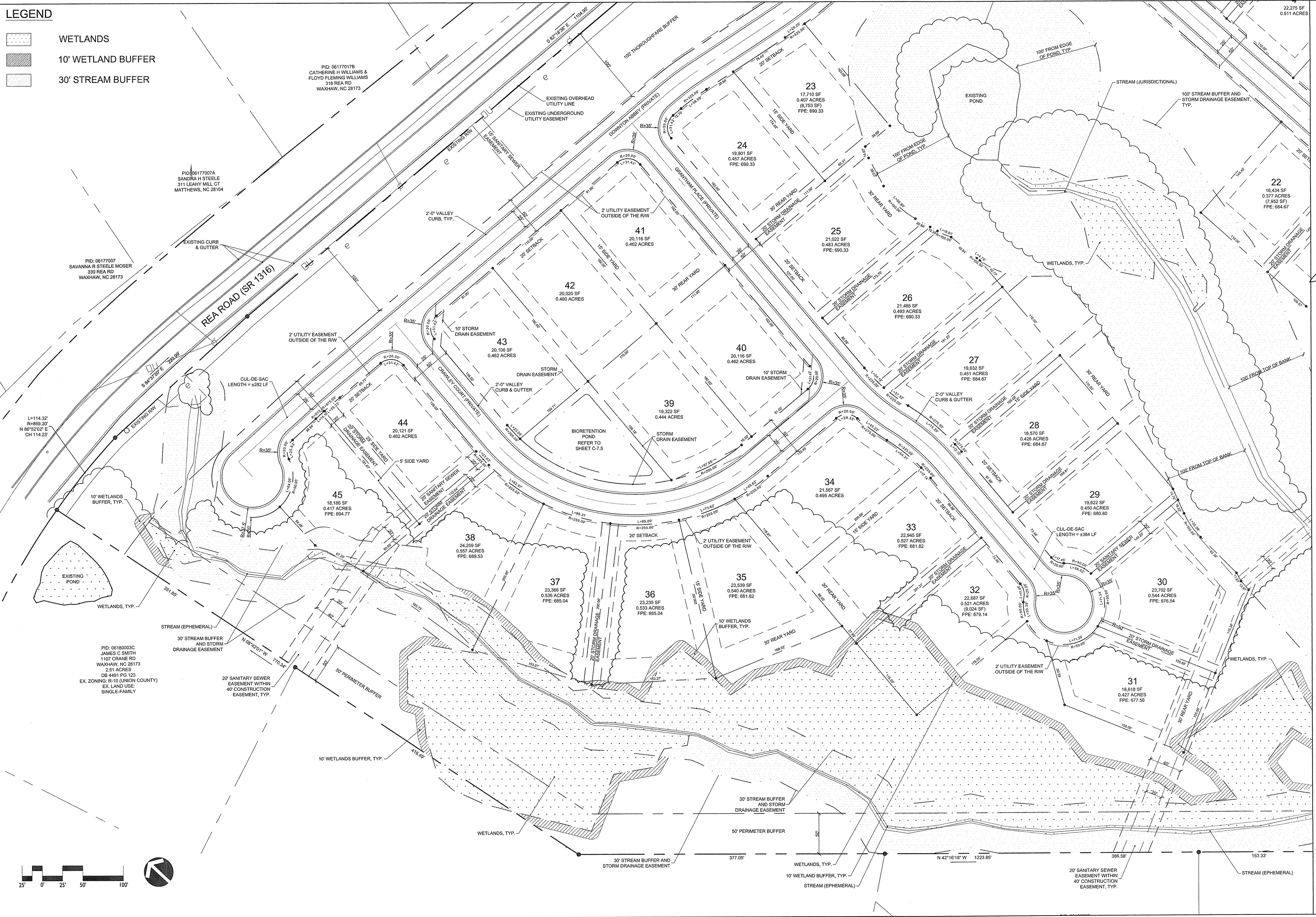
PID: 06177017B
CATHERINE H WILLIAMS &
FLOYD FLEMING WILLIAMS
318 REA RD
WAXHAW, NC 28173

PID: 06177007A
SANDRA H STEELE
311 LEAHY MILL CT
MATTHEWS, NC 28104

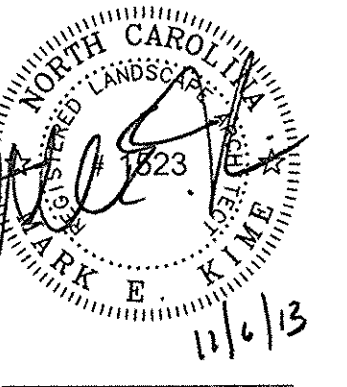
PID: 06177007
SAVANNA R STEELE MOSER
330 REA RD
WAXHAW, NC 28173

PID: 06180003C
JAMES C SMITH
1107 CRANE RD
WAXHAW, NC 28173
2.51 ACRES
DB 4491 PG 123
EX. ZONING: R-10 (UNION COUNTY)
EX. LAND USE:
SINGLE-FAMILY

REA ROAD (SR 1316)



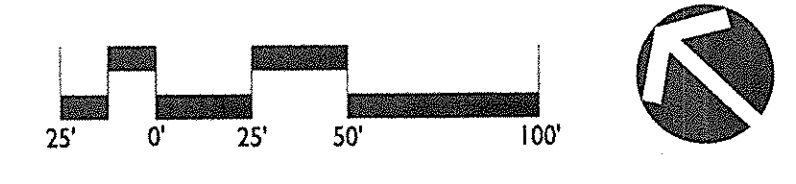
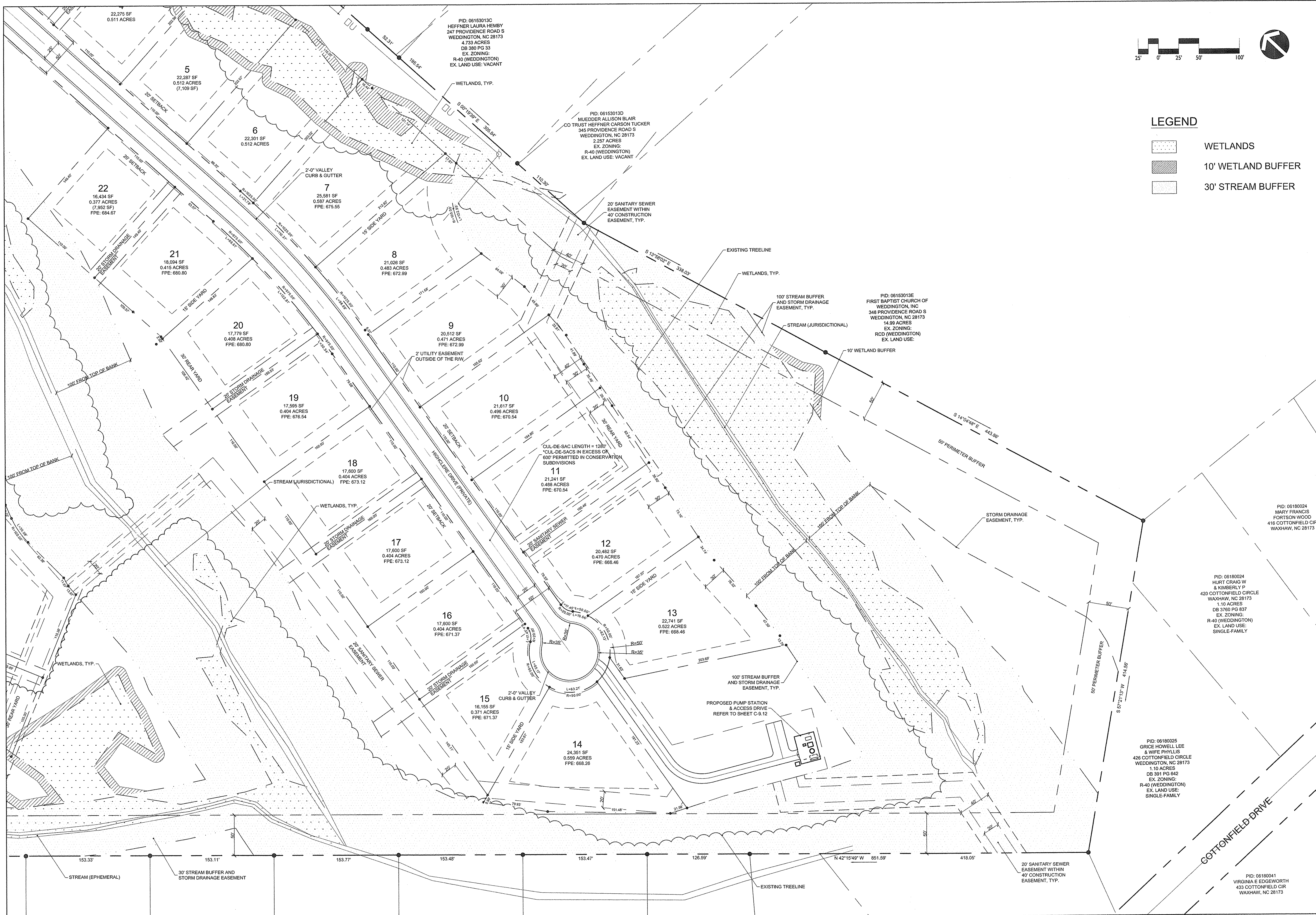
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www.LandDesign.com
NC Eng. Firm License: C-6838



**HIGHCLERE
SINGLE-FAMILY SUBDIVISION**
TOWN OF WEDDINGTON, NORTH CAROLINA (UNION COUNTY)
DETAILED SITE PLAN

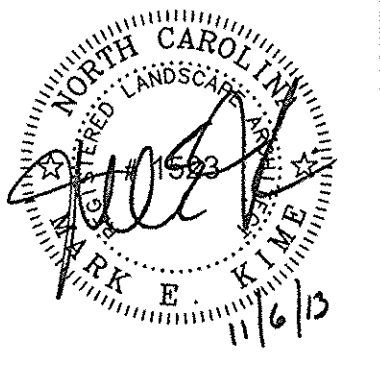
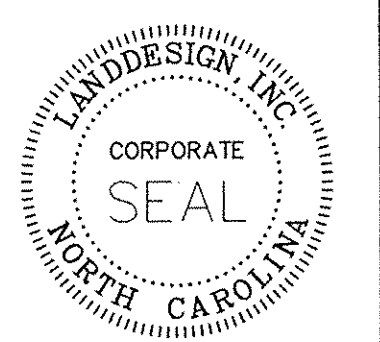
REVISIONS:
9/18/13 PER STAFF COMMENTS
10/17/13 PER STAFF COMMENTS
11/06/13 PER STAFF COMMENTS

DATE: AUGUST 26, 2013
DESIGNED BY: MEK
CHECKED BY: DCS
QC BY: DCS
SCALE: 1"=50'
PROJECT #: 1013096
SHEET #:
C-2.2



- LEGEND**
- WETLANDS
 - 10' WETLAND BUFFER
 - 30' STREAM BUFFER

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 www.LandDesign.com
 NC Eng. Firm License: C-6858



**HIGHCLERE
 SINGLE-FAMILY SUBDIVISION**
 TOWN OF WEDDINGTON, NORTH CAROLINA (UNION COUNTY)
 DETAILED SITE PLAN

PID: 06180024
 MARY FRANCIS
 FORTSON WOOD
 416 COTTONFIELD CIR
 WAXHAW, NC 28173

PID: 06180024
 HURT CRAIG W
 & KIMBERLY P
 420 COTTONFIELD CIRCLE
 WAXHAW, NC 28173
 1.10 ACRES
 DB 3765 PG 637
 EX. ZONING:
 R-40 (WEDDINGTON)
 EX. LAND USE:
 SINGLE-FAMILY

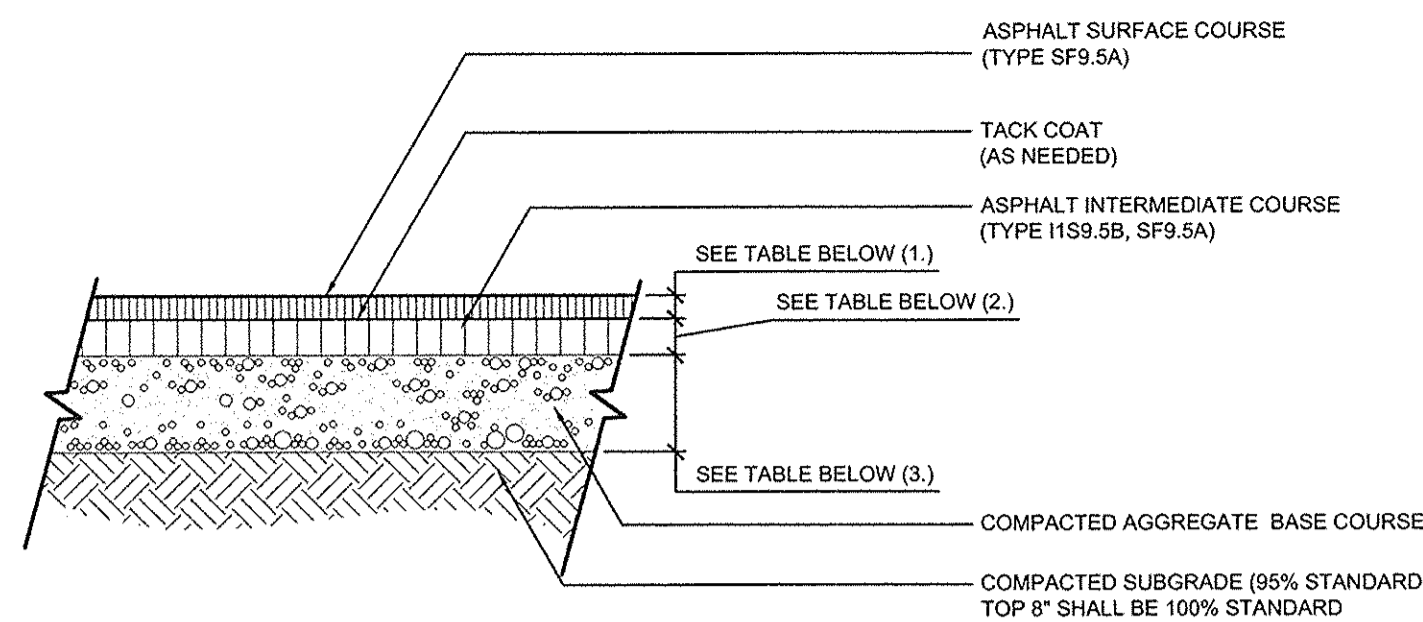
PID: 06180025
 GRICE HOWELL LEE
 & WIFE PHYLLIS
 426 COTTONFIELD CIRCLE
 WEDDINGTON, NC 28173
 1.10 ACRES
 DB 391 PG 642
 EX. ZONING:
 R-40 (WEDDINGTON)
 EX. LAND USE:
 SINGLE-FAMILY

PID: 06180041
 VIRGINIA E EDGEWORTH
 433 COTTONFIELD CIR
 WAXHAW, NC 28173

REVISIONS:
 9/18/13 PER STAFF COMMENTS
 10/17/13 PER STAFF COMMENTS
 11/06/13 PER STAFF COMMENTS

DATE: AUGUST 26, 2013
 DESIGNED BY: MEK
 DRAWN BY: MEK
 CHECKED BY: DCS
 OC BY: DCS
 SCALE: 1"=50'
 PROJECT #: 1013096
 SHEET #:

C-2.3

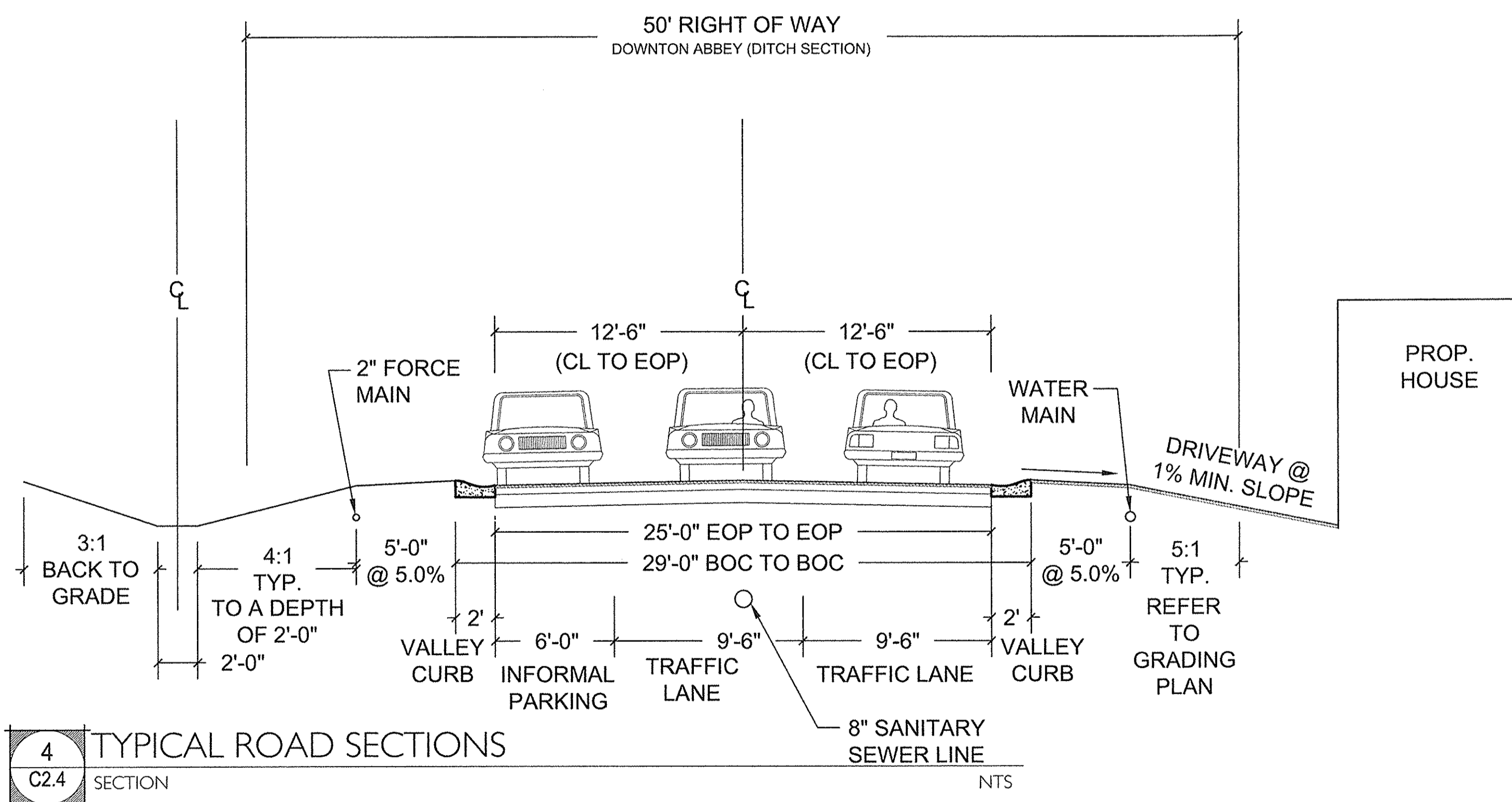
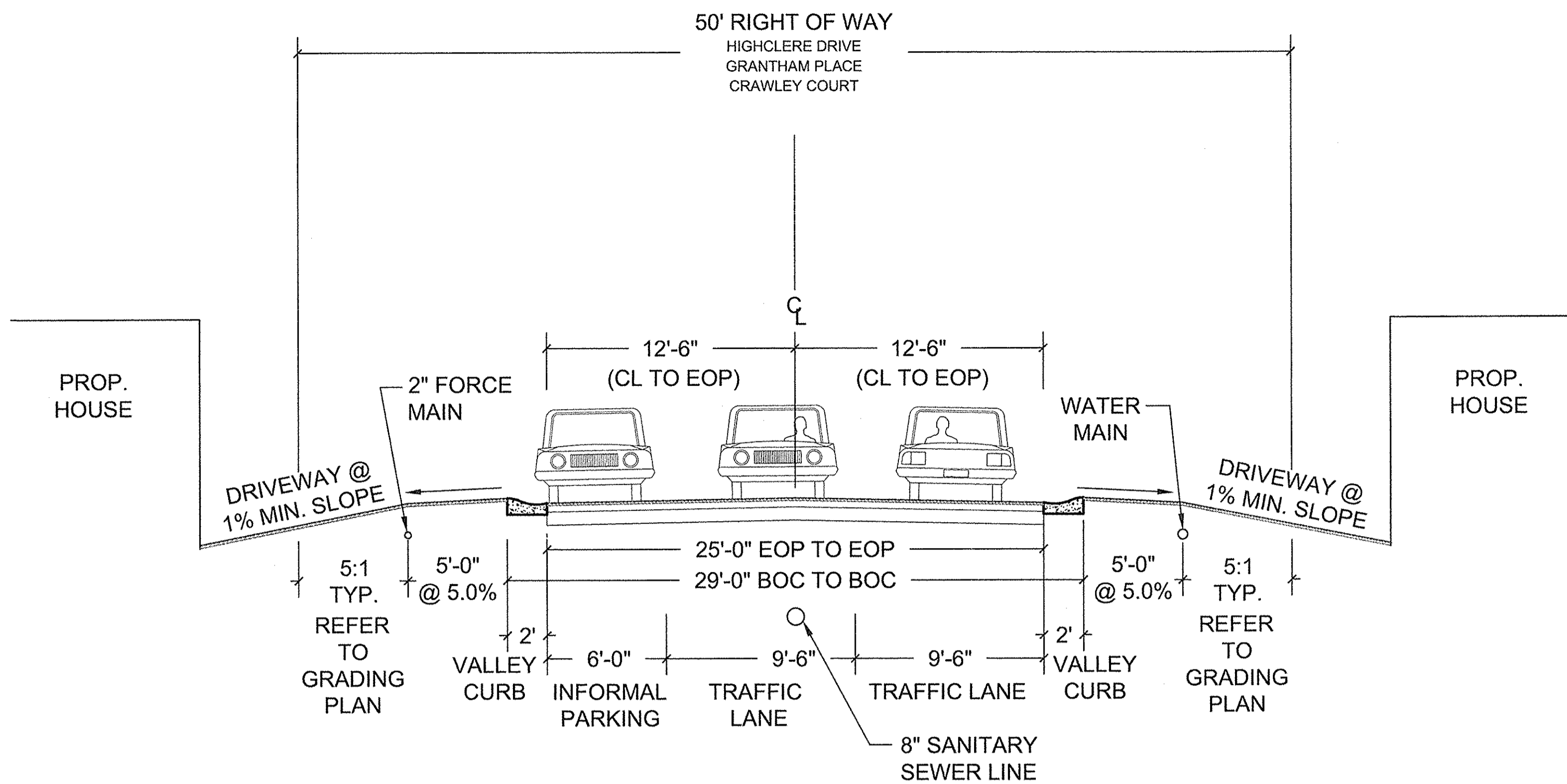


ASPHALT PAVING	1	2
NOTE		
1. SURFACE COURSE TYPE SF9.5A	1"	1"
2. INTERMEDIATE COURSE TYPE H59.5B, SF9.5A	1.5"	
3. BASE COURSE COMPACTED AGGREGATE BASE COURSE *TO BE VERIFIED BY GEOTECHNICAL ENGINEER	8"	

PAVING #1 = FULL DEPTH PAVEMENT
PAVING #2 = OVERLAY

1 ASPHALT PAVING

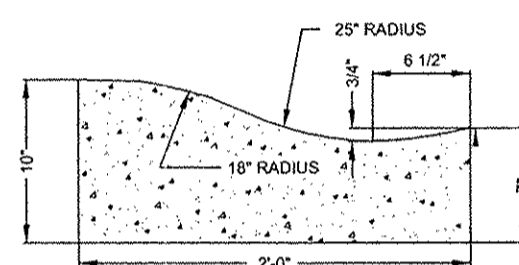
C2.4 SECTION NTS



4 TYPICAL ROAD SECTIONS

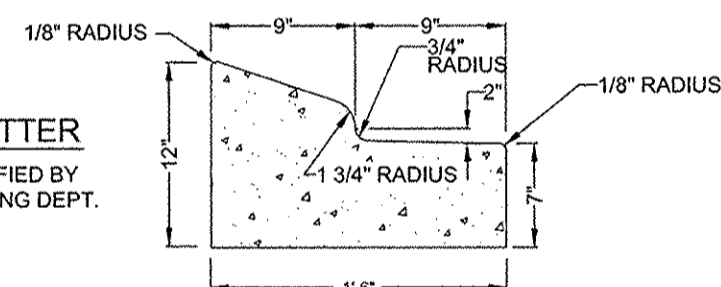
C2.4 SECTION NTS

2'-0" VALLEY GUTTER



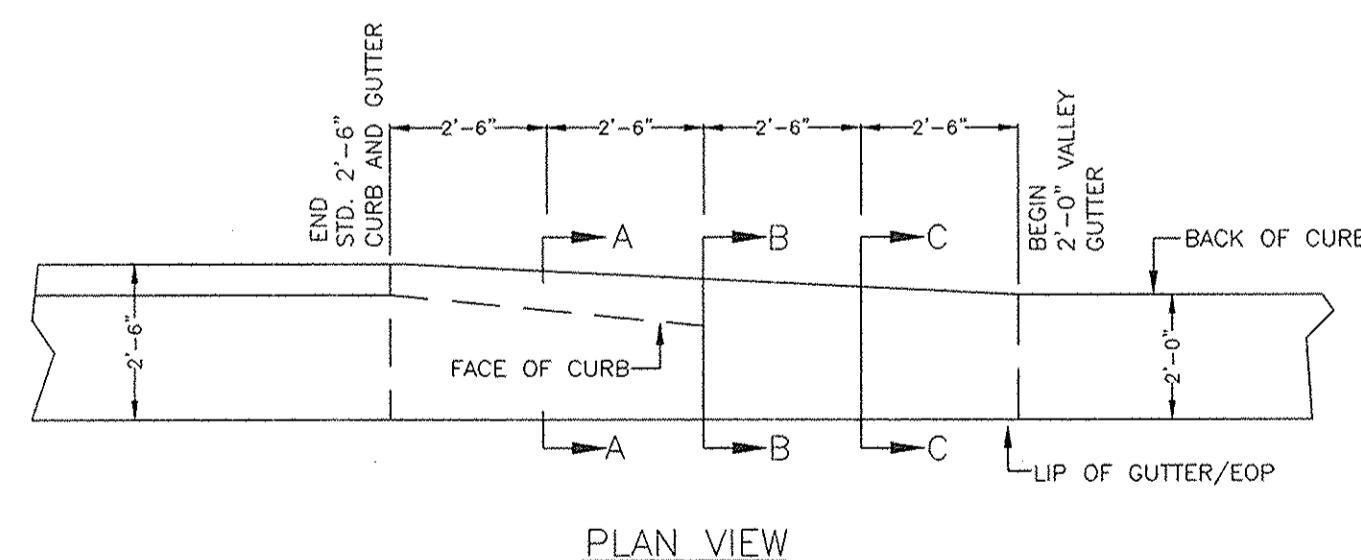
1'-6" MOUNTABLE CURB AND GUTTER

TO BE USED IN MEDIANS ONLY, WHEN SPECIFIED BY THE APPROPRIATE CITY/COUNTY ENGINEERING DEPT.

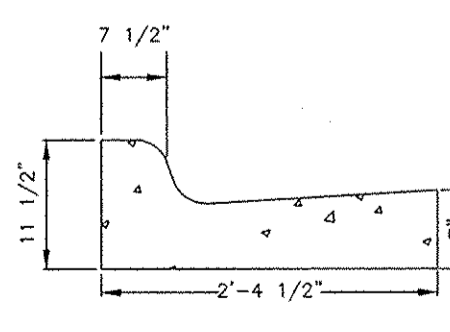


2 MODIFIED CURB AND GUTTER

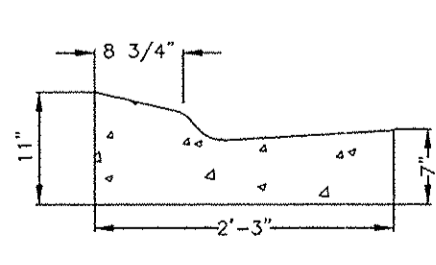
C2.4 SECTION NTS



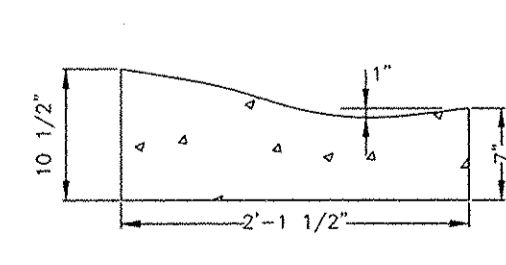
PLAN VIEW



SECTION A-A



SECTION B-B



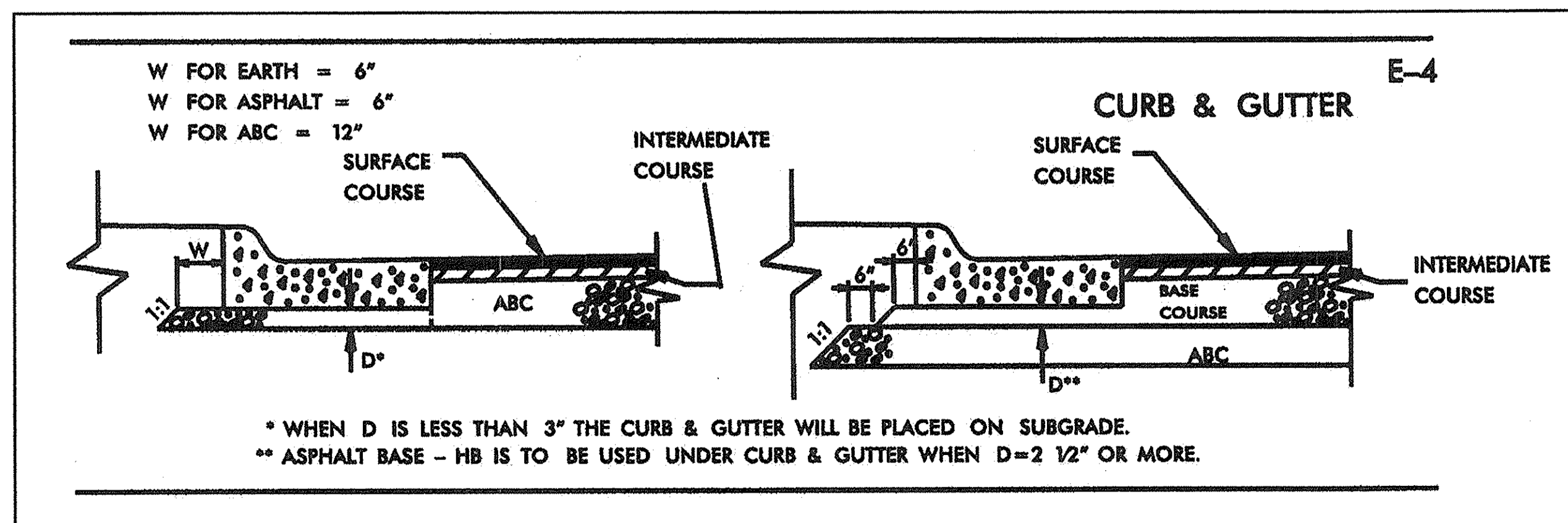
SECTION C-C

NOTES:

- TRANSITION IS NOT TO BE LOCATED WITHIN THE CURB RADIUS.

3 CURB TRANSITION (2'-6" C&G TO 2'-0" VALLEY)

C2.4 PALN AND SECTION NTS



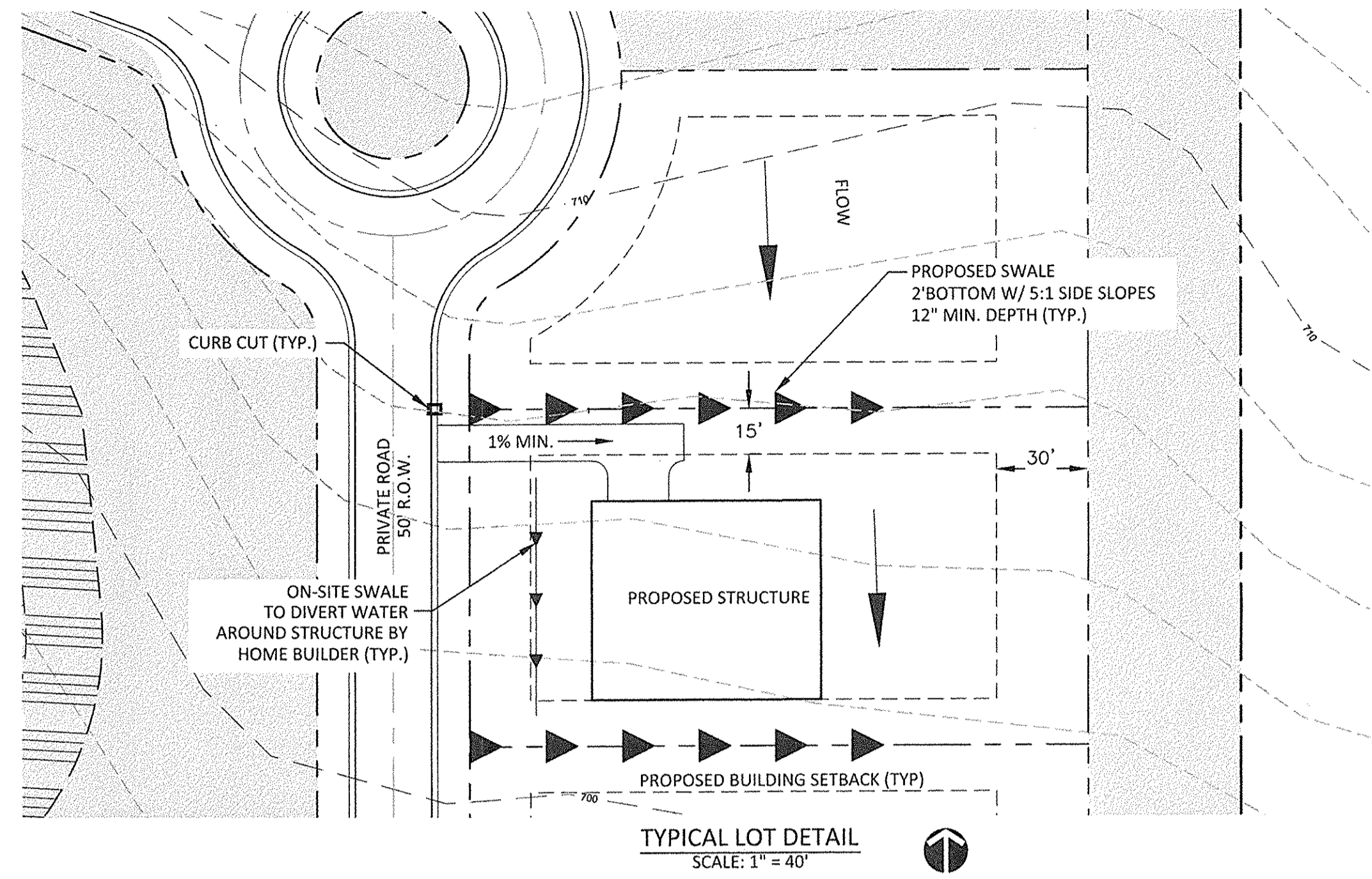
- * WHEN D IS LESS THAN 3" THE CURB & GUTTER WILL BE PLACED ON SUBGRADE.
- ** ASPHALT BASE - HB IS TO BE USED UNDER CURB & GUTTER WHEN D=2 1/2" OR MORE.

NCDOT CONSTRUCTION DETAIL E-4
FROM NCDOT ROADWAY DESIGN MANUAL, PART 1, CHAP. 1, SECTION 1-3E

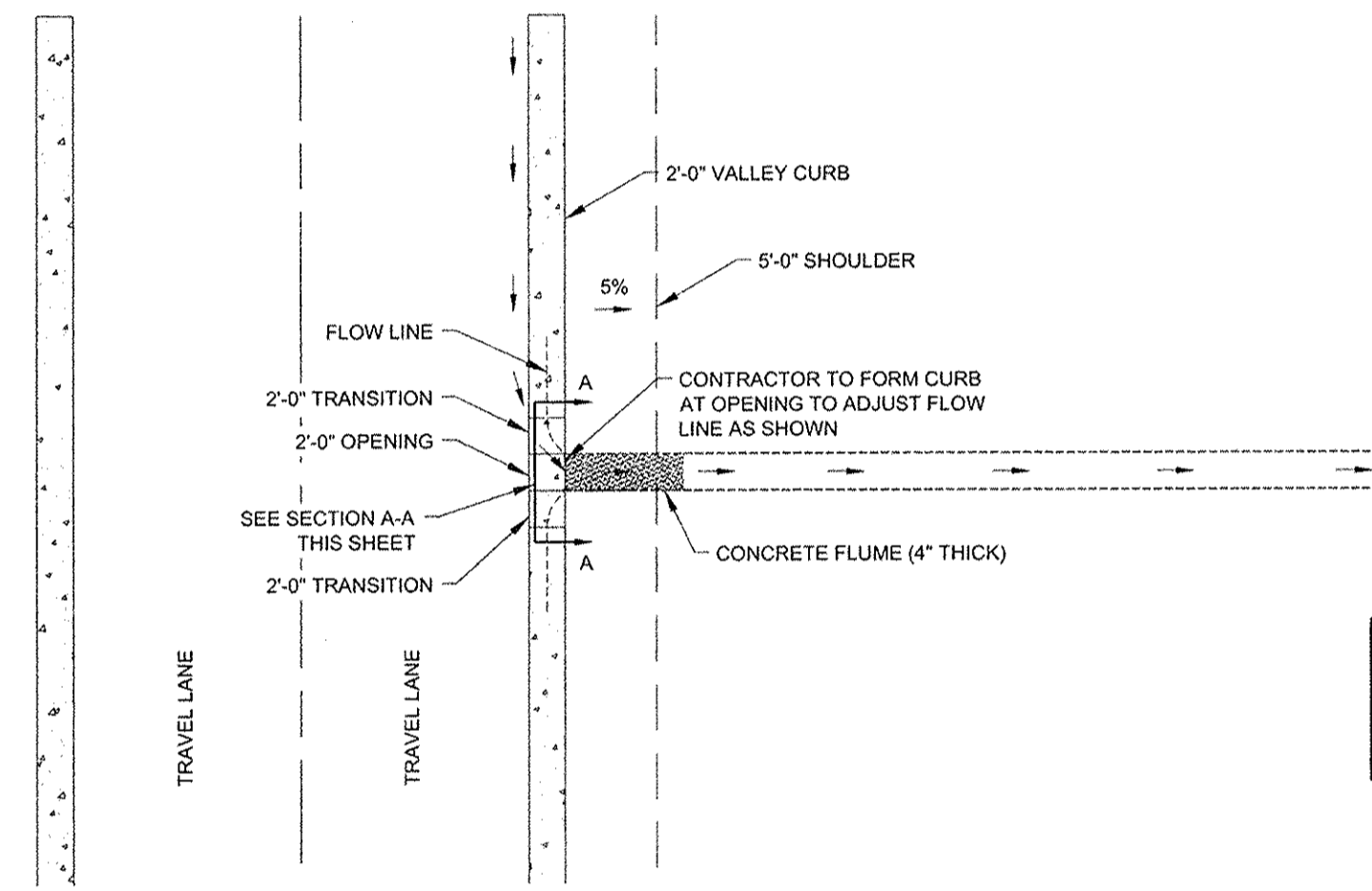


REVISIONS:
9/18/13 PER STAFF COMMENTS
10/17/13 PER STAFF COMMENTS
11/26/13 PER STAFF COMMENTS

DATE: AUGUST 26, 2013
DESIGNED BY: BE
CHECKED BY: BE
DRAWN BY: KAW
QC BY: MAM
SCALE: N.T.S.
PROJECT #: 1013096
SHEET #: 1013096

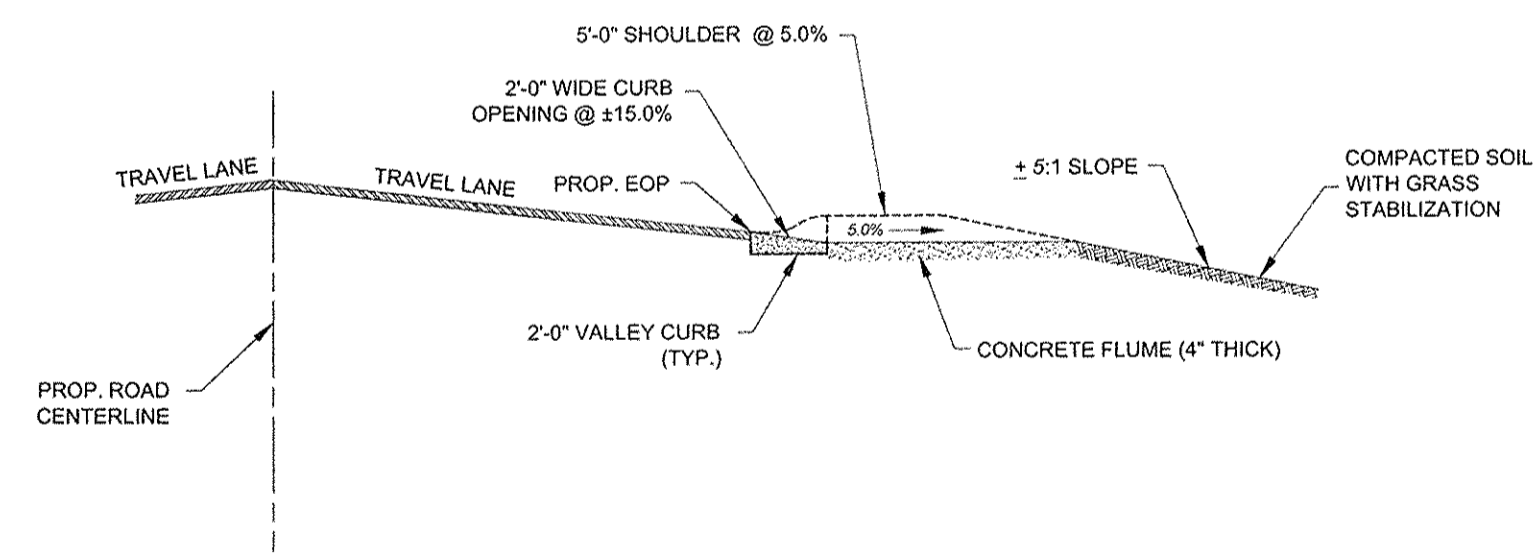


TYPICAL LOT DETAIL
SCALE: 1" = 40'

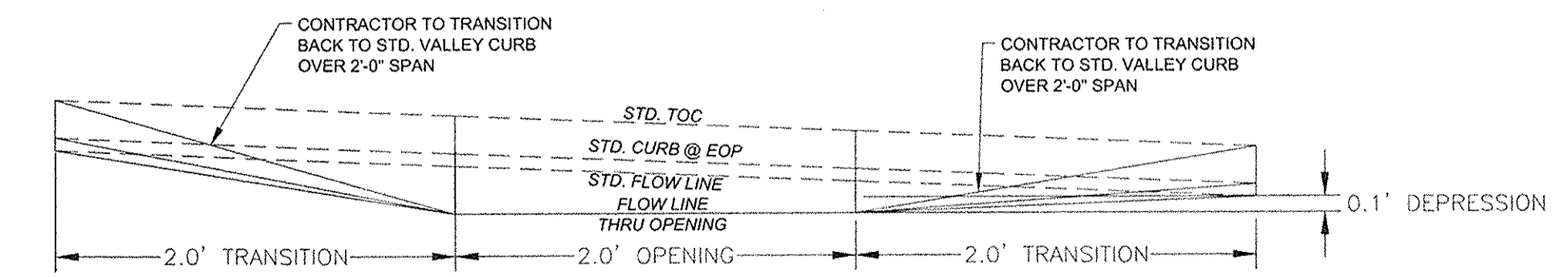


CURB CUTS PLAN VIEW
N.T.S.

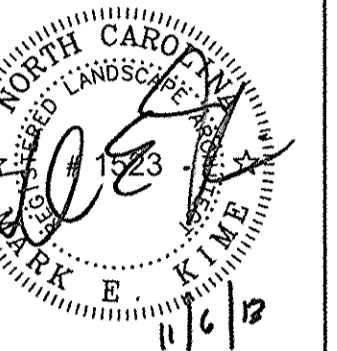
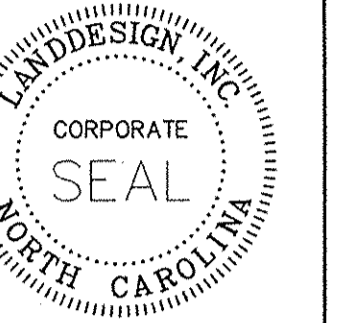
NOTE:
CONTRACTOR TO CREATE A 20'
MOCK UP OF CURB CUT/SECTION
FOR OWNER APPROVAL PRIOR TO
CONSTRUCTION OF CURBING.



CURB CUTS SECTION VIEW
N.T.S.

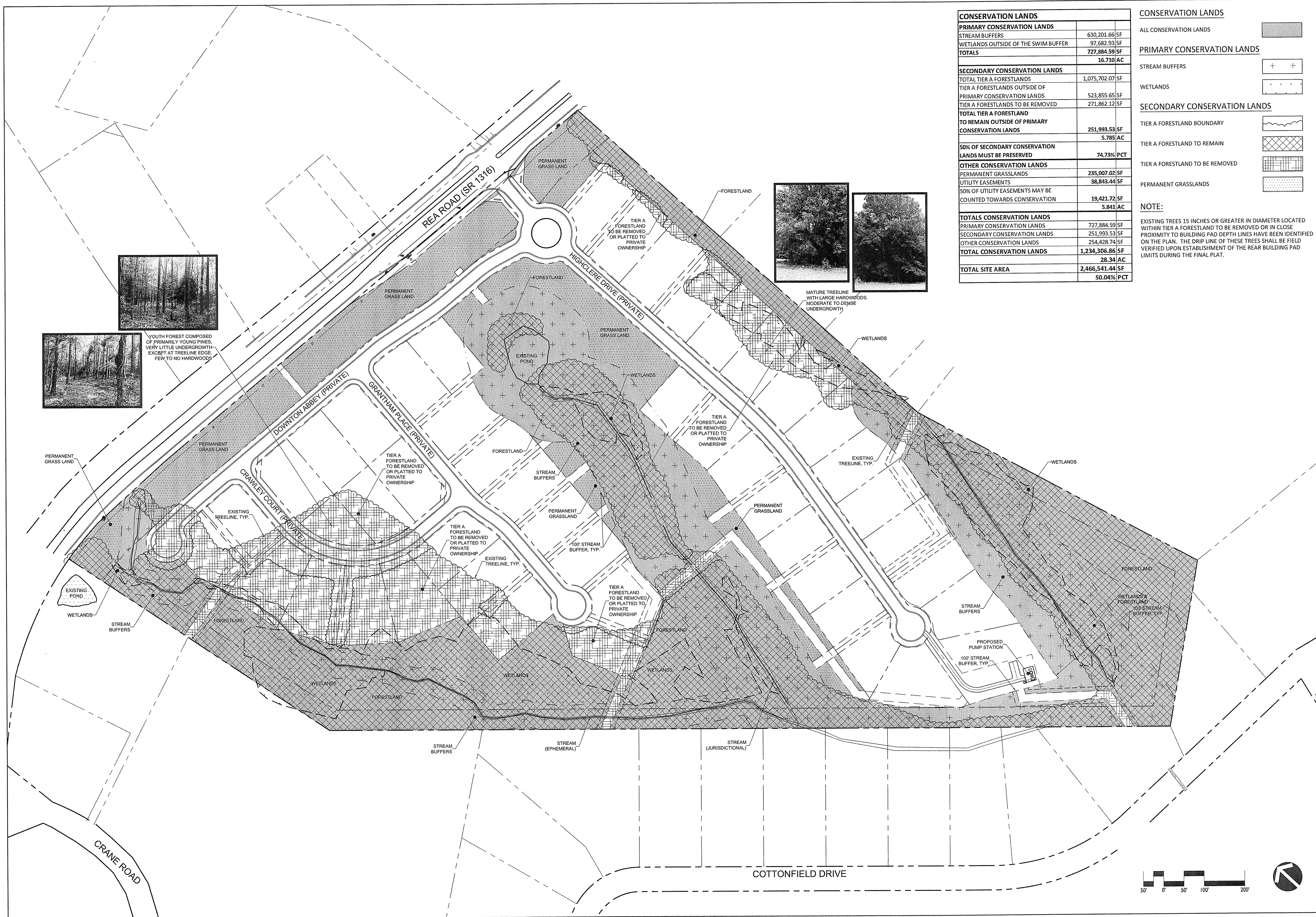


SECTION A-A
N.T.S.

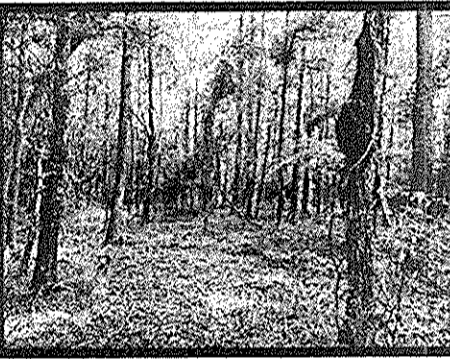


REVISIONS:
9/18/13 PER STAFF COMMENTS
10/17/13 PER STAFF COMMENTS
1/10/14 PER STAFF COMMENTS

DATE: AUGUST 26, 2013
DESIGNED BY: JBE
CHECKED BY: MAM
Q.C. BY: MAM
SCALE: N.T.S.
PROJECT #: 101306
SHEET #:



YOUTH FOREST COMPOSED OF PRIMARILY YOUNG PINES, VERY LITTLE UNDERGROWTH EXCEPT AT TREELINE EDGE. FEW TO NO HARDWOODS



MATURE TREELINE WITH LARGE HARDWOODS. MODERATE TO DENSE UNDERGROWTH

CONSERVATION LANDS	
PRIMARY CONSERVATION LANDS	
STREAM BUFFERS	630,201.66 SF
WETLANDS OUTSIDE OF THE SWIM BUFFER	97,682.93 SF
TOTALS	727,884.59 SF
	16.710 AC
SECONDARY CONSERVATION LANDS	
TOTAL TIER A FORESTLANDS	1,075,702.07 SF
TIER A FORESTLANDS OUTSIDE OF PRIMARY CONSERVATION LANDS	523,855.65 SF
TIER A FORESTLANDS TO BE REMOVED	271,862.12 SF
TOTAL TIER A FORESTLAND TO REMAIN OUTSIDE OF PRIMARY CONSERVATION LANDS	251,993.53 SF
	5.785 AC
50% OF SECONDARY CONSERVATION LANDS MUST BE PRESERVED	74.73% PCT
OTHER CONSERVATION LANDS	
PERMANENT GRASSLANDS	235,007.02 SF
UTILITY EASEMENTS	38,843.44 SF
50% OF UTILITY EASEMENTS MAY BE COUNTED TOWARDS CONSERVATION	19,421.72 SF
	5.841 AC
TOTALS CONSERVATION LANDS	
PRIMARY CONSERVATION LANDS	727,884.59 SF
SECONDARY CONSERVATION LANDS	251,993.53 SF
OTHER CONSERVATION LANDS	254,428.74 SF
TOTAL CONSERVATION LANDS	1,234,306.86 SF
	28.34 AC
TOTAL SITE AREA	2,466,541.44 SF
	50.04% PCT

CONSERVATION LANDS

ALL CONSERVATION LANDS

PRIMARY CONSERVATION LANDS

STREAM BUFFERS

WETLANDS

SECONDARY CONSERVATION LANDS

TIER A FORESTLAND BOUNDARY

TIER A FORESTLAND TO REMAIN

TIER A FORESTLAND TO BE REMOVED

PERMANENT GRASSLANDS

NOTE:

EXISTING TREES 15 INCHES OR GREATER IN DIAMETER LOCATED WITHIN TIER A FORESTLAND TO BE REMOVED OR IN CLOSE PROXIMITY TO BUILDING PAD DEPTH LINES HAVE BEEN IDENTIFIED ON THE PLAN. THE DRIP LINE OF THESE TREES SHALL BE FIELD VERIFIED UPON ESTABLISHMENT OF THE REAR BUILDING PAD LIMITS DURING THE FINAL PLAT.

LandDesign

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 V: 704.333.0325 F: 704.333.3246
 www.LandDesign.com
 NC Eng. Firm License: C-0688

CORPORATE SEAL

PROFESSIONAL SEAL

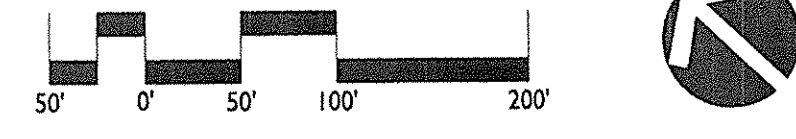
11/6/13

HIGHCLERE SINGLE-FAMILY SUBDIVISION
 TOWN OF WEDDINGTON, NORTH CAROLINA (UNION COUNTY)
CONSERVATION PLAN

REVISIONS:

9/18/13 PER STAFF COMMENTS
 10/17/13 PER STAFF COMMENTS
 11/06/13 PER STAFF COMMENTS

DATE: AUGUST 26, 2013
 DESIGNED BY: MEK
 DRAWN BY: MEK
 CHECKED BY: DCS
 SCALE: 1"=100'
 PROJECT #: 1013096
 SHEET #: **C-2.6**



SHEET 4.1

HOME BUILDER TO MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDING PAD

NOTE: FPE ELEVATIONS ARE SET TWO FEET ABOVE THE CALCULATED 100-YR FLOOD ELEVATION.

ADDITIONAL GRADING NOTES

- 1. REFER TO SITE PLAN FOR RELATED NOTES.
2. ALL ELEVATIONS ARE IN REFERENCE TO THE BENCH MARK WHICH MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO BREAKING GROUND.
3. ALL FILL TO BE COMPACTED TO 95% A.A.S.H.O. STANDARD COMPACTION UNLESS OTHERWISE NOTED OR DIRECTED BY PROJECT GEOTECHNICAL ENGINEER.
4. THE PROPOSED CONTOURS SHOWN IN DRIVES, PARKING LOTS AND SIDEWALKS ARE FINISHED ELEVATIONS INCLUDING ASPHALT. REFER TO PAVEMENT CROSS-SECTION DATA TO ESTABLISH CORRECT SUB-BASE OR AGGREGATE BASE COURSE ELEVATIONS.
5. ALL SLOPES NOT OTHERWISE NOTED SHALL BE 3:1 OR FLATTER.
6. THE INSPECTOR SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF THE COMMENCEMENT OF CONSTRUCTION ACTIVITY.
7. NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.

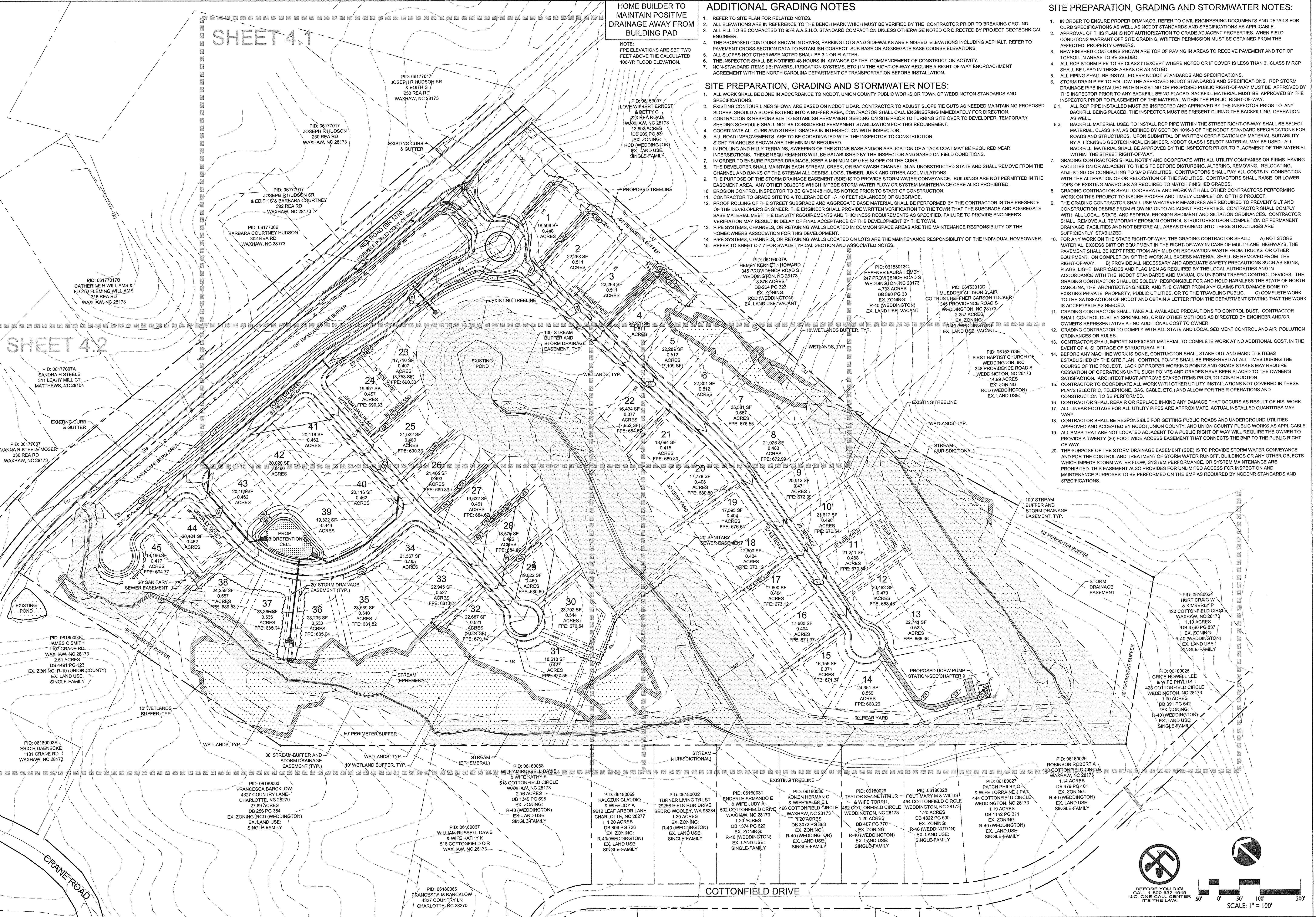
SITE PREPARATION, GRADING AND STORMWATER NOTES:

- 1. ALL WORK SHALL BE DONE IN ACCORDANCE TO NCDOT, UNION COUNTY PUBLIC WORKS, OR TOWN OF WEDDINGTON STANDARDS AND SPECIFICATIONS.
2. EXISTING CONTOUR LINES SHOWN ARE BASED ON NCDOT LIDAR. CONTRACTOR TO ADJUST SLOPE TIE OUTS AS NEEDED MAINTAINING PROPOSED SLOPES. SHOULD A SLOPE EXTEND INTO A BUFFER AREA, CONTRACTOR SHALL CALL ENGINEERS IMMEDIATELY FOR DIRECTION.
3. CONTRACTOR IS RESPONSIBLE TO ESTABLISH PERMANENT SEEDING ON SITE PRIOR TO TURNING SITE OVER TO DEVELOPER. TEMPORARY SEEDING SCHEDULE SHALL NOT BE CONSIDERED PERMANENT STABILIZATION FOR THIS REQUIREMENT.
4. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
5. ALL ROAD IMPROVEMENTS ARE TO BE COORDINATED WITH THE INSPECTOR TO CONSTRUCTION.
6. IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.
7. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURBS.
8. THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL, IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, LIMK AND OTHER ACCUMULATIONS.
9. THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE CARE ALSO PROHIBITED.
10. EROSION CONTROL INSPECTOR TO BE GIVEN 48 HOURS NOTICE PRIOR TO START OF CONSTRUCTION.
11. CONTRACTOR TO GRADE SITE TO A TOLERANCE OF +/- 10 FEET (BALANCED) OF SUBGRADE.
12. PROOF ROLLING OF THE STREET SUBGRADE AND AGGREGATE BASE MATERIAL SHALL BE PERFORMED BY THE CONTRACTOR IN THE PRESENCE OF THE DEVELOPER'S ENGINEER. THE ENGINEER SHALL PROVIDE WRITTEN VERIFICATION TO THE TOWN THAT THE SUBGRADE AND AGGREGATE BASE MATERIAL MEET THE DENSITY REQUIREMENTS AND THICKNESS REQUIREMENTS AS SPECIFIED. FAILURE TO PROVIDE ENGINEER'S VERIFICATION WILL RESULT IN DELAY OF FINAL ACCEPTANCE OF THE DEVELOPMENT BY THE TOWN.
13. PIPE SYSTEMS, CHANNELS, OR RETAINING WALLS LOCATED IN COMMON SPACE AREAS ARE THE MAINTENANCE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION FOR THIS DEVELOPMENT.
14. PIPE SYSTEMS, CHANNELS, OR RETAINING WALLS LOCATED ON LOTS ARE THE MAINTENANCE RESPONSIBILITY OF THE INDIVIDUAL HOMEOWNER.
15. REFER TO SHEET C-7.7 FOR SWALE TYPICAL SECTION AND ASSOCIATED NOTES.

SITE PREPARATION, GRADING AND STORMWATER NOTES:

- 1. IN ORDER TO ENSURE PROPER DRAINAGE, REFER TO CIVIL ENGINEERING DOCUMENTS AND DETAILS FOR CURB SPECIFICATIONS AS WELL AS NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
2. APPROVAL OF THIS PLAN IS NOT AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF SITE GRADING, WRITTEN PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
3. NEW FINISHED CONTOURS SHOWN ARE TOP OF PAVING IN AREAS TO RECEIVE PAVEMENT AND TOP OF TPO/SL IN AREAS TO BE SEEDS.
4. ALL RCP STORM PIPE TO BE CLASS III EXCEPT WHERE NOTED OR IF COVER IS LESS THAN 3', CLASS IV RCP SHALL BE USED IN THESE AREAS OR AS NOTED.
5. ALL PIPING SHALL BE INSTALLED PER NCDOT STANDARDS AND SPECIFICATIONS.
6. STORM DRAIN PIPE TO FOLLOW LOW APPROVED NCDOT STANDARDS AND SPECIFICATIONS. RCP STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC RIGHT-OF-WAY MUST BE APPROVED BY THE INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
6.1. ALL RCP PIPE INSTALLED MUST BE INSPECTED AND APPROVED BY THE INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. THE INSPECTOR MUST BE PRESENT DURING THE BACKFILLING OPERATION AS WELL.
6.2. BACKFILL MATERIAL USED TO INSTALL RCP PIPE WITHIN THE STREET RIGHT-OF-WAY SHALL BE SELECT MATERIAL, CLASS II-V, AS DEFINED BY SECTION 1016-3 OF THE NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES. UPON SUBMITTAL OF WRITTEN CERTIFICATION OF MATERIAL SUFFICIENCY BY A LICENSED GEOTECHNICAL ENGINEER, NCDOT CLASS I SELECT MATERIAL MAY BE USED. ALL BACKFILL MATERIAL SHALL BE APPROVED BY THE INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE STREET RIGHT-OF-WAY.
7. GRADING CONTRACTORS SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING OR CONNECTING TO SAID FACILITIES. CONTRACTORS SHALL PAY ALL COSTS IN CONNECTION WITH THE ALTERATION OF OR RELOCATION OF THE FACILITIES. CONTRACTORS SHALL RAISE OR LOWER TOPS OF EXISTING MANHOLES AS REQUIRED TO MATCH FINISHED GRADES.
8. GRADING CONTRACTOR SHALL COOPERATE AND WORK WITH ALL OTHER CONTRACTORS PERFORMING WORK ON THIS PROJECT TO INSURE PROPER AND TIMELY COMPLETION OF THIS PROJECT.
9. THE GRADING CONTRACTOR SHALL USE WHATEVER MEASURES ARE REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL EROSION SEDIMENT AND SILTATION ORDINANCES. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL STRUCTURES AND COMPLETION OF PERMANENT EROSION CONTROL FACILITIES NOT BEFORE ALL AREAS DRAINING INTO THESE STRUCTURES ARE SUFFICIENTLY STABILIZED.
10. FOR ANY WORK ON THE STATE RIGHT-OF-WAY, THE GRADING CONTRACTOR SHALL: A) NOT STORE MATERIAL, EXCESS DIRT OR EQUIPMENT IN THE RIGHT-OF-WAY IN CASE OF MULTILANE HIGHWAYS. THE PAVEMENT SHALL BE KEPT FREE FROM ANY MUD OR EXCAVATION WASTE FROM TRUCKS OR OTHER EQUIPMENT. ON COMPLETION OF THE WORK ALL EXCESS MATERIAL SHALL BE REMOVED FROM THE RIGHT-OF-WAY. B) PROVIDE ALL NECESSARY AND ADEQUATE SAFETY PRECAUTIONS SUCH AS SIGNS, FLAGS, LIGHT BARRICADES AND FLAG MEN AS REQUIRED BY THE LOCAL AUTHORITIES AND IN ACCORDANCE WITH THE NCDOT STANDARDS AND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. THE GRADING CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HOLD HARMLESS THE STATE OF NORTH CAROLINA, THE ARCHITECT/ENGINEER, AND THE OWNER FROM ANY CLAIMS FOR DAMAGE DONE TO EXISTING PRIVATE PROPERTY, PUBLIC UTILITIES, OR TO THE TRAVELING PUBLIC. C) COMPLETE WORK TO THE SATISFACTION OF NCDOT AND OBTAIN A LETTER FROM THE DEPARTMENT STATING THAT THE WORK IS ACCEPTABLE AS NOTED.
11. GRADING CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING, OR BY OTHER METHODS AS DIRECTED BY ENGINEER AND/OR OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST TO OWNER.
12. GRADING CONTRACTOR TO COMPLY WITH ALL STATE AND LOCAL SEDIMENT CONTROL AND AIR POLLUTION ORDINANCES OR RULES.
13. CONTRACTOR SHALL IMPORT SUFFICIENT MATERIAL TO COMPLETE WORK AT NO ADDITIONAL COST, IN THE EVENT OF A SHORTAGE OF STRUCTURAL FILL.
14. BEFORE ANY MACHINE WORK IS DONE, CONTRACTOR SHALL STAKE OUT AND MARK THE ITEMS ESTABLISHED BY THE SITE PLAN. CONTROL POINTS SHALL BE PRESERVED AT ALL TIMES DURING THE COURSE OF THE PROJECT. LACK OF PROPER WORKING POINTS AND GRADE STAKES MAY REQUIRE CESSATION OF OPERATIONS UNTIL SUCH POINTS AND GRADES HAVE BEEN PLACED TO THE OWNER'S SATISFACTION. ARCHITECT MUST APPROVE STAKED ITEMS PRIOR TO CONSTRUCTION.
15. CONTRACTOR TO COORDINATE ALL WORK WITH OTHER UTILITY INSTALLATIONS NOT COVERED IN THESE PLANS (ELECTRIC, TELEPHONE, GAS, CABLE, ETC.) AND ALLOW FOR THEIR OPERATIONS AND CONSTRUCTION TO BE PERFORMED.
16. CONTRACTOR SHALL REPAIR OR REPLACE IN-KIND ANY DAMAGE THAT OCCURS AS RESULT OF HIS WORK.
17. ALL LINEAR FOOTAGE FOR ALL UTILITY PIPES ARE APPROXIMATE. ACTUAL INSTALLED QUANTITIES MAY VARY.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR GETTING PUBLIC ROADS AND UNDERGROUND UTILITIES APPROVED AND ACCEPTED BY NCDOT UNION COUNTY, AND UNION COUNTY PUBLIC WORKS AS APPLICABLE.
19. ALL BMPs THAT ARE NOT LOCATED ADJACENT TO A PUBLIC RIGHT OF WAY WILL REQUIRE THE OWNER TO PROVIDE A TWENTY (20) FOOT WIDE ACCESS EASEMENT THAT CONNECTS THE BMP TO THE PUBLIC RIGHT OF WAY.
20. THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE AND FOR THE CONTROL AND TREATMENT OF STORM WATER RUNOFF. BUILDINGS OR ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW, SYSTEM PERFORMANCE, OR SYSTEM MAINTENANCE ARE PROHIBITED. THIS EASEMENT ALSO PROVIDES FOR UNLIMITED ACCESS FOR INSPECTION AND MAINTENANCE PURPOSES TO BE PERFORMED ON THE BMP AS REQUIRED BY NCDOT STANDARDS AND SPECIFICATIONS.

SHEET 4.2

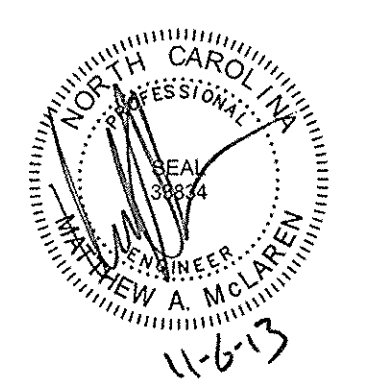
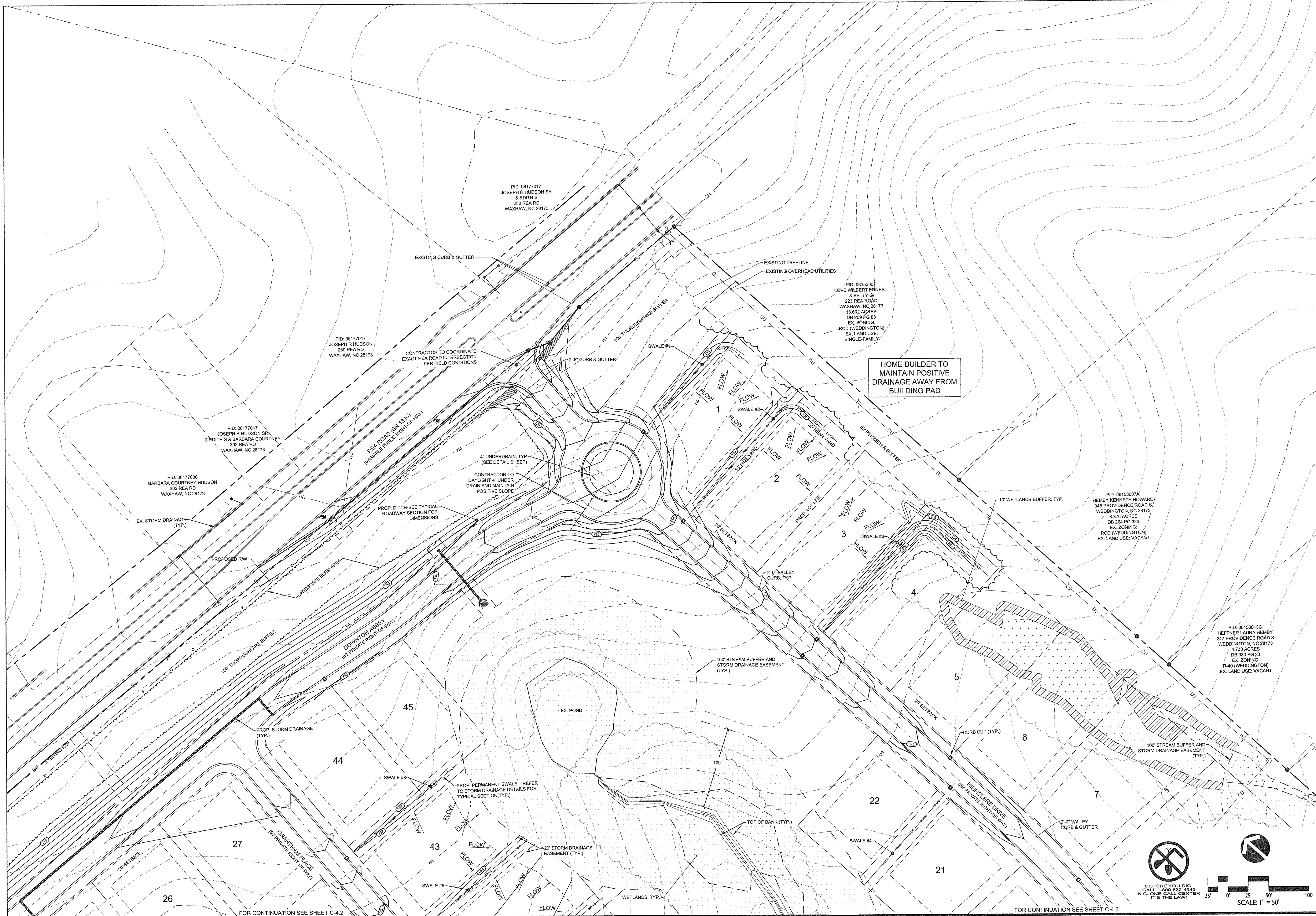


LandDesign logo and contact information: 223 N Graham Street, Charlotte, NC 28202. V. 704.333.0325 F. 704.333.3246



HIGHCLERE SINGLE-FAMILY SUBDIVISION TOWN OF WEDDINGTON, NORTH CAROLINA (UNION COUNTY) OVERALL GRADING PLAN

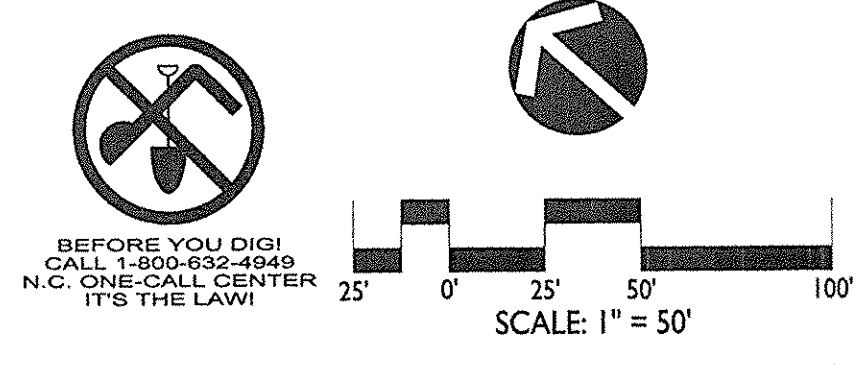
REVISIONS: DATE: AUGUST 26, 2013 DESIGNED BY: EIE CHECKED BY: EIE SCALE: 1" = 100' PROJECT #: 1013096 SHEET #: C-4.0



**HIGHCLERE
 SINGLE-FAMILY SUBDIVISION**
 TOWN OF WEDDINGTON, NORTH CAROLINA (UNION COUNTY)
GRADING PLAN

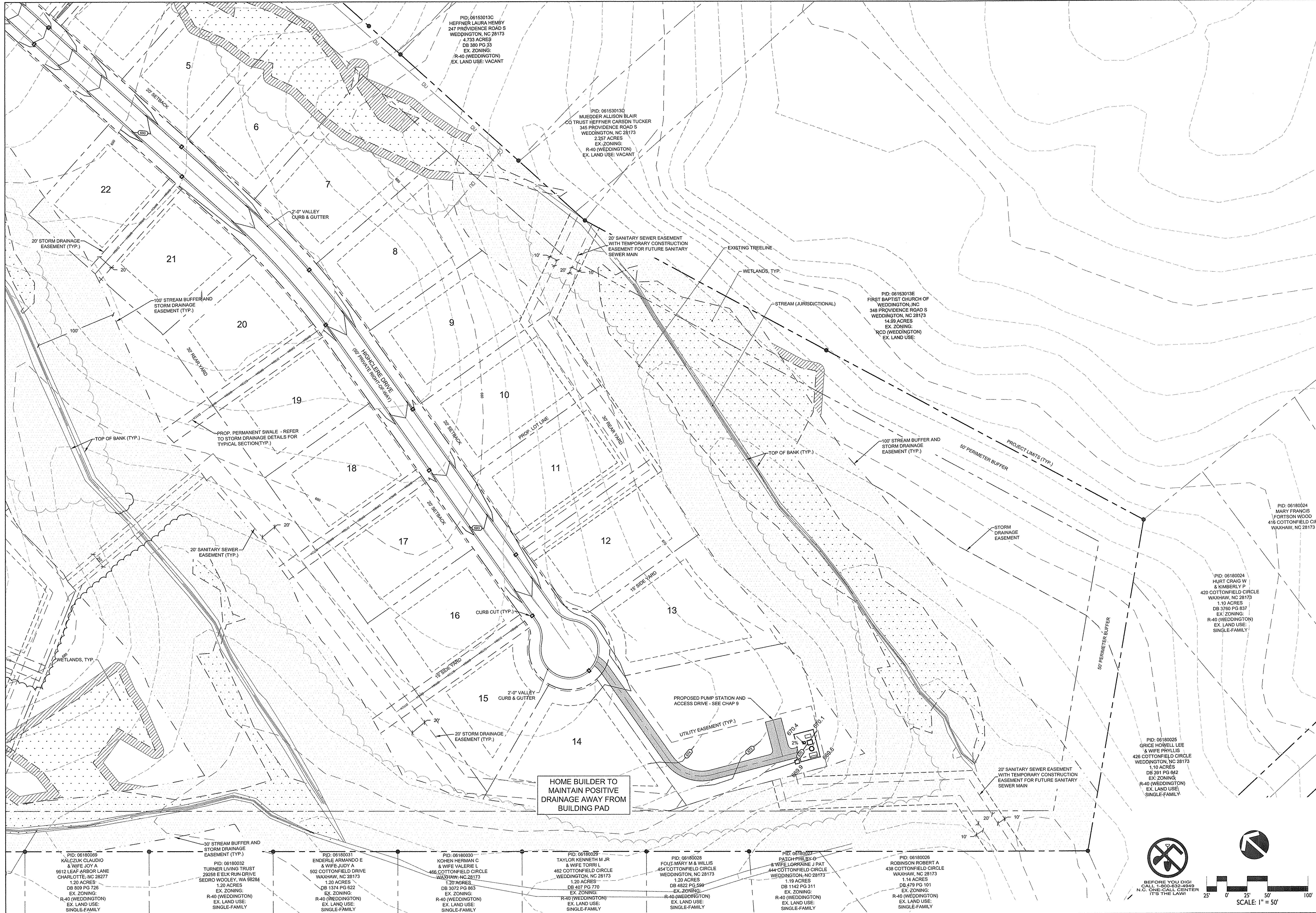
REVISIONS:
 9/18/13 PER STAFF COMMENTS
 10/17/13 PER STAFF COMMENTS
 11/06/13 PER STAFF COMMENTS

DATE: AUGUST 26, 2013
 DESIGNED BY: BE
 DRAWN BY: BE
 CHECKED BY: MAM
 SCALE: 1" = 50'
 PROJECT #: 1013096
 SHEET #:



FOR CONTINUATION SEE SHEET C-4.2

FOR CONTINUATION SEE SHEET C-4.3



PID: 06153013C
 HEFFNER LAURA HENRY
 247 PROVIDENCE ROAD S
 WEDDINGTON, NC 28173
 4.793 ACRES
 DB 380 PG 53
 EX. ZONING:
 R-40 (WEDDINGTON)
 EX. LAND USE: VACANT

PID: 06153013D
 MUEDDER ALLISON BLAIR
 TRUST HEFFNER CARSON TUCKER
 345 PROVIDENCE ROAD S
 WEDDINGTON, NC 28173
 2.257 ACRES
 EX. ZONING:
 R-40 (WEDDINGTON)
 EX. LAND USE: VACANT

PID: 06153013E
 FIRST BAPTIST CHURCH OF
 WEDDINGTON, INC
 345 PROVIDENCE ROAD S
 WEDDINGTON, NC 28173
 14.89 ACRES
 EX. ZONING:
 RCD (WEDDINGTON)
 EX. LAND USE:

PID: 06180024
 MARY FRANCIS
 FORTSON WOOD
 416 COTTONFIELD CIR
 WAXHAW, NC 28173

PID: 06180024
 HURT CRAIG W
 & KIMBERLY P
 420 COTTONFIELD CIRCLE
 WAXHAW, NC 28173
 1.10 ACRES
 DB 3769 PG 837
 EX. ZONING:
 R-40 (WEDDINGTON)
 EX. LAND USE:
 SINGLE-FAMILY

PID: 06180025
 GRICE HOWELL LEE
 & WIFE PHYLLIS
 426 COTTONFIELD CIRCLE
 WEDDINGTON, NC 28173
 1.10 ACRES
 DB 391 PG 842
 EX. ZONING:
 R-40 (WEDDINGTON)
 EX. LAND USE:
 SINGLE-FAMILY

PID: 06180069
 KALCZUK CLAUDIO
 & WIFE JOY A
 9612 LEAF ARBOR LANE
 CHARLOTTE, NC 28227
 1.20 ACRES
 DB 809 PG 726
 EX. ZONING:
 R-40 (WEDDINGTON)
 EX. LAND USE:
 SINGLE-FAMILY

PID: 06180032
 TURNER LIVING TRUST
 23259 E ELK RUN DRIVE
 SEDRO WOOLEY, WA 98284
 1.20 ACRES
 EX. ZONING:
 R-40 (WEDDINGTON)
 EX. LAND USE:
 SINGLE-FAMILY

PID: 06180031
 ENDERLE ARMANDO E
 & WIFE JUDY A
 502 COTTONFIELD DRIVE
 WAXHAW, NC 28173
 1.20 ACRES
 DB 1374 PG 622
 EX. ZONING:
 R-40 (WEDDINGTON)
 EX. LAND USE:
 SINGLE-FAMILY

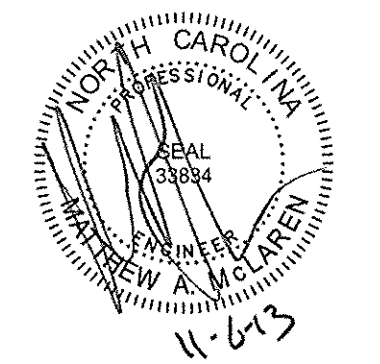
PID: 06180030
 KOHEN HERMAN C
 & WIFE VALERIE L
 456 COTTONFIELD CIRCLE
 WAXHAW, NC 28173
 1.20 ACRES
 DB 3072 PG 863
 EX. ZONING:
 R-40 (WEDDINGTON)
 EX. LAND USE:
 SINGLE-FAMILY

PID: 06180028
 TAYLOR KENNETH M JR
 & WIFE TORRI L
 462 COTTONFIELD CIRCLE
 WEDDINGTON, NC 28173
 1.20 ACRES
 DB 407 PG 770
 EX. ZONING:
 R-40 (WEDDINGTON)
 EX. LAND USE:
 SINGLE-FAMILY

PID: 06180028
 FOJTE MARY M & WILLIS
 454 COTTONFIELD CIRCLE
 WEDDINGTON, NC 28173
 1.20 ACRES
 DB 4822 PG 599
 EX. ZONING:
 R-40 (WEDDINGTON)
 EX. LAND USE:
 SINGLE-FAMILY

PID: 06180027
 PATCH PHILBY G
 & WIFE LORRAINE J PAT
 444 COTTONFIELD CIRCLE
 WEDDINGTON, NC 28173
 1.19 ACRES
 DB 479 PG 311
 EX. ZONING:
 R-40 (WEDDINGTON)
 EX. LAND USE:
 SINGLE-FAMILY

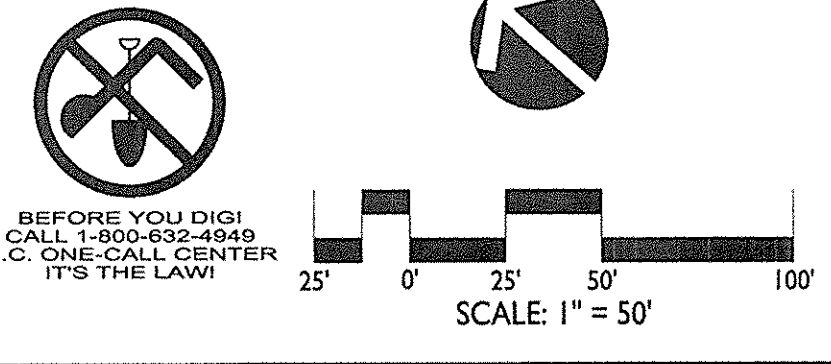
PID: 06180026
 ROBINSON ROBERT A
 438 COTTONFIELD CIRCLE
 WAXHAW, NC 28173
 1.14 ACRES
 DB 1142 PG 101
 EX. ZONING:
 R-40 (WEDDINGTON)
 EX. LAND USE:
 SINGLE-FAMILY



**HIGHCLERE
 SINGLE-FAMILY SUBDIVISION**
 TOWN OF WEDDINGTON, NORTH CAROLINA (UNION COUNTY)
GRADING PLAN

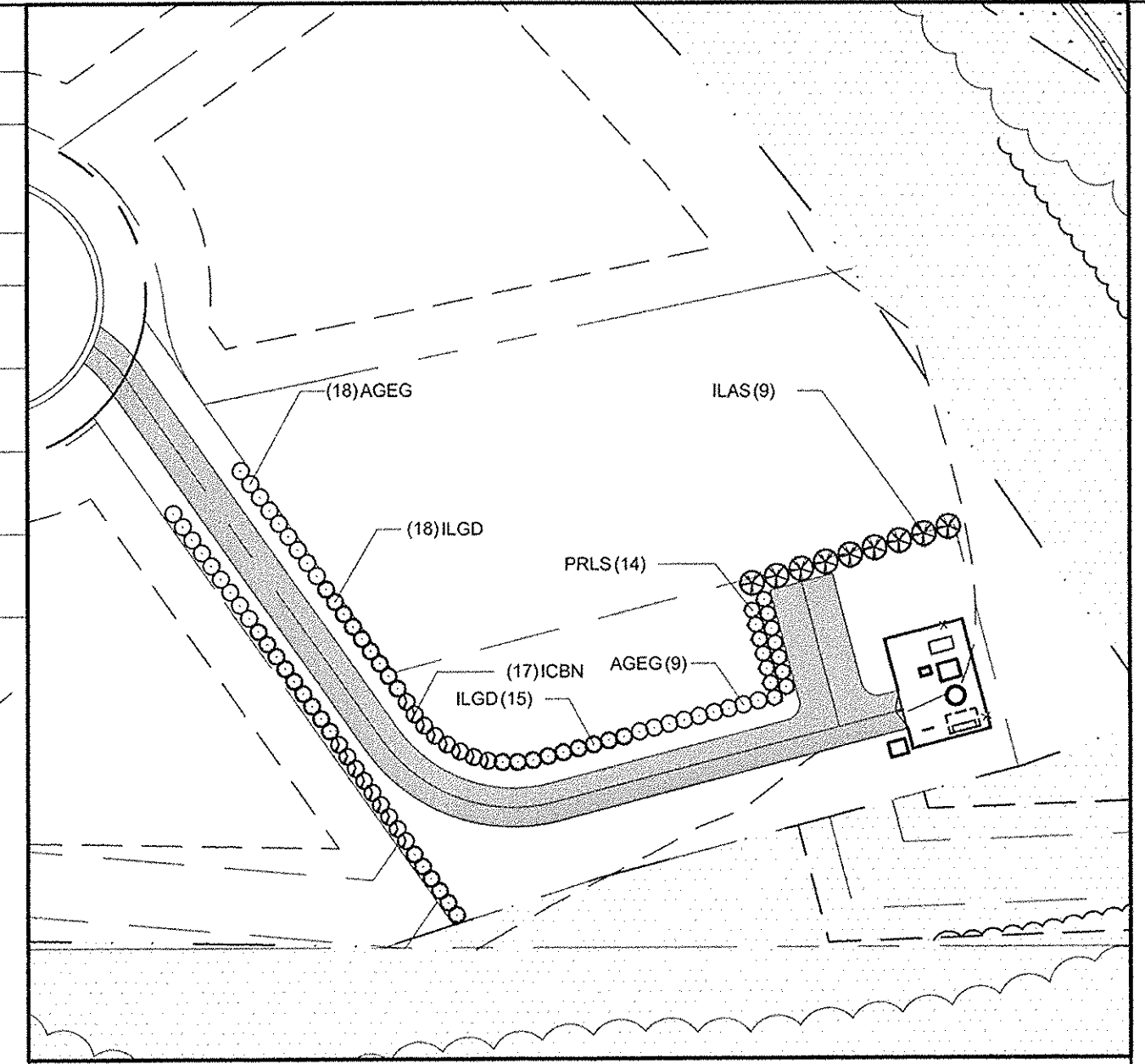
REVISIONS:
 9/18/13 PER STAFF COMMENTS
 10/17/13 PER STAFF COMMENTS
 1/10/14 PER STAFF COMMENTS

DATE: AUGUST 26, 2013
 DESIGNED BY: BE
 DRAWN BY: BE
 CHECKED BY: PM
 O.C. BY: PM
 SCALE: 1" = 50'
 PROJECT #: 1013096
 SHEET #:
C-4.3

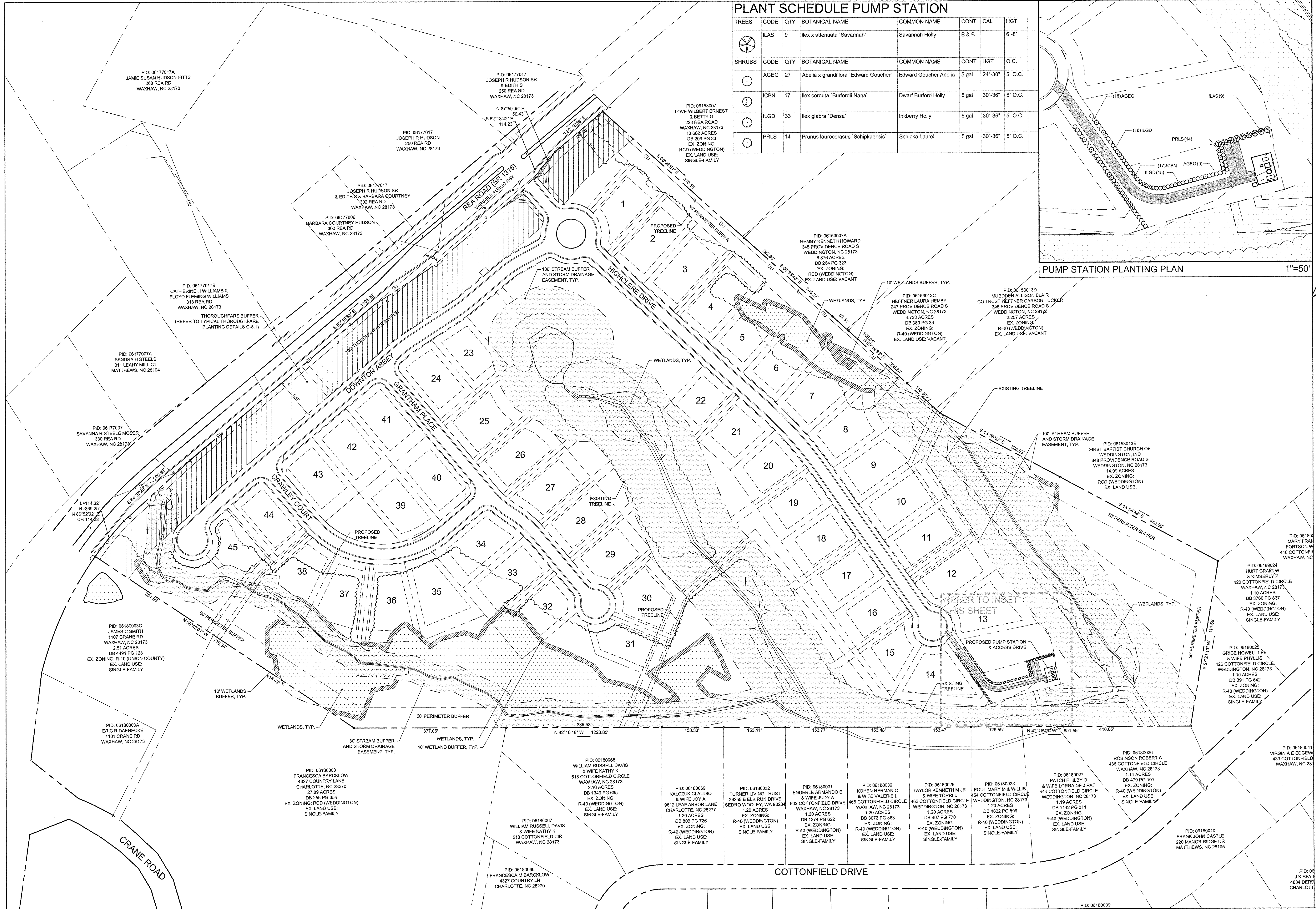


PLANT SCHEDULE PUMP STATION

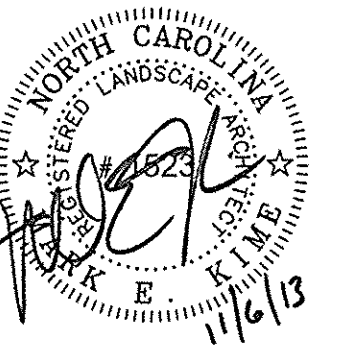
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HGT
	ILAS	9	Ilex x attenuata 'Savannah'	Savannah Holly	B & B		6'-8'
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	O.C.
	AGEG	27	Abelia x grandiflora 'Edward Goucher'	Edward Goucher Abelia	5 gal	24"-30"	5' O.C.
	ICBN	17	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	5 gal	30"-36"	5' O.C.
	ILGD	33	Ilex glabra 'Densa'	Inkberry Holly	5 gal	30"-36"	5' O.C.
	PRLS	14	Prunus laurocerasus 'Schipkaensis'	Schipka Laurel	5 gal	30"-36"	5' O.C.



PUMP STATION PLANTING PLAN 1"=50'



LandDesign
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HIGHCLERE SINGLE-FAMILY SUBDIVISION
 TOWN OF WEDDINGTON, NORTH CAROLINA (UNION COUNTY)
PLANTING PLAN

REVISIONS:
 9/18/13 PER STAFF COMMENTS
 10/17/13 PER STAFF COMMENTS
 11/06/13 PER STAFF COMMENTS

DATE: AUGUST 26, 2013
 DESIGNED BY: MAM
 DRAWN BY: MAM
 CHECKED BY: MAM
 SCALE: AS NOTED
 PROJECT #: 1013096
 SHEET #:
C-8.0

TREE PLANTING NOTES

1. MINIMUM TREE SIZE AT PLANTING IS 2-INCH CALIPER (FOR SINGLE STEM TREES), ALL MATURING MULTI-STEM TREES MUST BE TREE FORM, MAXIMUM 3 TO 5 TRUNKS, AND MINIMUM 8 FEET TALL.
2. UNLESS APPROVED BY URBAN FORESTRY STAFF, ALL REQUIRED TREES MUST HAVE SINGLE STEM TRUNKS WITH NO CO-DOMINANT TRUNKS OR BRANCHES. TREE TRUNKS SHALL BE STRAIGHT IN FORM AND FREE OF DAMAGE OR CRACKS. PRUNING CUTS SHALL BE CALLOSED OVER. BRANCH LENGTH SHALL BE TYPICAL FOR THE TREE AGE AND NOT BROKEN, DISEASED OR INJURED. ROOT FLARE SHALL BE LOCATED AT GRADE AND BE FREE FROM EXCESSIVE ADVENTITIOUS ROOT GROWTH.
3. ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/2 OF THE BURLAP FROM ROOT BALL.
4. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 2" NEW TOPSOIL, OR TILL AND AMEND THE TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES WITHIN ENTIRE MINIMUM AREA OF 274 SQUARE FEET PER TREE.
5. LARGE MATURING TREES MAY NOT BE PLANTED WHERE THERE ARE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL URBAN FORESTRY SPECIALIST TO RESOLVE BEFORE PLANTING.
6. ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES. PLANT 15' FROM ALL UNDERGROUND UTILITIES (GAS, WATER, PHONE, AND ELECTRICAL LINES).
7. ATTENTION LANDSCAPER: NOTIFY URBAN FORESTRY OF ANY SIGN, POWER LINE, OR OTHER CONFLICTS BEFORE PLANTING NEW TREES.
8. PLEASE CALL THE UNION COUNTY URBAN FORESTER, BILL SMITH AT (704) 283-3734, FOR AN INSPECTION OF TREE PROTECTION AND/OR TREE PLANTING AREAS, 1 TO 2 DAYS BEFORE THE CERTIFICATE OF OCCUPANCY IS NEEDED.

TREE PROTECTION NOTES

1. AN UNDISTURBED TREE ANALYSIS WILL BE CONDUCTED IN THE FIELD WITH UNION COUNTY URBAN FORESTRY PRIOR TO SITE CONSTRUCTION COMMENCEMENT.
2. ALL TREES ON PUBLIC PROPERTY ARE PROTECTED BY ORDINANCE AND REMOVAL MUST BE APPROVED BY THE CITY ARBORIST.
3. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE SAVE AREAS.
4. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION, GRADING OR CONSTRUCTION BEGINS, AND NOT REMOVED UNTIL FINAL INSPECTION.
5. BEFORE GRADING/CLEARING/CONSTRUCTION BEGINS, CALL THE UNION COUNTY URBAN FORESTER, BILL SMITH AT (704) 283-3734, FOR INSPECTION OF TREE BARRICADES.
6. NO GRUBBING WITHIN TREE SAVE AREAS. LEAVE SOIL AND LEAF LITTER UNDISTURBED. SUPPLEMENT WITH 1-2 INCHES OF MULCH.
7. EXPOSED TREE ROOTS MUST BE CLEANLY CUT WITH A SHARP PRUNING TOOL; BACKFILL ASAP TO MINIMIZE EXPOSURE TO AIR.
8. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/CLEARING/GRADING/ CONSTRUCTION, AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY UNION COUNTY URBAN FORESTRY STAFF.
9. PLEASE SUBMIT UTILITY PLANS SO THAT THEY CAN BE REVIEWED FOR UTILITY CONFLICTS WITH EXISTING AND PROPOSED TREES. ELECTRICAL, TELEPHONE, GAS, SEWER, WATER, AND SITE LIGHTING.
10. TREE PROTECTION FENCE IS TO BE LOCATED 5 FEET BEYOND DRIP LINE OF TREE SAVE AREA.

LANDSCAPE REQUIREMENTS

THOROUGHFARE BUFFER PLANTING REQUIREMENTS - PER 100 LINEAR FEET. TREES SHALL BE EVENLY DISTRIBUTED ALONG THE LENGTH OF THE THOROUGHFARE BUFFER.

100' THOROUGHFARE BUFFER REQUIREMENTS

REQUIRED WIDTH - THOROUGHFARE BUFFER - 100'

TREES REQUIRED (TABLE 46-76)

±1,629 LINEAR FEET OF BUFFER X 9 TREES PER 100 LINEAR FEET = 147 TREES REQUIRED
 196 TREES PROVIDED
 25.0% EVERGREEN (MIN. 25%) PROVIDED
 NUMBER PROVIDED = 49 SAVANNAH HOLLY
 41.8% LARGE MATURING TREES (MIN. 40%) PROVIDED
 NUMBER PROVIDED = 82
 OCTOBER GLORY RED MAPLE, LEGACY SUGAR MAPLE, SAVANNAH HOLLY
 MINIMUM 2" CALIPER (MEASURED 6" ABOVE GROUND AT TIME OF PLANTING)

SHRUBS REQUIRED (TABLE 46-76)

±1,629 LINEAR FEET OF BUFFER X 20 SHRUBS PER 100 LINEAR FEET = 326 SHRUBS REQUIRED
 652 SHRUBS PROVIDED
 100% EVERGREEN SHRUBS (MIN. 75%) PROVIDED
 NUMBER EVERGREEN SHRUBS PROVIDED = 652
 ABELIA, BURFORD HOLLY, INKBERRY, LOROPETALUM, LAUREL
 SIZE AT PLANTING 3" (3" MIN. W/AVE. HEIGHT OF 6" W/IN 4 YEARS)
 0% DECIDUOUS SHRUBS (MAX 25%) PROVIDED
 NUMBER DECIDUOUS SHRUBS PROVIDED = 0
 SIZE AT PLANTING 2" (2" W/AVE. HEIGHT 3-4" W/IN 4 YEARS)

EXISTING VEGETATION TO REMAIN

CONTRACTOR SHALL UTILIZE EXISTING VEGETATION AND SUPPLEMENT AS NEEDED IN ORDER TO FULFILL THE BUFFER PLANTING REQUIREMENTS WHENEVER POSSIBLE. CONTRACTOR TO FIELD VERIFY COMPLIANCE WITH BUFFER PLANTING REQUIREMENTS WITH LANDSCAPE ARCHITECT AND A MEMBER OF THE URBAN FORESTRY STAFF.

MULCHING NOTES

1. ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED PINE BARK MULCH OVER A 10 MIL MAT EQUAL TO WEEDBLOCK BY EASY GARDENER OR DEWITT WEED BARRIER. SHREDDED PINE BARK MULCH SHALL BE USED UNLESS OTHERWISE SPECIFIED BY OWNER / OWNERS REP.
2. ALL DISTURBED AREAS NOT RECEIVING PLANTINGS SHALL BE SEEDED PER SPECIFICATIONS.

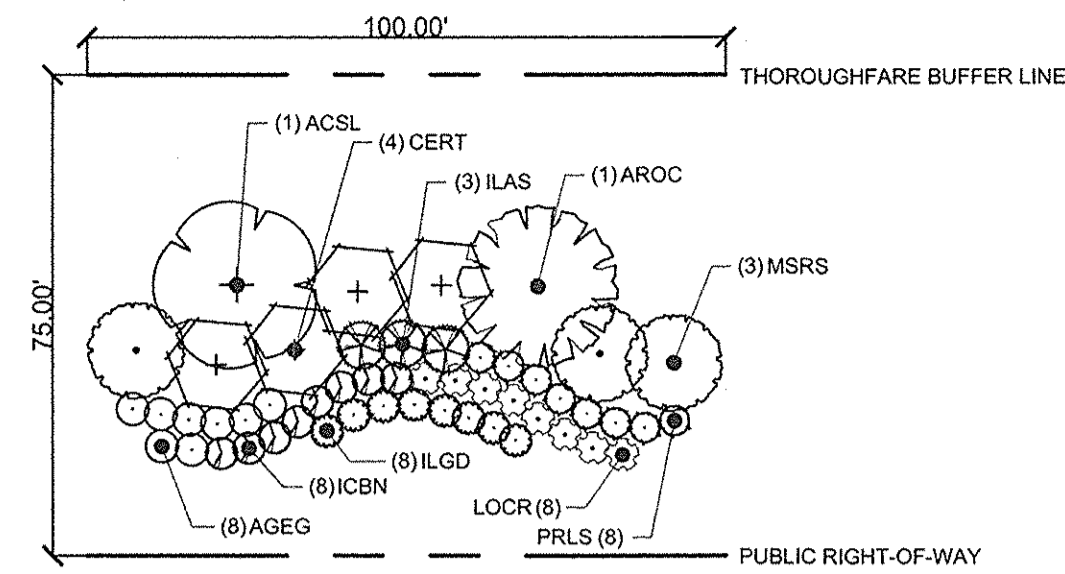
SEEDING AND STRAW NOTE:

1. LANDSCAPE CONTRACTOR TO VERIFY ALL LOCATIONS AND QUANTITIES WITH LANDSCAPE ARCHITECT.
2. ALL AREAS THAT WILL BE DISTURBED AND ARE NOT OTHERWISE CALLED OUT FOR PLANTING OR NATURAL AREAS, SHOULD BE SEEDED AND STRAWED PER SPEC.

SEED & STRAW SPECS

SEASON	TYPE OF SEED	DATE	RATE
FALL	PERENNIAL RYE TALL FESCUE	SEPT 1 - NOV 15	7 LBS/1000 SF 5 LBS/1000 SF
WINTER	PERENNIAL RYE	NOV 15 - MAR 1	7 LBS/1000 SF
SPRING	BLEND OF TWO TURF-TYPE TALL FESCUE, WITH RYE GRAIN COVER CROP.	MAR 1 - JUNE 1	5LBS/1000 SF
SUMMER	BLEND OF TWO TURF-TYPE TALL FESCUE, WITH RYE GRAIN COVER CROP.	JUNE 1 - SEPT 1	5LBS/1000 SF

TYPICAL THOROUGHFARE PLANTING DETAILS:



100' THOROUGHFARE BUFFER
 TYPICAL PLANTING SCALE: 1"=30'

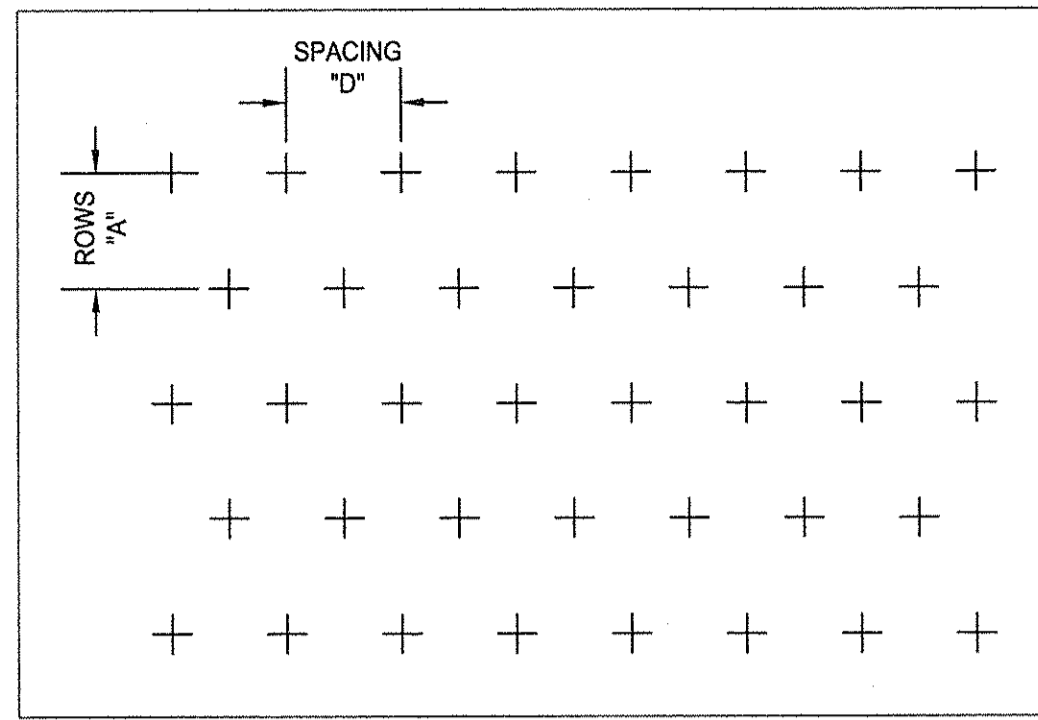
PLANT SCHEDULE 100' THOROUGHFARE BUFFER

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HGT
	AROC	1	Acer rubrum 'October Glory'	October Glory Red Maple	B & B	3"Cal	14'-16'
	ACSL	1	Acer saccharum 'Legacy'	Legacy Sugar Maple	B & B	3"Cal	14'-16'
	CERT	4	Cercis canadensis texensis 'Texas White'	Texas White Redbud	B & B	2.5"Cal	10'-12'
	ILAS	3	Ilex x attenuata 'Savannah'	Savannah Holly	B & B		6'-8'
	MSRS	3	Magnolia stellata 'Royal Star'	Royal Star Magnolia	B & B	2"Cal	8'-10'
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	O.C.
	AGEV	8	Abelia x grandiflora 'Edward Goucher'	Edward Goucher Abelia	5 gal	24"-30"	5' O.C.
	ICBN	8	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	5 gal	30"-36"	5' O.C.
	ILGD	8	Ilex glabra 'Densa'	Inkberry Holly	5 gal	30"-36"	5' O.C.
	LOCR	8	Loropetalum chinense 'Ruby'	Ruby Loropetalum	5 gal	24"-30"	5' O.C.
	PRLS	8	Prunus laurocerasus 'Schipkaensis'	Schipka Laurel	5 gal	30"-36"	5' O.C.



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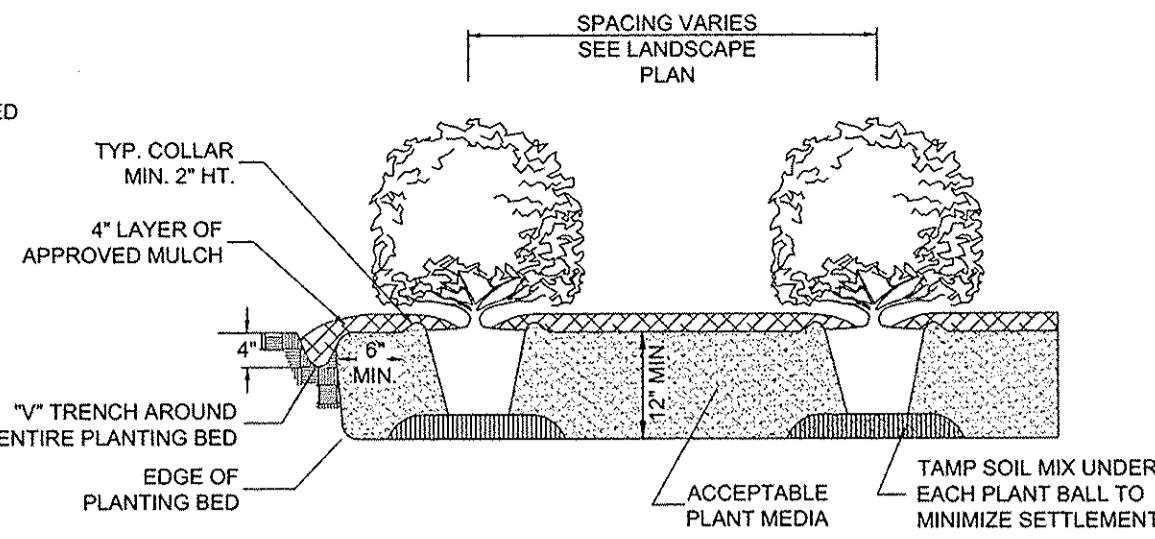
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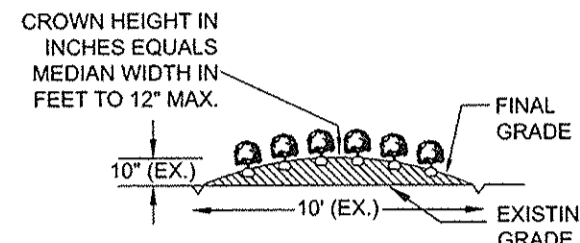
PLANT SPACING CHART

SPACING "D"	ROW "A"	PLANTS / S.F.
6" O.C.	5 3/16" O.C.	4.61
8" O.C.	6 15/16" O.C.	2.60
10" O.C.	8 2/3" O.C.	1.66
12" O.C.	10 3/8" O.C.	1.15
15" O.C.	13" O.C.	0.73
18" O.C.	15 9/16" O.C.	0.51
24" O.C.	20 13/16" O.C.	0.29

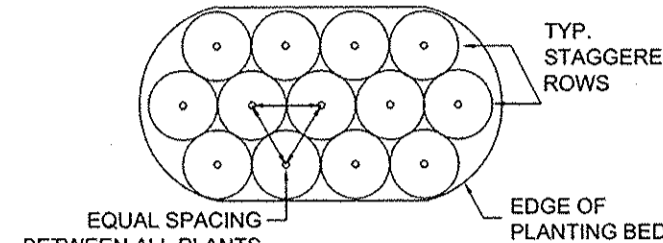
- NOTES:**
1. SCARIFY ROOT MASS OF CONTAINERIZED PLANT MATERIAL.
 2. INSTALL CONTAINERIZED PLANTS AT FINISHED GRADE.
 3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
 4. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
 5. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.



TYPICAL PLANTING BED DETAIL

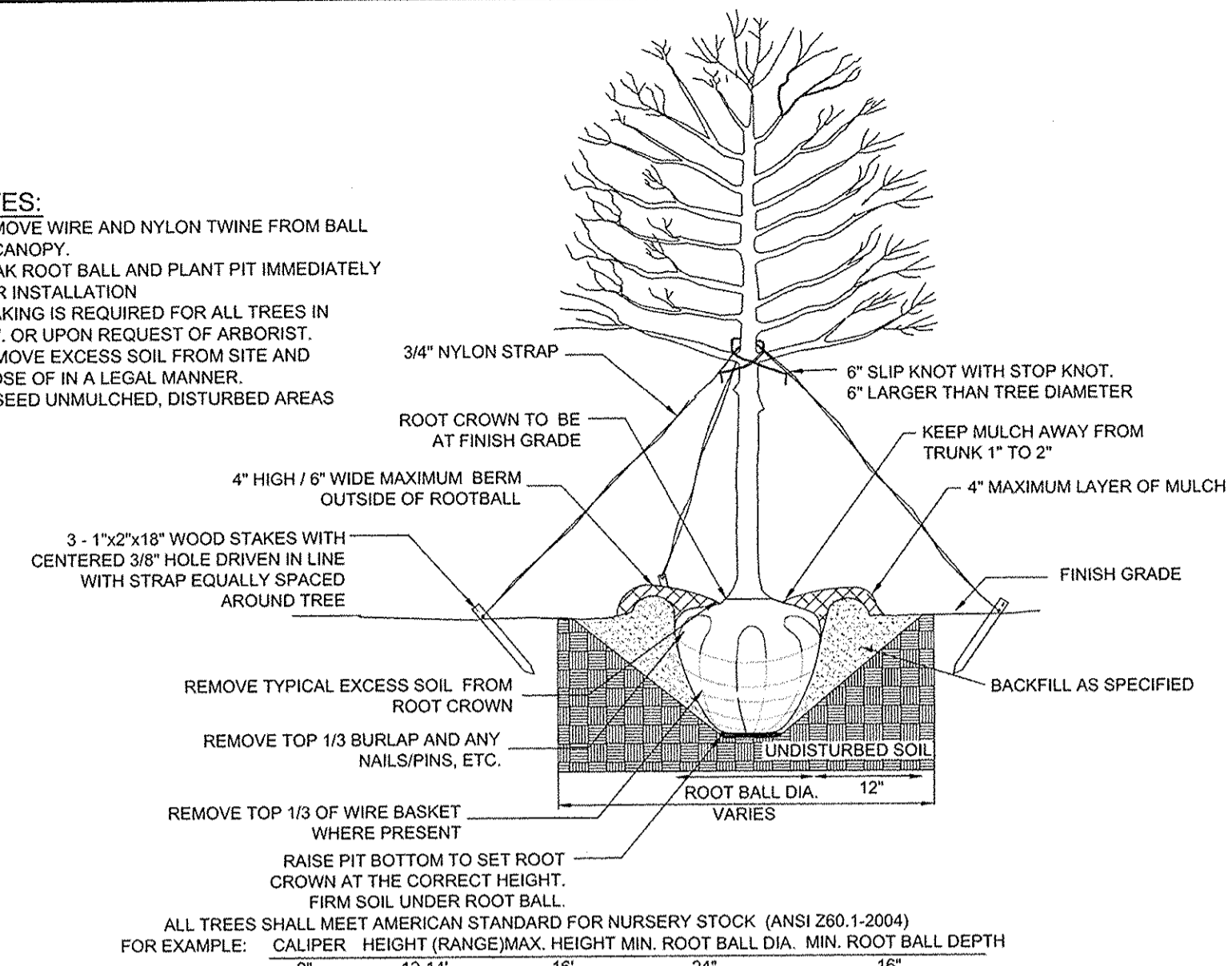


TYPICAL BED CROWNING



TYPICAL PLANTING BED PLAN

- NOTES:**
1. REMOVE WIRE AND NYLON TWINE FROM BALL AND CANOPY.
 2. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
 3. STAKING IS REQUIRED FOR ALL TREES IN ROW OR UPON REQUEST OF ARBORIST.
 4. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
 5. RESEED UNMULCHED, DISTURBED AREAS.



ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) FOR EXAMPLE: CALIPER HEIGHT (RANGE) MAX. HEIGHT MIN. ROOT BALL DIA. MIN. ROOT BALL DEPTH

1 TRIANGULAR SPACING FOR SHRUBS/GROUNDCOVERS

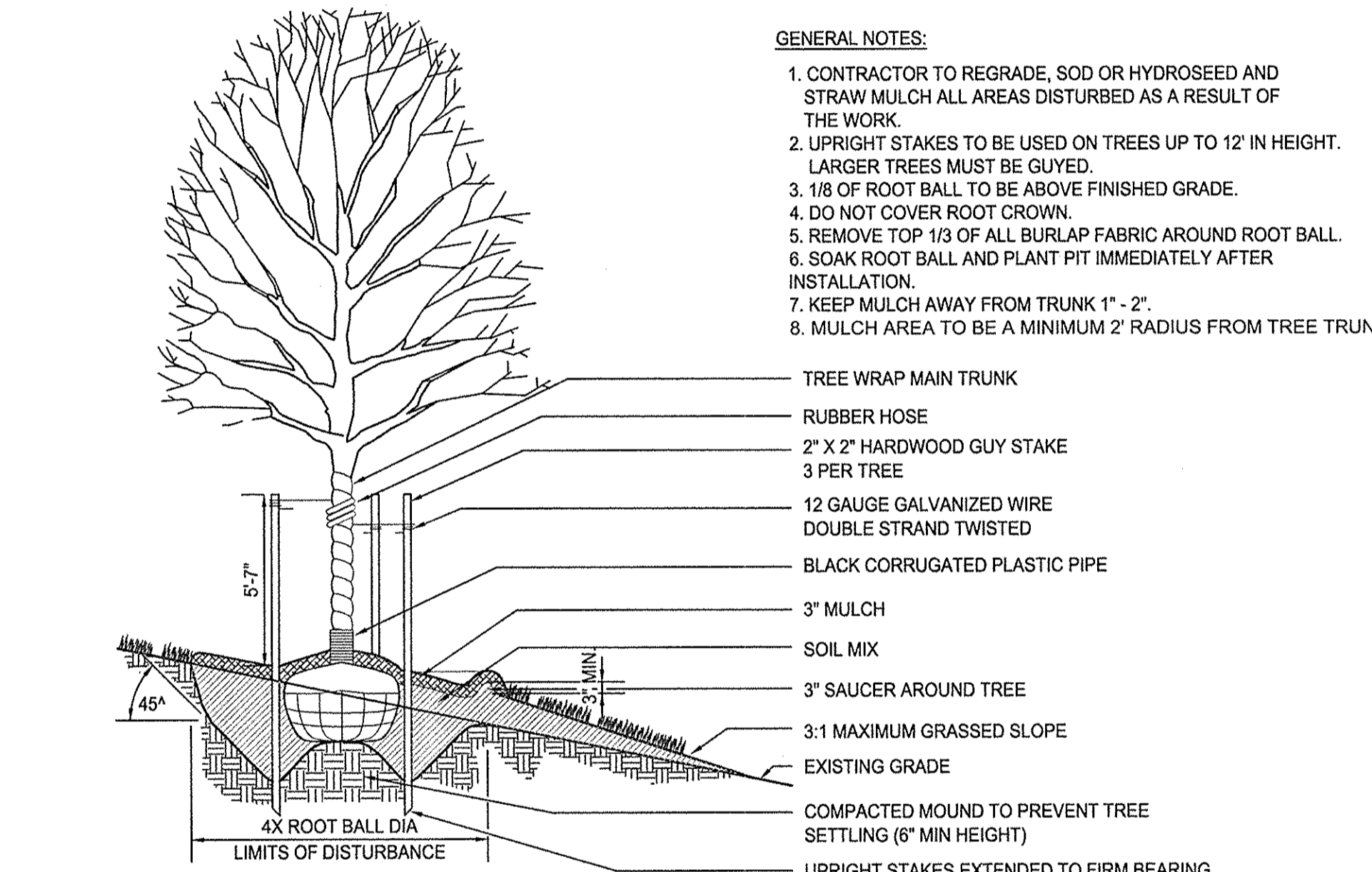
C8.2 PLAN NOT TO SCALE

2 SHRUB PLANTING BED

C8.2 PLAN AND SECTION NOT TO SCALE

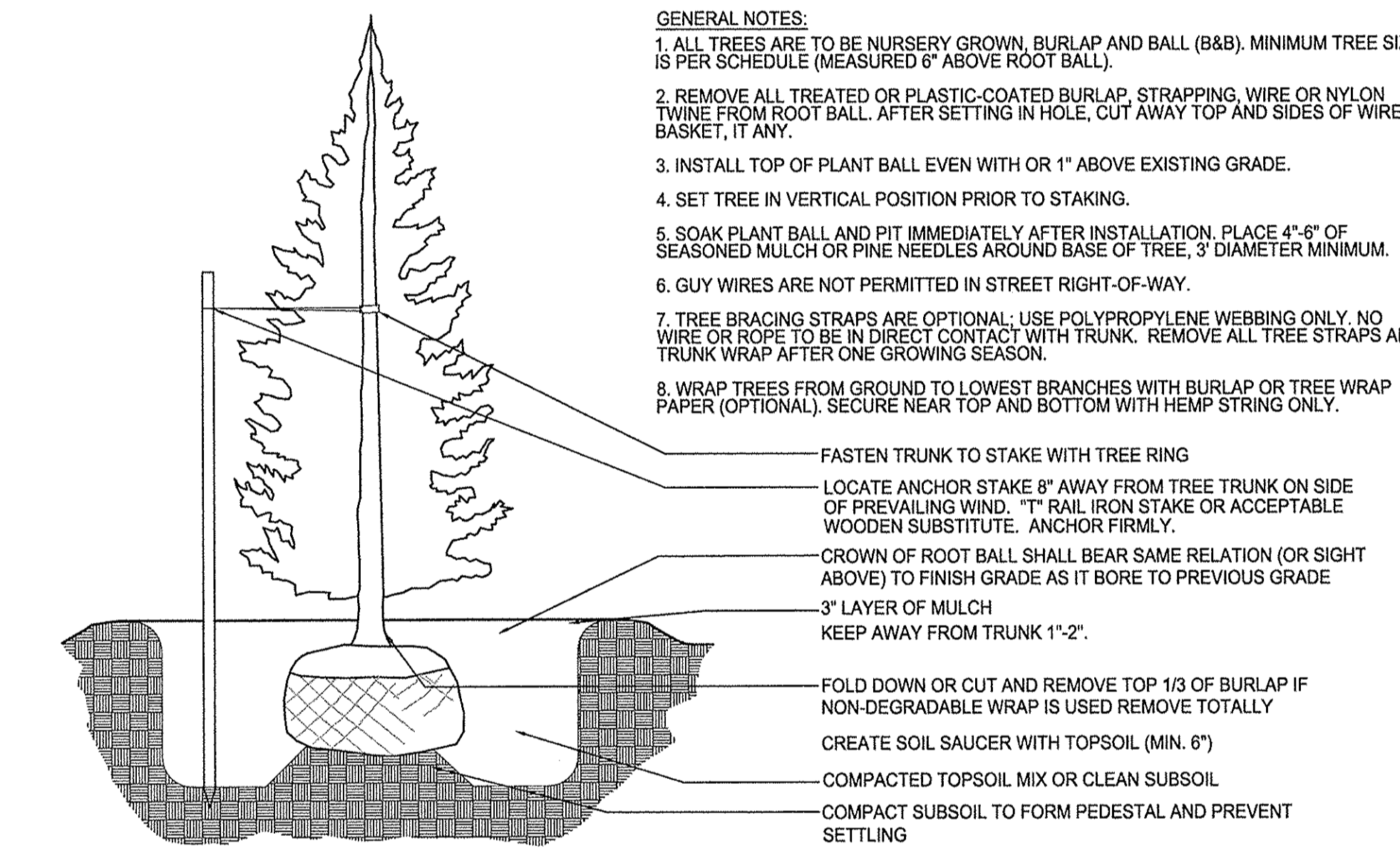
3 TREE PLANTING

C8.2 ELEVATION NOT TO SCALE



GENERAL NOTES:

1. CONTRACTOR TO REGRADE, SOD OR HYDROSEED AND STRAW MULCH ALL AREAS DISTURBED AS A RESULT OF THE WORK.
2. UPRIGHT STAKES TO BE USED ON TREES UP TO 12' IN HEIGHT. LARGER TREES MUST BE GUYED.
3. 1/8 OF ROOT BALL TO BE ABOVE FINISHED GRADE.
4. DO NOT COVER ROOT CROWN.
5. REMOVE TOP 1/3 OF ALL BURLAP FABRIC AROUND ROOT BALL.
6. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
7. KEEP MULCH AWAY FROM TRUNK 1" - 2".
8. MULCH AREA TO BE A MINIMUM 2' RADIUS FROM TREE TRUNK.



GENERAL NOTES:

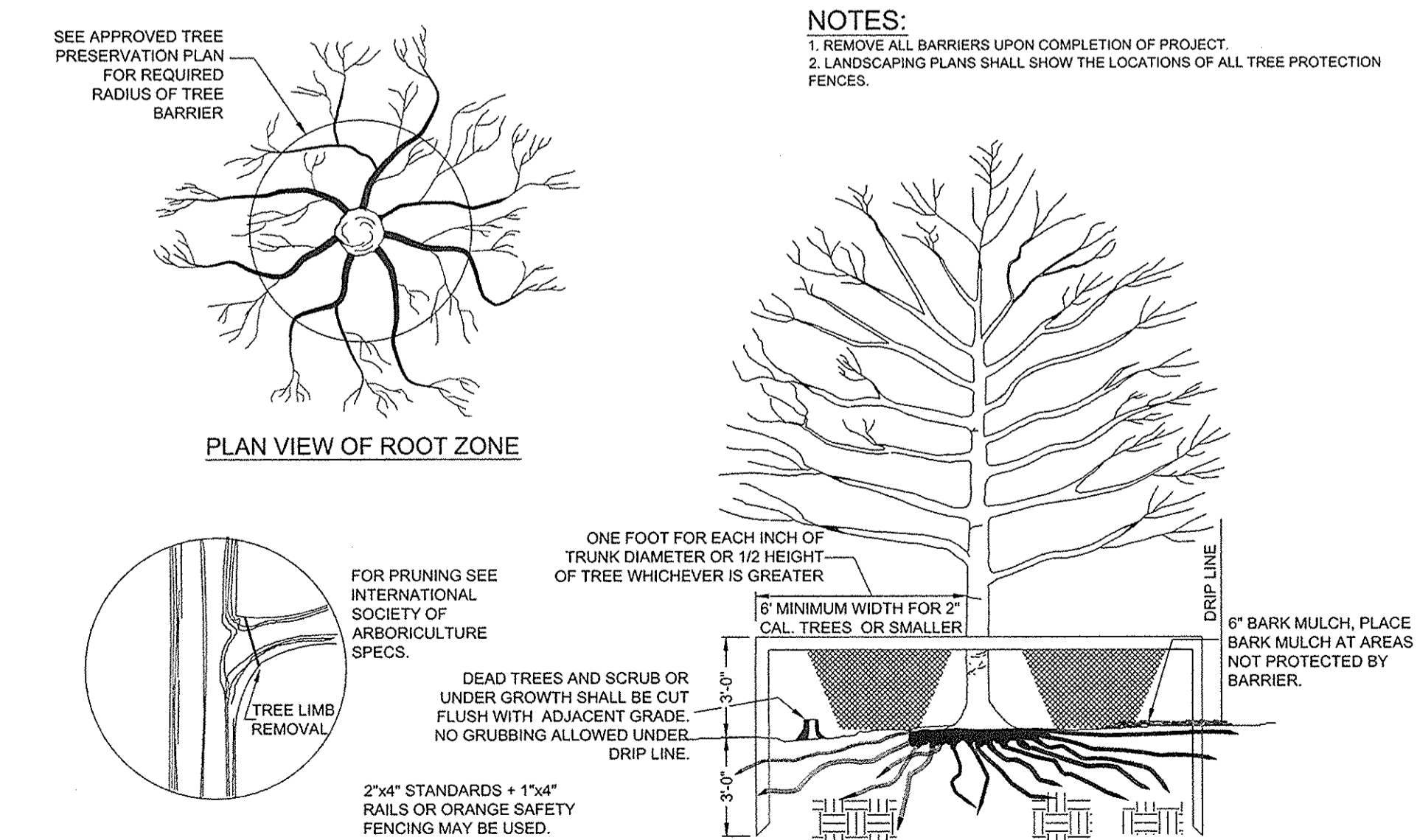
1. ALL TREES ARE TO BE NURSERY GROWN, BURLAP AND BALL (B&B). MINIMUM TREE SIZE IS PER SCHEDULE (MEASURED 6" ABOVE ROOT BALL).
2. REMOVE ALL TREATED OR PLASTIC-COATED BURLAP, STRAPPING, WIRE OR NYLON TWINE FROM ROOT BALL. AFTER SETTING IN HOLE, CUT AWAY TOP AND SIDES OF WIRE BASKET, IF ANY.
3. INSTALL TOP OF PLANT BALL EVEN WITH OR 1" ABOVE EXISTING GRADE.
4. SET TREE IN VERTICAL POSITION PRIOR TO STAKING.
5. SOAK PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION. PLACE 4"-6" OF SEASONED MULCH OR PINE NEEDLES AROUND BASE OF TREE, 3" DIAMETER MINIMUM.
6. GUY WIRES ARE NOT PERMITTED IN STREET RIGHT-OF-WAY.
7. TREE BRACING STRAPS ARE OPTIONAL; USE POLYPROPYLENE WEBBING ONLY. NO WIRE OR ROPE TO BE IN DIRECT CONTACT WITH TRUNK. REMOVE ALL TREE STRAPS AND TRUNK WRAP AFTER ONE GROWING SEASON.
8. WRAP TREES FROM GROUND TO LOWEST BRANCHES WITH BURLAP OR TREE WRAP PAPER (OPTIONAL). SECURE NEAR TOP AND BOTTOM WITH HEMP STRING ONLY.

4 TREE PLANTING ON A SLOPE

C8.2 SECTION NOT TO SCALE

5 EVERGREEN TREE PLANTING

C8.2 SECTION NOT TO SCALE



NOTES:

1. REMOVE ALL BARRIERS UPON COMPLETION OF PROJECT.
2. LANDSCAPING PLANS SHALL SHOW THE LOCATIONS OF ALL TREE PROTECTION FENCES.

6 TREE PROTECTION DETAIL

C8.2 PLAN AND SECTION NOT TO SCALE

- MATERIALS**
- A. TOPSOIL**
1. TOPSOIL SHALL HAVE A PH VALUE FROM 5.6 - 7.6 AND SHALL BE NATURAL FERTILE, (AGRICULTURAL SOIL, BROWN IN COLOR) UNIFORM FRIABLE LOAM WITHOUT ADMIXTURE OF SUBSOIL CONTAINING ORGANIC MATTER OF 5 PERCENT OR GREATER AND SHALL BE CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH.
 2. ALL TOPSOIL SHALL PASS A 1 INCH SCREEN AND 40 PERCENT SHALL PASS THE 100 MESH SCREEN. IT SHALL BE FREE OF ANY ADD-MIXTURE OF SUBSOIL, AND CONTAIN NO STONES, LUMPS, CLOUDS OF HARD EARTH, SLAG, CIDERS, STICKS, PLANTS OR THEIR ROOTS, TRASH OR OTHER EXTRANEOUS MATERIALS.
 3. TOPSOIL MUST ALSO BE FREE OF PLANT PARTS OF BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, CANADA THISTLE, OR ANY NOXIOUS WEEDS AND SHALL NOT BE CONTAMINATED WITH ANY SUBSTANCE KNOWN HARMFUL TO THE GROWTH OF PLANTS OR HUMANS.
 4. TOPSOIL SHALL NOT BE USED FOR PLANTING OPERATIONS WHILE IN A FROZEN OR MUDDY CONDITION.
 5. TOPSOIL SOURCES SHALL BE TESTED BY A RECOGNIZED LABORATORY AT THE EXPENSE OF THE CONTRACTOR FOR PH, SOIL TEXTURE AND SOLUBLE SALTS. SALINITY SHALL NOT EXCEED 3 MILLS PER CENTIMETER AT 25 DEGREES C AS DETERMINED BY SATURATED SOIL PASTE METHOD AS DESCRIBED IN USDA CIRCULAR #982. TEST RESULTS MUST BE PRESENTED IN WRITING TO THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO PLACEMENT OF TOPSOIL ON SITE.
 6. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR CONTROL OF NOXIOUS OR INVASIVE SPECIES INTRODUCED BY CONTAMINATED TOPSOIL.
 7. TOPSOIL THAT HAS BEEN STOCKPILED FOR A LONG PERIODS SHALL BE INOCULATED TO REESTABLISH ITS MICROBIAL ACTIVITY.
- B. MULCH**
- SHALL BE TWICE SHREDDED HARDWOOD, AGED 1 YEAR.
- C. DOLOMITE LIME**
- SHALL BE AGRICULTURE GRADE GROUND LIMESTONE MEETING ASTM C51 AND CONTAINING NOT LESS THAN 85 PERCENT TOTAL OF CALCIUM MAGNESIUM CARBONATE, FREE OF IMPURITIES, WITH 95 PERCENT PASSING A NUMBER 8 SIEVE AND 40 PERCENT PASSING A NUMBER 100 SIEVE.
- D. SAND**
- SHALL BE CLEAN, WASHED, COARSE, MASONRY SAND, RIVER SAND OR NUMBER 2 BUILDERS SAND MEETING ASTM C 33.
- E. TRACE ELEMENTS**
- SHALL BE ADDED AS REQUIRED BY SOILS TEST.
- F. SEWAGE SLUDGE**
- WHEN DESIGNATED IN WRITING, COMPOSTED SEWAGE SLUDGE MAY BE USED AND SHALL BE COMMERCIALY AVAILABLE, HIGH QUALITY, ENVIRONMENTALLY SAFE, STERILE, EPA APPROVED SOIL PRODUCT FOR AGRONOMIC USE. IT SHALL CONSIST OF SEWAGE SLUDGE WHICH HAS BEEN COMBINED WITH WOOD CHIPS OR OTHER BULKING AGENT, AERATED AND COMPOSTED FOR 21 DAYS INCLUDING 3 DAYS AT 131 DEGREE F. THE SEWAGE SLUDGE SHALL BE AGED, SHREDDED AND SCREENED AND EXHIBIT THE FOLLOWING CHARACTERISTICS:
- PH: 5.6 - 7.7
- TOTAL NITROGEN (N) 1.2 PERCENT AVAILABLE
PHOSPHORIC ACID (P205) 1 PERCENT SOLUBLE
POTASH (K20) .25 PERCENT
MICRO-NUTRIENT CONTENT (FE, MN, S, ZN, NI, CU, B)
LOW CADMIUM CONTENT
EPA APPROVAL PATHOGEN DESTRUCTION
- G. LEAF MOLD** SHALL BE COMPOSTED LEAF MATERIAL, FREE OF NOXIOUS WEEDS AND DETRIMENTAL INSECTS.
- H. COMMERCIAL FERTILIZER**
- TO MEET FED. SPECIFICATION O-F-241 TYPE 1 GRADE NOTED, LEVEL B. THE FERTILIZER SHALL BE GRANULAR UNLESS PACKETS, TABLETS, OR STAKES TO BE USED WITH MINIMUM OF 50 PERCENT OF TOTAL NITROGEN IN ORGANIC FORM WITH NO CYANAMID COMPOUNDS OR HYDRATED LIME MIXES TO BE ADDED OR FOUND IN THE FERTILIZER.
- I. OTHER ACCEPTABLE FERTILIZER FORMS:**
1. FOR TREES
ANUTRI-PAK
JRP INTN'L, INC.
17 FOREST AVENUE
FOND DU LAC, WISCONSIN 54935
 2. A.JOBES, PLANT SPIKES - FOR TREES AND SHRUBS.
 3. ALAWN PRO OR SIMILAR APPROVED SLOW RELEASE FERTILIZER FOR LAWNS WITH THE FOLLOWING RATIO:
3 NITROGEN
1 PHOSPHORIC ACID
2 POTASH
4. AHOLLY-TONE OR SIMILAR APPROVED WITH CHELATED IRON FOR EVERGREEN PLANTS.
- J. PEAT**
1. SHALL CONFORM TO FEDERAL SPECIFICATION Q-P-166C, PEAT MOSS; PEAT HUMUS; AND PEAT, REED-SEDE.
 2. SHALL BE LOW IN WOODY MATERIAL AND FREE OF MINERAL OR OTHER MATERIAL HARMFUL TO PLANT LIFE.
 3. THE MIN. ORGANIC CONTENT TO BE APPROX. 90% WITH ACID REACTION FROM 4-5 PH, AND MOISTURE ABSORPTIVE CAPACITY NOT LESS THAN 450 PERCENT.
 4. HUMUS TO BE SHREDDED, DRIED AND STERILIZED TO PASS 1/4 INCH SCREEN.
 5. MOSS SHALL BE PULVERIZED AND HORTICULTURAL GRADE SPHAGNUM MOSS FREE OF EXTRANEOUS OR HARMFUL MATERIAL.
 6. TO BE FINELY MILLED BLACK MICHIGAN PEAT OR OTHER SIMILAR APPROVED.
- K. MANURE**
1. SHALL BE WELL-ROTTED HORSE OR COW (OR COMBINATION THEREOF) MANURE. NOT TO CONTAIN OVER 25% STRAW OR LITTER. IT SHALL BE FREE OF FRESH MANURE, SAWDUST, WOOD CHIPS, LEATHER CHIPS, TAN BARK, LONG STRAW, SOFT HAY, STONES, FOREIGN INJURIOUS SUBSTANCES OR CHEMICALS USED TO HASTEN DECOMPOSITION.
 2. TO BE TWO YEARS OLD MAXIMUM, NINE MONTHS MINIMUM WITH MINIMUM OF THREE TURNINGS WITHIN THIS TIME PERIOD.
 3. NO BURNED OR FIRE-FANGED MANURE WILL BE ACCEPTABLE.
- L. SOIL AMENDMENTS**
- DIATOMACEOUS EARTH SOIL AMENDMENT CONSISTING OF SILICA, ALUMINA, IRON OXIDE AND SHALL HAVE 0.1 TO 1 MICRON PORE SIZE, WITH A MINIMUM OF 113 PERCENT WATER ABSORPTION, MAXIMUM 19 PERCENT LOSS SULPHATE SOUNDNESS, 80 PERCENT TOTAL POROSITY, A TOTAL OF 54 PERCENT TO PASS 10 MESH SCREEN, 98 PERCENT TO PASS 80 MESH SCREEN.

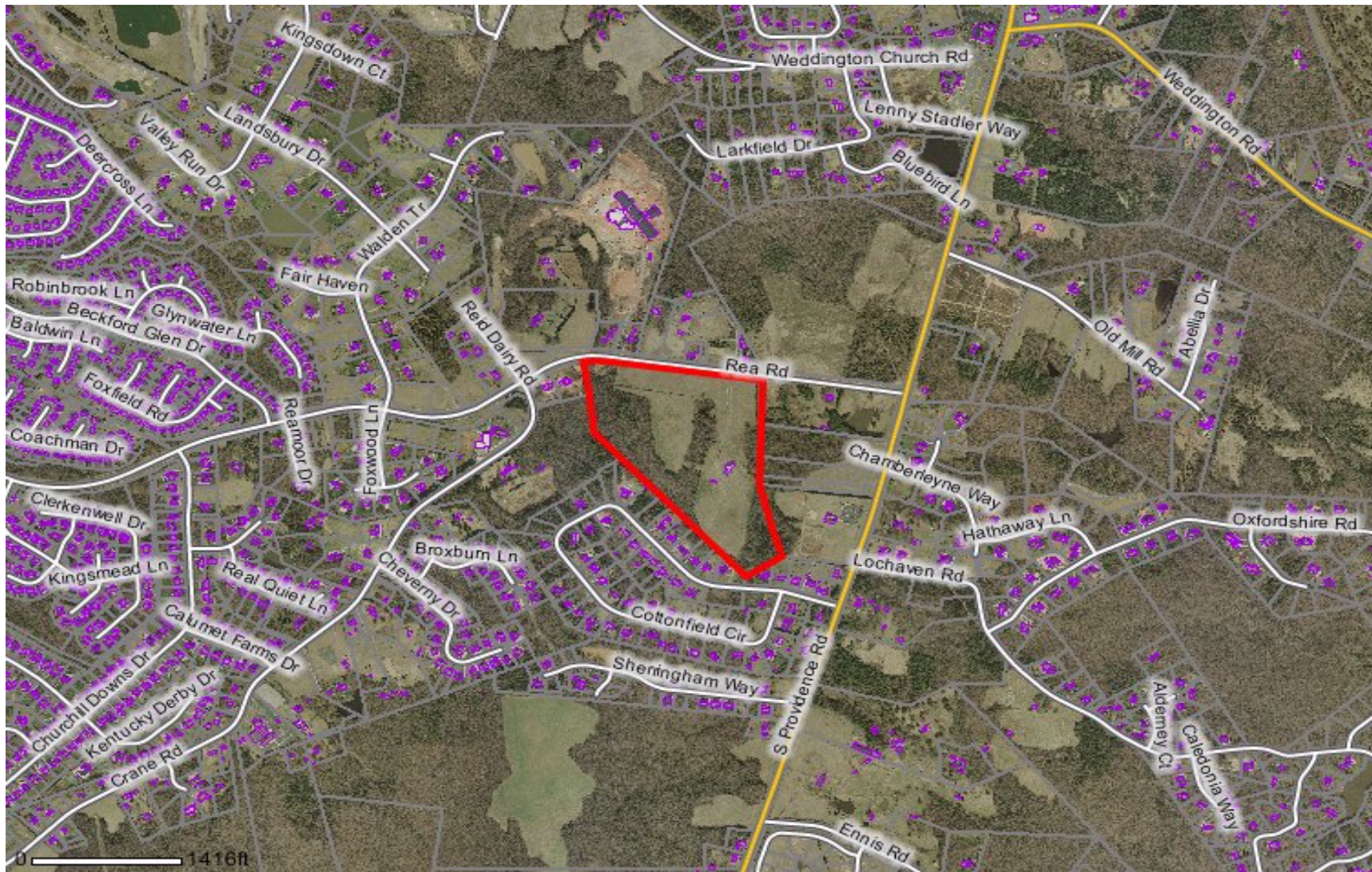
7 SOIL AMENDMENTS

C8.2



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This map is prepared for the inventory of real property found within Union County, NC and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. Union County and the mapping companies assume no legal responsibilities for the information contained on this map.

Grid based on the North Carolina State Plane Coordinate System
All dimensions in feet

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

MEMORANDUM

TO: Mayor and Town Council

FROM: Amy S. McCollum, Town Administrator

DATE: November 7, 2013

SUBJECT: **Consideration of Approving New Bond Instrument for Arbor Oaks (Formerly Bonner Oaks) and Release of Current Bond Money back to Developer**

The Town is currently holding \$6,336.00 for road performance and \$7,500.00 for road maintenance for the Bonner Oaks Subdivision. This subdivision has been bought by Parker and Orleans and they have submitted a bond in the amount of \$13,836 to replace the money currently being held for this subdivision. The subdivision has changed names and is now called Arbor Oaks. Please authorize staff to release the current bond money back to Randall Ell on behalf of Bonner Oaks and accept the new bond instrument for Parker and Orleans for Arbor Oaks.

Thank you.

ENCLOSURE MEMO

To: Mrs. Amy McCollum
Town of Weddington
1924 Weddington Road
Weddington, NC 28104

From: Alan Kerley

Date: 10/30/2013

Re: Bonner Oaks (aka Arbor Oaks) Bond Replacement

Dear Amy,

Please find enclosed the bond for the replacement of Randy Ell's bond for Bonner Oaks.
Please let me know if you need anything further.

Thanks so much.


Alan Kerley



SITE IMPROVEMENT BOND
PERFORMANCE BOND

BOND # 1096858

KNOW ALL MEN BY THESE PRESENTS: That we, Parker & Orleans Homebuilders, Inc., One Greenwood Square, Suite 101, 333 Street Road, Bensalem, PA 19020 as principal, and Lexon Insurance Company, a corporation authorized to do business in the State of North Carolina and place of business at 12890 Lebanon Road, Mt. Juliet, TN 37122 as surety, are held firmly bound unto Town of Weddington, 1924 Weddington Road, Weddington, NC 28104, as obligee, in the sum of Thirteen Thousand Eight Hundred Thirty Six ----00/100 Dollars (\$13,836.00) lawful money of the United States of America, for which payment well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally firmly by these presents.

SIGNED, SEALED AND DATED THIS 17th DAY OF October, 2013.

Whereas, the principal has entered into an agreement with the Town of Weddington guaranteeing only that the principal will complete site improvements at certain land known as Arbor Oaks (aka Bonner Oaks) all of which improvements shall be completed.

No Party other than the obligee shall have any rights hereunder as against the Surety. The aggregate liability of the Surety on the Bond Obligation shall not exceed the sum of thereof for any reason whatsoever.

PARKER & ORLEANS HOMEBUILDERS INC.
Principal

ATTEST: Alan Hurling

By: [Signature]

LEXON INSURANCE COMPANY
Surety

WITNESS: [Signature]
Theresa Bassett

By: [Signature]
Joseph W. Kolok, Jr., Attorney-in-Fact

Lexon Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that **LEXON INSURANCE COMPANY**, a Texas Corporation, with its principal office in Louisville, Kentucky, does hereby constitute and appoint:

William F. Simkiss, Brian C. Block, Daniel P. Dunigan, *****

Richard J. Decker, James L. Hahn, Joseph W. Kolok Jr. *****

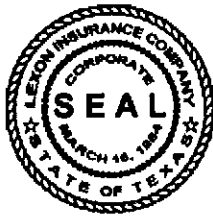
its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of **LEXON INSURANCE COMPANY** on the 1st day of July, 2003 as follows:

Resolved, that the President of the Company is hereby authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed \$7,500,000.00 Seven million five hundred thousand dollars***** dollars, which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed for good cause and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Assistant Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, **LEXON INSURANCE COMPANY** has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 21st day of September, 2009.



LEXON INSURANCE COMPANY

BY
David E. Campbell
President

ACKNOWLEDGEMENT

On this 21st day of September, 2009, before me, personally came David E. Campbell to me known, who be duly sworn, did depose and say that he is the President of **LEXON INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



AMY L. TAYLOR
Notary Public- State of Tennessee
Davidson County
My Commission Expires 01-09-16

BY
Amy L. Taylor
Notary Public

CERTIFICATE

I, the undersigned, Assistant Secretary of **LEXON INSURANCE COMPANY**, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the forgoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Seal at Mount Juliet, Tennessee this 17th Day of October 13.



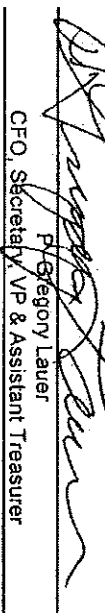
BY
Andrew Smith
Assistant Secretary

“WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.”

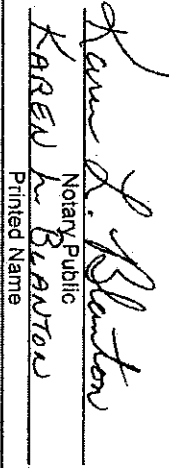
LEXON INSURANCE COMPANY
FINANCIAL STATEMENT SUMMARY
As of December 31, 2012

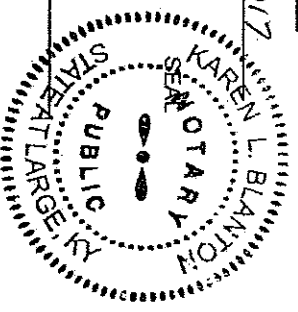
ASSETS	LIABILITIES
Bonds	Reserve for Losses and Loss Expense
\$42,206,968	Reserve for Losses and Loss Expense
Money Market &/or Stocks	Reserve for Unearned Premiums
14,540,167	\$34,757,067
Real Estate	418,429
9,652,019	Reserve for Unearned Premiums
Cash and Short-Term Investments	27,579,327
9,239,523	Reserve for Other Expenses
Other Invested Assets	1,012,349
0	Reserve for Taxes, Licenses, and Fees
Agents' Balances &/or Uncollected Premiums	908,140
8,408,768	Reserve for Current Federal Income Taxes
Investment Income Due & Accrued	0
386,235	Ceded Reinsurance Premiums Payable
Cash Collateral Held	1,701,635
25,614,374	Funds Held Under Reinsurance Treaty
Funds Held or Deposited with Reinsurance Companies	100,000
0	Reserve for Unauthorized Reinsurance
Receivable from Parent, Subsidiaries and Affiliates	0
2,719,558	Payable to Parent, Subsidiaries and Affiliates
Reinsurance Recoverable on Loss Payments	77,923
1,174,708	Collateral Held
Aggregate write-ins for other than Invested Assets	25,614,374
14,451,696	Other Liabilities
Other Assets	0
7,748,923	Total Liabilities
Total Assets	\$92,169,244
\$136,142,939	POLICYHOLDERS' SURPLUS
	Capital Stock & Paid In Surplus
	\$25,823,403
	Surplus
	18,150,292
	Total Policyholder Surplus
	\$43,973,695
	Total Liabilities & Policyholder Surplus
	\$136,142,939

CERTIFICATE
I certify that the above financial statements to the best of my knowledge are a true and accurate reflection of the financial condition of the Company as of December 31, 2012. Additionally, I certify that the above financial statements are in agreement with the Statutory Financial Statements filed with the Texas Department of Insurance as of the same date.


Gregory Lauer
CFO, Secretary, VP & Assistant Treasurer

SUBSCRIBED
and sworn to me this 6 day of MARCH 2013.
My commission expires: JANUARY 13, 2017


Notary Public
KAREN L. BLANTON
Printed Name





TOWN OF WEDDINGTON MEMORANDUM

DATE: 11/11/13
TO: MAYOR
TOWN COUNCIL
CC: AMY MCCOLLUM, TOWN CLERK
FROM: JORDAN COOK, ZONING ADMINISTRATOR/PLANNER
RE: UPDATE FROM PLANNING/ZONING OFFICE

- Staff has received a Preliminary Plat for the 130 lot Atherton Estates subdivision. This is a conventional subdivision located on Weddington-Matthews Road. Twenty-four of these lots will be located off of Cox Road.

The previously approved 23 lot Atherton Estates subdivision Preliminary Plat will be vacated. Those 23 lots and the new 107 lots will become a 130 lot subdivision known as Atherton Estates. Public involvement meetings will be held on Tuesday, November 19, 2013 on site (Weddington Road) at Parcel #06-150-066 from 12:00 noon to 2:00 p.m. and on Thursday, November 21, 2013 from 4:30 p.m. to 6:30 p.m. at the Weddington Town Hall, 1924 Weddington Road.

- Staff has received a Sketch Plan application from Pulte Homes for a 45 lot conservation subdivision located on Lochaven Road. Public involvement meetings will be held on Wednesday, November 20, 2013 on site at Parcel #06-153-025 from 1:30 p.m. to 3:30 p.m. and on Wednesday, December 4, 2013 – 4:00 p.m. to 6:00 p.m. at the Weddington Town Hall, 1924 Weddington Road. This plan will be on the December 16th Planning Board agenda.
- Staff has received a Sketch Plan application for the six lot Graham Hall subdivision located on Weddington-Matthews Road across from Weddington Swim and Racquet Club.
- The Planning Board approved a monument sign application for the previously approved Bonner Oaks subdivision. This is a ten lot subdivision located off of Amanda Drive. No new approvals are needed for this project other than the monument sign.
- The following items were on the October 28th Planning Board agenda:
 - Bonner Oaks Subdivision Entrance Monument Sign
 - Bromley Subdivision Entrance Monument Sign
 - Weddington united Methodist Church Signs
 - Conference Center Definition
 - CUP Text Amendment regarding PRD's

PROVIDENCE VFD – OCTOBER 2013

12 Union Fire
14 Union EMS
02 Meck Fire
00 Meck EMS

Training Hours 507.00hrs

Joshua Dye
Chief
Providence VFD
Cell 980-229-5865
Station 704-846-1111 ext.1
chief@providencevfd.com

Providence Volunteer Fire Department
Income & Expense Budget Performance
October 2013

	<u>Oct 13</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jul - Oct 13</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense							
Income							
110 - Subsidies							
111 - Mecklenburg Cty	4,122.33	5,416.66	-1,294.33	20,611.65	21,666.72	-1,055.07	65,000.00
113 - Town of Weddington	45,500.00	45,500.00	0.00	182,000.00	182,000.00	0.00	546,000.00
116 - Town of Weddington - Other	21,429.41			71,429.41			
117 - Mecklenburg Cty Radio Subsidy	0.00	1,300.66	-1,300.66	0.00	5,202.72	-5,202.72	15,608.00
Total 110 - Subsidies	71,051.74	52,217.32	18,834.42	274,041.06	208,869.44	65,171.62	626,608.00
120 - Dues & Fees							
121 - Union County Fire Fees	485.00	833.33	-348.33	3,275.86	3,333.36	-57.50	10,000.00
Total 120 - Dues & Fees	485.00	833.33	-348.33	3,275.86	3,333.36	-57.50	10,000.00
130 - Vol Donations							
131 - Memorials	0.00	41.66	-41.66	0.00	166.72	-166.72	500.00
134 - Other	1,068.78	250.00	818.78	4,808.78	1,000.00	3,808.78	3,000.00
130 - Vol Donations - Other	0.00			54.00			
Total 130 - Vol Donations	1,068.78	291.66	777.12	4,862.78	1,166.72	3,696.06	3,500.00
140 - Other Income							
142 - Fire Fighters' Relief Fund	0.00	416.66	-416.66	0.00	1,666.72	-1,666.72	5,000.00
143 - Fuel Tax Refund	0.00	83.33	-83.33	0.00	333.36	-333.36	1,000.00
144 - Sales Tax Refund	0.00	250.00	-250.00	0.00	1,000.00	-1,000.00	3,000.00
145 - Interest	0.00	250.00	-250.00	1.88	1,000.00	-998.12	3,000.00
147 - Medic-EMS Reimbursement	1,027.50	1,000.00	27.50	4,171.65	4,000.00	171.65	12,000.00
148 - Firemen Relief Interest	0.00			2.01			
155 - Christmas Fundraising Income	0.00			0.00			5,000.00
156 - Newsletter Income	0.00			0.00			7,500.00
Total 140 - Other Income	1,027.50	1,999.99	-972.49	4,175.54	8,000.08	-3,824.54	36,500.00
150 - Uncategorized Income	0.00			325.00			
Total Income	73,633.02	55,342.30	18,290.72	286,680.24	221,369.60	65,310.64	676,608.00
Expense							
200 - Administration							
202 - Legal Fees	0.00	416.66	-416.66	546.50	1,666.72	-1,120.22	5,000.00
203 - Building Upgrade Fees	189.00			17,299.11			
204 - Ladder Shed Upgrade Fees	974.00			79,003.38			
209 - Annual Dinner/Award	0.00			0.00			4,000.00
210 - Fire Chief Discretionary	2.43	166.66	-164.23	389.25	666.72	-277.47	2,000.00
211 - Bank Charges & Credit Card Fee:	4.50	20.83	-16.33	163.54	83.36	80.18	250.00
212 - Prof Fees	450.00	458.33	-8.33	1,800.00	1,833.36	-33.36	5,500.00
213 - Computer Upgrades	0.00	166.66	-166.66	2,270.00	666.72	1,603.28	2,000.00
214 - Off Supplies	31.99	208.33	-176.34	511.72	833.36	-321.64	2,500.00
215 - Printing/Newsletter	0.00	3,000.00	-3,000.00	0.00	3,000.00	-3,000.00	3,000.00
216 - Postage	31.28	125.00	-93.72	58.42	500.00	-441.58	1,500.00
217 - Dues, Subscriptions, & Internet	0.00	62.50	-62.50	128.00	250.00	-122.00	750.00
218 - Fire Fighters' Association	0.00			0.00			500.00
219 - Miscellaneous	71.00	166.66	-95.66	876.21	666.72	209.49	2,000.00
Total 200 - Administration	1,754.20	4,791.63	-3,037.43	103,046.13	10,166.96	92,879.17	29,000.00
220 - Insurance							

Providence Volunteer Fire Department
Income & Expense Budget Performance
October 2013

	<u>Oct 13</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jul - Oct 13</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
223 - Vol. Fire Fighters' Workers Com	0.00			0.00			8,000.00
224 - Commercial Package	5,406.00			5,406.00			20,000.00
Total 220 - Insurance	5,406.00			5,406.00			28,000.00
225 - Drug Testing/Physical Exams	0.00	416.66	-416.66	0.00	1,666.72	-1,666.72	5,000.00
230 - Taxes							
231 - Sales Taxes							
232 - Meck CO.	654.68	125.00	529.68	2,020.54	500.00	1,520.54	1,500.00
233 - Union County	12.76	33.33	-20.57	717.25	133.36	583.89	400.00
Total 231 - Sales Taxes	667.44	158.33	509.11	2,737.79	633.36	2,104.43	1,900.00
236 - Property Tax	0.00	8.33	-8.33	0.00	33.36	-33.36	100.00
237 - Freight	0.00	8.33	-8.33	0.00	33.36	-33.36	100.00
Total 230 - Taxes	667.44	174.99	492.45	2,737.79	700.08	2,037.71	2,100.00
300 - Build Maintenance							
370 - Security Monitoring	0.00			261.00			
310 - Cleaning	0.00			0.00	125.00	-125.00	500.00
320 - Landscaping & Lawn Care	165.00	208.33	-43.33	2,605.00	833.36	1,771.64	2,500.00
330 - Trash and Landfill	50.00	41.66	8.34	200.00	166.72	33.28	500.00
340 - Pest Control	285.00	500.00	-215.00	285.00	500.00	-215.00	500.00
350 - Maintenance Supplies	1,484.78	416.66	1,068.12	3,036.11	1,666.72	1,369.39	5,000.00
351 - Furniture	0.00	166.66	-166.66	700.00	666.72	33.28	2,000.00
360 - Repairs	0.00	833.33	-833.33	2,128.00	3,333.36	-1,205.36	10,000.00
Total 300 - Build Maintenance	1,984.78	2,166.64	-181.86	9,215.11	7,291.88	1,923.23	21,000.00
400 - Utilities							
410 - Electric	319.84	833.33	-513.49	2,881.64	3,333.36	-451.72	10,000.00
420 - Natural Gas	272.10	291.66	-19.56	342.58	1,166.72	-824.14	3,500.00
430 - Telephone	288.86	291.66	-2.80	1,160.73	1,166.72	-5.99	3,500.00
440 - Water	192.09	41.66	150.43	289.89	166.72	123.17	500.00
Total 400 - Utilities	1,072.89	1,458.31	-385.42	4,674.84	5,833.52	-1,158.68	17,500.00
500 - Fire Fighters' Equip/Training							
510 - Clothing							
512 - Dress Uniforms	0.00	166.66	-166.66	0.00	666.72	-666.72	2,000.00
513 - Clothing - Other	550.00	416.66	133.34	1,300.71	1,666.72	-366.01	5,000.00
Total 510 - Clothing	550.00	583.32	-33.32	1,300.71	2,333.44	-1,032.73	7,000.00
520 - Equipment							
521 - Radios\ Pagers - New	0.00	250.00	-250.00	2,700.00	1,000.00	1,700.00	3,000.00
522 - Radios\ Pagers - Maintenance	0.00	83.33	-83.33	2,484.90	333.36	2,151.54	1,000.00
523 - Equipment - New	146.20	750.00	-603.80	2,074.84	3,000.00	-925.16	9,000.00
524 - Equipment - Maintenance	3,440.48	416.66	3,023.82	5,461.58	1,666.72	3,794.86	5,000.00
525 - Firefighting Supplies	0.00	416.66	-416.66	515.00	1,666.72	-1,151.72	5,000.00
528 - Mecklenburg Radio Contract	0.00	1,300.66	-1,300.66	9,916.68	5,202.72	4,713.96	15,608.00
Total 520 - Equipment	3,586.68	3,217.31	369.37	23,153.00	12,869.52	10,283.48	38,608.00
529 - PPE (Personal Protective Equip)	1,783.95	2,916.66	-1,132.71	4,254.35	11,666.72	-7,412.37	35,000.00
530 - Medical							
531 - Equipment	0.00			3,007.00			
532 - Supplies	123.49	208.33	-84.84	972.15	833.36	138.79	2,500.00

Providence Volunteer Fire Department
Income & Expense Budget Performance
 October 2013

	<u>Oct 13</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jul - Oct 13</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
533 - Waste	236.68	125.00	111.68	874.52	500.00	374.52	1,500.00
Total 530 - Medical	360.17	333.33	26.84	4,853.67	1,333.36	3,520.31	4,000.00
540 - Training							
541 - Seminars	75.00	1,075.00	-1,000.00	1,153.32	4,300.00	-3,146.68	12,900.00
542 - Books	0.00	125.00	-125.00	1,613.17	500.00	1,113.17	1,500.00
543 - PR Literature	0.00	125.00	-125.00	0.00	500.00	-500.00	1,500.00
544 - Other - Training Bonus	0.00	1,958.33	-1,958.33	0.00	7,833.36	-7,833.36	23,500.00
Total 540 - Training	75.00	3,283.33	-3,208.33	2,766.49	13,133.36	-10,366.87	39,400.00
Total 500 - Fire Fighters' Equip/Training	6,355.80	10,333.95	-3,978.15	36,328.22	41,336.40	-5,008.18	124,008.00
600 - Fire Engines							
620 - '99 Southern Coach Eng #322	0.00	1,250.00	-1,250.00	15,731.69	5,000.00	10,731.69	15,000.00
635 - '93 KME Engine #323	0.00	833.33	-833.33	10,905.29	3,333.36	7,571.93	10,000.00
640 - '03 Red Diamond #324	0.00	500.00	-500.00	1,237.70	2,000.00	-762.30	6,000.00
650 - '02 Ford Quesco Brush #326	0.00	166.66	-166.66	150.59	666.72	-516.13	2,000.00
660 - '95 Intern\Hackney Squad #32	0.00	416.66	-416.66	586.02	1,666.72	-1,080.70	5,000.00
680 - '06 KME Pumper #321	0.00	1,333.33	-1,333.33	805.20	5,333.36	-4,528.16	16,000.00
681 - Diesel Fuel	1,676.47	1,583.33	93.14	5,379.26	6,333.36	-954.10	19,000.00
682 - Gasoline	0.00	16.66	-16.66	0.00	66.72	-66.72	200.00
683 - Cleaning Supplies	0.00	83.33	-83.33	0.00	333.36	-333.36	1,000.00
684 - Miscellaneous Parts	0.00	83.33	-83.33	163.18	333.36	-170.18	1,000.00
685 - Fire Engines - Other	0.00	500.00	-500.00	0.00	2,000.00	-2,000.00	6,000.00
Total 600 - Fire Engines	1,676.47	6,766.63	-5,090.16	34,958.93	27,066.96	7,891.97	81,200.00
800 - Firefighters Payroll							
801 - Payroll - Day Shift (Hourly)	22,006.00	17,480.00	4,526.00	66,025.75	69,920.00	-3,894.25	209,760.00
809 - Payroll - Day Shift (Stipend)	1,860.00	1,500.00	360.00	6,780.00	6,000.00	780.00	18,000.00
802 - Payroll - Night Shift (Hourly)	12,860.00	9,490.00	3,370.00	41,307.00	37,960.00	3,347.00	113,880.00
810 - Payroll - Night Shift (Stipend)	3,020.00	1,825.00	1,195.00	8,260.00	7,300.00	960.00	21,900.00
808 - Payroll Expenses							
FICA	3,040.60	1,798.58	1,242.02	9,361.54	7,194.36	2,167.18	21,583.00
SUTA	380.51	500.00	-119.49	1,270.34	2,000.00	-729.66	6,000.00
808 - Payroll Expenses - Other	128.95	125.00	3.95	386.20	500.00	-113.80	1,500.00
Total 808 - Payroll Expenses	3,550.06	2,423.58	1,126.48	11,018.08	9,694.36	1,323.72	29,083.00
Total 800 - Firefighters Payroll	43,296.06	32,718.58	10,577.48	133,390.83	130,874.36	2,516.47	392,623.00
850 - Christmas Fundraising Expense	0.00			0.00			4,000.00
Total Expense	62,213.64	58,827.39	3,386.25	329,757.85	224,936.88	104,820.97	704,431.00
Net Ordinary Income	11,419.38	-3,485.09	14,904.47	-43,077.61	-3,567.28	-39,510.33	-27,823.00
Net Income	11,419.38	-3,485.09	14,904.47	-43,077.61	-3,567.28	-39,510.33	-27,823.00

Providence Volunteer Fire Department
Balance Sheet
As of October 31, 2013

Oct 31, 13

ASSETS

Current Assets

Checking/Savings

Checking Accounts

6542 - BB&T Construction Acct. 800,000.00

BB&T Checking-5119 73,194.78

BOA Payroll-7449 12,184.66

Total Checking Accounts 885,379.44

CD - BBT - 0094 (02/10/14) 119,487.22

Firemen Relief-BOA-8254 39,754.80

Total Checking/Savings 1,044,621.46

Total Current Assets 1,044,621.46

Fixed Assets

Air Packs 73,087.70

Bauer Vertecon Air Compressor 40,000.00

Commercial Protector System 2,112.50

Dexter T-400 Washer\Extractor 3,611.00

Fire Fighter Main Equipment 18,219.29

Groban Electric Generator 5,000.00

Ladder Truck Building 32,452.08

Total Fixed Assets 174,482.57

Other Assets

1993 KME Engine #323 50,000.00

1996 Internat'l #32 119,365.76

1999 SouthCo #322 274,231.58

2002 Ford #326 44,029.33

2003 Red Diamond #324 240,302.00

2006 KME Pumper #321 400,555.50

Building 346,812.09

Equip 27,615.37

Land 12,590.00

X Accum Depr -1,125,560.00

Total Other Assets 389,941.63

TOTAL ASSETS 1,609,045.66

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

2100 - Payroll Liabilities 3,944.89

Total Other Current Liabilities 3,944.89

Total Current Liabilities 3,944.89

Total Liabilities 3,944.89

8:45 AM
11/05/13
Cash Basis

Providence Volunteer Fire Department
Balance Sheet
As of October 31, 2013

Oct 31, 13

Equity	
3000 - Opening Bal Equity	800,000.00
3900 - Retained Earnings	848,178.38
Net Income	<u>-43,077.61</u>
Total Equity	<u>1,605,100.77</u>
TOTAL LIABILITIES & EQUITY	<u><u>1,609,045.66</u></u>



Union County Sheriff's Office

Events By Nature

Date of Report

11/5/2013

9:05:11AM

For the Month of: October 2013

<u>Event Type</u>	<u>Total</u>
911 HANG UP	48
911 MISDIAL	4
911 TEST CALL	1
ACCIDENT EMD	2
ACCIDENT HITRUN PD LAW	1
ACCIDENT PD COUNTY NO EMD	22
ACCIDENT PD MUNICIPAL	1
ACCIDENT WITH INJURIES	1
ALARMS LAW	33
ANIMAL BITE REPORT LAW	3
ANIMAL COMP SERVICE CALL LAW	6
ASSAULT SIMPLE LAW	1
ASSIST EMS OR FIRE	2
ASSIST OTHER AGENCY LAW	1
ATTEMPT TO LOCATE	2
BARKING DOG	1
BOLO	10
BURGLARY COMMERCIAL BUSINESS	1
BURGLARY HOME OTHER NONBUSINESS	4
BURGLARY VEHICLE	1
BUSINESS CHECK	64
CALL BY PHONE	12
DELIVER MESSAGE	3
DISCHARGE OF FIREARM	2
DISTURBANCE OR NUISANCE	4
DOMESTIC DISTURBANCE	5
DRUG POSSESSION SCHEDULE	1
ESCORT	1
FIGHT IN PROGRESS	1

<u>Event Type</u>	<u>Total</u>
FIRE ALARM NONCOMMERICAL EFD	1
FOLLOW UP INVESTIGATION	7
FOOT PATROL	1
FRAUD DECEPTION FORGERY	3
FUNERAL ESCORT	1
HARASSMENT STALKING THREATS	1
ILLEGAL DUMPING LITTERING	2
INDECENCY LEWDNESS EXPOSURE	1
INVESTIGATION	7
JURISDICTION CONFIRMATION LAW	2
JUVENILE COMPLAINT	1
LARCENY THEFT	11
LIVE STOCK ON HIGHWAY	1
LOST OR FOUND PROPERTY	2
MEET REQUEST NO REFERENCE GIVN	3
MOTORIST ASSIST	1
NC DOT MISCELLANEOUS	1
NOISE COMPLAINT	3
OVERDOSE POISONING EMD	1
PREVENTATIVE PATROL	408
PROP DAMAGE VANDALISM MISCHIEF	4
PUBLIC SERVICE	3
PUBLIC WORKS CALL	1
RADAR PATROL INCLUDING TRAINIG	12
REFERAL OR INFORMATION CALL	1
SEARCH CONDUCTED BY LAW AGENCY	1
SERVE CIVIL PAPER	6
SERVE CRIMINAL CIVIL SUBPOENA	2
SERVE WARRANT	4
SUSPICIOUS CIRCUMSTANCES	4
SUSPICIOUS PERSON	3
SUSPICIOUS VEHICLE	8
TEST PLEASE LIMIT THESE	2

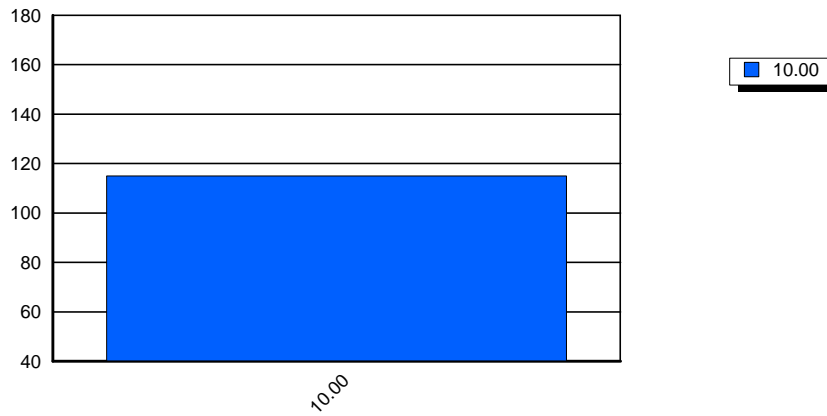
<u>Event Type</u>	<u>Total</u>
TRAFFIC DIRECT CONTROL	2
TRAFFIC HAZARD	1
TRAFFIC STOP	53
TRAFFIC VIOLATION COMPLAINT	3
VEHICLE FIRE EFD	1
WELL BEING CHECK	2

Total Calls for Month: 809

WESLEY CHAPEL VFD

11/4/2013

Count of Alarms Per Month



<u>FDID</u>	<u>INCIDENT#</u>	<u>EXP</u>	<u>ALARM DATE</u>
09020	1305720	0	10/01/2013
09020	1305725	0	10/01/2013
09020	1305727	0	10/01/2013
09020	1305747	0	10/02/2013
09020	1305748	0	10/02/2013
09020	1305750	0	10/02/2013
09020	1305762	0	10/03/2013
09020	1305766	0	10/03/2013
09020	1305767	0	10/03/2013
09020	1305768	0	10/03/2013
09020	1305773	0	10/03/2013
09020	1305780	0	10/03/2013
09020	1305781	0	10/04/2013
09020	1305793	0	10/04/2013
09020	1305795	0	10/04/2013
09020	1305798	0	10/04/2013
09020	1305799	0	10/04/2013
09020	1305828	0	10/05/2013
09020	1305813	0	10/05/2013
09020	1305824	0	10/05/2013
09020	1305829	0	10/05/2013
09020	1305833	0	10/06/2013
09020	1305839	0	10/06/2013
09020	1305840	0	10/06/2013
09020	1305847	0	10/06/2013

<u>FDID</u>	<u>INCIDENT#</u>	<u>EXP</u>	<u>ALARM DATE</u>
09020	1305865	0	10/07/2013
09020	1305869	0	10/07/2013
09020	1305887	0	10/08/2013
09020	1305878	0	10/08/2013
09020	1305896	0	10/08/2013
09020	1305901	0	10/09/2013
09020	1305902	0	10/09/2013
09020	1305906	0	10/09/2013
09020	1305907	0	10/09/2013
09020	1305916	0	10/09/2013
09020	1305922	0	10/09/2013
09020	1306142	0	10/10/2013
09020	1305935	0	10/10/2013
09020	1305936	0	10/10/2013
09020	1305938	0	10/10/2013
09020	1305942	0	10/10/2013
09020	1305955	0	10/11/2013
09020	1305958	0	10/11/2013
09020	1305963	0	10/11/2013
09020	1305966	0	10/11/2013
09020	1305967	0	10/11/2013
09020	1306344	0	10/12/2013
09020	1305979	0	10/12/2013
09020	1305976	0	10/12/2013
09020	1305981	0	10/12/2013
09020	1306000	0	10/13/2013
09020	1306011	0	10/14/2013
09020	1306023	0	10/14/2013
09020	1306029	0	10/15/2013
09020	1306037	0	10/15/2013
09020	1306046	0	10/16/2013
09020	1306047	0	10/16/2013
09020	1306050	0	10/16/2013
09020	1306057	0	10/16/2013
09020	1306066	0	10/16/2013
09020	1306073	0	10/17/2013
09020	1306098	0	10/18/2013
09020	1306104	0	10/18/2013
09020	1306193	0	10/18/2013
09020	1306136	0	10/19/2013
09020	1305974	0	10/19/2013
09020	1306135	0	10/19/2013
09020	1306143	0	10/20/2013

<u>FDID</u>	<u>INCIDENT#</u>	<u>EXP</u>	<u>ALARM DATE</u>
09020	1306149	0	10/20/2013
09020	1306153	0	10/21/2013
09020	1306155	0	10/21/2013
09020	1306157	0	10/21/2013
09020	1306161	0	10/21/2013
09020	1306163	0	10/21/2013
09020	1306164	0	10/21/2013
09020	1306170	0	10/22/2013
09020	1306172	0	10/22/2013
09020	1306180	0	10/22/2013
09020	1306174	0	10/22/2013
09020	1306183	0	10/23/2013
09020	1302987	0	10/23/2013
09020	1306187	0	10/23/2013
09020	1302989	0	10/23/2013
09020	1306189	0	10/23/2013
09020	1306188	0	10/23/2013
09020	1306194	0	10/24/2013
09020	1306198	0	10/24/2013
09020	1306210	0	10/25/2013
09020	1306212	0	10/25/2013
09020	1306215	0	10/25/2013
09020	1306219	0	10/26/2013
09020	1306229	0	10/26/2013
09020	1306222	0	10/26/2013
09020	1306223	0	10/26/2013
09020	1306224	0	10/26/2013
09020	1306227	0	10/26/2013
09020	1306230	0	10/26/2013
09020	1306234	0	10/27/2013
09020	1306236	0	10/27/2013
09020	1306244	0	10/27/2013
09020	1306239	0	10/27/2013
09020	1306247	0	10/27/2013
09020	1306248	0	10/27/2013
09020	1306254	0	10/28/2013
09020	1306256	0	10/28/2013
09020	1306258	0	10/28/2013
09020	1306262	0	10/28/2013
09020	1306263	0	10/28/2013
09020	1306269	0	10/29/2013
09020	1306270	0	10/29/2013
09020	1306283	0	10/30/2013

<u>FDID</u>	<u>INCIDENT#</u>	<u>EXP</u>	<u>ALARM DATE</u>
09020	1606284	0	10/30/2013
09020	1306288	0	10/30/2013
09020	1306296	0	10/31/2013
09020	1306307	0	10/31/2013

Month Total: **115**

Grand Total: **115**

NFIRS Incident Listing Summary Report

2 total calls for Incident Type **100 Fire, other**
2 total calls for Incident Type **111 Building fire**
1 total calls for Incident Type **131 Passenger vehicle fire**
2 total calls for Incident Type **142 Brush or brush-and-grass mixture fire**
52 total calls for Incident Type **311 Medical assist, assist EMS crew**
5 total calls for Incident Type **322 Motor vehicle accident with injuries**
3 total calls for Incident Type **324 Motor vehicle accident with no injuries**
2 total calls for Incident Type **331 Lock-in (if lock out , use 511)**
3 total calls for Incident Type **381 Rescue or EMS standby**
2 total calls for Incident Type **500 Service Call, other**
3 total calls for Incident Type **553 Public service**
1 total calls for Incident Type **561 Unauthorized burning**
6 total calls for Incident Type **600 Good intent call, other**
3 total calls for Incident Type **611 Dispatched & canceled en route**
1 total calls for Incident Type **621 Wrong location**
2 total calls for Incident Type **631 Authorized controlled burning**
1 total calls for Incident Type **651 Smoke scare, odor of smoke**
1 total calls for Incident Type **700 False alarm or false call, other**
14 total calls for Incident Type **735 Alarm system sounded due to malfunction**
3 total calls for Incident Type **736 CO detector activation due to malfunction**
6 total calls for Incident Type **745 Alarm system activation, no fire - unintentional**

Total Incidents:

115

**TOWN OF WEDDINGTON
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT**

FY 2013-2014

	10/01/2013 TO 10/31/2013			
	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
REVENUE:				
10-3101-110 AD VALOREM TAX - CURRENT	207,065.30	308,131.80	975,000.00	68
10-3102-110 AD VALOREM TAX - 1ST PRIOR Y	1,469.64	5,488.52	7,000.00	22
10-3103-110 AD VALOREM TAX - NEXT 8 YRS	774.59	2,951.41	1,000.00	-195
10-3110-121 AD VALOREM TAX - MOTOR VEH	2,530.18	17,098.68	60,000.00	72
10-3115-180 TAX INTEREST	141.08	508.30	2,250.00	77
10-3231-220 LOCAL OPTION SALES TAX REV -	22,686.45	47,304.10	156,000.00	70
10-3322-220 BEER & WINE TAX	0.00	0.00	43,350.00	100
10-3324-220 UTILITY FRANCHISE TAX	0.00	92,642.49	407,000.00	77
10-3340-400 ZONING & PERMIT FEES	2,540.00	12,210.00	10,000.00	-22
10-3350-400 SUBDIVISION FEES	28,000.00	44,000.00	2,000.00	-2,100
10-3830-891 MISCELLANEOUS REVENUES	100.00	932.36	1,500.00	38
10-3831-491 INVESTMENT INCOME	0.00	520.89	13,000.00	96
TOTAL REVENUE	265,307.24	531,788.55	1,678,100.00	68
AFTER TRANSFERS	265,307.24	531,788.55	1,678,100.00	
4110 GENERAL GOVERNMENT				
EXPENDITURE:				
10-4110-126 FIRE DEPT SUBSIDIES	59,900.00	239,600.00	752,625.00	68
10-4110-127 FIRE DEPARTMENT GRANT	0.00	0.00	80,000.00	100
10-4110-128 POLICE PROTECTION	59,847.00	119,694.00	240,000.00	50
10-4110-192 ATTORNEY FEES	10,521.77	18,774.57	90,000.00	79
10-4110-195 ELECTION EXPENSE	0.00	0.00	11,000.00	100
10-4110-340 EVENTS & PUBLICATIONS	0.00	2,288.10	5,500.00	58
10-4110-341 WEDDINGTON FESTIVAL	1,932.77	-871.35	10,000.00	109
10-4110-342 HOLIDAY/TREE LIGHTING	0.00	0.00	6,240.00	100
10-4110-343 EASTER EGG HUNT	0.00	0.00	500.00	100
10-4110-344 OTHER COMMUNITY EVENTS	0.00	0.00	510.00	100
10-4110-495 OUTSIDE AGENCY FUNDING	0.00	0.00	3,600.00	100
TOTAL EXPENDITURE	132,201.54	379,485.32	1,199,975.00	68
BEFORE TRANSFERS	-132,201.54	-379,485.32	-1,199,975.00	
AFTER TRANSFERS	-132,201.54	-379,485.32	-1,199,975.00	
4120 ADMINISTRATIVE				
EXPENDITURE:				
10-4120-121 SALARIES - CLERK	6,059.88	24,038.64	73,500.00	67
10-4120-123 SALARIES - TAX COLLECTOR	3,503.20	13,102.20	43,500.00	70
10-4120-124 SALARIES - FINANCE OFFICER	1,812.50	5,147.51	11,250.00	54
10-4120-125 SALARIES - MAYOR & TOWN COU	1,750.00	7,000.00	25,200.00	72
10-4120-181 FICA EXPENSE	996.06	3,738.45	13,000.00	71
10-4120-182 EMPLOYEE RETIREMENT	1,448.78	5,633.68	16,500.00	66
10-4120-183 EMPLOYEE INSURANCE	1,763.00	7,052.00	21,000.00	66
10-4120-184 EMPLOYEE LIFE INSURANCE	29.68	119.84	400.00	70
10-4120-185 EMPLOYEE S-T DISABILITY	24.00	96.00	325.00	70
10-4120-191 AUDIT FEES	0.00	0.00	8,900.00	100
10-4120-193 CONTRACT LABOR	0.00	0.00	5,000.00	100
10-4120-200 OFFICE SUPPLIES - ADMIN	1,676.69	2,443.75	17,000.00	86
10-4120-210 PLANNING CONFERENCE	0.00	0.00	1,000.00	100
10-4120-321 TELEPHONE - ADMIN	262.71	796.49	4,000.00	80
10-4120-325 POSTAGE - ADMIN	-17.48	1,270.35	4,200.00	70
10-4120-331 UTILITIES - ADMIN	39.08	732.91	4,725.00	84

**TOWN OF WEDDINGTON
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT**

FY 2013-2014

		10/01/2013 TO 10/31/2013			
		<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
10-4120-351	REPAIRS & MAINTENANCE - BUIL	1,350.00	6,212.10	38,000.00	84
10-4120-352	REPAIRS & MAINTENANCE - EQU	3,377.00	24,189.33	55,000.00	56
10-4120-354	REPAIRS & MAINTENANCE - GRO	2,940.00	16,314.00	46,000.00	65
10-4120-355	REPAIRS & MAINTENANCE - PES	110.00	220.00	1,250.00	82
10-4120-356	REPAIRS & MAINTENANCE - CUS	400.00	1,200.00	6,250.00	81
10-4120-370	ADVERTISING - ADMIN	306.70	608.84	1,000.00	39
10-4120-397	TAX LISTING & TAX COLLECTION	-0.51	-5.92	1,000.00	101
10-4120-400	ADMINISTRATIVE:TRAINING	377.00	1,442.00	4,100.00	65
10-4120-410	ADMINISTRATIVE:TRAVEL	654.68	2,956.53	6,500.00	55
10-4120-450	INSURANCE	0.00	11,311.20	14,360.00	21
10-4120-491	DUES & SUBSCRIPTIONS	0.00	12,405.00	21,000.00	41
10-4120-498	GIFTS & AWARDS	0.00	47.50	1,500.00	97
10-4120-499	MISCELLANEOUS	1,334.82	1,349.82	3,500.00	61
	TOTAL EXPENDITURE	30,197.79	149,422.22	448,960.00	67
	BEFORE TRANSFERS	-30,197.79	-149,422.22	-448,960.00	
	AFTER TRANSFERS	-30,197.79	-149,422.22	-448,960.00	
4130 PLANNING & ZONING					
EXPENDITURE:					
10-4130-121	SALARIES - ZONING ADMINISTR	5,178.18	20,712.72	65,500.00	68
10-4130-122	SALARIES - ASST ZONING ADMIN	212.16	563.55	2,500.00	77
10-4130-123	SALARIES - RECEPTIONIST	1,679.94	6,490.26	21,500.00	70
10-4130-124	SALARIES - PLANNING BOARD	1,250.00	5,400.00	17,500.00	69
10-4130-125	SALARIES - SIGN REMOVAL	445.48	1,710.33	5,000.00	66
10-4130-181	FICA EXPENSE - P&Z	670.58	2,668.08	11,700.00	77
10-4130-182	EMPLOYEE RETIREMENT - P&Z	1,039.01	4,114.34	12,700.00	68
10-4130-183	EMPLOYEE INSURANCE	1,763.00	7,052.00	22,500.00	69
10-4130-184	EMPLOYEE LIFE INSURANCE	23.24	91.84	325.00	72
10-4130-185	EMPLOYEE S-T DISABILITY	12.00	48.00	215.00	78
10-4130-193	CONSULTING	987.50	5,264.90	5,000.00	-5
10-4130-194	CONSULTING - COG	0.00	0.00	5,000.00	100
10-4130-200	OFFICE SUPPLIES - PLANNING &	1,417.17	1,903.31	5,000.00	62
10-4130-201	ZONING SPECIFIC OFFICE SUPPLI	0.00	0.00	2,500.00	100
10-4130-215	HISTORIC PRESERVATION	0.00	0.00	500.00	100
10-4130-220	TRANSPORTATION & IMPROVEM	0.00	0.00	9,000.00	100
10-4130-321	TELEPHONE - PLANNING & ZONI	262.72	796.52	4,000.00	80
10-4130-325	POSTAGE - PLANNING & ZONING	0.00	1,273.96	4,200.00	70
10-4130-331	UTILITIES - PLANNING & ZONING	64.20	758.06	4,725.00	84
10-4130-370	ADVERTISING - PLANNING & ZON	221.70	399.46	1,000.00	60
	TOTAL EXPENDITURE	15,226.88	59,247.33	200,365.00	70
	BEFORE TRANSFERS	-15,226.88	-59,247.33	-200,365.00	
	AFTER TRANSFERS	-15,226.88	-59,247.33	-200,365.00	
	GRAND TOTAL	87,681.03	-56,366.32	-171,200.00	

TOWN OF WEDDINGTON
BALANCE SHEET

FY 2013-2014

PERIOD ENDING: 10/31/2013

10

ASSETS

ASSETS

10-1120-000 TRINITY CHECKING ACCOUNT	432,535.74
10-1120-001 TRINITY MONEY MARKET	1,180,674.95
10-1120-002 CITIZENS SOUTH CD'S	514,703.59
10-1170-000 NC CASH MGMT TRUST	530,056.38
10-1211-001 A/R PROPERTY TAX	701,470.74
10-1212-001 A/R PROPERTY TAX - 1ST YEAR PRIOR	10,756.46
10-1212-002 A/R PROPERTY TAX - NEXT 8 PRIOR YRS	10,094.08
10-1232-000 SALES TAX RECEIVABLE	347.99
10-1610-001 FIXED ASSETS - LAND & BUILDINGS	828,793.42
10-1610-002 FIXED ASSETS - FURNITURE & FIXTURES	14,022.92
10-1610-003 FIXED ASSETS - EQUIPMENT	128,527.48
10-1610-004 FIXED ASSETS - INFRASTRUCTURE	26,851.01
TOTAL ASSETS	4,378,834.76

LIABILITIES & EQUITY

LIABILITIES

10-2120-000 BOND DEPOSIT PAYABLE	262,038.40
10-2620-000 DEFERRED REVENUE - DELQ TAXES	10,756.46
10-2625-000 DEFERRED REVENUE - CURR YR TAX	701,470.74
10-2630-000 DEFERRED REVENUE-NEXT 8	10,094.08
TOTAL LIABILITIES	984,359.68

EQUITY

10-2620-001 FUND BALANCE - UNDESIGNATED	1,919,413.61
10-2620-003 FUND BALANCE-DESIG FOR CAP PROJECTS	569,629.30
10-2620-004 FUND BALANCE-INVEST IN FIXED ASSETS	998,194.83
10-2620-005 CURRENT YEAR EQUITY YTD	-27,456.14
CURRENT FUND BALANCE - YTD NET REV	-56,366.32
TOTAL EQUITY	3,403,415.28

TOTAL LIABILITIES & FUND EQUITY 4,387,774.96

TOWN OF WEDDINGTON

MEMORANDUM

TO: Mayor and Town Council

FROM: Kim Woods, Tax Collector

DATE: November 11, 2013

SUBJECT: Monthly Report – October 2013

Transactions:	
Utilities Charges 2013	\$8282.23
Adjustments <5.00	\$(.76)
Penalty and Interest Payments	\$(197.31)
Refunds	\$845.77
Releases	\$(59.77)
Overpayments	\$(566.88)
Taxes Collected:	
2008	\$(60.00)
2009	\$(268.96)
2010	\$(60.00)
2011	\$(385.63)
2012	\$(1469.64)
2013	\$(206528.43)
As of October 31, 2013; the following taxes remain Outstanding:	
2002	\$82.07
2003	\$129.05
2004	\$122.90
2005	\$252.74
2006	\$131.13
2007	\$144.42
2008	\$1684.55
2009	\$1864.68
2010	\$2102.27
2011	\$3580.27
2012	\$10756.46

2013	\$701470.74
Total Outstanding:	\$722321.28