



# TOWN OF WEDDINGTON

## Union County Land Use Meeting

Presented By: Elizabeth Callis, Mayor  
Lisa Thompson, Administrator/Planner

# ABOUT WEDDINGTON

- Incorporated in 1983 and began zoning in 1987
- 17 square miles
- 10,949 population (2018 estimate)
- 3.11 person per home
- 1.97% growth rate over the last 8 years
- Average 140 new certificates of occupancy per year



- 5,968 acres left to be developed
- Average .8 units per acre over the last 10 years.
- 4,774 new homes projected at build out

# ABOUT WEDDINGTON

- Water and Sewer – Union County Public Works
  - Several septic lots in the northeastern portion
- Roads - NCDOT (private roads are allowed)
- Public Safety
  - UCSO contract, 3 deputies
  - Weddington Fire District - provided by WCVFD
- Engineering – Labella contract
  - Stormwater regulations (100 - year storm)
  - In the process of receiving State delegation for our own erosion control program
  - Construction inspections



# WHY WEDDINGTON



Great schools

Rural

Proximity to Charlotte

Green Space/Open Space/Conservative

Large lots

Low taxes

Rural living redefined.



# Land Use



Plan for predominantly single-family development. Single-family subdivisions are the preferred land use type; residents continue to show limited to no interest in having other types of development in the Town.

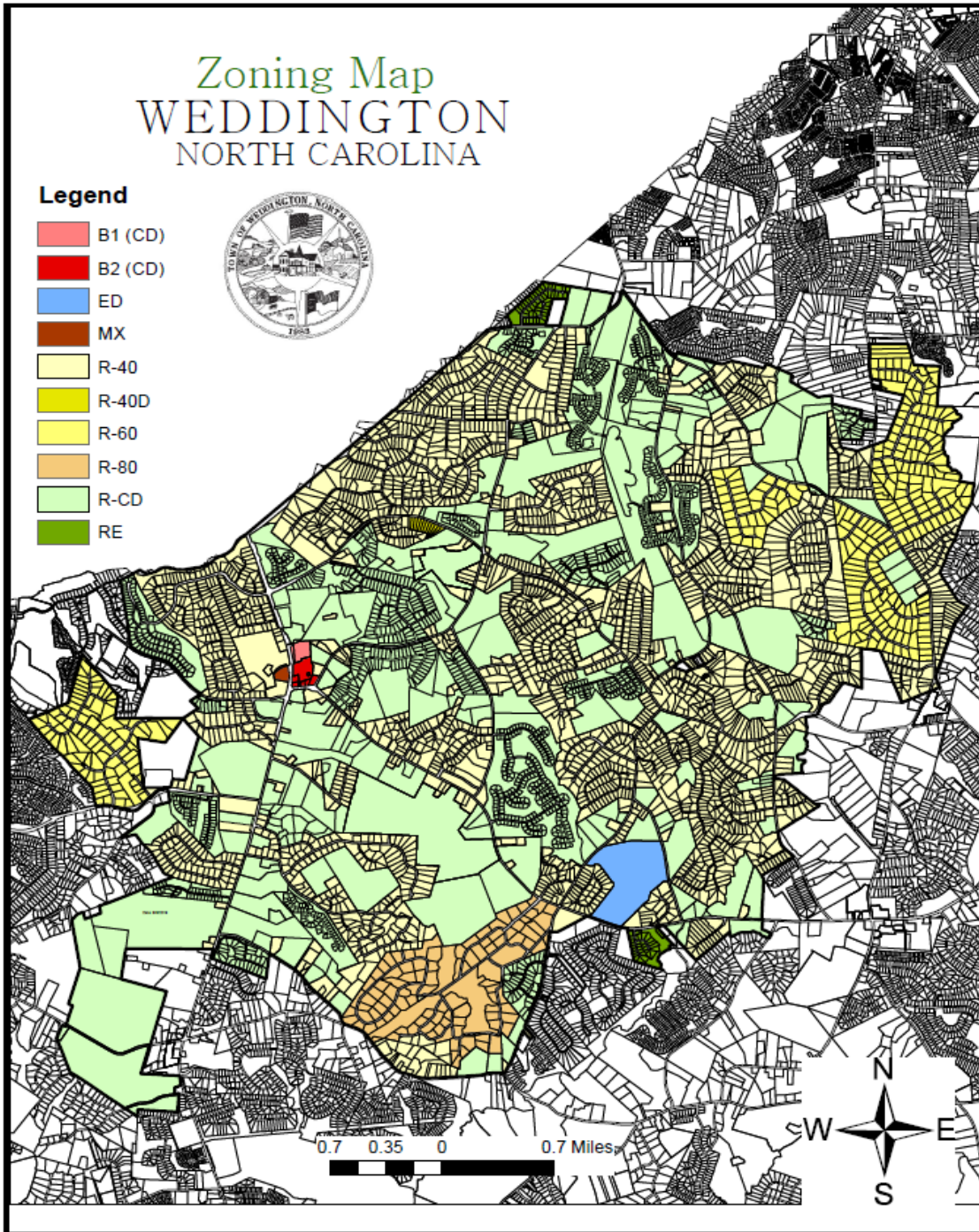
We utilize Conservation Subdivisions which maintain a 1-acre density with smaller lots and preserve 50% of the development as conservation area which cannot be developed.

Maintain land use regulations that protect and maintain the Town's open space, unique character and overall quality of life.

# Zoning Map WEDDINGTON NORTH CAROLINA

## Legend

- B1 (CD)
- B2 (CD)
- ED
- MX
- R-40
- R-40D
- R-60
- R-80
- R-CD
- RE





# CONSERVATION SUBDIVISIONS



Randall Arendt – Conservation by Design

Conservation Subdivisions Standards adopted in 2010 (revising to add a new 4-step process)

Site walk – existing resources map (identifies trees, floodplain, wetlands, slopes, etc)

Identify open space

plan home sites around the open space

draw in a road network

draw in lot lines







VICINITY MAP - NOT TO SCALE

**RESIDENTIAL CONSERVATION DISTRICT**

**LAND OWNER:** METROLINA PROPERTIES ET AL  
2343 E HIGHWAY 52  
CHARLOTTE, NC 28204

**DEVELOPER:** SO LAND INVESTMENTS, LLC  
811 CORAL RIDGE DR  
CORAL SPRINGS, FL 33071

**EXISTING USE:** VACANT

**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: 15 FEET
- REAR YARD SETBACK: 25 FEET ON CORNER LOTS
- BUILDING HEIGHT: 35 FEET MAXIMUM

**MINIMUM REQUIRED OPEN SPACE:**

- SITE SQUARE FOOTAGE: 16,127,874 SF
- 30% OPEN SPACE: 4,838,362 SF
- PROPOSED OPEN SPACE: 28.75 ACRES (12.21M)

**PROPOSED RIGHT-OF-WAY: 500.885 FEET**

**IN FOLLOWING LANE: 7,355,547 SF (168.64 AC)**

**± 7,355,547 SF / 48.86 SF = 150 LOTS**

**PROPOSED LOTS: 185 LOTS**

**BUFFERING ALONG THROUGHFARES:**

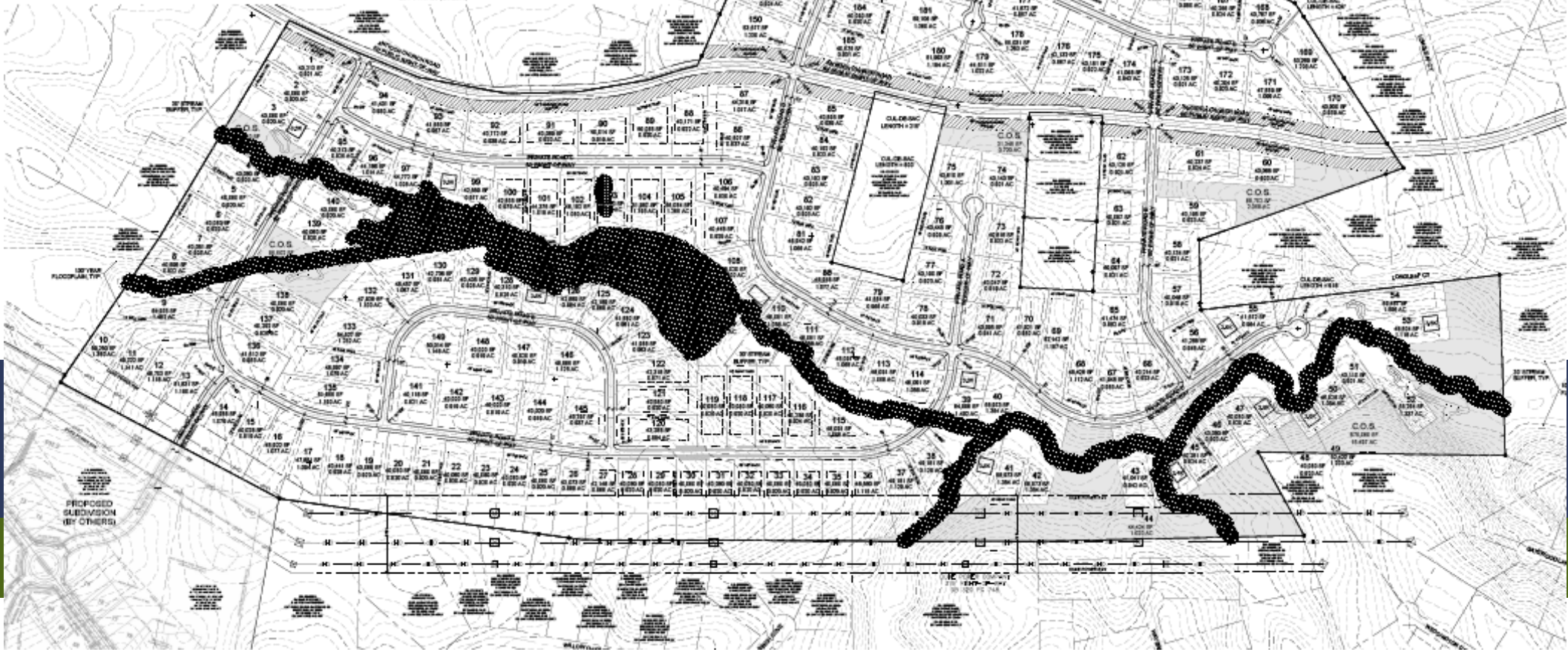
WHERE SIDE AND REAR LOT LINES ABUT ALONG A MAJOR OR MINOR THROUGHFARE AS DESIGNATED ON THE MICROPLANNING LAYOUT METROPOLITAN PLANNING ORGANIZATION (MPO) THROUGHFARE PLAN AS ADOPTED BY THE TOWN, THE SUBDIVIDER SHALL PROVIDE A NATURAL BUFFER BETWEEN THE LOT LINES PARALLEL TO THE THROUGHFARE AND THE THROUGHFARE ROAD RIGHT-OF-WAY. THE NATURAL BUFFER SHALL MATERIALLY SCREEN ALL PRINCIPAL AND ACCESSORY USES FROM PUBLIC VIEW FROM THE THROUGHFARE. THE BUFFER SHALL CONSIST OF A NATURAL PLANTING OR A BERM WITH NATURAL PLANTINGS. 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 SIZES ≥ 18 ACRES = 50 FOOT BUFFER WIDTH  
9 TREES AND 30 SHRUBS PER 100 LINEAR FEET

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

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





VICINITY MAP - NOT TO SCALE

01-40 (PUD) 100' LINES  
SINGLE-FAMILY DISTRICT

LAND OWNER:  
NATROLINA PROPERTIES ET AL  
1341 E MOREHEAD ST  
CHARLOTTE, NC 28204

DEVELOPER:  
RSI LAND INVESTMENTS, LLC  
811 CORAL RIDGE DR  
CORAL SPRINGS, FL 33071

EXISTING USE:  
VACANT

PROPOSED USE:  
CONSERVATION SUBDIVISION

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

MINIMUM REQUIRED CONSERVATION LAND:  
SITE SQUARE FOOTAGE: 18,127,874 SF  
50% GROSS AREA: 9,063,937 SF  
PROPOSED CONSERVATION LANDS:  
6,088,843 SF  
139.92 AC (54.87%)

ORGANIZATION (NAMED) THROUGHOUT PLAN AS ADOPTED BY THE TOWN, THE SUBDIVIDER SHALL PROVIDE A NATURAL BUFFER BETWEEN THE LOT LINES PARALLELING THE THROUGHFARE AND THE THROUGHFARE ROAD RIGHT-OF-WAY. THE NATURAL BUFFER SHALL MATERIALLY SCREEN ALL PRINCIPAL AND ACCESSORY USES FROM PUBLIC VIEW FROM THE THROUGHFARE. THE BUFFER SHALL CONSIST OF A NATURAL PLANTING OR A BARRIER 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 - 500 FOOT BUFFER WIDTH  
8 TREES AND 25 SHRUBS PER 100 LINEAR FEET

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

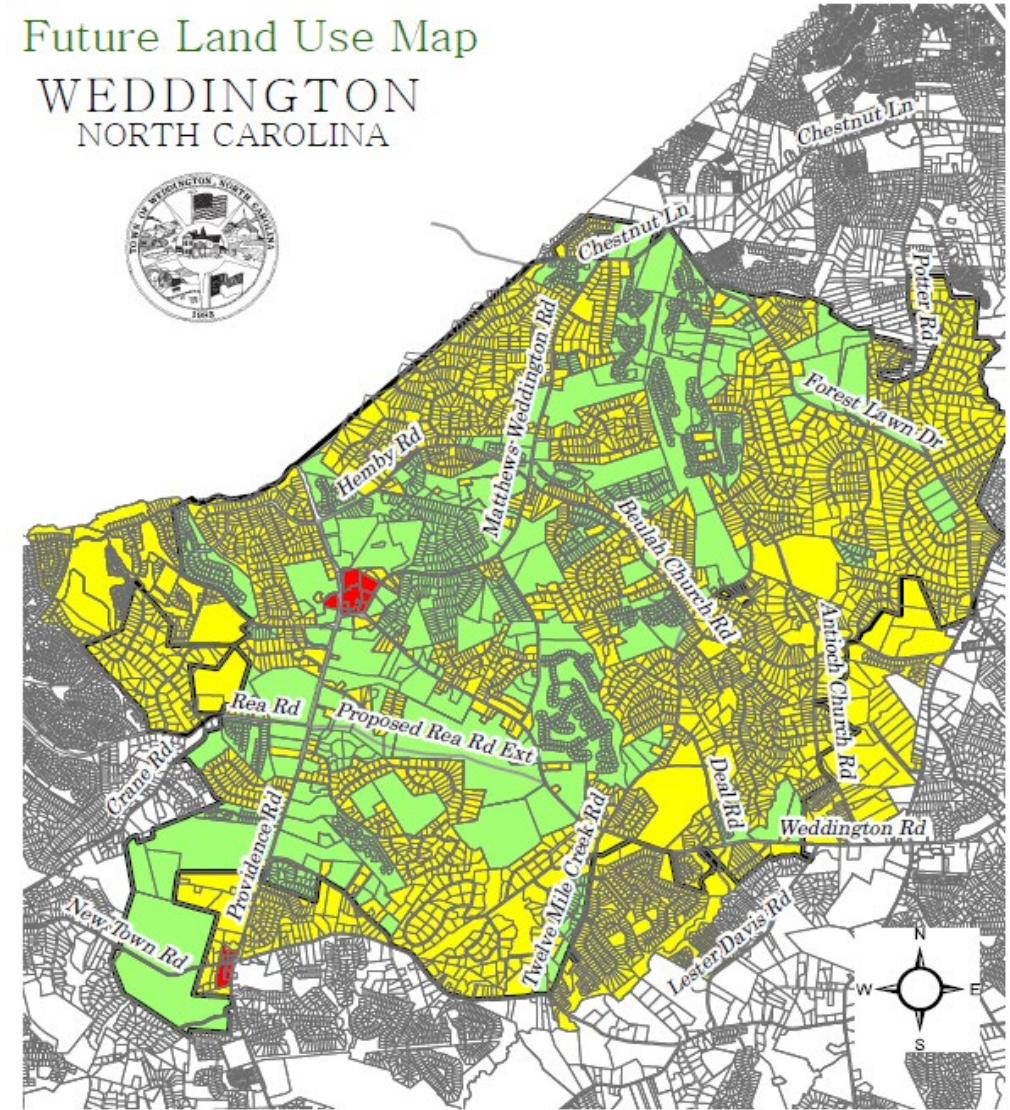


DATE PLOTTED: 08/11/2021  
BY: J. W. WILSON  
JOB NO: 21-001

# Land Use Plan Map

Land Use	Description
Traditional Residential	This category applies to areas where most of the lots and parcels are less than six acres in area. Most of this area is platted and is, or will be zoned for 40,000 square foot lots at a density of approximately one dwelling unit per acre, in accordance with the Town's current Residential (R-40, R-40D, R-60, R-80, RE and RCD conventional) zoning districts.
Conservation Residential	This category applies to the areas within the Town that are currently zoned RCD or are six acres or greater in area. Some of this area has not been developed while some of the area is currently a conventional or conservation subdivision. Conventional subdivisions shall have minimum lot sizes of 40,000 square feet, plus be subject to a 10% open space requirement. Conservation subdivisions shall be subject to a conditional zoning permit and allow for smaller lot sizes yet retain a density of approximately one dwelling unit per 40,000 square feet.
Neighborhood Business	Existing commercially zoned (MX, B-1(CD) or B-2(CD)) parcels that lie in the vicinity of the "Town Center" or near the intersection of New Town Road and NC 16. This area is intended for neighborhood scale businesses that serve the needs of Weddington's residents. All new commercial development will be in the Town Center and is subject to additional requirements found in the Downtown Overlay District.

## Future Land Use Map WEDDINGTON NORTH CAROLINA

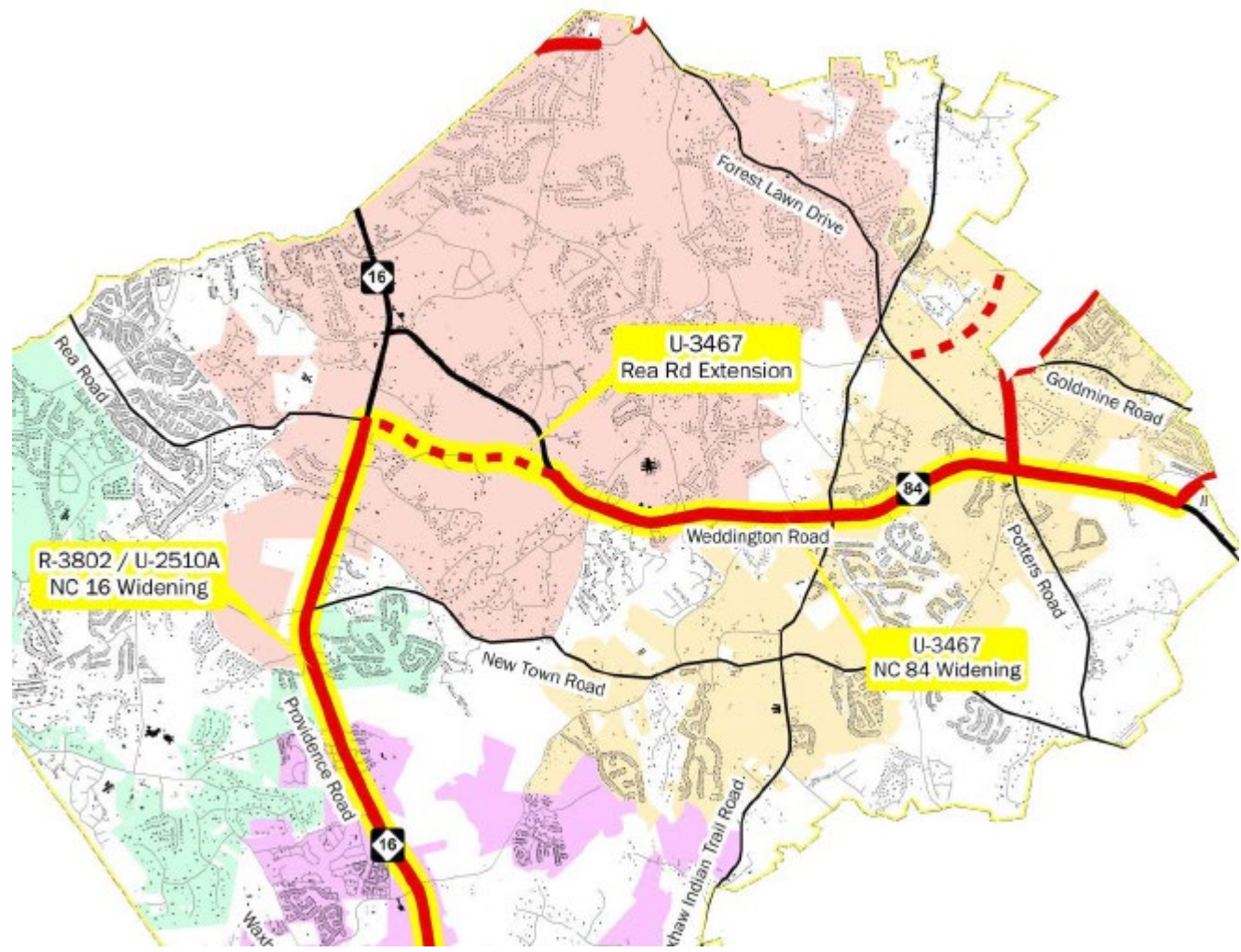


**Legend**

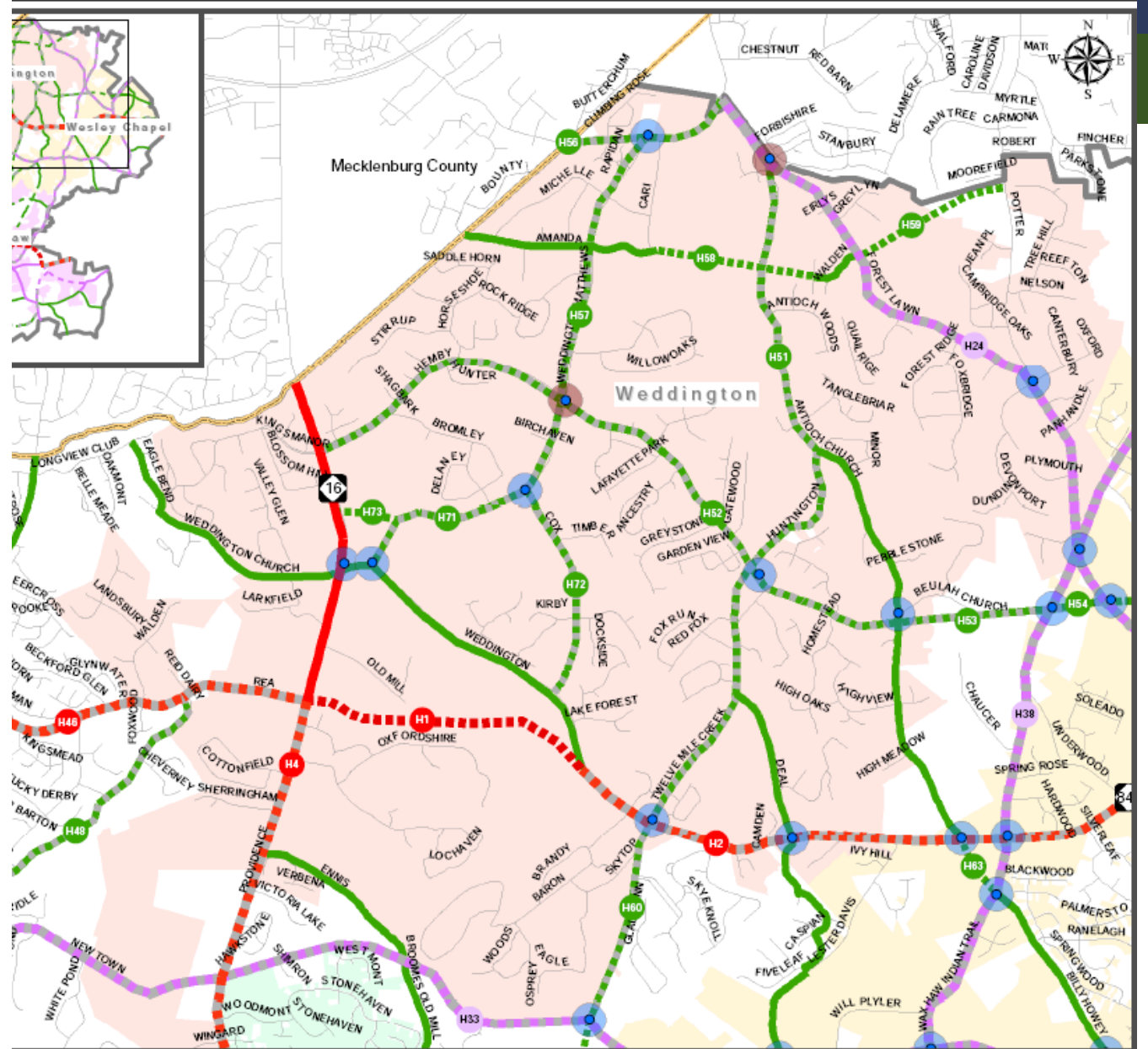
- Weddington Town Limits
- Business
- Conservation Residential
- Traditional Residential

Map Adopted 3/11/02  
Last Amended 6/18/19

# Transportation



# Transportation



# Transportation – LOS Analysis

- The town contracted with Kimley Horn to provide a level of service analysis on 5 intersections within the Town Limits.
- The study included updated traffic counts. Some of the town's roads had sections with no counts and others had counts that were up to 10 years old.
- The last time Weddington did traffic counts and projections was in 2009, when the local area regional transportation plan was approved.
- Traffic counts are higher in 2019 than what was projected for 2030 on some of our roadways.
- We analyzed crash data over the past 3 years.
- Kimley-Horn obtained future volumes using a regional demand model to determine anticipated annual growth.
- The model includes the proposed Weddington Rd. at I-485 interchange and the Tilley Morris connection to the Waverly Shopping Center development.
- The traffic volume projections developed for the AM and PM peak hours at the intersections include existing counts and a linear growth to the 2045 horizon year.
- Each intersection is graded A-F given its volume and seconds of delay. A-D are acceptable, according to NCDOT and F is failing with over a 50 second delay per vehicle.

**Table 1 - Antioch Church Road and Castleford Boulevard and Forest Lawn Drive**

Condition	Measure	EB		WB		NB		SB	Intersection LOS (Delay)
		EBL	EBT	WBL	WBTR	NBL	NBTR	SBLTR	
<b>AM Peak Hour</b>									
2019 Existing	LOS (Delay)	A (1.6)		A (0.2)		F (124.6)		C (19.4)	
	Synchro 95th Q	4'	0'	1'	0'	225'	8'	56'	
2045 No Build	LOS (Delay)	A (1.5)		A (0.3)		F (8682.5)		F (84.1)	
	Synchro 95th Q	7'	0'	1'	0'	Err	21'	228'	
2045 Build IMP Signalized (As-is)	LOS (Delay)	B (16.2)		C (20.5)		C (26.4)		B (15.6)	B (19.7)
	Synchro 95th Q	56'	176'	14'	284'	#207'	28'	120'	
2045 Build IMP Roundabout	LOS (Delay)	A (7.3)		C (18.4)		A (7.5)		C (17.0)	B (12.8)
	Synchro 95th Q		67'		266'		48'	74'	
<b>PM Peak Hour</b>									
2019 Existing	LOS (Delay)	A (1.2)		A (0.2)		F (57.3)		C (15.0)	
	Synchro 95th Q	6'	0'	0'	0'	129'	16'	27'	
2045 No Build	LOS (Delay)	A (1.1)		A (0.2)		F (7765.4)		D (34.4)	
	Synchro 95th Q	9'	0'	1'	0'	Err	49'	90'	
2045 Build IMP Signalized (As-is)	LOS (Delay)	C (20.5)		A (6.7)		D (40.4)		C (23.2)	C (21.9)
	Synchro 95th Q	40'	#478'	5'	79'	#198'	48'	105'	
2045 Build IMP Roundabout	LOS (Delay)	C (16.7)		A (8.3)		B (11.3)		A (7.2)	B (13.4)
	Synchro 95th Q		310'		45'		66'	25'	

Location	Crashes/100 MEV
1. Antioch Ch Rd at Forest Lawn Dr/Castleford Blvd	91.26
2. New Town Rd at Twelve Mile Creek Rd	50.31
3. Potter Rd at Forest Lawn Dr	152.11
4. Beulah Ch Rd at Twelve Mile Creek Rd	146.63
5. Antioch Ch Rd at Beulah Ch Rd	67.69
Average	101.55

Crash Type	1. Antioch Ch Rd at Forest Lawn Dr/Castleford Blvd	2. New Town Rd at Twelve Mile Creek Rd	3. Potter Rd at Forest Lawn Dr	Beulah Ch Rd at Twelve Mile Creek Rd	5. Antioch Ch Rd at Beulah Ch Rd
Angle	7	1	1	1	4
Animal			1		
Fixed Object		2	4	7	1
Head On		1		1	
Left-Turn, Different Roadways	5		3	3	2
Left-Turn, Same Roadway	1		4		
Movable Object				1	
Other Collision with Vehicle					3
Overturn/Rollover			1	2	
Rear End, Slow or Stop		4	19		
Rear End, Turn			1		
Sideswipe Opposite Direction	1	1			1
Sideswipe Same Direction			2		
<b>Total</b>	<b>14</b>	<b>9</b>	<b>35</b>	<b>15</b>	<b>11</b>



# Reliable Growth



Weddington has the distinct atmosphere of a small town and a quality of life that provides its citizens with a sense of place that is different than other parts of the region.

The natural environment and community structure that characterize Weddington, along with its land use regulations, have been major factors in shaping the growth of the town and making it a desirable place to live.

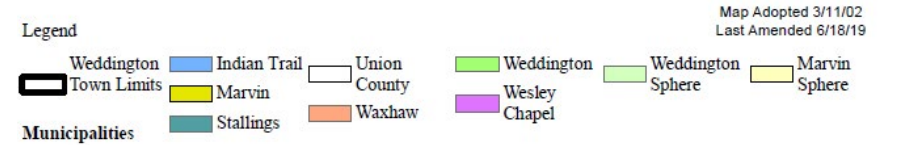
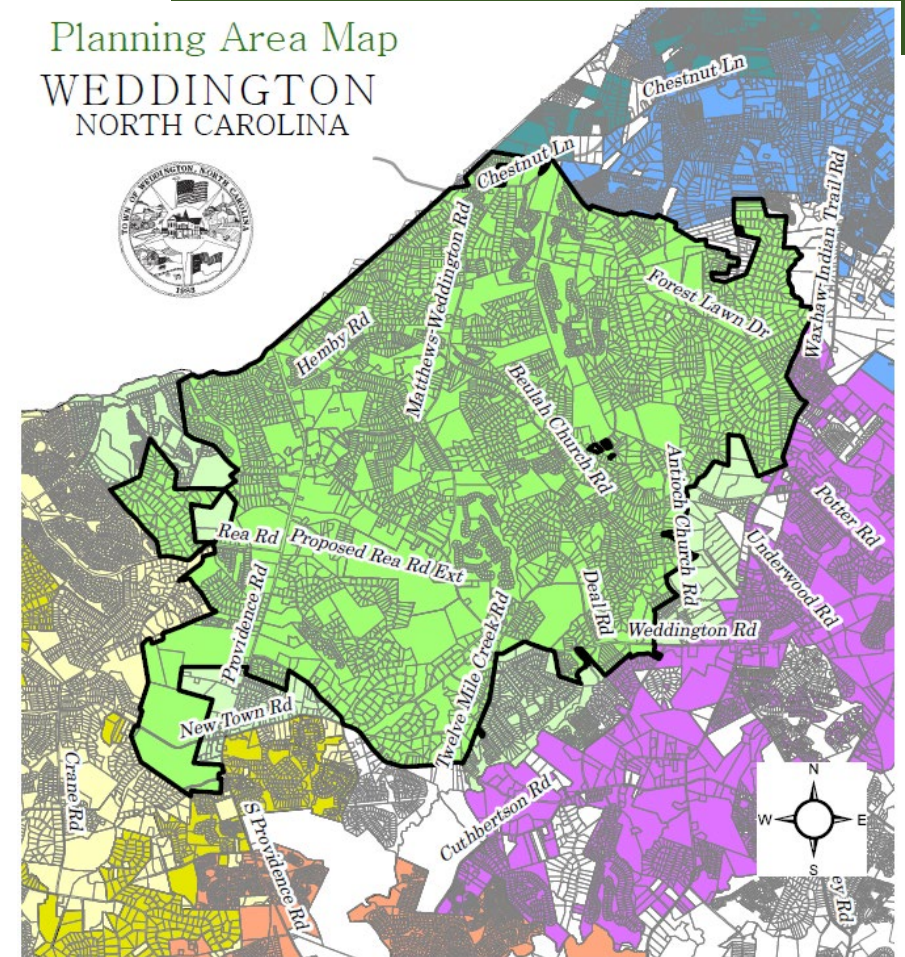
We take a lot of pride in our work with our citizens and believe public participation is integral to improving the community.

Our citizens know what to expect.

# Density on our borders

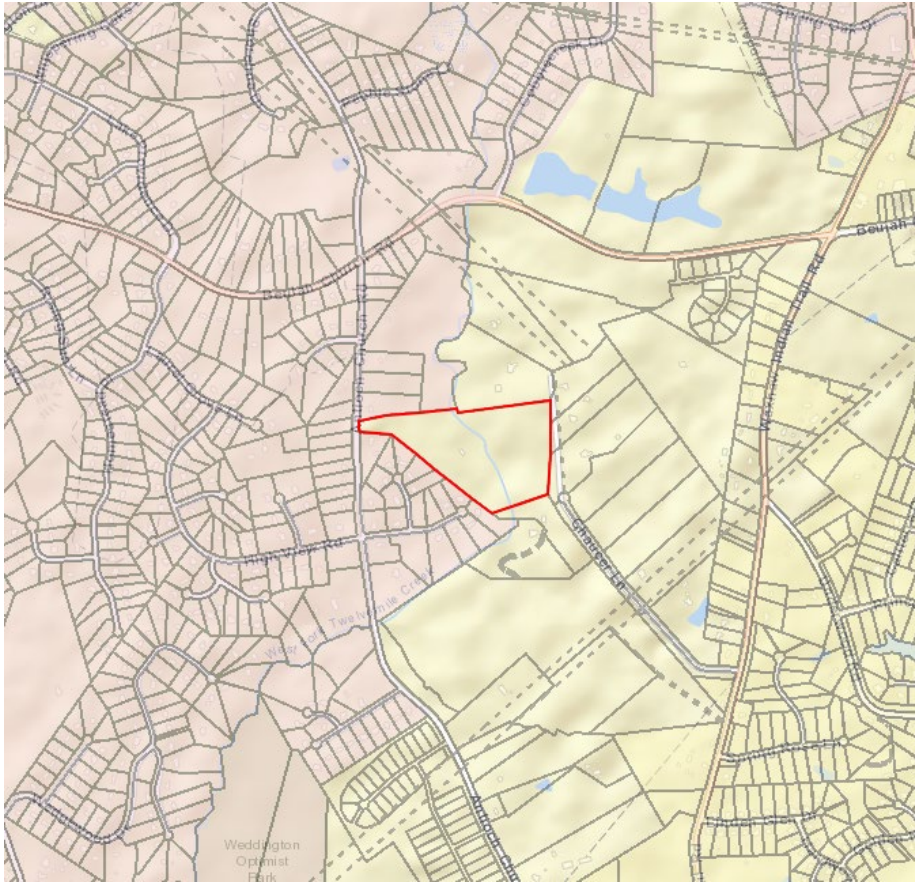
Growth is inevitable but people should be able to look at a Land Use Map and know what to expect if they buy next to open/land or field.

Land use plan standards are written to protect residents. The land use plan receives a lot of public input , so why go against it?





# Density on our borders



Proposed 48 lot subdivision. The yield should be less than 22

85% of the lots within 1.5 miles are R40 - except for county cluster lots which are 20k (but R40 yield/density),

Lot size average in the area is 1.34 acres - this includes taking out large agricultural pieces

Suggest – transitional zones between existing low- and high-density subdivisions

# Communication

