SITE DATA

PARCEL NO.	09402011 (177.539 ACRES) 09402010 (1.377 ACRES)
JURISDICTION:	UNION COUNTY
EXISTING ZONING: PROPOSED ZONING:	R-40 R-4 (CD)
EXISTING USE:	VACANT FARMLAND, UNDEVELOPED
PROPOSED USE:	SINGLE-FAMILY AGE-RESTRICTED SUBDIVISION
MINIMUM LOT AREA: MINIMUM LOT AREA PROPOSED: MINIMUM LOT WIDTH:	4,000 SF 6,500 SF 35 FEET
SETBACK INFORMATION:	FRONT: 20 FT REAR: 25 FT SIDE: 5 FT. SIDE STREET: 10 FT
MAX. BUILDING HEIGHT:	50 FT
TOTAL SITE AREA:	±178.916 ACRES
UNITS COUNTS:	391 SINGLE-FAMILY HOME
DENSITY CALCULATIONS:	391 UNITS/178.916 ACRES 2.18 DWELLING UNITS PER ACRE
WETLANDS, STREAM BUFFERS, FLOODPLAIN: RIGHT OF WAY: NET DEVELOPABLE AREA: NET DENSITY:	±478,064 SF (10.97 AC.) ±1,027,312 SF (23.58 AC.) ±144.366 ACRES 2.71 DUA
COMMON OPEN SPACE: USABLE COMMON OPEN SPACE:	±3,275,305 SF (75.19 AC.) ±1,292,093 SF (29.66 AC.)*

*DOES NOT INCLUDE WALKING TRAILS THAT WILL BE PROPOSED THROUGH THE NATURAL AREAS OF THE SITE THAT WILL REMAIN LARGELY UNDISTURBED

GENERAL PROVISIONS.

THE CONDITIONS CONTAINED HEREIN REFER TO THE SITE PLAN DATED FEBRUARY 5, 2024

1. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE UNION COUNTY UNIFIED DEVELOPMENT ORDINANCE (UDO). THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.
2. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY THE UDO, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. UNLESS VARIATIONS FROM THESE DEVELOPMENT STANDARDS ARE SPECIFICALLY NOTED IN THIS PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THE UDO.
3. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER" OR "PETITIONERS", SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.
4. FIFTY FEET OF RIGHT OF WAY, AS MEASURED FROM THE CENTERLINE OF WEDDINGTON ROAD, WILL BE DEDICATED TO NCDOT.
5. THE PROPOSED ROAD STUB-OUT ADJACENT TO LOTS 202 AND 203 MAY REQUIRE THE LOTS TO BE TURNED TO ACCESS THE STUB-OUT TO ALLOW NCDOT TO ACCEPT THIS PORTION OF ROAD FOR MAINTENANCE.
6. UNOBSTRUCTED ROADWAY WIDTHS SHALL NOT BE LESS THAN TWENTY FEET WIDE.
7. MINIMUM FIRE HYDRANT FLOWS, DURATION AND DISTRIBUTION SHALL MEET UNION COUNTY REQUIREMENTS.
8. IF SPEED CALMING DEVICES ARE PROVIDED ON ROADWAYS, THEY SHALL BE APPROVED BY THE UNION COUNTY FIRE MARSHAL'S OFFICE AND NCDOT.
9. PETITIONER AGREES TO PROVIDE (1) MEDIUM OR LARGE SHADE TREE BETWEEN THE REAR PROPERTY LINE AND THE FOUNDATION OF EACH HOME IN THE SUBDIVISION.
10. A FIVE-FOOT TRAIL WILL BE PROVIDED FOR THE INTERNAL TRAIL NETWORK THAT CONNECTS IMPROVED PUBLIC OPEN SPACE TO THE SIDEWALK NETWORK IN THE RIGHT OF WAY. A NATURAL SURFACE TRAIL NETWORK WILL BE PROVIDED WHERE TRAILS ARE PROPOSED IN NATURAL OPEN SPACE TO REMAIN UNDISTURBED. AS PART OF THE OVERALL LANDSCAPING AND AMENITY ELEMENTS OF THE COMMUNITY, THE PETITIONER WILL INSTALL APPROXIMATELY 10,560 LINEAR FEET OF INTERNAL PRIVATE WALKING TRAILS AT LEAST 5' WIDE TO BE CONSTRUCTED AS EACH PHASE OF THE COMMUNITY IS CONSTRUCTED. THE SURFACE OF THE PATHWAY MAY B E COMPOSED OF ANY COMBINATION OF MATERIALS THAT WOULD RESULT IN A DURABLE SURFACE INCLUDING BUT NOT LIMITED TO ASPHALT, CONCRETE OR OTHER EQUIVALENT COUNTY-APPROVED, HARD SURFACE MATERIAL THAT IS CAPABLE OF PROVIDING PROTECTION AGAINST POTHOLES, ERODING, DUST AND SUBSTANTIAL DETERIORATION. THE DETERMINATION OF THE TYPE OF SURFACE FOR THE VARIOUS TRAILS WILL BE DONE DURING THE DESIGN AND DEEVELOPMENT REVIEW PROCESS.
11. MAIL KIOSKS WILL BE LOCATED IN COMMON OPEN SPACE OR AMENITY AREAS AND WILL CONFORM TO ALL UNITED STATES POSTAL SERVICE STANDARDS.
12. PETITIONER WILL REPLACE/REPLANT STREET TREES IF DAMAGED OR REMOVED BY LAND DEVELOPMENT ACTIVITY.
13. PETITIONER AGREES TO PLAT A FIVE-FOOT LANDSCAPE EASEMENT ALONG THE REAR PROPERTY LINE OF LOTS THAT BACK UP TO AN ADJACENT LOT. THE PURPOSE OF THE EASEMENT IS TO PROVIDE AN INFORMAL PLANTING BUFFER BETWEEN LOTS. THE OVERALL WIDTH OF THE LANDSCAPE EASEMENT WILL BE TEN FEET. PETITIONER AGREES TO PLANT FOUR EVERGREEN TREES AND TWO ORNAMENTAL TREES FOR EVERY 100 LINEAR FEET OF THE LANDSCAPE EASEMENT.
14. PETITIONER AGREES TO INSTALL FENCES BETWEEN LOTS WITHIN THE TEN FEET OF LANDSCAPE EASEMENT WHERE LOTS BACK UP TO AN ADJACENT LOT. FENCES WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
15. THE LOTS THAT ARE ADJACENT TO THE EASTERN SIDE OF THE SITE WILL BE RESTRICTED TO LOTS THAT ARE 60' IN WIDTH. A BUFFER CONSISTING OF AN 8' LANDSCAPED BERM WILL BE INSTALLED ALONG THE EASTERN BOUNDARY OF THE SITE. SEE DETAIL ON SITE PLAN.

AMENITIES

PETITIONER COMMITS TO PROVIDING THE FOLLOWING AMENITIES AT A MINIMUM

1. AMENITY AREA A: ACTIVE AMENITY AREA TO INCLUDE MAIN CLUBHOUSE, POOL, PICKLE BALL COURTS, MAIL KIOSKS AND LIFESTYLE DIRECTOR OFFICES.
2. AMENITY AREA B: PASSIVE AMENITY AREA TO INCLUDE OUTDOOR LIVING AREAS, SHADE STRUCTURES, BENCHES AND SEATING ELEMENTS, FIRE PIT/CHIMNEY, AND LOW INTENSITY RECREATION AREAS.
3. COMMUNITY PARK A: BENCHES AND SEATING, SHADE STRUCTURES AND TRAILS.
4. COMMUNITY PARK B: BENCHES AND SEATING, SHADE STRUCTURES AND TRAILS.
5. LINEAR PARK: TRAILS, EXERCISE AREAS, PET WASTE STATIONS. ±1,450 LINEAR FEET OF ALL-WEATHER SURFACE MATERIAL TRAILS ARE PROPOSED AS A COMPONENT OF THIS LINEAR PARK.
6. NATURAL OPEN SPACE: TRAILS, BENCHES, EXERCISE AREAS AND SEATING AREAS.

PURPOSE

THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE DEVELOPMENT CONTAINING SINGLE FAMILY DETACHED HOMES AND ASSOCIATED AMENITIES IN A NEW COMMUNITY. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE TO THE R-4 (CD) DISTRICT.

PERMITTED USES

USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION WILL BE RESIDENTIAL SINGLE FAMILY DETACHED DWELLING UNITS AND RELATED ACCESSORY USES AS ARE PERMITTED IN THE R4-CD DISTRICT. THE COMMUNITY WILL BE DESIGNED, BUILT, AND MANAGED AS AN AGE RESTRICTED COMMUNITY IN ACCORDANCE WITH THE STANDARDS OF THE FAIR HOUSING ACT: HOUSING FOR OLDER PERSONS (24 C.F.R. §§ 100.300 -100.308) AND ANY ADDITIONAL PRIVATE COVENANTS OR RESTRICTIONS THAT MAY BE ADOPTED AS PART OF THE COMMUNITY.

TRANSPORTATION

1. THE SITE WILL HAVE ACCESS VIA TWO STREET CONNECTIONS TO WEDDINGTON ROAD (NC 84) AT THE LOCATIONS AS GENERALLY IDENTIFIED ON THE CONCEPT PLAN FOR THE SITE, SUBJECT TO NCDOT REVIEW AND APPROVAL.
2. PARKING AREAS, INCLUDING PARKING SPACES IN GARAGES AND ON STREET PARKING, ARE GENERALLY INDICATED ON THE CONCEPT PLAN FOR THE SITE.
3. FIFTY FEET OF RIGHT OF WAY AS MEASURED FROM THE CENTERLINE OF WEDDINGTON ROAD WILL BE DEDICATED TO NCDOT.
4. ROAD STUB OUT ADJACENT TO LOTS 202 AND 203 MAY REQUIRE LOTS TO BE TURNED TO ACCESS THE STUB OUT TO ALLOW NCDOT TO ACCEPT THIS PORTION OF ROADWAY FOR MAINTENANCE.
5. LANDSCAPED MEDIANS ARE PROPOSED AT BOTH ACCESS POINTS TO WEDDINGTON ROAD. MEDIANS WILL BE PLANTED PENDING APPROVAL FROM NCDOT.
6. THE PETITIONER WILL INSTALL LEFT AND /OR RIGHT TURN LANES AT THE TWO ENTRANCES TO THE COMMUNITY AS DIRECTED BY NCDOT AS PART OF PUBLIC ROAD IMPROVEMENTS ALONG WEDDINGTON ROAD. IN ADDITION, THE PETITIONER WILL INSTALL A TRAFFIC SIGNAL AT THE INTERSECTION OF WEDDINGTON ROAD (NC 84) AND JOHNS FOREST LANE WHEN THE SIGNAL WARRANTS ARE MET AS DETERMINED BY NCDOT. THE SIGNAL WILL BE COMPLETED BY NO LATER DATE 11-14-23. AS PART OF THE SIGNAL INSTALLATION, THE PETITIONER WILL WORK IN CONCERT WITH THE HOME OWNER'S ASSOCIATION OF ST. JOHN'S FOREST ON THE DESIGN OF A RIGHT TURN LANE INSTALLATION FROM WEDDINGTON ROAD, AND THE WIDENING OF THE EXISTING JOHNS FOREST LANE TO CREATE TWO OUTBOUND LANES TO ACCOMMODATE LEFT AND RIGHT TURNING MOVEMENTS. ANY NECESSARY ADDITIONAL RIGHT OF WAY NEEDED TO ACCOMMODATE SUCH LANES TO BE PROVIDED FROM EXISTING COMMON AREAS OF THE ST. JOHN'S FOREST COMMUNITY. THE SIGNAL INSTALLATION WILL BE COMMENCED AS PART OF THE FIRST PHASE OF THE DEVELOPMENT AND WILL BE COMPLETED BEFORE THE PLATTING OF THE FIFTY FIRST RESIDENTIAL LOT.
7. THE APPLICANT HAS OFFERED, AND AGREES, TO CONTRIBUTE $200,000 TO UNION COUNTY FOR ITS USE IN CONTRIBUTIONS TOWARD NORTH CAROLINA DEPARTMENT OF TRANSPORTATION INTERSECTION IMPROVEMENTS RELATED TO EITHER OF THE FOLLOWING INTERSECTIONS: (I) NORTH CAROLINA HIGHWAY 84 (WEDDINGTON ROAD) AND POTTER ROAD/WESLEY CHAPEL ROAD, OR (II) NORTH CAROLINA HIGHWAY 84 (WEDDINGTON ROAD) AND WILLOUGHBY ROAD, OR AN INTERSECTION IMPROVEMENT WHICH ADDRESSES THE IMPACTS REASONABLY EXPECTED TO BE GENERATED BY THE DEVELOPMENT OR USE OF THE SITE.

THIS CONTRIBUTION WAS OFFERED AND AGREED UPON BY THE APPLICANT TO BE PAID TO ADDRESS THE IMPACTS REASONABLY EXPECTED TO BE GENERATED BY THE DEVELOPMENT. THE DECISION OF WHICH OF THE AFOREMENTIONED INTERSECTION IMPROVEMENTS TO WHICH UNION COUNTY WILL PUT THE DEVELOPER'S CONTRIBUTION TOWARD (EITHER ONE OR BOTH OR OTHER INTERSECTIONS) IS AT THE DISCRETION OF UNION COUNTY. DEVELOPER SHALL PROVIDE THIS CONTRIBUTION TO UNION COUNTY NO LATER THAN JULY 1, 2026, OR AFTER 50 UNITS HAVE RECEIVED A BUILDING PERMIT, WHICHEVER IS LATEST.

STORMWATER FEATURES

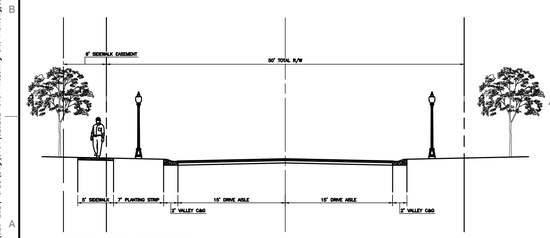
1. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS. STORM WATER AND WATER QUALITY FACILITIES WILL BE DESIGNED AS PART OF THE OVERALL SITE LANDSCAPING PLAN.
2. THE PROPOSED DEVELOPMENT WILL MEET, AT A MINIMUM, THE POST-CONSTRUCTION RUNOFF REDUCTIONS FOR THE TWO- AND TWENTY-FIVE-YEAR STORM EVENTS FOR ALL AREAS THAT DRAIN OFF-SITE. THE PROJECT WILL BE DESIGNED IN SUCH A MANNER TO REDUCE PEAK RUNOFF FLOWS FROM THE PROPOSED DEVELOPMENT TO DOWNSTREAM RECEIVING AREAS TO THE PREDEVELOPMENT RUNOFF RATES TO THOSE SAME AREAS, DURING THOSE SPECIFIED STORM EVENTS.

FIRE MARSHAL

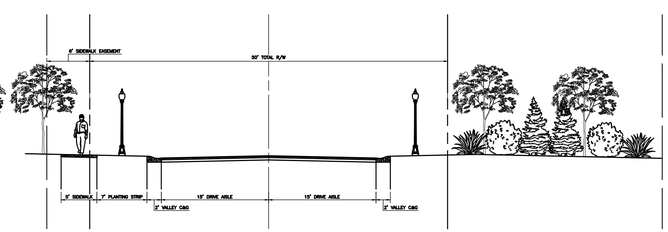
1. UNOBSTRUCTED ROADWAY WIDTHS SHALL NOT BE LESS THAN 20 FEET WIDE. IF ON-STREET PARKING IS PERMITTED, THE ROADWAY WILL NEED TO BE WIDER. IF ON-STREET PARKING IS NOT ALLOWED, SIGNAGE SHALL BE PROVIDED AND ENFORCEMENT WILL BE CARRIED OUT BY THE HOMEOWNERS ASSOCIATION.
2. MINIMUM FIRE HYDRANT FLOWS, DURATION AND DISTRIBUTION SHALL MEET UNION COUNTY FIRE MARSHAL'S OFFICE.
3. IF SPEED CALMING DEVICES ARE PROVIDED ON THE ROADWAYS, THEY SHALL BE APPROVED BY THE UNION COUNTY FIRE MARSHAL'S OFFICE.

INITIAL SUBMISSION – 12-16-22, 1.0
REVISED PER STAFF AND COMMUNITY COMMENTS –02-05-24,1.3

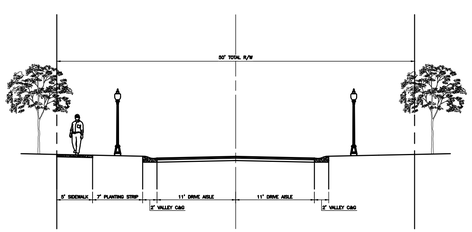
5' ALL-WEATHER SURFACE TRAIL (±5,500 LF)
5' CRUSH AND RUN TRAIL (±6,000 LF)



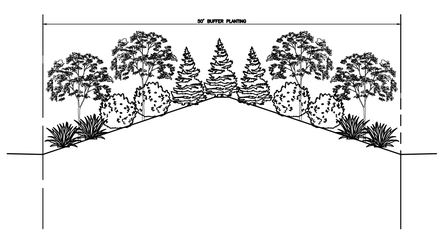
SECTION – COLLECTOR ROAD
1"=10'



SECTION – COLLECTOR ROAD W/ ENHANCED LANDSCAPE EASEMENT
1"=10'



SECTION – LOCAL RESIDENTIAL ROAD
1"=10'



SECTION – 50' LANDSCAPE BUFFER W/ 8-FOOT BERM
1"=10'

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NO.:
C200

CONDITIONAL SITE PLAN

DATE:	DECEMBER 16, 2022	DRAWN BY:	MEK
DWG SCALE:	AS SHOWN	CHECKED BY:	MLG
PROJECT NO:		326-282	
APPROVED BY:			MLG

DICKSON FARM
DAVID WEEKLEY HOMES
UNION COUNTY, NORTH CAROLINA

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REVISION RECORD

NO	DATE	DESCRIPTION
1	12/16/2022	Conditional Rezoning Submittal Package
2	3/21/2023	Conditional Rezoning Resubmittal Package
3	8/07/2023	Conditional Rezoning Resubmittal Package
4	9/05/2023	Conditional Rezoning Resubmittal Package
5	2/5/2024	Conditional Rezoning Resubmittal Package

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