

## **TOWN OF WEDDINGTON**

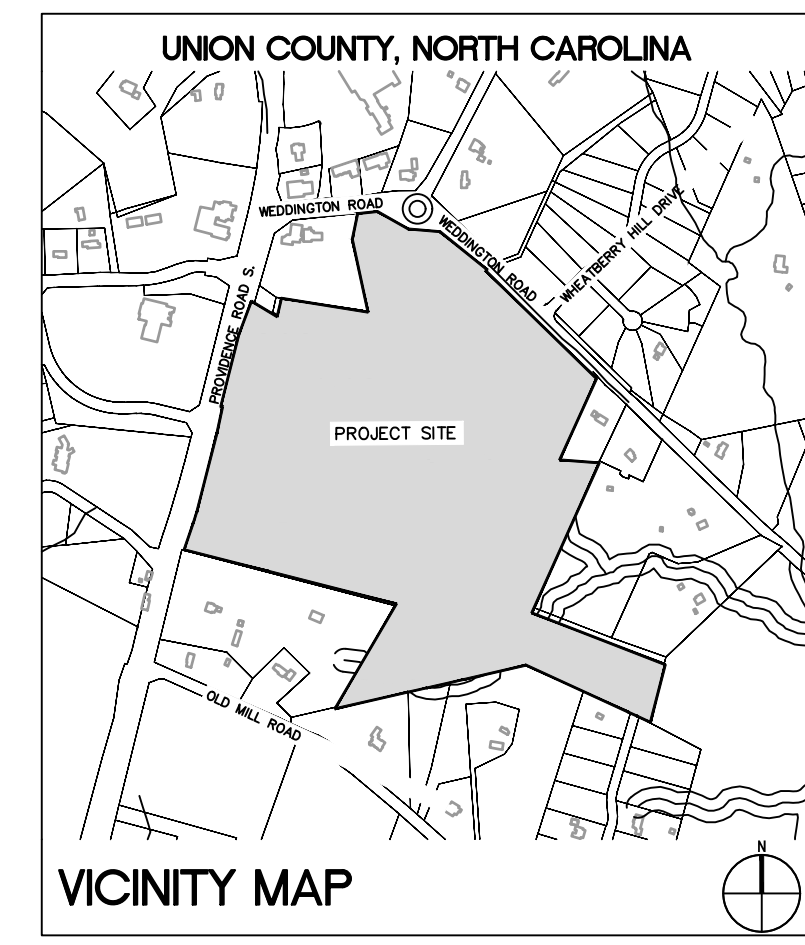
### **NOTICE OF PUBLIC HEARING**

Notice is hereby given that a Public Hearing will be held by the Weddington Town Council in the sanctuary at ALL SAINTS ANGLICAN CHURCH 5328 Hemby Road, Weddington NC on Monday March 14, 2022 at 7:00 p.m. for the purpose of considering a conditional rezoning application for a mixed-use development on property located on the east side of Providence Road and south of Weddington Road including parcels:

- 06150074, 06150076A, 06150073D, 06150073B, 06150076, 06150076B, 06150081, and a portion of 06150077F

The public is encouraged to be present for this meeting. Copies of the applications and proposed plans are on file in the Town Planner's Office or can be found on the town website under Development Projects.

The Town of Weddington does not discriminate based on disability. Individuals requiring auxiliary aids or services or other accommodations for participation in a meeting may contact Karen Dewey, Town Administrator/Clerk at 704-846-2709. Requests should be made at least 4 days prior to the meeting.



SURVEY ISSUE DATE: JANUARY 19, 2022.  
 PROVIDED BY: LAWRENCE ASSOCIATES, INC.  
 106 W. JEFFERSON STREET, MONROE, NC 28112  
 (704) 289-1013

### LEGEND

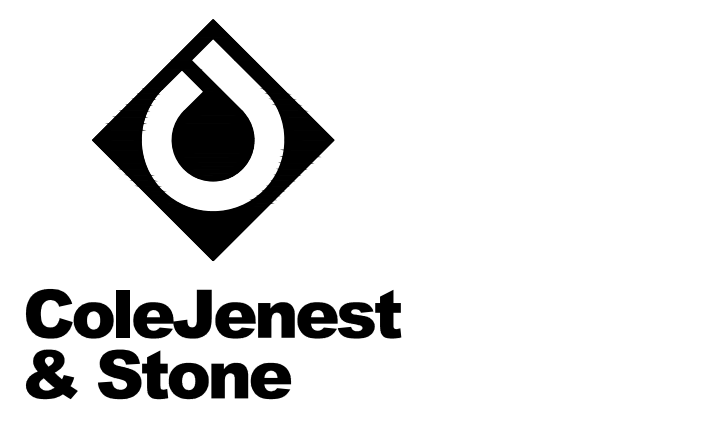
SYMBOL	DESCRIPTION
[Symbol]	PROPOSED SIDEWALK
[Symbol]	PROPOSED 2'-0" CURB & GUTTER
[Symbol]	GREENWAY TRAIL
[Symbol]	PERIMETER BUFFER
[Symbol]	FRONTAGE BUFFER
[Symbol]	RETAIL, RESTAURANT, OFFICE USES
[Symbol]	ATTACHED VILLAS
[Symbol]	50' DETACHED SINGLE FAMILY LOTS
[Symbol]	60' DETACHED SINGLE FAMILY LOTS
[Symbol]	AGE-TARGETED ATTACHED VILLAS
[Symbol]	AGE-TARGETED SINGLE FAMILY DETACHED LOT

### ZONING CODE SUMMARY

PROJECT NAME: WEDDINGTON GREEN  
 OWNER/APPLICANT: PROVIDENT LAND SERVICES, LLC  
 JURISDICTION: TOWN OF WEDDINGTON, UNION COUNTY, NC  
 PARCEL ID: 061500739, 061500730, 061500774, 061500776, 061500784, 061500785, 061500801, AND A PORTION OF 061500777  
 EXISTING ZONING: R-40, R-CD  
 EXISTING USE: VACANT, RESIDENTIAL  
 PROPOSED ZONING: CZ - CONDITIONAL ZONING  
 PROPOSED USE: MIXED-USE  
 RETAIL, RESTAURANT, OFFICE, SINGLE FAMILY DETACHED LOTS, SINGLE FAMILY ATTACHED VILLAS, PARK/OPEN SPACES

SITE ACREAGE:	80.20 AC (PER SURVEY)
RETAIL, OFFICE, RESTAURANT:	137,900 SF
RESIDENTIAL:	
32' LOTS	38 LOTS
60' LOTS	44 LOTS
VILLAS	61 UNITS
CARRIAGE HOMES:	15
AGE TARGETED 41' LOTS	25 LOTS
AGE TARGETED VILLAS	13 UNITS
BUILDING SETBACKS:	
RETAIL, OFFICE, RESTAURANT	
FRONT	15'
SIDE / BUILDING SEPARATION	10' / 20'
SINGLE FAMILY, DETACHED	
FRONT	20'
CORNER	10'
SIDE	5'
REAR	40'
SINGLE FAMILY VILLAS, ATTACHED	
FRONT	5'-10'
CORNER	5'-10'
SIDE / BUILDING SEPARATION	5' / 15'
REAR	20'
PROVIDED OPEN SPACE:	35 AC 44%
PROVIDED PARK SPACE:	11.4 ACRES 14%
BUFFERS:	
THOROUGHFARE	50'
PERIMETER	20'
JURISDICTIONAL STREAMS	50'

\*PERIMETER BUFFERS MAY BE REDUCED BY 30% WITH THE INCLUSION OF A 5" HIGH MASONRY WALL.  
 ESTIMATED CONSTRUCTION START DATE: 2023  
 ESTIMATED CONSTRUCTION COMPLETION:



Shaping the Environment  
 Realizing the Possibilities

Land Planning  
 + Landscape Architecture  
 + Civil Engineering  
 + Urban Design

200 South Tryon Street, Suite 1400  
 Charlotte, North Carolina 28202  
 p: 704.376.1555 f: 704.376.7851  
 url: www.colejeneststone.com

## PROVIDENT LAND SERVICES, INC.

6707 FAIRVIEW ROAD, SUITE B  
 CHARLOTTE, NC 28210

## WEDDINGTON GREEN

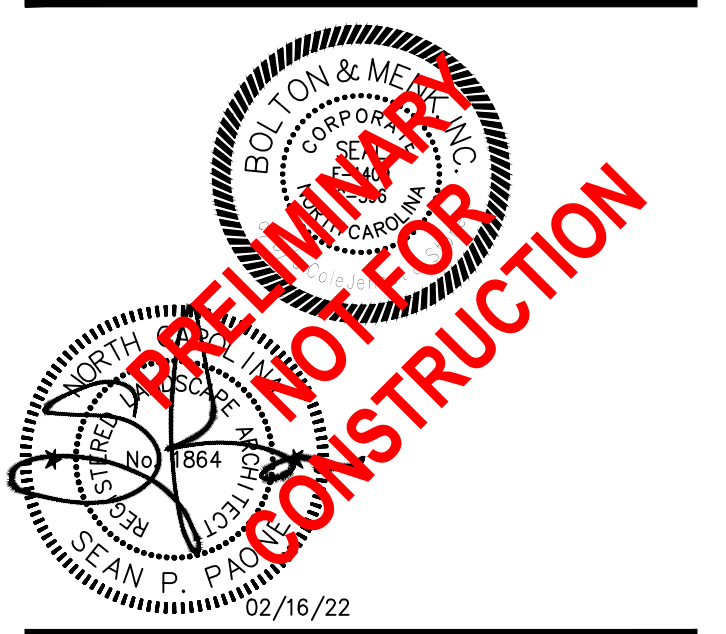
149 PROVIDENCE ROAD  
 WEDDINGTON, NORTH CAROLINA

## SKETCH PLAN

Project No.  
 4720

Issued  
 01/26/22

Revised  
 02/16/22 - PER TOWN OF WEDDINGTON COMMENTS



SCALE: 1"=100'  
 0 50' 100' 200'

## RZ - 02

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