

Weddington Green

*A Proposed Community For
Weddington, NC*

March 14, 2022



PROVIDENT LAND SERVICES, Inc.

Notable Communities over the past 30 years:

- Stonecroft (from the \$1.3m's)
- The Forest (from the \$1.1m's)
- Robbins Park (from the \$800's)
- Christenbury (from the \$500's)
- Preservation Pointe (from the \$600's)
- Reverdy Glen (from the \$800's)

Development and Home Building Awards:

- Best in American Living Gold Award, HomeArama: Stonecroft
- Past Presidents Gold Award, HomeArama: The Palisades
- Best Outdoor Living Gold Award, HomeArama: The Palisades
- Best in American Living Award, HomeArama: The Sanctuary
- Parade of Homes Gold Award: Christenbury Hall



Community Developer



Land Planning, Community Design, Civil Engineering



Traffic Studies



Wetland Delineation, Environmental & Cultural Site Assessment



Surveying



Geotechnical & Phase I Environmental





2005 ULI WEDDINGTON - TECHNICAL ASSISTANCE PROGRAM (TAP)

LAND PLAN RECOMMENDATIONS

- Managed growth
- A place for people to gather
- Parks, greenspace, and trees
- Greenways/multi-use trails to connect the schools, library and neighborhoods
- Restaurants, drug store, bookstore, and children's stores
- Office space – medical, professional, and artisans
- New strategically-located local streets
- Single-family attached housing or patio homes, within the Town Center, for seniors, “empty nesters,” and young adults
- Good landscaping and streetscaping
- Keep the historic and architectural integrity that exists within the Town



TAP PANEL

- 6 Local ULI Members in various Development Professions
- 15 Key Local Individuals including:
LIFE-LONG RESIDENTS
ELECTED OFFICIALS
COMMUNITY LEADERS
LAND OWNERS
BUSINESS OWNERS

2009 WEDDINGTON TOWN CORE MASTER PLAN



LAND PLAN RECOMMENDATIONS

- Town Green for community gathering events
- Town Amphitheater
- Main Street focused on a mix of restaurants, small - scale shops, and offices with potential 2-story structures that could include additional office space or residential units above
- Green space that would include a playground for families with small children
- Pedestrian-friendly, walkable local streets with a collector street to connect surrounding uses to Town Green
- Retirement Residential component with a mix of master suites on main floor detached housing units and zero-lot line units

TOWN CORE PANEL

- 2 Land Planning and Market Research Consultants
- 10 Local Committee Members including:
LIFE-LONG RESIDENTS
ELECTED OFFICIALS
COMMUNITY LEADERS



Weddington Community Survey
2018



SURVEY RESULTS:

- Upscale sit-down restaurants for additional dining options within town limits and places to gather with neighbors
- Small, locally owned businesses
- A new park that could support community events
- Greenways
- Walkable, sidewalk connected developments
- Family events: Veteran's event, car show, food trucks in fall, music, Easter celebration, 4th of July, Farmer's Market
- Roadway/intersection improvements

2022 WEDDINGTON GREEN - REZONING MASTER PLAN



BY-RIGHT DEVELOPMENT

- 84 Single Family Lots
- 4 to 5 Bedroom Lots with Master Up
- No requirement to improve Open Space

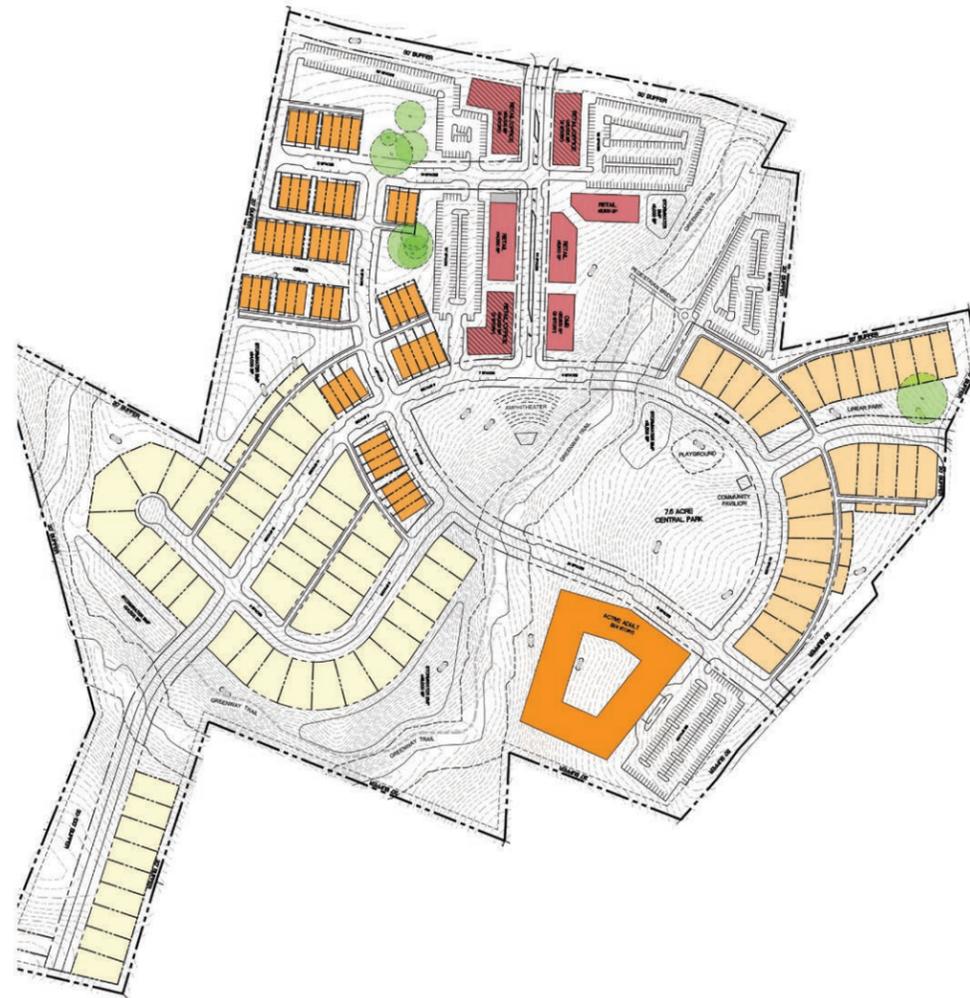
LAND PLAN COMMUNITY BENEFITS

- 8.5-Acre Park
- Miles of Pedestrian friendly sidewalks
- Town Amphitheater
- Park Playground for families with small children
- Community Gathering Spaces for Events
- +1.00 mile of Multi-purpose paths and Greenway Trail setup for future extension of larger trail system
- Stream and Wetland Restorations with non-impactful Pedestrian and Vehicular crossings
- Enhanced Stormwater Ponds with Fountain Features
- Small Main Street "Town Center"
- Walkable community to Up-scale Restaurants and Small, Local Business Shops
- Residential Product Diversity (Lots, Towns, Age-Targeted)



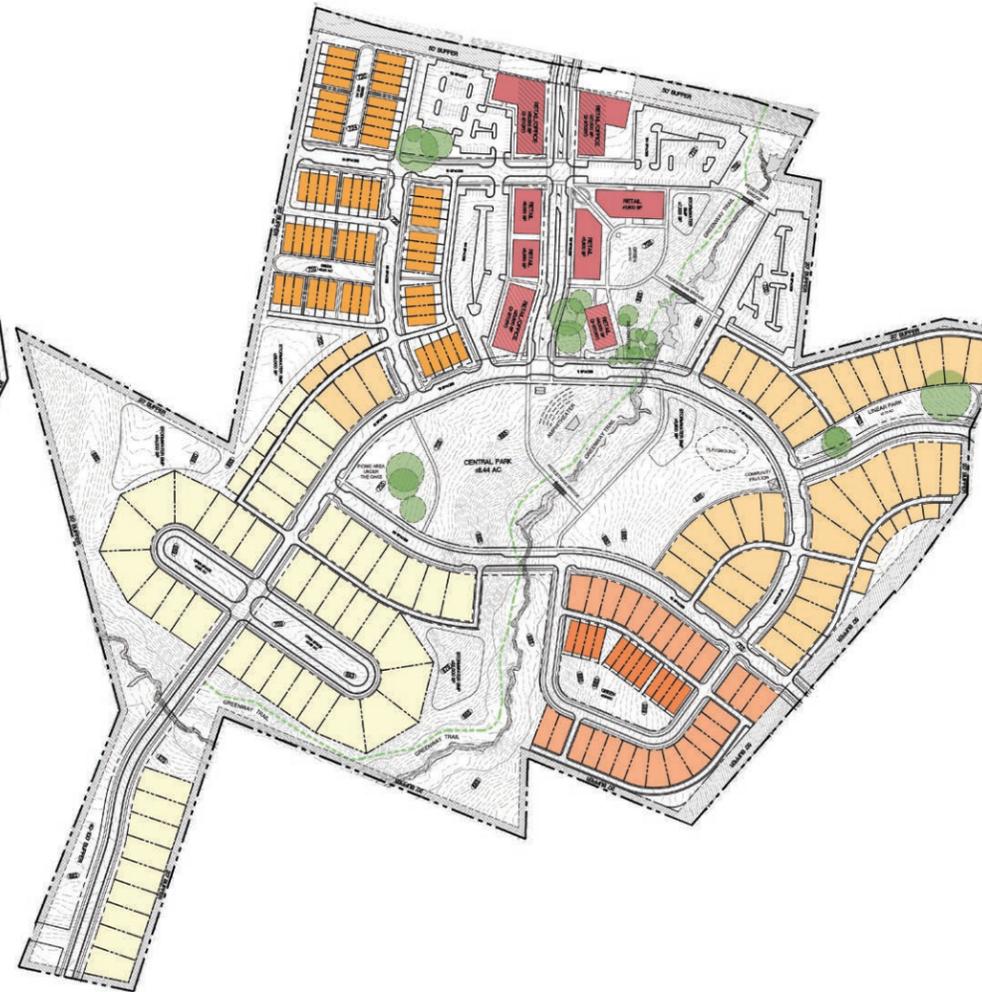


2021 SITE LAYOUT:



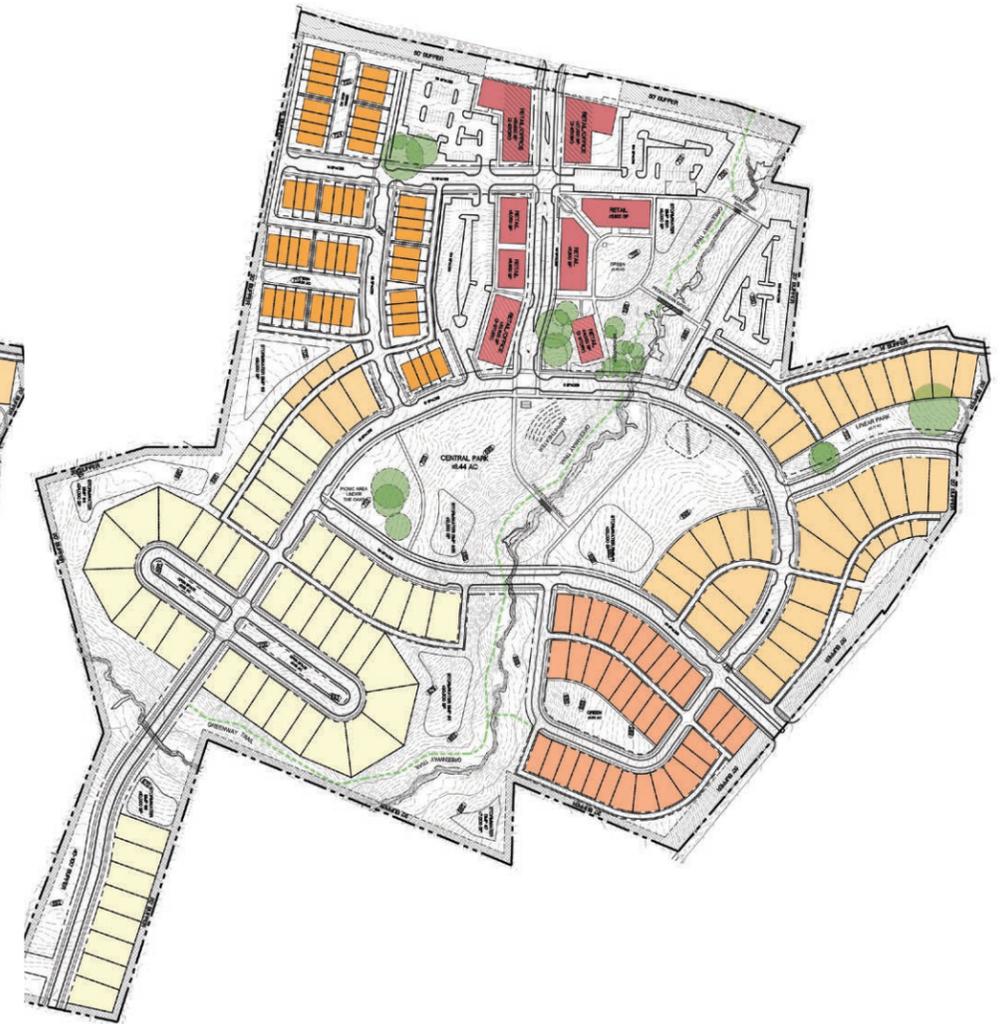
308 UNITS

**CONDITIONAL DISTRICT REZONING
PETITION- PLANNING BOARD SITE
PLAN SUBMITTAL:**



**181 UNITS
(41% UNIT REDUCTION)**

**PUBLIC HEARING AND TOWN
COUNCIL MEETING PLAN:**



**168 UNITS*
(45% UNIT REDUCTION)
* 2 Dwelling Units per Acre (DUA)**



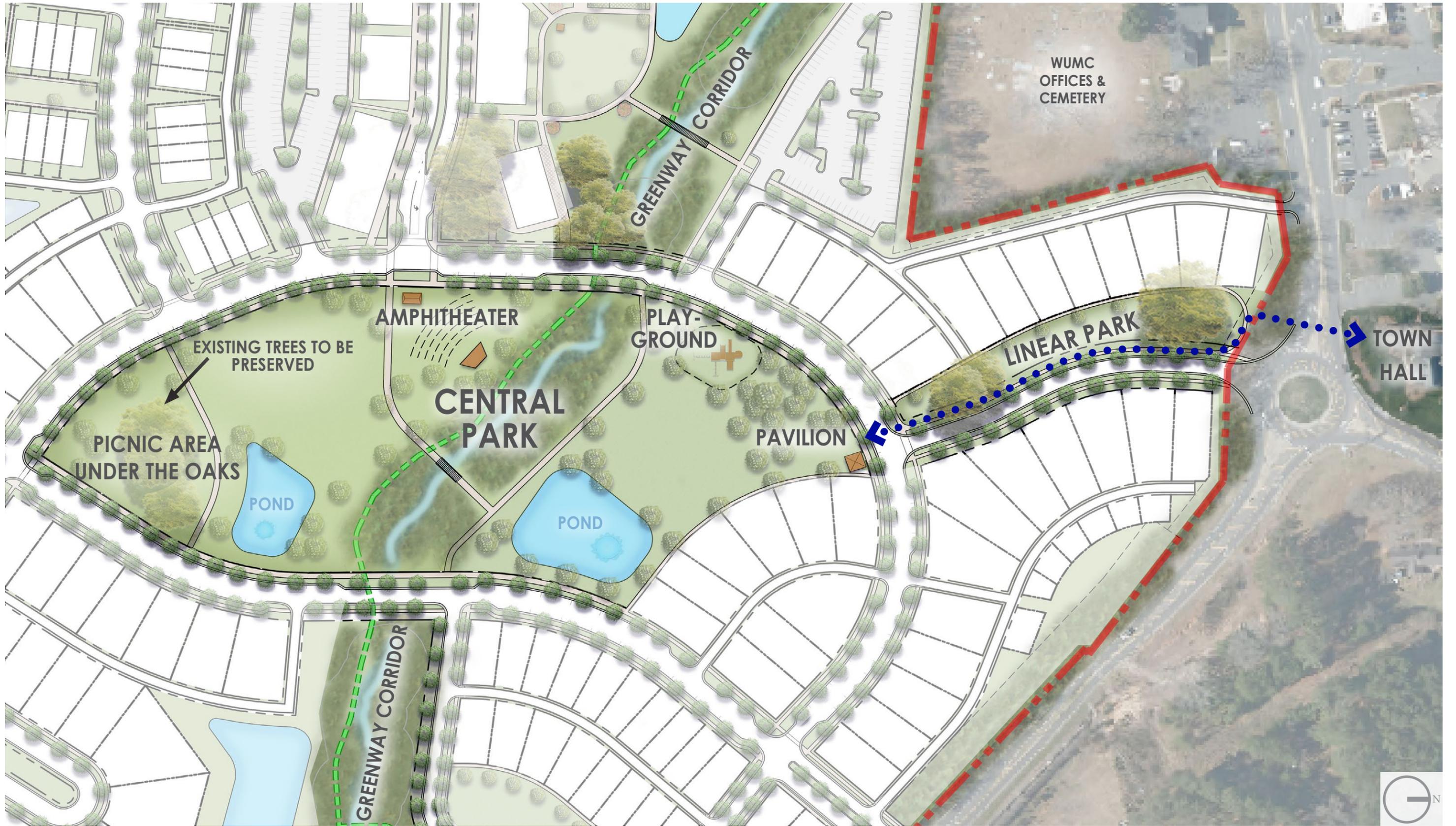
DEVELOPMENT SUMMARY

TOTAL AREA: ± 80.81 ACRES
 PROPOSED USE: MIXED-USE
 PROPOSED ZONING: CONDITIONAL (CZ)

RESTAURANT/RETAIL/OFFICE: 137,900 SF

RESIDENTIAL:
 TOWNS: 53 UNITS
 52' LOTS: 38 LOTS (10 CARRIAGE HOMES)
 60' LOTS: 44 LOTS (5 CARRIAGE HOMES)
 AGE-TARGETED 40' LOTS: 33 LOTS

TOTAL OPEN SPACE: ± 34.5 AC 43%
 TOTAL PARK SPACE: ± 11.4 AC 14%
 GREENWAY/PARK TRAIL: ± 5,000 LF





PAVILION & PARK CHARACTER



GREENWAY & TRAIL CHARACTER



AMPHITHEATER BANDSHELL CHARACTER



PLAYGROUND IN PARK CHARACTER



PEDESTRIAN BRIDGE CHARACTER



STORMWATER POND CHARACTER

STREAM RESTORATION

PRE-RESTORATION PHOTOS



POST-RESTORATION PHOTOS





FOOD TRUCK FRIDAYS



"MUSIC IN THE PARK"



FARMER'S MARKET



ARTS AND CRAFTS MARKET







Image: ©Nancy Pierce











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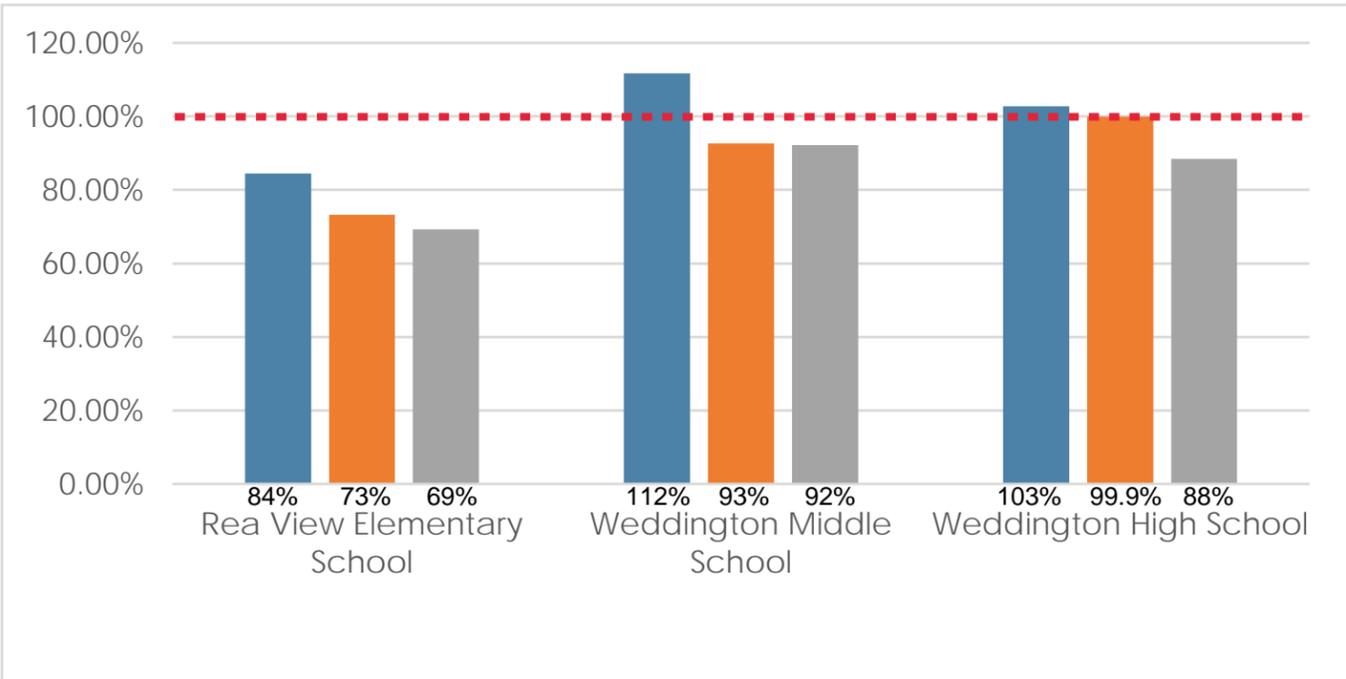




SCHOOL ENROLLMENT FORECAST

PROJECTED SCHOOL ENROLLMENT

- UNION COUNTY SCHOOLS PROJECT TO HAVE CAPACITY IN THEIR CURRENT SCHOOL FACILITY SYSTEM BASED ON THE FOLLOWING PRIMARY FACTORS:
 1. the increase in empty nest households
 2. the relatively low number of elderly housing units turning over
 3. a flat rate of migration of young families



■ 2022

■ 2025 - 2026

■ 2030 - 2031

Estimated Project Build Out - 2027

SOURCE: UNION COUNTY PUBLIC SCHOOLS POPULATION AND ENROLLMENT FORECASTS 2021-22 THROUGH 2030-31. (RELEASE DATE FEB. 2021); UCPS DEMOGRAPHIC STUDY- FEB. 2021

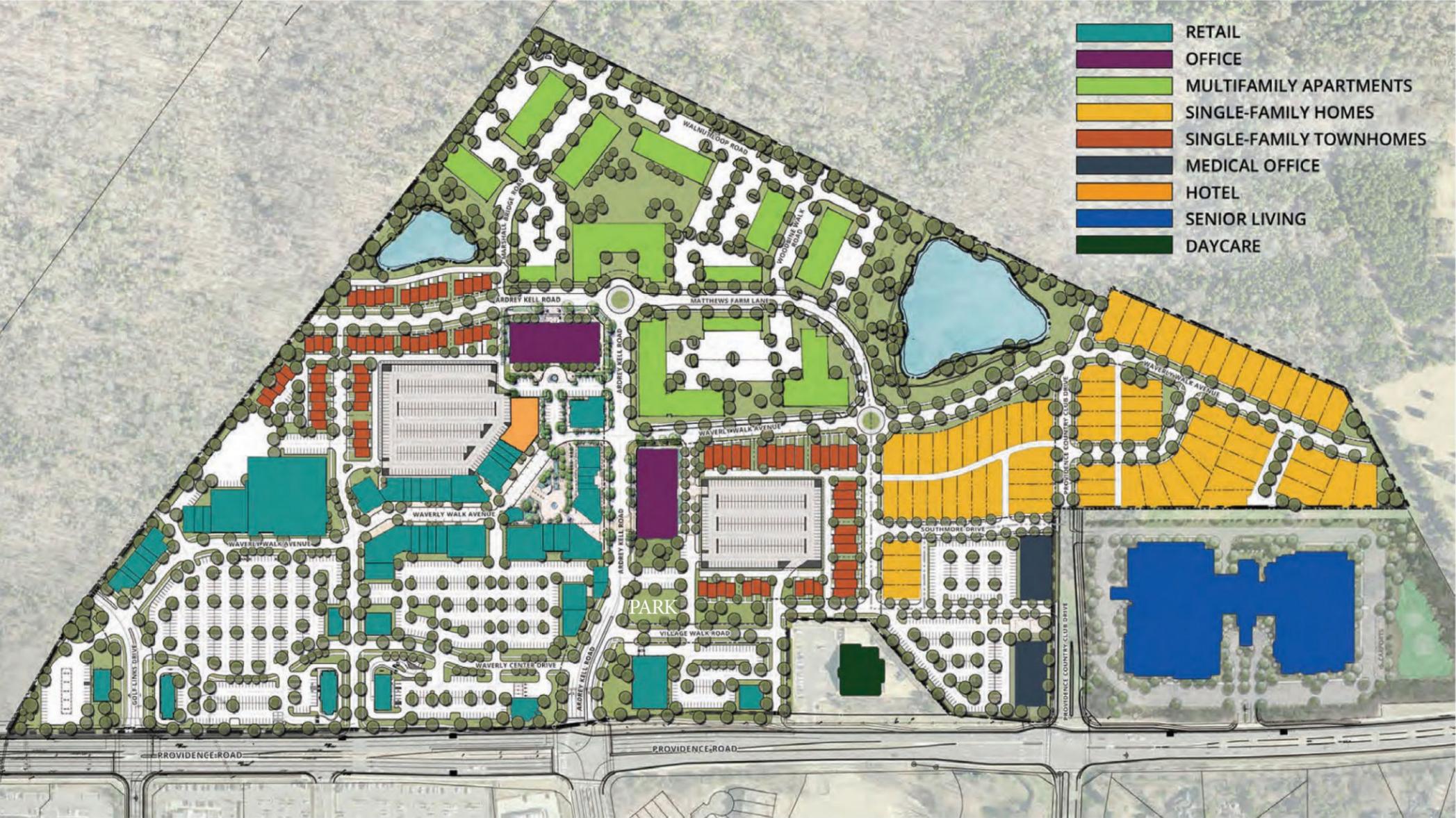
DEVELOPMENT COMPARISONS

WAVERLY CHARLOTTE, NC

RESTAURANT/RETAIL/OFFICE:	514,000 SF
HOTEL:	141 ROOMS
SINGLE FAMILY:	150 LOTS
MULTI-FAMILY:	463 UNITS
* 65 CURRENT RETAIL TENANTS	

PARKING: 1,455 SURFACE SPACES,
1,400+ GARAGE SPACES

PARK SPACE: 1/3-ACRE



DEVELOPMENT COMPARISONS

DOWNTOWN WAXHAW WAXHAW, NC

RETAIL/RESTAURANT/OFFICE: +/- 135,000 SF
MAIN STREET LENGTH: +/- 1,000 LF



DOWNTOWN DAVIDSON DAVIDSON, NC

RETAIL/RESTAURANT/OFFICE: +/- 157,000 SF
MAIN STREET LENGTH: +/- 1,000 LF



WEDDINGTON GREEN WEDDINGTON, NC

RETAIL/RESTAURANT/OFFICE: 137,900 SF
MAIN STREET LENGTH: +/- 700 LF



TRANSPORTATION IMPROVEMENTS



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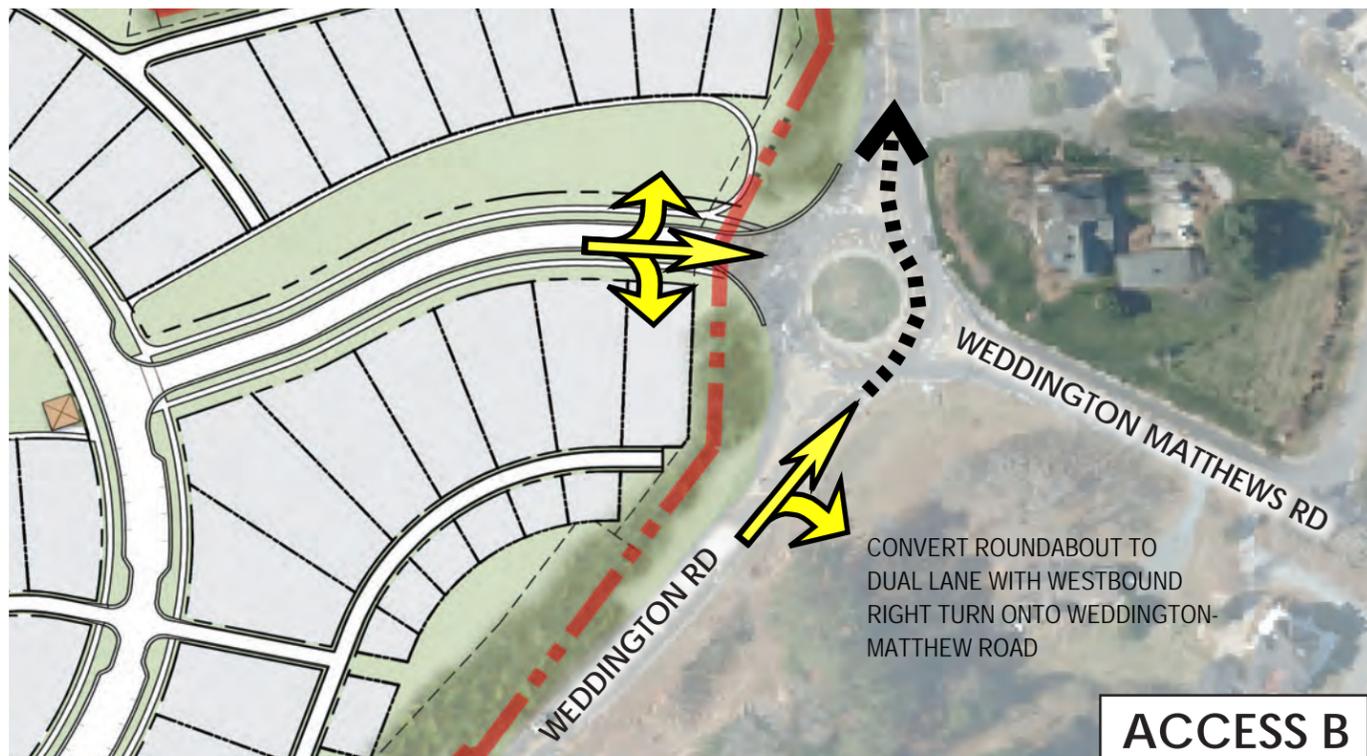
WEDDINGTON ROAD AND WHEATBERRY HILL DRIVE/ ACCESS A

- CONSTRUCT ONE INGRESS AND ONE EGRESS LANE (SHARED LEFT-THROUGH-RIGHT).
- CONSTRUCT AN EASTBOUND WEDDINGTON ROAD RIGHT TURN LANE
- CONSTRUCT A WESTBOUND WEDDINGTON ROAD LEFT TURN LANE



WEDDINGTON ROAD AND WEDDINGTON MATTHEWS ROAD/ ACCESS B

- CONSTRUCT ONE INGRESS AND ONE EGRESS LANE (SHARED LEFT-THROUGH-RIGHT).
- CONSTRUCT A WESTBOUND THROUGH-RIGHT LANE



PROVIDENCE ROAD AND LENNY STADLER WAY / ACCESS C

- CONSTRUCT ONE INGRESS AND TWO EGRESS LANES (1 LEFT-THROUGH AND 1 RIGHT TURN LANE)
- CONSTRUCT A SOUTHBOUND PROVIDENCE ROAD LEFT TURN LANE
- CONSTRUCT A NORTHBOUND PROVIDENCE ROAD RIGHT TURN LANE

PROVIDENCE ROAD AND REA ROAD/ OFF-SITE

- CONSTRUCT AN EASTBOUND 425 LF LEFT TURN FROM REA ROAD TO PROVIDENCE ROAD





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REZONING TIMELINE

- DESIGN & COORDINATION WITH TOWN OFFICIALS & COMMUNITY MEMBERS: JUNE 2020 - JANUARY 2022
- SURVEYING & ENVIRONMENTAL SITE ASSESSMENT: JUNE 2021 - JANUARY 2022
- COMMUNITY MEETING: JANUARY 27, 2022
- PLANNING BOARD MEETING: FEBRUARY 28, 2022
- PUBLIC HEARING AND TOWN COUNCIL MEETING: MARCH 14, 2022



Weddington Green

THANK YOU!

Questions, please email:

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