



**AN ORDINANCE TO AMEND The Town of Weddington Zoning Map
Classica/Windsor Farms
CZ 2025-02**

WHEREAS, the Town of Weddington has received an application requesting that the zoning classification of parcels of land subject to the zoning regulations of the Town be reclassified; and

WHEREAS, notice of public hearing on the question of the reclassification of the subject parcels has been provided through posting of the property; and

WHEREAS, notice of public hearing on the question of the reclassification of the subject parcels has been provided through advertisement in a newspaper of general circulation in the Town; and

WHEREAS, property owners within 1300 feet of the subject parcels have been notified by first class mail of the public hearing on the question of reclassification; and

WHEREAS, a public hearing on the question of the reclassification of the subject parcel has been held by the Town Council of the Town of Weddington; and

NOW, Therefore be it ordained by the Town Council of the Town of Weddington that tax parcel numbers 06120004 and 06120004C consisting of approximately 36 acres located on Hemby Road be reclassified as Conditional Zoning District as shown on Exhibit A titled Windsor Farms, dated March 10, 2025 and is further subject to the conditions shown on Exhibit B Development Guidelines and Standards dated March 10, 2025 attached hereto and incorporated herein by reference.

Adopted the 10th day of March, 2025



Jim Bell, Mayor

Attest:



Karen Dewey, Town Administrator/Clerk

APPROVED AS TO FORM:



Karen Wolter, Town Attorney



WINDSOR FARM
CONDITIONAL ZONING PETITION
CLASSICA HOMES, LLC
WEDDINGTON, NORTH CAROLINA
JANUARY 20, 2025

CZ 2025-02
Exhibit A



USGS MAP
U.S.G.S. 7.5 MIN. TOPOGRAPHIC MAP
TROUTMAN QUADRANGLE, DATED: 2022

SCALE IN FEET 1"=2000'
0 2000 4000



OWNER/TEAM INFORMATION

CIVIL ENGINEER

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
3701 ARCO CORPORATE DRIVE, SUITE 400
CHARLOTTE, NORTH CAROLINA 28273
PH: (980) 237-0373
FX: (980) 237-0372
CONTACT: MASON GREESON, P.E.
EMAIL: MGREESON@CECINC.COM

DEVELOPER

CLASSICA HOMES, LLC
2215 AYRSLEY TOWN BLVD
CHARLOTTE, NC 28273
PH: (704) 297-9075
CONTACT: LARRY BURTON
EMAIL: LBURTON@CLASSICAHOMES.COM

LANDSCAPE ARCHITECT

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
3701 ARCO CORPORATE DRIVE, SUITE 400
CHARLOTTE, NORTH CAROLINA 28273
PH: (704) 293-5289
CONTACT: MARK KIME, PLA
EMAIL: MKIME@CECINC.COM

SURVEYOR

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
3701 ARCO CORPORATE DRIVE, SUITE 400
CHARLOTTE, NORTH CAROLINA 28273
PH: (704) 575-6436
CONTACT: PATRICK CORLESS
EMAIL: PCORLESS@CECINC.COM



SITE MAP
SCALE IN FEET 1"=200'
0 200 400

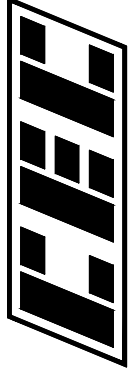


Sheet List Table	
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CP-0.0	COVER SHEET
CP-1.0	AERIAL PLAN
CP-2.0	CONTEXT PLAN
CP-3.0	CONSERVATIONAL SITE PLAN
CP-4.0	CONSERVATION PLAN
CP-5.0	ENVIRONMENTAL PLAN
CP-6.0	TREE SURVEY
CP-7.0	SLOPE ANALYSIS
CP-8.0	SOIL MAP
CP-9.0	TYPICAL BUFFER PLAN
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1	CARDINAL CREST EASEMENT PLAT
PD-01	PRE-DEVELOPMENT DRAINAGE MAP
PD-02	POST-DEVELOPMENT DRAINAGE MAP

REVISION RECORD

NO	DATE	DESCRIPTION
1	8/8/2024	INITIAL CONDITIONAL ZONING SUBMITTAL PACKAGE

3701 Arco Corporate Drive
Suite 400
Charlotte, NC 28273
Ph: 980.237.0373
www.cecinc.com



Civil & Environmental
Consultants, Inc.

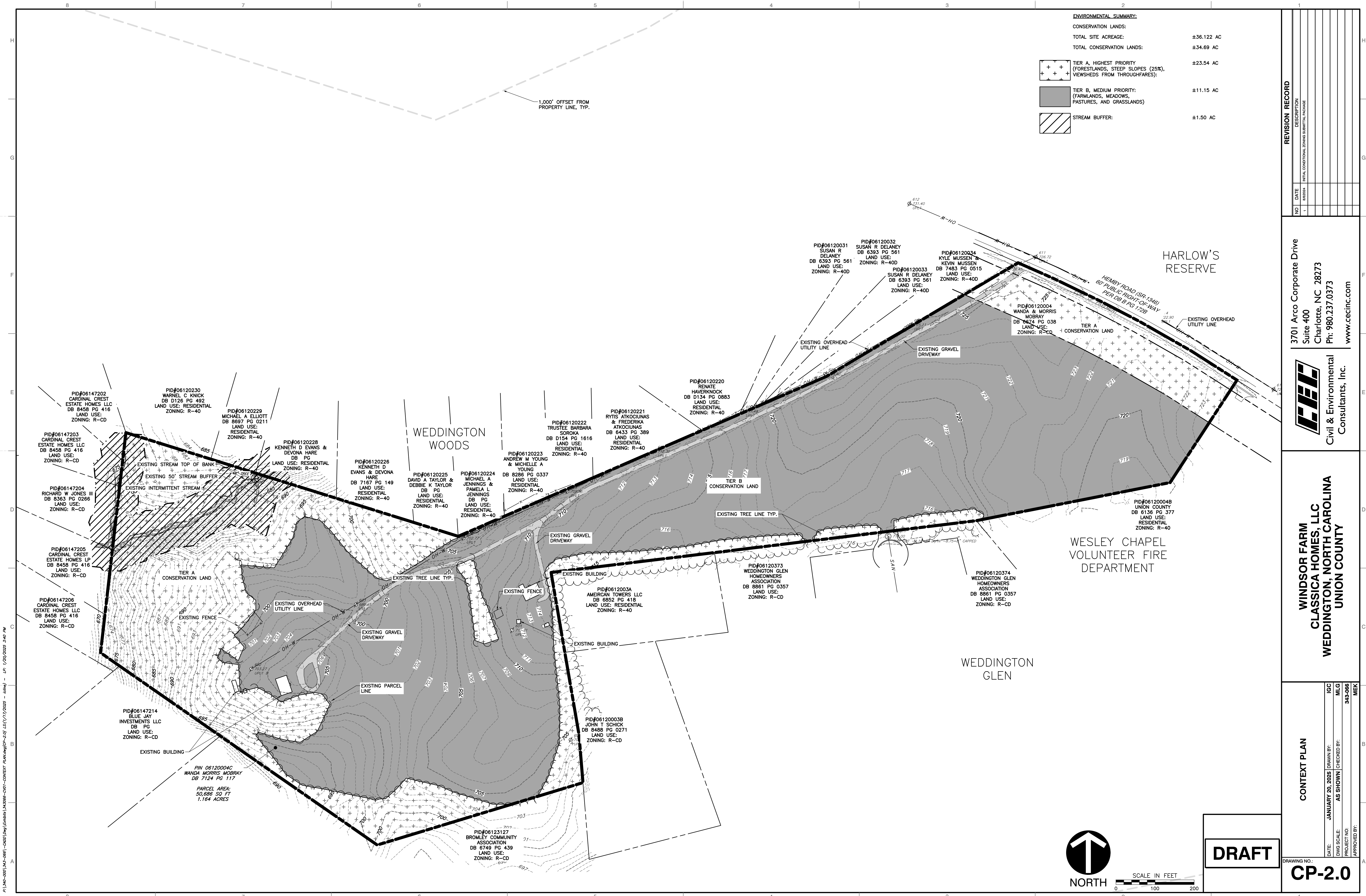
WINDSOR FARM
CLASSICA HOMES, LLC
WEDDINGTON, NORTH CAROLINA
UNION COUNTY

COVER SHEET

DATE:	JANUARY 20, 2025	DRAWN BY:	IGC
DWG SCALE:	AS SHOWN	CHECKED BY:	MLG
PROJECT NO:	343-066	APPROVED BY:	MEK

DRAFT

CP-0.0



ENVIRONMENTAL SUMMARY:	
CONSERVATION LANDS:	
TOTAL SITE ACREAGE:	±36.122 AC
TOTAL CONSERVATION LANDS:	±34.69 AC
TIER A, HIGHEST PRIORITY (FORESTLANDS, STEEP SLOPES (25%), VIEWSHEDS FROM THROUGHFARES):	±23.54 AC
TIER B, MEDIUM PRIORITY: (FARMLANDS, MEADOWS, PASTURES, AND GRASSLANDS)	±11.15 AC
STREAM BUFFER:	±1.50 AC

REVISION RECORD	
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1	8/8/2024
INITIAL CONDITIONAL ZONING SUBMITTAL PACKAGE	

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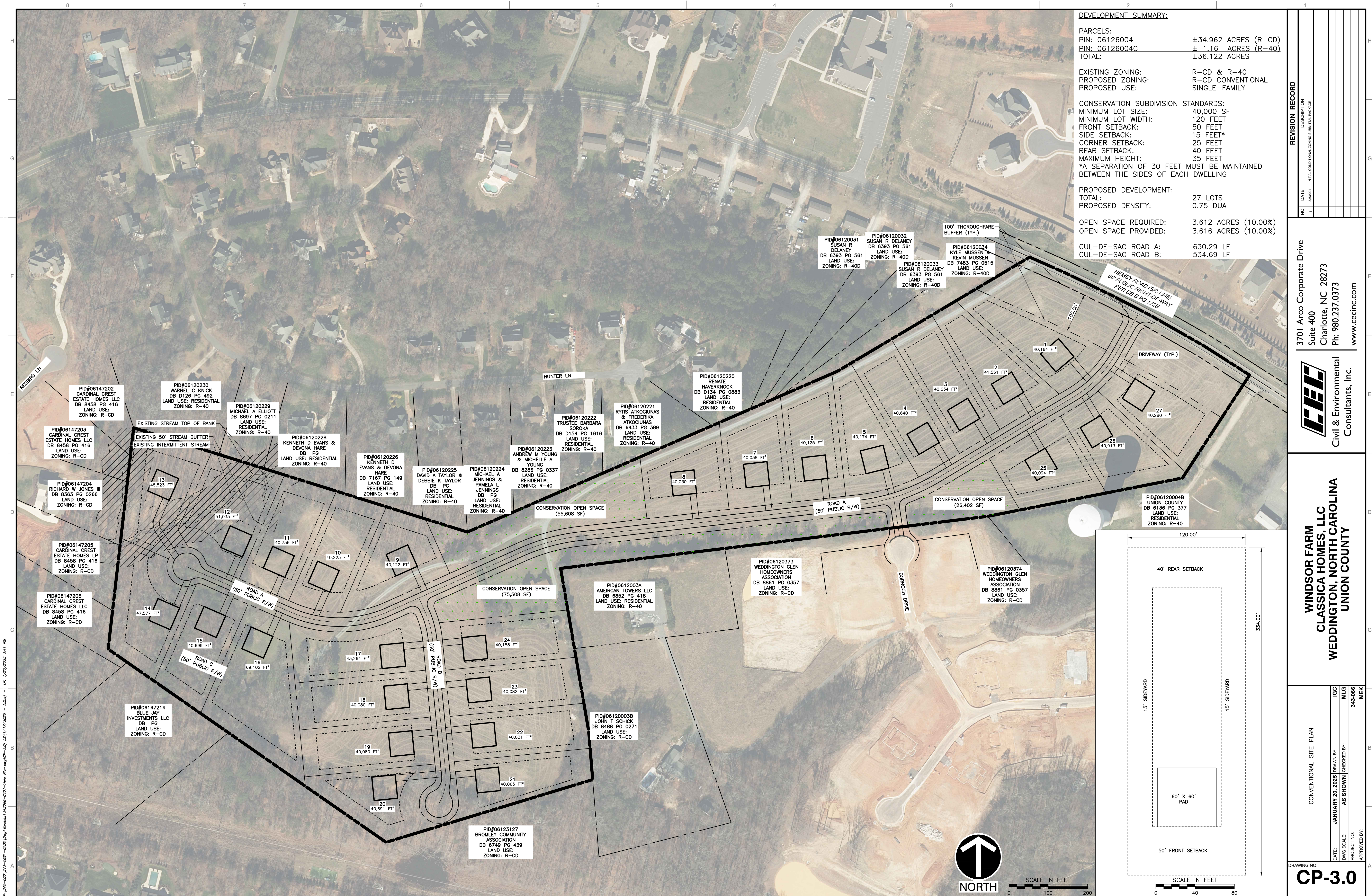
CEC
Civil & Environmental
Consultants, Inc.

WINDSOR FARM
CLASSICA HOMES, LLC
WEDDINGTON, NORTH CAROLINA
UNION COUNTY

CONTEXT PLAN

DRAWING NO.: **CP-2.0**

DATE:	JANUARY 20, 2025	DRAWN BY:	IGC
DWG SCALE:	AS SHOWN	CHECKED BY:	MLG
PROJECT NO.:	343-066	APPROVED BY:	MEK



DEVELOPMENT SUMMARY:	
PARCELS:	
PIN: 06126004	±34.962 ACRES (R-CD)
PIN: 06126004C	± 1.16 ACRES (R-40)
TOTAL:	±36.122 ACRES
EXISTING ZONING:	R-CD & R-40
PROPOSED ZONING:	R-CD CONVENTIONAL
PROPOSED USE:	SINGLE-FAMILY
CONSERVATION SUBDIVISION STANDARDS:	
MINIMUM LOT SIZE:	40,000 SF
MINIMUM LOT WIDTH:	120 FEET
FRONT SETBACK:	50 FEET
SIDE SETBACK:	15 FEET*
CORNER SETBACK:	25 FEET
REAR SETBACK:	40 FEET
MAXIMUM HEIGHT:	35 FEET
*A SEPARATION OF 30 FEET MUST BE MAINTAINED BETWEEN THE SIDES OF EACH DWELLING	
PROPOSED DEVELOPMENT:	
TOTAL:	27 LOTS
PROPOSED DENSITY:	0.75 DUA
OPEN SPACE REQUIRED:	3.612 ACRES (10.00%)
OPEN SPACE PROVIDED:	3.616 ACRES (10.00%)
CUL-DE-SAC ROAD A:	630.29 LF
CUL-DE-SAC ROAD B:	534.69 LF

REVISION RECORD	
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1	INITIAL CONDITIONAL ZONING SUBMITTAL PACKAGE



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Consultants, Inc.

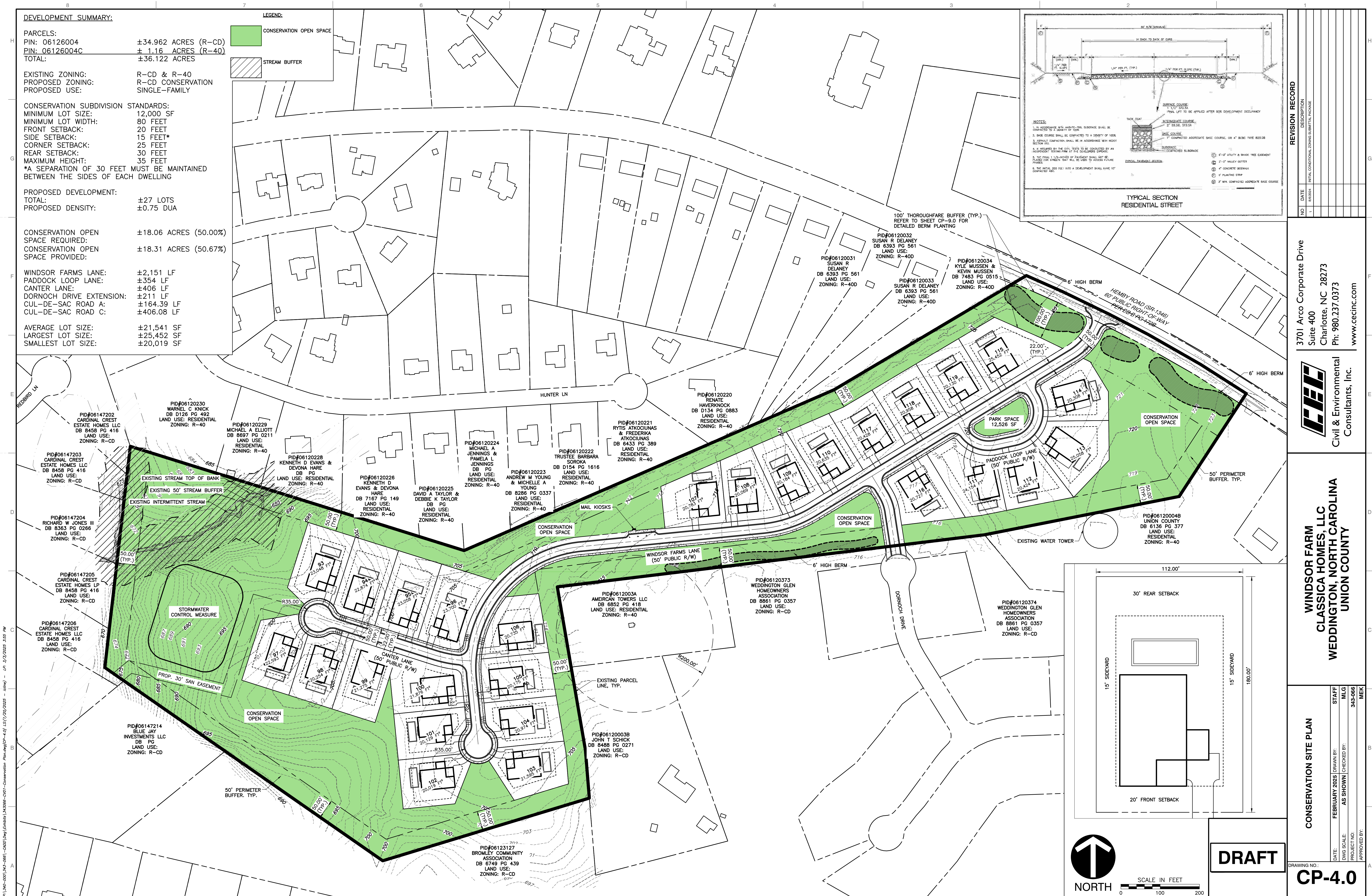
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WINDSOR FARM
CLASSICA HOMES, LLC
WEDDINGTON, NORTH CAROLINA
UNION COUNTY

CONVENTIONAL SITE PLAN

DATE: JANUARY 20, 2025 | DRAWN BY: IGC
PROJECT NO: AS SHOWN | CHECKED BY: MLG
APPROVED BY: MEK

DRAWING NO.: **CP-3.0**



DEVELOPMENT SUMMARY:

PARCELS:
PIN: 06126004 ±34.962 ACRES (R-CD)
PIN: 06126004C ± 1.16 ACRES (R-40)
TOTAL: ±36.122 ACRES

EXISTING ZONING: R-CD & R-40
PROPOSED ZONING: R-CD CONSERVATION
PROPOSED USE: SINGLE-FAMILY

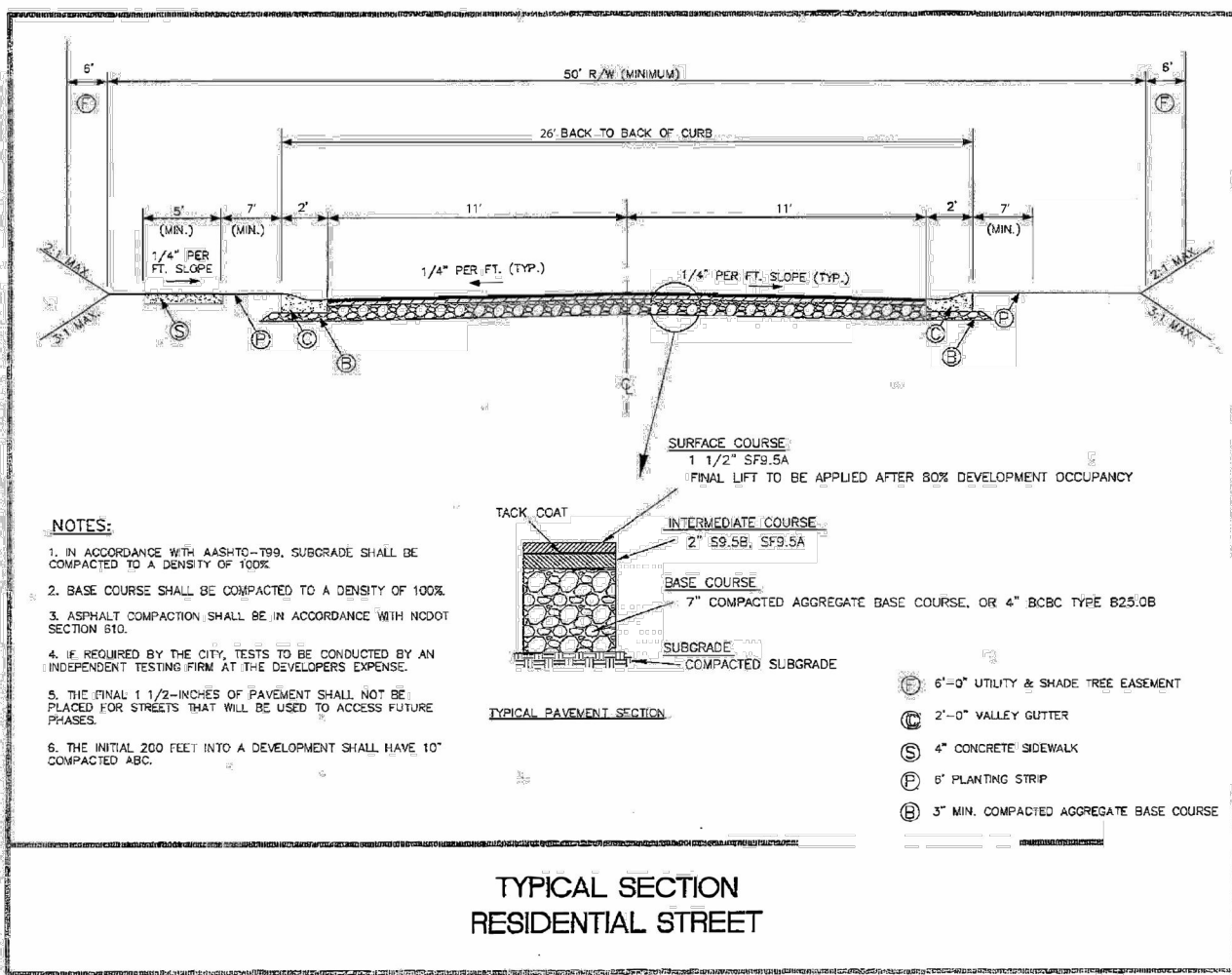
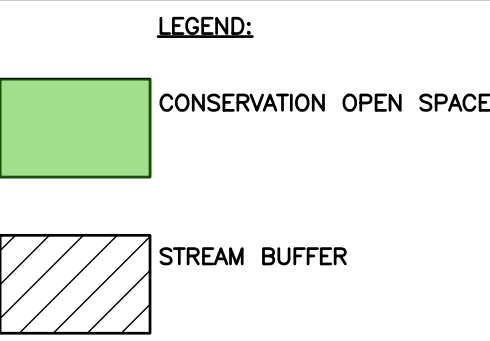
CONSERVATION SUBDIVISION STANDARDS:
MINIMUM LOT SIZE: 12,000 SF
MINIMUM LOT WIDTH: 80 FEET
FRONT SETBACK: 20 FEET
SIDE SETBACK: 15 FEET*
CORNER SETBACK: 25 FEET
REAR SETBACK: 30 FEET
MAXIMUM HEIGHT: 35 FEET
*A SEPARATION OF 30 FEET MUST BE MAINTAINED BETWEEN THE SIDES OF EACH DWELLING

PROPOSED DEVELOPMENT:
TOTAL: ±27 LOTS
PROPOSED DENSITY: ±0.75 DUA

CONSERVATION OPEN SPACE REQUIRED: ±18.06 ACRES (50.00%)
CONSERVATION OPEN SPACE PROVIDED: ±18.31 ACRES (50.67%)

WINDSOR FARMS LANE: ±2,151 LF
PADDOCK LOOP LANE: ±354 LF
CANTER LANE: ±406 LF
DORNOCH DRIVE EXTENSION: ±211 LF
CUL-DE-SAC ROAD A: ±164.39 LF
CUL-DE-SAC ROAD C: ±406.08 LF

AVERAGE LOT SIZE: ±21,541 SF
LARGEST LOT SIZE: ±25,452 SF
SMALLEST LOT SIZE: ±20,019 SF



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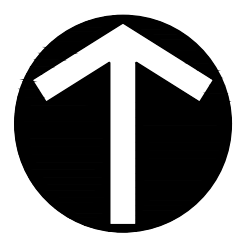
WINDSOR FARM
CLASSICA HOMES, LLC
WEDDINGTON, NORTH CAROLINA
UNION COUNTY

CONSERVATION SITE PLAN

DATE:	FEBRUARY 2025	DRAWN BY:	STAFF
DWG SCALE:	AS SHOWN	CHECKED BY:	MLG
PROJECT NO:	343-066	APPROVED BY:	MEK

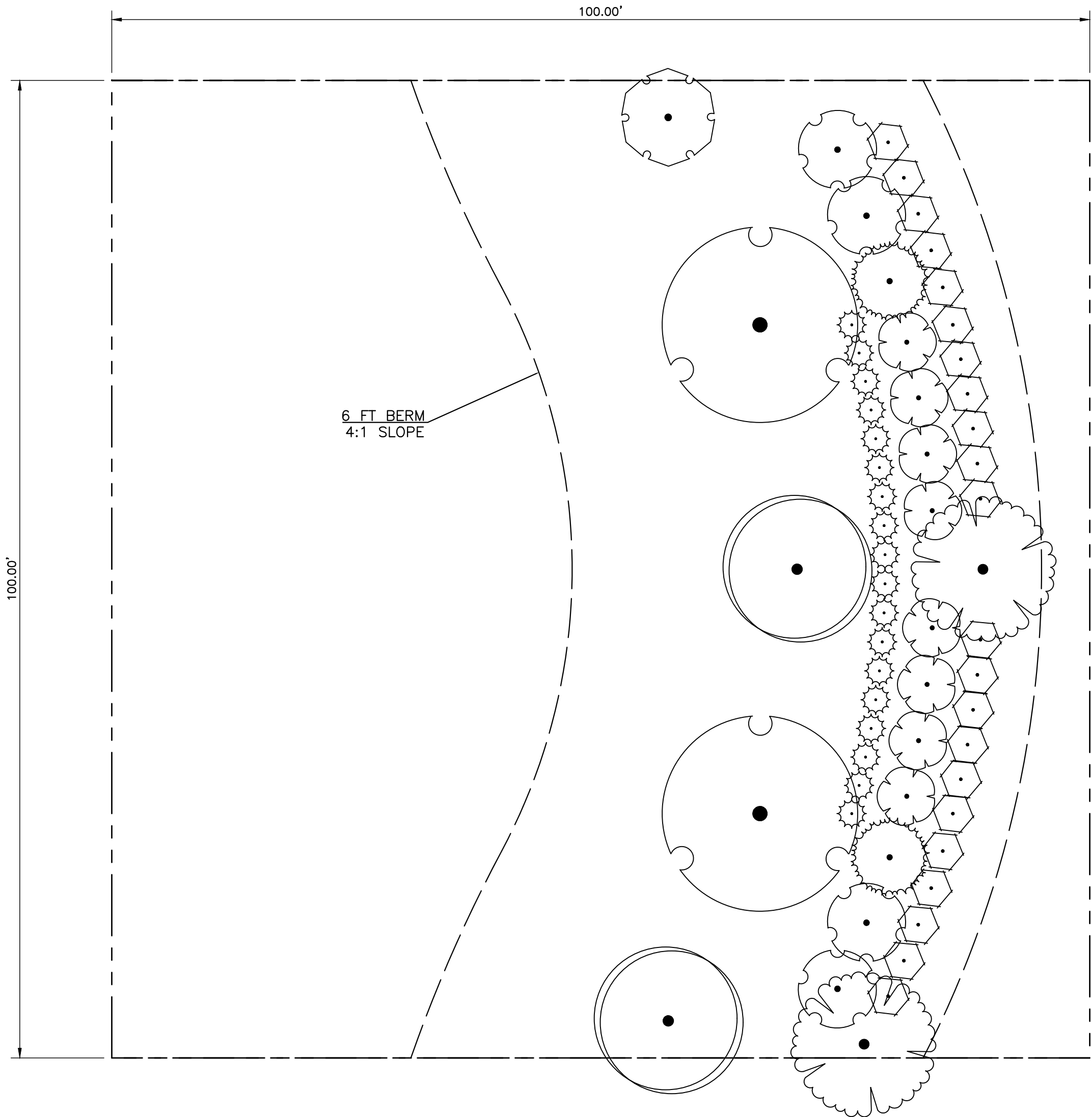
DRAWING NO.:
CP-4.0

DRAFT



SCALE IN FEET
0 100 200

A:\340-2001\342-0661-0000\Draw\Exhibits\342066066-0001-Landscape Planting\CP-9.0 LS(1/20/2025 - 3:43 PM) - LSP: 1/20/2025 3:43 PM



PLANT SCHEDULE 100' TYPICAL BUFFER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	SIZE
TREES						
	AME ARB	2	AMELANCHIER ARBOREA / DOWNY SERVICEBERRY STRAIGHT LEADER, MATCH SPECIMEN	B&B	2" CAL.	15'-20'
	LAG IND	2	LACERSTROEMIA INDICA / CRAPE MYRTLE STRAIGHT LEADER, MATCH SPECIMEN	B&B	2" CAL.	25'-30'
	MAG BRK	2	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY' / BRACKEN'S BEAUTY SOUTHERN MAGNOLIA STRAIGHT LEADER, MATCH SPECIMEN	B&B	2" CAL.	25'-40'
	PIC CO2	1	PICEA PUNGENS / COLORADO SPRUCE STRAIGHT LEADER, MATCH SPECIMEN	B&B	2" CAL.	12'-14'
	THU GR2	2	THUJA STANDISHII X PLICATA 'GREEN GIANT' / GREEN GIANT ARBORVITAE STRAIGHT LEADER, MATCH SPECIMEN	B&B	2" CAL.	8'-10'
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING	
SHRUBS						
	ABE GRA	8	ABELIA X GRANDIFLORA / GLOSSY ABELIA FULL TO GROUND, MATCH SPECIMEN	NO. 3 CONT.	AS SHOWN	
	LIG YEL	22	LIGUSTRUM HOWARDII / YELLOW-TIP LIGUSTRUM FULL TO GROUND, MATCH SPECIMEN	NO. 3 CONT.	AS SHOWN	
	MUH CAP	18	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS FULL TO GROUND, MATCH SPECIMEN	NO. 3 CONT.	AS SHOWN	
	VIB CHI	4	VIBURNUM AWABUKI 'CHINDO' / CHINDO SWEET VIBURNUM FULL TO GROUND, MATCH SPECIMEN	NO. 3 CONT.	AS SHOWN	

BUFFER REQUIREMENTS:

- 40% OF THE REQUIRED TREES WITHIN THE BUFFER SHALL BE LARGE MATURE TREES.
- ALL TREES SHALL HAVE A MINIMUM CALIPER OF TWO INCHES AT THE TIME OF PLANTING.
- SHRUBS SHALL BE EVERGREEN AND AT LEAST THREE FEET TALL WHEN PLANTED WITH THE AVERAGE HEIGHT OF SIX FEET IN THREE TO FOUR YEARS.
- SHRUBS AND TREES SHALL BE ON THE APPROVED PLANT LIST.

LANDSCAPE CALCULATIONS:

- TOTAL TREES REQUIRED PER 100'= 9
- TOTAL TREES PROVIDED PER 100'= 9
- TOTAL SHRUBS REQUIRED PER 100'= 20
- TOTAL SHRUBS PROVIDED PER 100'= 52
- EVERGREEN TREES REQUIRED= 25%
- EVERGREEN TREES PROVIDED= 33%

TYPICAL 100-FOOT BERM AND
BUFFER PLANTING

DRAWING NO.:

CP-9.0

DATE: JANUARY 20, 2025
DWG SCALE: AS SHOWN
PROJECT NO: 343-066
APPROVED BY: MEK

IGC
MLG
343-066
MEK

WINDSOR FARM
CLASSICA HOMES, LLC
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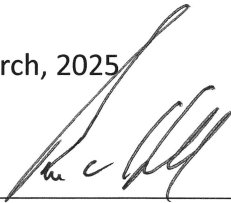


CZ 2025-02 CLASSICA HOMES – HEMBY
WINDSOR FARMS
EXHIBIT B.
DEVELOPMENT GUIDELINES AND STANDARDS
Page 1 of 2

1. **Development Standards.** The development will be governed by these development standards, all submittals presented to the Town Board in support of this application, and the applicable provisions of the Town of Weddington Unified Development Ordinance (UDO) in place on the Filing Date.
2. **Applicability of Other Regulations.** The Rezoning Plan shall comply with the current version of applicable non-Unified Development Ordinance regulations at the time of individual permit submission unless otherwise specified under state or federal law, including G.S. 160D-108: Permit Choice and Vested Rights. Examples of these codes may include, but are not limited to, building codes, fire codes, and/or codes or regulations administered by outside agencies.
3. **Schematic Nature of Rezoning Plan.** The Rezoning Plan shows the general location of all structures and exact locations of structures may be altered or modified during design, engineering, and construction phases of the development so long as the minimum Ordinance standards are met, and such alterations or modifications are materially in keeping with the Rezoning Plan.
4. **Access and Transportation.**
 - a. All roadway improvements and construction within the subdivision will be subject to the standards and criteria of the Town of Weddington and/or NCDOT standards for road construction.
 - b. Required connected road to Dornoch Drive in Weddington Glen as shown in Exhibit A will remain closed until completion of development unless otherwise directed by the County Fire Marshal or Union County Public Schools.
 - c. Pedestrian Pathway provided connecting cul-de-sacs of Road A and Road C or alternative pedestrian plan in accordance with UDO Section D-917B(L)(8).
5. **Environmental Features and Open Space.**
 - a. The site shall comply with the minimum Open Space and Tree Save requirements as set forth in D-917A (p) and (q) of the Weddington Unified Development Ordinance.

- b. Landscape and Buffer plan with detailed tree save and mitigation plan shall be submitted to Planning Director with specific planting plan detailing the 100-foot thoroughfare buffer for review and approval prior to construction plan approval.
 - c. Exhibits of design and landscaping of parks (2) submitted to planner for approval.
- 6. **Stormwater Management.** Applicant shall meet all requirements for storm water management as required by the Weddington Unified Development Ordinance and as required by town engineers.
- 7. **Water and Sewer Connectivity Approvals from Union County**
- 8. **Permitted Uses.** Permitted uses for this site include all uses permitted in the R-CD and R-40 districts. This site may be developed with up to twenty-seven (27) single-family residential units.

This 10th day of March, 2025



Classica Homes