

MEETING WITH TOWN COUNCIL

PROVIDENCE + WEDDINGTON ROADS

R-40 + R-CD SUBDIVISION

SINGLE-FAMILY RESIDENTIAL

AUGUST 12, 2024



MIKE SHEA
REGIONAL VICE PRESIDENT



MCADAMS

EDDIE MOORE, AICP
DIRECTOR, PLANNING + ENTITLEMENT



RANDY GODDARD, PE
SENIOR PRINCIPAL

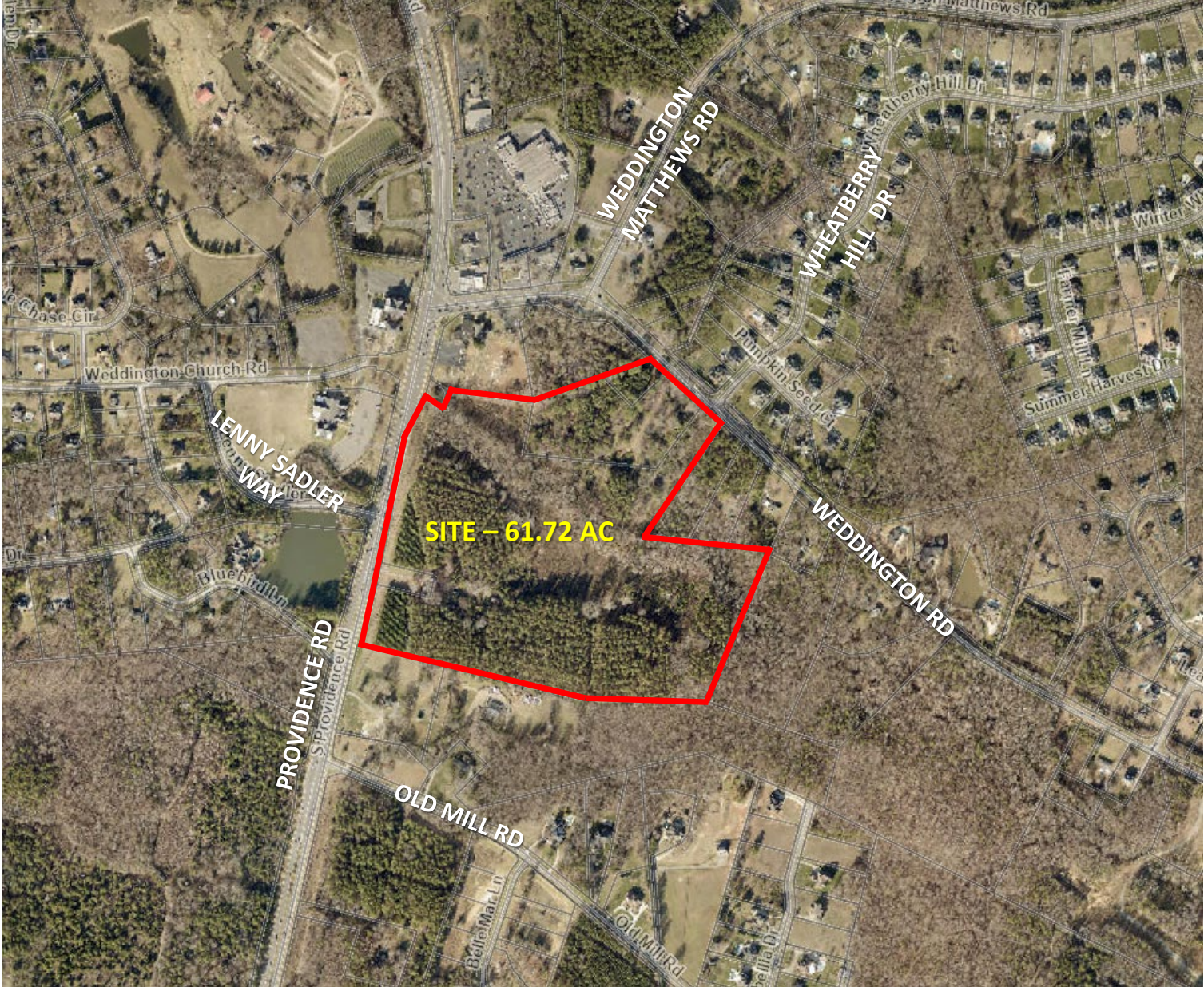
ATHERTON – WEDDINGTON



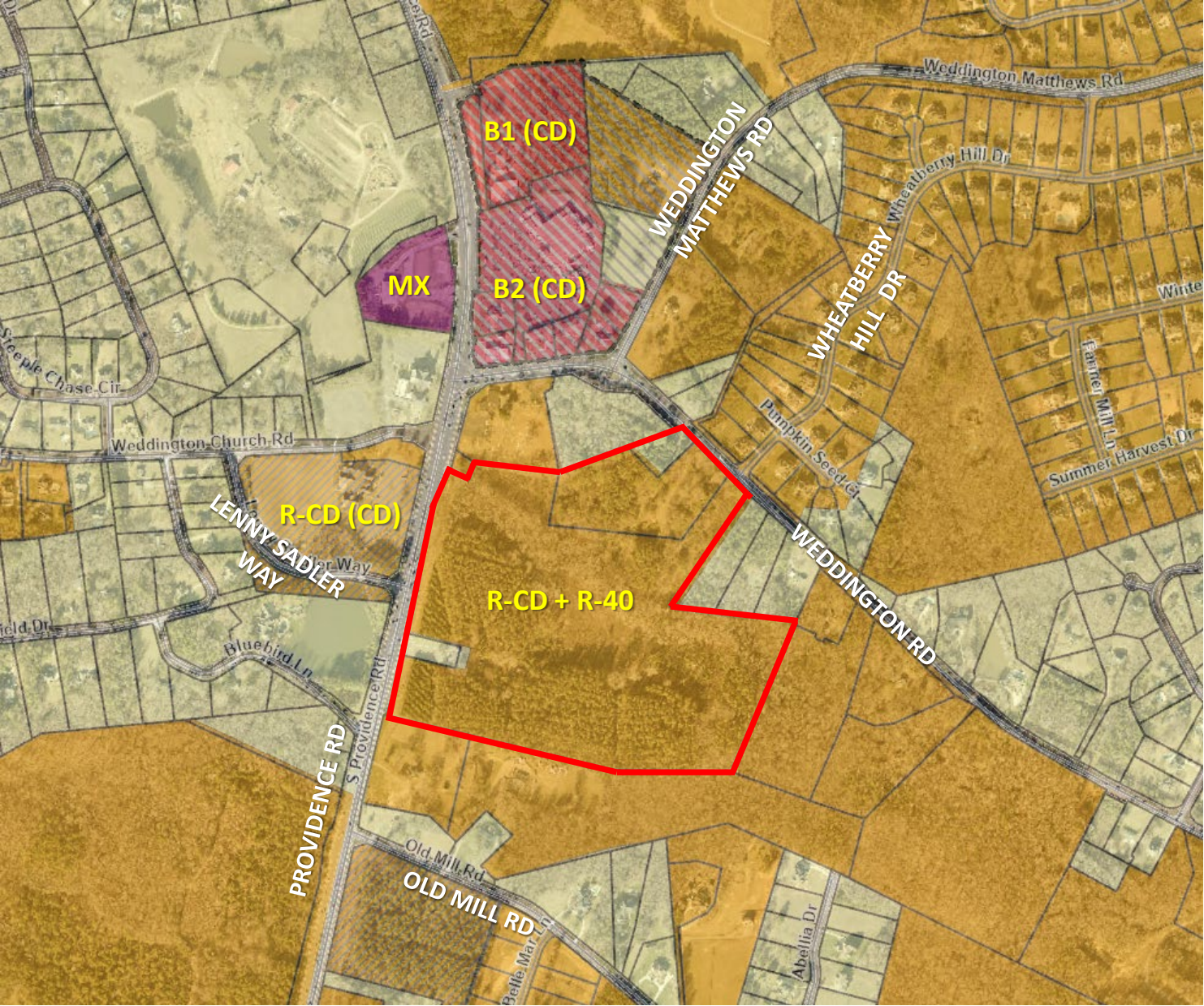
OLDENBURG – WAXHAW



PROPERTY LOCATION



AREA ZONING





Goals and Associated Policies

GOAL 1- New development and redevelopment activities shall be consistent with the Future Land Use Map + categories.

a. **Agriculture:** This category is intended to accommodate very low-density residential development to retain rural character and agricultural activity. Maximum density: 1 dwelling unit per 1.5 acres.

- 34 LOTS
- 61.72 AC / 1.5 AC = 41 LOTS
- PROPOSED DENSITY = 0.55 HOMES PER ACRE
- LOT SIZE RANGE – 40,054 SF TO 55,495 SF
- VERY LOW DENSITY RESIDENTIAL
- RETAINING RURAL CHARACTER

CONDITIONAL REZONING BENEFITS

DEVELOPMENT MUST FOLLOW APPROVED CONDITIONAL REZONING PLAN:

- ✓ MAX – UP TO 34 SINGLE-FAMILY LOTS
- ✓ AVERAGE LOT SIZE - +-45,000 SF
- ✓ 10% SITE – REQUIRED OPEN SPACE
- ✓ 19% SITE – OPEN SPACE + TREE PRESERVATION
- ✓ ENTRANCES PROVIDED ALONG PROVIDENCE RD + WEDDINGTON RD
- ✓ INCREASED AREA CONNECTIVITY – 3 STUB STREETS PROVIDED TO NEIGHBORING PROPERTIES

34 LOTS

WEDDINGTON RD
R/W VARIES

WHEATBERRY HILL DR
50' R/W

LENNY STADLER WAY
60' R/W

PROVIDENCE RDS
R/W VARIES

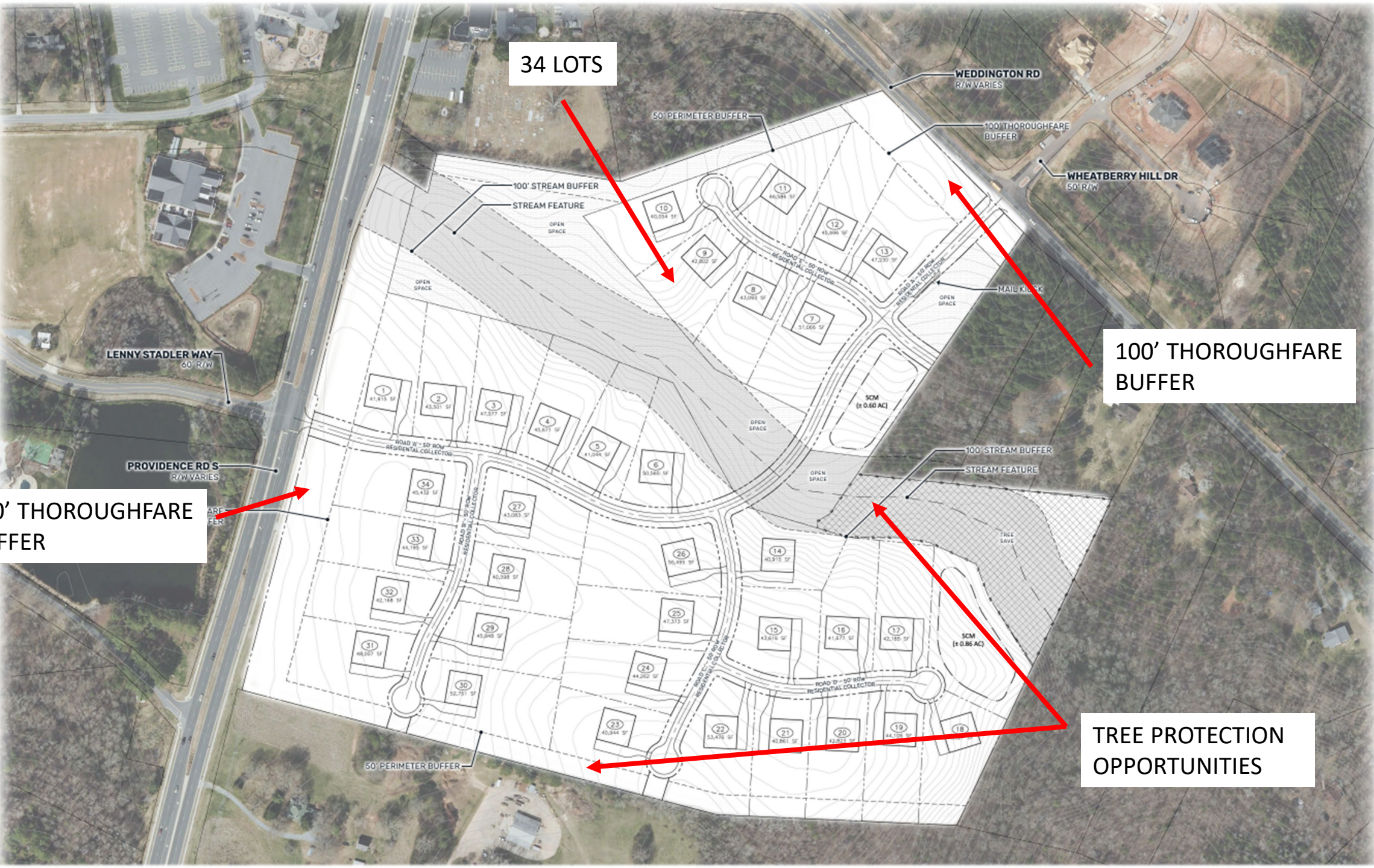
MAIL BOX

100' THOROUGHFARE
BUFFER

100' THOROUGHFARE
BUFFER

TREE PROTECTION
OPPORTUNITIES





34 LOTS

WEDDINGTON RD
R/W VARIES

100' THOROUGHFARE
BUFFER

WHEATBERRY HILL DR
50' R/W

100' STREAM BUFFER

STREAM FEATURE

50' PERIMETER BUFFER

MAIL KIOSK

LENNY STADLER WAY
60' R/W

100' THOROUGHFARE
BUFFER

PROVIDENCE RD S
R/W VARIES

100' THOROUGHFARE
BUFFER

100' STREAM BUFFER

STREAM FEATURE

TREE PROTECTION
OPPORTUNITIES



ARCHITECTURAL STYLE INSPIRATION



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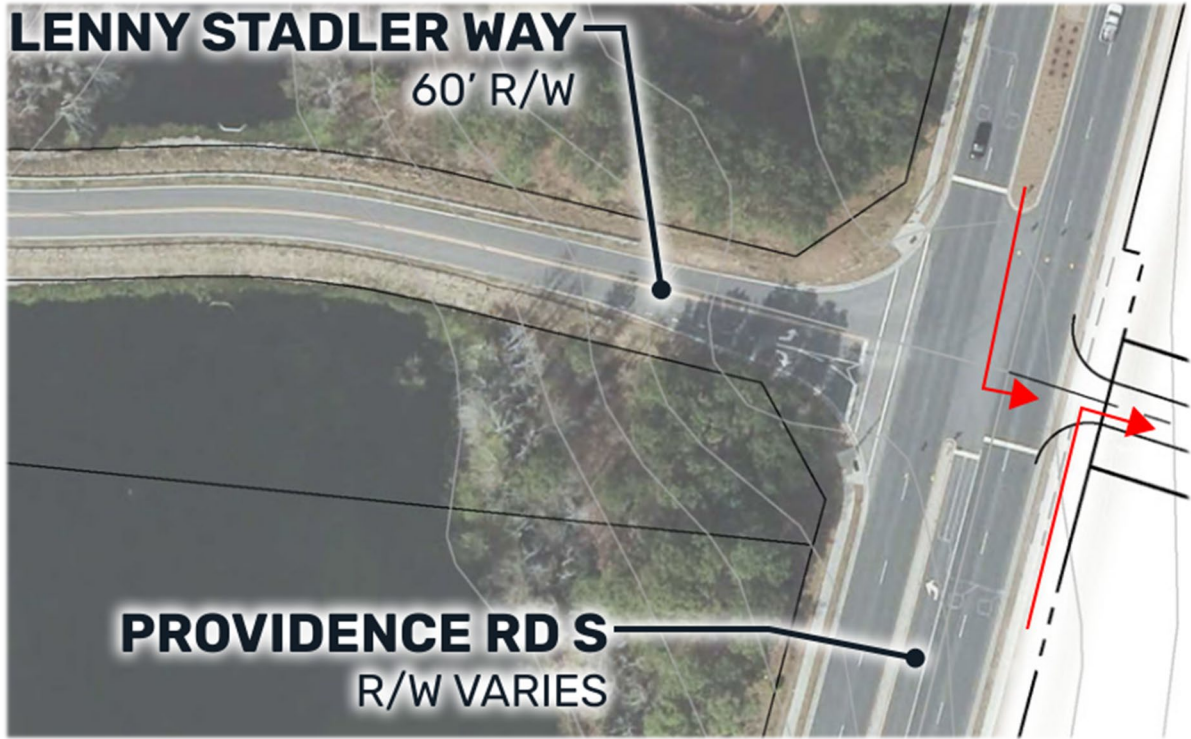
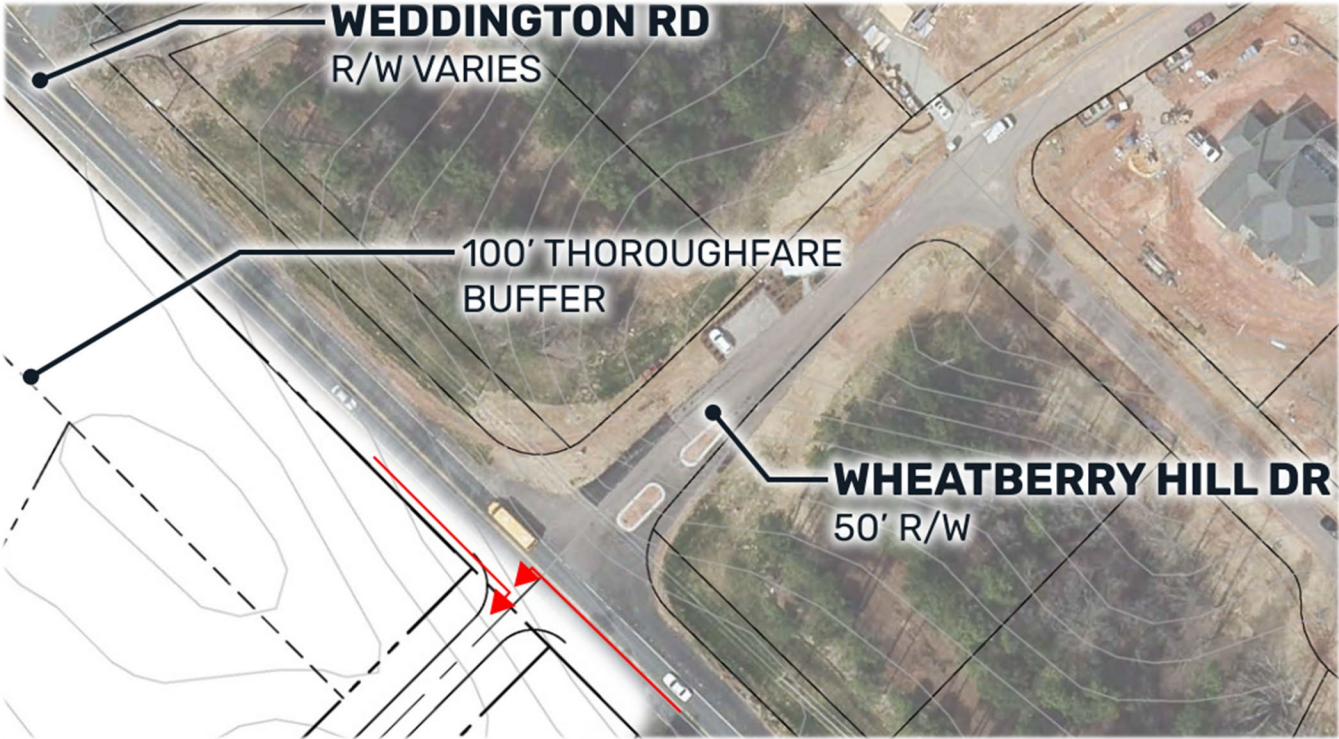


SITE PLAN + TRIP GENERATION

AM Peak Hour			PM Peak Hour		
Enter	Exit	Total	Enter	Exit	Total
7	21	28	23	13	36



PLANNED IMPROVEMENTS – LEFT + RIGHT TURN LANES

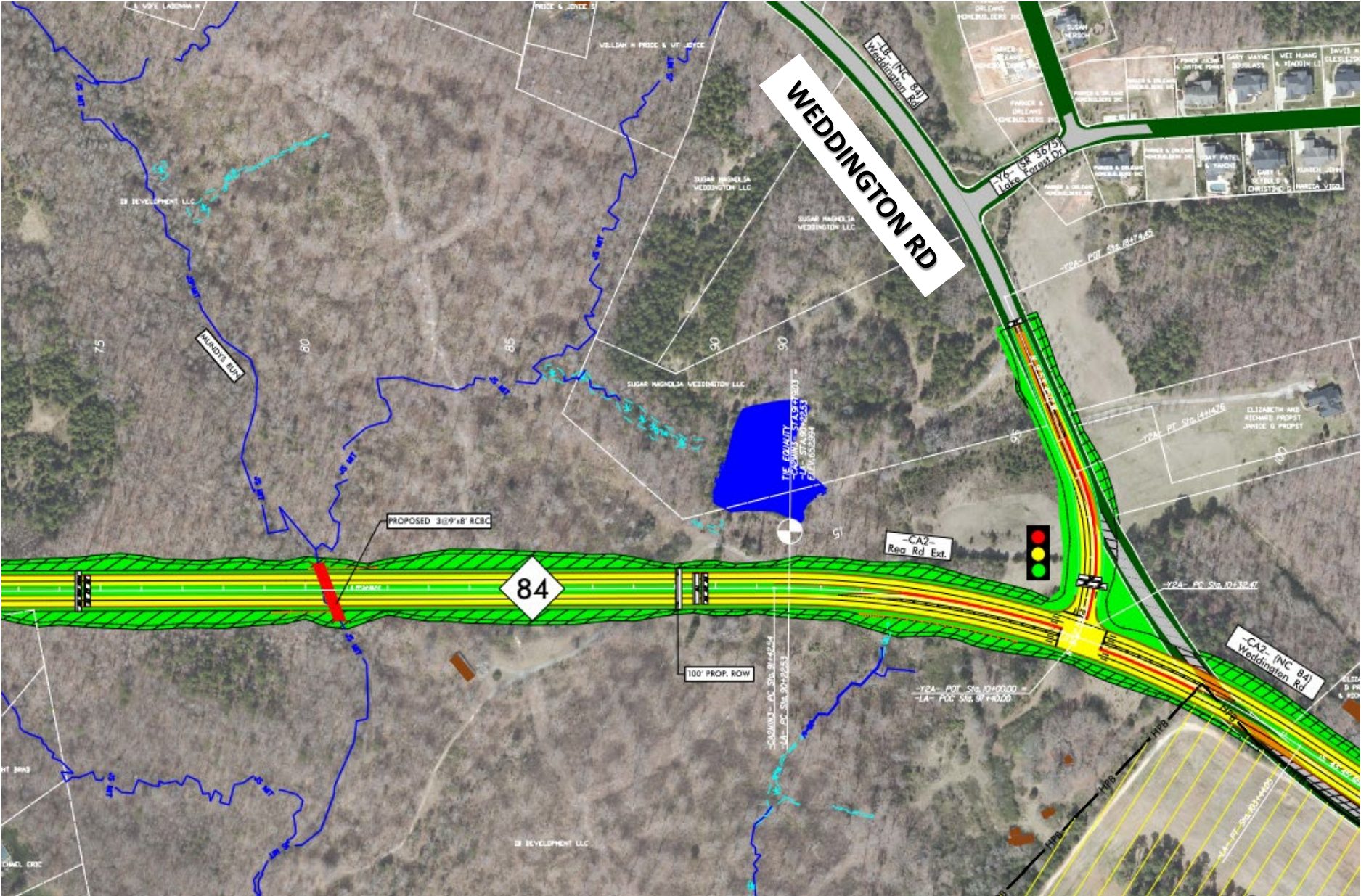




STIP U-3467
CONSTRUCTION – 2028

REA ROAD EXT – AT REA RD





THANK YOU



WEDDINGTON RD
R/W VARIES

WHEATBERRY HILL DR
50' R/W

LENNY STADLER WAY
60' R/W

PROVIDENCE RDS
R/W VARIES

MAIL KIOSK

ROAD A - 50' R/W
RESIDENTIAL COLLECTOR

ROAD B - 50' R/W
RESIDENTIAL COLLECTOR

ROAD D - 50' R/W
RESIDENTIAL COLLECTOR