



Town of Weddington Board of Commissioners
October 14th, 2024

C
CLASSICA
HOMES DESIGNED FOR LIVING




CLASSICA
 HOMES DESIGNED FOR LIVING



THE NATIONALS
 2019

2019 The Nationals
 National Sales and Marketing Council (NSMC)
 Best Single-Family Detached Model Home 3,501 - 4,000 sf. GOLD
 The Monterey




CLASSICA
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704-997-3480





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Weddington
Working Concepts





Providence Rd

Hemby Rd



Conservation Plan





Conservation Plan

PARCELS:
 PIN: 06126004 ±34.962 ACRES
 PIN: 06126004C ± 1.16 ACRES
 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

OPEN SPACE REQUIRED: 18.06 ACRES (50.00%)
 OPEN SPACE PROVIDED: 18.41 ACRES (50.97%)

REVISION RECORD

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

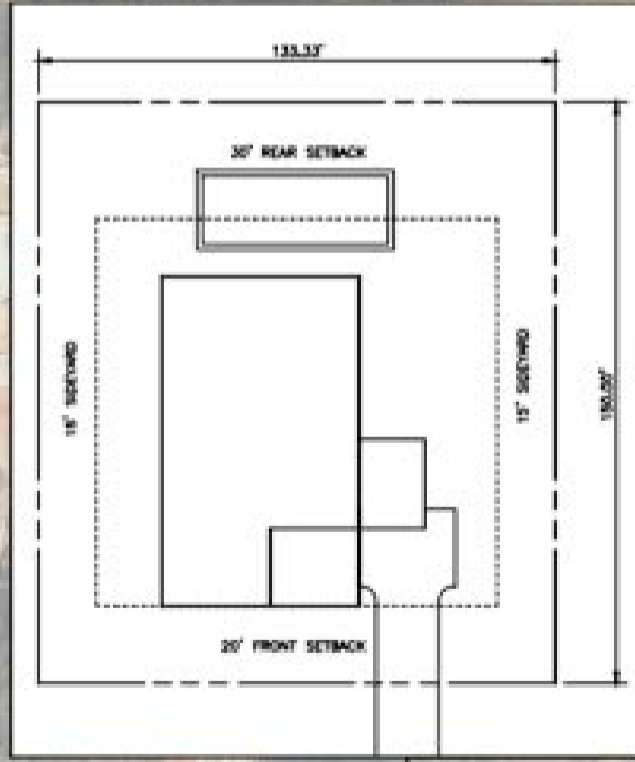
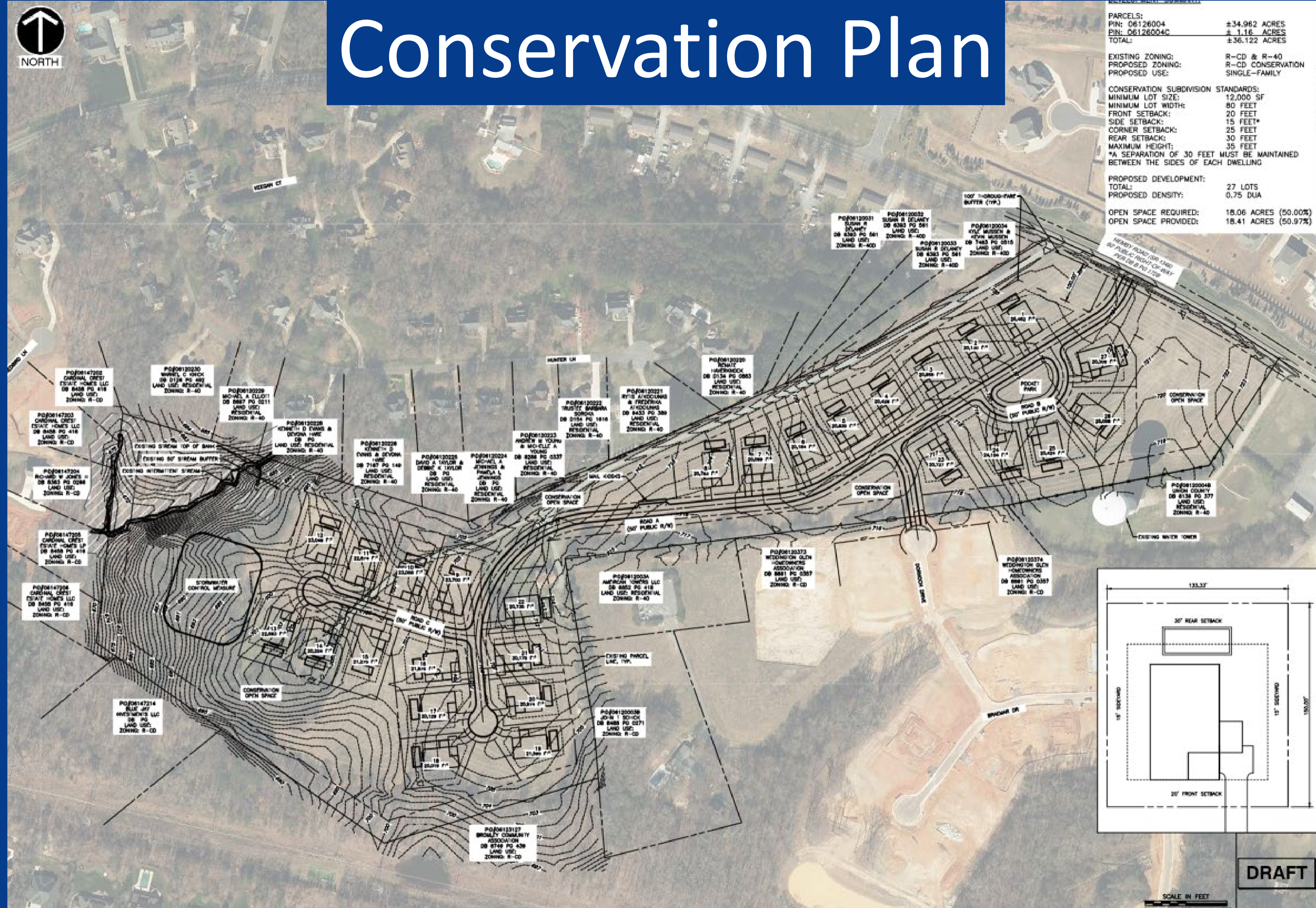


HEMBy ROAD SITE
 CLASSICA HOMES, LLC
 WEDDINGTON, NORTH CAROLINA
 UNION COUNTY

CONSERVATION SITE PLAN

DATE:	JULY 2008	DESIGN BY:	STAFF
DRAWN BY:	AS SHOWN	CHECKED BY:	3483286
PROJECT NO:		SCALE:	AS SHOWN
PROJECT:		DATE:	

RZ-1.1



DRAFT

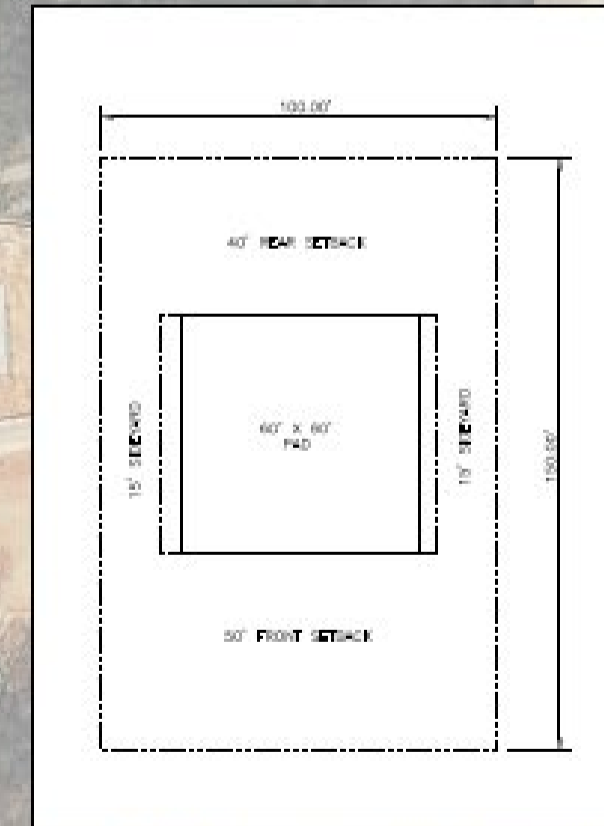
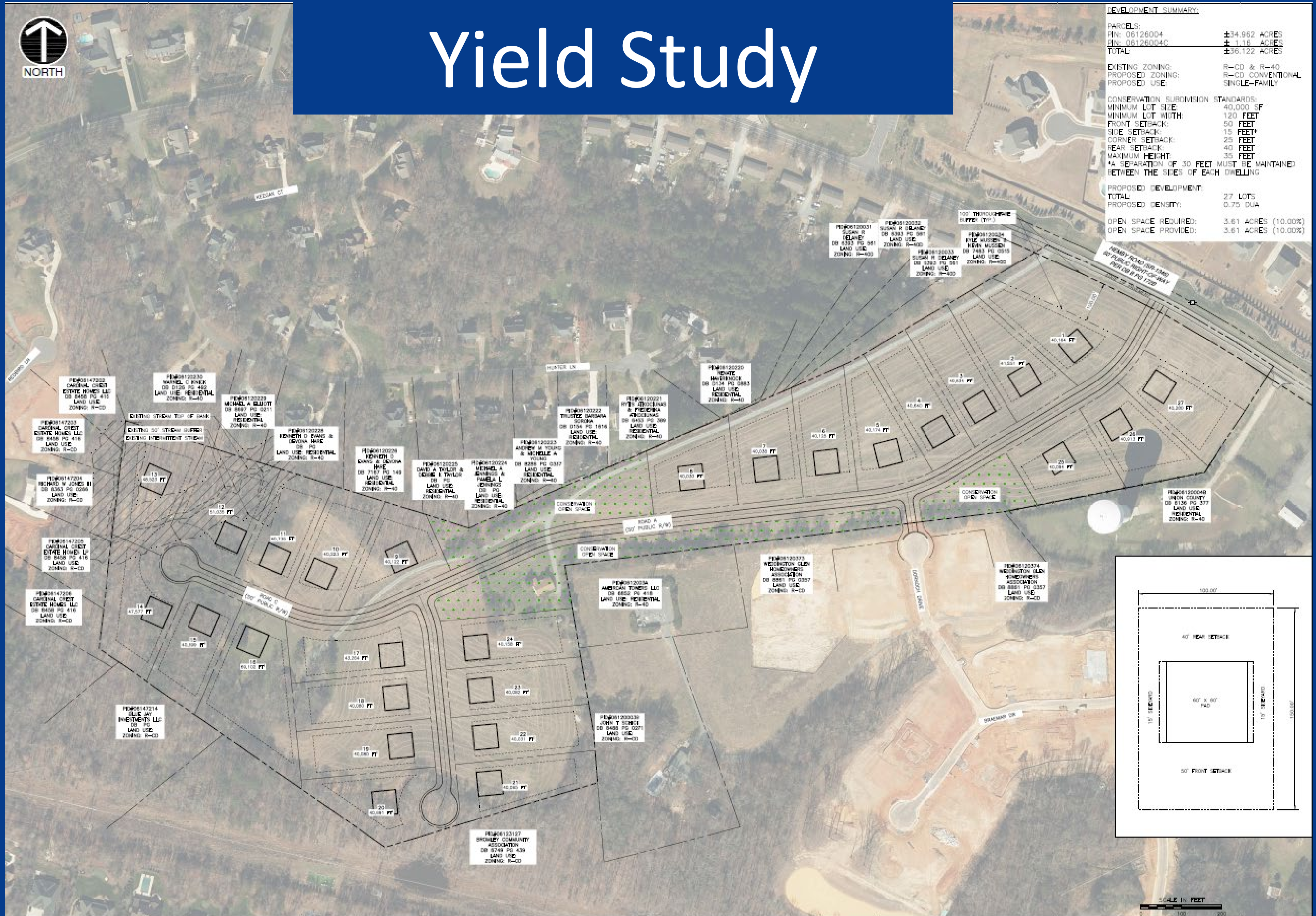
SCALE IN FEET



Yield Study

DEVELOPMENT SUMMARY:

PARCELS:	
FIN: 06126004	±34.962 ACRES
FIN: 06126004C	± 1.16 ACRES
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:	3.61 ACRES (10.00%)
OPEN SPACE PROVIDED:	3.61 ACRES (10.00%)



SCALE IN FEET
0 100 200

THANK YOU FOR
YOUR TIME!

Questions?

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