

TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, JUNE 1, 2020 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD WEDDINGTON, NC 28104
AGENDA

1. Open the Meeting
2. Determination of Quorum
3. Approval of Minutes – April 27, 2020 Regular Planning Board Meeting Minutes
4. Public Hearing - Discussion and Consideration of a Temporary Use Permit for The Town of Weddington to hold a Drive-in Movie Night at Hunter Farm
5. Old Business
6. New Business
 - A. Discussion and Recommendation for a Conditional Zoning Amendment for Christ Lutheran Church-South to construct a Phase I building at 315 Reid Dairy Road.
7. Update from Town Planner and Report from the May Town Council Meeting
8. Board member comments
9. Adjournment

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, APRIL 27, 2020 – 7:00 P.M.
WEDDINGTON TOWN HALL*
MINUTES
PAGE 1 OF 4**

1. Open the Meeting

Chairman Prillaman called the Regular Planning Board Meeting to order at 7:12 p.m.

2. Determination of Quorum

Roll call was used to determine a quorum of all planning board members were present: Chairman Brad Prillaman, Vice Chairman Walt Hogan, Board members Jim Vivian, Jen Conway, Steve Godfrey, and Ed Goscicki.

Staff present: Town Administrator/Planner, Karen Dewey, Town Clerk

3. Approval of Minutes – February 24, 2020 Regular Planning Board Meeting Minutes

- Motion:* Vice Chairman Walt Hogan made a motion to approve the February 24, 2020 Regular Planning Board Meeting Minutes as presented.
- Second:* Board member Godfrey
- Vote:* The motion passed with a unanimous vote.

4. Public Hearing - Discussion and Consideration of a Temporary Use Permit for The Patriot Wagon-USA to hold Patriotic Fundraising and Community event at Hunter Farm on August 1, 2020

Chairman Prillaman opened the public hearing. There were no public comments.

Ms. Thompson presented the staff report: Mr. Lynn Hoosier submitted an application for a Temporary Use Permit for a fundraising event. The proposed event will be located at the Hunter Farm located at 13616 Providence Rd. on Saturday, August 1, 2020 (date was changed due to COVID-19).

The event will run from 10:30 a.m. to 4:30 p.m. with time for set-up and clean-up. There will be no lighting needed as it is a daytime event. Projected attendance is initially estimated at 500-1500 people, all with pre-sold tickets. Portajohns will be available. The Union County Sheriff's Office will allocate appropriate public safety, traffic/crowd controls, and traffic direction and the fire department with EMS will be on site for any concerns, issues with medical needs or assistance. A Union County Mass Gathering Permit has been requested from Union County Environmental Health.

Staff reviewed the application and submitted documents and finds the Temporary Use Permit Application to be in compliance with the Weddington Zoning Ordinance and therefore recommends approval.

Vice Chairman Hogan asked if a condition could be made to allow the applicant to change the date of the event in case the Governor Cooper's Executive Order 121 to stay-at-home is extended. Mr. Lynn Hoosier, the applicant, stated that several dates have been considered and if August 1 doesn't work, the event may be cancelled to avoid conflicts with other events.

In accordance with the provisions of *Article I, Section 58-13* of the *Weddington Zoning Ordinance*, the property owners and the owners of the parcels of land within 200 feet of the property involved in the Temporary Use Application have been sent notification of the public hearing. Before issuing any temporary use permit, the planning board shall make the following determinations:

(i) That the proposed temporary use will not materially endanger the public health, welfare and safety;

The Planning Board unanimously agreed that with the presence of the Union County Sheriff's Office and the Wesley Chapel Volunteer Fire Department, this proposed temporary use will not materially endanger the public health, welfare, and safety.

(ii) That the proposed temporary use will not have a substantial negative effect on adjoining properties;

The Planning Board unanimously agreed that since property owners within 200 feet of the property involved were sent notification of the Temporary Use Permit Application public hearing, and the event is limited to the Hunter Farm property, this proposed temporary use will not have a substantial negative effect on adjoining properties.

(iii) That the proposed temporary use is in harmony with the general purpose and intent of this chapter and preserves its spirit; The Planning Board unanimously agreed that this proposed use will encourage community unity and is in harmony with the general purpose and intent of this chapter.

(iv) The proposed temporary use is held no more than four times per year at any particular location.

The Planning Board unanimously agrees that this proposed use, which will be held one time in August, meets this finding of fact.

Motion: Board member Gosicki made a motion to approve the Temporary Use Permit Application from The Patriot Wagon for a patriotic and community event to be held from 10:30a .m. to 4:30 p.m. on August 1, 2020 at the Hunter Farm with the condition that if Executive Order 121 (stay-at-home order) is extended, the applicant has a 6 month time frame to reschedule.

Second: Board member Godfrey

Vote: The motion passed with a unanimous vote.

5. Old Business

No Old Business to discuss

6. New Business

A. Discussion and Consideration of the Zalinsky Minor Subdivision

Ms. Thompson presented the staff report: The applicant, Dan Zalinsky is seeking minor subdivision approval for property located at 3004 Ashford Glen Drive (parcel 06174006). It is a total of 1.99 acres and is zoned R40 residential.

The resultant lots are approximately .92 acres and 1.07 acres. Both lots meet the minimum size requirement of 40,000 square feet, the minimum front, side and rear yard setbacks, and are at least 120' wide at the established front setback. The proposed minor subdivision is in general conformity with the Town of Weddington Zoning and Subdivision Ordinances; therefore, staff recommends approval.

Board member Godfrey asked about the lot size to confirm that .92 acres meets the 40,000 sq.ft. minimum. Ms. Thompson confirmed that the lot is 40,007 square feet.

Board member Goscicki asked about subdividing within the subdivision. The applicant, Mr. Zalinsky, explained that the previous owner bought the lot adjacent to his own and combined the two. Mr. Zalinsky stated that this subdivision meets the HOA guidelines.

Motion: Board member Godfrey made a motion to approve the Zalinsky Minor Subdivision

Second: Vice Chairman Hogan

Vote: The motion passed with a unanimous vote.

B. Discussion and Consideration of the Walden at Providence Subdivision Entry Columns/Gate

Ms. Thompson presented the staff report: Walden at Providence Subdivision has submitted plans for entry columns and a gate. The Planning Board shall review and consider the application and plans for the Walden at Providence Subdivision. Section 58-9 of the Code of Ordinances states that entry and perimeter walls and entry monuments are not required to be of any specific height or style but are subject to review and approval of the planning board prior to the start of construction. The roads within the subdivision are platted as private. The PRD standards per section 58-23 do not apply, however the Town will work with the applicant to ensure the system has a manual override and a keypad with the code given to EMS in case of an emergency. The proposed location of the gates allows for up to 3 cars to be stacked and the current layout at the entrance includes a turn-around area which will remain. The columns have a stone veneer and are approximately 10.7' tall. The highest point of the gates is approximately 9.4'. Staff recommends approval of the Walden at Providence entrance monument.

Vice Chairman Hogan asked there was a requirement to accommodate school buses in the turnaround area. Ms. Thompson replied that there is no requirement, but the town ensures that the school buses are accommodated.

Chairman Prillaman expressed concern with the width of the gate as 20 feet wide is generally the code.

Board members Goscicki and Godfrey asked if the roads were private. Ms. Thompson replied that the roads were platted as private in the 1980's.

Board member Hechtel asked if the turnaround could accommodate a 55 ft. tractor trailer. The applicant stated that the turnaround is measured to accommodate standard tractor trailers and commercial vehicles and that the gate would be open during the week during the regular working day.

Motion: Board member Goscicki made a motion to approve the Walden at Providence Subdivision Entry Columns and Gate

Second: Board member Hechtel

Vote: The motion passed with a unanimous vote.

7. Update from Town Planner and Report from the March Town Council Meeting

Ms. Thompson stated that she is working with the town attorney in this down time to draft the Unified Development Ordinance. The Town ordinances have to comply with new 160D legislation by July 2021. That deadline was moved from December 2020 because of the pandemic. The planning board should see the scope and table of contents at the May meeting. The Woods has been sold to another developer and has submitted a site analysis plan. This will probably be an RCD subdivision and will come under the new development standards passed last year.

8. Board member comments

The board members all expressed appreciation for the work of the staff to get the meeting up and running.

9. Adjournment

- Motion:** Vice Chairman Hogan made a motion to adjourn the April 27, 2020 Regular Planning Board Meeting at 7:41 p.m.
- Second:** Board member Vivial
- Vote:** The motion passed with a unanimous vote.

Approved: _____

Brad Prillaman, Chairman

Karen Dewey, Town Clerk

TOWN OF WEDDINGTON

MEMORANDUM

TO: Chairman and Planning Board

FROM: Lisa Thompson, Town Administrator/Planner

DATE: June 1, 2020

SUBJECT: Temporary Use Permit – Drive-In Movie Night

The town submitted an application for a Temporary Use Permit for a drive-in movie night event. The proposed event will be located at the Hunter Farm located at 13616 Providence Rd. on Sunday, June 21, 2020.

Application Information

Date of Application: May 26, 2020
Property Owner's Name: Nancy Anderson
Parcel ID#: 06150044
Property Location: 13624 Providence Road, Weddington (Hunter Farm)
Existing Zoning: R-CD
Existing Use: Agricultural
Property Size: 47.6580 Acres

Additional information and a site plan are attached.

In accordance with the provisions of *Article I, Section 58-13* of the *Weddington Zoning Ordinance*, the property owners and the owners of the parcels of land within 200 feet of the property involved in the Temporary Use Application have been sent notification of the public hearing. Before issuing any temporary use permit, the planning board shall make the following determinations:

- (i) That the proposed temporary use will not materially endanger the public health, welfare and safety;
- (ii) That the proposed temporary use will not have a substantial negative effect on adjoining properties;
- (iii) That the proposed temporary use is in harmony with the general purpose and intent of this chapter and preserves its spirit; and
- (iv) The proposed temporary use is held no more than four times per year at any particular location.

Staff reviewed the application and submitted documents and finds the Temporary Use Permit Application to be in compliance with the Weddington Zoning Ordinance and therefore recommends approval.



Town of Weddington



Temporary Use Permit Application

Applicant Information

Name: Town of Weddington
 Mailing Address: 1924 Weddington Rd
 City: Weddington State: NC

Permit Number: _____

Phone Number: 704-846-2709
 Email: ltompson@townofweddington.com
 Zip: 28104

Property Owner Information (if different from applicant)

Name: Nancy Anderson / Hunter Farm
 Address: 13624 Providence Rd
 City: Weddington State: NC Zip: 28104

Lot Number: _____
 Subdivision: _____
 Parcel Number: _____

Describe the nature of the use requested: Drive in movie night to be held at Hunter Farm

On a separate page provide the following -
Narrative including:

- Nature of use
- Duration of use
- Hours of operation
- Lighting
- Temporary structures
- Signage
- Projected attendance
- Waste/trash disposal

Other Submittal Requirements (if applicable):

- A site plan showing parking and the layout of event area
- Proof of adequate insurance to cover the event
- Certification of review from Union County Sheriff's Department or NC Highway Patrol regarding traffic and crowd control
- Union County mass gathering permit required?
- Certification of review from Union County Health Department
- Department of Revenue weekend Temp. Sales and Use ID# for retail sales

By signing this permit, the applicant agrees with the findings of fact below:

The proposed temporary use will not materially endanger the public, health, welfare and safety; and
 The proposed temporary use will not have a substantial negative effect on adjoining properties; and
 The proposed temporary use is in harmony with the general purpose and intent of the ordinance and preserves its spirit; and
 The proposed temporary use is held no more than four times per year at any particular location.

[Signature]
 Signature of Applicant

5/27/2020
 Date

Signature of Property Owner (if different)

Date

Permit Approved? Yes _____ No _____

If Yes, Permit is Valid from: _____ to _____

 Zoning Administrator Date

Drive in Movie Night

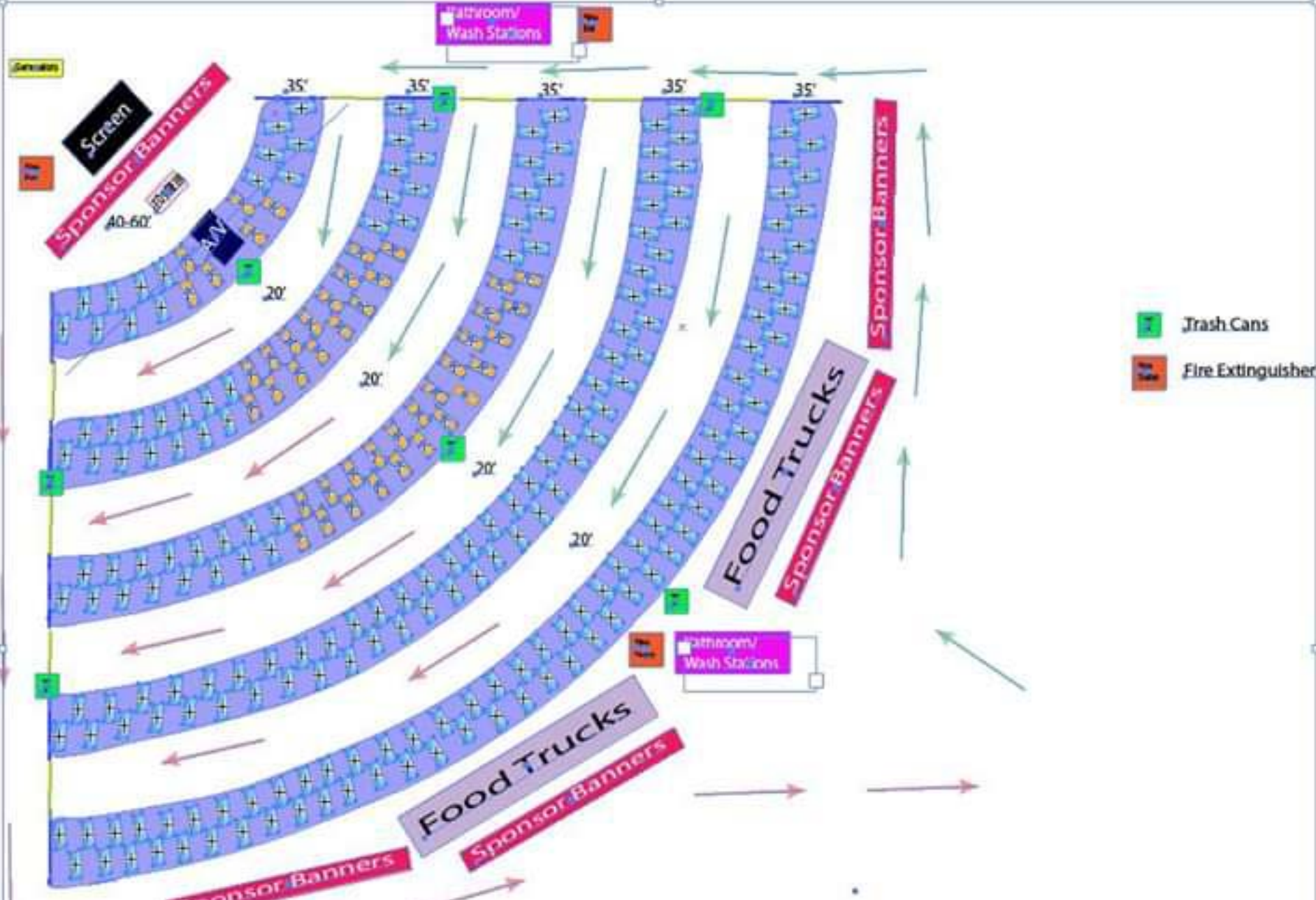
- Nature of Use: Movie night to be held at Hunter Farm 13624 Providence Road on 21 June 2020. Event will begin at 7:30 p.m. with the movie beginning at dusk (sunset at 8:16 p.m. and conclude when movie is finished. Projected attendance is 400 people (est 100 vehicles)
- Temporary Structures include movie equipment: screen, projector, sound equipment.
- Parking and Placement of movie equipment will be determined after a site walk by Property owner and Town Staff.
- All forms required by the county have been submitted and are pending approval.
- Port-a-johns and small trash containers will be provided with safety lighting around the area.
- All signage will follow regulations outlined in Weddington Code of Ordinances
- Union County Sheriff's Office will provide traffic control.





- * 40x20 AIRSCREEN
- * Power 159'
- * Car/Parking Space 15'x20'
- * Rows 35' Wide
- * Fire Lanes 20' Wide
- * Projector 70'
- * First Car 55'
- * 291 Cars





- *Screen Size 40' OR 55'
- *Orange Cars for 26' OR LED Screen
- *Barcode Scanning for Tickets
- *No Cash Sales
- *Must stay in car or Parking Space

- *Car/Parking Space 15'x20'
- *Rows 35' Wide
- *Fire Lanes 20' Wide
- *6' Spacing in Lines for Restrooms
- *Mandatory Wash In and Wash Out for Restrooms
- *No Alcohol or Drugs Allowed
- *1-2 Person @ Gate, 3 @ Parking, 2@ Screen

TOWN OF W E D D I N G T O N

MEMORANDUM

TO: Chairman and Planning Board

FROM: Lisa Thompson, Town Administrator/Planner

DATE: June 1, 2020

SUBJECT: Christ Lutheran Church Conditional Zoning Amendment

Christ Lutheran Church requests a conditional zoning amendment for a church use on 12.739 acres at the northwest corner of Rea and Reid Dairy Road.

The site was rezoned on October 8, 2018 with conditions agreed upon by the applicant as follows:

1. Any engineering must be approved by Town Engineer.
2. Water plans to be approved by Union County Public Works and Environmental Health.
3. Prior to commencement of construction, Construction Documents shall be approved by the Weddington Town Council in accordance with Section 58-271 of the *Weddington Code of Ordinances*.
4. Driveway permits are required and shall be approved by NCDOT.
5. A lighting plan shall be submitted at the time of construction plan approval.
6. The applicant provided Proof of Septic approval to Town Staff.
7. Any new use or amendment (i.e. preschool) shall require an updated TIA assessment.
8. Approval of this plan establishes a zoning vested right under G.S. 160A-385.1. Unless terminated at an earlier date, the zoning vested right shall be valid until 10/8/2023. However, the applicant agrees to abide by the forthcoming town erosion control ordinance (if applicable at the time of construction plan submittal).
9. No sport fields or organized sports teams is permitted, and
10. The extended hours of operation during Holy Week are approved due to the site-specific layout and elevation of the church to the adjacent properties.

Since the approval the applicant purchased the Matthews Property (parcel 06177012). The additional property allows the applicant to construct the building further west, away from the existing subdivision lots and amend the parking around the proposed building site. The development standards remained the same except (1) to add the Matthews parcel, and (2) to note that there may be more than one building constructed on the site. The building(s) maximum gross floor area of 55,000 square feet remains the same.

The applicant is now seeking an amendment to build a phase 1 building and parking.

Development Standards (for a Church in the R60 zoning district):

- Minimum Lot Area-3 acres

- Front Setback-75 feet
- Rear Setback-60 feet
- Side Setbacks-50 feet
- Maximum Building Height - 35 feet except as permitted in *Section 58-15*

Access and Parking:

- The site plan shows two points of access off Reid Dairy Rd. The first access is existing and is utilized by Thrive Day Preschool and the second access will be expanded near the existing private drive.
- The applicant is not required to submit a traffic impact analysis.

Screening and Landscaping:

- The applicant is required to provide a 50-foot landscaped buffer around the property per Section 58-8 of the zoning ordinance and buffer the parking along Reid Dairy Rd. Existing wooded areas within the buffers shall be left undisturbed.

Recommendation:

State Statute requires that all zoning regulations shall be made in accordance with a comprehensive plan. When adopting or rejecting any zoning amendment, the governing board shall also approve a statement describing whether its action is consistent with an adopted comprehensive plan or any other officially adopted plan that is applicable, and briefly explaining why the board considers the action taken to be reasonable and in the public interest.

Staff recommends approval of the conditional district amendment with the conditions as previously approved and recommends keeping the previously approved land use plan consistency statement.

Proposed Land Use Consistency Statement

The subject parcel is designated for Traditional Residential on the Weddington Land Use Plan.

The conditional zoning meets the goals of the land use plan in that the use retains a mix of land uses that reinforce a unique small-town character; the design is consistent with the unique small-town character of Weddington. The existing trees and undisturbed area create a buffer between the existing residential homes. It is reasonable given the use and character of the area with the school and fire department nearby.

Attachments:
Site Plan/Development Standards
Previously approved site plan

DEVELOPMENT STANDARDS

January 2, 2019

1. GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Christ Lutheran Church (the “Applicant”) for an approximately 12.739 acre site located on the northwest corner of Reid Dairy Road and Rea Road, which site is more particularly depicted on the Rezoning Plan and is further identified as all of Tax Parcel No. 06177012, all of Tax Parcel No. 06177013, all of Tax Parcel No. 06177014, and a portion of Tax Parcel No. 06177015 (hereinafter referred to as the “Site”).
- B. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of Chapter 58 of the Town of Weddington Code of Ordinances (the “Zoning Ordinance”). The regulations established under the R-60 zoning district shall govern the use and development of the Site.
- C. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configurations, placements and sizes of the building footprints as well as the internal drives and parking areas depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Zoning Ordinance, may be altered or modified during design development and construction document phases.
- D. The principal building and any accessory structures developed on the Site shall be located within the building envelope depicted on the Rezoning Plan.
- E. The Site shall be considered to be a planned/unified development. Therefore, side and rear yards, buffers, building height separation requirements and other zoning standards shall not be required internally between improvements and uses on the Site. The Site shall be required to meet side and rear yard requirements and buffer requirements with respect to the exterior boundaries of the Site.
- F. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Section 58-271(j) of the Zoning Ordinance. Minor alterations or changes to the Rezoning Plan and/or these Development Standards are subject to Section 58-271(j) of the Zoning Ordinance.

2. PERMITTED USES

- A. In addition to all permitted uses within the R-60 zoning district, the Site also may be devoted to the following conditional uses that are allowed within the R-60 zoning district:

1. Churches, synagogues and other places of worship, along with any incidental and accessory uses associated therewith.
- B. With the exception of Holy Week and Christmas Eve, the public hours of operation for permitted uses on the Site shall be 7:00 am to 10:00 pm; provided, however, that the following uses shall be permitted to take place on the Site outside of the above hours of operation:
1. Small group activities;
 2. Spiritual and spiritual formation activities for congregants;
 3. Church-community relationship building activities; and
 4. Conducting church business, operations and/or management activities.
- C. The following restrictions shall apply to wedding ceremonies and wedding receptions held outdoors on the Site:
1. Any wedding ceremonies and/or receptions held on the Site must be held within the hours of operation set forth in Note 2.B.
 2. Outdoor wedding ceremonies and/or receptions shall be held within the building envelope depicted on the Rezoning Plan.
 3. The maximum number of guests for any outdoor wedding ceremony and/or reception held on the Site shall be in accordance with the maximum occupancy of the principal building on the Site as determined by the fire marshal or fire chief.
 4. Temporary exterior lighting, if any, shall not project into adjoining residential lots. Use of stadium-style or other pole-mounted lighting is prohibited.
 5. Parking along the public right of way, or parking that blocks any driveways, sight triangles or emergency access, is prohibited. Off-site parking shall be permitted only if the Applicant maintains an agreement with the owner of land where vehicles are parked specifically permitting such parking.
 6. The event area shall provide sufficient on-site trash receptacles, and ensure that windblown trash or other debris does not accumulate anywhere on the Site.
 7. The event area shall ensure adequate ingress and egress from all buildings and structures to accommodate emergency services access.
- D. No dedicated and lighted athletics fields (e.g. baseball diamonds) shall be provided on the Site.
- E. The Applicant acknowledges that it must seek Town Council approval of any extension of permitted church uses to include operation of a day care or a preschool on the Site.

3. TRANSPORTATION

- A. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Town of Weddington and/or North Carolina Department of Transportation (“NCDOT”) in accordance with applicable published standards.
- B. Off-street vehicular parking shall be provided in accordance with the requirements of the Zoning Ordinance.
- C. The alignment of the internal drives and vehicular circulation areas may be modified by the Applicant to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by Town of Weddington and/or NCDOT in accordance with applicable published standards.

4. ARCHITECTURAL STANDARDS

- A. Building design and architectural standards will meet the applicable requirements of Chapter 14, Article V of the Town of Weddington Code of Ordinances.
- B. The building or buildings to be located on the Site together shall not exceed 55,000 square feet of gross floor area.
- C. The maximum height of any building or buildings to be located on the Site shall be 35 feet as measured from the ridge of the roof.
- D. Attached to the Rezoning Plan are a series of conceptual, architectural perspectives of the principal building to be located on the Site, which are intended to depict the general conceptual architectural style and character of the building. Accordingly, such building shall be designed and constructed so that it is substantially similar in appearance to the attached relevant conceptual, architectural perspectives with respect to architectural style, design and character. Notwithstanding the foregoing, changes and alterations to the exterior of the building that do not materially change the overall conceptual architectural style and character shall be permitted. Any other buildings to be located on the Site shall be consistent with the architectural style, design and character of the principal building on the Site.

5. DIMENSIONAL STANDARDS

- A. Development of the Site shall comply with the yard regulations for the R-60 zoning district set out in Section 58-53(3) of the Zoning Ordinance as it exists on the date of the Rezoning Application.

6. SCREENING AND LANDSCAPING

- A. Screening and landscaping shall conform to the requirements of Section 58-8 of the Zoning Ordinance.

7. ENVIRONMENTAL FEATURES

- A. Storm water management on the Site shall comply with the requirements of Section 58-543 of the Zoning Ordinance.

8. SIGNS

- A. The Applicant may install a sign on the Site at the location more particularly identified on the Rezoning Plan, which sign shall comply with the requirements of Article V of the Zoning Ordinance.

9. LIGHTING

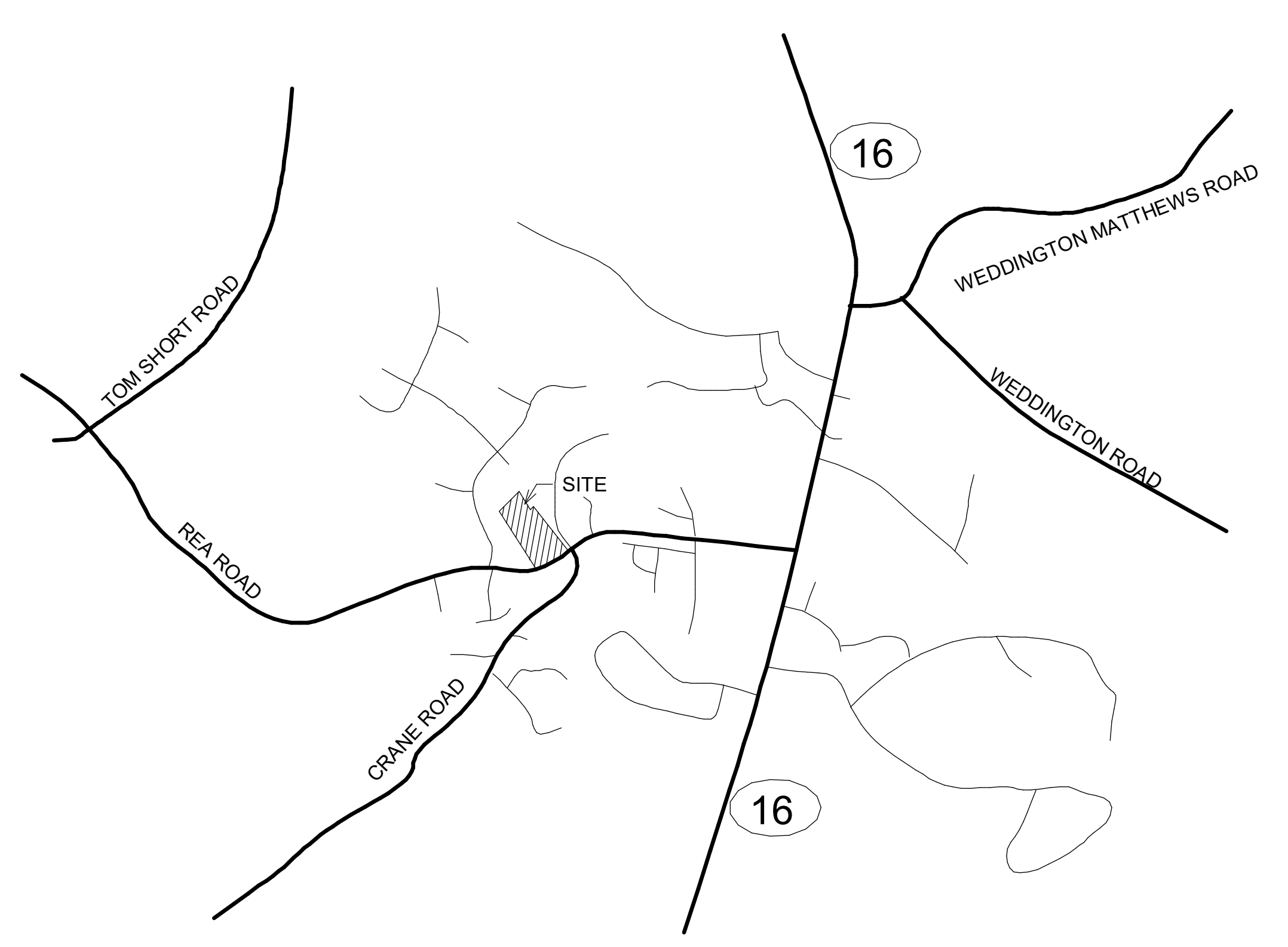
- A. All freestanding lighting fixtures installed on the Site shall comply with the requirements of Chapter 14, Article IV of the Town of Weddington Code of Ordinances.

10. NOISE

- A. The Applicant shall comply with the requirements of Chapter 22 of the Town of Weddington Code of Ordinances.
- B. The Applicant shall not erect or operate a bell tower or similar chiming feature on the Site.

11. BINDING EFFECT OF THE REZONING APPLICATION

- A. If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Zoning Ordinance, be binding upon and inure to the benefit of Applicant and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, “Applicant” and “owner” or “owners” shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Site from time to time who may be involved in any future development thereof.
- B. Any reference to the Zoning Ordinance or the Town of Weddington Code of Ordinances herein shall be deemed to refer to the Zoning Ordinance or the Town of Weddington Code of Ordinances in effect as of the date this Rezoning Petition is approved.



VICINITY MAP N.T.S. 3

SITE DEVELOPMENT DATA:

ACREAGE: 12.739

TAX PARCELS:	EXISTING ZONING	PROPOSE ZONING
ALL OF PARCEL #06177012	R-60	R-60 (CZ)
ALL OF PARCEL #06177013	R-60 (CZ)	R-60 (CZ) (SPA)
ALL OF PARCEL #06177014	R-60 (CZ)	R-60 (CZ) (SPA)
PORTION OF PARCEL #06177015	R-60 (CZ)	R-60 (CZ) (SPA)

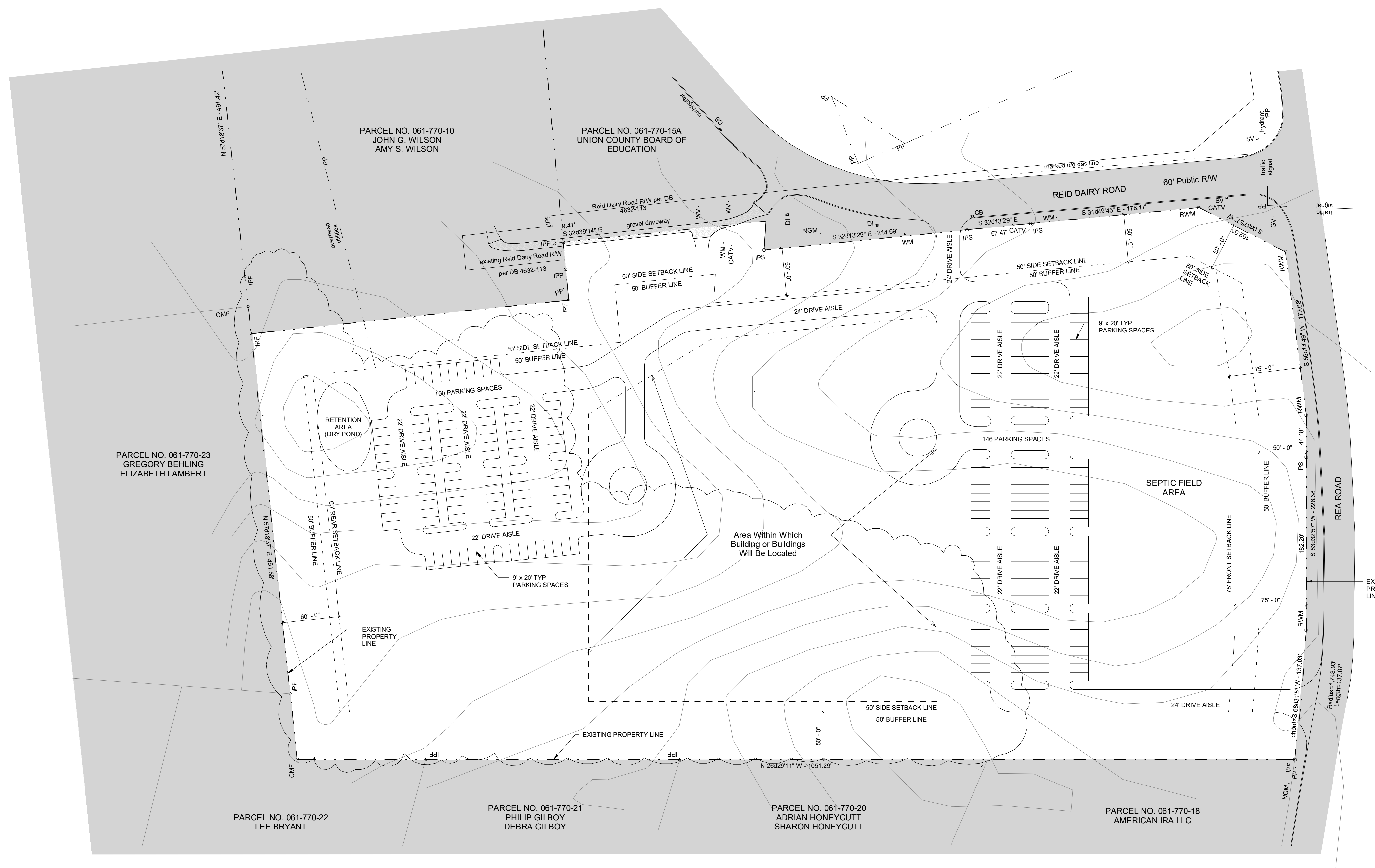
PROPOSED USES: CHURCHES, SYNAGOGUES, AND OTHER PLACES OF WORSHIP, ALONG WITH ANY INCIDENTAL AND ACCESSORY USES ASSOCIATED THEREWITH

MAX HEIGHT: BUILDING THIRTY-FIVE FEET (35'-0")

BUFFER: FIFTY FEET (50'-0")

246 PARKING SPACES

SITE DEVELOPMENT DATA 2



PROPOSED SITE PLAN 1" = 50'-0" 1

CHRIST SOUTH

323 REID DAIRY RD.
WEDDINGTON NC
28104

CONDITIONAL REZONING PLAN

DATE: 1-2-2019
PROJECT NO: 18039

REVISIONS
NO: DATE: DESCRIPTION:

THIS DRAWING IS THE PROPERTY OF ADW ARCHITECTS, PA, AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR PART. IT SHALL NOT BE USED ON ANY OTHER PROJECT OR GIVEN TO ANY OTHER COMPANY OR AGENCY WITHOUT THE CONSENT OF ADW ARCHITECTS, PA.

SHEET NUMBER

001

DEVELOPMENT STANDARDS

January 2, 2019

1. GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Christ Lutheran Church (the "Applicant") for an approximately 12.739 acre site located on the northwest corner of Reid Dairy Road and Rea Road, which site is more particularly depicted on the Rezoning Plan and is further identified as all of Tax Parcel No. 06177012, all of Tax Parcel No. 06177013, all of Tax Parcel No. 06177014, and a portion of Tax Parcel No. 06177015 (hereinafter referred to as the "Site").
- B. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of Chapter 58 of the Town of Weddington Code of Ordinances (the "Zoning Ordinance"). The regulations established under the R-60 zoning district shall govern the use and development of the Site.
- C. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configurations, placements and sizes of the building footprints as well as the internal drives and parking areas depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Zoning Ordinance, may be altered or modified during design development and construction document phases.
- D. The principal building and any accessory structures developed on the Site shall be located within the building envelope depicted on the Rezoning Plan.
- E. The Site shall be considered to be a planned/unified development. Therefore, side and rear yards, buffers, building height separation requirements and other zoning standards shall not be required internally between improvements and uses on the Site. The Site shall be required to meet side and rear yard requirements and buffer requirements with respect to the exterior boundaries of the Site.
- F. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Section 58-271(j) of the Zoning Ordinance. Minor alterations or changes to the Rezoning Plan and/or these Development Standards are subject to Section 58-271(j) of the Zoning Ordinance.

2. PERMITTED USES

- A. In addition to all permitted uses within the R-60 zoning district, the Site also may be devoted to the following conditional uses that are allowed within the R-60 zoning district:

- 1. Churches, synagogues and other places of worship, along with any incidental and accessory uses associated therewith.
- B. With the exception of Holy Week and Christmas Eve, the public hours of operation for permitted uses on the Site shall be 7:00 am to 10:00 pm; provided, however, that the following uses shall be permitted to take place on the Site outside of the above hours of operation:
 - 1. Small group activities;
 - 2. Spiritual and spiritual formation activities for congregants;
 - 3. Church-community relationship building activities; and
 - 4. Conducting church business, operations and/or management activities.
- C. The following restrictions shall apply to wedding ceremonies and wedding receptions held outdoors on the Site:
 - 1. Any wedding ceremonies and/or receptions held on the Site must be held within the hours of operation set forth in Note 2.B.
 - 2. Outdoor wedding ceremonies and/or receptions shall be held within the building envelope depicted on the Rezoning Plan.
 - 3. The maximum number of guests for any outdoor wedding ceremony and/or reception held on the Site shall be in accordance with the maximum occupancy of the principal building on the Site as determined by the fire marshal or fire chief.
 - 4. Temporary exterior lighting, if any, shall not project into adjoining residential lots. Use of stadium-style or other pole-mounted lighting is prohibited.
 - 5. Parking along the public right of way, or parking that blocks any driveways, sight triangles or emergency access, is prohibited. Off-site parking shall be permitted only if the Applicant maintains an agreement with the owner of land where vehicles are parked specifically permitting such parking.
 - 6. The event area shall provide sufficient on-site trash receptacles, and ensure that windblown trash or other debris does not accumulate anywhere on the Site.
 - 7. The event area shall ensure adequate ingress and egress from all buildings and structures to accommodate emergency services access.
- D. No dedicated and lighted athletics fields (e.g. baseball diamonds) shall be provided on the Site.
- E. The Applicant acknowledges that it must seek Town Council approval of any extension of permitted church uses to include operation of a day care or a preschool on the Site.

3. TRANSPORTATION

- A. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Town of Weddington and/or North Carolina Department of Transportation ("NCDOT") in accordance with applicable published standards.
- B. Off-street vehicular parking shall be provided in accordance with the requirements of the Zoning Ordinance.
- C. The alignment of the internal drives and vehicular circulation areas may be modified by the Applicant to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by Town of Weddington and/or NCDOT in accordance with applicable published standards.

4. ARCHITECTURAL STANDARDS

- A. Building design and architectural standards will meet the applicable requirements of Chapter 14, Article V of the Town of Weddington Code of Ordinances.
- B. The building or buildings to be located on the Site together shall not exceed 55,000 square feet of gross floor area.
- C. The maximum height of any building or buildings to be located on the Site shall be 35 feet as measured from the ridge of the roof.
- D. Attached to the Rezoning Plan are a series of conceptual, architectural perspectives of the principal building to be located on the Site, which are intended to depict the general conceptual architectural style and character of the building. Accordingly, such building shall be designed and constructed so that it is substantially similar in appearance to the attached relevant conceptual, architectural perspectives with respect to architectural style, design and character. Notwithstanding the foregoing, changes and alterations to the exterior of the building that do not materially change the overall conceptual architectural style and character shall be permitted. Any other buildings to be located on the Site shall be consistent with the architectural style, design and character of the principal building on the Site.

5. DIMENSIONAL STANDARDS

- A. Development of the Site shall comply with the yard regulations for the R-60 zoning district set out in Section 58-53(3) of the Zoning Ordinance as it exists on the date of the Rezoning Application.

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6. SCREENING AND LANDSCAPING

- A. Screening and landscaping shall conform to the requirements of Section 58-8 of the Zoning Ordinance.

7. ENVIRONMENTAL FEATURES

- A. Storm water management on the Site shall comply with the requirements of Section 58-543 of the Zoning Ordinance.

8. SIGNS

- A. The Applicant may install a sign on the Site at the location more particularly identified on the Rezoning Plan, which sign shall comply with the requirements of Article V of the Zoning Ordinance.

9. LIGHTING

- A. All freestanding lighting fixtures installed on the Site shall comply with the requirements of Chapter 14, Article IV of the Town of Weddington Code of Ordinances.

10. NOISE

- A. The Applicant shall comply with the requirements of Chapter 22 of the Town of Weddington Code of Ordinances.
- B. The Applicant shall not erect or operate a bell tower or similar chiming feature on the Site.

11. BINDING EFFECT OF THE REZONING APPLICATION

- A. If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Zoning Ordinance, be binding upon and inure to the benefit of Applicant and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Applicant" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Site from time to time who may be involved in any future development thereof.
- B. Any reference to the Zoning Ordinance or the Town of Weddington Code of Ordinances herein shall be deemed to refer to the Zoning Ordinance or the Town of Weddington Code of Ordinances in effect as of the date this Rezoning Petition is approved.

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CHRIST SOUTH

323 REID DAIRY RD.
WEDDINGTON NC
28104

CONDITIONAL REZONING PLAN

DATE: 1-2-2019
PROJECT NO: 18039

REVISIONS
NO: DATE: DESCRIPTION:

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