

Summary of Zoning Application

7112 New Town Road
Weddington, NC 28173

Application Information:

Property Owner: Todd M. Pfalzgraf
Applicant: Jeff Luedeke
Property Address: 7112 New Town Road
Parcel Id: 06-129-045
Property Size: 7.70 acres

Exist. Land Use: Wedding/Banquet/Reception Center
Exist. Zoning: CD (CZ)

Prop. Land Use: Churches, Synagogues and Other Places of Worship
Prop. Zoning: CD (CZ)

General Information:

Application purpose: The applicant's submittal proposes the property to accommodate a Religious Use (Churches, Synagogues and Other Places of Worship)

Proposed Uses (Buildings) on Site Plan:

1. Building A (4,800 sf Two Story Frame House with Tin Roof)
 - Will retain a residential use – will serve as a Pastorium.
 - Will be used as the sanctuary.
 - Will contain the religious facilities main office.
2. Building B (1,154 sf Wood Frame Arbor)
 - Will contain smaller ceremonies and cocktail hour.
3. Building C (800 sf Garage)
 - Will contain storage.
4. Building D (1,235 sf Frame Building by Main Parking Lot)
 - Will contain storage.
5. Building E (6,024 square foot Two Story Log Cabin Barn)
 - Will be the main function building, classrooms, fellowship facilities, etc.

Access and Parking:

The site is accessed by an existing fourteen-foot driveway from New Town Road. The driveway entrance is 30-foot-wide which accommodates two-way traffic.

Per The Town of Weddington's UDO Section D-917D(l)10 for the proposed use, the required parking is 1 Space per employee during the shift with greater employment plus 1 space for each 4 seats in the sanctuary.

The proposed sanctuary area will accommodate 180 seats.

$$180 \text{ seats} / 4 = 45 \text{ spaces (min. reqd.)}$$

The property has 94 existing parking spaces and therefore complies with Weddington's UDO Section D-917D(l)10. Of the 94 parking spaces, six are HC accessible. No addition nor reduction in parking is proposed.

Elevations:

All buildings are existing. Materials on all buildings are wood siding, stone, brick, metal tin roofing, etc. There are no proposed changes to the building facades.

Screening and Landscaping:

The existing 42-foot buffer around the perimeter of the property meets the UDOs requirements for the proposed use. No changes to the existing vegetation on site is proposed.