

COMMUNITY MEETING REPORT

Petitioner: Weddington United Methodist Church

Meeting Date: April 13, 2023

Project: WUMC CZ Site Plan Amendment

Mtg. Location: Helms Hall, Weddington United Methodist Church

Meeting Time: 6:00PM

Attendees: Nolan Groce – Urban Design Partners
Karen Dewey – Town of Weddington

The Community Meeting was coordinated, scheduled, and offered to the public as provided by Town of Weddington Unified Development Ordinance guidelines. Adjacent residents attended the petition community meeting as noted on the Attendance Log.

Purpose: To present the Conditional Rezoning Petition to any neighboring residents or homeowners who were in the rezoning mailer radius or who spoke to the Petitioner or Petitioner’s representatives and were invited.

This Community Meeting Report is being filed with the Town of Weddington Planning Department pursuant to the provisions of the Town of Weddington Unified Development Ordinance.

Minutes: The following items were discussed in the presentation:

Nolan began the meeting at 6:05PM by introducing himself and the petitioning team. The location of the petition was described as Weddington United Methodist Church and illustrated on an aerial image to show surrounding context. Adjacent zoning districts and Future Land Use in the general area were presented. Existing site conditions, previously approved conditional zoning site plan, and current conditional zoning site plan were displayed and described. The conditional rezoning request modifies the previously approved plan to allow for the temporary placement of a modular classroom structure beside Weddington Christian Academy. Zoning classification will remain the same, R-CD (CZ). Due to the temporary nature of the structure, Town Staff waived the Traffic Impact Analysis requirement. A rendered site plan showing the proposed classroom structure and overall site improvements was presented to the group. This rendering also showed parking modifications, proposed landscaping, and buffers along parcel boundaries. Finally, the rezoning timeline was reviewed and a question/answer session was held. Nolan thanked attendees for coming and offered his contact information.

QUESTIONS/COMMENTS BY ATTENDEES:

1. Are other permanent structures proposed?
A: No, the only proposed structure is the modular classroom building. This is a temporary facility.
2. What happens if additional structures are proposed in the future?
A: Weddington United Methodist Church must apply for a conditional rezoning to modify the approved site plan.
3. Is roadway access being removed?
A: No, the access to Lenny Stadler Rd was never constructed.
4. Why is WUMC going through this process?
A: A conditional rezoning plan was approved for the site in 2014. The addition of a structure can only be approved through the legislative conditional zoning process.
5. Where will the building be located?
A: The classroom facility will be located behind the Family Life Center/Weddington Christian Academy.
6. There were a combination of questions related to stormwater and the development process.
A: There are multiple steps in the development process. The site must receive conditional zoning approval first. If achieved, stormwater, grading, and utilities will be reviewed during the land development phase. Karen Dewey commented that Town staff must review and approve all plans.

The meeting adjourned 6:37 pm with no new questions.