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Date: May 16, 2023

To: Robert G. Tefft
Town of Weddington
1924 Weddington Road
Weddington, NC 28104

Re: Weddington United Methodist Church Conditional Rezoning
Permit #23-00241

Dear Mr. Tefft,

Below is a summary of the comments and responses from the Planning Board Meeting on April 24, 2023, for the above referenced project.

Questions/Comments related to the modular classroom building:

- What will the building be made of?
 - ➔ Hi Rib Steel. Added as a condition on RZ-3.0. Reference photo to be provided in updated presentation.
- What color is the building?
 - ➔ Gallery Blue, Old Town Gray, and Bone White. Added as a condition on RZ-3.0. Imagery to be provided in updated presentation.
- How tall is the building?
 - ➔ Approximately 14'-15' tall.
- Will the building be sprinkled?
 - ➔ No. North Carolina Building Code requires a sprinkler system when a building reaches an occupancy load of 300. This building is below the threshold and will not have a sprinkler system.
- Exterior elevations were requested.
 - ➔ Elevations will be provided in the updated presentation.

Questions/Comments related to the connection to Weddington Christian Academy:

- Provide building materials for the covered structure.
 - ➔ This is proposed as a wooden post and gable roof structure, with shingles. Added as a condition on RZ-3.0.

- Is this a permanent or temporary structure?
 - ➔ This is proposed as a temporary facility, to coincide with the modular classroom building.
- What is the size of the connection?
 - ➔ The sidewalk will be a minimum of 5' wide. Added as a condition on RZ-3.0.
- How long is the sidewalk connection?
 - ➔ Approximately 70 linear feet. Approximately 350 square feet of concrete.

Questions/Comments related to stormwater:

- Is the pond location appropriate?
 - ➔ Yes. The pond is proposed at the lowest portion of the site and there is room to increase volume at this location.
- Is the pond sized appropriately?
 - ➔ The pond is sized appropriately for the impervious area shown on the rezoning plan. The modular classroom building is proposed as a temporary structure and will be removed after five years. This will increase the available volume of the pond.
- Can the existing lake be drained and converted into a stormwater pond?
 - ➔ This is controlled by whether the pond and surrounding area are jurisdictional with respect to stream classification and wetlands. The proposed pond is outside of the 100' wetland buffer.

Miscellaneous questions and comments:

- Provide additional detail on phasing improvements.
 - ➔ Additional phasing notes have been provided in the conditions on RZ-3.0.
- How far is Weddington Christian Academy from the proposed modular building?
 - ➔ The corner of WCA is approximately 53' from the proposed modular building.
- It was recommended to contact Wesley Chapel Volunteer Fire Department.
 - ➔ Wesley Chapel VFD was contacted via email on 4/26. Chief Steve McLendon responded on 5/8. Chief McLendon has no immediate concerns with the proposed structure, because it is located in an area with sufficient access for fire apparatus.

I believe we have addressed all questions and comments from the April 24, 2023, Planning Board Meeting. If you have further questions or comments, please contact me directly.

Nolan Groce, MPA
Urban Design Partners