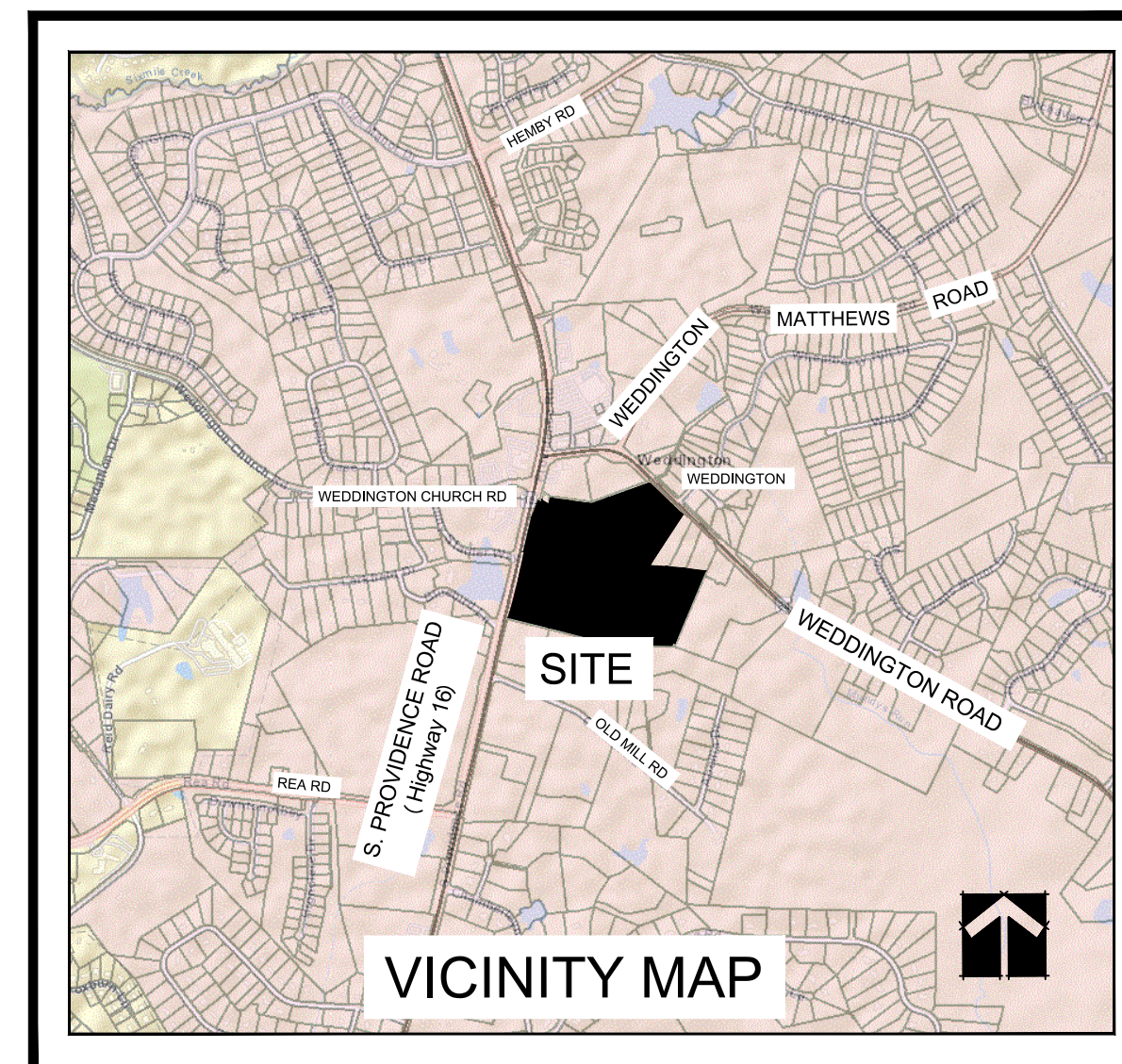


REZONING PLANS FOR:  
**LIBERTY CLASSICAL ACADEMY**

---

TOWN OF WEDDINGTON, UNION COUNTY,  
NORTH CAROLINA



**SHEET INDEX**

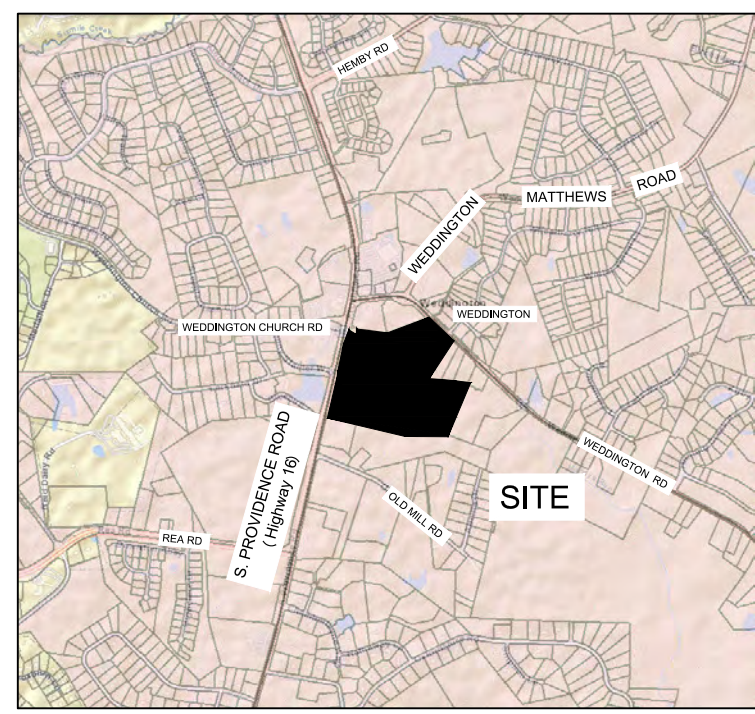
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- SHEET 0: COVER SHEET
- SHEET 1: EXISTING CONDITIONS
- SHEET 2: SKETCH PLAN
- SHEET 3: PRE-DEVELOPMENT DRAINAGE MAP
- SHEET 4: WETLANDS PROTECTION PLAN
- SHEET 5: PRELIMINARY GRADING AND STORM DRAINAGE
- SHEET 6: POST-DEVELOPMENT DRAINAGE MAP
- SHEET 7: PRIVATE LIFT STATION EXHIBIT
- SHEET 8: LANDSCAPE PLAN
- SHEET 9: DEVELOPMENT STANDARDS & DETAILS

# LIBERTY CLASSICAL ACADEMY

TOWN OF WEDDINGTON, NC

3/14/2023

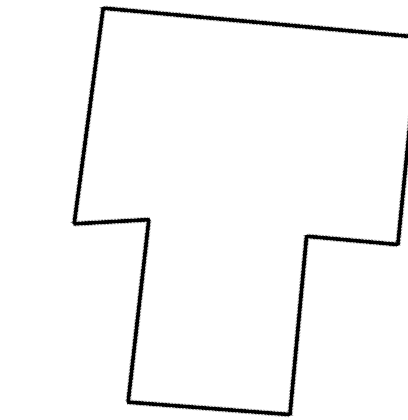


VICINITY MAP

WEDDINGTON UNITED METHODIST CHURCH INC.  
PID: 06150045A  
13901 Providence Rd  
Matthews, NC 28104  
ZONED: MX

WEDDINGTON UNITED METHODIST CHURCH INC.  
PID: 06150075  
13901 Providence Rd  
Matthews, NC 28104  
ZONED: RC-D

WEDDINGTON UNITED METHODIST CHURCH INC.  
PID: 06150040  
13901 Providence Rd  
Matthews, NC 28104  
ZONED: RC-D



WEDDINGTON UNITED METHODIST CHURCH INC.  
PID: 06150039  
13901 Providence Rd  
Matthews, NC 28104  
ZONED: RC-D

LENNY STADLER WAY

LEON J. & KIMBERLY S. TOPALIAN  
PID: 06150036  
130 Bluebird Lane  
Waxhaw, NC 28173  
ZONED: R-40

S. PROVIDENCE ROAD  
(Highway 16)

BLUEBIRD LANE

JAMAL SAYMEH  
PID: 06150002  
3914 Neon Lane  
Charlotte, NC 28270  
ZONED: R-40

EKATERINI PLAKAS  
PID: 06150003  
101 Lark Field Lane  
Waxhaw, NC 28173  
ZONED: R-40

MARY M MORRIS HEIRS  
PID: 06150077D  
225 Old Mill Rd  
Waxhaw, NC 28173  
ZONED: R-CD

MARY M MORRIS HEIRS  
PID: 06150077F  
225 Old Mill Rd  
Waxhaw, NC 28173  
ZONED: R-CD

MARY M MORRIS HEIRS  
PID: 06150077F  
225 Old Mill Rd  
Waxhaw, NC 28173  
ZONED: R-CD

PLYLER SYL STEWART  
PID: 061500072  
234 Weddington Rd  
Matthews, NC 28104  
ZONED: R-CD

CHARLES ERIC & JUDY H. PLYLER  
PID: 061500072B  
258 Weddington Rd  
Matthews, NC 28104  
ZONED: R-CD

SHORT HOLDINGS LLC  
PID: 06150076B  
Greensboro Rd, NC 27404  
51.52 AC  
ZONED: R-CD

SHORT PROPERTIES  
PID: 06150076A  
7.40 AC  
6259 Greystone Dr  
Matthews, NC 28104  
ZONED: R-CD

ERIC & ROBIN NITSCH  
PID: 06150073D  
200 Weddington Rd  
Matthews, NC 28104  
ZONED: R-40

ERIC & ROBIN NITSCH  
PID: 06150073B  
200 Weddington Rd  
Matthews, NC 28104  
ZONED: R-40

KIM & VERNON HAYNES  
PID: 061500080  
5571 Lakeshore Rd  
Buford, GA 30518  
ZONED: R-40

CRAIG THIBEAULT  
PID: 06150072C  
218 Weddington Rd  
Matthews, NC 28104  
ZONED: R-CD

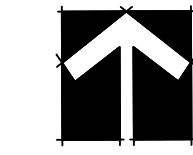
CLAIRE J. KING HEIRS  
PID: 06150074  
1200 Batson Road  
Travelers Rest, SC 29690  
ZONED: R-40

SLV NC, 3 LLC  
PID: 06150189  
680 Fifth Ave  
25th Floor  
NY, NY 10019  
ZONED: R-40

AENIS & MELODY HARRIS  
PID: 06150181  
101 Wheatberry Hill Dr  
Matthews, NC 28104  
ZONED: R-40

MEGAN MARIE SHORT  
PID: 06150081  
1.04 AC  
900 Woodland Forest Dr  
Waxhaw, NC 28173  
ZONED: R-40

NIRAV & HARAL PARIKH  
PID: 06150182  
200 Pumpkin Seed CT  
Matthews, NC 28104  
ZONED: R-40



1"=100'

SITE SUMMARY

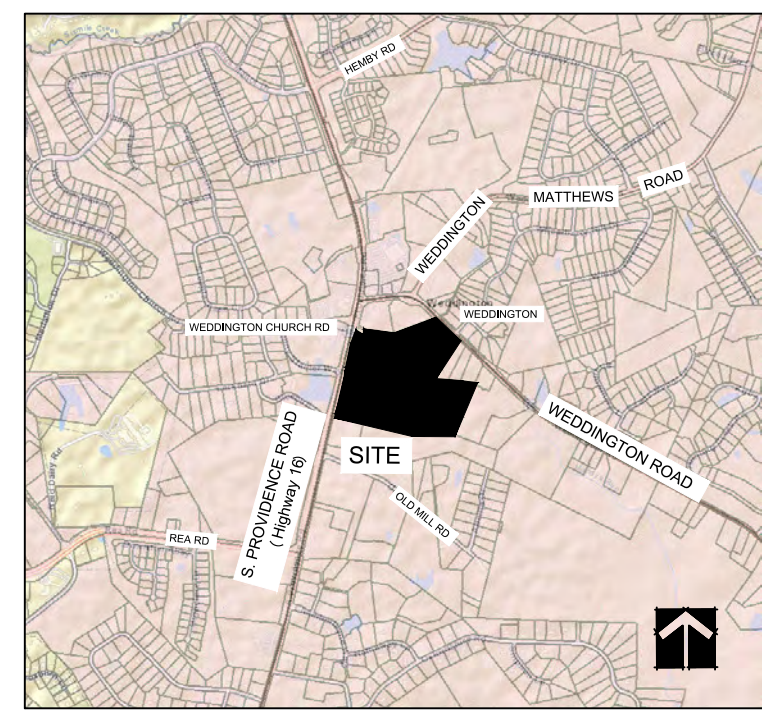
PARCEL PID	PARCEL AREA	EXISTING ZONING	PROPOSED ZONING
06150081	1.40 AC	R-40	ED
06150076A	7.40 AC	R-CD	ED
06150076B	51.52 AC	R-CD	ED
06150076	0.81 AC	R-40	ED
TOTAL AREA:	61.13 AC		
IN R.O.W.:	0.40 AC		
TOTAL AREA:	60.73 AC		

LINE	BEARING	LENGTH
L1	N19°01'55"E	148.66
L2	N17°22'35"E	58.25
L3	N12°08'12"E	139.56
L4	N75°27'12"W	10.00
L5	S58°49'50"E	156.12
L6	N13°16'26"E	98.70
L7	N62°35'10"E	31.98
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L15	N43°57'02"E	113.04
L16	N44°00'21"W	69.45
L17	N49°20'08"E	25.51
L18	S19°46'43"W	27.97

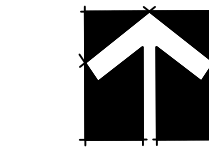
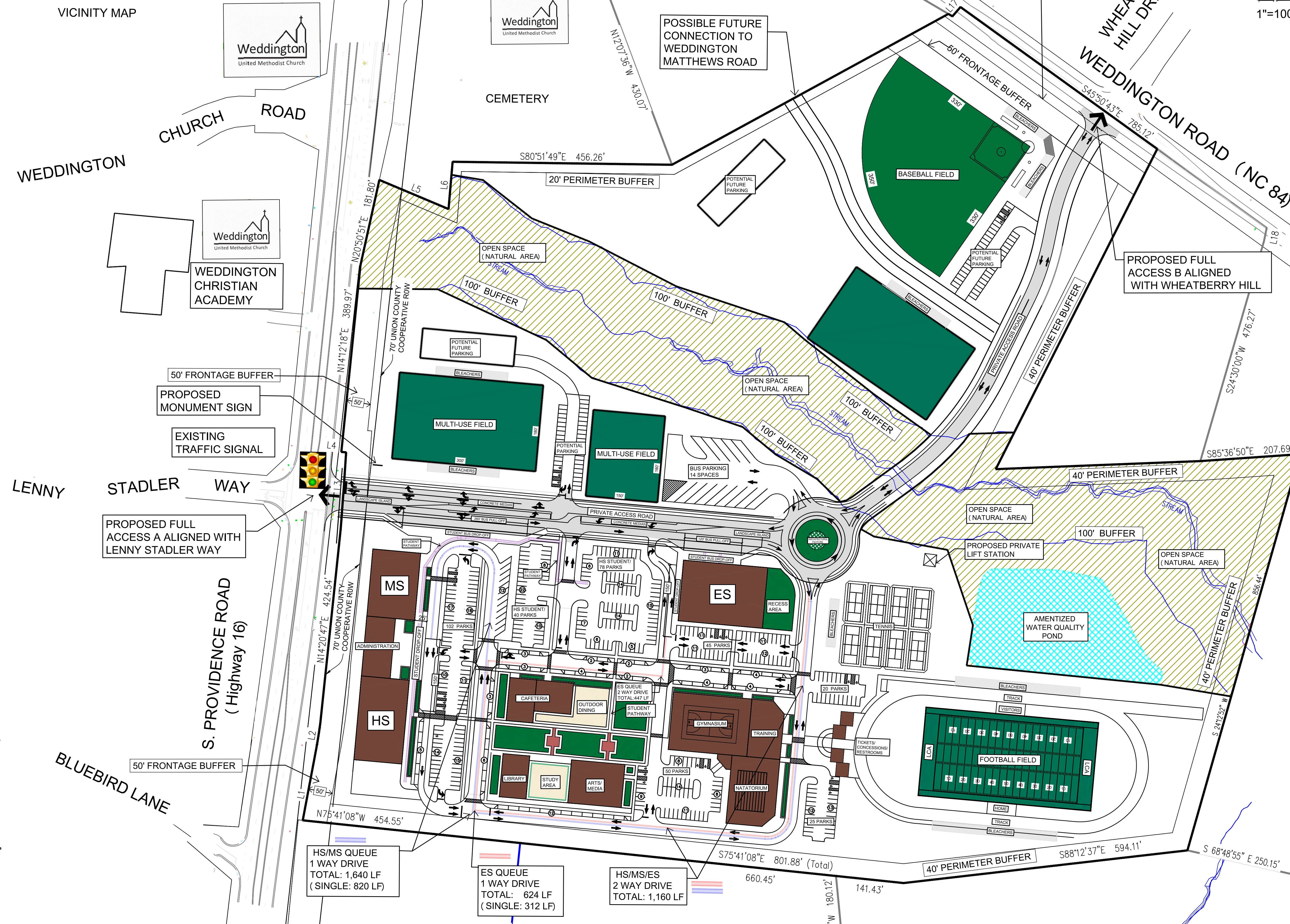
# LIBERTY CLASSICAL ACADEMY

TOWN OF WEDDINGTON, NC

3/14/2023



VICINITY MAP



1"=100'

## ZONING CODE SUMMARY

PROJECT NAME: LIBERTY CLASSICAL ACADEMY  
 OWNER/APPLICANT: LIBERTY CLASSICAL ACADEMY, INC  
 2520 WHITEHALL PARK DRIVE  
 SUITE 100, CHARLOTTE NC 28273.  
 JURISDICTION: TOWN OF WEDDINGTON,  
 UNION COUNTY, NC

EXISTING ZONING: R-40, R-CD  
 EXISTING USE: VACANT, RESIDENTIAL  
 PROPOSED ZONING: ED ( EDUCATIONAL DISTRICT)  
 PROPOSED USE: K-12 SCHOOL  
 SITE ACREAGE: 61.13 ACRES  
 IN R.O.W.: 0.40 ACRES  
 NET SITE ACREAGE: 60.73 ACRES

SETBACKS:  
 S. PROVIDENCE ROAD: 50' FRONTAGE BUFFER:  
 WEDDINGTON ROAD: 50' FRONTAGE BUFFER:  
 PERIMETER ABUTTING 06150040, 06150075, 06150074: 20'  
 PERIMETER ABUTTING 06150073D, 06150073B, 06150080,  
 061500072, 06150077, 06150077F: 40'

BUILDING USE:	AREA	LEVELS
ELEMENTARY SCHOOL ( ES ):	22,000 SF	2 STORY
MIDDLE SCHOOL ( MS ):	28,000 SF	2 STORY
HIGH SCHOOL ( HS ):	35,000 SF	2 STORY
ADMINISTRATION:	7,500 SF	1 STORY
CAFETERIA:	7,500 SF	1 STORY
LIBRARY:	10,000 SF	2 STORY
ARTS/MEDIA:	12,000 SF	2 STORY
GYMNASIUM/TRAINING:	30,000 SF	1 STORY
NATORIUM:	15,000 SF	1 STORY
APPROXIMATE TOTAL:	167,000 SF	F.A.R.: 0.09

## SITE SUMMARY

LIBERTY CLASSICAL SCHOOL:	43.64 ACRES
OPEN SPACE/WATER QUALITY:	13.39 ACRES
ACCESS ROAD AREA:	3.7 ACRES
TOTAL SITE AREA:	60.73 ACRES
PERIMETER BUFFER ACREAGE:	5.9 ACRES
TOTAL PARKING REQUIRED:	XXX PARKS
TOTAL PARKING SHOWN:	412 PARKS

## LIBERTY CLASSICAL ACADEMY

HIGH SCHOOL:	600 STUDENTS
MIDDLE SCHOOL:	500 STUDENTS
FUTURE ELEMENTARY SCHOOL:	400 STUDENTS
TOTAL STUDENTS:	1,500 STUDENTS
TOTAL PARKING:	±412 SPACES
OPEN SPACE:	22%

## LEGEND

- OPEN SPACE
- ACCESS ROAD AREA
- WATER QUALITY POND

HS/MS QUEUE  
 1 WAY DRIVE  
 TOTAL: 1,640 LF  
 (SINGLE: 820 LF)

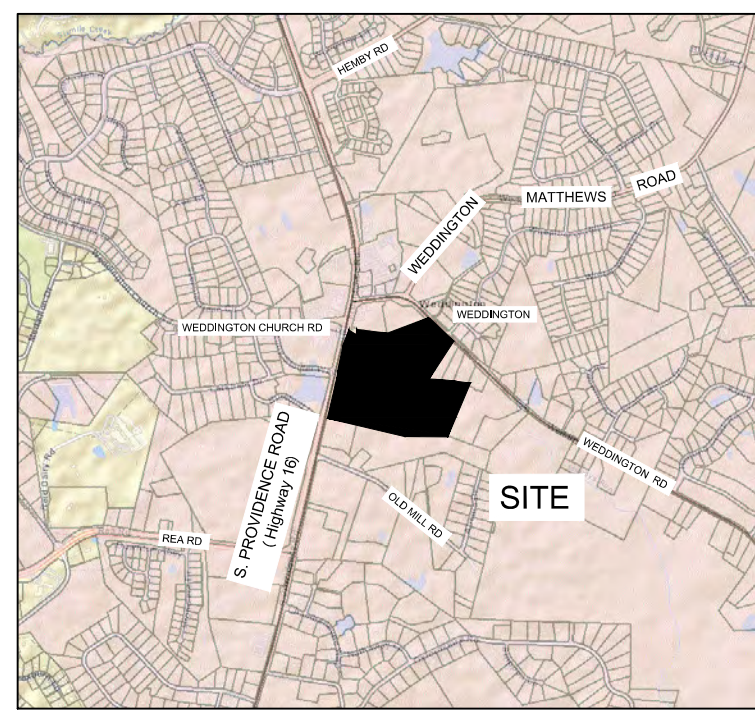
ES QUEUE  
 1 WAY DRIVE  
 TOTAL: 624 LF  
 (SINGLE: 312 LF)

HS/MS/ES  
 2 WAY DRIVE  
 TOTAL: 1,160 LF

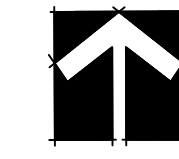
# LIBERTY CLASSICAL ACADEMY

TOWN OF WEDDINGTON, NC

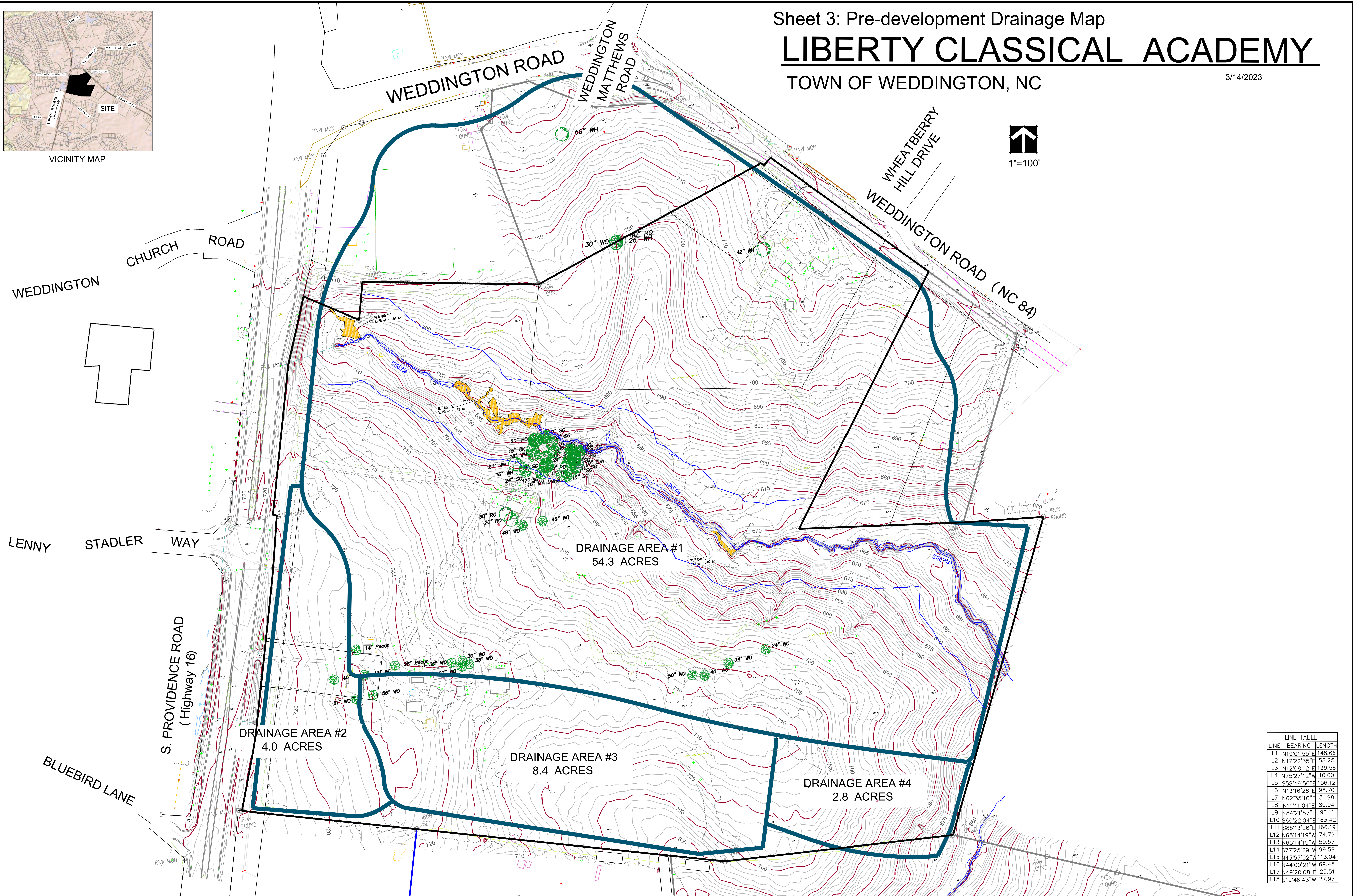
3/14/2023



VICINITY MAP



1"=100'



DRAINAGE AREA #1  
54.3 ACRES

DRAINAGE AREA #2  
4.0 ACRES

DRAINAGE AREA #3  
8.4 ACRES

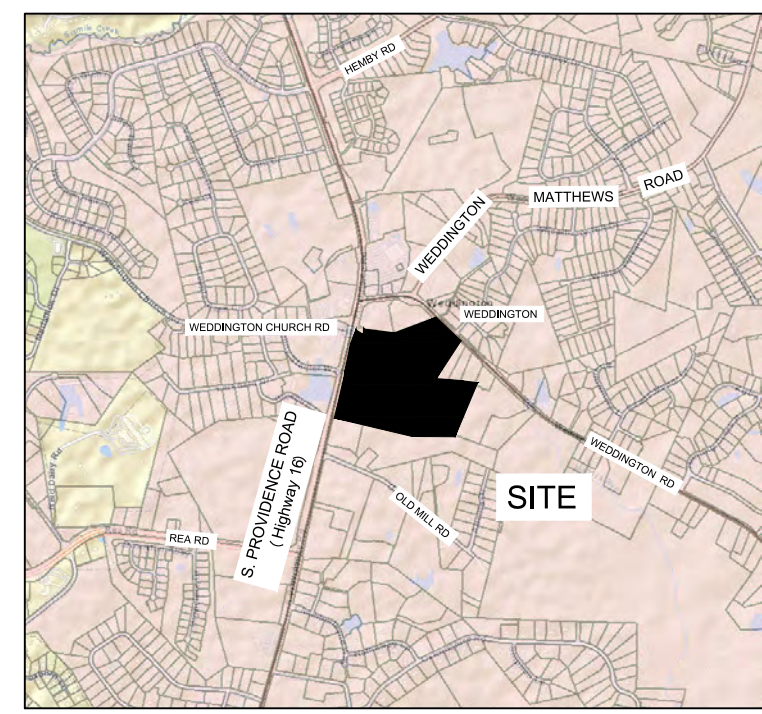
DRAINAGE AREA #4  
2.8 ACRES

LINE	BEARING	LENGTH
L1	N19°01'55"E	148.66
L2	N17°22'35"E	58.25
L3	N12°08'12"E	139.56
L4	N75°27'12"W	10.00
L5	S58°49'50"E	156.12
L6	N13°16'26"E	98.70
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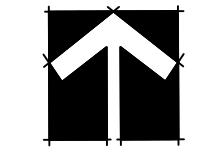
# LIBERTY CLASSICAL ACADEMY

TOWN OF WEDDINGTON, NC

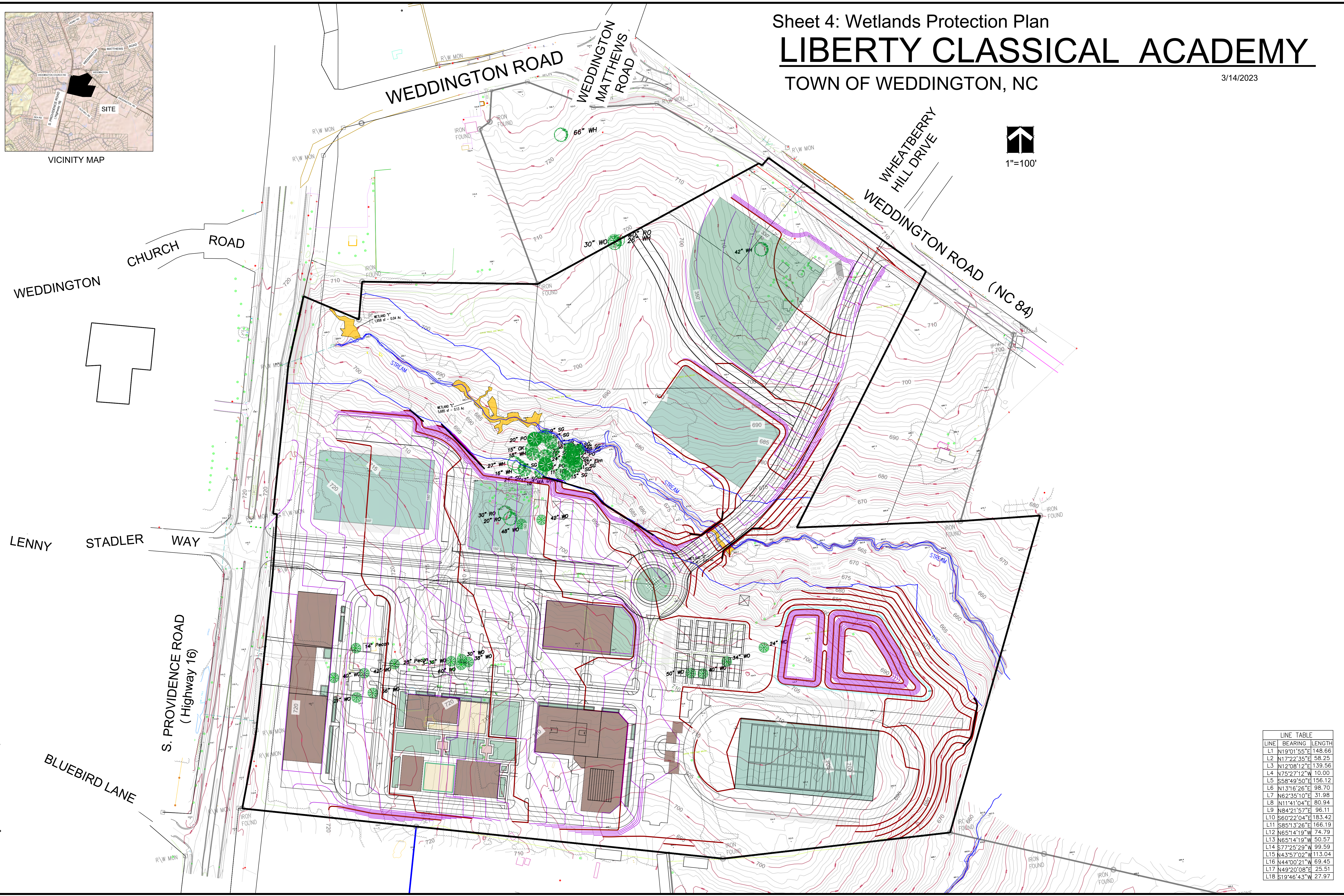
3/14/2023



VICINITY MAP



1"=100'

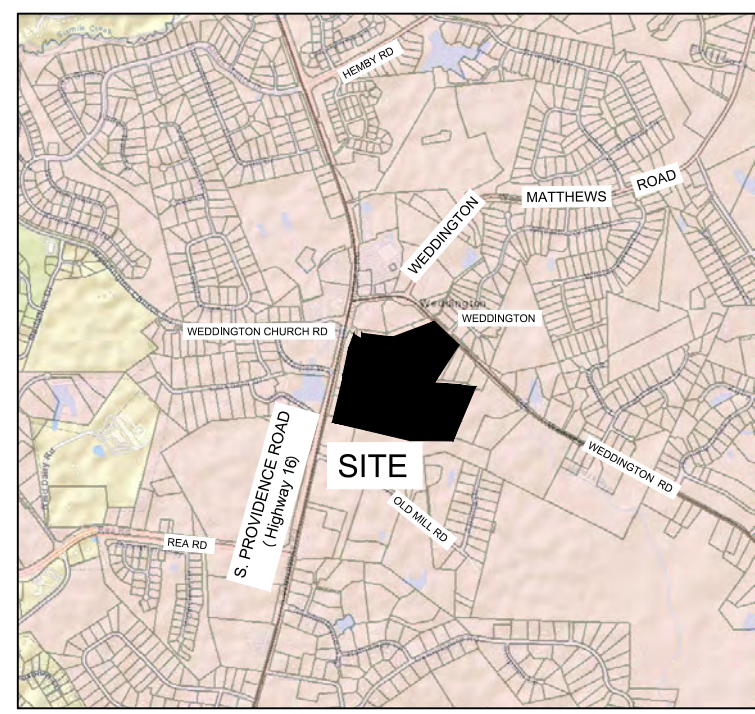


LINE TABLE		
LINE	BEARING	LENGTH
L1	N19°01'55"E	148.66
L2	N17°22'35"E	58.25
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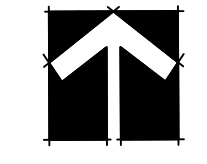
# LIBERTY CLASSICAL ACADEMY

TOWN OF WEDDINGTON, NC

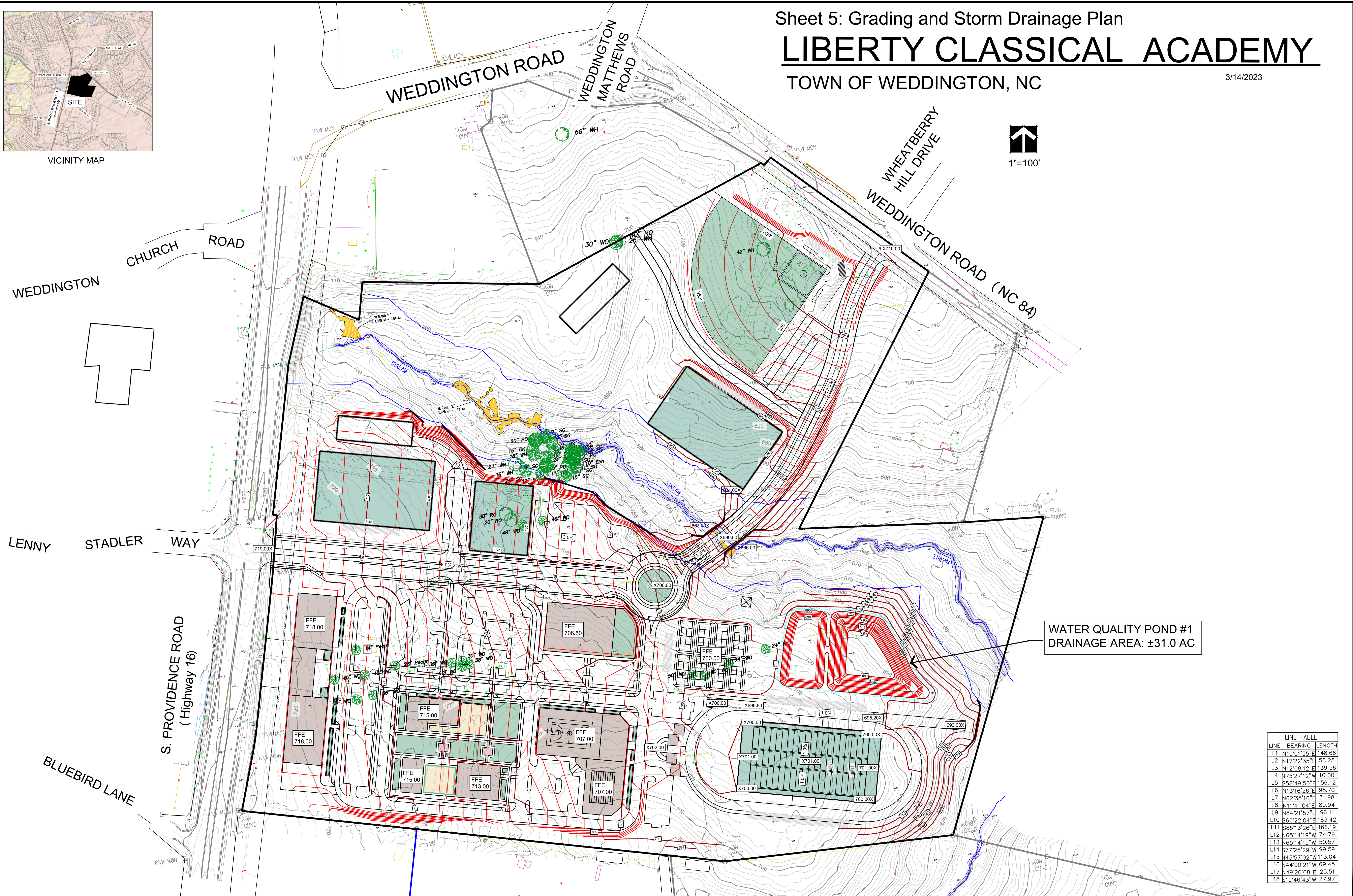
3/14/2023



VICINITY MAP



1"=100'



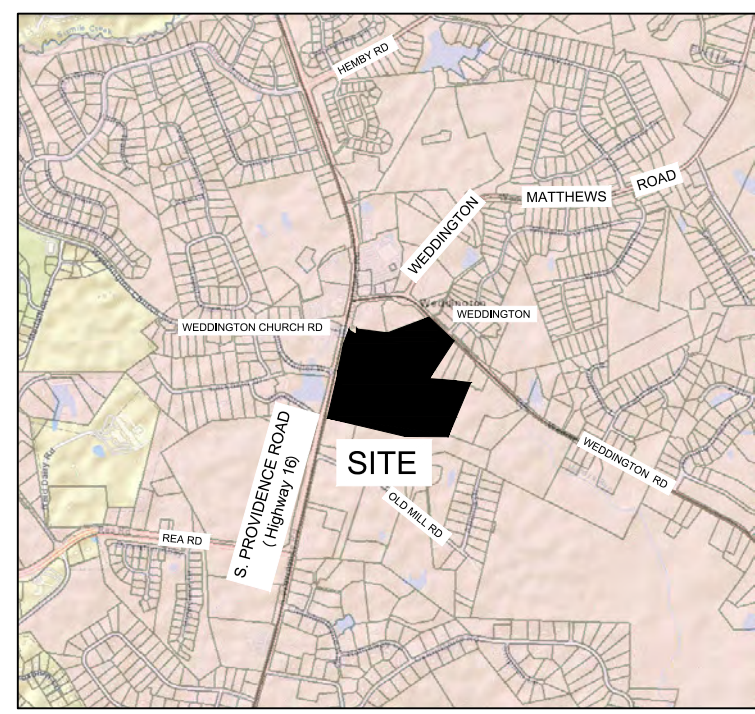
WATER QUALITY POND #1  
DRAINAGE AREA: ±31.0 AC

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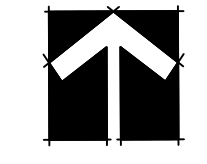
# LIBERTY CLASSICAL ACADEMY

TOWN OF WEDDINGTON, NC

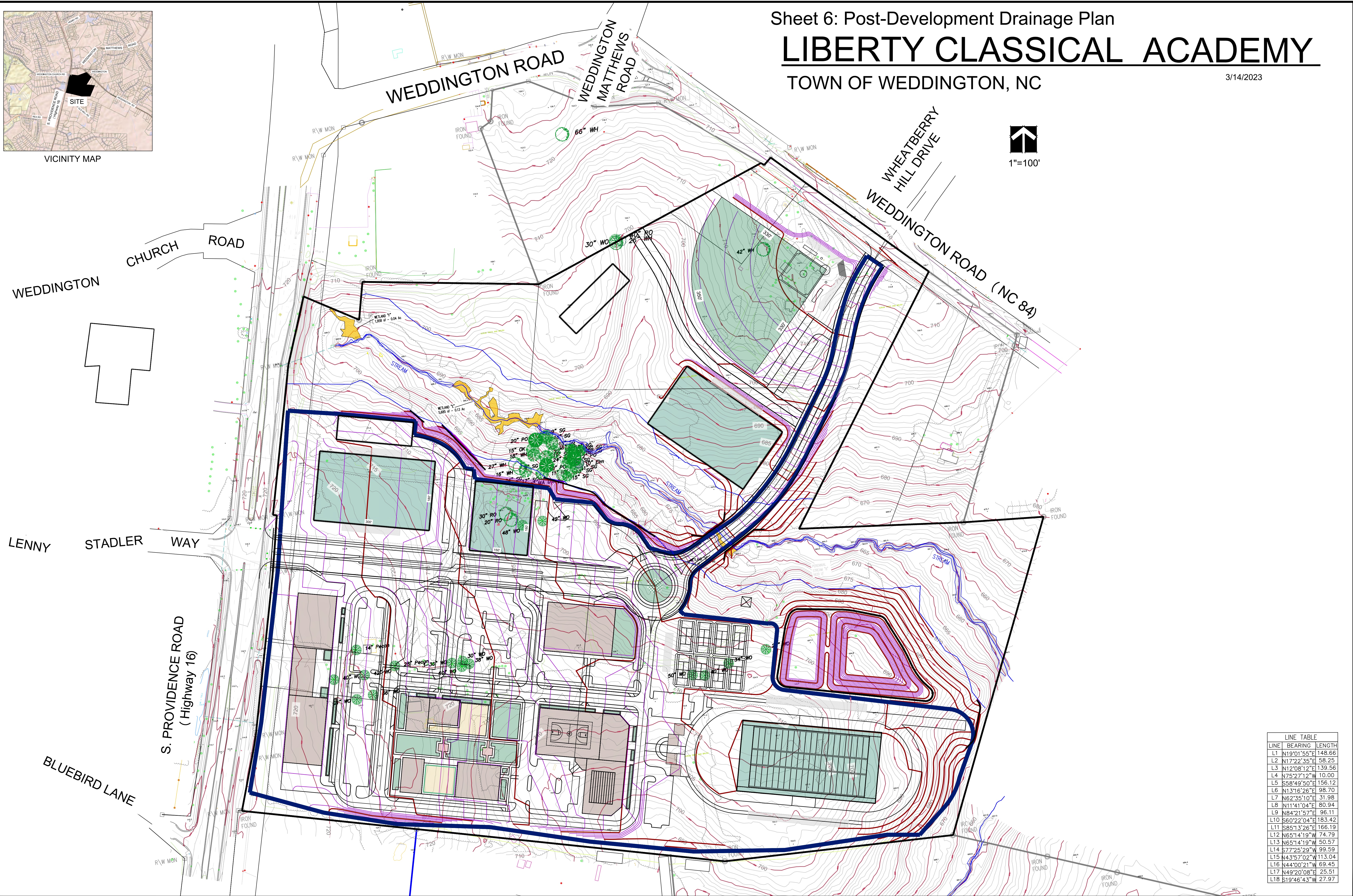
3/14/2023



VICINITY MAP



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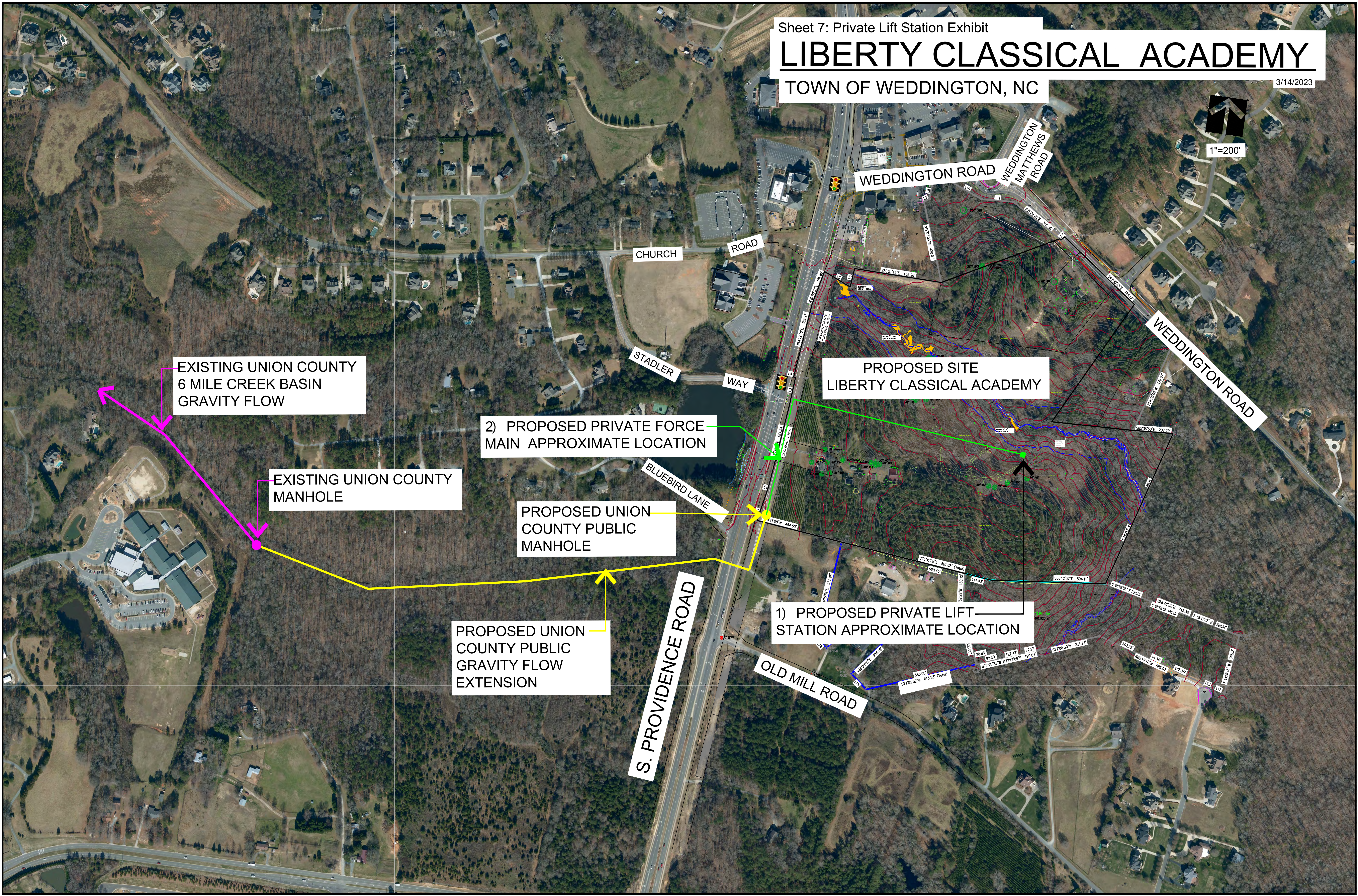


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# LIBERTY CLASSICAL ACADEMY

TOWN OF WEDDINGTON, NC

3/14/2023



EXISTING UNION COUNTY  
6 MILE CREEK BASIN  
GRAVITY FLOW

EXISTING UNION COUNTY  
MANHOLE

2) PROPOSED PRIVATE FORCE  
MAIN APPROXIMATE LOCATION

PROPOSED UNION  
COUNTY PUBLIC  
MANHOLE

PROPOSED UNION  
COUNTY PUBLIC  
GRAVITY FLOW  
EXTENSION

PROPOSED SITE  
LIBERTY CLASSICAL ACADEMY

1) PROPOSED PRIVATE LIFT  
STATION APPROXIMATE LOCATION

S. PROVIDENCE ROAD

OLD MILL ROAD

BLUEBIRD LANE

STADLER  
WAY

CHURCH  
ROAD

WEDDINGTON ROAD

WEDDINGTON  
MATTHEWS  
ROAD

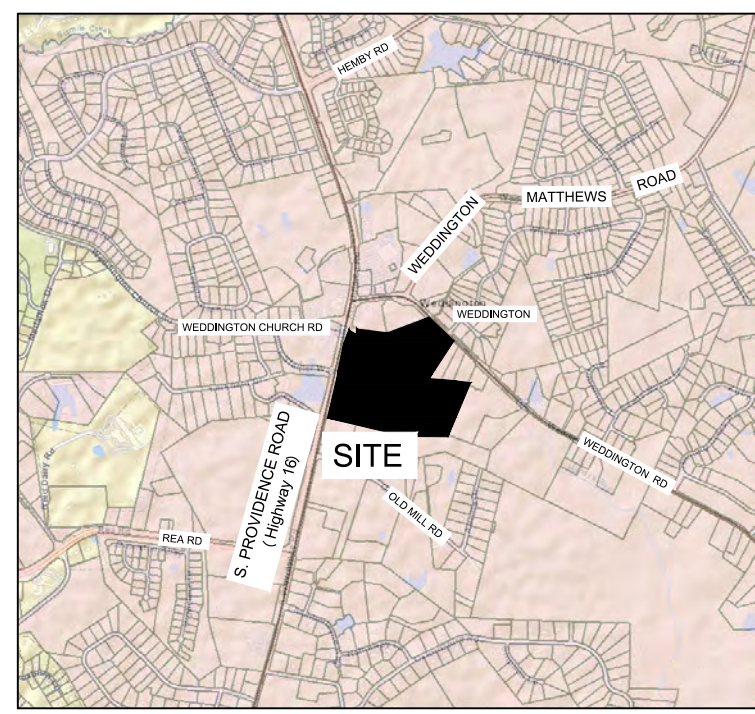
WEDDINGTON ROAD



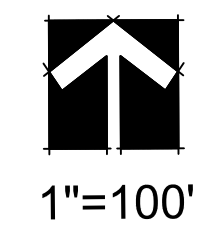
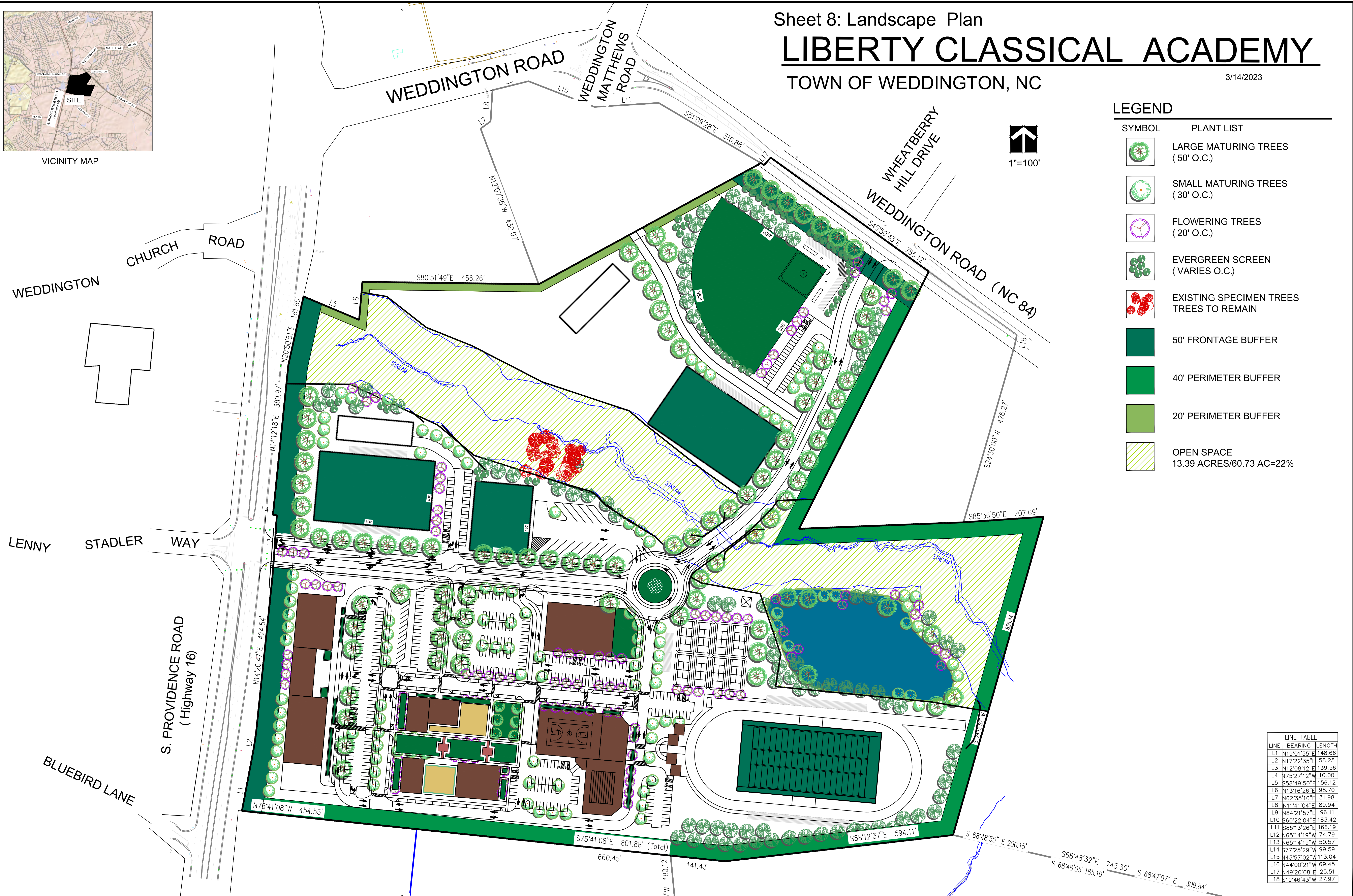
# LIBERTY CLASSICAL ACADEMY

TOWN OF WEDDINGTON, NC

3/14/2023



VICINITY MAP



## LEGEND

SYMBOL	PLANT LIST
	LARGE MATURING TREES (50' O.C.)
	SMALL MATURING TREES (30' O.C.)
	FLOWERING TREES (20' O.C.)
	EVERGREEN SCREEN (VARIES O.C.)
	EXISTING SPECIMEN TREES TREES TO REMAIN
	50' FRONTAGE BUFFER
	40' PERIMETER BUFFER
	20' PERIMETER BUFFER
	OPEN SPACE 13.39 ACRES/60.73 AC=22%

LINE	BEARING	LENGTH
L1	N19°01'55"E	148.66
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**DEVELOPMENT GUIDELINES AND STANDARDS**

APRIL 2023 (PETITION DATE)

**I. GENERAL PROVISIONS**

- A. SITE.** THESE DEVELOPMENT STANDARDS FORM A PART OF THE SKETCH PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY LIBERTY CLASSICAL ACADEMY, INC. (THE "PETITIONER") TO ACCOMMODATE THE PROPOSED DEVELOPMENT OF AN APPROXIMATELY 61.13-ACRE SITE, LESS 0.40 ACRES IN EXISTING NCDOT ROW OR 60.73-ACRE SITE, LOCATED ON THE EAST SIDE OF PROVIDENCE ROAD AND THE SOUTH SIDE OF WEDDINGTON ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE SKETCH PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCELS: 06150076, 06150076A, 06150076B, AND 06150081. PETITIONER IS A CONTRACT VENUEE FOR THESE PARCELS.
- B. ZONING DISTRICT/ORDINANCE.** THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE SKETCH PLAN. THESE DEVELOPMENT GUIDELINES AND STANDARDS AND THE APPLICABLE PROVISIONS OF THE TOWN OF WEDDINGTON UNIFIED DEVELOPMENT ORDINANCE IN EFFECT AS OF THE PETITION DATE (THE "ORDINANCE"). THE PURPOSE OF THE REZONING PETITION IS TO CONVERT THE EXISTING ZONING CLASSIFICATIONS OF THE SITE FROM R-40 SINGLE FAMILY DISTRICT AND RESIDENTIAL CONSERVATION DISTRICT (R-CD) TO EDUCATION DISTRICT (ED) PURSUANT TO THE PROVISIONS OF THE ORDINANCE.
- C. SCHEMATIC NATURE OF SKETCH PLAN.** THE DEPICTION OF USES, SIDEWALKS, DRIVEWAYS, PARKING AREAS, INTERNAL DRIVES, BUILDING ENVELOPES, ATHLETIC FIELDS AND SITE ELEMENTS (THE "CAMPUS PLAN") SET FORTH ON THE SKETCH PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE DEVELOPMENT STANDARDS. THE PROPOSED IMPROVEMENTS SHOWN ON THE SKETCH PLAN ARE SCHEMATIC IN NATURE AND EXACT LOCATIONS OF BUILDINGS, ARCHITECTURAL DESIGN, BUILDING SIZE (INCLUDING PARKING AND ACCESS) AND THEIR CORRESPONDING USES MAY BE MODIFIED DURING THE DESIGN, ENGINEERING AND CONSTRUCTION PHASES OF THE CAMPUS PLAN PROVIDED: 1. THE MODIFICATIONS ARE MATERIALLY CONSISTENT WITH THE SKETCH PLAN; 2. THE MINIMUM ORDINANCE STANDARDS ARE MET AND; 3. UNLESS OTHERWISE SHOWN ON THE SKETCH PLAN, SUCH MODIFICATIONS DO NOT EXCEED THE MAXIMUM STANDARDS IN ACCORDANCE WITH THE ORDINANCE, SUBJECT TO GENERAL STATUTES AND TOWN OF WEDDINGTON ORDINANCE. SINCE PETITIONER HAS NOT PROCEEDED WITH THE FULL CIVIL AND ARCHITECTURAL DESIGN PHASES, IT IS INTENDED THAT THIS SKETCH PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER ARTICLE 6 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE:
  - 1. MINOR MODIFICATIONS THAT ARE DEEMED NOT TO MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICED ON THE SKETCH PLAN. THE TOWN PLANNER WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE CONSISTENT WITH THE INTENT DEPICED ON THE SKETCH PLAN. IF IT IS DETERMINED THAT THE MODIFICATION IS NOT CONSISTENT WITH THE INTENT OF THE SKETCH PLAN, PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PURSUANT TO ARTICLE 6 OF THE ORDINANCE IN EACH INSTANCE, HOWEVER, SUBJECT TO PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

- D. VESTED RIGHTS.** PURSUANT TO SECTION D-108 OF THE ORDINANCE AND SECTION 160D-108.1 OF THE NORTH CAROLINA GENERAL STATUTES, THE SKETCH PLAN, IF APPROVED, SHALL BE VESTED FOR A PERIOD OF EIGHT (8) YEARS DUE TO THE SIZE AND PHASING OF THE SCHOOL CAMPUS BUILD OUT AND THE LEVEL OF INVESTMENT. IF, AT SOME POINT, MODIFICATIONS ARE MADE TO THE ORDINANCE BY THE TOWN COUNCIL OR ANY TEXT AMENDMENT IS REQUESTED BY PETITIONER AND ADOPTED BY THE TOWN COUNCIL, THE PETITIONER MAY AGREE TO APPLY SUCH MODIFICATIONS TO THE SKETCH PLAN IN A MANNER CONSISTENT WITH THE ORDINANCE AS IT CHANGES FROM TIME TO TIME, AND WITHOUT PURSUING A REZONING. SUCH MODIFICATIONS TO THE ORDINANCE SHALL IN NO WAY IMPAIR THE PETITIONER'S VESTED RIGHTS. IF CONSTRUCTION COMMENCES WITHIN THE EIGHT-YEAR VESTING PERIOD, VESTING SHALL CONTINUE IN ACCORDANCE WITH THE COMMON LAW.
- E. AMENDMENTS.** FUTURE AMENDMENTS TO THE SKETCH PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF THE ORDINANCE.
- F. CONSTRUCTION PHASING.** THE FULL DEVELOPMENT OF THE CAMPUS (HS, MS AND ES) AS GENERALLY DESCRIBED ON THE SKETCH PLAN MAY BE CONSTRUCTED IN PHASES, AS DETERMINED DURING THE BY THE PETITIONER. ANY PROPOSED PHASING, MUST ALIGN WITH REQUIRED TRANSPORTATION IMPACT ANALYSIS (TIA) IMPROVEMENTS AND IMPROVEMENTS REQUIRED BY THE TOWN OF WEDDINGTON AS PROVIDED IN THESE DEVELOPMENT STANDARDS; PROVIDED, HOWEVER, A SEQUENCING OF CONSTRUCTION TO MINIMIZE DISRUPTION OF OPERATIONS IS PERMITTED; AND (B) SO LONG AS CONSTRUCTION OF THE CAMPUS COMPLES WITH THE REQUIREMENTS OF THE ORDINANCE, EACH PHASE OR SEQUENCE OF IMPROVEMENTS WITHIN THE CAMPUS IS NOT REQUIRED TO MEET ALL ORDINANCE REQUIREMENTS. UTILITIES AND INFRASTRUCTURE MAY BE DELIVERED TO EACH PHASE AS DEVELOPED.
  - 1. PHASE 1 OF THE CAMPUS PLAN IS PLANNED TO INCLUDE INITIAL DEVELOPMENT OF THE MIDDLE SCHOOL (MS) BUILDING AND THE HIGH SCHOOL (HS) BUILDING FOLLOWED BY SUPPORT BUILDINGS INCLUDING: MULTI-PURPOSE GYMNASIUM, SPORTS TRAINING FACILITY, CAFETERIA AND ARTS CENTER, AS WELL AS MULTI-USE OUTDOOR ATHLETIC FIELDS FOR SOCCER, FIELD HOCKEY, LACROSSE, ETC., BASEBALL FIELD, TENNIS COURTS AND FOOTBALL FIELD WITH BLEACHERS WILL BE CONSTRUCTED IN PHASES WITH THE HS AND MS.
  - 2. PHASE 2 WOULD INCLUDE THE FUTURE ELEMENTARY SCHOOL (ES) BUILDING.
  - 3. THE PRIVATE ACCESS ROAD CONNECTING FROM PROVIDENCE ROAD TO WEDDINGTON ROAD, INCLUDING THE ON-SITE TRAFFIC CIRCLE, WILL BE CONSTRUCTED PRIOR TO THE OPENING OF ANY SCHOOL FUNCTIONS.
- G. SUBDIVISION.** THE SITE IS PLANNED AS A COMPREHENSIVE SCHOOL CAMPUS PLAN, HOWEVER, MAY BE SUBDIVIDED WITHOUT A REZONING TO ALLOW SEPARATE OWNERS OR FINANCING OF INDIVIDUAL PARCELS SO LONG AS SUCH SUBDIVISION IS IN COMPLIANCE WITH APPLICABLE LAW. REQUIREMENTS THAT ARE MET BY THE PROJECT AS A WHOLE, SUCH AS OPEN SPACE, TREE SAVE AND IMPERVIOUS REQUIREMENTS, NEED NOT BE MET BY INDIVIDUAL PARCELS.

- II. PERMITTED USES**
  - A. USES.** THE ED PETITION REQUEST FOR THE SITE SHALL PERMIT THE DEVELOPMENT OF USES, INCLUDING ACCESSORY USES, AS SHOWN ON THE SKETCH PLAN AND SPECIFICALLY LISTED BELOW, SUBJECT TO THE DEVELOPMENT STANDARDS ASSOCIATED WITH SUCH USES. THE SQUARE FOOTAGES OF BUILDINGS MAY EXCEED THE GROSS FLOOR AREA RESTRICTIONS OF SECTION D-917C.4. AS NOTED ON THE SKETCH PLAN. ANY LABELING ON THE SKETCH PLAN MAY BE AN INDICATION OF THE CURRENT INTENTION ON THE PART OF PETITIONER BUT SHALL NOT RESTRICT THE SITE IN A MANNER THAT CONFLICTS WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. USES ALLOWED BY THE ED ZONING AND AS SHOWN ON THE SKETCH PLAN.
    - 1. EDUCATION BUILDINGS (CLASSROOMS AND ADMINISTRATION)
      - a. HIGH SCHOOL (HS) BUILDING (V- 600 STUDENTS)
      - b. MIDDLE SCHOOL (MS) BUILDING (V- 500 STUDENTS)
      - c. ELEMENTARY SCHOOL (ES) BUILDING (V- 400 STUDENTS)
    - 2. EDUCATION SUPPORT BUILDINGS
      - a. GYMNASIUM/TRAINING - MULTI PURPOSE INCLUDING BASKETBALL, VOLLEYBALL, WRESTLING AND GENERAL PHYSICAL CONDITIONING
      - b. CAFETERIA - STUDENT AND STAFF DINING INCLUDING KITCHEN
      - c. ARTS - GENERAL ART CLASSES, TEACHING AND DISPLAY
      - d. LIBRARY - PHYSICAL/ELECTRONIC INFORMATION/TEXT RESOURCE CENTER
      - e. NATATORIUM - ENCLOSED SWIMMING FACILITY
    - 3. OUTDOOR ATHLETIC REQUISURES
      - a. BASEBALL FIELD/BLEACHERS WITH 50 SEATS
      - b. SOCCER FIELD/BLEACHERS WITH 50 SEATS
      - c. FOOTBALL FIELD/BLEACHERS WITH 500 SEATS
      - d. MULTI-PURPOSE FIELD
      - e. TENNIS COURTS
    - 4. OPEN SPACE (V- 13 ACRES)

- III. TRANSPORTATION**
  - A. ACCESS.** VEHICULAR ACCESS, WHILE SCHEMATIC IN NATURE, SHALL BE AS GENERALLY DEPICTED ON THE SKETCH PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT TO PROVIDENCE ROAD AT THE EXISTING SIGNAL FOR LENNY STADLER WAY AND TO WEDDINGTON ROAD (NC 84) OPPOSING WHEATBERRY HILL DRIVE ARE SUBJECT TO ANY MODIFICATIONS REQUIRED BY THE TOWN OF WEDDINGTON AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT"). TO THE EXTENT PERMITTED BY APPLICABLE DRIVEWAY PERMIT REQUIREMENTS, THE PRIVATE ACCESS ROAD AND CONNECTIONS MAY CROSS SETBACKS AND BUFFERS AND SHALL OTHERWISE COMPLY WITH APPLICABLE DRIVEWAY PERMIT REQUIREMENTS.
    - 1. AS PART OF THE SCHOOL CAMPUS PLAN DEPICTED IN THE SKETCH PLAN THE PETITIONER HAS ILLUSTRATED A POTENTIAL FUTURE VEHICULAR CONNECTION LOCATION ON THE SKETCH PLAN TO ADJOINING PARCEL ID: 0615007A TO THE NORTH. IN THE EVENT THIS PARCEL IS DEVELOPED IN ACCORDANCE WITH AN APPROVED SITE PLAN THAT INCLUDES A STREET CONNECTION BETWEEN THE SITE AND THE EXISTING WEDDINGTON ROAD/WEDDINGTON-MATTHEWS ROAD TRAFFIC CIRCLE PETITIONER WILL ALLOW THE FUTURE VEHICULAR CONNECTION IN THE APPROXIMATE LOCATION SHOWN ON THE SKETCH PLAN.
  - B. PRIVATE ACCESS ROAD.** THE ALIGNMENT OF THE PRIVATE ACCESS ROAD, PRIVATE DRIVE CONNECTIONS TO THE PRIVATE ACCESS ROAD MAY BE MODIFIED BY PETITIONER DURING THE CIVIL DESIGN AND PERMITTING PROCESS TO ACCOMMODATE CHANGES IN BUILDING AND PARKING LAYOUTS, AND TO ACCOMMODATE ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY TOWN OF WEDDINGTON AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS. ANY MODIFICATION TO THE PRIVATE ACCESS ROAD SHALL NOT CHANGE THE PUBLIC STREET CONNECTION POINTS, GENERAL LOCATION AND COMPLETEION REQUIREMENTS AS STATED HEREIN.
  - C. MAINTENANCE AND PARKING.** THE PRIVATE ACCESS ROAD WITHIN THE SITE WILL BE PRIVATELY MAINTAINED, HOWEVER OPEN TO THE PUBLIC. ON-STREET SCHOOL BUS DROP OFF AND PARKING DEPICTED ON THE SKETCH PLAN WILL BE THE RESPONSIBILITY OF PETITIONER.
    - 1. ALL PRIVATE STREETS MAY INCLUDE ON-STREET PARKING ON ONE OR BOTH SIDES OF THE STREET.
    - 2. STUDENT AND EMPLOYEE PARKING SHALL MEET THE GREATER REQUIREMENTS OF MSTA AND SECTION D-917C (K)(4) AND D-918 (L).
  - D. TRANSPORTATION IMPACT ANALYSIS IMPROVEMENTS (TIA).** PETITIONER HAS COMPLETED A TIA AS DIRECTED AND SCOPED BY NCDOT INCLUDING MSTA COMPLIANCE WITH SCHOOL CALCULATOR STACKING. THE ROADWAY IMPROVEMENTS REQUIRED UNDER THE TIA AND ANY OTHER OF THESE DEVELOPMENT STANDARDS OR OFF-SITE IMPROVEMENT CONDITIONS, PETITIONER SHALL NOT BE REQUIRED TO INSTALL SIDEWALKS, STREET TREES, PLANTING STRIPS, BICYCLE LANES OR OTHER STREET IMPROVEMENTS AS A CONDITION OF THE APPROVAL OF THIS SKETCH PLAN EXCEPT AS SPECIFICALLY SHOWN ON THE SKETCH PLAN OR AS REQUIRED BY THE ED ORDINANCE OR APPLICABLE TIA REQUIREMENTS OR DRIVEWAY PERMIT REQUIREMENTS. THE CONSTRUCTION OF SUCH STREET IMPROVEMENTS SHALL ALSO BE SUBJECT TO SECTION I. GENERAL PROVISIONS, PARAGRAPH F ABOVE.

- THE TRANSPORTATION AND PEDESTRIAN IMPROVEMENTS SET OUT BELOW SHALL BE SUBSTANTIALLY COMPLETE PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCIES OF THE HS OR MS BUILDING. TIA IMPROVEMENT REQUIREMENTS WILL BE CONSIDERED FINAL UPON APPROVAL BY NCDOT.
  - 1. PROVIDENCE ROAD AND LENNY STADLER WAY / SIGNALIZED ACCESS A: CONSTRUCT ACCESS A WITH ONE (1) INGRESS LANE AND TWO (2) EGRESS LANES (1 LEFT-THROUGH AND 1 RIGHT TURN LANE). CONSTRUCT A SOUTHWOUND PROVIDENCE ROAD LEFT TURN LANE WITH 100 FEET OF STORAGE AND APPROPRIATE TAPER LENGTH. CONSTRUCT A NORTHWOUND PROVIDENCE ROAD RIGHT TURN LANE WITH 100 FEET OF STORAGE AND APPROPRIATE TAPER LENGTH. PROVIDE AT LEAST 100 FEET OF IPS. IT SHOULD BE NOTED THAT NO ON-STREET PARKING IS RECOMMENDED WITHIN THE IPS. MODIFY THE EXISTING THREE-WAY TRAFFIC SIGNAL TO ACCOMMODATE FOURTH INTERSECTION LEG (ACCESS A).
  - 2. WEDDINGTON ROAD (NC 84) / WHEATBERRY HILL DRIVE - FULL ACCESS B: CONSTRUCT ACCESS B WITH ONE (1) INGRESS LANE AND TWO (2) EGRESS LANES (1 LEFT-THROUGH AND 1 RIGHT TURN LANE). PROVIDE 100 FEET OF STORAGE AND APPROPRIATE TAPER LENGTH ON THE NORTHWOUND RIGHT TURN LANE. CONSTRUCT AN EASTBOUND WEDDINGTON ROAD CHANNELIZED RIGHT TURN LANE WITH 150 FEET OF STORAGE AND APPROPRIATE TAPER LENGTH. CONSTRUCT A WESTBOUND WEDDINGTON ROAD LEFT TURN LANE WITH 100 FEET OF STORAGE AND APPROPRIATE TAPER LENGTH. PROVIDE AT LEAST 100 FEET OF IPS. IT SHOULD BE NOTED THAT NO ON-STREET PARKING IS RECOMMENDED WITHIN THE IPS. SIGNALIZE THE INTERSECTION.
  - 3. CONSTRUCT THE INTERNAL PRIVATE ACCESS ROAD BETWEEN ACCESS A AND ACCESS B INCLUDING THE PROPOSED TRAFFIC CIRCLE SHOWN ON THE SKETCH PLAN.

- IV. ARCHITECTURAL STANDARDS**
  - A. ALL ARCHITECTURAL ELEVATIONS MUST BE REVIEWED AND APPROVED BY THE LIBERTY CLASSICAL ACADEMY DESIGN REVIEW COMMITTEE (DRC), DRC TO BE COMPRISED OF UP TO THREE BOARD MEMBERS, HEAD OF SCHOOL, ONE DESIGN CONSULTANT, AND A TOWN OF WEDDINGTON STAFF OR BOARD MEMBER REPRESENTATIVE. BUILDING DESIGN SHALL COMPLY WITH SECTION D-917 (A)(4) AND APPENDIX 5, AS APPLICABLE, EXCEPT FOR THE GROSS FLOOR AREA LIMITATIONS FOR THE SCHOOL BUILDINGS AND ANCILLARY SUPPORT BUILDINGS PROVIDED, HOWEVER, THE FIRST FLOOR AREA SHALL EXCEED 22,000 SF.**
  - B. THE TOTAL SF OF ALL ENCLOSED BUILDING AREAS SHALL NOT EXCEED THE FAR LIMIT OF 0.20.**
  - C. BUILDING SIDE AND REAR ELEVATIONS SHALL NOT HAVE EXPANSIONS OF BLANK WALLS GREATER THAN 50 FEET AND ARCHITECTURAL FEATURES SUCH AS BUT NOT LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.**
    - 1. MECHANICAL EQUIPMENT SHALL BE PLACED ON ROOF TOPS, ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW ALONG ALL ADJACENT STREETS. UTILITY SERVICE METERS/PANELS LOCATED ON EXTERIOR WALLS SHALL BE SCREENED FROM PUBLIC VIEW USING SCREEN WALLS/FENCING OR OPAQUE LANDSCAPE HEDGE.
  - 2. SERVICE SCREENING AREA - SERVICE AREAS SUCH AS DUMPSTERS, REFUSE AREAS, RECYCLING AND STORAGE SHALL BE SCREENED FROM VIEW USING MASONRY ENCLOSURES FINISHED WITH BUILDING MATERIALS COMPATIBLE WITH THE PRINCIPAL STRUCTURE.**
  - 3. SCHOOL BUILDINGS AND ACCESSORY BUILDINGS ARE ALL LOCATED MORE THAN 50 FEET FROM ADJOINING RESIDENTIALLY ZONED PROPERTY AND SHALL NOT EXCEED TWO (2) STORES AND 40 FT IN HEIGHT AS MEASURED FROM THE MEAN ELEVATION OF THE FINISHED GRADE ALONG THE FRONT OF THE BUILDING TO THE HIGHEST POINT OF A FLAT ROOF OR TO THE LEAVES AS DEFINED IN THE ORDINANCE. PARAPET AND SCREENING WALL EXTENSIONS ABOVE THE FLAT ROOF SHALL NOT COUNT TOWARDS THE MAXIMUM HEIGHT.**
  - 4. BUILDING AND SITE DESIGN SHALL, WHERE APPLICABLE, GENERALLY CONFORM WITH UDO D-706 K. SCHOOLS.**
  - 5. SCHOOL CAMPUS BUILDING ARCHITECTURAL DESIGNS AND SITE DESIGNS SHALL COMPLY WITH THE FOLLOWING PARTS OF THE UDO: SECTION D-917(A)(5), SECTION 917(D)(4)(a)(1) AND (3), SECTION 917-D)(K)(4)(e)(1), (2) AND (3).**

- V. STREETScape/LANDSCAPE**
  - A. FRONTAGE BUFFER.** THE SETBACK AND BUFFER ALONG THE SITE'S FRONTAGE ON PUBLIC STREETS WILL BE FIFTY (50) FEET ALONG PROVIDENCE ROAD AND FIFTY (50) FEET ALONG WEDDINGTON ROAD.
  - B. PLANTING STRIP AND SIDEWALKS.** A MINIMUM 6' PLANTING STRIP AND 5' SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF ALL PROPOSED PRIVATE STREETS, UNLESS OTHERWISE NOTED IN THE REZONING SITE PLAN OR STREET SECTIONS.
  - C. THE PRELIMINARY LANDSCAPE PLAN (SHEET 7) SHALL MEET THE REQUIREMENTS OF SECTIONS: D-917C (A) (1)-(3)-NON-RESIDENTIAL LANDSCAPING, SCREENING AND BUFFERS, D-917 (D)(K)(4)(H)-LANDSCAPING AND SCREENING/BUFFERING AND D-918 (I) SCREENING AND LANDSCAPING.**

- VI. ENVIRONMENTAL FEATURES/UTILITY SERVICES**
  - A. STORMWATER.** PETITIONER SHALL COMPLY WITH THE TOWN OF WEDDINGTON AND UNION COUNTY APPROVED AND ADOPTED STORMWATER ORDINANCE.
  - B. EXISTING VEGETATION.** THE SKETCH PLAN IDENTIFIES SPECIFIC TREES TO BE MAINTAINED THROUGHOUT THE PROJECT BUILD OUT. VEGETATED AREAS WITHIN UNDISTURBED STREAM AND WETLANDS BUFFERS (OPEN SPACE) SHALL REMAIN. HOWEVER, GENERAL MAINTENANCE TO REMOVE DISEASED, DECESSED, OR INVASIVE SPECIES WILL BE PERMITTED TO PROMOTE A HEALTHY AND SUSTAINABLE NATURAL AREA.
  - C. FRONTAGE AND PERMANENT BUFFERS.** ALONG PERIMETER AND FRONTAGE BUFFERS, IF EXISTING VEGETATION ISN'T SUFFICIENT FOR SCREENING, EVERGREEN SHRUBS WITH A MINIMUM HEIGHT OF 6' AT INSTALLATION SHALL BE PLANTED TO BOLSTER BUFFERS AND BUFFER VISIBILITY OF BUILDINGS FROM EXISTING STREETS AND ADJACENT PROPERTIES.
    - 1. THE FRONTAGE BUFFER (50 FT) ALONG PROVIDENCE ROAD WILL BE COORDINATED WITH UNION COUNTY COOPERATIVE POWER TO ENSURE COMPLIANCE WITH THE PLANTING GUIDELINES WITHIN AN EXISTING POWER-EASEMENT.
  - D. JURISDICTIONAL WATERS.** THE PETITIONER RESERVES THE RIGHT TO APPLY TO THE UNITED STATES ARMY CORP OF ENGINEERS (USACE) FOR PERMITTING IMPACTS TO ANY IDENTIFIED JURISDICTIONAL STREAMS AND WETLANDS AS DELINEATED BY THE PROJECT ENVIRONMENTAL CONSULTANT. STREAM BUFFERS SHALL BE ILLUSTRATED, CONFIRMED AND NOTED ON LAND DEVELOPMENT PLANS SUBMITTED FOR PERMITTING.
    - 1. ALL CROSSINGS OF JURISDICTIONAL WATERS SHOWN ON THE SKETCH PLAN ARE CONCEPTUAL IN NATURE AND MUST BE APPROVED BY USACE PRIOR TO LAND DEVELOPMENT PERMITTING APPROVAL.
    - 2. THE PETITIONER MAY ALSO APPLY FOR STREAM RESTORATION PERMITS TO MITIGATE PROPOSED STREAM AND WETLANDS IMPACTS. STREAM RESTORATION AND MITIGATION MUST BE APPROVED BY USACE, UNION COUNTY AND THE TOWN OF WEDDINGTON.

- VII. OPEN SPACE**
  - A. THE PETITIONER WILL RESERVE APPROXIMATELY 13 ACRES FOR OPEN SPACE. PROGRAM ELEMENTS TO ACTIVATE AREAS MAY BE LOCATED WITHIN THE OPEN SPACE AND WILL BE DESIGNED AND COORDINATED WITH THE TOWN. THE PETITIONER WILL CONSTRUCT THE FOLLOWING ITEMS AS A PART OF THIS PETITION.**
    - 1. THE PETITIONER MAY DESIGN AND CONSTRUCT UP TO TWO STORMWATER MANAGEMENT FEATURES WITHIN THE OPEN SPACE. THESE STORMWATER FEATURES WILL BE WET PONDS. EACH STORMWATER POND WILL HAVE ENHANCED LANDSCAPING TO MAKE THE PONDS AN AMENITY. THE MAINTENANCE AND INSPECTION RESPONSIBILITY WILL BE BY PETITIONER.

- VIII. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**
  - A. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER/APPLICANT" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER 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 ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING**

Sheet 9: Development Standards and Details

LIBERTY CLASSICAL ACADEMY  
TOWN OF WEDDINGTON, NC 3/14/2023

