

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, AUGUST 24, 2020 – 7:00 P.M.
WEDDINGTON TOWN HALL*
1924 WEDDINGTON ROAD
WEDDINGTON, NC 28104
AGENDA**

**PLEASE NOTE: DUE TO THE CURRENT STATES OF EMERGENCY RELATED TO COVID-19, THE GOVERNOR'S EXECUTIVE ORDER NO. 121 PLACING LIMITS ON CERTAIN GATHERINGS AND REQUIRING CERTAIN SOCIAL DISTANCING METHODS, AND THE IMPORTANCE OF ENSURING THE SAFETY OF TOWN RESIDENTS, STAFF, AND THE PLANNING BOARD, THE MEETING WILL BE CONDUCTED VIRTUALLY AND HAVE LIMITED PHYSICAL ATTENDANCE. THE MEETING WILL BE LIVE STREAMED ON SOCIAL MEDIA.*

1. Open the Meeting
2. Determination of Quorum
3. Approval of Minutes – July 27, 2020 Regular Planning Board Meeting Minutes
4. Old Business
 - A. Discussion and Consideration of Subdivision Entry Monument/Gates for Weddington Acres
 - B. Discussion and Recommendation of Conditional Zoning Amendment for Christ South
5. New Business
 - A. Discussion of Unified Development Ordinance and presentation from Town Attorney Kevin Bringewatt
6. Update from Town Planner and Report from the August Town Council Meeting
7. Board member comments
8. Adjournment

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, JULY 27, 2020 – 7:00 P.M.
VIRTUAL/LIVE STREAM*
MINUTES
PAGE 1 OF 3**

**PLEASE NOTE: DUE TO THE CURRENT STATES OF EMERGENCY RELATED TO COVID-19, THE GOVERNOR'S EXECUTIVE ORDER NO. 121 PLACING LIMITS ON CERTAIN GATHERINGS AND REQUIRING CERTAIN SOCIAL DISTANCING METHODS, AND THE IMPORTANCE OF ENSURING THE SAFETY OF TOWN RESIDENTS, STAFF, AND THE PLANNING BOARD, THE MEETING WILL BE CONDUCTED VIRTUALLY AND HAVE LIMITED PHYSICAL ATTENDANCE. THE MEETING WILL BE LIVE STREAMED ON SOCIAL MEDIA.*

1. Open the Meeting

Chairman Brad Prillaman called the meeting to order at 7:02 p.m.

2. Determination of Quorum

Quorum was determined with all Board members present: Chairman Brad Prillaman, Board members Tami Hechtel, Walt Hogan, Steve Godfrey, Jim Vivian, Jen Conway, and Ed Goscicki (arrived after meeting called to order).

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

Visitors: Weston Boles, Connor Horn

3. Approval of Minutes – June 22, 2020 Regular Planning Board Meeting Minutes

Motion: Board member Godfrey made a motion to approve the June 22, 2020 Regular Planning Board Meeting Minutes as presented
Second: Board member Vivian
Vote: The motion passed with a unanimous vote.

4. Old Business

5. New Business

A. Discussion and Consideration of Subdivision Entry Monument/Gates for Weddington Acres Subdivision

Ms. Thompson presented the staff report: The Planning Board shall review and consider an entry monument application and plans for the Weddington Acres 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 were approved as private in January 2018 with the following conditions:

- A wider lane at the entry so vehicles can by-pass a non-subdivision resident/contractor that may be having trouble at the gate;

- The developer/applicant install a YELP box on the gate system;
- Applicant provides a turning radius exhibit to ensure a school bus or larger box truck could turn around in the entrance area.
- The construction drawings are updated to reflect the new entry.
- CCR's are reviewed by the Town Attorney to ensure access requirements, upkeep, and inspections are covered by the HOA per Section 58-23.
- A bond is obtained to cover the maintenance requirements per Section 58-23.
- The final plat (once approved) shall be updated to reflect the private roads/entry.

The proposed location of the gates allows 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 8'6" in height. The sign is 15 square feet which is less than the 20 square feet required by the town. Staff recommends approval of the Weddington Acres entrance monument/gates.

Chairman Prillaman expressed concern with the width of the lanes at both entrances, Weddington Matthews Road and Antioch Church Road. He suggested lanes closer to 20 feet wide and a possible reduction the width of the median.

Board member Goscicki agreed with the concerns and asked if there was flexibility with moving the gates to further into the neighborhood. Board member Hogan was concerned about the ease of access for emergency vehicles including their ability to by-pass vehicles stopped at the call box.

Mr. Boles responded that moving the gates further would have other ramifications. There is an option to widen the lanes to 20 feet at the Weddington Matthews entrance and the Antioch Church Road entrance.

Chairman Prillaman stated that the Board needs revised drawings to review before approval.

Motion: Board member Godfrey made a motion to table consideration of subdivision entry monument and gates for Weddington Acres Subdivision until the Regular Planning Board Meeting on August 24, 2020

Second: Board member Vivian

Vote: The motion passed with a unanimous vote.

B. Land Use Plan Annual Review

Ms. Thompson presented the Annual Land Use Plan Review. Attached with Planning Board comments for the record.

C. Update on Unified Development Ordinance

The Town is looking to remove inconsistencies and outdated policies and to comply with the new NCGS 160D regulations implemented by the state. The Council is holding two work sessions to look at approval for the scope of work and The Planning Board will review details in stages starting in August. The process will take about 6-8 months.

6. Update from Town Planner and Report from the July Town Council Meeting

Ms. Thompson presented the update: The Council approved the Harlow's Crossing Phase 2 final plat and the elevation plans for the Wesley Chapel Volunteer Fire Department. They discussed the draft of the County Intersection Design Workbook, which includes the Forest Lawn and Potter Road intersection.

7. Board member comments

8. Adjournment

Motion: Board member Hogan made a motion to adjourn the July 27, 2020 Regular Planning Board Meeting at 7:39 p.m.
Second: Board member Godfrey
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: August 24, 2020

SUBJECT: Weddington Acres – Entrance Monument and Gate

The Planning Board shall review and consider an entry monument application and plans for the Weddington Acres Subdivision.

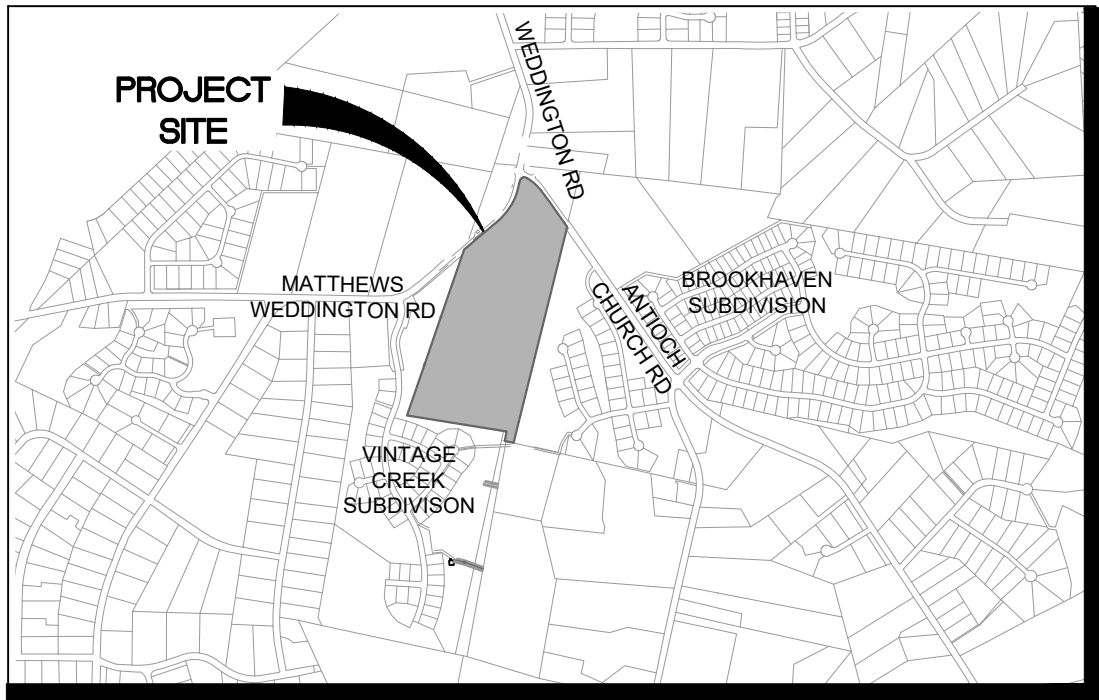
Section 58-9 of the Code of Ordinances states that entry and perimeter walls and entry monuments are not required to be of any specific height or style but are subject to review and approval of the planning board prior to the start of construction.

The Planning Board reviewed the entrance on July 27, 2020 and expressed safety concerns with the amount of traffic on both Weddington Matthews Rd. and Antioch Church Rd. and the need to stack 3 cars from the call box (not the gate) to the road and a wide enough lane to pass someone who may be stuck at the call box.

The plans were amended to include 60' from the call box to the edge of pavement and 20' wide lane at the call box as requested.

Staff recommends approval of the Weddington Acres entrance monument/gates.

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VICINITY MAP

N.T.S.

WEDDINGTON ACRES MONUMENTATION PACKAGE

(FORMERLY GRAHAM ALLEN)

TOWN OF WEDDINGTON, SANDY RIDGE TOWNSHIP UNION COUNTY, NORTH CAROLINA

SITE STATISTICS:

PARCEL NUMBER: 07150009F
DEED REFERENCE: DB 3781, PG 856
ZONING: PRD
EXISTING USE: UNDEVELOPED
PROPOSED USE: SINGLE-FAMILY SUBDIVISION
PARCEL ACREAGE: 41.53 ACRES
OPEN SPACE REQUIRED: 4.15 ACRES (10.00%)
ALLOWABLE OPEN SPACE PROVIDED: 7.97 ACRES (19.19%)
NUMBER OF LOTS: 25

PROPOSED IMPERVIOUS AREA: 15%
PARCEL FLOOD ZONE: ZONE X

STREET DATA:

BRAYLAND AVENUE: 1,348.29 LF
BOSWELL WAY: 926.98 LF
TOTAL LF OF RESIDENTIAL STREETS: 2,275.27 LF
TOTAL INTERNAL R/W ACREAGE: 2.61 AC

OWNER/DEVELOPER:

OWNER:
-NAME: WEDDINGTON INVESTORS II, LLC
-ADDRESS: 3129 SPRINGBANK LANE, CHARLOTTE, NC 28226
-PHONE NUMBER: (704)-574-0316
-EMAIL: GRAHAM@SUNBELTLANDMGMT.COM

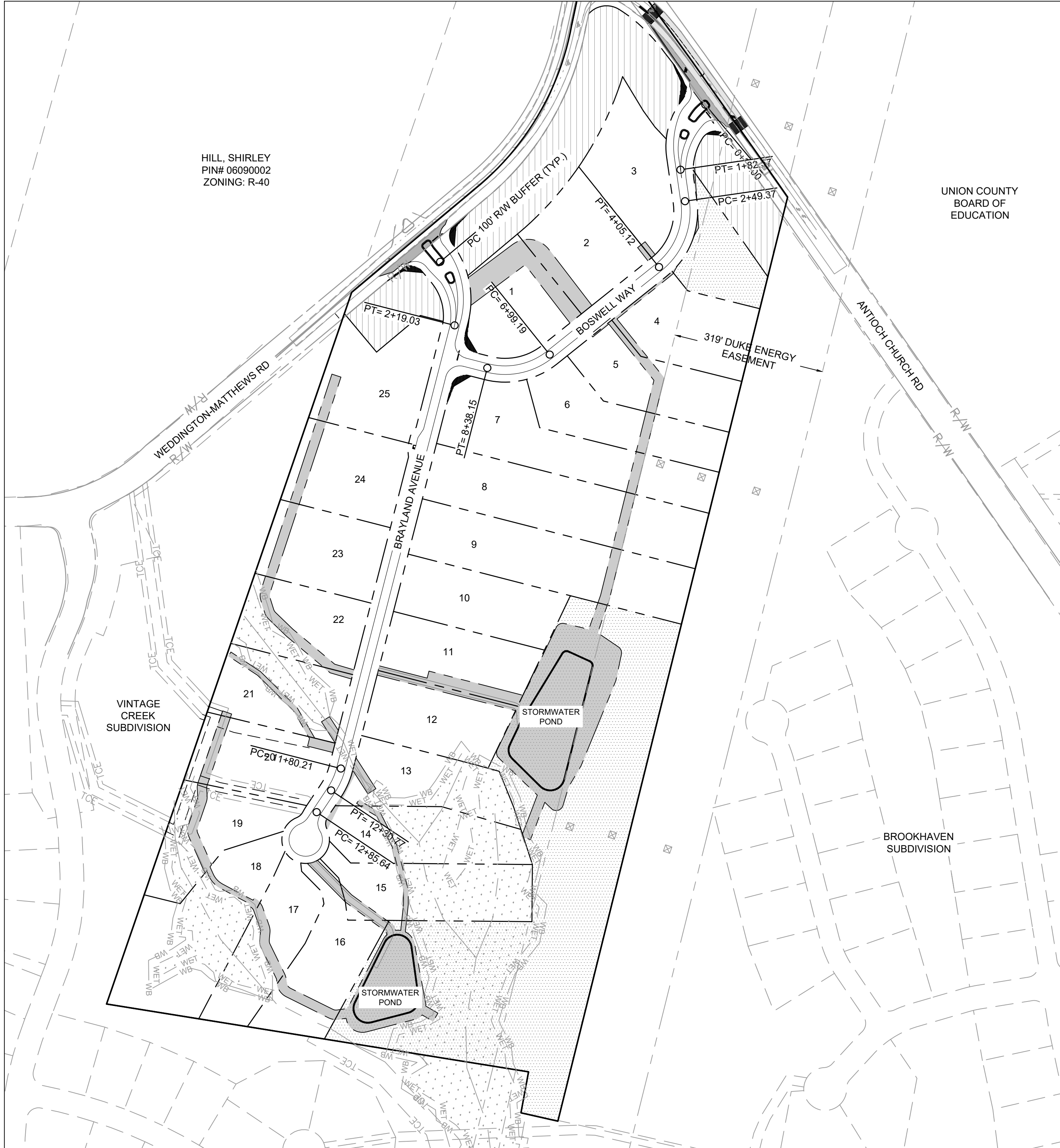
DEVELOPER:
-NAME: SUNBELT HOLDINGS SE I, LLC (GRAHAM ALLEN)
-ADDRESS: 3129 SPRINGBANK LANE, CHARLOTTE, NC 28226
-PHONE NUMBER: (704)-641-2623
-EMAIL: GRAHAM@SUNBELTLANDMGMT.COM

SURVEYOR/ENGINEER:

SURVEYOR:
-NAME: CHRISTOPHER D. FAULK, PLS, METROLINA ENGINEERING & SURVEYING ASSOCIATES
-ADDRESS: 1325 HARDING PLACE, CHARLOTTE, NC 28204
-PHONE NUMBER: (704)-334-1325
-DATE COMPLETED: DECEMBER 2015-JANUARY 2016

OFFSITE SURVEYOR:
-NAME: THANE BISHOP, PLS, SUMMIT OF THE CAROLINAS, P.C.
-ADDRESS: 7714 MATTHEWS-MINT HILL ROAD, MINT HILL, NC, 28227
-PHONE NUMBER: (980)-859-3249
-DATE COMPLETED: SEPTEMBER 2016

ENGINEER
-NAME: WESTON G BOLES, PE, W.K. DICKSON
-ADDRESS: 616 COLONNADE DRIVE, CHARLOTTE, NC 28205
-PHONE NUMBER: (704)-334-5348
-EMAIL: WBOLES@WKDICKSON.COM



PLAN VIEW

SCALE: 1" = 150'

SHEET INDEX

- C1.0 - COVER SHEET**
- C2.0 - OVERALL SITE PLAN**
- C2.1 - WEDDINGTON-MATTHEWS ROAD ENTRANCE PLAN**
- C2.2 - ANTIOCH CHURCH ROAD ENTRANCE PLAN**
- C2.3 - SITE DETAILS**
- C2.4 - SITE DETAILS**

NOTICE TO CONTRACTOR

- 1) THE CONTRACTOR SHALL FIELD VERIFY THE ONSITE T.B.M. w/ EXISTING ELEVATIONS. THE CONTRACTOR SHALL IMMEDIATELY CONTACT W.K. DICKSON & CO., INC. @ (704)-334-5348 IF ANY DISCREPANCIES ARE FOUND IN ELEVATIONS SHOWN.
- 2) PRIOR TO CONSTRUCTION, DIGGING, OR EXCAVATION THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES (PUBLIC OR PRIVATE) THAT MAY EXIST AND CROSS THROUGH THE AREA(S) OF CONSTRUCTION, WHETHER INDICATED ON THE PLANS OR NOT. CALL "811" A MINIMUM OF 72 HOURS PRIOR TO DIGGING OR EXCAVATING. REPAIRS TO ANY UTILITY DAMAGED RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

NOTES:

1. ALL COLUMNS, WALLS AND FOOTINGS TO BE DESIGNED BY LICENSED STRUCTURAL ENGINEER
2. ALL GATES AND APPURTENANCES SHALL BE DESIGNED BY MANUFACTUROR.
3. DEVELOPER RETAINS THE RIGHT TO ADJUST SIGNAGE UP TO A SIZE OF 20 SQ. FT. IN SIZE.



811
Know what's below.
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DESIGNER:
CONNOR HORN
(704) 334.5348
CHORN@WKDICKSON.COM



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NC LICENSE NO.F-0374



7/31/20
PROFESSIONAL SEAL

REVISION RECORD	NO.	DATE	DESCRIPTION
	1	07/31/2020	REVISED PER COMMENTS FROM TOWN OF WEDDINGTON PLANNING BOARD
	2	01/16/2019	1ST SUBMITTAL TO NCDOT

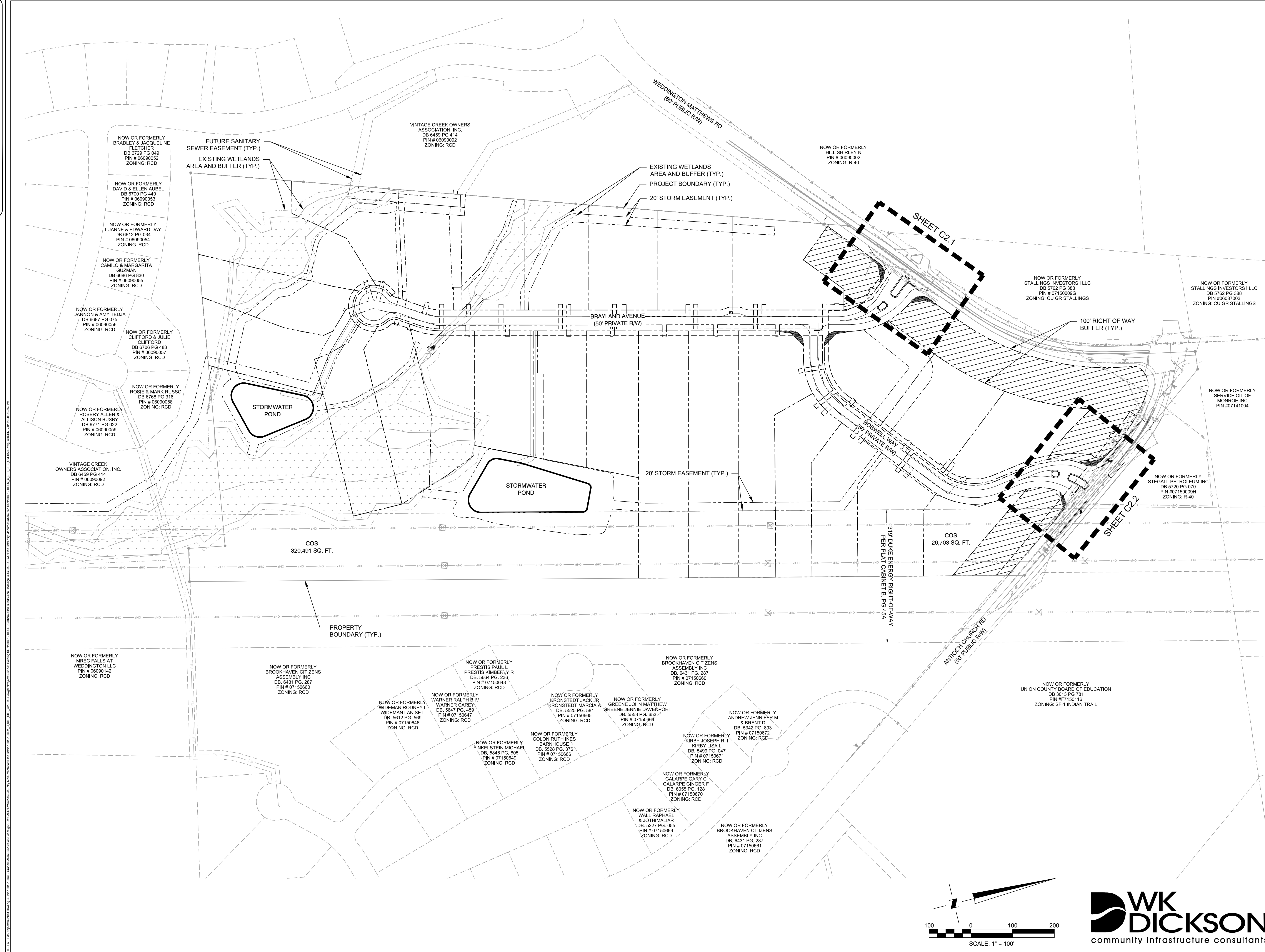
PROJECT NAME: WEDDINGTON ACRES
ENTRANCE DESIGN PACKAGE
FOR
SUNBELT HOLDINGS SE I, LLC.
3129 SPRINGBANK LANE CHARLOTTE, NC 28226

DRAWING TITLE: COVER SHEET

PROJ. MGR.: WGB
DESIGN BY: CJH
DRAWN BY: ESL
PROJ. DATE: SEPT. 2018
DRAWING NUMBER:
C1.0
WKD PROJ. NO.:
20160191.00.CL

PRELIMINARY - DO NOT USE FOR CONSTRUCTION PLOT DATE: 7/31/2020

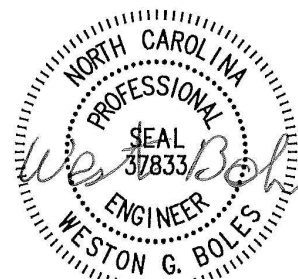
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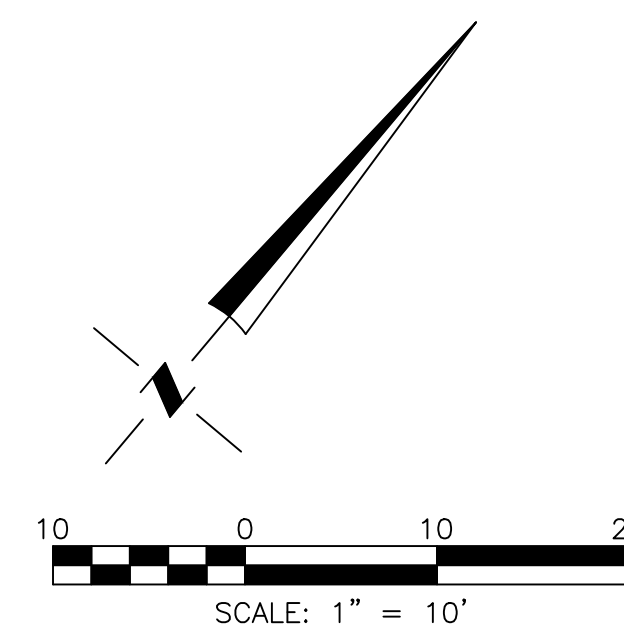
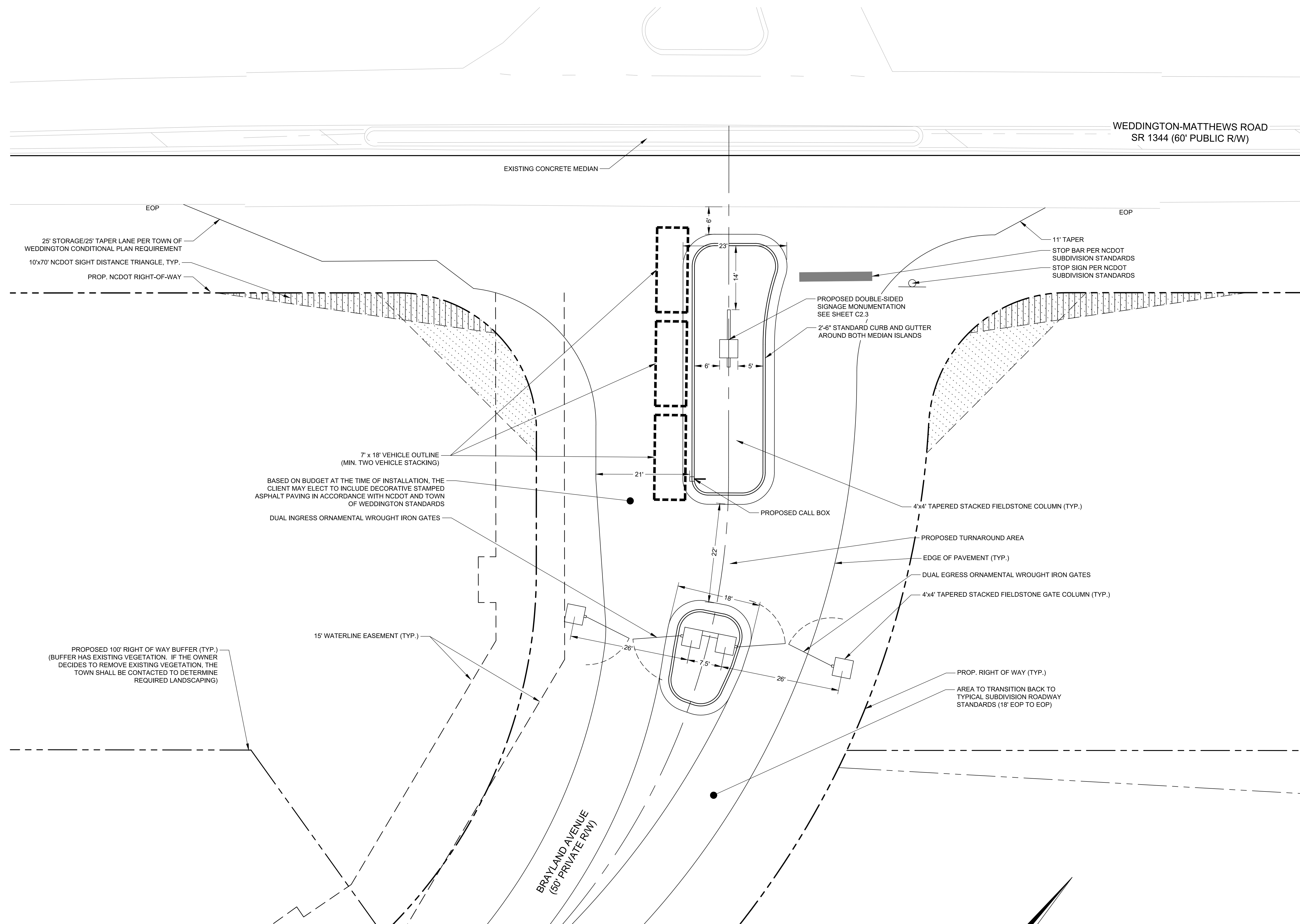
REVISION RECORD		DATE	BY
NO.	DESCRIPTION	DATE	BY
2	REVISED PER COMMENTS FROM TOWN OF WEDDINGTON PLANNING BOARD	07/31/2020	CJH
1	1ST SUBMITTAL TO NCDDOT	01/16/2019	CJH

PROJECT NAME: WEDDINGTON ACRES
ENTRANCE DESIGN PACKAGE
FOR
SUNBELT HOLDINGS SE I, LLC.
3129 SPRINGBANK LANE CHARLOTTE, NC 28226

DRAWING TITLE: OVERALL SITE PLAN

PROJ. MGR.: WGB
DESIGN BY: CJH
DRAWN BY: ESL
PROJ. DATE: SEPT. 2018
DRAWING NUMBER:
C2.0
WKD PROJ. NO.:
20160191.00.CL

PRELIMINARY - DO NOT USE FOR CONSTRUCTION PLOT DATE: 7/31/2020

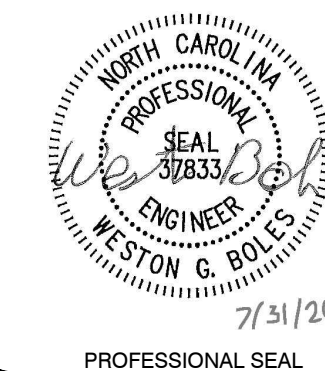


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community infrastructure consultants

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PROJECT NAME: WEDDINGTON ACRES
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FOR
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3129 SPRINGBANK LANE CHARLOTTE, NC 28226

DRAWING TITLE: WEDDINGTON-MATTHEWS ROAD ENTRANCE PLAN

PROJ. MGR.:	WGB
DESIGN BY:	CJH
DRAWN BY:	ESL
PROJ. DATE:	SEPT. 2018

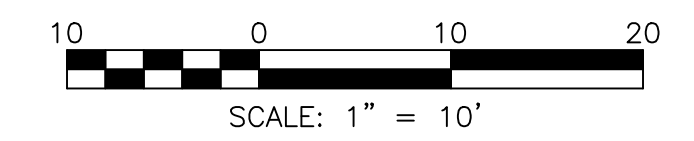
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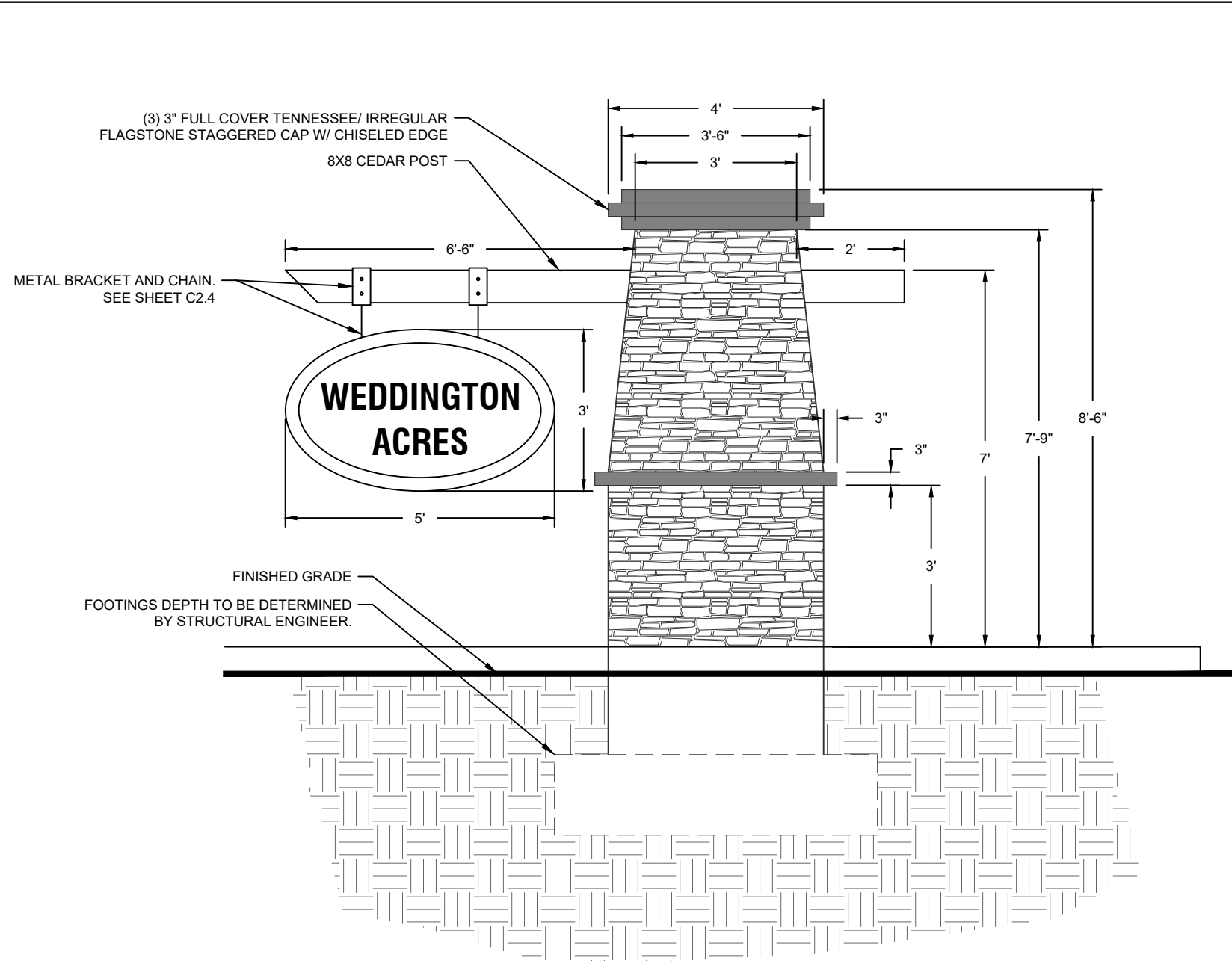
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PRELIMINARY - DO NOT USE FOR CONSTRUCTION PLOT DATE: 7/31/2020

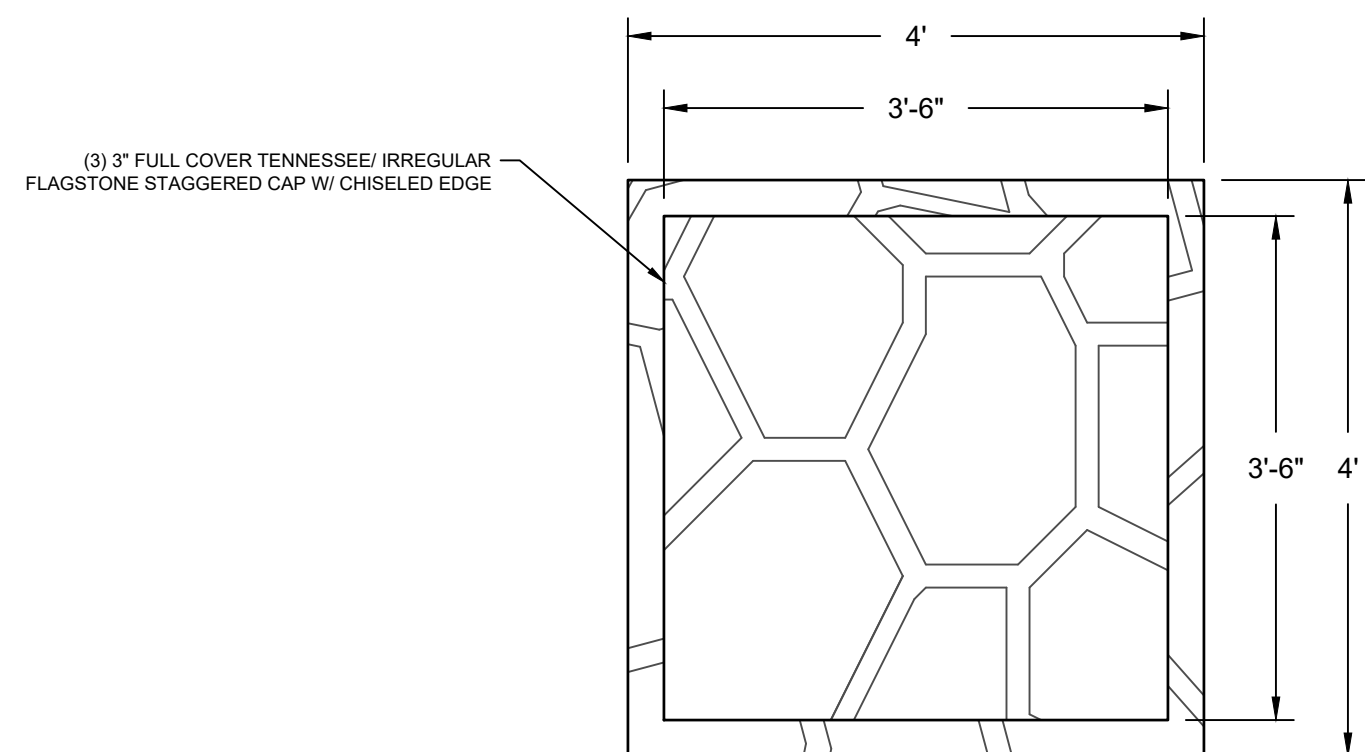
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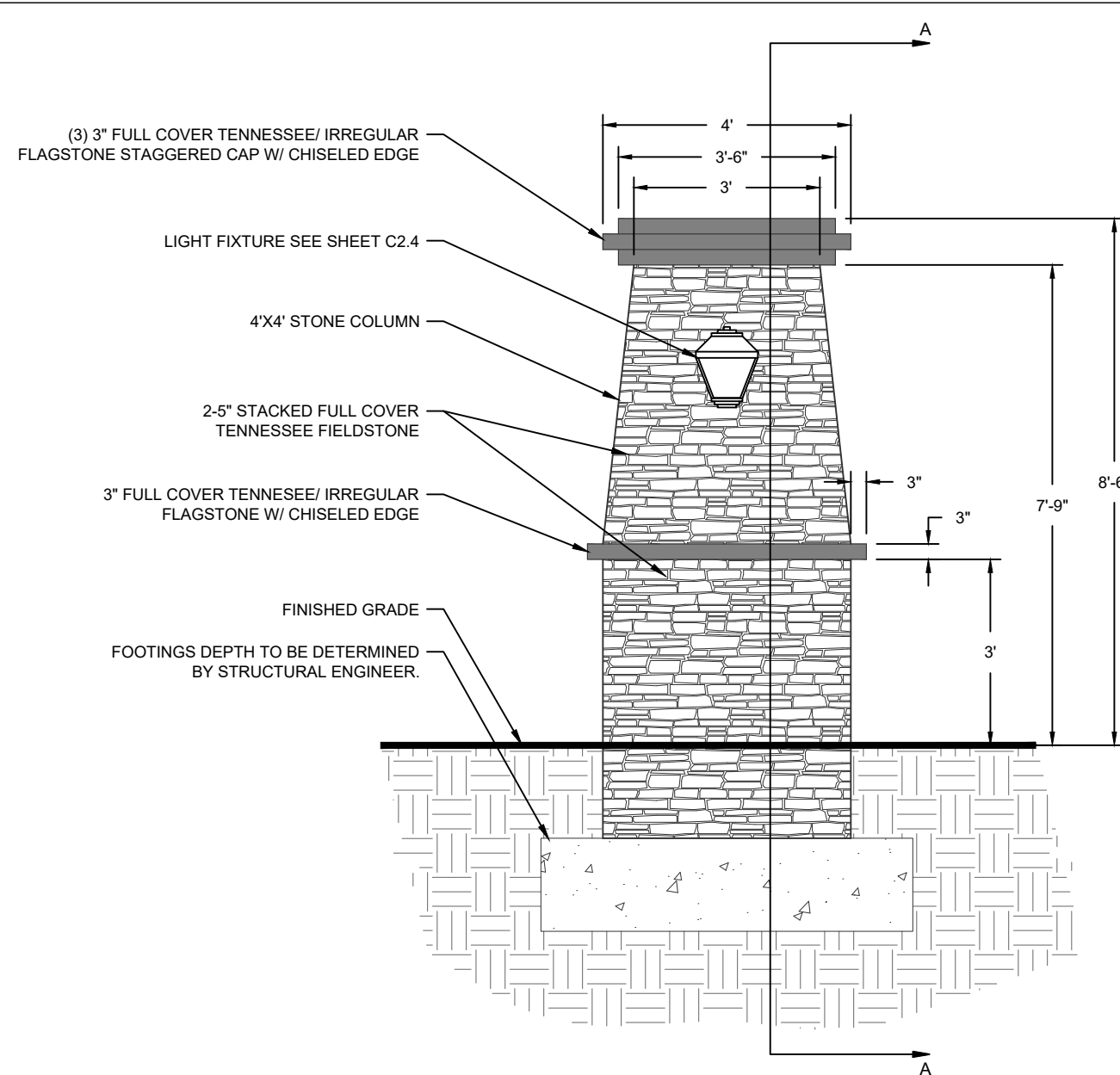
WEDDINGTON-MATTHEWS ROAD ENTRANCE MONUMENT

$\frac{3}{8}'' = 1'$



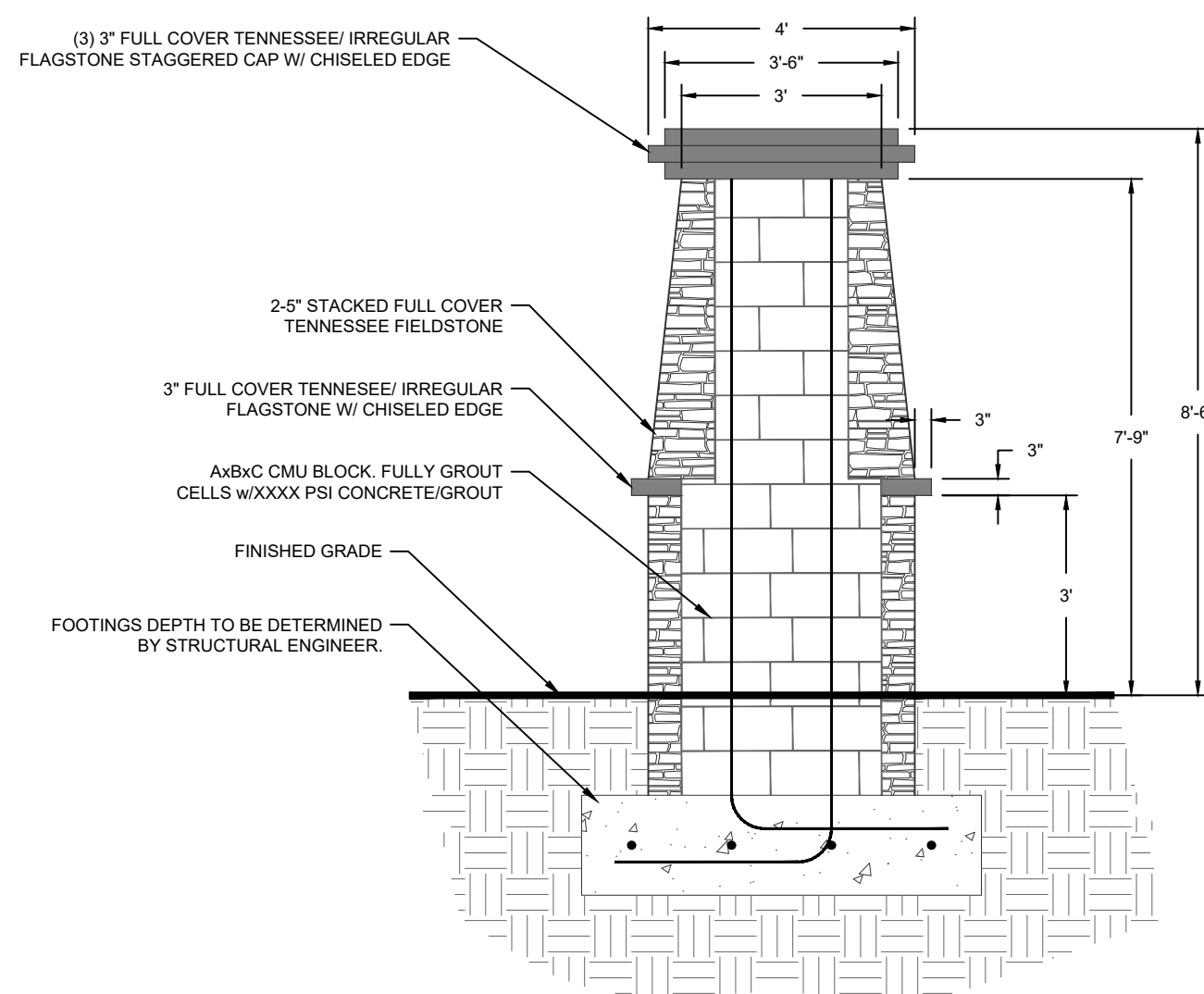
FLAGSTONE CAP PLAN VIEW

$\frac{3}{4}'' = 1'$



TYPICAL STONE COLUMN

$\frac{3}{8}'' = 1'$

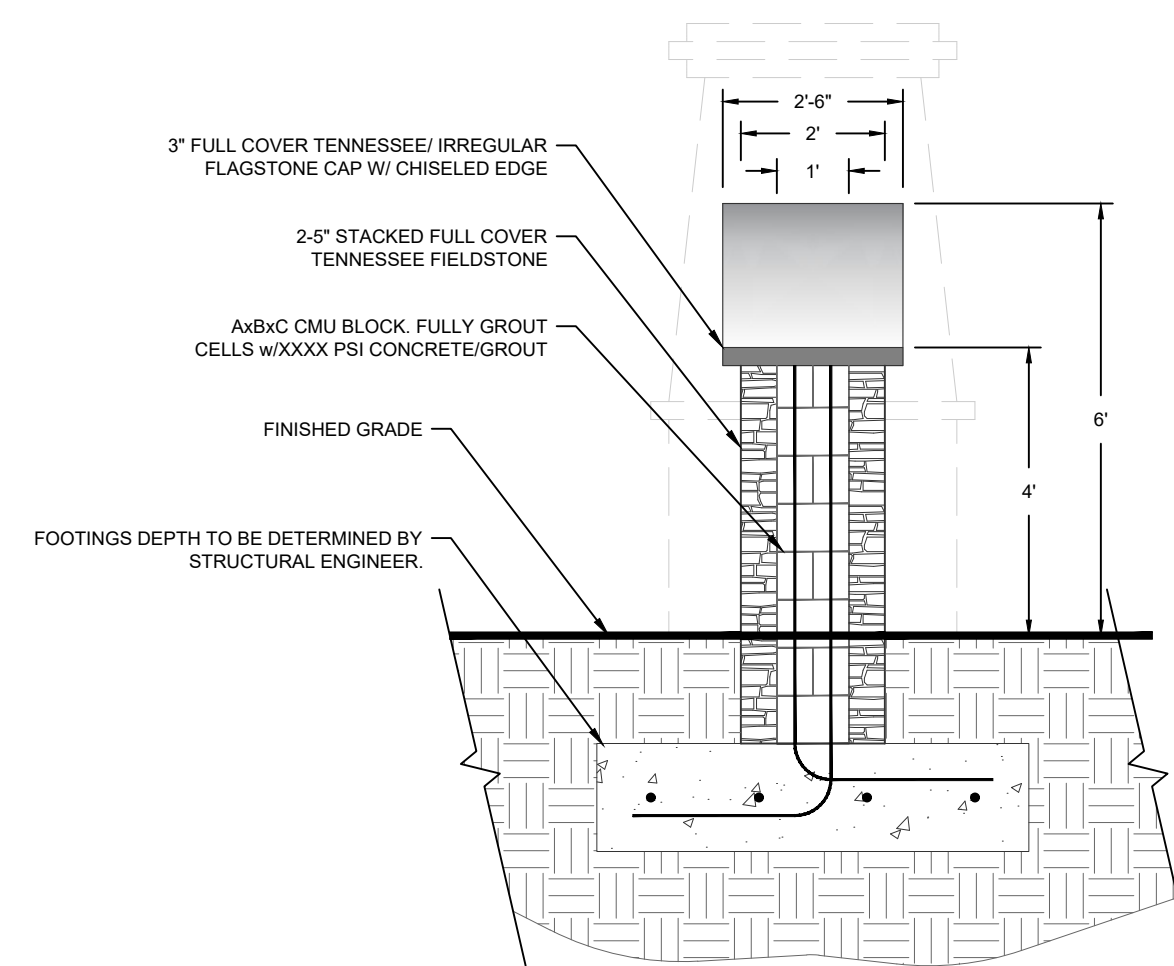


SECTION A-A

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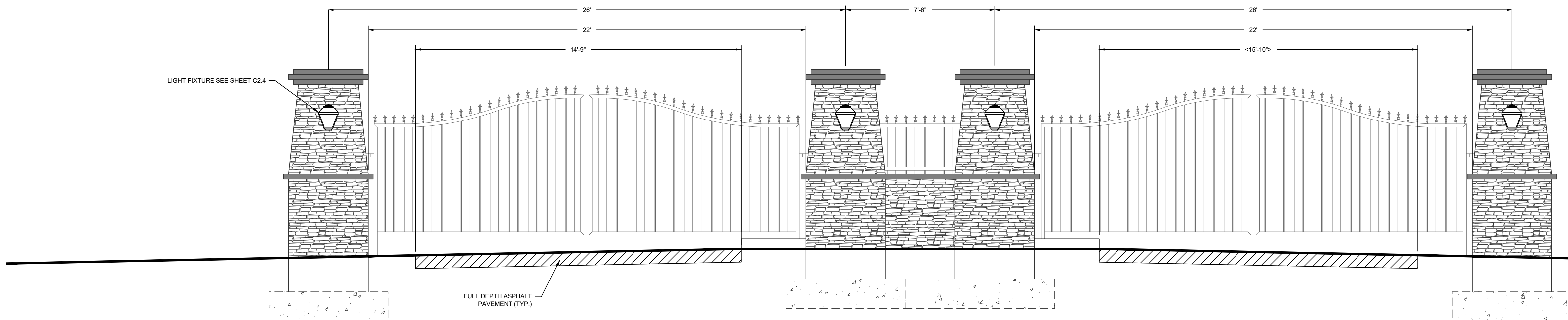
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SECTION B-B

$\frac{3}{8}'' = 1'$



WEDDINGTON-MATTHEWS ROAD ENTRANCE GATE ELEVATION

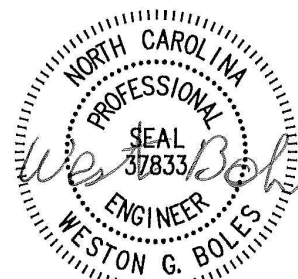
$\frac{5}{16}'' = 1'$



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		1	01/16/2019	REVISED PER COMMENTS FROM TOWN OF WEDDINGTON PLANNING BOARD
		2	07/31/2020	1ST SUBMITTAL TO NCDOT

PROJECT NAME:	WEDDINGTON ACRES ENTRANCE DESIGN PACKAGE FOR SUNBELT HOLDINGS SE, LLC. 3129 SPRINGBANK LANE CHARLOTTE, NC 28226
DRAWING TITLE:	SITE DETAILS

PROJ. MGR.:	WGB
DESIGN BY:	CJH
DRAWN BY:	ESL
PROJ. DATE:	SEPT. 2018
DRAWING NUMBER:	

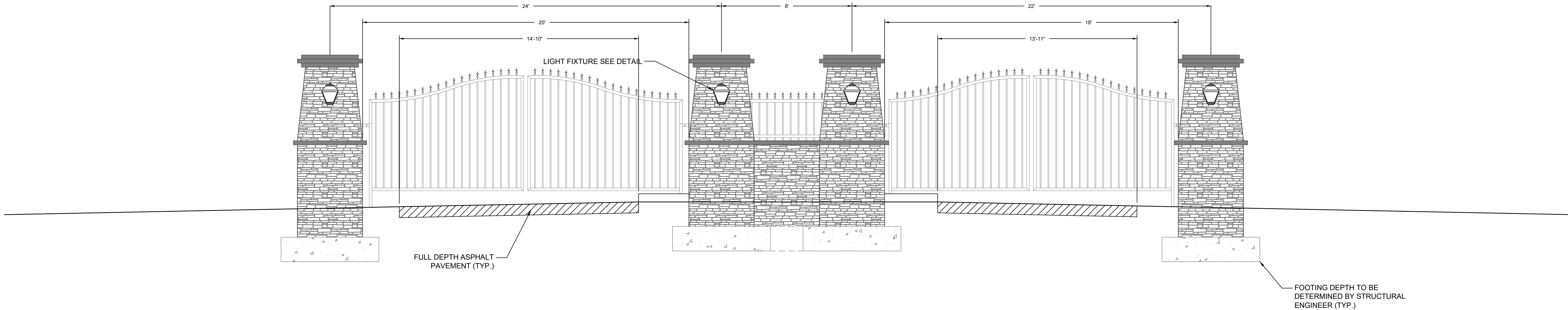
C2.3

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ANTIOCH CHURCH RD ENTRANCE GATE ELEVATION

$\frac{5}{16}'' = 1'$

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ENTRANCE DESIGN PACKAGE
FOR
SUNBELT HOLDINGS SE I, LLC
3129 SPRINGBANK LANE CHARLOTTE, NC 28226

DRAWING TITLE: SITE DETAILS

PROJ. MGR.: WGB
DESIGN BY: CJH
DRAWN BY: ESL
PROJ. DATE: SEPT. 2018
DRAWING NUMBER:

C2.4

WKD PROJ. NO.:
20160191.00.CL

PRELIMINARY - DO NOT USE FOR CONSTRUCTION PLOT DATE: 7/31/2020

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: August 24, 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.

Since the approval the applicant purchased the Matthews Property (parcel 06177012). The first amendment was approved in March of 2019. 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 remained the same.

The second amendment was approved in December 2019 to allow for a preschool use within the existing single-family home. The preschool use shall have a maximum number of 20 students and the hours of operation shall be no more than four days a week with no more than four hours per day. Any changes shall be brought back to Town Council.

The applicant is now seeking an amendment to build phase 1, which includes the little barn, hospitality barn (within the existing garage and decking), center lawn, an existing home (Ms. Matthews residence) and parking. Phase 2 will be required to come back through the conditional zoning amendment process.

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. NCDOT will be required to approve the access.

The parking has been separated into sections to avoid large expanses of asphalt and it is located outside of the rear and side yard setbacks required by code.

One parking space is required per 4 seats in a sanctuary plus 1 space for each employee. There are approximately 242 seats. 60 parking spaces are required, and 66 spaces have been provided. The hospitality barn will utilize existing parking spaces until phase 2 is built.

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.

The detailed landscaping plan will be required to go through the Design Review Board process during the construction plan phase of the project.

Elevations

The conceptual elevations show a fiber cement lap siding, wooden barn doors, overhead doors and a metal roof. The new elevations meet the intent of the design and appearance standards with features that avoid monotony or massing.

The final elevations will be required to go through the Design Review Board process prior to construction.

Lighting

Any freestanding lighting fixtures on the site will be required to follow Chapter 14, Article IV of the town's ordinances.

Development Standards

The development standards remain the same as originally approved except for the following:

- 4.C The maximum height of any building was raised to 45 ft.
- 4.D The conceptual drawings were noted to be for the "phase one" building, to be built in phase one and not the "principal" building which will be the main worship building and be future. As is noted in the language, design of the principal building and all other buildings will be similar in character to the phase one building drawings provided.
- 8.A No signs were shown on the master plan. It was modified to remove the reference to the location. All signs are required to be reviewed by the Design Review Board.

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

Phasing Plan

Development Standards

Elevations

Floor Plan

• PRELIMINARY •
NOT FOR
CONSTRUCTION

Christ Evangelical Lutheran Church of NC

4519 Providence Road
Charlotte, NC 28226

Prepared for:
John Shurley

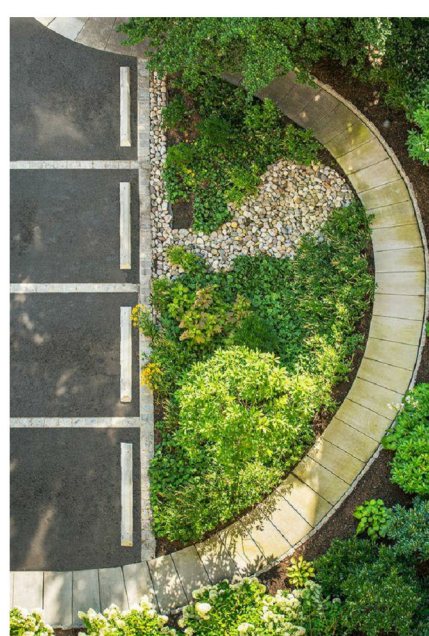
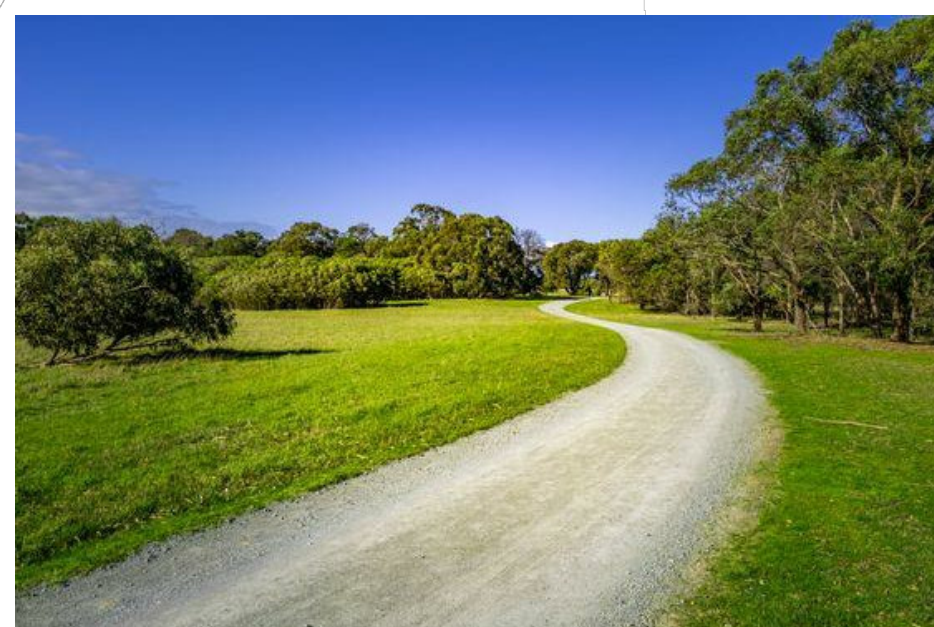
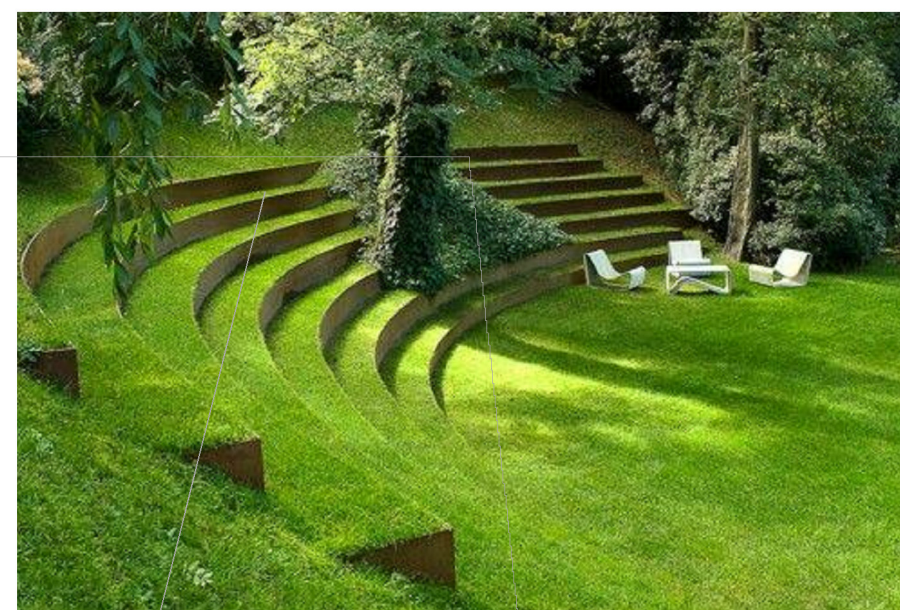
Date 08.13.2020
Architect's Project # 2016

#	REVISION	DATE
1		

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SITE PLAN

AS101



Big Barn	13,000 sf (400 people - 100 spaces)	120 p. spaces
Farm to Table	2,184 sf	30
Coffee Shop	1,150 sf (=/- 1,400 sf deck)	30
Little Barn	5,000 sf	30
Thrive (future)	11,000 sf	30
Office	2,370 sf	30

173 parking spaces total:
* It is assumed that the main worshipping space will share parking with other buildings on campus.

• PRELIMINARY •
NOT FOR
CONSTRUCTION

Christ Evangelical Lutheran Church of NC

4519 Providence Road
Charlotte, NC 28226

Prepared for:
John Shurley

Date 08.13.2020
Architect's Project # 2016

#	REVISION	DATE
1		

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PHASING PLAN

AS102



PHASE I

1. Little Barn
2. Access Road
3. Retention Pond
4. Parking and fire truck turn around
5. pedestrian access to the walkway in the wood
6. Wedding in the Woods
7. Gazebos
8. Rope Course
9. Playground
10. Hospitality Barn
11. Amphitheater
12. Lawn Area

DEVELOPMENT STANDARDS

August 14, 2020

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:
- Churches, synagogues and other places of worship, along with any incidental and accessory uses associated therewith.

8. SIGNS

- A. The Applicant may install a sign on the Site, 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.

- 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:

- Small group activities;
 - Spiritual and spiritual formation activities for congregants;
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 - 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:
- Any wedding ceremonies and/or receptions held on the Site must be held within the hours of operation set forth in Note 2.B.
 - Outdoor wedding ceremonies and/or receptions shall be held within the building envelope depicted on the Rezoning Plan.
 - 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
 - Temporary exterior lighting, if any, shall not project into adjoining residential lots. Use of stadium-style or other pole-mounted lighting is prohibited.
 - 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.
 - 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.
 - 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 45 feet as measured from the ridge of the roof
- D. Attached to the Rezoning Plan are a series of conceptual, architectural perspectives of the phase one 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 phase one 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-
- B. 543 of the Zoning Ordinance.

• PRELIMINARY •
NOT FOR CONSTRUCTION

COMMUNITY
BUILDING

Old Dairy Farm-
Phase 1

323 Reid Dairy Road
Weddington, NC 28104

Prepared for:

CHRIST LUTHERAN
CHURCH
4519 Providence Road
Charlotte, NC 28226

Date 8-14-2020
Architect's Project # 2016

REVISIONS

NUMBER DATE

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DEVELOPMENT
STANDARDS

AS103

• PRELIMINARY •
NOT FOR CONSTRUCTION

COMMUNITY
BUILDING
Old Dairy Farm-
Phase 1
323 Reid Dairy Road
Weddington, NC 28104

Prepared for:
CHRIST LUTHERAN
CHURCH
4519 Providence Road
Charlotte, NC 28226

Date 8-10-2020
Architect's Project # 2016

REVISIONS
NUMBER DATE

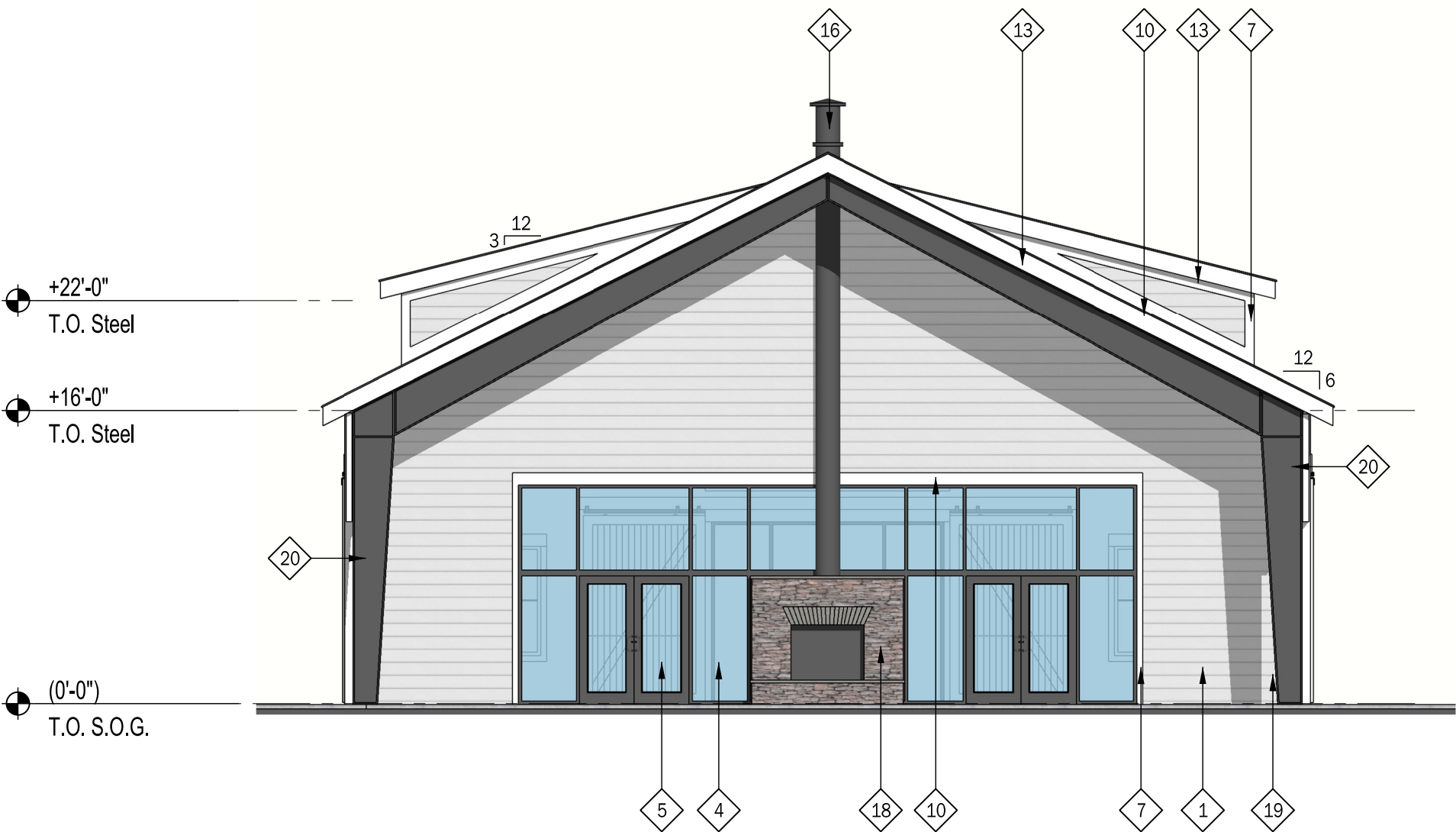
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EXTERIOR
ELEVATIONS

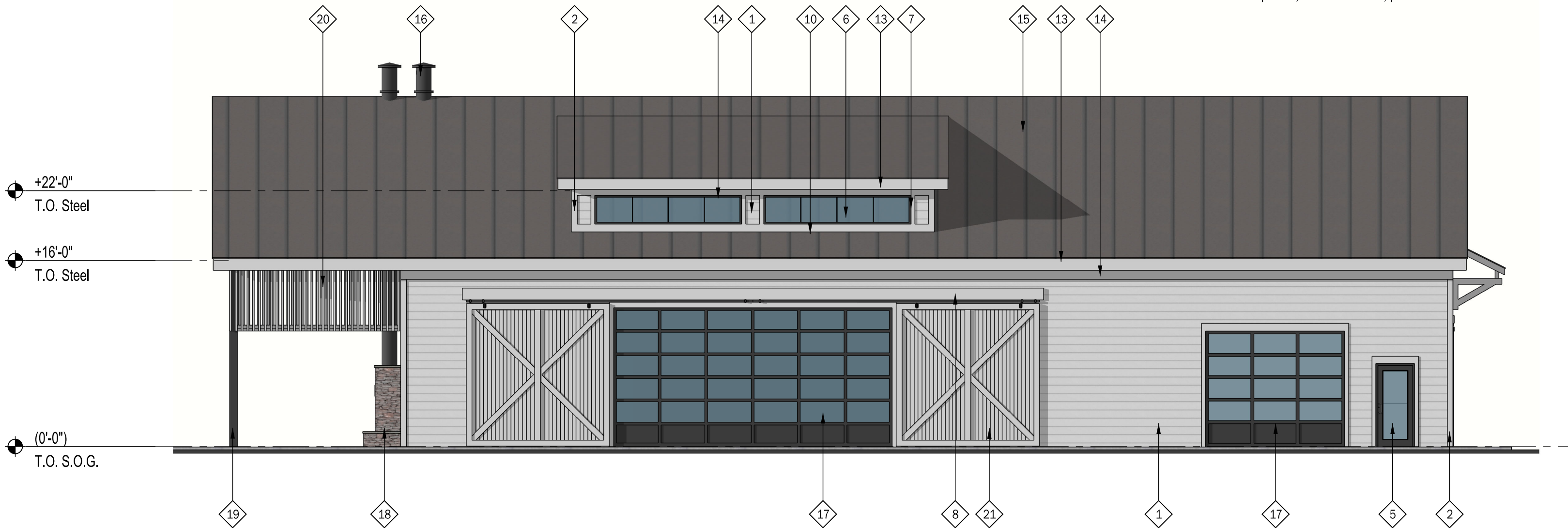
AC201

ELEVATION KEYNOTES

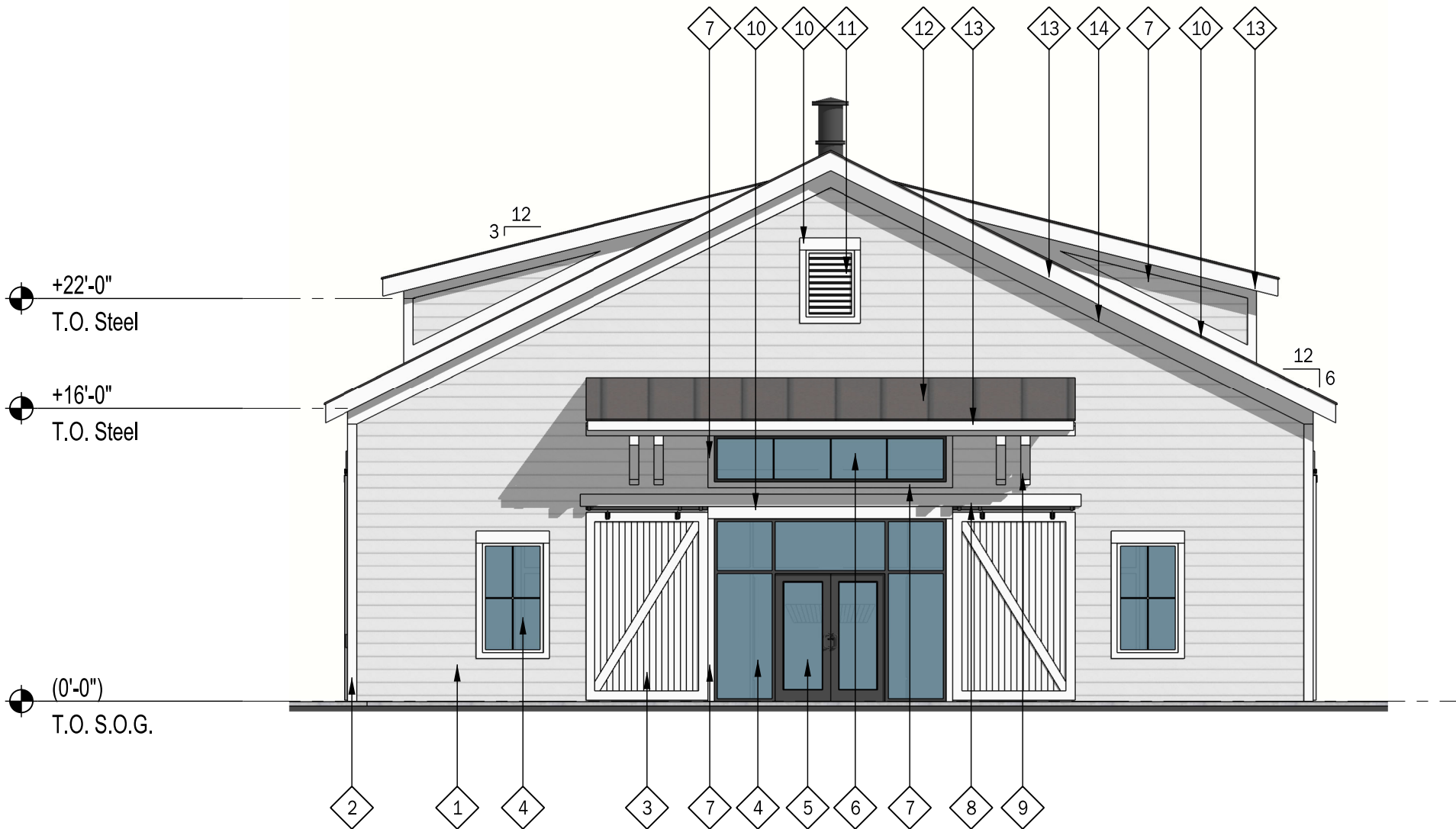
1. Fiber-cement lap siding, 8" exposure, painted, typical.
2. 6" Fiber-cement trim, painted, typical
3. Fixed, wooden barn door, painted
4. Prefinished aluminum storefront with insulating glass
5. Prefinished aluminum entrance doors with insulating glass
6. Prefinished aluminum window with insulating glass and applied exterior muntins.
7. 4" Fiber-cement trim, painted
8. Overhead barn door track, painted
9. KDAT wood brackets, painted, typical
10. 8" Fiber-cement trim, painted
11. Prefinished aluminum louver
12. Prefinished, standing seam roofing
13. Prefinished aluminum fascia
14. 10" Fiber-cement trim, painted
15. Prefinished, insulated, standing seam metal roof panels.
16. Fireplace exhaust flue
17. Prefinished aluminum sectional overhead door with insulating glass
18. Thin-stone fireplace veneer
19. Steel framing, painted.
20. Wood slats on horizontal purtins, painted.
21. Operable, wooden barn door, painted



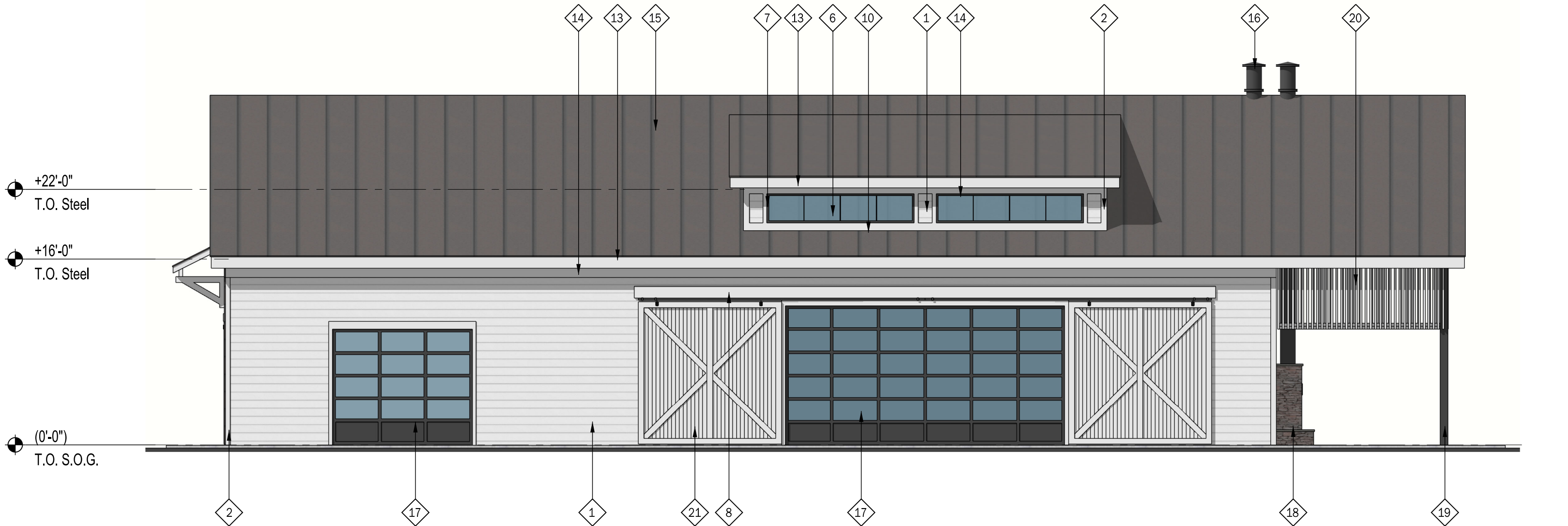
B3 REAR ELEVATION
1/8"=1'-0"



B1 LEFT SIDE ELEVATION
1/8"=1'-0"



A3 FRONT ELEVATION
1/8"=1'-0"



A1 RIGHT SIDE ELEVATION
1/8"=1'-0"

• PRELIMINARY •
NOT FOR CONSTRUCTION

COMMUNITY
BUILDING

Old Dairy Farm-
Phase 1

323 Reid Dairy Road
Weddington, NC 28104

Prepared for:

CHRIST LUTHERAN
CHURCH
4519 Providence Road
Charlotte, NC 28226

Date 7-29-2020
Architect's Project # 2016

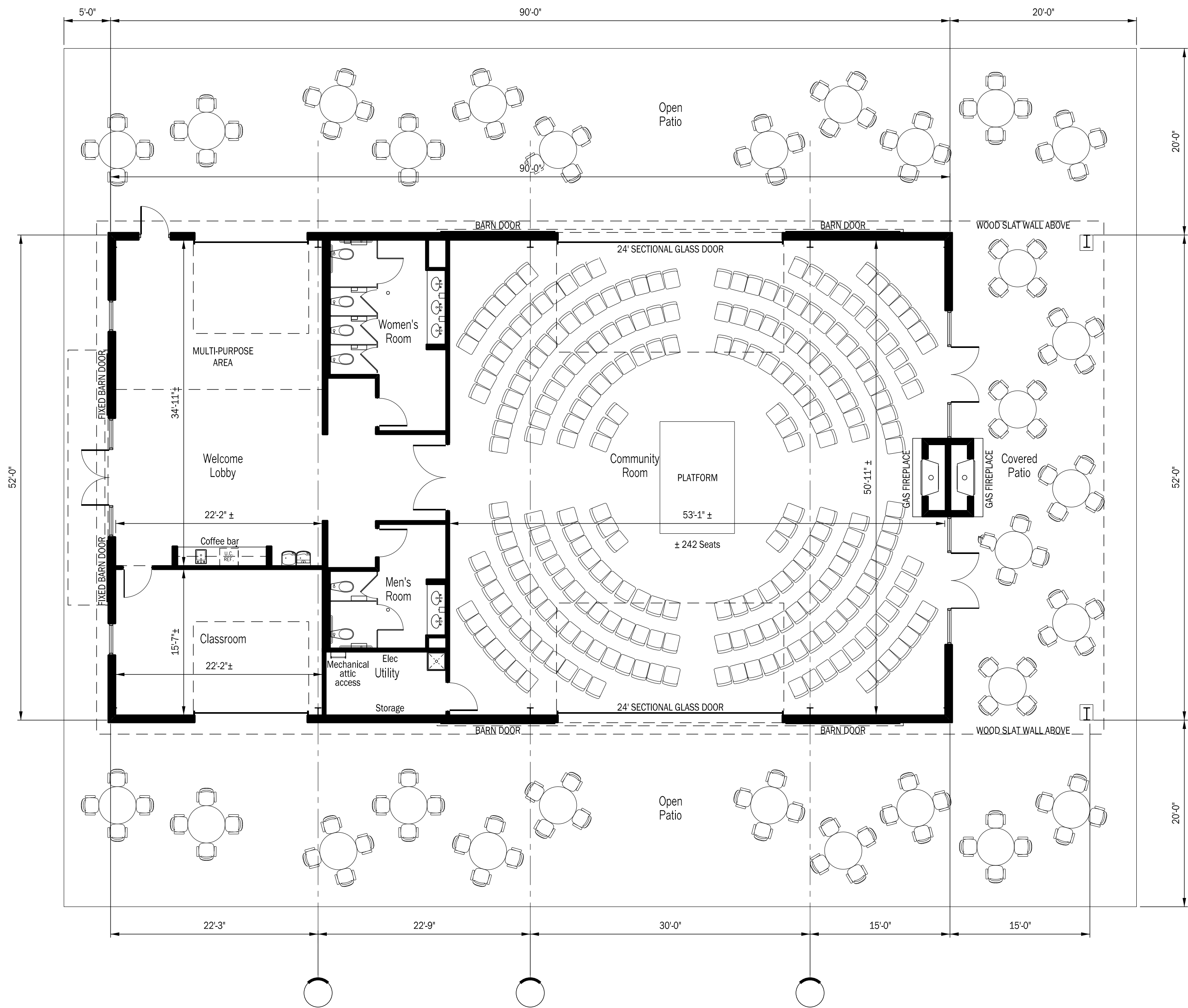
REVISIONS

NUMBER	DATE
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FLOOR PLAN

A101



A1 FLOOR PLAN

1/8"=1'-0" 0 2 4 8 16 32

DEVELOPMENT STANDARDS

January 2, 2019

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- 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.
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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

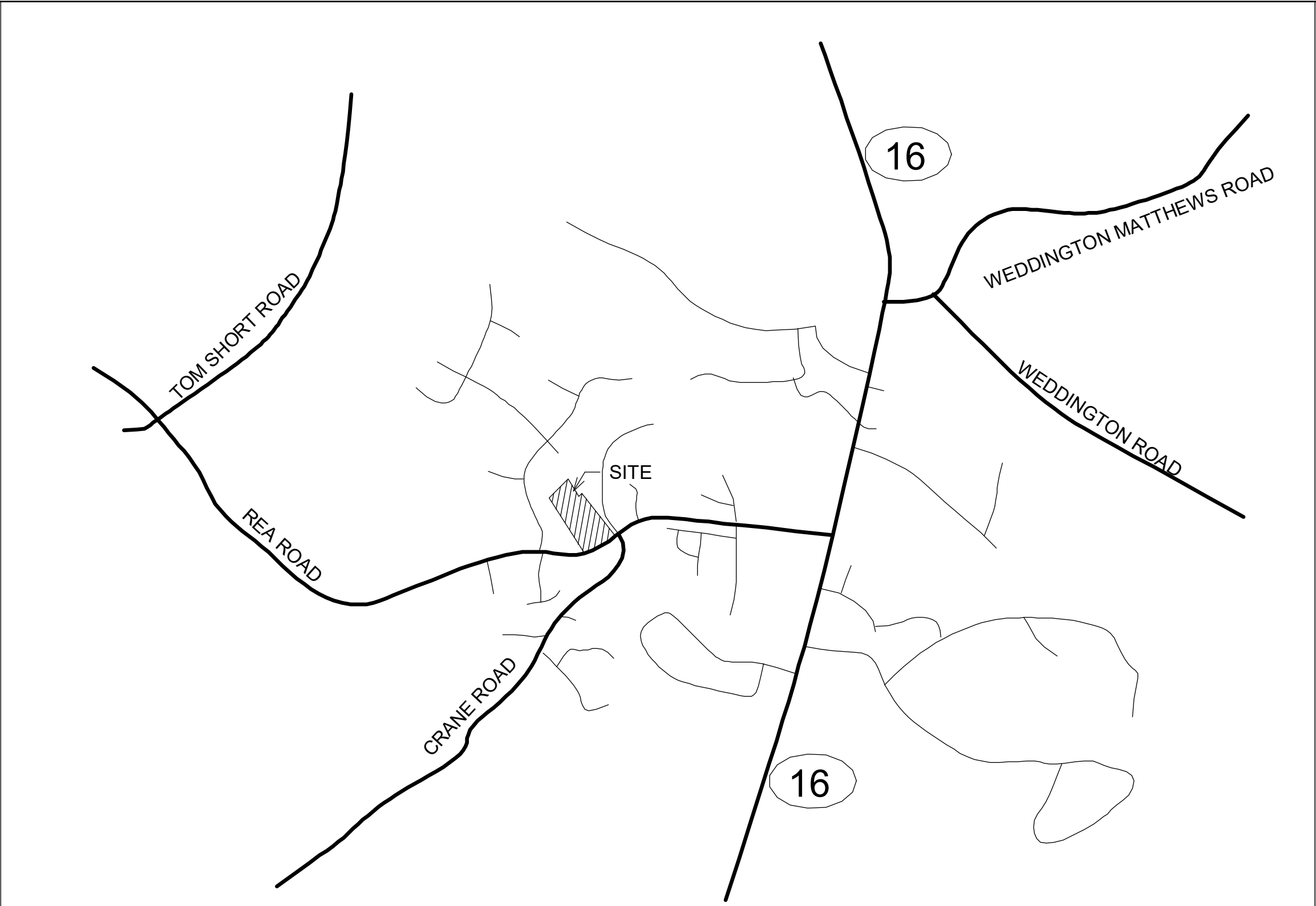
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VICINITY MAP | N.T.S. 3

SITE DEVELOPMENT DATA: Agenda Item 4.B.		
ACREAGE: 12.739		
TAX PARCELS:	EXISTING ZONING	PROPOSE ZONING
	ALL OF PARCEL #06177012	R-60
	ALL OF PARCEL #06177013	R-60 (CZ)
	ALL OF PARCEL #06177014	R-60 (CZ)
PORTION OF PARCEL #06177015	R-60 (CZ)	R-60 (CZ)
		R-60 (CZ) (SPA)

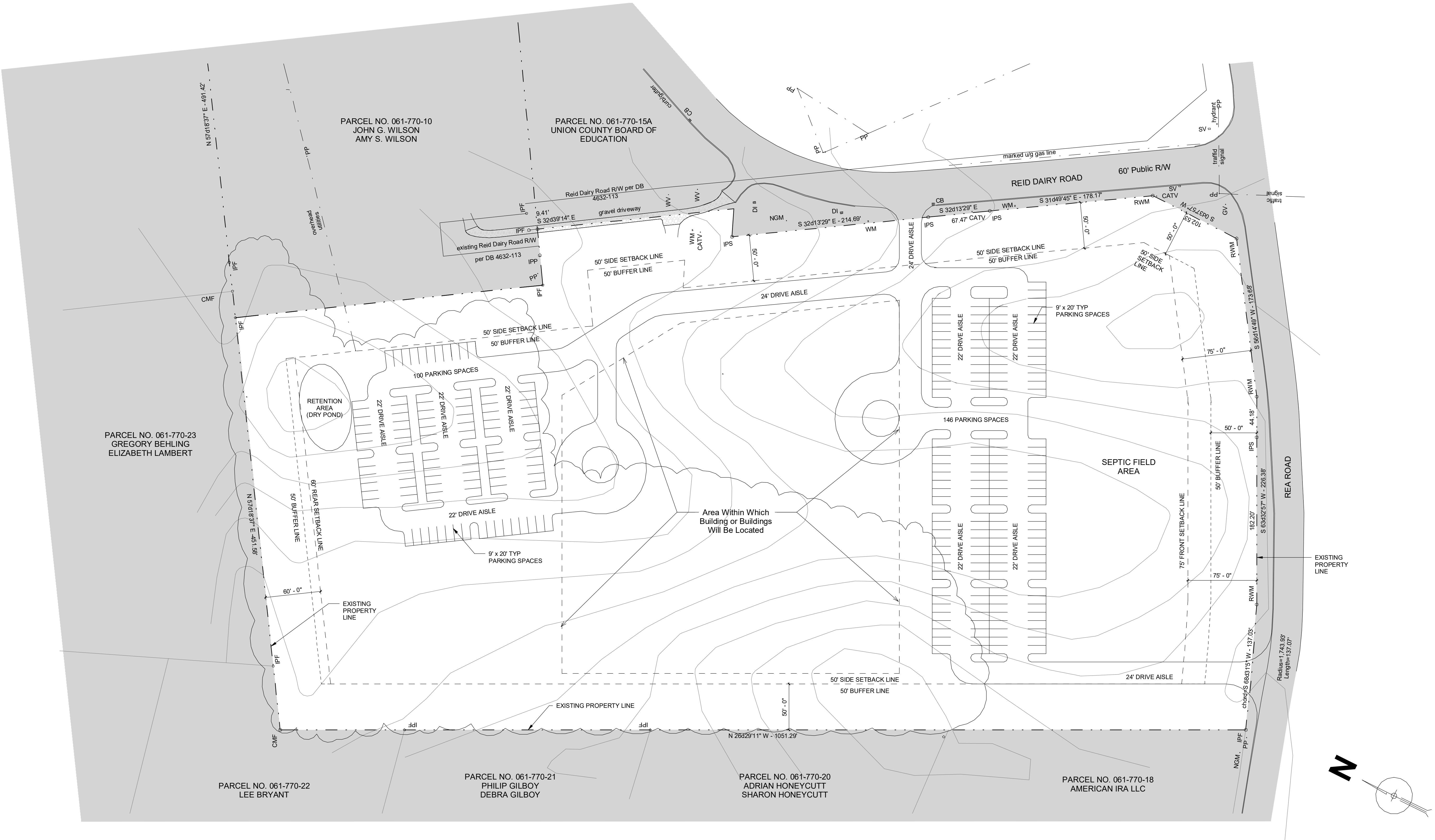
PROPOSED USES: CHURCHES, SYNAGOGUES, AND OTHER PLACES OF WORSHIP, ALONG WITH ANY INCIDENTAL AND ACCESSORY USES ASSOCIATED THEREWITH

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:

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DEVELOPMENT STANDARDS

January 2, 2019

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11556193

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11556193

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11556193

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.

11556193

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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SHEET NUMBER

002

Unified Development Ordinance

Introduction and Overview

The Town of Weddington (“Town”) finds that it is appropriate to update its land development ordinances to (a) comply with legislative requirements imposed by the state legislature as set forth in North Carolina General Statute 160D and (b) improve the organization of its existing ordinances to make the ordinances simpler to find and easier to follow. This unified development ordinance (“UDO”) is adopted with the purpose of implementing these objectives.

Introduction; Overview and Background Information.

This initial Section of the UDO provides a general overview of the UDO requirements. Specific, more detailed requirements are set forth in the Appendices to this UDO. For ease of reference and use, the Appendices are organized in a manner consistent with North Carolina General Statutes 160D.

1. **Jurisdiction.** These regulations shall govern the use of all land and the development thereof within all of the incorporated area of the Town [and any extraterritorial jurisdiction]
2. **Boards, Professional Staff and Other Agencies and Committees.** The following entities and person have roles in administering the provisions of this UDO:
 - Town Council
 - Planning Board
 - Board of Adjustment
 - Town Staff
 - Other governmental entities such as Union County and the North Carolina Department of Transportation (NCDOT).
3. **Planning.** State law requires that as a condition of adopting and applying zoning regulations a local government shall adopt and reasonably maintain a comprehensive plan that sets forth goals, policies, and programs intended to guide the present and future physical, social, and economic development of the jurisdiction. A comprehensive plan is intended to guide coordinated, efficient, and orderly development within the planning and development regulation jurisdiction based on an analysis of present and future needs.
4. **Processes and Procedures.**
 - a. **Types of Decisions.** There are three types of decisions that are made by the entities and persons listed in Section 2, above:
 - i. **Legislative.** Legislative decisions set policy and provides the decision-making board with the maximum amount of discretion. The legislative process typically includes public engagement. In connection with any requested rezoning of property or amendment to this UDO, there is a required public hearing with broad public notice and a mandatory planning board review.

- ii. Quasi-judicial. Quasi-judicial decisions require the board to apply standards that are already set in the ordinance using a legalistic process to gather quality evidence to resolve contested facts, and to apply those facts to standards that involve judgment (such as being “compatible “ or “harmonious” with the surrounding neighborhood). Public engagement is limited to those who have relevant evidence on whether the proposal meets the standards.
 - iii. Administrative. Administrative decisions require staff to apply objective standards set in the ordinance to facts that are supplied in applications. If the application meets the standards it is approved; if not, it is denied. The process is bureaucratic in nature, with minimal discretion or public engagement.
- b. **Available Approvals/Permits and Process.** As an overview, the following approvals and permits are contemplated by this UDO:
 - i. Legislative Amendments to development ordinance or Zoning Map (legislative)
 - 1. Text Amendments
 - 2. Zoning Map Changes
 - 3. Conditional Rezoning
 - ii. Quasi-judicial
 - 1. Variances
 - 2. Appeals
 - iii. Administrative
 - 1. Subdivision Plats
 - 2. Land Development Permits, such as Zoning Permits, Grading Permits, and Building Permits
 - 3. Miscellaneous Permits, such as Temporary Use Permits (administrative).

5. Zoning districts; Zoning Map.

- a. **Zoning Districts.** The Town’s existing zoning districts are as follows::
 - i. R-80
 - ii. R-60
 - iii. R-40 [including all areas formerly entitled “R-CD”]
 - iv. R-40(D)
 - v. RE
 - vi. B-1 (CZ)
 - vii. B-2 (CZ)
 - viii. MX
 - ix. ED (business)
- b. **Conditional Zoning.** Additionally, this UDO permits property owners to petition the Town Council to consider creating conditional zoning (CZ) districts. CZ districts are zoning districts in which the development and use of the property is subject to the rules, regulations, and conditions imposed as part of the legislative decision creating the district and applying it to the particular property. All of the property specific standards and conditions (typically including a site plan) are incorporated into the zoning district

regulations. The rezoning of any parcel of land to a CZ district shall be a voluntary process initiated by the property owner or his authorized agent.

- c. **Zoning Map.** The Town's Zoning Map is incorporated herein by reference. The Zoning Map may be changed by Town Council from time-to-time in accordance with the procedures set forth herein.

6. **Permitted Uses.** Certain primary uses of land are permitted "by right" (BR) in each zoning district provided all applicable provisions of this UDO (and any other applicable legal requirements) are satisfied. This UDO provides for additional supplemental requirements (SR) that are applicable to a certain "by-right" uses of land.

Others primary uses of land are permitted through the conditional zoning (CZ) process, again, in some cases, some with some supplemental requirements set forth herein.

The permitted uses (both by right and conditional) are set forth in the Permitted Use Table set forth in Section __, of Appendix 9 of this UDO.

Additionally a property owner may petition the Town Council through the CZ zoning process to consider permitting primary uses that are not identified as permitted in this UDO (although the Town Council has no obligation to approve any such requests).

7. **Summary Table.** For ease of reference, the following Table 1 is a summary of the types of approvals typically requested:

Table 1: Summary: Approvals; Responsible Party; Type of Decision

Type of Decision	Approval	Responsible Party (final decision-maker)	Comments
Legislative	UDO Text Amendment	Council	
Legislative	Zoning Map Change	Council	
Legislative	Conditional Zoning	Council	
Quasi-judicial	Variance	Zoning Board of Adjustment	
Quasi-judicial	Appeal of Decision by Zoning administrator	Zoning Board of Adjustment	
Administrative	Final Subdivision Plat (for recording at Register of Deeds)	Administrator	Includes confirmation that proposed development is conformity applicable zoning requirements previously imposed by the Council
Administrative	Land Development Permits, such as Zoning Permits, Grading Permits, and Building Permits	Administrator (or Union County or third party service provider)	

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