

TOWN OF WEDDINGTON – PLANNING BOARD REGULAR MEETING

MONDAY, JULY 24, 2023, 7:00 PM

1. Call to Order
2. Determination of a Quorum
3. Conflict of Interest Statement: *In accordance with the state government ethics act, it is the duty of every Board member to avoid conflicts of interest. Does any Board member have any known conflict of interest with respect to any matters on the agenda? If so, please identify the conflict and refrain from any participation in the matter involved.*
4. Approval of Minutes
 - A. May 22, 2023, Planning Board Regular Meeting
5. Old Business
6. New Business
 - A. Discussion and Recommendation of a Conditional Zoning Application from Liberty Classical Academy for the establishment of a Private School use, an associated Land Use Map amendment from Traditional Residential and Conservation Residential to Conservation Residential; and an associated Zoning Map amendment from R-40 Single-Family District (R-40) and Residential Conservation District (R-CD) to Education District (ED) all of which are associated with parcels generally located at or adjacent to 145 S. Providence Road, and 154 Weddington Road.
7. Update from Town Planner and Report from the May Town Council Meeting
8. Board Member Comments
9. Adjournment

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A. Discussion and Recommendation of Conditional Zoning Application from Liberty Classical Academy.

Property Location: Generally, at or adjacent to 145 S. Providence Rd, and 154 Weddington Rd

Acreage: +/- 60.73 acres

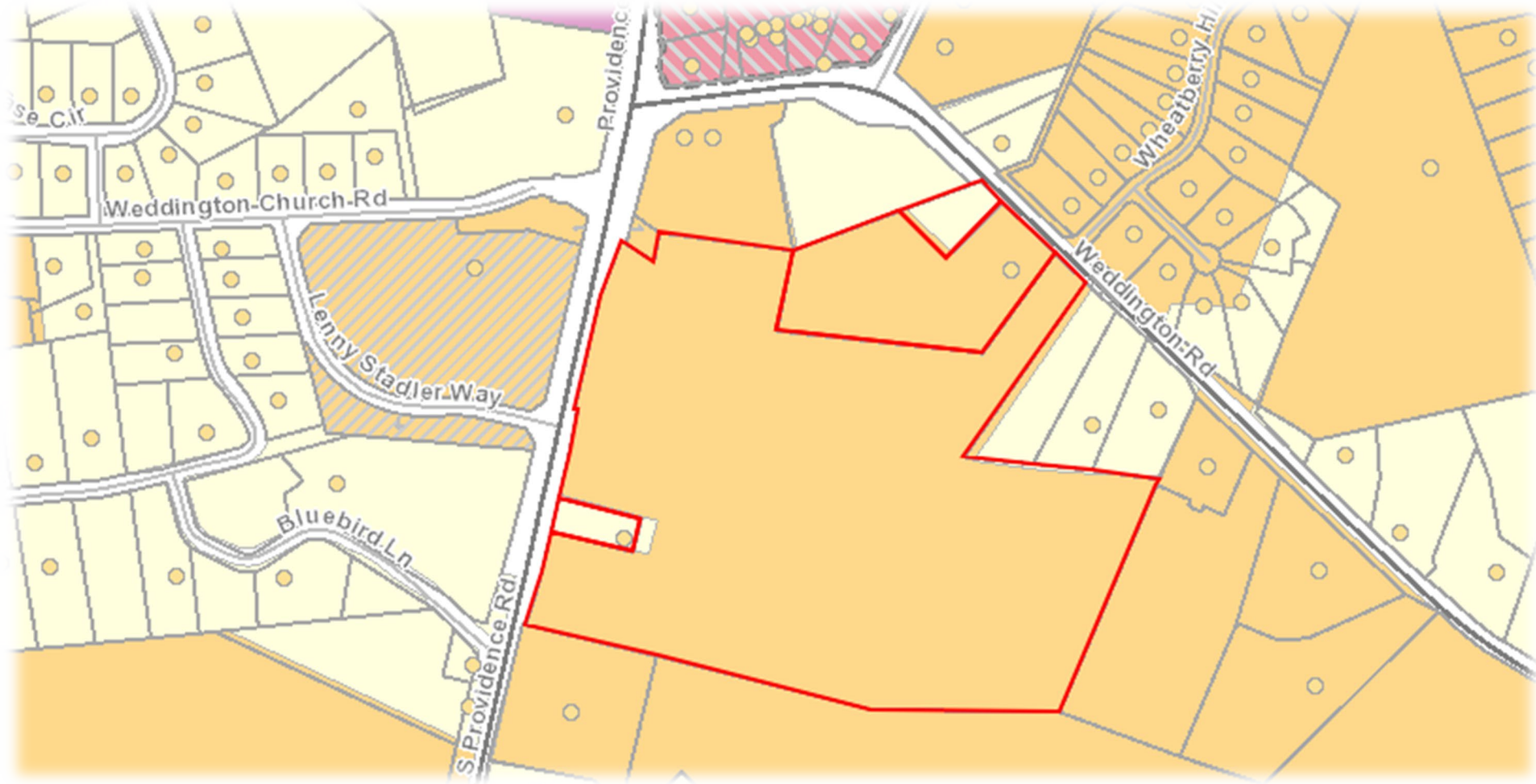
Existing Land Use: Traditional Residential, and Conservation Residential

Proposed Land Use: Conservation Residential

Existing Zoning: R-40, and R-CD

Proposed Zoning: ED (CZ)

A. Discussion and Recommendation of Conditional Zoning Application from Liberty Classical Academy.



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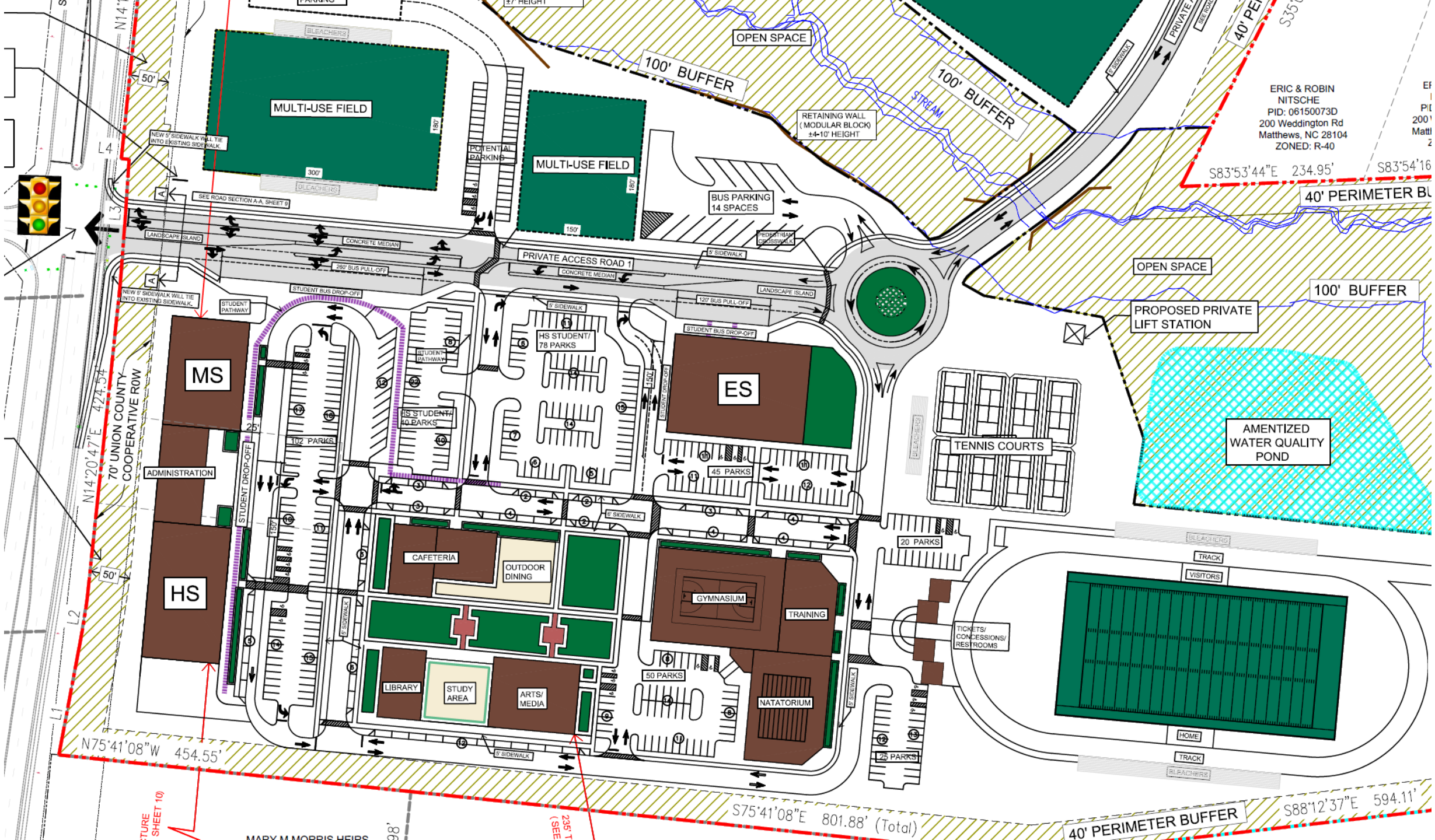
Background:

- February 13, 2023: Presentation made before Town Council regarding intent to develop K-12 private school
 - Economic benefits for Weddington?
 - Where are students coming from?
 - Others looking at similar projects in area?
- May 3, 2023: Community Meeting held at Town Hall
 - Public expressed concerns regarding traffic
 - Applicant committed to hold separate meeting committed to traffic concerns
 - Meeting has neither been held, nor scheduled
- June 2, 2023: Condition Zoning application submitted

A. Discussion and Recommendation of Conditional Zoning Application from Liberty Classical Academy.

Proposal:

- Phase 1:
 - High school (600 students)
 - Middle school (500 students)
 - Gym, cafeteria, arts/media, library, natatorium
 - Baseball field (w/ bleachers, 50 seats)
 - Soccer field (w/ bleachers, 50 seats)
 - Football field (w/ bleachers, 500 seats)
 - Multi-purpose fields (2)
 - Tennis courts (8)
 - Open Spaces (+/- 13 acres)
 - Private access road
- Phase 2:
 - Elementary school (400 students)



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

EF
PI
200'
Matth
2

FIGURE
SHEET 10

MARY M MORRIS HEIRS

(SEE

S75°41'08"E 801.88' (Total)

40' PERIMETER BUFFER

S88°12'37"E 594.11'

A. Discussion and Recommendation of Conditional Zoning Application from Liberty Classical Academy.

Development Standards:

■ Modifications

- Applicant proposes minor modifications to how compliance with the plan is ensured
- Minor adjustments would be administrative
- Adjustments not deemed to be minor would require CZ amendments

■ Vested Rights

- Applicant is requesting 8 years
- Maximum per GS 160D is 5 years

■ Subdivision

- May be subdivided to allow separate owners or financing of individual parcels
- Introduces new property lines, new setbacks, possible shifting of buildings, requests for variances
- Possible otherwise unnecessary easements (cross access, shared parking, landscape maintenance, utility, drainage, etc.)

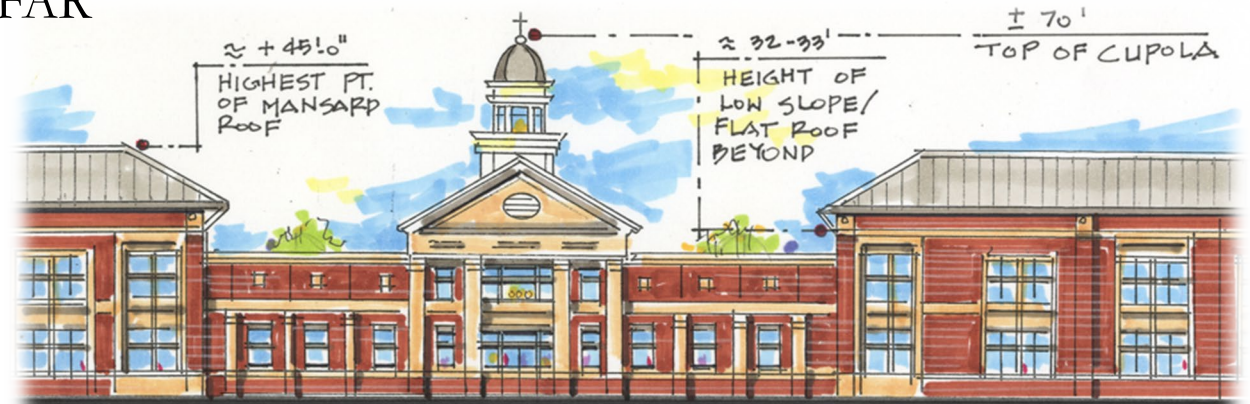
A. Discussion and Recommendation of Conditional Zoning Application from Liberty Classical Academy.

UDO Sec. D-703(D), Permitted Uses (by zoning district)

- Public/Private Schools are permissible in the R-60, R-40, and ED Districts, subject to CZ
- Request would rezone all associated parcels to ED

UDO Sec. D-703(E), Lot and Building Standards Table

- Proposal meets or exceeds lot size, lot area, setbacks, FAR
- Proposal does not meet maximum height of 40'
- 33' to flat roof; 45' to mansard roof; 70' to cupola



A. Discussion and Recommendation of Conditional Zoning Application from Liberty Classical Academy.

UDO Sec. D-917C, Specific Requirements for Non-Residential Development

- **Landscaping, Screening, and Buffers:**
 - Landscape plan provided; not sufficient detail to fully determine compliance
 - Should be able to achieve compliance; to be assessed with Zoning Permit
- **Parking Decks:**
 - Not applicable
- **Building Height:**
 - Specific heights not give for all buildings; most buildings noted as two-story
 - Middle and high school buildings are 45' to top of mansard; 75' to top of cupola
 - No building within 50' of adjacent properties

A. Discussion and Recommendation of Conditional Zoning Application from Liberty Classical Academy.

UDO Sec. D-917C, Specific Requirements for Non-Residential Development

- **Gross Floor Area:**
 - No use to have GFA greater than 8,000 sf
 - Proposal is for 167,000 sf
- **Design Requirements:**
 - Intended for the engagement of pedestrians with retail storefronts rather than school buildings
 - Proposal intends to comply with language pertaining to blank walls
- **Pedestrian Friendly:**
 - Intended for the engagement of pedestrians with retail storefronts rather than school buildings

A. Discussion and Recommendation of Conditional Zoning Application from Liberty Classical Academy.

UDO Sec. D-917C, Specific Requirements for Non-Residential Development

■ **Off-Street Parking Areas:**

- Parking areas not to contain more than 150 spaces
- Most of the 412 spaces (265) are within a single parking area; needed design forces a larger parking area
- Insufficient detail to determine compliance with UDO Sec. D-918(L)
- Should be able to achieve compliance; to be assessed with Zoning Permit

■ **Internal Streets; Private Ownership; Parking:**

- One internal private street proposed with no on-street parking
- Exception is for two bus drop-off lanes

A. Discussion and Recommendation of Conditional Zoning Application from Liberty Classical Academy.

UDO Sec. D-917C, Specific Requirements for Non-Residential Development

- **No Outdoor Storage:**
 - No outdoor storage is proposed
- **Open Space:**
 - Intended for the engagement of pedestrians with retail storefronts rather than school buildings
- **Stormwater Management:**
 - LaBella has found the preliminary plans to be sufficient
 - Will continue to be assessed with Zoning Permit

A. Discussion and Recommendation of Conditional Zoning Application from Liberty Classical Academy.

UDO Sec. D-917D, Supplemental Requirements for Certain Uses

- UDO Section D-917D(K), Schools, applies to all schools
- Building exteriors, illumination, parking, and landscaping requirements cannot be fully assessed as plans with sufficient detail are not required at this development stage
- Would be review for compliance with Zoning Permit
- Applicant has coordinated with NCDOT regarding stacking; appears to be sufficient
- LaBella has found the preliminary stormwater plans to be sufficient

A. Discussion and Recommendation of Conditional Zoning Application from Liberty Classical Academy.

UDO Sec. D-918, General Requirements

- Shall be reviewed for compliance upon submittal of plans for Zoning Permit
- Do not appear to be any immediate concerns regarding compliance

UDO Appendix 5, Architectural Standards

- Generally, not applicable
- Intended more for engagement of pedestrians with retail storefronts than school buildings

A. Discussion and Recommendation of Conditional Zoning Application from Liberty Classical Academy.

Code of Ordinances, Appendix C, Traffic Impact Analysis

- TIA required for any CZ expected to generate 50 or more peak hour trips, or 500 ADT
- Timmons Group prepared TIA for project
- Under review with NCDOT for past several months; not yet approved
- TIA trip generations:

Type	Variable	ADT	AM Peak Hour			School PM Peak Hour			High Demand Queue Length
			In	Out	Total	In	Out	Total	
Elementary School	400 Students	874	280	224	504	157	213	370	2221-feet
Middle School	500 Students	1089	349	280	628	196	265	461	2769-feet
High School	600 Students	1352	467	247	714	192	446	638	2751-feet

A. Discussion and Recommendation of Conditional Zoning Application from Liberty Classical Academy.

Code of Ordinances, Appendix C, Traffic Impact Analysis

- TIA recommended the following improvements:

Providence Road S / Lenny Stadler Way / Site Access 1

- Dual egress lanes (shared through / left-turn lane and an exclusive right-turn lane)
- 100-foot southbound left-turn lane (with appropriate taper)
- 100-foot northbound right-turn lane (with appropriate taper)

Site Access 2 / Wheatberry Hill Drive / Weddington Road

- Intersection Signalization
- 150-foot channelized eastbound right-turn lane (with appropriate taper)
- 100-foot westbound left-turn lane (with appropriate taper)

A. Discussion and Recommendation of Conditional Zoning Application from Liberty Classical Academy.

Land Use Plan Consistency

- Land Use Goal 4: *To maintain the Town's strong single-family residential character.*
 - Unclear if met.
 - Proposal does not include apartments, townhomes, multifamily
 - Proposal is not a single-family development and does not maintain the strong character as surrounding area would become more non-residential in character
- Land Use Policy 11: *Ensure that land uses abutting residential development are compatible with the scale, intensity, and overall character of existing and planned neighborhoods.*
 - Compatible with surrounding places of worship
 - Concerns over compatibility with 201 S. Providence Road; historic property
 - Impact on continued preservation of structure
 - Impact of stadium on use of this and other surrounding parcels

A. Discussion and Recommendation of Conditional Zoning Application from Liberty Classical Academy.

Land Use Plan Consistency

- Public Facilities and Services Goal 2: *To ensure that all existing and future developments in Weddington are served by adequate water and sewage disposal facilities.*
 - No anticipated issues with water service
 - No immediate access to sewer; proposes installation of lift station with connection to Union County system
 - Unclear as to Union County position on proposed improvements
- Public Facilities and Services Goal 4: *To provide safe and convenient mobility for Weddington residents of all ages.*
 - Proposal includes construction of new private road and roundabout connecting Providence/Lenny Stadler to Weddington/Wheatberry
 - Generation of additional traffic may result in detrimental impacts to mobility

A. Discussion and Recommendation of Conditional Zoning Application from Liberty Classical Academy.

Land Use Plan Consistency

- Public Facilities and Services Policy 2: *Require transportation, water, wastewater and drainage system improvements to be constructed concurrent with new development and that provide adequate capacity to meet demands from existing and new users.*
 - No anticipated issues with water service
 - No immediate access to sewer; proposes installation of lift station with connection to Union County system
 - Unclear as to Union County position on proposed improvements
- Community Design and Image Policy 1: *Continue to encourage the preservation of older homes and structures in the community to preserve a sense of history.*
 - Concerns over compatibility with 201 S. Providence Road; historic property
 - Impact on continued preservation of structure
 - Impact of stadium on use of this and other surrounding parcels

A. Discussion and Recommendation of Conditional Zoning Application from Liberty Classical Academy.

Land Use Plan Consistency Statement:

While the development proposal can be found to be generally consistent with the adopted Land Use Plan, there are several Goals and Policies for which compliance cannot be determined at the present time based upon the level of plans required to be submitted for this phase of development. In addition, there are other Goals and Policies for which there are reasons for concern or the possibility that the development proposal will not be consistent.

A. Discussion and Recommendation of Conditional Zoning Application from Liberty Classical Academy.

Recommendation:

It is the recommendation of staff that the request for Conditional Zoning to allow for the establishment of a Private School use, an associated Land Use Map amendment from Traditional Residential and Conservation Residential to Conservation Residential, and an associated Zoning Map amendment from R-40 and R-CD to ED, all of which being associated with parcels generally located at or adjacent to 145 S. Providence Road, and 154 Weddington Road, be recommended for denial, or that the matter be continued until such time that the applicant is able to address the concerns discussed in the staff report, and as may be identified by the Planning Board.

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7. Update from Town Planner

■ Ennis Road Subdivision

- Conventional subdivision for 12 lots
- Complete application submitted
- Tentatively scheduled for August 28th

■ John Walker Matthews Property

- Event venue
- No application has been submitted

■ Luna Subdivision

- Major subdivision for 18 lots
- Conventional (40,096 sf min.)
- No application has been submitted

■ 4709 Beulah Church Road

- Minor subdivision for 5 lots
- Currently under review

■ LDS Temple

- 345 Providence Road
- No application has been submitted

■ Hidden Estates

- 3616 Beulah Church Road
- Minor subdivision for 5 additional lots
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