

- LEGEND**
- R/W - RIGHT OF WAY
 - - CORNER AS DESCRIBED
 - ☆ - LIGHT POLE
 - - COMPUTED POINT
 - - UTILITY POLE
 - ⊠ - CONCRETE MONUMENT
 - ⊠ - SANITARY SEWER MANHOLE
 - ⊠ - STORM DRAIN MANHOLE
 - - PROPERTY LINE
 - - ADJOINER LINE
 - - RIGHT OF WAY
 - - SEWER EASEMENT
 - - STORM DRAIN EASEMENT
 - - SETBACK LINE

WESLEY CHAPEL
WEDDINGTON
D.B. 1049 PG. 84

This site shall be governed by this rezoning site plan, notes on this plan, approved conditions, and all applicable provisions within the Town of Weddington Code of Ordinances.

Existing Use: Church/Vacant
Proposed Use: Community Recreational Center

Existing Zoning: R40
Proposed Zoning: R40 Conditional

Average: 3.13 acres

Parcel Number: 06089021

Parking Spaces Required: 14 and 1 ADA

Parking Spaces Provided: 23 and 2 ADA

Hours of Operation: Weekdays 5:30AM - 8:00 PM
Weekends 8:00AM - 5:00 PM

This use is contained in the existing building and parking lot. Future amendments to the plan may be applied for in accordance with the provisions of Section 58-27(f) of the Zoning Ordinance.

All lighting fixtures on site shall comply with Chapter 14, Article IV of the Weddington Code of Ordinances. Screening and landscaping shall conform to the requirements of Section 58-8 of the Zoning Ordinance.

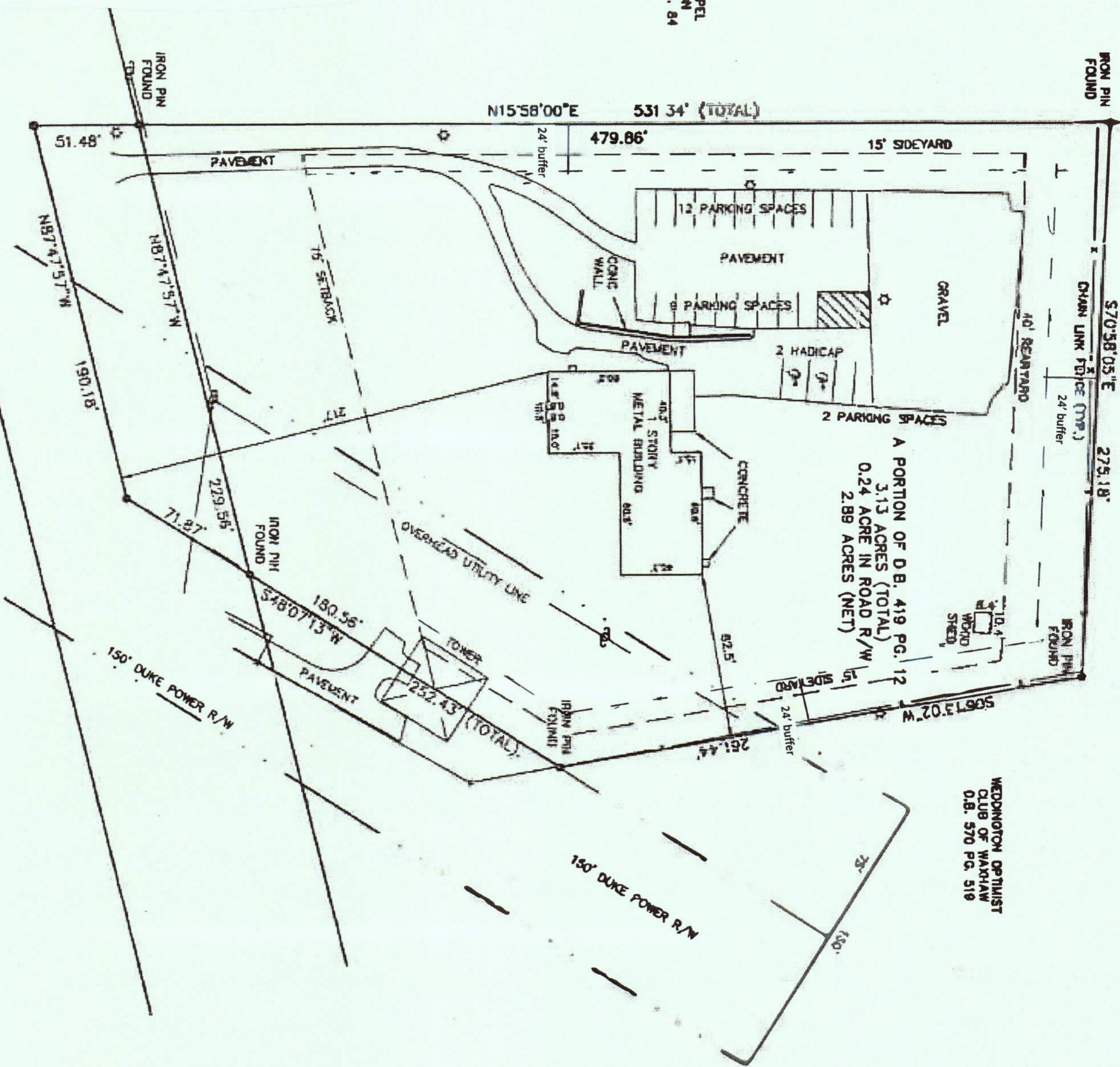
Signage shall comply with Article V of the Zoning Ordinance.

Landscaping, Storage and Elevations are required to be reviewed and approved by Planning Board and Town Council per Section 58-27(f)(1)

Any additional impervious surface that exceeds the maximum threshold shall be required to install storm water management in accordance with Section 58-54.3 of the Zoning Ordinance.

The underlying zoning is R40. This conditional rezoning plan shall allow for a Recreational Building as defined herein per this zoning as a building where there are educational and recreational classes and activities for the people who live in a community. Classes shall be group led versus any open gym type fitness center IE Yoga studio, fitness classes, agility training, and martial arts studio, etc.

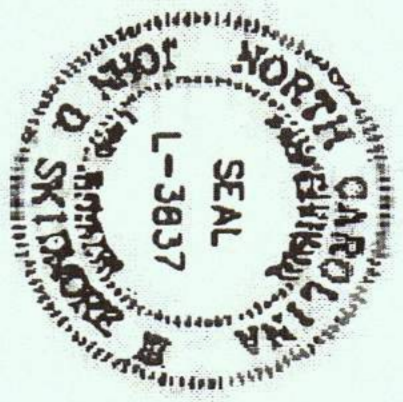
This zoning shall not allow any public or private fitness center/club use over 5,000 sq. ft. Or any non-traditional recreational elements such as trampolines, rock climbing gym, and fun and gaming centers. It shall not allow for any accessory retail uses within, that are associated with larger fitness centers, such as cafe or juice bars and it shall not have any retail sales associated with the community recreational building.



WEDDINGTON OPTIMIST
CLUB OF WAKHAW
D.B. 570 PG. 519

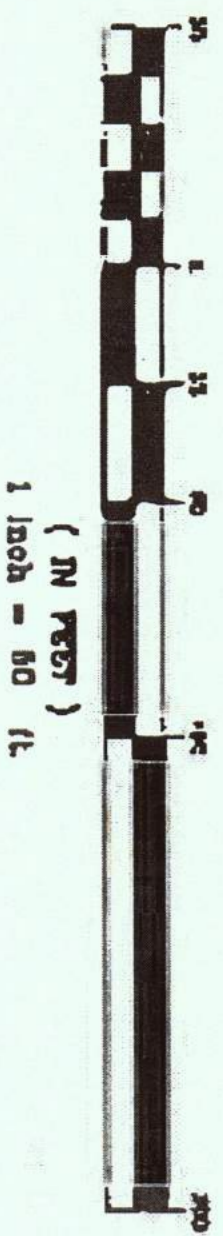
I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (NEED RECORD IN BOOK 419, PAGE 12 THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION AS SHOWN ON PLAN); THAT THE PRECISION OR POSITIONAL ACCURACY IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 58.1600). THIS 10th DAY OF MAY, 2013.

SIGNED
JOHN D. SKIDMORE, JR., N.C. L-3837



P.C. G FILE 844 - 9/20/01

GRAPHIC SCALE



FRONT SETBACK 75'
SIDE SETBACKS 15'
REAR YARD 40'
MIN. BUILDING HEIGHT 35'

CONDITIONAL REZONING SITE PLAN	
5207 MONROE WEDDINGTON ROAD	
TAX PARCEL 06089021	
MATTHEWS, UNION COUNTY, NORTH CAROLINA	
SCALE: 1" = 30'	DRAWN DATE: 8/21/13
FILE NO. (SUBMITTED)	DRAWING NO. (ISSUED)
DEED BOOK 419 PAGE 12	DRAWING: L.S.-D.R./T.W.
SKIDMORE SURVEYING, INC.	
5343 HIGHWAY 74 WEST	
MONROE, N.C.	
704-288-4655	

PRESENTATION OF PLANNED USE
AT 5207 WEDDINGTON ROAD

WEDDINGTON
FITNESS CENTER