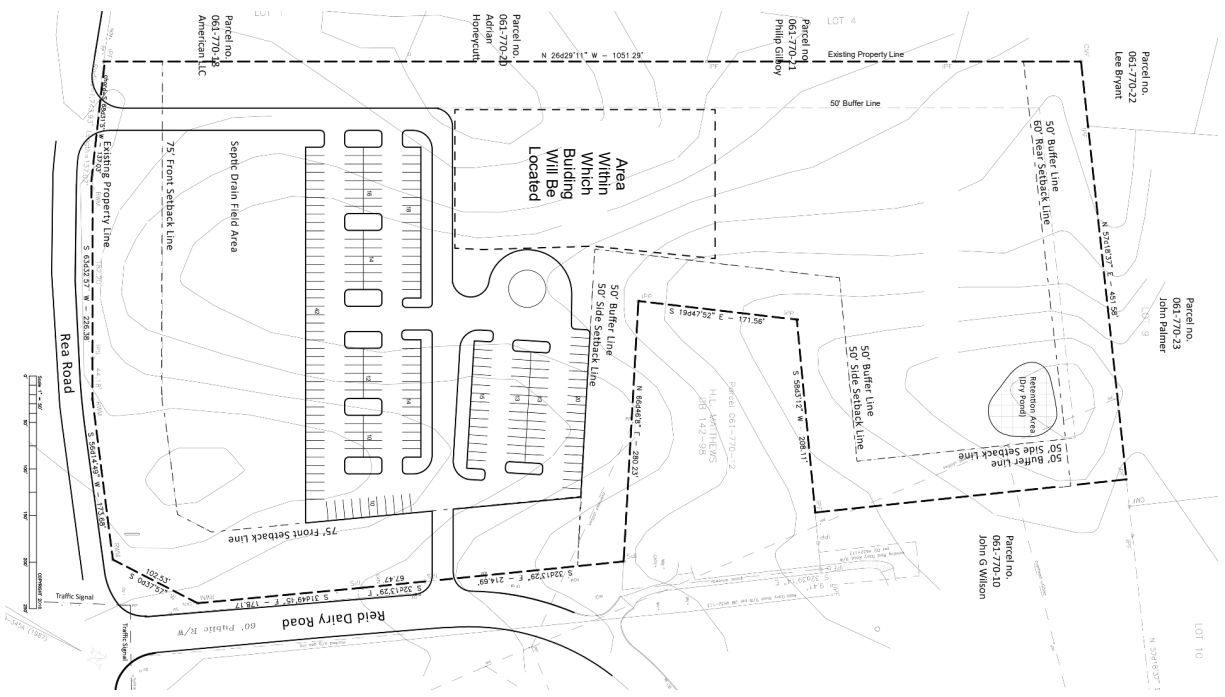


# CHRIST SOUTH ZONING SUBMITTAL

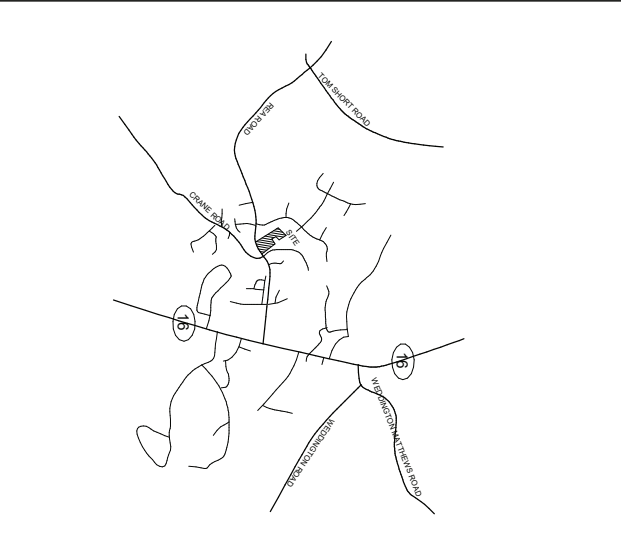
## Narrative Description

Christ Lutheran Church has submitted a Conditional Rezoning Application seeking approval to develop its Christ South campus on the Reid Dairy Road site more particularly identified in the Application and on the accompanying Site Plan. Christ South is a campus of Christ Lutheran Church, whose main campus is located in Charlotte. The church building proposed for the Rezoning Site will accommodate 600 worshippers. In addition to worship space, the building will include offices, meeting rooms, and fellowship space. At this time, the only development planned for the Christ South campus is a single phase consisting of construction of the church building, associated parking, and access points, all as more particularly depicted on the Rezoning Plan.



PROPOSED SITE PLAN | 1" = 50'

VICINITY MAP | NTS



**Site Development Data:**

Acreage: 11.697  
 Tax Parcels: # 06177013, #06177014,  
 portion of #06177015  
 Existing Zoning: R-60 (CZ)  
 Proposed Zoning: R-60 (CZ)  
 Proposed Uses: Churches, Synagogues and  
 other places of worship, along with any incidental  
 and accessory uses associated therewith  
 Max. Height: Building - Thirty-five (35) feet;  
 Section 58-15 Design Features - Sixty (60) feet  
 Buffer: Fifty (50) feet  
 600 Patrons - 200 Parking Spaces

adwarchitects  
 2012 EASTWOOD DRIVE, SUITE 100  
 FREDERICKSBURG, VA 22405  
 PHONE: 541.328.1518  
 WWW.ADWARCHITECTS.COM

**adwarchitects**  
 ARCHITECTS  
 2012 EASTWOOD DRIVE, SUITE 100  
 FREDERICKSBURG, VA 22405  
 PHONE: 541.328.1518  
 WWW.ADWARCHITECTS.COM

**CHRIST SOUTH**  
 323 REID DAIRY RD.  
 WEDDINGTON NC  
 28104

**CONDITIONAL REZONING PLAN**  
 DATE: 08-09-2018  
 PROJECT NO: 18039  
 REVISIONS:  
 NO. DATE DESCRIPTION

**001**

**DEVELOPMENT STANDARDS**

August 9, 2018

**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 approximately 11,967 acre site located on the northwest corner of Reid Dairy Road and Kea Road, which site is more particularly depicted on the Rezoning Plan and is further identified as 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 Weddington Code of Ordinances ("Code of Ordinances"). 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 circulation and parking shall be subject to the requirements of the Code of Ordinances, 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/undefined 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(i) 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:

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

**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 adjustments 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. The maximum height of the principal building to be located on the Site shall be 35 feet as measured from the ridge of the roof; provided, however, that in the event the Applicant includes on any building or structure any of the design features listed in Section 58-15 of the Zoning Ordinance, then such building or structure may exceed the maximum allowable height as more particularly provided therein, but in no event exceeding 60 feet.

B. 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.

**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(6) 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 58-543 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**

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. BINDING EFFECT OF THE REZONING APPLICATION**

A. If this Rezoning Application is approved, all conditions applicable to the development of the Site shall be binding on the 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.

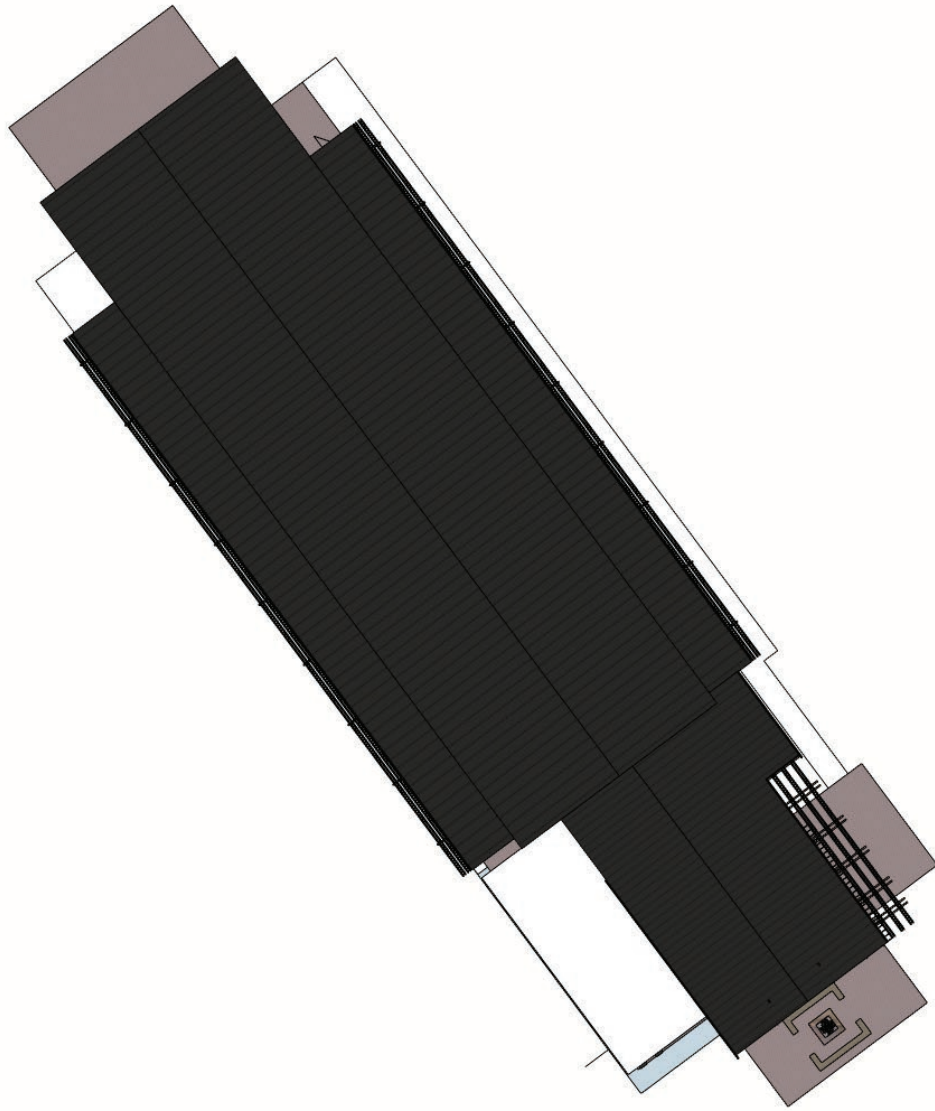
10091855

10091855

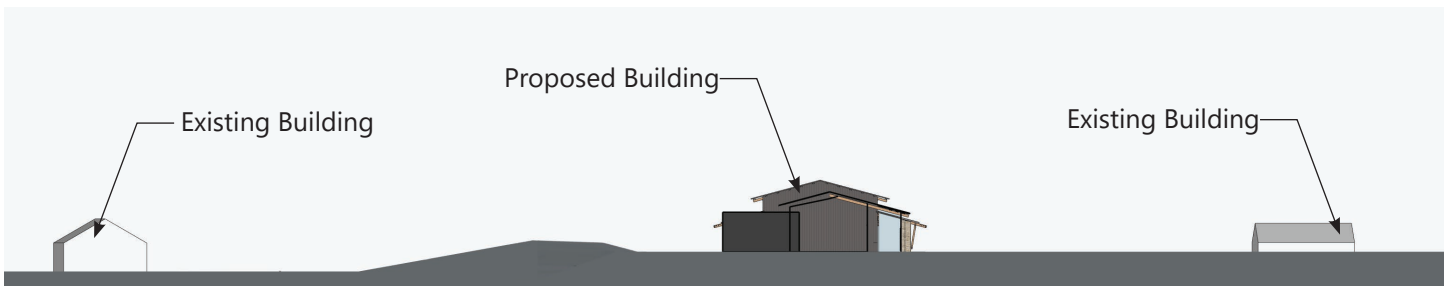
2

10091855

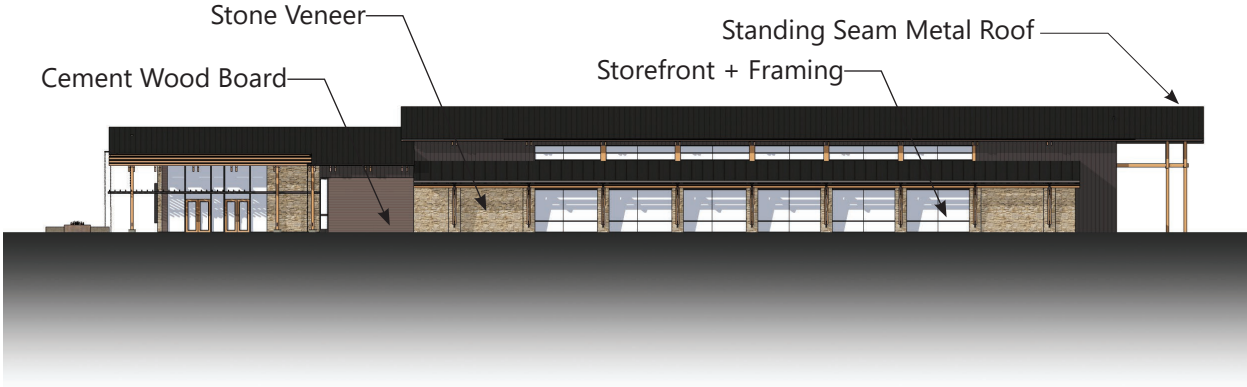
3



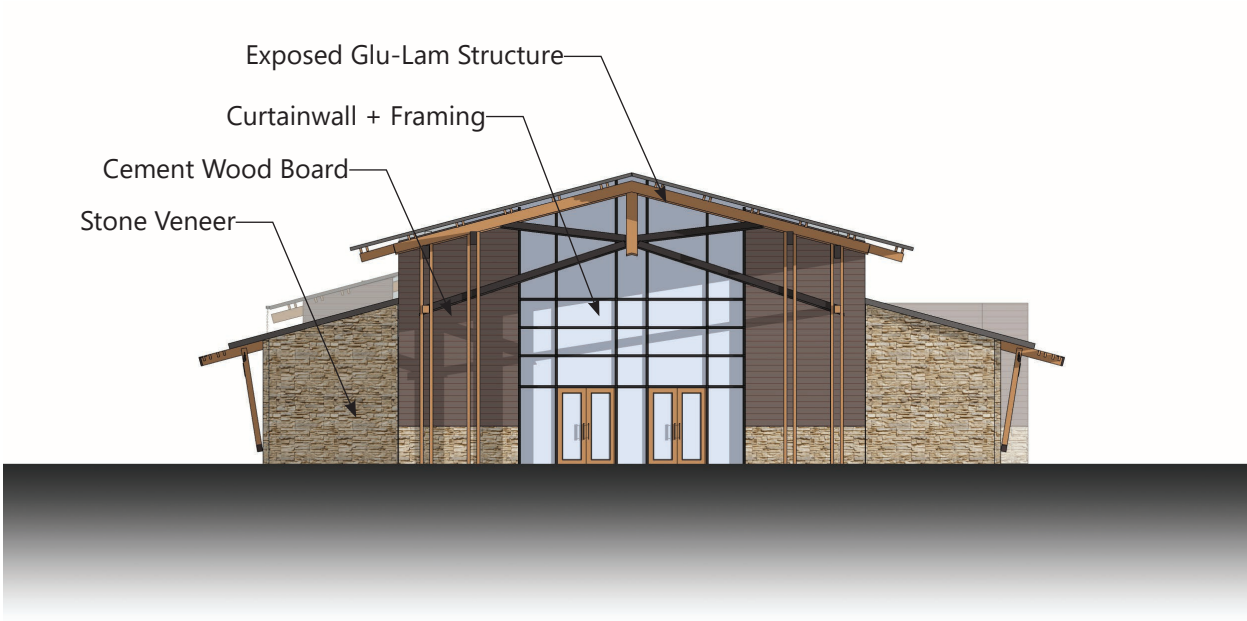
AERIAL VIEW



SITE SECTION

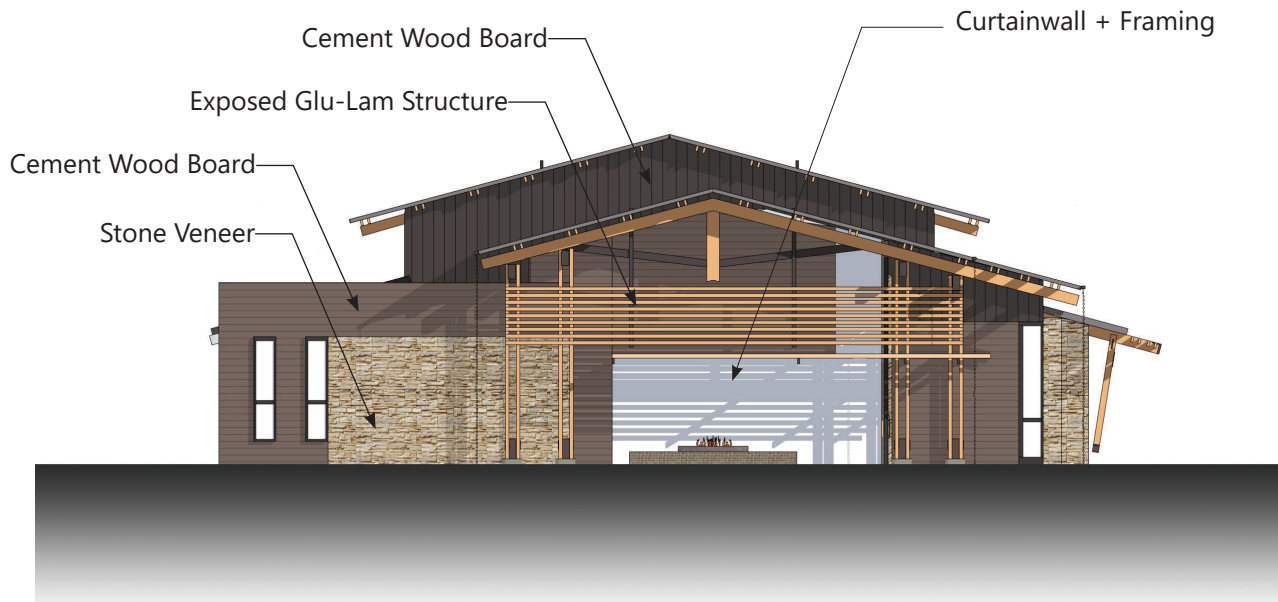


Elevation East



Elevation North





Elevation South



Perspective  
Vehicular View from Circular Dropoff



Perspective  
Pedestrian View from Entry Looking Down Facade



Perspective  
Pedestrian View from Wedding Lawn