

# Summary of Zoning Application

7112 New Town Road  
Weddington, NC 28173

## Application Information:

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Property Owner: Todd M. Pfalzgraf  
Applicant: Jeff Luedeke  
Property Address: 7112 New Town Road  
Parcel Id: 06-129-045  
Property Size: 7.70 acres

Exist. Land Use: Wedding/Banquet/Reception Center  
Exist. Zoning: CD (CZ)

Prop. Land Use: Churches, Synagogues, and Other Places of Worship  
Prop. Zoning: CD (CZ)

## General Information:

Application purpose: The applicant's submittal proposes the property to accommodate a Religious Use (Churches, Synagogues, and Other Places of Worship)

## Proposed Uses - Existing Buildings on Site Plan:

1. Building A Main House (4,800 sf Two Story Frame House with Tin Roof)  
Use: Undetermined (Conditioned<sup>1</sup> – Secured<sup>3</sup>)
2. Building B Open Air Arbor with outdoor seating (1,154 sf Wood Frame Arbor)  
Use: Recreational (Open Air<sup>5</sup>)
3. Building C 1 ½ Story 2 Car Garage – (820 sf Garage, 598 sf Studio, 323 sf Porch)  
Use: Garage Area – Storage, maintenance equipment, etc. (Unconditioned<sup>2</sup> – Secured<sup>3</sup>)  
Use: Studio – Possible classroom (Conditioned<sup>1</sup> – Secured<sup>3</sup>)
4. Building D 1 Story Shed/Barn (1,235 sf Frame Building by Main Parking Lot )  
Use: For storage (Unconditioned<sup>2</sup> – Unsecured<sup>4</sup>)
5. Building E 2 Story Log Cabin Barn (2,602sf 1<sup>st</sup> floor, 2,703 sf 2<sup>nd</sup> floor, 740 sf storage, 3,112 sf of covered area.  
Use: 1<sup>st</sup> and 2<sup>nd</sup> floors will be the main function building – worship classrooms, fellowship facilities, etc. (Conditioned<sup>1</sup> – Secured<sup>3</sup>)

## **Access and Parking:**

### Existing Site Access Condition:

The site is accessed by an existing 14 ft. wide driveway from New Town Rd.

### Proposed Site Access Improvements:

An additional entrance is proposed. The proposed entrance will be 30-foot-wide to accommodate two-way traffic entering and exiting the property.

### Existing Building Access Condition:

The existing buildings utilize various types of access on the outside and side that include: wooden steps, brick steps, and stone slabs.

### Proposed Building Access Improvements:

All building access types will be evaluated to determine compliance with the building code (i.e. steps rise height and tread length). Any access not in compliance will be corrected.

### Proposed Parking

Per The Town of Weddington's UDO (Section D-917D (I)10) for the proposed use, the required parking is 1 Space per employee during the shift with greater employment plus 1 space for every 4 seats in the sanctuary.

The occupancy rate will be determined by the Fire Marshall's office per North Carolina fire code.

The proposed parking area will include 94 parking spaces and will comply with the Town of Weddington's UDO Section D-917D. The appropriate number of HC spaces will be provided. The parking lot surface will be gravel and stone to allow water to prevent an increase in water runoff. Any proposed parking lot lighting will comply with the Town of Weddington's UDO.

## **Elevations:**

### Existing Building Elevations:

Each existing building's façade consists of or a combination of wood siding, stone, and brick. The primary roof material is tin, with some of the smaller buildings being asphalt shingles.

### Proposed Building Elevations:

No changes to the building elevations are proposed outside of normal maintenance and cleaning.

## **Screening/Buffers, Landscaping:**

### **Existing Screening/Buffer:**

Per the previous rezoning, a 42-foot undisturbed buffer around the perimeter of the property was established. A well-established screening exists consisting of holly trees, magnolia trees, oak trees, and a variety of other plantings.

### **Proposed Screening/Buffer Landscaping:**

No clearing or removal of health trees is proposed in the 42 ft. undisturbed buffer. Work in the undisturbed buffer will only involve the clean-up of fallen trees, branches, debris, and dead trees. Holly, magnolia, and oak trees along the front of the property will be trimmed as is normally done for the type of tree and as needed to ensure that vehicles preparing to leave the property can be seen by oncoming traffic.

### ***Definitions:***

1. **Conditioned:** *Building that is continually using some version of HVAC (heating, ventilation and air conditioning) for heating and/or cooling.*
2. **Unconditioned:** *Building that is not continually using some version of HVAC (heating, ventilation and air conditioning) for heating and/or cooling.*
3. **Secure:** *A building where all windows and doors are intact and locked against unauthorized entry.*
4. **Unsecure:** *A building where one or more openings that are or can be reasonably used for entry into the building are not present and not secured against unauthorized persons entering the building, which may be by design such in the case of a 3 sided storage building.*
5. **Open Air:** *Building or structure that is not enclosed by walls.*