

SEC. 21-59. EVALUATION CRITERIA.
IN ADDITION TO MEETING SPECIAL STANDARDS FOR A PARTICULAR USE, THE APPLICANT MUST ILLUSTRATE THAT THE USE CAN COMPLY WITH THE FOLLOWING CRITERIA WHEN AN SPECIAL USE IS PROPOSED.

- ADJACENT TRANSPORTATION ACCESS TO THE SITE EXISTS:
1. THE MAIN ROAD TO OUR PROPERTY IS ORGAN CHURCH ROAD WHICH IS A PAVED, STATE MAINTAINED ROAD. THE MAIN DRIVEWAY TO OUR PROPERTY COMES OFF OF ORGAN CHURCH ROAD, HOWEVER YOU CAN ALSO TURN OFF OF ORGAN CHURCH ROAD, WHICH IS A PUBLIC ROADWAY WITH 30-FT R/W, PRIVATELY MAINTAINED DIRT ROAD. THIS ROAD IS MAINTAINED BY ONE OF THE LOCAL PROPERTY OWNERS AND IS A VERY GOOD DRIVE AT ALL TIMES. ACCESS TO THE PROPERTY WOULD BE FROM THIS ROAD AND IS SIZED PROPORTIONALLY TO THE TRUCKS AND EMERGENCY VEHICLES. THE VEHICLES WOULD BE ABLE TO TURN AROUND ON OUR PROPERTY AND EXIT WITHOUT GOING AS WELL.
 2. THE USE WILL NOT SIGNIFICANTLY DETRACT FROM THE CHARACTER OF THE SURROUNDING AREA. WE ARE VERY EXCITED TO BUILD A BARN VEHICLE ON THIS PROPERTY, WHICH WOULD INCORPORATE WELLS INTO THE RUSTIC SURROUNDINGS. IT WILL NOT BE OVERLY LUSKY, BUT RUSTIC SO AS NOT TO DETRACT FROM THE RURAL SURROUNDINGS.
 3. HAZARDOUS SAFETY CONDITIONS WILL NOT RESULT. AT THIS TIME WE DO NOT FORESEE ANY HAZARDOUS CONDITIONS THAT WILL RESULT FROM THIS PROJECT, BUT WILL CONTINUALLY BE ASSESSING THIS WITH THE HELP OF PROFESSIONALS THROUGHOUT THE PROJECT.
 4. THE USE WILL NOT GENERATE SIGNIFICANT NOISE, ODOR, GLARE, OR DUST. NOISE: POSSIBLE NOISE IN THE BARN, WHICH WILL BE INDUSTRY AND WILL BE CONTROLLED AND CONTAINED. NOISE: ODORANCES WILL BE ADEQUATE IN TERMS OF DAYS/TIMES AS WELL AS YOUNG. ORGANIC BUFFERS WILL BE PLANTED SURROUNDING THE AREA FOR FURTHER MASKING OF SOUND. NO ODOR, GLARE OR DUST SHOULD BE GENERATED FOR ANY REASON BECAUSE OF THIS PROJECT.
 5. EXCESSIVE TRAFFIC OR PARKING PROBLEMS WILL NOT RESULT. THE PROPERTY CURRENTLY IS 8.97 ACRES OF FLAT UNDEVELOPED LAND AND PARKING WILL BE STRATEGICALLY PLACED BY THE SITE PLANNER / BUILDER FOR THIS PROJECT. ALL ODORANCES PERTAINING TO PARKING WILL BE FOLLOWED.
 6. USE WILL NOT CREATE SIGNIFICANT VISUAL IMPACTS FOR ADJACENT PROPERTIES OR PASSERSBY. ORGANIC BUFFERS WILL BE PLANTED FOR THE TWO NEIGHBORS THAT WILL BE MOST IMPACTED BY THE PROJECT. THE BUILDING ITSELF WILL BE PLACING TO THE WEST AND WILL BLEND INTO THE RURAL SETTING IN THE AREA. (GRID OF 1"-10' = 10'; N. IN MEANS OF 6"-12' = 12')

OWNER SHALL OBTAIN ANY NECESSARY AGREEMENTS FOR ACCESS AND MAINTENANCE OF THE PRIVATE ROADWAY FROM ACCESS POINT BACK OUT TO ORGAN CHURCH RD.

SEAGRAVES BRIAN L.
PARCEL ID: 378 095
PIN: 5674-03-14-9133
ZONE: RA
USE: VACANT

AN NEIGHBOR DRIVEWAY PERMIT SHALL BE REQUIRED PRIOR TO ANY CONSTRUCTION. NEIGHBOR MAY REQUIRE MODIFICATIONS TO THE EXISTING DRIVEWAY

BERNHARDT BENJAMIN L.
PARCEL ID: 378 010
PIN: 5674-01-04-9735
ZONE: RA
USE: SINGLE FAM

BYRUM THOMAS B.
PARCEL ID: 378 097
PIN: 5674-03-14-6987
ZONE: RA
USE: SINGLE FAM

PARIS MELAINE WYKE
PARCEL ID: 378 091
PIN: 5674-03-14-8253
ZONE: RA
USE: SINGLE FAM

WRIGHT WALLACE COY JR.
9.87 ACRE
429,885 SF
PARCEL ID: 378 043
PIN: 5674-03-13-7932
ZONE: RA

JONES FRANKLIN D.
PARCEL ID: 378 069
PIN: 5674-03-13-9975
ZONE: RA
USE: SINGLE FAM

HILLIARD SHELIA
PARCEL ID: 378 047
PIN: 5674-03-13-6546
ZONE: RA
USE: VACANT

VICINITY MAP

N.T.S.
NOTICE: SITE LAYOUT IS BASED ON GIS INFORMATION AND IS SUBJECT TO CHANGE UPON RECEIPT OF A FIELD RUN SURVEY.

ZONING CODE SUMMARY

PROJECT NAME: COPPER MEADOW FARMSTEAD
OWNER: WRIGHT WALLACE COY JR. PHONE #
PLANS PREPARED BY: WOODBINE DESIGN, P.C. PHONE # 704-315-8367
ZONING: RA (SPECIAL USE) JURISDICTION: ROWAN
PROPOSED USE: EVENT VENUE
BUILDING HEIGHT: N/A FEET STORIES: N/A
BUILDING COVERAGE: 8,971-SF SQ. FT.
LOT SIZE: 9.87-AC
TAX PARCEL ID: 378 043
YARD REQUIREMENTS:
SETBACK (FRONT): 100 FT. FROM BACK OF R/W
SIDE YARD (R): 100 FT. SIDE YARD (L): 100 FT.
REAR YARD: 100 FT.
WATERSHED: NOT WITHIN A WATERSHED

PARKING

EVENT CENTER
11-SPACES PER EMPLOYEE ON LARGEST SHIFT + 1-SPACE PER 2000 OF MEETING AREA
OF EMPLOYEES: N/A = 5-SPACES SPACES REQUIRED: 28-SPACES
MEETING AREA: 4,512-SF = 23-SPACES SPACES PROVIDED: 33-SPACES
OVERFLOW PARKING PROVIDED IN GRASS
CABINS
11-SPACE PER CABIN
OF CABINS: 6 = 6-SPACES SPACES REQUIRED: 6-SPACES
SPACES PROVIDED: 6-SPACES
HANDICAP PARKING
TOTAL NUMBER OF PARKING SPACES PROVIDED = 39 SPACES REQUIRED: 3-SPACES
SPACES PROVIDED: 3-SPACES (N/A, N/A ACCORDING TO ROWAN COUNTY CODES)

REQUIRED SCREENING:
FRONT: NO / YES REAR: NO / YES
SIDE (R): NO / YES SIDE (L): NO / YES
PARKING ONLY: NO / YES

REQUIRED BUFFERS:
FRONT: NO / YES REAR: NO / YES
SIDE (R): NO / YES SIDE (L): NO / YES 20' TYPE 'A'

TRASH COLLECTION

SITE SHALL UTILIZE PRIVATE ROLL-OUT COLLECTION.

SPECIAL USE STANDARDS: EVENT CENTER

1. MINIMUM LOT SIZE: THE MINIMUM LOT SIZE SHALL BE FIVE (5) ACRES.
2. PUBLIC ROAD FRONTAGE: THE EVENT CENTER PROPERTY IS REQUIRED TO HAVE AT LEAST THIRTY-FIVE FEET OF FRONTAGE ON A PUBLICLY MAINTAINED ROAD.
3. SETBACKS: ALL OPERATIONAL AREAS WITH THE EXCEPTION OF THE DRIVEWAY SHALL BE A MINIMUM OF ONE HUNDRED (100) FEET FROM PROPERTY LINES.
4. PARKING: ADEQUATE OFF-STREET PARKING SHALL BE PROVIDED FOR ALL ATTENDEES.
5. LIGHTING: LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT LIGHT FROM DIRECTLY SHINING ON ADJACENT RESIDENTIAL PROPERTY.
6. NOISE: AMPLIFIED SOUND IS SUBJECT TO CHAPTER 14 OF THE ROWAN COUNTY CODE OF ORDINANCES.

SPECIAL USE STANDARDS: CABINS (SIC 7011)

1. MINIMUM LOT SIZE: THE MINIMUM LOT SIZE IS TWO (2) ACRES.
2. SETBACKS:
FRONT: 50 FEET
SIDE STREET: 30 FEET
SIDE: 20 FEET
REAR: 20 FEET
3. DENSITY: THE MINIMUM SIZE OF SPACES SHALL BE DETERMINED BY THE COUNTY HEALTH DEPARTMENT.
4. INTERIOR DRIVES: INTERIOR DRIVES SHALL BE A MINIMUM OF EIGHTEEN (18) FEET COMPACTED GRAVEL SIX (6) INCHES THICK. "HAMMERHEAD" STYLE TURNAROUNDS OR SUITABLE ALTERNATIVE SHALL BE PROVIDED AT THE TERMINUS OF ALL INTERIOR ROADS SUBJECT TO INSPECTION AND APPROVAL BY THE ROWAN COUNTY FIRE MARSHAL. EACH INTERNAL ROAD SHALL HAVE A ROAD NAME AND ADDRESSES FOR EACH SITE OR SPACE DISPLAYED, REGARDLESS OF OCCUPANCY, IN ACCORDANCE WITH PROVISIONS OF CHAPTER 19.5 OF THE ROWAN COUNTY CODE OF ORDINANCES.
5. PARKING: NO PARKING WILL BE ALLOWED ON PUBLIC STREETS. OFF-STREET PARKING AND LOADING SPACE SHALL BE PROVIDED IN SUFFICIENT QUANTITY TO ACCOMMODATE ALL PARKING AND LOADING ON-SITE. AT MINIMUM, ONE (1) PARKING SPACE PER SPACE OR UNITS SHALL BE PROVIDED.
6. SCREENING AND BUFFERING: LAND USES IN THIS CATEGORY SHALL BE CONSIDERED A GROUP 2 USE AND SHALL BE SCREENED ACCORDINGLY.

PROPOSED BARN ELEVATIONS

NOTE: PROPOSED BARN TO HAVE OPEN AIR / COVERED PATIO ON BOTH SIDES.



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Riley D. Burgess, Jr. P.E.
2021.12.06
'00/05-14:50:20
SEAL



Graphic Scale 1" = 40' ft.

COPPER MEADOW FARMSTEAD
2405 ORGAN CHURCH RD.
ROCKWELL, ROWAN COUNTY, NC
SPECIAL USE PERMIT

Project Location Sheet Title

DEVELOPER/OWNER

Designed By

Drawn By

Date

Revisions

12/2/21-COMMENT REVIEW

Sheet C1 of 1

Project Number 21043