

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

1. THE MAIN ROAD TO OUR PROPERTY IS ORIGIN CHURCH ROAD WHICH IS A PAVED, STATE MAINTAINED ROAD. THE MAIN DRIVEWAY TO OUR PROPERTY COMES OFF OF ORIGIN CHURCH ROAD, HOWEVER YOU CAN ALSO TURN ONTO DOUBLE TRUMPS ROAD WHICH IS A PUBLIC HIGHWAY WITH 30-FT R/W. PRIVATELY MAINTAINED DIRT ROAD. THIS ROAD IS MAINTAINED BY ONE OF THE LOCAL PROPERTY OWNERS AND IS IN VERY GOOD SHAPE AT ALL TIMES. ACCESS TO THE PROPERTY WOULD BE FROM THIS ROAD AND IS SIZED PROPERLY FOR CARS, TRUCKS AND EMERGENCY VEHICLES. THE VEHICLES WOULD BE ABLE TO TURN AROUND ON OUR PROPERTY AND NOT WITHOUT GUIDES AS WELL.

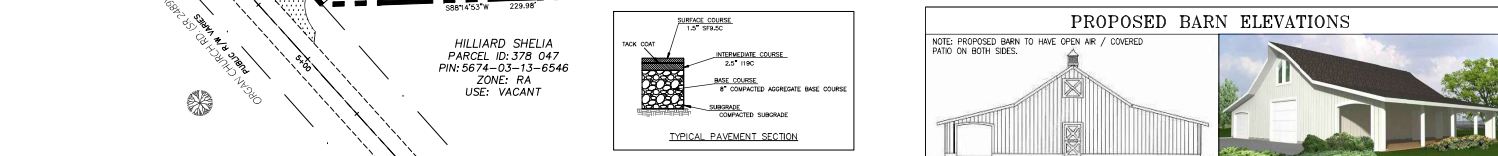
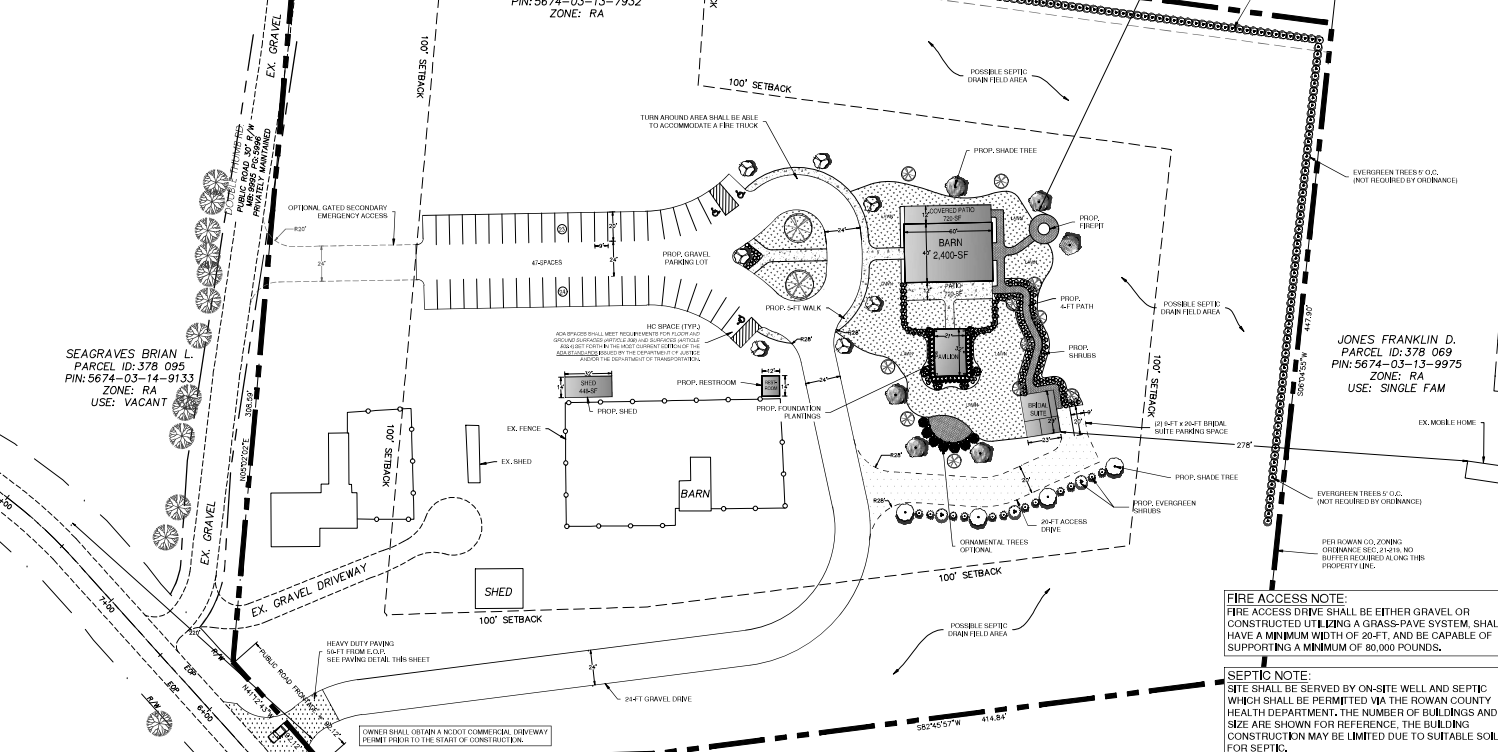
2. THE USE WILL NOT SIGNIFICANTLY DETRACT FROM THE CHARACTER OF THE SURROUNDING AREA. WE ARE VERY DESIRED TO BUILD A BARN VEHICLE ON THIS PROPERTY, WHICH WOULD INCORPORATE WELL INTO THE RUSTIC SURROUNDINGS. IT WILL NOT BE OVERLY LUSHER, BUT RUSTIC SO AS NOT TO DETRACT FROM THE RURAL SURROUNDINGS.

3. HAZARDOUS SAFETY CONDITIONS WILL NOT RESULT. AT THIS TIME WE DO NOT FORSEE ANY HAZARDOUS CONDITIONS THAT WILL RESULT FROM THIS PROJECT, BUT WILL CONSTANTLY 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 MUSIC IN THE BARN, WHICH WILL BE INDOROUS AND WILL BE CONTROLLED AND CONTAINED. NOISE: ORNANCES WILL BE ADDED BY IN TERMS OF DAYS/TIMES AS WELL AS YOUNG, ORNAMENTAL TREES WILL BE PLANTED SURROUNDING THE AREA FOR FURTHER MASHING 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 8.82 ACRES OF FLAT UNDEVELOPED LAND AND PARKING WILL BE STRATEGICALLY PLACED BY THE SITE PLANNER / BUILDER FOR THIS PROJECT. ALL ORNANCES PERTAINING TO PARKING WILL BE FOLLOWED.

6. USE WILL NOT CREATE SIGNIFICANT VISUAL IMPACTS FOR ADJACENT PROPERTIES OR PASSERSBY. ORNAMENTAL TREES WILL BE PLANTED FOR THE TWO NEIGHBORS THAT WILL BE MOST IMPACTED BY THE PROJECT. THE BUILDING TREES WILL BE PLANTING TO THE WEST AND WILL BLEND INTO THE RURAL SETTING IN THE AREA. (ORD. OF 1-18-06, § 10; AMEND. OF 6-21-01)



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: 5,075-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
41-SPACE PER EMPLOYEE ON LARGEST SHIFT + 1-SPACE PER 2000 OF MEETING AREA
OF EMPLOYEES: 28-SPACES
MEETING AREA: 4,512sq = 23-SPACES
CABINS
41-SPACE PER CABIN
OF CABINS: 6 = 6-SPACES
SPACES PROVIDED: 6-SPACES
HANDICAP PARKING
TOTAL NUMBER OF PARKING SPACES PROVIDED = 47
SPACES REQUIRED: 2-SPACES
SPACES PROVIDED: 3-SPACES (N/A IN ACCORDANCE)

NOTE: ADA SPACES SHALL MEET REQUIREMENTS FOR FLOOR AND GROUND SURFACES (ARTICLE 302) AND SURFACES (ARTICLE 302.4) SET FORTH IN THE MOST CURRENT EDITION OF THE ADA STANDARDS ISSUED BY THE DEPARTMENT OF JUSTICE AND/OR THE DEPARTMENT OF TRANSPORTATION.

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 FT. REAR: (NO) / YES FT.
SIDE (R): (NO) / YES FT. SIDE (L): (NO) / YES 20' TYPE 'A'

TRASH COLLECTION

SITE SHALL UTILIZE PRIVATE ROLL-OUT COLLECTION.

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

- SPECIAL USE STANDARDS: CABINS (SIC 7011)
- MINIMUM LOT SIZE: THE MINIMUM LOT SIZE IS TWO (2) ACRES.
 - SETBACKS:
FRONT: 50 FEET
SIDE STREET: 30 FEET
SIDE: 20 FEET
REAR: 20 FEET
 - DENSITY: THE MINIMUM SIZE OF SPACES SHALL BE DETERMINED BY THE COUNTY HEALTH DEPARTMENT.
 - 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.
 - 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.
 - SCREENING AND BUFFERING: LAND USES IN THIS CATEGORY SHALL BE CONSIDERED A GROUP 2 USE AND SHALL BE SCREENED ACCORDINGLY.

Woodbine Design, P.C.
Land Planning & Civil Engineering
Riley D. Burgess, Jr. P.E.
2022.03.07
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SEAL
NORTH ARROW
Graphic Scale 1" = 40' ft.
COPPER MEADOW FARMSTEAD
2405 ORIGIN CHURCH RD.
ROCKWELL, ROWAN COUNTY, NC
SPECIAL USE PERMIT
Project Location Sheet Title
DESIGNER/OWNER
Designed By Woodbine Design
Drawn By NA
Date 10/18/21
Revisions 12/21-COMMENT REVIEW 3/2/22-OWNER CHANGES
Sheet C1 of 2
Project Number 21043