



**TOWN OF DAVIDSON  
DESIGN REVIEW BOARD  
216 S Main St, Davidson, NC**

**February 15, 2017**

- 
- I. CALL TO ORDER**
  - II. SILENT ROLL CALL**
  - III. CHANGES TO THE AGENDA**
  - IV. REVIEW/APPROVAL OF THE MINUTES**
    - (a) Minutes from January 18, 2017
  - V. NEW BUSINESS**
    - (a) DUMC Columbarium
  - VI. OLD BUSINESS**
  - VII. ADJOURN**



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**Agenda Title:** Minutes from January 18, 2017

**Summary:** Draft minutes

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**ATTACHMENTS:**

| Description                     | Upload Date | Type            |
|---------------------------------|-------------|-----------------|
| ☐ Minutes from January 18, 2017 | 2/8/2017    | Backup Material |

# Meeting Minutes

## Design Review Board

Town of Davidson, NC  
January 18, 2017

A meeting of the Town of Davidson *Design Review Board* was held in the Town Hall, Board Room, 216 S. Main St.

**Call to Order:** 7:03 p.m.

### Silent Roll Call and Determination of Quorum:

Members Present signified by ☒:

☒ Bob Lauer, Chair  
☒ John Burgess  
☒ Mike Kessler

☒ Bruce Barteldt  
☒ Tom Goodwin  
☒ Bob Sipp

☒ Brian Bumann  
☐ Stewart Gray

Town Staff Present: Chad Hall (Senior Planner)

Others in Attendance: Jen Jentz (202 S. Main St.); Rodney Graham (Carnegie Mews)

**Changes to the Agenda:** None.

### Review/Approval of the Minutes

A motion was made (MK) to approve meeting minutes of October 19, 2016 as drafted. It was seconded (TG) and the motion was approved unanimously.

**Consent Item:** None

### New Business:

#### 1. Board Membership

Introduction of Brian Bumann and Bob Sipp.

#### 2. Board Orientation

Presentation by staff to the Board, covering main roles and responsibilities.

#### 3. Election of Chair and Vice-chair for 2017

A motion was made (MK) to re-elect Bob Lauer as Chair for 2017. It was seconded (TG) and the motion was approved unanimously.

A motion was made (JB) to re-elect Bruce Barteldt as vice-chair for 2017. It was seconded (MK) and the motion was approved unanimously.

#### 4. Davidson Fire Station #2

Located at 19436 Davidson-Concord Rd

Proposed fire station

Represented by Brain Bumann (LaBella Associates)

Prior to reviewing this case, Brian Bumann was recused from the Board. The motion was made by Bruce Barteldt and seconded by Mike Kesler. The motion was approved.

Chad Hall gave a brief introduction of the project, explaining that the request was to change two colors: one to the metal roof and the other for window trim.

Samples were shown to the board for the change:

- Roof from Grey to Charcoal Grey
- Window Trim from Dark Bronze to Silversmith

A motion was made to approve the changes as submitted (MK) and seconded (BS). The motion was approved unanimously.

After reviewing this case, a motion was made (BL) and seconded (MK) to have Brian Bumann rejoin the Board. The motion was approved.

## **5. 202 South Main Street**

Located at 202 South Main Street, Suite E  
Commercial Building within Local Historic District  
Represented by Jen Jentz (Pickled Peach)

Chad Hall gave a brief introduction of the project; there are two proposed changes to the historic building:

- Change all doors, totaling 6; and
- Change exterior light fixtures, including:
  - One overhead lamp and several wall mounted

Jen Jentz, the property owner, was present to answer questions from the board.

After much discussion regarding the proposed wall mounted lights, it was determined that those which exist next to the current entry to Pickled Peach would be preferred. This is a gooseneck design, closely matching the proposed overhead light.

The discussion of the doors replacements was quite involved. The discussion centered on replacement of the leaf versus the additional replacement of the trim, causing concerns regarding the existing transoms. In viewing the existing condition of the outswing door that was installed for the Pickled Peach, it was determined that this treatment would be acceptable.

A motion was made (BBarteldt) to approve the building as submitted with conditions and was seconded (MK):

- Door leafs as submitted; trim to match existing conditions for out-swinging door currently at Pickled Peach entry; and
- Wall mounted lights are to be “gooseneck” type as installed at current Pickled Peach entry; and
- On Main Street, wall light only required on right side (looking at building) to replace existing wall light. Note: Lights must meet all applicable building codes.

The motion was approved unanimously.

## **6. Carnegie Mews Amenity Building**

Located at 610 Melissa Ann Way within the Village Infill Planning Area  
Amenity Building in Commons Area  
Represented by Rodney Graham (John Marshall Homes)

Prior to reviewing this case, Brian Bumann was recused from the Board. The motion was made (BBarteldt) and seconded (MK). The motion was approved.

Staff gave a brief presentation of the proposed amenity building, illustrating elevations and floor plans. Afterward, staff and the board were informed that a last minute design change had occurred and new floor plans and elevations were shared.

The change in plans prompted several questions, particularly related to the proposed brackets and how they will meet a beam. That breezeway roof was changed from a cathedral ceiling to flat, which added to the conversation.

After much deliberation, a motion was made (JB) to approve the building as submitted with conditions and was seconded (BBarteldt):

- Top of brick seating benches are to have a precast limestone cap.
- Cupola may be prefabricated but shall not be plastic.
- Ceiling over breezeway is to be tongue-in-groove material with recess can lighting; ceiling to be raised to express beam.
- Brackets are to seem structurally integral with beam.
- Doors are not to be six-panel colonial style; cottage or craftsman inspired doors would be more suitable (two-panel was mentioned as an acceptable).

The motion was approved unanimously.

After reviewing this case, a motion was made (BL) and seconded (MK) to have Brian Bumann rejoin the Board. The motion was approved.

**Adjourn:** A motion was made to adjourn (BS), seconded (BBarteldt), and approved unanimously. The meeting was adjourned at 8:43 pm.

### **Approval of Minutes:**

Date: \_\_\_\_\_ By: \_\_\_\_\_

**Please note: This is a summary of the meeting and not to be considered a complete transcript.**



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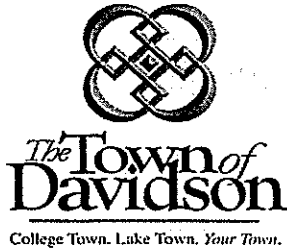
**Agenda Title:** DUMC Columbarium

**Summary:** Columbarium at DUMC (266 S Main St)

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**ATTACHMENTS:**

| <b>Description</b> | <b>Upload Date</b> | <b>Type</b>     |
|--------------------|--------------------|-----------------|
| ❏ DUMC Application | 2/8/2017           | Backup Material |
| ❏ DUMC Plans       | 2/8/2017           | Backup Material |
| ❏ Staff Analysis   | 2/8/2017           | Backup Material |



# Design Review

DAVIDSON UMC COLUMBARIUM

(Name of Project)

## Development Process

| Date Completed | Outline of Steps & Checklist   |
|----------------|--|
| <u>1/31/17</u> | <input type="checkbox"/> 1. Initial Meeting  |
| <u>2/2/17</u>  | <input type="checkbox"/> 2. Application and Fee  |
| <u>—</u>       | <input type="checkbox"/> 3. Design Review Board Preliminary Review (Informational)   |
| <u>1/31/17</u> | <input type="checkbox"/> 4. Planning Director Site Schematic Design Review   |
| <u>—</u>       | <input type="checkbox"/> 5. Design Review Board Approval   |
| <u>—</u>       | <input type="checkbox"/> 6. Building Construction Documents  |
| <u>—</u>       | <input type="checkbox"/> 7. Site and Landscape Construction Documents  |
| <u>—</u>       | <input type="checkbox"/> 8. Architect's Letter of Verification (Construction Documents)                                    |
| <u>—</u>       | <input type="checkbox"/> 9. Building Permit Approval   |
| <u>—</u>       | <input type="checkbox"/> 10. CD Submittal with PDF of All Approved Documents<br><i>Required within 45 Days of Approval</i> |
| <u>—</u>       | <input type="checkbox"/> 11. Architect's Letter of Verification (Construction/As-Built)                                    |
| <u>—</u>       | <input type="checkbox"/> 12. Certificate of Occupancy  |

*\* For further information see Davidson Planning Ordinance Sections 14.11 Individual Building - 14.12 Design Review. Note that the Town of Davidson encourages all paper submittals to be on 30% or greater recycled paper.*



## Design Review

DAVIDSON UMC COLUMBARIUM

(Name of Project)

### Application Requirements

#### Date Received

2/3/17

2/3/17

2/3/17

2/3/17

—

—

2/3/17

2/3/17

—

2/3/17

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- ☒ Application Fee per Town of Davidson Fee Schedule
- ☒ Contact Information
- ☒ General Statement of Intent  
(Use, building type, approx. square footage, height, design features)
- ☒ Statement of Compliance with Section 2
- ☐ Master Plan or Conditional Planning Area  
(Including all documents, plans, maps, and conditions of approval)
- ☐ Environmental Inventory in accordance with Section 14.15.1  
(Including adjacent properties and buildings)
- ☒ General Description  
(Including a description and color photographs to existing / adjacent site)
- ☒ Site Schematic Design in accordance with Section 14.15.7
- ☐ Building Schematic Design in accordance with Section 14.15.3  
(Including rendered elevations of each façade per 14.15.3 C)
- ☒ Landscape Schematic Design in accordance with Section 14.15.5
- ☐ Building Perspective
- ☐ Building Materials/Colors  
(Roofing, siding, doors, windows, etc.)

As the applicant, I hereby confirm that all the required materials for this application are authentic and have been submitted to the Town of Davidson Planning Department.

P. [Signature]

Applicant's Signature

2/3/17  
Date





## Design Review

DAVIDSON UMC COLUMBARIUM  
(Name of Project)

### Contact Information

#### Applicant's Information

Name: GLENN KENKEN  
E-Mail: GKENKEN@DAVIDSONUMC.ORG  
Mailing Address: P.O. Box 718  
DAVIDSON, NC 28036  
Business Phone: 704-892-8277 Mobile Phone: \_\_\_\_\_

#### Property Owner's Information

(If Different from Applicant)

Name: DAVIDSON UMC  
E-Mail: GKENKEN@DAVIDSONUMC.ORG  
Mailing Address: P.O. Box 718  
DAVIDSON, NC  
Business Phone: 704-892-8277 Mobile Phone: \_\_\_\_\_

#### Architect's Information

Name of Firm: COLUMBARIUM PLANNERS, INC  
Architect's Name: ROBERT HAYTER  
E-Mail: \_\_\_\_\_  
Mailing Address: P.O. Box 5255  
BEVERLYHURST, NC 28374  
Business Phone: 910-295-8324 Mobile Phone: \_\_\_\_\_



# Design Review

DAVIDSON UML Columbarium  
(Name of Project)

## Statement of Compliance

For each category below that is applicable to the project submit a detailed analysis describing how the project does or does not comply with the Davidson Planning Ordinance and the specific regulations of each applicable section.

- ☒ **Planning Ordinance**  
<http://www.townofdavidson.org/1006/Planning-Ordinance>  
(Includes all relevant criteria such as Planning Area, Permitted Uses & Building Types)
- ☐ **Section 2 Planning Areas**
- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Permitted Use/Add'l Req. | <input type="checkbox"/> Not Permitted |
| <input checked="" type="checkbox"/> Permitted Building Type  | <input type="checkbox"/> Not Permitted |
| <input checked="" type="checkbox"/> Meets Setback Criteria   | <input type="checkbox"/> Does Not Meet |
| <input type="checkbox"/> Meets Open Space Criteria           | <input type="checkbox"/> Does Not Meet |
| <input type="checkbox"/> Meets Density Criteria              | <input type="checkbox"/> Does Not Meet |
- ☐ **Section 4 Design Standards**
- ☒ General Site Design Criteria (4.3)
  - ☐ General Building Design Criteria (4.4)
  - ☐ Specific Building Type Criteria (4.5)
  - ☐ Existing Industrial Campuses Criteria (4.6)
  - ☐ Renovation of Existing Structures Criteria (4.7)
- ☐ **Section 8 Parking & Driveways**
- ☐ **Section 9 Tree Preservation, Landscaping & Screening**
- ☐ **Section 10 Lighting**
- ☐ **Section 22 Local Historic District Guidelines**



## Design Review

DAVIDSON UMC COLUMBARIUM  
(Name of Project)

### Project Description

Application Date:

2/1/17

Project Location:

262 SOUTH STREET

Tax Parcel(s):

00701701

Planning Area:

Village Infill

Overlay District:

Village Infill/GREEN

Master or Cond. Plan

(Attach Conditions of Approval)

Gen. Statement of  
Intent:

TO BUILD A COLUMBARIUM ON  
CHURCH PROPERTY

### Project Details:

• Project Type:

☐

Individual Bldg.

☐

Master Plan

☐

Conditional Planning Area

☐

Sign

• Building Type:

☐

Detached House

☐

Townhouse

☐

Attached House (Tri- or Quadplex)

☐

Institutional

☐

Live/Work

☐

Multi-family (Apts., Condos, Flats)

☐

Workplace

☐

Storefront

☒

Accessory Structure

• Use(s):

Columbarium

• Height & Stories:

~ 16 ft

• Square Footage:

• Building Materials:

Brick / concrete / CAST STONE / GRANITE

Architectural  
Features:

Brick walls / Benches / Niches for cremains

Existing Site

Conditions:

See 14.12.2.D

## **Davidson UMC Columbarium**

The purpose of this project is to build a columbarium on DUMC church property located at 266 South Street. The columbarium will provide 219 double niches for cremains. The approximate square footage of the project is 1,671 square feet. The columbarium will be constructed of brick walls with cast stone caps. The niches will be covered by granite. The open patio/ courtyard areas of the columbarium will be concrete with brick banding and have circular granite features.

Columbarium as drawn complies with accessory use/ structure to Religious Institution because:

- Not located on street facing façade;
- Less than 6 feet in height; and
- Size of columbarium site does not exceed 2,500 square feet.

The columbarium fits within the village infill planning area set-backs for accessory use.

Effort has been taken to match the materials on the main church building, landscape for both aesthetics and to provide a fit into the neighboring surrounds.



## overview

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Page 13 of 21

This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.



# Polaris 3G Map – Mecklenburg County, North Carolina

## 262 South Street

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## Davidson UMC Columbarium



View of project area from 252 / 262 South Street boundary.



View of front of 262 South Street.

## Davidson UMC Columbarium



View of project area from DUMC parking lot.



View of project area from Cathey Street.





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Fax 910-295-3420

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574

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Concept Plan Approved By:

12

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## DRAFTING HISTORY

| WORK    | DRAFTER | DATE   |
|---------|---------|--------|
| CONCEPT | PWHU    | 02-02- |
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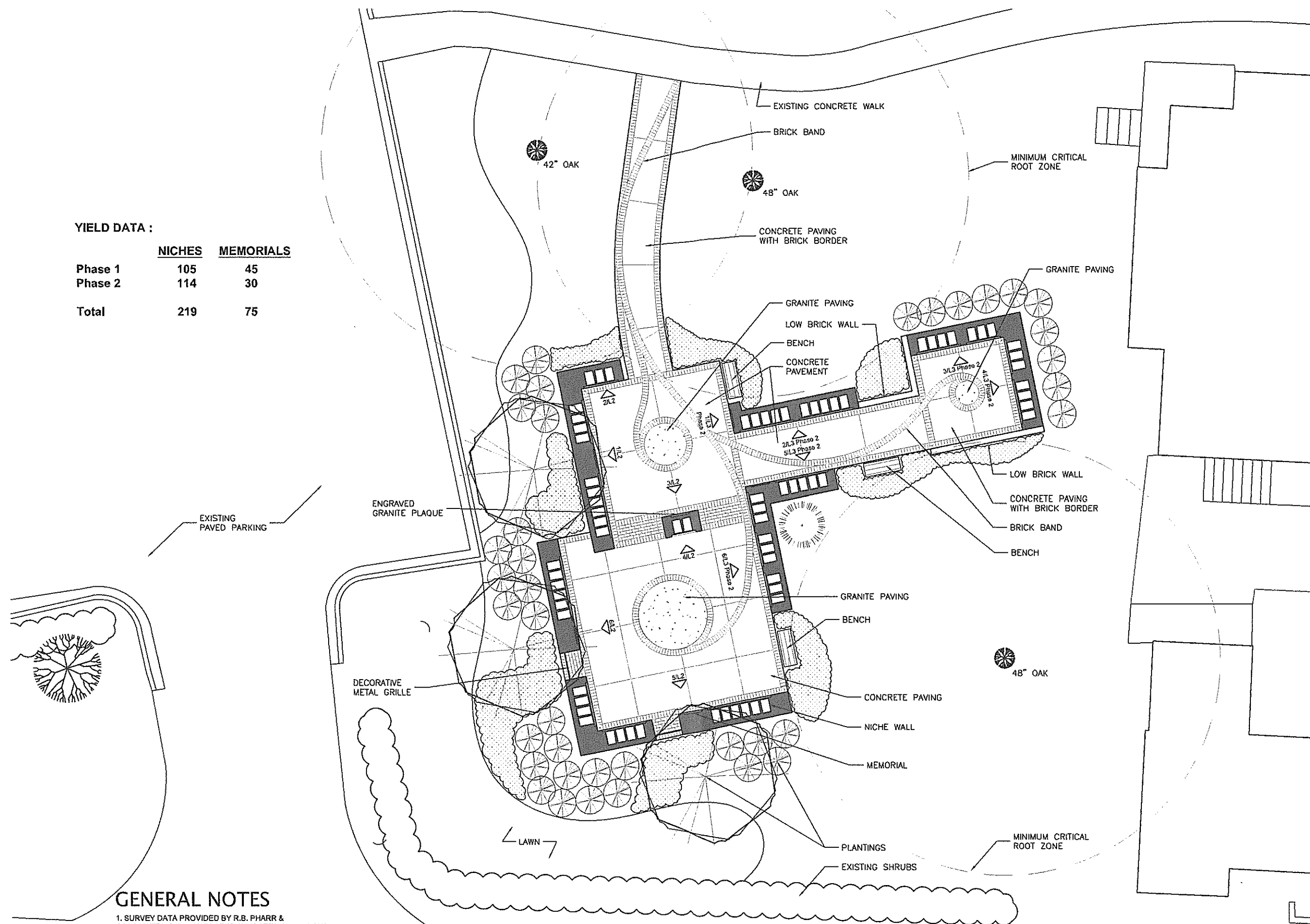
CONCEPTUAL  
SITE PLAN

PROJECT THE XXXX-YR

DRAWING PATH  
RTMFCPLTH

**YIELD DATA :**

|         | <u>NICHES</u> | <u>MEMORIALS</u> |
|---------|---------------|------------------|
| Phase 1 | 105           | 45               |
| Phase 2 | 114           | 30               |
| Total   | 219           | 75               |



## GENERAL NOTES

1. SURVEY DATA PROVIDED BY R.B. PHARR & ASSOCIATES, P.A.; CHARLOTTE, NC; DATED 12-12-13 AND REVISED 10-14-15.

2. THIS PLAN IS CONCEPTUAL. A SITE SPECIFIC TOPOGRAPHIC SURVEY WILL BE NEEDED BEFORE ANY CONSTRUCTION DOCUMENTS CAN BE PREPARED.

## 1 SITE PLAN

SCALE:  $\frac{3}{4}$ " = 1'-0"





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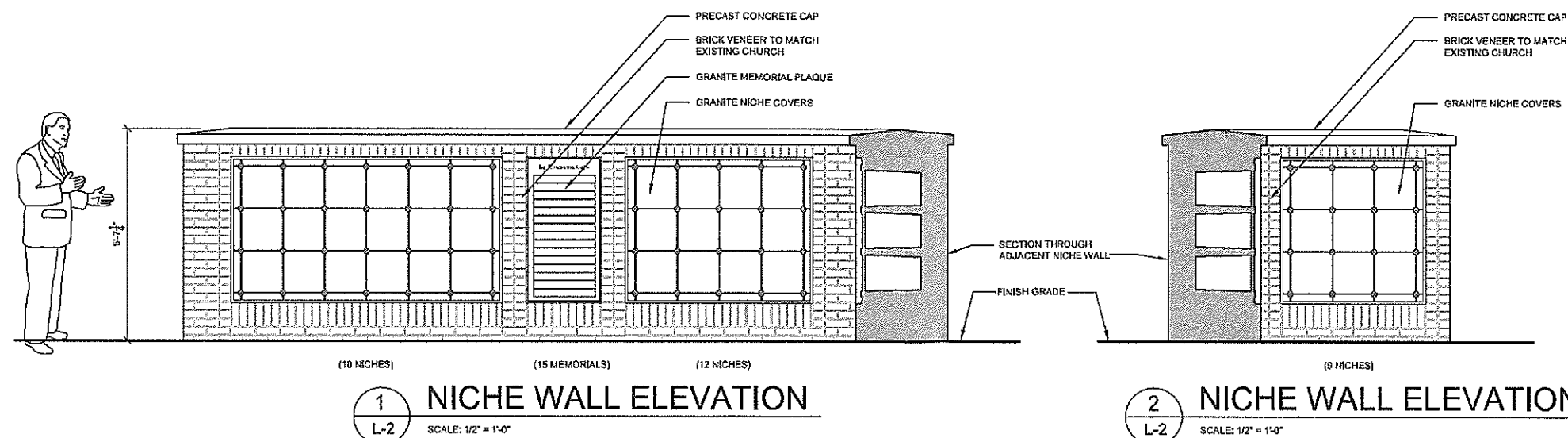
SHEET

L-2

CONCEPTUAL  
ELEVATIONS

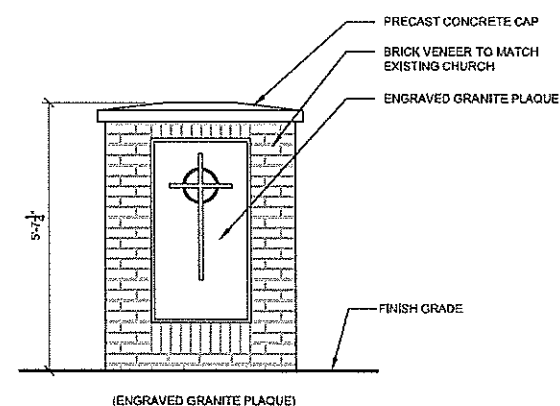
PROJECT THE XXXX-YR

DRAWING PATH  
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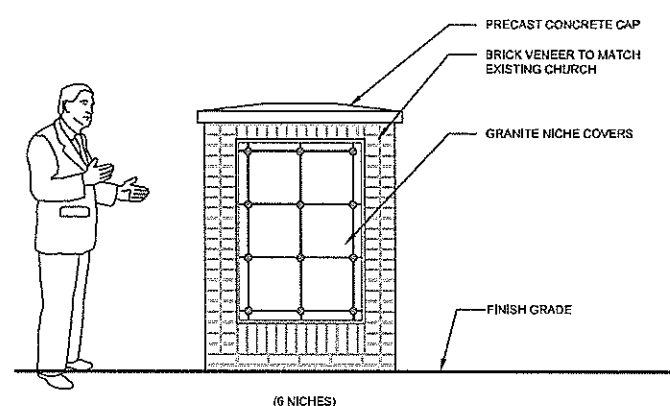


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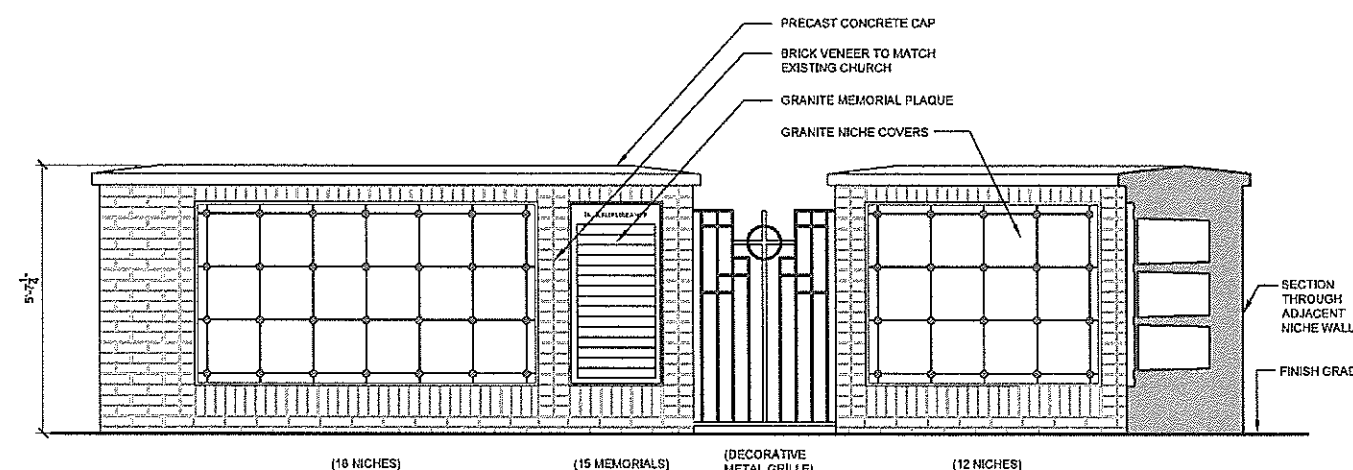
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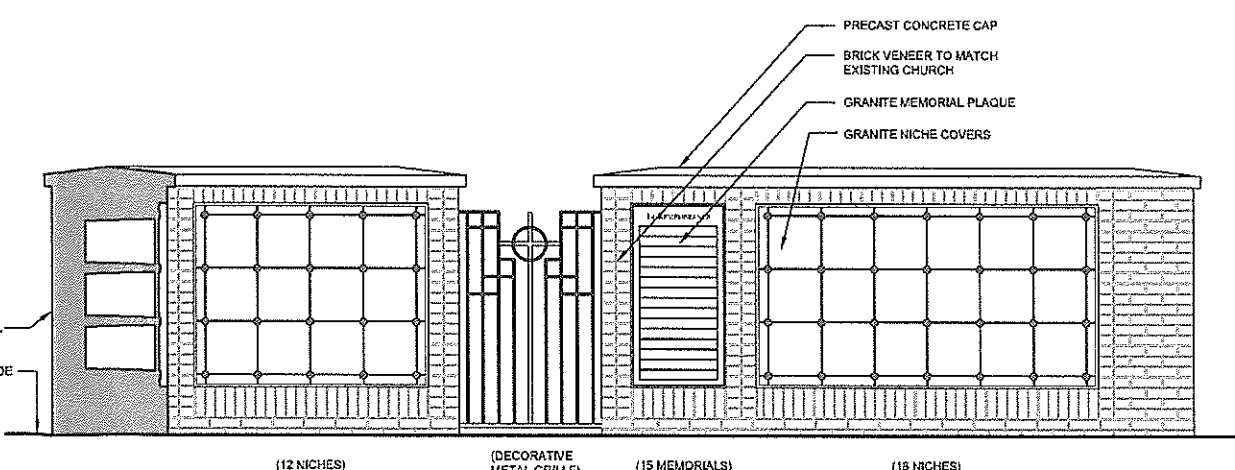
3 ENGRAVED PLAQUE  
ELEVATION  
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4 NICHE WALL  
ELEVATION  
SCALE: 1/2" = 1'-0"



5 NICHE WALL ELEVATION  
SCALE: 1/2" = 1'-0"



6 NICHE WALL ELEVATION  
SCALE: 1/2" = 1'-0"



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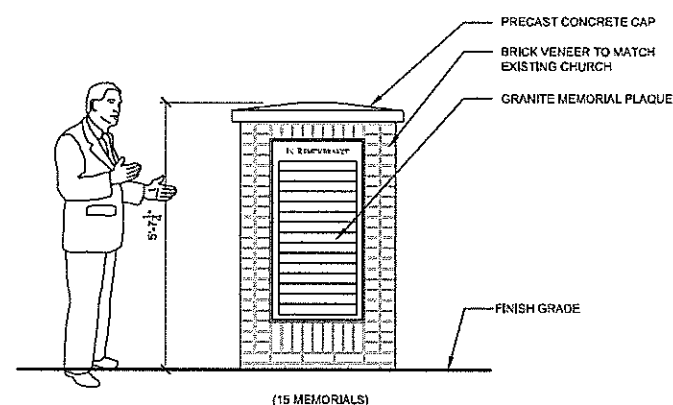
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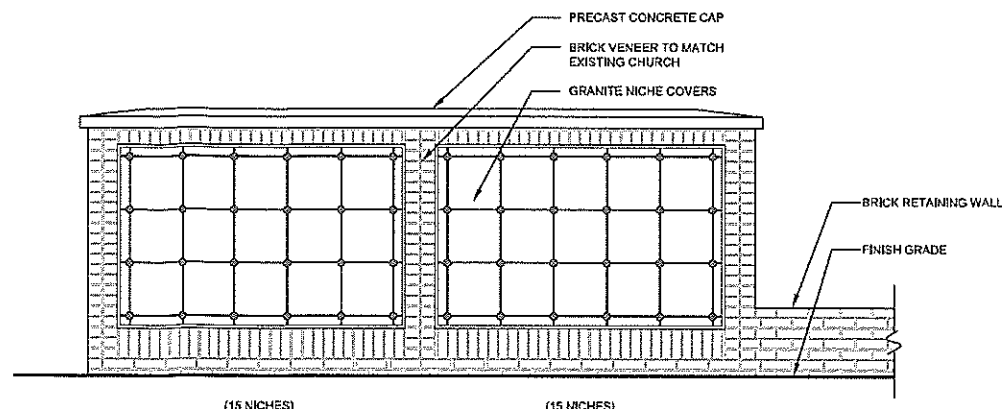
CONCEPTUAL  
ELEVATIONS

PROJECT THE XXXX-YR

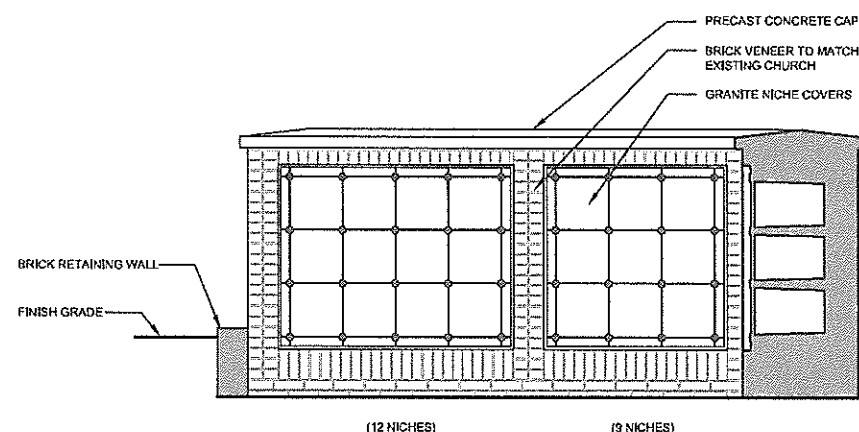
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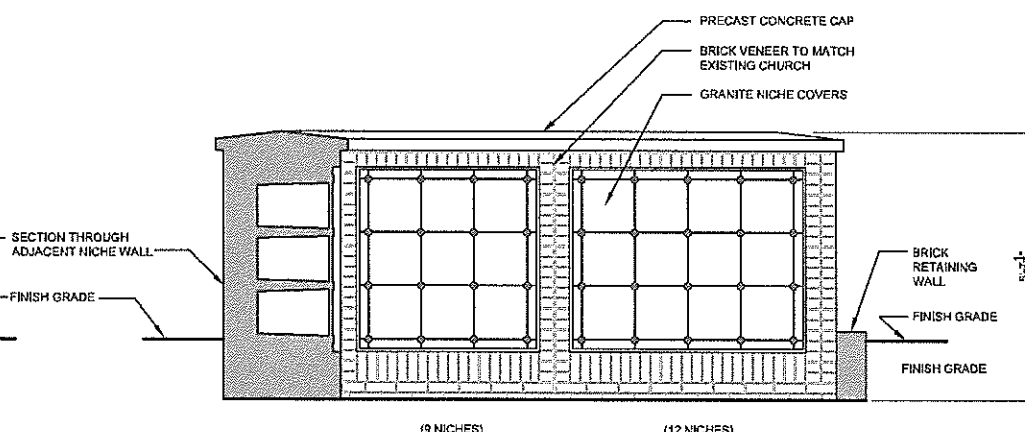
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L-3 SCALE: 1/2" = 1'-0"



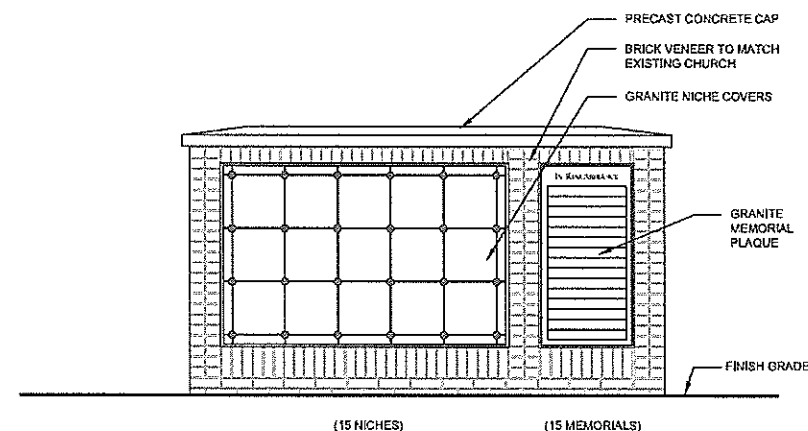
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L-3 SCALE: 1/2" = 1'-0"



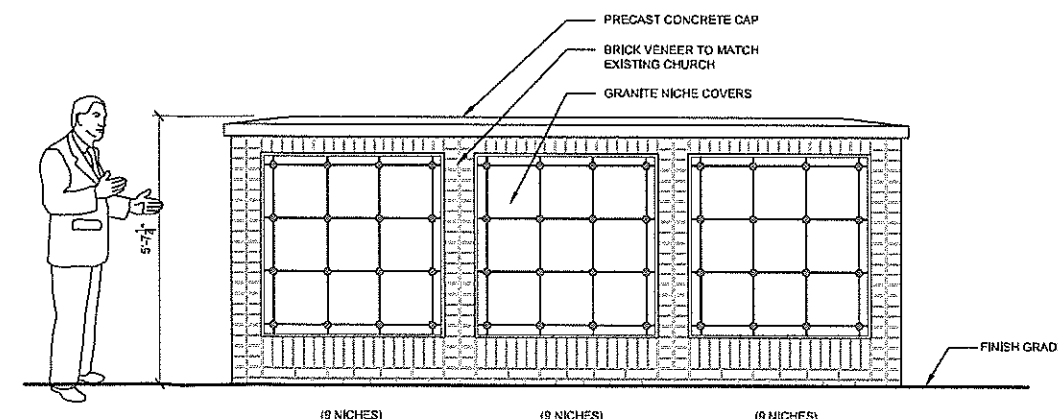
3 NICHE WALL ELEVATION (PHASE 2)  
L-3 SCALE: 1/2" = 1'-0"



4 NICHE WALL ELEVATION (PHASE 2)  
L-3 SCALE: 1/2" = 1'-0"



5 NICHE WALL ELEVATION (PHASE 2)  
L-3 SCALE: 1/2" = 1'-0"



6 NICHE WALL ELEVATION (PHASE 2)  
L-3 SCALE: 1/2" = 1'-0"

**Town of Davidson, NC  
Design Review Board: Staff Analysis  
Project Manager: Chad Hall  
February 15, 2016**

**Project:** Columbarium at Davidson United Methodist Church  
**Location:** 266 South Street  
**Applicant:** Davidson United Methodist Church  
**Designer:** Columbarium Planners, Inc.  
**Planning Area:** Village Infill - Green Overlay

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The applicant proposes a columbarium in the rear yard on a lot owned by Davidson United Methodist Church, adjacent to their primary parcel. The property is located on the northwest corner of South Street at Cathey Street.

The proposed columbarium site, including walkways and the niche wall structures, is approximately 1,670 square feet and will include 219 niches and 75 memorials once completed over two phases of construction. Phase one primarily consists of constructing the easternmost and southernmost niche walls. All walkways will be constructed in this first phase.

Materials for the niches are listed as brick walls with cast stone caps. Brick is to closely match the main church building. The niches will be covered with granite (color not specified).

Materials of the walkway include concrete with a brick binding. There is also a decorative brick element that serpentine through the design and resolves at central areas with granite highlighted in the center.

The proposed columbarium meets all dimensional requirements of the Davidson Planning Ordinance.

## **DAVIDSON PLANNING ORDINANCE:**

### **3.2.9 Columbarium**

1. A columbarium will be permitted as an accessory use or structure to a Religious Institution, with additional requirements.
2. Wall Columbarium: Shall not be located on a street facing façade.
3. Freestanding Columbarium:
  - a. Shall not be greater than six feet in height, including all structural borders and/or any ornamentation atop the columbarium.
  - b. The size of the columbarium site, including benches and walking paths around the columbarium, shall not exceed a total of 2,500 square feet. A columbarium site over 500 square feet shall require Design Review Board approval.

## **4.5 SPECIFIC BUILDING TYPE REQUIREMENTS**

### **4.5.8 Accessory Structures**

#### **C. Location of Accessory Structure.**

1. A minimum of ten feet shall be maintained between the proposed accessory structure and the following: 1) principal structure; and 2) any other accessory structure.
2. Accessory structures shall be located in the rear yard only.
4. The minimum side yard setback shall be five feet and the minimum rear yard setback shall be five feet.

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