



## Planning, Development & Inspections

TEL (PLANNING) 919 856 6310  
TEL (INSPECTIONS) 919 856 6222

A Division of Community Services  
P.O. Box 550 • Raleigh, NC 27602  
www.wakegov.com

### MINUTES OF REGULAR MEETING

#### Wake County Board of Adjustment

Tuesday, July 10, 2018 (9:00 a.m.)

Wake County Justice Center  
300 S. Salisbury St., Room 2700  
Raleigh, North Carolina

**Members Present:** (5) Mr. Brenton McConkey (Chair), Mr. Don Mial (Vice-Chair), Mr. Waheed Haq, Mr. Will Barker, Mr. DeAntony Collins (Alternate Voting Member)

**Members Absent:** (4) Ms. Lisa Humphreys, Ms. Sheree Vodicka, Mr. Brian Foxx, Mr. John Barker

**County Staff Present:** (8) Mr. Steven Finn (Land Development Administrator), Mr. Tim Maloney (Planning, Development & Inspections Director), Mr. Adam Cook (Planner II), Ms. Jenny Coats (Clerk to the Board), Ms. Loretta Alston (Clerk to the Board), Mr. David Parks (Planner II), Ms. Regina Irizarry (Planner I), Mr. Frank Cope (Community Services Director)

**Guests:** (2) Mr. Harold A. Yelle II, PE, PLS – Petitioner, Mr. Michael Strickland, Attorney for Petitioner

**County Attorney's Present :** (1) Mr. Ken Murphy (Senior Assistant County Attorney)

1. **Meeting called to order:** Mr. McConkey called the meeting to order at 9:08 a.m. with five members present.
2. **Election of Chair and Vice-Chair of the Board of Adjustment:** Mr. McConkey made a motion to suspend the rules and table the election of Chair and Vice-Chair to the following meeting. Mr. Mial seconded; the motion carried unanimously.
3. **Approval of Minutes of the March 27, 2018 Meeting:** Mr. McConkey made a motion to approve the March 27, 2018 meeting minutes as drafted. Mr. Mial seconded. The motion carried unanimously.
4. **BA-SU-2259-18 - A special use request for an outdoor recreation for a baseball training facility on PIN 1740-23-1001, at East Garner Road.**

Mr. Ken Murphy informed the Board that North Carolina law prohibits the practice of law by a non-lawyer. The North Carolina State Bar has determined that it is the unauthorized practice of law for someone other than a licensed attorney to appear at a quasi-judicial hearing in a representative capacity to advocate the legal position of another person, firm, or corporation. In the matter of **BA-SU-2259-18**, the applicant is a professional engineer and the property owner is a corporate entity and LL. They are represented by an attorney, Mr. Michael Strickland. Witnesses opposed to the special use permit may be cross examined by Mr. Strickland. Mr. Murphy stated he was fulfilling his ethical duty as a member of the North Carolina State Bar by informing the Board of this. It does not require any action from the Board.

Mr. Haq disclosed that he and the engineer company had worked together on a project about 10 or 15 years ago and confirmed his disclosure would not impact his ability to be an impartial decision maker. Mr. McConkey thanked Mr. Haq for his disclosure and gave his approval to proceed.

Staff Duly Sworn: Mr. Adam Cook, Wake County Planner II

Voting Members: (5) Mr. Brenton McConkey (Chair), Mr. Don Mial (Vice-Chair), Mr. Waheed Haq, Mr. Will Barker, Mr. DeAntony Collins (Alternate Voting Member)

Landowner: Vampire Holdings, LLC

Petitioner: Harold A. Yelle II, PE, PLS

PIN#: 1740-23-1001

Location: The site is located southeast of the intersection of Guy Road and East Garner Road.

Zoned: Residential-30 (R-30)

Land Use Classification: Town of Garner long range urban services area

The petitioner is requesting Special Use Permit approval as required by section 4-11 of the Wake County Unified Development Ordinance (UDO) to establish an outdoor recreation baseball training facility.

### **Testimony and Evidence Presented**

Documentary Evidence Accepted into Record:

Staff report and PowerPoint presentation, applicant's application with supporting documents.

### **Testimony:**

Mr. Adam Cook, Planner II, asked the Chair to accept the staff report, staff PowerPoint presentation and the petitioner's full application for **BA-SU-2259-18** into record. Mr. McConkey accepted the staff report, staff PowerPoint presentation and the petitioner's full application for **BA-SU-2259-18** into record.

Notification letter to adjoining property owners were mailed on June 21, 2018. A public hearing sign was placed on the site on June 21, 2018.

Mr. Cook stated the petitioner's name, zoning classification, background and history of the petition. He provided a PowerPoint presentation and with the following details concerning zoning requirements pertaining to the property:

### **Background**

The site is currently vacant. The applicant is proposing to use the site for an outdoor recreation baseball learning and training facility consisting of two baseball fields, a covered outdoor batting area, a support building and parking.

### **Zoning Standards**

#### **A. Utilities**

Individual well and septic systems are proposed for the site.

#### **B. Streets**

The property has frontage on East Garner Road.

#### **C. Parking**

Pursuant to Section 15-10 of the Wake County Unified Development Ordinance, off-street parking is required at the following rates: 1 space per three persons at design capacity. As proposed, the facility would be required to provide 44 parking spaces. Sixty-five parking spaces are shown on the site plan. The site plan is in compliance with Section 15-10.

#### **D. Landscaping and bufferyards**

Off-street parking area landscaping is provided in accordance with section 16-10-1. A 10' type F street front screen is also provided along East Garner Road, Guy Road and the railway in accordance with

section 16-10-2 (F)(7). A 40' type C bufferyard is provided on the remaining eastern and western property lines in accordance with section 16-10-2 (F)(4).

**E. Stormwater management/impervious surface coverage**

A total of 42,100 square feet of impervious surface (10.5%) is proposed for the site. The maximum impervious coverage allowed for the site is 30%. Disturbance of greater than ½ acre is required to comply with the Stormwater management regulations of article 9.

**Land Use Plan**

The site is located in the Town of Garner long range urban services area. The proposed use is consistent with the Wake County Land Use Plan.

**Findings**

**Special Use Required Conclusions:**

The Board of Adjustment shall not approve a petition for a Special Use Permit unless it first reaches each of the following conclusions based on findings of fact supported by competent, substantial, and material evidence. The Board of Adjustment must make positive findings on the following findings of fact from Article 19-23 of the Wake County Unified Development Ordinance in order to approve this special use request. The considerations listed below each required conclusion are intended to suggest some of the primary concerns pertinent to reaching the conclusion but are not intended to be all inclusive.

1. The proposed development will not materially endanger the public health or safety.

Considerations:

- Traffic conditions in the vicinity, including the effect of additional traffic on streets, street intersections, and sight lines at street intersection and curb cuts.
- Provision of services and utilities, including sewer, water, electrical, garbage collections, fire protection.
- Soil erosion and sedimentation.
- Protection of public, community, or private water supplies, including possible adverse effects on surface waters or groundwater.

2. The proposed development will comply with all regulations and standards generally applicable within the zoning district and specifically applicable to the particular type of special use or class of special uses.

3. The proposed development will not substantially injure the value of adjoining property, or is a public necessity.

Considerations:

- The relationship of the proposed use and the character of development to surrounding uses and development, including possible conflicts between them and how these conflicts will be resolved.
- Whether the proposed development is necessary to the public health, safety, and general welfare of the community or County as a whole as to justify it regardless of its impact on the value of adjoining property.

4. The proposed development will be in harmony with the area in which it is located.

Considerations:

- The relationship of the proposed use and the character of development to surrounding uses and development, including possible conflicts between them and how these conflicts will be resolved.

1. The proposed development will be consistent with the Wake County Land Use Plan.

Considerations:

- Consistency with the Plan's objectives for the various planning areas, its definitions of the various land use classifications and activity centers, and its locational standards.
- Consistency with the municipal and joint land use plans incorporated in the Plan.

**Staff recommendations**

Staff recommends that, if the Board of Adjustment reaches positive conclusions on all of the required findings, that it approve the request subject to the following conditions:

- 1) The petitioner must record the notarized form pertaining to the Order of the Board in the Wake County Register of Deeds and return a copy to the Current Planning Section of Wake County Planning;
- 2) The petitioner must recombine the site with the property to the east to match the property boundary shown on the site plan.
- 3) A NCDOT driveway permit is required.

Mr. McConkey asked if any questions for Mr. Cook. There were none.

**Sworn witnesses in favor of the petition**

Mr. Harold A. Yelle II, PE, PLS, 3753 Benson Dr, Raleigh, NC

Mr. Michael Strickland, attorney for the petitioner, explained that the property was originally owned by Ms. Pool, individual, and has been transferred into an entity. He assisted in the acquisition of the property. He stated he thinks the use is appropriate for a very challenged piece of property, because of its soils, and would be an asset for the community.

The petitioner, Mr. Harold Yelle, professional engineer, land surveyor and author of the layout, explained this property was very challenged. He stated that the property did not have **enough suitable soils** and that they had to work with the neighbors to acquire **additional land for reliable** septic soils in order to make it a usable piece of property. He explained that the timeframe to get public water and sewer on the property would be approximately 20 to 30 years, and that because of this the current request is the only practical use for this property. Having the outdoor baseball facility would be a definite advantage for the surrounding area and the children.

Mr. McConkey asked if there were any questions for Mr. Yelle. There were none. Mr. McConkey noticed there is lighting on the field and asked what age groups would use the facility. Mr. Yelle responded that they anticipated ages between 7 to 17 years old.

Mr. McConkey asked about support buildings. Mr. Yelle said that inside there are restroom facilities, snack bar, the manager's office, and a waiting room. The plan also includes up to six batting cages outside the building.

Mr. McConkey commented that it appeared the adjoining properties are vacant. Mr. Yelle confirmed that all adjoining properties are vacant and explained they had worked with the adjacent property owner, Mr. Martinez on this request and was not aware of any opposition. Mr. McConkey noted he [Mr. Martinez] is not in attendance either. Mr. Yelle confirmed he is not.

Mr. Murphy asked Mr. Cook or Mr. Yelle to explain the staff report's recommendation condition #2 – “that the petitioner must recombine the site with the property to the East to match the property boundary shown on the site plan”.

Mr. Yelle referenced the Site Plan and explained the recombination is to merge a small portion of land that they purchased separately into the larger nine-acre tract. This has already been executed and reviewed by the County. Mr. Wood further answered the reason we added as a condition to make sure it does not fall through the cracks and it gets completed out as a part of this approval.

Mr. McConkey confirmed it is all under the applicant's ownership currently, it just needs to be recombined. Mr. Yelle stated it is all currently owned by Vampire Holdings entity.

Mr. McConkey asked if anyone wished to speak in favor or opposition to the request. There being none, he closed the public hearing and opened for Board discussion

#### **Board discussion**

Mr. McConkey reminded Board typical practice is to review the findings and facts we are required to make and discuss them in the context of this application. Mr. McConkey then stated the five requirements and members commented as follows:

- 1) **The proposed development will not materially endanger the public health or safety:**  
Mr. Mial stated the Proposed Use will generate minimal traffic and will not significantly change the traffic pattern or traffic count in the area. Mr. Mial also stated there is a need for the Proposed Use, a baseball training facility, in the community, and the Proposed Use will be beneficial to the community. Regarding utilities, including sewer and water use, will be served by an individual well and an individual on-site septic system, which will be installed on the Subject Property after it is recombined with the small parcel to the southeast.
- 2) **The proposed development will comply with all regulations and standards generally applicable within the zoning district and specifically applicable to the particular type of special use or class of special uses:**  
Mr. McConkey stated that the staff report indicated that the Proposed Use is consistent with this requirement throughout the statement of justification.
- 3) **The proposed development will not substantially injure the value of adjoining property or is a public necessity:**  
Mr. Barker indicated the Proposed Use is a low-impact use and would have a minimal impact on the properties adjoining the Subject Property, most of which are vacant and undeveloped. He further noted that the Proposed Use will generate minimal traffic and will not significantly change the traffic pattern or traffic count in the area. He summarized that there is one adjacent landowner who sold their property to the current property owner for use as the septic field for the Proposed Use and that there is a need for the Proposed Use, a baseball training facility, in the community, and the Proposed Use will be beneficial to the community.
- 4) **The proposed development will be in harmony with the area in which it is located:**  
Mr. McConkey stated that most of the parcels in the area in which the Proposed Use is located are vacant and undeveloped and would be in harmony with the area.
- 5) **The proposed development will be consistent with the Wake County Land Use Plan:**  
The Subject Property is located in the Town of Garner's long range urban services area, and the Proposed Use is consistent with the Wake County Land Use Plan.

### **Motion**

Mr. Don Mial made a motion in the matter of BA SU-2259-18 that the Board find and conclude that the petition does meet the requirements of Article 19-23 of the Wake County Unified Development Ordinance and the special use permit be granted with the recommended staff conditions. The motion to approve is based on the following:

### **Findings of Fact:**

1. The proposed development will not materially endanger the public health or safety.
2. The proposed development will comply with all regulations and standards generally applicable within the zoning district and specifically applicable to the particular type of special use or class of special uses.
3. The proposed development will not substantially injure the value of adjoining property, or is a public necessity.
4. The proposed development will be in harmony with the area in which it is located.
5. The proposed development will be consistent with the Wake County Land Use Plan

### **Staff Conditions:**

- The petitioner must record the notarized form pertaining to the Order of the Board in the Wake County Register of Deeds and return a copy to the Current Planning Section of Wake County Planning;
- The petitioner must recombine the site with the property to the east to match the property boundary shown on the site plan.
- A NCDOT driveway permit is required.

Motion was seconded by Mr. Barker. and passed unanimously.

### **5. Planning, Development & Inspections Report**

- Mr. Finn noted development review activities remain active. He referenced the Board's activity level was lower than the prior fiscal year with more volume on administrative and staff level approvals including subdivisions. He mentioned an estimate of 63 new residents net gain to Wake County on a daily basis. The latter increases the need for support and services including recreational uses as case approved earlier on agenda. He further explained the UDO construct and Use Table that provide the Special Use Permit option that support residential development and companion standards that minimize potential adjacency issues. Mr. Finn also advised the Board of the new permitting system is "live" and being used as of July 9, 2018.
- Mr. Finn introduced David Parks as the new Planner II replacing Stacy Harper. Mr. Parks comes with more than 10 years' experience working in Norfolk and Suffolk, VA and has experience working with wetlands and environmental planning.
- The Board thanked Mr. Finn and recognized the staff efforts to work with customers and welcomed Mr. Parks.
- Mr. Maloney introduced Ms. Loretta Alston as the new clerk to the Board of Adjustment. Ms. Alston comes to Community Services from the County's Finance department with over 20 years of experience.

### **6. Other Business - None**

Mr. McConkey adjourned the meeting at 9:38 a.m.

=====

REGULAR MEETING  
WAKE COUNTY BOARD OF ADJUSTMENT  
July 10, 2018

All petitions complete, Brenton McConkey declared the regular meeting  
of the Wake County Board of Adjustment for  
Tuesday, July 10, 2018 adjourned at 9:38 a.m.

Respectfully Submitted:



Brenton McConkey  
Wake County Board of Adjustment

=====

**PETITION FOR: MODIFICATION TO A PREVIOUSLY APPROVED SPECIAL USE PERMIT TO EXPAND AN EXISTING RELIGIOUS ASSEMBLY USE**

**STAFF REPORT TO THE WAKE COUNTY BOARD OF ADJUSTMENT**      **Planning Staff**  
 August 14, 2018 Meeting Date      Chris Record

**I. REQUEST: BA SU 2260-18**

The petitioner is requesting special use permit approval to expand an existing church building with a two-story 22,154 square foot addition, a picnic shelter and associated parking.

**II. PROJECT LOCATION**

The property is located along the north side of Strickland Road, south of its intersection with Wildwood Links in northern Wake County.

**III. PROJECT PROFILE**

WAKE COUNTY PIN#: 0798.14 24 6162
ZONING DISTRICT: Residential-40 Watershed (R-40W)
LAND USE CLASSIFICATION: Non-Urban Area Water Supply Watershed
WATERSHED: Falls Lake – non-critical
CROSS REFERENCE FILES: BA-2012-04; BA-2187-13
APPLICANT: Jon Frazier, FLM Engineering, Inc.
PROPERTY OWNER: Redeemer Presbyterian Church in America Raleigh, Inc.
PROPERTY SIZE: 7.38 acres
CURRENT LAND USE: Religious assembly
PROPOSED LAND USE: Same

**IV. PROJECT SETTING – SURROUNDING ZONING DISTRICTS AND LAND USES**

DIRECTION	LAND USE	ZONING
North	Residential	Residential-40 Watershed (R-40W) Wake County
East	Residential	Residential-40 Watershed (R-40W) W.C. & Conditional Use District – Rural Residential (CUD RR) City of Raleigh
South	Strickland Road and Residential	Residential-4 (R-4) City of Raleigh
West	Residential	Residential-40 Watershed (R-40W) Wake County

## V. AERIAL MAP



## VI. ZONING DISTRICT

The subject property is zoned Residential-40 Watershed (R-40W). Religious assembly uses are permitted in the Residential-40 Watershed zoning district with special use approval.

## VII. BACKGROUND

Special use approval was granted for the existing 11,352 square foot building with 55 parking spaces for the religious assembly use on September 14, 2004.

At its November 11, 2013 meeting, the Board of Adjustment approved a special use modification to allow for a 6,796 square foot education/Sunday School building with 23 additional parking spaces. This special use approval has since expired due to a building permit not being obtained within 2 years of the approval date.

This special use petition proposes the construction of a two-story 22,154 square foot addition with classroom and sanctuary space, a picnic shelter and associated parking. The sanctuary seating for the use will be increased from 400 seats to 540 seats.

Notification letters were mailed to adjacent property owners on July 30, 2018. A public hearing placard was placed on the property on August 2, 2018.

## **VIII. ZONING STANDARDS**

### **A. STREETS**

The property has frontage along Strickland Road.

The site currently is accessed via two driveways onto Strickland Rd. The site plan proposes to remove one of these driveways and reconfigure the other driveway. A driveway permit from the NCDOT will be required for the reconfigured driveway.

### **B. UTILITIES**

Water and sewer are proposed to be provided from Wildwood Links utility lines that are served by Aqua. Documentation of approval from Aqua that indicates the company will provide both utilities will be required prior to Certificate of Occupancy.

### **C. PARKING**

Pursuant to Section 15-10 of the Wake County Unified Development Ordinance, off-street parking for religious assembly use is required to be provided at a rate of one (1) parking space for 4 seats in the principal assembly room. The application indicates the sanctuary will contain 540 seats, which requires 135 parking spaces. The site plan shows that 135 parking spaces will be provided.

### **D. LANDSCAPING AND BUFFERYARDS**

Section 16-10-2 (D), *Landscaping and Bufferyards, Bufferyard Table*, requires 40-foot Type C bufferyard along the western, northern, and eastern property lines. The site plan indicates that existing vegetation will be used to satisfy the western and northern bufferyards. The eastern bufferyard is shown to use existing vegetation where applicable and will install additional plantings where necessary to meet the screening requirements of this section.

The required 10-foot Type F streetfront bufferyard that was previously installed will remain along Strickland Rd.

### **E. STORMWATER MANAGEMENT/IMPERVIOUS SURFACE COVERAGE**

Section 5-11-1, *Conventional Development – Residential Watershed Districts*, allows for the impervious surface coverage for nonresidential development of property within Residential 40-Watershed zoning districts to exceed 12%, up to a maximum of 24%, only if the first ½" of rainfall runoff is retained on the site. The proposed total impervious surface coverage of the property is 23.9%. The site plan proposes a bioretention device to handle stormwater runoff. Due to the proposed impervious surface closely approaching the maximum allowed

for the use, Staff recommends that an as-built survey be required prior to Certificate of Occupancy to ensure that the impervious surface threshold has not been exceeded.

#### **F. LAND USE PLAN**

The property is located in the Falls Lake Non-Urban Area/Water Supply Watershed as shown on the Wake County Land Use Plan: General Classifications Map. The site is located within the City of Raleigh Long Range Urban Services Area. Religious uses are not required to be located within an activity center.

#### **G. FINDINGS**

##### **Special Use Required Conclusions:**

The Board of Adjustment shall not approve a petition for a Special Use Permit unless it first reaches each of the following conclusions based on findings of fact supported by competent, substantial, and material evidence. The Board of Adjustment must make positive findings on the following findings of fact from Article 19-23 of the Wake County Unified Development Ordinance in order to approve or deny this special use request:

- (1) The proposed development will not materially endanger the public health or safety.

##### Considerations:

- a. Traffic conditions in the vicinity, including the effect of additional traffic on streets, street intersections, and sight lines at street intersection and curb cuts.
  - b. Provision of services and utilities, including sewer, water, electrical, garbage collections, fire protection.
  - c. Soil erosion and sedimentation.
  - d. Protection of public, community, or private water supplies, including possible adverse effects on surface waters or groundwater.
- (2) The proposed development will comply with all regulations and standards generally applicable within the zoning district and specifically applicable to the particular type of special use or class of special uses.
  - (3) The proposed development will not substantially injure the value of adjoining property, or is a public necessity.

##### Considerations:

- a. The relationship of the proposed use and the character of development to surrounding uses and development, including possible conflicts between them and how these conflicts will be resolved.
- b. Whether the proposed development is as necessary to the public health, safety, and general welfare of the community or County as a whole as to justify it regardless of its impact on the value of adjoining property.

(4) The proposed development will be in harmony with the area in which it is located.

Considerations:

- a. The relationship of the proposed use and the character of development to surrounding uses and development, including possible conflicts between them and how these conflicts will be resolved.

(5) The proposed development will be consistent with the Wake County Land Use Plan.

Considerations:

- a. Consistency with the Plan's objectives for the various planning areas, its definitions of the various land use classifications and activity centers, and its locational standards.
- b. Consistency with the municipal and joint land use plans incorporated in the Plan.

#### **IX. RECOMMENDATION**

Staff recommends that, if the Board of Adjustment reaches positive conclusions on all of the required findings, that it approve the request subject to the following conditions:

- 1) The petitioner must record the notarized form pertaining to the Order of the Board in the Wake County Register of Deeds and return a copy to the Planning, Development and Inspections Division of Community Services;
- 2) The petitioner must obtain and complete appropriate building permits from the Wake County Inspections Development/Plans/Permits Division;
- 3) The petitioner must obtain a driveway permit from the North Carolina Department of Transportation;
- 4) The petitioner must obtain Stormwater Management approval from Wake County Environmental Services;
- 5) Documentation of approval from Aqua that indicates the company will provide water and sewer utilities will be required prior to Certificate of Occupancy;
- 6) An as-built survey is required prior to issuance of a Certificate of Occupancy for the building;
- 7) A final zoning inspection to verify site plan compliance must be performed by the Wake County Zoning Administrator prior to the issuance of a certificate of completion by the Wake County Planning, Development and Inspections Division of Community Services;
- 8) The landowner must maintain compliance with the special use approval and Wake County Unified Development Ordinance.



**SPECIAL USE PERMIT APPLICATION**

Submit required documentation to:  
Wake County Planning, Development and Inspections  
PO Box 550 Wake County Office Building  
Raleigh, NC 27602-0550 336 Fayetteville Street Mall, Downtown Raleigh  
Contact (919) 856-6335 for additional information.



File #  
Fee  
Amt Paid  
Check #  
Rec'd Date  
Rec'd By

BA - SU - 2260 - 18

Complete with required information (write "n/a" if information is not applicable to proposal).

**Type of Special Use** (be as specific as possible and cite code section listing use as permitted special use)

Religious assembly (4-22-8)

Modification of previously issued Special Use Permit?  Yes ( ) No

If Yes, provide relevant Special Use Permit Number: BA-SU-2012-04

**Property**

Parcel Identification Number: 0798-24-6162

Address: 11412 Strickland Road, Raleigh, NC 27613

Location: North side of Strickland Road, at/between  
(north, east, south, west) (street)

Ashton Garden Way and Norman Estates Way  
(street) (street)

Total site area in square feet and acres: 322,211 square feet 7.397 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-40W (no overlay)

List Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Religious assembly

How is this proposed use a public necessity?

The religious assembly primarily provides a meeting place for religious activities.

What is impact on surrounding neighborhood and adjacent properties?

Because the use is currently approved on the property, there will be no impact due to the modification.

**Land Owner**

Land Owner Name: Redeemer Presbyterian Church in America Raleigh Inc.

Business Operator Name (if different from Land Owner): Redeemer Presbyterian Church

Address: 11412 Strickland Road

City: Raleigh State: NC Zip Code: 27613

E-mail Address: narve5@icloud.com Fax:

Telephone Number: 919.349.9417

**Applicant** (person to whom all correspondence will be sent)

Name: Jon Frazier, FLM Engineering, Inc.  
Address: PO Box 91727  
City: Raleigh State: NC Zip Code: 27675  
E-mail Address: jfrazier@flmengineering.com Fax: \_\_\_\_\_  
Telephone Number: 919.610.1051 Relationship to Owner: Civil engineer

**Proposal**

**Max. allowable floor area ratio** (see applicable zoning district/use regulation): 0.15  
Proposed total floor area: 34,524 sf Proposed floor area ratio (floor area/site area): 0.11

**Max. allowable impervious surface coverage** (see applicable zoning district/use regulation) : 24 %  
Proposed impervious surfaces area: 76,186 sf  
Proposed impervious surface coverage (impervious surfaces area/site area x 100): 23.64 %

**Required transitional bufferyard types and depths (see Article 16):**

Front (10) F ft Left (40) C ft Right (40) C ft Rear (40) C ft  
Proposed transitional bufferyard types and depths (see Article 16):  
Front (10) F ft Left (40) C ft Right (40) C ft Rear (40) C ft

**Min. yard depths** (see applicable district/use regulation):

Front N/A ft Corner side N/A ft Side N/A ft Rear N/A ft  
Proposed yard depths: Front N/A ft Corner side N/A ft Side N/A ft Rear N/A ft

**Max. building height** (see applicable district/use regulation): 35 ft

Proposed building height: 29.5 ft

**Min. parking space standard (see Article 15):** 1 spaces per 4 seats

Min. no. of parking spaces: 140 Proposed no. of parking spaces 140 (560 seats)  
Number of employees: 6 Hours of operation: Tues - Fri, 8AM to 5PM

**Vehicular Access:**

Names of access street(s) and number of access points along each: Strickland Road - One Access

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity <sup>1</sup>	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
Strickland Road	Varies	36	2	Y	13,800 ADT	10,000	200

<sup>1</sup> See NCDOT Highway Capacity Manual or most recent Wake County Thoroughfare Plan Appendix  
<sup>2</sup> See CAMPO web site (www.raleigh-nc.org/campo) or NCDOT Traffic Survey Unit  
<sup>3</sup> Base on Institute of Transportation Engineers ratios - ratio used for estimate (e.g., x trips per y sf) See attached

Estimated traffic generated by heavy vehicles (vehicles other than automobiles and light trucks):

Type of vehicle: N/A ADT: \_\_\_\_\_

Type of vehicle: N/A ADT: \_\_\_\_\_

**Utilities and Services:**

Water supply provided by: ( ) municipal system : \_\_\_\_\_

() community system – specify type: Aqua ( ) individual well(s)

Est. total water demand: TBD gpd

Wastewater collection/treatment provided by: ( ) municipal system: \_\_\_\_\_

() community system – specify type: Aqua

( ) individual on-site system

Est. total wastewater discharge: TBD gpd

Solid waste collection provided by: Republic Services

Electrical service provided by: Duke Energy Progress Underground () yes ( ) no

Natural gas service provided by: PSNC

Telephone service provided by: Nextiva Underground () yes ( ) no

Cable television service provided by: AT&T Underground () yes ( ) no

Fire protection provided by: Wake County

**Miscellaneous:**

Generalized slope of site 8%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: Approx. 65 LF of stream and associated Neuse River riparian buffer

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: N/A

**Land Use Plan Classifications**

General Classification (note associated municipality and/or watershed):

( ) Short-Range Urban Services Area/Water Supply Watershed \_\_\_\_\_

( ) Short-Range Urban Services Area \_\_\_\_\_

( ) Long-Range Urban Services Area/Water Supply Watershed \_\_\_\_\_

( ) Long-Range Urban Services Area \_\_\_\_\_

() Non-Urban Area/Water Supply Watershed Falls Lake

( ) Non-Urban Area

Land Use Classification(s) (Note Area Land Use Plan, if applicable):

Res < 1 unit per acre

**Applicant's statement of compliance** with county, municipal and joint Land Use Plans (How is proposal consistent with Land Use Plan objectives for planning area, Land Use classification, activity centers, locational standards and transitional urban development standards?)

The religious assembly use is the current use of the property and is not changing. The use is being modified to allow more seats in the main assembly. The religious assembly use will meet the requirements of a non-residential use within the R-40W residential district and thus, will comply with the Land Use Plan.

**Other information** (additional relevant information about the site or proposal you wish to note or cite)

All property owners must sign this application unless one or more individuals are specifically authorized to act as an agent on behalf of the collective interest of some or all of the owners (provide a copy of such authorization).

The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto). The filing of this application authorizes the Wake County staff to enter upon the site to conduct relevant site inspections as deemed necessary to process the application.

Signature: Redeemer Presbyterian Church in America PAUSIGH, INC Date: \_\_\_\_\_

Signature: By: Michael Newkirk Date: April 30, 2018  
MICHAEL NEWKIRK

Signature: PRESIDENT Date: \_\_\_\_\_

Land use professionals (architects, engineers, planners, landscape architects, etc.), as well as employees of corporate or municipal applicants, may testify at quasi-judicial proceedings about factual matters in support of an application, petition or appeal. However, they MAY NOT examine or cross-examine witnesses, make legal arguments as to why an application, petition or appeal should be granted, or otherwise advocate for results on behalf of another individual or entity at a quasi-judicial proceeding. These functions can ONLY be performed at a quasi-judicial proceeding by an attorney licensed to practice law in North Carolina. Therefore, it is **strongly recommended** that unless you are an individual representing yourself in a quasi-judicial proceeding, you have an attorney present to present your case.

The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature: Michael Newkirk Date: April 30, 2018

Notes: All documents and maps submitted as required become the property of Wake County. The Wake County Unified Development Ordinance is on the web at [www.wakegov.com](http://www.wakegov.com).



## SPECIAL USE PERMIT SUBMITTAL CHECKLIST

Submit this form and other required documentation to:  
 Wake County Planning, Development and Inspections  
 PO Box 550 Wake County Office Building  
 Raleigh, NC 27602-0550 336 Fayetteville Street Mall, Downtown Raleigh  
 Contact (919)856-6335 for additional information.

### A meeting with staff is required prior to submittal of an application

For each listed item, check (✓) if provided, write "n/a" if the feature does not exist or is not proposed, and write "w" if a waiver from the requirement is justified because it is unnecessary in the particular case to determine compliance with applicable regulations or to address the required conclusions.		Staff use only
✓, n/a, or w	APPLICABLE SUBMITTAL REQUIREMENT	✓, X, or w
✓	1 Evidence of the legal creation of the parcel(s) making up the development site (copy of most recently recorded plat or deed describing parcel plus: copy of County-approved plat describing same parcel and recorded after 5/17/1976; or plat or deed describing same parcel and recorded on or before 5/17/1976; or other recorded deeds and documents necessary to show parcel creation was exempt from subdivision regulations) [1 copy] [see Register of Deeds]	
✓	2 Copy of any Special Use Permit previously issued for site or part thereof (if proposed to be modified), or copy of recorded instrument abandoning or voiding any Special Use Permit previously issued for site or part thereof (if proposed to be replaced) [1 copy] [see Register of Deeds and/or Zoning Administration staff]	
✓	3 Special Use Permit petition form [12 copies] [attached]	
✓	4 Statement of justification presenting factual evidence supporting each of the following 5 required conclusions [12 copies] [see attached cover sheet]	
✓	5 Existing conditions map showing the following information (a-k), for an area including and within 1,000 feet of the site [2 copies on 8.5" x 11" or 11" x 17" paper] [Most of the required information exists in the County's GIS]	
✓	a Property lines (GIS)	
✓	b Zoning districts - boundaries and names (GIS)	
✓	c Notation of existing land uses (a site visit must be done & land uses identified on map)	
✓	d Names of existing and approved subdivisions and other developments (site visit)	
✓	e Existing and under-construction roadways and associated access rights-of-ways or easements (show name and label as public or private)	
✓	f Existing and under-construction major water lines and fire hydrants [see adjacent municipality]	
✓	g Existing and under-construction major sewer lines and pump stations/treatment facilities [see adjacent municipality]	
✓	h Topographic contours (at intervals of not more than 10 feet) (GIS)	
✓	i Surface waters, FEMA 100-year floodway and floodway fringe boundaries, flood hazard soils (GIS)	
✓	j Inset map showing site's location relative to County's municipalities and major roads (GIS)	
✓	k Title block showing name and address of site owner(s), name of plan designer, parcel identification number (PIN), date map prepared (and revised), bar scale, north arrow, and title "Existing Conditions Map" (handwritten or typed)	
✓	6 Preliminary site plan showing the following information (a-p), for an area including and within 100 feet of the site [ 12 copies on 24" x 36" paper, at a scale of not less than 1"=400', plus 2 copies on 8.5" x 11" or 11" x 17" paper]:	
✓	a Property lines, with measured distances	
✓	b Outline of existing and proposed structures; show total floor area and maximum height, plus setbacks of proposed structures from nearest property lines	
✓	c Outline of existing and proposed roadways [including proposed improvements] and driveways (show width and surface material), parking areas (show spaces and surface material), loading areas (show dimensions and surface material), and walkways (show surface material) - plus associated access rights-of-way and easements (show width). Label roadways as public or private; note any access restrictions	
✓	d Existing or proposed vegetative screening and plantings along the perimeter and within parking areas, show location, type, and average mature height and spread	
✓	e Location of existing and proposed water lines (show diameter), fire hydrants, and/or wells (show capacity) - plus associated utility easements (show width), note water service provider	

✓	f	Location of existing and proposed sewer lines (show diameter) and pump stations/treatment facilities (show capacity) - plus associated easements (show width) [Note sewer service provider], or outline existing and proposed septic tank and fields (including repair area)	
✓	g	Location and depth of proposed transitional bufferyards plus proposed screening measures (note type of proposed screening) [For plantings, show location, type, and average mature height and spread; for berms, walls, and fences, show height; for existing vegetation, outline area and show general type, average height and spread, and indicate intensity]	
✓	h	Location and width of watershed and drainageway buffers (if in a water supply watershed)	
✓	i	Location and width of riparian areas (if in the Neuse River basin)	
✓	j	Notation of the amount of impervious surface coverage (sq. ft. and as % of total site area)	
✓	k	Topographic contours (at intervals of not more than 5 feet)	
✓	l	Surface waters, FEMA 100-year floodway and floodway fringe boundaries, flood hazard soils [see GIS Dept.] [Adjust FEMA boundaries and flood hazard soils to topography if necessary]	
✓	m	Location, type, and relevant dimensions/capacities of stormwater management structures and other devices (if in a water supply watershed or if stormwater management is required) - plus associated easements (show width)	
✓	n	Location of existing and proposed signs (show type (ground, pole, etc.) and size (per side))	
✓	o	Inset map showing site's location relative to County's municipalities and major roads	
✓	p	Title block showing name and address of site owner(s), name of plan designer, parcel identification number (PIN), date map prepared (and revised), bar scale, north arrow, and title "Preliminary Special Use Permit Site Plan"	
✓	7	List of the parcel identification numbers (PINs) and owners (and their mailing addresses) of all parcels adjoining, including across the street from, the parcel(s) making up the proposed development site [2 copies] [May be obtained from GIS staff]	
✓	8	<b>Stamped</b> , pre-addressed business envelopes (size 10) for each owner on above list, with return address reading: Wake County Planning Department/Zoning Administration; P.O. Box 550; Raleigh, NC 27602-0550 [1 set]	
N/A	9	Licensed soil scientist's preliminary report demonstrating site's suitability for service by on-site wastewater system (if such service proposed) [2 copies] [see attached report requirements]	
N/A	10	Emergency contingency plan for use and storage of hazardous materials, or statement that no hazardous materials in reportable quantities will be used or stored on-site (if in a water supply watershed)	
N/A	11	Traffic impact analysis (3 copies) for any land use expected to increase traffic more than 100 trips per peak hour, or more than 1,000 trips per day, or as required by the Land Development Supervisor. Also include 3 additional large scale maps. (based on ITE trip generation figures) [see Guidelines for Traffic Impact analysis]	
N/A	12	Check for \$1,500.00 processing fee for Traffic Impact analysis (per application). Checks should be made out to "Wake County".	
✓	13	Check for \$800.00 Special Use application fee, made out to "Wake County" (only with original application)	
N/A	14	A public informational meeting prior to the public hearing is required for the following special uses; <b>schools, landfills, churches, quarries, and asphalt plants</b> . Provide documentation supporting this meeting to the Planning Department no later than <b>four (4) weeks</b> prior to the scheduled Board of Adjustment meeting for incorporation into the agenda packet.	
✓	15	All special uses are required to be advertised in the News and Observer and a local newspaper. The applicant will be notified of the additional amount owed for advertising fees. This amount will be due upon notification.	
✓	16	Complete and submit the appropriate stormwater tool package at the link below: <a href="http://www.wakegov.com/water/stormwater/management/Pages/checklist.aspx">http://www.wakegov.com/water/stormwater/management/Pages/checklist.aspx</a>	
<p>Notes: All documents and maps submitted as required become the property of Wake County. All application fees are non-refundable. The Wake County Unified Development Ordinance is on the web at <a href="http://www.wakegov.com">www.wakegov.com</a>. The Planning Director may waive required information he or she certifies in writing as unnecessary to determine compliance with applicable standards and requirements. The File Number should be used on all correspondence subsequent to petition acceptance.</p>			

Application accepted as complete by: \_\_\_\_\_ Date: \_\_\_\_\_

Board of Adjustment action: ( ) Approved ( ) Approved w/ conditions ( ) Denied Date: \_\_\_\_\_

Special Use Permit recordation: DB \_\_\_\_\_ PG \_\_\_\_\_ Date: \_\_\_\_\_

## Special Use Permit Statement of Justification

**1. The proposed development will not materially endanger the public health or safety.**

Traffic will not be impacted significantly in that less than 100 trips will be added to Strickland Road on Sundays, the busiest day for the use. Per NCDOT, Strickland Road has a capacity of 13,800 average daily traffic (ADT) and is currently operating at 10,000 ADT.

The use is not changing and thus will be served by the same services and utilities with which it is currently served except that sanitary sewer service will be provided by Aqua instead of onsite septic.

The site will comply with Wake County requirements for soil erosion and sedimentation and stormwater management; thus, limiting offsite impacts due to erosion, sedimentation, and stormwater runoff.

**2. The proposed development will comply with all regulations and standards generally applicable within the zoning district and specifically applicable to the particular type of Special Use or class of Special Uses.**

The proposed development will comply with all applicable Wake County standards and regulations.

**3. The proposed development will not substantially injure the value of adjoining property or is a public necessity.**

The use of the property is not changing from the current use, and the proposed development will comply with all applicable Wake County standards and regulations including perimeter buffers. Thus, the proposed development is not anticipated to substantially injure the value of adjoining property.

**4. The proposed development will be in harmony with the area in which it is located.**

The use of the property is not changing from the current use and thus, will be in harmony with the area in which it is located.

**5. The proposed development will be consistent with the Wake County Land Use Plan.**

The use of the property is not changing from the current use, and the proposed development will comply with the non-residential requirements within the R-40W zoning district.

# FLMENGINEERING

May 1, 2018

Wake County Planning, Development and Inspections  
336 Fayetteville St.  
Raleigh, NC 27602

**Reference: Redeemer Presbyterian Church  
Special Use Permit Application  
Traffic Generation Calculations**

To Whom It May Concern:

Redeemer Presbyterian Church (Redeemer) is an existing church located at 11412 Strickland Road in Raleigh, North Carolina with an existing 11,660-square-foot building. Redeemer is proposing a new building, which will add 22,864 square feet for a total of 34,524 square feet onsite. The additional 22,864 square feet will not increase traffic by more than 100 trips per weekday AM or PM peak hour or more than 1,000 trips per weekday as demonstrated by the attached figures, taken from the Institute of Transportation Engineers *Trip Generation, 9<sup>th</sup> Edition* Land Use: 560, Church.

Based on the addition of 22,864 square feet, the church is anticipated to add no more than 20 trips during the AM and PM weekday peak hours and no more than 200 weekday trips. Thus, a traffic impact analysis is not required.

Please let us know if you have any questions or need any additional information.

Sincerely,



Jon D. Frazier, PE, LEED AP  
Principal  
919.610.1051  
jfrazier@flmengineering.com



# Church (560)

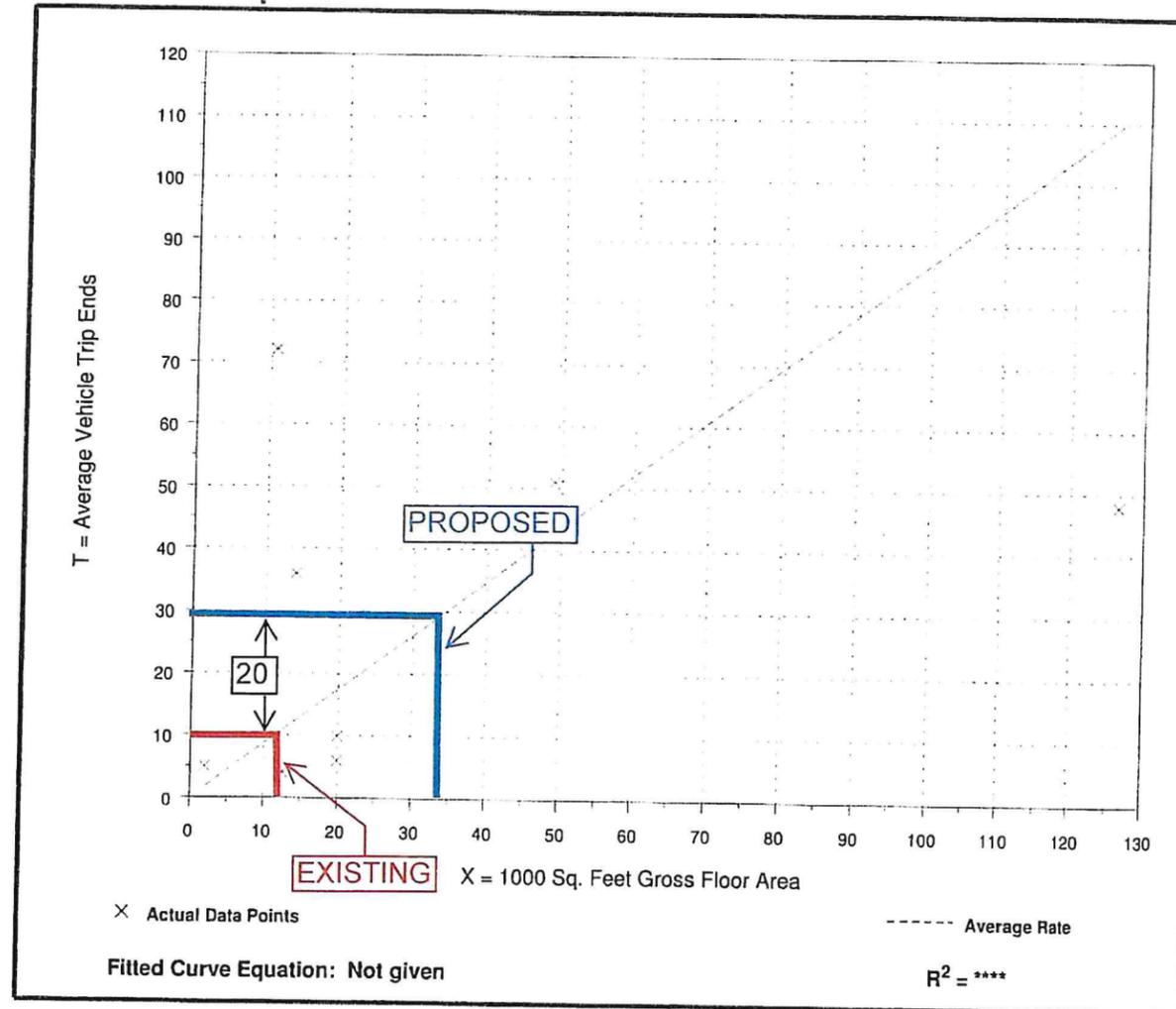
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area  
 On a: Weekday,  
 A.M. Peak Hour of Generator

Number of Studies: 9  
 Average 1000 Sq. Feet GFA: 31  
 Directional Distribution: 55% entering, 45% exiting

## Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
0.87	0.30 - 6.61	1.57

## Data Plot and Equation



# Church (560)

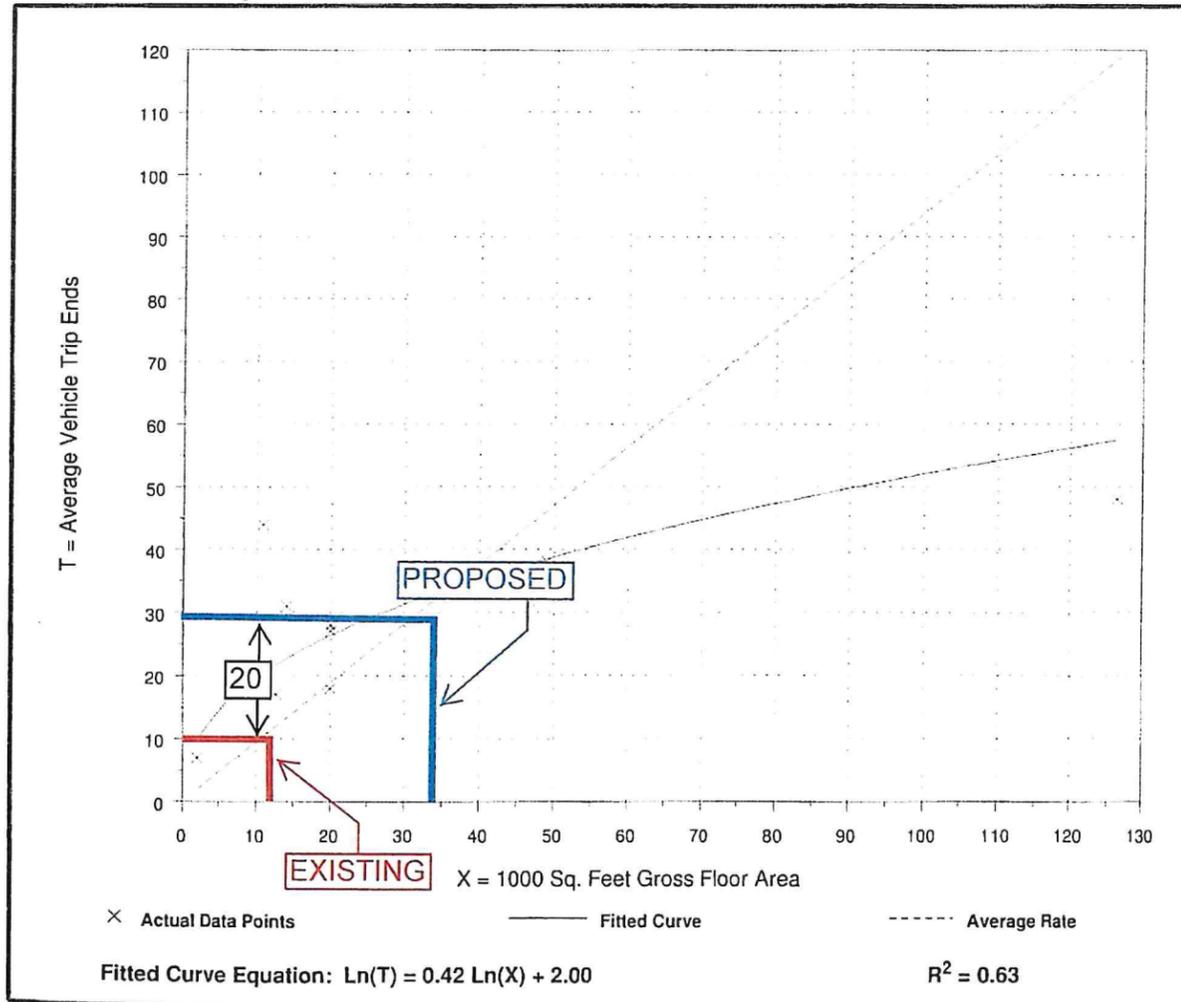
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area  
 On a: Weekday,  
 P.M. Peak Hour of Generator

Number of Studies: 9  
 Average 1000 Sq. Feet GFA: 31  
 Directional Distribution: 54% entering, 46% exiting

## Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
0.94	0.38 - 4.04	1.26

## Data Plot and Equation



# Church (560)

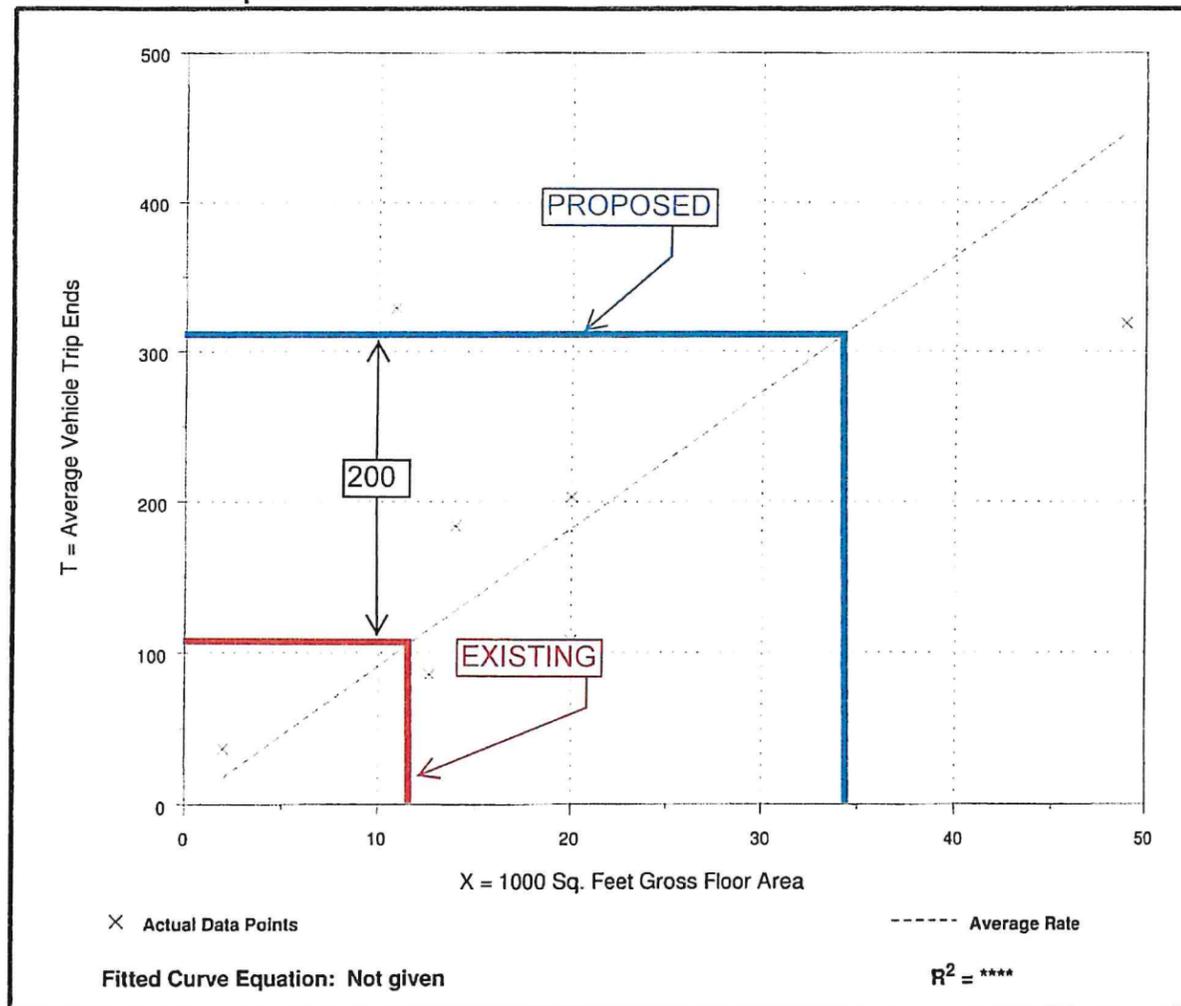
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area  
On a: Weekday

Number of Studies: 8  
Average 1000 Sq. Feet GFA: 19  
Directional Distribution: 50% entering, 50% exiting

## Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
9.11	4.35 - 30.20	7.20

## Data Plot and Equation



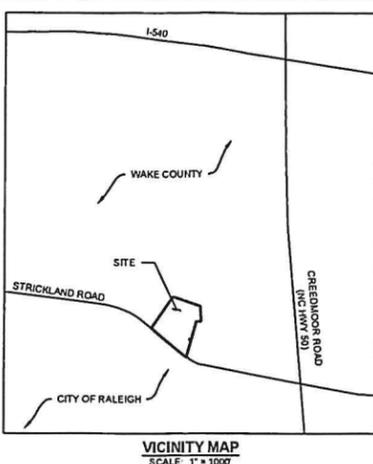
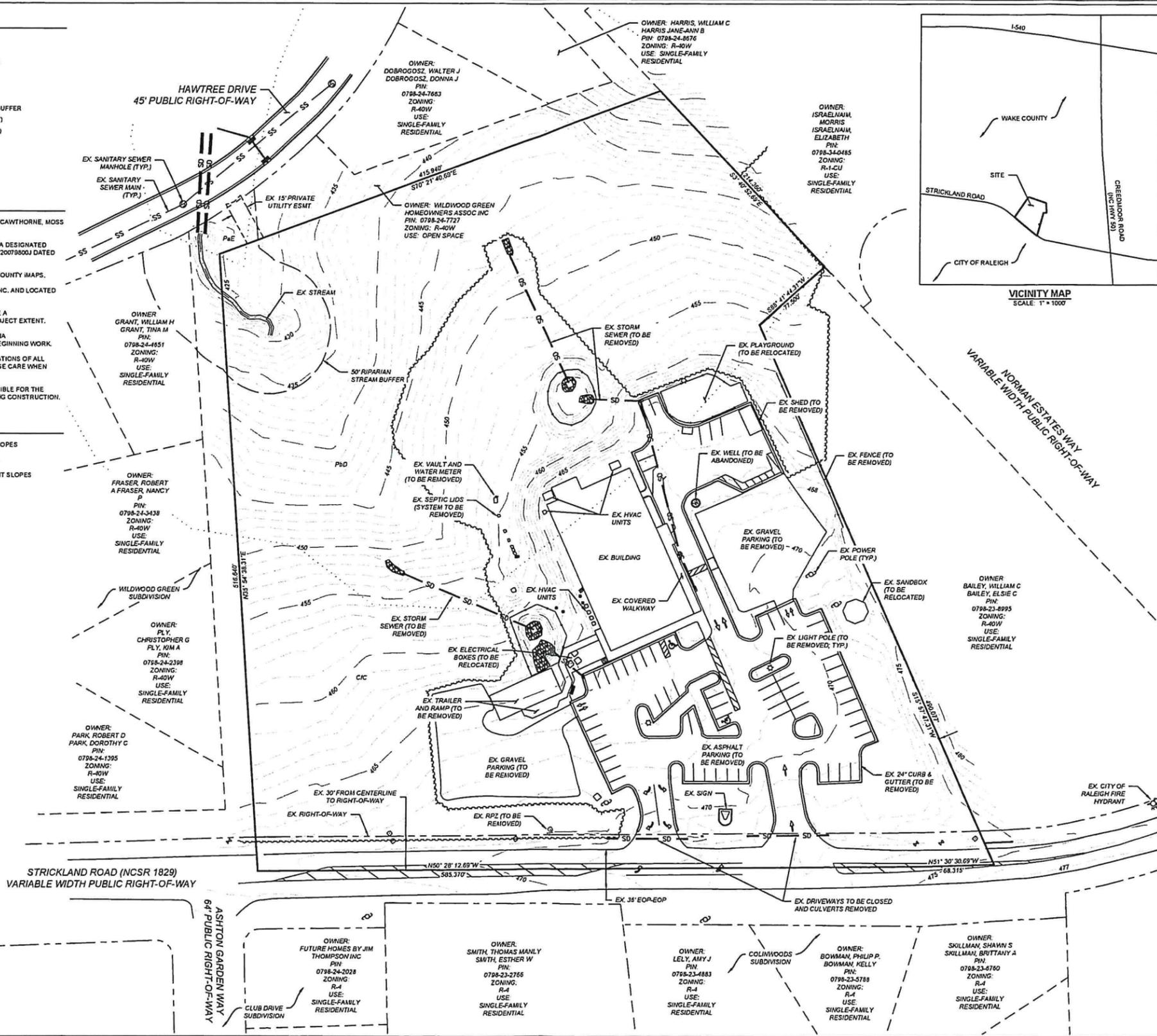
**LEGEND**

---	EX. PROPERTY LINE
---	EX. RIGHT-OF-WAY
---	EX. ADJACENT OWNERS
---	EX. EASEMENT
---	EX. FENCE
---	EX. CHANNEL/STREAM
---	EX. CHANNEL/STREAM BUFFER
---	EX. MAJOR CONTOUR (5')
---	EX. MINOR CONTOUR (1')
---	EX. SOIL LINE
SS	EX. SANITARY SEWER
SD	EX. STORM SEWER
---	EX. TREE LINE

- NOTES**
- BOUNDARY AND TOPOGRAPHIC DATA PROVIDED BY CAWTHORNE, MOSS & PANCIERA, P.C. ON FEBRUARY 23, 2018.
  - NO PORTION OF THIS PROPERTY LIES WITHIN A FEMA DESIGNATED 100-YEAR FLOOD HAZARD AREA PER FEMA PANEL 3720079800J DATED MAY 2, 2008.
  - NO FLOOD PRONE SOILS ARE PRESENT PER WAKE COUNTY MAPS.
  - STREAM DELINEATED BY CAROLINA ECOSYSTEMS, INC. AND LOCATED BY CAWTHORNE, MOSS & PANCIERA, PC.
  - THE UTILITIES SHOWN ARE NOT GUARANTEED TO BE A REPRESENTATION OF ALL UTILITIES WITHIN THE PROJECT EXTENT.
  - THE CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL-CENTER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
  - THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL UTILITIES PRIOR TO BEGINNING WORK AND SHALL USE CARE WHEN OPERATING AROUND EXISTING UTILITIES.
  - THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.

**SOILS**

C1C	CECIL-URBAN LAND COMPLEX, 2 TO 10 PERCENT SLOPES
PaE	PACOLET SANDY LOAM, 15 TO 25 PERCENT SLOPES
PbD	PACOLET-URBAN LAND COMPLEX, 10 TO 15 PERCENT SLOPES



**FLM ENGINEERING**

POST OFFICE BOX 91777  
 RALEIGH, NORTH CAROLINA 27675  
 PHONE: 919.610.1051  
 FIRM NC LICENSE NUMBER C-4222

**REVISION HISTORY**

REV #	DESCRIPTION	DATE	BY
1	COUNTY COMMENTS	8/28/2018	FLM

ORIGINAL PLAN SIZE: 24" X 36"

**PRELIMINARY PLANS**  
 DO NOT USE FOR CONSTRUCTION



**SCALE ADJUSTMENT**  
 THIS SCALE IS IN CHAIN LENGTH OF ORIGINAL DRAWING  
 IF IT IS NOT 1 INCH ON THIS SHEET, ADJUST YOUR SCALE ACCORDINGLY

**SUP SITE PLANS**  
 REDEEMER PRESBYTERIAN  
 PIN: 0798-24-6162  
 CHURCH BUILDING ADDITION  
 11412 STRICKLAND ROAD  
 RALEIGH, NC 27613



DATE:	05-01-2018
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	18005

EXISTING CONDITIONS MAP

**C-1**  
 SHEET 1 OF 2

© 2018 THIS DRAWING SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION OF FLM ENGINEERING, INC.

