



# SPECIAL USE PERMIT APPLICATION

592  
 File # BA20-2037-05  
 Fee \$300.00  
 Amt Paid  
 Check #  
 Rec'd Date  
 Rec'd By

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

Attach \$300.00 review fee.  
 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)

CHURCH / FAMILY LIFE CENTER / DAYCARE (1-1-41)  
ADDITION TO EXISTING CHURCH / ACCESSORY USES

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

If Yes, provide relevant Special Use Permit Number: \_\_\_\_\_

### Property

Parcel Identification Number: 0687-51-8642 ; 0687-51-5799

Address: 2317 N.C. HWY 42 WILLOW SPRING, N.C. 27592

Location: NORTH side of N.C. HWY 42, at/between  
(north, east, south, west) (street)

HILLTOP ROAD and OLD STAGE ROAD  
(street) (street)

Total site area in square feet and acres: 323,215 square feet 7.42 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: HD

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

Present land use(s): CHURCH

### Land Owner

Land Owner Name: NEW HOPE PRESBYTERIAN CHURCH (USA) INC.

Business Operator Name (if different from Land Owner): \_\_\_\_\_

Address: P.O.B. 98

City: WILLOW SPRING State: N.C. Zip Code: 27592

E-mail Address: ONE NEW HOPE @ AOL.COM Fax: 919-552-4376

Telephone Number: 919-552-6339

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

Name: HERBERT PROCTOR / STEWART-PROCTOR, PLLC

Address: 319 CHAUNOKE ROAD SUITE 106

City: RALEIGH State: N.C. Zip Code: 27603

E-mail Address: HPR098@AOL.COM Fax: 919-779-1661

Telephone Number: 919-779-1855 Relationship to Owner: ENGINEER/SUPERVISOR

**Proposal**

Max. allowable floor area ratio (see applicable zoning district/use regulation): \_\_\_\_\_

Proposed total floor area: \_\_\_\_\_ sf Proposed floor area ratio (floor area/site area): \_\_\_\_\_

Max. allowable impervious surface coverage (see applicable zoning district/use regulation): 30 %

Proposed impervious surfaces area: 102,500 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 32 %

**Required transitional bufferyard types and depths (see Sec. 1-1-29):**

Front ( ) \_\_\_\_\_ ft Left ( ) \_\_\_\_\_ ft Right ( ) \_\_\_\_\_ ft Rear ( ) \_\_\_\_\_ ft

**Proposed transitional bufferyard types and depths (see Sec. 1-1-29):**

Front (B) 10 ft Left (A) 25 ft Right ( ) \_\_\_\_\_ ft Rear ( ) \_\_\_\_\_ ft

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

Front 50 ft Corner side N/A ft Side 25 ft Rear NA ft

Proposed yard depths: Front 50 ft Corner side 25 ft Side \_\_\_\_\_ ft Rear \_\_\_\_\_ ft

Max. building height (see applicable district/use regulation): \_\_\_\_\_ ft

Proposed building height: \_\_\_\_\_ ft

Min. parking space standard (see Sec. 1-1-28): 1 spaces per 8 SEATS

Min. no. of parking spaces: 230/8 = 29 Proposed no. of parking spaces \_\_\_\_\_

Number of employees: 12 MAX Hours of operation: 7:00 A.M. - 6:00 P.M.

**Vehicular Access:**

Names of access street(s) and number of access points along each: N.C. HWY 42 (2 EXIST ACCESS PTS)

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>
<u>N.C. HWY 42</u>	<u>100</u>	<u>24</u>	<u>2</u>	<u>Y</u>			
					<u>SEE</u>	<u>LETTER</u>	<u>FROM</u>
					<u>RAMEY</u>	<u>KEEP</u>	<u>ASS.</u>
					<u>(ATTACHED)</u>		

<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) \_\_\_\_\_

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

Type of vehicle: 0 ADT: \_\_\_\_\_

Type of vehicle: 0 ADT: \_\_\_\_\_

**Utilities and Services:**

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

( ) community system - specify type: \_\_\_\_\_ ( / ) individual well(s)

Est. total water demand: 400 gpd

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

( ) community system - specify type: \_\_\_\_\_

( / ) individual on-site system

Est. total wastewater discharge: 400 gpd

Solid waste collection provided by: PRIVATE

Electrical service provided by: PROGRESS ENERGY Underground ( ) yes ( / ) no

Natural gas service provided by: \_\_\_\_\_

Telephone service provided by: SPRINT Underground ( / ) yes ( ) no

Cable television service provided by: N/A Underground ( ) yes ( ) no

Fire protection provided by: UNVOLUNTEERED

**Miscellaneous:**

Generalized slope of site GENTLE FRONT TO BACK

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: NONE

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: NONE

**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 FUGUEE-JAZINA

( ) Non-Urban Area/Water Supply Watershed \_\_\_\_\_

( ) Non-Urban Area

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

N/A

**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?)

SEE ATTACHMENT

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

SEE ATTACHMENT

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: Down S. Stunkland Date: 7/24/05

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

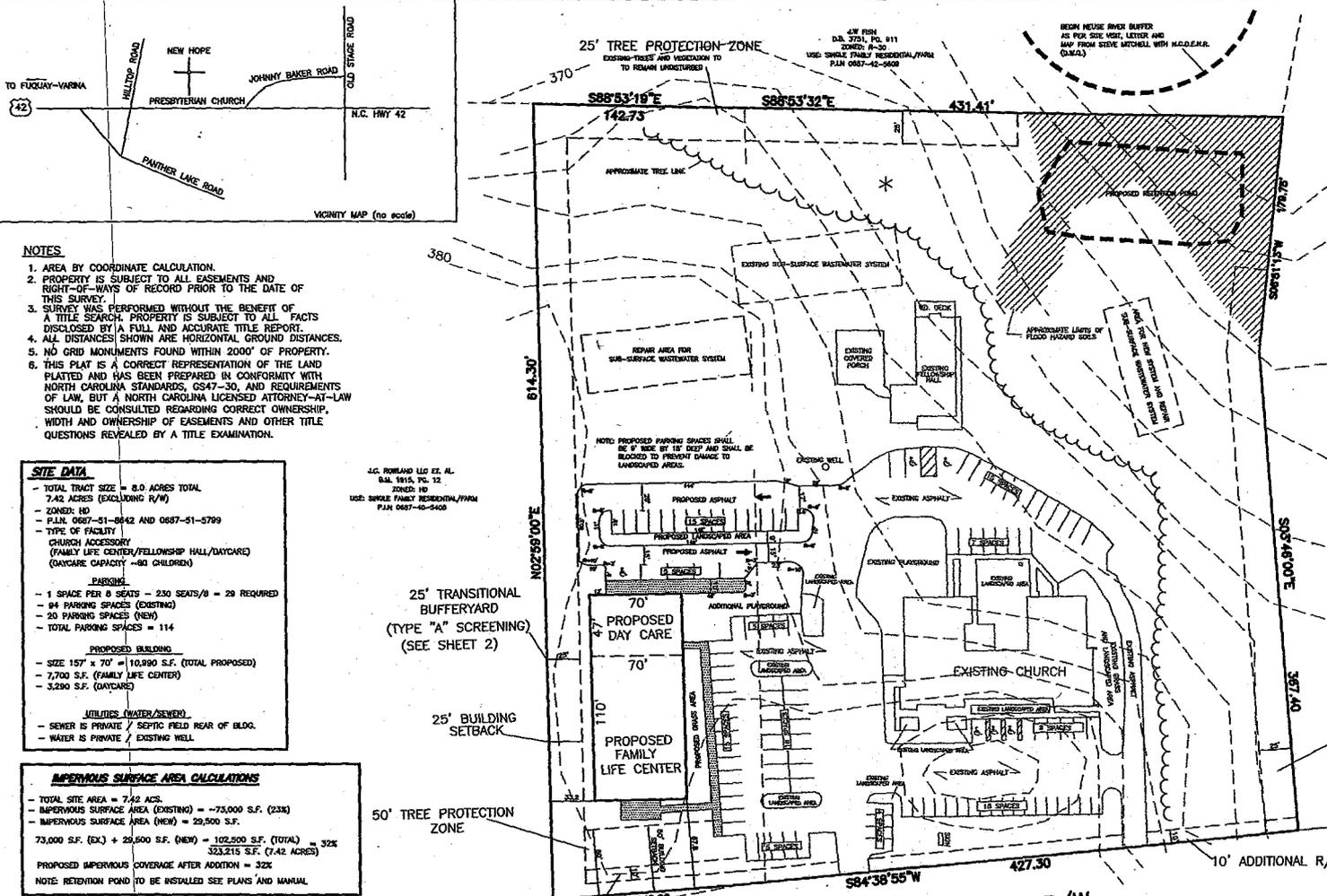
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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: [Signature] Date: 7/26/05

Notes: All documents and maps submitted as required become the property of Wake County.  
The Wake County Subdivision and Zoning Ordinances are on the web at [www.wakegov.com](http://www.wakegov.com).

NOTE: SHADED LINES REPRESENT EXISTING FEATURES/IMPROVEMENTS



PROPOSED CONCRETE

- NOTES**
1. AREA BY COORDINATE CALCULATION.
  2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS SURVEY.
  3. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. PROPERTY IS SUBJECT TO ALL FACTS DISCLOSED BY A FULL AND ACCURATE TITLE REPORT.
  4. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
  5. NO GRID MONUMENTS FOUND WITHIN 2000' OF PROPERTY.
  6. THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH NORTH CAROLINA STANDARDS, GS47-30, AND REQUIREMENTS OF LAW, BUT A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH AND OWNERSHIP OF EASEMENTS AND OTHER TITLE QUESTIONS REVEALED BY A TITLE EXAMINATION.

**SITE DATA**

- TOTAL TRACT SIZE = 8.0 ACRES TOTAL
- 7.42 ACRES (EXCLUDING R/W)
- ZONED: HD
- P.L.N. 0687-51-8442 AND 0687-51-5799
- TYPE OF FACILITY: CHURCH ACCESSORY (FAMILY LIFE CENTER/FELLOWSHIP HALL/DAYCARE) (DAYCARE CAPACITY - 80 CHILDREN)
- PARKING**
  - 1 SPACE PER 8 SEATS - 230 SEATS/8 = 29 REQUIRED
  - 84 PARKING SPACES (EXISTING)
  - 50 PARKING SPACES (NEW)
  - TOTAL PARKING SPACES = 114
- PROPOSED BUILDING**
  - SIZE 157' x 70' = 110,990 S.F. (TOTAL PROPOSED)
  - 7,700 S.F. (FAMILY LIFE CENTER)
  - 3,290 S.F. (DAYCARE)
- UTILITIES (WATER/SEWER)**
  - SEWER IS PRIVATE / SEPTIC FIELD REAR OF BLDG.
  - WATER IS PRIVATE / EXISTING WELL

J.C. ROWLAND LLC ET. AL.  
D.B. 1915, PG. 12  
ZONED: HD  
USE: SINGLE FAMILY RESIDENTIAL/FARM  
P.L.N. 0687-40-5405

**IMPERVIOUS SURFACE AREA CALCULATIONS**

- TOTAL SITE AREA = 7.42 ACS.
- IMPERVIOUS SURFACE AREA (EXISTING) = 73,000 S.F. (23%)
- IMPERVIOUS SURFACE AREA (NEW) = 29,500 S.F.
- 73,000 S.F. (EX) + 29,500 S.F. (NEW) = 102,500 S.F. (TOTAL)
- 102,500 S.F. / 7.42 ACRES = 13,813 S.F./ACRE
- 13,813 S.F./ACRE x 7.42 ACRES = 102,500 S.F. (TOTAL)
- 102,500 S.F. / 73,000 S.F. (EXISTING) = 1.404
- 1.404 - 1 = 0.404
- 0.404 x 100 = 40.4%
- PROPOSED IMPERVIOUS COVERAGE AFTER ADDITION = 32%
- NOTE: RETENTION POND TO BE INSTALLED SEE PLANS AND MANUAL

EXISTING F.A.R. (FLOOR TO AREA RATIO) = 0.04  
PROPOSED F.A.R. (FLOOR TO AREA RATIO) = 0.07

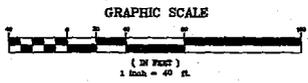
NOTE: ALL EXTERIOR LIGHTING SHALL BE SHIELDED OR DIRECTED AWAY FROM ANY ADJACENT USE OR LOT OR ANY ADJACENT PUBLIC STREET. NO EXTERIOR LIGHTING SHALL CAUSE ILLUMINATION IN EXCESS OF ONE (1) FOOT CANDLE AT THE LOT LINE OF ANY USE.

NOTE: ALL OTHER APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE WAKE COUNTY ZONING ORDINANCE SHALL BE MET.

JACKIE AND MARGARET BAKER  
D.B. 8537, PG. 2582  
ZONED: HD  
USE: SINGLE FAMILY RESIDENTIAL  
P.L.N. 0687-50-4601

**STEWART-PROCTOR**  
ENGINEERING and SURVEYING  
510 CHURCHMAN RD. SUITE 100  
SALUDA, NC 27683  
TEL: 810 778-1858 FAX: 810 778-1844

DATE: 07-21-05	SURVEYED BY:	JOB:
SCALE: 1"=40'	DRAWN BY:	DWG. NO.:
REVISIONS:		



NOTE: BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED WITH AN "X", THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY. DEVELOPERS AND CONTRACTORS SHOULD CONSULT WITH WAKE COUNTY ENGINEERING DEPARTMENT TO DETERMINE FLOOD HAZARD AREAS. FLOOD HAZARD AREAS ARE NOT TO BE USED FOR FILLING OR THE ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD ZONES OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNLESS A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND FEMA.

**EROSION CONTROL NOTES:**

ALL WORK AND MATERIALS SHALL CONFORM TO WAKE COUNTY STANDARDS AND SPECIFICATIONS. NO SEDIMENT LOADED RUNOFF SHALL LEAVE SITE. ALL SEDIMENT LOADED RUNOFF SHALL BE DIRECTED TOWARDS AN EROSION CONTROL DEVICE PRIOR TO LEAVING SITE.

ALL REQUIRED PERMITS SHALL BE OBTAINED PRIOR TO THE START OF GRADING.

DU TO FIELD CONDITIONS, THE LOCATION, PLACEMENT, AND QUANTITY OF EROSION CONTROL DEVICES AND DRAINAGE STRUCTURES MAY VARY TO BETTER CONFORM TO FIELD CONDITIONS.

ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 30 DAYS OF FINAL GRADING.

ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION OF LOCAL, STATE OR PROJECT ENGINEER OFFICIALS. THIS PLAN SHALL NOT BE CONSIDERED AS ALL INCLUSIVE. AS THE GRADING CONTRACTOR SHALL MAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE.

NOTE: CONTOURS ARE APPROXIMATE. TAKEN FROM MAPS FROM WAKE COUNTY G.I.S. MAPS. NOT TO BE USED FOR DESIGN PURPOSES.

**PRELIMINARY PLANS  
NOT FOR CONSTRUCTION**

PRELIMINARY SPECIAL USE SITE PLAN FOR  
**NEW HOPE PRESBYTERIAN CHURCH**  
MIDDLE CREEK TOWNSHIP  
WAKE COUNTY, NORTH CAROLINA  
ZONED: HD  
P.I.N. 0687-51-8642