



SPECIAL USE PERMIT APPLICATION

File # 21-2025-05
Fee \$300.00
Amt Paid 300
Check # 9603
Rec'd Date 1/25/05
Rec'd By WLS

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/Worship Center

Wake County Code Section 1-1-37(C)(4)

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

If Yes, provide relevant Special Use Permit Number: N/A

Property

0891.01-25-7890,

Parcel Identification Number: 0891.01-16-8194, 0891.01-25-2700, 0891.01-25-4573

Address: 4752 Durham Road, 4724 Durham Rd., 4708 Durham Rd., 0 Creedmoor Rd.

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

Durham Road and Creedmoor Road
(street) (street)

Total site area in square feet and acres: 686,506 square feet 15.76 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-40W

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

Present land use(s): Vacant

Land Owner

Land Owner Name: Leon and Cleo White

Business Operator Name (if different from Land Owner): _____

Address: 39 Pier Pt.

City: New Bern State: NC Zip Code: 28562-8857

E-mail Address: N/A Fax: N/A

Telephone Number: 252-636-3756

Applicant (person to whom all correspondence will be sent)

Name: Bass, Nixon & Kennedy, Inc.

Address: 10405-E Ligon Mill Road, Wake Forest, NC 27587

City: Wake Forest State: NC Zip Code: 27587

E-mail Address: marty.bizzell@bnkinc.com Fax: 919-570-1362

Telephone Number: 919-645-2096 Relationship to Owner: Consultant

Proposal

Max. allowable floor area ratio (see applicable zoning district/use regulation): 0.30

Proposed total floor area: 14,728 sf Proposed floor area ratio (floor area/site area): 0.02

Max. allowable impervious surface coverage (see applicable zoning district/use regulation): 24 % w/Storm Water Mgmt.

Proposed impervious surfaces area: 92,935 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 14.66 %

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

Front () 25 ft Left () 25 ft Right () 25 ft Rear () 25 ft

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

Front () 25 ft Left () 25 ft Right () 25 ft Rear () 25 ft

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

Front 30 ft Corner side 30 ft Side 15 ft Rear 30 ft

Proposed yard depths: Front 30 ft Corner side 30 ft Side 15 ft Rear 30 ft

Max. building height (see applicable district/use regulation): N/A ft

Proposed building height: 34 ft

Min. parking space standard (see Sec. 1-1-28): 1 spaces per 8 seats/500 seats

Min. no. of parking spaces: 63 Proposed no. of parking spaces 212

Number of employees: 2 Hours of operation: Sunday 9:30 am - 12:00 noon
Wednesday 7:00 pm - 9:00 pm

Vehicular Access:

Names of access street(s) and number of access points along each: Willeva Drive

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
Willeva Drive	variable	20'	2	Y	Info, not available	N/A	133

¹ See NCDOT Highway Capacity Manual or most recent Wake County Thoroughfare Plan Appendix

² See CAMPO web site (www.raleigh-nc.org/campo) or NCDOT Traffic Survey Unit

³ Base on Institute of Transportation Engineers ratios - ratio used for estimate (e.g., x trips per y sf) 9.37 trips per 1,000 sf

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

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

Type of vehicle: _____ ADT: _____

Utilities and Services:

Water supply provided by: () municipal system: _____

() community system – specify type: _____ (x) individual well(s)

Est. total water demand: 2,500 gpd

Wastewater collection/treatment provided by: () municipal system: _____

() community system – specify type: _____

(X) individual on-site system

Est. total wastewater discharge: 2,500 gpd

Solid waste collection provided by: Private

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

Natural gas service provided by: N/A

Telephone service provided by: Bell South Underground (X) yes () no

Cable television service provided by: Time Warner Underground (X) yes () no

Fire protection provided by: Bayleaf Fire Department

Miscellaneous:

Generalized slope of site +/- 6%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: N/A

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 _____

(X) Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area

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

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 proposed Site Plan is consistent with a non-urban area/water supply watershed land use classification. The proposed Site Plan is consistent with this land use classification due to a number of reasons some of which include Impervious Area (14.66%), Floor Area Ratio of 0.02, preservation of Riparian Buffers, and planting of transitional buffer yards. This church facility will co-exist very well in the area which currently consists primarily of low density residential properties.

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

N/A

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: Leon White Date: 1-24-2005

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: Marty D. Byrd Date: 1-25-05

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.

