

5-2058-46



# SPECIAL USE PERMIT APPLICATION

File #  
Fee  
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.

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)

\_Special Use Permit needed to allow Judd Ministries Church to have an in-house a day care service in Zoning  
\_District R-30 where a daycae facility is permitted by special use.

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

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

### Property

Parcel Identification Number: <sup>24</sup> \_\_\_ 1774527280 \_\_\_

Address: \_1100 Eagle Rock Road\_

Location: \_East\_ side of \_Martin Pond Dr.\_, between  
(north, east, south, west) (street)  
\_Eagle Rock Rd.\_ and \_Eagle Crossing Dr.\_  
(street) (street)

Total site area in square feet and acres: \_\_\_ 1129989.960 \_\_\_ square feet \_\_\_ 25.941 \_\_\_ acres

Zoning District(s) and Overlay Districts (if any) and land area within each: \_R-30\_

List Conditions of any Conditional Use Zoning Districts: \_\_\_ n/a \_\_\_

Present land use(s): \_\_\_ Church Facility \_\_\_

### Land Owner

Land Owner Name: \_Accumulated Resources of Kindred Spirits, formerly Judd Ministries, Inc.\_

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

Address: \_\_\_ 6120 Saint Giles Street, Suite 220 \_\_\_

City: \_\_\_ Raleigh \_\_\_ State: \_\_\_ NC \_\_\_ Zip Code: \_\_\_ 27612 \_\_\_

E-mail Address: \_\_\_ Fax: \_\_\_

Telephone Number: \_\_\_ 919 881-7723 \_\_\_

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

Name: \_\_\_ David Lane \_\_\_

Address: \_\_\_ 6120 Saint Giles St. Suite 120 \_\_\_

City: Raleigh State: NC Zip Code: 27612  
 E-mail Address: davidl@noah-construction.com Fax: (919) 420-0549  
 Telephone Number: (919) 787-2240 Relationship to Owner: Hired by owner

**Proposal**

**Max. allowable floor area ratio** (see applicable zoning district/use regulation): 30%

Proposed total floor area: 80,600 sf Proposed floor area ratio (floor area/site area): 0.07133

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

Proposed impervious surfaces area: 166,158 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 14.5 %

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

Front (10) ft Left (50) ft Right (50) ft Rear (10) ft

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

Front (10) ft Left (50) ft Right (50) ft Rear (10) ft

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

Front 30 ft Corner side 10 ft Side 10 ft Rear 30 ft

Proposed yard depths: Front 30 ft Corner side 10 ft Side 10 ft Rear 30 ft

**Max. building height** (see applicable district/use regulation): not mentioned for churches in 1-1-37 ft

Proposed building height: 34.2 ft

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

Min. no. of parking spaces: 119 Proposed no. of parking spaces 190

Number of employees: 5 Hours of operation: Sun/Wed 8-8: M/T/Th/F: 9-5\_Sat 12-7\_

**Vehicular Access:**

Names of access street(s) and number of access points along each: One access from Eagle Rock  
Road and one access from Martin Pond Road

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>
<i>Martin Pond Road</i>	<i>60'</i>	<i>22'</i>	<i>2</i>	<i>Y</i>	<i>31,500</i>	<i>10,000</i>	<i>177</i>
<i>Eagle Rock Road</i>	<i>60'</i>	<i>22'</i>	<i>2</i>	<i>Y</i>	<i>18,000</i>	<i>5,000</i>	<i>177</i>

<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: n/a ADT: \_\_\_\_\_

Type of vehicle: n/a ADT: \_\_\_\_\_

**Utilities and Services:**

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

( ) community system – specify type: \_\_\_\_\_ ( X ) individual well(s)

Est. total water demand: \_\_\_\_\_ 2850 \_\_\_\_\_ gpd

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

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

( X ) individual on-site system

Est. total wastewater discharge: \_\_\_\_\_ 2850 \_\_\_\_\_ gpd

Solid waste collection provided by: \_Allied Waste\_\_\_\_\_

Electrical service provided by: \_\_\_Progress Energy\_\_\_\_\_ Underground ( ) yes ( ) no

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

Telephone service provided by: \_\_\_Bellsouth\_\_\_\_\_ Underground ( ) yes ( ) no

Cable television service provided by: \_\_\_\_\_ na \_\_\_\_\_ Underground ( ) yes ( ) no

Fire protection provided by: \_Gregory Systems\_\_\_\_\_

**Miscellaneous:**

Generalized slope of site \_\_\_Gently rolling, a maximum of 20' in elevation change across the tract\_\_\_\_\_

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: \_pond\_\_\_\_\_

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: \_\_\_\_\_  
\_\_\_\_\_ na \_\_\_\_\_

**Land Use Plan Classifications**

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

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

( X ) Short-Range Urban Services Area \_\_\_Outside of Wendell's ETJ\_\_\_\_\_

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

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

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

( ) Non-Urban Area

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

\_\_\_Residential > 6 units 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 proposed daycare is consistent with the Wake County Land Use Plan because it encourages goal number two of encouraging growth close to municipalities. The proposed daycare supports goal number three for ensuring the availability of sufficient land zoned for short range growth demands; the use also supports goal number seven of ensuring planning transportation facilities in relation to the planned growth and promoting transit oriented development. Both daycare facilities and church facilities are considered Non-Urban Activity Centers as defined by the Wake County Land Use Plan, and both are cornerstones in establishing new neighborhoods within Wake County.

**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: Worship Ventures of Arks, LLC Date: \_\_\_\_\_

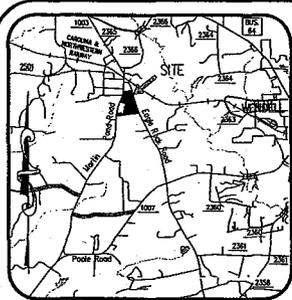
Signature: Robert Knowlton - Managing member Date: 4/25/06

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.

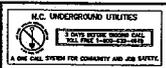
Signature: [Signature] Date: 4/25/06

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).



**Vicinity Map**  
Not to Scale  
Note: North Rotation Different than Plan.

\*\*\*CAUTION\*\*\*



ALL UNDERGROUND UTILITIES TO BE DELETED FROM THE PLAN TO BE CONSIDERED AS UNKNOWN UTILITIES. THE USER SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

LEGEND	
•	PROPERTY CORNER
•	PROPERTY CORNER
—	UTILITY POLE
□	UTILITY PENETRAL
⊙	PROPOSED WELL
R/W	RIGHT-OF-WAY
—	SOIL TYPE LINE
—	SEWER LINE
—	EASEMENT LINE
—	PROPERTY LINE
—	STORM SEWER PIPE
—	PROPOSED CONTOUR
—	EXISTING MAJOR CONTOUR
—	EXISTING MINOR CONTOUR
—	RIGHT-OF-WAY LINE
—	SETBACK LINE

**SURVEY NOTATION**

- EXISTING P.K. NAIL
- EXISTING IRON PIPE
- NEW IRON PIPE
- NEW P.K. NAIL

NOTE: THIS PROPERTY IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.  
NOTE: NO ROCK REMOVAL BEYOND 200'.  
NOTE: AREA COMPUTED BY COORDINATE METHOD.

Prepared By:

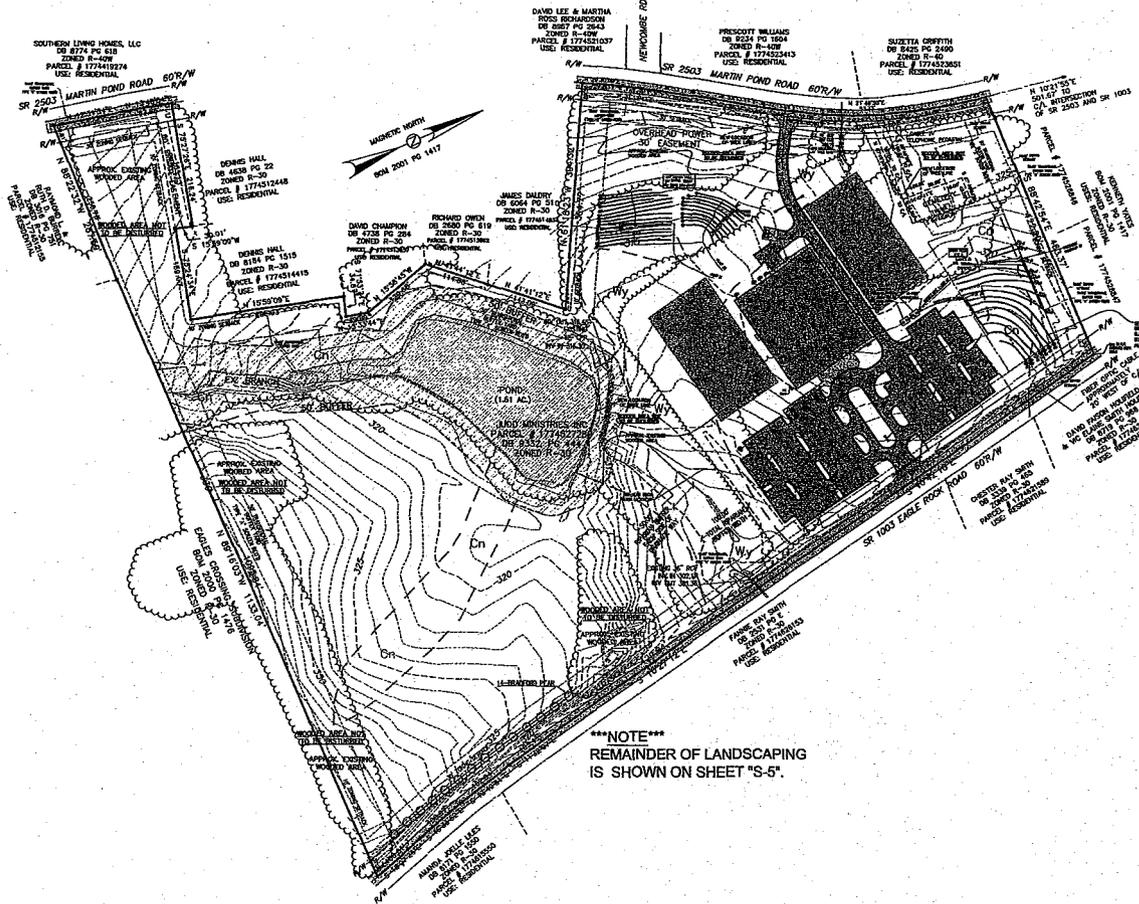
**WILLIAMS - PEARCE & ASSOC., P.A.**  
Professional Land Surveyors, P.A. Box 801, Raleigh, N.C. Phone (919) 876-8888

As Shown on Map 10/02

**PROPERTY SURVEY FOR  
PATHWAY INVESTMENTS**

Revisions	
Date	Description
4-24-06	PRELIMINARY SPECIAL USE PERMIT PLAN ORGANIZED

Notes:



\*\*\*NOTE\*\*\*  
REMAINDER OF LANDSCAPING IS SHOWN ON SHEET "S-5".

- SITE NOTES:**
1. FINAL SCREENING AND SITE IMPROVEMENT INSPECTION SHALL BE REQUIRED TO VERIFY SITE PLAN COMPLIANCE BE DONE BEFORE A CERTIFICATE OF COMPLIANCE IS ISSUED BY WAKE COUNTY BUILDING INSPECTORS.
  2. DETERIORATED OR DEAD SCREENING SHALL BE REPAIRED OR REPLACED WITHIN SIX MONTHS.
  3. NO PERMANENT CONSTRUCTION CAN OCCUR WITHIN BUFFER YARDS.
  4. SEPTIC TANKS, SEPTIC DRAIN LINES ARE PROHIBITED IN REQUIRED BUFFER YARDS. STORM WATER RETENTION AND DETENTION FACILITIES: STORMS, TANKS FOR ANY PURPOSE, UTILITY SUBSTATIONS, AND BUILDING HOUSING UTILITY: COMMUNITIES OR EQUIPMENT ARE ALSO PROHIBITED IN REQUIRED BUFFERYARDS.
  5. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE TO THE FACE OF CURB, FACE OF BUILDING, OR CENTERLINE OF STRIPS.
  6. UNLESS OTHERWISE NOTED, ALL CURB AND GUTTER SHALL BE 24" STANDARD HIGH BACK CURB AND GUTTER.
  7. ALL ACCESSIBLE SPACES ARE TO RECEIVE A ACCESSIBLE SIGN AND ACCESSIBLE SYMBOL PAINTED ON THE ASPHALT.
  8. STOP SIGNS SHALL MEET THE CRITERIA OF THE NC DEPARTMENT OF TRANSPORTATION.
  9. ALL STANDARD PARKING SPACES ARE TO BE 8.0 FEET WIDE AND 20.0' LONG. ALL ACCESSIBLE SPACES SHALL BE 8' WIDE AND 20.0' LONG.
  10. PERIMETERS OF EXISTING WOODED AREAS ARE APPROXIMATE.

SEWER BY: PRIVATE SEPTIC SYSTEM  
WATER BY: PRIVATE WELL  
FIBER OPTIC LINES BY: BELLSOUTH  
TELEPHONE BY: BELLSOUTH  
ELECTRICITY BY: CP&L

**SITE AREAS**  
27,947 GRAC.  
0.637 AC. SR 2503  
1.070 AC. SR 1003  
0.128 AC. 60' PRIVATE EASEMENT  
0.627 AC. PASSAGEWAY TO CEMETERY  
0.114 AC. CEMETERY  
25.941 NET AC.

**TOTAL SITE AREA**—26,240 sq. (EXCLUDING ROADS' R/W)  
**IMPERVIOUS AREAS:**  
BUILDINGS—80,600 sq. ft. (INCLUDING FUTURE BLDGS.)  
PARKING LOT & DRIVES—61,369  
SIDEWALKS— 4,189 sq. ft.  
**TOTAL IMPERVIOUS AREA:** 186,158 sq. ft./3,814 sq. ft.  
**TOTAL DISTURBED AREA:** 6,170 sq. (SEE GRADING PLAN, S-4)  
(%) IMPERVIOUS — 3,814 sq./26,240 sq. = 14.5 %

**SITE DATA**  
**PARKING REQUIRED:**  
1 SPACES / 8 SEATS + 950 SEATS = 119 SPACES  
**PARKING PROVIDED:**  
180 SPACES

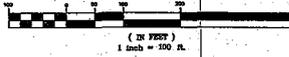
**PROPOSED NUMBER OF EMPLOYEES:** 5 PP  
**PROPOSED HOURS OF OPERATION:**  
SUNDAY & WEDNESDAY 8:00 AM - 8:00 PM  
MONDAY, TUESDAY, THURSDAY, FRIDAY 9:00 AM - 5:00 PM  
SATURDAY 12:00 PM - 7:00 PM

**PROJECTED TRAFFIC FLOWS:**  
SUNDAY & WEDNESDAY (PEAK) 380 VEHICLES  
MONDAY—TUESDAY, THURSDAY—SATURDAY 10 VEHICLES

**PARCEL # 1774527280**  
**PROPERTY ZONED:** R-30  
**ZONING SETBACKS:**  
FRONT - 30'  
SIDE - 10'

**EXISTING FAR (INTENSITY):** 0 % (LOW INTENSITY)  
**PROPOSED FAR (INTENSITY):** 7 % (LOW INTENSITY)  
**PROPOSED BUILDING AREA** = 30,000 sq. ft.  
**PROPOSED BUILDING HEIGHT** = 34' - 2"  
**\*NO KITCHEN OR FOOD HANDLING WILL BE PREPARED ON A REGULAR BASIS IN THE PROPOSED BUILDING.**

**PRELIMINARY**  
NOT FOR CONSTRUCTION  
NOT FOR SALES, CONVEYANCES, OR REDISTRIBUTION  
GRAPHIC SCALE



FIRST SUBMISSION TO WAKE COUNTY ENVIRONMENTAL SERVICES: 9/2/02  
FIRST SUBMISSION TO WAKE COUNTY PLANNING: 7/28/02

**Enoch**  
Engineers, P.A.  
CONSULTING ENGINEERS & SURVEYORS  
1403 NC Highway 50 S. - Benson, NC 27504  
Phone: (919) 894-7765 Fax: (919) 894-8090  
E-mail: enochengineers@earthlink.net

**Preliminary Special Use  
Permit Site Plan  
Judd Ministries**

Location: 1100 EAGLE ROCK ROAD  
WENDELL, NC 27591  
MARKS CREEK TOWNSHIP  
WAKE COUNTY  
Property Owner: WORSHIP VENTURES OF ARKS, LLC  
(LESSEE) JUDD MINISTRIES, INC. (LESSOR)  
PO BOX 57774  
RALEIGH, NC 27624-7774

Horizontal Scale 1" = 100'	Project 2279
Vertical Scale N/A	Designed by JEO, SR
Date Created 6/10/02	Drawn by JEO, SR
Date Plotted SEE DAYSTAMP	Checked by

**S - 1**

Sheet 1 of 1