



**SPECIAL USE PERMIT APPLICATION**

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.

File # BA SU 2102-08  
Fee  
Amt Paid  
Check #  
Rec'd Date 7/22/08  
Rec'd By

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 with Child Care Center

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

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

**Property**

Parcel Identification Number: 1870027026

Address: L01 The New Life Church BM2005-570

Location: East side of Zebulon Road (NC 96), at between  
(north, east, south, west) (street)  
Zebulon Road (NC 96) and Louisburg Road (US 401)  
(street) (street)

Total site area in square feet and acres: 661,970.8 square feet 15.0 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: Wake County - 15.0 Acres

List Conditions of any Conditional Use Zoning Districts: \_\_\_\_\_

Present land use(s): Agricultural-Farm (Vacant)

How is this proposed use a public necessity?

The purpose of this facility is to serve the needy of the local community.

What is impact on surrounding neighborhood and adjacent properties?

A facility of this type normally has a positive impact on the community.

**Land Owner**

Land Owner Name: New Life Church of God of Prophecy

Business Operator Name (if different from Land Owner): Ron Brisson

Address: 7400 Pulley Town Road (211 Wagon Branch Road)

City: Wake Forest (Rolesville) State: NC Zip Code: 27587-6924 (27571)

E-mail Address: PASTORRONB13EMBARQMAIL.com Fax: (919) 562-9197

Telephone Number: (919) 562-1932

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

Name: John D. Poetzsch, P.E.  
Address: 6131 Falls of Neuse Road, Suite 300  
City: Raleigh State: NC Zip Code: 27609  
E-mail Address: jpoetzsch@riversandassociates.com Fax: (919)848-0319  
Telephone Number: (919) 848-3347 Relationship to Owner: Engineer

**Proposal**

**Max. allowable floor area ratio** (see applicable zoning district/use regulation): 0.15

Proposed total floor area: 18,400 sf Proposed floor area ratio (floor area/site area): 0.03

**Max. allowable impervious surface coverage** (see applicable zoning district/use regulation) : 12 %

Proposed impervious surfaces area: 77,483.25 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 11.86 %

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

Front ( F ) 10 ft Left ( C ) 40 ft Right ( C ) 40 ft Rear ( C ) 40 ft

Proposed transitional bufferyard types and depths (see Article 16):

Front ( F ) 10 ft Left ( C ) 40 ft Right ( C ) 40 ft Rear ( C ) 40 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 N/A ft Side 15 ft Rear 30 ft

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

Proposed building height: 28 ft

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

Min. no. of parking spaces: 118 Proposed no. of parking spaces 118

Number of employees: 8 - 10 Hours of operation: 6 AM - 6 PM M-F

**Vehicular Access:**

Names of access street(s) and number of access points along each: Zebulon Road (NC 96)

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>
NC 96 (Zebulon Road)	100	22	2	Y	11,000	5,800	538 (weekday)

<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 Table Attached

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

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

**Utilities and Services:**

Water supply provided by: ( ) municipal system : \_\_\_\_\_  
( ) community system – specify type: \_\_\_\_\_ (X) individual well(s)

Est. total water demand: 1416 gpd

Wastewater collection/treatment provided by: ( ) municipal system: \_\_\_\_\_  
( ) community system – specify type: \_\_\_\_\_  
(X) individual on-site system

Est. total wastewater discharge: 1416 gpd

Solid waste collection provided by: Waste Management

Electrical service provided by: Wake Electric Underground ( ) yes (X) no

Natural gas service provided by: N/A

Telephone service provided by: EMBARQ Underground (X) yes ( ) no

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

Fire protection provided by: Sonitrol Security - Rolesville Fire District

**Miscellaneous:**

Generalized slope of site 0.0373

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: Pond in the eastern corner of the site

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

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

WS-II NSW Protected Area

**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 Applicant is asking for a Special Use Permit to allow a church with child care facilities to be placed on site that is zoned R-40W. Under the R-40W Zoning Regulations the church is an allowable use with a Special Use Permit. Both daycare facilities and church facilities are considered non-urban activity centers as defined by the Wake County 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: Ron Brunson, Pastor Date: 7-22-08

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: [Handwritten Signature] Date: 7/22/08

Project Tracking Form  
Board of Adjustment  
Special Use Permit/Variance/Appeal

Project Name & Request New Life Church of God of Prophecy BA SU 2102-08

Initial Submittal Date: 07/22/08

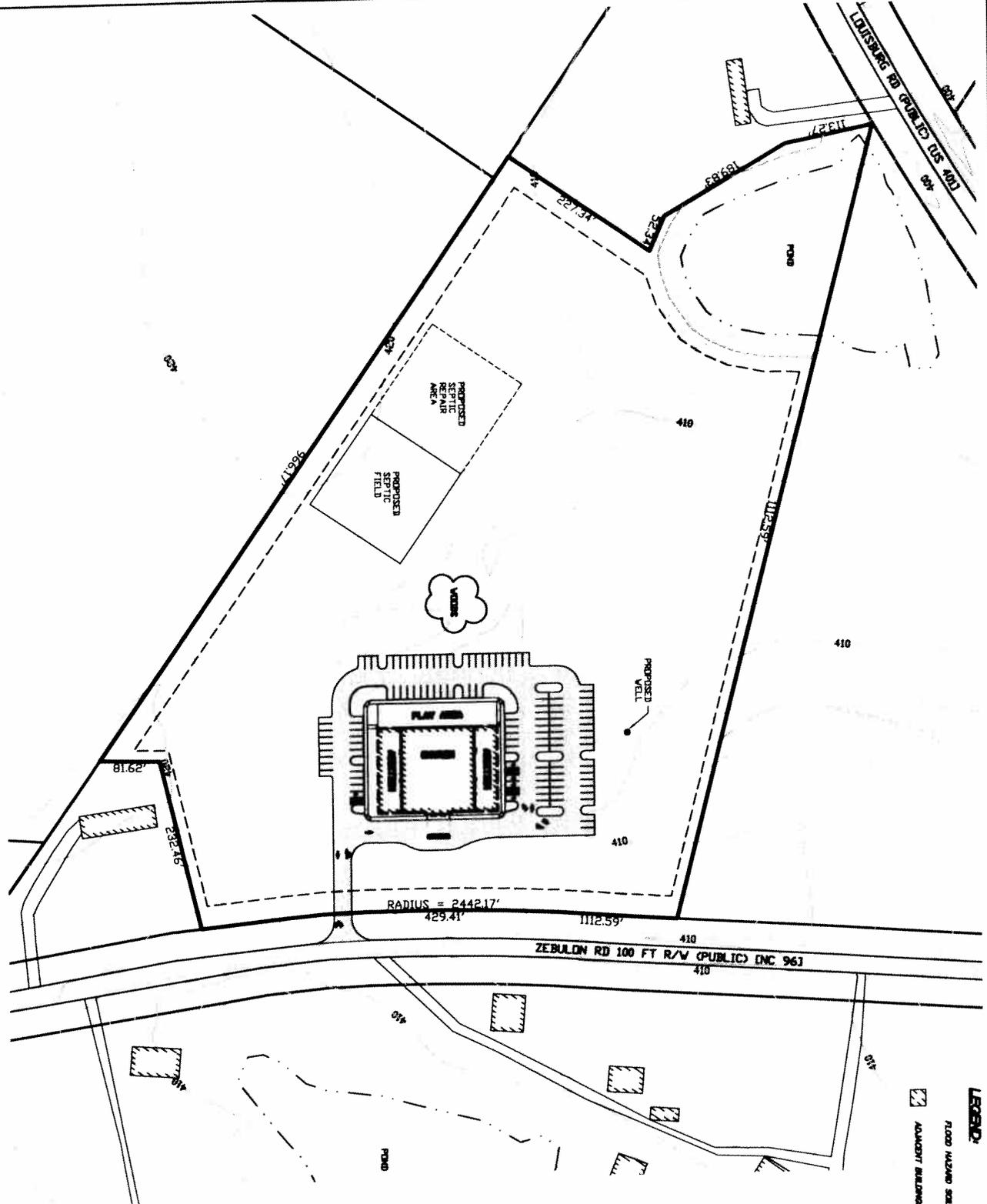
DRS Meeting Date: 09/11/08

DRS Comments Finalized & Distributed: 09/26/08

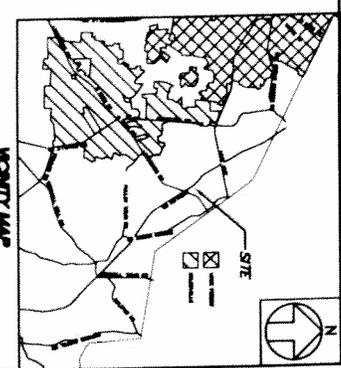
Revised Application Submittal Date: 10/03/08

Board of Adjustment Meeting Date(s): 12/09/08

BA SU 2102-08 (PIN# 1870.03 02 7026) A Special Use Request for a proposed Religious Assembly and Child Care Center (New Life Church of God of Prophecy). The property is zoned R-40W (Residential 40 Watershed), located on the east side of Zebulon Road, north of the intersection of Zebulon and Louisburg Road(s). The parcel is located within the Little River Non-Urban Area/Water Supply Watershed.



**LEGEND**  
 FLOOD HAZARD SOILS  
 ADJACENT BUILDINGS



**PROPERTY INFO**  
 OWNER: NEW LIFE CHURCH OF GOD OF PROPERTY  
 ADDRESS: 2400 PALLET TOWN RD  
 STATE: WEST VIRGINIA  
 COUNTY: PUTNAM  
 ZIP CODE: 26049  
 ZONING DIST: UNINCORPORATED  
 ZONING: A-100  
 LAND USE: AGRICULTURAL-PASTURE (A100P)  
 ACRES: 18.0

**BUILDING INFO**  
 TOTAL FLOOR AREA: 18,000.00 SQUARE FEET  
 NUMBER OF STORIES: 20 FEET

**SITE INFO**  
 IMPROVED AREA: 77,462.00 SQUARE FEET  
 IMPROVED PERCENTAGE: 11.88%  
 PARKING SPACES: 118  
 ACCESSIBLE PARKING SPACES: 5  
 PARKING SPACES: STONE - 5'  
 PARKING SPACES: STONE - 6'  
 PLAY AREA: 4,574.17 SQUARE FEET  
 IMPROVED SEPTIC FIELD AREA: 21,140 SQUARE FEET

**PROGRESS DRAWING**  
**DO NOT USE FOR CONSTRUCTION**

**Rivers**  
 ARCHITECTURAL FIRM  
 1010 10th Street, Suite 100  
 Martinsburg, WV 26001  
 Phone: (304) 261-1111  
 Fax: (304) 261-1112  
 Website: www.riversarchitect.com

**PRELIMINARY SPECIAL USE PERMIT SITE PLAN**  
 DATE: 08/11/19  
 SHEET NO. 1 OF 2

Scale: 1" = 60'  
 Date: 7-16-19  
 Project No: 2008119

