



**SPECIAL USE PERMIT APPLICATION**

File # 2109-09  
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)

Non-Residential development in R-40W zoning district. Article 4 Use regulations - Religious Assembly in R-40W District.

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

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

**Property**

Parcel Identification Number: 1796-57-1468 and 1796-47-7645

Address: 2437 Zebulon Road, Zebulon, NC 27597

Location: north side of Zebulon Road, at/between  
(north, east, south, west) (street)  
Glory Road (SR 2333) and Jack Mitchell Road (SR 2331)  
(street) (street)

Total site area in square feet and acres: 188,695.8 square feet 11.11 acres

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

List Conditions of any Conditional Use Zoning Districts: 12% maximum impervious

Present land use(s): Church

How is this proposed use a public necessity?

Addition of a Family Use Center to benefit the community.

What is impact on surrounding neighborhood and adjacent properties?

None

**Land Owner**

Land Owner Name: Union Chapel Baptist Church

Business Operator Name (if different from Land Owner): Jim Sherrer, Design Development Architects

Address: 800 Salem Woods Drive, Suite 102

City: Raleigh State: NC Zip Code: 27615

E-mail Address: JimSherrer@designdevelopment.com Fax: (919) 848-9972

Telephone Number: (919) 848-4474

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

Name: David H. Blevins  
 Address: 244 W. Millbrook Road  
 City: Raleigh State: NC Zip Code: 27609  
 E-mail Address: david@d-e-inc.com Fax: (919) 847-2130  
 Telephone Number: (919) 847-8300 Relationship to Owner: Civil Engineer

**Proposal**

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

Proposed total floor area: 15,840 sf Proposed floor area ratio (floor area/site area): 3.2%

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

Proposed impervious surfaces area: 57,935 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 12 %

**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 10 ft Corner side 50 ft Side 50 ft Rear 50 ft

Proposed yard depths: Front 63 ft Corner side 50 ft Side 50 ft Rear 50 ft

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

Proposed building height: 45 ft

Min. parking space standard (see Article 15): 1 spaces per every 4 seats in General Assembly Space

Min. no. of parking spaces: 63 Proposed no. of parking spaces 121

Number of employees: 2 Hours of operation: Church Hours

**Vehicular Access:**

Names of access street(s) and number of access points along each: Zebulon Road (NC Hwy. 96),  
two access points off 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>
NC Hwy. 96	100	28	2	Y	6700		

<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](http://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: \_\_\_\_\_ gpd

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

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

(x) individual on-site system

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

Solid waste collection provided by: Waste Industries

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

Natural gas service provided by: N/A

Telephone service provided by: AT&T Underground ( ) yes (x) no

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

Fire protection provided by: Hopkins Rural Volunteer Fire Department

**Miscellaneous:**

Generalized slope of site Front to back of site.

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: Streams (2)

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 Little River

( ) 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?)

Expansion of existing Church facility in existing residential zoning district. The development will comply with the low density requirement of the Little River Water Supply Watershed.

**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: [Handwritten Signature] Date: 3/24/09

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: David H. Blaine Date: 3.24.09

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

Application Submittal Date	03/24/09
Development Staff Review Meeting	05/14/09
Revised Application Submittal	06/05/09
Board of Adjustment Meeting	08/11/09

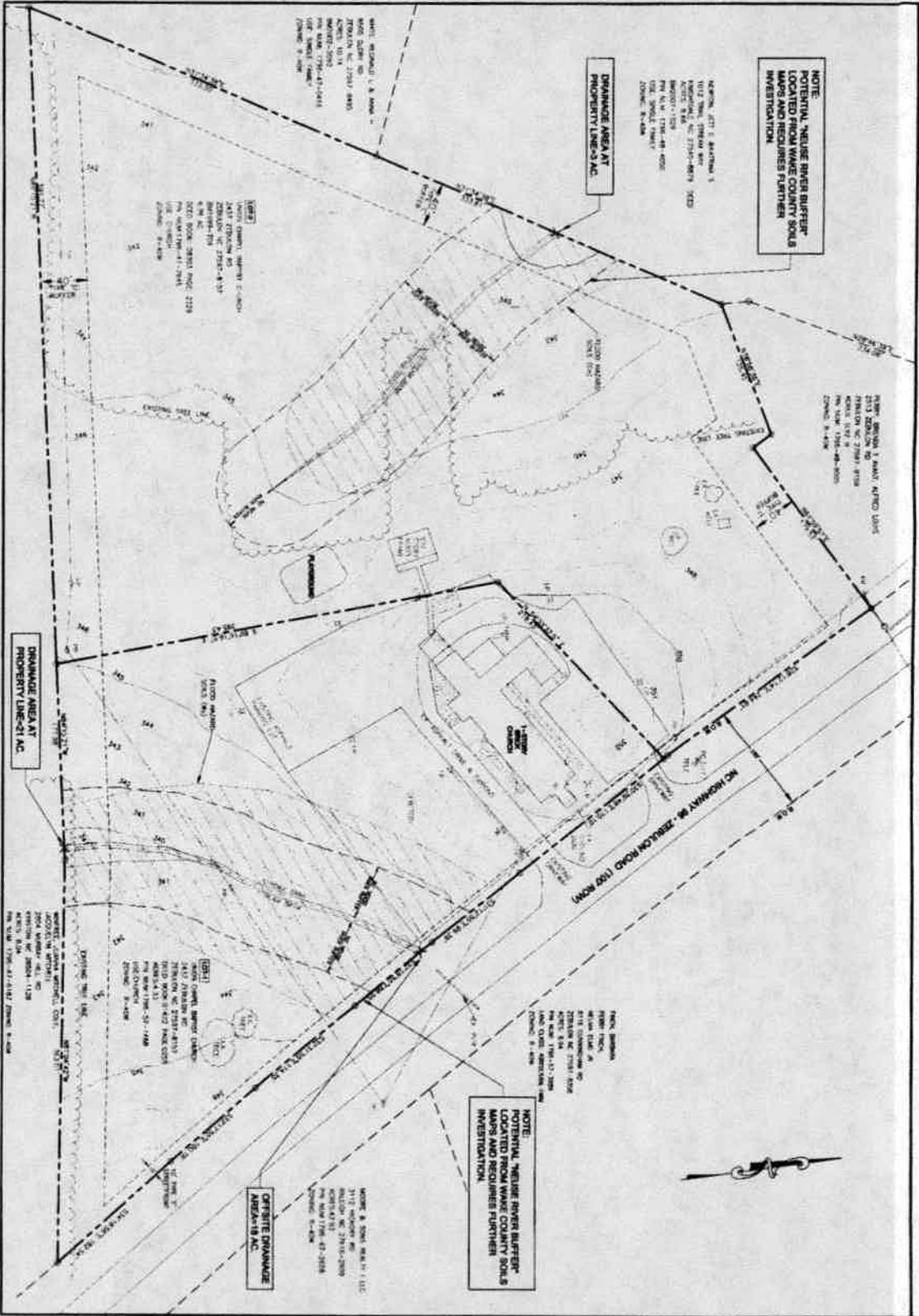
**BA SU 2109-09 (PIN# 1796.02 57 1468 and 1796.01 47 7645)** a Special Use Request for a proposed expansion of an existing church. The church property is zoned R 40W (Residential 40 Watershed) and is located on the north side of Zebulon Road between Glory and Jack Mitchell Road(s). The parcel is located within the Little River Non Urban Area/Water Supply Watershed as per the Wake County Land Use Plan.

NOTE: 'NEUSE RIVER BUFFER' LOCATED FROM WAKE COUNTY SOILS MAPS AND REQUIRES FURTHER INVESTIGATION.

SECTION 271.2 MATERIALS  
 1112 W. STATE ST.  
 WAKE COUNTY, NC 27157-4679 (336)  
 919-857-1729  
 FAX 919-857-48-4000  
 1000 S. W. 10TH ST.  
 WAKE COUNTY, NC  
 27107-3400

DRAINAGE AREA AT PROPERTY LINE-21 AC

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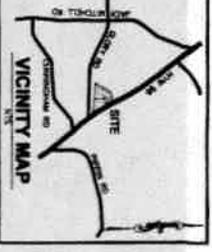
PRELIMINARY SPECIAL USE PERMIT SITE PLAN  
 UNION CHAPEL BAPTIST CHURCH  
 WAKE COUNTY, NC  
 ZEBULON

SCALE: 1"=40'  
 ORIGINAL DATE: 09-24-08  
 LATEST REVISION DATE:  
 PROJECT NO.: 08-01

ALL CONSTRUCTION SHALL CONFORM TO WAKE COUNTY, NC STANDARDS AND SPECIFICATIONS  
 EXISTING CONDITIONS MAP



PRELIMINARY PLAN - NOT RELEASED FOR CONSTRUCTION  
 DEVELOPMENT ENGINEERING, INC.  
 PROFESSIONAL ENGINEERING CORPORATION  
 101 W. Alston Road, Raleigh, NC 27609  
 P.O. Box 17200, Raleigh, NC 27619  
 Phone: 919-847-4300  
 Fax: 919-847-4300  
 E-mail: info@developmenteng.com



PLAN SUMMARY  
 PROPERTY ADDRESS: 2021 ZEBULON RD  
 ZEBULON, NC 27158-4412  
 OWNER: UNION CHAPEL BAPTIST CHURCH  
 PROJECT NO.: 08-01  
 DATE: 09/24/08  
 SCALE: 1"=40'  
 SHEET NO.: 1 OF 3

SHEET INDEX

SHEET 1	GENERAL NOTES AND CONTRACTOR NOTES
SHEET 2	PROPOSED SITE DEVELOPMENT PLAN

CONTRACTOR NOTES:  
 1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES (WATER, GAS, SEWER, ETC.) PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.  
 2. THE CONTRACTOR SHALL OBTAIN A COPY OF THE SOILS MAP FROM WAKE COUNTY TO VERIFY THE LOCATION OF ANY 'NEUSE RIVER BUFFER' AREAS.  
 3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM WAKE COUNTY PRIOR TO CONSTRUCTION.

GENERAL NOTES:  
 1. THIS SITE IS NOT TO BE A DRAINAGE AREA FOR THE PROPERTY.  
 2. EXISTING UTILITIES SHOWN ARE AS OF 10/1/07.  
 3. THE 'NEUSE RIVER BUFFER' IS SHOWN ON THE SOILS MAP.  
 4. THE 'NEUSE RIVER BUFFER' IS NOT TO BE DISTURBED.  
 5. THE 'NEUSE RIVER BUFFER' IS NOT TO BE CONSIDERED AS A DRAINAGE AREA.



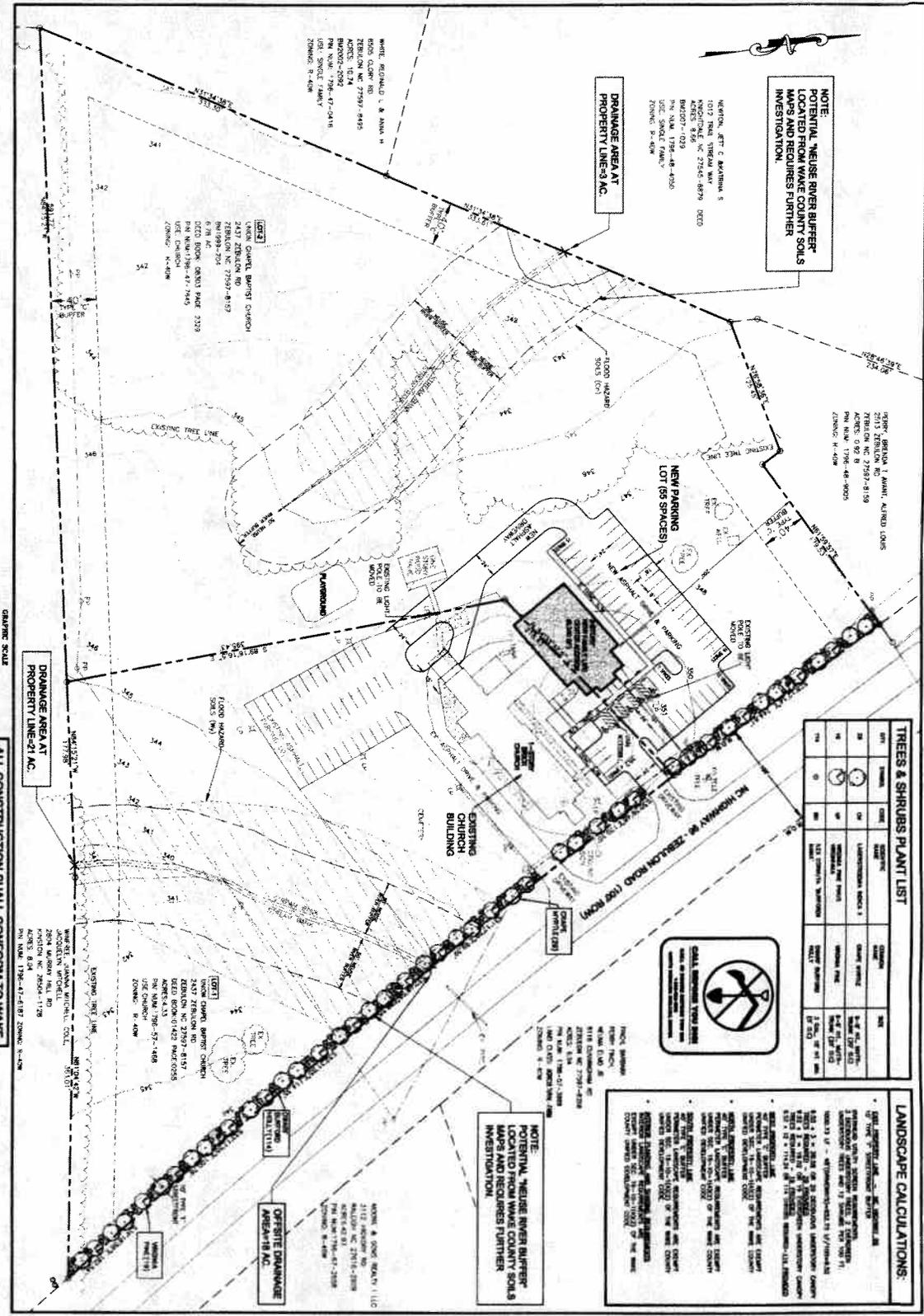
**NOTE:**  
POTENTIAL NEIGSE RIVER BUFFER-  
LOCATED FROM WAKE COUNTY SOILS  
INVESTIGATION.

**DRAINAGE AREA AT  
PROPERTY LINE-3 AC**

WHITE, MICHAEL L. & ANN H.  
6050 CLONT RD  
ACRES: 3.24  
BROOKS-2092  
PIN NUM: 1796-47-0416  
ZONING: R-40M

**[LOT 3]**  
UNION CHAPEL BAPTIST CHURCH  
2437 ZEBULON RD  
ZEBULON, NC 27597-8197  
6.78 AC  
DEED BOOK: 0863 PAGE 2319  
PIN NUM: 1796-47-7465  
ZONING: R-40M

FRY, BRUCE T. & ANN KATHY LOUIS  
2513 ZEBULON RD  
ZEBULON, NC 27597-8199  
ACRES: 0.92 R  
BROOKS-2092  
PIN NUM: 1796-47-0409  
ZONING: R-40M



**TREES & SHRUBS PLANT LIST**

QTY	SYMBOL	CODE	COMMON NAME	SCIENTIFIC NAME	SIZE
10	(Symbol)	SR	SMALL REDWOOD	SEWALIA REDWOOD	1 1/2" DIA
10	(Symbol)	SR	SMALL REDWOOD	SEWALIA REDWOOD	1 1/2" DIA
10	(Symbol)	SR	SMALL REDWOOD	SEWALIA REDWOOD	1 1/2" DIA
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**LANDSCAPE CALCULATIONS:**

• **SOIL BUFFERING CAPACITY:** 100% BUFFERING CAPACITY FOR ALL SOILS IN THE AREA.

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**ALL CONSTRUCTION SHALL CONFORM TO WAKE  
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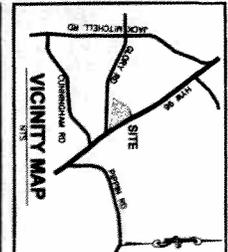
**PRELIMINARY SITE  
DEVELOPMENT PLAN**

**PRELIMINARY SPECIAL USE PERMIT SITE PLAN  
UNION CHAPEL BAPTIST CHURCH  
WAKE COUNTY, NC**

SCALE: 1"=40'  
DATE: 08-24-08  
PROJECT NO.: 08-08



**DEVELOPMENT ENGINEERING, INC.**  
PROFESSIONAL ENGINEERING CONSULTANTS  
244 W. Ardmore Road, Raleigh, NC 27609  
Phone: 919-847-1880  
Fax: 919-847-2128  
E-mail: info@deveng.com



**CONTRACTOR NOTES:**

1. THE CONTRACTOR SHALL OBTAIN A COPY OF THE... (text partially obscured)
2. THE CONTRACTOR SHALL OBTAIN A COPY OF THE... (text partially obscured)
3. THE CONTRACTOR SHALL OBTAIN A COPY OF THE... (text partially obscured)
4. THE CONTRACTOR SHALL OBTAIN A COPY OF THE... (text partially obscured)
5. THE CONTRACTOR SHALL OBTAIN A COPY OF THE... (text partially obscured)

**GENERAL NOTES:**

1. THIS SET OF SOIL MAPS A FLOOD ZONE MAP AND... (text partially obscured)
2. THE CONTRACTOR SHALL OBTAIN A COPY OF THE... (text partially obscured)
3. THE CONTRACTOR SHALL OBTAIN A COPY OF THE... (text partially obscured)
4. THE CONTRACTOR SHALL OBTAIN A COPY OF THE... (text partially obscured)
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