

SEP 22 2009



SPECIAL USE PERMIT APPLICATION

File #
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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)

REQUEST RELIGIOUS ASSEMBLY USE ALLOWED BY UDO
SECTION 3-20-3 IN ACCORDANCE WITH USE TABLE SEC. 4-11

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

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

Property

Parcel Identification Number: 1776 86 7704

Address: 2800 FREEMAN DR

Location: NORTH side of RILEY HILL RD, at/between
(north, east, south, west) (street)

FREEMAN DR and STEVIE DR
(street) (street)

Total site area in square feet and acres: 92,434 square feet 2.12 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

How is this proposed use a public necessity?

PROVIDE VARIOUS MINISTRY OPPORTUNITIES IN THE COMMUNITY

What is impact on surrounding neighborhood and adjacent properties?

THERE WILL BE AN INCREASE IN TRAFFIC ON SUNDAYS AND EARLY EVENING HOURS DURING THE WEEK

Land Owner

Land Owner Name: LITTLE MOUNT OLIVE DELIVERANCE TEMPLE INC.

Business Operator Name (if different from Land Owner):

Address: PO BOX 1402

City: WENDELL State: NC Zip Code: 27591

E-mail Address: Fax:

Telephone Number: 919-366-3502

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

Name: ARCADIA CONSULTING ENGINEERS, PLLC  
 Address: PO BOX 2077  
 City: APEX State: NC Zip Code: 27502  
 E-mail Address: trent@arcadiaengineers.com Fax: 363-1477  
 Telephone Number: 363-1422 Relationship to Owner: ENGINEER

**Proposal**

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

Proposed total floor area: 2140 sf Proposed floor area ratio (floor area/site area): 0.02

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

Proposed impervious surfaces area: 11,029 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 11.93 %

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

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

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

Front (C) 40 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 30 ft Side 15 ft Rear 30 ft

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

Proposed building height: 20 ft (26 FT. TO TOP OF STEEPLE)

Min. parking space standard (see Article 15): 1 spaces per 4 SANCTUARY SEATS

Min. no. of parking spaces: 18 Proposed no. of parking spaces 20

Number of employees: 2 Hours of operation: \_\_\_\_\_

**Vehicular Access:**

Names of access street(s) and number of access points along each: FREEMAN DR.

WITH ONE ACCESS

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>
RILEY HILL RD.	60	22	2	Y	10,000	3400	177

<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) 82.5 TRIPS/1,000 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: \_\_\_\_\_ (✓) individual well(s)

Est. total water demand: 225 gpd

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

Est. total wastewater discharge: 225 gpd

Solid waste collection provided by: PRIVATE COLLECTION

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

Natural gas service provided by: N/A

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

Cable television service provided by: TIME WARNER Underground ( ) yes ( ) no

Fire protection provided by: HOPKINS

**Miscellaneous:**

Generalized slope of site 5%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: NO

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: NO

**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 \_\_\_\_\_
- (✓) Non-Urban Area/Water Supply Watershed LITTLE RIVER NON-CRITICAL AREA
- ( ) Non-Urban Area

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

PROPERTY IS LOCATED IN THE NORTHEAST WAKE AREA  
LAND USE PLAN

**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?)

THIS SITE IS LOCATED IN THE COUNTY'S NORTHEAST AREA  
LAND USE PLAN. THE LAND USE PLAN DESIGNATES THE  
SITE WITHIN THE NON CRITICAL AREA OF THE LITTLE RIVER  
WATER SUPPLY WATERSHED WHICH ALLOWS DENSITY OF  
UP TO ONE DWELLING PER ACRE. THE PROPOSED  
RELIGIOUS ASSEMBLY USE MAY BE ALLOWED WITH  
THE APPROVAL OF A SPECIAL USE PERMIT.

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

WE PLAN TO MEET THE REQUIREMENTS FOR THE SITE  
PER THE CURRENT UDO AT THE TIME OF THIS APPLICATION.

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: *Brian R. Hecutt* Date: \_\_\_\_\_

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: *Antonia D. Stuard* Date: 6-26-07

Notes: All documents and maps submitted as required become the property of Wake County. The Wake County Unified Development Ordinance is on the web at [www.wakegov.com](http://www.wakegov.com).



## **Special Use Permit Petition Statement of Justification**

- 1) **The proposed development will not materially endanger the public health or safety.**
  - a. Traffic for the proposed development will be generated primarily on weekends throughout the year and during some weekday evenings and will not adversely impact traffic in the vicinity.
  - b. Water and sewer are proposed to be onsite, electrical and garbage service to be provided by private entities, and fire protection by Hopkins Rural Fire Department.
  - c. Soil and erosion control and stormwater measures approved during construction plan review shall be in place and monitored to ensure the operation and maintenance is provided during construction.
  
- 2) **The proposed development will comply with all regulations and standards generally applicable within the zoning district and specifically applicable to the particular type of special use or class of special uses.**
  - a. The proposed development will meet all regulations and standards required by the applicable zoning district.
  
- 3) **The proposed development will not substantially injure the value of adjoining property, or is a public necessity.**
  - a. The proposed development will have no affect on the value of the adjoining property. The adjoining properties are currently developed as single family or vacant at this time.
  
- 4) **The proposed development will be in harmony with the area in which it is located.**
  - a. The proposed church building's size will be appropriate to the area and adjacent single family residences.
  
- 5) **The proposed development will be consistent with the Wake County Land Use Plan.**
  - a. The site is located in the County's Northeast Area Land Use Plan which designates the site as located within the non critical area of the little river water supply watershed. The religious assembly use of this site is consistent with the allowable use with the approval of the special use permit.

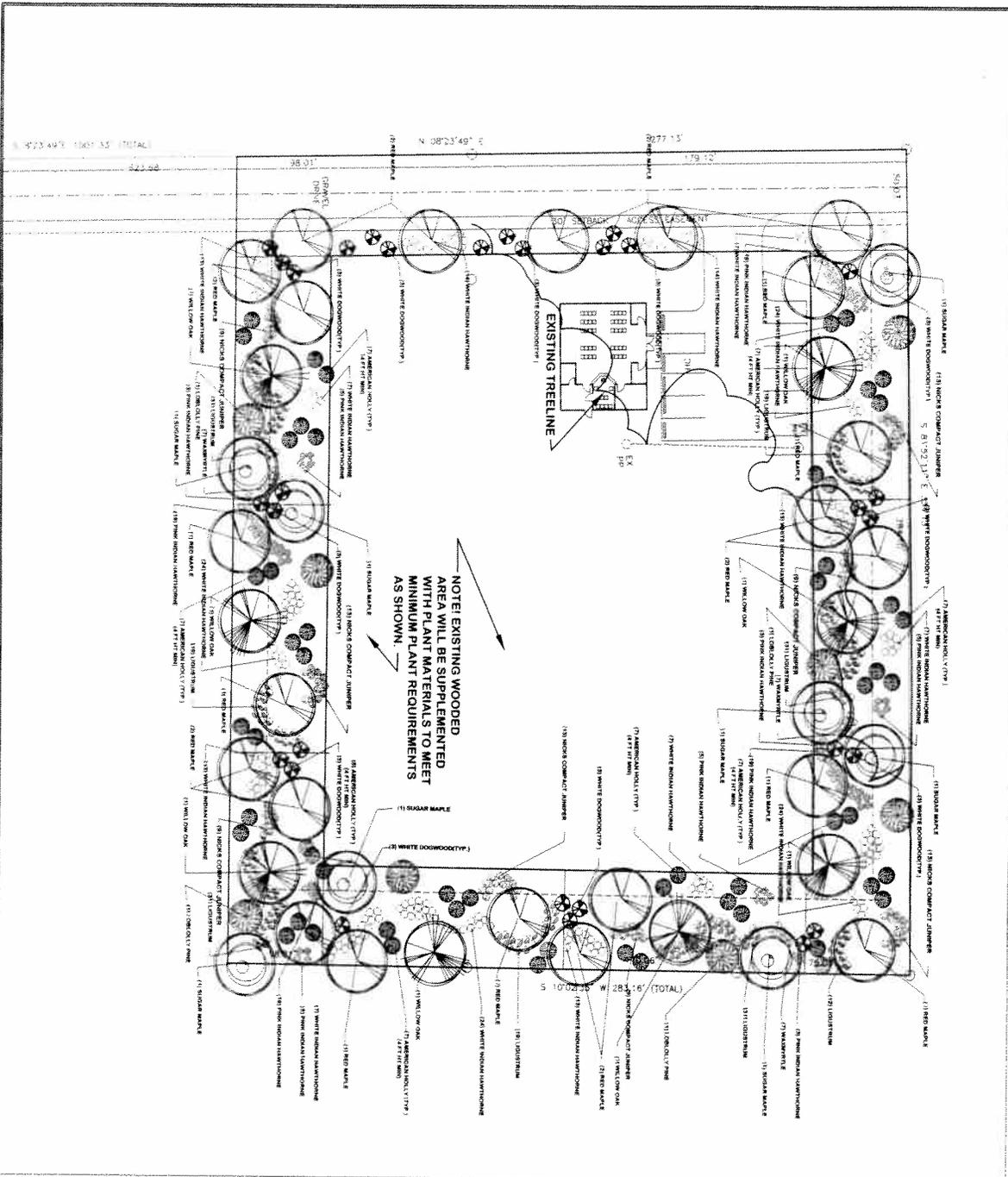




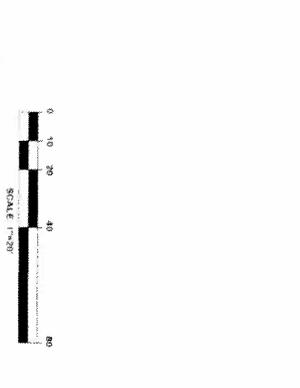
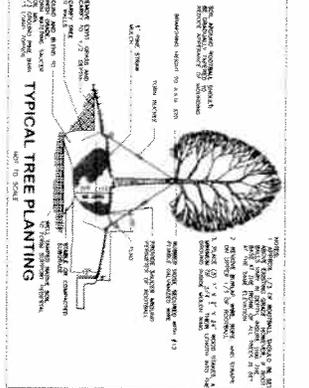
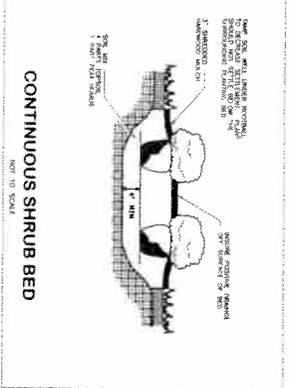
	<p>PRELIMINARY SPECIAL USE PERMIT SITE PLAN FOR LITTLE MT. OLIVE DELIVERANCE TEMPLE</p> <p>OWNER/DEVELOPER : PASTOR BILLY HOCUTT 2800 FREEMAN DR. WENDELL, NC. 27591</p>	<p>PO BOX 3077 WENDELL, NC 27591 TELEPHONE 919.363.1427 FACSIMILE 919.363.1477</p>	<p>2 OF 5</p>
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CALL NORTH CAROLINA ONE CALL CENTER, INC. BEFORE DIGGING 1-800-483-4849  
 A PERMIT UNDER STATE OF NORTH CAROLINA AND FEDERAL AND STATE LAWS IS REQUIRED FOR ANY WORK IN A PUBLIC UTILITY RIGHT-OF-WAY OR IN A PUBLIC UTILITY RIGHT-OF-WAY. THE PERMITTING AGENCY IS THE NORTH CAROLINA ONE CALL CENTER, INC. (NCC) AT 1000 W. GARDEN STREET, SUITE 100, RALEIGH, NC 27603. FOR MORE INFORMATION, VISIT WWW.NCONECALL.COM OR CALL 1-800-483-4849.



PLANT SYMBOL	COMMON NAME	QUANTITY
(1)	DOGWOOD	8
(2)	FLORIDA YEW	8
(3)	LEES OAK	8
(4)	AMERICAN HOLY	8
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DESIGN FIRM  
 1234 W. MAIN ST.  
 RALEIGH, NC 27601  
 TEL: 919.555.1234  
 FAX: 919.555.5678

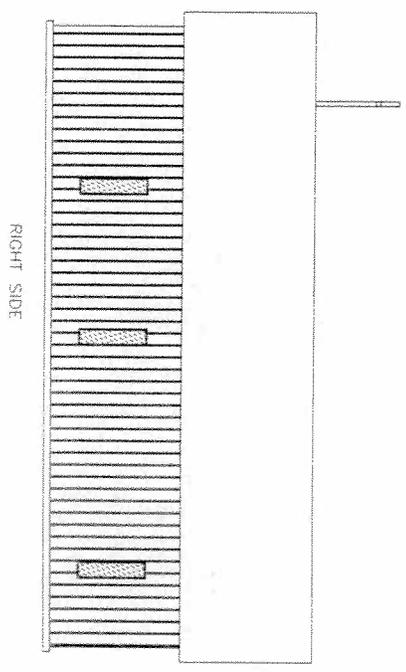
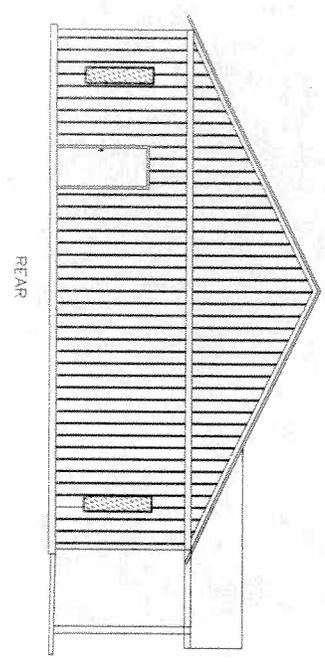
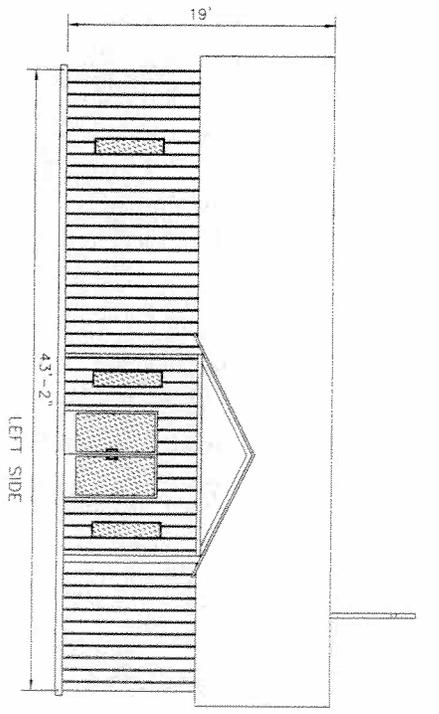
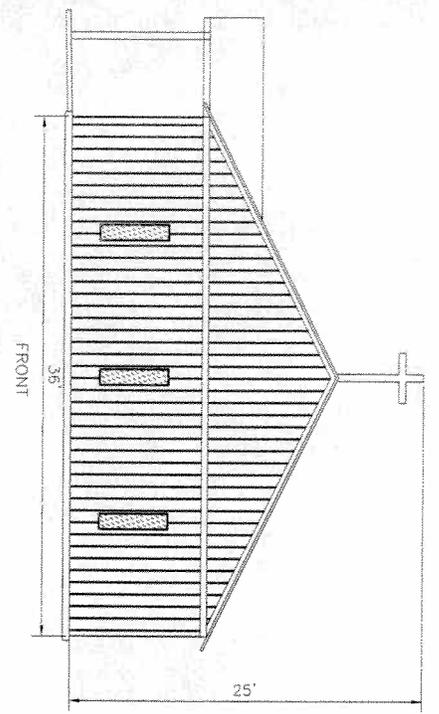
PRELIMINARY SPECIAL USE PERMIT SITE PLAN  
 FOR  
**LITTLE MT. OLIVE DELIVERANCE TEMPLE**  
 PIN : 1776867704  
 OWNER/DEVELOPER : PASTOR BILLY HOCUTT  
 2800 FREEMAN DR. WENDELL, NC. 27591

DATE: 08/15/2024  
 TIME: 10:00 AM  
 REVISIONS:  
 1. 08/15/2024

SHEET NUMBER  
**3 OF 3**

SHEET TITLE  
**PRELIMINARY SPECIAL USE PLANTING PLAN**





NOTE: NOT RELEASED FOR CONSTRUCTION, THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY TO MEET THE SPECIAL USE SITE PLAN APPLICATION REQUIREMENTS. BUILDING PLANS MUST BE SUBMITTED BY A LICENSED ARCHITECT OR THE BUILDING COMPANY ONCE THE SPECIAL USE SITE PLAN PERMIT IS APPROVED.



PO BOX 2017  
 APERA, NC 27562-1422  
 TEL: (919) 826-1422  
 FAX: (919) 826-1417

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 PIN : 1776867704  
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DATE	1/10/08
BY	1/10/08
REVISIONS	
SHEET TITLE	
PRELIMINARY ELEVATIONS	
SHEET NUMBER	
5 OF 5	