



SPECIAL USE PERMIT APPLICATION

Submit required documentation to:
Wake County Planning, Development and Inspections
PO Box 550 Wake County Office Building
Raleigh, NC 27602-0550 336 Fayetteville Street Mall, Downtown Raleigh
Contact (919) 856-6335 for additional information.

File #
Fee
Amt Paid
Check #
Rec'd Date
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)

Change ^{from} current use as church only, to church with a small school, using existing buildings. Article IV

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

If Yes, provide relevant Special Use Permit Number: _____

Property

Parcel Identification Number: 1860-nd25-9639

Address: 2405 Wait Ave., Wake Forest, NC 27587

Location: North side of Wait Avenue (Hwy 98), at/between
(north, east, south, west) (street)
Averette Rd and Daniel Rd.
(street) (street)

Total site area in square feet and acres: 766,656 square feet 17.6 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-40W no overlay

List Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): Church - Grace Assembly of God

How is this proposed use a public necessity?

What is impact on surrounding neighborhood and adjacent properties? None (no construction)

Land Owner

Land Owner Name: Grace Assembly of God

Business Operator Name (if different from Land Owner): Senior Pastor Robert Michael Oney

Address: 2405 Wait Ave.

City: Wake Forest State: NC Zip Code: 27587

E-mail Address: mike@graceassembly.com Fax: 919-554-6580

Telephone Number: 919-554-0997

Applicant (person to whom all correspondence will be sent)

Name: David Maclaren, True Light Shines Academy
Address: 2405 Wait Ave.
City: Wake Forest State: NC Zip Code: 27587
E-mail Address: david@truelightshines.com Fax: 919-554-6580
Telephone Number: 919-374-2902 Relationship to Owner: Tenant, School Director

Proposal Using Existing Modular

Max. allowable floor area ratio (see applicable zoning district/use regulation): 1.84%

Proposed total floor area: 0 sf Proposed floor area ratio (floor area/site area): 0

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

Proposed impervious surfaces area: 0 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 0 %

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):

No change Front () ft Left () ft Right () ft Rear () ft

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

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

Proposed yard depths: Front 0 ft Corner side 0 ft Side 0 ft Rear 0 ft

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

Proposed building height: 0 ft

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

Min. no. of parking spaces: 33-70 exist Proposed no. of parking spaces No additional spaces required.

Number of employees: 2 Hours of operation: M-F 8:30-3:30

Vehicular Access:

Names of access street(s) and number of access points along each: Wait Ave, 1 access point - additional traffic 5 days a week for no more than 40 students.

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
Wait Avenue	60	20	2	Y	 		

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)

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

Type of vehicle: None ADT: _____

Type of vehicle: _____ ADT: _____

Utilities and Services: No new construction.

Water supply provided by: () municipal system: _____

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

Est. total water demand: 438 gpd

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

() community system – specify type: _____

individual on-site system

Est. total wastewater discharge: 438 gpd

Solid waste collection provided by: Waste Industries

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

Natural gas service provided by: None

Telephone service provided by: Vonage (Internet) Time Warner Underground yes () no

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

Fire protection provided by: Rolesville Fire District

Miscellaneous:

Generalized slope of site Generally flat, with a slight slope

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: None

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 _____

Non-Urban Area/Water Supply Watershed non-critical 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?)

No new development or alteration is proposed. The added use of a school to the church will fit in with the harmony of the surrounding area. Use of the existing modular facility for a small school will retain consistency with the Plan's objectives for the various planning areas, its definition of the various land use classifications and activities and its locational standards; and the proposed use will ~~se~~ maintain consistency with the municipal joint land use plans.

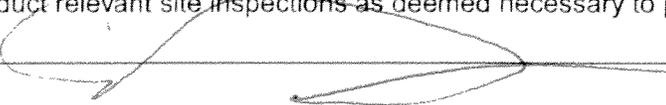
Other information (additional relevant information about the site or proposal you wish to note or cite)

This request is for a use change only - from Church to church and school. The school will not expand to more than 40 students on this site - due to impervious area limits. For growth beyond 40 students, the school would move to another location.

No new construction will take place for this request. No alteration of existing buildings will take place. See Certificate of Occupancy for Modular (9/3/2009) attached.

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:  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:  Date: July 26, 2010

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.

4.

Special Use Permit Statement of Justification

Note: Request for Revision of the existing Special Use Permit: Request for change in usage to add a small school to the church. School will use existing modular building—Certificate of Occupancy granted in September 2009. No new construction or remodeling is requested.

(1.) The proposed development will not materially endanger the public health or safety.

- The existing wide entrance, long driveway and large parking lot of the church will more than accommodate the number of cars dropping off and picking up students, even when the school reaches its maximum capacity. The recent addition of a traffic light and widening of the intersection at Averette Road and Wait Avenue has increased traffic safety in the immediate area.
- The use of the modular facility for the school will not require the provision of services and utilities beyond the existing approved plans in terms of water, electrical, garbage collections, and fire protection which is already installed in the buildings. Our soil scientist has examined and recommended a low flow approach with a reduction of 35% water usage. Low-flow devices are currently being installed. Students will bring lunches from home so no food preparation will be done on the premises.
- With regard to soil erosion and sedimentation, there is no new construction being done to accommodate the school, True Light Shines Academy. All existing setbacks will be maintained.
- With regard to the protection of public, community, or private water supplies, including possible adverse effects on surface waters or groundwater, there will be no new construction or physical disruption and all existing setbacks will be maintained.

(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 Uses or class of Special Uses.

- There is no proposed development, just a revision of use. The school, True Light Shines Academy, and the church, Grace Assembly, will comply with all regulations and standards applicable in the zoning district and to the particular type of special use.

(3.) The proposed development will not substantially injure the value of adjoining property, or is a public necessity.

- The relationship of the proposed use and the character of development to the surrounding development will not be impacted materially as the modular building will be used for educational purposes during the weekdays from 8:30 -3:30 pm which comprises the off-hour use by Grace Assembly Church. The existing parking lot has more than adequate parking for the school's use and also allows for a safe parent-student drop off area. The relationship of the proposed use and the approved modular

facility will not adversely affect the surrounding uses. The existing building and modular sit on 19 acres of property, and there are mature tree lines surrounding the 3 sides of the property and a long-setback on the side bordering Wait Avenue. The playground area is away from property boundaries, and close to the buildings. Adults will monitor children's outside play at all times.

- Surrounding use is predominantly country residential, with an agricultural area across the highway. Our buildings are setback off the road and not close to property lines. The park-like setting of our property compliments the use of the surrounding area.

(4.) The proposed development will be in harmony with the area in which it is located.

- No new development or alteration is proposed. The added use of a school to the church will fit in with the harmony of the area. The small enrollment capacity of the school and the vegetation surrounding the area ensure that neighbors will not be adversely impacted.

(5.) The proposed development will be consistent with the Wake County Land Use Plan.

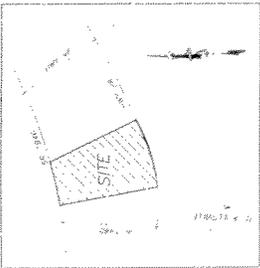
- There is no new development planned. Use of the existing modular facility for a small school will retain consistency with the Plan's objectives for the various planning areas, its definitions of the various land use classifications and activities and its locational standards; and
- The proposed use will maintain consistency with the municipal and joint land use plans incorporated in the Plan.

GRACE ASSEMBLY OF GOD

2405 WAIT AVENUE

WAKE FOREST, NORTH CAROLINA

PIN# 1860-25-9639



SITE DATA

PROPERTY ADDRESS: 2405 WAIT AVENUE, WAKE FOREST, NC 27616
 COUNTY: WAKE COUNTY, NC
 ZONING: R-100 (RESIDENTIAL SINGLE-FAMILY)
 PLANNING JURISDICTION: WAKE COUNTY
 MAP SHEET: 1860-25-9639
 DATE: 08/11/2010
 DRAWN BY: J. W. BROWN
 CHECKED BY: J. W. BROWN
 SCALE: AS SHOWN

P.L.P. ZONING AREA: R-100 (RESIDENTIAL SINGLE-FAMILY)
 PERMITTED USES: SINGLE-FAMILY RESIDENCE, SINGLE-FAMILY DETACHED DWELLING, SINGLE-FAMILY DETACHED GARAGE, SINGLE-FAMILY DETACHED PORCH, SINGLE-FAMILY DETACHED PATIO, SINGLE-FAMILY DETACHED DECK, SINGLE-FAMILY DETACHED FENCE, SINGLE-FAMILY DETACHED DRIVEWAY, SINGLE-FAMILY DETACHED WALKWAY, SINGLE-FAMILY DETACHED STAIRWAY, SINGLE-FAMILY DETACHED TERRACE, SINGLE-FAMILY DETACHED PORCH, SINGLE-FAMILY DETACHED PATIO, SINGLE-FAMILY DETACHED DECK, SINGLE-FAMILY DETACHED FENCE, SINGLE-FAMILY DETACHED DRIVEWAY, SINGLE-FAMILY DETACHED WALKWAY, SINGLE-FAMILY DETACHED STAIRWAY, SINGLE-FAMILY DETACHED TERRACE

BASELINE INFORMATION

TOTAL AREA: 10.00 AC
 TOTAL IMPERVIOUS AREA: 1.00 AC
 TOTAL PERMEABLE AREA: 9.00 AC
 TOTAL PAVED AREA: 0.50 AC
 TOTAL UNPAVED AREA: 8.50 AC
 TOTAL CURB CUT AREA: 0.25 AC
 TOTAL SIDEWALK AREA: 0.25 AC
 TOTAL DRIVEWAY AREA: 0.25 AC
 TOTAL WALKWAY AREA: 0.25 AC
 TOTAL STAIRWAY AREA: 0.25 AC
 TOTAL TERRACE AREA: 0.25 AC

EXISTING IMPERVIOUS AREA DATA

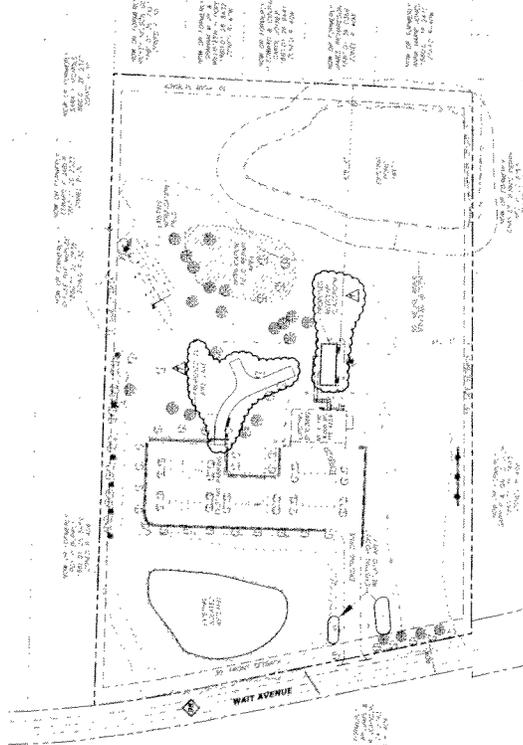
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PROPOSED IMPERVIOUS AREA DATA

TOTAL PROPOSED IMPERVIOUS AREA: 1.00 AC
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 TOTAL PROPOSED STAIRWAY AREA: 0.25 AC
 TOTAL PROPOSED TERRACE AREA: 0.25 AC

ISODOR PLAN DATA

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OVERALL SITE PLAN
 SCALE: 1" = 40'

SPECIAL USE CONDITIONS

- THE RETIRED MUST OBTAIN APPROVAL FROM THE WAKE COUNTY PLANNING DEPARTMENT FOR ANY CHANGES TO THE SITE PLAN.
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GRACE ASSEMBLY OF GOD
 2405 WAIT AVENUE
 WAKE FOREST, NC 27616
 PIN# 1860-25-9639

COVER SHEET

CONSTRUCTION
 1-22-09

CVR

PROJECT TEAM
 CIVIL ENGINEER: ALPHA & OMEGA GROUP
 4911 GREEN RD, SUITE 107
 RALPH, NC 27616
 919-981-0310
 T3ZEB@AOMEGAGROUP.COM

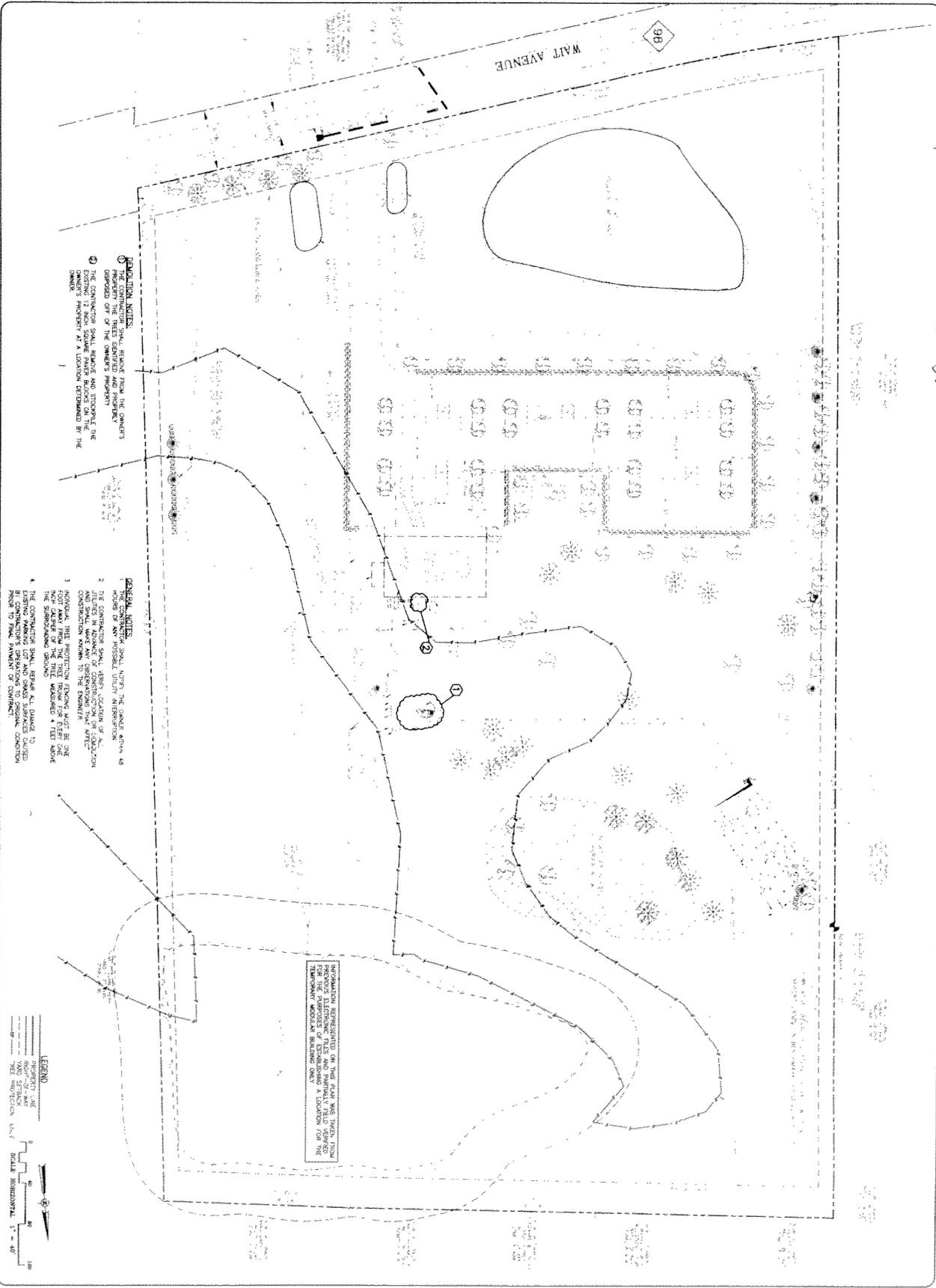
SHEET INDEX

CVR	COVER SHEET
C1.0	EXISTING CONDITIONS / DEMOLITION PLAN
C2.0	SITE LAYOUT
C3.0	IMPERVIOUS AREAS PLAN AND NITROGEN LOADING CALCULATION
B1.0	FOUNDATION
B2.0	FOUNDATION
B3.0	ELECTRICAL
B4.0	FLOORPLAN
B5.0	CROSS SECTION
B6.0	ELEVATION
B7.0	FOUNDATION
B8.0	MODULAR BUILDING

PROJECT NARRATIVE

THE PROPOSED CONSTRUCTION OF THE 2405 WAIT AVENUE BUILDING FOR THE PURPOSE OF PROVIDING HOUSING FOR THE ELDERLY IS SUBJECT TO THE WAKE COUNTY PLANNING DEPARTMENT'S REVIEW AND APPROVAL. THE WAKE COUNTY PLANNING DEPARTMENT HAS REVIEWED THE PROPOSED CONSTRUCTION AND HAS DETERMINED THAT THE PROPOSED CONSTRUCTION IS IN COMPLIANCE WITH THE WAKE COUNTY ZONING ORDINANCES. THE WAKE COUNTY PLANNING DEPARTMENT HAS REVIEWED THE PROPOSED CONSTRUCTION AND HAS DETERMINED THAT THE PROPOSED CONSTRUCTION IS IN COMPLIANCE WITH THE WAKE COUNTY ZONING ORDINANCES. THE WAKE COUNTY PLANNING DEPARTMENT HAS REVIEWED THE PROPOSED CONSTRUCTION AND HAS DETERMINED THAT THE PROPOSED CONSTRUCTION IS IN COMPLIANCE WITH THE WAKE COUNTY ZONING ORDINANCES.

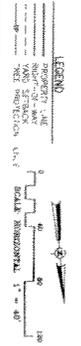
WAKE FOREST NIMMP SET 1



DEMOLITION NOTES:
 1. THE CONSTRUCTION SHALL REMOVE FROM THE OWNER'S PROPERTY ALL EXISTING STRUCTURES AND UTILITIES NOT SHOWN ON THIS PLAN.
 2. THE CONSTRUCTION SHALL REMOVE AND STOCKPILE THE EXISTING 12 FOOT SQUARE DRAINAGE IN THE NORTHWEST CORNER OF THE PROPERTY IN A LOCATION DETERMINED BY THE OWNER.

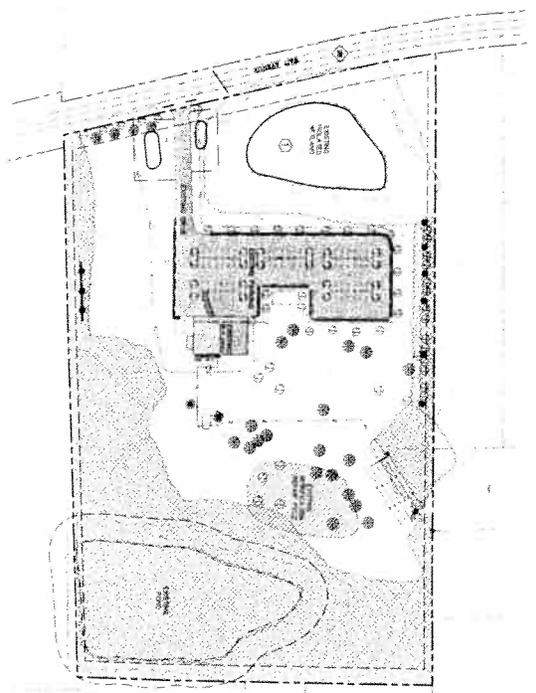
GENERAL NOTES:
 1. THE CONSTRUCTION SHALL VERIFY THE OWNER'S RECORD DRAWINGS AND FIELD SURVEY DATA.
 2. UTILITIES IN AREAS OF CONSTRUCTION OR EXCAVATION SHALL BE PROTECTED AND MARKED WITH RED FLAGGING AND PROTECTIVE FENCING.
 3. INDIVIDUAL TREE PROTECTION FENCING MUST BE ONE FOOT AWAY FROM THE TREE TRUNK FOR EVERY ONE HUNDRED SQUARE FEET OF PROTECTIVE GROUND.
 4. THE CONSTRUCTION SHALL REPAIR ALL DAMAGE TO EXISTING PAVING, LOT AND DRIVE SURFACES CAUSED BY CONSTRUCTION AND RESTORE TO ORIGINAL CONDITION PRIOR TO FINAL HANDOVER OF CONSTRUCTION.

INFORMATION REPRESENTED ON THIS PLAN WAS TAKEN FROM THE RECORD DRAWINGS AND FIELD SURVEY DATA FOR THE PURPOSES OF DESIGN AND CONSTRUCTION. THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE CONTRACTOR SHALL VERIFY ALL INFORMATION AND CONDITIONS PRIOR TO FINAL HANDOVER OF CONSTRUCTION.

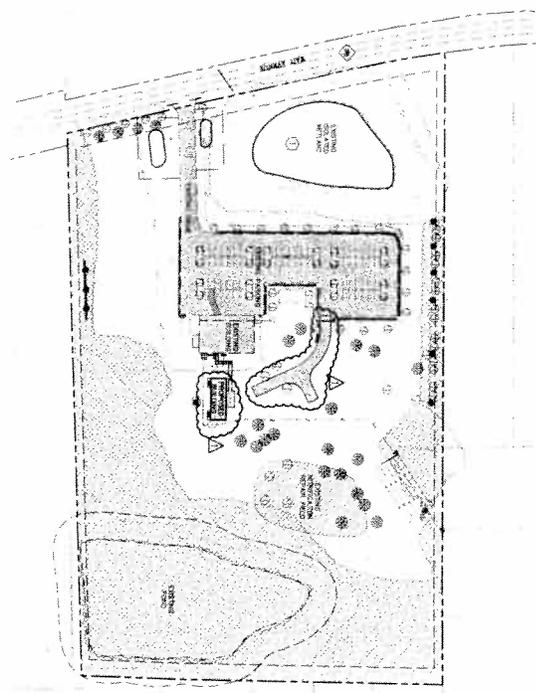


Project No. 2008-049	Revision No. Description Date 1 REVISED PER WAKE COUNTY 4/11/09	Sheet No. EXISTING CONDITIONS AND DEMOLITION PLAN	Project No. GRACE ASSEMBLY OF GOD 2405 WAIT AVENUE WAKE FOREST, NC 27587 PIN# 1860-25-9639	 ALPHA & OMEGA GROUP ARCHITECTS & ENGINEERS 1000 W. GOLF COURSE RD., SUITE 100 WAKE FOREST, NC 27587 PHONE: 919-554-1100 FAX: 919-554-1101 WWW.AOGRP.COM
	Owner By Date 1-22-09	Project Title CONSTRUCTION	Scale 1" = 40'	

KEYED NOTES:
 1 - SEE FIELD DETERMINATION MARK ON 12-3-08 WITH NOBNER REPRESENTATIVE MARTIN ROMOND. THIS FEATURE IS NOT SUBJECT OF WORK PER NARRATION SUPERSEDES



EXISTING IMPERVIOUS
 ASPHALT/CONC. = 8,208.00 FT²
 ASPHALT = 56,802.24 FT²
 TOTAL IMPERVIOUS = 65,010.24 FT²
 MAINTAINED AREA = 418,345.87 FT²
 UNMAINTAINED AREA = 283,728.50 FT²
 TOTAL SITE AREA = 766,658.00 FT² (17.6 AC)



PROPOSED IMPERVIOUS
 ASPHALT/CONC. = 1,841.24 FT²
 BUILDING = 8,128.00 FT²
 ASPHALT = 56,802.24 FT²
 GRAVEL DRIVE = 4,208.51 FT²
 GRAVEL ROAD = 4,208.51 FT²
 TOTAL IMPERVIOUS = 71,986.50 FT²
 MAINTAINED AREA = 418,345.87 FT²
 UNMAINTAINED AREA = 283,728.50 FT²
 TOTAL SITE AREA = 766,658.00 FT² (17.6 AC)

2 PROPOSED IMPERVIOUS AREAS
 SCALE: 1/8" = 1'-0"

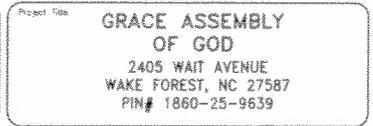


Project No. 2008.049
 Drawing Title CONSTRUCTION
 Drawing Date 01-22-09
 Drawn By [Signature]
 Checked By [Signature]

Revisions:
 1. ADDED FIRE ACCESS 1-28-09
 ROAD AND MOVED MODULAR BUILDING
 LOCATION PER WAKE COUNTY
 REVISED PER WAKE COUNTY
 COMMENTS 6-17-09

Sheet Title: IMPERVIOUS AREAS PLAN

Project Title: GRACE ASSEMBLY OF GOD
 2405 WAIT AVENUE
 WAKE FOREST, NC 27587
 PIN# 1860-25-9639



ALPHA & OMEGA GROUP
 1111 South Duke Street, Suite 100
 Wake Forest, NC 27587
 Phone: 1-866-25-9639
 Fax: 1-866-25-9639
 Email: info@alphaandomega.com

Project Tracking Form – Special Use and Variance

Initial Submittal Deadline:	07/27/10
DRS Meeting Date:	09/09/10
DRS Comments Finalized & Distributed:	09/24/10
Revised Application Submittal Date:	10/26/10
Planning Board:	12/14/10 (tentative)

Special Use(s)

BA SU 2131-10 (PIN# 1860.01 25 9639), a revision to a previously approved Special Use for site modifications and the additional use of a private school. The property is zoned R-40W (Residential 40 Watershed) and is located on the north side of Wait Avenue (NC 98) between Averette and Daniel Road(s). The parcel is 17.6 acres and is located within the Non Critical Area of the Little River Water Supply Watershed as per the Wake County Land Use Plan.

Hardship Variance(s)

BA V 2132-10 (PIN# 1810.03 13 1648) , a Zoning Hardship Variance Request to allow the reduction of the required R-80W side yard setback by 4.5'. (Article 5-11, Conventional Development, Wake County Unified Development Ordinance). The property is zoned R-80 W (Residential 80 Watershed) and is located on the north side of Wickershire Ct., between Wickershire Ct. and Croix Place. The site is located in the Critical Area of the Falls Lake Watershed as per the Wake County Land Use Plan