



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)

Multi-use, Accessory Building, building for existing church

Article 4 Use Regulations - Religious

Modification of previously issued Special Use Permit? Yes No

If Yes, provide relevant Special Use Permit Number: SU-2025-05

Property

Parcel Identification Number: 0891253583 000

Address: 4737 Willeva Drive, Wake Forest, NC 27857

Location: North side of Willeva Drive, at/between
(north, east, south, west) (street)
NC 50 and NC 98
(street) (street)

Total site area in square feet and acres: 686,506 square feet 15.76 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): Church Worship Center

How is this proposed use a public necessity? The multi-use, Accessory Building building will allow the existing church to better serve community.

What is impact on surrounding neighborhood and adjacent properties? The multi-use, Accessory Building, would not impact the adjacent properties

Land Owner

Land Owner Name: Faith Harvest Inc. - Brad Wiggs - Pastor

Business Operator Name (if different from Land Owner):

Address: 4737 Willeva Drive

City: Wake Forest State: NC Zip Code: 27587

E-mail Address: Fax:

Telephone Number: 919-801-0984

Applicant (person to whom all correspondence will be sent)

Name: Mack Gay Associates, PA
Address: 1667 Thomas A Betts Pkwy
City: Rocky Mount State: NC Zip Code: 27804
E-mail Address: phillip@mackgaypa.com Fax: 252-446-7715
Telephone Number: 252-446-3017 Relationship to Owner: Engineer

Proposal

Max. allowable floor area ratio (see applicable zoning district/use regulation): .15
Existing Floor Area 14,728 SF - Proposed Floor Area 2,700 SF Total
Proposed total floor area: 17,428 sf Proposed floor area ratio (floor area/site area): .025

Max. allowable impervious surface coverage (see applicable zoning district/use regulation): 24 %
Existing Impervious Area 92,935 SF
Proposed impervious surfaces area: 3,538 SF - Total Impervious Area 96,473 SF
Total
Proposed impervious surface coverage (impervious surfaces area/site area x 100): 14.06 %

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

Front () 40 ft Left () 40 ft Right () 40 ft Rear () 40 ft
Proposed transitional bufferyard types and depths (see Article 16):
Front () N/A ft Left () N/A ft Right () N/A ft Rear () N/A 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 N/A ft Corner side N/A ft Side N/A ft Rear N/A ft

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

Proposed building height: 19.5 ft

Min. parking space standard (see Article 15): 1 spaces per 4 seats - 500 seats

Min. no. of parking spaces: 125 Proposed no. of parking spaces 212

Number of employees: 2 Hours of operation: Sunday 0930-1200 and Wednesday 1900-2100

Vehicular Access:

Names of access street(s) and number of access points along each: Willeva Drive

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
Willeva Drive	Variable	20'	2	Y	Info. not available	N/A	N/A

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):

Type of vehicle: N/A ADT: N/A

Type of vehicle: _____ ADT: _____

Utilities and Services:

Water supply provided by: () municipal system: _____

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

Est. total water demand: 2,500 gpd

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

() community system – specify type: _____

(X) individual on-site system Existing

Est. total wastewater discharge: 2,500 gpd

Solid waste collection provided by: Private

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

Natural gas service provided by: N/A

Telephone service provided by: Bell South Underground (X) yes () no

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

Fire protection provided by: Bayleaf Fire Department

Miscellaneous:

Generalized slope of site +/- 6%

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

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 _____

() 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?)

This project, a multi-use Accessory Building, is allowed under the UDO. This project meets the requirements of R-40W

zoning district in regards to floor area ratio and impervious requirements.

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

This project is a modification of an existing Special Use Permit. The proposed Accessory Building will be located approximately 10 feet from the existing building and will not increase traffic volume nor increase the parking lot; therefore, no additional landscaping or buffer yards are required. The existing water and sewer service is sufficient for this project because water and sewer are designed based on seating capacity of the main building (worship center).

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: Bradford Wiggs (Pastor/President) Date: 4-30-2012

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.

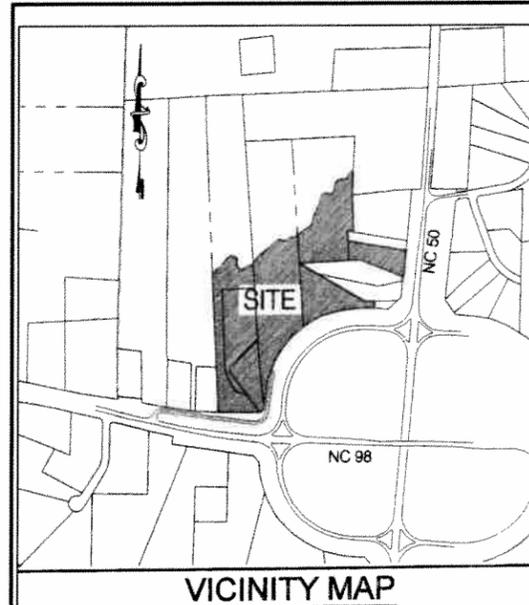
Signature: [Signature] Date: 4-30-12

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.

April 30, 2012

Special Use Permit Statement of Justification

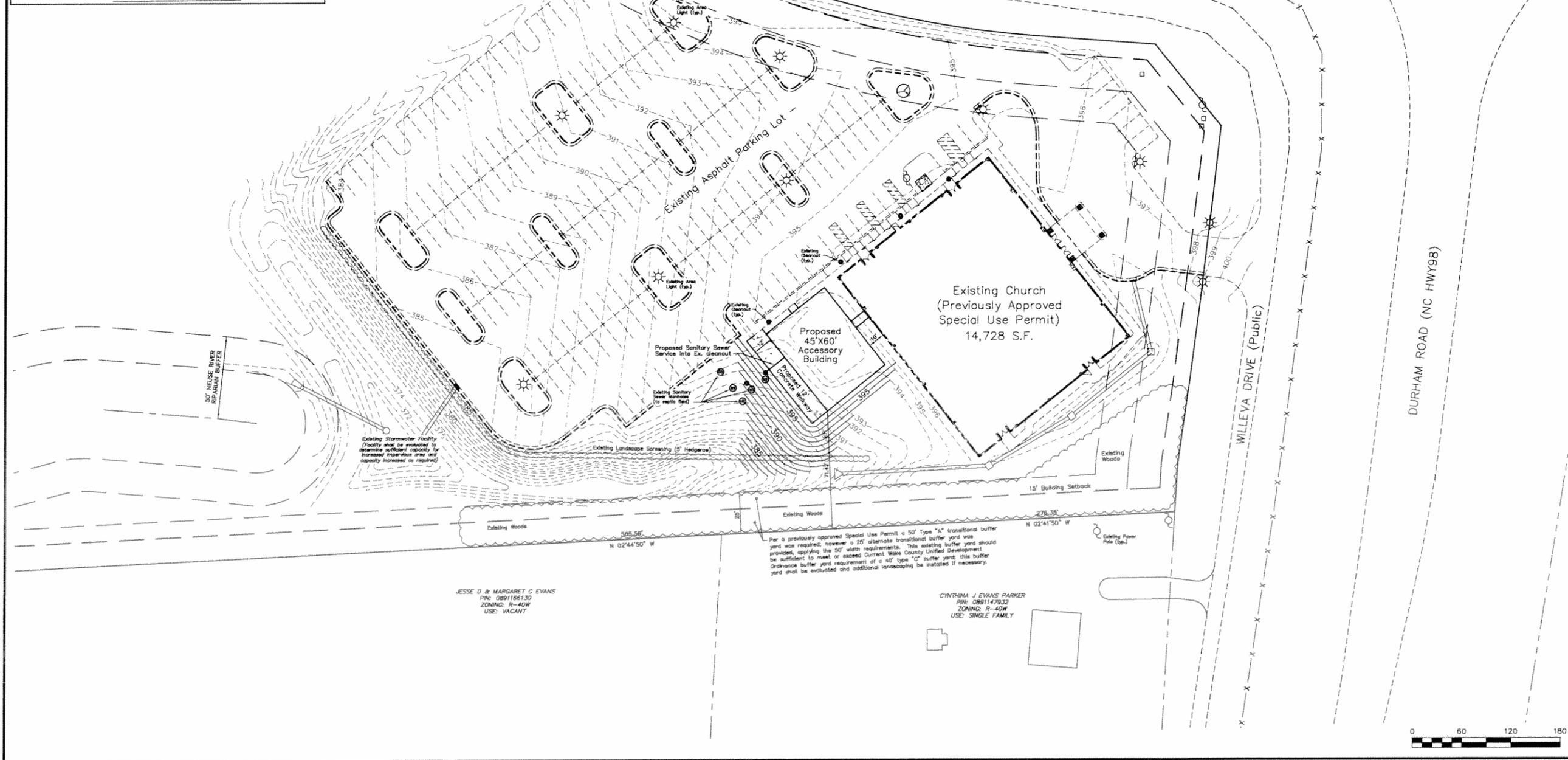
1. **The Proposed development will not materially endanger the public health or safety.**
 - a. Traffic will not increase due the proposed multi-use building.
 - b. All services and utilities are existing and sufficient for the proposed accessory building.
 - c. Necessary sedimentation and erosion control measures will be installed in accordance with Wake County UDO.
 - d. The existing storm water system will be evaluated and if deemed inadequate for the proposed building the storm water system will be expanded as necessary.
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 Use.**
 - a. The proposed development will comply with all regulations required by the zoning district.
3. **The proposed development will not substantially injure the value of adjoining property, or is a public necessity.**
 - a. The existing use of the property will not change. The multi-use building will not adversely affect the adjacent property. The multi-use building will help the church better serve the community.
4. **The proposed development will be in harmony with that area in which it is located.**
 - a. The use is existing. The proposed multi-use building will be in harmony with the existing church and surrounding community.
5. **The proposed development will be consistent with the Wake County Land Use Plan.**
 - a. The use was previously determined to be consistent; therefore, the proposed multi-use building will also be consistent with the Wake County Land Use Plan.



Note:
Additional landscaping and screening
will be installed as needed

Site Data:

PIN:	0891253563	Impervious Areas:	
Owner:	Faith Harvest, Inc.	Existing Building:	14,728 S.F.
Owner Address:	4737 Willeva Drive	Existing Parking Lot:	75,659 S.F.
Zone:	R-40W	Existing Sidewalk:	2,548 S.F.
		Existing Impervious Total:	92,935 S.F.
		% Existing Impervious:	13.54%
		New Building:	2,700 S.F.
		New Parking Lot:	0 S.F.
		New Sidewalk:	838 S.F.
		New Impervious Total:	3,538 S.F.
		% New Impervious:	0.52%
		Total Impervious Area:	92,935 + 3,538 = 96,473 S.F.
		% Total Impervious:	14.06%



JESSE D & MARGARET C EVANS
PIN: 0891166130
ZONING: R-40W
USE: VACANT

CYNTHIA J EVANS PARKER
PIN: 0891147932
ZONING: R-40W
USE: SINGLE FAMILY

Per a previously approved Special Use Permit a 50' Type "A" transitional buffer yard was required; however a 25' alternate transitional buffer yard was provided, applying the 50' width requirements. This existing buffer yard should be sufficient to meet or exceed Current Wake County Unified Development Ordinance buffer yard requirement of a 40' type "C" buffer yard; this buffer yard shall be evaluated and additional landscaping be installed if necessary.

MGA
Mack Gay Associates, P.A.
Engineering • Surveying • Planning
1607 Thomas A. Batts Pkwy., Rocky Mount, NC 27854 • Fax: 252-446-7715 • www.mackgaypa.com
Phone: 252-446-3017

Number	Date	Description	CAO
1			
2			
3			
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6			
7			
8			
9			
10			

Preliminary Special Use Permit Site Plan
Mt. Bethel Worship Center
Creedmoor
Wake County, North Carolina

Preliminary Drawing

Not for Construction
Horz. Scale: 1"=30'
Vertical Scale: N/A
Date: May 1, 2012
Project No.: P120045
Drawn by: EW
Checked by: PRJ
Sheet: 1 of 1

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