



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 Mail Downtown Raleigh
Contact (919) 856-6335 for additional information.

Wake County

JUN 5 2012

File # SU-2164-12
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)

Religious Assembly use in an R-80W zoning district. UDO Article 4. Use Regulations.

Modification of previously issued Special Use Permit? Yes No

If Yes, provide relevant Special Use Permit Number: BA 1487 (3/11/92)

Property

Parcel Identification Number: 1709148633

Address: 600 Mt. Vernon Church Road, Raleigh, NC 27614

Location: North side of Mt. Vernon Church Road (SR 1844), at/between
(north, east, south, west) (street)

Six Forks Road (SR 1005) and Norwood Road (SR 1834)
(street) (street)

Total site area in square feet and acres: 333,283 square feet 7.65 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-80W

List Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Church

How is this proposed use a public necessity?
A Church has resided on this site since the mid 1980's and is a necessary part of the community.

What is impact on surrounding neighborhood and adjacent properties?
No additional impact to surrounding neighborhood, existing church on site, no increase seating capacity.

Land Owner

Land Owner Name: Northpark Church

Business Operator Name (if different from Land Owner): _____

Address: P.O. Box 99216

City: Raleigh State: NC Zip Code: 27613

E-mail Address: www.discovernorthpark.com Fax: _____

Telephone Number: 919-417-0149

Applicant (person to whom all correspondence will be sent)

Name: David H. Blevins, P.E.
 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): 0.15

Proposed total floor area: 12,600 sf Proposed floor area ratio (floor area/site area): 0.04

Max. allowable impervious surface coverage (see applicable zoning district/use regulation) : 6 %

Proposed impervious surfaces area: 41,115 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) 20 ft Left (C) 30.3 ft Right (C) 40 ft Rear (C) 340 ft

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

Front 40 ft Corner side N/A ft Side 20 ft Rear 30 ft

Proposed yard depths: Front 32.6 ft Corner side N/A ft Side 30.3 ft Rear 390 ft

Max. building height (see applicable district/use regulation): 30 ft

Proposed building height: 20 ft

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

Min. no. of parking spaces: 60 Proposed no. of parking spaces 73

Number of employees: 6 Hours of operation: Sunday 8:00 am to 1:00 pm & 5:00 pm - 8:00 pm

Vehicular Access:

Names of access street(s) and number of access points along each: Mt. Vernon Church Road - one access point

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
Mt. Vernon Church Road	60	20	2	Y	9,000	3,300	240

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: N/A ADT: N/A

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: 150 (EST) gpd

Solid waste collection provided by: Private Company

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 () no

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

Fire protection provided by: Volunteer

Miscellaneous:

Generalized slope of site Moderate

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 _____

(x) Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area _____

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

Residential <1 unit> per acre.

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 proposal is consistent with the Land Use Plan objectives because the current use of the site is a Church and the proposed use of the site is a Church. The Wake County Land Use Plan classifies the area as Residential Use, <1 units per acre, and a Church (Religious Assembly) is allowed in a R-80W zoning district with a Special Use Permit.

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: Anthony H. Braswell Date: June 5, 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: Anthony H. Braswell Date: June 5, 2012

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.

Northpark Church June 5, 2012

Special Use Permit – Statement of Justification

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

Northpark Church's site renovation will not materially endanger the public health or safety.

- Traffic to and from the Church will remain about the same and no child care services are proposed.
- All utility services and demands will remain approximately the same except for additional electrical demands for the new facility.
- Erosion control devices will protect the site from sediment loss during construction and Wake County will review and approve the Erosion Control Plan.
- The existing well service the site will remain and continue to be used as a water supply.

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.

The submitted plan meets applicable codes regarding ADA accessibility, parking count, impervious surface limitations (to existing), and landscaping requirements. The new parking lot will meet the County's dimensional requirements and will keep the cars consolidated. The existing driveway will be widened to County requirements and will remain in the same location keeping the traffic pattern familiar to Church members and neighbors. The same impervious percentage of the site as existing, 12%, is proposed.

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

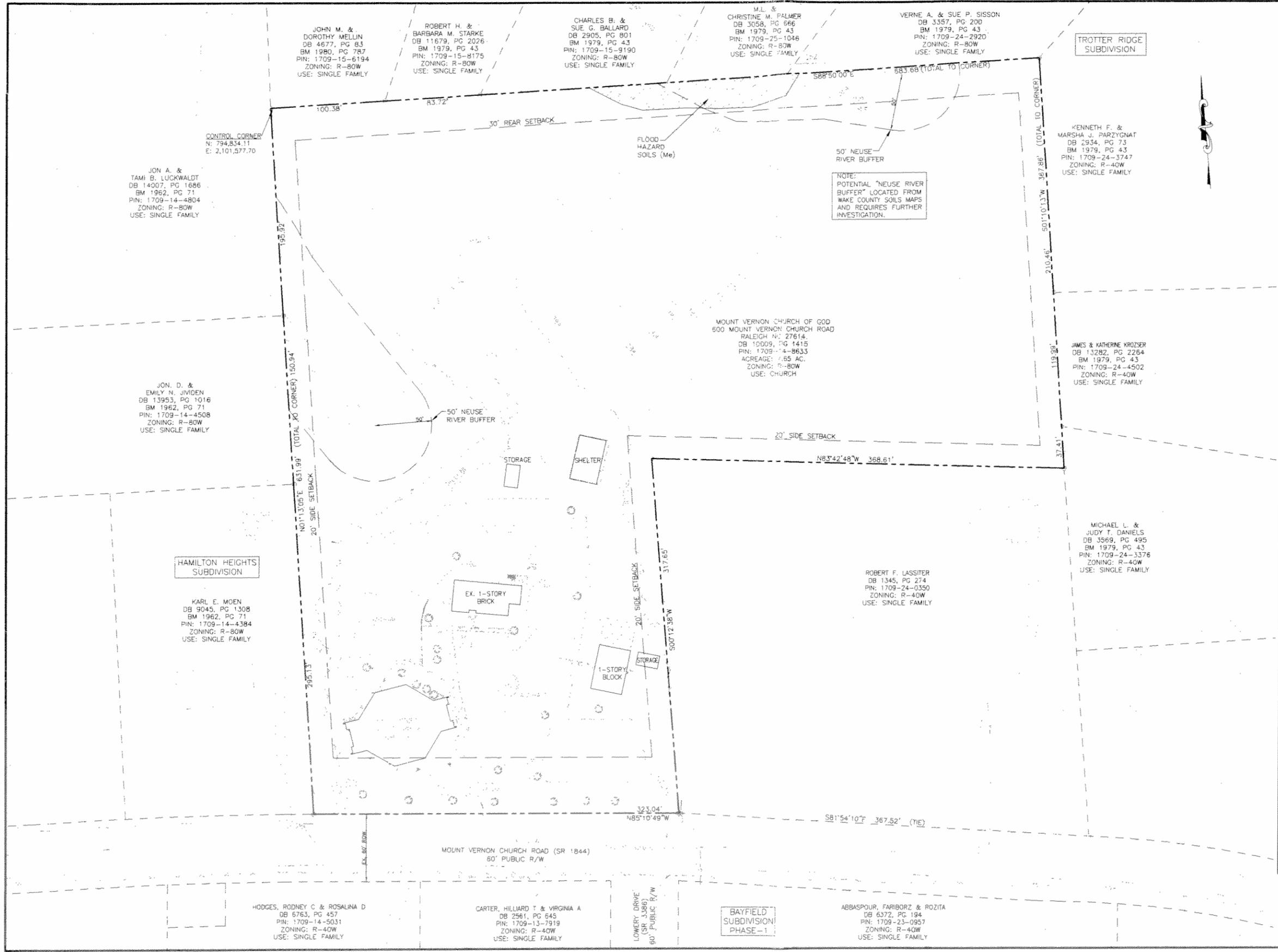
The relationship of the proposed use and surrounding uses will remain the same. The local residents are familiar with having a Church at this location. Since a Church has occupied this site for many years, it's unlikely that property values will be affected by the Church's site renovation and building expansion. The site plan strives to protect and utilize as much of the existing vegetation as possible in an effort to minimize the visual impact.

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

The site has been a Church for many years so the local residents are familiar with the use. As mentioned before, the site plan strives to use much of the mature vegetation that is prevalent in the area. Some additional planting are proposed to meet the current buffer standards.

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

The Wake County Land Use Plan calls for this area to be Residential, < 1 unit per acre. A Church at this location has been a long standing member of the community and is an allowed use with a Special Use Permit.



VICINITY MAP

SITE DATA TABLE

WAKE COUNTY #:	
OWNER:	MOUNT VERNON CHURCH OF GOD 600 MOUNT VERNON CHURCH ROAD RALEIGH NC 27614
DEED BOOK:	10009 PAGE:1415
TOTAL PROPERTY AREA:	7.65 AC.
WAKE COUNTY PIN NUM:	1709-14-8633
ZONING:	R-80W
PARCEL ADDRESS:	600 MOUNT VERNON CHURCH ROAD RALEIGH NC 27614
FEMA FLOOD MAP NUMBER:	3720170900J
WATERSHED:	FALLS LAKE
TOWNSHIP:	BARTONS CREEK
CURRENT USE:	CHURCH
SETBACKS:	
FRONT YARD:	40 FT
SIDE YARD:	20 FT
REAR YARD:	30 FT
PERIMETER BUFFERS:	
FRONT - TRANSITIONAL BUFFERYARD -	10' TYPE F
SIDE AND REAR BUFFERS -	40' TYPE C

SURVEY INFORMATION

BOUNDARY:
NEWCOMB LAND SURVEYORS LIC.
244 W MILLBROOK RD RALEIGH, NC 27609 (919)847-1800
FIRM'S LICENSURE NUMBER: L-2444
TOPO:
WAKE COUNTY GIS INFORMATION

SHEET INDEX

- EXISTING CONDITIONS MAP
- PRELIMINARY SITE PLAN

CONTACTS

APPLICANT/
DEVELOPER: NORTHPARK CHURCH
PO BOX 99216
RALEIGH NC 27613
PHONE: 919-417-0149
ATTN: ANTHONY BASWELL, LEAD PASTOR

CIVIL/
LANDSCAPE: DEVELOPMENT ENGINEERING, INC.
244 W. MILLBROOK ROAD,
RALEIGH, NC 27609
PHONE: 919-847-8300
FAX: 919-847-2130
ATTN: DAVID BLEVINS
FIRM#: C-0995

ARCHITECT: DESIGN DEVELOPMENT
800 SALEM WOODS DRIVE SUITE 102
RALEIGH, NC 27615
PHONE: 919-848-4474
ATTN: JM SHERRER



ALL CONSTRUCTION TO WAKE COUNTY STANDARDS AND SPECIFICATIONS.

FINAL PLAN - NOT RELEASED FOR CONSTRUCTION

REVISIONS

NORTHPARK CHURCH
NORTH CAROLINA

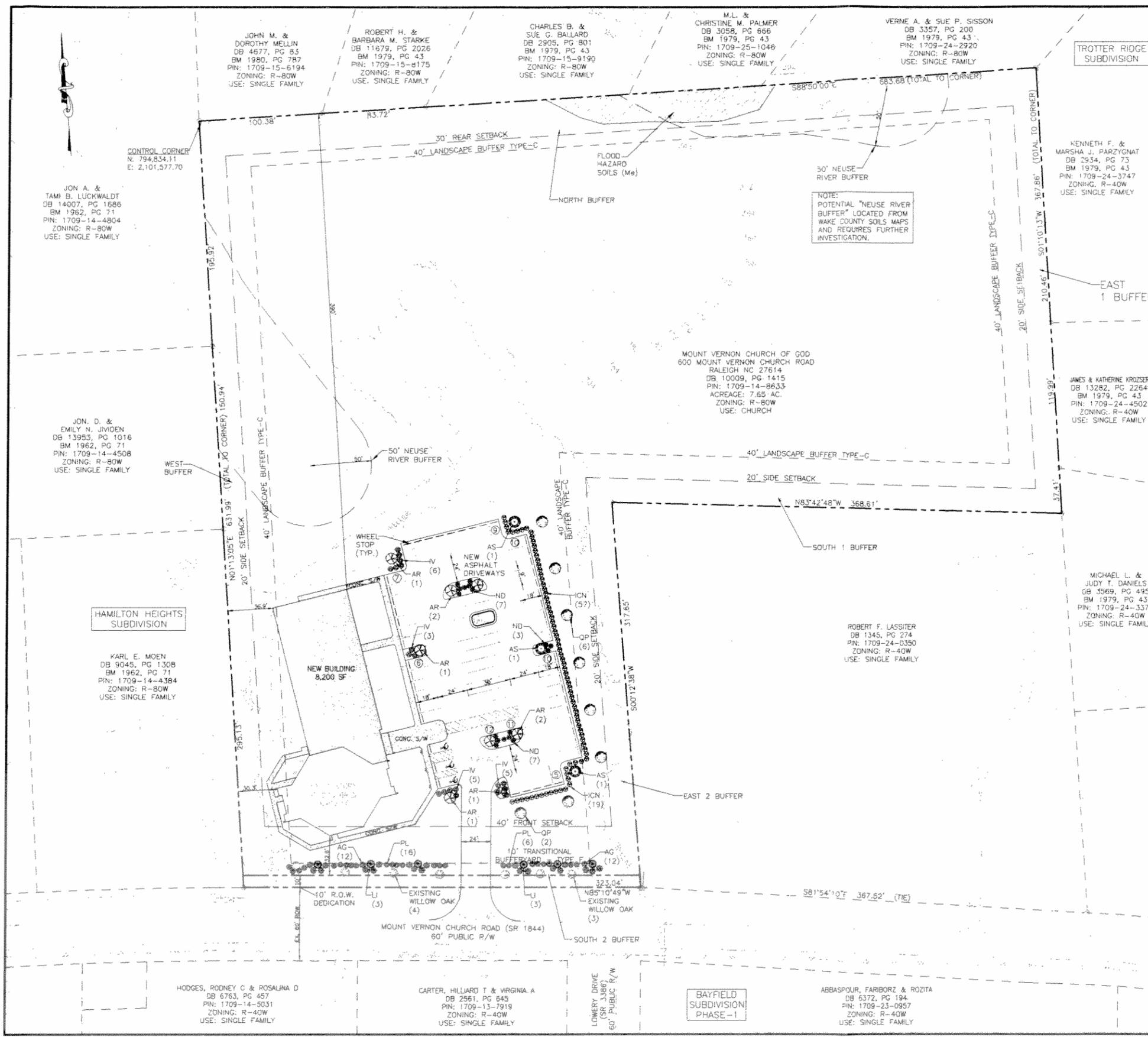
SCALE: 1"=40'
ORIGINAL DATE: 06-05-12
LATEST REVISION DATE:
PROJECT NO.: 12-142

**PRELIMINARY SPECIAL USE PERMIT
EXISTING CONDITIONS MAP**



DEVELOPMENT ENGINEERING, INC.
Professional Engineering Consultants
244 West Millbrook Road, Raleigh, NC 27609
P.O. Box 17705, Raleigh, NC 27619
www.d-e-inc.com
Phone: 919-847-8300
Fax: 919-847-2130
E-mail: Office@d-e-inc.com

SHEET NO.
1
OF
2



LANDSCAPE CALCULATIONS

NORTH 1 BUFFER - 583.68 LF
40-FOOT TYPE 'C' BUFFER REQUIRED THE EXISTING UNDISTURBED VEGETATION TO SERVE AS THE REQUIRED BUFFER

EAST 1 BUFFER - 367.86 LF
40-FOOT TYPE 'C' BUFFER REQUIRED THE EXISTING UNDISTURBED VEGETATION TO SERVE AS THE REQUIRED BUFFER

EAST 2 BUFFER - 317.65 LF
40-FOOT TYPE 'C' BUFFER REQUIRED THE EXISTING UNDISTURBED VEGETATION TO SERVE AS THE REQUIRED BUFFER

WEST BUFFER - 631.99 LF
40-FOOT TYPE 'C' BUFFER REQUIRED THE EXISTING UNDISTURBED VEGETATION TO SERVE AS THE REQUIRED BUFFER

SOUTH 1 BUFFER - 368.61 LF
40-FOOT TYPE 'C' BUFFER REQUIRED THE EXISTING UNDISTURBED VEGETATION TO SERVE AS THE REQUIRED BUFFER

SOUTH 2 BUFFER - STREET BUFFER YARD - 322.86 LF
10-FOOT TYPE 'F' BUFFER REQUIRED DECIDUOUS SCREEN OPTION PROVIDED
322.86' - 24' (DRIVEWAY) = 298.86
PLANTINGS CALCULATIONS PROVIDED PER 100 LF
298.86' / 100 = 2.98
2.98 x 2 = 5.96 OR 6 DECIDUOUS CANOPY TREES REQUIRED

7 EXISTING DECIDUOUS CANOPY TREES PROVIDED
2.98 x 14 = 5.98 OR 6 DECIDUOUS UNDERSTORY TREES PROVIDED
6 DECIDUOUS UNDERSTORY TREES PROVIDED
2.98 x 2 = 4.72 OR 42 SHRUBS PROVIDED
42 SHRUBS PROVIDED

PARKING AREA LANDSCAPE CALCULATIONS
1 LANDSCAPE ISLAND PER EVERY 10 PARKING SPACES
72 / 10 = 7.2 OR 7 LANDSCAPE ISLANDS REQUIRED
9 LANDSCAPE ISLANDS PROVIDED
1 CANOPY TREE REQUIRED PER 40 LF OF PARKING LOT
WEST SIDE PARKING 225 LF
225 / 40 = 5.6 OR 6 CANOPY TREES REQUIRED
6 CANOPY TREES PROVIDED
SOUTH SIDE PARKING 85 LF
85 / 40 = 2.1 OR 2 CANOPY TREES REQUIRED
2 CANOPY TREES PROVIDED
27 SHRUBS PROVIDED TO SCREEN WEST SIDE PARKING
31 SHRUBS PROVIDED TO SCREEN SOUTH SIDE PARKING

SITE DATA TABLE

WAKE COUNTY #: _____
OWNER: MOUNT VERNON CHURCH OF GOD
600 MOUNT VERNON CHURCH RD
RALEIGH NC 27614

DEED BOOK: 10009 PAGE:1415
TOTAL PROPERTY AREA: 7.65 AC.
WAKE COUNTY PIN NUM: 1709-14-8633
ZONING: R-80W
PARCEL ADDRESS: 600 MOUNT VERNON CHURCH RD
RALEIGH NC 27614

FEMA FLOOD MAP NUMBER: 3720170900J
WATERSHED: FALLS LAKE
TOWNSHIP: BARTONS CREEK
CURRENT USE: CHURCH
PROPOSED USE: CHURCH

BUILDING:
EXISTING CHURCH: 4,400 SF
PROPOSED EXPANSION: 3,200 SF
TOTAL: 12,600 SF

SETBACKS:
FRONT YARD: 40 FT
SIDE YARD: 20 FT
REAR YARD: 30 FT

PERIMETER BUFFERS
FRONT - TRANSITIONAL BUFFERYARD - 10' TYPE F
SIDE AND REAR BUFFERS - 40' TYPE C

PARKING:
EXISTING: 82 SPACES
REQUIRED:
1 SPACE PER 4 SEATS
IN SANCTUARY: 240 / 4 = 60 SPACES
PROVIDED: 73 SPACES (INC. 3 H/C)

EXISTING ROAD SIGN: 25 SF

IMPERVIOUS AREA CALCULATIONS:
TOTAL LOT AREA = 333,283 SF
EXISTING IMPERVIOUS = 41,115 SF (12%)
PROPOSED IMPERVIOUS = 40,950 SF (12%)
IMPERVIOUS LIMIT = 41,115 SF (12%)

TREE AND SHRUB PLANT LIST

TREES							
Symbol	Quantity	Botanical Name	Common Name	Caliper	Height	Root	Location
AR	8	Acer rubrum	Red Maple	2" min.		B&B	Parking Islands
OP	8	Quercus phellos	Willow Oak	2" min.		B&B	Parking Screen
AS	3	Acer saccharum	Sugar Maple	2" min.		B&B	Parking Islands
LI	6	Lagerstroemia indica	Crape Myrtle (Cherokee)		8'	B&B	Buffer

SHRUBS							
Symbol	Quantity	Botanical Name	Common Name	Caliper	Height	Root	Location
IV	19	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly		15"	3 Gal	Parking Islands
PL	22	Prunus laurocerasus 'Otto Luyken'	Otto Laurel		15"	3 Gal	Buffer
AG	24	Abelia x grandiflora	Glossy Abelia		15"	3 Gal	Buffer
ICN	76	Ilex cornuta 'Needlepoint'	Needlepoint Holly		15"	3 Gal	Parking Screen
ND	17	Nandina domestica	Nandina 'Fire Power'		15"	3 Gal	Parking Islands

- ### GENERAL NOTES
- THIS SITE IS NOT WITHIN A FLOOD PLAIN, PER FEMA MAP FIRM PANEL 3720170900J DATED MAY 2, 2006.
 - EXISTING IMPERVIOUS SURFACE AREA IS 41,115 SF (12%)
 - THERE ARE FLOOD HAZARD SOILS (Me) LOCATED ON THIS SITE PER WAKE COUNTY SOIL SURVEY MAPS.
 - PROPERTY IS SERVICED BY EXISTING WATER WELL.
 - PROPERTY IS ON A SEPTIC SYSTEM.
 - NO TRAFFIC ANALYSIS NEEDED. PROPOSED BUILDING EXPANSION WILL NOT INCREASE MORE THAN 150 TRIPS PER PEAK HOUR, OR MORE THAN 1,000 TRIPS PER DAY.

- ### CONTRACTOR NOTES
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES (ABOVE AND BELOW GROUND) PRIOR TO CONSTRUCTION. ANY CONFLICTS OR RELOCATION OF UTILITIES SHALL BE COORDINATED BETWEEN THE CONTRACTOR AND THE APPROPRIATE UTILITY COMPANY AND/OR AUTHORITY.
 - THE CONTRACTOR SHALL OBTAIN A COPY OF THE CURRENT STANDARDS AND SPECIFICATIONS TO REFER TO PRIOR TO AND DURING CONSTRUCTION OF THE PROJECT.
 - THE CONTRACTOR SHALL OBTAIN ALL APPROPRIATE PERMITS FROM WAKE COUNTY PRIOR TO UTILITY CONSTRUCTION.



ALL CONSTRUCTION TO WAKE COUNTY STANDARDS AND SPECIFICATIONS

FINAL PLAN - NOT RELEASED FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION

NORTHPARK CHURCH
WAKE COUNTY NORTH CAROLINA

SCALE: 1"=40'
ORIGINAL DATE: 06-05-12
LATEST REVISION DATE:
PROJECT NO.: 12-142

**PRELIMINARY SPECIAL USE PERMIT
PRELIMINARY SITE PLAN**



DEVELOPMENT ENGINEERING, INC.
Professional Engineering Consultants
244 West Millbrook Road, Raleigh, NC 27609
P. O. Box 17705, Raleigh, NC 27619
www.d-e-inc.com

Phone: 919-847-8300
Fax: 919-847-2130
E-mail: Office@d-e-inc.com

SHEET NO. 2 OF 2