



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)

RELIGIOUS ASSEMBLY IN R40W DISTRICT.

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

If Yes, provide relevant Special Use Permit Number: BA SU 1633 & 1681

Property

Parcel Identification Number: 1831583980

Address: 1524 JENKINS ROAD

Location: NORTH side of JENKINS ROAD, at/between
(north, east, south, west) (street)

MATHERLY DENIZ and FULLARD DENIZ
(street) (street)

Total site area in square feet and acres: 372,090 square feet 8.542 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: ZONING DISTRICT R40W (8.542)

List Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): RELIGIOUS ASSEMBLY

How is this proposed use a public necessity? SERVES AS CHURCH FOR LOCAL AREA & PROVIDES MEETING AREA FOR RELIGIOUS ACTIVITIES.

What is impact on surrounding neighborhood and adjacent properties? NO IMPACT.

Land Owner CORPORATION PRESIDING BISHOP

Land Owner Name: THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Business Operator Name (if different from Land Owner): 1/0 BEYNOT BAKER

Address: 4422 COMMONWEALTH BUSINESS

City: CHARLOTTE State: NC Zip Code: 28205

E-mail Address: BAKERBA@LDSCHURCH.ORG Fax: (704) 567-7611

Telephone Number: (704) 400-1517

Applicant (person to whom all correspondence will be sent)

Name: MICHAEL R. McLEOD, ARCHITECT, PA.
 Address: 13A HAMSTERS VILLAGE
 City: HAMSTERS State: NC Zip Code: 28443
 E-mail Address: MICHAEL@MCLEODARCHITECTPA.COM Fax: (910) 270-9461
 Telephone Number: (910) 270-9778 Relationship to Owner: ARCHITECT

Proposal

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

^{EXISTING} Proposed total floor area: 18,846 sf Proposed floor area ratio (floor area/site area): 0.04

Max. allowable impervious surface coverage (see applicable zoning district/use regulation): 24 %

Proposed impervious surfaces area: (EX) 88,046 + (PZ) 7540 + (FUT) 7540 = 103,776 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 23.27 %

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

Front (X) 7 ft Left () ft Right () ft Rear () ft

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

Front (X) 7 ft Left () ft Right () ft Rear () 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 84.7 ft Corner side 317.8 ft Side 220.9 ft Rear 273.5 ft

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

^{EXISTING} Proposed building height: 29 ft (STEEDLE = 04')

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

Min. no. of parking spaces: 71 Proposed no. of parking spaces 210

Number of employees: 0 Hours of operation: SUN (8AM-3PM), M-F (7-8AM),

Vehicular Access:

Names of access street(s) and number of access points along each: MATHERLY DRAIN ^{TUES & THUR (11:30-8:30PM), FRI (CLASSICARE EYE), SAT (CASUALTY DANTRAE)}

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
MATHERLY DRAIN	50'	20'	2	Y	10,000	?	667 (SUNDAY)
JENKINS	100'	20'	2	Y	10,000	4500	

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) $Ln(T) = 0.59Ln(x) + 4.77$
 $x = \frac{BwL0.5F}{1000}$

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

Type of vehicle: TRASH DISPOSAL TRUCK ADT: ONCE PER WEEK

Type of vehicle: _____ ADT: _____

Utilities and Services:

Water supply provided by: () municipal system: _____

() community system - specify type: _____ (✓) individual well(s) (EXISTING)

Est. total water demand: 450 gpd

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

() community system - specify type: _____

(✓) individual on-site system

Est. total wastewater discharge: 450 gpd

Solid waste collection provided by: WASTE MANAGEMENT

Electrical service provided by: WAKE ELECTRIC Underground (✓) yes () no

Natural gas service provided by: —

Telephone service provided by: ATT Underground (✓) yes () no

Cable television service provided by: — Underground () yes () no

Fire protection provided by: WAKE FOREST #1

Miscellaneous:

Generalized slope of site: ≈ 10% IN AREA OF PAVEMENT ADJACENT

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

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: —

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 FALLS LAKE

() 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 main objective stated in the Land Use Plan for this Land Use Classification is to protect the water supply watershed from potential urbanized development threats and to maintain the quality of the existing water supply. To accomplish these objectives, Wake County requires treatment of the first one-half inch of rainfall in the R40W zoning district when impervious areas exceed 12% of the site area and limits impervious areas to a maximum of 24% of the site area. This project will meet these requirements by adding adjacent property to keep the impervious under 24% of the site area and by installing a BMP to treat the first one-half inch of rainfall from the new parking addition. The properties use will not change from its currently permitted Special Use as a Religious Assembly in an R40W Zoning District, just the amount of parking.

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

The additional parking is being requested to cover the overlap of arriving and departing vehicles between Sunday meeting sessions.

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: [Signature] Date: 2/4/11

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: 2-1-11

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.

Wake County Special Use Permit Statement of Justification

Wake Forest Church of LDS Parking Lot Addition

1524 Jenkins Road, Wake County, NC

February 1, 2011

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

- No additional traffic is anticipated for this project or driveways to the public right-of-way. Additional parking spaces are proposed to alleviate the current congestion created from vehicles arriving prior to the departing vehicles between the three Sunday sessions. The existing building chapel seats 283 people and currently 166 parking spaces are provided. An additional 24 parking spaces are proposed along with 20 future spaces for a total of 210 spaces.
- Provision for services and utilities will not be altered from what currently exists.
- Soil erosion and sedimentation control for the proposed parking lot addition will be installed per Wake County requirements and include silt fence and silt fence outlets along the limits of disturbance.
- All previously approved watershed and drainage way buffers will remain in their current state as part of the proposed parking addition as will the existing stormwater detention facility. A new stormwater BMP is proposed to treat surface water from the new parking and diffused flow is anticipated at its outlet to help protect the existing watershed buffer.

(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 current building and site improvements comply with all applicable regulations and standards required and were duly inspected and approved at their completion. The new parking addition will incorporate plantings and buffer yards similar to the existing parking areas and comply with the Wake County Unified Development Ordinance.

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

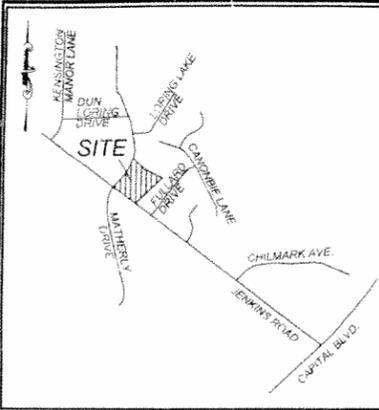
- The location of the proposed parking addition is adjacent to an existing parking area and will be screened by new landscaping and buffer yards to the west along Matherly Drive and existing wooded areas to the north.

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

- The existing church facility is in harmony with the residential area where it's located. The site contains large lawn and landscaped areas as well as undisturbed wooded areas that help it blend in aesthetically with the adjacent residential homes.

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

- Religious Assembly is a permitted special use in the R-40W Zoning district. The main objective stated in the Land Use Plan is to protect the water supply watershed from potential urbanized development threats and to maintain the quality of the existing water supply. To accomplish these objectives, Wake County requires treatment of the first one-half inch of rainfall in the R40W zoning district when impervious areas exceed 12% of the site area and limits impervious areas to a maximum of 24% of the site area. This project will meet these requirements by adding adjacent property to keep the impervious under 24% of the site area and by installing a BMP to treat the first one-half inch of rainfall from the new parking addition.



VICINITY MAP
NTS

OWNER / DEVELOPER
CORPORATION PRESIDING BISHOP
THE CHURCH OF JESUS CHRIST OF
LATTER DAY SAINTS
50 EAST NORTH TEMPLE, RM 2225
SALT LAKE CITY, UTAH 84150-0022

DESIGNER
THE NAU COMPANY, PLLC
620 MOULTONBORO AVENUE
WAKE FOREST, NC 27587
PH: (919) 625-3090

SITE DATA
ADDRESS: 1234 JENKINS ROAD
PIN NUMBER: 1831 07-58-3980
ZONING: R-40W
USE: EXISTING - RELIGIOUS ASSEMBLY
PROPOSED - RELIGIOUS ASSEMBLY
HOURS OF OPERATION: SUNDAY 8:00 AM - 1:00 PM
MON - FRI (7:00 AM - 8:00 AM)
TUES. & THUR (6:30 PM - 8:30 PM)
FRIDAY (OCCASIONAL EVENINGS)
SATURDAY (OCCASIONAL DAYS)
NO. OF EMPLOYEES: 0
HEIGHT OF BUILDING: EXISTING - 29' (BUILDING), 64' (STEEPLE)
ALLOWABLE: 35' MAXIMUM

SETBACKS
FRONT: 30 FEET
CORNER SIDE: 30 FEET
SIDE: 15 FEET
REAR: 30 FEET

PARKING
REQUIRED: 1 SPACE / 4 SEATS
282 SEATS / 4 x 71 SPACES
EXISTING: 190 REGULAR SPACES
5 HANDICAP SPACES
PROPOSED: 74 REGULAR SPACES
FUTURE: 24 REGULAR SPACES
(MINUS 4 SPACES REMOVED FOR
PARKING CONSTRUCTION)
1 HANDICAP SPACE
(CONVERT EXIST. REGULAR SPACE)
TOTAL: 210 SPACES

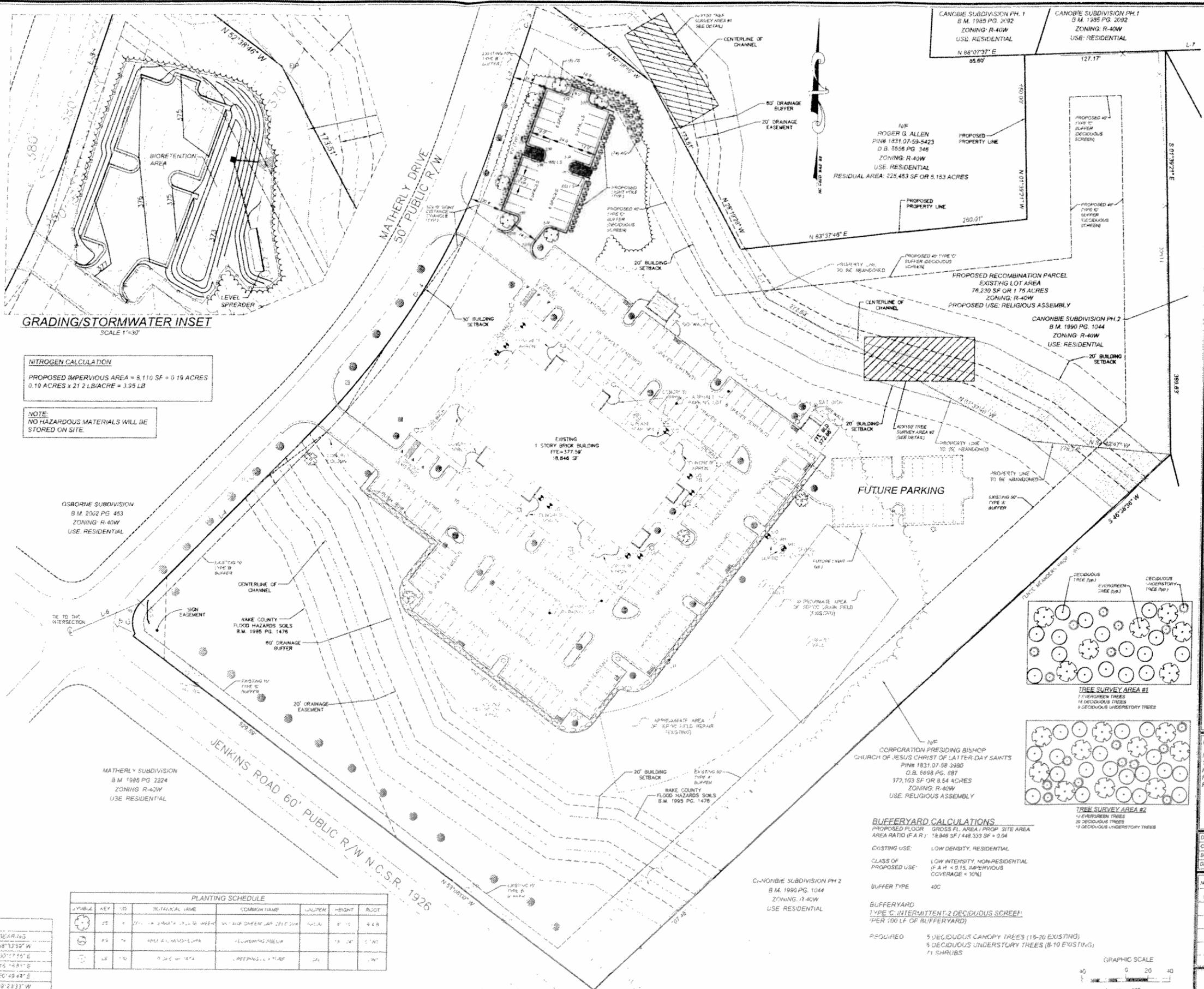
SITE AREAS
EXISTING: 372,103 SF OR 8.54 ACRES
PROPOSED: 75,230 SF OR 1.75 ACRES
TOTAL: 448,333 SF OR 10.29 ACRES
DISTURBED: 11,650 SF OR 0.40 ACRES

IMPERVIOUS AREAS
EXISTING: BUILDING: 16,846 SF
STORAGE BUILD: 159 SF
CONCRETE: 5,471 SF
ASPHALT PARKING: 10,517 SF
UTL. TRAIL, ETC.: 784 SF
TOTAL: 23,777 SF (19.74%)
PROPOSED: ASPHALT PARKING: 8,110 SF
FUTURE PARKING: 8,110 SF
TOTAL: 16,220 SF (23.40%)

LINE	LENGTH	BEARING
L-1	51.36'	N 28°19'28" W
L-2	64.84'	S 14°33'52" E
L-3	101.52'	S 17°23'10" W
L-4	216.89'	N 44°16'18" E
L-5	2.78'	N 43°07'37" E
L-6	56.71'	S 69°39'39" W
L-7	35.48'	N 38°21'45" E

CURVE	LENGTH	RADIUS	CHORD	BEARING
C-1	46.58'	25.00'	45.50'	S 38°13'59" W
C-2	163.16'	590.45'	159.10'	N 00°17'15" E
C-3	71.70'	195.65'	71.70'	N 75°46'51" E
C-4	325.28'	557.20'	322.70'	N 30°49'48" E
C-5	10.52'	25.13'	25.08'	S 39°28'33" W

SYMBOL	KEY	NO.	SCIENTIFIC NAME	COMMON NAME	LANDSCAPE	HEIGHT	PLANT
(Symbol)	25	1	STY. LA. QUINQUE-LOB. WOOD	STY. LA. QUINQUE-LOB. WOOD	10-15'	8' - 10'	4 x 8
(Symbol)	25	2	ASPL. A.L. HAND-LEaved	FLORIBUNDUM SHELLER	15-20'	15-20'	1 x 10
(Symbol)	25	3	SP. LA. QUINQUE-LOB.	FLORIBUNDUM SHELLER	15-20'	15-20'	1 x 10



GRADING/STORMWATER INSET
SCALE 1"=30'

NITROGEN CALCULATION
PROPOSED IMPERVIOUS AREA = 8,110 SF = 0.19 ACRES
0.19 ACRES x 21.2 LBS/ACRE = 3.95 LB

NOTE:
NO HAZARDOUS MATERIALS WILL BE STORED ON SITE.

OSBORNE SUBDIVISION
B.M. 2002 PG. 483
ZONING: R-40W
USE: RESIDENTIAL

MATHERLY SUBDIVISION
B.M. 1985 PG. 2324
ZONING: R-40W
USE: RESIDENTIAL

N/E
CORPORATION PRESIDING BISHOP
CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS
PIN# 1831 07-58-3980
O.B. 6698 PG. 887
377,103 SF OR 8.54 ACRES
ZONING: R-40W
USE: RELIGIOUS ASSEMBLY

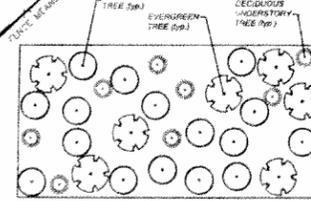
BUFFERYARD CALCULATIONS
PROPOSED FLOOR AREA / GROSS FL. AREA / PROP. SITE AREA
AREA RATIO (F.A.R.): 19,946 SF / 448,333 SF = 0.04

EXISTING USE: LOW DENSITY, RESIDENTIAL
CLASS OF PROPOSED USE: LOW INTENSITY, NON-RESIDENTIAL
(F.A.R. < 0.15, IMPERVIOUS COVERAGE < 10%)

BUFFER TYPE: 40C
CORPORATION PRESIDING BISHOP
CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS
B.M. 1990 PG. 1044
ZONING: R-40W
USE: RESIDENTIAL

BUFFERYARD
TYPE C: INTERMITTENT-2 DECIDUOUS SCREEN
(PER 100 LF OF BUFFERYARD)
REQUIRED: 5 DECIDUOUS CANOPY TREES (15-20 EXISTING)
5 DECIDUOUS UNDERSTORY TREES (8-10 EXISTING)
71 SHRUBS

TREE SURVEY AREA #2
12 EVERGREEN TREES
20 DECIDUOUS TREES
19 DECIDUOUS UNDERSTORY TREES



TREE SURVEY AREA #1
71 EVERGREEN TREES
18 DECIDUOUS TREES
8 DECIDUOUS UNDERSTORY TREES

TREE SURVEY AREA #2
12 EVERGREEN TREES
20 DECIDUOUS TREES
19 DECIDUOUS UNDERSTORY TREES



PREPARED BY:
The Nau Company, PLLC
Civil Engineering & Consulting Services
620 Moultonboro Avenue
Wake Forest, North Carolina 27587
(919) 625-3090



PRELIMINARY SPECIAL USE PERMIT SITE PLAN
THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS
PARKING LOT ADDITION
PIN #1831 07-58-3980
WAKE COUNTY
NORTH CAROLINA

CLIENT:
MICHAEL R. McLEOD, AIA
13A HAMPSTEAD VILLAGE
HAMPSTEAD, NC 28443
PHONE: (910) 270-9778
FAX: (910) 270-9461

DRAWN BY: JB
CHECKED BY: TN
SCALE: 1"=40'
DATE: 01/10/2011

No.	Revised	Date	By
1	Countdown #1	03/22/11	JB

SHEET
C-2