



**SPECIAL USE PERMIT APPLICATION**

**Wake County**

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

MAR 21 2011

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

New Sanctuary for Church.

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

If Yes, provide relevant Special Use Permit Number: \_\_\_\_\_

Property

Parcel Identification Number: 1860-25-9639

Address: 2405 Wait Avenue, Wake Forest

Location: North side of Wait Avenue (NC 98), at/between  
(north, east, south, west) (street)

Averette Rd. and NC 96  
(street) (street)

Total site area in square feet and acres: 775,529 square feet 17.80 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-40W (100%)

List Conditions of any Conditional Use Zoning Districts: Maximum Impervious Surface is 12% in Little River Watershed.

Present land use(s): Church.

How is this proposed use a public necessity? N/A.

What is impact on surrounding neighborhood and adjacent properties? No Impact. Use does not change.

Land Owner

Land Owner Name: Grace Assembly of God

Business Operator Name (if different from Land Owner): \_\_\_\_\_

Address: 2405 Wait Ave.

City: Wake Forest State: NC Zip Code: 27587-6805

E-mail Address: mgeecoman@yahoo.com Fax: n/a

Telephone Number: (919) 554-0997

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

Name: Steven L. Buie  
Address: 1667 N. Winstead Ave.  
City: Rocky Mount State: NC Zip Code: 27804  
E-mail Address: steven@mackgappa.com Fax: (252) 446-7715  
Telephone Number: (252) 446-3017 Relationship to Owner: Project Manager - Land Surveyor

**Proposal**

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

Proposed total floor area: 24521 sf Proposed floor area ratio (floor area/site area): 0.032

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

Proposed impervious surfaces area: 91854 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 11.85 %

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

Front ( ) 10 ft Left ( ) 50 ft Right ( ) 50 ft Rear ( ) — ft

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

Front ( ) 10 ft Left ( ) 50 ft Right ( ) 50 ft Rear ( ) — ft

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

Front 30 ft Corner side N/A ft Side 15 ft Rear 30 ft

Proposed yard depths: Front \_\_\_\_\_ ft Corner side \_\_\_\_\_ ft Side \_\_\_\_\_ ft Rear \_\_\_\_\_ ft

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

Proposed building height: \_\_\_\_\_ ft

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

Min. no. of parking spaces: 63 Proposed no. of parking spaces 100

Number of employees: 7 Hours of operation: Sun 8-12am, W 6-9pm

**Vehicular Access:**

Names of access street(s) and number of access points along each: NC 98, 1 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>
West Ave.	60	24	2	Y	N/A	NA	NA
See Enclosed Letter from NCDOT.							

<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) \_\_\_\_\_

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

Type of vehicle: NA ADT: NA

Type of vehicle: NA ADT: NA

**Utilities and Services:**

Water supply provided by: ( ) municipal system: \_\_\_\_\_

( ) community system – specify type: \_\_\_\_\_  individual well(s)

Est. total water demand: \_\_\_\_\_ gpd

Wastewater collection/treatment provided by: ( ) municipal system: \_\_\_\_\_

( ) community system – specify type: \_\_\_\_\_

individual on-site system

Est. total wastewater discharge: \_\_\_\_\_ gpd

Solid waste collection provided by: Waste Industries

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

Natural gas service provided by: N/A

Telephone service provided by: Embargo Underground  yes  no

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

Fire protection provided by: Rolesville

**Miscellaneous:**

Generalized slope of site 2-3%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: Wetlands in front Pond, Pond in Rear of Site.

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 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?)

Property is currently used for religious services and will remain the same land use.

**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: [Signature] Date: 1/19/2011

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: Steven L. Perin Date: 1-17-2011

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).

N08°00'00"E  
44.44'

Roy P. Burrill  
Deed Book 07905 Page 0212  
PIN 1860-25-5459  
Zone: R-40W

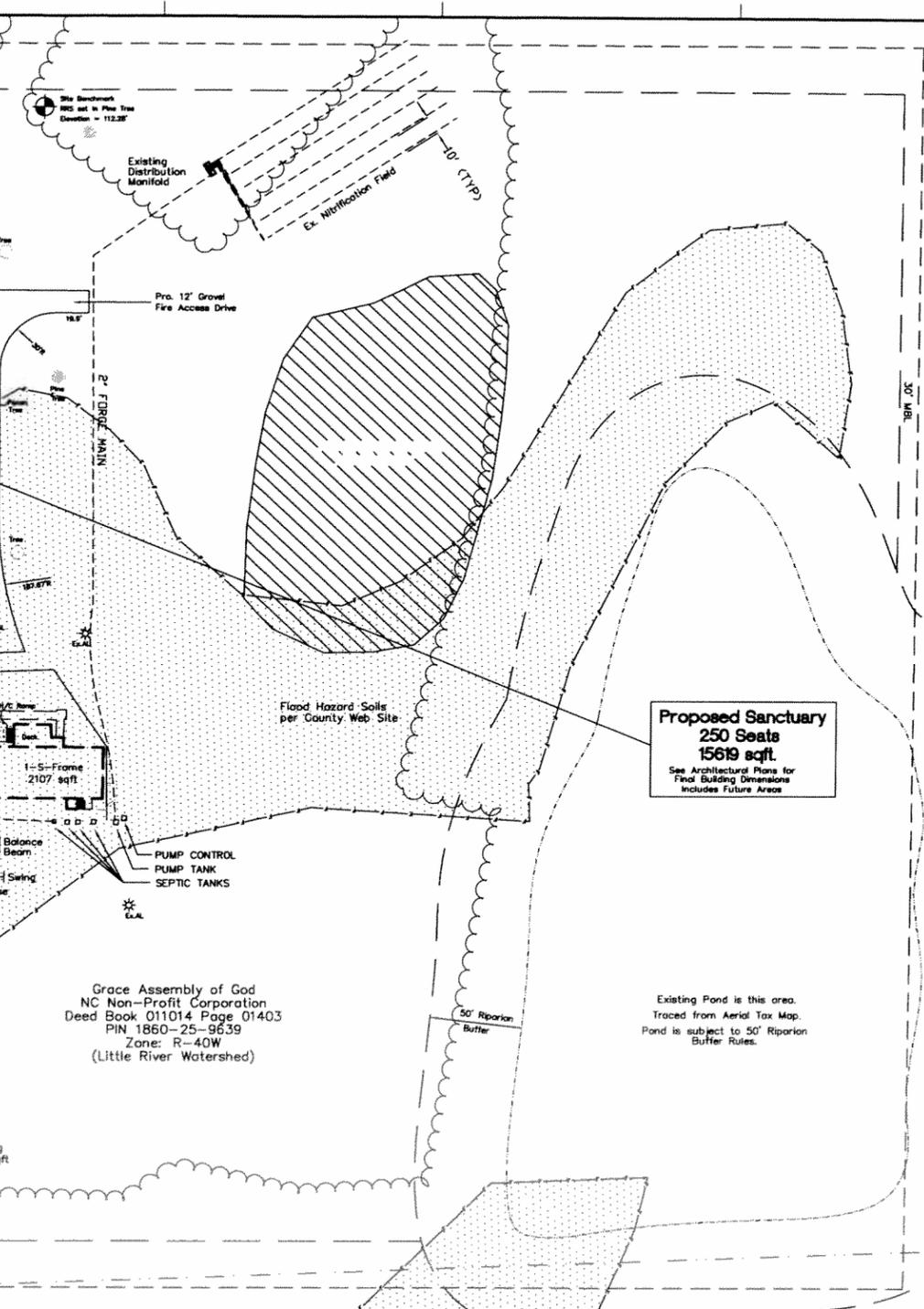
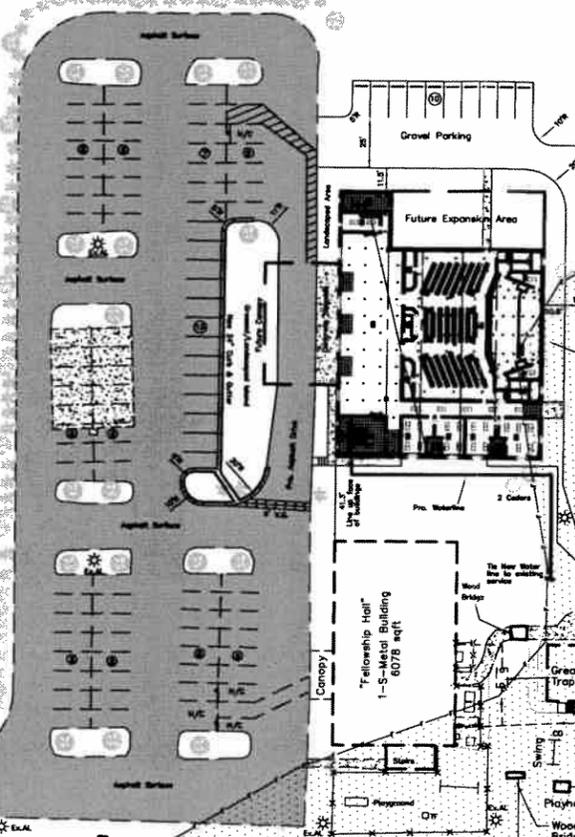
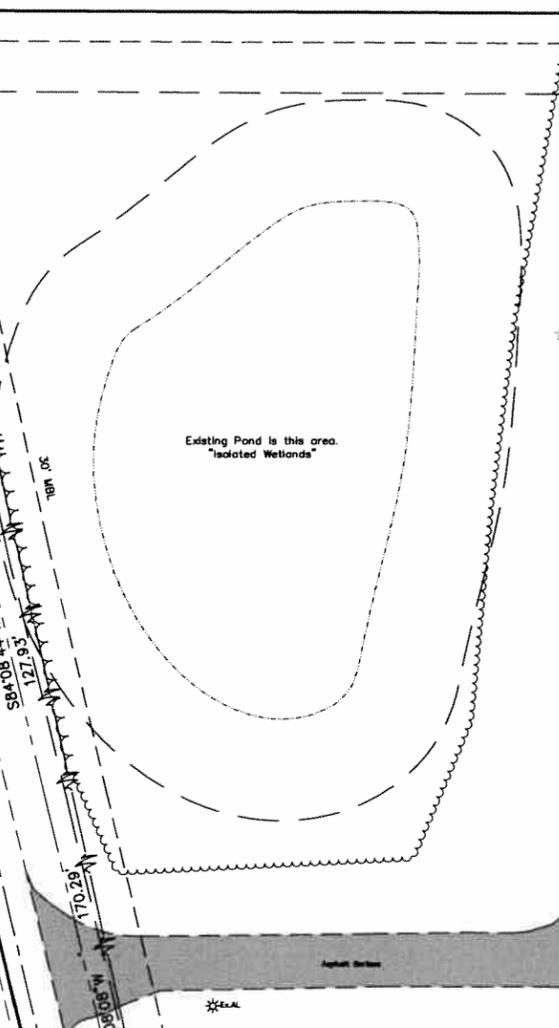


Deecee Roe Mchase  
Deed Book 07017 Page 0367  
PIN 1860-25-2838  
Zone: R-40W

James & Judy Barbee  
Deed Book 11214 Page 1844  
PIN 1860-26-2033  
Zone: R-40W

Sora Y. Nichols  
Deed Book 03017 Page 0554  
PIN 1860-26-2377  
Zone: R-30

N86°40'00"W  
90.01'  
S89°28'32"W  
67.94'  
S85°23'35"W  
207.10'  
S84°08'14"W  
127.93'  
S84°07'41"W  
148.58'  
S84°00'00"W  
304.00'  
Walt Avenue  
(N.C. Hwy 98 - 60' Public Right-of-Way)



**Proposed Sanctuary**  
250 Seats  
15619 sqft.  
See Architectural Plans for  
Final Building Dimensions  
Includes Future Areas

Grace Assembly of God  
NC Non-Profit Corporation  
Deed Book 011014 Page 01403  
PIN 1860-25-9639  
Zone: R-40W  
(Little River Watershed)

Existing Pond in this area.  
Traced from Aerial Tax Map.  
Pond is subject to 50' Riparian  
Buffer Rules.

S84°00'00"W  
326.74'  
S84°07'41"W  
148.58'  
S84°08'06"W  
170.28'

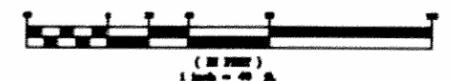
Edward & Celeste Clevenger  
Deed Book 011461 Page 0880  
PIN 1860-35-3493  
Zone: R-40W  
(Little River Watershed)

Charles & Carolyn Perry  
Deed Book 012545 Page 0506  
PIN 1860-37-3341  
Zone: R-40W  
(Little River Watershed)

Flood Hazard Solls  
per County Web Site

### Site and Utility Plan

GRAPHIC SCALE



**MACK GAY ASSOCIATES, P.A.**  
Consulting Engineers Land Planners Surveyors  
1667 WOODRUFF ROAD, ROCKY MOUNT,  
NORTH CAROLINA 27804  
TELEPHONE: (252) 446-3017 FAX: (252) 446-7715  
FIRM LICENSE #C-0569



Preliminary Special Use Permit Plan  
**Grace Assembly of God Church**  
2405 Walt Avenue (NC Hwy 98), Wake Forest,  
Wake Forest Township, Wake County, North Carolina

CAD:	SLB
SCALE:	1" = 40'
DATE:	March 17, 2011
REVISIONS:	
FILE:	P100111 KF
CE-3	