

SPECIAL USE PERMIT APPLICATION

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Rec'd By

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.

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)

Expansion of existing Religious Assembly Use which is permitted as a Special Use by
Section 3-20-3 & 4 - 11 Use Table

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

If Yes, provide relevant Special Use Permit Number: SU 17 27

Property

Parcel Identification Number: 0782.03-11-4585

Address: 5713 Yates Mill Pond Road

Location: West side of Yates Mill Pond Road, at/between
(north, east, south, west) (street)

Spring Bluffs Lane and Woodard Lane
(street) (street)

Total site area in square feet and acres: 303,671 square feet 6.971 acres

Zoning District(s) and Overlay Districts (if any) and land area within each:
R - 40W - 6.971 acres

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

Present land use(s): Religious Assembly

How is this proposed use a public necessity?
Provide ministry opportunities to surrounding areas.

What is impact on surrounding neighborhood and adjacent properties? Use is not changing. Minor amount of additional traffic.

Land Owner

Land Owner Name: Beth Shalom

Business Operator Name (if different from Land Owner): N/A

Address: P.O. Box 5161

City: Cary State: NC Zip Code: 27512-5161

E-mail Address: Fax:

Telephone Number: (919) 858-7777

Applicant (person to whom all correspondence will be sent)

Name: Piedmont Land Design, LLP
Address: 8522 - 204 Six Forks Road
City: Raleigh State: NC Zip Code: 27615
E-mail Address: ronh@piedmontlanddesign.com Fax: (919) 845-7703
Telephone Number: (919) 845-7600 Relationship to Owner: Engineer

Proposal

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

Proposed total floor area: 17,534 sf Proposed floor area ratio (floor area/site area): 0.06

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

Proposed impervious surfaces area: Total - 64,260 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 21.2 %

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) 10 ft Left (C) 30 ft Right (C) 30 ft Rear (C) 40 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 55 ft Corner side N/A ft Side 80 ft Rear 550 ft

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

Proposed building height: 32 ft

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

Min. no. of parking spaces: 99 Proposed no. of parking spaces 124

Number of employees: 16 full/part time Hours of operation: Services vary.

Vehicular Access:

Names of access street(s) and number of access points along each: Yates Mill Pond Road -
2 access points

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
Yates Mill Pond Road	60	24+/-	2	Y	11,000	8700 (1)	74 (2)

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) (10.64 trips/1000 sf) x
(1) - NCDOT AADT Map, Raleigh, NC (2009 - latest available) 7000 sf
(2) - For Expansion only - ITE Trip Gen. 8th Edition

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: 1500 gpd average

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

() community system – specify type: _____

(X) individual on-site system

Est. total wastewater discharge: 1500 gpd average

Solid waste collection provided by: Waste Management

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 (X) no

Cable television service provided by: N/A Underground () yes () no

Fire protection provided by: Swift Creek Fire Station

Miscellaneous:

Generalized slope of site is from NE to SW with average 6%+/- slope.

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: Neuse buffered stream and wetlands at 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 _____

(X) Non-Urban Area/Water Supply Watershed Non-critical Swift Creek Watershed

() Non-Urban Area

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

Rural land use classification per Swift Creek Land Management Plan.

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 assembly. The site is located within the County's Swift Creek Land Management Plan and is within the rural non-critical area. This area allows non-residential uses with a 24% impervious limitation. The proposed expansion is allowed with the approval of a special use permit. The proposed impervious area will still maintain a total impervious area of less than 24%.

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

No daycare is proposed.

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: [Handwritten Signature] Date: 4/2/2012

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: [Handwritten Signature] Date: 4/2/12

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.



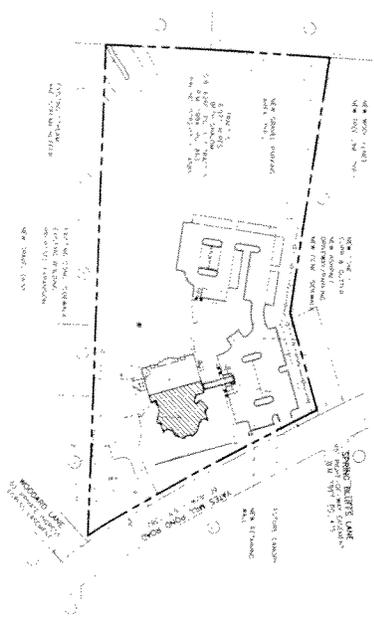
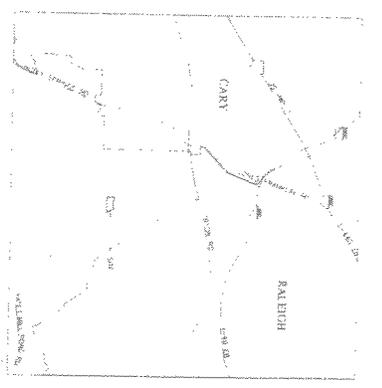
April 3, 2012

Special Use Permit Statement of Justification

- 1) **The proposed development will not materially endanger the public health or safety.**
 - a) The traffic will not significantly increase above what is being generated today. The traffic for the proposed development will be primarily generated on weekends and non-peak hours.
 - b) Water and sewer service services will be provided on-site. Electrical service is being provided by Progress Energy. Garbage collection is being provided by Waste Management. Fire protection is provided by Swift Creek Fire Station.
 - c) Soil erosion and sedimentation control measures will be provided during construction in accordance with Wake County regulations.
 - d) Stormwater measures will be provided in accordance with Wake County regulations since the impervious area is greater than 12% to control stormwater runoff. The existing septic system area has been approved by Wake County and drains to soils suitable for this use.
- 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 use is existing, therefore the addition will not substantially impact adjacent property values. This use is also a public necessity to provide ministry opportunities to the surrounding areas.
- 4) **The proposed development will be in harmony with the area in which it is located.**
 - a) The use is existing. The surrounding uses are primarily single family homes on large lots. This use is compatible with the adjacent uses. Additional buffers are also being provided adjacent to the developed areas of the site.
- 5) **The proposed development will be consistent with the Wake County Land Use Plan.**
 - a) The Swift Creek Land Management Plan designates this site as a rural non-critical area which allows non-residential uses, which includes the proposed use. This use was previously determined to be consistent with the Wake County Land Use Plan by the Board of Adjustment and this expansion should not change this determination.

BSYMPR

PRELIMINARY SPECIAL USE PERMIT
 SITE PLAN SUBMITTAL
 FOR:
BETH SHALOM
SANCTUARY ADDITION
 5713 YATES MILL POND ROAD
 RALEIGH, NORTH CAROLINA
 WAKE COUNTY



ADJECTIVE SPECIFIC COMMENTS

1. THE PROPOSED SANCTUARY ADDITION IS LOCATED ON THE EAST SIDE OF THE 5713 YATES MILL POND ROAD. THE PROPOSED ADDITION IS A 10,000 SQ. FT. BUILDING WITH A 10' SETBACK FROM THE EAST PROPERTY LINE AND A 10' SETBACK FROM THE SOUTH PROPERTY LINE. THE PROPOSED ADDITION IS A 10,000 SQ. FT. BUILDING WITH A 10' SETBACK FROM THE EAST PROPERTY LINE AND A 10' SETBACK FROM THE SOUTH PROPERTY LINE.

GENERAL NOTES

1. THE PROPOSED SANCTUARY ADDITION IS A 10,000 SQ. FT. BUILDING WITH A 10' SETBACK FROM THE EAST PROPERTY LINE AND A 10' SETBACK FROM THE SOUTH PROPERTY LINE.
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SITE PLAN INFORMATION

NO.	DESCRIPTION	DATE
1	PRELIMINARY SITE PLAN	03/20/19
2	REVISIONS	03/20/19
3	REVISIONS	03/20/19
4	REVISIONS	03/20/19
5	REVISIONS	03/20/19
6	REVISIONS	03/20/19
7	REVISIONS	03/20/19
8	REVISIONS	03/20/19
9	REVISIONS	03/20/19
10	REVISIONS	03/20/19
11	REVISIONS	03/20/19
12	REVISIONS	03/20/19
13	REVISIONS	03/20/19
14	REVISIONS	03/20/19
15	REVISIONS	03/20/19
16	REVISIONS	03/20/19
17	REVISIONS	03/20/19
18	REVISIONS	03/20/19
19	REVISIONS	03/20/19
20	REVISIONS	03/20/19

SHEET INDEX

SHEET NO.	TITLE
1	COVER SHEET
2	GENERAL NOTES
3	SITE PLAN INFORMATION
4	ADJECTIVE SPECIFIC COMMENTS



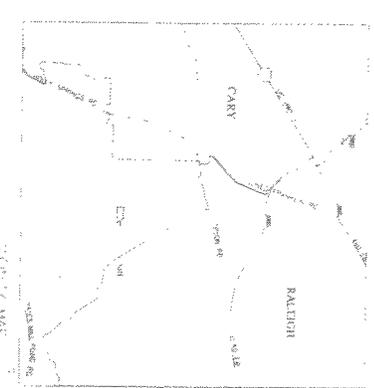
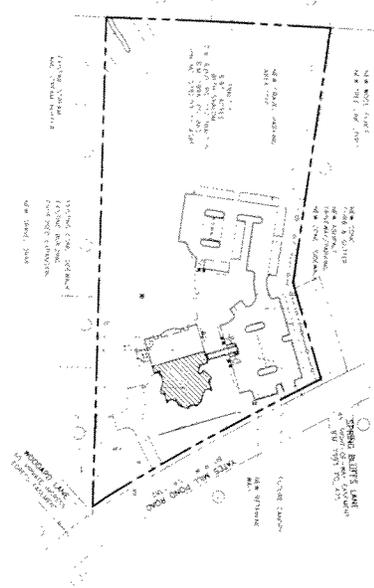
PLD
 PIEDMONT LAND DESIGN, LLP
 10000 WOODHOLLOW DRIVE, SUITE 100
 RALEIGH, NC 27615
 919.876.1111

PRELIMINARY
 WITH FOR CONSTRUCTION

BETH SHALOM
 SANCTUARY ADDITION
 5713 YATES MILL POND ROAD
 RALEIGH, NORTH CAROLINA

ISSUED: 03 APR 2019
 REVISIONS:

PRELIMINARY SPECIAL USE PERMIT
 SITE PLAN SUBMITTAL
 FOR:
BETH SHALOM
SANCTUARY ADDITION
 5713 YATES MILL POND ROAD
 RALEIGH, NORTH CAROLINA
 WAKE COUNTY



GENERAL NOTES

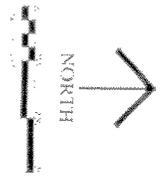
1. CONSULT WITH THE LOCAL HEALTH DEPARTMENT FOR ALL PERMITS AND REGULATIONS.
2. CONSULT WITH THE LOCAL PLANNING DEPARTMENT FOR ALL PERMITS AND REGULATIONS.
3. CONSULT WITH THE LOCAL FIRE DEPARTMENT FOR ALL PERMITS AND REGULATIONS.
4. CONSULT WITH THE LOCAL POLICE DEPARTMENT FOR ALL PERMITS AND REGULATIONS.
5. CONSULT WITH THE LOCAL WATER AND SEWER DEPARTMENT FOR ALL PERMITS AND REGULATIONS.
6. CONSULT WITH THE LOCAL PUBLIC WORKS DEPARTMENT FOR ALL PERMITS AND REGULATIONS.

SITE PLAN INFORMATION

1. TOTAL SITE AREA: 10.0 ACRES
2. TOTAL BUILDING AREA: 10,000 SQ. FT.
3. TOTAL PARKING AREA: 100 SPACES
4. TOTAL DRIVEWAY AREA: 10,000 SQ. FT.
5. TOTAL DRIVEWAY WIDTH: 20 FT.
6. TOTAL DRIVEWAY LENGTH: 100 FT.
7. TOTAL DRIVEWAY AREA: 10,000 SQ. FT.
8. TOTAL DRIVEWAY WIDTH: 20 FT.
9. TOTAL DRIVEWAY LENGTH: 100 FT.
10. TOTAL DRIVEWAY AREA: 10,000 SQ. FT.
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14. TOTAL DRIVEWAY WIDTH: 20 FT.
15. TOTAL DRIVEWAY LENGTH: 100 FT.
16. TOTAL DRIVEWAY AREA: 10,000 SQ. FT.
17. TOTAL DRIVEWAY WIDTH: 20 FT.
18. TOTAL DRIVEWAY LENGTH: 100 FT.
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20. TOTAL DRIVEWAY WIDTH: 20 FT.
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23. TOTAL DRIVEWAY WIDTH: 20 FT.
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25. TOTAL DRIVEWAY AREA: 10,000 SQ. FT.
26. TOTAL DRIVEWAY WIDTH: 20 FT.
27. TOTAL DRIVEWAY LENGTH: 100 FT.
28. TOTAL DRIVEWAY AREA: 10,000 SQ. FT.
29. TOTAL DRIVEWAY WIDTH: 20 FT.
30. TOTAL DRIVEWAY LENGTH: 100 FT.

SHEET INDEX

1	COVER SHEET
2	GENERAL NOTES
3	SITE PLAN INFORMATION
4	ADDITIONAL SHEETS



QUARTER PROPERTY OWNERS

1. [Name], [Address], [City, State, Zip]

2. [Name], [Address], [City, State, Zip]

3. [Name], [Address], [City, State, Zip]

4. [Name], [Address], [City, State, Zip]

5. [Name], [Address], [City, State, Zip]

6. [Name], [Address], [City, State, Zip]

7. [Name], [Address], [City, State, Zip]

8. [Name], [Address], [City, State, Zip]

9. [Name], [Address], [City, State, Zip]

10. [Name], [Address], [City, State, Zip]

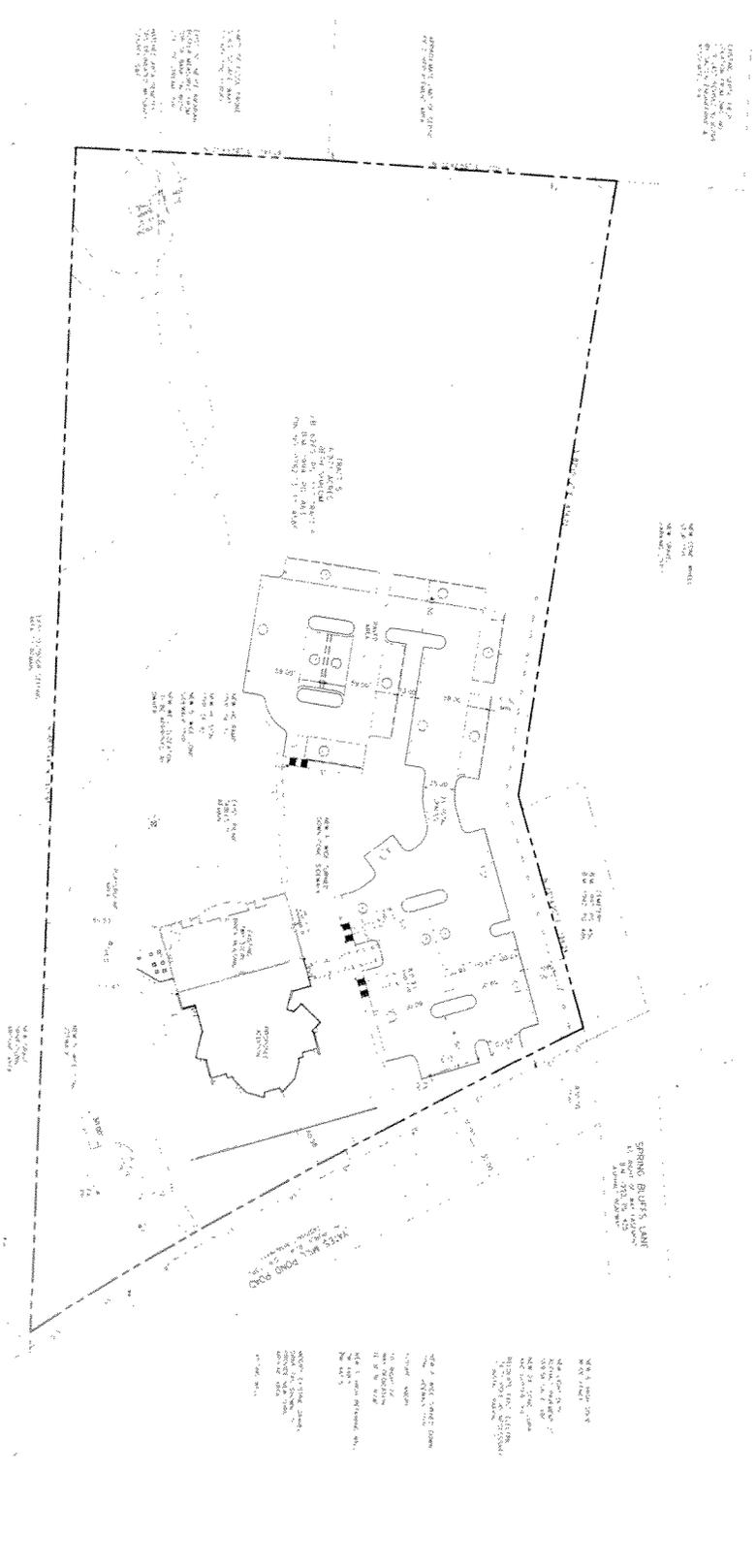
PLD
 PIEDMONT LANDSCAPE LLP
 6027 PO BOX 10000
 RALEIGH, NC 27615
 919 871 1111

PRELIMINARY

BETH SHALOM
 SANCTUARY ADDITION
 5713 YATES MILL POND ROAD
 RALEIGH, NORTH CAROLINA

DESIGNED: 03 APR 2012
 REVISIONS:

DESIGNED BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]
 COVER SHEET
 SHEET
 DRAWING NO: PA-1



LINE TABLE

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	03/29/12
2	ISSUED FOR PERMITS	03/29/12
3	ISSUED FOR PERMITS	03/29/12
4	ISSUED FOR PERMITS	03/29/12
5	ISSUED FOR PERMITS	03/29/12
6	ISSUED FOR PERMITS	03/29/12
7	ISSUED FOR PERMITS	03/29/12
8	ISSUED FOR PERMITS	03/29/12
9	ISSUED FOR PERMITS	03/29/12
10	ISSUED FOR PERMITS	03/29/12

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