



SPECIAL USE PERMIT APPLICATION

Submit required documentation to:
Wake County Planning Department/Current Planning Section
PO Box 550 Wake County Office Building
Raleigh, NC 27602-0550 336 Fayetteville Street Mall, Downtown Raleigh
Contact Current Planning at (919) 856-6335 for additional information.

30-2095-0
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)

REQUEST RELIGIOUS ASSEMBLY USE ALLOWED BY UDO
SECTION 3-20-3 IN ACCORDANCE WITH USE TABLE SEC. 4-11

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

If Yes, provide relevant Special Use Permit Number: N/A

Property

Parcel Identification Number: ⁰² 1776⁰²86 7704

Address: 2800 FREEMAN DR

Location: NORTH side of RILEY HILL RD, at/between
(north, east, south, west) (street)

FREEMAN DR and STEVIE DR
(street) (street)

Total site area in square feet and acres: 92,434 square feet 2.12 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): VACANT

How is this proposed use a public necessity?

PROVIDE VARIOUS MINISTRY OPPORTUNITIES IN THE COMMUNITY

What is impact on surrounding neighborhood and adjacent properties?

THERE WILL BE AN INCREASE IN TRAFFIC ON SUNDAYS AND EARLY EVENING HOURS DURING THE WEEK

Land Owner

Land Owner Name: LITTLE MOUNT OLIVE DELIVERANCE TEMPLE INC.

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

Address: PO BOX 1402

City: WENDELL State: NC Zip Code: 27591

E-mail Address: _____ Fax: _____

Telephone Number: 919-366-3502

Applicant (person to whom all correspondence will be sent)

Name: ARCADIA CONSULTING ENGINEERS, PLLC
Address: 302 JEFFERSON ST., SUITE 200
City: RALEIGH State: NC Zip Code: 27605
E-mail Address: trnt@arcadiaengineers.com Fax: 832-7782
Telephone Number: 832-7717 Relationship to Owner: ENGINEER

Proposal

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

Proposed total floor area: 2140 sf Proposed floor area ratio (floor area/site area): 0.02

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

Proposed impervious surfaces area: 11,029 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 11.93 %

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

Front (C) 40 ft Left (C) 40 ft Right (C) 40 ft Rear (C) 40 ft

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

Front (C) 40 ft Left (C) 40 ft Right (C) 40 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 30 ft Corner side 30 ft Side 15 ft Rear 30 ft

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

Proposed building height: 20 ft (20 TO TOP OF STEEPLE)

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

Min. no. of parking spaces: 19 Proposed no. of parking spaces 20

Number of employees: 2 Hours of operation: _____

Vehicular Access:

Names of access street(s) and number of access points along each: FREEMAN DRIVE
WITH ONE 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 ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
<u>RILEY HILL RD</u>	<u>60</u>	<u>22</u>	<u>2</u>	<u>Y</u>	<u>10,000</u>	<u>3400</u>	<u>177</u>

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) 82.5 TRIPS/1,000 SF

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

Type of vehicle: N/A ADT: _____

Type of vehicle: N/A ADT: _____

Utilities and Services:

Water supply provided by: () municipal system : _____

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

Est. total water demand: 225 gpd

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

() community system – specify type: _____

(✓) individual on-site system

Est. total wastewater discharge: 225 gpd

Solid waste collection provided by: PRIVATE COLLECTION

Electrical service provided by: PROGRESS ENERGY Underground () yes () 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 () no

Fire protection provided by: HOPKINS

Miscellaneous:

Generalized slope of site 5%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: NO

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: NO

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-CRITICAL AREA

() Non-Urban Area _____

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

PROPERTY IS LOCATED IN THE NORTHEAST WAKE AREA LAND USE 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?)

THIS SITE IS LOCATED IN THE COUNTY'S NORTHEAST AREA
LAND USE PLAN. THE LAND USE PLAN DESIGNATES THE
SITE WITHIN THE NON CRITICAL AREA OF THE LITTLE RIVER
WATER SUPPLY WATERSHED WHICH ALLOWS DENSITY OF
UP TO ONE DWELLING PER ACRE. THE PROPOSED
RELIGIOUS ASSEMBLY USE MAY BE ALLOWED WITH
THE APPROVAL OF A SPECIAL USE PERMIT.

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

WE PLAN TO MEET THE REQUIREMENTS FOR THE SITE
PER THE CURRENT LUDO AT THE TIME OF THIS APPLICATION.

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: *Davis R. H. [Signature]* Date: _____

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: *Justin D. Stuard* Date: 6-26-07

Project Tracking Form
Board of Adjustment
Special Use Permit/Variance/Appeal

Project Name & Request Request for Special Use Approval of a proposed church at 2800
Freeman Drive

Initial Submittal Date: 02/26/08

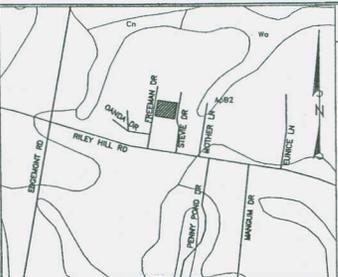
DRS Meeting Date: 04/10/08

DRS Comments Finalized & Distributed: 04/25/08

Revised Application Submittal Date: 05/02/08

Board of Adjustment Meeting Date(s): 07/08/08

Submitted 02/26/08 (PIN # 1776.02 86 7704) a proposed Church on a 2.12 acre tract currently zoned R40W (Residential 40 Watershed District). This property is located at 2800 Freeman Drive, and on the north side of Riley Hill Road, between Freeman and Stevie Drives, and within the Little River Non-Critical Non-Urban Area/Water Supply Watershed.



VICINITY MAP
NOT TO SCALE

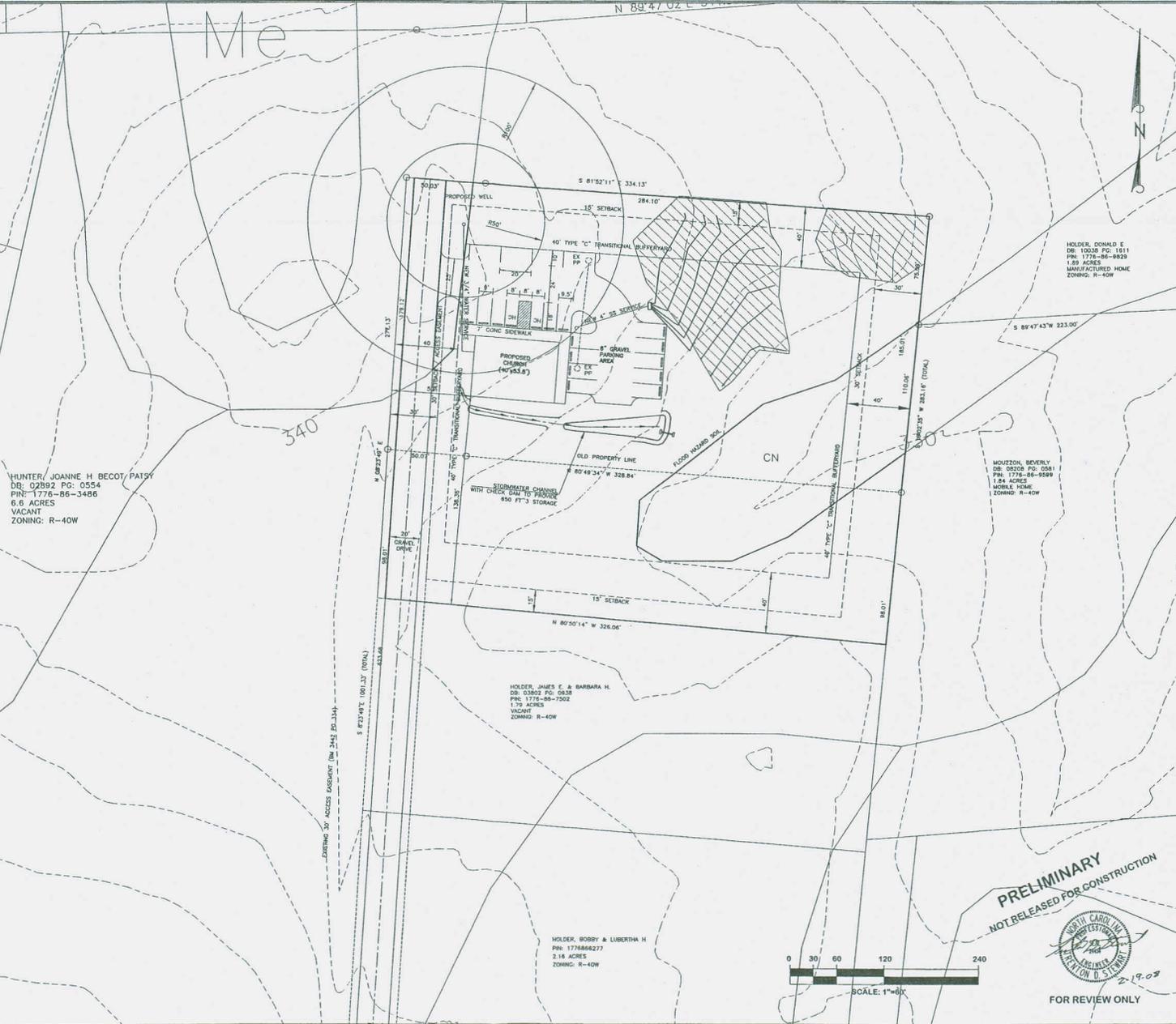
SITE SUMMARY DATA

PROJECT ADDRESS: 2800 FREEMAN DRIVE
WENDELL, NC 27591
PIN'S: 1776867704
ZONING: RW-40
USE: VACANT
TOTAL SITE ACRES: 2.12 ACRES
IMPERVIOUS AREA: (11'029 SF) 0.25 AC
% IMPERVIOUS: 11.94%
MAX. BUILDING HEIGHT: 35 FEET
PROPOSED BUILDING HEIGHT: 20 FEET (28' TO TOP OF STEEP SLOPE)
TOTAL FLOOR AREA (F.A.R.): 2,140 SF
FLOOR AREA RATIO (F.A.R.): 2.3%
WATER SEWER: PRIVATE WELL
SETBACKS: FRONT YARD 30 FEET
REAR YARD 30 FEET
SIDE YARD 15 FEET
OWNER: BILLY HOCUTT
PO BOX 1402
WENDELL, NC 275914
CONSULTANT: ARCADIA CONSULTING ENGINEERS, PLLC
302 JEFFERSON ST., SUITE 200
RALEIGH, NC 27605
CONTACT: TRENTHAM G. STEWART, PE
PHONE: (919) 832-7717
FAX: (919) 832-7792
EMAIL: tren@arcadiaoengineers.com
NOTE: NO FEMA MAPPED FLOOD AREAS LOCATED ON SITE PER MAP NO. 37201786001 DATED MAY 2, 2008

NITROGEN CALCULATIONS

	AREA (ACRES)	IN EXPORT COEFFICIENT (LBS/AC/YR)	IN EXPORT FROM USE (LBS/YR)
PERMANENTLY PROTECTED UNDISTURBED OPEN SPACE (FOREST, UNMOWN MEADOWS)	0.42	0.60	0.25
PERMANENTLY PROTECTED MANAGED OPEN SPACE (GOLF, LANDSCAPING, ETC.)	1.45	1.20	1.74
IMPERVIOUS SURFACES (ROADS, PARKING LOTS, DRIVEWAYS, ROOFS, ETC.)	0.35	21.20	5.31
	2.12		7.20

NITROGEN LOADING : 3.40 LBS/AC/YR=3.6 O.K.



302 JEFFERSON STREET
SUITE 200
RALEIGH, NC 27605
TEL. 919 832-7717
FAX 919 832-7792

PRELIMINARY SPECIAL USE PERMIT SITE PLAN
FOR
LITTLE MT. OLIVE DELIVERANCE TEMPLE
PIN : 1776867704
OWNER/DEVELOPER : PASTOR BILLY HOCUTT

DRAWN BY: JRS
CHECKED BY: JDS
DATE: 2/19/08

REVISIONS

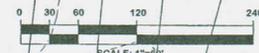
NO.	DESCRIPTION

SHEET TITLE
SPECIAL USE
SITE PLAN

SHEET NUMBER

1 OF 3

PRELIMINARY
NOT RELEASED FOR CONSTRUCTION



SCALE: 1"=60'

FOR REVIEW ONLY



302 JEFFERSON STREET
 SUITE 200
 RALEIGH, NC 27605
 TEL 919 832-7717
 FAX 919 832-7782

PRELIMINARY SPECIAL USE PERMIT SITE PLAN
 FOR
 LITTLE MT. OLIVE DELIVERANCE TEMPLE
 OWNER/DEVELOPER: PASTOR BILLY HOCUTT

DRAWN BY	CHECKED
JRS	TPS
DATE	2/19/08

REVISIONS	

SHEET TITLE

SPECIAL USE
 SITE PLAN

SHEET NUMBER

2 OF 3

PRELIMINARY
 NOT RELEASED FOR CONSTRUCTION



2-19-08
 FOR REVIEW ONLY

