



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)

Cemetery

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

If Yes, provide relevant Special Use Permit Number: _____

Property

Parcel Identification Number: 0637-01-4081

Address: 7525 Cass Holt Road Holly Springs, NC 27540

Location: North side of SR 1116, at/between
(north, east, south, west) (street)

Cass Holt Road and Sweet Springs Road
(street) (street)

21,787 in special use 0.500 in special use

Total site area in square feet and acres: 3,261,772 total square feet 74.88 total acres

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

List Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): Woodlands

How is this proposed use a public necessity?

Provide an expansion of cemetery for existing church

What is impact on surrounding neighborhood and adjacent properties?

None Cemetery and church already exist in close proximity

Land Owner

Land Owner Name: Belvin Akins

Business Operator Name (if different from Land Owner): Greater New Sweet Springs Church

Address: 7600 Cass Holt Road

City: Holly Springs State: NC Zip Code: 27540

E-mail Address: _____ Fax: _____

Telephone Number: 919-418-2257

Applicant (person to whom all correspondence will be sent)

Name: Lester Stancil and Associates, PLS, PA Attn: Lester Stancil
Address: PO Box 730
City: Angier State: NC Zip Code: 27501
E-mail Address: stancilsurvey@gmail.com Fax: 919-639-2602
Telephone Number: 919-639-2133 Relationship to Owner: Surveyor

Proposal

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

Proposed total floor area: N/A sf Proposed floor area ratio (floor area/site area): N/A

Max. allowable impervious surface coverage (see applicable zoning district/use regulation) : 15 %

Proposed impervious surfaces area: Minimal, size of headstones varies sf

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

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

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

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

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

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

Front 20 ft Corner side N/A ft Side 50 ft Rear 50 ft

Proposed yard depths: Front 20 ft Corner side N/A ft Side 50 ft Rear 50 ft

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

Proposed building height: N/A ft

Min. parking space standard (see Article 15): N/A spaces per N/A

Min. no. of parking spaces: N/A Proposed no. of parking spaces N/A

Number of employees: N/A Hours of operation: N/A

Vehicular Access:

Names of access street(s) and number of access points along each: _____

SR 1116 Cass Holt Road 1

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
Cass Holt Road	60	20	2	Y		760	None

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: None ADT: _____

Type of vehicle: None ADT: _____

Utilities and Services:

Water supply provided by: () municipal system : N/A

() community system – specify type: N/A () individual well(s)

Est. total water demand: N/A gpd

Wastewater collection/treatment provided by: () municipal system: N/A

() community system – specify type: _____

() individual on-site system

Est. total wastewater discharge: N/A gpd

Solid waste collection provided by: N/A

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

Natural gas service provided by: N/A

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

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

Fire protection provided by: N/A

Miscellaneous:

Generalized slope of site 1.5% West to East

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 _____

() Non-Urban Area/Water Supply Watershed _____

(X) Non-Urban Area

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

1 Unit per 2 acres on Southwest Area Landuse 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?)

Expansion of existing church and cemetery

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: _____ Date: _____

Signature: _____ Date: _____

Signature: _____ Date: _____

Land use professionals (architects, engineers, planners, landscape architects, etc.), as well as employees of corporate or municipal applicants, may testify at quasi-judicial proceedings about factual matters in support of an application, petition or appeal. However, they MAY NOT examine or cross-examine witnesses, make legal arguments as to why an application, petition or appeal should be granted, or otherwise advocate for results on behalf of another individual or entity at a quasi-judicial proceeding. These functions can ONLY be performed at a quasi-judicial proceeding by an attorney licensed to practice law in North Carolina. Therefore, it is **strongly recommended** that unless you are an individual representing yourself in a quasi-judicial proceeding, you have an attorney present to present your case.

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: *Dexter Howell* Date: 12/29/16

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.

**Lester Stancil & Associates,
Professional Land Surveyor, P.A.
Cert. #C-0831 License #L-1512
P.O. Box 730, Angier, NC 27501
919-639-2133 ~ FAX 919-639-2602
stancilsurvey@gmail.com**

December 29, 2016

Wake Co. Planning Dept.
Zoning Administration
P. O. Box 550
Raleigh, NC 27602-0550

Re: Greater New Sweet Springs Church
Pin #0637-01-4081

Gentlemen:

I am hereby submitting my Letter of Justification in order to establish a new lot for the Church to begin a new cemetery plot.

The proposed development will not materially endanger the Public health or safety. It will not adversely affect the traffic conditions which is light and not near major intersections with no added driveways needed inasmuch as this lot adjoins the Church property and driveway. There will be no needed utilities such as sewer, water, electrical, fire protection, and garbage collections. No soil erosion and sedimentation plan will be needed as the disturbed area outside the Type C Landscape buffers will be approximately 4000 sq. ft. The grave sites will be grassed and maintained so as to not disturb the area soils. Protection of public, community or private water supplies including surface waters or groundwater will be provided with the establishment of the grave sites.

The proposed development will comply with all regulations and standards generally applicable within the zoning district and specifically applies to this Special Use. The proposed development will be in harmony with the area in which it is located inasmuch as it is near the existing cemetery and will continue the same use.

This cemetery is consistent with the Wake County Land Use Plan and is consistent with the use of the adjacent property. The relationship of this proposed use and the character of this development poses no conflicts between the surrounding uses and development. The property from which this lot is taken is undeveloped with no long-range plans pending for this property.

Your prompt review of this Letter of Justification is greatly appreciated. If I can provide any additional information, please advise.

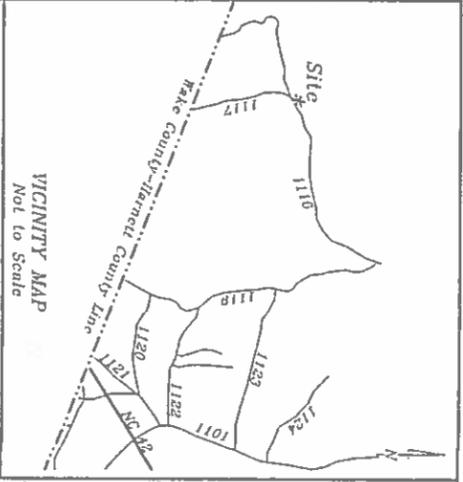
Sincerely,



Lester Stancil
Professional Land Surveyor, PA

LS:ns

Notes
 No NCGS grid monuments were recovered within 2000' of the property shown hereon. Imperious surface coverage shall not exceed imperious shown on the lot. Imperious surface limits will be strictly enforced into perpetuity.

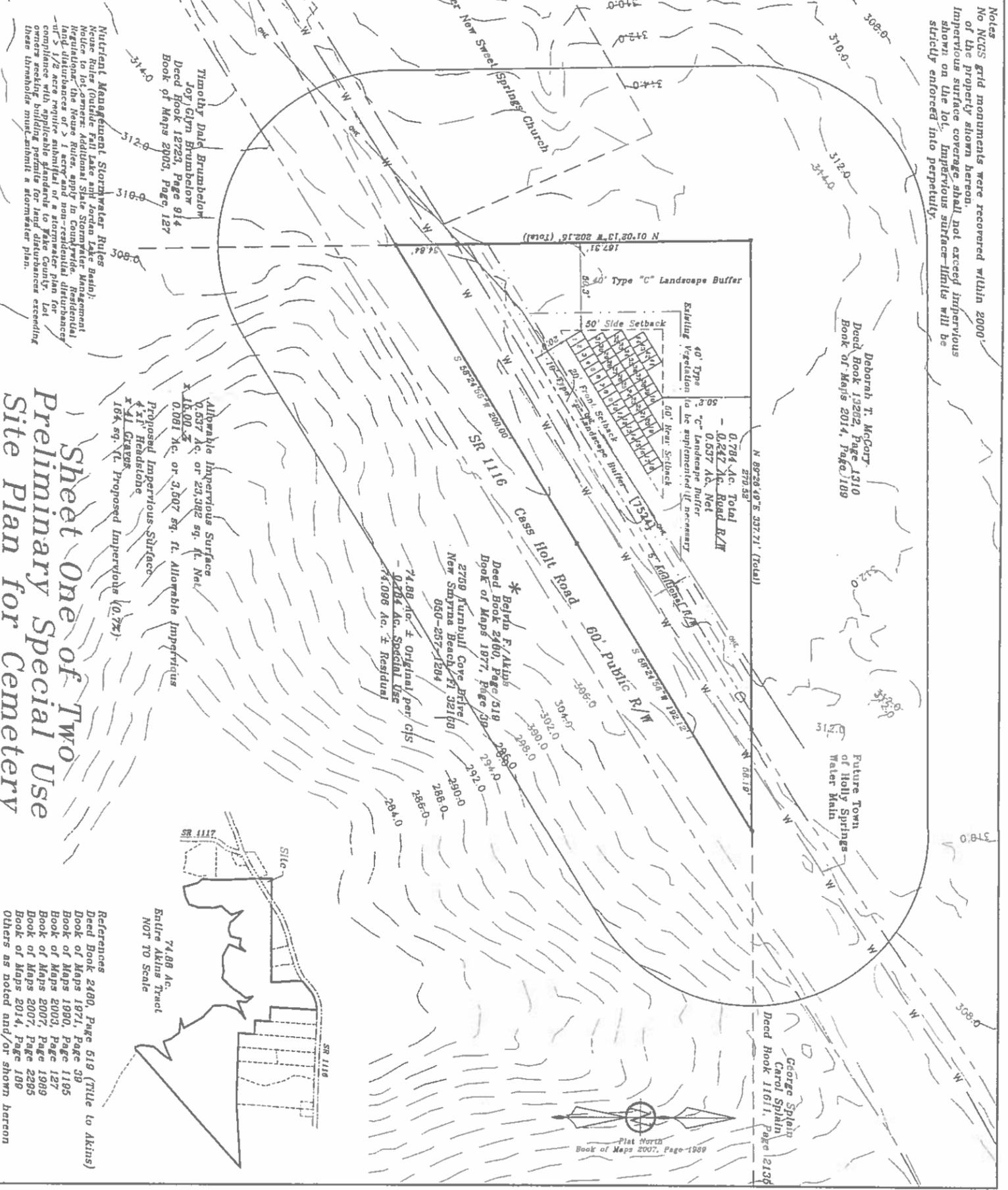


- LEGEND:**
- Lines Surveyed
 - Line Not Surveyed
 - Line or Adjoining Lines
 - Right of Way
 - EIP/EIS Existing Iron, Pipe or Stake
 - EIV Existing P.K. Nail
 - PWS P.K. Nail Set
 - PIN Existing Peg
 - IIS Iron Stake Set
 - CSS Cotton Spindle Set
 - EIS Existing Cotton Spindle
 - RUS Railroad Spike
 - OHS Overhead Electric Lines
 - PHS Fire Hydrant
 - N.C.S. North Carolina Geologic Survey
 - M.A.D. North American Datum of 1927
 - M.A.D. North American Datum of 1983
 - NOTES: Iron Stakes set at all property corners
 - All distances/dimensions are horizontal
 - Areas determined by coordinate method
 - All distances/dimensions are horizontal
 - All distances/dimensions are horizontal
 - All distances/dimensions are horizontal

Minimum Setbacks
 Front = 20'
 Side = 30'
 Setbacks shall be measured from the ultimate right-of-way as shown in the Wake County transportation plan.

DOES NOT APPLY TO RESIDUAL AREA
FEMA FLOOD HAZARD STATEMENT
 Lots shown on this plot are not located within the FEMA Flood Hazard Zone. FEMA map No. 9720002000K effective date: February 2, 2007

NOTE:
 There shall be no filling or the erection of permanent structures in the areas of Wake County Flood Hazard Study or Federal Emergency Management Agency (FEMA) 100 year Flood Zone until a Flood Hazard Study is approved by Wake County and/or FEMA.
 Before acquiring a building permit for lots or open space marked with an "X" (residential) the builder must obtain a permit from the Wake County Department of Environmental Services. The builder must certify on any permit that all flood requirements are met. (14-15-17, 18-19)



Sheet One of Two
Preliminary Special Use
Site Plan for Cemetery

Surveyed and Mapped for:
Greater New Sweet Springs Church
 C/O Paul Davis
 7600 Cass Holt Road
 Holly Springs, NC 27640 919-418-2267

TOWNSHIP: HOLLY SPRINGS COUNTY: WAKE REID: 00900006
 STATE: NORTH CAROLINA PIN: 0637-01-4081

STANCIL & ASSOCIATES,
 Professional Land Surveyor, P.A. C-0831
 90 East Depot Street, P. O. Box 730, Angier, N.C. 27501
 Phone: 919-639-2133 Fax: 010-639-2602

DATE: 12-20-16 SURVEYED BY: ---
 SCALE: 1" = 40' DRAWN BY: PAN
 CHECKED & CLOSURE BY: --- FIELD BOOK: ---
 DRAWING FILE NO. LMHS-1707 B

Allowable Impervious Surface
 0.537 Ac. or 23,382 sq. ft. Net
 x 1.630 =
 0.881 Ac. or 3,807 sq. ft. Allowable Impervious
 Proposed Impervious Surface
 x 11 Graves
 184 sq. ft. Proposed Impervious (0.7%)

74.88 Ac. ± Original per GIS
 0.284 Ac. Special Use
 74.098 Ac. ± Residual

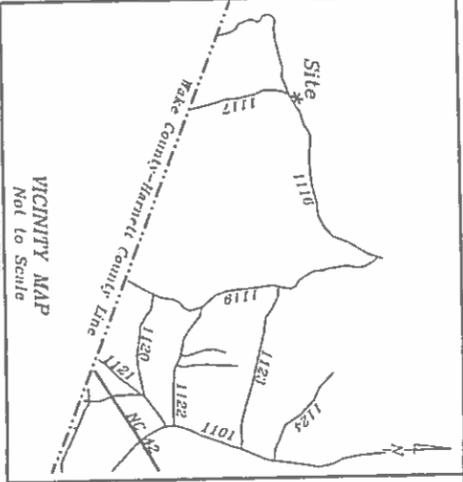
* Belvid F/Akins
 Deed Book 2480, Page 519
 Book of Maps 1971, Page 39
 2709 Turnbull Cove Drive
 New Smyrna Beach, FL 32160
 850-257-1284

74.88 Ac. Entire Akins Tract NOT TO SCALE

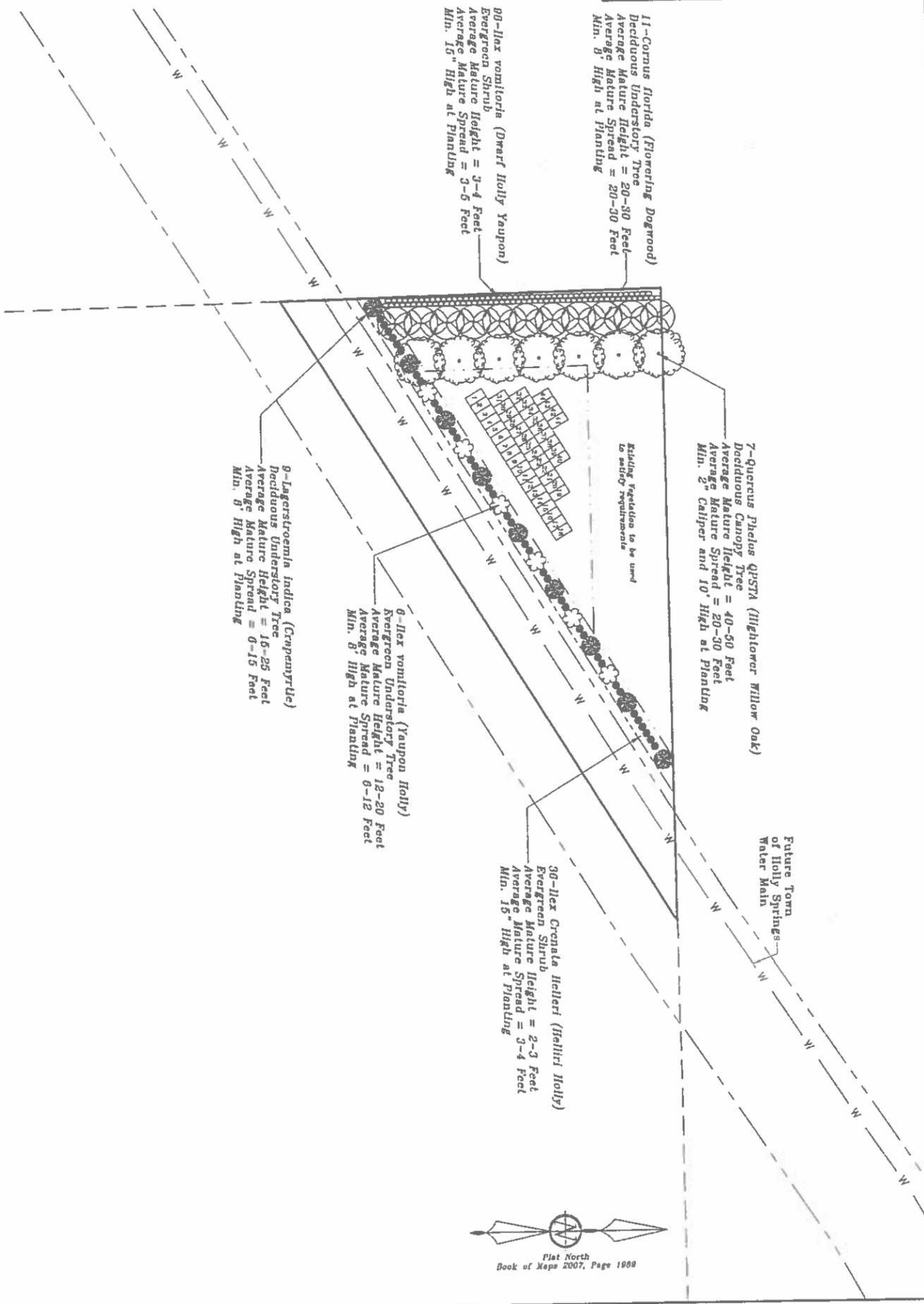
References
 Deed Book 2480, Page 619 (Title to Akins)
 Book of Maps 1971, Page 39
 Book of Maps 1990, Page 1195
 Book of Maps 2003, Page 127
 Book of Maps 2007, Page 1289
 Book of Maps 2007, Page 2285
 Book of Maps 2014, Page 189
 Others as noted and/or shown hereon

REVISIONS:

50	0	100
Horizontal Scale		



- LEGEND:**
- Lines Not Surveyed
 - Tie or Adjusting Lines
 - Right of Way Lines or Stake
 - E.P./E.S. Existing from Pipe Monument
 - E.M. Existing P.K. Nail
 - P.K. Nail Set
 - M.N. Existing MAG Nail
 - M.N.S. MAG Nail Set
 - I.S.S. Iron Stake Set
 - I.S.S. Existing Cotton Spindle
 - R.S.S. Railroad Spike
 - E.L.S. Existing Lightwood Stake
 - P.P. Power Pole
 - O.H.L. Overhead Electric Lines
 - P.C.S. Fire Hydrant Carolina Geodetic Survey
 - N.A.D. 83 North American Datum of 1983
- NOTES:**
- Iron stakes set at all property corners unless noted otherwise.
 - Areas determined by coordinate method.
 - All distances/dimensions are horizontal unless otherwise indicated.
 - Ground distances unless otherwise indicated.



Sheet Two of Two Preliminary Special Use Site Plan for Cemetery

Revisions:		Surveyed and Mapped for:	
Greater New Sweet Springs Church		C/o Paul Davis	
7600 Cass Holt Road Holly Springs, NC 27540 919-410-2267		RDID: 00988606	
TOWNSHIP: HOLLY SPRINGS		COUNTY: WAKE	
STATE: NORTH CAROLINA		PIN: 0697-01-4001	
ZONE: R-80		SCALE: 1" = 40'	
CHECKED & CLOSURE BY:		DRAWN BY: PAN	
FIELD BOOK		DRAWING FILE NO.	
---		LWHS-1767 B	

References
 Deed Book 2480, Page 519 (Tulle to Akins)
 Book of Maps 1971, Page 39
 Book of Maps 1990, Page 1195
 Book of Maps 2003, Page 127
 Book of Maps 2007, Page 1989
 Book of Maps 2007, Page 2295
 Book of Maps 2014, Page 189
 Others as noted and/or shown hereon

