



**ZONING HARDSHIP VARIANCE APPLICATION**



BA-V-2238-16

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

Unified Development Ordinance Regulation(s) Proposed to be Varied (cite each section(s) and identify requirement from which the variance(s) is (are) being requested; quantify variance – i.e. if this is a variance to allow an encroachment into a setback, give depth of encroachment and total square feet of area proposed to encroach into setback- be specific):

18-12-2(A)(3) allows a church one (1) sign not exceeding 32 square feet.

The Church requests a variance to allow a sign of 94.5 square feet.

**Property**

Parcel Identification Number: R.E.I.D. 0206519 PIN #1749117089

Address: 3229 Burlington Mill Rd., Wake Forest, NC 28587

Location: \_\_\_\_\_ side of \_\_\_\_\_, at/between  
(north, east, south, west) (street)  
\_\_\_\_\_ and \_\_\_\_\_  
(street) (street)

Total site area in square feet and acres: 133,720 square feet \_\_\_\_\_ acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-30

List Conditions of any Conditional Use Zoning Districts: \_\_\_\_\_

Present land use(s): Church, Pre-school and coming school, K-8.

How is this proposed use a public necessity?

What is impact on surrounding neighborhood and adjacent properties? None negative. Church is a good neighbor to and in a good location for the surrounding community. Adequate signage is needed for people to find the Church campus and safely exit the roads adjacent to the campus and onto the property.

**Property Owner**

Name: Richland Creek Community Church

Address: 3229 Burlington Mill Road

City: Wake Forest State: NC Zip Code: 27587

E-mail Address: mperry@mikeperryllaw.com Fax: 919-249-5130

Telephone Number: 919-556-3008 (Mike Perry)

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

Name: Michael K. Perry

Address: PO Box 2108

City: Wake Forest State: NC Zip Code: 27588-2108

E-mail Address: mperry@mikeperrylaw.com Fax: 919-249-5130

Telephone Number: 919-556-3008 Relationship to Owner: Attorney for Owner

**Extent of Proposed Variance** (Describe the extent to which the regulation is proposed to be varied.)

Attach additional sheet as necessary.

Church proposes a 94.5 square foot sign affixed to the Sanctuary building as shown on attached rendering.

The size restriction in the ordinance is not reasonable for a lot and building of this size.

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: Michael K. Perry, Attorney Date: 10-28-16

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: Michael K. Perry, Attorney Date: 10-28-16

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](http://www.wakegov.com).

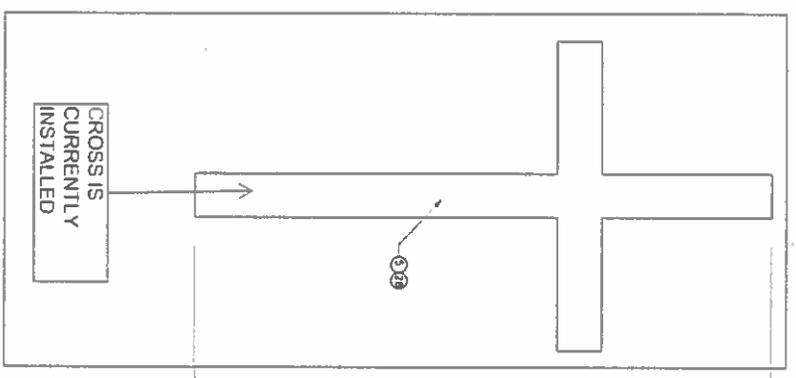
## ZONING HARDSHIP VARIANCE STATEMENT OF JUSTIFICATION

1. The Applicant is Richland Creek Community Church. The Church occupies a large tract of land in Northern Wake County near Wake Forest. The Church campus is 43.24 acres. It has considerable road frontage on both Burlington Mill Road and Ligon Mill Road.
2. The membership of the Church is approaching 8,000 members.
3. The Church recently completed construction of a new Sanctuary. The new Sanctuary contains 24,000 square feet and includes offices and a large basement.
4. The large basement in the new Sanctuary will soon house a school for children Kindergarten through 8<sup>th</sup> grade.
5. The original Church building on the campus is 44,720 square feet. It now houses the Church's preschool.
6. The preschool is a great benefit to the community and is utilized by Church members and non-members throughout the community.
7. The school, when completed, will be open to the children of members and non-members. It is important that people be able to locate and safely access the Church campus.
8. Burlington Mill Road, where it runs adjacent to Richland Creek Community Church is a 45 mph speed zone.
9. A sign not exceeding 32 square feet, especially given the setback that is required from Burlington Mill Road is too small to adequately serve a church campus of this size given the number of people attempting to find the Church and the correct entrances and locations of the preschool and school. The 32 square foot sign requirement presents an unnecessary hardship that is unique to this property.
10. The purpose of the Wake County Sign Regulations is to prevent over-concentration, improper placement and excessive height, bulk, and area of outdoor signs. Allowing a larger sign for this Church campus is consistent with that purpose.
11. The Sign Ordinance is also intended to encourage the positive economic development of the County by preserving the natural beauty of the area and protecting existing property values. The proposed variance is for a sign affixed to the Sanctuary. The Sanctuary is located a considerable distance off Burlington Mill and Ligon Mill Roads. The sign would not detract from or hurt property values of the Church or its neighbors.
12. Parents bring their preschoolers to the preschool every weekday morning. It is important for their safety that they be able to locate the Church and successfully drive from either road onto the Church property in the appropriate area of the Church campus.
13. When the school opens, parents will likewise need to safely travel from Burlington Mill Road and Ligon Mill Road onto the Church campus and to the school entrance. Appropriate signage is necessary for safely moving people, many of whom are children, on and off the Church campus.

14. The Sign Ordinance, if strictly applied, would create an unnecessary hardship and unnecessary safety risk to the Applicant and to the general public utilizing the property. The variance for a larger sign is consistent with the purpose and intent of the Ordinance.
15. We have attached the following:
  - A. Proposed new sign design by Magna Sign International;
  - B. Side elevation of proposed sign;
  - C. Artist rendering of sign as installed;
  - D. Photo of current building front;
  - E. Photo of current building front (evening).

RICHLAND

CREEEK



BILL OF MATERIALS

ITEM	QUANTITY	DESCRIPTION	ITEM CODE
1	3	25 CLEAR POLYCARBONATE SHEET 60 X 144	
2			
3	160	063 ALUMI COR. WALL FINISH BOTH SIDES	
4		090 ALUMI SHEET	ALU0008
5	1	090 ALUMI SHEET 4 X 14	ALU0016
6	2 SF	123 ALUMI SHEET	ALU0001
7			
8			
9		3/8" x 3" EYEBOLT	HW000276
10	63	3/8" NUTS	
11		1/8" x 1" PAN HEAD SCREWS	
12	20	8# x 1/2" PAN HEAD SCREWS	HW00201
13		1/2" SEALTITE FLEX CONDUIT	ELC0015
14		1/2" STRAIGHT SEALTITE FLEX CONNECTION	ELC0016
15	1	CURLING LOGICAL SWITCH 1100A (W/ RUBBER BOOT)	ELC0011
16			
17	1	TRANSFORMER BOX	
18	200'	WHITE LED - ALLANSON CW-2	
19	3	LED POWER SUPPLY - CVM125-14V	
20	63	7/16" INSIDE DIAMETER AL. SLEEVE/SPACERS (2" LONG EA.)	
21	20	1/2" x 1/2" x 1/8" AL ANGLE	ALU0110
22			
23			
24			
25			
26			
27			
28		PAINT SEMI GLOSS BROWN T B D	
29		WOODING TEMPLATE TO SPAC WITH LETTERSET	

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

3.0 AMPS @ 120VAC

224 INDUSTRIAL DRIVE • COLUMBIA, SC 29012 • PH (803) 909-5400

Magna Sign International

224 INDUSTRIAL DRIVE • COLUMBIA, SC 29012 • PH (803) 909-5400

THE "National Green Community Charter" ADDRESS MAILING LIST

DATE: 07/17/15

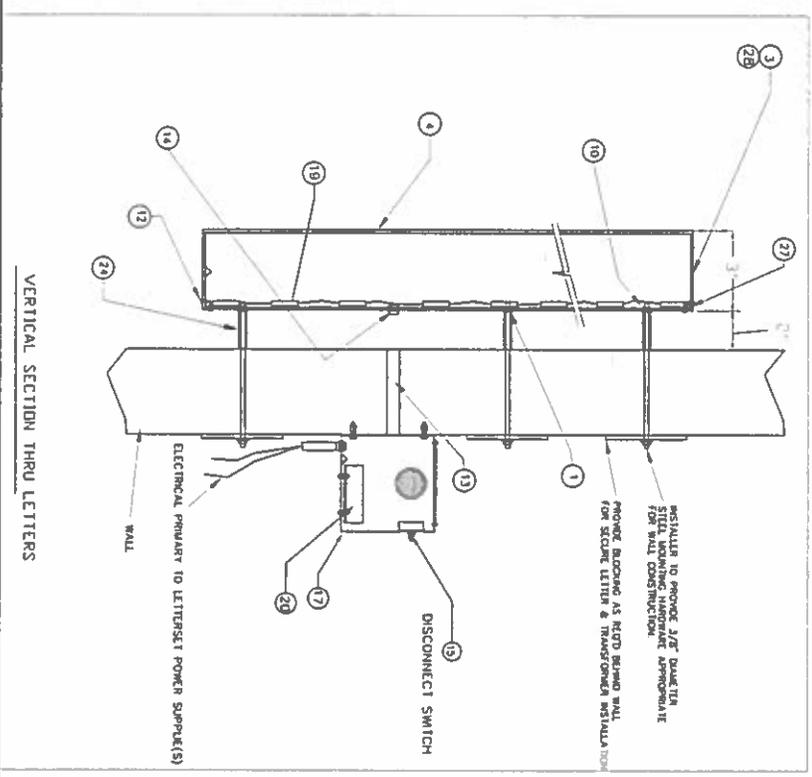
PROJECT NUMBER: A3039

SHEET 1 OF 1

2'-8 1/8"  
18'-10 7/8"  
12'-6 3/8"  
4 28

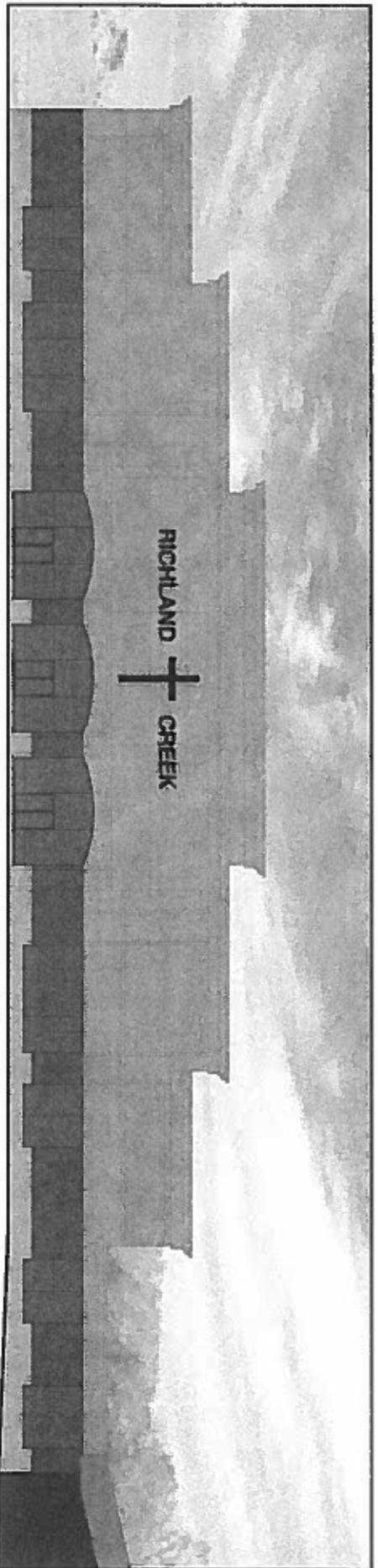
# RICHHLAND GREEK

ELEVATION

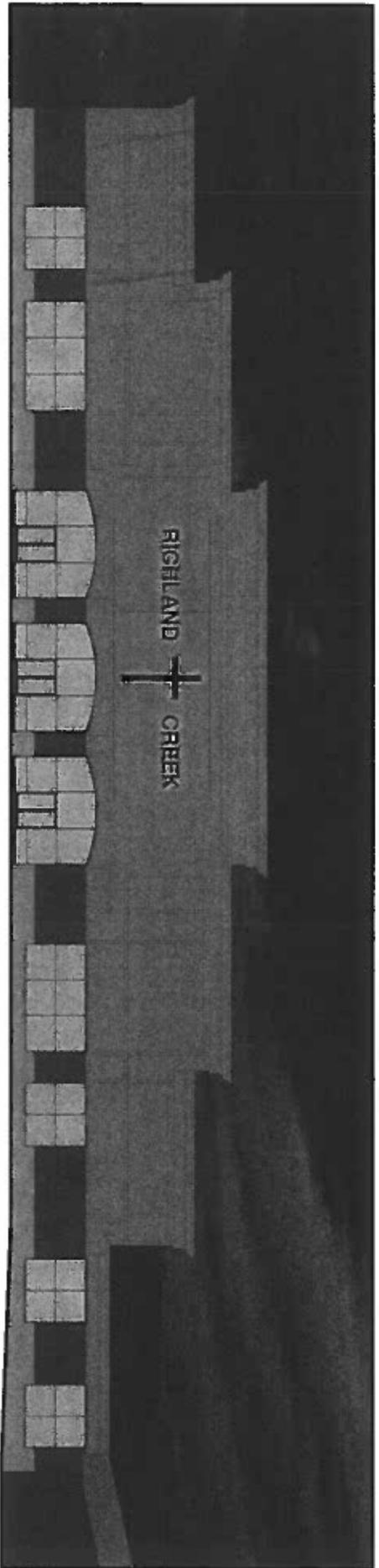


VERTICAL SECTION THRU LETTERS

DATE	07/27/15	ISSUED BY	INS
DESIGNED BY	PROJECT NUMBER	CHECKED BY	
 <b>Magna</b> Sign International			
225 INDUSTRIAL DRIVE • LEXINGTON, S.C. 29072 • PH: (803) 808-5800		PROJECT NUMBER: A3039 SHEET: 2	
TITLE: "Richland Creek Community Church" - INTERIOR WALL MOUNTED LETTERS DRAWING: RICHLAND CREEK COMMUNITY CHURCH LOCATION:			



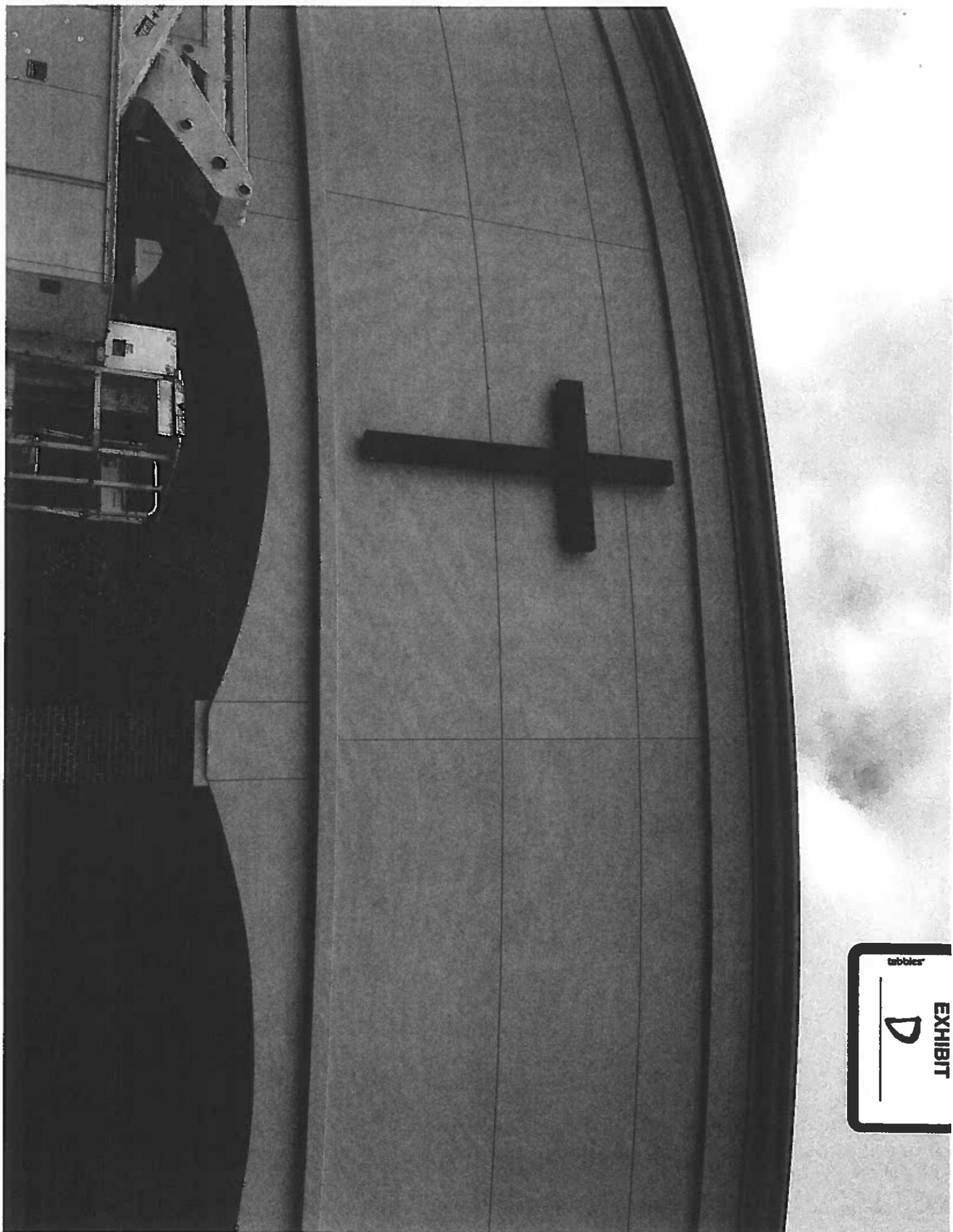
Day Time - Dark Bronze Cross w/ Dark Bronze Letters



Night time - Reverse Halo LED Illuminated - White Halo on Cross & Letters

Richland Creek Community Church  
3229 Burlington Mills Road  
Wake Forest, NC





tabbler  
EXHIBIT  
D

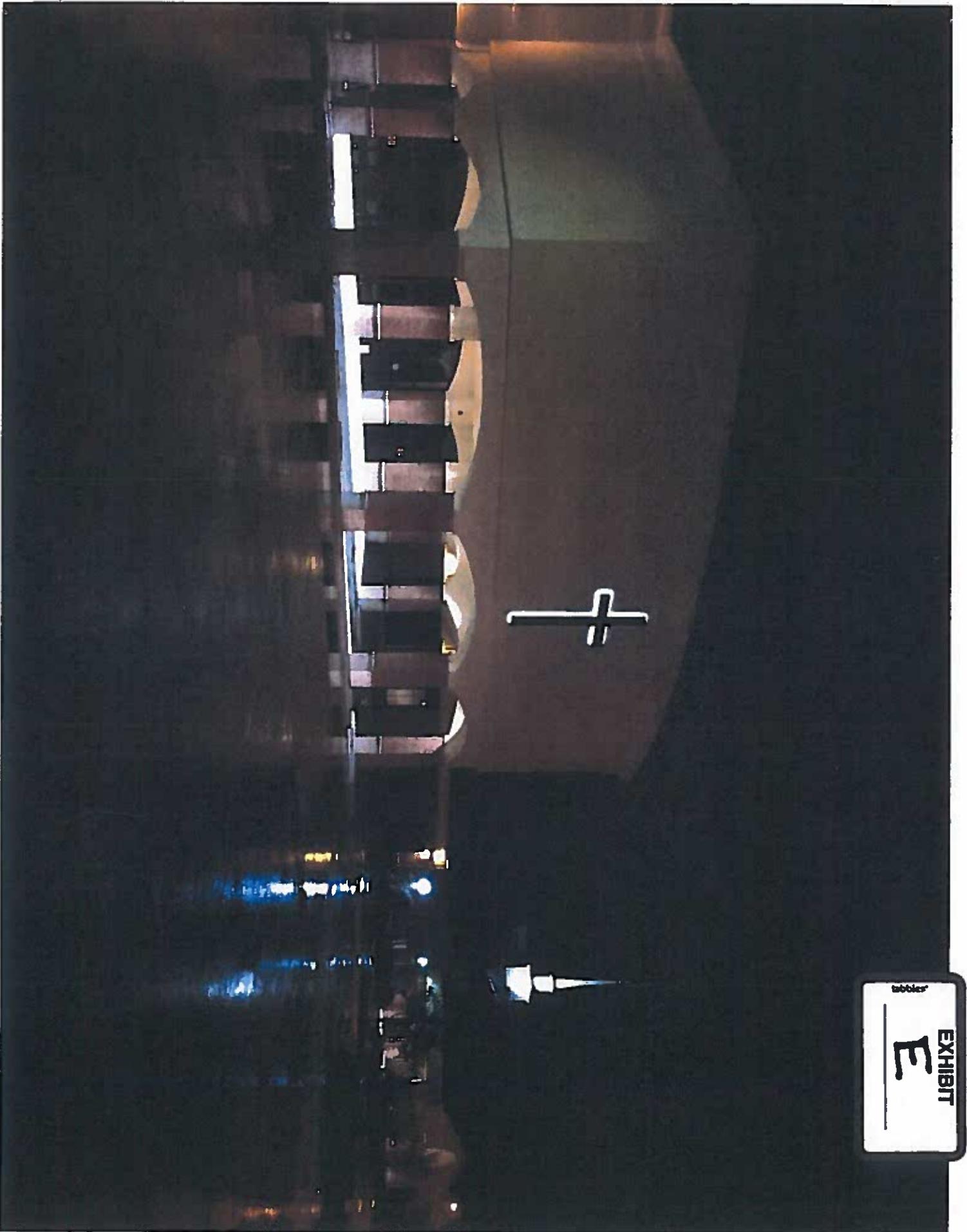
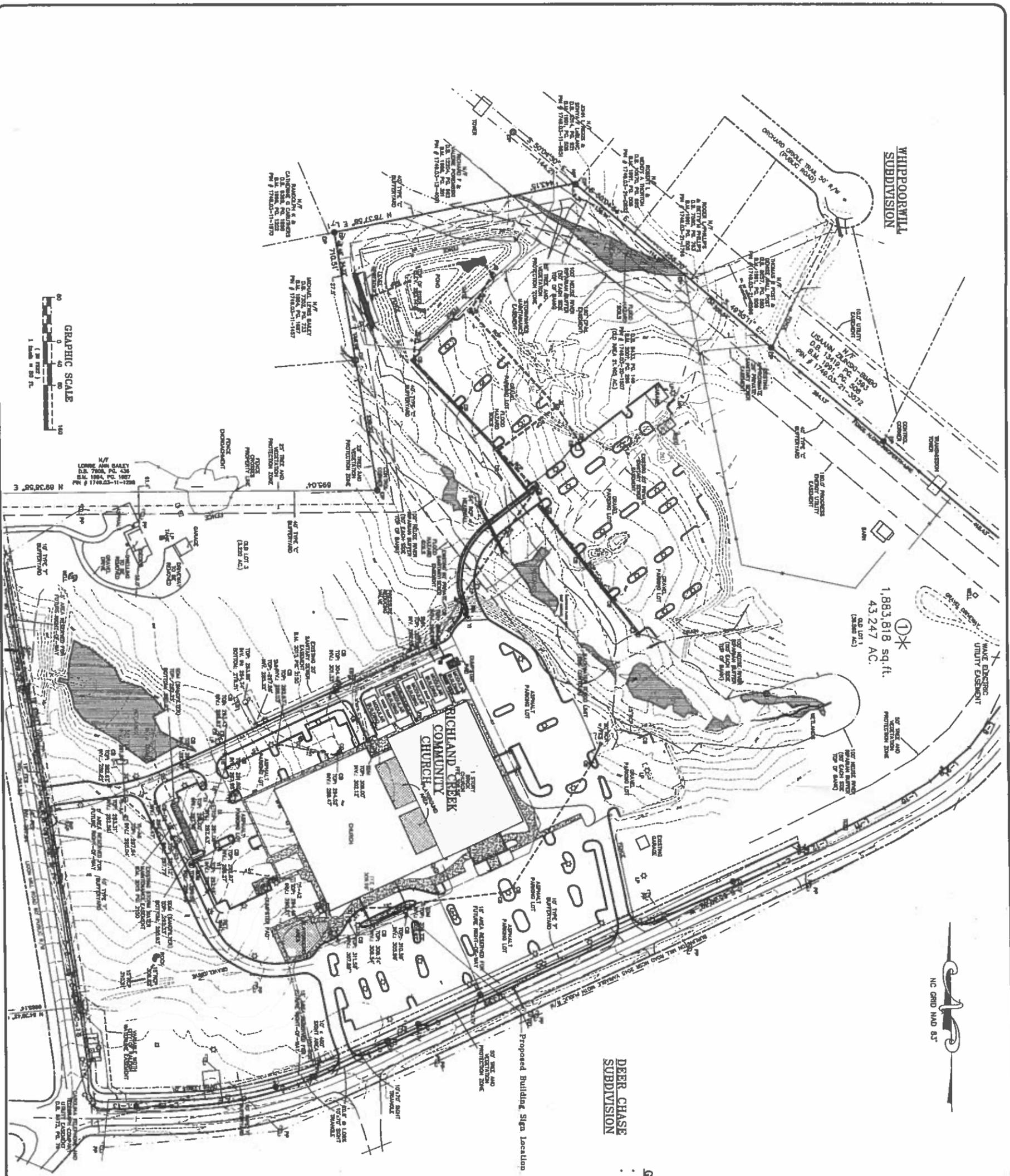


EXHIBIT  
**E**

15/11/2017 10:11:17 - 15/11/2017 10:11:17 - 15/11/2017 10:11:17



1,883,818 sq. ft.  
43.247 AC.  
(SO LIT 1)

NC GRID NAD 83



**DEER CHASE SUBDIVISION**

**GENERAL NOTES**

- NO FURNISHMENT CONSTRUCTION CAN OCCUR WITHIN THE BUFFER ZONES.
- EXISTING CONDITIONS INFORMATION TAKEN FROM A FIELD SURVEY BY CAROLINE, JESS AND PAMELA, DATED RECOMMENDATION PLAN FOR RICHLAND CREEK COMMUNITY CHURCH, DATED MARCH 24, 2016.

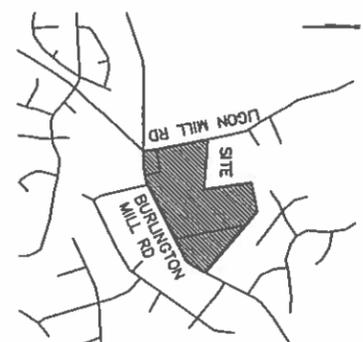
**SITE DATA**

1740.00-10-8800  
4.53 ACRES (320,000 SQ. FT.)  
NO FIELD TYPED PLAN  
PDR LUP 2700174800

**OWNER:** RICHLAND CREEK COMMUNITY CHURCH  
3000 WAKE FOREST ROAD  
WAKE FOREST, NORTH CAROLINA 27707  
CONTACT: PAMELA DUNN  
PDR@RCCCHURCH.COM

**DESIGNER:** CIVIL CONSULTANTS INC.  
2706 LYCORN PARKWAY, SUITE 201  
DURHAM, NORTH CAROLINA 27707  
CONTACT: JESS AND PAMELA  
WWW.CIVILCONSULTANTS.COM

**DATE:** 10/11/2017



**PRELIMINARY DO NOT USE FOR CONSTRUCTION**

Know what's below.  
Call before you dig.  
811 (or call 1-800-832-4841)

**RICHLAND CREEK CHURCH**  
WAKE FOREST, NORTH CAROLINA  
ZONING VARIANCE SITE PLAN  
EXISTING CONDITIONS MAP

**civil consultants**  
LAND PLANNERS + CIVIL ENGINEERS  
WWW.CIVILCONSULTANTS.COM

2706 LYCORN PARKWAY • SUITE 201 • DURHAM, NC 27707  
919.496.1648 PHONE 919.493.9256 FAX  
Lic. 06-1836

DATE	REV.	DATE	DESCRIPTION	BY
10/11/2017	1		CONCEPTUAL SITE PLAN	
10/11/2017	2		EXISTING CONDITIONS MAP	
10/11/2017	3		EXISTING CONDITIONS MAP	
10/11/2017	4		EXISTING CONDITIONS MAP	
10/11/2017	5		EXISTING CONDITIONS MAP	

SHEET NO.  
**ZV-1**