



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)

Columbarium

Modification of previously issued Special Use Permit? Yes No

If Yes, provide relevant Special Use Permit Number: BA 1490

Property

Parcel Identification Number: 1800-72-4053

Address: 12333 Bayleaf Church Rd.

Location: west side of Bayleaf Church Rd., at/between
(north, east, south, west) (street)

Possum Track Rd. and Crescent Knoll Dr.
(street) (street)

Total site area in square feet and acres: 950871 square feet 21.829 acres

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

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

Present land use(s): Church

How is this proposed use a public necessity?

What is impact on surrounding neighborhood and adjacent properties? None

Land Owner

Land Owner Name: Roman Catholic Diocese of Raleigh

Business Operator Name (if different from Land Owner): Jane Turro - Parish Accountant

Address: 508 Woodward Ct.

City: Raleigh State: NC Zip Code: 27614

E-mail Address: jane.turro@gmail.com Fax: _____

Telephone Number: 919-793-6889

Applicant (person to whom all correspondence will be sent)

Name: Alpha D Omega Group - Keith M. Roberts, PE

Address: 4601 Lake Boone Trail, Suite 3C

City: Raleigh State: NC Zip Code: 27607

E-mail Address: kmroberts@aogroup.com Fax: 919-981-0451

Telephone Number: 919-981-0310 ext 206 Relationship to Owner: Consultant

Proposal

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

Proposed total floor area: _____ sf Proposed floor area ratio (floor area/site area): _____

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

Proposed impervious surfaces area: 97,101 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 9.80 %

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

Front () _____ ft Left () _____ ft Right () _____ ft Rear () _____ ft

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

Front () _____ ft Left () _____ ft Right () _____ ft Rear () _____ ft

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

Front _____ ft Corner side _____ ft Side _____ ft Rear _____ 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): _____ spaces per N/A church parking

Min. no. of parking spaces: _____ Proposed no. of parking spaces _____

Number of employees: _____ Hours of operation: _____

Vehicular Access: N/A

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

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

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: _____ ADT: _____

Type of vehicle: _____ ADT: _____

Utilities and Services:

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

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

Est. total water demand: N/A gpd

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

() 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 2.8%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: N/A

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: N/A

Land Use Plan Classifications

General Classification (note associated municipality and/or watershed):

() Short-Range Urban Services Area/Water Supply Watershed N/A

() Short-Range Urban Services Area N/A

() Long-Range Urban Services Area/Water Supply Watershed N/A

() Long-Range Urban Services Area N/A

() Non-Urban Area/Water Supply Watershed N/A

() Non-Urban Area

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

Res C 1

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?)

See Attached

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

See Attached

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.

x Signature: *David Wilcox* Date: *2-1-2013*

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: *Daniel Arnold* Date: *2/5/13*

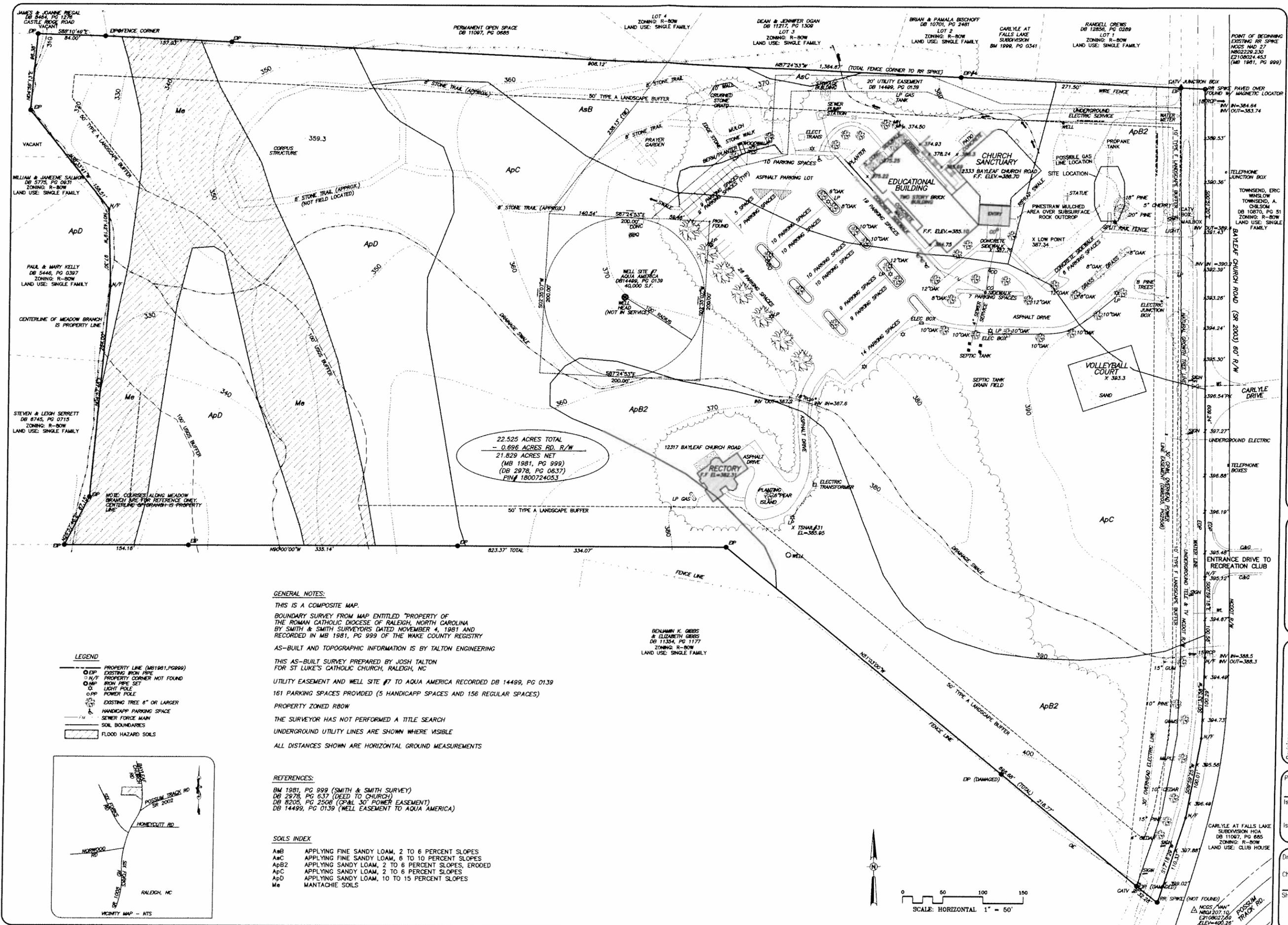
Notes: All documents and maps submitted as required become the property of Wake County. The Wake County Unified Development Ordinance is on the web at www.wakegov.com.

St. Luke Catholic Church Columbarium

Statement of Compliance: Current Classification is Res C 1, though a special use permit has previously been issued (Permit BA-1490): The proposal maintains the current use of the land, serving the community as a place of worship. This proposal includes the addition of a columbarium, with planning for a future columbarium. This addition will better serve the members of the church.

Other Information: The St. Luke Catholic Church Columbarium will be located on the church grounds, typical now for churches of various denominations and serves as the alternative for a church cemetery.

Church members and relatives of church members that have died and have been cremated will be interred there. Their remains also referred to as "cremains" will be placed in brass urns - up to two to a niche opening (120 niches are planned for phase 1 with expansion for another 120 in the future). The columbarium will be built on a concrete foundation, with brick and block surrounding the niches and capped with precast concrete. The face of each niche will be 8 inches by 8 inches of granite in a color to complement the brick. The brick selected will generally be of the same shade and tone of the existing building and the center wall panel gable to match the existing building entry. Brick pavers on sand will front the columbarium wall which will also include two or three benches, a brick and granite topped altar and a crucifix in the opening under the gable in lieu of the statue shown. Decorative sconce lighting will wash on to the granite faced niches and the crucifix at night. The lighting will face the existing church structure.

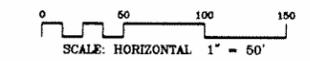
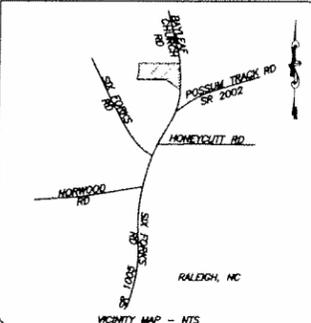


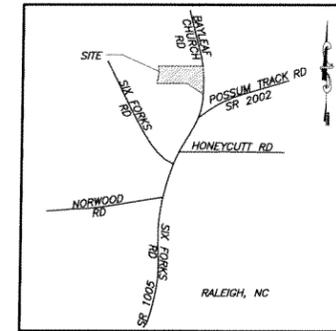
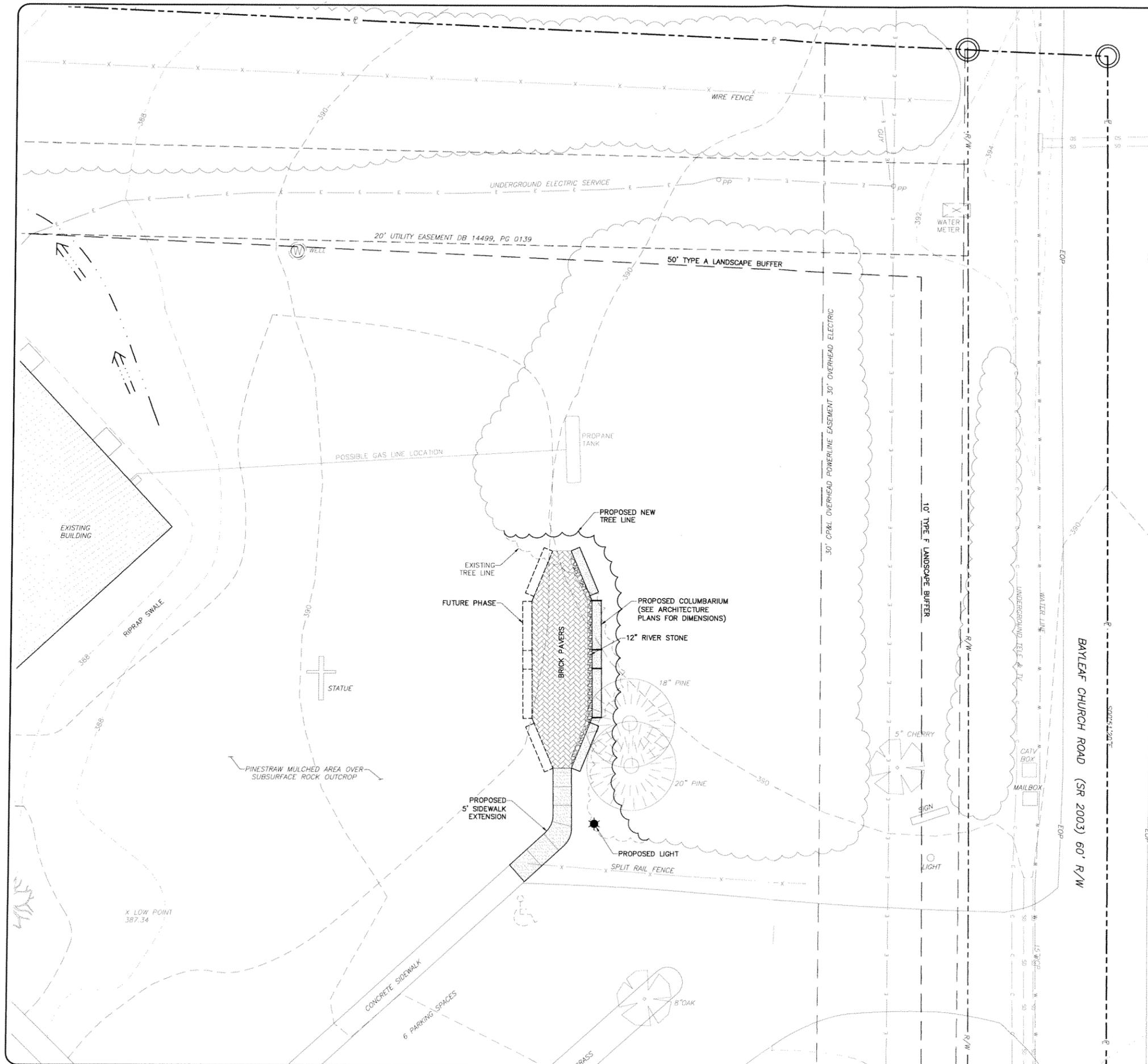
GENERAL NOTES:
 THIS IS A COMPOSITE MAP.
 BOUNDARY SURVEY FROM MAP ENTITLED "PROPERTY OF THE ROMAN CATHOLIC DIOCESE OF RALEIGH, NORTH CAROLINA BY SMITH & SMITH SURVEYORS DATED NOVEMBER 4, 1981 AND RECORDED IN MB 1981, PG 999 OF THE WAKE COUNTY REGISTRY
 AS-BUILT AND TOPOGRAPHIC INFORMATION IS BY TALTON ENGINEERING
 THIS AS-BUILT SURVEY PREPARED BY JOSH TALTON FOR ST LUKE'S CATHOLIC CHURCH, RALEIGH, NC
 UTILITY EASEMENT AND WELL SITE #7 TO AQUA AMERICA RECORDED DB 14499, PG 0139
 161 PARKING SPACES PROVIDED (5 HANDICAPP SPACES AND 156 REGULAR SPACES)
 PROPERTY ZONED RBOW
 THE SURVEYOR HAS NOT PERFORMED A TITLE SEARCH
 UNDERGROUND UTILITY LINES ARE SHOWN WHERE VISIBLE
 ALL DISTANCES SHOWN ARE HORIZONTAL GROUND MEASUREMENTS

REFERENCES:
 BM 1981, PG 999 (SMITH & SMITH SURVEY)
 DB 2978, PG 637 (DEED TO CHURCH)
 DB 8205, PG 2508 (CP&L 30' POWER EASEMENT)
 DB 14499, PG 0139 (WELL EASEMENT TO AQUA AMERICA)

SOILS INDEX
 ApB APPLYING FINE SANDY LOAM, 2 TO 6 PERCENT SLOPES
 ApC APPLYING FINE SANDY LOAM, 6 TO 10 PERCENT SLOPES
 ApB2 APPLYING SANDY LOAM, 2 TO 6 PERCENT SLOPES, ERODED
 ApC APPLYING SANDY LOAM, 2 TO 6 PERCENT SLOPES
 ApD APPLYING SANDY LOAM, 10 TO 15 PERCENT SLOPES
 Me MANTAGIE SOILS

- LEGEND**
- PROPERTY LINE (MB1981,PG999)
 - EP EXISTING IRON PIPE
 - N/P PROPERTY CORNER NOT FOUND
 - MP IRON PIPE SET
 - LP LIGHT POLE
 - PF POWER POLE
 - EP EXISTING TREE 8" OR LARGER
 - H/P HANDICAPP PARKING SPACE
 - S/M SEWER FORCE MAIN
 - SOIL BOUNDARIES
 - ▨ FLOOD HAZARD SOILS





VICINITY MAP
N.T.S.

SITE DATA

PROPERTY OWNER: ROMAN
 PIN#: 1800-72-4053
 TOTAL ACREAGE: 22.525 AC
 0.896 AC (RD. R/W)
 21.829 AC NET

ZONING: R-80W
 MAP BOOK: 1981, PG 999
 DEED BOOK: 2978, PG 0637

EXISTING STRUCTURE HEIGHT: 35' MAX
 PROPOSED STRUCTURE HEIGHT: 8' MAX

EXISTING IMPERVIOUS AREA DATA

EXISTING IMPERVIOUS AREA = 96,280 FT² (2.12 AC)
 PERCENTAGE OF PROJECT SITE = (2.12/21.829)100 = 9.71%

PROPOSED IMPERVIOUS AREA DATA

PROPOSED IMPERVIOUS AREA = 821 FT² (0.0188 AC)
 TOTAL IMPERVIOUS = (2.12 + 0.0188) = 2.139 AC
 PERCENTAGE OF PROJECT SITE = (2.139/21.829)100 = 9.80%

GENERAL NOTES

- THIS IS A COMPOSITE MAP.
- BOUNDARY SURVEY FROM MAP ENTITLED "PROPERTY OF THE ROMAN CATHOLIC DIOCESE OF RALEIGH, NORTH CAROLINA BY SMITH & SMITH SURVEYORS DATED NOVEMBER 4, 1981 AND RECORDED IN MB 1981, PG 999 OF THE WAKE COUNTY REGISTRY.
- AS-BUILT AND TOPOGRAPHIC INFORMATION IS BY TALTON ENGINEERING THIS AS-BUILT SURVEY PREPARED BY JOSH TALTON FOR ST LUKE'S CATHOLIC CHURCH, RALEIGH, NC.
- UTILITY EASEMENT AND WELL SITE #7 TO AQUA AMERICA RECORDED DB 14499, PG 0139.
- 161 PARKING SPACES PROVIDED (5 HANDICAPP SPACES AND 156 REGULAR SPACES).
- PROPERTY ZONED R80W.
- THE SURVEYOR HAS NOT PERFORMED A TITLE SEARCH.
- UNDERGROUND UTILITY LINES ARE SHOWN WHERE VISIBLE.
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND MEASUREMENTS.
- VEGETATION WITHIN LANDSCAPE BUFFERS WILL REMAIN AND NO ADDITIONAL VEGETATION WILL BE INSTALLED.

REFERENCES

BM 1981, PG 999 (SMITH & SMITH SURVEY)
 DB 2978, PG 637 (DEED TO CHURCH)
 DB 8205, PG 2508 (CP&L 30' POWER EASEMENT)
 DB 14499, PG 0139 (WELL EASEMENT TO AQUA AMERICA)

LEGEND

- - - PROPERTY LINE (MB1981,PG999)
- EIP EXISTING IRON PIPE
- N/F PROPERTY CORNER NOT FOUND
- NIP IRON PIPE SET
- XX LIGHT POLE
- PP POWER POLE
- EXISTING TREE 6" OR LARGER
- HANDICAPP PARKING SPACE
- FM - SEWER FORCE MAIN



ALPHA & OMEGA GROUP
 CIVIL & SURVEYING ENGINEERS
 480 Lake Boone Trail, Suite 300, Raleigh, NC 27607
 Phone: 919 888 8953
 Firm License No. C-1884
 www.alpha-omega.com

ST. LUKE CATHOLIC CHURCH
 12333 BAYLEAF CHURCH RD.
 RALEIGH, NORTH CAROLINA
 PIN# 1800-72-4053

**PRELIMINARY SPECIAL
 USE PERMIT
 SITE PLAN**

Revisions:	Description	Date
No.		

Project No.: **2013.004**
 Issued For: **REVIEW**
 Issued Date: **2-4-13**

Drawn By: **JRF**
 Checked By: **KMR**

Sheet No.: **C2.0**