

BA-SU-2187-13



**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)

BUILDING EXPANSION

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

If Yes, provide relevant Special Use Permit Number: SU-2012-04

**Property**

Parcel Identification Number: 07982 46 162

Address: 11412 STRICKLAND RD RALEIGH NC 27613

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

CREEDMOOR ROAD and WILDWOOD LINKS  
(street) (street)

Total site area in square feet and acres: 321,473 square feet 7.38 acres

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

List Conditions of any Conditional Use Zoning Districts: NONE

Present land use(s): CHURCH

How is this proposed use a public necessity?

To Better serve Church members

What is impact on surrounding neighborhood and adjacent properties?

**Land Owner**

Land Owner Name: Redeemer Presbyterian Church IN America Raleigh

Business Operator Name (if different from Land Owner): \_\_\_\_\_

Address: 140 Northway Ct.

City: Raleigh State: NC Zip Code: 27615

E-mail Address: \_\_\_\_\_ Fax: \_\_\_\_\_

Telephone Number: 919-518-2370

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

Name: DANIEL H. WOODS , ALPHA & OMEGA GROUP  
 Address: 4601 LAKE BOONE TRAIL SUITE 3C  
 City: RALEIGH State: NC Zip Code: 27607  
 E-mail Address: DHWOODS@AOGROUP.COM Fax: 919-981-0451  
 Telephone Number: 919-981-0310 Relationship to Owner: AUTHORIZED AGENT

**Proposal**

Max. allowable floor area ratio (see applicable zoning district/use regulation): 0.30

Proposed total floor area: 6,796 sf Proposed floor area ratio (floor area/site area): 0.02

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

Proposed impervious surfaces area: 4,764 (Reduced) sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 18.7 %

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

Front (B) 10 ft Left (A) 50 ft Right (A) 50 ft Rear (A) 50 ft

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

Front (B) 10 ft Left (A) 50 ft Right (A) 50 ft Rear (A) 50 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 \_\_\_\_\_ ft Side 15 ft Rear 30 ft

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

Proposed building height: 26.6 ft

Min. parking space standard (see Article 15): 1 spaces per 300 sf

Min. no. of parking spaces: 22 Proposed no. of parking spaces 25

Number of employees: 6 Hours of operation: MON - FRI. 8-5 SUN 8-1 and 6-9

**Vehicular Access:**

Names of access street(s) and number of access points along each: (2) Along Strickland Rd. (Existing)

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity <sup>1</sup>	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
Strickland Rd	60	24	2	Y	Existing		
11412 Strickland Rd (Has turn lane)	60	34	3	Y	Existing		

<sup>1</sup> See NCDOT Highway Capacity Manual or most recent Wake County Thoroughfare Plan Appendix

<sup>2</sup> See CAMPO web site (www.raleigh-nc.org/campo) or NCDOT Traffic Survey Unit

<sup>3</sup> 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: N/A ADT: \_\_\_\_\_

Type of vehicle: N/A ADT: \_\_\_\_\_

**Utilities and Services:**

Water supply provided by:  municipal system : RALEIGH

community system – specify type: \_\_\_\_\_  individual well(s)

Est. total water demand: 10 gpd

Wastewater collection/treatment provided by:  municipal system: \_\_\_\_\_

community system – specify type: \_\_\_\_\_

individual on-site system

Est. total wastewater discharge: 530 Avg / 1000 peak gpd

Solid waste collection provided by: SEPTIC AND NITRIFICATION FIELD

Electrical service provided by: DUKE ENERGY PROGRESS Underground  yes  no

Natural gas service provided by: N/A

Telephone service provided by: BELLSOUTH Underground  yes  no

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

Fire protection provided by: BAYLEAF FIRE DEPARTMENT

**Miscellaneous:**

Generalized slope of site 15%

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 \_\_\_\_\_

Non-Urban Area

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

\_\_\_\_\_  
\_\_\_\_\_

**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.

Signature: Michael R. DeBruin, PRESIDENT Date: 5-AUG-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: \_\_\_\_\_ Date: \_\_\_\_\_

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).

Redeemer Presbyterian Church

**Statement of Compliance:** Current Classification is "R-40", though a special use permit has previously been issued (Permit SU-2012-04): The proposal maintains the current use of the land, serving the community as a place of worship. This proposal includes the expansion of an existing facility and additional parking. This addition will better serve the members of the church.

**STATEMENT OF JUSTIFICATION  
SPECIAL USE PERMIT REQUEST**

**Redeemer Presbyterian Church  
140 Northway Court, Raleigh, NC**

**August 6, 2013**

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**Introduction**

This is a request for a Special Use Permit to allow the Phase III addition to, existing structures, located at 11412 Strickland Road, Raleigh, NC (Wake County). Redeemer Presbyterian Church has been at this location since 2004 and church use is consistent with current zoning. The zoning designation of this parcel of land is R40W. The scope of work is as described herein and on the accompanying plans.

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**General Site Description**

The site is 7.38 acres fronting on Strickland Road. The site is in the watershed and therefore has over 75% wooded area. Water and sewer service is by well and septic tank.

**Surrounding Property**

The property is surrounded on three sides by residential. A dedicated greenway exists between the residential use on two of the three sides. All adjacent property is screened by buffers in accordance with Wake County guidelines.

## **Current Plans**

Current plans are to renovate the 6,128 SF multipurpose meeting and assembly area (Phase I) and build Phase III. Phase III will be a new 6796 SF addition on the east side of the existing metal building. Existing temporary gravel parking will be removed to make room for the new structure (Phase III). The existing parking will remain as is for Phase I and II. Parking will be expanded for Phase III. The proposed project is intended to better serve the current members of the church

## **Building Description**

The existing multipurpose building will undergo minor interior modifications to the multipurpose assembly area. The new addition will have a brick exterior matching the existing structure and virtually conceal the original metal building from Strickland Road. The interior of the new addition will be primarily educational and administration space with related support space (toilets, mechanical, storage, etc.)

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## **Response to Required Conclusions**

**Conclusion # 1:** *The proposed development will not materially endanger the public health or safety.*

Traffic conditions in the vicinity along Strickland Road will not be adversely affected. The site has been successfully used as a church since 2004 and no adverse traffic conditions have been reported. The site currently has two driveway entrances to Strickland Road. Strickland Road in front of the property has been widened to include a left turn lane for south bound traffic. The proposed project maintains the current use of the facility and will have none to minimal impacts to the traffic conditions

Services and utilities will continue to be provided by City Water and septic system. Garbage requirements for church use will remain unchanged. Fire protection will continue to be by the Bayleaf Fire Department. All renovations and new construction will meet or exceed NC Building Code Fire Protection requirements. Similar to traffic conditions, the project will have minimal to no impacts on the demand for public services

Soil erosion and sedimentation The disturbed area for the project is less than 1 ac and will meet or exceed Wake County requirements. Considering there will be no clearing or grubbing, sediment exportation should be easily managed.

Public, community and private water supplies will be protected at all times. All required buffers will be maintained both during and after construction. Existing storm water management devices will be maintained. The existing septic system complies with Wake County standards. The original system was designed and sized to accommodate the Phase III addition.

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**Conclusion 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 uses.*

As stated, the use of the property will remain the same, and the project will simply enhance the abilities of the current owner. All planning standards for zoning classification R40W will be met. Section 1-1-37E.6 of the Wake County Zoning Ordinance provides for churches and other places of worship, including parish houses and Sunday schools, in R40W as a special use.

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**Conclusion 3:** *The proposed development will not substantially injure the value of adjoining property, or is a public necessity.*

The relationship of the proposed church use and the character of the existing adjacent and nearby residential development will not create any conflicts. The plans have been presented to the Wildwood Green Homeowners Association and those in attendance, without exception, made positive comments about the proposed plans.

The church staff and building committee are working hard to build and maintain good communications and a positive working relationship with the neighborhood. Any future issues will be promptly addressed before they become problems.

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**Conclusion 4:** *The proposed development will be in harmony with the area in which it is located.*

The proposed church should improve the character of the Strickland Road frontage by building a new brick structure east of the existing metal building. The existing temporary gravel parking lot will be used as the building pad for the new addition. As indicated in (3) above, the church will address any future issues before they become problems.

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**Conclusion # 5:** *The proposed development will be consistent with Wake County Land Use Plan.*

As previously stated, the previous phases of this project meet the conditions necessary for obtaining a special use permit, this project will not modify the land use and will remain consistent with the Wake County Land Use Plan

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### **Summary**

The proposed development will facilitate, and not prevent or hinder, Wake County achieving its goals and policies. The proposed expansion will be a low impact, Urban Community Activity Center, addition to the “neighborhood” of residential areas surrounding mixed use activity centers serving as a focal point for helping meet the neighborhood social and spiritual needs.



PROJECT TITLE  
**REDEEMER PRESBYTERIAN CHURCH**

11412 STRICKLAND ROAD  
 RALEIGH, NORTH CAROLINA  
 PIN# 0789-24-0162

SHEET TITLE  
**PRELIMINARY  
 SPECIAL USE  
 PERMIT SITE PLAN**

DATE	DESCRIPTION

PROJECT NO.  
**2013.061**

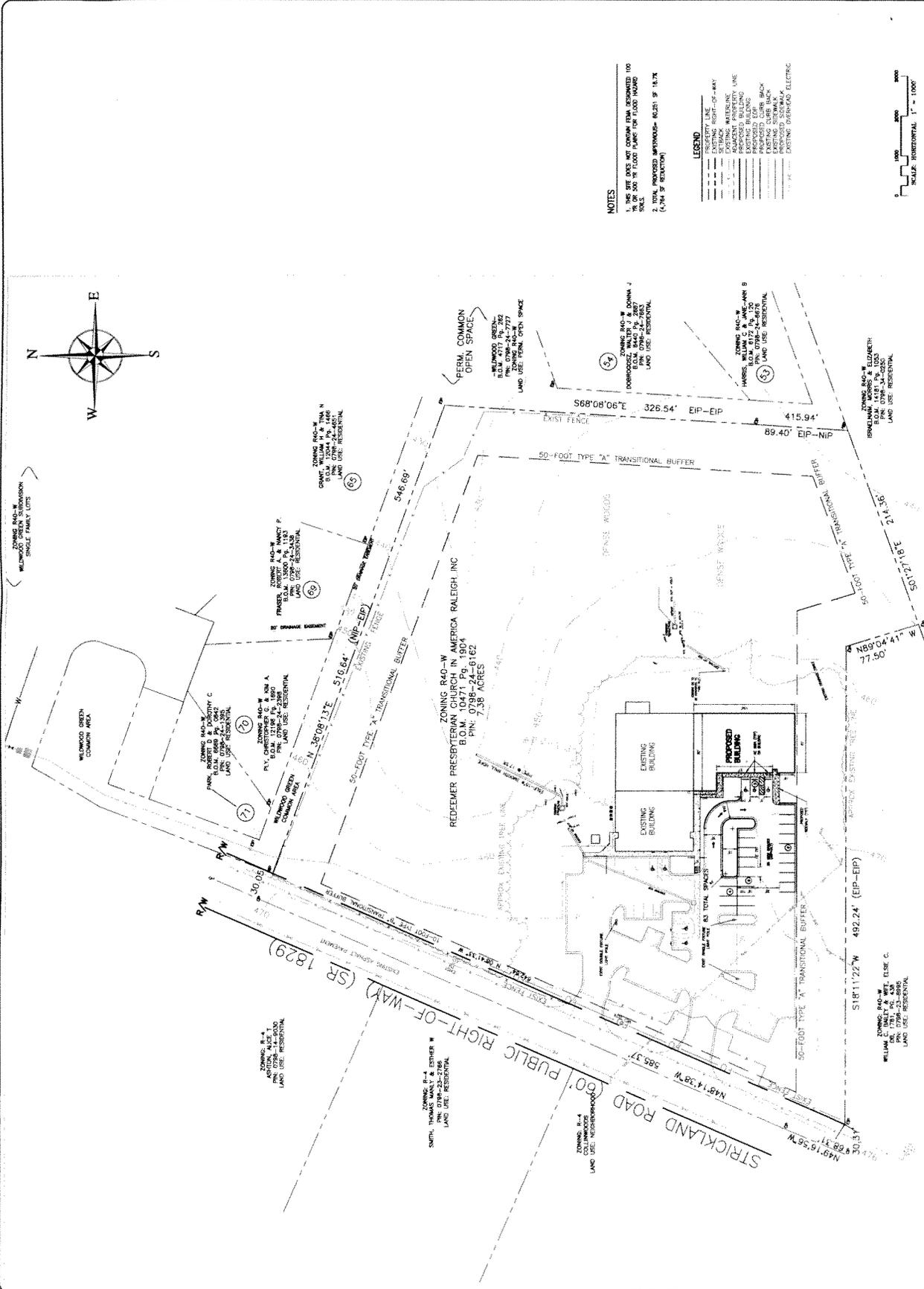
ISSUED FOR  
**REVIEW**

ISSUED DATE  
**08/05/13**

DESIGNED BY  
**MM**

CHECKED BY  
**MM**

SHEET NO.  
**C2.0**



**NOTES**

- THE SITE DOES NOT OCCUR WITHIN A FLOOD PLAIN AS SHOWN ON THE FLOOD MAPS FOR FLOOD HAZARD ZONING.
- TOTAL PROPOSED IMPROVEMENTS= 66,281 SF @ 18.7% (10% OF REDUCTION)

**LEGEND**

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING WATERLINE
- EXISTING SEWER LINE
- EXISTING ELECTRICAL
- EXISTING GAS
- EXISTING TELEPHONE
- EXISTING CABLE
- EXISTING SLOPE
- EXISTING SURFACE
- EXISTING SYSTEMS
- EXISTING DRAINAGE
- EXISTING OVERHEAD ELECTRIC

