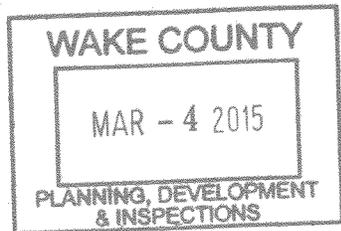




SPECIAL USE PERMIT APPLICATION



BA SU 2208-15

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)

Day Camp (Section 4-33 & 4-34)

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

If Yes, provide relevant Special Use Permit Number: SP-2075-07

Property

Parcel Identification Number: 1718768824

Address: 9927 Falls of Neuse Rd.

Location: West side of Falls of Neuse Rd., at/between
(north, east, south, west) (street)

Durant Rd. and Raven ridge Rd.
(street) (street)

Total site area in square feet and acres: 2,912,029 square feet 66.85 acres

Zoning District(s) and Overlay Districts (if any) and land area within each:
R-40W & R-80W

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

Present land use(s): Summer Camp

How is this proposed use a public necessity?

New Life Camp has been serving Raleigh for over 60 years, providing a safe environment to send kids to summer camp right here in the City.

What is impact on surrounding neighborhood and adjacent properties?

No impact to surrounding properties. The plan is to replace aging structures.

Land Owner

Land Owner Name: Childrens Bible ministries of NC, Inc.

Business Operator Name (if different from Land Owner):

Address: 9927 Falls Neuse Rd.

City: Raleigh State: NC Zip Code: 27614

E-mail Address: gburton@newlifecamp.com Fax: 919-848-8316

Telephone Number: 919-847-0764

Applicant (person to whom all correspondence will be sent)

Name: Kurt Pfeifer
 Address: 115 MacKenan Dr.
 City: Cary State: NC Zip Code: 27511
 E-mail Address: kpfeifer@withersravenel.com Fax: 919-467-6008
 Telephone Number: 919-469-3340 Relationship to Owner: Consultant

Proposal

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

Proposed total floor area: 68,412 sf Proposed floor area ratio (floor area/site area): 2.4%

Max. allowable impervious surface coverage (see applicable zoning district/use regulation) : 6/12 * %

Proposed impervious surfaces area: 291,868 (* does not separate zoning categories or subtract exempt existing impervious*) sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 10.0* %

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

Front () N/A ft Left (X) 40' C ft Right (X) 40' C ft Rear () N/A ft

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

Front () N/A ft Left (X) 40' C ft Right (X) 40' C ft Rear () N/A ft

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

Front 20 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: 15'-20' ft

Min. parking space standard (see Article 15): 1 spaces per 3 persons at design capacity

Min. no. of parking spaces: 82 Proposed no. of parking spaces 101

Number of employees: 11 ft & 35 pt Hours of operation: 7:00 am - 10:00 pm

Vehicular Access:

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

Falls of Neuse Rd. (1) and Durant Rd. (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
Falls fo Neuse Rd.	120'	75'	6	Y	N/A	N/A	N/A
Durant Rd.	70'	40'	3	Y	N/A	N/A	N/A

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: Trash Removal ADT: 1 / week

Type of vehicle: Recycling ADT: 2 / month

Utilities and Services:

Water supply provided by: () municipal system : _____

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

Est. total water demand: 5,000 gpd

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

() community system – specify type: _____

(X) individual on-site system

Est. total wastewater discharge: 5,000 gpd

Solid waste collection provided by: Waste Management

Electrical service provided by: Duke energy Progress Underground () yes (X) no

Natural gas service provided by: PSNC

Telephone service provided by: Time Warner Underground () yes (X) no

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

Fire protection provided by: Monitored by Security Central - Responding Station is Bayleaf Volunteer FD

Miscellaneous:

Generalized slope of site Gentle slope to existing lake

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: Lake & stream buffers

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 _____

() Short-Range Urban Services Area _____

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

() Long-Range Urban Services Area _____

(X) Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area

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

The property is zoned R-40W & R-80W which allows single family and a day camp as a special use.

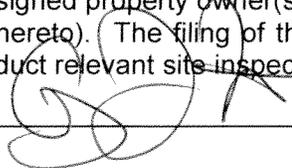
Applicant's statement of compliance with county, municipal and joint Land Use Plans (How is proposal consistent with Land Use Plan objectives for planning area, Land Use classification, activity centers, locational standards and transitional urban development standards?)

The overall goal of the Special Use Permit is to provide a master plan for improvements across the entire site. these improvements will bring New Life Camp's activities in line with existing and prospective campers expectations by replacing 60 year old structures with new facilities, making New Life Camp more competitive with comparable camps. the overall use of the camp will remain the same. This plan greatly enhances the vehicular and pedestrian circulation.

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).

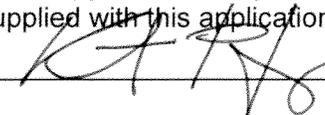
The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto). The filing of this application authorizes the Wake County staff to enter upon the site to conduct relevant site inspections as deemed necessary to process the application.

Signature:  Date: 3-3-15

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: 3.03.15

CHILDREN'S BIBLE MINISTRIES OF NC, INC. / NEW LIFE CAMP

SPECIAL USE PERMIT STATEMENT OF JUSTIFICATION

March 3, 2015

- 1. The proposed development will not materially endanger the public health or safety.**
Other than updating existing structures, this plan does not affect the current use or operation of the site. The camp will continue to be served by the current utility and service providers.
- 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.**
All zoning regulations will continue to be followed with the proposed development upgrades.
- 3. The proposed development will not substantially injure the value of adjoining property, or is a public necessity.**
The proposed development will actually improve upon the existing site conditions, with new buildings and better vehicular and pedestrian circulation.
- 4. The proposed development will be in harmony with the area in which it is located.**
The proposed development has been operating in this location for over 60 years and will not change in terms of mission or use.
- 5. The proposed development will be consistent with the Wake County Land Use Plan.**
The Land Use Plan calls for low density residential in this location. The current site operations are approved by Special Use Permits in this zoning / land use area. No changes are proposed other than site updates to existing structures.

