



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) 856-8335 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)
Article 4-11 Use Table - Commercial Use Group - Recreation and Entertainment, Outdoor

Modification of previously issued Special Use Permit? (X)Yes ()No 1647 &
If Yes, provide relevant Special Use Permit Number: BA SU-2009-04 and BA 1587 (See Attachment A)

Property

Parcel Identification Number: 0789-96-5478

Address: 12804 Norwood Road

Location: south side of Norwood Road, at/between
(north, east, south, west) (street)
intersection of Old Creedmoor Road and southwest corner of Intersection
(street) (street)

Total site area in square feet and acres: 1,300,266 square feet 29.85 acres

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

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

Present land use(s): Outdoor recreation, community center

How is this proposed use a public necessity? Please see attached "Statement of Justification"

What is impact on surrounding neighborhood and adjacent properties? See attached "Statement of Justification"

Land Owner

Land Owner Name: Raleigh Cary Jewish Federation

Business Operator Name (if different from Land Owner): _____

Address: 8210 Creedmoor Rd., Ste. 104

City: Raleigh State: NC Zip Code: 27613

E-mail Address: mwiener@bizcomweb.com Fax: 919-855-8856

Telephone Number: 919-855-8399 x302

Estimated traffic generated by heavy vehicles (vehicles other than automobiles and light trucks):

Type of vehicle: N/A ADT: _____

Type of vehicle: _____ ADT: _____

Utilities and Services:

Water supply provided by: () municipal system: _____

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

Est. total water demand: 35 to 400 gpd

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

() community system – specify type: _____

(X) individual on-site system

Est. total wastewater discharge: 35 to 400 gpd

Solid waste collection provided by: Republic

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

Natural gas service provided by: N/A

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

Cable television service provided by: Time Warner Cable Underground () yes () no

Fire protection provided by: Bay Leaf #2

Miscellaneous:

Generalized slope of site Gradual with a few sharp drops

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: No

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: No

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 Falls Lake

() Non-Urban Area

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

STATE OF NORTH CAROLINA

BEFORE THE BOARD OF
ADJUSTMENT

COUNTY OF WAKE

IN RE: Raleigh Cary Jewish Federation – Jewish Community Center
Wake County PIN: 0789-96-5478
Address: 12804 Norwood Road, Raleigh, North Carolina

**STATEMENT OF JUSTIFICATION IN SUPPORT OF THE
SPECIAL USE PERMIT APPLICATION**

NOW COMES THE PETITIONER, by and through counsel of record, and respectfully requests approval of their application for a special use permit revising the previously approved special use permit to operate a community center on the subject property. In support of this request, Petitioner provides the following information:

I. Introduction

The Raleigh-Cary Jewish Federation proposes to update the master plan for the Jewish Community Center, located on Norwood Road near the intersection with Olde Creedmoor Road. The 30.21± acres property is currently zoned Residential-40 Watershed. The existing use - Commercial Use Group – Recreation and Entertainment, Outdoor pursuant to Article 4-11 Use Table of the Wake County Unified Development Ordinance (UDO)-is planned to continue with some changes to the site plan. Surrounding properties are developed as Soapstone United Methodist Church, which includes a pre-school; Norwood Road Garden Center, the pool and clubhouse for the Stonemoor neighborhood and homes.

The existing Raleigh-Cary Jewish Community Center was first granted a special use permit by the Wake County Board of Adjustment in the 1990's via BA 1587, which has been amended by BA 1647 and, most recently, BA SU-2009-04 in 2004. The current request is a further modification to the existing approval.

II. Statement in Support of Application

A. The proposed development will not materially endanger the public health or safety.

The proposed development will not materially endanger the public health or safety. This facility has been in operation at this location since the 1990's. Prior to the JCC, the site was utilized for a similar use by the Boys & Girls Club under the same land use designation.

The site has been designed to ensure safe ingress and egress. The site will continue to utilize the primary access on Norwood Road. A second access onto Norwood Road will

Substantial buffer yards along all property lines, including Norwood and Olde Creedmoor Roads are being provided including preservation of much of the natural tree cover in these buffer areas.

E. The proposed development will be consistent with the Wake County Land Use Plan.

The Raleigh-Cary Jewish Community Center is consistent with the Wake County Land Use Plan. The property is located within the non-critical area of the Falls Lake Water Supply Watershed, and is designated by the Wake County Land Use Plan as Non-Urban Area Water Supply Watershed. Community recreational uses like that proposed here today are encouraged in these areas.



The Jewish Federation
OF RALEIGH-CARY

President
Mark Wiener
1st V.P.
Harvey Smalheiser
V.P. – JCC
Sharon Cutler
V.P. – Foundation
Corey Skolnick
Secretary
Brittany Pais
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**Lifetime Honorary
Trustees**
Carole Guld
Eileen Schwartz

Chief Executive Officer
Rachel Werner

Jewish Community Center Phasing Plan

This master plan will be phased in over a 7 – 20 year period. There will be an initial set of construction work planned in 3 annual phases

Fall 2016 – Spring 2017

- All underground infrastructure required
- Most storm water management
- Parking lots and Roadways
- Roadway and Parking lot lighting
- Number 4 covered multipurpose sport court (125 x 125)
- athletic field improvements
- Area 6 – Memorial Plaza - Drop Grade and level and paver

Fall 2017 – Spring 2018

- Remove existing Trailers, remove existing playground
- Building 1 – Multipurpose building - (framed for 3 floors) ground level finished
- Building 2 – Pool building – entry way, locker rooms/ changing areas/ bathrooms/ lifeguard area/ pump room/ storage
- New main playground
- Athletic Field Improvements
- Trail improvements 4 exercise stations
- Temporary trailer movement as building 3 and as welcome center 13

Fall 2019 – Spring 2020

- Remove existing snackbar/ lifeguard house and pump room
- Finish office space in building 1
- Add 1 Rest/ Picnic Shelter
- Athletic Field Improvements
- Pool 11 – Pool add 1/3 zero entry pool area with play equipment
- Fill Existing children's pool and expand deck space.





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- Welcome Center 13 – Replace temporary trailer with welcome building

Fall 2020 – Spring 2021

- Covered Courts 4 – Add lighting and Fans
- Building 3 – recreation Building Replace trailer with permeant building
- Trail improvements, add 4 exercise stations
- Athletic field improvements
- Add 1 Rest/ Picnic Shelter
- Add Athletic field Lighting
- Add exterior basketball court

Fall 2022 – Spring 2023

- Finish building 2
- Add Playground near athletic fields
- Add 1 rest area/ picnic shelter

Fall 2023 – Spring 2024

- Add connector to Building 2 from building 1
- Add second floor to building 2
- Pool 11 – Pool Add 1/3 swim area
- Pool 11 – Pool add 1/3 swim area for slide pod
- Remove existing slide from main pool
- Athletic Field Improvements
- Trail improvements, add 4 exercise stations

Summer 2024

- Turf 1 athletic field
- Add playground to courts area

Summer 2025 – Fall 2025

- Turf 2nd athletic field
- Add 1 Rest/ Picnic Shelter

Future - Building 12 – Gymnasium and indoor pool

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Ariel Edery

Pinchas Herman

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June 7, 2016
 SPECIAL USE PERMIT
 SUBMITTAL

PRELIMINARY
 SPECIAL USE PERMIT
 SITE PLAN

- PLANTING LEGEND:**
- Type 'B' Buffer: Mixed Screen- per every 100'
 - 1 Evergreen Tree such as: *Acer rubrum*, *Thuja occidentalis*
 - 6 Deciduous Canopy Trees such as: *Fraxinus americana*, *Quercus prinus*, *Liriodendron tulipifera*, *Cornus florida*, *Amelanchier alabamica*
 - Type 'C': Buffer/Intermittent Screen- per every 100'
 - 4 Deciduous Canopy Trees such as: *Acer rubrum*, *Quercus prinus*
 - 1 Evergreen Tree such as: *Thuja occidentalis*
 - 3 Deciduous Understory Trees such as: *Maesopsis grandiflora*, *Prunus caroliniana*, *Cornus pauciflora*, *Cornus florida*, *Amelanchier alabamica*
 - Type 'F' Streetfront Buffer-Screen- per every 100'
 - 1 Deciduous Canopy Tree such as: *Acer rubrum*, *Quercus prinus*
 - 0 Evergreen Trees
 - 1 Deciduous Understory Tree such as: *Maesopsis grandiflora*, *Prunus caroliniana*, *Cornus pauciflora*, *Cornus florida*, *Amelanchier alabamica*
 - Type 'G' Buffer/Intermittent Screen- per every 100'
 - 1 Evergreen Tree such as: *Thuja occidentalis*
 - 75 Shrubs such as: *Prunus caroliniana*, *Compositae*, *Ilex glabra*, *Rhododendron sp.*, *Clerodendron alternifolium*, *Wiburnum acerifolium*
 - Type 'H' Buffer/Intermittent Screen- per every 100'
 - 15 Shrubs such as: *Prunus caroliniana*, *Compositae*, *Ilex glabra*, *Rhododendron sp.*, *Clerodendron alternifolium*, *Wiburnum acerifolium*



- LEGEND:**
- 1 Multi-Purpose Building (3000 SF, 1-3 Stories)
 - 2 New Pool House (2400 SF, 2 Stories)
 - 3 Recreation Building (800 SF, 1 Story)
 - 4 Hard Courts, Covered (15,625 SF)
 - 5 Heritage Trail
 - 6 Memorial Plaza
 - 7 Parking (175-400 Spaces)
 - 8 Community Center (3392 SF, 1 Story)
 - 9 Soccer/Multi-Purpose Fields
 - 10 Amphitheater
 - 11 New Pool Expansion
 - 12 Gymnasium Complex (17,500 SF, 2 Stories)
 - 13 Repair Garage with Ticket Office/Operations Building (800 SF, 1 Story)
 - 14 Existing Septic Drain Field
 - 15 BMP
 - 16 Future Septic Drain Field Expansion
 - 17 Fire Pit/Recreation
 - Rest/Picnic Shelter
 - Outdoor Exercise Equipment (Par Course Station)
 - Playground

- HARDSCAPE LEGEND:**
- Concrete
 - Gravel
 - Pavers
 - Pavers
 - Pavers
 - Sports Court
 - Asphalt Paving
- Total Site Area: 29.85 AC



LINE TABLE

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 12.67 | S60°28'33"W |
| L2 | 16.21 | S60°29'21"W |
| L3 | 12.84 | S47°1'56"W |
| L4 | 19.61 | S29°16'48"W |
| L5 | 8.78 | S42°25'43"W |
| L6 | 12.92 | S17°21'02"W |
| L7 | 12.66 | S67°18'42"W |
| L8 | 9.89 | S01°06'21"W |
| L9 | 8.89 | S02°28'46"W |
| L10 | 8.28 | S43°33'47"W |
| L11 | 31.54 | S60°28'33"W |
| L12 | 13.50 | S45°01'31"W |
| L13 | 14.63 | S45°01'31"W |
| L14 | 13.50 | S45°01'31"W |
| L15 | 23.63 | S18°01'21"W |
| L16 | 12.62 | S13°23'24"W |
| L17 | 13.31 | S26°09'48"W |
| L18 | 16.11 | S30°06'48"W |
| L19 | 21.99 | S32°21'21"W |
| L20 | 18.06 | S37°44'51"W |
| L21 | 18.06 | S37°44'51"W |
| L22 | 4.26 | S42°54'43"W |
| L23 | 10.28 | S17°04'33"W |
| L24 | 12.81 | S18°04'33"W |
| L25 | 19.21 | S12°00'18"W |
| L26 | 22.28 | S22°03'28"W |
| L27 | 10.25 | S00°08'15"W |