



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)

The special use requested is for the development of a athletic field on the existing church property. This use requires an SUP based on the table in section 4-11 of the Wake County UDO.

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

If Yes, provide relevant Special Use Permit Number: _____

Property

Parcel Identification Number: 1762-45-5747

Address: 4209 South Smithfield Road Knightdale, NC 27545

Location: East side of S Smithfield Road, at/between
(north, east, south, west) (street)
Poole Road and Turnipseed Road
(street) (street)

Total site area in square feet and acres: 326,700 square feet 7.5 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 / Vacant

How is this proposed use a public necessity?

What is impact on surrounding neighborhood and adjacent properties?

There will be no negative impact on the surrounding neighborhood and adjacent properties.

Land Owner

Land Owner Name: Good Hope Missionary Baptist Church

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

Address: 4209 S. Smithfield Road

City: Knightdale State: NC Zip Code: 27545

E-mail Address: _____ Fax: _____

Telephone Number: _____

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

Type of vehicle: 0 ADT: _____

Type of vehicle: 0 ADT: _____

Utilities and Services:

Water supply provided by: () municipal system : n/a

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

Est. total water demand: _____ gpd

Wastewater collection/treatment provided by: () municipal system: n/a

() 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 _____

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):

R30

February 7, 2017

Special Use Permit Petition Statement of Justification

Project: Smithfield Road Athletic Field / Special Use Permit
4209 South Smithfield Road / Knightdale, NC

The following are Statements of Justification for the above referenced project.

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

The anticipated traffic for the athletic field will be limited to primarily weekends and after school, business and church hours. No additional burden is expected on the adjoining Smithfield Road. Parking requirement is met by existing parking lot and field will not be in operation during church services / functions.

No provision of utility services is required for the construction of the athletic field. This includes sewer, water, electrical, garbage collection or fire protection

Minor grading required for the construction of the field will be in accordance with state and county requirements for erosion control.

Construction of the athletic field will not impact in any way any community or private water supplies, surface water or ground water.

Hours of operation will comply with the 10:00 pm limit for activities.

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.

Implementation of the athletic field will comply with any applicable regulations and standards for the zoning district and construction.

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

Adjoining property is predominately agricultural in use as well but also includes some residential in addition to the church itself. Because there is no planned lighting, erection of structures, or other vertical elements the value of adjacent properties will not be impacted and there is no anticipated conflict.

From a development perspective there is no significant impact to the adjoining properties. While the project is not a public necessity, the public good will be served by the project providing a place for children to engage in physical activity and experience the benefits of sport.

4. The proposed development will be in harmony with the rea in which it is located.

Adjoining property is predominately agricultural in use but also includes some residential in addition to the church / cemetery on site. Because there is no planned lighting, erection of structures, or other vertical elements the visual character and relationship of the field property to adjoining parcels will not materially change and there is no conflict.

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

The general area surrounding and including the project site is within the East Raleigh / Knightdale Area as defined by the Wake County Land Use Plan. This area is identified for residential development primarily. North of the site and at the intersection of Smithfield Road and Poole Road is the Smithfield Rd / Poole Rd Community Activity Center. The project is consistent with and does not impact the adopted goals for this area of the county as identified by the county Land Use Plan.

- Goal 2 / The plan takes advantage of existing infrastructure and does not require public services.
- Goal 3 / The plan does not include any housing or commercial development. The site is not located in an activity zone and convenient vehicle access is provided.
- Goal 4 / The plan does not impact the unique character of the East Raleigh-Knightdale area impact historic resources.
- Goal 5 / The plan does not impact the Capital Area's Transportation Plan.
- Goal 6 / The plan does not negatively impact existing agriculture or forestry operations.
- Goal 7 / The plan does not have an impact on storm water resources.

GENERAL LAYOUT NOTES:

1. Layout plan based on GIS provided by Wake County. MAPS dated 01/31/2017.
2. Landscape architect assumes no liability for accuracy of survey information. Any discrepancies in layout should be brought to the Landscape Architect's attention prior to construction.
3. Written dimensions supersede scaled dimension. Do not scale drawings. All dimensions to back of curb unless otherwise noted.
4. All staking work to be done by a licensed surveyor registered in the state of North Carolina.
5. Provide expansion joint where proposed concrete paving meetings existing.

BUFFER CALCULATIONS:

BUFFER 1 TYPE F STREETFRONT SCREEN (10')
 Deciduous Canopy Trees - (510/100) x 2 = 10.2
 Deciduous Understory Trees - (510/100) x 2 = 10.2
 Shrubs - (510/100) x 14 = 71.4

BUFFER 2 TYPE C INTERMITTENT-2 SCREEN (40')
 Current Use: Low-Density Residential
 Adjacent Use: Low-Density Residential
 Deciduous Canopy Trees - (350/100) x 5 = 17.5
 Deciduous Understory Trees - (350/100) x 8 = 28
 Shrubs - (350/100) x 71 = 249.5

BUFFER 3 TYPE C INTERMITTENT-2 SCREEN (40')
 Current Use: Low-Intensity Nonresidential
 Adjacent Use: Vacant (R-30)
 Deciduous Canopy Trees - (68/100) x 5 = 3.3
 Deciduous Understory Trees - (68/100) x 8 = 5.3
 Shrubs - (68/100) x 71 = 48.9
 Existing Vegetation used to meet this requirement.

PARKING CALCULATIONS:

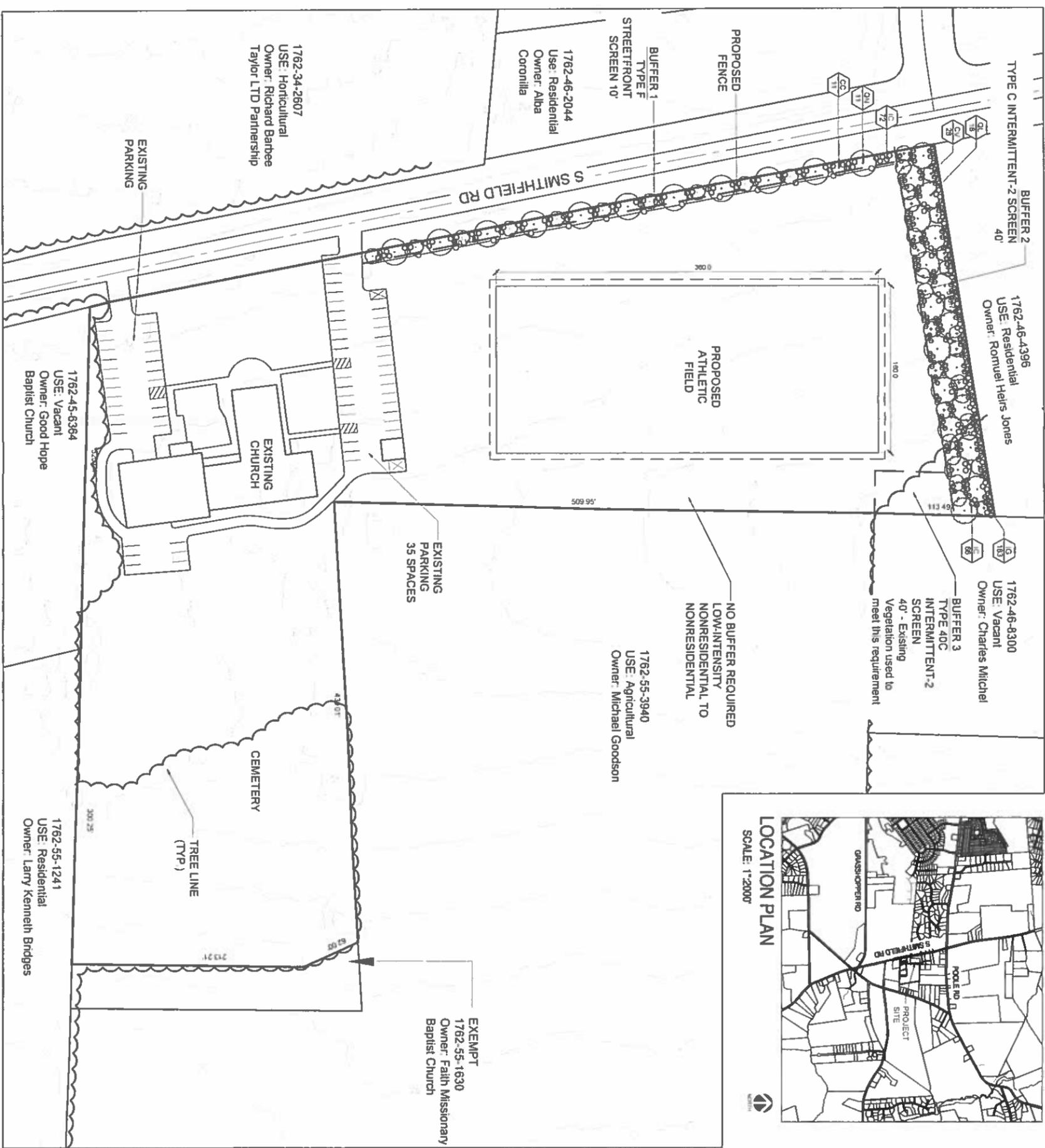
1 per 2000 SF of lot area
 57,600 SF / 2000 = 28.8
 Requirements met by existing parking

PLANT SCHEDULE

TRIESS	QTY	BOTANICAL NAME / COMMON NAME	CONF	CAL	REMARKS
CC	11	Cercis canadensis / Eastern Redbud	B & B	7'CA	
CV	28	Chionodoxa virginica / White Forgetme	B & B	7'CA	
QL	18	Quercus lyrata / Overcup Oak	B & B	7'CA	
QN	11	Quercus nuttallii / Nuttall Oak	B & B	7'CA	
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	HEIGHT	REMARKS
IC	138	Ilex cornuta / Cornus / Cornus Holly	3 gal	18" Min	
IC	180	Ilex glabra / Incompt Holly	3 gal	15" Min	

GENERAL PLANTING NOTES:

1. All plant materials to comply with American Standard for Nursery Stock ANSI Z60.
2. Contractor engaged in landscape implementation shall be a landscape contractor registered in the state of North Carolina.
3. Substitutions of plant materials specified can only occur with prior approval by Landscape Architect.
4. Install plants and mulch beds with 4" of mulch.
5. Lawn areas to be seeded and strawed.
6. Use herbicides, pesticides, and fertilizer in a manner consistent with the federal Insecticide, fungicide, and rodenticide act and in accordance with label restrictions.
7. Remove (either manually or with pesticide treatment) all weeds in mulch areas, plant beds, tree rings, and landscape areas including but not limited to nutsedge, grasses, invasive plants, and any non-desirable plant material. This treatment shall occur monthly from installation until the end of the warranty / maintenance period as noted in the specifications.



LAYOUT & PLANTING PLAN



CONSULTANTS

SEALS

NOT FOR CONSTRUCTION

Smithfield Road Athletic Field SUP
 4209 S. Smithfield Rd, Knightdale, NC
 Wake County, PIN: 1762-45-5747

DATE	02/07/17
DESIGNER	MAA
CHECKED BY	BHS
NO.	DATE
REVISIONS	

SCALES
 HORIZ 1"=50'
 SCHEMATIC DESIGN
 LAYOUT & PLANTING PLAN
L200