



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.



BA-SU-2254-17

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)

RECREATIONAL AREA

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

If Yes, provide relevant Special Use Permit Number: _____

Property

Parcel Identification Number: 1797115158

Address: 3127 JACK MITCHELL RD, ZEBULON, NC 27597

Location: WEST side of JACK MITCHELL RD, at/between
(north, east, south, west) (street)
ZEBULON RD and GLORY RD
(street) (street)

Total site area in square feet and acres: 149589 square feet 3.893 acres

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

List Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): BUSINESS (CHURCH PARCEL)

How is this proposed use a public necessity? THE CHURCH NEEDS TO PROVIDE RECREATIONAL OPPORTUNITY TO THE COMMUNITY.
What is impact on surrounding neighborhood and adjacent properties? SIMILAR TO PRESENT

Land Owner

Land Owner Name: SANT JOHN UNITED HOLY CHURCH

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

Address: 3201 JACK MITCHELL RD

City: ZEBULON State: NC Zip Code: 27597

E-mail Address: STJOHN04CNC.ORG Fax: _____

Telephone Number: 919-269-6672

Applicant (person to whom all correspondence will be sent)

Name: WILLIAMS-PEARCE & ASSOC. (CLYDE PEARCE)

Address: PO Box 892

City: ZEBULON State: NC Zip Code: 27597

E-mail Address: CTP@WPSURVEY.COM Fax: 919-269-4354

Telephone Number: 919-269-9605 Relationship to Owner: SURVEYOR

Proposal

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

Proposed total floor area: N/A sf Proposed floor area ratio (floor area/site area): N/A

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

Proposed impervious surfaces area: 10095 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 0.0595%

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

Front () 10 ft Left () 40 ft Right () 0 ft Rear () 40 ft

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

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

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

Front 40 ft Corner side _____ ft Side 20 ft Rear 30 ft

Proposed yard depths: Front 40 ft Corner side _____ ft Side 20 ft Rear 30 ft

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

Proposed building height: N/A ft

Min. parking space standard (see Article 15): 1 spaces per 4 SEATS

Min. no. of parking spaces: 75 Proposed no. of parking spaces 32 ADDITIONAL

Number of employees: 4 Hours of operation: N/A

Vehicular Access:

Names of access street(s) and number of access points along each: JACK MITCHELL ROAD

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
JACK MITCHELL RD	60'	22	2	Y			

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: N/A 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: _____ gpd

Wastewater collection/treatment provided by: () municipal system: N/A

() community system – specify type: _____

() individual on-site system

Est. total wastewater discharge: _____ gpd

Solid waste collection provided by: _____

Electrical service provided by: _____ Underground () yes () no

Natural gas service provided by: _____

Telephone service provided by: _____ Underground () yes () no

Cable television service provided by: _____ Underground () yes () no

Fire protection provided by: _____

Miscellaneous:

Generalized slope of site 5%

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

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: _____

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?)

THE USE WILL BE FOR A PALLIUM FOR THE CHURCH
MEMBERS AND FOR THE SURROUNDING COMMUNITY.
SUCH ACTIVITY WILL ENHANCE THE COMMUNITY
AND BE CONSISTENT WITH THE PROPOSED PARK
ADJOINING THE PROPERTY.

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

BATHROOM FACILITIES WILL BE PROVIDED BY
PORTABLE Potty OR FROM THE ADJACENT
CHURCH PROPERTY FACILITIES.

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: Rev. George K Howard Date: March 23-2017

Signature: _____ Date: _____

Signature: _____ Date: _____

Land use professionals (architects, engineers, planners, landscape architects, etc.), as well as employees of corporate or municipal applicants, may testify at quasi-judicial proceedings about factual matters in support of an application, petition or appeal. However, they MAY NOT examine or cross-examine witnesses, make legal arguments as to why an application, petition or appeal should be granted, or otherwise advocate for results on behalf of another individual or entity at a quasi-judicial proceeding. These functions can ONLY be performed at a quasi-judicial proceeding by an attorney licensed to practice law in North Carolina. Therefore, it is **strongly recommended** that unless you are an individual representing yourself in a quasi-judicial proceeding, you have an attorney present to present your case.

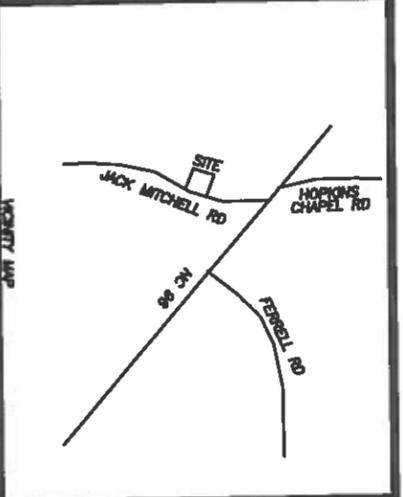
The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature: [Signature] Date: 3/23/17

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.

**SPECIAL USE PERMIT STATEMENT OF JUSTIFICATION
SAINT JOHN UNITED HOLY CHURCH**

- 1) *The proposed development will not materially endanger the public health or safety. The proposed recreation area will not be an endangerment to the public, and will in fact be an asset. It will provide healthy opportunities to the public to engage in activities that will improve the life experiences of the community, for all ages.*
- 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.
There will not be any violation of regulations within the zoning district because the church is operating within those boundaries now.*
- 3) *The proposed development will not substantially injure the value of adjoining property, or is a public necessity.
The church has been operating without injury to the adjoining property and the addition of the recreational area will not change the effect on the adjoining property.*
- 4) *The proposed development will be in harmony with the area in which it is located. The property is operating as a church and is therefore an asset to, and being used by, the surrounding community. No harm has been done to the community operating as the church has, proving its value to the community.*
- 5) *The proposed development will be consistent with the Wake County Land Use Plan. There is nothing about the church property that violates land use plans.*



Course	Bearing	Distance
1	S 87°16'20" E	50.34'
2	S 87°17'20" E	46.33'
3	S 87°33'12" E	50.15'
4	S 87°30'20" E	42.18'

REFERENCE: 2817 PAGE 608
 DEED BOOK 12162 PAGE 539
 BOOK OF MAPS 2011 PAGE 248
 BOOK OF MAPS 1988 PAGE 1174

NOTE: AREA COMPUTED BY COORDINATE METHOD.
 NOTE: THIS PROPERTY IS SUBJECT TO EASEMENTS
 AND RESTRICTIONS OF RECORD.

APPROXIMATE SURFACE CHART

NET AREA IN TRACT - 168,389 SF
 168,389 SF X .06 = 10,175 SF LMA
 PROPOSED APPROXIMATE COVERAGE - 10,093 SF
 10,175 SF - 10,093 SF = 80 SF AVAILABLE SF

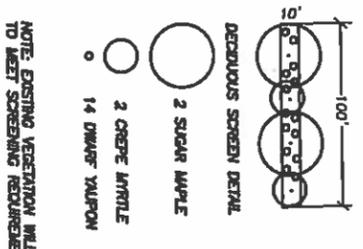
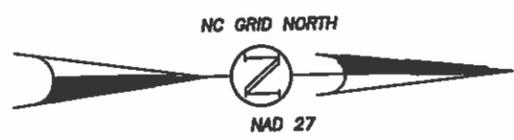
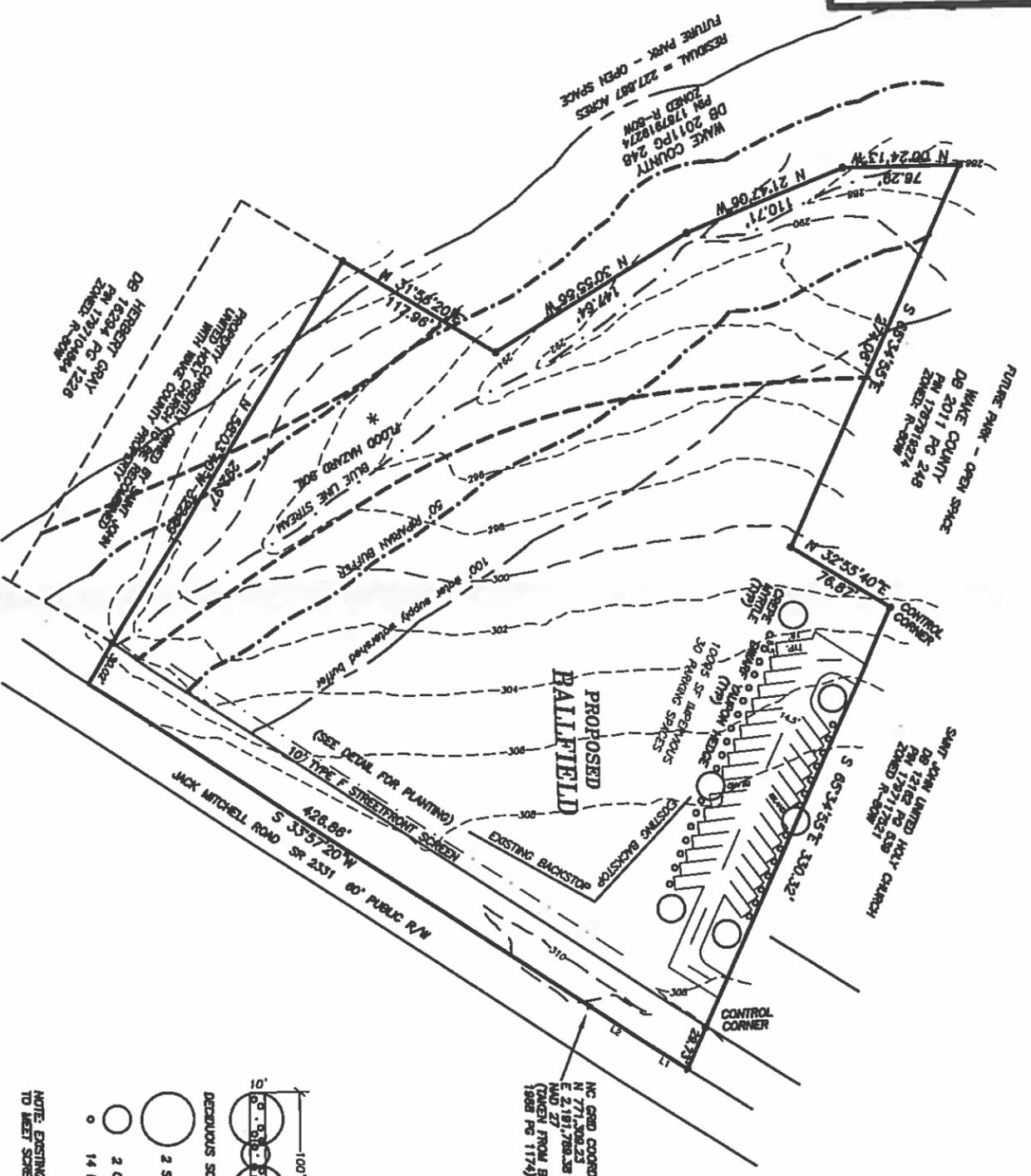
NOTE: NO BATHROOMS ARE PROPOSED.

TOTAL
4.217 GR. AC.
0.323 R/W AC.
3.894 NET AC.

I, CLIVE T. PEARCE, certify that under the direction and supervision of the owner of the above described property, I have prepared this plan and that the same is a true and correct representation of the actual conditions of the property as shown on the ground and as provided for the same by the applicable laws of the State of North Carolina.

Witness my hand and seal this 17 day of August, 2017.

C. T. Pearce
 P.L.S. 1-3481



PRELIMINARY SPECIAL USE SITE PLAN FOR
SAINT JOHN UNITED HOLY CHURCH
 3127 JACK MITCHELL ROAD, ZEBULON, N.C. 27597
 PLAN DESIGNER: WILLIAMS-PEARCE & ASSOC.
 PIN: 1797115158

LITTLE RIVER TOWNSHIP
WAKE COUNTY
NORTH CAROLINA



FILED SAINT JOHN UNITED HOLY CHURCH/CP3335
 SCALE: 1" = 60'
 03-17-2017

LEGEND:
 ○ EXISTING IRON PIPE
 ○ NEW IRON PIPE
 ○ EXISTING P.V. MAN.

PIN: 1797115158
 ZONED: R-SUB

W.P. Williams-Pearce and Assoc., Professional Land Surveyors, P.A. P.O. Box 892, Zebulon, N.C. 27597 Tel. (919) 269-9605