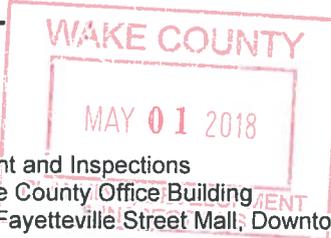




SPECIAL USE PERMIT APPLICATION



File #
Fee
Amt Paid
Check #
Rec'd Date
Rec'd By

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.

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)

Religious assembly (4-22-8)

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

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

Property

Parcel Identification Number: 0798-24-6162

Address: 11412 Strickland Road, Raleigh, NC 27613

Location: North side of Strickland Road, at/between
(north, east, south, west) (street)

Ashton Garden Way and Norman Estates Way
(street) (street)

Total site area in square feet and acres: 322,211 square feet 7.397 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-40W (no overlay)

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

Present land use(s): Religious assembly

How is this proposed use a public necessity?

The religious assembly primarily provides a meeting place for religious activities.

What is impact on surrounding neighborhood and adjacent properties?

Because the use is currently approved on the property, there will be no impact due to the modification.

Land Owner

Land Owner Name: Redeemer Presbyterian Church in America Raleigh Inc.

Business Operator Name (if different from Land Owner): Redeemer Presbyterian Church

Address: 11412 Strickland Road

City: Raleigh State: NC Zip Code: 27613

E-mail Address: narve5@icloud.com

Fax:

Telephone Number: 919.349.9417

Applicant (person to whom all correspondence will be sent)

Name: Jon Frazier, FLM Engineering, Inc.

Address: PO Box 91727

City: Raleigh State: NC Zip Code: 27675

E-mail Address: jfrazier@flmengineering.com

Fax: _____

Telephone Number: 919.610.1051

Relationship to Owner: Civil engineer

Proposal

Max. allowable floor area ratio (see applicable zoning district/use regulation): 0.15

Proposed total floor area: 34,524 sf Proposed floor area ratio (floor area/site area): 0.11

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

Proposed impervious surfaces area: 76,186 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 23.64 %

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

Front (10) F _____ ft Left (40) C _____ ft Right (40) C _____ ft Rear (40) C _____ ft

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

Front (10) F _____ ft Left (40) C _____ ft Right (40) C _____ ft Rear (40) C _____ ft

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

Front N/A _____ ft Corner side N/A _____ ft Side N/A _____ ft Rear N/A _____ ft

Proposed yard depths: Front N/A _____ ft Corner side N/A _____ ft Side N/A _____ ft Rear N/A _____ ft

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

Proposed building height: 29.5 ft

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

Min. no. of parking spaces: 140 Proposed no. of parking spaces 140 (560 seats)

Number of employees: 6 Hours of operation: Tues - Fri, 8AM to 5PM

Vehicular Access:

Names of access street(s) and number of access points along each: Strickland Road - One Access

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
Strickland Road	Varies	36	2	Y	13,800 ADT	10,000	200

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) See attached

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 : _____

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

Est. total water demand: TBD gpd

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

(✓) community system – specify type: Aqua

() individual on-site system

Est. total wastewater discharge: TBD gpd

Solid waste collection provided by: Republic Services

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

Natural gas service provided by: PSNC

Telephone service provided by: Nextiva Underground (✓) yes () no

Cable television service provided by: AT&T Underground (✓) yes () no

Fire protection provided by: Wake County

Miscellaneous:

Generalized slope of site 8%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: Approx. 65 LF of stream and associated Neuse River riparian buffer

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 _____

(✓) Non-Urban Area/Water Supply Watershed Falls Lake

() Non-Urban Area

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

Res < 1 unit per acre

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 religious assembly use is the current use of the property and is not changing. The use is being modified to allow more seats in the main assembly. The religious assembly use will meet the requirements of a non-residential use within the R-40W residential district and thus, will comply with the Land Use Plan.

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: Redeemer Presbyterian Church in America / PAULIGN, INC Date: _____

Signature: By: Michael Newkirk Date: April 30, 2018
MICHAEL NEWKIRK

Signature: TRES, DENT 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: Mill Wall jojo Date: April 30, 2018

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.

**Meeting of the Trustees of the Corporation of
Redeemer Presbyterian Church in America, Raleigh
April 29, 2018**

A called meeting of the Trustees of the Corporation of Redeemer Presbyterian Church in America, Raleigh, was held at the church facility on Sunday, April 29, 2018. Corporation President Michael Newkirk called the meeting to order at 10:03 a.m. with prayer. Members present included Michael Newkirk, President; Steven Welsh, Treasurer; Robert Helms, Secretary; Daniel Kemp; Bruce Narveson; and Tim Phillips. Ivan Spronk, Vice President, and Randy Buckwalter were absent.

Election of Officers

The following corporation officers were elected for the coming year:

President	Michael Newkirk
Vice President	Ivan Spronk
Treasurer	Steven Welsh
Secretary	Robert Helms

Other Business

It was noted that the church is in the process of submitting an application to Wake County for a Special Use Permit for the construction of a new facility on the current church property.

RESOLVED, as of this date, April 29, 2018, that either Michael Newkirk or any other trustee of **Redeemer Presbyterian Church in America, Raleigh**, ("Corporation"), is hereby authorized to act on behalf of the Corporation with regard to the application to Wake County for a Special Use Permit or any other such matters that relate to the construction of a new facility on the current church property.

The resolution above carried unanimously.

All business before the Corporation being concluded, the meeting was adjourned at 10:11 a.m. with prayer by Daniel Kemp.

Respectfully submitted,



Rob Helms, Corporation Secretary



Michael Newkirk, Corporation President

Special Use Permit Statement of Justification

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

Traffic will not be impacted significantly in that less than 100 trips will be added to Strickland Road on Sundays, the busiest day for the use. Per NCDOT, Strickland Road has a capacity of 13,800 average daily traffic (ADT) and is currently operating at 10,000 ADT.

The use is not changing and thus will be served by the same services and utilities with which it is currently served except that sanitary sewer service will be provided by Aqua instead of onsite septic.

The site will comply with Wake County requirements for soil erosion and sedimentation and stormwater management; thus, limiting offsite impacts due to erosion, sedimentation, and stormwater runoff.

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.

The proposed development will comply with all applicable Wake County standards and regulations.

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

The use of the property is not changing from the current use, and the proposed development will comply with all applicable Wake County standards and regulations including perimeter buffers. Thus, the proposed development is not anticipated to substantially injure the value of adjoining property.

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

The use of the property is not changing from the current use and thus, will be in harmony with the area in which it is located.

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

The use of the property is not changing from the current use, and the proposed development will comply with the non-residential requirements within the R-40W zoning district.

SUMMARY INFORMATION

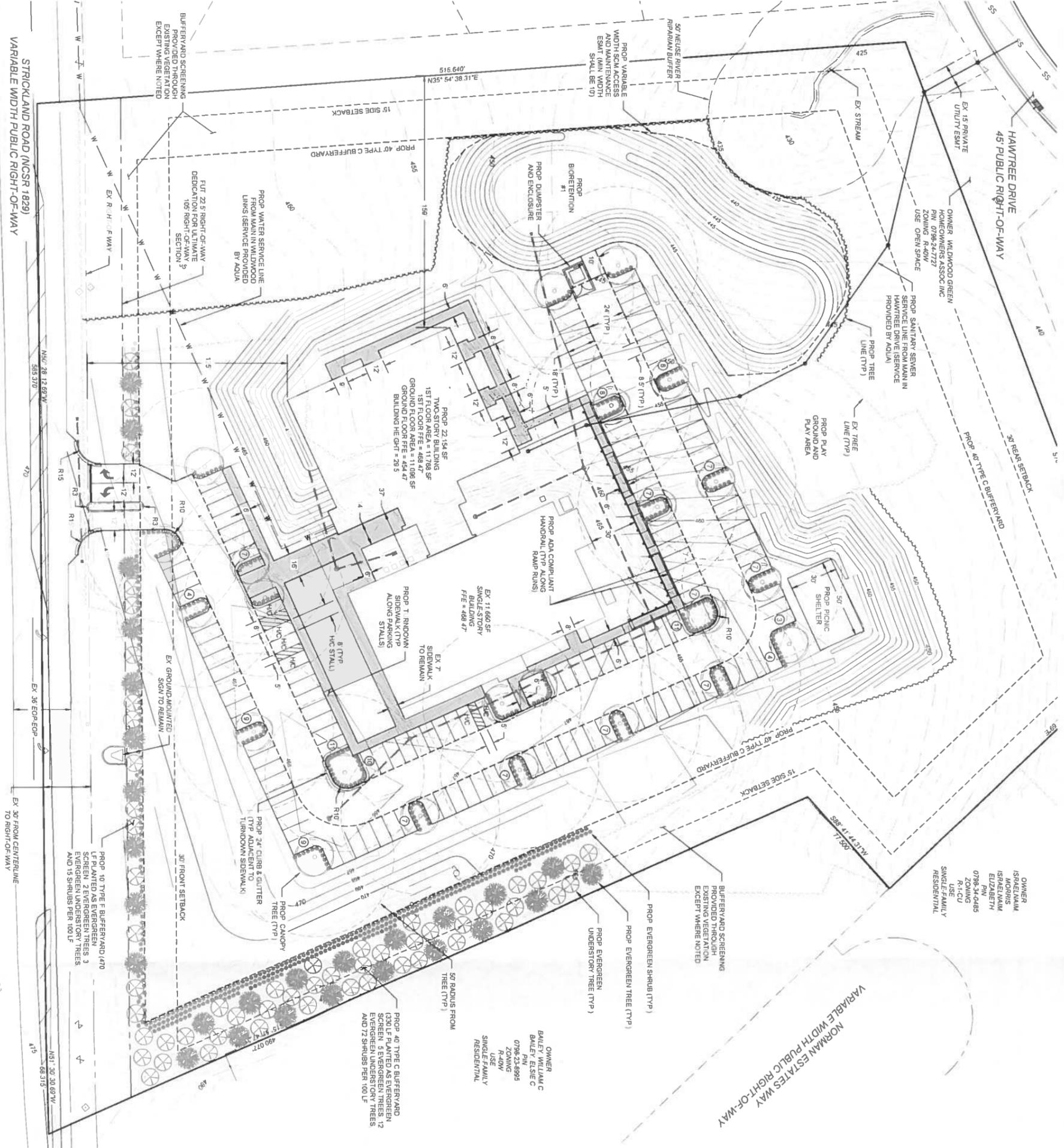
DEVELOPMENT NAME: REDEMER PRESBYTERIAN CHURCH BUILDING ADDITION
 STREET ADDRESS: 11412 STRICKLAND ROAD RALEIGH, NC
 PIN NUMBER(S): 0798-24-6162
 TOTAL AREA: 7.64 AC
 LESS EX. RW: 0.65 AC
 NET AREA: 7.39 AC
 JURISDICTION: WAKE COUNTY
 ZONING DISTRICT: R-40W
 BUILDING SETBACKS:
 FRONT: 30'
 SIDE: 15'
 REAR: 30'
 EXISTING USE: CHURCH
 PROPOSED USE: CHURCH (BUILDING ADDITION)
 EXISTING BUILDING AREA: 11,660 SF
 PROPOSED BUILDING AREA: 34,524 SF (22,864 SF ADDITION)
 REQUIRED PARKING: 1 SPACE PER 4 SEATS (660 SEATS) = 165 SPACES
 PROPOSED PARKING: 140 SPACES (6 ADA SPACES, 2 VAN ACCESSIBLE)
 WATERSHED: FALLS LAKE
 MAXIMUM IMPERVIOUS AREA: 77,330 SF (1.78 AC), OR 24%
 EXISTING IMPERVIOUS AREA: 76,938 SF (1.77 AC), OR 23.9%
 PROPOSED IMPERVIOUS AREA: 76,188 SF (1.75 AC), OR 23.8%
 OWNER:
 REDEMER PRESBYTERIAN CHURCH IN AMERICA RALEIGH, NC
 11412 STRICKLAND ROAD
 RALEIGH, NC 27613
 ENGINEER:
 FLM ENGINEERING, INC.
 P.O. BOX 91277
 RALEIGH, NC 27675
 919.610.1051

LEGEND

- EX PROPERTY LINE
- EX RIGHT-OF-WAY
- EX ADJACENT OWNERS
- EX EASEMENT
- EX FENCE
- EX SANITARY SEWER
- EX STORM SEWER
- EX TREE LINE
- EX MAJOR CONTOUR (5')
- EX MINOR CONTOUR (1')
- EX CHANNEL/STREAM
- EX CHANNEL/STREAM BUFFER
- PROP SETBACK LINE
- PROP BUFFER/SETBACK
- PROP MAJOR CONTOUR (5')
- PROP MINOR CONTOUR (1')
- PROP WATER LINE
- PROP STORM SEWER

NOTES

1. ALL PARKING STALLS AND DRIVE AISLES SHALL BE ASPHALT AND ALL SIDEWALK SHALL BE CONCRETE.
2. PROPOSED ADA STALL AND AISLE SHALL HAVE SLOPES NO STEEPER THAN 1:48 (2%) IN ALL DIRECTIONS.
3. PROPOSED ACCESSIBLE ROUTES SHALL HAVE RUNNING SLOPES NO STEEPER THAN 1:20 (5%) AND CROSS SLOPES NO STEEPER THAN 1:48 (2%).
4. DIMENSIONS SHOW ARE TO FACE OF CURB
5. RADII ARE 5' UNLESS OTHERWISE NOTED



REV #	DESCRIPTION	DATE	BY

REVISION HISTORY

OWNER: ISRAELIAMI, MORRIS, ELIZABETH, PIN: 0798-34-0485, ZONING: R-1-FCU, SINGLE-FAMILY RESIDENTIAL

OWNER: BAILEY WILLIAM C, BAILEY LESTER G, PIN: 0798-23-8995, ZONING: R-40W, USE: SINGLE-FAMILY RESIDENTIAL

POST OFFICE BOX 91277
 RALEIGH, NORTH CAROLINA 27675
 FIRM NO LICENSE NUMBER C-4222

FLM ENGINEERING

PRELIMINARY PLANS
 DO NOT USE FOR CONSTRUCTION

SCALE: 1" = 30 FEET
 SCALE ADJUSTMENT: THIS SHEET IS NOT TO SCALE ON ORIGINAL DRAWING

SUP SITE PLANS
 REDEMER PRESBYTERIAN CHURCH IN AMERICA
 PIN: 0798-24-6162
 CHURCH BUILDING ADDITION
 11412 STRICKLAND ROAD
 RALEIGH, NC 27613

DATE: 05-01-2018
 SCALE: AS SHOWN
 DESIGNED BY: FLM
 APPROVED BY: FLM
 PROJECT NO: 18005

PRELIMINARY SPECIAL USE PERMIT SITE PLAN

C-2
 SHEET 2 OF 2

FLM ENGINEERING, INC. IS AN EQUAL OPPORTUNITY FIRM. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

LEGEND

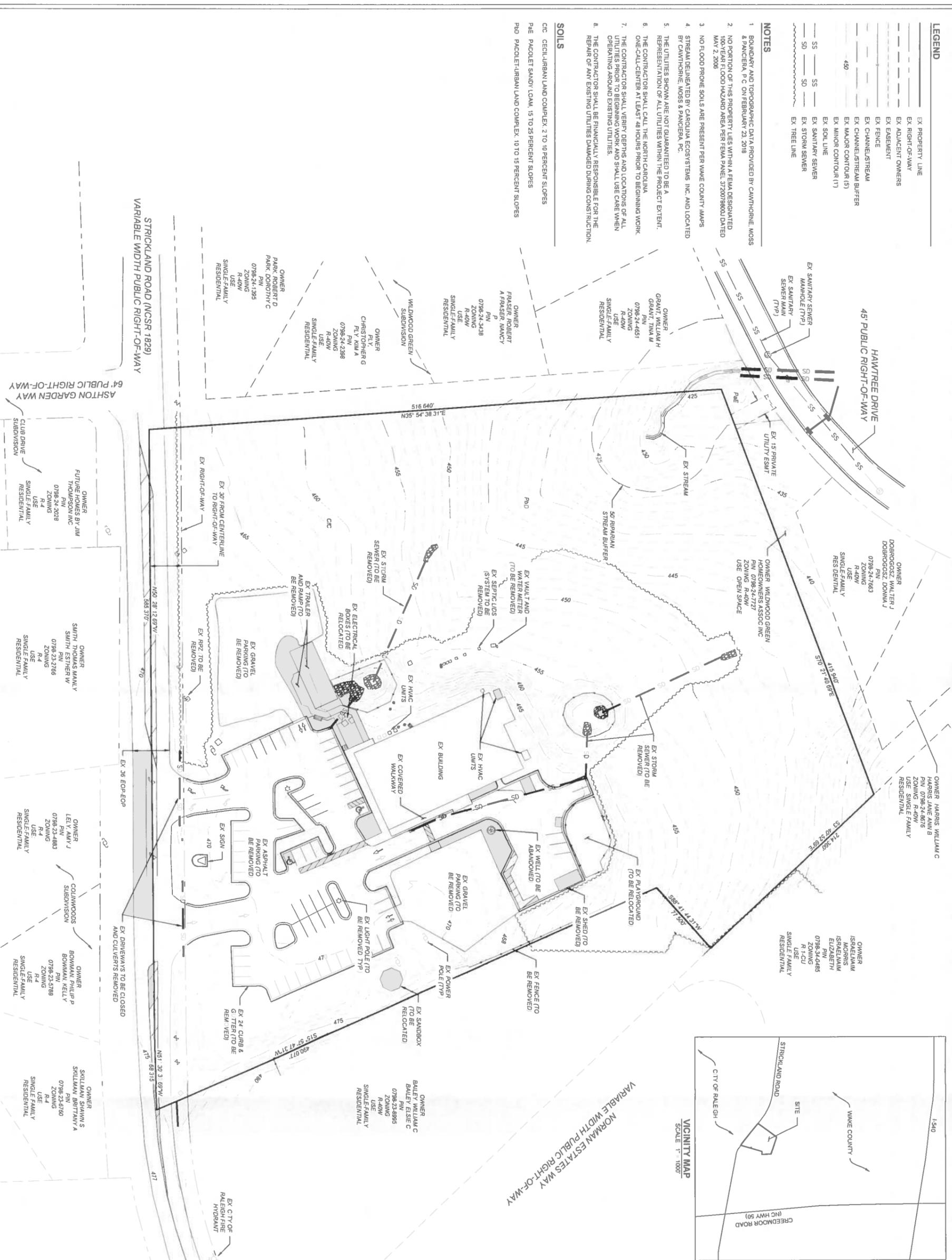
- EX PROPERTY LINE
- EX RIGHT-OF-WAY
- EX ADJACENT OWNERS
- EX FENCE
- EX CHANNEL/STREAM
- EX CHANNEL/STREAM BUFFER
- EX MAJOR CONTOUR (1)
- EX MINOR CONTOUR (1)
- EX SOIL LINE
- EX SANITARY SEWER
- EX STORM SEWER
- EX TREE LINE

NOTES

1. BOUNDARY AND TOPOGRAPHIC DATA PROVIDED BY CAMTHORNE, MOSS & PANCIERA, P.C. ON FEBRUARY 23, 2018
2. NO PORTION OF THIS PROPERTY LIES WITHIN A FEMA DESIGNATED 100-YEAR FLOOD HAZARD AREA PER FEMA PANEL 3720079000 DATED MAY 2, 2008
3. NO FLOOD PRONE SOILS ARE PRESENT PER WAKE COUNTY MAPS
4. STREAM DELINEATED BY CAROLINA ECOSYSTEMS, INC. AND LOCATED BY CAMTHORNE, MOSS & PANCIERA, P.C.
5. THE UTILITIES SHOWN ARE NOT GUARANTEED TO BE A REPRESENTATION OF ALL UTILITIES WITHIN THE PROJECT EXTENT. THE CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL-CENTER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
6. THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL UTILITIES PRIOR TO BEGINNING WORK AND SHALL USE CARE WHEN OPERATING AROUND EXISTING UTILITIES.
7. THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.

SOILS

- CIC CECIL URBAN LAND COMPLEX, 2 TO 10 PERCENT SLOPES
- PAE PACOLET SANDY LOAM, 15 TO 25 PERCENT SLOPES
- PRD PACOLET URBAN LAND COMPLEX, 10 TO 15 PERCENT SLOPES



POST OFFICE BOX 91727
 RALEIGH NORTH CAROLINA 27675
 FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY		
REV #	DESCRIPTION	DATE

ORIGINAL PLAN SIZE 24" X 36"

PRELIMINARY PLANS
 DO NOT USE FOR CONSTRUCTION

SCALE: 1" = 40' (AS SHOWN)
 SCALE: 1" = 4' (FIELD)

SUP SITE PLANS

REDEEMER PRESBYTERIAN
 CHURCH BUILDING ADDITION
 11412 STRICKLAND ROAD
 RALEIGH, NC 27613



DATE: 05-01-2018
 SCALE: AS SHOWN
 DESIGNED BY: FLM
 APPROVED BY: FLM
 PROJECT NO: 18005

EXISTING CONDITIONS MAP

C-1

SHEET 1 OF 2

THIS PLAN DRAWING SHALL NOT BE REPRODUCED, COPIED, OR PART WITHOUT WRITTEN PERMISSION OF FLM ENGINEERING, INC.