



ZONING HARDSHIP VARIANCE 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

Unified Development Ordinance Regulation(s) Proposed to be Varied (cite each section(s) and identify requirement from which the variance(s) is (are) being requested; quantify variance – i.e. if this is a variance to allow an encroachment into a setback, give depth of encroachment and total square feet of area proposed to encroach into setback- be specific):

Variance to Section 16-10-2 (H) to allow for a greater reduction than 25% for a single buffer with dedication of more buffer width. Project proposes a 50' buffer from a required 40' wide buffer. All plant material to be evergreen. _____

Property

Parcel Identification Number: 1762-45-5747 _____

Address: 4209 S. Smithfield Road _____

Location: East _____ side of S. Smithfield Road _____, at/between

_____ (north, east, south, west) _____ (street)
_ Turnipseed Road _____ and Poole 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: none _____

Present land use(s): vacant _____

How is this proposed use a public necessity? Providing a place for children to enjoy the benefits of staying active and participating in sports

What is impact on surrounding neighborhood and adjacent properties? None

Property Owner

Name: Good Hope Missionary Baptist Church _____

Address: 4209 S. Smithfield Road _____

City: Knightdale _____ State: NC Zip Code: 27545

E-mail Address: none _____ Fax: none

Telephone Number: _____

June 30,, 2017

Zoning Hardship Variance Statement of Justification

Project: **Smithfield Road Athletic Field / Zoning Hardship Variance**
4209 South Smithfield Road / Knightdale, NC

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

1. Unnecessary hardship would result from the strict application of the ordinance

Strict application of the ordinance would require the owner to plant an intensive buffer to screen kids playing sports from an agricultural field. Cost associated with implementing this buffer would not enable the project to go forward.

2. The hardship results from conditions that are peculiar to the property, such as location, size or topography.

The subject property unfortunately does not have any existing vegetative cover that might contribute to the required buffer. Topography is not an issue and there is room enough to dedicate a wider buffer than required, but the implementation of the required landscape creates the hardship.

3. The hardship did not result from actions taken by the applicant or property owner.

The owner nor the applicant has taken any actions to create the hardship.

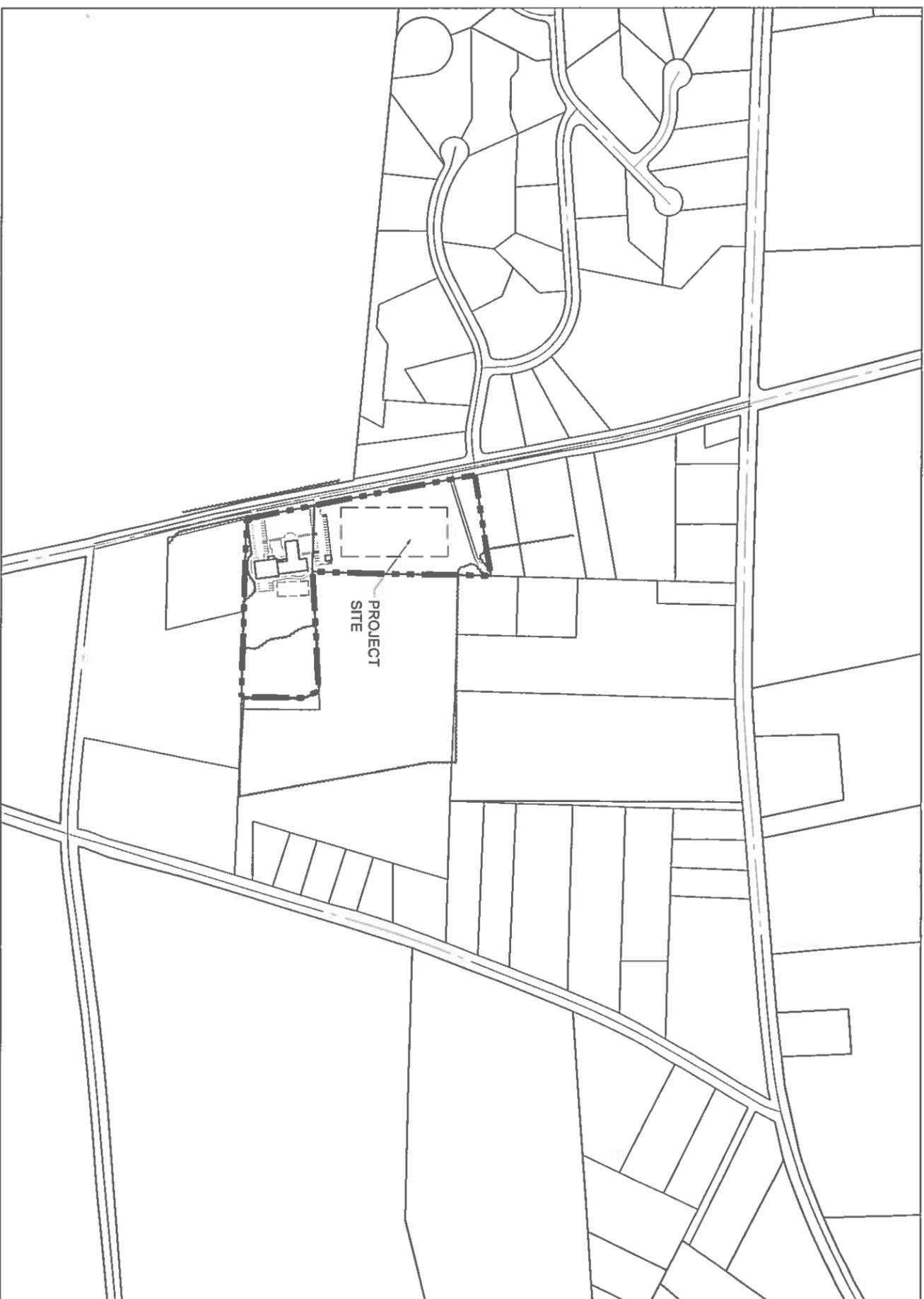
4. The requested variance is consistent with the spirit and purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

The landscape buffer illustrated by the layout and planting plan is consistent with the spirit and intent of the ordinance. Because it is made up of all evergreen plant material we believe it will do a better job buffering than a plan compliant with the ordinance

Smithfield Road Athletic Field Variance

WAKE COUNTY
4209 S. SMITHFIELD ROAD, KNIGHTDALE, NC

JUNE 30, 2017



LOCATION PLAN
SCALE: 1"=2000'

- DRAWING INDEX:
- L100 COVER
 - L100 EXISTING CONDITIONS
 - L200 LAYOUT & PLANNING PLAN
 - L300 DETAILS

- GENERAL LAYOUT NOTES:**
1. Layout plan based on GIS provided by Wake County MAPS dated 01/17/2017
 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 supercede 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 parking meetings existing.
 6. No exterior lighting will be used for athletic field functions.
 7. No permanent sealing will be supplied for athletic field activities.
 8. Stormwater review will be required if the proposed development disturbs more than 2 acres of land.

BUFFER CALCULATIONS:

BUFFER 1 : TYPE F STREETFRONT SCREEN (10')
 Deciduous Canopy Trees - (495/100) x 2 = 9.9
 Deciduous Understory Trees - (495/100) x 2 = 9.9
 Shrubs - (495/100) x 14 = 69.3

BUFFER 2 : TYPE C INTERMITTENT-2 SCREEN (40' REQUIRED)
 Requesting plant density reduction of 25% for increased buffer depth per code Sec. 16-10-2 (H)
 Proposed 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 = 248.5

BUFFER 3 : TYPE C INTERMITTENT-2 SCREEN (40' REQUIRED)
 Requesting plant density reduction of 25% for increased buffer depth per code Sec. 16-10-2 (H)
 Proposed Use: Low-Density Residential
 Adjacent Use: Vacant (R-30)
 Deciduous Canopy Trees - (66/100) x 5 x 0.75 = 2.5
 Deciduous Understory Trees - (66/100) x 8 x 0.75 = 4.0
 Existing Vegetation used to meet tree requirement.
 Shrubs - (66/100) x 71 x 0.75 = 35.2

BUFFER 4 : TYPE C INTERMITTENT-2 SCREEN (40' REQUIRED)
 Proposed Use: Low-Density Residential
 Adjacent Use: Vacant (R-30)
 Deciduous Canopy Trees - (610/100) x 5 = 25.5
 Deciduous Understory Trees - (610/100) x 8 = 40.8
 Shrubs - (610/100) x 71 = 362.1

PROPOSED ALTERNATE SCREEN (50' PROVIDED):
 Evergreen Uprightory Trees - (510/100) x 5 = 25.5
 Shrubs - (510/100) x 15 = 76.5

PARKING CALCULATIONS:

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

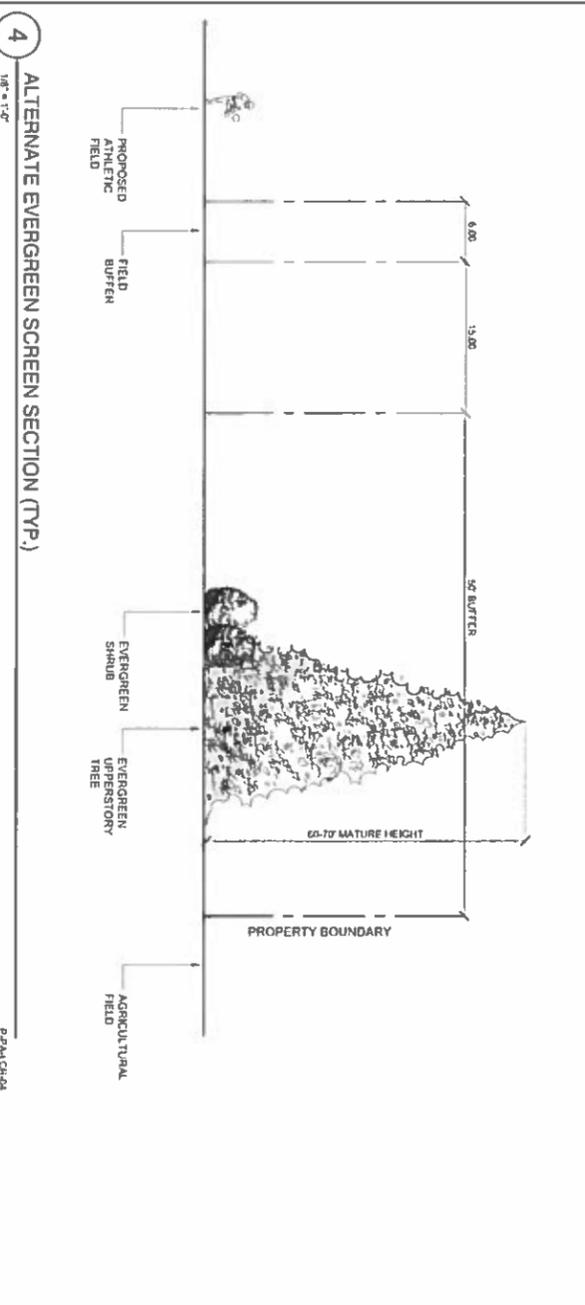
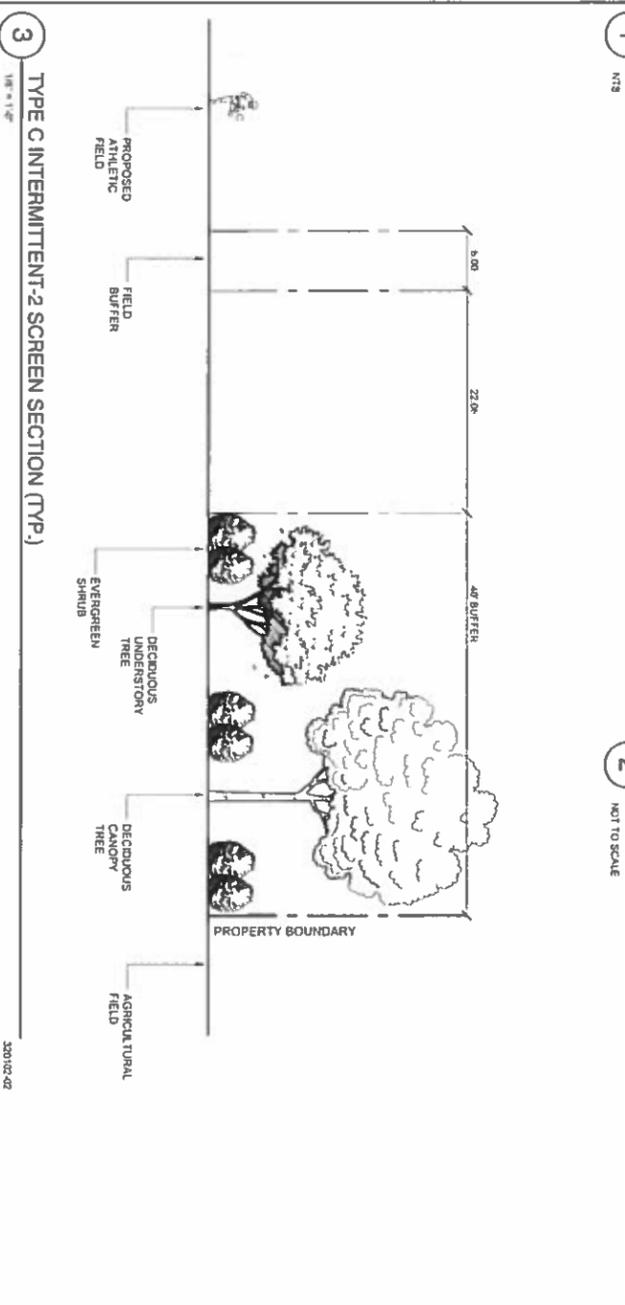
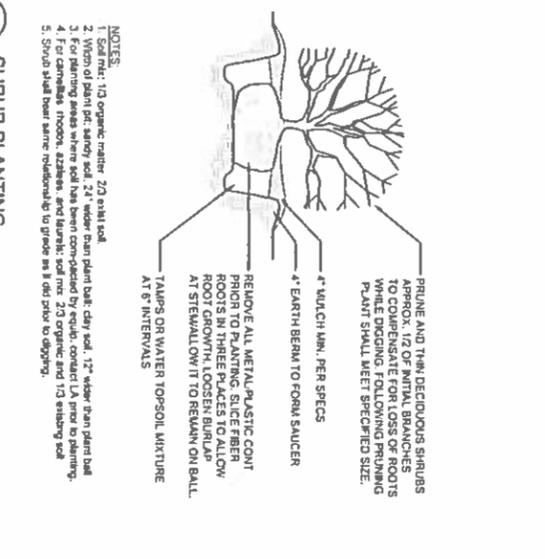
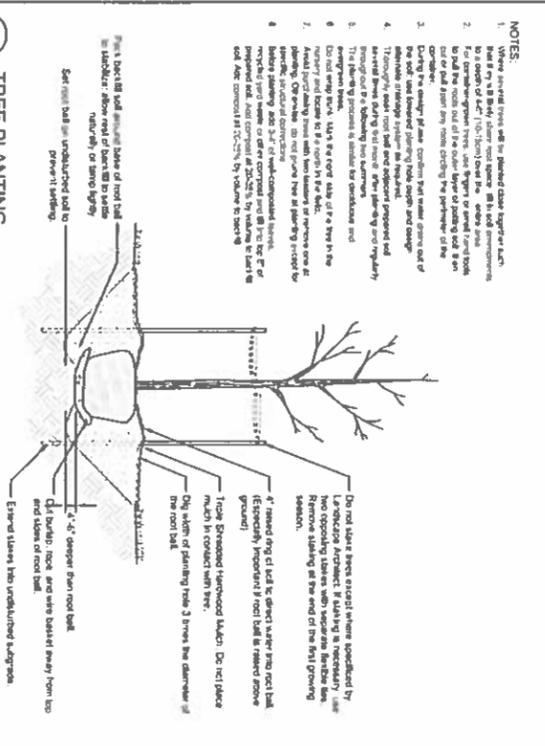
PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CON'T	CAL	REMARKS
CC	10	Cornus canadensis / Eastern Redbud	B & B	TCd	
CV	21	Chionodoxa sylvatica / White Fringetree	B & B	TCd	
CL	14	Quercus lyrata / Overcup Oak	B & B	TCd	
QN	10	Quercus nuttallii / Nuttall Oak	B & B	TCd	
CL	26	Carex scopulorum / Lysleafed Cypress	B & B	TCd	
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CON'T	REMARKS	
IC	209	Ilex cornuta / Cornus hedge	3 gal	18" Hgt	
IG	161	Ilex glabra / Inkberry hedge	3 gal	18" Hgt	

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. Remove (either manually or with pesticide treatment) all weeds in mulch areas plant beds, tree rings and landscape areas, including but not limited to nutcracker 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.
7. Deciduous canopy trees must be of a species that will reach a minimum height of 35 feet at maturity. Deciduous understorey trees must be of a species that will reach a minimum height of 15 feet at maturity. Shrubs must be of a species that will grow to a minimum height of 36 inches at maturity.





DETAILS



CONSULTANTS:

SEALS:

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

DATE	08/30/17
DESIGNER	MAJA
CHECKED BY	BMS
REVISIONS	
NO.	DATE
SCALES	
HORIZ. NTS	
DETAILS	
L300	