



# Administrative Approval Action

Case File / Name: ASR-0042-2021  
DSLC - Smith Temple Freewill Baptist Church

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2492  
currentplanning@raleighnc.gov  
www.raleighnc.gov

**LOCATION:** This site is located on the south side of Rock Quarry Road, east of Cowan Lane at 5500 Rock Quarry Rd. The site is shown in BM 2021 page 1406. This site is outside the city limits.

**REQUEST:** Development of a 3.16 acre/137,650 sf tract zoned R-4 with an existing single-family dwelling unit (to be demolished) for a proposed Civic Use, place of worship totaling 9,766 sf with associated vehicular parking.

**DESIGN  
ADJUSTMENT(S)/  
ALTERNATES, ETC:** N/A

**FINDINGS:** City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated by Covington & Associates.

## **CONDITIONS OF APPROVAL and NEXT STEPS:**

*This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:*

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

***The following items are required prior to approval of Site Permitting Review plans:***

### **General**

1. Elevation sheet T11, the post-development spot grades are shown on the south elevation rendering & demonstrate compliance with Sec.1.5.7.A and TC-4-20 and those spot grades (high, low & avg) are also spotted on the footprint on page C300 (Grading Sheet).
2. The proposed lighting plan sheet footcandles (Cowan Dr. entrance), adjacent to a residential parcel (PIN#1732-00-4919), is revised and demonstrate compliance with UDO Sec.7.4.4.A for max light level.
3. Applicant shows adjacent primary uses on the Site Permit Plans set sheets for adjacent parcels, including east of existing site (PIN #1732-01-7190),
4. Landscaping sheet C400 planting schedule and tree information is revised removing the 'canopy' and 'evergreen' references from the site and tree summary table. SPR plans & landscaping table must be revised to show and demonstrate compliance with tree type design & installation requirements as listed in UDO Sec.7.2.7.C.
5. Signage entrance details are removed from SPR plans set. Sign permits will be issued separately
6. Lighting & proposed Landscaping plan demonstrate compliance with UDO Sec.7.1.7.G.1.



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7. Demonstrate compliance with the vehicular parking landscaping in UDO Sec.7.1.7.B.D and provide shade trees for each parking row termination (and remove the canopy trees as shown).
8. Landscaping sheet C400 (of the ASR plans set) is revised according to the Use Standard requirements for a Civic Use for the Transitional Protective A2 Protective Yard buffer per UDO Sec.6.3.1.E & Sec.7.2.4.D. Quantities do not match the LF and calculations along property lines.
9. A SWS enclosure screening detail & reinforcement padding detail is inserted into the Site Permit Plans (SPR) plans set sheets with design illustration details of the proposed wall & gate screening design and demonstrate compliance with Sec.7.2.5 & the Raleigh SWS Design Manual.
10. Applicant clarifies the proposed fence screening shown on sheet C400 & C700 for the Transitional Protective Yard buffers shown on sheet C400. And demonstrate design compliance with UDO Sec.7.2.4.D.
11. Elevation sheet T11 is revised, updated & shows the delineated floor-to-floor height dimensions for the proposed 2nd story and demonstrate compliance with UDO Sec.1.5.7.C.
12. Required landscaping plantings, on sheet C400, are reviewed and approved by Stormwater Division, for the transitional protective yard buffers placement and location and the private drainage easement.
13. Sheet C700, all proposed signages are removed from SPR plans set. All proposed signs will be reviewed & permitted separately from this site plan.
14. This ASR is being approved under the condition that the following items will be addressed and corrected prior to SPR approval. This has been communicated with Mr. James Covington via email from Cydney Terry on 8/1/2022.
  1. This could be a storm water issue, but I would like to make note of the proposed detention pond being pretty close to an existing well which does supply the adjacent neighbor with water and should be carefully considered.
  2. There shall be no trees within the proposed 30' CORSSE.
  3. There shall be no light fixtures within the proposed 30' CORSSE.
  4. There shall be no fire hydrant within the proposed 30' CORSSE.
  5. The proposed 30' CORSSE does not fully encompass the entire sewer main extension near the property line. The initial sewer cleanout is not necessary with the extension of the sewer main. There should be a cleanout at the easement line leading to your property and thereafter. Feel free to call or email Cydney Terry to discuss.
  6. There is a proposed storm pipe running parallel within the proposed 30' CORSSE and that is prohibited.
  7. There is a proposed storm pipe directly over the proposed sewer manhole and that is prohibited.
  8. Please confirm the use of the proposed retaining wall that appears to be running parallel inside of the proposed 30' CORSSE, which is prohibited. If it is to be adjacent to the CORSSE, please demonstrate that it will not impact the ability of CORPUD to access and maintain the proposed 8" sewer main.

## Public Utilities



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15. Please remove proposed trees from the CORSSE. There shall be no landscaping within sanitary sewer easements.

## Stormwater

16. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
17. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
18. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

***The following items must be approved prior to recording the plat:***

## Engineering

1. For the purposes of securing the required turnaround area and route on private property, a public access deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

## Public Utilities

2. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.
3. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.

## Stormwater

4. All stormwater control measures and means of transporting stormwater runoff to and from any stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).



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☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

*The following items must be approved prior to the issuance of building permits:*

## General

1. A petition for annexation is reviewed and submitted prior to building permit approval or prior to any required plat recording.
2. A demolition permit shall be obtained.

## Engineering

3. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure. The scope of the applicable improvements within public right-of-way shall be determined during Site Permit Review.

## Public Utilities

4. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

## Stormwater

5. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
6. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
7. All stormwater control measures and means of transporting stormwater runoff to and from any stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

*The following are required prior to issuance of building occupancy permit:*

## General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

## Stormwater



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2. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

**EXPIRATION DATES:** The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

**3-Year Expiration Date:** December 8, 2025

Obtain a valid building permit for the total area of the project, or a phase of the project.

**4-Year Completion Date:**

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: *Daniel L. Stogall* Date: 08/11/2022  
Development Services Dir/Designee  
Staff Coordinator: **Jermont Purifoy**

STREET CLOSURE CASE NO. STC-012022

DRAWING TITLE	PAGE #
COVER SHEET	COVER
EXISTING CONDITIONS	C-100
DEMOLITION PLAN	C-101
SITE LAYOUT PLAN	C-200
GRADING PLAN / EROSION CONTROL PLAN	C-300
LANDSCAPING PLAN	C-400
STORMWATER LAYOUT	C-500
UTILITY PLAN	C-600
DETAILS SHEET	C-700
EROSION CONTROL DETAILS	C-701
DETENTION POND DETAILS SHEET	C-702

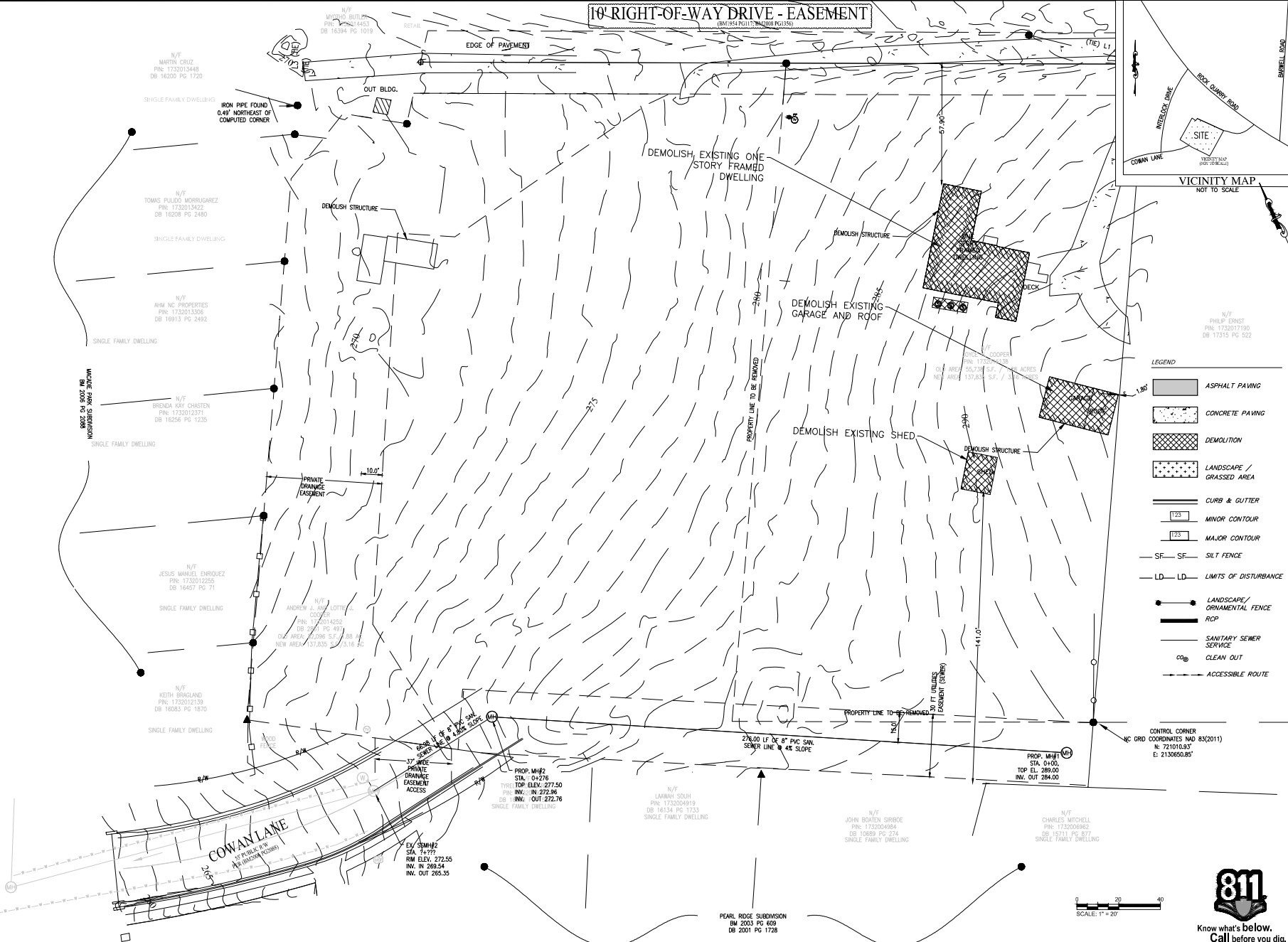


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# 10' RIGHT-OF-WAY DRIVE - EASEMENT



- LEGEND**
- ASPHALT PAVING
  - CONCRETE PAVING
  - DEMOLITION
  - LANDSCAPE / GRASSED AREA
  - CURB & GUTTER
  - MINOR CONTOUR
  - MAJOR CONTOUR
  - SF - SILT FENCE
  - LD - LD - LIMITS OF DISTURBANCE
  - LANDSCAPE / ORNAMENTAL FENCE
  - RCP
  - SANITARY SEWER SERVICE
  - CLEAN OUT
  - ACCESSIBLE ROUTE

CONTROL CORNER  
NC GRID COORDINATES MAG 83(2011)  
N: 721010.93'  
E: 2130650.85'

SCALE: 1" = 20'



VICINITY MAP  
NOT TO SCALE

**Covington & Associates**  
"Reshaping Reality"

SMITH TEMPLE BAPTIST CHURCH (ASR-0042-2021)  
WAKE COUNTY, NC

DEMOLITION PLAN

101220

C-101

811 EULA STREET, SUITE B  
GREENSBORO, NC 27403  
PH: (336) 335-3130

AMINORITY OWNED CIVIL ENGINEERING FIRM  
NORTH CAROLINA

Planning - Site Development - Infrastructure

DATE: 07/07/2022  
DRAWN BY: JTS  
DESIGNED BY: JTS  
CHECKED BY: JTS  
SCALE: AS INDICATED

REVISION DESCRIPTION  
DATE  
06/03/2021  
07/07/2022



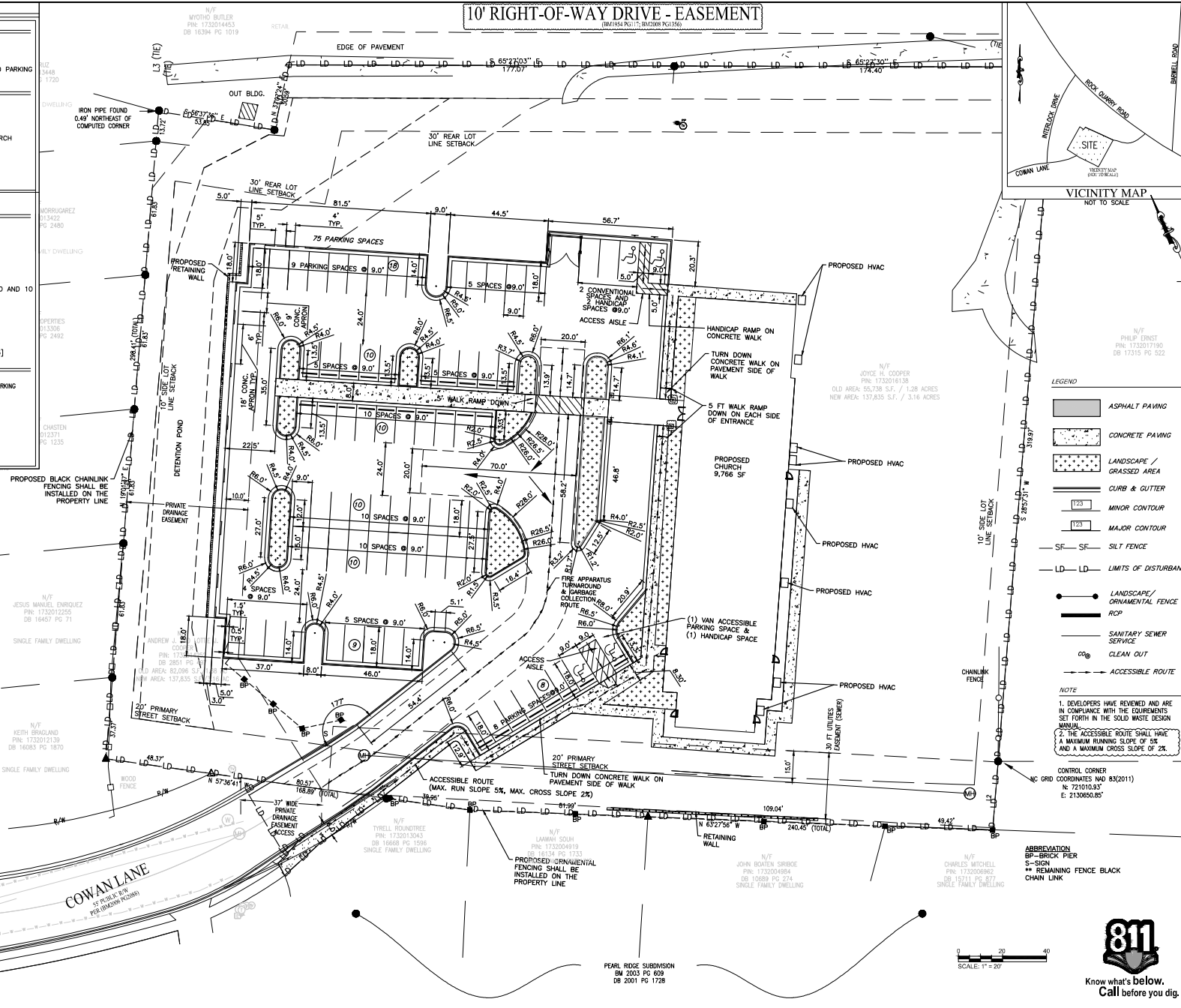
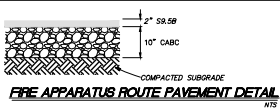
# SITE DATA & INFORMATION TABLE

**GENERAL:**  
 EXISTING LAND USE: RESIDENTIAL  
 PROPOSED LAND USE: CIVIC BUILDING  
 TOTAL PROPERTY ACREAGE: 3.16 ACRES (137,649.60)  
 CROSS FLOOR AREA: PROPOSED 10,108 SF  
 PROPOSED BUILDING USE: NEW CHURCH WITH ASSOCIATED PARKING

**ZONING**  
 PROPERTY ADDRESS: PIN NUMBER:  
 5432 ROCK QUARRY ROAD 1732-01-5242  
 5500 ROCK QUARRY ROAD 1733-01-5242  
 OWNER: SMITH TEMPLE FREEDWILL BAPTIST CHURCH  
 1117 CHATHAM LINE  
 RALEIGH, NC 27610  
 EXISTING ZONING: R-4

## MINIMUM BUILDING SETBACKS

LOT DIMENSIONS .....10,000  
 MINIMUM LOT SIZE (SQ. FT.).....10,000  
 MINIMUM LOT WIDTH (FT.).....65  
 SETBACK REQUIREMENTS (MINIMUM FT.)  
 MINIMUM SIDE AND REAR SETBACK (FT.) .....20  
 SIDE STREET AND SIDE LOT LINE MINIMUM (FT.) .....20 AND 10  
 REAR LOT LINE MINIMUM (FT.) .....30  
 PARKING SETBACKS (FT.)  
 FROM PRIMARY STREET(FT.) .....20'  
 FROM SIDE STREET (FT.) .....10'  
 FROM SIDE/REAR LOT LINE (FT.) .....10'  
 BULK (MAXIMUM)  
 HEIGHT (FT.) / NUMBER OF STORIES .....40 [3]  
**PARKING INFORMATION**  
 PARKING REQUIRED FOR: PLACE OF WORSHIP:  
 1 SPACE PER 4 SEATS IN PRINCIPAL ASSEMBLY ROOM: 300 SEATS = 75 PARKING SPACES  
 HANDICAP ACCESSIBLE SPACES REQUIRED: 3  
 VAN ACCESSIBLE REQUIRED: 1  
 PARKING PROVIDED:  
 HANDICAP ACCESSIBLE SPACES: 3  
 VAN ACCESSIBLE: 2  
 TOTAL PARKING PROVIDED : 75 PARKING SPACES



- LEGEND**
- ASPHALT PAVING
  - CONCRETE PAVING
  - LANDSCAPE / GRASSED AREA
  - CURB & GUTTER
  - MINOR CONTOUR
  - MAJOR CONTOUR
  - SF SF SILT FENCE
  - LD LD LIMITS OF DISTURBANCE
  - LANDSCAPE / ORNAMENTAL FENCE
  - RCP
  - SANITARY SEWER SERVICE
  - CLEAN OUT
  - ACCESSIBLE ROUTE
- NOTE**
1. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE EQUIVOCALITY SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
  2. THE ACCESSIBLE ROUTE SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5% AND A MAXIMUM CROSS SLOPE OF 2%.
- CONTROL CORNER  
 NC GRID COORDINATES N: 721010.93  
 E: 2150650.85

**ABBREVIATION**  
 BP - BRICK PIER  
 S - SIGN  
 \*\* - REMAINING FENCE BLACK CHAIN LINK

**811**  
 Know what's below.  
 Call before you dig.

**SMITH TEMPLE BAPTIST CHURCH (ASR-0042-2021)**  
 WAKE COUNTY, NC  
 SHEET NO. 101220  
 C-200

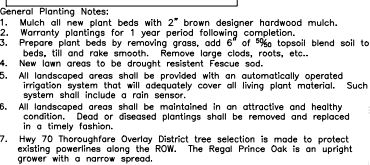
**Covington & Associates**  
*"Reshaping Reality"*

811 EULA STREET, SUITE B  
 GREENSBORO, NC 27403  
 PH: (336) 335-3130

AMINORITY OWNED CIVIL ENGINEERING FIRM  
 NORTH CAROLINA  
 Planning - Site Development - Infrastructure






DATE: 07/07/2022  
 DRAWN BY: [Redacted]  
 DESIGNED BY: [Redacted]  
 CHECKED BY: [Redacted]  
 SCALE: AS INDICATED

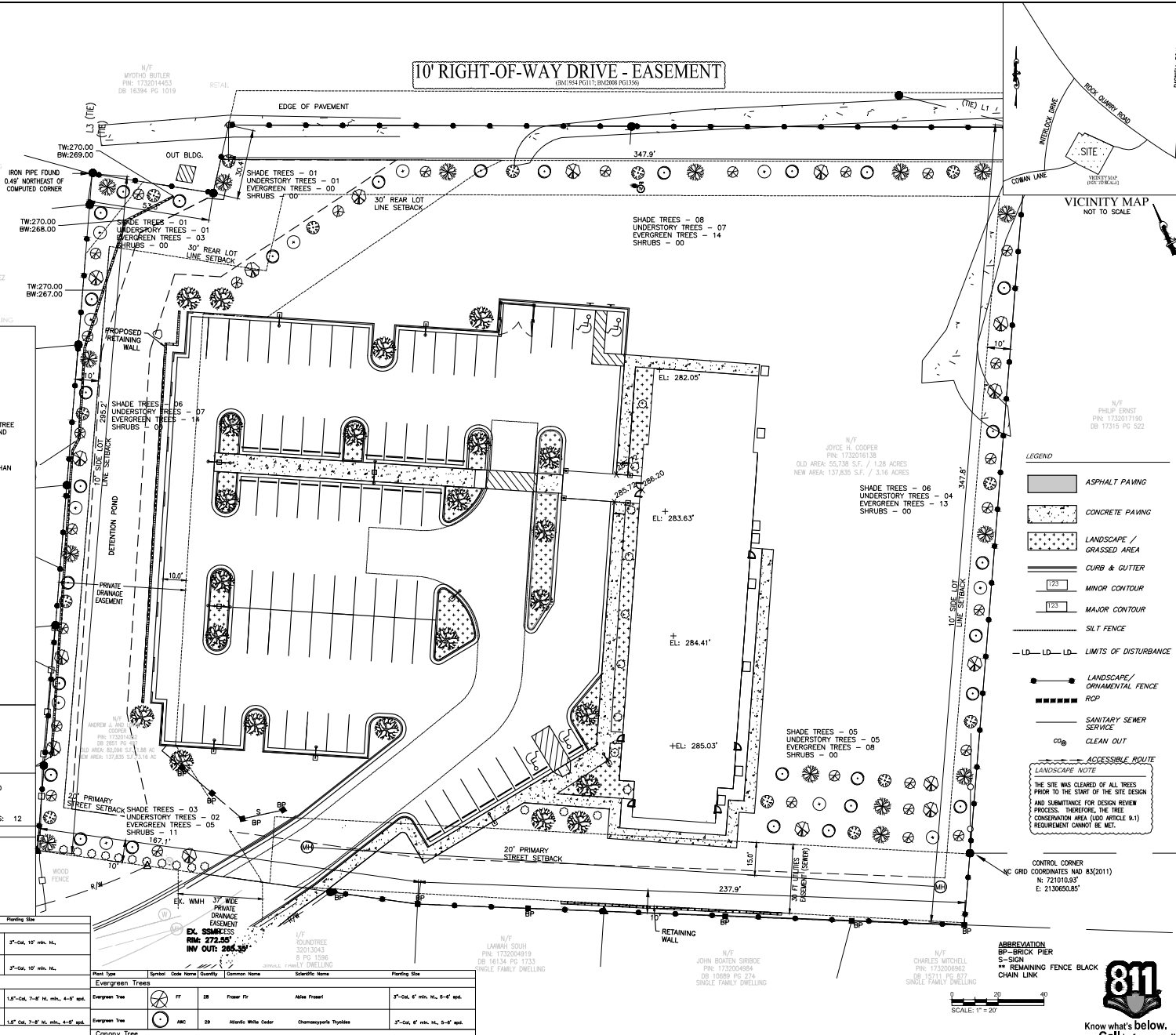
REVISION DESCRIPTION  
 07/07/2022 INITIALS: SMM/AL  
 08/03/2021 08/03/2021 CHANGE LOC: LOCATION




1. TOPSOIL MIX, SEE SPEC.
2. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE
3. WATER THOROUGHLY AFTER INSTALLATION
4. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATION
5. PROVIDE DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL

LANDSCAPE SUMMARY	
<b>SITE DATA</b>	
PROPOSED USE:	RELIGIOUS
TOTAL LOT ACRES:	3.16 AC. (137,649.60 SF)
ZONING DISTRICT:	R4
<b>CONSTRUCTION</b>	
PERVIOUS AREA SF:	51,319.05 SF OR 37.28%
IMPERVIOUS AREA SF:	86,330.55 SF OR 62.72%
<b>LANDSCAPE DATA</b>	
SHADE TREES REQ. AND PROVIDED	30
LANDSCAPE MEDIAN ISLAND FOR EVERY 10 SPACES	1
UNDERSTORY TREE REQ. AND PROVIDED	27
LANDSCAPE PARKING SPACES	75
EVERGREEN TREE REQ. AND PROVIDED	57
PARKING SPACES: 75	
SHRUBS REQ. AND PROVIDED	23
LANDSCAPE MEDIAN ISLAND	1
<b>TYPE 1 BUFFERS:</b>	
Adjacent Private Type A2 10' Buffer	
4 shade trees (min. per 100')	
4 understory trees (min. per 100')	
Screening height (6.5' min.)	
<b>TYPE 2 BUFFERS:</b>	
C3 protective yard 10' Buffer	
30 shrubs (min. per 100')	
23 shrubs provided	

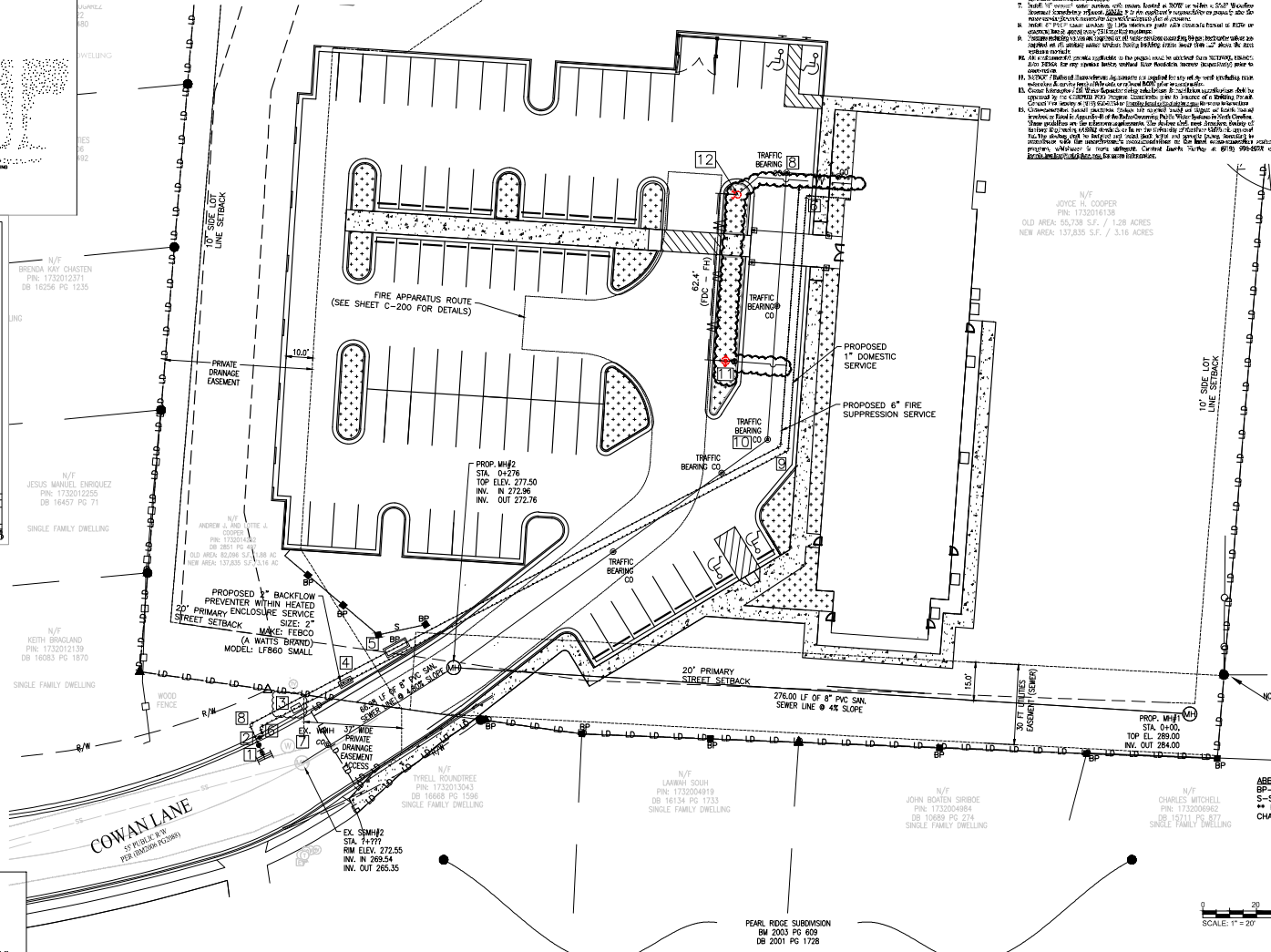
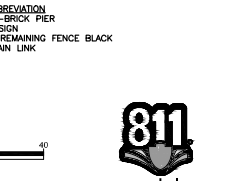
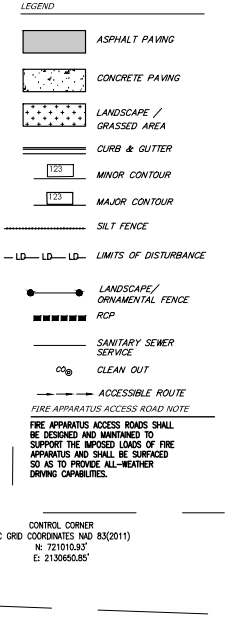
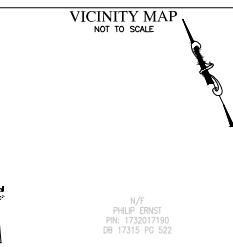
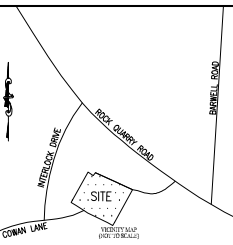
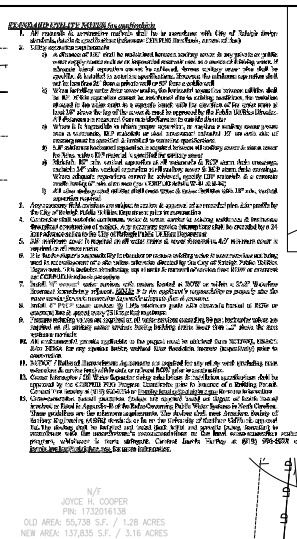
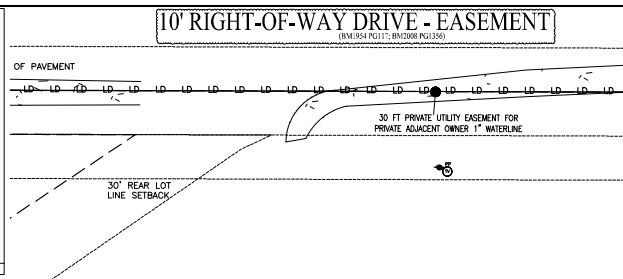
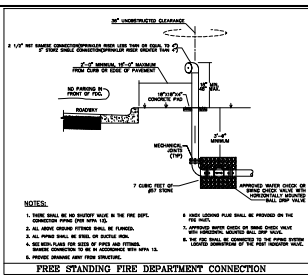
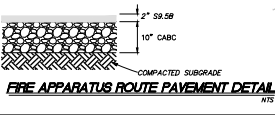
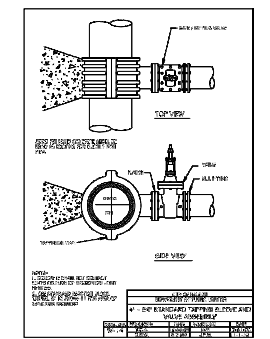
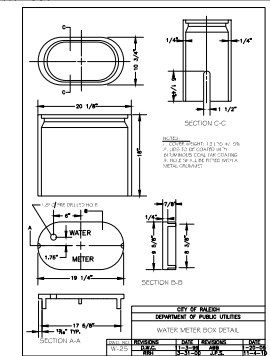
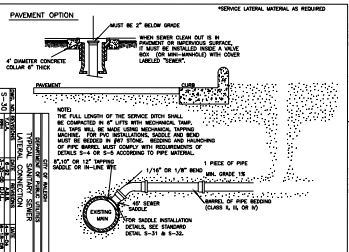
PLANTING SCHEDULE					
Plant Type	Symbol	Code Name	Quantity	Common Name	Scientific Name
<b>Shade Trees</b>					
shade tree		MPD	15	Regal Prince Oak	MPD(2073) Regal Prince/Oak
shade tree		Uipa	15	Lookback chinthee elm	Ulmus parviflora
<b>Understory Trees</b>					
understory tree		FRB	14	Eastern Redbud	Cercis canadensis
understory tree		FRD	13	Kousa Dogwood, specimen	Cornus kousa
<b>Shrubs</b>					
shrub		Hypp	23	Uttahine hydrangea	




 <b>Covington &amp; Associates</b> <i>"Reshaping Reality"</i>	DATE 06/15/2021 07/07/2022		REVISION DESCRIPTION INITIAL SET SUBMITTAL 06/15/2021 07/07/2022		811 EULA STREET, SUITE B GREENSBORO, NC 27403 PH: (336) 335-3130	
	DATE 07/07/2022		REVISION DESCRIPTION 07/07/2022		A MINORITY OWNED CIVIL ENGINEERING FIRM NORTH CAROLINA Planning - Site Development - Infrastructure	
	AS INDICATED		DATE 07/07/2022		DRAWN BY TD DESIGNED BY TD CHECKED BY TD SCALE AS INDICATED	
	SHEET NO. 101220 C-400		SMITH TEMPLE BAPTIST CHURCH (ASR-0042-2021) WAKE COUNTY, NC <b>LANDSCAPING PLAN</b>		12	

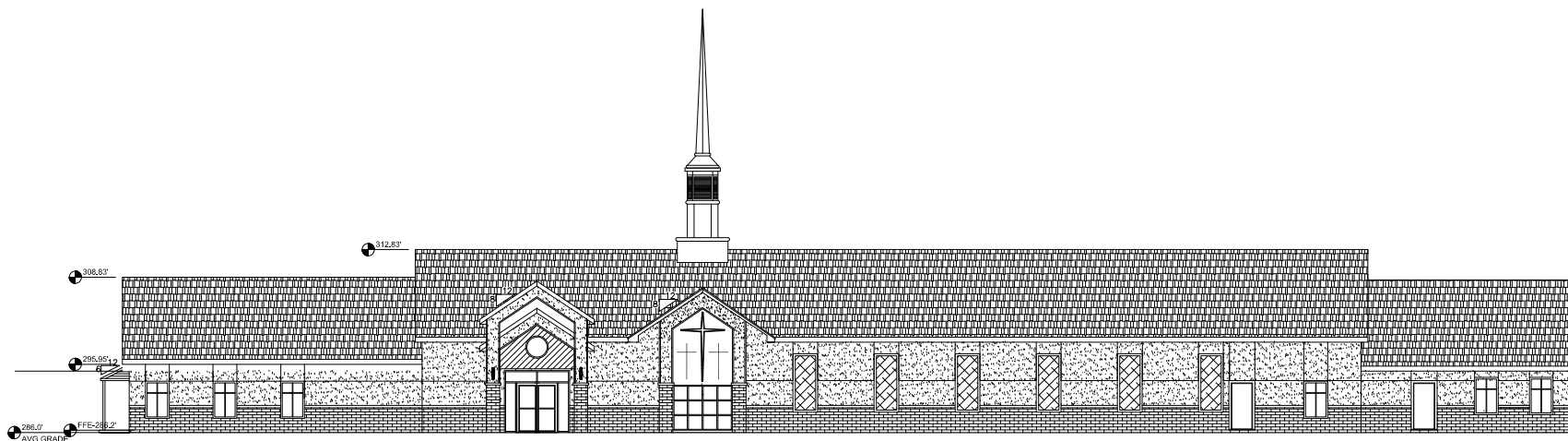
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7	12" X 6" TAPPING SLEEVE AND VALVE PER CITY OF RALEIGH STD.
8	6" X 2" TEE
9	2" WATER METER PER CITY OF RALEIGH STD.
10	2" REDUCED PRESSURE ASSEMBLY PER CITY OF RALEIGH STD.
11	6" REDUCED PRESSURE ASSEMBLY PER CITY OF RALEIGH STD.
12	2" 90° BEND
13	2" VALVE PER CITY OF RALEIGH STD.
14	6" 90° BEND
15	2" 45° BEND
16	6" 45° BEND
17	6" FIRE HYDRANT
18	FREE STANDING FIRE DEPARTMENT CONNECTION

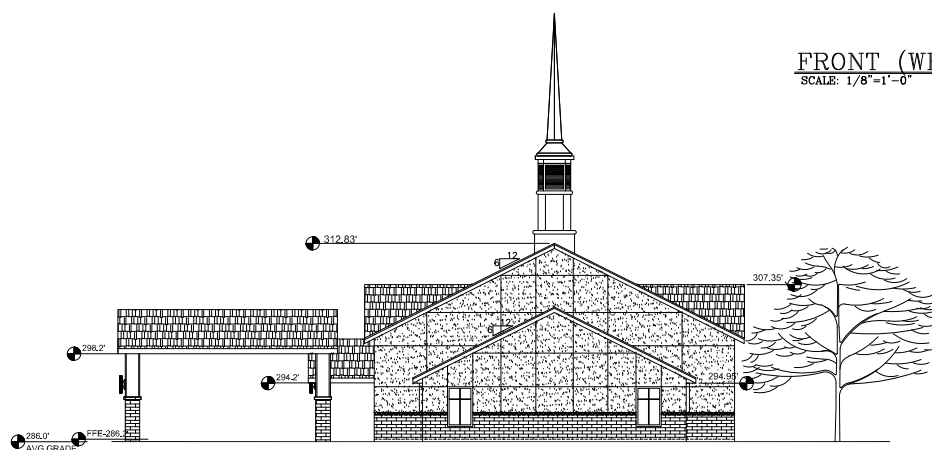


 <b>Covington &amp; Associates</b> <i>"Reshaping Reality"</i>	200 NO.	<b>SMITH TEMPLE BAPTIST CHURCH (ASR-0042-2021)</b> WAKE COUNTY, NC <b>PROPOSED UTILITY PLAN</b>
	<b>101220</b>	
SHEET NO. <b>C-600</b>	<small>These plans and associated documents are the exclusive property of Covington &amp; Associates and may not be reproduced in whole or in part and used for any other project without the written consent of Covington &amp; Associates.</small>	

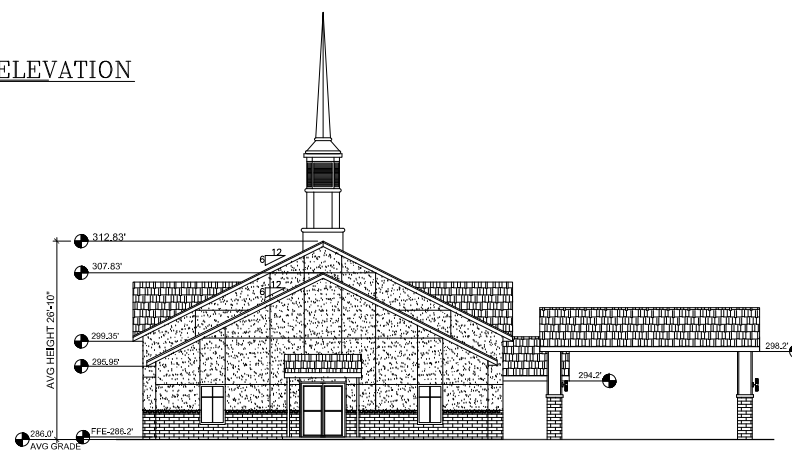
DATE	REVISION DESCRIPTION	811 EULA STREET, SUITE 8 GREENSBORO, NC 27403 PH: (336) 335-3130
05/15/2021	INITIAL AS SUBMITTAL	
06/01/2021	NO ADDRESS CHANGE TO 1010	
07/07/2022	CHANGE FEE LOCATION	
07/07/2022		
DATE 07/07/2022 DRAWN BY TO DESIGNED BY CHECKED BY SCALE AS INDICATED		A MINORITY OWNED CIVIL ENGINEERING FIRM NORTH CAROLINA Planning - Site Development - Infrastructure



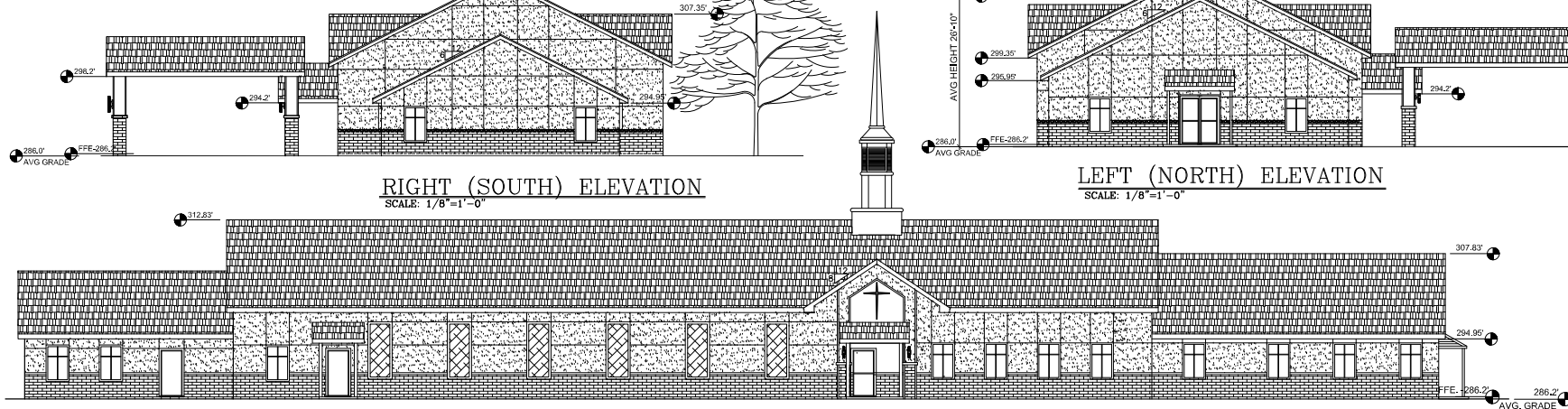
FRONT (WEST) ELEVATION  
SCALE: 1/8"=1'-0"



RIGHT (SOUTH) ELEVATION  
SCALE: 1/8"=1'-0"



LEFT (NORTH) ELEVATION  
SCALE: 1/8"=1'-0"



REAR (EAST) ELEVATION  
SCALE: 1/8"=1'-0"