LOCATION: This site is located south of Rush Street on the east side of S. Wilmington Street at 2825 S. Wilmington Street (PIN#1702-54-0913), inside the city limits.

REQUEST: Development of a proposed daycare addition to an existing church structure on a 7.33 acre tract zoned IX-3. The existing church is currently 19,860 sf, including a 778 seat sanctuary, and the proposed new daycare addition building will be a 7,550 sf addition to the sanctuary, totalling an overall 27,410 sf gross floor area. In addition there will be redesign of the parking surface area with additional parking & landscaping.

Shared Parking Study - approval of 195 parking spaces for both primary uses, the church & daycare.

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 January 17, 2020 by Charles Cazier, PE.

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. A copy of the Shared Parking Study documents are transposed and noted on the SPR plans.

Stormwater

2. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

4. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

Urban Forestry
5. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

6. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

☑️ **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. A 5’ utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

**Urban Forestry**

2. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes .74 acres of tree conservation area.

☑️ **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:*

**Engineering**

1. A fee-in-lieu for 1’ of sidewalk along S. Wilmington Street shall be paid to the City of Raleigh (UDO 8.1.10).

**Stormwater**

2. 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).

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

Urban Forestry

5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 2 street trees along S. Wilmington St.

6. A public infrastructure surety for 2 street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

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: February 25, 2023
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: ____________________________ Date: 02/26/2020
Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy
VICTORY CHURCH PH-II
2825 S. WILMINGTON ST.
RALEIGH, NC 27603
Case# ASR-SR-10-2019
Transaction# 585985

SITE DATA

PARCEL ID: 1702540913
CURRENT ZONING: IX-3
PROJECT ADDRESS: 2825 S. WILMINGTON ST.
RALEIGH, NC 27603
CURRENT OWNER: VICTORY CHURCH INTERNATIONAL, INC
2825 S. WILMINGTON ST.
RALEIGH, NC 27603

TOTAL ACREAGE IN PROJECT BOUNDARY
319,515 S.F. (7.33 ac.)
EXISTING USE:
CHURCH
PROPOSED USE:
DAYCARE ADDITION (20 Employees)
EXISTING BUILDING SIZE:
19,860 S.F. (778 Seat Sanctuary)
PROPOSED BUILDING ADDITION SIZE:
7,550 S.F. GFA
PROPOSED BUILDING SIZE:
27,410 S.F. (778 Seat Sanctuary)
PROPOSED BUILDING HEIGHT:
30’-3”
MAX BUILDING HEIGHT PER IX-3 ZONING:
50’

PARKING REQUIRED:
778 SEAT CHURCH:
1 SPACE/ 4 SEATS = 195 SPACES
7,550 S.F. DAYCARE:
1 SPACE/ 2 EMPLOYEES = 10 SPACES
TOTAL REQUIRED:
205 SPACES
EXISTING PARKING:
109 (5 ADA)
PROPOSED PARKING:
195 SPACES (6 ADA)*
5 BICYCLE PARKING SPACES
*PARKING REQUIREMENT BEING MET VIA A SHARED PARKING AGREEMENT*

NUMBER OF NEW SPACES:
86

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CLIENT
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CONTACT: DAVID LANE

REVISIONS
8/30/19 - PLANS REVISED PER RESPONSE LETTER ADDRESSEE CITY COMMENTS.
10/17/19 - PLANS REVISED PER RESPONSE LETTER ADDRESSEE CITY COMMENTS.
1/17/20 - PLANS REVISED PER RESPONSE LETTER ADDRESSEE CITY COMMENTS.