



Administrative Approval Action

Case File / Name: ASR-SR-118-2018
True Deliverance Church

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

**LOCATION:
REQUEST:**

The site is located at 744 McMakin Street and the PIN number is 1713031016. This is a proposed change of use for an existing building. The applicant is proposing 1,409 square feet of gross floor area within the existing building to accommodate a Place of Worship. The site will adhere to UDO Section 3.2.7 for Civic Buildings in a Residential Mixed Use (RX-3) zoning district. The site will provide a Type A2 transitional protective yard in accordance with UDO Section 6.3.1.E. and UDO Section 7.2.4.

**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 September 10, 2020 by Covington & Associates, PLLC.

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:

Stormwater

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

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Utility Placement Easement Required
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☒ **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



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1. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
2. 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.

☒ **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' in sidewalk width for a distance of 278 linear feet shall be paid to the City of Raleigh (UDO 8.1.10).
2. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).
3. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

Stormwater

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).
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. 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).
7. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
8. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry



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9. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 4 street trees along McMakin Street and 7 street trees along Carnage Drive.
10. A public infrastructure surety for 11 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

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

Engineering

1. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

Stormwater

2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
3. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

Urban Forestry

4. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

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: October 7, 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.

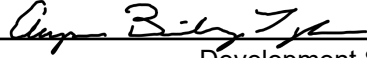



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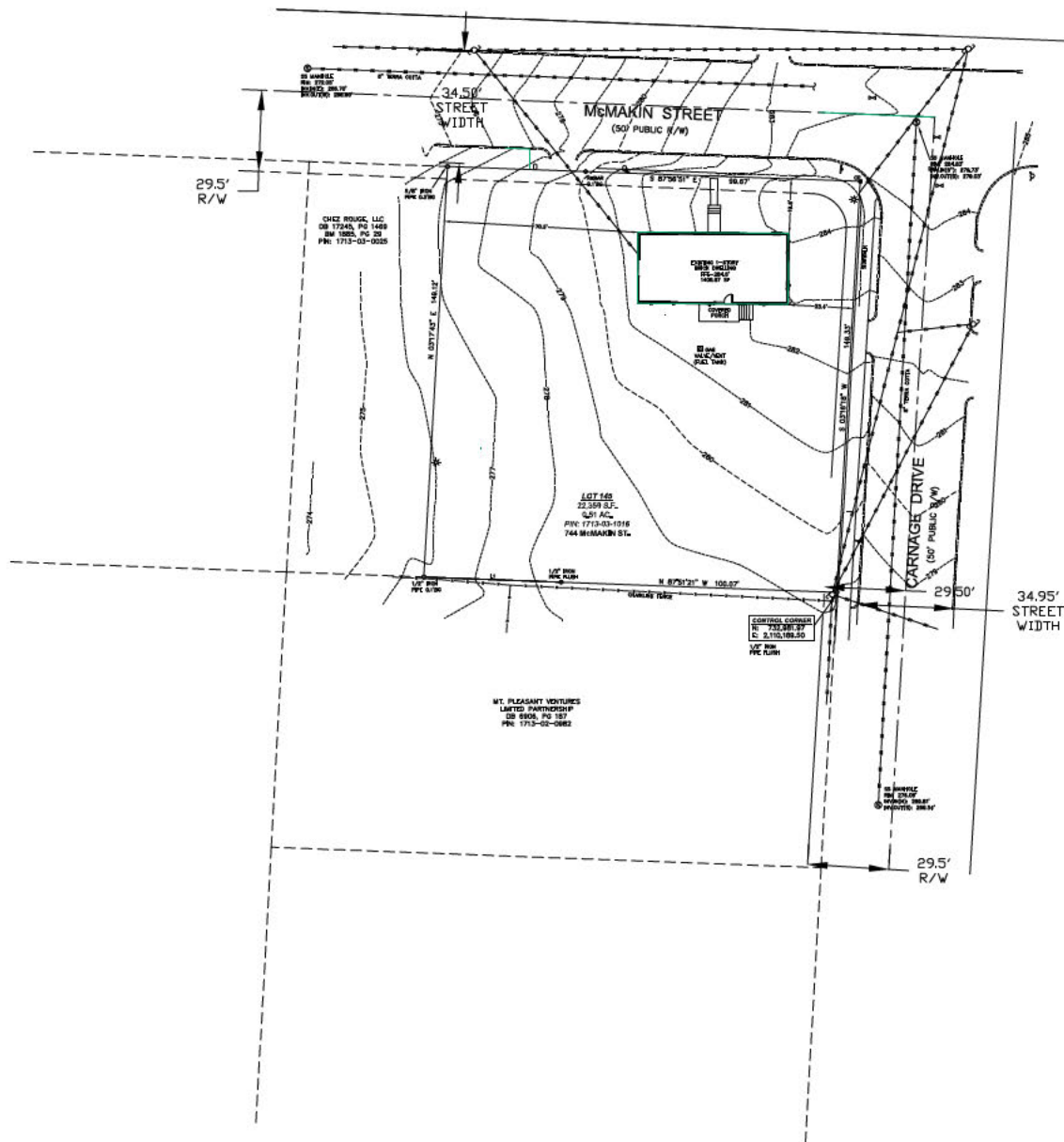
City of Raleigh
Development Services Department
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www.raleighnc.gov

I hereby certify this administrative decision.

Signed:  Date: 10/07/2020
Development Services Dir/Designee
Staff Coordinator: Daniel Stegall

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|--|----------------------------|--|
| 
Coastal Community College | | |
| | 308 N.O.
101016 | |
| | 3416-7 540
COVER | |

SHEET INDEX		
	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
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	EXISTING BUILDING ELEVATIONS	B-101
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	NEW ELEVATIONS	B-302



LEGEND

- ASPHALT PAVING
- CONCRETE PAVING
- DEMOLITION
- PROP. CURB & GUTTER
- EXISTING CONTOUR
- PROP. MINOR CONTOUR
- PROP. MAJOR CONTOUR
- EXISTING CURB & GUTTER
- SILT FENCE
- EXISTING WALKS
- LIMITS OF DISTURBANCE
- STREET CANOPY TREE
- ACCESSIBLE ROUTE
- PROPOSED FENCE



Covington & Associates
"Reshaping Reality"

TRUE DELIVERANCE CHURCH
WAKE COUNTY, NC

EXISTING CONDITIONS

208 N.W.
101016

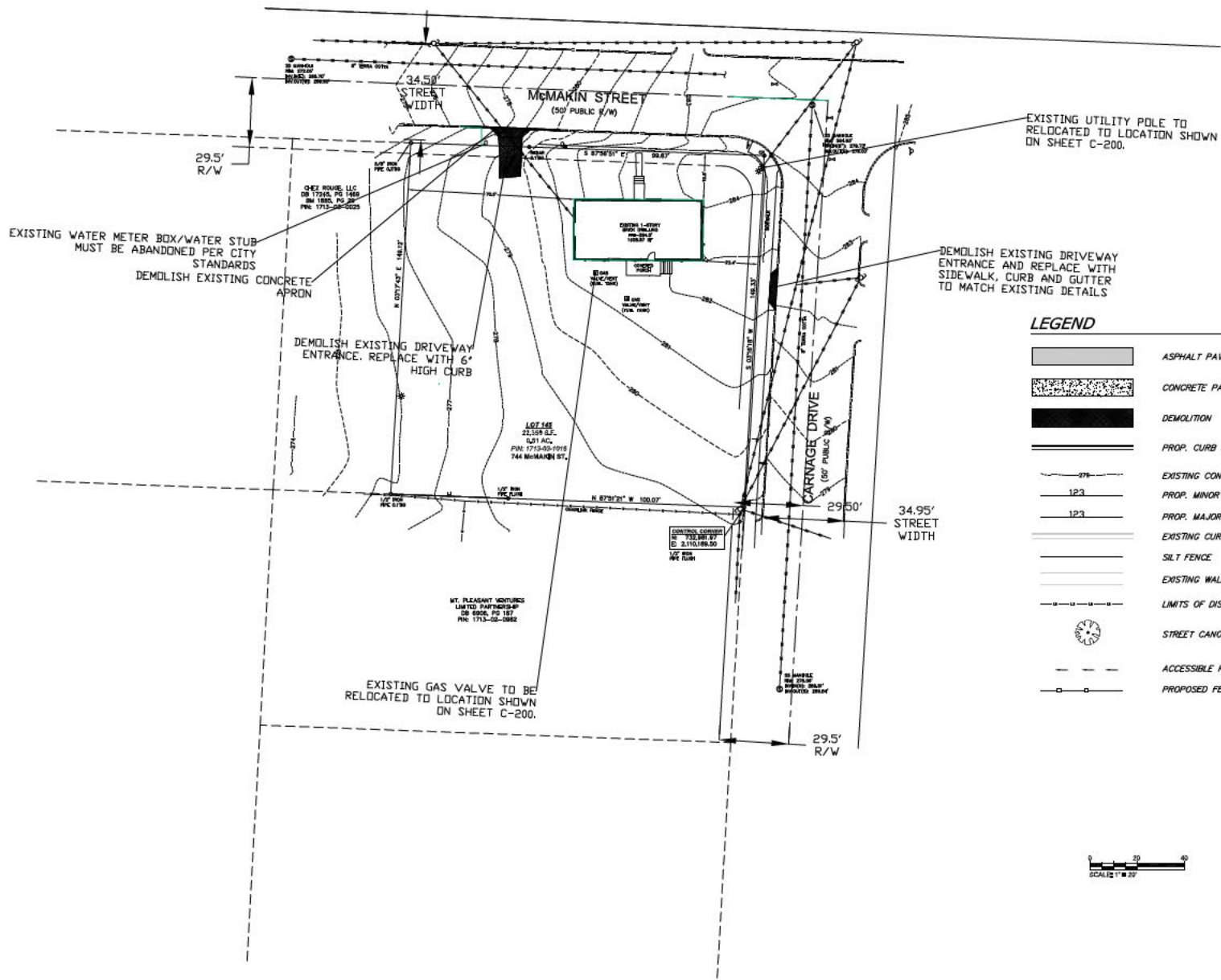
SHEET NO.
C-100

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

A MINORITY OWNED CIVIL ENGINEERING FIRM
NORTH CAROLINA
Planning - Site Development - Infrastructure

DATE	REVISION DESCRIPTION
8/31/2020	DRAWN BY
	DESIGNED BY
	CHECKED BY
	SCALE
	AS INDICATED

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EXISTING UTILITY POLE TO RELOCATED TO LOCATION SHOWN ON SHEET C-200.

DEMOLISH EXISTING DRIVEWAY ENTRANCE AND REPLACE WITH SIDEWALK, CURB AND GUTTER TO MATCH EXISTING DETAILS

LEGEND

- ASPHALT PAVING
- CONCRETE PAVING
- DEMOLITION
- PROP. CURB & GUTTER
- EXISTING CONTOUR
- PROP. MINOR CONTOUR
- PROP. MAJOR CONTOUR
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Covington & Associates
"Reshaping Reality"

TRUE DELIVERANCE CHURCH
WAKE COUNTY, NC
DEMOLITION PLAN

101016
C-101

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PH: (336) 335-3130
A MINORITY OWNED CIVIL ENGINEERING FIRM
NORTH CAROLINA
Planning • Site Development • Infrastructure

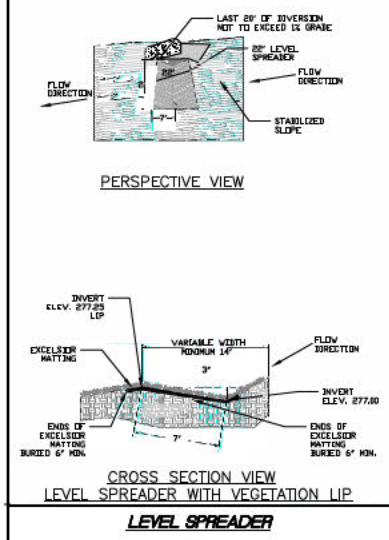
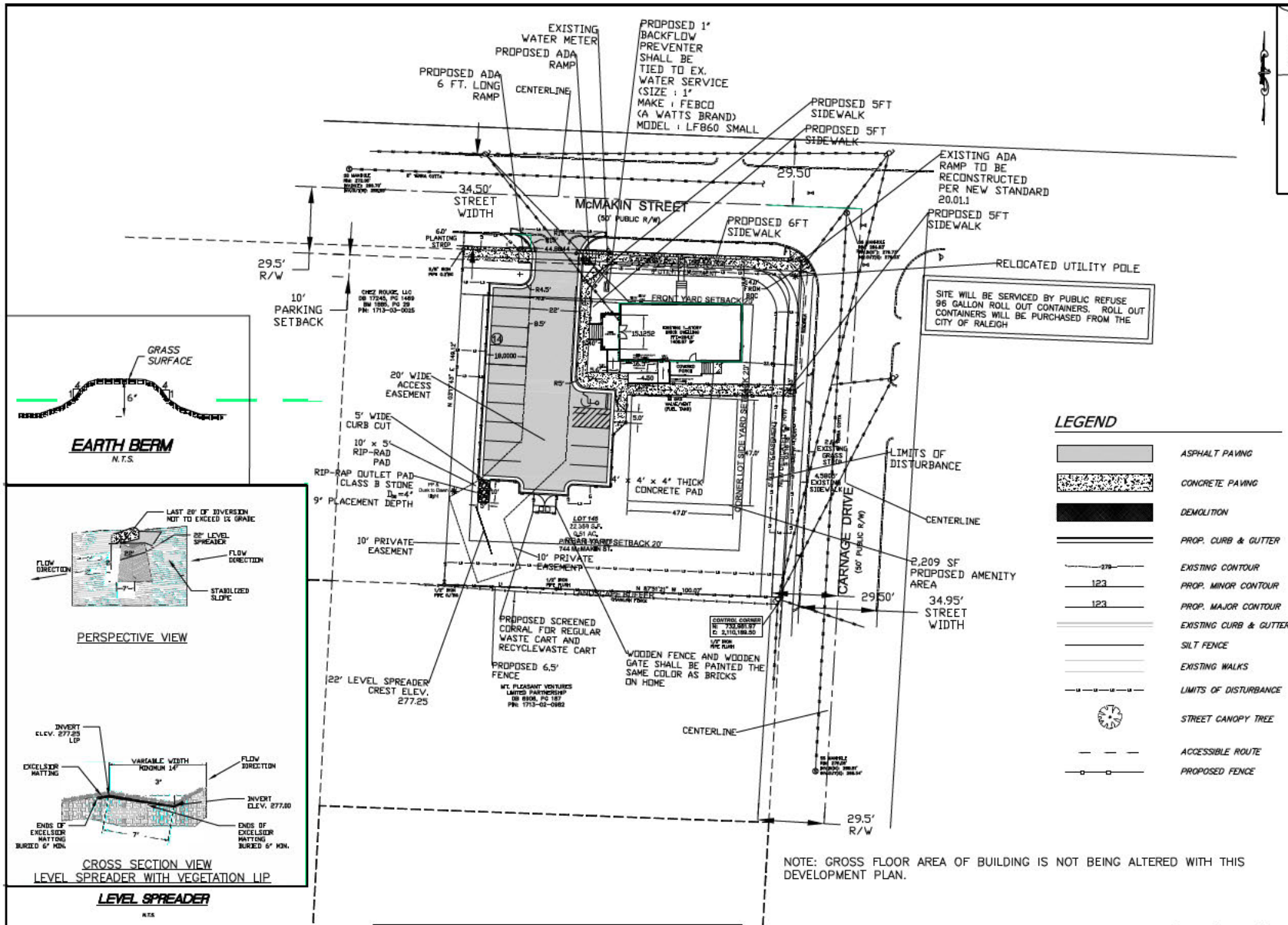




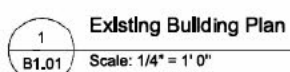
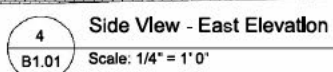
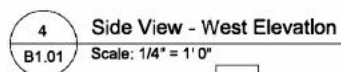
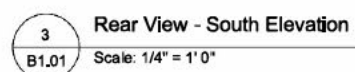
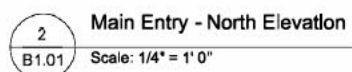
811 EULA STREET, SUITE B GREENSBORO, NC 27403 PH: (336) 335-3130	MINORITY OWNED CIVIL ENGINEERING FIRM NORTH CAROLINA Planning - Site Development - Infrastructure
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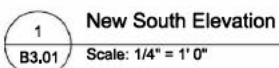
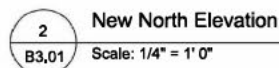
Covington & Associates
"Reshaping Reality"
TRUE DELIVERANCE CHURCH
WAKE COUNTY, NC
SITE LAYOUT

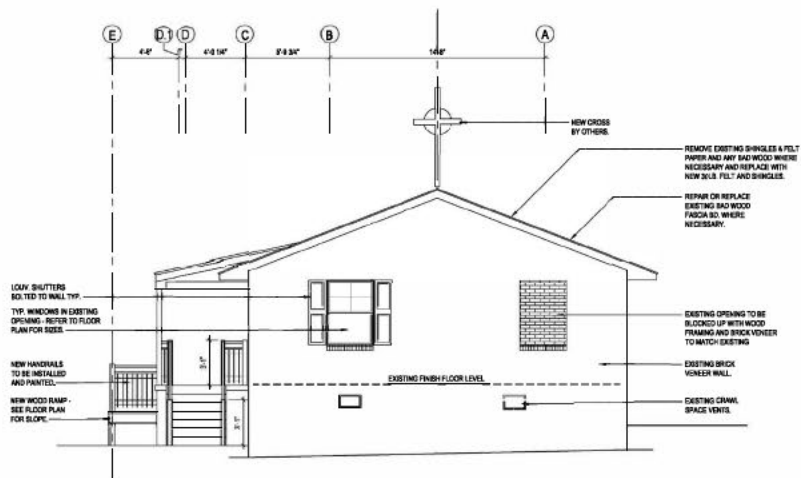
JOB NO.
101016
 SHEET NO.
C-200



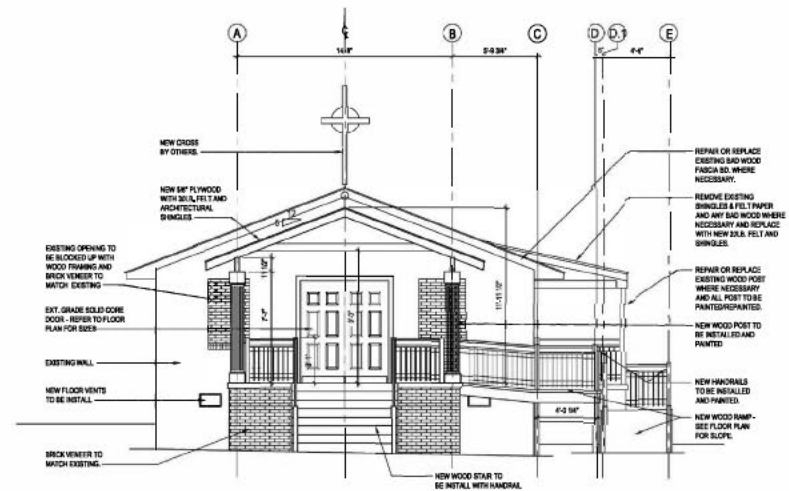
PARKING CALCULATIONS:			AMENITY AREA CALCULATIONS:	
1 PARKING SPACE PER 4 SEATS IN ASSEMBLY ROOM			10% OF SITE MUST BE DESIGNATED AS AMENITY AREA, ROW SHOULD BE DEDUCTED FROM GROSS SITE ACREAGE	
NUMBER OF SEATS IN ASSEMBLY AREA:			TOTAL SITE ACREAGE:	
56			0.51 AC / 22,215.60 SF	
PARKING SPACES ON SITE:			TOTAL SITE ACREAGE MINUS ROW:	
REQ'D PRV'D			0.49 AC / 21,555.66 SF	
14 14			AMENITY AREA: REQ'D PRV'D	
			0.049 AC / 2,155.56 SF 0.049 AC / 2,200 SF	







1 New East Elevation
B3.02 Scale: 1/4" = 1' 0"



2 New Entry - West Elevation
B3.02 Scale: 1/4" = 1' 0"

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TRUE DELIVERANCE CHURCH

CHURCH RESISTANCE REMODEL

NEW ELEVATIONS

Drawn:
1801-010324
Date:
11/29/18
By:
JTS
Project:
PTII
Sheet:
SEE PLAN

REVISIONS		
No.	Date	Revised
1		
2		
3		

Sheet Number

B3.02