



## Administrative Action Preliminary Subdivision

City of Raleigh  
Development Plans Review Center  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2626  
www.raleighnc.gov

---

**Case File / Name:** S-58-14 / Inwood Baptist Church Subdivision

**General Location:** The site is located on the west side of Lake Wheeler Road, at the intersection of Lake Wheeler Road and Inwood Road.

**CAC:** Southwest

**Nature of Case:** Subdivision of a 5.94 acre tract into two parcels, one being 4.086 ac. with an existing church, the other 1.855 acre tract with an existing single family dwelling, both of which are zoned Residential-1, and both in the Swift Creek Watershed Protection Overlay District (SWPOD).

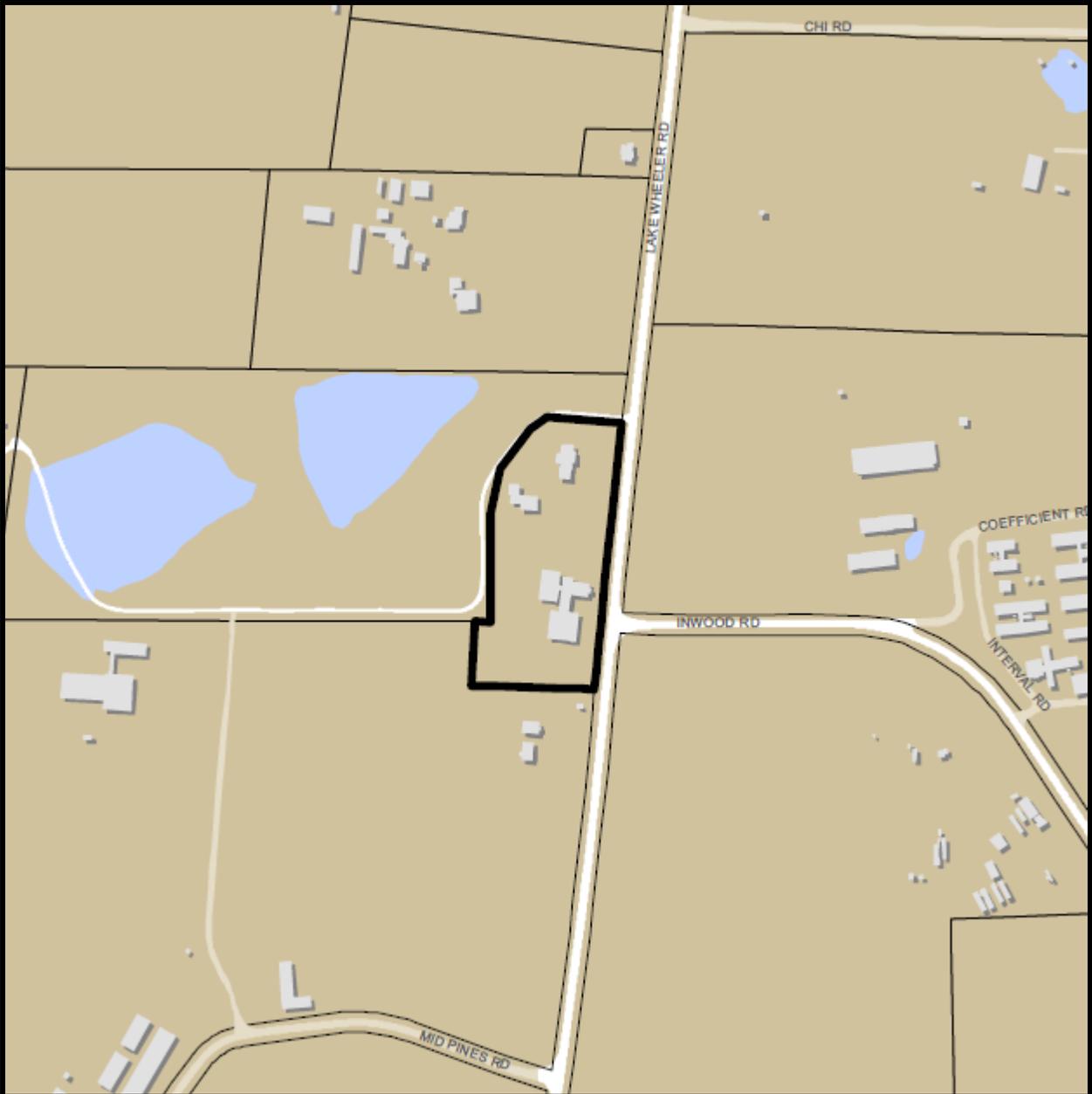
**Contact:** Bruce Beavers, Stantec Consulting Services, Inc.

**Design Adjustment:** NA

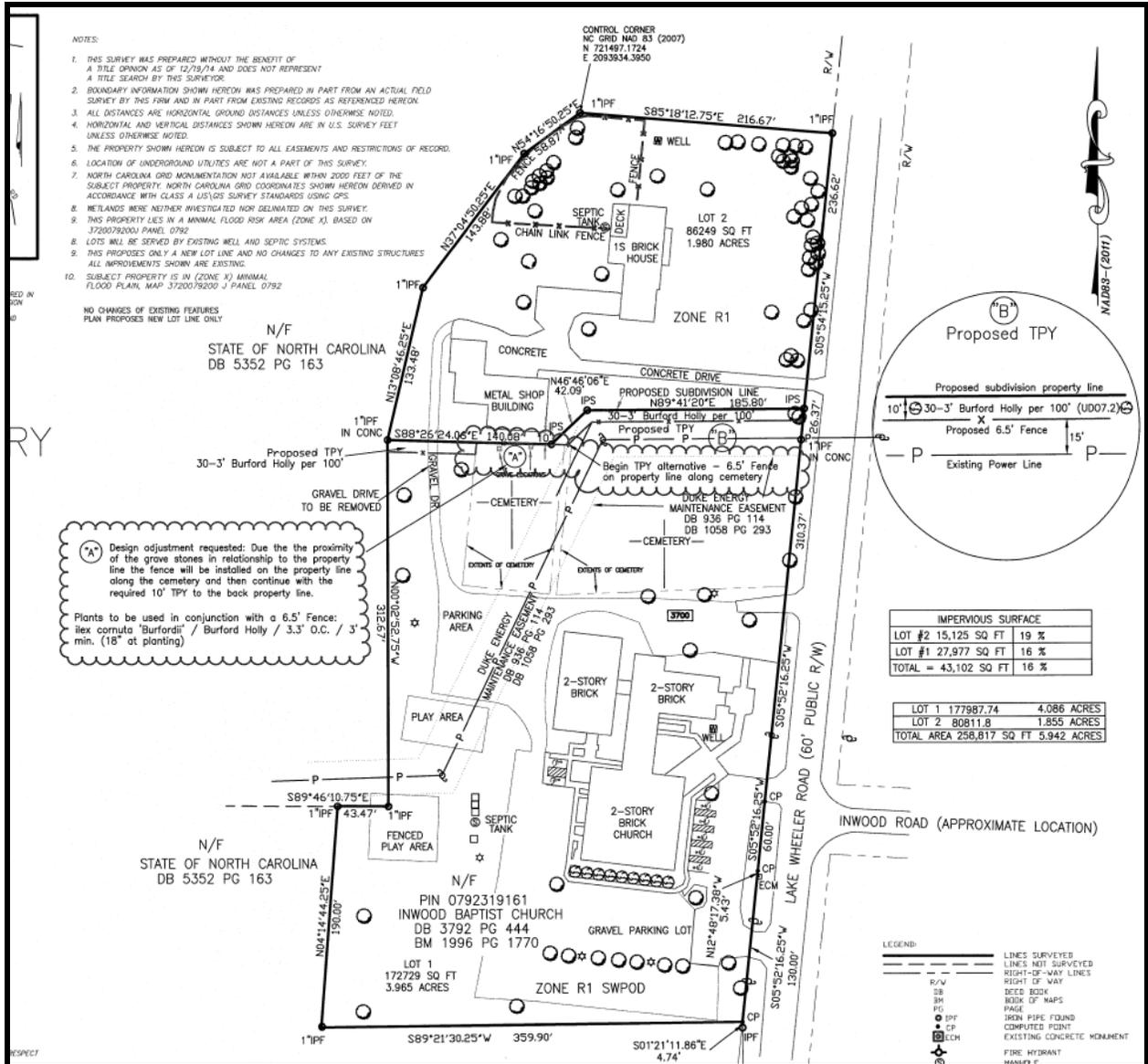
**Administrative**

**Alternate:** One Administrative Alternate has been approved by the Planning Director for this project, noted below.

An Administrative Alternate has been granted for an alternative transitional protective yard along a portion of the proposed property line. A Type A1 or A2 transitional protective yard (7.2.4 A) use is required on site of a civic use when adjacent to a residential use. (6.3.1 E). Due to the existing cemetery, existing metal shop building, and the reforestation of the required "wooded areas", an Administrative Alternate for an alternative Transitional Protective Yard was approved for Lot 1 in the vicinity of the metal shop building and along the cemetery.



Location Map – 3700 Lake Wheeler Road, Inwood Baptist Church



Preliminary Approved Subdivision Plan



## Planning and Development Director Action

### Administrative Alternate Findings:

#### UDO Code Sec. 7.2.3.

The Planning and Development Officer in accordance with Sec. 10.2.17. may approve an administrative alternate subject to all of the following findings:

A. The approved administrative alternate meets the intent of the landscaping and screening regulations;

*Staff Response: The proposed alternate provides a buffer both vertically and horizontally in the form of trees, bushes, and a fence, as well as setbacks from the property line due to the existing adjacent cemetery and required secondary TCA plantings. The inclusion of a fence line spanning the entirety of the property line will unify the screening the use of a consistent material, while also providing for adequate vertical screening.*

B. The approved administrative alternate conforms with the Comprehensive Plan and adopted City plans; and

*Staff Response: The proposed alternate is consistent with Comprehensive Plan Policy LU 5.6 as it provides a buffer in the form of fencing, landscaping, and setbacks.*

C. The approved administrative alternate is considered equal to or better than the standard.

*Staff Response: The proposed alternate, with the addition of a continuous fence spanning the entirety of the required buffer length, is equal to the standard as it provides vertical screening equal to the code requirements, and horizontal buffering in the form of setbacks in excess of the code requirement due to the location of a cemetery and secondary TCA plantings.*

### Decision

The Planning and Development Director finds that the requested alternates meet the findings enumerated in the Unified Development Ordinance and therefore recommends approval with the following conditions:

- A continuous wood fence following the entirety of the proposed property line.

  
\_\_\_\_\_  
Signature

5-5-15  
\_\_\_\_\_  
Date

Administrative Alternate (transitional protective yard along a portion of the proposed property line)

---

**SUBJECT:** S- 58-14

**CROSS-  
REFERENCE:** Transaction # 416322

**LOCATION:** The site is located outside of the city limits.

**PIN:** 0792319161

**REQUEST:** This request is to approve the subdivision of a 5.94 acre tract into 2 lots, zoned R-1, SWPOD.

---

**OFFICIAL ACTION:** **Approval with conditions**

---

**CONDITIONS OF  
APPROVAL:**

***Prior to Planning Department authorization to record lots:***

- (1) That a tree conservation permit be obtained and a tree conservation map be recorded with metes and bounds showing the designated Tree Conservation Areas in compliance with Chapter 9 of the Unified Development Ordinance. The approved Tree Conservation Areas shall be shown on the final subdivision map;
- (2) That the Wake County Environmental Services Department is to certify suitability of the proposed lots utilizing existing well and septic systems prior to plat approval and recordation in the Wake County Register of Deeds;
- (3) That the "wooded areas" shown on the plan be recorded with metes and bounds and shall be in compliance with Chapter 9 of the Unified Development Ordinance;
- (4) That the existing gravel drive is to be removed;
- (5) That a permit for the proposed fence is to be obtained and the number noted on the plat for recordation. The permitted fence is to be completed and the fence permit is to be closed or completed prior to recordation of the subdivision map;
- (6) That a zoning permit for landscaping in the required Transitional Protective Yard and the reforestation of all areas labeled "wooded areas" per UDO Section 9.19.as shown on the preliminary plan, is to be obtained, the permit number noted on the plat, the permitted work completed, and the permit closed prior to recordation of the subdivision map.

I hereby certify this administrative decision.

Signed:(Planning Dir.) *Kenneth Powers (S. Bauler)* Date: 7-24-15

Staff Coordinator: Michael Walters

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE SUBDIVISION PROCESS.

---

**FINDINGS:** City Administration finds that this request, with the above conditions being met, conforms to the Unified Development Ordinance including Chapter 2, Article 2.2, Sections 2.2.1, Chapter 7, Article 7.2 and Section 9.1.9. This approval is based on a preliminary plan dated 6/24/15 owned by Inwood Baptist Church, submitted by Bruce Beavers, Stantec Consulting Services Inc..

---

**ZONING:**

**ZONING DISTRICTS:** R-1, SWPOD Unified Development Ordinance, Effective Sept. 1, 2013.

**TREE CONSERVATION:** This project is required 8.55% or 0.48 acres for tree conservation. It is also required to have 25% or 1.48 acres of wooded area per Section 9.1.9. This area for forestation includes existing and proposed tree plantings per code.

This project provides 0.48 acres of tree conservation area which is broken into:  
Primary: 0 acres  
Secondary: 0.48 acres

**PHASING:** There is one phase in this development.

---

**COMPREHENSIVE PLAN:**

**GREENWAY:** There is no greenway on this site.

**STREET PLAN MAP:** Lake Wheeler is classified as an Avenue 2-lane divided facility. As Public Utilities are not requiring service connection nor will services be provided in the allotted time period, then Public Works will not require infrastructure improvements or Right of Way dedication.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)
Lake Wheeler Rd	Avenue 2-lane divided	60'	NA	31'	NA

Existing streets on the site are classified as Avenue 2-lane divided.

**TRANSIT:** This site is presently not served by the existing transit system.

**COMPREHENSIVE PLAN:** This site is located in the Southwest Citizen’s Advisory Council in an area designated as Institutional.

**SUBDIVISION STANDARDS:**

**LOT LAYOUT:** The minimum lot size in Residential-1 zoning district is 40,000 square feet. The minimum lot depth in this zoning district is 100 feet. The minimum lot width of an interior lot in this zoning district is 100 feet. Lots in this development conform to these minimum standards.

**PUBLIC UTILITIES:** City water and sewer services are not available.

**SOLID WASTE:** Individual lot service by the City is to be provided.

**BLOCKS / LOTS / ACCESS:** Block perimeters, lot arrangement and access conform to Chapter 8 of the UDO. A fee for street signs is required in accordance with the Raleigh Street Design Manual.

**STREETSCAPE TYPE:** The applicable streetscape is a Avenue 2-Lane Divided. Because Public Utilities are not requiring service connection nor will services be provided in the allotted time period, then Public Works will not require infrastructure improvements nor Right of Way dedication.

**PEDESTRIAN:** Proposed sidewalk locations of the civic use conform to City regulations. Access to the public right of way in addition to internal connection requirements is provided in accordance with 8.3.4 of the UDO.

**FLOOD HAZARD:** There are no flood hazard areas on this site.

**STORMWATER MANAGEMENT:** Stormwater management is not required for this subdivision due to existing conditions on site. Any future development of this property will require that the site comply with Article 9.2, and 9.5.3, Swift Creek Watershed Protection Overlay District.

**WETLANDS  
/ RIPARIAN  
BUFFERS:**

No wetland areas or Neuse River riparian buffers are required on this site.

**STREET NAMES:**

NA

**OTHER  
REGULATIONS:**

Developer shall meet all city requirements, including underground utility service, flood protection measures, and the soil erosion ordinance, unless specifically varied by this approval.

**SUNSET DATES:**

If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

**3-Year Sunset Date:** 7-24-2018  
Record entire subdivision

**WHAT NEXT?:**

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE INFRASTRUCTURE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS Streets, Utility lines to be owned and maintained by the City. and submit them to the Development Plans Review Center for approval.
- HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the Development Plans Review Center for authorization signature prior to recording with the Wake County Register of Deeds.
- MEET THE REQUIREMENTS OF THE SUNSET THRESHOLDS AS NOTED ABOVE.

**FACILITY FEES  
REIMBURSEMENT:**

If oversized street construction takes place, or greenway or oversized public street right-of-way is conveyed to the public, the owner is responsible for application to the City for reimbursement allowed by Code. Reimbursement takes place twice a year in January and July; a written request must be filed with the Planning Department for greenway and street right-of-way; and in the Public Works Department for street construction; by the first working day in November and May each year.