LOCATION: The 5.945 acre site zoned R-1 and within the Swift Creek Watershed Protection overlay district is located on the west side of the intersection of Inwood and Lake Wheeler Roads at 3700 Lake Wheeler Road. It is outside the city limits.

REQUEST: The 2 lot subdivision of a 5.945 acre site zoned R-1 and within an Swift Creek Watershed Protection overlay district with an existing single family residence and a church., each to be on separate lots.

One Design Adjustment has been approved by the Board of Adjustment for this project for relief of roadway and streetscape improvements, noted below. (A-10-20)
Relief (8’) from the required right of way, relief from the minimum 6’ planting area, relief from the 6’ sidewalk, relief from the 2’ maintenance strip, and 5’ utility easement.

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 July 7, 2020 by Stantec.

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:

Urban Forestry

1. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas (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:

General

1. A zoning permit for a fence and any landscaping in the required transitional protective yard as shown on the preliminary plan is to be obtained, and the permit number noted on the plat.
Public Utilities

2. Wake County approval for any required Well or Septic Permits shall be shown on the map for recordation.

Stormwater

3. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

4. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)

Urban Forestry

5. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 0.58 acres of tree conservation area.

6. A wooded area plat shall be recorded with metes and bounds showing the designated wooded areas (UDO 9.1.9.B). This development proposes 0.907 acres of wooded area.

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

General

1. Final inspection of all tree conservation areas and wooded areas tree plantings by Urban Forestry Staff.

Stormwater

2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

EXPIRATION 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: October 1, 2023
Record at least ½ of the land area approved.

5-Year Sunset Date: October 1, 2025
Record entire subdivision.

I hereby certify this administrative decision.

Signed: ___________________________ Date: 10/01/2020

Staff Coordinator: Michael Walters
THE PURPOSE OF THE SUBDIVISION IS TO DIVIDE THE CHURCH AND THE PARSONAGE INTO TWO SEPARATE PARCELS. THERE ARE NO PLANS FOR ANY NEW CONSTRUCTION OR UTILITIES INCLUDING WATER, SEWER, DRAINAGE, BUILDINGS OR PARKING IMPROVEMENTS - THE PLAN IS TO KEEP THE SITE THE SAME AS SHOWN ON THE EXISTING CONDITIONS MAP ONLY AS TWO PARCELS AS SHOWN ON THE SUBDIVISION MAP.

BOARD OF ADJUSTMENT CASE A-10-20
WHEREAS the Point Church of the Triangle, property owner, requests relief from the following roadway and streetscape improvements for Lake Wheeler Road, on Avenue 2-Lane, Divided street, set forth in Section 8.4.5.B. of the Unified Development Ordinance: (i) a 8 foot design adjustment to retain the existing 60 feet right-of-way (ii) a 6 foot design adjustment from the minimum 6 feet parking area requirement (iii) a 6 foot design adjustment from the minimum 5 feet utility easement requirement in order to subdivide one lot into two on a 5.945-acre property zoned R-1 and SWPD located at 3700 Lake Wheeler Road.

PRELIMINARY

CASE# SUB-0047-2019