



Administrative Approval Action

Case File / Name: SUB-S-15-2019
St. Georges Anglican 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 north of Wade Avenue on the east side of Dixie Trail at 1210 Dixie Trail.

REQUEST: Development of an overall 1.99 acre/86,665 sf site, zoned R-4 & R-10 into a proposed two (2) lot subdivision. Proposed New Lot 1, with an existing church/civic use structure, which will remain, having a lot gross area of 75,094 sf with 1,395 sf of right-of-way dedication leaving a total net area of 73,699 sf/1.692 acres. Proposed New Lot 2, which has an existing dwelling to be demolished, having a gross area of 11,571 sf and 474 sf of right-of-way dedication leaving a total net area of 11,097 sf/.255 acres.

**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 August 19, 2020 by CURK LANE.

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:

☒ **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"/>	Slope Easement Required
<input checked="" type="checkbox"/>	Greenway Easement Required

<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:

General

1. The final subdivision map for recording shall show a greenway easement dedication to the City of Raleigh. Label the extent (boundary) and span (width) of the greenway easement area to demonstrate compliance with UDO Section 8.6.1.

Engineering

2. A fee-in-lieu for 1' in sidewalk width across the frontages of the two lots is paid to the City of Raleigh (UDO 8.1.10).



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3. 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.
4. A Slope easement deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat 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 recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.
5. 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.

Stormwater

6. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
7. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).
8. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)
9. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).

Urban Forestry

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).

☒ **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. For any site or building improvements, all parking and service screening requirements comply with UDO design standards noted, in accordance to Sec.7.1.2, Sec.7.2.5.C & Sec.7.2.1, prior to issuance of permits.



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Public Utilities

2. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications. Future developments on both lots will need to be connected to city water and sewer .

Urban Forestry

3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 11 street trees along Dixie Trail.

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

Urban Forestry

1. Final inspection of all right of way street trees by Urban Forestry Staff.

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:

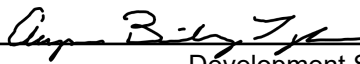
3-Year Sunset Date: October 1, 2023

Record at least ½ of the land area approved.

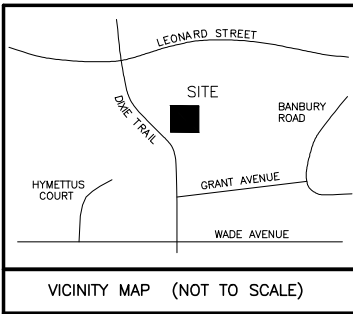
5-Year Sunset Date: October 1, 2025

Record entire subdivision.

I hereby certify this administrative decision.

Signed:  Date: 10/01/2020
Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy



VICINITY MAP (NOT TO SCALE)

NOTES:

- 1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
- 2) AREAS COMPUTED BY COORDINATE METHOD.
- 3) PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- 4) NO. 5 REBAR IRON STAKES WITH CAPS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
- 5) NO HORIZONTAL CONTROL FOUND WITHIN 2000' OF SURVEY.
- 6) ZONING: AS SHOWN
- 7) PARENT TRACT DEED DB 14266 PG 1255
- 8) NC PIN NO. 0794-67-0469
- 9) REID NO. 0103237
- 10) ADDRESS: 1210 DIXIE TRAIL, RALEIGH, NC 27607
- 11) SOLID WASTE SERVICES MUST COMPLY WITH THE CITY OF RALEIGH SOLID WASTE SERVICES MANUAL HANDBOOK AND RALEIGH UDO REQUIREMENTS.
- 12) REPUBLIC SERVICES, INC. SERVICE THE CHURCH FOR SOLID WASTE COLLECTION.
- 13) ACCESS FOR THE SFD WILL BE FROM THE CROSS ACCESS EASEMENT
- 14) THERE ARE NO CEMETERIES ON THE CHURCH LOT.

REFERENCES:

DB 14266 PG 1255	BOM 1994 PG 573
DB 9392 PG 2600	
DB 8659 PG 300	
DB 4942 PG 844	
DB 3261 PG 288	
DB 3583 PG 113	
DB 12476 PG 1119	
DB 1041 PG 434	
DB 16834 PG 723	

SITE DATA INFORMATION TABLE

TOTAL PARENT LOT AREA.....	86665 SF; 1.990 AC
GROSS AREA IN PROPOSED NEW LOT 1.....	75094 SF
GROSS AREA IN PROPOSED NEW LOT 2.....	11571 SF
AREA DEDICATED IN R/W PROPOSED NEW LOT 1.....	1395 SF
AREA DEDICATED IN R/W PROPOSED NEW LOT 2.....	474 SF
NET AREA IN PROPOSED NEW LOT 1.....	73699 SF
NET AREA IN PROPOSED NEW LOT 2.....	11097 SF
ZONING IN TRACT ONE: R-4 AND R-10	
ZONING IN TRACT TWO: R-4	
IMPERVIOUS SURFACE AREA IN PROPOSED NEW LOT 1.....	16138 SF
IMPERVIOUS SURFACE AREA IN PROPOSED NEW LOT 2.....	2479 SF
IMPERVIOUS SURFACE AREA % IN TRACT ONE.....	21.90%
IMPERVIOUS SURFACE AREA % IN TRACT TWO.....	22.34%
NUMBER OF SEATS IN MAIN SANCTUARY.....	105
REQUIRED PARKING SPACES: 27 PROVIDED: 14	

Preliminary Subdivision
Plan Application

Office Use Only: Transaction #	Project Coordinator	Team Leader
PRELIMINARY APPROVALS		
<input type="checkbox"/> Subdivision * <input checked="" type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservative Subdivision		
* May require City Council approval if in a Metro Park Overlay or Historic Overlay District		
If your project has been through the Due Diligence process, provide the transaction #.		
GENERAL INFORMATION		
Development Name: 1210 DIXIE TRAIL		
Propose Use: Residential AND CHURCH		
Property Address(es): 1210 DIXIE TRAIL, Raleigh, NC 27607		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed 0794-67-0469 - DB 14266 PG 1255	PIN Recorded Deed	PIN Recorded Deed
What is your project type?		
<input type="checkbox"/> Single Family <input type="checkbox"/> Townhouse <input type="checkbox"/> Subdivision in a non-residential zoning district		
<input checked="" type="checkbox"/> Other (describe): SUBDIVIDING RESIDENTIAL HOME FROM CHURCH PROPERTY. BUILDING IS CURRENTLY ABANDONED AND NOT BEING USED BY THE CHURCH.		
OWNER/DEVELOPER INFORMATION		
Company Name:		Owner/Developer Name: ST. GEORGES ANGLICAN CHURCH, INC.
Address: 1210 DIXIE TRAIL, RALEIGH, N.C. 27607		
Phone:	Email:	Fax:
CONSULTANT/CONTACT PERSON FOR PLANS		
Company Name: True Line Surveying		Contact Name: Curk Lane
Address: 205 West Main Street, Clayton, NC 27520		
Phone: 919-359-0427	Email: curk@truelinesurveying.com	Fax: 919-359-0428

CIVIC BUILDING LOT STANDARDS (CONVENTIONAL): PROPOSED NEW LOT 1

R-4 LOT STANDARDS

LOT DIMENSIONS:	
AREA MIN.....	6,000 SF
WIDTH MIN. (INTERIOR LOT).....	50'
BUILDING SETBACKS:	
PRIMARY ST.....	10'
SIDE LOT LINE.....	10'
REAR.....	20'

PARKING SETBACKS:	
PRIMARY ST.....	10'
SIDE LOT LINE.....	10'
REAR.....	6'

DETACHED RESIDENTIAL LOT STANDARDS (CONVENTIONAL): PROPOSED NEW LOT 2

R-4 LOT STANDARDS

LOT DIMENSIONS:	
AREA MIN.....	10,000 SF
WIDTH MIN. (INTERIOR LOT).....	65'
DEPTH (MIN).....	100'
BUILDING SETBACKS:	
PRIMARY ST.....	20'
SIDE LOT LINE.....	10'
REAR.....	30'

R-10 LOT STANDARDS

LOT DIMENSIONS:	
AREA MIN.....	4,000 SF
WIDTH MIN. (INTERIOR LOT).....	45'
BUILDING SETBACKS:	
PRIMARY ST.....	10'
SIDE LOT LINE.....	10'
REAR.....	20'

PARKING SETBACKS:	
PRIMARY ST.....	10'
SIDE LOT LINE.....	10'
REAR.....	6'

OWNER: ST. GEORGES ANGLICAN CHURCH, INC.
1210 DIXIE TRAIL
RALEIGH, N.C. 27607

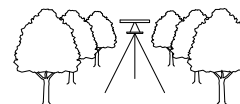
SUBDIVISION PLAN
FOR

ST. GEORGES ANGLICAN CHURCH, INC.

RALEIGH TOWNSHIP, WAKE COUNTY
NORTH CAROLINA
DECEMBER 2, 2019

REV. 8/19/2020
TRANS # 580264
CASE # SUB-S-0015-2019

TRUE LINE SURVEYING, P.C.



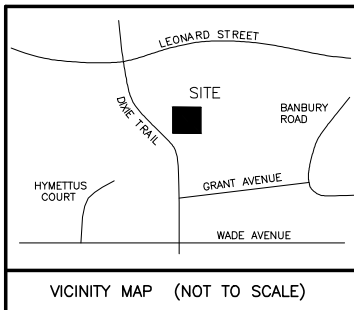
205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com

LEGEND	
○ I/P	IRON PIPE FOUND
● I/P	IRON PIPE SET
○ C/P	CONCRETE MONUMENT FOUND
○ P/NF	PARKER-MALON NAIL FOUND
○ P/NF	PARKER-MALON NAIL SET
○ R/S	RAILROAD SPIKE
○ C/SF	COTTON SPIKE FOUND
○ C/SF	COTTON SPIKE SET
○ CC	CONTROL CORNER
△ P/S	POLYVINYL CHLORIDE PIPE
△ S/S	SANITARY SEWER CLEAN OUT
△ S/S	CLEAN OUT
△ O/H	OVER HEAD WIRE
△ P/P	COMPUTED POINT
△ P/P	POWER POLE
△ R/W	OVERHEAD POWER LINE
△ S.F.	RIGHT OF WAY
△ AC	SQUARE FEET
△ DB	DEED BOOK
△ BOM	BOOK OF MAPS
△ P/S	PAGE
△ LF	LINEAR FEET
△ 15S	LOT HAS OFFSITE SEWER
△ 15SL	OFFSITE SEWER LOT
△ 15R	RECOMBINATION LOT
△ []	STREET ADDRESS
△ ---	LINE NOT SURVEYED

Digitally signed by
Jermont Purfoy
Reason: I am
approving this
document
Date: 2020.09.15
13:58:18-04'00'



COVER SHEET



NOTES:

- 1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES
- 2) AREAS COMPUTED BY COORDINATE METHOD.
- 3) PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- 4) NO. 5 REBAR IRON STAKES WITH CAPS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
- 5) NO HORIZONTAL CONTROL FOUND WITHIN 2000' OF SURVEY
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NOTE: SOME UTILITIES AND SERVICES SHOWN ARE APPROXIMATE LOCATIONS BASED ON GIS DATA

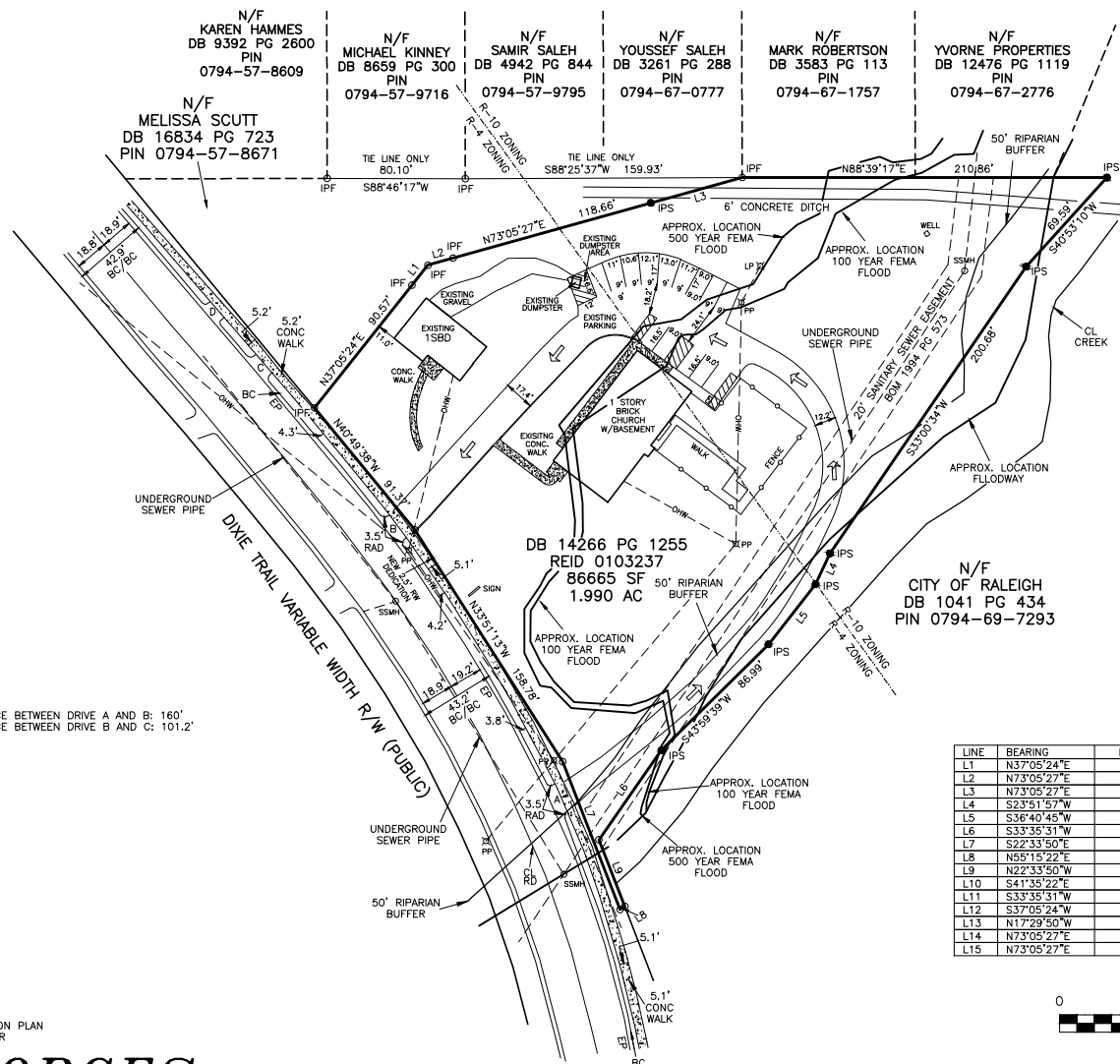
NOTE: DISTANCE BETWEEN DRIVE A AND B: 160'
NOTE: DISTANCE BETWEEN DRIVE B AND C: 101.2'

SUBDIVISION PLAN
FOR

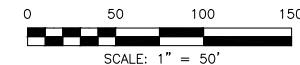
ST. GEORGES ANGLICAN CHURCH, INC.

RALEIGH TOWNSHIP, WAKE COUNTY
NORTH CAROLINA
DECEMBER 2, 2019

SHEET 1 OF 5 - EXISTING CONDITIONS



LINE	BEARING	DISTANCE
L1	N37°05'24\"E	14.83'
L2	N73°05'27\"E	15.11'
L3	N73°05'27\"E	54.71'
L4	S23°51'57\"W	19.74'
L5	S36°40'45\"W	44.08'
L6	S33°35'31\"W	63.10'
L7	S22°33'50\"E	91.65'
L8	N55°15'22\"E	3.25'
L9	N22°33'50\"W	41.35'
L10	S41°35'22\"E	12.89'
L11	S33°35'31\"W	1.87'
L12	S37°05'24\"W	6.16'
L13	N17°29'50\"W	46.01'
L14	N73°05'27\"E	59.77'
L15	N73°05'27\"E	58.89'

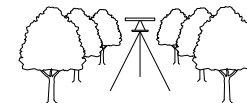


LEGEND

- IPF IRON PIPE FOUND
- IPB IRON PIPE SET
- CMF CONCRETE MONUMENT FOUND
- PMNF PARKER-KALON NAIL FOUND
- PNKS PARKER-KALON NAIL SET
- RHS RAILROAD SPIKE
- CST COTTON SPIKE FOUND
- CC COTTON SPIKE SET
- CCS CONTROL CORNER
- PVC POLYVINYL CHLORIDE PIPE
- SSCO SANITARY SEWER CLEAN OUT
- CO CLEAN OUT
- OWH OVER HEAD WIRE
- CP COMPUTED POINT
- P/P POWER POLE
- OPW OVERHEAD POWER LINE
- R/W RIGHT OF WAY
- SF SQUARE FEET
- AC ACRE
- DB DEED BOOK
- PB PLAT BOOK
- BOM BOOK OF MAPS
- PG PAGE
- LF LINEAR FEET
- 15S LOT HAS OFFSITE SEWER
- 15SR OFFSITE SEWER LOT
- 15R RECOMBINATION LOT
- STREET ADDRESS
- 100 LINES NOT SURVEYED

SURVEYED BY:	TLS
DRAWN BY:	KAMAL
CHECKED BY:	C. LANE PLS
DRAWING NAME:	1/LOTSUBB.DWG
SURVEY DATE:	10-15-18
JOB NO.	3369.001

TRUE LINE SURVEYING, P.C.



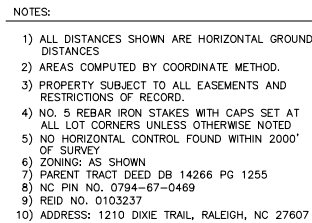
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REV. 8/19/2020

TRANS # 580264

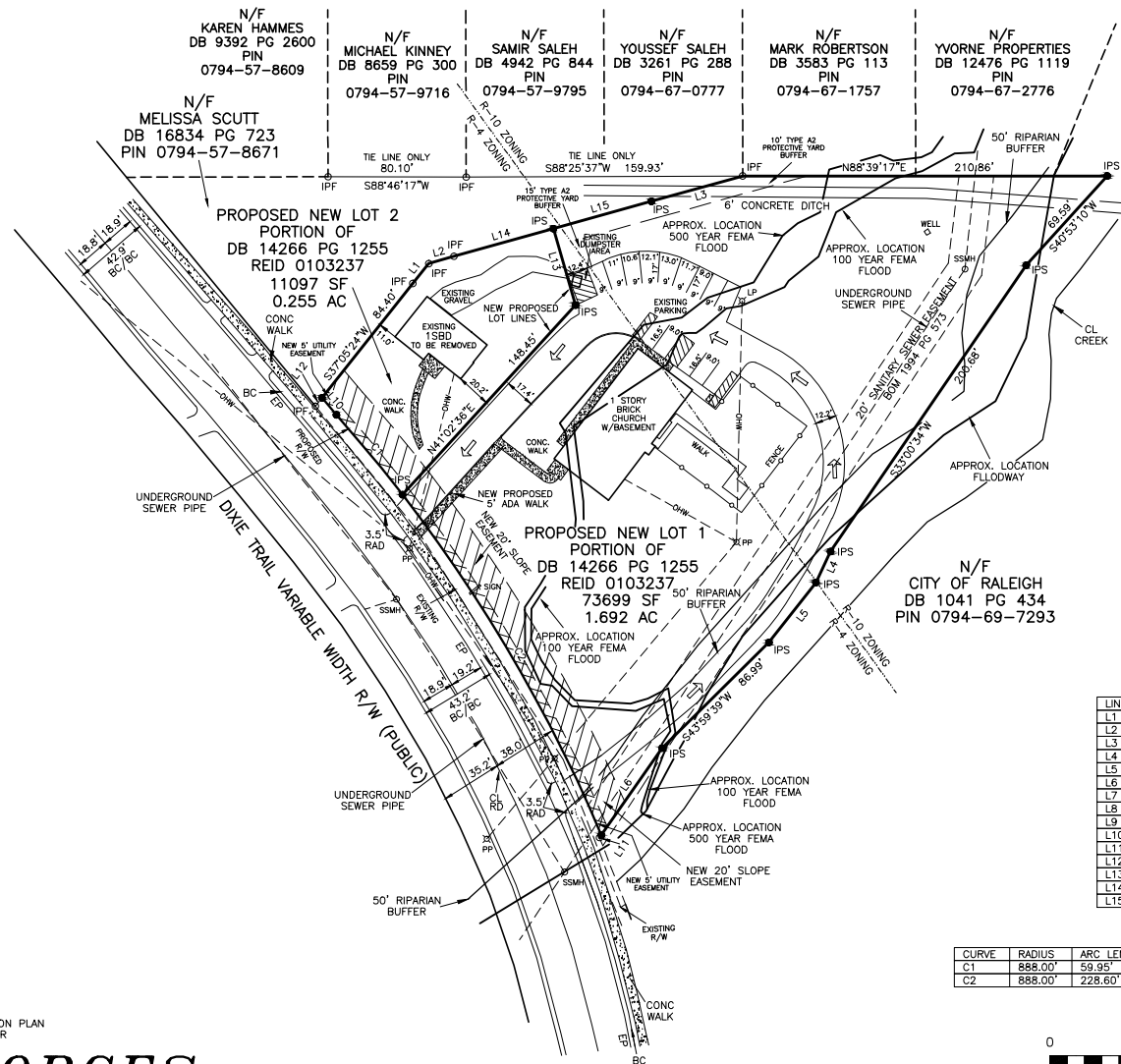
CASE # SUB-S-0015-2019

C-1859



NOTE: STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.

NOTE: SLOPE EASEMENT IS 20' FROM THE BACK OF CURB



LINE	BEARING	DISTANCE
L1	N37°05'24"E	14.83
L2	N75°05'27"E	15.11
L3	N75°05'27"E	57.71
L4	S23°51'57"W	19.47
L5	S36°40'45"W	44.08
L6	S33°35'31"W	63.10
L7	S22°33'50"E	91.65
L8	N55°15'22"E	3.25
L9	N22°33'50"W	41.35
L10	S41°35'22"E	12.89
L11	S33°35'31"W	1.87
L12	S37°05'24"W	6.16
L13	N17°29'50"W	46.01
L14	N75°05'27"E	59.77
L15	N75°05'27"E	58.89

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	888.00'	59.95'	59.94'	S40°57'41"E
C2	888.00'	228.60'	227.97'	S31°39'08"E

REV. 8/19/2020
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C-1859

*ST. GEORGES
ANGLICAN CHURCH, INC.*

RALEIGH TOWNSHIP, WAKE COUNTY
NORTH CAROLINA
DECEMBER 2, 2019

SHEET 2 OF 5 – PROPOSED SUBDIVISION

LEGEND

- | | | |
|---|------|------------------------------|
| ○ | IPF | IRON PIPE FOUND |
| ○ | IPF | IRON PIPE SET |
| ◻ | CMF | CONCRETE MONUMENT FOUND |
| ◻ | CMF | CONCRETE MONUMENT NAIL FOUND |
| ◻ | PNKS | PARKER-KALON NAIL SET |
| ● | RRS | RAILROAD SPIKE |
| ● | RRS | COTTON SPIKE FOUND |
| ● | CSS | COTTON SPIKE |
| △ | CCO | CONTROL CORNER |
| | CCO | POLYESTER CHLORIDE PIPE |
| | SS | SANITARY SEWER CLEAN OUT |
| | SS | CLEAN OUT |
| | CP | OVER HEAD WIRE |
| | CP | COMPUTED POINT |
| | P/P | POWER POLE |
| | OW | OVERHEAD POWER LINE |
| | R/W | RIGHT OF WAY |
| | SF | SQUARE FEET |
| | AC | ACRE |
| | DB | DEED BOOK |
| | PB | PLAT BOOK |
| | BOM | BOOK OF MAPS |
| | PG | PAGE |
| | LF | LINEAR FEET |
| | LS | LOT HAS OFFSITE SEWER |
| | 15SL | OFFSITE SEWER LOT |
| | 15R | RECOMBINATION LOT |
| | TSR | STREET ADDRESS |
| | | LINE NOT SURVEYED |

SURVEYED BY:	TL5
DRAWN BY:	KAMAL
CHECKED BY:	C. LANE PL5
DRAWING NAME:	1LOTSUBB.DWG
SURVEY DATE:	10-15-18
JOB NO.	3369.001

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