

**JACKSONVILLE PLANNING ADVISORY BOARD
REGULAR MEETING AGENDA
January 11, 2016 6:00 P.M.**

**COUNCIL CHAMBERS
JACKSONVILLE CITY HALL**

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. INVOCATION**
- IV. APPROVAL OF THE AGENDA**
- V. REVIEW & APPROVAL OF THE MINUTES**
Regular Meeting – December 14, 2015
- VI. CITY COUNCIL UPDATE – Councilman Robert Warden**
- VII. OLD BUSINESS - None**
- VIII. NEW BUSINESS**
 - A. Special Use Permit and Type III Site Plan - 1250 Old Maplehurst Rd
- IX. REPORTS**
 - A. Planning & Permitting Administrator
 - B. Development Services Director
- X. ADJOURNMENT**

**JACKSONVILLE PLANNING ADVISORY BOARD
REGULAR MEETING AGENDA
December 14, 2015, 6:00 p.m.**

**COUNCIL CHAMBERS
JACKSONVILLE CITY HALL**

Present: Homer Spring, Al Keyes, Doug Lesan, Theresa VanderVere, Thomasine Moore, Jim Dorn, Suzanne Nelson, Albert Burgess, and Grover Lewis.

Others Present: Reginald Goodson, Ryan King, Jeremy Smith, and Pam Ramsey.

I. [CALL TO ORDER](#)

The regularly scheduled Jacksonville Planning Advisory Board meeting was called to order by Chairman Homer Spring at 6:00 pm on Monday, December 14, 2015 in Council Chambers at Jacksonville City Hall.

II. [PLEDGE OF ALLEGIANCE](#)

Grover Lewis led the Board in reciting the Pledge of Allegiance.

III. [INVOCATION](#)

Doug Lesan gave the invocation.

IV. [APPROVAL OF THE AGENDA](#)

Theresa VanderVere moved to approve the agenda as presented. Grover Lewis seconded the motion.

The motion to approve the agenda as presented was unanimously approved by the Board Members present.

V. [REVIEW & APPROVAL OF THE MINUTES](#)
[Regular Meeting - November 9, 2015](#)

Jim Dorn moved to approve the minutes as presented. Albert Burgess seconded the motion.

The motion to approve the minutes as presented was unanimously approved by the Board Members present.

VI. [CITY COUNCIL UPDATE – Councilman Robert Warden](#)

Ryan King gave the report.

VII. [OLD BUSINESS - None](#)

There is no old business.

VIII. [NEW BUSINESS](#)

A. [Map Amendment - Rezoning from RSF-7 to OI - 140 Piney Green Road](#)

United Pentecostal Church of Jacksonville has submitted a rezoning request for .54 acres located at 140 Piney Green Road. The applicant is requesting the parcel currently zoned Residential Single Family 7 (RSF-7) be rezoned to Office and Institutional (OI). If approved the parcel would be allowed to be used more broadly. The proposed OI zoning is consistent with the City's future land use plans.

Article 5.6 Transportation Impact Analysis (TIA) of the Jacksonville Unified Development Ordinance (UDO) identifies the type of applications that necessitate an assessment, which includes a zoning map amendments (rezoning). In typical fashion, staff did not recommend that a TIA be prepared and would defer any possible TIA to an actual development proposal if/when one is submitted.

The parcel proposed for rezoning is located at 140 Piney Green Road and is the currently used by the church. The property is bordered on the North, by property that is zoned Corridor Commercial (CC); parcels to the South are zoned Residential Single Family - 7 (RSF-7); parcels to the west are zoned Residential Multi Family - High Density (RMF-HD); and parcels to the east across Piney Green Road are zoned Corridor Commercial (CC) and Residential Multi Family - Low Density (RMF-LD).

In accordance with the North Carolina General Statutes, all property owners within 100 feet of the subject parcels will be notified of the proposed rezoning. In addition, Public Hearing Notifications will be posted on the property and in the Jacksonville Daily News advertising the public hearing of the rezoning.

City Staff recommends approval of the rezoning request based on Findings of Facts A through J being found in the affirmative. The rezoning advances the public interest by creating more development opportunities and making consistent with the Future Land Use map.

Mr. Burgess asked if the church was planning to do anything different. Mr. Smith stated that the rezoning would allow them to broaden the uses allowed on the site. How this came about is they want to do a different type of sign that wouldn't be allowed in this particular zone. They want to do signage and continue the use of the church. Mr. Burgess stated his concern for traffic.

Chairman Spring clarified that the church just wants to do signage. Mr. Lewis stated that this district is slightly more intense than the residential district. Mr. Smith said yes.

Albert Burgess moved to approve the rezoning request based on Findings of Facts A through J being found in the affirmative. Suzanne Nelson seconded the motion.

The motion to approve the rezoning request based on Findings of Facts A through J being found in the affirmative was unanimously approved by the Board Members present.

B. [Unified Development Ordinance Text Amendment - Article 2: Administration, Section 2.3 N: Development Agreement](#)

Staff has initiated a Unified Development Ordinance (UDO) text amendment that would adjust Section 2.3 pertaining to Development Agreements. These changes are required as result of recent changes made to the North Carolina General Statutes (160A-400.23). Staff also used this opportunity to review and revise Section 2.3 N Development Agreement.

This proposed text amendment would: 1) Eliminate the minimum acreage for a site eligible for a development agreement; 2) Eliminate the specific value of the development; 3) Require modifications to be shared with the Mayor and City Council; 4) Eliminate the approval of debt; and 5) Eliminate the assumption of jurisdiction over development agreements.

Staff advises the Planning Board move to recommend approval of the zoning text amendment found in Attachment A.

Thomasine Moore moved to approve the zoning text amendment found in Attachment A. Albert Burgess seconded the motion.

The motion to approve the zoning text amendment found in Attachment A was unanimously approved by the Board Members present.

IX. [REPORTS](#)

A. Development Services Director

Mr. Goodson wished all of the members a Happy Holidays and thanked them for their service.

B. Planning & Permitting Administrator

Ryan King reiterated what Mr. Goodson said and then turned the meeting over to Dr. Woodruff.

Dr. Woodruff discussed the new Ethics policy that applies to management, city staff, elected officials and advisory committee members.

X. ADJOURNMENT

Jim Dorn moved to adjourn at 6:25 pm. Grover Lewis seconded the motion.

The motion to adjourn at 6:25 pm was unanimously approved by the Board Members present.

Adopted this 11th day of January, 2016 for the 14th day of December, 2015.

Homer Spring, Chairman

ATTEST:

Pamela Ramsey
Permitting Specialist Supervisor



Request for Planning Advisory Board Recommendation

Agenda Item:	A
Date:	1/11/2016

Subject: Special Use Permit and Type III Site Plan – Freedom Worship Center
– 1250 Old Maplehurst Road
Department: Development Services
Presented by: Jeremy B. Smith, Senior Planner

Issue Statement

Freedom Worship Center of Jacksonville has submitted a Special Use Permit and Type III Site Plan application seeking approval of a proposed 6615 square foot religious institution. The project is proposed on 4.55 acres of land at 1250 Maplehurst Road. The property has split zoning of Residential Single Family - 20 (RSF-20) and Residential Single Family – 7 (RSF-7), and within these zones religious institutions (church) require a Special Use Permit.

The proposed development is within the Extraterritorial Jurisdiction and will not impact the City's Sewer Allocation Policy.

Financial Impact

None

Action Needed

Receive Public Comment

Recommendation on the Special Use Permit and Site Plan

Recommendation

City staff recommends approval with the condition found in the staff report of the Special Use Permit and Site Plans with Findings of Fact A thru G being found in the affirmative.

Exhibits:

- A Special Use Permit Worksheet
- B Additional Documentation
- C Zoning and Land Use Map
- D Site Plan



Staff Report

Agenda Item:	A
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Special Use Permit and Type III Site Plan – Freedom Worship Center – 1250 Old Maplehurst Road

Introduction

Freedom Worship Center of Jacksonville has submitted a Special Use Permit and Type III Site Plan application seeking approval of a proposed 6615 square foot religious institution. The project is proposed on 4.55 acres of land at 1250 Maplehurst Road. The property has split zoning of Residential Single Family - 20 (RSF-20) and Residential Single Family – 7 (RSF-7), and within these zones religious institutions (church) require a Special Use Permit.

The proposed development is within the Extraterritorial Jurisdiction and will not impact the City's Sewer Allocation Policy.

Procedural History

- On November 11, 2015 US Cellular submitted this application
- On January 11, 2016 the Planning Advisory Board recommended approval.
- On January 19, 2015 the City Council will conduct a public hearing and consider this request.

Stakeholders

- Freedom Worship Center of Jacksonville – Developer
- Rabbit Reality – Property Owner
- John L. Pierce and Associates – Design Professional
- Adjacent Property Owners – As required by the Unified Development Ordinance, public hearing notifications will be sent to all adjacent property owners within 100 feet of the property prior to the public hearing that will be held by City Council. In addition, signs will be posted on site and legal advertisements will be printed in the Jacksonville Daily News prior to the public hearing. Courtesy notices to adjacent properties were sent prior to the Planning Advisory Board meeting.

Land Use Assessment

The subject parcel is designated as High Density Residential (HDR) by the CAMA future land use map. Properties to the north, and across Old Maplehurst Road, are designated Low Density Residential; property to the east is identified as Institutional (I); and property to the south are identified as HDR. Religious Institutions service residential communities in

high and low dense areas. The proposed use is consistent with the HDR CAMA designation.

Zoning Assessment

The proposed development site is located within the Extraterritorial Jurisdiction and is zoned RSF-20 and RSF-7. The site is bordered to the north by properties zoned RSF-7 and used for single-family homes; to the south property zoned RSF-20 and used for single-family dwellings; to the east property zoned RSF-7, and used by Southwest Middle School; and to the west across Old Maplehurst Road by property in Onslow County planning and zoning jurisdiction.

Parking Assessment

Per Article 5: Development Standards, Section 5.1: Off-Street Parking, Loading, and Circulation of the Unified Development Ordinance (UDO), religious institutions require 1 parking space per 4 seats in the sanctuary, and 1 space per 200 square feet of all other building area. The site plan identifies 75 parking spaces, and based on the proposed building it is 225 seats in the sanctuary requiring 57 spaces, and other building area totaling 3500 square feet which requires 18 spaces for a total of 75 parking spaces required.

Landscaping/Buffer Assessment

The proposed site plan complies with Article 5.2: Landscaping Standards of the UDO. Due to the zoning of the subject site and those adjacent to the site, a type "A" buffer is not required.

Lighting Assessment

The proposed site plan complies with Article 5.5 Exterior Lighting of the UDO. The site is zoned residential and is a more intense use than adjacent properties, therefore light poles will be limited to 16 feet in height, and any sight lighting can not exceed 0.5 foot candles at the property line. As with all new development this site will have to maintain a "dark sky" standard.

Conditions of Approval

In approving Special Use Permits, the City Council may impose appropriate condition(s) on the approval in accordance with Section 2.2.0, Conditions of Approval which states:

1. General

Where the express terms of this ordinance authorize a decision-making body to approve a development application with conditions, such body may impose reasonable and appropriate conditions or restrictions on the approval. The conditions may, as appropriate, ensure compliance with particular standards of this ordinance, prevent or minimize adverse effects from the proposed development on

surrounding lands, or ensure conformance to the goals, objectives, policies, strategies, and actions included in City-adopted plans addressing the City's growth and development.

2. Limitations

The restrictions and conditions imposed must be related in both type and amount to the impact that the proposed development would have on the public and surrounding development. All conditions imposed shall be expressly set forth in the permit approval.

Merits of the Special Use Permit

Pursuant to Article 2: Administration, Section 2.3 Standards and Requirements for Development Applications, Subsection D: Special Use Permits, of the UDO, staff submits the following findings of fact:

- a. The proposed use is designated as an allowable special use in the zoning district where located;

Preliminary staff findings: The property is zoned Residential Single Family - 20 (RSF-20) and Residential Single Family – 7 (RSF-7) within these zoning districts, religious institutions require Special Use Permit approval.

- b. The development complies with all applicable standards in section 4.2, Use-Specific Standards;

Preliminary staff findings: City staff has determined that the Type III Site plan provided does meet all applicable standards for the proposed use and approval shall be conditioned upon the following:

- 1. Submission and approval of a recombination plat prior to the building permit being applied for.

- c. The location and character of the development conforms with all City adopted plans addressing the City's growths and development;

Preliminary staff findings: The subject parcel is designated as High Density Residential (HDR) by the CAMA future land use map. Properties to the north, and across Old Maplehurst Road, are designated Low Density Residential; property to the east is identified as Institutional (I); and property to the south are identified as HDR. Religious Institutions service residential communities in high and low dense areas. The proposed use is consistent with the HDR CAMA designation.

Staff has found that the proposed use is consistent with the City's land use plan;

- d. The development's streets, driveways, parking lots, traffic control and any other traffic circulation features are designed or provided in accordance with current traffic

engineering standards and relevant City regulations, and will be adequate for the proposed use;

Preliminary staff findings: City staff has determined that the Type III Site plan provided does meet all applicable standards.

- e. The development will not substantially injure the value of adjoining properties;

Preliminary staff findings: The proposed development is located within the Extraterritorial Jurisdiction and is zoned RSF-20 and RSF-7. The site is bordered to the north by properties zoned RSF-7 and used for single-family homes; to the south property zoned RSF-20 and used for single-family dwellings; to the east property zoned RSF-7, and used by Southwest Middle School; and to the west across Old Maplehurst Road by property in Onslow County planning and zoning jurisdiction.

At the time this agenda item was being prepared, staff had neither found nor been presented with any evidence that the proposed development would substantially injure the value of adjoining properties.

- f. The development is compatible and in harmony with adjoining land uses and the development pattern of the immediate area;

Preliminary staff findings: The proposed development is located within the Extraterritorial Jurisdiction and is zoned RSF-20 and RSF-7. The site is bordered to the north by properties zoned RSF-7 and used for single-family homes; to the south property zoned RSF-20 and used for single-family dwellings; to the east property zoned RSF-7, and used by Southwest Middle School; and to the west across Old Maplehurst Road by property in Onslow County planning and zoning jurisdiction.

At the time this agenda item was being prepared, staff had neither found nor been presented with any evidence that the proposed development was not compatible and in harmony with adjoining land uses and the development pattern of the immediate area.

- g. The proposed development will not materially endanger the public health or safety;

Preliminary staff findings: At the time this agenda item was being prepared, staff had neither found nor been presented with any evidence that the proposed use would materially endanger the public health or safety if located where proposed.

Options

- A.** Approve the Special Use Permit and Site Plan as presented.

- Pros: Allows the development process to move forward.
- Cons: The site plan has been found not to comply with all applicable City standards.

B. Conditionally Approve the Special Use Permit and Site Plan as presented with the following conditions: **(RECOMMENDED)**

1. Submission and approval of a recombination plat prior to the building permit being applied for.

- Pros: Allows the development process to move forward.
- Cons: The site plan has been found not to comply with all applicable City standards.

C. Deny the Special Use Permit and Site Plan request.

- Pros: The site plan has been found not to comply with all applicable City standards.
- Cons: Would not allow the process to move forward.

D. Defer Consideration of the request.

- Pros: Deferral would allow staff sufficient time to address any concerns the Planning Advisory Board may have.
- Cons: Would delay the development process.

WORKSHEET FOR SPECIAL/CONDITIONAL USE PERMITS

Applicant: Freedom Worship Center of Jacksonville

Location: 900 Ramsey Road (Tax Map 332, Parcel ID #195, 197, 197.1, 197.2, 197.3)

Proposed Use of Property: Religious Institution

FINDINGS OF FACT

a.	The proposed use is designated as an allowable Special Use in the zoning district where located;	Yes	No
b.	The development complies with all applicable standards in Section 4.2, Use Specific Standards;	Yes	No
c.	The location and character of the development conforms with all City adopted plans addressing the City's growth and development;	Yes	No
d.	The development's streets, driveways, parking areas, traffic control, and other traffic control, and any other traffic circulation features are designed or provided in accordance with current traffic engineering standards and relevant City regulation, and will be adequate for the proposed use;	Yes	No
e.	The development will not substantially injure the value of adjoining properties;	Yes	No
f.	The development is compatible and in harmony with adjoining land uses and the development pattern of the immediate area; and	Yes	No
g.	The proposed development will not materially endanger the public health or safety.	Yes	No

2. GRANTING THE SPECIAL USE PERMIT

Motion to grant the Special Use permit based on items (a) through (g) found to be affirmative.

___ The Special Use Permit is granted, subject to the following conditions:

- 1) The applicant shall complete the development strictly in accordance with the plans submitted to an approved by City Council.
- 2) If any conditions affixed hereto or any part thereof shall be held invalid or void, then this permit shall be void and of no effect: _____

3. DENYING THE SPECIAL USE PERMIT

motion to deny based on:

___ The Application is denied because, if completed as proposed, the development more probably than not: _____

___ Will not be in conformity with the City's land use plan and other comprehensive plan elements for the following reasons: _____

___ Will substantially injure the value of adjoining or abutting properties for the following reasons: _____

___ Will not be compatible and not be in harmony with adjoining land uses and the development pattern of the immediate area for the following reasons: _____

Exhibit A

Freedom Worship Center
Special Use Plan
Required Findings of Fact

a. The proposed use is an allowable special/conditional use in the zoning district it is being located in;

The proposed use listed in the application and on the plan is a permitted use in the RSF-20 & RSF-7 zones.

b. The application is complete;

The application is complete and all required information (fees, maps, etc.) has been submitted.

c. The location and character of the use will be in conformity with the City's land use plan and other comprehensive plan elements;

The current CAMA FLU map identifies this area as low density & high density use.

Low Density Residential (LDR) provides primarily single-family detached residential development with home occupations, schools, churches and other non-profit organizations.

High Density Residential (HDR) Consist of high-density residential structures and mixed use Structures with commercial and service establishments on the lower floors. HDR areas shall be located within downtown and adjacent to Regional Commercial centers.

The proposed site fronts and has access on a major thoroughfare. The building allows for a single use with adequate on-site parking with no shared access to adjoining property. Water service is connected to existing water lines running along the front of the property.

Sewer will be provided by an individual septic system.

A five (5) foot sidewalk is to be constructed along the road frontage which will allow any future sidewalks on adjoining properties to tie into.

d. Streets, driveways, parking lots, traffic control and any other traffic circulation features shall be designed and/or provided in accordance with current traffic engineering standards and City regulations, and found to be adequate for the proposed special/conditional use;

The proposed site has access to Old Maplehurst Road (NCSR 1130) with two (2) 26 foot driveways serving 75 parking spaces, 3 of which are handicapped accessible. Traffic control signage is provided as per the City of Jacksonville MSSD standards.

All drives and parking meet the dimensional requirements of the MSSD and Zoning ordinance.

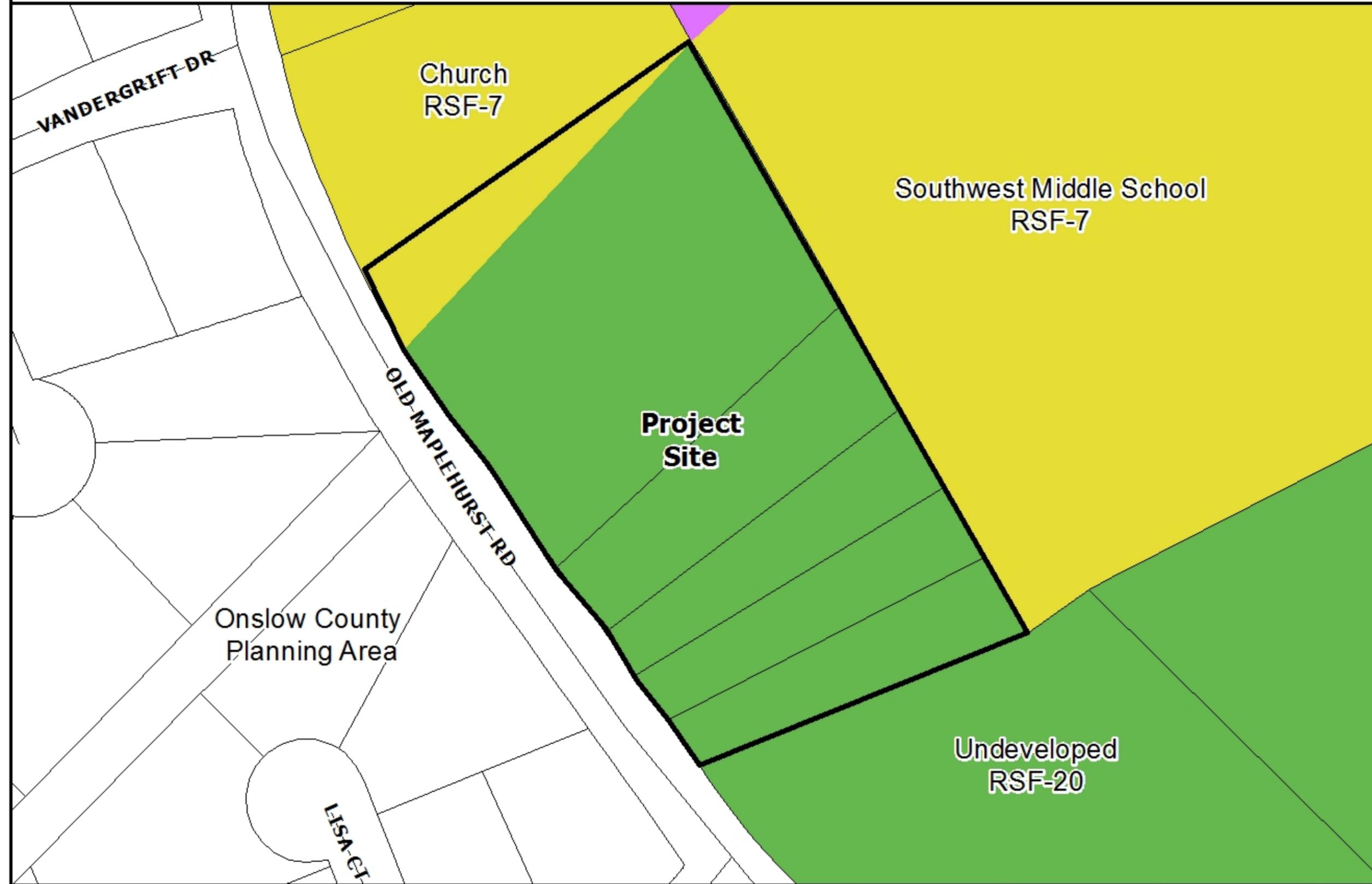
e. The proposed special use will not substantially injure the value of adjoining or abutting properties;

The proposed site is located within the City's ETJ and is zoned RSF-7 & RSF-20. The site is bordered to the North by Southwest Middle School zoned RSF-7, to the East by undeveloped property zoned RSF-20, to the South across Old Maplehurst Road by a residential development zoned R-15 (County), and to the West by a

Exhibit

B

Freedom Worship - 1250 Old Maplehurst Road



Disclaimer: This Map is intended to use for planning purposes only. City of Jacksonville or its individual departments are not liable for any data inaccuracies. Once again this map should not be used for any legal boundary determinations and data displayed on this map is collected from various different sources.



1 inch = 90 feet

Exhibit

C

CONSTRUCTION NOTES:

- 1. LOCATION OF EXISTING WATER MAINS TO BE VERIFIED AT THE TIME OF CONSTRUCTION.
2. ALL EXISTING WATER & SEWER SERVICES THAT ARE NOT TO BE USED ARE TO BE ABANDONED PER CITY OF JACKSONVILLE STANDARDS. SEWER TO BE ABANDONED BELOW FINISH GRADE & WATER AT THE WATER MAIN.
3. CONTRACTOR TO PROVIDE POSITIVE GRADES FROM BUILDING TO WALKS AND USE FILL AS REQUIRED.
4. THIS SITE IS SUBJECT TO SELECT CLEARING AND NO CLEARING WILL BE DONE WITHOUT THE OWNER OR HIS REPRESENTATIVE'S APPROVAL.
5. SITE SUB-DRAINAGE, TOPSOIL AND UNSUITABLE MATERIAL REMOVAL AND DISPOSAL ARE REQUIRED TO BE DONE PRIOR TO PLACING THE SELECT BACKFILL MATERIALS.
6. AN EROSION CONTROL PLAN IS REQUIRED FOR THIS SITE AS PER NCDNR.
7. SEEDING AND/OR MULCHING WILL BE A CONTINUOUS OPERATION ON ALL CUT AND FILL SLOPES, WASTE SITES, AND BORROW AREAS DURING THE CONSTRUCTION PROCESS. DESIGNATED, DISTURBED AREAS SHALL BE SEEDING AND MULCHING WHEN AND WHERE NECESSARY TO ELIMINATE EROSION. IN DESIGNATED AREAS SEEDING AND/OR MULCHING SHALL BE DONE AS SOON AS POSSIBLE AFTER COMPLETION OF THE EARTHWORK. NOT TO EXCEED 14 DAYS (7 DAYS ON SLOPES STEEPER THAN 3:1). WEATHER PERMITTING.
8. ALL STORM WATER HANDLING FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF JACKSONVILLE STORMWATER ORDINANCE AND MSSD.
9. STANDARDS AND SPECIFICATIONS.
10. ALL PAVEMENT AND STONE BASE SHALL BE INSTALLED AS PER THE CITY OF JACKSONVILLE STANDARDS (MSSD).
11. SUBJECT TO CONFIRMATION OF WATER METER SIZE ADEQUACY.
12. MAXIMUM BUILDING HEIGHT IS LESS THAN 50'.
13. AS THIS SITE IS DEVELOPED, ALL ENVIRONMENTAL REQUIREMENTS SHALL BE MET.
14. ALL POWER POLES, POWER LINES, ETC. ARE TO BE RELOCATED TO ACCOMMODATE PROPOSED CONSTRUCTION. CONTRACTOR TO COORDINATE WITH POWER COMPANY PRIOR TO RELOCATE.
15. CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
16. NATURAL GAS IS AVAILABLE TO THIS SITE.
17. ALL DRAINAGE SHALL BE SHEET DRAINAGE OR WITH SURFACE DRAINAGE (AS SHOWN).
18. THERE ARE EXISTING UTILITY, DRAINAGE AND VEHICLE ACCESS EASEMENTS ON THIS SITE.
19. ALL APPLICABLE FACILITY CHARGES MUST BE PAID PRIOR TO RECEIPT OF THE BUILDING PERMIT.
20. ALL EXTERIOR LIGHTING SHALL BE POSITIONED AS TO NOT ADVERSELY AFFECT ROADWAY TRAFFIC OR ADJACENT PROPERTIES. LIGHTING SHALL BE DIRECTED DOWNWARD (DARK SKY). IN ADDITION, UPWARDLY DIRECTED LIGHTING SHALL NOT BE USED TO ILLUMINATE STRUCTURES, EXCEPT FOR LOW-WATTAGE ARCHITECTURAL LIGHTING. LIGHT POLES SHALL NOT EXCEED 18 FEET IN HEIGHT. FOOT CANDLES AT THE PROPERTY LINE SHALL NOT EXCEED 5 FOOT CANDLES.
21. THE SUBJECT TRACTS ARE IN FLOOD ZONE X, WHICH IS OUTSIDE THE 100-YEAR FLOOD PLAIN, ACCORDING TO FEMA MAP 370178-43561, EFFECTIVE DATE NOVEMBER 3, 2005.
22. VERTICAL DATUM BASED ON NAVD 1988.
23. THERE ARE NO AREAS OF ENVIRONMENTAL CONCERN OTHER THAN THOSE SHOWN.
24. NO LANDSCAPING OTHER THAN GRASS WITHIN EASEMENTS OR OVER WATER AND SEWER MAINS.
25. AREAS NOTED FOR TRAILS AND GREENWAYS AND/OR REQUIRED SIDEWALKS SHALL BE UNOBTSTRUCTED FROM 6 INCHES BELOW GRADE TO 10 FEET ABOVE GRADE (OVERHEAD CLEARANCE). TELEPHONE PEDESTALS, ELECTRIC TRANSFORMERS, DROP INLETS, FENCES OR ANY OTHER OBSTRUCTIONS SHALL BE REMOVED AND/OR RELOCATED IN ORDER TO CREATE AND/OR MAINTAIN THIS CLEARANCE. SIDEWALKS SHALL BE FREE OF CROAKS AND FLOW MARKING. THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY.
26. PROPOSED SIDEWALK TO BE 5' IN WIDTH.
27. TRAFFIC FLOW PATTERNS AND STOP CONDITIONS ARE TO BE PAINTED. ALL PAVEMENT MARKINGS ON PUBLIC STREETS OR ENTRANCES TO RIGHT-OF-WAY TO BE THERMOPLASTIC WITH REFLECTIVE GLASS BEADS.
28. ALL SIGNS AND ROADWAY MARKINGS (TRAFFIC CONTROL DEVICES) MUST BE IN ACCORDANCE WITH THE (MUTCD) AND THE CITY OF JACKSONVILLE'S CODES AND ORDINANCES.
29. ALL STOP SIGNS WILL BE R1-1, 36" HIGH INTENSITY PRISMATIC. SIGNS SHOULD BE MOUNTED USING A U-CHANNEL POST. MOUNTING HEIGHT IS 7' TO THE BOTTOM OF THE SIGN.
30. ALL PROPOSED CURB & GUTTER WITHIN RIGHT OF WAY TO BE MATCH EXISTING. ALL CURB & GUTTER WITHIN SITE TO BE 24".
31. THE EXISTING DITCH BANKS ARE NOT TO BE DISTURBED AND IF EXISTING DITCH BANKS ARE DISTURBED, THEY SHALL BE REGRADED TO HAVE 3:1 OR FLATTER SIDE SLOPES AND THE CENTERLINE GRADED TO PRODUCE POSITIVE DRAINAGE.
32. ALL STOP BARS SHALL BE LOCATED 4' BEHIND PEDESTRIAN CROSSLINKS.
33. A PLUMBING PERMIT FROM THE CITY OF JACKSONVILLE'S PLANNING AND PERMITTING DEPARTMENT IS REQUIRED BEFORE INSTALLING THE SEWER AND WATER SERVICES TO THE BUILDING.

PRE-CONSTRUCTION NOTES:

- 1. ALL CONSTRUCTION MUST BE COMPLETED IN ACCORDANCE WITH THE CITY OF JACKSONVILLE MANUAL OF SPECIFICATIONS, STANDARDS, AND DESIGN (MSSD). A COPY OF THIS MANUAL IS AVAILABLE IN THE PUBLIC SERVICES DEPARTMENT AT JACKSONVILLE CITY HALL.
2. PRIOR TO COMMENCING CONSTRUCTION THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION CONFERENCE WITH THE CITY OF JACKSONVILLE AT CITY HALL.
3. THIS DEVELOPMENT QUALIFIES AS A TIER 1, PROJECT IN ACCORDANCE WITH THE SEWER ALLOCATION POLICY. A SEWER ALLOCATION REQUEST FORM MUST BE SUBMITTED TO MICHAEL MOORE IN THE PUBLIC SERVICES ENGINEERING DEPARTMENT. A COPY OF THE SEWER ALLOCATION POLICY AND THE SEWER ALLOCATION REQUEST FORM ARE AVAILABLE ON THE CITY OF JACKSONVILLE WEBSITE AT WWW.CITYOFJACKSONVILLE.ORG AND ARE LOCATED IN THE ENGINEERING AND CONSTRUCTION SECTION UNDER GOVERNMENT & CITY SERVICES.

SITE DATA:

NUMBER OF LOTS = 5
PROPOSED NUMBER OF LOTS = 1
NUMBER OF EXISTING BUILDINGS = 0
NUMBER OF PROPOSED BUILDINGS = 1
EXISTING USE(S) = VACANT LOT
PROPOSED USE(S) = CHURCH
NUMBER OF UNITS = 1
TYPE OF UNITS = COMMERCIAL
TOTAL ACREAGE = 198,359.76 S.F. (4.55 ACRES)
ACREAGE OF LAND TO BE DISTURBED AND EXPOSED = 2.0 ACRES (GRADING LIMITS)
PERCENT OF SITE DEVOTED TO OPEN SPACE = 76.92%
NUMBER OF BUILDINGS (COMMERCIAL): 1
OWNERSHIP STATUS (RENTAL, CONDOMINIUMS, ETC.): OWNER
TYPE OF UNIT = CHURCH
NUMBER OF PARKING SPACES REQUIRED = 75
(PER ARTICLE 5, SECTION 5.1 OFF-STREET PARKING STANDARDS, TABLE 5.1.1)
(1 PER EACH SEAT IN SANCTUARY) 225 SEATS/4= 57 (56.25) & 3500/200 = 18 (17.5)
NUMBER OF PARKING SPACES EXISTING = 0
NUMBER OF PARKING SPACES PROPOSED = 75 INCLUDES 3 HANDICAP SPACES
NUMBER OF COMPACT SPACES ALLOWED = 19 (18.75)
NUMBER OF COMPACT SPACES PROPOSED = 0

MAP BOOK AND PAGE NUMBER = M.B.69, PG. 41, CABINET "N"
DEED BOOK AND PAGE NUMBER = DB.4174, PG.942
TAX MAP AND PARCEL NUMBER = 332-195

MAP BOOK AND PAGE NUMBER = M.B.69, PG. 41, CABINET "N"
DEED BOOK AND PAGE NUMBER = DB.4174, PG.942
TAX MAP AND PARCEL NUMBER = 332-197

MAP BOOK AND PAGE NUMBER = M.B.69, PG. 41, CABINET "N"
DEED BOOK AND PAGE NUMBER = DB.4174, PG.942
TAX MAP AND PARCEL NUMBER = 332-197.2

MAP BOOK AND PAGE NUMBER = M.B.69, PG. 41, CABINET "N"
DEED BOOK AND PAGE NUMBER = DB.4174, PG.942
TAX MAP AND PARCEL NUMBER = 332-197.3

CURRENT LAND USE DESIGNATION: MULTI-FAMILY RESIDENTIAL & VACANT
UTILITY COMPANY = JONES-ONSLOW EMC
WATER = ONWASA
SEWER = SEPTIC

SITE SUBJECT TO JACKSONVILLE COMPREHENSIVE BICYCLE AND PEDESTRIAN PLAN
IMPERVIOUS SURFACE AREA EXISTING = 49,831.59 S.F.
IMPERVIOUS SURFACE AREA (EXCLUDING BUILDINGS) = 39,161.24 S.F.
IMPERVIOUS SURFACE AREA (INCLUDING BUILDINGS) = 45,776.24 S.F.

LANDSCAPING REQUIREMENTS:
STREET YARD PERIMETER LAWN 1301.42 L.F.
NUMBER OF ISLANDS REQUIRED = 8
LARGE TREES=16* UNDERSTORY TREES=52 SHRUBS REQUIRED = 40
LARGE SHRUBS=64 LARGE SHRUBS=156 SHRUBS PROVIDED = 85 (large)
SMALL SHRUBS=43 SMALL SHRUBS=104 TREES PROVIDED = 10

* SUBSTITUTE 32 UNDERSTORY TREES FOR 16 LARGE TREES DUE TO OVERHEAD POWER LINES (100% PER UDD).
76.92% OF TOTAL SITE IS DEDICATED TO LANDSCAPING.

GROUND COVER AROUND ALL SHRUBS & TREES TO BE PINE STRAW OR MULCH, GRASS (SOD) ALL OTHER AREAS.

FOR MINIMUM TREE AND SHRUB SIZE AT TIME OF PLANTING, SEE CITY ORDINANCE ARTICLE 5, SECTION 5.2 LANDSCAPING STANDARDS.
THE DEVELOPER MAY SUBSTITUTE LANDSCAPING SPECIES AS LONG AS THE CITY LANDSCAPING ORDINANCES ARE MET. *SUBSTITUTIONS SHOULD BE CONFIRMED WITH THE PLANNING DIVISION.*

EACH LARGE CANOPY TREE AT THE TIME OF PLANTING SHALL BE A MINIMUM OF TWO (2) INCHES IN CALIBER AND EIGHT (8) - TEN (10) FEET IN HEIGHT. WHEN MATURE, A LARGE CANOPY TREE SHOULD BE AT LEAST FORTY (40) FEET HIGH AND HAVE A MINIMUM CROWN WIDTH OF THIRTY (30) FEET. LARGE CANOPY TREES MAY BE SUBSTITUTED WITH TWO (2) UNDERSTORY TREES; HOWEVER, NO MORE THAN FIFTY (50) PERCENT OF THE REQUIRED LARGE CANOPY TREES MAY BE SUBSTITUTED. EACH UNDERSTORY TREE AT THE TIME OF PLANTING SHALL BE A MINIMUM OF ONE (1) INCH IN CALIBER AND EIGHT (8) FEET IN HEIGHT. WHEN MATURE, AN UNDERSTORY TREE SHOULD BE BETWEEN FIFTEEN (15) AND FORTY (40) FEET HEIGHT. EVERY TWO (2) UNDERSTORY TREES MAY BE SUBSTITUTED WITH ONE (1) LARGE CANOPY TREE. HOWEVER, NO MORE THAN FIFTY (50) PERCENT OF THE REQUIRED UNDERSTORY TREES MAY BE SUBSTITUTED. EACH SHRUB AT TIME OF PLANTING SHALL BE 3 GALLON SIZE OR LARGER. SUBSTITUTIONS SHOULD BE CONFIRMED WITH THE PLANNING DIVISION.

LANDSCAPE PROVIDED:
GREEN ASH - 10 EACH (LARGE TREE)
INDIAN HAWTHORN - 305 EACH (LARGE SHRUB)
ORANGE MYRTLE (MATCHZ VARIETY) - 32 (UNDERSTORY TREE FOR 8' STREET LAWN SUBSTITUTE* 16'-18" TALL AT MATURITY)
ORANGE MYRTLE - 52 EACH (UNDERSTORY TREE FOR PERIMETER LAWN 25' TALL MINIMUM AT MATURITY)
NANDINA / HEAVENLY BAMBOO - 147 EACH (SMALL SHRUB)

Crystal Coast Engineering, P.A.
Civil and Environmental Consulting Engineers
David R. Newson, PE
John R. Freshwater, PE
205 WARD RD., SWANBORO, NC 28584
PHONE: (910) 825-0000 FAX: (910) 825-0060
License No.: C-2553

I, JOHN L. PIERCE, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED REFERENCES SHOWN HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS DATE:
JOHN L. PIERCE, P.L.S., LICENSE NO. MAY 22, 2015.
THIS MEDIA SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT.
JOHN L. PIERCE, P.L.S. L-2596

SITE ADDRESS:
1250 OLD MAPLEHURST ROAD

OWNER:
RABBIT REALTY, LLC
940 SE CARY PARKWAY, SUITE 102
CARY, NC 27518-7417

DEVELOPER:
FREEDOM WORSHIP CENTER OF JACKSONVILLE
P.O. BOX 498
JACKSONVILLE, NC 28541
910-330-8080

REVISIONS:
1/4/16 per 12/17/15 lrc comments
1/5/16 per city of Jacksonville
1/6/16 per city of Jacksonville

SPECIAL USE / SITE / UTILITY / LANDSCAPE PLAN
FOR
FREEDOM WORSHIP CENTER
INDIVIDUAL LOTS ON OLD MAPLEHURST ROAD
PREPARED FOR
FREEDOM WORSHIP CENTER OF JACKSONVILLE

JACKSONVILLE, FLORIDA
PREPARED BY
JOHN L. PIERCE & ASSOCIATES, P.A.
NORTH CAROLINA LICENSE NO. 10000
405 JOHNSON BLVD., SUITE 100
PHONE: 910-346-9800
SCALE: 1" = 30' F.B.853, P.
JOB # 2015-13491 Email: (L)
GRAPHIC

Exhibit

D

(IN FEET)
1 inch = 30 ft. SHEET 1 OF 7

Path: G:\Projects\Freedom Worship Center - Old Maplehurst Rd\Bases.dwg Jun 06, 2016 - 4:32pm

