

**JACKSONVILLE PLANNING ADVISORY BOARD
REGULAR MEETING AGENDA
September 12, 2016 6:00 P.M.**

**MEETING ROOMS A & B
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 – July 11, 2016
- VI. CITY COUNCIL UPDATE – Councilman Robert Warden**
- VII. OLD BUSINESS - None**
- VIII. NEW BUSINESS**
 - A. Special Use Permit and Type III Site Plan – 128 Woodland Drive – The Father’s House
- IX. REPORTS**
 - A. Planning & Permitting Administrator
 - B. Development Services Director
- X. ADJOURNMENT**

**JACKSONVILLE PLANNING ADVISORY BOARD
REGULAR MEETING AGENDA
July 11, 2016, 6:00 p.m.**

**COUNCIL CHAMBERS
JACKSONVILLE CITY HALL**

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

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

I. [CALL TO ORDER](#)

The regularly scheduled Jacksonville Planning Advisory Board workshop was called to order by Chairman Homer Spring at 6:00 pm on Monday, July 11, 2016 in Council Chambers at Jacksonville City Hall.

II. [PLEDGE OF ALLEGIANCE](#)

Al Burgess led the Board in reciting the Pledge of Allegiance.

III. [INVOCATION](#)

Al Keyes gave the invocation.

IV. [APPROVAL OF THE AGENDA](#)

Theresa VanderVere moved to the agenda as presented. Jim Dorn seconded the motion.

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

V. [REVIEW & APPROVAL OF THE MINUTES](#)
[Regular Meeting - May 9, 2016](#)

Al Keyes moved to approve the minutes as presented. Doug Lesan 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](#)

Councilman Warden gave a report.

VII. [OLD BUSINESS - None](#)

There was no old business.

VIII. [NEW BUSINESS](#)

A. [Nominations and Elections](#)

i. [Chairperson](#)

Theresa VanderVere moved to nominate Doug Lesan as Chairperson. Thomasine Moore seconded the motion.

Thomasine Moore moved to close nomination and elect for Chairperson. Al Keyes seconded the motion.

The motion to approve electing Doug Lesan as Chairperson was unanimously approved by the Board Members present.

ii. [Vice Chairperson](#)

Al Keyes moved to nominate Homer Spring as Vice Chairperson. Thomasine Moore seconded the motion.

Jim Dorn moved to close nomination and elect for Vice Chairperson. Theresa VanderVere seconded the motion.

The motion to approve electing Homer Spring as Vice Chairperson was unanimously approved by the Board Members present.

B. [Rezoning – Corner of Piney Green Road and Hemlock Drive - NC to CC](#)

Wolfe Properties, LLC has submitted a rezoning request of a .71 acre tract of land located at corner of Piney Green Road and Hemlock Drive. The applicant is requesting the parcel currently zoned Neighborhood Commercial (NC) be rezoned to Corridor Commercial (CC). If approved the parcel would be allowed to be used more broadly. The proposed CC 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 131 Piney Green Road. The property is bordered on the south by property zoned RSF-7 containing single family dwellings; to the north and east across Piney Green Road by a church within Onslow County's Jurisdiction; and to the west and northwest by undeveloped property zoned CC.

None of the parcel(s) identified within the rezoning request are found within the Flight Path Overlay District (FPOD).

As a courtesy, property owners directly abutting the subject property proposed for rezoning were notified via first class mail prior to the meeting of the Planning Advisory Board. In accordance with the North Carolina General Statutes, all adjacent property owners will be notified of the proposed rezoning prior to the City Council Meeting. In addition, Public Hearing Notifications will both be posted on the property and within the Jacksonville Daily News advertising the public hearing.

Staff recommends the Planning Advisory Board recommend 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.

Ms. VanderVere asked if it is known what type of business will be going here. Mr. Smith stated it is not known. We do not have a development plan for this property.

Mr. Burgess expressed his concerns with congestion and not knowing the type of business going at this location, he wanted to know what the point is in making the change now. Mr. Smith deferred his question to Mr. Pierce. Mr. Pierce came up and stated his name and address for the record. He explained that with the current use, a multi-tenant unit cannot be placed at this location. His wife would like to put another

tanning business at this location and he would like to do multi-tenant spaces to help offset the cost of construction. He also said that DOT has stated they are scheduled to be finished with Piney Green Road expansion in December.

Mr. Spring asked if DOT was going to allow a cut into Piney Green Road. Mr. Pierce said they would not. He even mentioned that Hemlock was going to be realigned at some point in time.

Mr. Keyes asked if all the surrounding properties are already commercial corridor. Mr. King stated that the property next door is not.

Ms. VanderVere asked if the surrounding property owners have been notified of this. Mr. Smith stated that courtesy notices have been sent out. They will receive official notices prior to the city council meeting in August. Ms. VanderVere asked if anyone has been against it. Mr. Smith said that no one has called or come by.

Mr. Goodson reminded the board that there are two types of rezonings. You have a general rezoning which is what this is and you have a conditional rezoning. The owner can stipulate the uses that will be used there or prohibit some uses that won't go there. So if you feel that a night club shouldn't go there, you could put that as a condition. You can't make the property owner place this condition, it would have to be voluntary. But you can put it on the record certain conditions if you feel that way. Ms. VanderVere asked if the conditions had to be specified. Mr. Goodson said that you can give recommendations on the conditions that you want to see to the owner. If you see uses in corridor commercial that you don't want to see going there, you can state for the record that you will not approve this rezoning because you don't feel that this use is appropriate for this site. The owner has to voluntarily put the conditions on the property.

Mr. Pierce reminded the board that there would be a buffer on the property. Mr. Keyes asked if there would be a buffer between the business and the residential property. Mr. King stated that there would be a 30 foot buffer on the property required. Mr. Keyes asked the size of the property. Mr. Pierce stated he believed it is .76 acres.

All Keyes moved to approve the rezoning request based on Findings of Facts A through J being found in the affirmative and that the rezoning advances the public interest by creating more development opportunities and making consistent with the Future Land Use Map. 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 and that the rezoning advances the public interest by creating more development opportunities and making

consistent with the Future Land Use Map was unanimously approved by the Board Members present.

C. [UDO Text Amendment - Creating Oxford House Home\(s\) and Associated Standards - Amendments to Article 4: Uses Standards, and Article 9: Definitions](#)

Staff has initiated a Unified Development Ordinance (UDO) text amendment to create a new land use titled Oxford House Home and associated standards that would apply to this proposed use. The proposed language would be added to Article 4: Uses Standards, Section 4.1 B. Use Table (Table 4.1.1: Use Table), Section 4.2 Use-Specific Standards, B. Residential Uses, 2. Group Living, Section 4.3 Accessory Use Standards Table 4.3.1: Table of Permitted Accessory Uses, Section 4.3 C Specific Standards for Certain Accessory Uses 4 Family Care Homes & Group Homes, and Article 9.4 Definitions. This also includes relocating Family Care Homes and Group Homes from the Accessory Use table to the Land Use table, eliminating conflicts and/or confusion.

Before adopting, amending, or repealing any ordinance authorized by this Article, the City Council shall hold a public hearing on it. A notice of the public hearing will be given once a week for two successive calendar weeks in a newspaper having general circulation in the area. The notice shall be published the first time not less than 10 days nor more than 25 days before the date fixed for the hearing. Notifications in accordance with North Carolina General Statutes will be followed.

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

Ms. VanderVere asked if there were any Oxford Homes now. Mr. King stated to his knowledge there are two in Jacksonville.

Mr. Burgess asked for clarification on what was being removed and what is being added to the city ordinance. Mr. King stated we are looking to add the definition of Oxford House or similar homes. So underlining on the bottom of page 45, we would propose that this be added to our ordinance. The information above that you see with the strike through is removing it from Article 4.3 Accessory Use Standards and be relocated under 4.1 and 4.2 which is the use table on the use specifics standards of the ordinance. Half way houses are defined as per our ordinance and there are specific locations in which half way houses can go and they are defined separately. This is specific to Oxford House which is a home for recovering addicts as defined here in the ordinance and protected under the Federal Fair Housing Act. Mr. Burgess said you threw some specificity as to what an Oxford House shall not include. He said that it is his assumption that there would be some ambiguity in respect to what the definition of a half way house is. Mr. King stated that we deal with ambiguity a lot of times. When you make it clear, it eliminates that ambiguity. There is no way that an Oxford House could be confused with a home for those that are basically leaving a correctional facility

or mentally ill. There are other uses that that are defined in the code that deal with those types of individuals. Mr. Burgess stated that if the staff believed that was the case I don't believe that would have felt that it would necessitate more specificity into what an Oxford Home is and a half way house is. Mr. Goodson stated that we have specialized legal counsel that specializes in these type cases. He wrote this definition. A lot of times, attorneys want to make sure that there are no errors in them. Sometimes we overwrite. We want to make sure that you know that it's not to be included or confused with any correctional facilities. Mr. Burgess said that he would hate to have some language that would cause the common community issue to be marginalized.

Ms. Moore expressed her concern that it includes someone who is leaving the prison system and they might be an alcoholic. Why can't they stay in the Oxford House? Mr. Goodson said as long as they have a full release. This definition says that it shall not include persons being housed in a correctional facility. If this person has a full release and they are an alcoholic or drug addict, this person should be able to reside in the Oxford House. Ms. Moore asked how do we define who is mentally ill and dangerous because we have a lot of mentally ill people. Mr. Goodson said that the state defines it, the general statutes define it and that is what we go by.

Mr. King read the definition of half way house from the ordinance. They are allowed in certain zones. Ms. VanderVere said we have these types of homes in the City of Jacksonville. Mr. King said that just because we have them does not mean that they went through the process of how we would like for them to go in the future. Oxford House's contention is that they are protected under the Fair Housing Act and they are no different than any other single family home in Jacksonville even though there are eight unrelated people living there. Our definition of single family home doesn't allow an Oxford House to go there but they are protected under the Fair Housing Act as I understand it. Therefore, they are allowed to go there. This just creates specific provisions for them to utilize moving forward. Ms. VanderVere asked if there have been any problems with the ones that we have already. Mr. King said he is not aware of any. He is not saying that there aren't any issues, he is just not aware of any.

Mr. Burgess asked what specific issue is the staff trying to mitigate if there hasn't been any issues. Mr. King said conflict with our ordinance. Ryan read the definition of family. So if there are more than three people not related by blood or marriage, then they are in violation of our zoning ordinance. Oxford House has stated they would like to have seven or eight people not related by blood or marriage living in a single family home. By our reading of the ordinance, they were in violation. However, from discussions with legal counsel they were afforded protections that others may not be under the Federal Fair Housing Act; and therefore, that's why we are adding language. Mr. Burgess asked if the Oxford House had requested a special use permit. Mr. Goodson said they went before the Board of Adjustment for a permit but that case is on hold pending this text change. So if council approves this text change,

then this Board of Adjustment case will probably be pulled.

Mr. King explained what occurred with the Oxford House and the reason for this text change.

Mr. Keyes asked if they would not be allowed to house mentally ill people and will not be allowed any signage in a residential community. Mr. King said that is correct. Mr. Spring clarified by reading the statement "an Oxford House does not include". That is why that statement is in there to prevent this.

Ms. VanderVere asked what does it take to become an Oxford House. Mr. King said that they would have to apply for a zoning permit for an Oxford House so they can be locked into their location. How they become a chartered Oxford House is done by others. Basically they would apply to lock in their location with the City of Jacksonville. We may have to look into requiring paperwork of their charter to be included in their application packet for legitimacy.

Mr. Burgess asked if the general statute defining a mentally ill person was available for his use. He just wanted to make sure that there is no ambiguity with our definition and the general statute. Mr. King read the definition of a mentally ill person per the NCGS webpage online. After Mr. King finished reading the definition, Mr. Burgess stated he was fine with that.

Theresa VanderVere moved to approve to approve the zoning text amendment as found in Attachment A. Doug Lesan seconded the motion.

The motion recommend approval of the zoning text amendment as found in Attachment A was approved by the Board Members present. The motion was voted for by Doug Lesan, Theresa VanderVere, Thomasine Moore, Jim Dorn, Suzanne Nelson, and Albert Burgess and against by Al Keyes.

IX. REPORTS

A. [Planning & Permitting Administrator](#)

Ryan King gave a report.

B. [Development Services Director](#)

Reginald Goodson gave a report.

X. [ADJOURNMENT](#)

Jim Dorn moved to adjourn at 6:55 pm. Doug Lesan seconded the motion.

The motion to adjourn at 6:55 pm was unanimously approved by the Board Members present.

Adopted this 12th day of September, 2016 for the 11th day of July, 2016.

Homer Spring, Chairman

ATTEST:

Pamela Ramsey
Permitting Specialist Supervisor



Request for Planning Advisory Board Recommendation

Agenda Item:	A
Date:	9/12/2016

Subject: Special Use Permit and Type III Site Plan – The Father’s House – 128 Woodland Drive
Department: Development Services
Presented by: Jeremy B. Smith, Senior Planner

Issue Statement

United Kingdom Ministries has submitted a Special Use Permit and Type III Site Plan application seeking approval of a proposed 2,870 square foot religious institution. The project is proposed on 1.2 acres of land located at 128 Woodland Drive. The property is zoned Residential Single Family – 7 (RSF-7), and within this zone, religious institutions (church) require a Special Use Permit.

The proposed development is within the City Limits and will impact the City’s Sewer Allocation Policy.

Financial Impact

None

Action Needed

Receive Public Comment

Recommendation on the Special Use Permit and Type III Site Plan

Recommendation

City staff recommends approval of the Special Use Permit and Type III Site Plan 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
--------------	----------

Special Use Permit and Type III Site Plan – The Father’s House – 128 Woodland Drive

Introduction

United Kingdom Ministries has submitted a Special Use Permit and Type III Site Plan application seeking approval of a proposed 2,870 square foot religious institution. The project is proposed on 1.2 acres of land located at 128 Woodland Drive. The property is zoned Residential Single Family – 7 (RSF-7), and within this zone, religious institutions (church) require a Special Use Permit.

The proposed development is within the City Limits and will impact the City’s Sewer Allocation Policy.

Procedural History

- On July 11, 2016 United Kingdom Ministries submitted the application and associated plans and document seeking approval of this Special Use Permit and Type III Site Plan.
- On September 12, 2016 the Planning Advisory Board will consider this request and provide City Council with their recommendation.
- On September 20, 2016 the City Council will conduct a public hearing and consider this request.

Stakeholders

- United Kingdom Ministries – Developer/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 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 Low Density Residential (LDR) by the CAMA future land use map. Properties to the north south, and west across Woodland Drive, are designated

Low Density Residential. Property to the west has a split designation of LDR and Regional Commercial (RC). The proposed use is consistent with the HDR CAMA designation.

Zoning Assessment

The proposed development site is located within the City Limits and is zoned RSF-7. The site is bordered to the north by property a single-family home, zoned RSF-7; to the south by undeveloped property zoned RSF-7; to the east by New River Shopping Center, zoned Corridor Commercial; and to the west across Woodland Drive by single-family homes, zoned RSF-7.

Parking Assessment

The site plan identifies this religious institution as containing 175 seats in the sanctuary and other building area totaling 1,670 square feet. 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. As such, the sanctuary area requires 44 spaces and all other areas 9 spaces, for a total of 53 spaces required, the exact number proposed on the site plan.

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 required along the property line that borders the New River Shopping Center. The site plan proposes to leave a considerable area in its natural, heavily forested state, with 80 feet being the shortest depth to the property line. As proposed this exceeds the requirements of the UDO. Should the natural buffer in that area be removed, a type "A" buffer shall be installed which includes a 6 foot, opaque fence.

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 the adjacent properties. Therefore light poles will be limited to 16 feet in height, and any sight lighting shall not exceed 0.5 foot candles a 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 – 7 (RSF-7) and within this zoning district, 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 meets all applicable standards for the proposed use.

- 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 Low Density Residential (LDR) by the CAMA future land use map. Properties to the north south, and west across Woodland Drive, are designated Low Density Residential. Property to the west has a split designation of LDR and Regional Commercial (RC). The proposed use is consistent with the HDR CAMA designation. Religious Institutions service residential communities in high and low dense areas. The proposed use is consistent with the LDR 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 site is located within the City Limits and is zoned RSF-7. The site is bordered to the north by property a single-family home, zoned RSF-7; to the south by undeveloped property zoned RSF-7; to the east by New River Shopping Center, zoned Corridor Commercial; and to the west across Woodland Drive by single-family homes, zoned RSF-7.

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 site is located within the City Limits and is zoned RSF-7. The site is bordered to the north by property a single-family home, zoned RSF-7; to the south by undeveloped property zoned RSF-7; to the east by New River Shopping Center, zoned Corridor Commercial; and to the west across Woodland Drive by single-family homes, zoned RSF-7.

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 Type III Site Plan as presented.
(RECOMMENDED)

- Pros: City staff has determined that the Type III Site plan provided meets all applicable standards for the proposed use.
- Cons: None

- B.** Deny the Special Use Permit and Type III Site Plan request.

- Pros: None
- Cons: Would not allow the process to move forward.

C. 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: The Father's House

Location: 128 Woodland Drive (Tax Map 427, Parcel ID #80)

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: _____

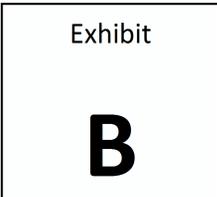
___ Will not be compatible and not be in harmony with adjoining land uses and the development pattern of the immediate area for the following reasons: _____

Exhibit A

**Tract B – United Kingdom Ministries
Fathers’ House Church**
Religious Institution (Church)
Conditional/Special Use Plan
Required Findings of Fact

- a. The proposed uses are an allowable special/conditional use in the zoning district it is being located in;
All of the proposed uses listed in the application and on the plan are permitted uses in the RSF-7 zone.
- 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 Residential. Low Density Residential is primarily single-family detached residential development with home occupations, schools, churches and other non-profit organizations

The proposed site fronts a local residential street that connects to a major thoroughfare. The building will allow for a church with adequate on-site parking with no shared access to adjoining property. Water and sewer services connect to existing water and sewer lines running along the front of the property that fronts the local residential street. A five (5) foot sidewalk is to be constructed along the residential street side. The sidewalk will not tie into any existing sidewalks (there are no existing sidewalks).
- 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 Woodland Drive with a 24 foot driveway serving 53 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/conditional use will not substantially injure the value of adjoining or abutting properties;
The proposed site is located within the City limits and is zoned RSF-7. The site is bordered to the North by a Shopping Center zoned CC, to the East by undeveloped property zoned RSF-7, to the South by residences zoned RSF-7, and Medical Offices zoned NB, and to the West by a residence zoned RSF-7. The proposed building has been positioned so as not to overwhelm the adjoining or abutting properties. The proposed building is approximately 21.0 feet in height and is set back approximately 94.50 feet from the front right-of-way and 326.50 feet from the west side property line and 117.50 feet from the east side property line with parking along the front and side of the building.



f. The proposed special/conditional use will be compatible and in harmony with adjoining land uses and the development pattern of the immediate area.

Due to the finding in (c & e), the proposed uses are compatible and in harmony with the development of the surrounding areas.

g. The proposed use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved.

The proposed site is located on a Major Thoroughfare, Hwy. 53 (Western Blvd.). The Primary access is on Dennis Road with no additional connectivity to adjoining property.

The proposed uses are not considered hazardous uses.

The size of the building and the proposed use does not meet the threshold for a TIA.

Permitted Uses:

Dwelling, modular
Dwelling, single family detached
School, elementary
School, middle
Arboretum or garden
Community dock, minor
Community garden
Park
Telecommunications antenna, collocation
Utility, minor
Athletic field or court
Golf course

Special Uses:

Community center
Library
Museum
Senior center
Adult day care
Child day care
School, High
Club or Lodge
Religious Institution
Community dock, major
Square or plaza
Fire or EMS facility
Police station
Telecommunications antenna, freestanding
Utility, major
Swimming pool
Recycling drop-off center

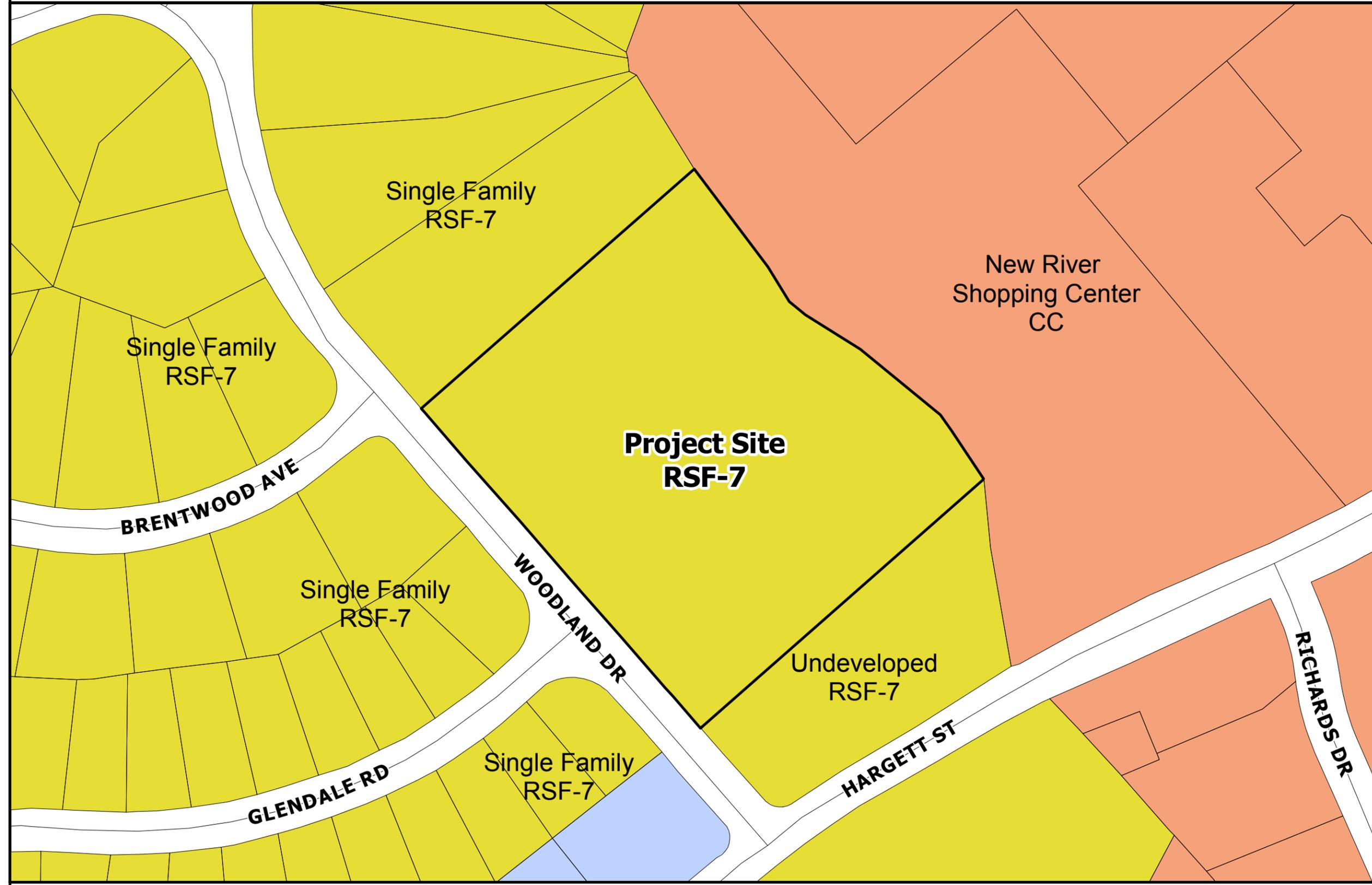
128 Woodland Drive - Zoning Map



Legend

- CC
- DTB
- DTR
- IND
- MR
- NC
- OI
- PDC
- PDR
- PDT
- RMF-HD
- RMF-LD
- RSF-10
- RSF-20
- RSF-40
- RSF-5
- RSF-7

Exhibit
C



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 = 115 feet

CONSTRUCTION NOTES:

- LOCATION OF EXISTING WATER MAINS TO BE VERIFIED AT THE TIME OF CONSTRUCTION.
- 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. CONTRACTOR TO PROVIDE POSITIVE GRADES FROM BUILDING TO WALKS AND USE FILL AS REQUIRED.
- THIS SITE IS SUBJECT TO SELECT CLEARING AND NO CLEARING WILL BE DONE WITHOUT THE OWNER OR HIS REPRESENTATIVE'S APPROVAL.
- SITE SUB-GRADING: TOPSOIL AND UNSUITABLE MATERIAL REMOVAL AND DISPOSAL ARE REQUIRED TO BE DONE PRIOR TO PLACING THE FINEST BACKFILL MATERIALS.
- AN EROSION CONTROL PLAN IS REQUIRED FOR THIS SITE AS PER THE CITY OF JACKSONVILLE'S ENGINEERING - STORM WATER DIVISION. SEEDING AND/OR MULCHING WILL BE A CONTINUOUS OPERATION ON ALL CUT AND FILL SLOPES, WASTE SITES, AND BROWNS AREAS DURING THE CONSTRUCTION PROCESS. DESIGNATED, DISTURBED AREAS SHALL BE REVEGETATED AND MULCHED 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 WITH THE CITY OF JACKSONVILLE STORMWATER ORDINANCE AND MSSD.
- ALL STORM WATER HANDLING FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF JACKSONVILLE STORMWATER ORDINANCE AND MSSD.
- STANDARDS AND SPECIFICATIONS SHALL BE INSTALLED AS PER THE CITY OF JACKSONVILLE STANDARDS (MSSD).
- CONTRACTOR TO CONSIDER CONDOMINIUM WATER SIZE ADJUSTMENT.
- MAXIMUM BUILDING HEIGHT IS LESS THAN 35'
- ALL POWER POLES, POWER LINES, ETC. ARE TO BE RELOCATED TO ACCOMMODATE PROPOSED CONSTRUCTION. CONTRACTOR TO COORDINATE WITH POWER COMPANY PRIOR TO RELOCATE.
- CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
- ALL DRAINAGE SHALL BE SHEET DRAINAGE OR WITH SURFACE DRAINAGE (AS SHOWN).
- THERE ARE EXISTING UTILITY, DRAINAGE AND VEHICLE ACCESS EASEMENTS ON THIS SITE.
- ALL APPLICABLE FACILITY CHARGES MUST BE PAID PRIOR TO RECEIPT OF THE BUILDING PERMIT.
- 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 30 FEET IN HEIGHT. FOOT CANDLES AT THE PROPERTY LINE SHALL NOT EXCEED 2.5 LUMENS.
- THIS PROPERTY IS IN FLOOD ZONES X, SHADED X, & AE WHICH IS INSIDE & OUTSIDE THE 100-YEAR FLOOD PLAIN, ACCORDING TO FEMA MAP 170778-A/PLA, EFFECTIVE DATE NOVEMBER 3, 2005.
- VERTICAL DATUM BASED ON NAVD 1988.
- THERE ARE NO AREAS OF ENVIRONMENTAL CONCERN OTHER THAN THOSE SHOWN.
- NO LANDSCAPING OTHER THAN GRASS WITHIN EASEMENTS OR OVER WATER AND SEWER MAINS.
- AREAS NOT FOR TRAILS AND GREENWAYS AND/OR REQUIRED SIDEWALKS SHALL BE UNOCCUPIED FROM 6 INCHES BELOW GRADE TO 10 FOOT ABOVE GRADE (OVERHEAD CLEARANCE). TELEPHONE PEDSTALS, ELECTRIC TRANSFORMERS, DROP INLETS, FENCES OR ANY OTHER OBSTRUCTIONS SHALL BE REMOVED AND/OR RELOCATED IN ORDER TO CREATE AND/OR MAINTAIN THIS CLEARANCE AND SIDEWALKS SHALL BE FREE OF CRACKS AND DAMAGE PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY.
- PROPOSED SIDEWALK TO BE CONSTRUCTED WITHIN 5' OF PROPERTY LINE.
- TRAFFIC FLOW PATTERNS AND STOP CONDITIONS ARE TO BE PAINTED. ALL PAVEMENT MARKINGS ON PUBLIC STREETS OR ENTRANCES TO PROPERTY SHALL BE IN ACCORDANCE WITH THE CITY OF JACKSONVILLE'S MANUAL OF SPECIFICATION STANDARDS AND DESIGN (MSSD). A COPY OF THIS MANUAL IS AVAILABLE IN THE PUBLIC SERVICES DEPARTMENT (RENTAL CONDOMINIUMS, ETC.). OWNER.
- ALL STOP SIGNS WILL BE 8" X 14" HIGH INTENSITY PRISMATIC SIGNS SHOULD BE MOUNTED USING A U-CHEMEL POST. MOUNTING HEIGHT IS 7' TO THE BOTTOM OF THE SIGN.
- ALL PROPOSED CURBS AND WALKS WITHIN RIGHT OF WAY TO BE MATCH EXISTING. ALL CURB & GUTTER WITHIN SITE TO BE 24" ALL RADIUS SHOWN ARE AT BACK OF CURB.
- THE EXISTING DITCH 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.
- STOP BANES SHALL BE LOCATED 4' BEHIND PEDESTRIAN CROSSWALKS.
- 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.
- S-1 SEEDING ALLOWED, S-1 500 REQUIRED, S-1 NOT ALLOWED UNLESS ENGINEERED (RETAINING WALL) AND NOT WITHIN AN EASEMENT.
- ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF JACKSONVILLE'S MANUAL OF SPECIFICATION STANDARDS AND DESIGN (MSSD). A COPY OF THIS MANUAL IS AVAILABLE IN THE PUBLIC SERVICES DEPARTMENT (RENTAL CONDOMINIUMS, ETC.). OWNER.
- THE OWNER OF THIS PROJECT MAY BE ELIGIBLE FOR A PARTIAL REDUCTION IN THE MONTHLY STORMWATER FEE THAT BE ASSOCIATED WITH THIS PROJECT FOR A FEE CREDIT THE OWNER WILL NEED TO PROVIDE. A COMPLETED CREDIT APPLICATION, COPY OF THE CITY OR STATE ISSUED STORMWATER PERMIT AND A COPY OF THE SITE PLAN. THIS SHOULD NOT BE DONE PRIOR TO THE PROJECT BEING COMPLETED.

LINE	BEARING	DISTANCE
L1	N 82°59'09" W	19.35'
L2	N 35°15'54" W	75.61'
L3	N 26°07'42" E	12.00'
L4	N 0°41'12" W	31.55'
L5	S 21°55'27" W	43.06'
L6	S 46°31'41" W	41.55'
L7	S 24°00'36" W	50.66'
L8	S 62°13'44" W	81.04'
L9	S 42°46'30" E	24.57'
L10	S 52°09'18" E	33.41'
L11	N 67°16'44" W	28.14'
L12	S 46°33'73" W	24.94'
L13	S 35°10'32" W	41.00'
L14	N 32°04'10" W	48.89'
L15	S 29°26'57" E	29.50'
L16	N 37°09'29" W	30.92'
L17	S 40°02'23" E	42.39'
L18	N 87°44'43" W	40.13'
L19	N 70°19'47" W	35.01'
L20	S 68°48'13" E	86.94'
L21	N 21°16'58" E	37.89'
L22	S 17°57'55" W	35.68'
L23	N 20°01'03" E	32.76'
L24	S 18°01'54" E	21.02'
L25	N 29°11'52" W	39.44'
L26	S 35°23'55" E	27.58'
L27	S 63°33'58" E	38.46'
L28	S 15°50'00" E	25.32'
L29	S 14°59'33" W	14.49'
L30	N 15°30'36" W	46.61'
L31	N 32°50'39" W	13.58'

PORTION OF LOT 9, ALL LOTS 10 & 11, BLOCK H.
WILLIAM H. BERRY, JR. & ALISON M. BERRY
D.B. 4436, PG. 44
M.B.2, PG. 4

SITE DATA:
 NUMBER OF LOTS = 1
 NUMBER OF EXISTING BUILDINGS = 0
 NUMBER OF PROPOSED BUILDINGS = 1
 EXISTING USE(S) = VACANT LOT
 PROPOSED USE(S) = RELIGIOUS INSTITUTION (CHURCH)
 NUMBER OF UNITS = 1
 TYPE OF UNITS = COMMERCIAL
 SQUARE FOOTAGE OF EXISTING BUILDING(S) = 0 S.F.
 SQUARE FOOTAGE OF PROPOSED BUILDING(S) = 2,870.00 S.F.
 SITE ZONING = RFD-1
 TOTAL ACREAGE = 206,850.46 S.F. (4.73 ACRES)
 ACREAGE OF LAND TO BE DISTURBED AND EXPOSED = 1.2 ACRES (GRADING LIMITS)
 NUMBER OF SITE DEVELOPMENT UNITS = 1 (1.2 ACRES)
 NUMBER OF BUILDINGS (COMMERCIAL) = 1
 CONCEPT STATE (RENTAL CONDOMINIUMS, ETC.): OWNER
 TYPE OF UNIT = RELIGIOUS INSTITUTION (CHURCH)
 NUMBER OF PARKING SPACES REQUIRED = 53
 (PER ARTICLE 5, SECTION 5.1 OFF-STREET PARKING STANDARDS, TABLE 5.1.1)
 (1 PER EACH 4 SEATS IN SANCTUARY) & (1 PER EACH 200 S.F. IN OTHER SPACE) 175 SEATS/4 = 44 (43.75) & 1,670 S.F./200 = 9 (8.35)
 NUMBER OF PARKING SPACES EXISTING = 0
 NUMBER OF PARKING SPACES PROPOSED = 53 INCLUDES 3 HANDICAP SPACES
 NUMBER OF COMPACT SPACES ALLOWED = 14 (13.25)
 NUMBER OF COMPACT SPACES PROPOSED = 0
 TAX MAP AND PARCEL NUMBER = 427-80
 MAP BOOK AND PAGE NUMBER = D.B. 3813, CABINET "N"
 DEED BOOK AND PAGE NUMBER = D.B. 3813, PG. 70
 ELECTRIC UTILITY PROVIDER: DUKE ENERGY PROGRESS
 CURRENT LAND USE DESIGNATION: SINGLE FAMILY RESIDENTIAL
 FUTURE LAND USE = LOW DENSITY RESIDENTIAL
 SITE SUBJECT TO JACKSONVILLE COMPREHENSIVE BICYCLE AND PEDESTRIAN PLAN
 IMPERVIOUS SURFACE AREA EXISTING = 0 S.F.
 IMPERVIOUS SURFACE AREA (EXCLUDING BUILDINGS) = 23,454.53 S.F.
 IMPERVIOUS SURFACE AREA (INCLUDING BUILDINGS) = 23,454.53 S.F.

LANDSCAPING REQUIREMENTS:

STREET YARD (a)	STREET YARD (b)	STREET YARD (NATURAL BUFFER) (c)	PERIMETER LAWN (d)	PERIMETER LAWN (e)	PERIMETER LAWN (NATURAL BUFFER) (f)	INTERIOR LANDSCAPE ISLANDS
485.00 LF	235.00 LF	250.00 LF	1336.38 LF	323.71 LF	1,022.87 LF	NUMBER OF ISLANDS REQUIRED=6
LARGE TREES=15	LARGE TREES=7	LARGE TREES=8	UNDERSTORY TREES=53	LARGE SHRUBS=13	UNDERSTORY TREES=40	SHRUBS REQUIRED=30
LARGE SHRUBS=48	LARGE SHRUBS=28	LARGE SHRUBS=30	LARGE SHRUBS=160	LARGE SHRUBS=19	LARGE SHRUBS=121	SHRUBS PROVIDED=50 (LARGE)
SMALL SHRUBS=39	SMALL SHRUBS=19	SMALL SHRUBS=20	SMALL SHRUBS=107	SMALL SHRUBS=28	SMALL SHRUBS=91	TREES PROVIDED=9

(a) THE TOTAL LF. OF 8" STREET LAWN IS 485.00 LF BEFORE USING EXISTING NATURAL AREA AS BUFFER.
 (b) THERE IS 250 LF OF EXISTING NATURAL AREA TO BE USED AS 8" STREET LAWN LEAVING 235 LF TO BE USED IN CALCULATIONS FOR REMAINDER OF STREET LAWN.
 (c) IF ANY OF THE EXISTING NATURAL AREA USED AS 8" STREET LAWN IS DISTURBED OR REMOVED IT IS TO BE REPLACED WITH THIS CALCULATION FOR THE CITY'S LANDSCAPE REQUIREMENTS.
 (d) THE TOTAL LF. OF 4" PERIMETER LAWN IS 1,336.38 LF BEFORE USING EXISTING NATURAL AREA AS BUFFER.
 (e) THERE IS 1,022.87 LF OF EXISTING NATURAL AREA TO BE USED AS 4" PERIMETER LAWN LEAVING 323.71 LF TO BE USED IN CALCULATIONS FOR REMAINDER OF PERIMETER LAWN.
 (f) IF ANY OF THE EXISTING NATURAL AREA USED AS 4" PERIMETER LAWN IS DISTURBED OR REMOVED IT IS TO BE REPLACED WITH THIS CALCULATION FOR THE CITY'S LANDSCAPE REQUIREMENTS.

87.16% OF TOTAL SITE IS DEDICATED TO LANDSCAPING.
 GROUND COVER AROUND ALL SHRUBS & TREES TO BE PINE STRAW OR MULCH, GRASS (XXX) 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 - 16 EACH (LARGE TREE)	ORANGE MYRTLE - 40 EACH (UNDERSTORY TREE)
INDIAN HAWTHORN - 208 EACH (LARGE SHRUB)	NANDINA / HEAVENLY BAMBOO - 101 EACH (SMALL SHRUB)

Crystal Coast Engineering, P.A.
 Civil and Environmental Consulting Engineers
 David K. Newsum, PE
 John R. Freshwater, PE
 295 WARE ROAD - SHAWANSPORT, NC 28584
 PHONE: (910) 825-0000 • FAX: (910) 825-0060
 License No.: C-2553

I, JOHN L. PIERCE, CERTIFY THAT THIS PLAT 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, LICENSURE NUMBER AND SEAL THIS DAY.
 THIS DOCUMENT ORIGINALLY BESEED AND SEALED BY JOHN L. PIERCE P.L.S. L-2596 ON APRIL 3, 2016.
 THIS MEDIA SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT.
 JOHN L. PIERCE P.L.S. L-2596

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	793.94'	95.86'	95.80'	N 61°32'28" E	6°55'04"	47.99'
C2	25.00'	37.29'	33.93'	S 79°11'38" E	85°27'15"	23.09'

SPECIAL NOTE:
 CONTRACTOR TO VERIFY DEPTH OF EXISTING SAN SEWER PRIOR TO INSTALLATION OF PROPOSED SEWER SERVICE AND OPEN CUT OF WOODLAND DRIVE.

SPECIAL USE / SITE / UTILITY / LANDSCAPE PLAN FOR
THE FATHER'S HOUSE CHURCH
 INDIVIDUAL LOT ON WOODLAND DRIVE
 PREPARED FOR
UNITED KINGDOM MINISTRIES (OWNER)
 JACKSONVILLE, TOWNSHIP 10, SLOW COUNTY, NC
 PREPARED BY
JOHN L. PIERCE & ASSOCIATES, P.A.
 NORTH CAROLINA LICENSE NO. C-1888
 405 JOHNSON BLVD., JACKSONVILLE, NC
 PHONE: 910-346-9800 DATE: AP
 SCALE: 1"=40' F.B., PG.
 JOB # 2016-14117 Email: (Larry) drftp
GRAPHIC SCALE
 0 20 40 80
 (IN FEET)
 1 inch = 40 ft

Exhibit

D

