

**STAFF REPORT**

Town Council, June 23, 2016

**White Oak Baptist Church 12-SP-008 & 15-SU-008 (PL16-089)**

Conduct public hearing and consider action on special use and site plan

From: Jeff Ulma, Planning Director

Prepared by: Kevin Hales, Senior Planner

Approved by: Mike Bajorek, Interim Town Manager

Approved by: Russ Overton, Assistant Town Manager

**Speaker:** Kevin A. Hales

**Executive Summary:** The applicant is requesting Town Council consideration of applications for a Special Use permit and a site plan associated with a religious assembly use. There are no modifications with this site plan.

**Proposed Council Action:** Council may take action.**SUBJECT PARCELS**

Property Owner	Wake County Parcel Identification Number (PIN) (10-digit)	Real Estate ID Number	Deeded Acreage
White Oak Baptist Church 1621 White Oak Church Road Apex, NC 27523-6066	0723384513	0090482	14.25
<b>Total Area</b>			14.25

**BACKGROUND INFORMATION**

Applicant's Representative	Timothy A. Smith Philip Post and Associates 401 Providence Road Suite 200 Chapel Hill, NC 27514 (919) 929-1173 <a href="mailto:TSmith@Pennoni.com">TSmith@Pennoni.com</a>
General Location	1621 White Oak Church Road; west side of White Oak Church Road, approximately 500 feet south of Ridgeback Road.
Land Use Plan Designation	Very-Low-Density Conservation Residential (VLCR) and Institutional (INS) in Southwest Area Plan (SWAP)
Zoning Districts	Office and Institutional – Conditional Use (OI-CU) and; Residential 40 – Conditional Use (R-40-CU) and; Residential 40 (R-40) and; Conservation Residential Overlay – VLCR and; Watershed Protection Overlay – Jordan Lake
Within Town Limits	Yes
Staff Contact	Kevin A. Hales, Senior Planner Town of Cary Planning Department P.O. Box 8005 Cary, NC 27512-8005 (919) 462-3944 <a href="mailto:kevin.hales@townofcary.org">kevin.hales@townofcary.org</a>

## PROJECT DESCRIPTION

The applicant, Philip Post & Associates, is requesting consideration of applications for both a special use and a site plan for development of a 12,260-square-foot resource building on behalf of the property owner, White Oak Baptist Church. The resource building is proposed on a two-acre portion of a 14-acre parcel on the west side of White Oak Church Road, opposite the existing White Oak Baptist Church building. The resource building presents a two-story appearance from White Oak Church, despite being a three-story structure. The predominant exterior material is red brick with a grey split-face concrete masonry unit (CMU) base. Architectural accents are provided by painted exterior insulation and finishing system (EIFS) and pre-cast concrete elements.

Vehicular access to the site is via a driveway, south of the proposed building, serving White Oak Elementary School, which is currently under construction. Parking is located behind and to the south of the resource building. Pedestrian access to the site will generally follow the vehicular circulation layout. Discussions were held regarding a more direct pedestrian connection between the existing church and the resources building; however, the location of the project on White Oak Church Road precludes the provision of a crossing that satisfies both the engineer's and the Town's safety concerns. A pedestrian crossing is provided at the driveway intersection with White Oak Church instead.

A detention basin located south of the driveway access will serve the site's stormwater management requirements. The basin is located on a residentially-zoned portion of the property, requiring approval of a Special Use Permit for the project to proceed.

The required 30-foot streetscape is provided along White Oak Church Road, with provisions made for retention of the overhead electric utilities. The remainder of the 20-foot Type B buffer required between the resource building and White Oak Elementary School is also provided in the plan.

It should be noted that the Town of Cary, through the Community Development Block Grant (CDBG) program, has provided funding to White Oak Foundation on a number of occasions. This funding was identified for a number of different programs, including the development of the off-site sewer outfall associated with this project and for development of the community resource building itself, and totals over \$600,000.

# Vicinity Map

White Oak Baptist Church  
12-SP-008

