

**STAFF REPORT**

Town Council, June 23, 2016

**White Plains United Methodist Church 15-SU-006 & 15-SP-035 (PL16-114)**

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

From: Jeff Ulma, Planning Director

Prepared by: Douglas Loveland, AICP, Senior Planner

Approved by: Mike Bajorek, Interim Town Manager

Approved by: Russ Overton, Assistant Town Manager

**Speaker:** Douglas Loveland

**Executive Summary:** White Plains United Methodist Church is requesting consideration of a special use and sketch site plan to construct a new parking lot to provide an additional 35 parking spaces to an existing church. The proposal includes modifications to the Town's requirements regarding the removal of a champion tree, a reduction to the required dedication of right-of-way for S.E. Maynard Road, a payment-in-lieu of zero dollars of the total cost for required improvements to S.E. Maynard Road, and a payment-in-lieu of zero dollars of the total cost for required improvements to Ralph Drive.

**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 Plains United Methodist Church<br>313 S.E. Maynard Road<br>Cary, NC 27511-4511     | 0763740404  | 0090480               | 5.11           |
| White Plains United Methodist Church<br>1112 Warren Avenue<br>Cary, NC 27511-4511        | 0763648609  | 0062541               | 0.56           |
| White Plains United Methodist Church Inc<br>305 S.E. Maynard Road<br>Cary, NC 27511-4511 | 0763646653  | 0046682               | 0.34           |
| <b>Total Area</b>  |   |                       | 6 AC+/-        |

**BACKGROUND INFORMATION**

|                            |  |
|----------------------------|--|
| Applicant's Representative | Jason Barron<br>Morningstar Law Group<br>630 Davis Drive, Suite 200<br>Morrisville, NC 27560<br>(919) 590-0371<br><a href="mailto:jbarron@morningstarlawgroup.com">jbarron@morningstarlawgroup.com</a> |
| General Location           | Northwest of the intersection of S.E. Maynard Road and Ralph Drive   |
| Land Use Plan Designation  | Low-Density Residential (LDR)  |
| Zoning Districts           | Residential 12 (R-12),   |

|                    |  |
|--------------------|--|
|                    | Watershed Overlay District (Swift Creek)   |
| Within Town Limits | Yes  |
| Staff Contact      | Douglas Loveland, AICP, Senior Planner<br>Town of Cary Planning Department<br>P.O. Box 8005<br>Cary, NC 27512-8005<br>(919) 469-4045<br><a href="mailto:douglas.loveland@townofcary.org">douglas.loveland@townofcary.org</a> |

**PROJECT DESCRIPTION**

The applicant is requesting consideration of a special use and site plan to construct a parking lot addition for an existing church. The subject property is located within the Residential 12 (R-12) zoning district, and is less than 20 acres in size; therefore, pursuant to LDO Section 5.2.2 (E), approval of a special use by Town Council is required for expansion of the religious assembly use.

The site consists of multiple properties totaling approximately six acres in size. The original church property is approximately five acres in size, and contains the existing 77,360-square-foot church building and a 164-space parking lot. The church owns two adjacent properties that will be combined with the main site to create one unified parcel and to facilitate the proposed parking lot addition. The houses on these properties will be demolished or removed prior to construction of the parking lot.

The proposed parking lot addition would also tie into the current church parking area, which necessitates a reconfiguration of the southwest corner of the existing parking lot. With the exception of this modification of the southwest corner of the church site, the applicant is proposing no changes to the existing church site. The result of the proposed parking lot addition and the removal of a few parking spaces to connect the two parking areas is a net increase of 35 parking spaces.

The church currently has full-movement vehicular access to both Ralph Drive and S.E. Maynard Road via existing driveways. No changes are proposed to these driveways; however, the applicant is proposing to add a second full movement vehicular access to S.E. Maynard Road, which would provide direct access to the parking lot addition from S.E. Maynard Road.

The applicant is requesting modifications to the Town’s development standards for the removal of a champion tree from the portion of the site presently identified as 1112 Warren Avenue, a reduction to the required right-of-way dedication along the S.E. Maynard Road frontage of the site, and relief from constructing the required improvements along both the S.E. Maynard Road frontage and the Ralph Drive frontage (being a request for a payment-in-lieu of zero dollars).

# Vicinity Map

White Plains United  
Methodist Church  
Site Plan/Special Use  
15-SP-035 & 15-SU-006

