



REZONING APPLICATION

Submit required documentation to:

Wake County Planning, Development and Inspections
PO Box 550 Wake County Office Building
Raleigh, NC 27602-0550 336 Fayetteville Street Mall, Downtown Raleigh
Contact (919) 856-6335 for additional information.

File #
Fee
Amt Paid
Check #
Rec'd Date
Rec'd By

Complete with required information (write "n/a" if information is not applicable to proposal).

Proposed Rezoning (include area for each current and proposed district)

From R40W (42.12 AC), R80W (24.73 AC)

(current zoning district(s))

To R40W (59.01 AC), R80W (7.84 AC)

(proposed zoning district(s))

Property

Parcel Identification Number (PIN): 1718768824

Address: 9927 FALLS OF NEUSE RD.

Location: WEST side of FALLS OF NEUSE RD., at/between
(north, east, south, west) (street)

DURANT RD. and RAVEN RIDGE RD.
(street) (street)

Total site area in square feet and acres: 2,911,986 square feet 66.85 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R40W & R80W
R40W(42.12 AC), R80W (24.73 AC)

Present land use(s): SUMMER, DAY, ATHLETIC & ACADEMIC YOUTH CAMP

How is this proposed use a public necessity?
SEE ATTACHMENT

What is impact on surrounding neighborhood and adjacent properties?"
SEE ATTACHMENT

Property Owner

Name: CHILDRENS BIBLE MINISTRIES OF NC, INC. C/O GREG BURTON, EXECUTIVE DIRECTOR

Address: 9927 FALLS OF NEUSE RD.

City: RALEIGH State: NC Zip Code: 27614

Telephone Number: 919-847-0764 Fax: 919-848-8316

E-mail Address: GBURTON@NEWLIFECAMP.COM

Applicant (person to whom all correspondence will be sent)

Name: WITHERSRAVENEL C/O LOFTEE SMITH, P.E.

Address: 137 SOUTH WILMINGTON ST.

City: RALEIGH State: NC Zip Code: 27601

Telephone Number: 919-535-5125 Fax: 919-467-6008

E-mail Address: LSMITH@WITHERSRAVENEL.COM Relationship to Owner: CONSULTANT

Site Information

Vehicular Access:

Name of adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity	Traffic volume (ADT) ²
FALLS OF NEUSE RD. (see note)	120'	75'	6	Y	49,200	36,000
DURANT RD.	70'	40	3	Y	12,000	8,000
Note: Falls of Neuse capacity is based on similar roadways with four lanes, six ft lanes, at intersections and driveways, per the Wake County Transportation Plan.						

¹ See NCDOT Highway Capacity Manual or Wake County Thoroughfare Plan Appendix

² See CAMPO web site (www.raleigh-nc.org/campo/trafent/98trfent.html) or contact NCDOT Traffic Survey Unit

³ Base on Institute of Transportation Engineers ratios - ratio used for estimate (e.g., x trips per y sf) _____

Utilities and Services:

Water supply provided by: () municipal system (_____)

() community system (_____) (X) individual well(s)

Wastewater collection/treatment provided by: () municipal system (_____)

() community system - specify type _____ (X) individual on-site system

Solid waste collection provided by: WASTE MANAGEMENT

Electrical service provided by: DUKE ENERGY PROGRESS

Natural gas service provided by: PSNC

Telephone service provided by: TIME WARNER CABLE

Cable television service provided by: TIME WARNER CABLE

Fire protection provided by: MONITORED BY SECURITY CENTRAL- RESPONDING STATION IS BAYLEAF VOLUNTEER FD

Miscellaneous:

Generalized slope of site GENTLE SLOPE EAST TO WEST TOWARD EXISTING POND ON SITE

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: SEE ATTACHMENT

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: SEE ATTACHMENT

Land Use Plan Classifications

General Classification (note associated municipality and/or watershed):

() Short-Range Urban Services Area/Water Supply Watershed _____

() Short-Range Urban Services Area _____

() Long-Range Urban Services Area/Water Supply Watershed _____

() Long-Range Urban Services Area _____

(X) Non-Urban Area/Water Supply Watershed FALLS LAKE

() Non-Urban Area

Land Use Classification(s) (Note Area Land Use Plan, if applicable):
PROPERTY IS ZONED R40W AND R80W WHICH ALLOWS YOUTH CAMP AS A SPECIAL USE.

Conditional Use Zoning Conditions

The proposed use(s) of the property must be identified by condition. How does the proposed use benefit the adjacent and surrounding properties?

If conditional use zoning is being proposed, list the proposed conditions below:

N/A - CONDITIONAL USE ZONING IS NOT PROPOSED.

All property owners must sign this application unless one or more individuals are specifically authorized to act as an agent on behalf of the collective interest of some or all of the owners (provide a copy of such authorization).

The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto). The filing of this application authorizes the Wake County staff to enter upon the site to conduct relevant site inspections as deemed necessary to process the application.

Signature:  Date: 3-20-2017

Signature: _____ Date: _____

The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature:  Date: 4/21/17

Notes: All documents and maps submitted as required become the property of Wake County.
The Wake County Unified Development Ordinance is on the web at www.wakegov.com.

NLC Rezoning Application Attachment

The reason for this request?

New Life Camp was founded in the 1930s. Most of the cabins housing today's campers have been in place for decades, some since the 1930s. The cabins are in a state of disrepair and must be replaced to maintain the property as a camp.

In order to meet current building code requirements, replacement cabins must be larger than the original structures, which increases the impervious surface area of the site and, in turn, exceeds the impervious surface limit for the current zoning. Under current zoning, cabins located in the R80W section of the property cannot be replaced due to the restrictions on impervious surface in the Falls Lake Watershed. We are requesting that the R40W/ R80W zoning line be moved 600 feet in a northwest direction parallel with the current zoning line. We consider this request to be reasonable and consistent with the Land Use Plan based on the investigation of a 1992 Falls Lake study that led to the location of the R40W/R80W zoning line.

Falls Lake was impounded in 1983 and a study was prepared in 1992 to analyze the critical drainage areas around Falls Lake, including the area of the subject site on Lower Barton's Creek. During the initial stages of this investigation, it became apparent that the location of the R40W/R80W zoning line did not match the criteria set forth in study. Subsequently, more accurate information for the site and surrounding area was used in recreating the aspects of the study that set the location of the zoning line. Wake County Staff and City of Raleigh Staff were involved in correspondence and meetings to review the progress and completion of the revised study. Prior to the R80W zoning, the site conformed to the impervious area limits and was "grandfathered"-allowed to remain as-is- into the new zoning area. The existing impervious area is currently 9%, which is over the current limit of 6% for R80W zoning. Should the zoning be changed to R40W, the site will be within the impervious limit of 12%.

We consider the request to move the zoning line to be a map correction based on more accurate information that was not available in 1992 at the time of the initial study. We believe the request is consistent with the Wake County Land Use Plan because the existing use is allowed in each the R40W and R80W zonings. The need to replace the existing cabins to meet current building code requirements is a matter of public safety and will require an increase in impervious area not allowed by the current zoning. This is not a condition created by the use of the camp, but by a need to improve the camp. New cabins will be larger in size on a per occupant basis to provide for proper egress for life safety and adherence to building construction code. As the camp has existed on site since the 1930's, we believe this request is reasonable and in the public interest by continuing to provide a camp for the youth in the area.

How does the proposed use benefit the adjacent and surrounding properties?

This rezoning request is a technical correction of the existing zoning boundary that will allow the property owner to remove and replace unsafe structures. The need to replace existing cabins to meet current building code requirements is a matter of public safety and will require an increase in impervious area not allowed by the current zoning. New cabins will be larger in size on a per occupant basis to provide for proper egress for life safety and adherence to building construction code. As the camp has existed on site since the 1930's, we believe this request is reasonable and in the public

interest by continuing to provide a camp for the youth in the area. Further, since the proposed use of the site will remain as a youth camp and retain its original character in the landscape, the rezoning will not negatively affect surrounding properties. Rather, the adjacent and surrounding properties may benefit from the preservation of this existing green space and rural character. Views onto the site from surrounding properties will not change. The proposed facility upgrades will be no more visible to the surrounding properties than under current conditions, nor will they cause any appreciable change to the nature of the surrounding properties or traffic. Finally, various provisions of the Wake County Unified Development Ordinance, including the restrictions of the Falls Lake Watershed, will ensure that the property's natural resources are properly protected.

How is this proposed use a public necessity?

A youth camp was established on this site in 1932 and has continued in operation since. The camp became formally known as "New Life Camp" in 1952, and over the past 65 years has served over 50,000 summer campers. As the surrounding area continues to develop, the need has grown for a local summer camp to serve the north Raleigh area. In addition to summer camp, the facilities are used for summer day camp, after school care, academic enrichment classes, clubs, clinics and home school athletic programs. The only overnight use of the camp is for the 1,200-plus summer campers that attend each year.

What is the impact on surrounding neighborhood and adjacent properties?

The rezoning request is not intended as change of use nor as an expansion of the camp. There will be no increase in the number of cabins, the number of campers, traffic, lighting, or season and hours of the operation. Rather, rezoning will allow for the replacement of existing cabins that meet current building codes. No increase in noise or visual impacts are anticipated, as the site has fully vegetated perimeter buffers as well as undisturbed internal stream buffers. Because the new cabins have to be rebuilt in accordance with the State Building Code, they must increase in size to comply with health and safety standards. In addition, each cabin will contain its own bathroom, creating a safer environment for campers by eliminating nighttime walks to a community bathroom.

The increased size of the cabins does not correlate with an increased capacity of campers. As such, the proposed upgrades will not create an increase in traffic or impact on surrounding roadways. The adjoining intersection of Durant Road (4 lanes) and Falls of Neuse Road (6 lanes) is a significant intersection that can accommodate current traffic conditions. Further, the watershed designation of the property further ensures that environmental consideration of the site is a priority.

Environmental impacts of this request will also be at a minimum increase from the current use of the site due to the restrictions of the watershed designation. Approximately 42 acres of the site drains to the existing pond, which at over one acre in surface area, benefits the downstream property owners as well as the environment by reducing the sediment and nutrients from the site runoff as well as reductions in peak rates of runoff. Various provisions of the Wake County Unified Development Ordinance will ensure that the property's natural resources are properly protected including the preservation of perimeter buffers, preservation of stream buffers and impervious limitations, which limit runoff.

Miscellaneous:

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site:

No known occurrences of protected plant or animal species or habitat exist on site. There are no FEMA floodplain or Wake County flood hazard soils. Two blue line streams exist on the property, both of which have 50' Neuse River Buffers. One pond, approximately 1.2 acres in size, exists along a stream and maintains a 50' watershed water supply buffer. All buffers will be maintained regardless of zoning changes. Existing woodland and habitat will also be preserved during construction except in the immediate vicinity of the upgrades.

Valuable historic resources (homestead, mill, archeological site on or adjoining site:

The camp and some of its current structures have existed at this location since the 1930's. Capital Area Preservation (CAP), an historic preservation consultant, provided a letter stating that, in 2007, New Life Camp "was placed on the Study List, which essentially is an elevated category of historic properties for potential listing on the National Register of Historic Places." The site must be evaluated again to be listed on the National Register, but is eligible for listing. There are no restrictions or official designations for a site listed on the National Register.

In order to maintain the historic qualities of the site, it is necessary to create safe facilities for the camp to continue its operation. Buildings that pose a health or safety risk to campers will be removed. Other structures will be used for storage.

A. Conformance with the Land Use Plan

Goal 2: To encourage growth close to municipalities, to take advantage of existing and planned infrastructure, such as transportation, water and sewer facilities.

Goal 2 of the LUP is met by the utilization of the adjacent roadway system which has the capacity to support the current and proposed continued use of the property.

Goal 4: To encourage maintenance of: open space, scenic aspects of rural areas, entrance ways to urban areas, and transition areas between urban areas.

The site is located along the outside edge of the City of Raleigh's ETJ. The current and proposed continued use of the site is transitional in nature: meeting a public need while maintaining rural character at the City limits. The scenic aspects of the camp present a counterpoint to the highly-developed character of the medical center, community mixed use, and single family housing across Falls of Neuse Road. The heavily wooded site will remain as such for the benefit of the camp, and the benefit of the adjacent properties, and to maintain the transitional land use character at the edge of the City of Raleigh.

Goal 5: To encourage the conservation of environmentally significant areas and important natural and cultural resources.

Maintaining the current use of the site will ensure that an historically significant site and approximately 67 acres of woodland are preserved in a sensitive watershed at the edge of the City's development

boundary. The proposed infrastructure improvements will provide a location where visitors to the site are encouraged to interact with nature. Sites like this provide an opportunity for campers to be exposed to nature and develop appreciation for similar natural resources. The continued access of the site by young people is important to the social health and environmental education of the region. The current and proposed continued use of the site as a summer camp as well as a summer day camp, after school care, and a location for independent academic and athletic support venues does not exist elsewhere in the immediate area. The continued use of this property as a camp provides a unique resource to local citizens that is near the City's residential population while the Falls Lake Watershed designation will ensure the conservation of the site's natural resources in the future.

B. Statement of How Rezoning Otherwise Advances Public Health, Safety, and General Welfare:

Rezoning the property will allow new cabins to be built, replacing the old cabins which are potentially hazardous to the campers who use them due to the age and deteriorating condition of the cabins. In addition, each new structure will include restrooms, which will eliminate the need to walk to the existing restrooms in bad weather, at night and in otherwise unsafe conditions. The request is consistent with the Wake County Land Use Plan as the existing use is allowed in each the R40W and R80W zonings. The need to replace the existing cabins to meet current building code requirements is a matter of public safety and will require an increase in impervious area not allowed by the current zoning. This is not a condition created by the use of the camp, but by a need to improve the camp. New cabins will be larger in size on a per occupant basis to provide for proper egress for life safety and adherence to building construction code. As the camp has existed on site since the 1930's, we believe this request is reasonable and in the public interest by continuing to provide a camp for the youth in the area. Furthermore, various provisions of the Wake County Unified Development Ordinance and Falls Lake Watershed designation will ensure that the property's natural resources are properly protected in the future.

C. Traffic Impact Analysis Requirement:

There will be no increase in the number of cabins or campers, no change in the season, days or hours of use, and therefore no additional traffic generation. According to Sec. 15-12-2 and 15-12-6 (B) of the Wake County UDO, no traffic impact analysis is required.

D. Mapping Requirement:

See attached map.