

SPECIAL USE PERMIT 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).

Type of Special Use (be as specific as possible and cite code section listing use as permitted special use)

Modification of previously issued Special Use Permit? ()Yes ()No

If Yes, provide relevant Special Use Permit Number: _____

Property

Parcel Identification Number: _____

Address: _____

Location: _____ side of _____, at/between
(north, east, south, west) (street)

_____ and _____
(street) (street)

Total site area in square feet and acres: _____ square feet _____ acres

Zoning District(s) and Overlay Districts (if any) and land area within each: _____

List Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): _____

How is this proposed use a public necessity?

What is impact on surrounding neighborhood and adjacent properties?

Land Owner

Land Owner Name: _____

Business Operator Name (if different from Land Owner): _____

Address: _____

City: _____ State: _____ Zip Code: _____

E-mail Address: _____ Fax: _____

Telephone Number: _____

Applicant (person to whom all correspondence will be sent)

Name: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 E-mail Address: _____ Fax: _____
 Telephone Number: _____ Relationship to Owner: _____

Proposal

Max. allowable floor area ratio (see applicable zoning district/use regulation): _____

Proposed total floor area: _____sf Proposed floor area ratio (floor area/site area): _____

Max. allowable impervious surface coverage (see applicable zoning district/use regulation) : _____ %

Proposed impervious surfaces area: _____sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): _____ %

Required transitional bufferyard types and depths (see Article 16):

Front (____) _____ft Left (____) _____ft Right (____) _____ft Rear (____) _____ft

Proposed transitional bufferyard types and depths (see Article 16):

Front (____) _____ft Left (____) _____ft Right (____) _____ft Rear (____) _____ft

Min. yard depths (see applicable district/use regulation):

Front _____ft Corner side _____ft Side _____ft Rear _____ft

Proposed yard depths: Front _____ft Corner side _____ft Side _____ft Rear _____ft

Max. building height (see applicable district/use regulation): _____ft

Proposed building height: _____ft

Min. parking space standard (see Article 15): _____spaces per _____

Min. no. of parking spaces: _____ Proposed no. of parking spaces _____

Number of employees: _____ Hours of operation: _____

Vehicular Access:

Names of access street(s) and number of access points along each: _____

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³

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

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

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

Estimated traffic generated by heavy vehicles (vehicles other than automobiles and light trucks):

Type of vehicle: _____ ADT: _____

Type of vehicle: _____ ADT: _____

Utilities and Services:

Water supply provided by: () municipal system : _____

() community system – specify type: _____ () individual well(s)

Est. total water demand: _____ gpd

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

() community system – specify type: _____

() individual on-site system

Est. total wastewater discharge: _____ gpd

Solid waste collection provided by: _____

Electrical service provided by: _____ Underground () yes () no

Natural gas service provided by: _____

Telephone service provided by: _____ Underground () yes () no

Cable television service provided by: _____ Underground () yes () no

Fire protection provided by: _____

Miscellaneous:

Generalized slope of site _____

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

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

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 _____

() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area

Land Use Classification(s) (Note Area Land Use Plan, if applicable):

Applicant's statement of compliance with county, municipal and joint Land Use Plans (How is proposal consistent with Land Use Plan objectives for planning area, Land Use classification, activity centers, locational standards and transitional urban development standards?)

Other information (additional relevant information about the site or proposal you wish to note or cite)

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: _____

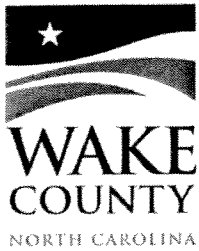
Signature: _____ Date: _____

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: _____

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.



SPECIAL USE PERMIT STATEMENT OF JUSTIFICATION

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.

For each of the 5 required conclusions listed below, attach a statement that explains how any existing conditions, proposed development features, or other relevant facts would allow the Board of Adjustment to reach the required conclusion, and attach any additional documents or materials that provide supporting factual evidence. The considerations listed under each required conclusion are simply those suggested in the Wake County Unified Development Ordinance. You should address any additional considerations potentially raised by the proposed development.

Important: You bear the burden of presenting sufficient factual evidence to support findings of fact that allow the Board to reasonably reach each of the required conclusions. If you fail to meet that burden, the Board has no choice but to deny the petition.

(1.) The proposed development will not materially endanger the public health or safety.

Considerations:

- traffic conditions in the vicinity, including the effect of additional traffic on streets and street intersections, and sight lines at street intersection and curb cuts;
- provision of services and utilities, including sewer, water, electrical, garbage collections, fire protection;
- soil erosion and sedimentation; and
- protection of public, community, or private water supplies, including possible adverse effects on surface waters or groundwater.

(2.) The proposed development will comply with all regulations and standards generally applicable within the zoning district and specifically applicable to the particular type of Special Use or class of Special Uses.

(3.) The proposed development will not substantially injure the value of adjoining property, or is a public necessity.

Considerations:

- the relationship of the proposed use and the character of development to surrounding uses and development, including possible conflicts between them and how these conflicts will be resolved; and
- whether the proposed development is so necessary to the public health, safety, and general welfare of the community or County as a whole as to justify it regardless of its impact on the value of adjoining property.

(4.) The proposed development will be in harmony with the area in which it is located.

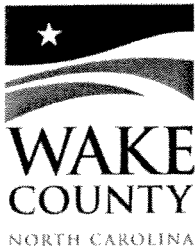
Considerations:

- The relationship of the proposed use and the character of development to surrounding uses and development, including possible conflicts between them and how these conflicts will be resolved.

(5.) The proposed development will be consistent with the Wake County Land Use Plan.

Considerations:

- consistency with the Plan's objectives for the various planning areas, its definitions of the various land use classifications and activity centers, and its locational standards; and
- consistency with the municipal and joint land use plans incorporated in the Plan.



SPECIAL USE PERMIT SUBMITTAL CHECKLIST

Submit this form and other 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.

For each listed item, check (√) if provided, write "n/a" if the feature does not exist or is not proposed, and write "w" if a waiver from the requirement is justified because it is unnecessary in the particular case to determine compliance with applicable regulations or to address the required conclusions.		Staff use only
√, n/a, or w	APPLICABLE SUBMITTAL REQUIREMENT	√, X, or w
1	Evidence of the legal creation of the parcel(s) making up the development site (copy of most recently recorded plat or deed describing parcel plus: copy of County-approved plat describing same parcel and recorded after 5/17/1976; or plat or deed describing same parcel and recorded on or before 5/17/1976; or other recorded deeds and documents necessary to show parcel creation was exempt from subdivision regulations) [1 copy] [see Register of Deeds]	
2	Copy of any Special Use Permit previously issued for site or part thereof (if proposed to be modified), or copy of recorded instrument abandoning or voiding any Special Use Permit previously issued for site or part thereof (if proposed to be replaced) [1 copy] [see Register of Deeds and/or Zoning Administration staff]	
3	Special Use Permit petition form [12 copies] [attached]	
4	Statement of justification presenting factual evidence supporting each of the following 5 required conclusions [2 copies] [see attached cover sheet]	
5	Existing conditions map showing the following information (a-k) , for an area including and within 1,000 feet of the site [2 copies on 8.5" x 11" or 11" x 17" paper] [Most of the required information exists in the County's GIS]	
a	Property lines (GIS)	
b	Zoning districts - boundaries and names (GIS)	
c	Notation of existing land uses (a site visit must be done & land uses identified on map)	
d	Names of existing and approved subdivisions and other developments (site visit)	
e	Existing and under-construction roadways and associated access rights-of-ways or easements (show name and label as public or private)	
f	Existing and under-construction major water lines and fire hydrants [see adjacent municipality]	
g	Existing and under-construction major sewer lines and pump stations/treatment facilities [see adjacent municipality]	
h	Topographic contours (at intervals of not more than 10 feet) (GIS)	
i	Surface waters, FEMA 100-year floodway and floodway fringe boundaries, flood hazard soils (GIS)	
j	Inset map showing site's location relative to County's municipalities and major roads (GIS)	
k	Title block showing name and address of site owner(s), name of plan designer, parcel identification number (PIN), date map prepared (and revised), bar scale, north arrow, and title "Existing Conditions Map" (handwritten or typed)	
6	Preliminary site plan showing the following information (a-p) , for an area including and within 100 feet of the site [11 copies on 24" x 36" paper, at a scale of not less than 1"=400', plus 2 copies on 8.5" x 11" or 11" x 17" paper]:	
a	Property lines, with measured distances	
b	Outline of existing and proposed structures; show total floor area and maximum height, plus setbacks of proposed structures from nearest property lines	
c	Outline of existing and proposed roadways [including proposed improvements] and driveways (show width and surface material), parking areas (show spaces and surface material), loading areas (show dimensions and surface material), and walkways (show surface material) - plus associated access rights-of-way and easements (show width). Label roadways as public or private; note any access restrictions	
d	Existing or proposed vegetative screening and plantings along the perimeter and within parking areas, show location, type, and average mature height and spread	

e	Location of existing and proposed water lines (show diameter), fire hydrants, and/or wells (show capacity) - plus associated utility easements (show width), note water service provider
f	Location of existing and proposed sewer lines (show diameter) and pump stations/treatment facilities (show capacity) - plus associated easements (show width) [Note sewer service provider], or outline existing and proposed septic tank and fields (including repair area)
g	Location and depth of proposed transitional bufferyards plus proposed screening measures (note type of proposed screening) [For plantings, show location, type, and average mature height and spread; for berms, walls, and fences, show height; for existing vegetation, outline area and show general type, average height and spread, and indicate intensity]
h	Location and width of watershed and drainageway buffers (if in a water supply watershed)
i	Location and width of riparian areas (if in the Neuse River basin)
j	Notation of the amount of impervious surface coverage (sq. ft. and as % of total site area)
k	Topographic contours (at intervals of not more than 5 feet)
l	Surface waters, FEMA 100-year floodway and floodway fringe boundaries, flood hazard soils [see GIS Dept.] [Adjust FEMA boundaries and flood hazard soils to topography if necessary]
m	Location, type, and relevant dimensions/capacities of stormwater management structures and other devices (if in a water supply watershed or if stormwater management is required) - plus associated easements (show width)
n	Location of existing and proposed signs (show type (ground, pole, etc.) and size (per side))
o	Inset map showing site's location relative to County's municipalities and major roads
p	Title block showing name and address of site owner(s), name of plan designer, parcel identification number (PIN), date map prepared (and revised), bar scale, north arrow, and title "Preliminary Special Use Permit Site Plan"
7	List of the parcel identification numbers (PINs) and owners (and their mailing addresses) of all parcels adjoining, including across the street from, the parcel(s) making up the proposed development site [2 copies] [May be obtained from GIS staff]
8	Stamped , pre-addressed business envelopes (size 10) for each owner on above list, with return address reading: Wake County Planning Department/Zoning Administration; P.O. Box 550; Raleigh, NC 27602-0550 [1 set]
9	Licensed soil scientist's preliminary report demonstrating site's suitability for service by on-site wastewater system (if such service proposed) [2 copies] [see attached report requirements]
10	Emergency contingency plan for use and storage of hazardous materials, or statement that no hazardous materials in reportable quantities will be used or stored on-site (if in a water supply watershed)
11	Traffic impact analysis (3 copies) for any land use expected to increase traffic more than 100 trips per peak hour, or more than 1,000 trips per day, or as required by the Land Development Supervisor. Also include 3 additional large scale maps. (based on ITE trip generation figures) [see Guidelines for Traffic Impact analysis]
12	Check for \$1,000.00 processing fee for Traffic Impact analysis (per application). Checks should be made out to "Wake County".
13	Check for \$375.00 Special Use application fee, made out to "Wake County" (only with original application)
13	A public informational meeting prior to the public hearing is required for the following special uses; schools, landfills, churches, quarries, and asphalt plants . Provide documentation supporting this meeting to the Planning Department no later than four (4) weeks prior to the scheduled Board of Adjustment meeting for incorporation into the agenda packet.
14	All special uses are required to be advertised in the News and Observer and a local newspaper. The applicant will be notified of the additional amount owed for advertising fees. This amount will be due upon notification.

Notes: All documents and maps submitted as required become the property of Wake County.
All application fees are non-refundable.
The Wake County Zoning Ordinance is on the web at www.wakegov.com.
The Zoning Administrator may waive required information he or she certifies in writing as unnecessary to determine compliance with applicable standards and requirements.
The File Number should be used on all correspondence subsequent to petition acceptance.

Application accepted as complete by: _____ Date: _____

Board of Adjustment action: () Approved () Approved w/ conditions () Denied Date: _____

Special Use Permit recordation: DB _____ PG _____ Date: _____