



SPECIAL USE PERMIT APPLICATION

Submit required documentation to:
Wake County Planning Department/Current Planning Section
PO Box 550 Wake County Office Building
Raleigh, NC 27602-0550 336 Fayetteville Street Mall, Downtown Raleigh
Contact Current Planning at (919) 856-6335 for additional information.

File # BA-2022-05
Fee \$300.00
Amt Paid
Check #
Rec'd Date
Rec'd By

Attach \$300.00 review fee.
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)

Existing site with retail stores and service establishments including a convenience store with gas pumps.

Modification of previously issued Special Use Permit? Yes No
If Yes, provide relevant Special Use Permit Number: BA 1267-88 and BASU 1945-02

Property

Parcel Identification Number: 1740.03 20 4987

Address: 2808 Hwy 70 West, Clayton, North Carolina 27520

Location: southeast side of U.S. Hwy 70, at/between
(north, east, south, west) (street)
Guy Road (S.R. 2558) and _____
(street) (street)

Total site area in square feet and acres: _____ square feet 3.23 acres
Zoning District(s) and Overlay Districts (if any) and land area within each: HD

List Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): Convenience store, Retail

Land Owner

Land Owner Name: Country Cupboard Properties, LLC

Business Operator Name (if different from Land Owner): Country Cupboard

Address: 3301 Benson Drive, Suite 601

City: Raleigh State: NC Zip Code: 27609

E-mail Address: N/A Fax: N/A

Telephone Number: (919) 325-4000

Applicant (person to whom all correspondence will be sent)

Name: Carolyn L. Fitzmorris, Esq.

Address: 4101 Lake Boone Trail, Suite 300

City: Raleigh State: NC Zip Code: 27607-7506
 E-mail Address: cfitzmorris@wyrick.com Fax: (919) 571-7300
 Telephone Number: (919) 781-4000 Relationship to Owner: attorney

Proposal

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

Proposed total floor area: 5900 sf Proposed floor area ratio (floor area/site area): .04

Max. allowable impervious surface coverage (see applicable zoning district/use regulation): 30 %

Proposed impervious surfaces area: 43,500 existing and 200 additional sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 34 %

Required transitional bufferyard types and depths (see Sec. 1-1-29):

Front (B) 10 ft Left (B) 10 ft Right (N/A) 0 ft Rear (N/A) 0 ft

Proposed transitional bufferyard types and depths (see Sec. 1-1-29):

Front (B) 10 ft Left (B) 10 ft Right (N/A) 0 ft Rear (N/A) 0 ft

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

Front 50 ft Corner side 50 ft Side 30 ft Rear 40 ft

Proposed yard depths: Front 60 ft Corner side 93 ft Side 93 ft Rear 72 ft

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

Proposed building height: 20 ft

Min. parking space standard (see Sec. 1-1-28): 1 spaces per 200 sf.

Min. no. of parking spaces: 30 Proposed no. of parking spaces 31

Number of employees: 4 Hours of operation: 6:00 a.m. – 11:00 p.m.

Vehicular Access:

Names of access street(s) and number of access points along each: US Hwy 70 – 2 access points; Guy Road (N.C.S.R. 2558) – 1 access point

Name of access or adjacent street	Right-of-way width ft	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway capacity' design	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
U.S. Hwy 70	200'	38' & 38'	4	Y	2604	35,000	2604

¹See NCDOT Highway Capacity Manual or most recent Wake County Thoroughfare Plan Appendix
²See CAMPO web site (www.raleigh-nc.org/campo) or NCDOT Traffic Survey Unit
³Base on Institute of Transportation Engineers ratios - ratio used for estimate (e.g., x trips per y sf) ITE CODE 845

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

Type of vehicle: Tractor Truck & Trailer ADT: 4-5
 Type of vehicle: _____ ADT: _____

Utilities and Services:

Water supply provided by: () municipal system: _____

() community system - specify type: _____ (x) individual well(s)

Est. total water demand: _____ gpd

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

() community system – specify type: _____

(x) individual on-site system

Est. total wastewater discharge: _____ gpd

Solid waste collection provided by: Waste Industries

Electrical service provided by: Progress Energy Underground (x) yes () no

Natural gas service provided by: N/A

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

Cable television service provided by: N/A Underground () yes () no

Fire protection provided by: Clayton Area Fire & Rescue

Miscellaneous:

Generalized slope of site Flat to gently sloping

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: None

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: None

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 _____

(x) Long-Range Urban Services Area Garner

() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area

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

Area now under study

Fuquay-Varina / Garner area Land Use Study

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?)

This site is in the Fuquay-Varina / Garner Area Land Use Study. The Land Use Plan shows this area to be an "Existing Community Activity Center." We are therefore in compliance with the Wake County Land Use Plan.

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

See Attachment to Special Use Permit Application

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.

Country Cupboard Properties, LLC

Signature: By: *Lonnie C. Poole* Date: 2.15.05

Name and Title: Lonnie C. Poole, President

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: *Lonnie C. Poole* Date: 2.15.05

Notes: All documents and maps submitted as required become the property of Wake County.
The Wake County Subdivision and Zoning Ordinances are on the web at www.wakegov.com.

