



**SPECIAL USE PERMIT APPLICATION**

BA-SU-2030-05  
FILED  
FEE: \$300.00  
APPL. PAID  
CHECK NO.  
REC'D DATE  
REC'D BY

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 Mail, Downtown Raleigh  
Contact Current Planning at (919) 856-6335 for additional information.

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)

Day Care Center in R40  
1-137, 10

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

If Yes, provide relevant Special Use Permit Number: \_\_\_\_\_

**Property**

Parcel Identification Number: 1774.02-887035

Address: 3417 NC 97 Hwy Wendell NC 27591

Location: South side of NC 97, at/between Edgement Rd and Old Cabin Dr.  
(north, east, south, west) (street) (street)

Total site area in square feet and acres: 71986 square feet 1.653 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-40

List Conditions of any Conditional Use Zoning Districts: \_\_\_\_\_

Present land use(s): Vacant Building

**Land Owner**

Land Owner Name: Georgia N. Hunnant

Business Operator Name (if different from Land Owner): Regina Lyles, Monta Harris

Address: 7320 Fribourg Court

City: Wendell State: NC Zip Code: 27591

E-mail Address: gina.lyles@bellsouth.net Fax: \_\_\_\_\_

Telephone Number: 306-9700

**Applicant** (person to whom all correspondence will be sent)

Name: Monta Harris + Regina Lyles - A New Beginning Child Care I  
Address: 7320 Fribourg Court, Wendell, NC 27591

City: Knightdale Wendell State: NC Zip Code: 27591  
 E-mail Address: gina.lye@fallsouth.net Fax: 360-9700-2800  
 Telephone Number: 360-9700 Relationship to Owner: None

**Proposal**

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

Proposed total floor area: 2203 sf Proposed floor area ratio (floor area/site area): 3.1%

Max. allowable impervious surface coverage (see applicable zoning district/use regulation): 15%

Proposed impervious surfaces area: 12.84% sf

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

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

Front () 10' ft Left ( ) 0 ft Right ( ) 0 ft Rear () 50' ft

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

Front (B) 10' ft Left ( ) 0 ft Right ( ) 0 ft Rear (A) 50' ft

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

Front 30' ft Corner side 30' ft Side 15' ft Rear 30' ft

Proposed yard depths: Front 91' ft Corner side N/A ft Side 45' ft Rear 84' ft

Max. building height (see applicable district/use regulation): 12' ft

Proposed building height: NA ft

Min. parking space standard (see Sec. 1-1-28): \_\_\_\_\_ spaces per \_\_\_\_\_

Min. no. of parking spaces: \_\_\_\_\_ Proposed no. of parking spaces: 7

Number of employees: 4 Hours of operation: 7am to 6pm

**Vehicular Access:**

Names of access street(s) and number of access points along each: N.C. 97 (2)

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity <sup>1</sup>	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
<u>N.C. 97</u>	<u>100'</u>	<u>24</u>	<u>2</u>	<u>Y</u>			

<sup>1</sup> See NCDOT Highway Capacity Manual or most recent Wake County Thoroughfare Plan Appendix

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

<sup>3</sup> 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: NA ADT: \_\_\_\_\_

Type of vehicle: NA ADT: \_\_\_\_\_

**Utilities and Services:**

Water supply provided by: (  ) municipal system: Wendell

( ) 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: 675 gpd

Solid waste collection provided by: Wast Industries

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

Natural gas service provided by: NIA

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

Cable television service provided by: Time Warner Underground ( ) yes ( ) no

Fire protection provided by: Town of Wendell

**Miscellaneous:**

Generalized slope of site 2% - 3%

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

NA

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

NA

**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 Wendell

( ) 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):

Community Activity Center

**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 proposal is consistent with land use objectives because it is compliant with Wake County land use plan. The site is within a community activity center.

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

The proposed daycare will meet the community needs by providing child care service for the growing area & working mothers.

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: Timothy Allen Hunt Date: 01-10-05

Signature: Jesse Ray Hinnant Date: 01-10-05

Signature: Mark Todd Hinnant Date: 01-10-05

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: Monta Harris, Regina Hyles Date: 1-6-05, 1-6-05

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](http://www.wakegov.com).



## SPECIAL USE PERMIT STATEMENT OF JUSTIFICATION

Submit this form and other 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 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 Zoning 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.
- 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.
- 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.

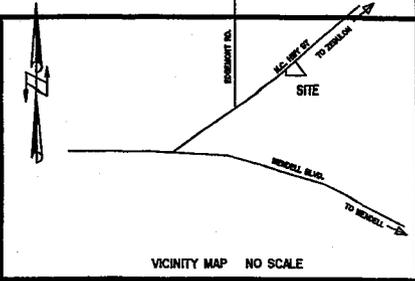
### **(5) The proposed development will be consistent with the Wake County Land Use Plan.**

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.
- Consistency with the municipal and joint land use plans incorporated in the Plan.

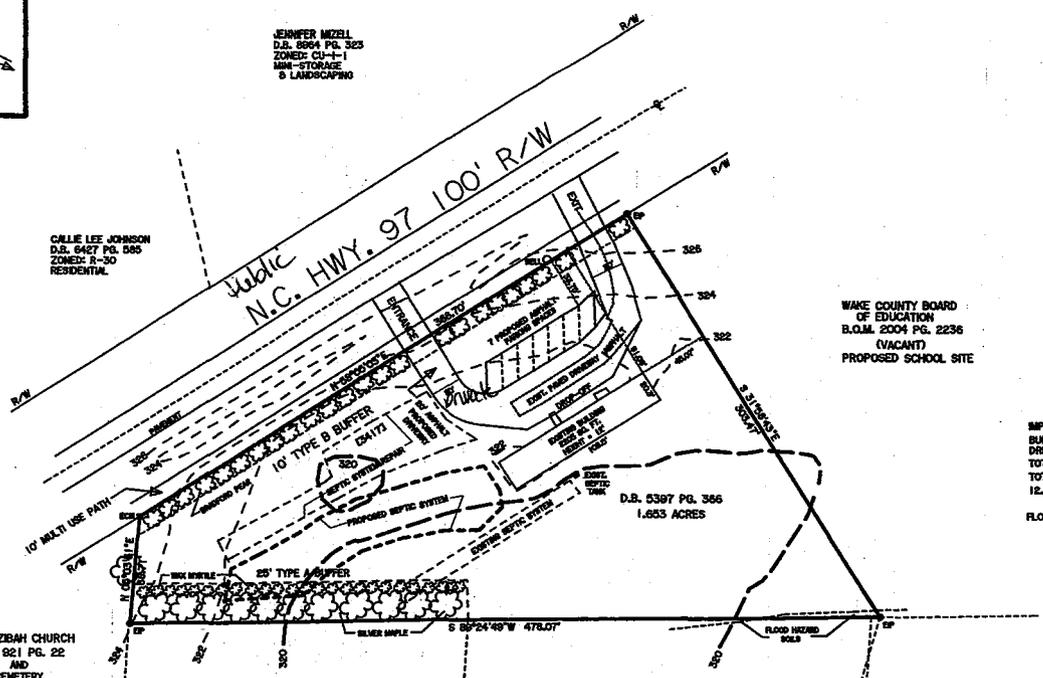
Notes: All documents and maps submitted as required become the property of Wake County.  
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*See attachments →*



TREES & SHRUBS IN BUFFERS

TREES:	PLANTED SIZE	MATURE HEIGHT	SPACING	SPREAD
BRADFORD PEAR	2" - 6" TALL	14' - 20'	20'	20'
SILVER MAPLE	2 1/2" 6" TALL	16' - 25'	20'	20'
SHRUBS:				
WAX MYRTLE (SPACES)	3 GAL. 1'-2" TALL	10'	10'	10'



WAKE COUNTY BOARD OF EDUCATION  
B.O.M. 2004 PG. 2236  
(VACANT)  
PROPOSED SCHOOL SITE

IMPERVIOUS SURFACE COVERAGE:  
BUILDING = 2233 SQ. FT.  
DRIVEWAY & PARKING = 7046 SQ. FT.  
TOTAL IMPERVIOUS = 9279 SQ. FT.  
TOTAL AREA = 71986 SQ. FT.  
12.84% TOTAL IMPERVIOUS  
FLOOR AREA / LAND AREA = 3.06%

I, WALLACE G. CLARK, JR. CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. THAT THE RATIO OF PRECISION AS CALCULATED IS 1/25,000. THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOKS REFERENCED, THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 19TH DAY OF JANUARY 2000.

*Wallace G. Clark, Jr.*  
PROFESSIONAL LAND SURVEYOR L-3691



HEPHZIBAH CHURCH  
D.S. 921 PG. 22  
AND  
CEMETERY

ELSE A. EDWARDS  
D.S. 2046 PG. 417  
RESIDENTIAL  
LOW INTENSITY  
ZONED: R-40  
(VACANT)

WILLIAM THORNTON  
B.O.M. 1994 PG. 1806  
(COMMERCIAL)  
ZONED: CU-HC

WILLIAM THORNTON  
B.O.M. 1994 PG. 1806  
(COMMERCIAL)

NCSS MON "BACHELOR"  
N = 747486.335  
E = 2175812.063  
MD 85

SPECIAL USE PERMIT SITE PLAN  
**A NEW BEGINNING  
CHILD CARE I, INC.**

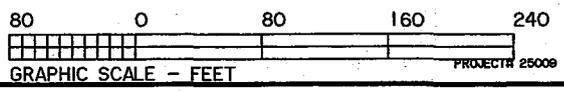
MARKS CREEK TOWNSHIP WAKE COUNTY, N.C.  
DATE: 01-19-2006 SCALE: 1"=80'  
REVISED: 03-16-2005 ZONED: R-40  
PIN# 1774.02-88-7036

CHL CLARK SURVEYING  
P.O. BOX 1243 2520 HODGE RD.  
KNIGHTDALE, NORTH CAROLINA 27645  
TEL (919) 266-9711 FAX (919) 266-8732

1.653 ACRES TOTAL AREA  
NO. OF EMPLOYEES = 5  
NO. OF CHILDREN = 27  
BUILDING HAS KITCHEN  
HRS. OF OPERATION = 7am TO 6pm  
TOTAL IMPERVIOUS SURFACE ALLOWED = 15%  
PURCHASER: REGINA LYLES TEL. (919) 366-9700  
7320 FIBROURG CT.  
WENDELL, N.C. 27991

PROPERTY ADDRESS  
254173 N.C. HWY. 97

LEGEND:  
EP EXISTING IRON PIPE  
ECM EXISTING CONC. MONUMENT



PROJECT# 25008