



**SPECIAL USE PERMIT APPLICATION**

File # BA-SU-2031-05  
Fee \$300.00  
Amt Paid \_\_\_\_\_  
Check # \_\_\_\_\_  
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 Mall, 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)

Request riding stable which is allowed under Code Section 1-1-37 (E)(1)2.h

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

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

**Property**

Parcel Identification Number:  
0609.02977616

Address: 0 Old US 1 Highway

Location: North side of Old US 1 Highway, at/between  
(north, east, south, west) (street)

Olive Branch Lane and Isaac Drive  
(street) (street)

Total site area in square feet and acres: 1,510,225 square feet 34.67 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R80W (34.67 ac.)

List Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Vacant land

**Land Owner**

Land Owner Name: TMK Investments LLC

Business Operator Name (if different from Land Owner): Horse & Buddy Therapeutic Riding Program

Address: 108 Fifemoor Court

City: Cary State: NC Zip Code: 27511

E-mail Address: tmkllc@bellsouth.net Fax: (919) 851-3927

Telephone Number: (919) 624-9186

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

Name: Thomas J. Wainwright, PE (Carter & Burgess)

Address: 5811 Glenwood Ave., Suite 300

City: Raleigh State: NC Zip Code: 27612  
 E-mail Address: thomas.wainwright@c-b.com Fax: (919) 783-5882  
 Telephone Number: (919) 786-7535 Relationship to Owner: Engineer

**Proposal**

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

Proposed total floor area: 15,000 sf Proposed floor area ratio (floor area/site area): 0.0099

**Max. allowable impervious surface coverage** (see applicable zoning district/use regulation): 6%

Proposed impervious surfaces area: 75,013sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 5.0%

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

Front (B) 50 ft Left (A) 50 ft Right (A) 50 ft Rear (A) 50 ft

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

Front (B) 50 ft Left (A) 50 ft Right (A) 50 ft Rear (A) 50 ft

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

Front 40 ft Corner side 40 ft Side 20 ft Rear 30 ft

Proposed yard depths: Front 535' ft Corner side 308 ft Side \_\_\_\_\_ ft Rear \_\_\_\_\_ ft

**Max. building height** (see applicable district/use regulation): none ft

Proposed building height: 40 ft

**Min. parking space standard** (see Sec. 1-1-28): \_\_\_\_\_ spaces per (not specified)

Min. no. of parking spaces: na Proposed no. of parking spaces 16

Number of employees: 2 Hours of operation: Tuesday (2 hrs) Saturday (4 hrs)

**Vehicular Access:**

Names of access street(s) and number of access points along each: Old US 1 Highway (1)

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>
Old US 1	60	24	2	Y	8000 ADT	1900	30

<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) Based on avg. 2 days/wk

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: \_\_\_\_\_ ( X ) individual well(s)

Est. total water demand: 200 gpd

Wastewater collection/treatment provided by: ( ) municipal system: \_\_\_\_\_

( ) community system – specify type: \_\_\_\_\_

( X ) individual on-site system

Est. total wastewater discharge: 130 gpd

Solid waste collection provided by: Private

Electrical service provided by: CP&L Underground (X) yes ( ) no

Natural gas service provided by: N/A

Telephone service provided by: BellSouth Underground ( ) yes ( X ) no

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

Fire protection provided by: Town of Apex

**Miscellaneous:**

Generalized slope of site 3-6%

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 \_\_\_\_\_

( ) Long-Range Urban Services Area \_\_\_\_\_

( X ) Non-Urban Area/Water Supply Watershed \_\_\_\_\_

( ) Non-Urban Area

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

Southwest Wake County Land Use Area

Low intensity use within a residential support area.

**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?)

The site is located in the County's Southwest Area Land Use Plan which designates the area as residential with densities of 1.75 dwellings per acre. The site is located in an area designated as Critical Watershed Area.

---

---

---

---

---

---

---

---

---

---

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

The proposed use is a riding stable for physically and mentally challenged individuals. The program has documented proof that the bond formed between rider and horse has therapeutic benefits. The program provides for volunteers to assist the riders.

---

---

---

---

---

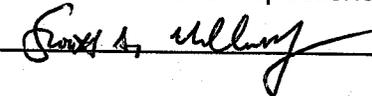
---

---

---

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: 4/25/05

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.

