

#SLP



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 #
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)

Expansion of existing nursery and landscape operation

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

If Yes, provide relevant Special Use Permit Number: Attached - PA 1376 OCT. 10, 1989

Property

Parcel Identification Number: 0733.04 72 2135 & 0733.04 72 1840 (WAKE CITY TAX MAP 589 PARCELS 5 & 10)

Address: 1900 NC HIGHWAY 55 CARY, NC

Location: EAST side of HIGHWAY #55, at/between
(north, east, south, west) (street)

OLD JENKS ROAD and HIGH HOUSE ROAD
(street) (street)

Total site area in square feet and acres: _____ square feet 17.29 acres

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

APPROX 16 ACRES CU-HC and CU-HD APPROX 1 ACRE R40W

List Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): RETAIL GARDEN CENTER & LANDSCAPE BUSINESS

Land Owner

Land Owner Name: MOTTOMA NURSERY, INC

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

Address: 1932 HOLT ROAD

City: CARY State: NC Zip Code: 27519

E-mail Address: Sogarden@aol.com Fax: 919-363-9222

Telephone Number: 919-669-0110

Applicant (person to whom all correspondence will be sent)

Name: Connie Hayes

Address: 1936 HOLT ROAD CARY, NC 27519

City: CARY State: NC Zip Code: 27519
 E-mail Address: Sogardm@aol.com Fax: 919-367-9222
 Telephone Number: 919-669-0110 Relationship to Owner: Secretary of Corporation

Proposal

Max. allowable floor area ratio (see applicable zoning district/use regulation): _____
 Proposed total floor area: 625 sf Proposed floor area ratio (floor area/site area): _____

Max. allowable impervious surface coverage (see applicable zoning district/use regulation): 30 % (HD parking)
 Proposed impervious surfaces area: 91,685 (previous application) + 18976 (this application) = 101,237 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 14.7 %

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

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

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

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: 16' ft

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

Min. no. of parking spaces: _____ Proposed no. of parking spaces 52

Number of employees: 13 Hours of operation: 7-5:00

Vehicular Access:

Names of access street(s) and number of access points along each: NC Highway #55 2 driveways (exist)
HOLT ROAD - 1 driveway (exist) Oak Ridge → HOLT ROAD (exist)

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
<u>Highway #55</u>	<u>150</u>	<u>?</u>	<u>5</u>	<u>Y</u>	<u>Under constr.</u>		
<u>HOLT ROAD</u>	<u>60</u>	<u>24</u>	<u>2</u>	<u>Y</u>			

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: HEAVY TRUCKS - 6 TON 4 each ADT: _____
 Type of vehicle: LIGHT TRUCKS < 1 ton 7 each 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: none - private garbage service

Electrical service provided by: Apex Power Underground (X) yes () no

Natural gas service provided by: none

Telephone service provided by: Bell South Underground (X) yes () no

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

Fire protection provided by: WAKE COUNTY

Miscellaneous:

Generalized slope of site _____

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 _____

(X) Short-Range Urban Services Area Cary - Neighborhood Activity Center

() 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?)

AREA UNDER REQUEST IS CURRENTLY ZONED FOR THIS TYPE OF USE. EXPANSION OF BUSINESS SINCE 1989 SUPPORTS USE OF MORE OF SITE. CARY HAS DESIGNATED THIS PROPERTY IN ITS ENTIRETY TO BE INCLUDED IN THE SOUTHWEST AREA PLAN OF ITS PERIMUNICIPAL PLANNING AREA. THAT PLAN IS RECOMMENDING USE CONSISTENT WITH EXISTING USE AND HAS NOTED ENTIRE SITE BE COMMERCIAL USE.

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

Neighborhood Activity Center

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: *Charles P. Allen* Date: 5/23/05

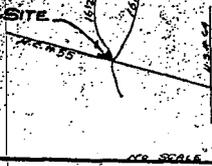
Signature: _____ Date: _____

Signature: _____ Date: _____

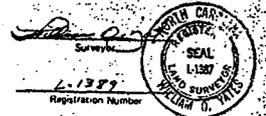
The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature: *Charles P. Allen* Date: 5/23/05

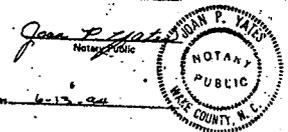
Notes: All documents and maps submitted as required become the property of Wake County. The Wake County Subdivision and Zoning Ordinances are on the web at www.wakegov.com.



I, WILLIAM O. YATES, do hereby certify that this plat was drawn under my supervision from an actual survey made under my supervision using references shown hereon; that the boundaries not surveyed are shown as broken lines plotted from information shown hereon; that the ratio of precision as calculated by latitudes and departures is 1:25,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number, and seal this 20 day of July, A.D., 1989.



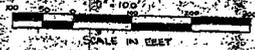
North Carolina, Wake County.
I, a Notary Public of the County and State aforesaid, certify that William O. Yates a Registered Land Surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 20 day of July, 1989.



Seal or Stamp
My commission expires 6-15-94

Wake County Certification
This plat approved for recording: Except from Wake County Subdivision Regulations.
Date 6-23-89
Subdivision Administrator [Signature]
Approval expires if not recorded on or before 7-7-89

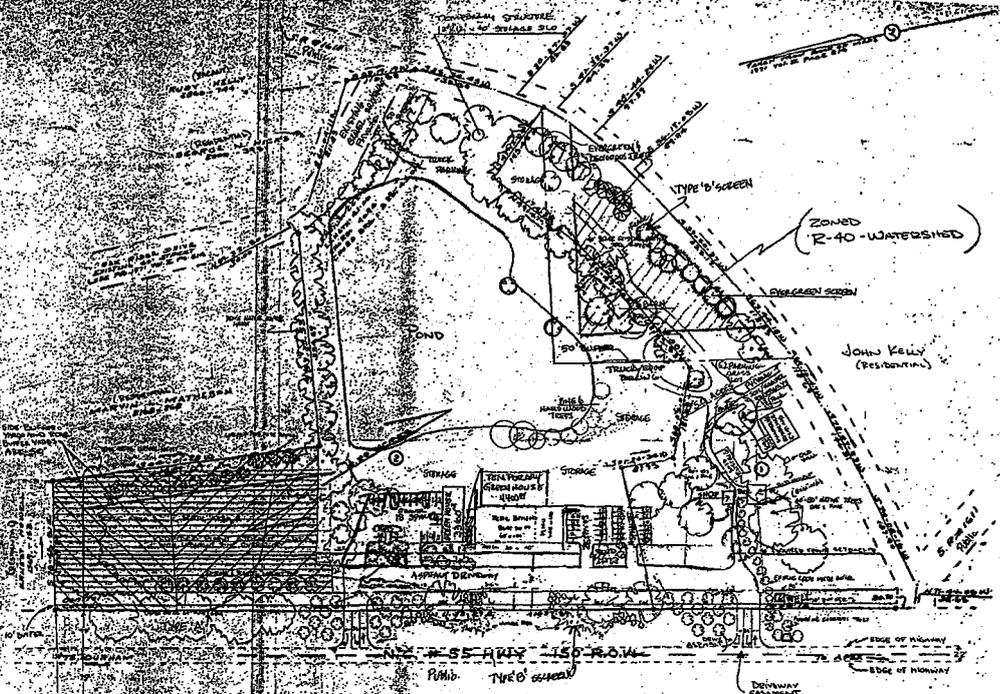
NORTH CAROLINA - WAKE COUNTY.
The foregoing certificate of William O. Yates of Wake County, North Carolina, is hereby certified to be correct. This instrument was presented for registration and recorded in this office this 23 day of June, 1989.
[Signature]
County Register of Deeds



PROPERTY SURVEY FOR
KENNETH A. HOWELL
WHITE OAK TRACT, WAKE COUNTY, N.C.
JULY 20, 1989
SURVEYED BY WILLIAM O. YATES, N.C.R.L.S.# L-1387

- LEGEND
- Existing Iron Pipe
 - Iron Pipe Set (Unless otherwise designated)
 - ⊕ Existing Concrete Monument
 - ⊙ Concrete Measurement Set
- Zone HIGHWAY DIST.
Tax Parcel 567-5

RECORDED WAKE COUNTY BOOK 1889 PAGE 740



Proposed Site Plan For: RETAIL AND SPECIAL USE SITE PLAN

Nottowa Nursery, Inc

Db a The Briarpatch

1900 NC HIGHWAY 425 CARY, NC

Notes:	First Submitted On:
0723.04 72 245 & 0723.09 72 1840	August 30, 1989
-Deteriorated or dead screening shall be repaired or replaced within 6 months	Date Type
-No permanent construction can occur within buffer yards	9-6-89
-A final zoning site inspection shall be required to verify site plan compliance is issued before a certificate of compliance	9-19-89
-Split zoning CU-HC and CU-HD	1-20-98
-Total Retail Employees - Eight	
-Total Office Employees - Five	

Approved: [Signature]
ALL STRUCTURES ON SITE SHALL BE CONSTRUCTED TO MEET THE FOLLOWING REQUIREMENTS:
TOTAL STRUKTURES: 22,454 sq. ft.