



**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.

Date: 7/27 Time in 11Am *OKed as per KL & RG.*

593

Route to Subdivision: \_\_\_\_\_  
Route to Soil & Erosion: \_\_\_\_\_ File # \_\_\_\_\_  
Route to Other: \_\_\_\_\_ Fee \$300.00  
Signed in By: \_\_\_\_\_ 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)

Special Use for a Temporary Concrete Batch Plant within  
North Carolina DOT Right of Way.

Modification of previously issued Special Use Permit? ( ) Yes (X) No  
If Yes, provide relevant Special Use Permit Number: \_\_\_\_\_

**Property**

Parcel Identification Number: Beside RTF (0736.04635896) NCDOT R.O.W.

Address: 6801 Kit Creek Rd.

Location: East side of Kit Creek Rd., at/between  
(north, east, south, west) (street)

Kit Creek Rd. and Davis Rd.  
(street) (street)

Total site area in square feet and acres: \_\_\_\_\_ square feet 1.5 acres

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

Research Applications

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

Present land use(s): NC DOT Right of Way

**Land Owner**

Land Owner Name: NC DOT Right of Way for I-540

Business Operator Name (if different from Land Owner): \_\_\_\_\_

Address: 1574 Mail Service Center

City: Raleigh State: NC Zip Code: 27699-1574

E-mail Address: \_\_\_\_\_ Fax: 919-733-1106

Telephone Number: 919-733-9499

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

Name: Jason Tracy

Address: 6801 Kit Creek Rd.

City: Morrisville State: NC Zip Code: 27560  
 E-mail Address: JATracy@laneconstruct.com Fax: 919-433-0196  
 Telephone Number: 919-433-0190 Relationship to Owner: \_\_\_\_\_

**Proposal**

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

Proposed total floor area: 400 sf Proposed floor area ratio (floor area/site area): 1:100

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

Proposed impervious surfaces area: 65,340 sf

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

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

Front ( ) \_\_\_\_\_ ft Left ( ) \_\_\_\_\_ ft Right ( ) \_\_\_\_\_ ft Rear ( ) \_\_\_\_\_ 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: \_\_\_\_\_ ft

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

Min. no. of parking spaces: \_\_\_\_\_ Proposed no. of parking spaces 10

Number of employees: 5 Hours of operation: 7am - 7pm

**Vehicular Access:**

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

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>Kit Creek</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: Concrete Trucks all in ROW ADT: \_\_\_\_\_

Type of vehicle: off of Kit Creek ADT: \_\_\_\_\_

**Utilities and Services:**

Water supply provided by: (x) municipal system: Temporary from Town of Cary

( ) community system – specify type: \_\_\_\_\_ ( ) individual well(s)

Est. total water demand: 150,000 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: Duke Power Underground ( ) yes (x) 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 \_\_\_\_\_

(x) Long-Range Urban Services Area/Water Supply Watershed Cary

( ) 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?)

Application is for Temporary use.

**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: W. Ed H. [Signature], Resident Engineer Date: 7-21-05

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: JASON TRACY, PROJECT ENGINEER Date: 07-21-05

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**

**The proposed development will not materially endanger the public health or safety.** The existing traffic conditions will not be affected considerably due to the fact that the Plant is located on the Right of Way and the concrete trucks will remain on the right of way throughout the day. Utility services will be minimal; temporary power and temporary water will be provided to the plant.

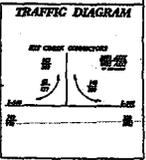
**The proposed development will comply with all regulations and standards generally applicable within the zoning district and specifically applicable to the particular type of special use or class of special uses.**

**The proposed development will not substantially injure the value of adjoining property, or is a public necessity.** The proposed development is for a temporary use of a concrete batch plant, the site will be returned to its original condition.

**The proposed development will be in harmony with the area in which it is located.** The proposed development will be in use during the construction of Interstate 540 and will be removed when completed.

**The proposed development will be consistent with the Wake County Land Use Plan.** Due to the fact that this proposed development is for a temporary use, the Wake County Land Use Plan will not be jeopardized.

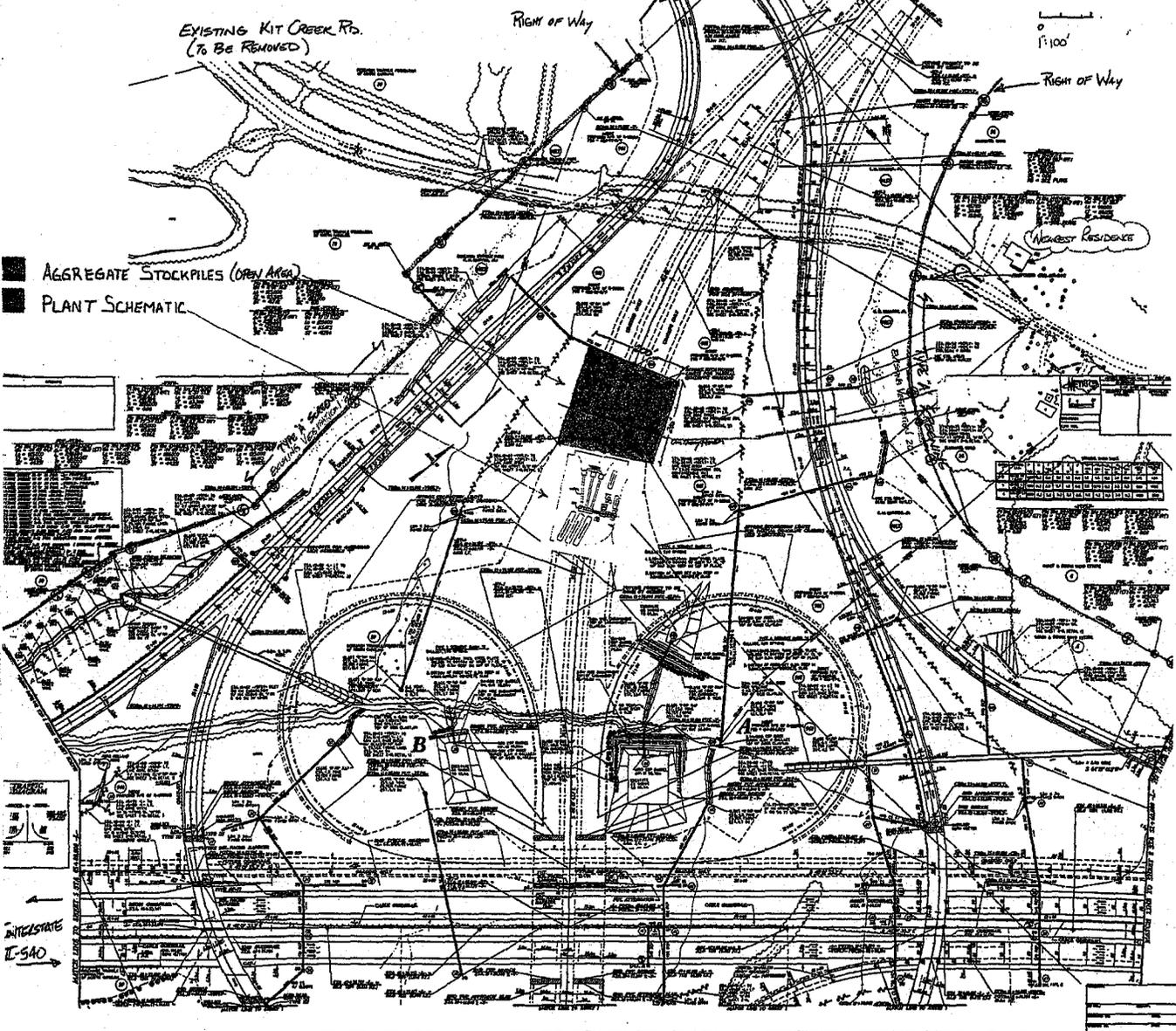
LANE CONSTRUCTION TEMP. BATCH PLANT HYDROT  
 6801 KIT CREEK RD.  
 MORRISVILLE, NC 27560  
 LOCATION IS ON NCDOT R.O.W. & HAS  
 NO PIN #  
 07-28-05



PRELIMINARY SPECIAL PERMIT SITE PLAN



NOTE: INTERIORS SURFACE COVERAGES < 1%.



Plant Schematic

