

443



# SPECIAL USE PERMIT APPLICATION

File # SU-2024-05  
Fee \$300.00  
Amt Paid \$300  
Check # 5763  
Rec'd Date 1/24/05  
Rec'd By BFC

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)

We are requesting a special use permit for a service trade establishment as identified in code section 1-1-37 (E.2) (1) (b) (3).

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

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

### Property

Parcel Identification Number: 1776602636 and 1776507585

Address: 2501 and 2505 Edgemont Road, Wendell, NC 27591

Location: West side of Edgemont Road, at/between  
(north, east, south, west) (street)

just north of (street) and the Hals Farm Road intersection (street)

Total site area in square feet and acres: 59,200 square feet 1.359 acres

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

R-40 WSII Overlay District

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

Present land use(s): residential and office

### Land Owner

Land Owner Name: Huey Allen and Hannah Ruth D. Allen

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

Address: 2501 Edgemont Road

City: Wendell State: NC Zip Code: 27591

E-mail Address: \_\_\_\_\_ Fax: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

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

Name: Huey and Hannah Ruth D. Allen c/o Bradford A. Williams

Address: P.O. Box 2060

City: Raleigh State: NC Zip Code: 27602

E-mail Address: bwilliams@hymh.com Fax: (919) 420-7838

Telephone Number: (919) 420-7826 Relationship to Owner: Attorney

**Proposal**

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

Proposed total floor area: 965 sf Proposed floor area ratio (floor area/site area): 0.0163

**Max. allowable impervious surface coverage** (see applicable zoning district/use regulation): 12 %

Proposed impervious surfaces area: 6,685 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 11.3 %

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

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

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

Front 50 ft Corner side 30 ft Side 25 ft Rear 30 ft

Proposed yard depths: Front 50 ft Corner side N/A ft Side 50 ft Rear 50 ft

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

Proposed building height: 26 ft

**Min. parking space standard** (see Sec. 1-1-28): 1 spaces per 300 square feet

Min. no. of parking spaces: 3.2 Proposed no. of parking spaces 10

Number of employees: 7 Hours of operation: 7:30 a.m.-5:00p.m M-TH; 7:30a.m-12:00 p.m F.

**Vehicular Access:**

Names of access street(s) and number of access points along each: There will be one access point on to Edgemont Road.

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>
Edgemont Road	60	20±	2	Y	12,000	5,072	50 or less

<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): 0

Type of vehicle: N/A 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: 125 gpd

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

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

(X) individual on-site system

Est. total wastewater discharge: 125 gpd

Solid waste collection provided by: Waste Industries

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

Natural gas service provided by: Natural gas not provided to the office

Telephone service provided by: Bellsouth and AT&T Underground (x) yes ( ) no

Cable television service provided by: Cable TV not at office Underground ( ) yes ( ) no

Fire protection provided by: Town of Wendell

**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 \_\_\_\_\_

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

( X ) Long-Range Urban Services Area/Water Supply Watershed Town of Wendell

(x) Long-Range Urban Services Area Little River

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

( ) Non-Urban Area

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

Northeast Wake County Area Land Use Plan, residential within non-critical watershed.

**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 Northeast Wake County Area Land Use Plan recommends that the site be residential, non-critical watershed . The property is zoned R-40 with a WSII overlay. Section 1-1-37 (E.2) of the Wake County Zoning Ordinance allows service trade establishment in R-40 zoning so long as the standards in 1-1-37 (E.2)(1)(c) are met. The proposed use meets those standards. The site is located outside of a neighborhood activity center. The Land Use Plan allows certian non-residential uses outside activity centers when they meet County policies and standards. As shown in the attached brief, the use meets these County policies and standards.

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

Please see the attached brief.

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: Huey B. Allen Date: 12-23-04

Signature: Hannah Ruth D. Allen Date: 12-23-04

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: Huey B. Allen Date: 12-23-04  
Hannah Ruth D. Allen 12-23-04

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).

