

#419



# SPECIAL USE PERMIT APPLICATION

File #	54-2026-05
Fee	\$300.00
Amt Paid	300
Check #	2359
Rec'd Date	08/12/05
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)

Telecommunication towers, permitted as a Special Use pursuant to Wake County Zoning Ordinance Article III, Section 1-1-37(E)(2)

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

If Yes, provide relevant Special Use Permit Number: N/A

### Property

Parcel Identification Number: 0668420610

Address: James Slaughter Road, Fuquay-Varina, NC 27526

Location: East side of James Slaughter Road ~~xxx/xxxxxxx~~  
(north, east, south, west) (street)

and South of Bass Lake Road and \_\_\_\_\_  
(street) (street)

Total site area in square feet and acres: 40,000 square feet 0.918 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-30

64.055 acres

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

Present land use(s): Farm Field

### Land Owner

Land Owner Name: Edythe Holleman

Business Operator Name (if different from Land Owner): N/A

Address: 1800 Bass Lake Road

City: Fuquay-Varina State: NC Zip Code: 27526

E-mail Address: fvtigress2@cs.com Fax: None

Telephone Number: 919/552-6260

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

Name: New Cingular Wireless PCS, LLC c/o M. Gray Styers, Jr.

Address: 1117 Hillsborough Street

City: Raleigh State: NC Zip Code: 27603

E-mail Address: GStyers@BJMLS-Law.com Fax: 919/755-3994

Telephone Number: 919/755-3993 Relationship to Owner: None; NC Zoning Counsel for New Cingular Wireless PCS, LLC, Applica

**Proposal**

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

Proposed total floor area: \_\_\_\_\_ sf Proposed floor area ratio (floor area/site area): \_\_\_\_\_

Max. allowable impervious surface coverage (see applicable zoning district/use regulation) : 30 %

Proposed impervious surfaces area: 300 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 0.01 %

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

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

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

Front 195 ft Corner side 195 ft Side 195 ft Rear 195 ft

Proposed yard depths: Front 733 ft Corner side 230 ft Side 1753 ft Rear 375 ft

Max. building height (see applicable district/use regulation): 510 ft

Proposed building height: 195 ft

Min. parking space standard (see Sec. 1-1-28): None spaces per See Section 1-1-28.A.(6)

Min. no. of parking spaces: None Proposed no. of parking spaces None

Number of employees: None Hours of operation: Continuous

**Vehicular Access:**

Names of access street(s) and number of access points along each: One access point off of James Slaughter 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>
<b>Adjacent Street</b>							
<b>James Slaughter Road</b>	<u>15'</u>		<u>2</u>	<u>Y</u>		<u>5300/daily</u>	
<b>Access Easement</b>	<u>30'</u>		<u>1</u>	<u>N (Gravel)</u>		<u>24/year</u>	
<b>Access Road</b>	<u>20'</u>		<u>1</u>	<u>N (Gravel)</u>		<u>24/year</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: N/A ADT: \_\_\_\_\_

Type of vehicle: N/A ADT: \_\_\_\_\_

**Utilities and Services:**

Water supply provided by: ( ) municipal system : N/A

( ) community system – specify type: N/A ( ) individual well(s)

Est. total water demand: N/A gpd

Wastewater collection/treatment provided by: ( ) municipal system: N/A

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

( ) individual on-site system

Est. total wastewater discharge: N/A gpd

Solid waste collection provided by: N/A

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

Natural gas service provided by: N/A

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

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

Fire protection provided by: Furina Fire District/Holly Springs Mutual Aid

**Miscellaneous:**

Generalized slope of site 453' to 435' (18 feet from side to side of leased area)

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: None known.

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: No

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

(X) Long-Range Urban Services Area Fuquay-Varina/Garner Area Land Use Plan

( ) 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?)

Please see Applicant's Project Narrative and Statement of Compliance with the Wake County Zoning Ordinance

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

Please see Applicant's Project Narrative and Statement of Compliance with the Wake County Zoning Ordinance

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: Edythe Holleman Date: January 25, 2005  
Edythe Holleman

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: M. Gray Styers, Jr. Date: January 25, 2005  
M. Gray Styers, Jr. on behalf of  
New Cingular Wireless PCS, LLC

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).



NOW OR FORMERLY  
EDYTHE W. HOLLEMAN  
DB. 2294 PG. 83  
PIN: 0668338441  
LAND USE: SINGLE FAMILY HOME  
ZONING: R-30

NOW OR FORMERLY  
ROBERT M. SPAINHOUR  
DB. 2328 PG. 0609  
PIN: 0668335425  
LAND USE: SINGLE  
FAMILY HOME  
ZONING: R-40

NOW OR FORMERLY  
JAMES F. BULLOCK  
DB. 1390 PG. 000E  
PIN: 0668430414  
LAND USE: SINGLE  
FAMILY HOME  
ZONING: R-30

NOW OR FORMERLY  
NEEDMORE COMMUNITY CLUB  
EDYTHE W. HOLLEMAN  
DB. 2945 PG. 264  
PIN: 0668431456  
LAND USE: OTHER  
ZONING: R-30

**EXISTING STRUCTURES:**

- ① ABANDONED RESIDENTIAL STRUCTURE
- ② VACANT OUT BUILDING
- ③ VACANT OUT BUILDING
- ④ STORAGE BARN
- ⑤ STORAGE BARN
- ⑥ STORAGE BARN
- ⑦ MOBILE HOME
- ⑧ COMMUNITY CLUB
- ⑨ RESIDENTIAL STRUCTURE
- ⑩ RESIDENTIAL STRUCTURE
- ⑪ RESIDENTIAL STRUCTURE

NOW OR FORMERLY  
CHRISTOPHER H. JR & LUCILLE S.  
HADDOCK  
DB. 8888 PG. 0486  
PIN: 066833360  
LAND USE: SINGLE FAMILY HOME  
ZONING: R-40

NOW OR FORMERLY  
GEORGE W. AND PATSY M. SAWYER  
DB. 5049 PG. 0324  
PIN: 0668435433  
LAND USE: SINGLE FAMILY HOME  
ZONING: R-30

NOW OR FORMERLY  
LYNN SLAUGHTER MILLS  
DB. 1446 PG. 000E  
PIN: 0668223795  
LAND USE: SINGLE FAMILY HOME  
ZONING: R-40

NEW 195' MONOPOLE  
WITH 3' LIGHTING ROD  
(198' TOTAL)

NOW OR FORMERLY  
JULIAN THOMAS  
DB. 6332 PG. 0139  
PIN: 0668439079  
LAND USE: MOBILE HOME  
ZONING: R-30

EXISTING CREEK (FROM WAKE  
COUNTY GIS). CREEK DOES  
NOT SHOW UP ON THE USGS  
MAP FOR THIS AREA. FIELD  
INVESTIGATIONS WERE  
PERFORMED AND NO RUNNING  
OR STANDING WATER WAS  
PRESENT IN THIS AREA OR IN  
THE VICINITY OF THE  
PROPOSED TOWER.

NOW OR FORMERLY  
EDYTHE W. HOLLEMAN  
DB. 2604 PG. 82  
PIN: 0668420610  
64.05± ACRES  
LAND USE: VACANT  
ZONING: R-30

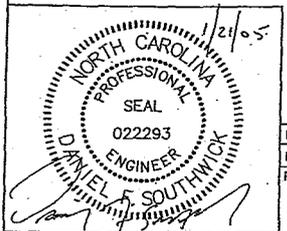
FUQUAY-VARINA JURISDICTION  
ZONED: R-20  
  
WHITEHURST SUBDIVISION  
USE: SINGLE FAMILY HOMES

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ZONED: R-20  
  
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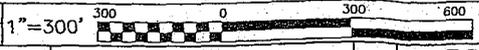
**OVERALL SITE PLAN**  
SCALE: 1"=300'

PARCEL PIN # 0668420610

CONTRACTOR SHALL REFERENCE  
CINGULAR WIRELESS  
STANDARD DETAILS AND  
SPECIFICATIONS FOR WIRELESS  
TELECOMMUNICATION TOWERS.



IN CHARGE OF D.F. SOUTHWICK			
DESIGNED JB	DRAWN KGRL	CHECKED DFS	DATE



PREPARED FOR:  
**cingular**  
7800 Airport Center Drive  
Suite 400  
Greensboro, NC 27409

NO.	DATE	REVISIONS	INT
1	1/21/05	REVISED PER WAKE COUNTY COMMENTS	
0	1/17/05	ISSUED FOR ZONING	

PREPARED BY:  
**PS&W**  
Engineering, PLLC  
2600 Regency Parkway  
Suite 285  
Cary, North Carolina 27511  
Phone (919) 380-0062  
Fax (919) 380-0056

CINGULAR WIRELESS RAW LAND  
MIDDLE CREEK SITE / FUQUAY-VARINA, NC  
**OVERALL SITE PLAN**

SITE NO. 368-133	Z3
DATE JANUARY 17, 2005	
FILE NO. 1000-035	

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**SITE PLAN GENERAL NOTES:**

- THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE EQUIPMENT AND TOWER AREA.
- THE SUBGRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
- GRASSED AREAS DISTURBED BY THE WORK OF THIS CONTRACT SHALL BE GRADED TO UNIFORM SLOPE, FERTILIZED, SEEDED AND COVERED WITH MULCH.
- CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE IN CONFORMANCE WITH THE NORTH CAROLINA GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
- AUTHORIZATION FOR ACCESS TO AND WORK WITHIN PUBLIC ROAD R.O.W. SHALL BE OBTAINED BY THE CONTRACTOR. THE CONTRACTOR SHALL ADHERE TO ALL SPECIAL REQUIREMENTS SPECIFIED IN THE AUTHORIZATION.
- ALL OTHER VEGETATIVE COVER DAMAGED OR REMOVED DURING CONSTRUCTION ACTIVITIES SHALL BE REPLACED IN KIND BY THE CONTRACTOR (UNLESS OTHERWISE NOTED).
- PARKING SPACES ARE NOT REQUIRED FOR THIS DEVELOPMENT.
- EXISTING 12'-WIDE DIRT ACCESS DRIVE SHALL BE REPLACED W/ NEW 20'-WIDE GRAVEL ACCESS DRIVE.
- WATER AND SEWER ARE NOT REQUIRED FOR THIS DEVELOPMENT.
- THIS SITE IS LOCATED WITHIN THE NEUSE RIVER BASIN.
- LOCATIONS OF SOME STRUCTURES WERE NOT SURVEYED AND ARE APPROXIMATE ONLY.

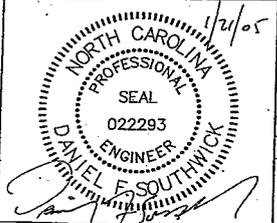
NOW OR FORMERLY  
ROBERT M. SPAINHOUR  
DB: 2328 PG. 0609  
PIN: 0668335425  
LAND USE: SINGLE  
FAMILY HOME  
ZONING: R-40

NOW OR FORMERLY  
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DB: 2294 PG. 83  
PIN: 0668338441  
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DB: 2604 PG. 82  
PIN: 0668420610  
64.05± ACRES  
LAND USE: VACANT  
ZONING: R-30



IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER TO ALTER THIS DOCUMENT, UNLESS EXPLICITLY AGREED TO BY THE ENGINEER. IN WRITING, THE ENGINEER DISCLAIMS ALL LIABILITY ASSOCIATED WITH THE REUSE, ALTERATION OR MISREPRESENTATION OF THIS DOCUMENT'S CONTENTS.

IN CHARGE OF D.F. SOUTHWICK			
DESIGNED BY	DRAWN	KGR/L	CHECKED D.F.S.
PREPARED FOR:			

**cingular**  
7800 Airport Center Drive  
Suite 400  
Greensboro, NC 27409

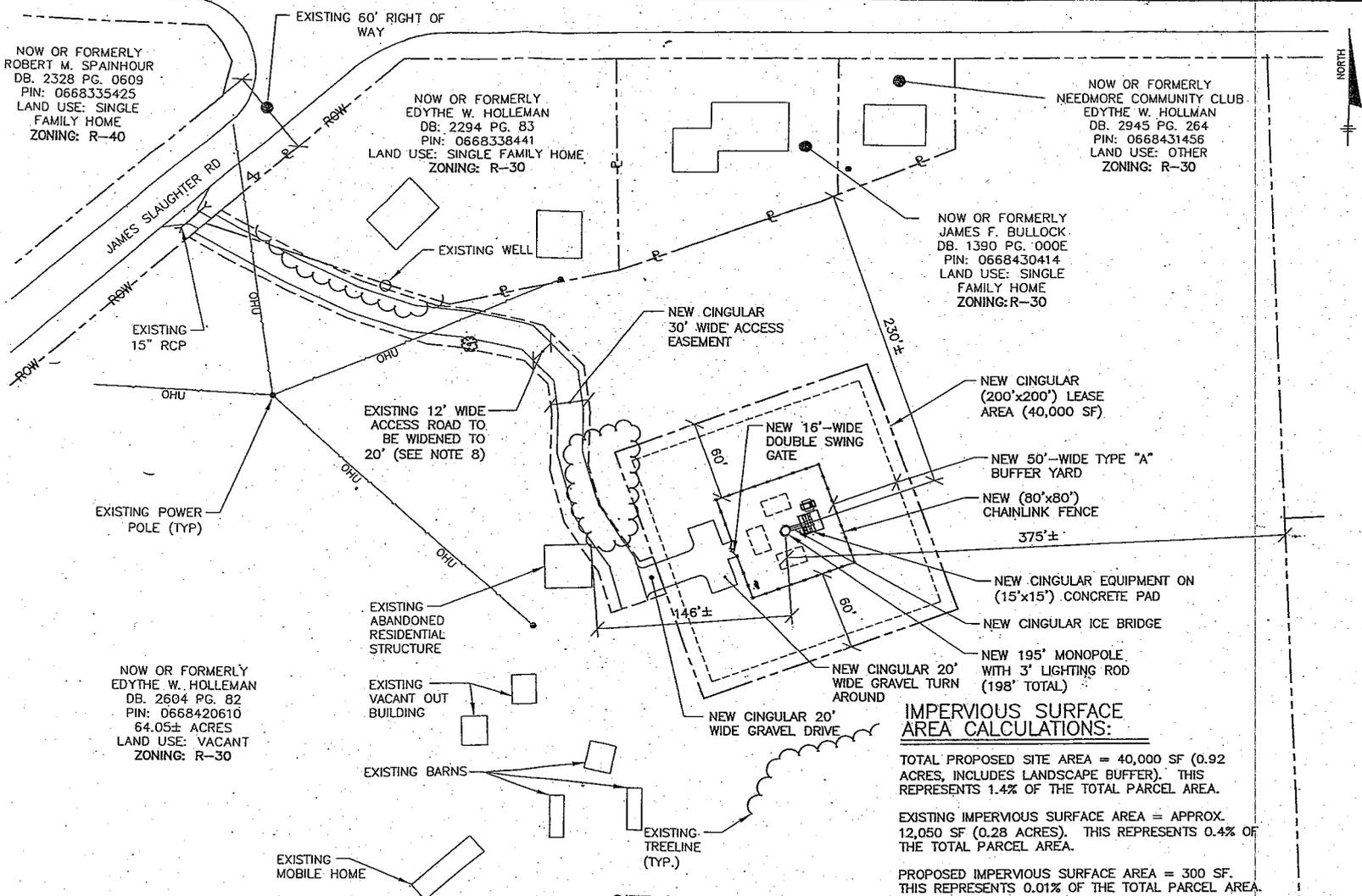
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1	1/21/05	REVISED PER WAKE COUNTY COMMENTS	
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PREPARED BY:  
**PS&W**  
Engineering, PLLC  
2000 Regency Parkway  
Suite 285  
Cary, North Carolina 27511  
Phone 919 380-0062  
Fax 919 380-0036

PARCEL PIN # 0668420610  
CINGULAR WIRELESS RAW LAND  
MIDDLE CREEK SITE / FUQUAY-VARINA, NC  
**SITE PLAN**

CONTRACTOR SHALL REFERENCE CINGULAR WIRELESS STANDARD DETAILS AND SPECIFICATIONS FOR WIRELESS TELECOMMUNICATION TOWERS.

SITE NO. 388-133	Z4
DATE: JANUARY 11, 2005	
FILE NO. 1000-035	



**SITE PLAN**  
SCALE: 1"=80'

**IMPERVIOUS SURFACE AREA CALCULATIONS:**

TOTAL PROPOSED SITE AREA = 40,000 SF (0.92 ACRES, INCLUDES LANDSCAPE BUFFER). THIS REPRESENTS 1.4% OF THE TOTAL PARCEL AREA.  
EXISTING IMPERVIOUS SURFACE AREA = APPROX. 12,050 SF (0.28 ACRES). THIS REPRESENTS 0.4% OF THE TOTAL PARCEL AREA.  
PROPOSED IMPERVIOUS SURFACE AREA = 300 SF. THIS REPRESENTS 0.01% OF THE TOTAL PARCEL AREA.