

SPECIAL USE PERMIT APPLICATION

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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.

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)

Constructing and operating a commercial kennel with the capacity of 30 dogs on a 21 acre parcel zoned R-30 as permitted with conditions in the Wake County Zoning Ordinance section 1-1-37 D-6.

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

If Yes, provide relevant Special Use Permit Number: _____

Property

Parcel Identification Number: 1732982878

Address: 0 Serenity Creek Dr - but owned in conjunction with 1109 Serenity Creek Drive parcel

Location: West side of Serenity Creek Drive, at/between
(north, east, south, west) (street)

Poole Rd and Cul de sac.
(street) (street)

Total site area in square feet and acres: 942,638.4 square feet 21.64 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: Zoning is R-30
9.31 acres of woodland and 12.33 acres in the Wake County Greenway.

List Conditions of any Conditional Use Zoning Districts: _____

There is a Wake County Conservation Greenway Easement that almost mirrors the 100 year flood plain

Present land use(s): Vacant

Land Owner

Land Owner Name: Carole V Wilson (under contract to Paul Howard - deed to transfer June 30, 2006)

Business Operator Name (if different from Land Owner): Paul Howard

Address: 1109 Serenity Creek Dr

City: Raliegh State: NC Zip Code: 27610-1873

E-mail Address: _____ Fax: _____

Telephone Number: (919) 217-4735

Applicant (person to whom all correspondence will be sent)

Name: Paul Howard

Address: 239 Commissioners Rd W

City: London State: ON Zip Code: N6J 1Y2
 E-mail Address: paul.howard@misyshealthcare.com Fax: 519-433-0281
 Telephone Number: 519-318-9789 Relationship to Owner: Land is under contract to convey May 31, to applicant.

Proposal

Max. allowable floor area ratio (see applicable zoning district/use regulation): 0.15

Proposed total floor area: 1895 sf Proposed floor area ratio (floor area/site area): 0.002

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

Proposed impervious surfaces area: 3675 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 0.3 %

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) 130 ft Left (A) 1128 ft Right (A) 50 ft Rear (A) 459 ft

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

Front 100 ft Corner side 100 ft Side 50 ft Rear 100 ft

Proposed yard depths: Front 100 ft Corner side 1128 ft Side 25 ft Rear 650 ft

Max. building height (see applicable district/use regulation): >30 ft

Proposed building height: 22 ft

Min. parking space standard (see Sec. 1-1-28): 1 spaces per 300sqft office and 1000 sqft non office

Min. no. of parking spaces: 4 Proposed no. of parking spaces 6

Number of employees: 2 Hours of operation: 7AM-9PM

Vehicular Access:

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

Access is from Serenity Creek Dr, only one access point. Serenity Creek Dr. is only accessible from Poole Rd.

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
Serenity Creek Dr	30		2	N		1 car per day	10 cars per day

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: None ADT: _____

Type of vehicle: _____ ADT: _____

Utilities and Services:

Water supply provided by: () municipal system : _____
() community system – specify type: _____ (✓) individual well(s)

Est. total water demand: 150 _____ gpd

Wastewater collection/treatment provided by: () municipal system: _____
() community system – specify type: _____
(✓) individual on-site system

Est. total wastewater discharge: 50 _____ gpd

Solid waste collection provided by: By Owner _____

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

Natural gas service provided by: None _____

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

Cable television service provided by: None _____ Underground () yes () no

Fire protection provided by: Wake County Fire District 23, St. Matthews Township _____

Miscellaneous:

Generalized slope of site 3-10% slope west towards the river _____

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: The site is bordered to the west by the Neuse River _____

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 _____

() Non-Urban Area/Water Supply Watershed _____

(✓) Non-Urban Area

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

The Raleigh East/Knightdale Area Land Use Plan designates this land as open space.

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 operation of a kennel on Serenity creek drive is in compliance with land use plans and objectives with a special use permit as stated in Section 1-1-37 D-6 of the Wake County Zoning Ordinance. The land parcel is 21 acres far in excess of the 5 required acres. The site plan incorporates the 100ft setbacks, perimeter fence, natural and unnatural earth berm and vegetation barriers. The transition barrier is to be constructed in accordance with 1-1-29 of the Zoning Ordinance. The lot is entirely wooded and will provide a good natural vegetation barrier. Six parking spaces are planned which exceed the requirements of 1 per 1,000 square feet of non-office floor area plus 1 per 300 square feet of office area for Kennels in Wake County as per section 1-1-28 of the zoning ordinance.

The area is a rural area surrounded by vacant properties and a farm. The kennel requires a septic tank and well system, but requires a very minimal system. The soil scientist has **Other information** (additional relevant information about the site or proposal you wish to note or cite)

Carole V Wilson owns both parcels 1732982878 and 1732984579. There is currently a contract of sale of both of these properties to convey to Paul Howard the applicant of this special use permit. This contract of sale is contingent on obtaining this special user permit to build and operate a kennel on 1732982878. Paul Howard will own and occupy the house on parcel 1732984579 thus the 100ft setback does not apply to that property.

The setbacks to the property are such that existing vegetation provide an opaque screen with the exception of possibly the front of the property in the winter time. A number of evergreen trees will be planted to compliment the 130ft of natural vegetation to provide a type A buffer.

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: Carole V Wilson Date: 3/26/06

Signature: _____ Date: _____

Signature: _____ Date: _____

The undersigned certifies that, to the best of his or her knowledge and belief, all information on is true and accurate.

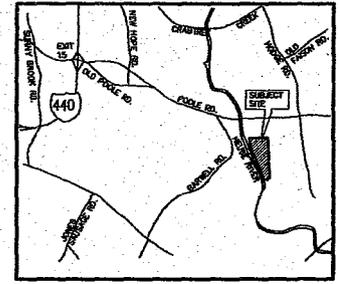
Signature: [Signature] Date: 3/23/2006

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.

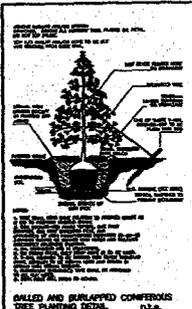
NOTE:
 ALL DIMENSIONS TAKEN FROM PLAN
 PREPARED BY GMB ASSOCIATES, INC.
 PROJECT: WOODS
 DATE: 02/14/06

Line Table

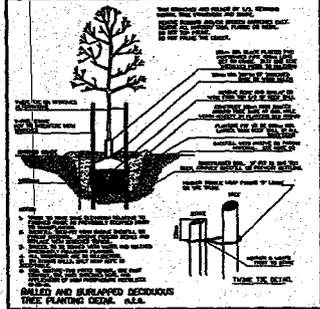
Line	Length	Bearing
L1	804.17	N. 89° 12' 00" W
L2	624.07	S. 01° 54' 58" E
L3	163.18	S. 01° 54' 58" E
L4	323.07	S. 89° 18' 00" E
L5	294.0	N. 02° 02' 04" E
L6	523.37	N. 89° 17' 58" E
L7	261.02	S. 01° 54' 58" E
L8	304.83	S. 01° 54' 58" E
L9	264.79	N. 02° 02' 04" E
L10	701.44	S. 01° 54' 58" E
L11	443.3	N. 79° 28' 53" E
L12	163.17	N. 37° 28' 23" E
L13	43.34	N. 02° 02' 04" E
L14	304.17	S. 20° 30' 31" E
L15	86.17	N. 87° 04' 08" E
L16	292.58	S. 89° 47' 38" E
L17	43.34	N. 79° 28' 53" E
L18	163.17	S. 22° 37' 00" E
L19	237.81	S. 13° 14' 08" E
L20	163.17	S. 14° 47' 25" E
L21	112.54	S. 10° 42' 02" E
L22	44.82	S. 29° 43' 58" E
L23	438.05	S. 18° 42' 20" E
L24	324.79	S. 28° 28' 18" E
L25	163.17	S. 01° 54' 58" E
L26	261.02	S. 02° 28' 28" E
L27	163.31	S. 01° 33' 23" W



Vicinity Map



BALLED AND BRUSHED CONIFEROUS TREE PLANTING DETAIL. A.S.A.



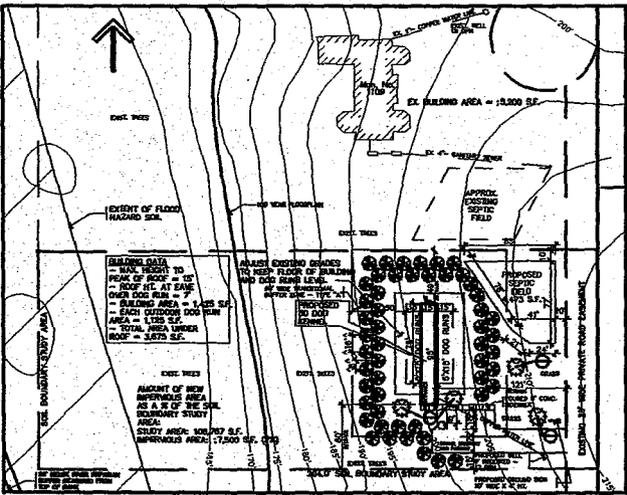
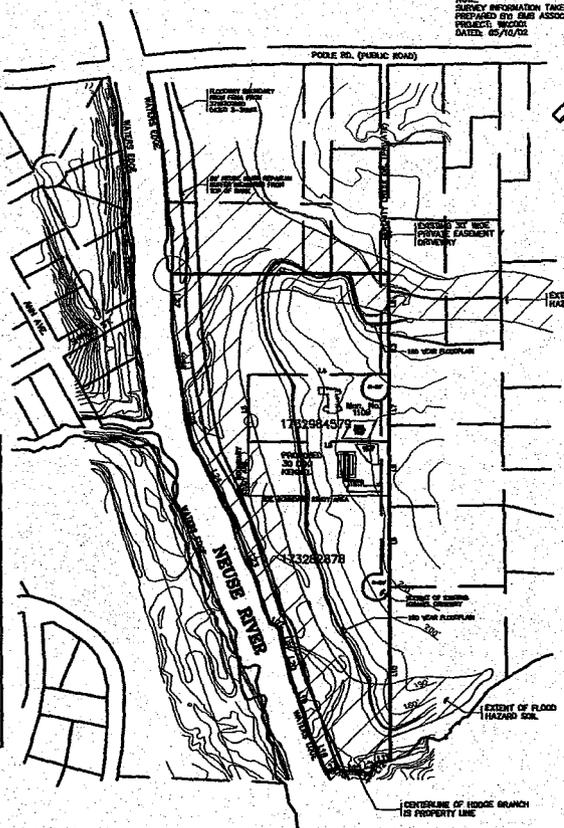
BALLED AND BRUSHED DECIDUOUS TREE PLANTING DETAIL. A.S.A.

Plant List

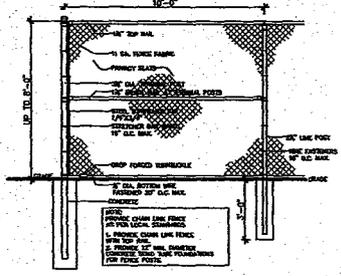
NO.	COMMON NAME	HT. (FT.)	DBH. (IN.)	REMARKS
A	RED MAPLE	8-12	4	WIRE BASKET
B	AMERICAN ARBORVITAE	10-15	2	8 FT. S.D. W/ SHAGBARK ROOTS

AMERICAN ARBORVITAE IS AN EVERGREEN TREE SUITABLE FOR GOOD GROWTH IN CLIMATE ZONES 3-9 (SUBJECT SITE IS IN ZONE 7). MAX. HEIGHT IS 25-40' AND MAX. SPREAD IS 10-15'.

- GENERAL NOTES:**
1. SEE PLANTING DETAILS FOR PLANTING SPECIFICATIONS.
 2. COORDINATE TO CORRECT LAYOUT OF PLANT MATERIAL WITH OTHER ITEMS.
 3. CO-ORDINATE WITH EXISTING UTILITIES AND STRUCTURES.
 4. COORDINATE WITH ANY EXISTING UTILITIES OR STRUCTURES TO THE SUBJECT OF THE APPLICABLE AGENCY.
 5. PLANT MATERIAL TO BE DELIVERED FOR 1 YEAR FROM DATE OF PERMIT.
 6. ALL PLANTING SHALL BE DONE BY THE CONTRACTOR.
 7. PLANTING SHALL BE DONE IN ACCORDANCE WITH APPROVAL OF OWNER.
 8. ALL PLANTING SHALL BE DONE BY THE CONTRACTOR.
 9. ALL PLANTING SHALL BE DONE BY THE CONTRACTOR.



Enlarged Site Plan
 1" = 50'-0"



Chain-Link Fence Detail
 N.T.S.

Preliminary Special Use Permit Site Plan

1" = 200' 0"

LAND OWNER:
 PARCEL 1732982878
 OWNER: WELLS, CHARLES W.
 ADDRESS: 1100 SEVENTH CREEK DR.
 WAKE COUNTY, NC 27709-1873
 COUNTY ZONING: R-30 - VACANT
 AREA: 25.84 Acres
 PARCEL 1732984579
 ADDRESS: 1100 SEVENTH CREEK DR.
 WAKE COUNTY, NC 27709-1873
 COUNTY ZONING: R-30 - SINGLE FAMILY DWELLING
 AREA: 2.12 Acres

Date: _____ Hour: _____ by: _____

SITE PLAN APPROVAL

STANFORD OPERATING & SERVICE CO.
 65 BERRY CREEK DR. - LENOIR - WAKE CO. NC 27535
 TEL: (919) 629-3900 FAX: (919) 629-3905

PROPOSED DOG KENNELS
 ST. MATTHEWS TOWNSHIP
 WAKE COUNTY NORTH CAROLINA

PRELIMINARY SPECIAL USE PERMIT SITE PLAN

DATE: MAR. 27 / 06 DRAFTER: Marcel Stanford

SCALE: 1" = 200'-0" / HOWARD/STIEZ

SP:1