



SPECIAL USE PERMIT APPLICATION

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Rec'd. Date	
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.

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)

Neighborhood convenience-oriented retail, Wake County UDO, Section 4-3

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

If Yes, provide relevant Special Use Permit Number: _____

Property

Parcel Identification Number: 0799289439, 0799288881

Address: 11000 Norwood Rd

Location: XXXXX northeast corner of XXXXXX, XXXXXX
(north, east, south, west) (street)

Creedmoor Road (S.R. 50) and Norwood Road
(street) (street)

Total site area in square feet and acres: 226,948.5 square feet 5.21 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-40W

Falls Lake Watershed

List Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): Food Mart/Gas Station

Land Owner Please see attached additional property owner information.

Land Owner Name: COC Properties Inc. Hicks, William E. (P.I.N.0799289439)

Business Operator Name (if different from Land Owner): COC Properties Inc.

Address: P. O. Box 4978

City: Cary State: NC Zip Code: 27519-4978

E-mail Address: bhicks@incprop.com Fax: _____

Telephone Number: 919-782-4798

Applicant (person to whom all correspondence will be sent)

Name: Marlane Klintworth

Address: 11509 John Allen Road

City: Raleigh State: NC Zip Code: 27614

E-mail Address: MarlaneK@aol.com Fax: _____

Telephone Number: 919-868-4472 Relationship to Owner: Authorized Agent

Proposal

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

Proposed total floor area: 11,800 sf Proposed floor area ratio (floor area/site area): 0.22

Max. allowable impervious surface coverage (see applicable zoning district/use regulation): 24 %

Proposed impervious surfaces area: 52,652 s.f. sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 23.2 %

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

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

Proposed transitional bufferyard types and depths (see Sec. 1-1-29):
Front (C) 10 ft Left (C) 10 ft Right (C) 50 ft Rear (C) 25'-50' w/double screening in reduced areas

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

Front 30 ft Corner side 30 ft Side 15 ft Rear 30 ft

Proposed yard depths: Front 30 ft Corner side 30 ft Side 50 ft Rear 25-50' ft

Max. building height (see applicable district/use regulation): 35 ft

Proposed building height: 20 ft

Min. parking space standard (see Sec. 1-1-28): 5 spaces per MSF Sales + 1.25 spaces/MSF storage

Min. no. of parking spaces: 50 Proposed no. of parking spaces 64

Number of employees: 6 Hours of operation: Retail Area = M-Sat 8am-10pm, Sun 8am-10pm
RX=M-F, 8am-10pm, Sat 8am-6pm, Sun 10am-6pm

Vehicular Access:

Names of access street(s) and number of access points along each: Creedmoor Road - one
Needmoor Road - one

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
Creedmoor Road	60	44	3	Y			
Needmoor Road	60	28	2	Y			

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: _____ ADT: _____

Type of vehicle: _____ ADT: _____

Utilities and Services:

Water supply provided by: (X) municipal system : Aqua America/Heater Utilities

() community system – specify type: _____ () individual well(s)

Est. total water demand: 500 gpd

Wastewater collection/treatment provided by: () municipal system: _____

() community system – specify type: _____

(x) individual on-site system

Est. total wastewater discharge: 500 gpd

Solid waste collection provided by: septic

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

Natural gas service provided by: PSNC Energy

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

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

Fire protection provided by: Fire Truck tankers, Bayleaf Volunteer Fire Dept. located across the street.

Miscellaneous:

Generalized slope of site 1%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: stream on northern part of adjoining site

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: n/a

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 _____

(x) Non-Urban Area/Water Supply Watershed Wake County, Falls Lake 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?)

The proposed preliminary design is consistent with Land Use Plan objectives as a

retail use is allowed in the R-40W District with a Special User Permit. The proposal is consistent with the standards set forth in the Wake County Zoning Ordinance and in the Wake County Unified Development Ordinance. All impervious area limits are met in the proposed design as well as buffer/screen requirements. Parking ratios and landscape requirements are also met. Adequate detention will be provided to satisfy the pre-post flow matching requirement.

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: _____ Date: _____

Signature: William C. [Signature] Date: 6/7/06

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.

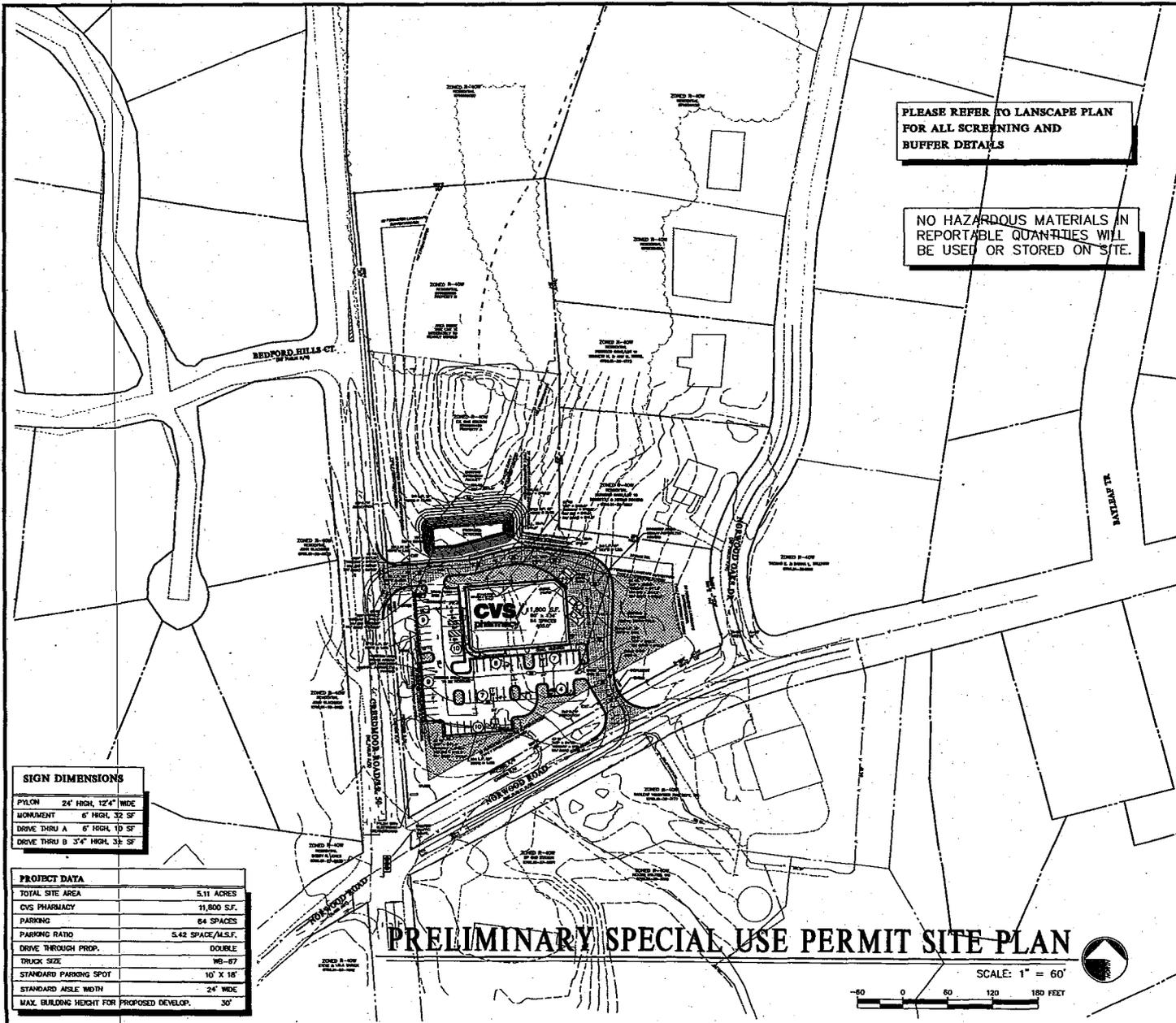
Signature: [Signature] Date: 6/7/06

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.

ROBERTSON LOIA ROOF
ARCHITECTS & ENGINEERS

ADDITIONAL PROPERTY OWNER INFORMATION

PIN: 0799288881
LAND OWNER: Gypsy W. Roland
OWNER ADDRESS: P.O. Box 551 Garner, NC 27529-0551
TELEPHONE: 919-772-7574



PLEASE REFER TO LANDSCAPE PLAN FOR ALL SCREENING AND BUFFER DETAILS

NO HAZARDOUS MATERIALS IN REPORTABLE QUANTITIES WILL BE USED OR STORED ON SITE.



VICINITY MAP
SCALE: NONE

PROPERTY A OWNER INFORMATION
 PIN: 0799228439
 OWNER: COO PROPERTIES, INC.
 ET ALMOXES, WILLIAM E.
 ADDRESS: PO BOX 4978
 CARY, NC 27519-4978
 TYPE USE: FOOD MART
 ZONING: R-40W

PROPERTY B OWNER INFORMATION
 PIN: 0799228891
 OWNER: ROWLAND, GYPSY W.
 ADDRESS: PO BOX 551
 GARNER, NC 27529-0551
 TYPE USE: VACANT
 ZONING: R-40W

SITE RISK ASSESSMENT

THE PROPOSED DEVELOPMENT IS A STAND ALONE CVS PHARMACY WITH A FOOTPRINT OF 11,800 S.F. AND 70 PARKING SPACES WITH ASSOCIATED DRIVES TO BE LOCATED ON A 5.11 ACRE PROPERTY.

THE PROPERTY IS CURRENTLY ZONED RESIDENTIAL (R-40W). A SPECIAL USE PERMIT WILL NEED TO BE OBTAINED IN ORDER TO ALLOW RETAIL USE IN THIS DISTRICT.

THE SITE IS LOCATED IN THE FALLS LAKE WATERSHED DISTRICT. IMPERVIOUS SURFACE COVERAGE IS LIMITED TO 24% OF THE ENTIRE SITE IN THE WATERSHED DISTRICT. THIS SITE PLAN ILLUSTRATES AN IMPERVIOUS SURFACE COVERAGE OF 23.2% (61,641.5 S.F.).

NO HAZARDOUS MATERIALS IN REPORTABLE QUANTITIES WILL BE USED OR STORED ON SITE.

SEWER IS NOT AVAILABLE AT THE SITE. IT IS ANTICIPATED THAT THE EXISTING SEPTIC DRAINAGE FIELD WILL SERVE THE PROPOSED SITE. HEATER UTILITIES/ANNA AMERICA CURRENTLY SERVES THE EXISTING SITE WITH WATER. IT HAS BEEN CONFIRMED THAT THEY WILL SERVE THE PROPOSED DEVELOPMENT.

THE AREA LABELED ON THIS PLAN AS "25' REDUCED PERIMETER LANDSCAPE BUFFER/BSL" WILL REQUIRE TWICE THE NUMBER OF PLANTS LISTED AS TYPE C SCREENINGS IN THE WAKE COUNTY UDD.

THE DUMPSTER/COMPACTOR AREA WILL REQUIRE SCREENING WITH A 6' HIGH MASONRY WALL.

PLAN ANTICIPATIONS AND APPROXIMATIONS

THIS SITE PLAN WAS PREPARED WITHOUT THE USE OF A FIELD SURVEY. ALL ON-SITE AND OFF-SITE EXISTING CONDITIONS HAVE BEEN APPROXIMATED AND SHOULD BE FIELD VERIFIED PRIOR TO FINAL PLAN PREPARATION AND CONSTRUCTION.

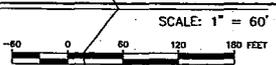
SIGN DIMENSIONS

PYLON	24" HIGH, 12'4" WIDE
MONUMENT	6" HIGH, 32" SF
DRIVE THRU A	6" HIGH, 10" SF
DRIVE THRU B	3'4" HIGH, 3' SF

PROJECT DATA

TOTAL SITE AREA	5.11 ACRES
CVS PHARMACY	11,800 S.F.
PARKING	64 SPACES
PARKING RATIO	5.42 SPACE/A.S.F.
DRIVE THROUGH PROP.	DOUBLE
TRUCK SIZE	WB-87
STANDARD PARKING SPOT	10' X 18'
STANDARD ASLE WIDTH	24' WIDE
MAX. BUILDING HEIGHT FOR PROPOSED DEVELOP.	30'

PRELIMINARY SPECIAL USE PERMIT SITE PLAN



ROBERTSON LOIA ROOF ARCHITECTS & ENGINEERS
 3480 Preston Ridge Road · Suite 275 · Alpharetta, Georgia 30005
 770-574-2000 · Fax 678-318-0745

CONSULTANT:

SEAL:



NORWOOD CVS
 STORE NUMBER: 0000
 CREEDMORE RD
 WAKE COUNTY, NC

DEVELOPER:

REDD REALTY SERVICES
 1284 OLD HILLSBORO RD
 FARMINGDALE, TN 37068
 TEL (615) 591-5525
 FAX (615) 591-5888

REVISIONS:
 SUP COMMENTS 07-17-06

LAYOUT COORD: 0000

PLANNING MGR: 0000

DRAWING BY: HOC

DATE: 06-01-06

JOB NUMBER: 0000

RLR PROJECT # 06-151

TITLE: PREL. SUP SITE PLAN

SHEET NUMBER:
SK-1

COMMENTS:
 NOT RELEASED FOR CONSTRUCTION