



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.

File #
Fee
Amt Paid
Check #
Rec'd Date
Rec'd By

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)

SPECIALITY SCHOOL (SYLVAN ETC...) SECTION 1-1-41

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

If Yes, provide relevant Special Use Permit Number: _____

Property

Parcel Identification Number: ① 0697-01-6036 ② 0697-01-9297

Address: ① NO ADDRESS AVAILABLE ② 2809 NC HWY 42 WILLOW SPRING NC 27592

Location: NORTH side of NC HWY 42, at/between
(north, east, south, west) (street)
_____ and EAST OF OLD STAGE
(street) (street)

Total site area in square feet and acres: 65336 square feet 1.500 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: HIGHWAY DISTRICT
NEIGHBORHOOD BUSINESS OVERLAY - 100% IN BOTH

List Conditions of any Conditional Use Zoning Districts: NONE

Present land use(s): VACANT

Land Owner

Land Owner Name: JUDITH S. + TIMOTHY H. DICKENS

Business Operator Name (if different from Land Owner): _____

Address: 1111 FAIRWAY VILLAS DRIVE

City: WAKE FOREST State: NC Zip Code: 25787

E-mail Address: DICKENSJS CADL.COM Fax: _____

Telephone Number: _____

Applicant (person to whom all correspondence will be sent)

Name: KURT REGENSBURGER

Address: 2474-340 WALNUT STREET

City: CARY State: NC Zip Code: 27511
 E-mail Address: KURTREGENSBURGER@AOL.COM Fax: 919-851-6731
 Telephone Number: 919-280-2296 Relationship to Owner: SELF

Proposal

Max. allowable floor area ratio (see applicable zoning district/use regulation): 30%
 Proposed total floor area: 3000 600^{sf} Proposed floor area ratio (floor area/site area): 6.887%

Max. allowable impervious surface coverage (see applicable zoning district/use regulation) : %
 Proposed impervious surfaces area: 9107 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 20.907 %

Required transitional bufferyard types and depths (see Article 16):

Front (F) 10 ft Left (B) 60 ft Right (B) 60 ft Rear (B) 60 ft
 Proposed transitional bufferyard types and depths (see Article 16):
 Front () ft Left () ft Right () ft Rear () ft

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

Front 50 ft Corner side 50 ft Side 50 ft Rear 50 ft
 Proposed yard depths: Front 50 ft Corner side 50 ft Side 50 ft Rear 50 ft

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

Proposed building height: 1 STORY ft

Min. parking space standard (see Article 15): spaces per

Min. no. of parking spaces: 10 Proposed no. of parking spaces 1830

Number of employees: 10 Hours of operation: 930 AM - 7 PM M-F

Vehicular Access:

Names of access street(s) and number of access points along each: 1 1

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
NC HWY 42	100	22	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: () municipal system : _____

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

Est. total water demand: ~~300~~ 100 gpd

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

() community system – specify type: _____

(X) individual on-site system

Est. total wastewater discharge: 300 gpd

Solid waste collection provided by: INDIVIDUAL ON-SITE SEPTIC

Electrical service provided by: PROGRESS ENERGY Underground () yes () no

Natural gas service provided by: N/A

Telephone service provided by: BELL SOUTH Underground () yes () no

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

Fire protection provided by: WAKE COUNTY

Miscellaneous:

Generalized slope of site GRADUAL SLOPE TOWARDS RIGHT AND REAR

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

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):

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 CONSISTANT WITH LAND USE PLAN OBJECTIVES
CALLING FOR COMMERCIAL IN THE NEIGHBORHOOD NODE AND A
SCHOOL IS AN ALLOWED USE WITH A SPECIAL USE PERMIT

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: M.M. (AGENT) Date: 4-24-07

Signature: [Signature] Date: 4-24-2007

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.M. (AGENT) Date: 4-24-07

Notes: All documents and maps submitted as required become the property of Wake County.
The Wake County Unified Development Ordinance is on the web at www.wakegov.com.

