



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)

This application is for a pharmacy on a parcel that is designated as a Neighborhood Activity Center Parcel Based on the East Raleigh-Knightdale Area Land Use Plan. The parcel is also zoned HD. A Special Use Permit is required by the Neighborhood Activity Center as well as a nonresidential use in the HD zoning district.

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

If Yes, provide relevant Special Use Permit Number: A-042953 BA1036

Property

Parcel Identification Number: ¹⁷⁴1748-51-8512

Address: 2824 Forestville Road, Wake Forest, NC

Location: north west side of Louisburg Road and Forestville Road, at/between
(north, east, south, west) (street)

Darton Way and Hartham Park Avenue
(street) (street)

Total site area in square feet and acres: 174,240 square feet 4 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: Zoning District: HD Highway
District. Overlay: Neighborhood Activity Center

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

Present land use(s): Moose Lodge, Fraternal House

How is this proposed use a public necessity?

What is impact on surrounding neighborhood and adjacent properties?

Land Owner

Land Owner Name: Raleigh Lodge #1318 Loyal Order

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

Address: PO Box 100

City: Rolesville State: NC Zip Code: 27571-0100

E-mail Address: _____ Fax: _____

Telephone Number: _____

Applicant (person to whom all correspondence will be sent)

Name: Russ Mann, Withers & Ravenel

Address: 111 MacKenan Drive

City: Cary State: NC Zip Code: 27511

E-mail Address: rmann@withersravenel.com Fax: 919-467-6008

Telephone Number: 919-238-0335 Relationship to Owner: N/A

Proposal

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

Proposed total floor area: 14,800 SF sf Proposed floor area ratio (floor area/site area): 0.09

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

Proposed impervious surfaces area: ± 68,000 SF sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): ± 42 % %

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

Front (F) 10 ft Left (C) 40 ft Right (F) 10 ft Rear (B) 60 ft

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

Front (F) 10 ft Left (C) 40 ft Right (F) 10 ft Rear (C) 30 ft

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

Front 50 ft Corner side 50 ft Side 50 ft Rear 40 ft

Proposed yard depths: Front 30 ft Corner side 30 ft Side 20 ft Rear 30 ft

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

Proposed building height: No more than 35' ft

Min. parking space standard (see Article 15): 1 spaces per 300 SF (floor sales area), 1/800 SF Storage area

Min. no. of parking spaces: 50 Proposed no. of parking spaces 69

Number of employees: 15-18 Hours of operation: 8:00AM-10:00PM

Vehicular Access:

Names of access street(s) and number of access points along each: 1 - Full movement along Forestville Road. 1 - Right in/Right out along Louisburg 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 ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
Louisburg Road	± 190'		2	Y			
Forestville Road	± 60'		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: 55' Delivery Truck ADT: Once Per Week

Type of vehicle: Smaller Box Truck ADT: Once Per Week

Utilities and Services:

Water supply provided by: () municipal system : _____

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

Est. total water demand: 800-900 gpd

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

() community system – specify type: _____

(x) individual on-site system

Est. total wastewater discharge: 800-900 gpd

Solid waste collection provided by: Private Contract

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

Natural gas service provided by: PSNC (If Required)

Telephone service provided by: Dependent upon end use preference Underground (x) yes () no

Cable television service provided by: Dependent upon end use preference Underground (x) yes () no

Fire protection provided by: Wake County

Miscellaneous:

Generalized slope of site 3% from corner of Louisburg and Forestville through the site

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

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: Property adjoining to the north is a Local Interest Historical Site bases upon the East Raleigh-Knightdale area land use plan

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 City of Raleigh

() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area

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

East Raleigh-Knighdale area land use plan

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 site is currently zoned HD and lies within the neighborhood activity center based at the intersection of Forestville Road and Louisburg Road. The proposed use is allowed per the Land Use Plan as a special use.

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

The activity center is parcel based and includes only the subject parcel on this quadrant of the the intersection. Approximately 16,700 square feet of right of way is being dedicated for improvements by the North Carolina Department of Transportation. Bufferyard and setback reductions are being requested with this application. It is the applicants' understanding that Wake County is in the process of replacing all HD zonings with RHC. The proposed reduced setbacks are consistent with those required for RHC zoning.

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: Raleigh Lodge 1318 Loyal order of Moose Date: _____

Signature: By: Joint Mngmt OFFICER/Barrie Breck Date: _____

Signature: President + Authorized Agent
Beie a. R. Date: 11-26-07

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: 11/27/07

Project Tracking Form
Board of Adjustment
Special Use Permit/Variance/Appeal

Project Name & Request: Request for Special Use Approval of a proposed Pharmacy at 2824 Forestville Road

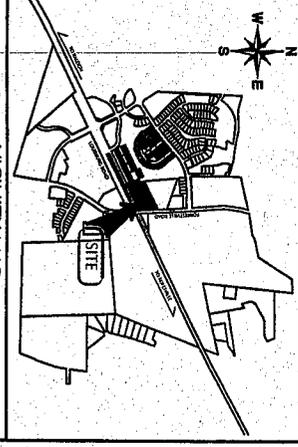
Initial Submittal Date: 11/27/07

DRS Meeting Date: 01/10/08

DRS Comments Finalized & Distributed: 01/25/08

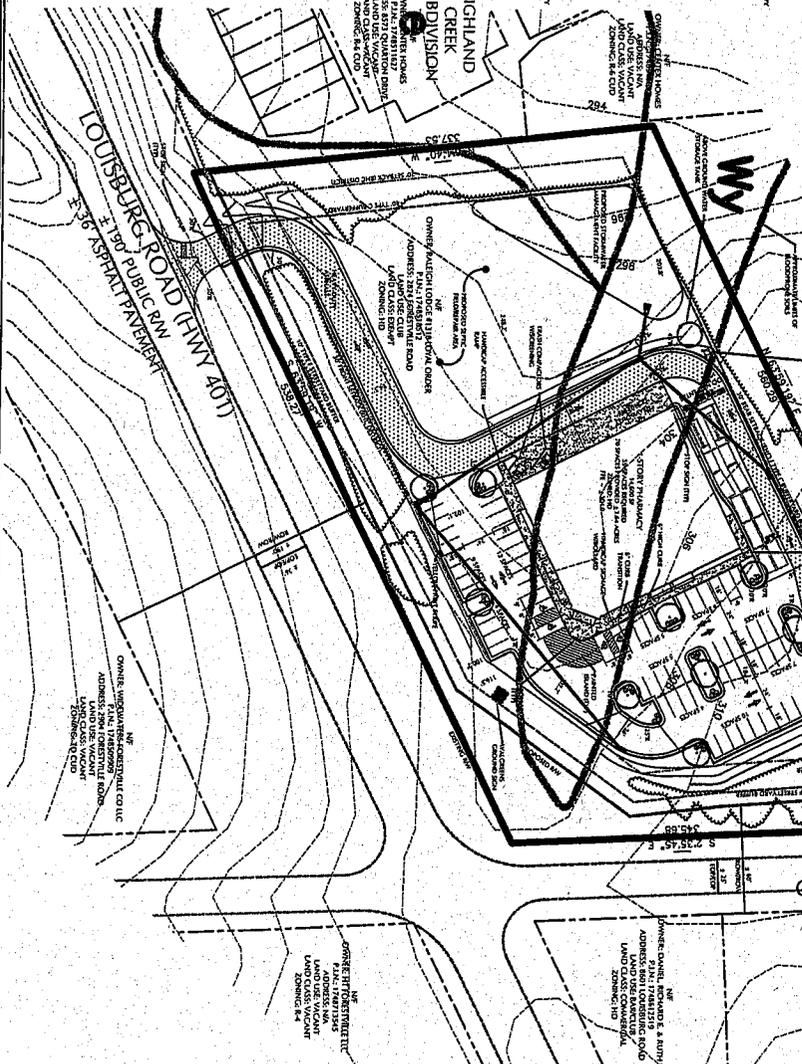
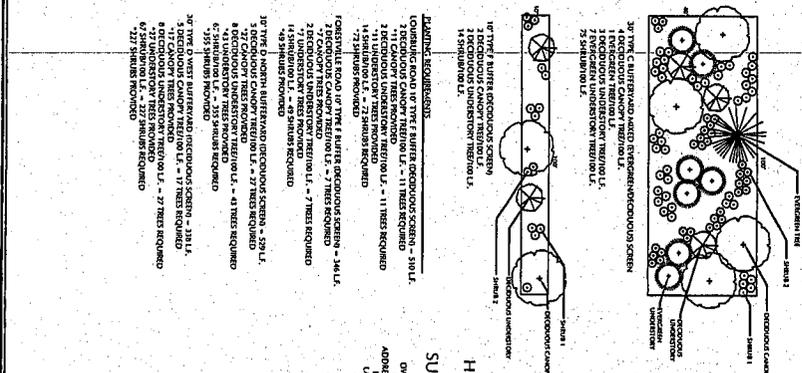
Revised Application Submittal Date: 02/01/08

Board of Adjustment Meeting Date(s): 04/08/08



PLAN SCHEDULE

NO.	DESCRIPTION	DATE	BY	CHKD.
1	PRELIMINARY SPECIAL USE PERMIT	11/22/07	W/R	W/R
2	DRUG STORE	11/22/07	W/R	W/R



- PLANT SCHEDULE**
1. 1" TREE CANTERBURY BELL
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 27. 1" TREE CANTERBURY BELL

- GENERAL NOTES**
1. TOPOGRAPHICAL INFORMATION TAKEN FROM WALK COUNTY GIS WITH 7' CONTOUR INTERVAL.
 2. CONTOUR INTERVAL: 10 FEET.
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE WALK COUNTY ORDINANCES AND REGULATIONS.
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 5. 50% SHADY TREE CANOPY SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
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LEGEND

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REQUIRED NOTING

1. FINAL ZONING AND THE APPROPRIATE PERMITTING SHALL BE REQUIRED TO VERIFY THAT THE PROJECT IS IN ACCORDANCE WITH ALL APPLICABLE WALK COUNTY ORDINANCES AND REGULATIONS.
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REVISIONS

No.	Revision	Date	By
1	ISSUED FOR PERMIT	11/22/07	W/R
2	DRUG STORE	11/22/07	W/R

DRUG STORE

PRELIMINARY SPECIAL USE PERMIT

SITE PLAN

WITHERS & RAVENEL
 ENGINEERS | PLANNERS | SURVEYORS

1111 Highway 200, Suite 200, Raleigh, NC 27601 | Phone: 919.876.7600 | Fax: 919.876.7601