



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

Wake County
MAR 18 2008
Planning Department
Zoning & Subdivision

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)

Bed and breakfast homestay (Sec. 4-65)

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

If Yes, provide relevant Special Use Permit Number: _____

Property

Parcel Identification Number: 0723498729

Address: 8212 Ridgeback Road, Apex NC 27502

Location: North side of Ridgeback Road, at/between
(north, east, south, west) (street)

_____ and _____
(street) (street)

Total site area in square feet and acres: 311,020 square feet 7.14 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: _____

List Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): Residential

How is this proposed use a public necessity?

What is impact on surrounding neighborhood and adjacent properties? None. Other properties in the area offer horse lessons, cattle grazing, and public strawberry picking. Additionally, White Oak Baptist Church is expanding. All induce much more traffic than this proposed use would.

Land Owner
Land Owner Name: Russell Reeve

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

Address: 8212 Ridgeback Road

City: Apex State: NC Zip Code: 27502

E-mail Address: pharmassay@yahoo.com Fax: _____

Telephone Number: 919-602-5997

Applicant (person to whom all correspondence will be sent)

Name: Russell Reeve
Address: 8212 Ridgeback Road
City: Apex State: NC Zip Code: 27502
E-mail Address: pharmassay@yahoo.com Fax: _____
Telephone Number: 919-602-5997 Relationship to Owner: Same

Proposal

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

Proposed total floor area: 2300 sf Proposed floor area ratio (floor area/site area): 0.83%

Max. allowable impervious surface coverage (see applicable zoning district/use regulation): 12 %

Proposed impervious surfaces area: House and barn (existing) 5332.571 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 1.92 %

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

Front () 30 ft Left () 30 ft Right () 15 ft Rear () 30 ft

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

Front () 7200 ft Left () 7100 ft Right () 79 ft Rear () 81 ft

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

Front _____ ft Corner side _____ ft Side _____ ft Rear _____ ft

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

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

Proposed building height: 30 19 ft

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

Min. no. of parking spaces: 2 Proposed no. of parking spaces 4

Number of employees: 0 Hours of operation: Guests will stay overnight,

Vehicular Access: but not allowing guests to arrive after 10pm.

Names of access street(s) and number of access points along each: Access from Ridgeback Rd

Rolling Knoll Rd is on side of property.

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
Ridgeback Road	60	0	1	N			
Rolling Knoll Road	60	0	1	N			

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: _____ gpd

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

() community system – specify type: _____

(✓) individual on-site system

Est. total wastewater discharge: < 360 gpd

Solid waste collection provided by: Private garbage company

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

Natural gas service provided by: n/a

Telephone service provided by: AT&T Underground () yes (✓) no

Cable television service provided by: n/a Underground () yes () no

Fire protection provided by: Morrisville Fire Dept.

Miscellaneous:

Generalized slope of site 1%± slope

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

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 Cary

() 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?)

Per VDO, Article 4-65 bed and breakfast home stays are permitted as an accessory use to a residential building. No external changes to the property are proposed, except for a sign consistent with the VDO. Additionally, guests will be limited to 7 consecutive days, and no cooking facilities will be provided to guests in the guest rooms.

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

Use as b&b homestay would have negligible effect on other properties. Traffic from neighboring use are much larger: Church, cattle ranch, farming with public picking vegetables, and horse lessons. Noises at night will be limited by restricting check-in and check-out times to residential times. Expected occupancy estimated to be about 25%. Additionally, house is shielded from other houses by distance and existing trees. No physical changes to the property are proposed.

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: Munell Reeve Date: 3/17/08

Signature: Vanita Reeve Date: 3/17/08

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: _____ Date: _____

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

Project Name & Request Request for Special Use Approval of a proposed Bed and Breakfast Homestay (Article 4-65, Wake County Unified Development Ordinance)

Initial Submittal Date: 03/25/08

DRS Meeting Date: 05/08/08

DRS Comments Finalized & Distributed: 05/23/08

Revised Application Submittal Date: 06/06/08

Board of Adjustment Meeting Date(s): 08/12/08
