

SPECIAL USE PERMIT APPLICATION

File # 2110-09
Fee
Amt Paid
Check #
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 Mail, 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)

SPECIAL EVENTS - 4-11

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

If Yes, provide relevant Special Use Permit Number: N/A

Property

Parcel Identification Number: 1607.03-32-7469 / 1607-32-8544
⁴⁴⁹⁹ ⁰³

Address: 6741 / 6749 ROCK SERVICE STATION ROAD

Location: EAST side of ROCK SERVICE STATION ROAD, at/between
(north, east, south, west) (street)
OLD STAGE ROAD and NC HWY 42
(street) (street)

Total site area in square feet and acres: 77,972.4 square feet 1.79 COMBINED acres

Zoning District(s) and Overlay Districts (if any) and land area within each: N/A

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

Present land use(s): R-30

How is this proposed use a public necessity?

What is impact on surrounding neighborhood and adjacent properties?

Land Owner

Land Owner Name: CONNIE LYNN & DIANE WARD BLALOCK

Business Operator Name (if different from Land Owner): THE BLALOCK HOUSE

Address: 6741 ROCK SERVICE STATION ROAD

City: RALEIGH State: NC Zip Code: 27603

E-mail Address: dianeblalock@aol.com Fax: 919-557-3018

Telephone Number: 919-819-2998 / 919-630-3904

Applicant (person to whom all correspondence will be sent)

Name: CONNIE LYNN & DIANE WARD BLALOCK
 Address: 6741 ROCK SERVICE STATION ROAD
 City: RALEIGH State: NC Zip Code: 27603
 E-mail Address: dianeblalock@aol.com Fax: 919-557-3018
 Telephone Number: 919-819-2998 Relationship to Owner: OWNER

Proposal

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

Proposed total floor area: 1200 sf Proposed floor area ratio (floor area/site area): .03 or 3%

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

Proposed impervious surfaces area: 1A 9010 sq' 1B 3843 sq' sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 1A 22% 1B 11 %

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

Front () N/A ft Left (40) ft Right (40) ft Rear (40) ft

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

Front () N/A ft Left (40) ft Right (40) ft Rear (40) ft

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

Front 112 ft Corner side 112 ft Side 112 ft Rear 112 ft

Proposed yard depths: Front 112 ft Corner side 112 ft Side 112 ft Rear 112 ft

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

Proposed building height: 15 ft

Min. parking space standard (see Article 15): 1 spaces per 500 sq ft

Min. no. of parking spaces: 70 Proposed no. of parking spaces 48

Number of employees: 0 Hours of operation: DAILY / WK. ENDS

Vehicular Access:

Names of access street(s) and number of access points along each: ROCK SERVICE STATION Rd. 2 ACCESS PTS.

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
ROCK SERVICE STATION Rd	50'	20'	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: NONE ADT: _____

Type of vehicle: N/A ADT: _____

Utilities and Services:

Water supply provided by: () municipal system: WELL

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

Est. total water demand: N/A gpd

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

() community system – specify type: PORTO-POTTIES

() individual on-site system

Est. total wastewater discharge: N/A gpd

Solid waste collection provided by: N/A

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

Natural gas service provided by: PROPANE

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

Cable television service provided by: DIRECT Underground () yes () no

Fire protection provided by: GARNER FIRE DEPT

Miscellaneous:

Generalized slope of site FRONT (FLAT) GENTLE SLOPE TWD. MIDDLE

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: 6741 HOUSE IS ON WAKE Co. REGISTRY OF HISTORIC PLACES

Land Use Plan Classifications

General Classification (note associated municipality and/or watershed):

() Short-Range Urban Services Area/Water Supply Watershed N/A

() Short-Range Urban Services Area N/A

() Long-Range Urban Services Area/Water Supply Watershed N/A

() Long-Range Urban Services Area N/A

() Non-Urban Area/Water Supply Watershed N/A

() Non-Urban Area

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

N/A

Town of Garner Long Range Urban Services Area

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?)

USE IS LOW INTENSITY OUTDOOR RECREATION

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: C. Lynn Blalock Date: 4-1-09

Signature: Diane Ward Blalock Date: 4-1-09

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: C. Lynn Blalock Date: 4-1-09

Wake County Planning Department/Current Planning Section
PO BOX 550
Raleigh, NC 27602-0550

**SPECIAL USE PERMIT
STATEMENT OF JUSTIFICATION**

The Blalock House (A Wedding Place) and The Chapel

(1) The proposed development will not endanger the public health or safety.

Considerations:

* Traffic condition in the vicinity- The Wedding Place and the chapel are on private property away from subdivision traffic. There are two private entrance/exits onto Rock Service Station Road. There are clear sight lines at both entrances onto Rock Service Station Rd in excess of 300 ft in either direction. Most events will be held on the weekends away from weekday traffic.

* Provision services and utilities, including sewer, water, electrical garbage collection and fire protection is private and the use change will not effect any of the above.

* Soil erosion and sedimentation- there are heavily seeded and manicured lawns at both facilities and will remain the same.

* Protection of public, community, or private supplies, including possible adverse effects on surface waters or grounds. As state above, we have a private well and there is adequate area for drainage already approved by Wake County. The Wedding House and the chapel will be used less than it is now as a residence.

(2) The proposed development will comply with all regulations and standards generally applicable within the zoning district and specifically applicable to the particular type of special use or class of special uses.

The special use that we are applying for is **Business Group B**. Under section 303.1.1 **Nonaccessory assembly use. A building or tenant space used for assembly purposes but less than 50 persons shall be considered a Group B occupancy.**

(3) The proposed development will not substantially injure the value of adjoining property, or is a public necessity.

The character of the Blalock House only increases the value of the homes around it. The structure will not change it will remain the same that it has been for the last 100 years. The house will remain a home that will house Weddings.

(4) The proposed development will be in harmony with the area in which it is located.

The Blalock House and the Chapel are setting on 1.79 acres. The neighbor on the right has 19 acres and the neighbor on the left has 1.55 acres. The setting is very private. The Weddings will be held in a private area not to disturb anyone. We see no conflict and the neighbors are aware of future use.

(5) The proposed development will be consistent with the Wake County Land Use Plan

As stated above this special use permit will not effect the Land Use.

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

Project Name & 6741 & 6749 Rock Service Station Road, Special Events
Request

Initial Submittal Date: 06/23/09

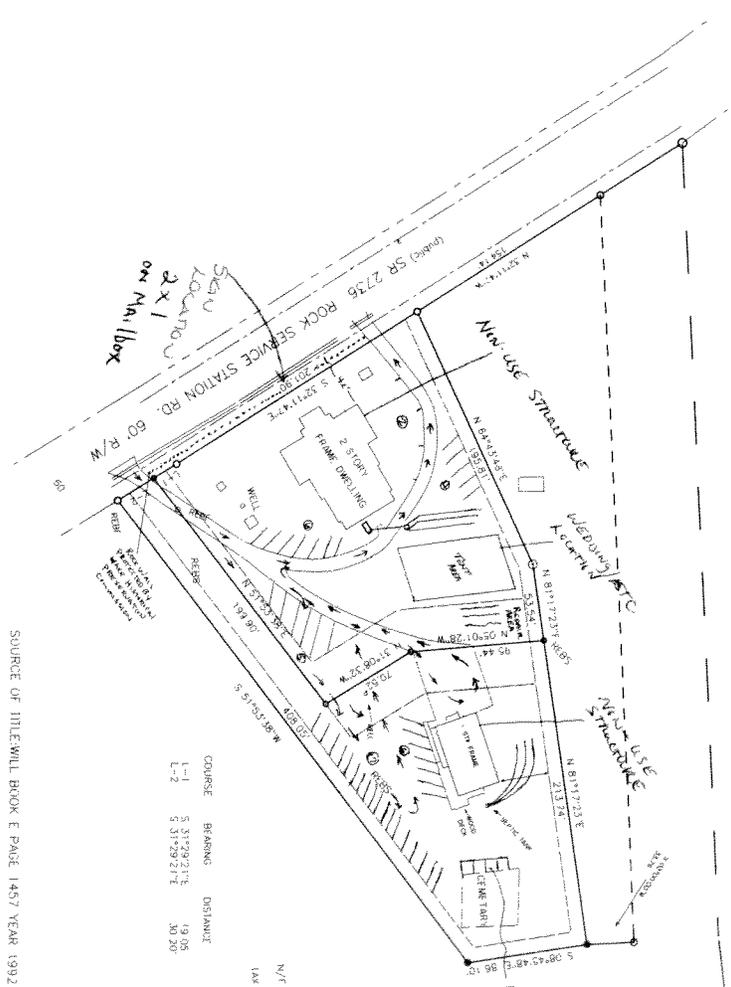
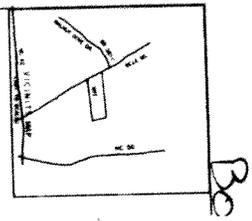
DRS Meeting Date: 08/13/09

DRS Comments Finalized & Distributed: 08/18/09

Revised Application Submittal Date: 08/28/09

Board of Adjustment Meeting Date(s): 11/10/09

BA SU 2110-09 (PIN# 1607.03 32 6499 & 1607.03 32 8544) A Special Use Request for a Special Event Center. The property is zoned R 30 (Residential 30) and is located on the east side of Rock Service Station Road, between Walnut Cove Drive and Nathans Landing Drive. Both parcels combined equal 1.79 acres and are located within the Town of Garner's Long Range Urban Services Area.



N/T PHILIP STANLEY BLAUOCK
DB 2537 PG 166
Tax map 844-722

COURSE	BEARING	DISTANCE
L-1	S 31°29'21"E	19.08
L-2	S 31°29'21"E	30.50



SOURCE OF LITTLEWILL BROOK E PAGE 1457 YEAR 1992

REFERENCE BOOK OF MAPS 1984 PAGE 1276 OF THE STATE OF MICHIGAN

Preliminary Special Use Permit Site Plan

REVISIONS	DATE	DESCRIPTION
1	1-1-80	INITIAL PLAN FOR G. LYNN BLAUOCK
2	1-1-80	REVISED PLAN FOR BOBBY FUDUAY AND ASSOCIATES

SITE PLAN FOR	G. LYNN BLAUOCK	BOBBY FUDUAY and ASSOCIATES
TOWNSHIP: PARTHER BIRCH	CLARENCE BLAUOCK	662 W. WATSON BLVD., EASTON MICH. 48820
STATE: NORTH CAROLINA	COUNTY: WAKE	DATE OF SURVEY: 06/13/1979
ZONE: R-50	TAX MAP: 844-722	CHECK AND CLOSE: 8/1
PARCEL: 942-5	LOT: 32, 33, 34	DATE OF MAP: 6-20-2000
		SHEET NO: 93253

08 2537 PG. 166