



# SPECIAL USE PERMIT APPLICATION

File #  
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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)

Kennel - Residential District (4-46) WAKE Co. UDO

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

If Yes, provide relevant Special Use Permit Number: \_\_\_\_\_

### Property

Parcel Identification Number: 1797.02-69-1420 & 1797.02-59-9854

Address: 8800 JAFarm Rd Zebulon, N.C. 27597

Location: SOUTH side of JAFARM Rd., at/between  
(north, east, south, west) (street)

DUKES LAKE Rd. and Fowler Rd.  
(street) (street)

Total site area in square feet and acres: 221,985 square feet 5.096 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-30

List Conditions of any Conditional Use Zoning Districts: NIA

Present land use(s): FARM LAND

How is this proposed use a public necessity?

What is impact on surrounding neighborhood and adjacent properties?

### Land Owner

Land Owner Name: Gwendolyn F. Priette

Business Operator Name (if different from Land Owner): Cindy Priette

Address: 8801 JAFarm Rd

City: Zebulon State: NC Zip Code: 27597

E-mail Address: \_\_\_\_\_ Fax: \_\_\_\_\_

Telephone Number: 919-267-8359

**Applicant** (person to whom all correspondence will be sent)

Name: Gil Clark  
 Address: 2329 Hodge Rd.  
 City: Knightdale State: NC Zip Code: 27545  
 E-mail Address: gclark5650@aol.com Fax: 266-9732  
 Telephone Number: 266-9711 Relationship to Owner: Surveyor

**Proposal**

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

Proposed total floor area: 2,992 sf Proposed floor area ratio (floor area/site area): 1.35%

**Max. allowable impervious surface coverage** (see applicable zoning district/use regulation): 15 %

Proposed impervious surfaces area: 5,971 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 2.69 %

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

Front ( ) \_\_\_\_\_ ft Left ( ) \_\_\_\_\_ ft Right ( ) \_\_\_\_\_ ft Rear ( ) \_\_\_\_\_ 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 \_\_\_\_\_ 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): 35' ft

Proposed building height: 20' ft 1 office per 300 SF

**Min. parking space standard** (see Article 15): 1 spaces per 1,000 SF Floor Area

Min. no. of parking spaces: 4 Proposed no. of parking spaces 5

Number of employees: 2 Hours of operation: 8:00 AM - 6:00 PM

**Vehicular Access:**

Names of access street(s) and number of access points along each: JAFarm Rd. (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 <sup>1</sup>	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
JAFarm Rd.	30'	16 gravel	2	N			

<sup>1</sup> See NCDOT Highway Capacity Manual or most recent Wake County Thoroughfare Plan Appendix  
<sup>2</sup> See CAMPO web site (www.raleigh-nc.org/campo) or NCDOT Traffic Survey Unit  
<sup>3</sup> 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: \_\_\_\_\_ (✓) 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: \_\_\_\_\_ gpd

Solid waste collection provided by: \_\_\_\_\_

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

Natural gas service provided by: N/A

Telephone service provided by: A+T Underground (✓) yes ( ) no

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

Fire protection provided by: HOPKINS F.D.

**Miscellaneous:**

Generalized slope of site 2.5%

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: 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 \_\_\_\_\_

( ) Non-Urban Area/Water Supply Watershed \_\_\_\_\_

(✓) Non-Urban Area

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

Agricultural FARM

**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?)

Q I am not sure what the Planning objectives are for this area but we have worked closely with members of the Wake County Planning & Zoning office as well as the Surveyor to make sure that proposed plan complies with all land use objectives are met.

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

Q Our family owns 2 adjoining farm tracts which total 128 acres. We are approximately 6 mile out of Zebulon and the closest paved road is approx. 1/2 mile from proposed facility. The property is zoned R-30 and designated for farm use. The facility will be located near the center of the property and there are 30' - 50' trees with undergrowth on all 4 side (picture attached). Our plans will not impact anyone in surrounding area.

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: Annalyse F. Pruett Date: 8-28-09

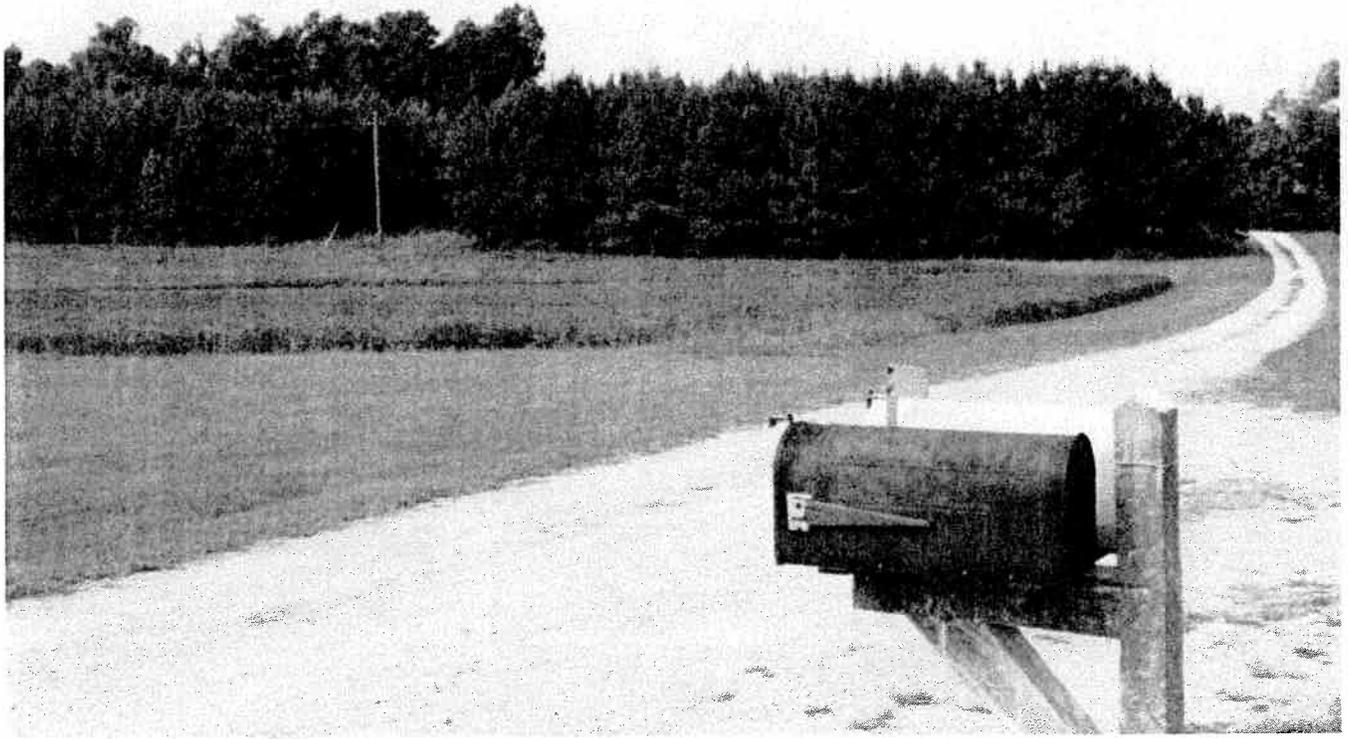
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

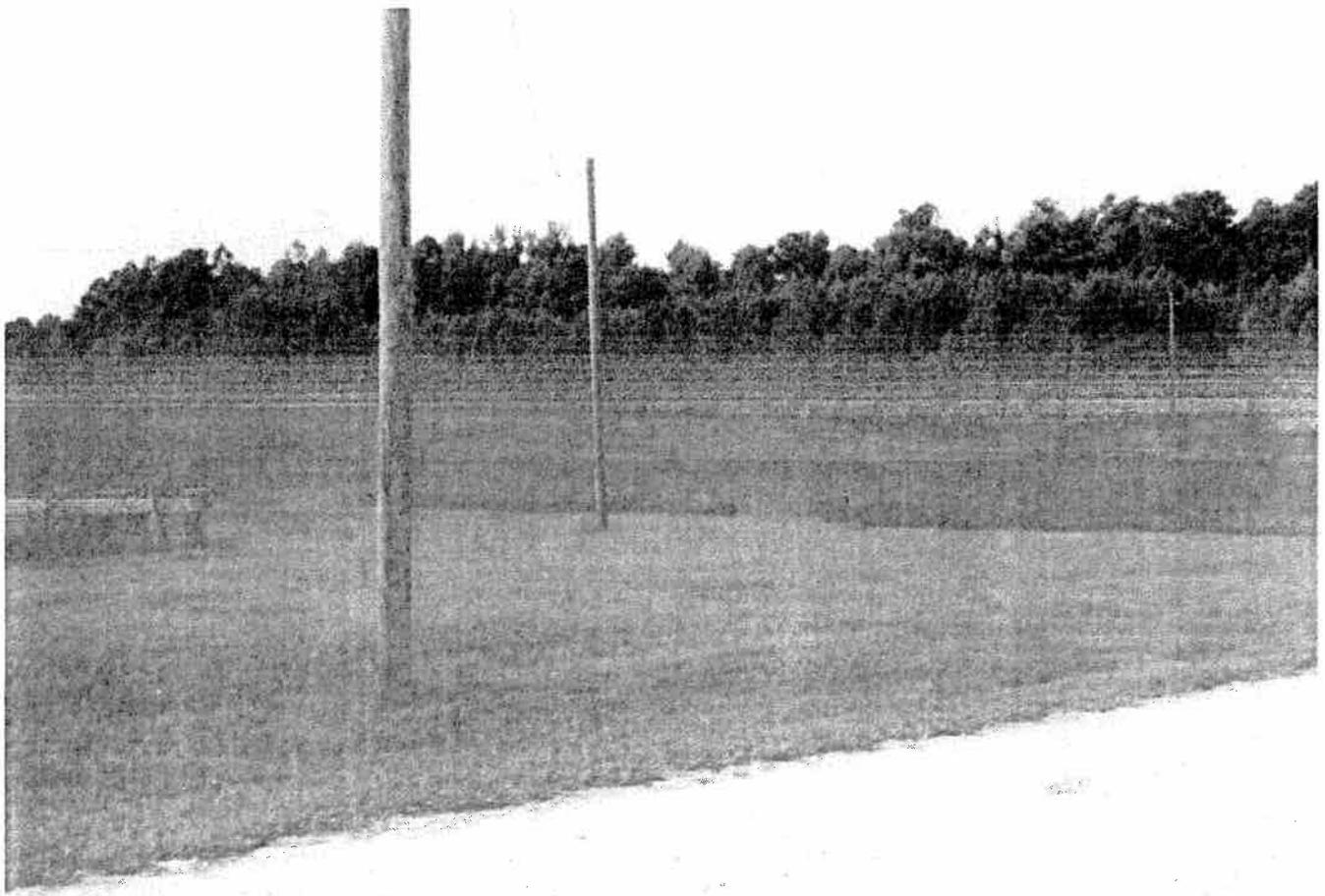
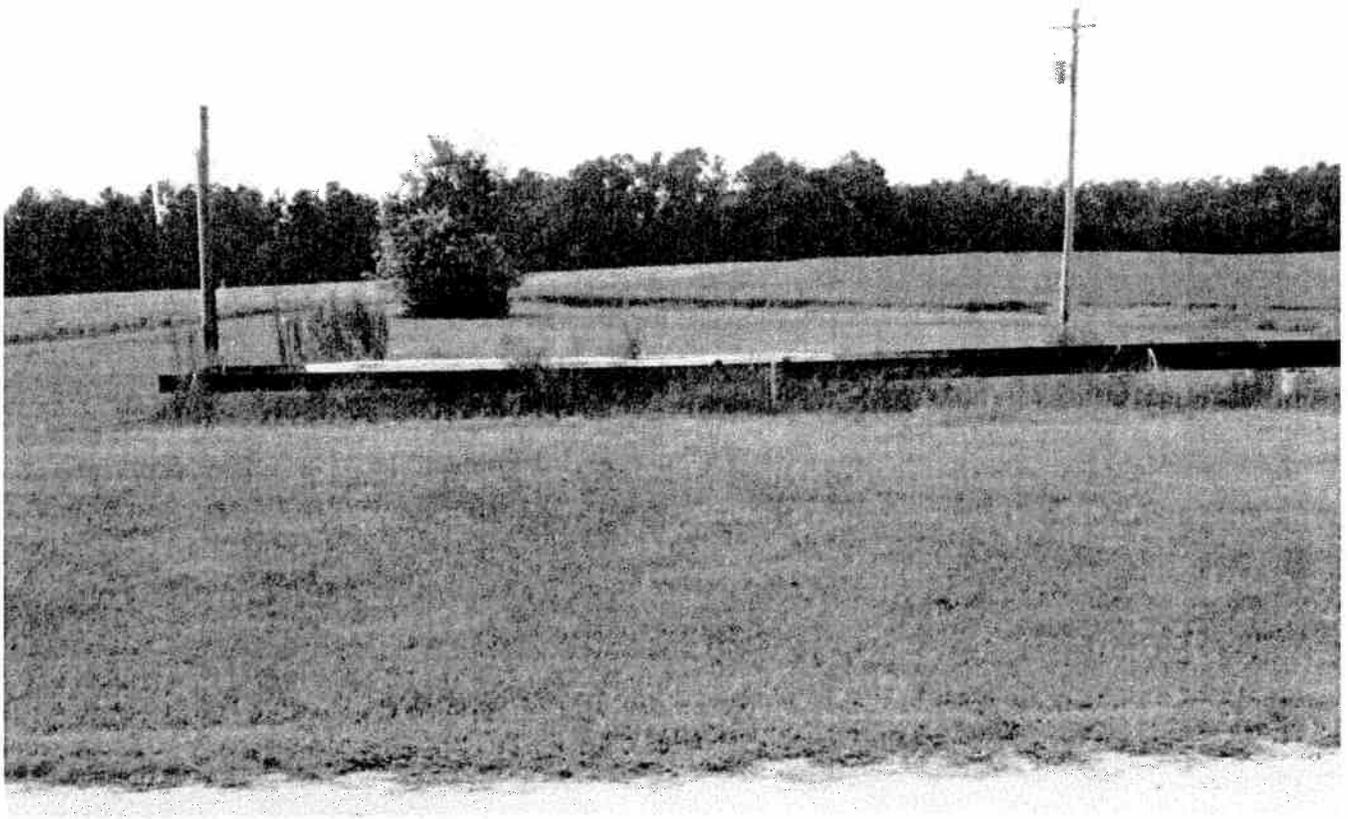
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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: Phil Clark Date: \_\_\_\_\_

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](http://www.wakegov.com).





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

My family owns 2 farm tracts which have a combined acreage of 128 acres. We are located about 6 miles out of Zebulon and the proposed site is approximately .25 to .5 miles from the nearest public highway. Since there is no one near us, the proposed facility will have no impact on public safety or utility services. The soil has been tested by a soil scientist to ensure that there will be no adverse effect on the surface water or ground water.

**(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 proposed facility will be constructed in compliance with all codes relating to a commercial property.

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

Our property is classed R30 and is designated as farm land. There is little development going on in this area and considering the size of our property and the location of the proposed site relative to our property lines this facility will have no impact on surrounding current or future development.

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

The area where the facility is to be located is rural farm land and it will not impact surrounding property owners in anyway. The construction of the building and the waste system that we will be using will have no impact on the natural habitats or the watershed on the surrounding acreage.

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

The issuance of this Special Use Permit will change the property status from farm use to commercial use and we are in compliance with all regulations and codes required for making this change.

