



SPECIAL USE PERMIT APPLICATION

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

Submit required documentation to:
Wake County Planning, Development and Inspections
PO Box 550 Wake County Office Building
Raleigh, NC 27602-0550 336 Fayetteville Street Mall, Downtown Raleigh
Contact (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)

Revision of previously approved Special Use Permit # BA 1193

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

If Yes, provide relevant Special Use Permit Number: BA 1193

Property

Parcel Identification Number: 0689²850905 August 4, 1987

Address: 8312 Fayetteville Rd. Raleigh NC 27603

Location: South side of Fayetteville Rd, at/between
(north, east, south, west) (street)
1010 Rd. and Opportunity Ln.
(street) (street)

Total site area in square feet and acres: 67,518 square feet 1.55 acres

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

List Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): office / grading company

How is this proposed use a public necessity?

What is impact on surrounding neighborhood and adjacent properties?

Land Owner

Land Owner Name: DAN WILSON INC

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

Address: 1208 Farmers Market Ar.

City: Raleigh State: NC Zip Code: 27603

E-mail Address: pdanielwilson@bellsouth.net Fax: 919-833-0499

Telephone Number: 919-369-6422

Applicant (person to whom all correspondence will be sent)

Name: DAN WILSON
 Address: 1208 Farmers Market An.
 City: Raleigh State: NC Zip Code: 27603
 E-mail Address: danielwilson@bellsouth.net Fax: 919-833-0499
 Telephone Number: 919-369-6422 Relationship to Owner: Owner

Proposal

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

Proposed total floor area: 1248 sf Proposed floor area ratio (floor area/site area): _____

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

Proposed impervious surfaces area: _____ sf

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

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): _____ ft

Proposed building height: _____ ft

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

Min. no. of parking spaces: 6 Proposed no. of parking spaces 7

Number of employees: 4 Hours of operation: 8:30 am - 5:30 pm

Vehicular Access:

Names of access street(s) and number of access points along each: Hwy 401 South

} no site change }

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
Hwy 401 South/Fayetteville Rd			4	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: N/A ADT: _____
Type of vehicle: N/A ADT: _____

Utilities and Services:

Water supply provided by: () municipal system: _____

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

Est. total water demand: 50 gpd

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

() community system – specify type: _____

(X) individual on-site system

Est. total wastewater discharge: 20 gpd

Solid waste collection provided by: Private Vendor

Electrical service provided by: CPL Underground (X) yes () no

Natural gas service provided by: Private Vendor

Telephone service provided by: Country Link Underground (X) yes () no

Cable television service provided by: Time Warner Underground (X) yes () no

Fire protection provided by: Swift Creek District / Fairview F.D.

Miscellaneous:

Generalized slope of 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: N/A

Land Use Plan Classifications

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

~~(X)~~ Short-Range Urban Services Area/Water Supply Watershed _____

POQUAY - VALENTIA'S

(+) 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?)

Land use will not impact surrounding areas in anyway. It will not increase traffic flow and will not have a negative effect. We wish to be a good neighbor and make a positive impact on the surrounding areas. We will perform business consistent with our permit. We will keep dwelling and land well kept and landscaped so as to not affecting surrounding landowners negatively.

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

Property will be used as a Finance Company, specializing in Auto loans. Most of our business is conducted via phone, fax or email. We are Amending the current special use permit to allow general office/retail for front building and the rear building remain the same grading/construction office/storage.

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: Jan Wilson Date: 5-13-10

Signature: De Wilson Date: 5-13-10

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: Jan Wilson Date: 5-13-10

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.

SPECIAL USE PERMIT
STATE OF JUSTIFICATION

To Whom It May Concern:

We are proposing a change and or and addition to the special use permit for the property located at 8312 Fayetteville Rd Raleigh, N.C. 27603. It is currently permitted for a grading business, which we do not wish to change. We wish to amend the permit for the front building for office use. I am trying to get permission to put a finance company into the front building. The property is off highway 401 South near McCullers Crossroads. With a change in the permit we will increase the traffic onto the property no more than 15-20 visits per day. The company wanting to rent makes auto and personal loans, by which most of the business is taken care of via fax. We will not be changing the property in anyway, they will be moving in as is.

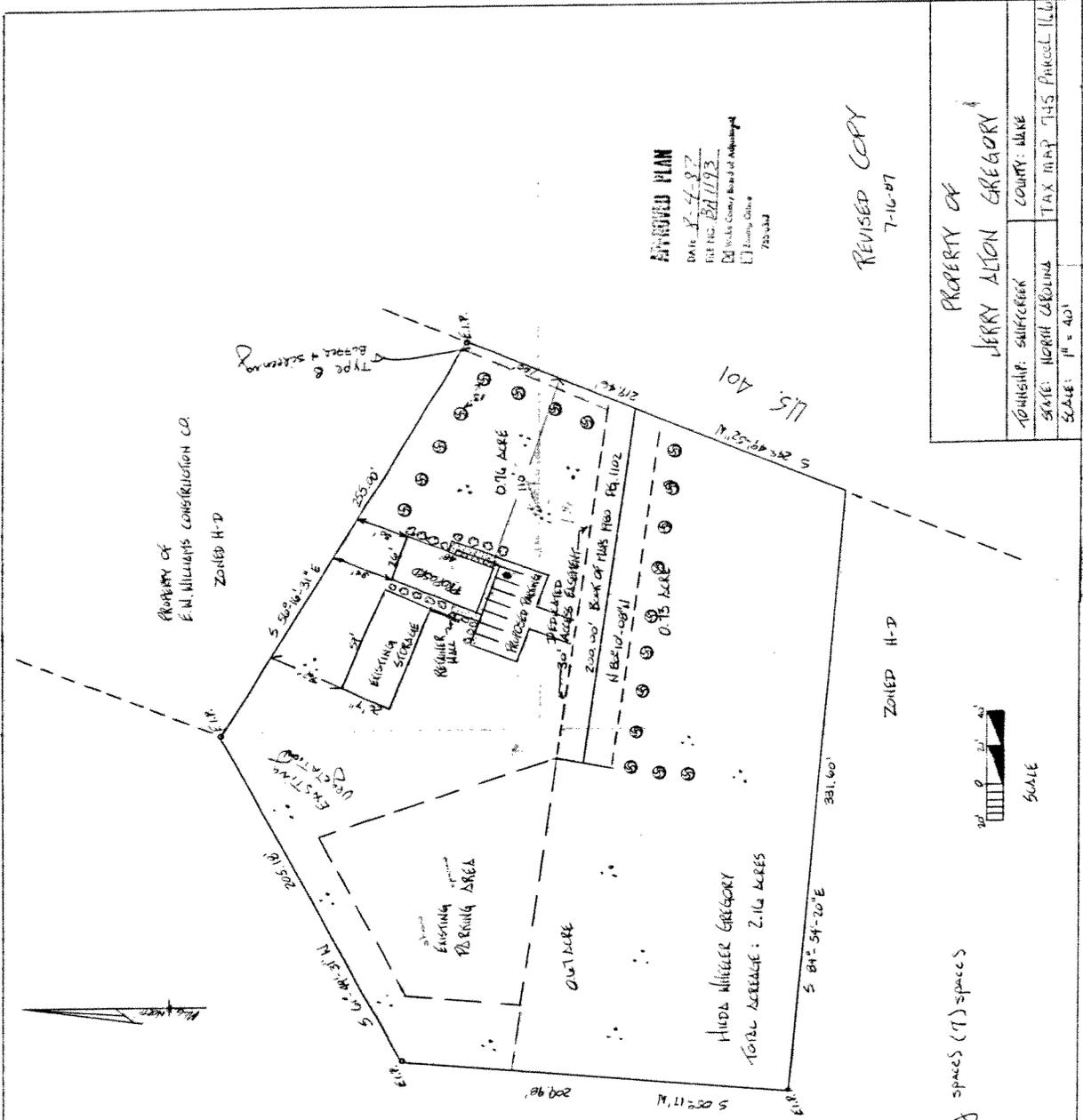
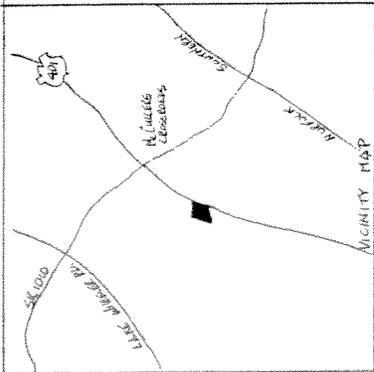
The property has on site a well for drinking water and a septic tank for waste. Our utilities will be taken care of by Progress Energy, with gas to the property being provided by a private vendor. Fire protection will be provided by the Swift Creek fire district. The property will be used in accordance with the permit that Wake County provides. It will not deviate from that plan unless permission is gotten from the county.

The permitted use we are trying to obtain will not harm adjacent properties, I believe it will enhance the area by having a responsible tenant in the property. The property will be landscaped and maintained as if it was a primary residence. The tenant will strive to be a good neighbor ensuring that all neighbors will be happy to have them.

Currently the property is bordered by Joseph Motors and All Star Repair Shop. The nature of the business the tenant will engage in should enhance the relationship with our neighbors. If anyone has any concerns with the tenant all will be addressed respectfully and quickly.

The property is located in an area that is slowly becoming more commercial, the use of the property will be in line with any future plans the county thinks is necessary

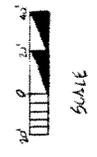
Yours truly,
Dan Wilson Inc.



APPROVED PLAN
 DATE: 8-4-87
 FILE NO: 221173
 York County Board of Adjustment
 Zoning Code
 753-437

REVISED COPY
 7-16-87

PROPERTY OF JERRY ALTON GREGORY	
TOWNSHIP: SHIFFERS	COUNTY: WAKE
STATE: NORTH CAROLINA	TAX MAP: 745 Parcel 11.6
SCALE: 1" = 40'	



- LEGEND**
- PROPOSED OVERBERY
 - ⊙ WHITE PINES
 - ⋯ KENTUCKY OR PEEDE
 - ▭ 4' CONC. ALLEYS
 - ⊙ (10') EXISTING IRON PIPE
 - ⊙ UNLOCATED PARKING
 - ▭ IMPROVED SURFACE
- Parking spaces (17) spaces

20' 20' 20' 20' 20'

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

Initial Submittal Deadline:	05/25/10
DRS Meeting Date:	07/08/10
DRS Comments Finalized & Distributed:	07/30/10
Revised Application Submittal Date:	08/24/10
Board of Adjustment Meeting Date(s):	10/12/10

BA SU 2127-10 (PIN# 1870.03 10 1772), a modification of a previously approved Special Use Request (BA 1488) for outdoor sales of produce and local items. The property is zoned R-40W (Residential 40 Watershed) and is located on the east side of Zebulon Road, at the intersection of Zebulon and Louisburg Roads. The parcel is 3.53 acres and is located within the Little River Non- Urban Services Area Water Supply Watershed as per the Wake County Land Use Plan.

BA SU 2128-10 (PIN# 0689.02 85 0905), a modification of a previously approved Special Use Request (BA 1193) for change of allowed use to an office situation. The property is zoned HD (Highway District) and is located on the south side of Fayetteville Road, between Ten Ten Road and Opportunity Lane. The parcel is 1.55 acres and is located within the Town of Fuquay-Varina's Short Range Urban Services Area as per the Wake County Land Use Plan.