

**SPECIAL USE PERMIT APPLICATION**

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.

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

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)

USED CAR SALES

HIGHWAY DISTRICT ZONING UDD SECT 4-11 USE TABLE

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

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

**Property**

Parcel Identification Number: 1701-04-6088

Address: 1109 FARM ROAD RALEIGH NC. 27603

Location: WEST/SOUTH side of FAYETTEVILLE ROAD, at/between  
(north, east, south, west) (street)

FARM DRIVE and FAYETTEVILLE ROAD  
(street) (street)

Total site area in square feet and acres: 1609977.6 square feet 36.96 acres

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

9 AC. HD 28 AC. I-1 37 AC. SWIFT CREEK WATERSHED

List Conditions of any Conditional Use Zoning Districts: \_\_\_\_\_

Present land use(s): AGRICULTURE

How is this proposed use a public necessity? COMMERCIAL BUSINESS IS A NECESSITY AND IS WHY THE COUNTY HAS THE FORSIGHT TO ZONE HD ALONG THE 401 CORRIDOR. THE SALE AND RESELL OF AUTOS IS A SERVICE

What is impact on surrounding neighborhood and adjacent properties? MINIMAL, THIS IS ALREADY A COMMERCIAL CORRIDOR

**Land Owner**

Land Owner Name: JOSEPH LEE, RUTH HUGHINS, RUTH LEE

Business Operator Name (if different from Land Owner): \_\_\_\_\_

Address: 501 MARLOWE RD

City: RALEIGH State: NC Zip Code: 27609

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

Telephone Number: \_\_\_\_\_

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

Name: JOSEPH LEE  
Address: 501 MARLOWE RD  
City: RALEIGH State: NC Zip Code: 27609  
E-mail Address: \_\_\_\_\_ Fax: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_ Relationship to Owner: SAME

**Proposal**

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

Proposed total floor area: 5000 sf Proposed floor area ratio (floor area/site area): \_\_\_\_\_

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

Proposed impervious surfaces area: 96,600 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 6.0 %

**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 50 ft Corner side 50 ft Side 30 ft Rear 40 ft

Proposed yard depths: Front 50 ft Corner side 50 ft Side 30 ft Rear 40 ft

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

Proposed building height: 30' ft

**Min. parking space standard (see Article 15):** 1 spaces per 1000 SF DISPLAY

Min. no. of parking spaces: 22 Proposed no. of parking spaces 22

Number of employees: 8 Hours of operation: 7AM - 9PM

**Vehicular Access:**

Names of access street(s) and number of access points along each: FAYETTEVILLE ROADS (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>
FAYETTEVILLE ROADS (401)	150	52	4	Y		30,000	210

<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: Ø ADT: Ø

Type of vehicle: \_\_\_\_\_ ADT: \_\_\_\_\_

**Utilities and Services:**

Water supply provided by: ( ) municipal system: \_\_\_\_\_

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

Est. total water demand: 400 gpd

Wastewater collection/treatment provided by: ( ) municipal system: \_\_\_\_\_

( ) community system – specify type: \_\_\_\_\_

(X) individual on-site system

Est. total wastewater discharge: 100 gpd

Solid waste collection provided by: WASTE INDUSTRIES

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

Natural gas service provided by: N/A

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

Cable television service provided by: TIME WARNER Underground (X) yes ( ) no

Fire protection provided by: GARNER SUBURBAN

**Miscellaneous:**

Generalized slope of site 2-10%

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 \_\_\_\_\_

(X) Long-Range Urban Services Area/Water Supply Watershed \_\_\_\_\_

GARNER - SWIFT CREEK 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?)

THIS TRACT FALLS WITHIN AN ACTIVITY CENTER AND WITHIN THE HIGHWAY DISTRICT ZONING. THE USE FOR CAR SALES IS CONSISTENT WITH THE LAND USE PLAN PRESENT AND FUTURE.

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

CAR SALES EXIST IN THIS PROXIMITY AND ALONG THIS CORRIDOR. THE GENERAL PUBLIC IS ALREADY COMING HERE FOR THIS PURPOSE. AT LEAST 4 CAR SALES BUSINESSES EXIST WITHIN 1/2 MILE.

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:  Date: 5-2-12

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: \_\_\_\_\_ 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).

## **SPECIAL USE PERMIT – STATEMENT OF JUSTIFICATION**

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

Access would be by US 401 Fayetteville road. US 401 is a median divided highway. This would allow for a right in right out movement. This is the one of the safest less conflicting movement possible. Also there is a traffic light at the north side of the project that would give a break in traffic for the egress of customers even in the heaviest of traffic times. The site would use well and septic for utilities which prevents the possibility of catastrophic failures or breaks. Finally the fact that only 6 % of the site is developed and that the development is occurring as far from flood soils or surface waters as possible minimizes any possible effect on environmental issues.

### **2) The proposed development will comply with all regulations and generally applicable within the zoning district and specifically applicable to the particular type of Special Use or class of Special Uses.**

The proposed development will comply with all regulation of the zoning district.

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

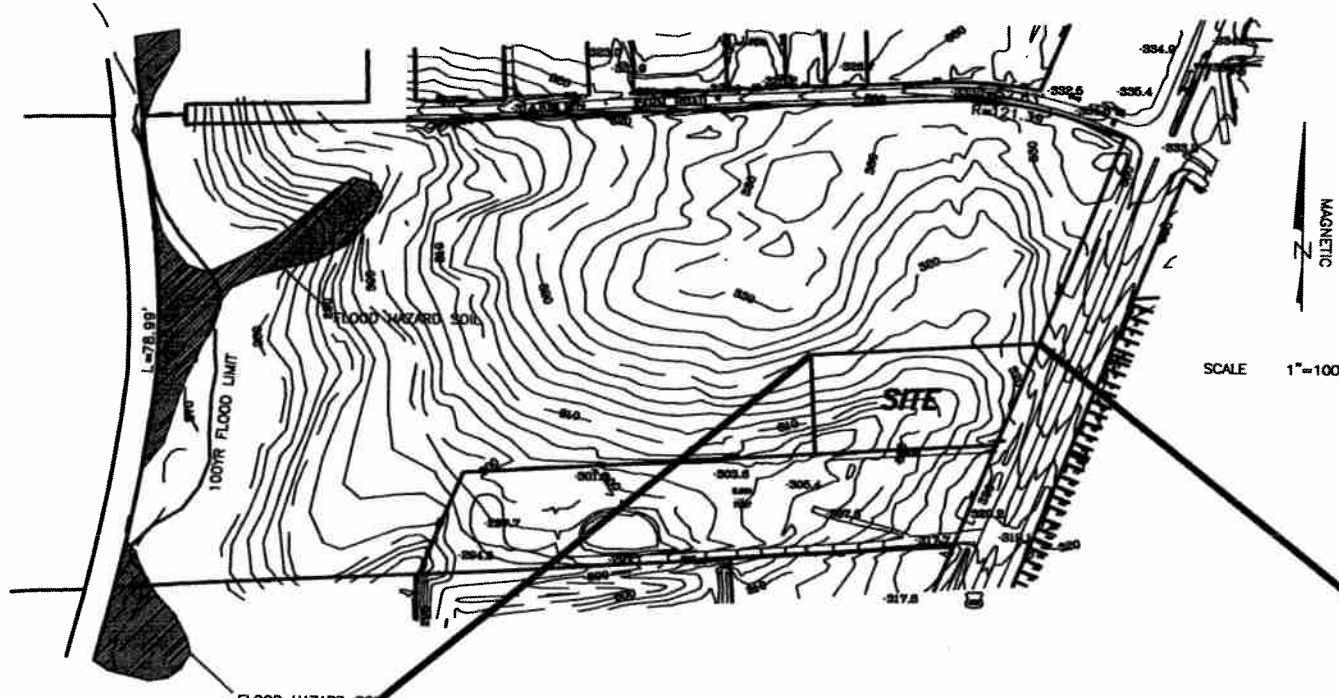
The proposed development is consistent with the existing zoning and uses of the adjacent properties. Values of the adjacent properties would be increased in that this development would aid in the non residential development of the area. All the new changes in the area are toward commercial endeavors and development of this tract, the largest, would confirm the changes occurring.

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

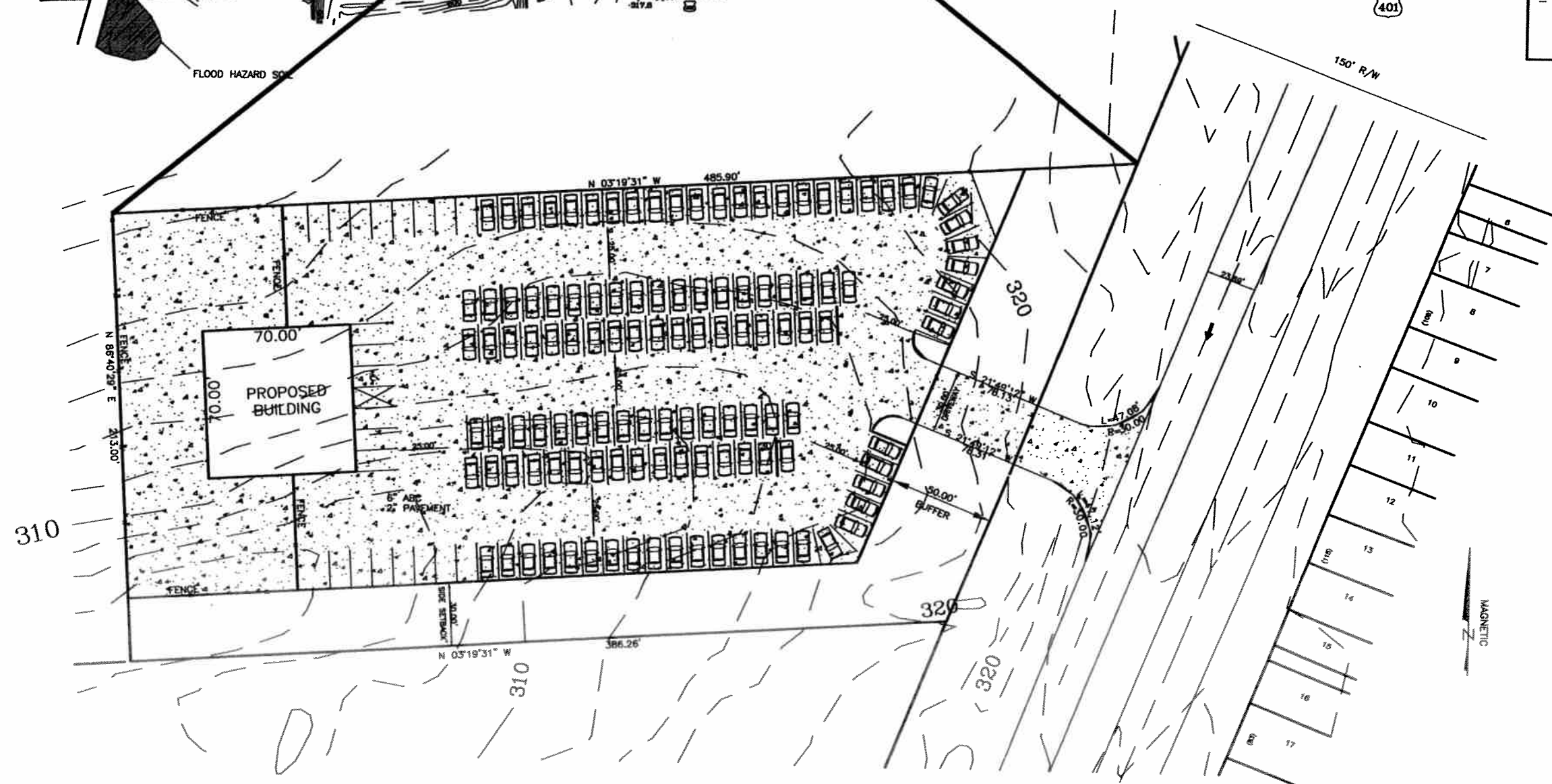
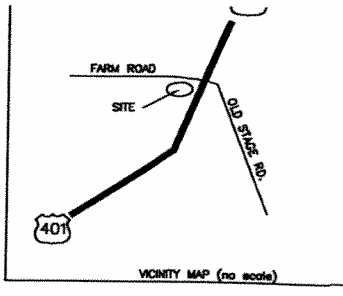
The proposed development is consistent with the existing zoning and uses of the adjacent properties. The access point is placed ~600 feet away from the corner of Farm Drive. There are no new residential properties in the area. All the new changes in the area are toward commercial endeavors. This change would be in harmony with the changes occurring.

### **5) The proposed development will be consistent with the Wake County Land Use Plan.**

The Land Use Plan calls for this to be an activity center. Used cars meet the intent of the existing zoning and land use plan.



SITE DATA TABLE	
OWNER INFORMATION	
JOSEPH LEE	
501 MARLOWE ROAD	
RALEIGH, N.C. 27609	
PHONE - 919/669-6863	
FAX - 919/779-1661	
- W.C. PIN# = 1701-04-6088	
- TOTAL TRACT SIZE = 36.96 ACRES	
- ZONING: HD	
- WATERSHED: SWIFT CREEK	
- PROPOSED LAND USE: USED CAR SALES	
- ZONING: HD BUILDING SETBACKS	
- FRONT = 50'	
- REAR = 40'	
- SIDE = 30'	
- # OF BUILDINGS: 1	
- S.F. OF BUILDINGS: 5,000 S.F.	
- BUILDING HEIGHT: SINGLE STORY	
- IMPERVIOUS SURFACE AREA = 96,600 SF	
- % IMPERVIOUS SURFACE AREA 6.0 %	
- L.F. OF PUBLIC ROADS = N/A	
- L.F. OF WATER LINES = N/A	
- L.F. OF SEWER LINES = N/A	
- L.F. OF PUBLIC STORM DRAINAGE = N/A	
- PARKING SPACE REQUIREMENTS: 1 PER 1000 SF	
21,060 SF / 1000 = 22 SPACES	
- PARKING SPACES PROVIDED:	
- 21 PARKING SPACES	
- 1 HANDICAP (VAN) SPACES	
- 22 PARKING SPACES (TOTAL)	



**GENERAL SITE NOTES:**

SITE CURRENTLY IS FALLOW AND VACANT. ALL WORK AND MATERIALS SHALL CONFORM TO MAKE COUNTY DESIGN AND CONSTRUCTION STANDARDS. ALL NECESSARY APPROVALS, STATE AND LOCAL, SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. ALL NECESSARY ENCROACHMENT AGREEMENTS SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION OF THIS PROJECT CAN BEGIN. ALSO, ALL DEVELOPMENT FEES (ADDRESS FEE-IN-LEU OF ASSESSMENT, AND INSPECTION FEES) ARE DUE PRIOR TO FINAL CONSTRUCTION DRAWING APPROVAL. CONTRACTOR SHALL VERIFY THE ABOVE AND BELOW GROUND LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL COORDINATE THE RELOCATION OF ANY CONFLICTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANY AND/OR AUTHORITY. CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. NOTE - A SIGN PERMIT IS REQUIRED PRIOR TO INSTALLATION OF ANY SIGNAGE.

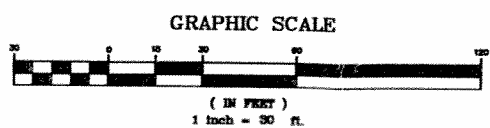
**GENERAL SITE NOTES:**

ALL WORK, PLACEMENT, LOCATION, INSTALLATION, AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF WAKE COUNTY. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL VERIFY THE LOCATION, ABOVE AND BELOW GROUND, OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL COORDINATE THE RELOCATION OF ANY CONFLICTING UTILITIES WITH THE APPROPRIATE AUTHORITIES. CONTRACTOR SHALL INFORM THE TOWN OF CARY AND THE ENGINEER OF ANY CONFLICTING UTILITIES. ELECTRIC SERVICE TO THE SITE SHALL BE COORDINATED WITH THE APPROPRIATE ELECTRICAL SERVING AUTHORITY. TELEPHONE SERVICE TO THE SITE SHALL BE COORDINATED WITH THE APPROPRIATE TELEPHONE SERVING AUTHORITY. NATURAL GAS SERVICE, IF ANY, TO THE SITE SHALL BE COORDINATED WITH THE APPROPRIATE GAS SERVING AUTHORITY. ALL NEW UTILITY SERVICES SERVING SITE ARE TO BE INSTALLED UNDERGROUND.

**NOTES:**

- WATER WILL BE PROVIDED BY INDIVIDUAL WELL.
- SANITARY SEWER WILL BE PROVIDED BY INDIVIDUAL SEPTIC.
- ALL WAKE COUNTY EROSION CONTROL MEASURES WILL BE COMPLETED WITH DURING CONSTRUCTION.
- ALL FEDERAL FLOOD HAZARD REGULATIONS WILL BE COMPLIED WITH DURING CONSTRUCTION.
- ALL STATE AND LOCAL GOVERNMENT APPROVALS SHALL BE SUBMITTED TO THE SUBDIVISION OFFICE BEFORE FINAL PLAT APPROVAL.
- TOPO TAKEN FROM WAKE COUNTY TOPOGRAPHY MAPS AND SHOULD NOT BE USED EXCEPTIVELY FOR DESIGN OR QUANTITY TAKEOFFS.
- DRAINAGE EASEMENTS SHALL BE PROVIDED FOR ALL AREAS DRAINING 4 ACRES OR 4 LOTS AND SHALL BE SHOWN ON THE CONSTRUCTION DRAWINGS AND ON THE FINAL PLAT, AFTER SUCH AREAS CAN BE DETERMINED AND HAVE BEEN FIELD VERIFIED.
- CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN.

NOTE: PRELIMINARY PLANS. DO NOT USE FOR CONSTRUCTION.



SP	<b>STEWART-PROCTOR, PLLC</b> ENGINEERING and SURVEYING		SPECIAL USE SITE PLAN FOR	
	319 CHAPANOKE ROAD SUITE 106 RALEIGH, NC 27603 TEL. 919 779-1855 FAX 919 779-1661		<b>LEE'S USED CAR SALES</b>	
DATE	5/03/2012	SURVEYED BY	N/A	JOB
SCALE	1"=30'	DRAWN BY		SWIFT CREEK TOWNSHIP
				NORTH CAROLINA
				WAKE COUNTY
				OWNER: JOSEPH LEE