Wake County

NOV _ 2 2010

Planning, Development and Inspections

WAKE COUNTY
NORTH CAROLINA

# SPECIAL USE PERMIT APPLICATION

Submit required documentation to:
Wake County Planning, Development and Inspections
PO Box 550
Raleigh, NC 27602-0550
Wake County Office Building
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)

Existing Time Warner Training Facility has been operated on this tract for a number of years. Changes are consistent with the existing site.

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

If Yes, provide relevant Special Use Permit Number: BA702

**Property**

Parcel Identification Number: 1785-10-6428

Address: 3009 NC 97 Hwy

Location: SE (north, east, south, west) side of NC 97 Hwy (street), at/between Wetherhorn Way (street) and Raybon Drive (street)

Total site area in square feet and acres: 137,519 square feet 3.15 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: Wake Co. R-20 : 1.0AC
Wake Co. R-40 : 2.15 AC

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

Present land use(s): Commercial

How is this proposed use a public necessity?

What is impact on surrounding neighborhood and adjacent properties?

**Land Owner**

Land Owner Name: Time Warner Entertainment Co LP

Business Operator Name (if different from Land Owner):

Address: PO Box 7467

City: Charlotte State: NC Zip Code: 28241

E-mail Address: Fax:

Telephone Number:

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

Name: Time Warner Cable c/o Chris Cullen

Address: 101 Innovation Ave

City: Morrisville State: NC Zip Code: 27560

E-mail Address: christopher.cullen@twcable.com Fax:

Telephone Number: 919-573-7654 Relationship to Owner:

**Proposal**

**Max. allowable floor area ratio** (see applicable zoning district/use regulation): 0.15

Proposed total floor area: 1,521 sf Proposed floor area ratio (floor area/site area): .011

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

Proposed impervious surfaces area: 9,818 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 7.14 %

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

Front ( C ) 40 ft Left ( C ) 40 ft Right ( C/C ) 40'/40' ft Rear ( C ) 40' ft

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

Front ( C ) 40 ft Left ( C ) 40 ft Right ( C ) 40 ft Rear ( C ) 40 ft

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

Front 30' ft Corner side 30' ft Side 15 ft Rear 30 ft

Proposed yard depths: Front 30 ft Corner side 30 ft Side 15 ft Rear 30 ft

**Max. building height** (see applicable district/use regulation): N/A ft

Proposed building height: N/A ft

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

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

Number of employees: 4-8 (Training) Hours of operation: 10-4

**Vehicular Access:**

Names of access street(s) and number of access points along each: NC Hwy 97 - 1 access

| 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] |
|---|---|---|---|---|---|---|---|
| NC Hwy 97 | 100 | 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: N/A 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: N/A gpd

Solid waste collection provided by: _____

Electrical service provided by: _____ Underground ( ) yes ( ) no

Natural gas service provided by: _____

Telephone service provided by: _____ Underground ( ) yes ( ) no

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

Fire protection provided by: _____

**Miscellaneous:**

Generalized slope of site 2.1%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: partially wooded with an existing pond.

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 Residential 3-6 dwellings per acre

( ) 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?)

Based on maps that were accessible at the time, the parcel does not appear to fall under any existing or proposed municipal land use plan. The parcel is currently zoned R-30. However, it appears as if the Time Warner facility has operated on the tract for a number of years. The existing TWC facility located on the parcel is an unmanned facility with no actual hours of operation. It is used 2 to 3 times a month as a practice or training facility to train technicians on how to lay cable and aerey and/or climb ladders. These sessions typically consist of 4 to 8 employees. The addition requested here will not change the current training schedule or the number of people that use the facility. The addition will cause no additional traffic or additional burdens on services.

**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: _____ Date: _____

Signature: _____ Date: _____

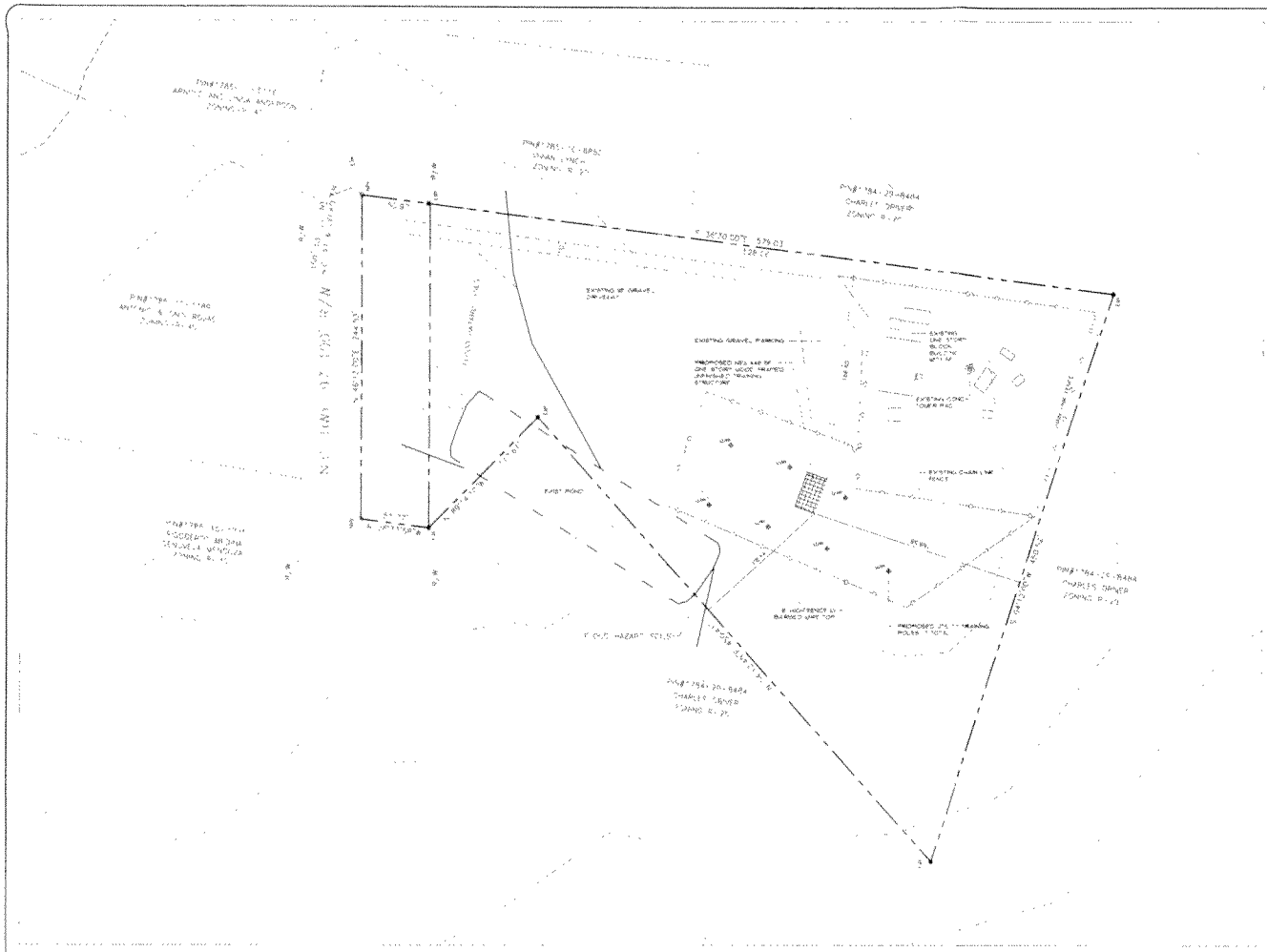
Signature: _____ Date: _____

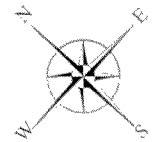
The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature: _____ Date: 10/22/10

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.

1. **The proposed development will not materially endanger the public health and safety.** The existing training facility is being modified with an additional shed and some utility poles. The site is unmanned with no actual hours. It is used 2-3 times a month to train technicians and will not increase the traffic count in the area.
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 classes of Special uses.** The parcel is currently zoned R-30, however it appears as if the existing Time Warner facility has operated on the tract for a number of years. The changes to the site are consistent with the existing layout of the site.
3. **The proposed development will not substantially injure the value of adjoining property, or is a public necessity**. The parcel is an existing facility that is being modified for training purposes. The changes will be consistent with the existing characteristics of the site.
4. **The proposed development will be in harmony with the area in which it is located.** The changes to the existing site will stay consistent. Traffic flow will not change with the surrounding area.
5. **The proposed development will be consistent with the Wake County Land Use Plan.** The site is located in the southeast Land Use Plan which does call for residential less than 2.3 dwellings per acre. The existing tower site being low intensity was consistent with the old Land Use Plan. Due to the site being low intensity, it will also be consistent with the existing Land Use Plan.






BEFORE YOU DIG!
CONTACT ONE-CALL CENTER
1-800-632-4949

OWNER DEVELOPER
TIME WARNER ENTERTAINMENT CO. LTD.
CHARLOTTE, NC 28241

SITE PLAN

TIME WARNER CABLE WENDELL

REVISION

DRAWN BY

DATE

PROJECT NO.

C-2

2