



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 # BA SU-2141-11
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)

Modification of previously approved Special Use Permit

Sections 4-11, 4-50, and 5-30

Modification of previously issued Special Use Permit? Yes No

If Yes, provide relevant Special Use Permit Number: 1488 issued 6-9-92

Property

Parcel Identification Number: 1870-10-1772

Address: 11900 Louisburg Road, Wake Forest, NC

Location: east side of Zebulon Road/ Hwy 96, at/between
(north, east, south, west) (street)
Louisburg Road, Hwy 401 and Zebulon Road Hwy 96
(street) (street)

Total site area in square feet and acres: 105,648 square feet 2.43 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-40-W

List Conditions of any Conditional Use Zoning Districts: NA

Present land use(s): Retail sales of farm products, landscape plants, trees and bushes locally grown

How is this proposed use a public necessity? NA

What is impact on surrounding neighborhood and adjacent properties?

The property has been used as requested for 19 years the should be no additional impacts by this request

Land Owner

Land Owner Name: Tommie Lewis Bailey

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

Address: 6708 Zebulon Road Michael Bailey

City: Wake Forest State: NC Zip Code: 27587

E-mail Address: ayes@raleigh.twcbc.com Fax: 919-877-9979

Telephone Number: 919-201-9897

Applicant (person to whom all correspondence will be sent)

Name: Michael Bailey c/o Aiken & Yelle Associates, PA

Address: 3755 Benson Drive

City: Raleigh State: NC Zip Code: 27609

E-mail Address: ayes@raleigh.twcbc.com Fax: 919-877-9979

Telephone Number: 919-877-9992 Relationship to Owner: Agent/Consultant

Proposal

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

Proposed total floor area: 2398 sf Proposed floor area ratio (floor area/site area): 0.022

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

Proposed impervious surfaces area: 12448 sf

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

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

Front (10) _____ ft Left (40) _____ ft Right (40) _____ ft Rear (40) _____ ft

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

Front (10) _____ ft Left (50) _____ ft Right (50) _____ ft Rear (50) _____ 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 50 _____ ft Side 50 _____ ft Rear 50 _____ ft

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

Proposed building height: 20 _____ ft

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

Min. no. of parking spaces: 3 Proposed no. of parking spaces 6

Number of employees: 2 Hours of operation: 7 AM TO 9 PM, DAYLIGHT HRS ONLY

Vehicular Access:

Names of access street(s) and number of access points along each: 1 access on Hwy 401, 1 access on Hwy 96

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
US Hwy 401	195	30'	3	y	15,000+	11,000+	100
NC Hwy 96	100	24	2	y	15,000+	6,000+	50

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: NA ADT: _____

Type of vehicle: NA ADT: _____

Utilities and Services:

Water supply provided by: () municipal system: _____

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

Est. total water demand: _____ gpd

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

() community system – specify type: _____

(x) individual on-site system

Est. total wastewater discharge: 100 gpd _____ gpd

Solid waste collection provided by: Private collection

Electrical service provided by: Wake EMC Underground () yes () no

Natural gas service provided by: NA

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

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

Fire protection provided by: Rolesville

Miscellaneous:

Generalized slope of site Gentle slope

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: None Visible

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: _____

NA

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 _____

(x) Non-Urban Area/Water Supply Watershed Little River Watershed

() Non-Urban Area

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

NC 96/ US 401 Neighborhood Activity Center

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?)

The proposed development complies with Wake County Land Use Plan. See attached Statement of Justification

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

The subject property has been utilized as a business in accordance with the 1992 Special Use permit

The recent Right of Way acquisition by NCDOT has required the applicant to request this modification

so that he can relocate the structures and other ancillary facilities to the available area outside of the new Right of Way

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: *Dominic L. Bailey* Date: 1-25-2011

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: *Michael L. Bailey* Date: 1-25-11

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.

