



SPECIAL USE PERMIT APPLICATION

File # SU-2150-11
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)

Neighborhood Retail

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

If Yes, provide relevant Special Use Permit Number: _____

Property

Parcel Identification Number: Recombined - 1639-54-3836, 1639-55-0180

Address: 9020 White Oak Rd. Garner, NC

Location: West side of White Oak Road, at/between
(north, east, south, west) (street)

Old Cascade Drive and Escondido Farm Road
(street) (street)

Total site area in square feet and acres: 410,335 square feet 8.93 acres

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

List Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): Single Family / Vacant

How is this proposed use a public necessity?

What is impact on surrounding neighborhood and adjacent properties?

Land Owner

Land Owner Name: Foster Place

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

Address: 8845 Old Cascade Dr.

City: Garner State: NC Zip Code: 27529

E-mail Address: Johnny@fosterlake.com Fax: _____

Telephone Number: 919-427-8507

Applicant (person to whom all correspondence will be sent)

Name: Red Line Engineering, P.C.
Address: 1401 Aversboro Rd. Suite 104
City: Garner State: NC Zip Code: 27529
E-mail Address: Dexter@rle-pc.com Fax: 919-329-0051
Telephone Number: 919-779-6851 Relationship to Owner: Consultant

Proposal

Max. allowable floor area ratio (see applicable zoning district/use regulation): 15,000 SF (.01)

Proposed total floor area: 7200 sf Proposed floor area ratio (floor area/site area): .02

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

Proposed impervious surfaces area: 48,866 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 15.7 %

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

Front () ft Left (C) 40 ft Right (C) 40 ft Rear (C) 40 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 30 ft Side 25 ft Rear 30 ft

Proposed yard depths: Front 50 ft Corner side 30 ft Side 25 ft Rear 30 ft

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

Proposed building height: 26 ft

Min. parking space standard (see Article 15): 1 spaces per 300 SF of office

Min. no. of parking spaces: 18 Proposed no. of parking spaces: 400 SF of retail
450 SF of storage 20

Number of employees: 12 Full + Part Hours of operation: M-F 8A-5P / Sat 8A-12

Vehicular Access:

Names of access street(s) and number of access points along each: White Oak Drive

one access point

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
White Oak Drive	60'	24	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: _____ 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: AT + T Underground () yes () no

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

Fire protection provided by: Garner

Miscellaneous:

Generalized slope of site High point on property and slopes away from site

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

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: None

Land Use Plan Classifications

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

(Short-Range Urban Services Area/Water Supply Watershed Neighborhood Activity Center

() 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):

Planned Growth Area

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?)

Neighborhood Retail (this is a residential support business)
consistent with designated Neighborhood Activity Center providing
property owners with products and services needed for managing
lakes, ponds, and stormwater alternatives. The existing house and
out buildings will be used for storage. Retail products include:
aeration systems, fountains, floating docks, floating plant rafts, shoreline
plants, stormwater storage and management devices, fish, fish feed, fish
seeders, artificial fish habitat devices, waterfalls and bags, aquatic
herbicides and fertilizers, snacks & sodas, trash tongs, dip nets, soil sealants,

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

turbidity control polymers and publications. The facility will provide
educational demonstrations that could support erosion control, stormwater
management and lake management.

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: John E. Foster Date: 5-25-11

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: [Signature] Date: 6/15/11

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.

Justification

1. **The proposed development will not materially endanger the public health and safety.** Neighborhood Retail (this is a residential support business) consistent with designated Neighborhood Activity Center providing property owners with products and services needed for managing lakes, ponds and storm water alternatives. There will be no environmentally hazardous materials on-site and the project will be in compliance with all storm water quality requirements. Hours of operation are 8 to 5 Monday through Friday and 8 to 12 on Saturday.
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 project will be consistent with the Neighborhood Activity Center plan. The proposed project will also not exceed density requirements and will meet or exceed all planning and environmental requirements.
3. **The proposed development will not substantially injure the value of adjoining property, or is a public necessity.** The proposed project is sustaining less dense than what the current zoning allows with less traffic impact and therefore should have no negative impact on surrounding properties.
4. **The proposed development will be in harmony with the area in which it is located.** The changes will stay consistent with the Neighborhood activity Center. The project will provide property owners within the area with products and services related to storm water runoff and pond management. The expected number of daily customers will be 15 to 30 per day and will not impact the traffic flow in the surrounding area.
5. **The proposed development will be consistent with the wake county land use plan.** The site is located in the Fuquay/Garner Land Use Plan which calls for Neighborhood Activity Center. Since this is a residential support business it will be consistent with the existing land use plan.



Front and Side



Rear and Side

FOSTER POND PRELIMANARY

9020 WHITE OAK ROAD
(P.I.N. 1639-54-3836 / 1639--55-0180)
GARNER, NORTH CAROLINA 27529

OWNER

FOSTER PLACE
8845 OLD CASCADE DRIVE
GARNER, NORTH CAROLINA 27529

ENGINEER



ed Line

Engineering, P.C.

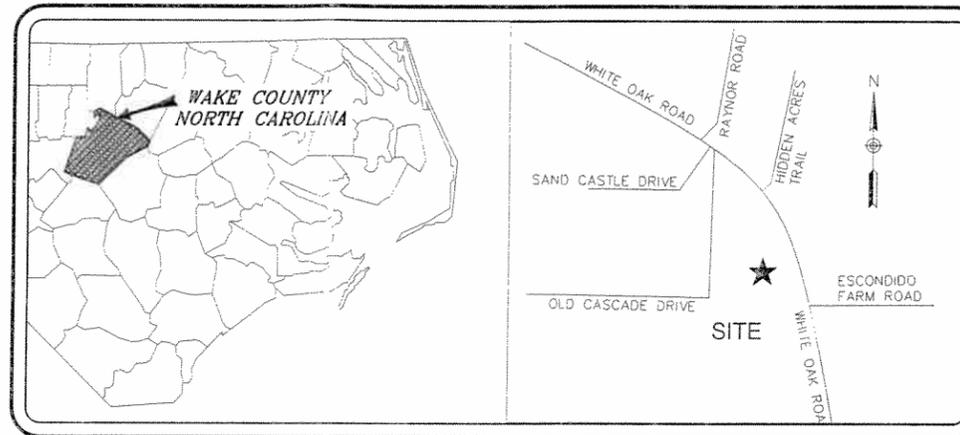
(C-3075)

1401 AVERSBORO ROAD, SUITE 104

GARNER, NORTH CAROLINA 27529

PHONE: (919) 779-6851

FAX: (919) 329-0051



VICINITY MAP
NOT TO SCALE

SHEET INDEX

C0	COVER SHEET
C1	EXISTING CONDITIONS PLAN
C2	PROPOSED SITE IMPROVEMENTS

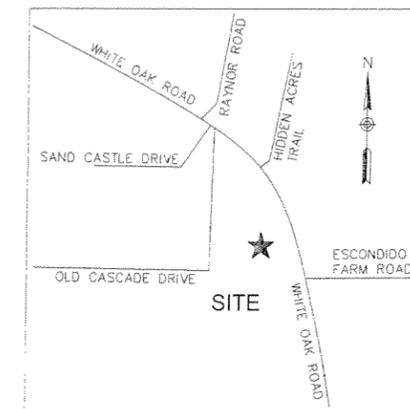
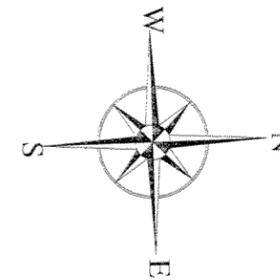
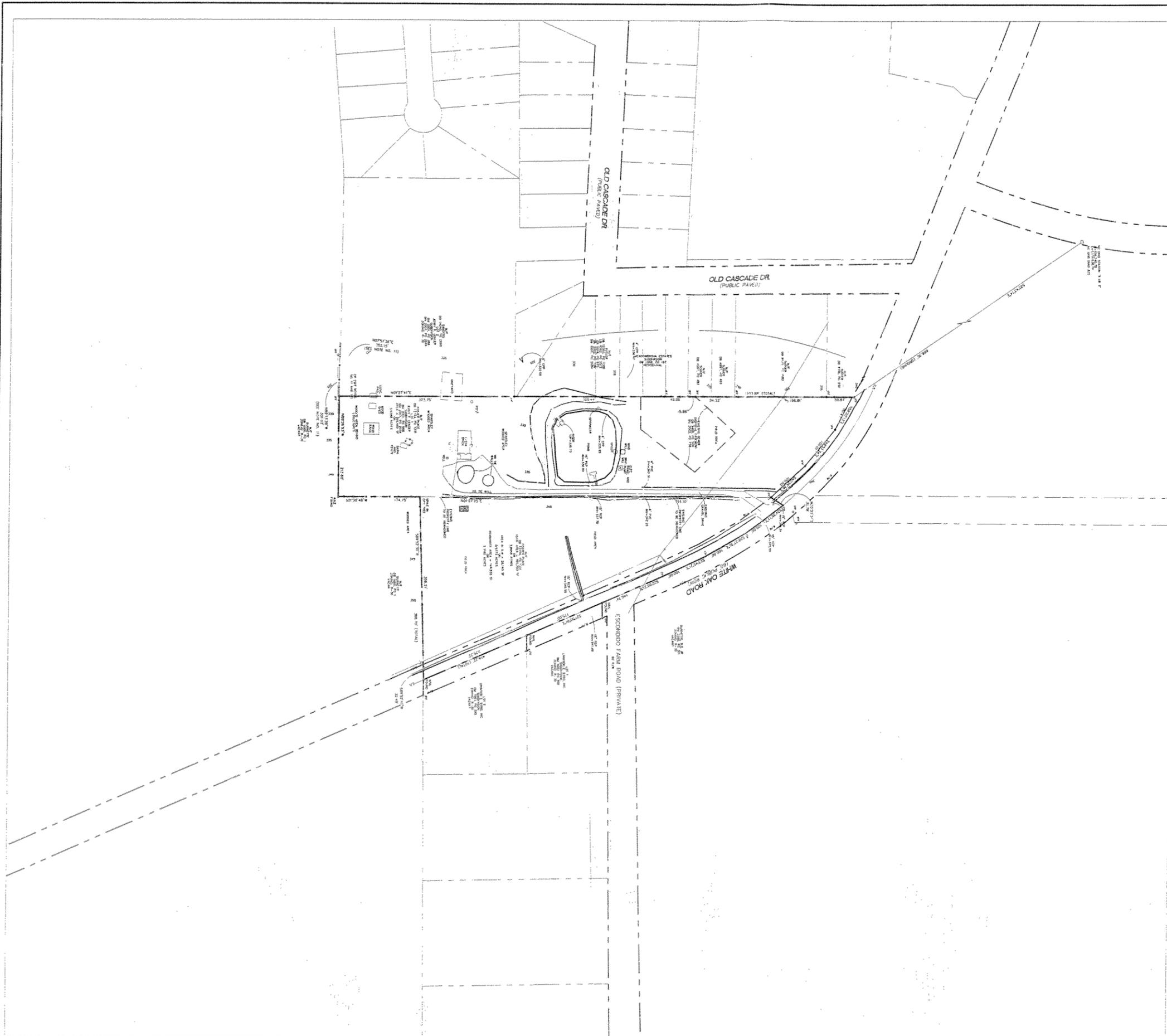
CONTACT PERSON

DEXTER HOWELL
PHONE: (919) 779-6851
FAX: (919) 329-0051
EMAIL: dexter@rle-pc.com

FINAL DRAWING
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BEFORE YOU DIG !
CALL 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW !

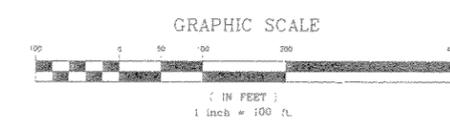


VICINITY MAP
N.T.S.

LEGEND

- EXISTING CONTOURS
- |—|—| EXISTING FENCE
- WOOD LINE

SITE DATA	
TOTAL SITE AREA	8.93 AC
ZONING	R-30
EXISTING USE	SINGLE FAMILY/VACANT
PIN NUMBER	1639-54-3836, 1639-55-0180



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FOSTER POND
9020 WHITE OAK ROAD, RALEIGH
WAKE COUNTY, NORTH CAROLINA
EXISTING CONDITIONS

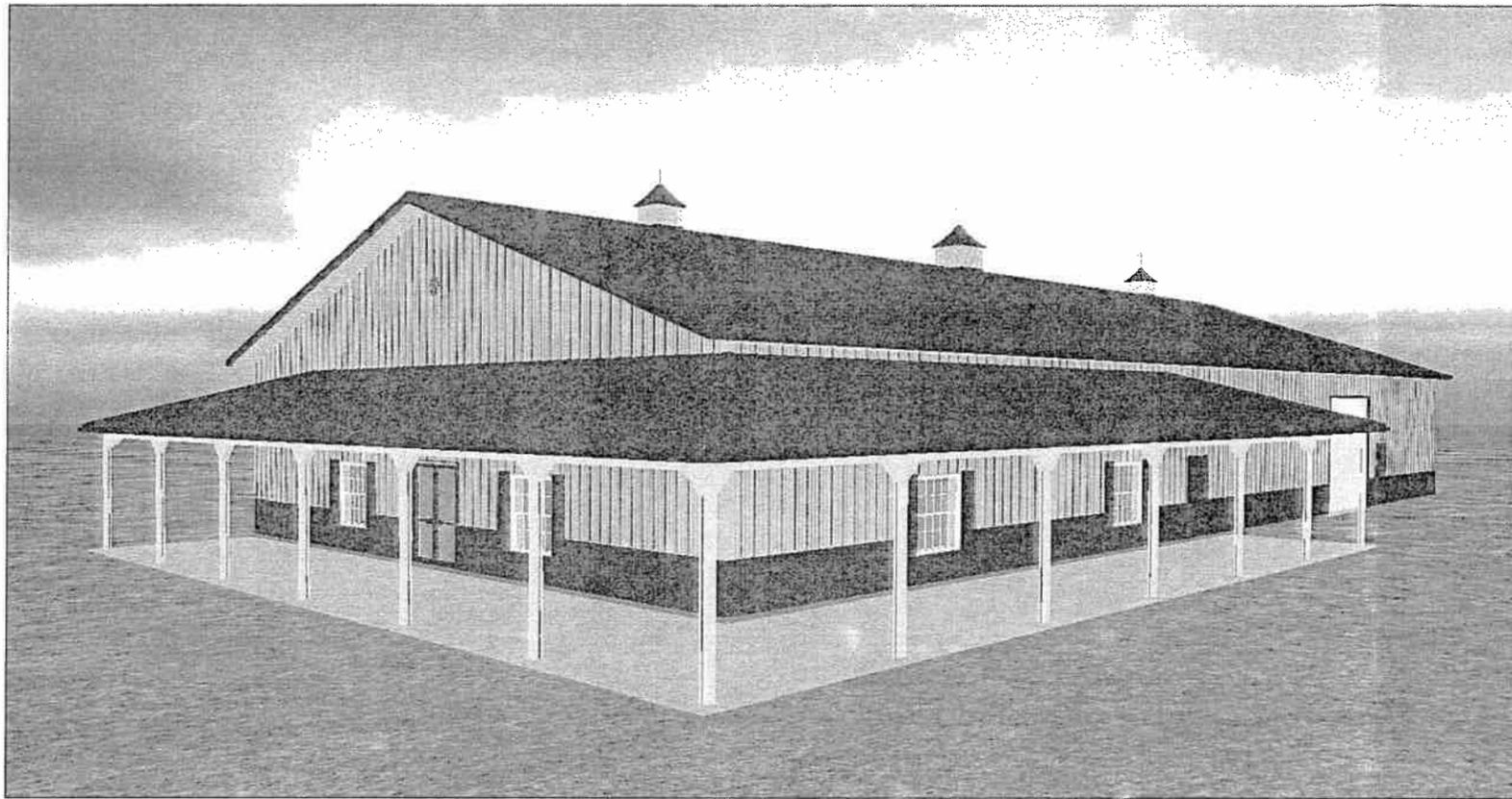
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	6/15/11

ISSUED FOR:	DATE:

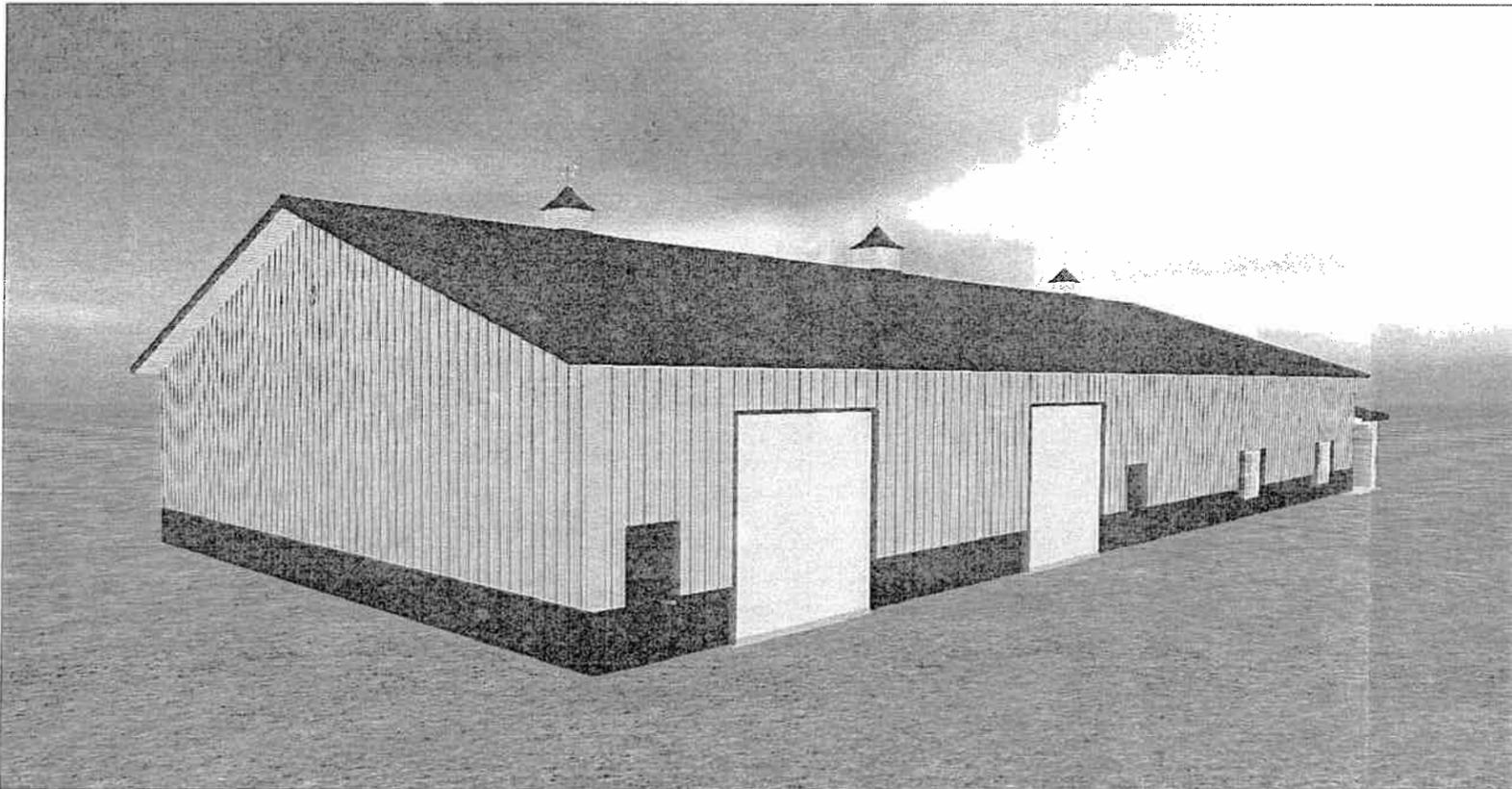
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C-1
OF 3 SHEETS



FRONT AND SOUTH SIDE OF BUILDING



BACK AND NORTH SIDE OF BUILDING

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FOSTER POND
9020 WHITE OAK ROAD, RALEIGH
WAKE COUNTY, NORTH CAROLINA
ELEVATIONS

REVISIONS: DATE:

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SHEET NUMBER:

C-3

OF 3 SHEETS



Know what's below.
Call before you dig.