



SPECIAL USE PERMIT APPLICATION

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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)
Outdoor recreation for Athletic facility fields

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

If Yes, provide relevant Special Use Permit Number: _____

Property

Parcel Identification Number: 0637.01-38-1597

Address: 6101 Rex Road Holly Springs NC 27540

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

_____ and _____
(street) (street)

Total site area in square feet and acres: not - only 1 game field to be developed square feet 15,650 acres 15.46 Total 15.46 acres 15.46 Total 15.46 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R30

List Conditions of any Conditional Use Zoning Districts: _____

N/A

Present land use(s): Vacant

How is this proposed use a public necessity? The sports fields will support the communities need of additional playing areas for youth through Adult

What is impact on surrounding neighborhood and adjacent properties?

Land Owner

Land Owner Name: Stephanie Schuller

Business Operator Name (if different from Land Owner): Wayne Vandemerwe (Tenant)

Address: 508 Lee Street

City: Holly Springs State: NC Zip Code: 27540

E-mail Address: waynev@nc.rr.com Fax: _____

Telephone Number: 919-650-8900

Estimated traffic generated by heavy vehicles (vehicles other than automobiles and light trucks):

Type of vehicle: 0 ADT: _____
Type of vehicle: 0 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: _____ gpd

Solid waste collection provided by: Waste Management

Electrical service provided by: Progress Energy Underground () yes () no

Natural gas service provided by: none

Telephone service provided by: none Underground () yes () no

Cable television service provided by: none Underground () yes () no

* Fire protection provided by: none

Miscellaneous:

Generalized slope of 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 _____

() Short-Range Urban Services Area _____

() Long-Range Urban Services Area/Water Supply Watershed _____

(X) Long-Range Urban Services Area Holly Springs LRUSA

() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area

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

Southwest Area Land Use Plan

Land for Sports LLC proposal

6101 Rex Road Holly Springs

Statement of Justification.

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

- Land for Sports llc will be developing a low intensity sports field in line with the zoning of the property. There are no lights being installed and no buildings erected. Traffic will be minimal at around 40 cars a night in the evening and 40 cars every two hours on the weekends. In order to reduce the effect of additional traffic on streets the fields will have a ½ hour buffer between activities. This allows for cars to depart before other arrive. The field will be open from Sundown to Sunset.
- There is Electric already run to the property to be used soley for pumping water from the well. A well is currently on the property. Garbage Collections will be handled by waste management. There are no buildings on the property.
- There is minimal soil erosion concerns due to the nonexistence of pervious development. There are silt fences installed and a catch Basin already on the property.
- The site plan shows buffers for protection of creeks.

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 class of special uses.

- The low intensity sports field will comply with the zoning district of R30.
- Due to creeks, buffers, flood soils, the proposed field development will be limited on future growth.

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

- This is a public necessity. Last year Holly Springs Futbol; Club folded due to lack of playing fields. 270 kids were without a soccer club. Triangle Adult Soccer league put 10 teams (200 players) on a waiting list due to lack of fields. There are 74 adult soccer players that try and play pick up every wed and Sunday that are constantly being kicked off fields due to fields being rented out. One in Three kids will be overweight /obese by 20/20 due to lack of movement and nutrition habits. The highest rate of teenage pregnancy and teenage drug use id between the hours of 3 and 6 pm. I feel this field will assist in a positive social change in the community of Holly Springs and Wake County.
- The surrounding properties will not only not be adversely effected but be welcomed as a close location for their own use (their kids and/or themselves). We have a church one side and Progress Energy the other. In front is a undeveloped residential zoned property.

- 4) **The proposed development will be in harmony with the area in which it is located.**
 - This is in Harmony with the surrounding area due to Trees surrounding the property, no buildings erected, no impervious material put down, and consistent with a low intensity zoning.
- 5) **The proposed development will be consistent with the Wake County Land Use Plan**
 - The proposed development will be consistent with the Wake County Land Use Plan as it is a low intensity Zoning. There will be no activity centers.

