



**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 # SU-2153-11  
Fee 375.00  
Amt Paid 375.00  
Check # 5224  
Rec'd Date 11-1-2011  
Rec'd By BFC

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)

Recreation Farm

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

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

**Property**

Parcel Identification Number: 1803077529

Address: 711 Beaverdam Road, Creedmoor, NC 27522

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

Old Waver Trail and Palmont Drive  
(street) (street)

Total site area in square feet and acres: 2,265,120 square feet 52 acres

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

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

Present land use(s): vacant, wooded with pond

How is this proposed use a public necessity? Allows Wake county to host a natural family-oriented facility for the residents and community.

What is impact on surrounding neighborhood and adjacent properties? minimal; keeping most of the property natural woods.

**Land Owner**

Land Owner Name: Robert G. III and Meredith Pittrell

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

Address: PO Box 18282

City: Raleigh State: NC Zip Code: 27619

E-mail Address: gillkit@bellsouth.net Fax: 919-876-5109

Telephone Number: 919-788-8171

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

Name: Melinda Gross  
 Address: 709 Sudlock Drive  
 City: Raleigh State: NC Zip Code: 27614  
 E-mail Address: Mkinzel@oakgrovetech.com Fax: \_\_\_\_\_  
 Telephone Number: 919-606-0897 Relationship to Owner: purchasing property

**Proposal**

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

Proposed total floor area: 13000 sf Proposed floor area ratio (floor area/site area): 0.15%

**Max. allowable impervious surface coverage** (see applicable zoning district/use regulation): 6 %

Proposed impervious surfaces area: 117,301 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 5.5 %

**Required transitional bufferyard types and depths (see Article 16):** NA per natural buffer screen

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 20 ft Corner side 20 ft Side 20 ft Rear 20 ft

Proposed yard depths: Front 50 ft Corner side 50 ft Side 50 ft Rear 100 ft

**Max. building height** (see applicable district/use regulation): \_\_\_\_\_ ft

Proposed building height: 30 ft

**Min. parking space standard (see Article 15):** 1 spaces per 3 people

Min. no. of parking spaces: 30 Proposed no. of parking spaces: 143

Number of employees: 10 Hours of operation: Sept. - Feb. + April - May (9am - 5pm)

Oct. - Dec (evening hrs.)

**Vehicular Access:**

Names of access street(s) and number of access points along each: 2 access on Beaverdam

Road and 1 on Belmont Drive.

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>
<u>Beaverdam Road</u>			<u>2</u>	<u>Y</u>			
<u>Belmont Drive</u>			<u>1</u>	<u>N</u>			

<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: \_\_\_\_\_ ADT: N/A

Type of vehicle: \_\_\_\_\_ ADT: N/A

**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: none Wake county commercial center HWY 98

Electrical service provided by: Wake Electric Underground ( ) yes (X) no

Natural gas service provided by: none

Telephone service provided by: Century Link Underground ( ) yes (X) no

Cable television service provided by: some satellite Underground ( ) yes (X) no

Fire protection provided by: Stoney Hill

**Miscellaneous:**

Generalized slope of site Flat with some small slopes

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: wildlife area with pond in Fralla Lake watershed

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 \_\_\_\_\_

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

( ) Long-Range Urban Services Area \_\_\_\_\_

(X) 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?)

*Three Bears Lodge intends to fully comply with all regulations.*

*Please see attached findings.*

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

*The idea of Three Bears Lodge originated from moms for the children of the community.*

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: *Melinda Kinsel Burs* Date: *10-31-11*

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: *Melinda Kinsel Burs* Date: *10-31-11*

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](http://www.wakegov.com).



## Special Use Permit Statement of Justification

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

It is the mission of Three Bears Lodge to comply with all health and safety measures necessary. All personnel will be trained in first aid as well as CPR, and the safety and health of the children and their families will be first priority. Three Bears Lodge will enhance the health and safety of the community rather than endanger it.

The products and services provided by Three Bears Lodge are aimed at the health and well-being of the children and their families to include the emotional, physical, and nutritional health. The over-all goal of this development will be to provide families with great memories, an escape from day-to-day monotony, and a hands-on approach to educational and nature aspects that will feed the emotional needs for families within the community. A relaxing escape from the stressful activities in life while providing educational opportunities and physical activities, make Three Bears Lodge an asset to the local community.

**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.**

Three Bears Lodge will follow the regulations for septic, well, restaurants, handicap accessibility, parking, impervious surface, buffer requirements and any other issues that may arise. We have had the entire 52 acres tested for soil suitability and have ample area to meet the demands of the property and physical separation from wells and children's activities. The land is in the Falls Lake watershed area and as noted on the plan, we will have less than the maximum 6% impervious surface. Our soil report shows the 52 acres has adequate soil available to handle wastewater for over 3,000 gallons. We will install a system less than 3,000 gallons and install efficient appliances and low flow toilets.

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

The land is located in an area comprised of other large tracts of land with small homes or farms. Three Bears Lodge will be a tasteful family recreation area that should not impact the surrounding area. The existing pond on the property is approximately 3 acres. The rest of the property is wooded. We plan on leaving as much of the woods as possible and carve paths through the woods to each activity.

Soil erosion and sedimentation will be minimal since only about 20% of the trees on the property will be affected by the creation of Three Bears Lodge. A minimum 50 ft. buffer will be implemented along all sides of Three Bears Lodge, and will exceed 50 ft. in some areas. Due to the natural state Three Bears Lodge is striving to implement, the adjoining property's value should not be negatively impacted. This type of establishment would be beneficial in this particular location allowing for the near-by community to bond and enjoy nature in a way that is not currently being done in this general area.

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

The Falls Lake watershed area is known for its natural beauty, trees, wildlife and gently rolling terrain. Located along a meandering two lane road (Beaverdam Road), Three Bears Lodge will be on the far fringe of Wake County. The facility will have a similar feel with meandering paths through the trees that lead to old fashioned activities, a pond, and pick your own pumpkins, strawberries, and flowers. All plans intend to meet sustainability expectations and demonstrate good stewardship of the natural beauty in this particular location. The designed facility will implement educational opportunities for families, elements of NC history, field trip opportunities for local schools, and an appreciation for the farm and natural resources. The development will have a low impact on nature and will embrace what the outdoors has to offer; therefore, Three Bears Lodge lies within perfect harmony of the surrounding area.

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

The proposed area is a low density area highlighted by the recreation available at Falls Lake. We will keep the 52 acres low density and leave the trees along the perimeter of the property to allow for a dense "old growth" buffer for neighboring properties and Beaverdam Road. This particular location is currently zoned R-80W, non-urban area/water supply watershed. Three Bears Lodge will stay consistent with the Wake County Land Use Plan by remaining in the natural state enriched by our outdoor, recreation area that allows children to run in nature and keep the simplicity of outdoor fun alive.



# Three Bears Lodge

SHEET  
6 OF 8

## SITE ACTIVITIES

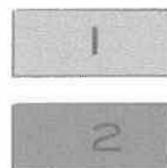
Activities at Three Bear Lodge are designed to take advantage of the existing environmental assets of the site. Minimum disruption to the land and water ecosystems is priority. Users will be spread out with activities occurring on the various knolls and valleys within the 52 acre site. Parking will be on gravel surfaces. Paths will be natural materials. Structure architecture will be in keeping with the natural setting. Users will be invited to participate in learning about nature, local Indian lore, gardening, creative craft making, exploring, exercise, and wildlife habitat. The targeted users are mothers with young children along with other family members such as grandparents, and fathers. Special needs groups will also be sought as users.



R. Clayton Narco  
Landscape Architect  
P. O. Box 1558  
Smithfield, NC 27577  
Tele: 919.934.0079

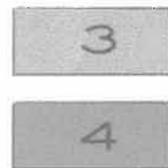


Topo



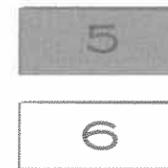
**1** ENTRANCE, LODGE, ACTIVITIES: FOOD, CRAFTS, PEDAL CARS, CARRIAGE RIDES, HAYRIDES, WALKING, OBSTACLE COURSE, JUMPING PILLOWS.

**2** SLIDING



**3** TREE HOUSES, SWINGS, ROPE SWINGS, ART WALL, CLIMBING, BATHROOM, FOOD BOOTH, SNOW SLEDDING, OPEN FIELD AREA ACTIVITIES: ARCHERY, HAY STACK CLIMBING, FREE PLAY, INDIAN LORE

**4** SERVICE AREA, EQUIPMENT AND SUPPLY STORAGE



**5** GARDENING AREA, GEM MINE

**6** HAUNTED TRAIL, LECTURE/TEACHING AREA





# Three Bears lodge

SHEET  
8 OF 8

## SITE DATA

Total Site Area = 52.088 AC.  
less R/W SR 1906 = 1.947 AC  
less R/W Belmont Dr = 1.758 AC  
Net Site Area = 48.383 AC = 2,107,563.48 SF

Impervious surface allowed = 128,453.81 SF (8.0%)  
Impervious surface planned = 117,301.00 SF (5.5%)  
roads = 40,087 SF  
graveled parking = 83,446 SF  
bldgs = 10,768 SF  
various equipment = 3,000 SF  
(slides, tables, equipment)



R. Clayton Nason  
Landscape Architect  
P. O. Box 1558  
Smithfield, NC 27577  
Tel: 919.934.0079



### Area Aerial



- |                              |                 |                     |                            |                      |
|------------------------------|-----------------|---------------------|----------------------------|----------------------|
| 1 ENTRANCE                   | 5 FIREPIT       | 9 FIELD GAMES       | 13 EQUIPMENT STORAGE       | 17 GUEST DROP-OFF    |
| 2 OBSTACLE COURSE            | 6 HAUNTED TRAIL | 10 FISHING          | 14 TREE HOUSES/PICNIC AREA | 18 HAY RIDE TRAIL    |
| 3 GRAVEL PARKING (140 TOTAL) | 7 GARDEN PLOT   | 11 SEPTIC AREA      | 15 PLAY FIELD              | 19 SANTA'S WORKSHOPS |
| 4 LODGE/CAFE                 | 8 GEM MINE      | 12 SLEDDING/SLIDING | 16 SMALL SLIDES            |                      |

