



SPECIAL USE PERMIT APPLICATION

Wake County

JAN 03 2012

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 #
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)

MODEL GARAGE/CARPORT DISPLAY & SALES OFFICE

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

If Yes, provide relevant Special Use Permit Number: _____

Property

Parcel Identification Number: 1738.01-37-0184

Address: 2509 INDEX DR., WAKE FOREST, N.C.

Location: NORTHEAST side of U.S. HWY 1 / CAPITAL BLVD., at/between
(north, east, south, west) (street)

IN FRONT OF OLD BURLINGTON MILL PLANT and BETWEEN NEUSE RIVER & AMERICAN SELF STORAGE
(street) (street)

Total site area in square feet and acres: 143,770 square feet 3.30 acres

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

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

Present land use(s): MODEL HOME SALES

How is this proposed use a public necessity? EXISTING USE IS MODEL HOME SALES

What is impact on surrounding neighborhood and adjacent properties? NONE - NOT SIGNIFICANT CHANGE OF USE

Land Owner

Land Owner Name: BADJO, LLC.

Business Operator Name (if different from Land Owner): HOME WORK SERVICES, INC.

Address: 3544 N.C. 98 HIGHWAY WEST

City: YOUNGSVILLE State: NC. Zip Code: 27596

E-mail Address: HWS GARAGES@gmail.com Fax: (919) 562-8988

Telephone Number: (919) 562-8313

Applicant (person to whom all correspondence will be sent)

Name: Clement L. McDaniel Jr.
 Address: 3544 NC 98 HWY W.
 City: Youngsville State: NC Zip Code: 27596
 E-mail Address: HWSgarages@gmail.com Fax: 919-562-8988
 Telephone Number: 919-562-8313 Relationship to Owner: None

Proposal

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

Proposed total floor area: 3328 sf Proposed floor area ratio (floor area/site area): .023

Max. allowable impervious surface coverage (see applicable zoning district/use regulation): 30 %

Proposed impervious surfaces area: 21,049 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 14.6 %

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

Front () 0 ft Left () 0 ft Right () 0 ft Rear () 0 ft

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

Front () 0 ft Left () 0 ft Right () 0 ft Rear () 0 ft

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

Front 50 ft Corner side N/A ft Side 30 ft Rear 40 ft

Proposed yard depths: Front 85 ft Corner side N/A ft Side 30 ft Rear 385 ft

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

Proposed building height: 18' ft

Min. parking space standard (see Article 15): 1 spaces per 200 SF SALES AREA

Min. no. of parking spaces: 3 Proposed no. of parking spaces 11

Number of employees: 2 Hours of operation: 8:00 AM - 8:00 PM

Vehicular Access:

Names of access street(s) and number of access points along each: INDEX DRIVE - 1 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 |
|-----------------------------------|-------------------------|---------------------|--------------|-----------------|--------------------------------------|-----------------------------------|---|
| <u>INDEX DRIVE</u> | <u>30'</u> | | <u>2</u> | <u>Y</u> | | | |
| <u>TO CAPITAL BLVD</u> | <u>200'</u> | <u>84'</u> | <u>6</u> | <u>Y</u> | | <u>29,000</u> | <u>52</u> |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

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: 1 DUMP TRUCK ADT: APPROX. 2 x MONTH

Type of vehicle: _____ ADT: _____

Utilities and Services:

Water supply provided by: () municipal system: _____

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

Est. total water demand: 25 gpd

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

() community system – specify type: _____

(✓) individual on-site system

Est. total wastewater discharge: 25 gpd

Solid waste collection provided by: NONE REQUIRED

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: AT&T Underground () yes () no

Fire protection provided by: _____

Miscellaneous:

Generalized slope of site GENTLY SLOPING, NORTH TO SOUTH

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 NORTHEAST WAKE AREA LAND USE PLAN

() 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):

INDUSTRIAL / MAJOR EMPLOYER 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?)

THIS LOT HAS BEEN A MODEL HOME SALES USE SINCE 2001. THIS PROPOSE USE WILL STILL BE A MODEL SALES FOR GARAGES. THIS IS NOT A SIGNIFICANT CHANGE, THEREFORE IT MEETS THE LAND USE PLANS

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: Bajo, LLC by [Signature] Date: 12/26/11

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: Home Work Service Inc by [Signature] Date: 12-29-11

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.

Home Work Services
2509 Index Drive
Raleigh, N. C.

Statement of Justification

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

This proposed use is just north of the Neuse River on the east side of Capital Boulevard. The line of sight from this site is excellent to Capital Blvd.. All turning movements both approaching and departing this site are excellent. The site has been in use for the last ten years with a similar use. The use will not discard contaminants into private or public water

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 use.

This property is zoned Highway District (HD), Wake county Ordinances Section 1-1-41(c). Under HD warehousing, repair shops, offices, retail and service establishments, wholesale Establishments, and manufacturing are all permitted uses. Some of the adjacent properties are zoned HD and some are zoned Industrial and CU HB.

3. The proposed development will not substantially injure the value of adjoining property.

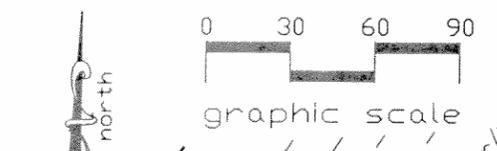
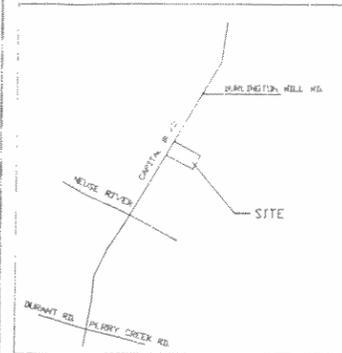
This development will be a model sales use for small garages. The previous use on this property has been model sales for homes since 2001. This is not a significant change of use.

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

The proposed use is nearly identical to the previous use on the property. The existing parking area will remain with no change. The existing landscaping will remain with no change.

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

This development is within the Northeast Wake Area Land Use Plan. This proposed Business is consistent with the Long Range Urban Services Plan by encouraging growth close To municipalities and will provide a needed service business.



NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

2. ALL DISTANCES ARE TO CENTERLINE UNLESS NOTED OTHERWISE.

3. ALL DISTANCES ARE TO THE CENTERLINE OF THE ROAD UNLESS NOTED OTHERWISE.

4. ALL DISTANCES ARE TO THE CENTERLINE OF THE DRIVEWAY UNLESS NOTED OTHERWISE.

5. ALL DISTANCES ARE TO THE CENTERLINE OF THE SIDEWALK UNLESS NOTED OTHERWISE.

6. ALL DISTANCES ARE TO THE CENTERLINE OF THE PROPERTY LINE UNLESS NOTED OTHERWISE.

7. ALL DISTANCES ARE TO THE CENTERLINE OF THE LOT UNLESS NOTED OTHERWISE.

8. ALL DISTANCES ARE TO THE CENTERLINE OF THE LOT UNLESS NOTED OTHERWISE.

9. ALL DISTANCES ARE TO THE CENTERLINE OF THE LOT UNLESS NOTED OTHERWISE.

10. ALL DISTANCES ARE TO THE CENTERLINE OF THE LOT UNLESS NOTED OTHERWISE.

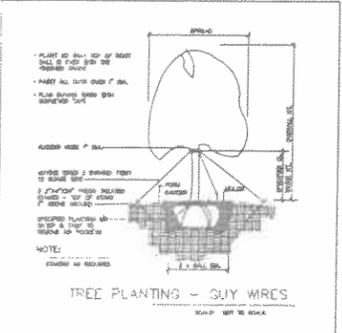
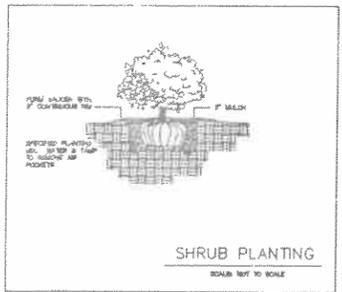
SITE DATA

| | | |
|---|------------------------|-------------|
| TOTAL LOT SIZE | 143,770 S.F. | 3.30 ACRES |
| EXISTING ZONE | HD | |
| PROPOSED ZONE | HD | |
| PROPOSED BUILDING SIZE | 3 MODEL & SALES OFFICE | 600 S.F. |
| PARKING REQUIRED (1/200 S.F. SALES AREA-600 S.F.) | 3 SPACES | |
| PARKING PROPOSED (INCL. 1 HC.) | 11 SPACES | |
| DRIVEWAY & PARKING IMPERVIOUS AREA | - | 4,482 S.F. |
| SIDEWALK IMPERVIOUS AREA | - | 804 S.F. |
| OFFICE/SALES OFFICE | - | 600 S.F. |
| MODEL GARAGES/CARPOR IMPERVIOUS AREA | - | 2,728 S.F. |
| OUTDOOR SALES/SERVICE YARD IMPERVIOUS AREA | - | 12,436 S.F. |
| TOTAL IMPERVIOUS AREA | 21,049 S.F. | 14.6 % |
| LANDSCAPE AREA | 122,721 S.F. | 85.4 % |
| DEVELOPED AREA | - | 0.0 AC. |
| WAKE COUNTY P.I.N. | 1738.01-37-0184 | |

OWNER
BAJO, LLC.
P. O. BOX 1126
WAKE FOREST, N. C. 27688
(919) 556-1861

APPLICANT
HOME WORK SERVICE, INC.
3544 N. C. 98 HWY. WEST
YOUNGVILLE, N. C. 27598
(919) 562-8313

PIN - 1738.01-28-2760
RIVERPLACE II, L.L.C.
P. O. Box 31568
RALEIGH, N.C. 27622
USE - EXISTING MANUF. PLANT
ZONE - (WF) CU HB

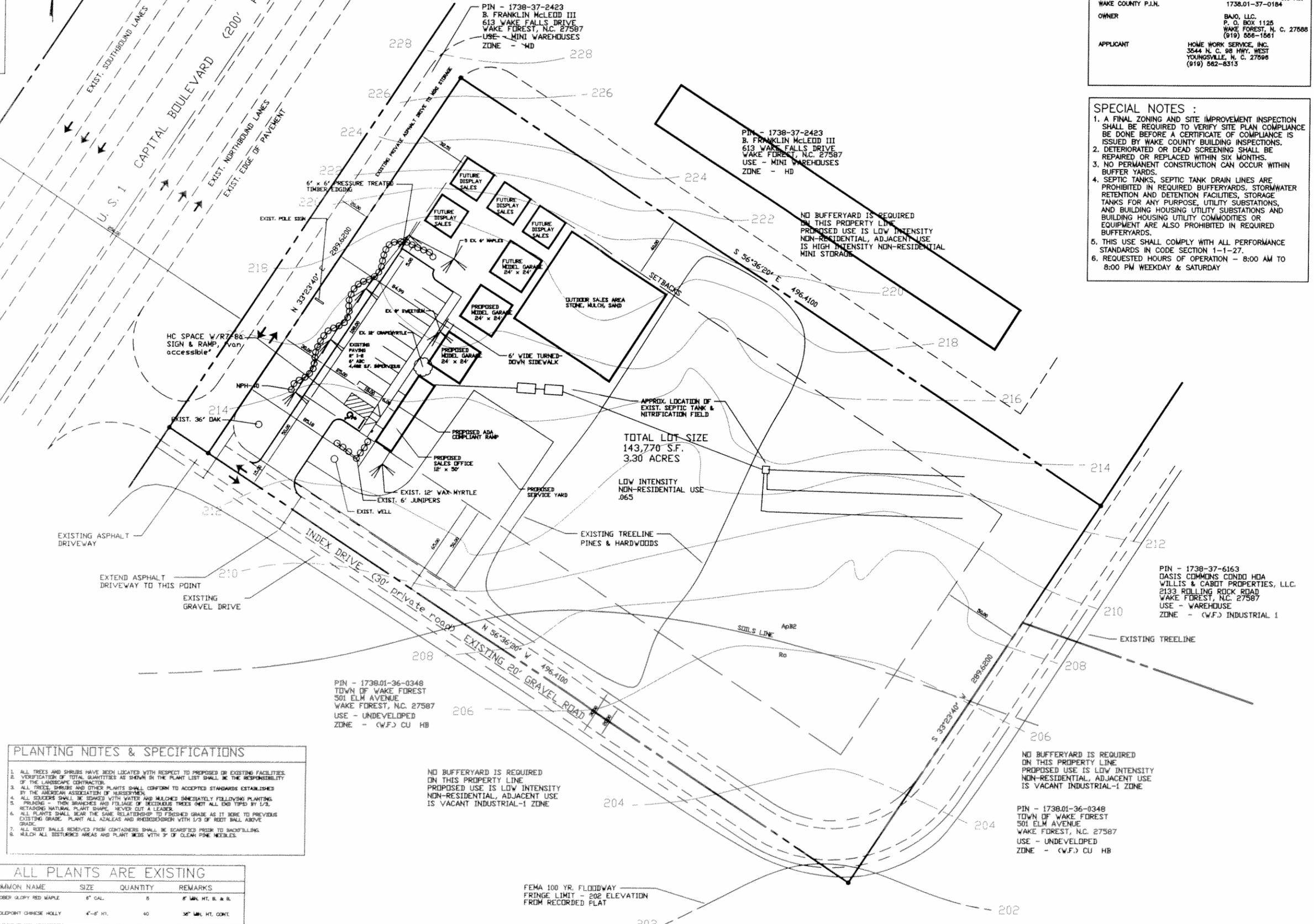


PLANTING NOTES & SPECIFICATIONS

1. ALL TREES AND SHRUBS HAVE BEEN LOCATED WITH RESPECT TO PROPOSED OR EXISTING FACILITIES.
2. VERIFICATION OF TOTAL QUANTITIES AS SHOWN ON THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
3. ALL TREES, SHRUBS AND OTHER PLANTS SHALL CONFORM TO ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF ARBORICULTURISTS.
4. ALL TREES SHALL BE SPARKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
5. PRUNING - THIN BRANCHES AND FOLIAGE OF DECIDUOUS TREES SHUT ALL TOPS BY 1/3. RETAINING NATURAL PLANT SHAPE. NEVER CUT A LEADER.
6. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FERTILIZER GRADE AS TO PREVIOUS EXISTING GRADE. PLANT ALL ACALAS AND BRIDGES WITH 1/2 OF BEST BALL ABOVE GRADE.
7. ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARCIFIED PRIOR TO BACKFILLING.
8. MULCH ALL DISTURBED AREAS AND PLANT BEDS WITH 3" OF CLEAN PINE NEEDLES.

PLANT LIST ALL PLANTS ARE EXISTING

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QUANTITY | REMARKS |
|--------|-------------------------|---------------------------|-----------|----------|---------------------|
| 40 | ACER RUBRA 'FRIELANDER' | OCTOBER GLORY RED MAPLE | 6" GAL. | 5 | 8" WALK HT. B. & B. |
| 41 | ILEX LAEVIS 'WATKINSON' | NEEDLEPOINT CHINESE HOLLY | 4"-6" HT. | 40 | 36" WALK HT. CONT. |



SPECIAL NOTES :

1. A FINAL ZONING AND SITE IMPROVEMENT INSPECTION SHALL BE REQUIRED TO VERIFY SITE PLAN COMPLIANCE BE DONE BEFORE A CERTIFICATE OF COMPLIANCE IS ISSUED BY WAKE COUNTY BUILDING INSPECTIONS.
2. DETERIORATED OR DEAD SCREENING SHALL BE REPAIRED OR REPLACED WITHIN SIX MONTHS.
3. NO PERMANENT CONSTRUCTION CAN OCCUR WITHIN BUFFER YARDS.
4. SEPTIC TANKS, SEPTIC TANK DRAIN LINES ARE PROHIBITED IN REQUIRED BUFFERYARDS. STORMWATER RETENTION AND DETENTION FACILITIES, STORAGE TANKS FOR ANY PURPOSE, UTILITY SUBSTATIONS, AND BUILDING HOUSING UTILITY SUBSTATIONS AND BUILDING HOUSING UTILITY COMMODITIES OR EQUIPMENT ARE ALSO PROHIBITED IN REQUIRED BUFFERYARDS.
5. THIS USE SHALL COMPLY WITH ALL PERFORMANCE STANDARDS IN CODE SECTION 1-1-27.
6. REQUESTED HOURS OF OPERATION - 8:00 AM TO 8:00 PM WEEKDAY & SATURDAY



BLAKELY DESIGN GROUP
Landscape Architecture Site Planning

700 Exposition Place, Suite 106, Raleigh, North Carolina 27615
Telephone: (919) 870-1868 Fax: (919) 870-0792

PRELIMINARY SPECIAL USE PERMIT SITE PLAN

HOME WORK SERVICES, INC.
2509 INDEX DRIVE, RALEIGH, N. C.

DATE DEC. 29, 11
SCALE 1"=30'
DRAWN BTB
JOB NO.
REVISIONS
SHEET C-1