



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 #
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)

AUTOMOBILE SALES

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

If Yes, provide relevant Special Use Permit Number: _____

Property

Parcel Identification Number: 1739-40-4590

Address: 2604 TELETec PLAZA

Location: WEST side of CAPITAL BLVD, at/between
(north, east, south, west) (street)

BURLINGTON MILL RD. and U.S 1A
(street) (street)

Total site area in square feet and acres: 156,293 square feet 3.588 acres

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

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

Present land use(s): STONE & MULCH SALES

How is this proposed use a public necessity?

What is impact on surrounding neighborhood and adjacent properties? NEGLIGENT

Land Owner

Land Owner Name: STAN KEARNEY

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

Address: 2907 IMPERIAL OAKS DR.

City: RALEIGH State: NC Zip Code: 27614

E-mail Address: taylor@blakelydesign.net Fax: 870-0752

Telephone Number: 247-4067

Applicant (person to whom all correspondence will be sent)

Name: STAN KEARNEY
 Address: 2907 IMPERIAL OAKS DR
 City: RALEIGH State: NC Zip Code: 27614
 E-mail Address: taylor@blakelydesign.net Fax: 870-0752
 Telephone Number: 870-1260 Relationship to Owner: same

Proposal

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

Proposed total floor area: 1,000 sf Proposed floor area ratio (floor area/site area): .007

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

Proposed impervious surfaces area: 40,636 EXISTING (NO CHANGE) sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): NO CHANGE 25.9%

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

Front (B) 30' ft Left () 0 ft Right () 0 ft Rear () 0 ft

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

Front (B) 30' 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 97 ft Corner side 87 ft Side 87 ft Rear 218 ft

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

Proposed building height: 12' ft

Min. parking space standard (see Article 15): 1 spaces per 1,000 S.F. DISPLAY AREA (6,300)

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

Number of employees: 2 Hours of operation: 8:00 AM - 9:00 PM

Vehicular Access:

Names of access street(s) and number of access points along each: TELETEC PLAZA

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>TELETEC PLAZA</u>	<u>60'</u>	<u>34'</u>	<u>2</u>	<u>Y</u>	<u>30</u>		<u>52</u>
<u>CAPITAL BLVD</u>	<u>200</u>	<u>84</u>	<u>6</u>	<u>Y</u>		<u>29,000</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: N/A ADT: _____
Type of vehicle: N/A ADT: _____

Utilities and Services:

Water supply provided by: () municipal system: RALEIGH
() 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: 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: ATT Underground () yes () no
Cable television service provided by: ATT Underground () yes () no
Fire protection provided by: _____

Miscellaneous:

Generalized slope of site GENTLY SLOPING TO REAR
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):
NORTHEAST WAKE AREA LAND USE PLAN
INDUSTRIAL / MAJOR EMPLOYMENT 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 AUTOMOBILE SALES USE IS CONSISTENT WITH THE
LAND USE PLAN

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: Stan B. Keenan Date: JAN 2, 2012

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: Stan B. Keenan Date: JAN 2, 2012

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.

Stan B. Kearney Property
2604 Teletec Plaza
Wake Forest, 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 Burlington Mills Road intersection on the west side of Capital Boulevard. This site is immediately north of Crossroads Ford.

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 mulch & stone sales use. The use will not discard contaminants into private or public water system

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 an automotive sales use. The previous use on this property has been sales of mulch & stone products since 2001. This is not a significant change of use. The existing use immediately to the south is Crossroads Ford.

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

The proposed use will be identical to the use on the property immediately to the south. The existing parking area will remain with no change. The existing landscaping will remain with a supplement of trees & shrubs to enhance the site.

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.

