



**SPECIAL USE PERMIT APPLICATION**

Wake County

AUG 06 2012

File # SU-2167-12  
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)

Requesting special use to build ~~new~~ self storage units in  
General Business Zoning.

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

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

**Property**

Parcel Identification Number: \_\_\_\_\_

Address: 1409 West Academy St. Fuquay-Varina, N.C. 27526

Location: West side of Hwy 401, at/between  
(north, east, south, west) (street)

Judd Parkway and Judd Pkwy extension  
(street) (street)

Total site area in square feet and acres: 57,935 square feet 1.33 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: GB and Highway District  
GB - .82 acres Highway District - .51 acres

List Conditions of any Conditional Use Zoning Districts: n/a

Present land use(s): NONE

How is this proposed use a public necessity? Growing area, need for self storage

What is impact on surrounding neighborhood and adjacent properties? Due to location and physical surroundings, little to no impact.

**Land Owner**

Land Owner Name: N+W LLC

Business Operator Name (if different from Land Owner): Richard Ogilvie

Address: 416 Old Gold Pl.

City: Fuquay - Varina State: NC Zip Code: 27526

E-mail Address: TurnkeyRestoration@yahoo.com Fax: (919) 552-2585

Telephone Number: (919) 552-2148

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

Name: Richard Ogilvie  
Address: 416 Old Gold Pl.  
City: Fuquay-Varina State: N.C. Zip Code: 27526  
E-mail Address: Turn Key Restoration @ Yahoo.com Fax: (919)552-2585  
Telephone Number: (919)552-2148 Relationship to Owner: husband

**Proposal**

Max. allowable floor area ratio (see applicable zoning district/use regulation): 0.30

Proposed total floor area: 9992 sf Proposed floor area ratio (floor area/site area): 0.17

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

Proposed impervious surfaces area: ~~26,628~~ 26,628 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 41 %

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

Front ( ) N/A ft Left ( ) N/A ft Right ( ) N/A ft Rear ( ) N/A ft

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

Front ( ) N/A ft Left ( ) N/A ft Right ( ) N/A ft Rear ( ) N/A ft

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

Front 50 ft Corner side 50 ft Side 20 ft Rear 25 ft

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

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

Proposed building height: 15 ft

Min. parking space standard (see Article 15): 1 spaces per 300 sq ft office / 5000 sq ft non-office

Min. no. of parking spaces: 5 Proposed no. of parking spaces 6

Number of employees: 2 Hours of operation: 8am - 6 pm

**Vehicular Access:**

Names of access street(s) and number of access points along each: NC 42 HWY

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>NC 42 HWY</u>	<u>90</u>	<u>28</u>	<u>2</u>	<u>Y</u>	<u>ND</u>		<u>10</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: NONE ADT: \_\_\_\_\_

Type of vehicle: NONE ADT: \_\_\_\_\_

**Utilities and Services:**

Water supply provided by: ( ) municipal system : \_\_\_\_\_

( ) community system – specify type: \_\_\_\_\_  individual well(s)

Est. total water demand: 150 gpd

Wastewater collection/treatment provided by: ( ) municipal system: \_\_\_\_\_

( ) community system – specify type: \_\_\_\_\_

individual on-site system

Est. total wastewater discharge: 140 gpd

Solid waste collection provided by: PRIVATE

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

Natural gas service provided by: NONE

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

Cable television service provided by: N/A Underground ( ) yes  no

Fire protection provided by: FUGUY VARINA

**Miscellaneous:**

Generalized slope of site N to South 4%

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 \_\_\_\_\_

( ) 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):

\_\_\_\_\_  
\_\_\_\_\_

**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?)

The PROPOSED USE is not contrary to future plans by Fuquay Varina. The facility will SERVE as a benefit to growing population in this end of the county. The improvements will "clean-up" a property that has been allowed to run down for years and will actually be a great benefit to the community, the county and local municipality. Traffic increase will be minimal due to this project.

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

The property adjacent to this project is VACANT or sparsely developed and the introduction of this project will give no harmful changes. It will be developed and operated under the guidelines of Wake County. It will be built so that it will "fit-in" with the surrounding area. It will fit in with the county land use plan.

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.

X Signature: \_\_\_\_\_ Date: \_\_\_\_\_

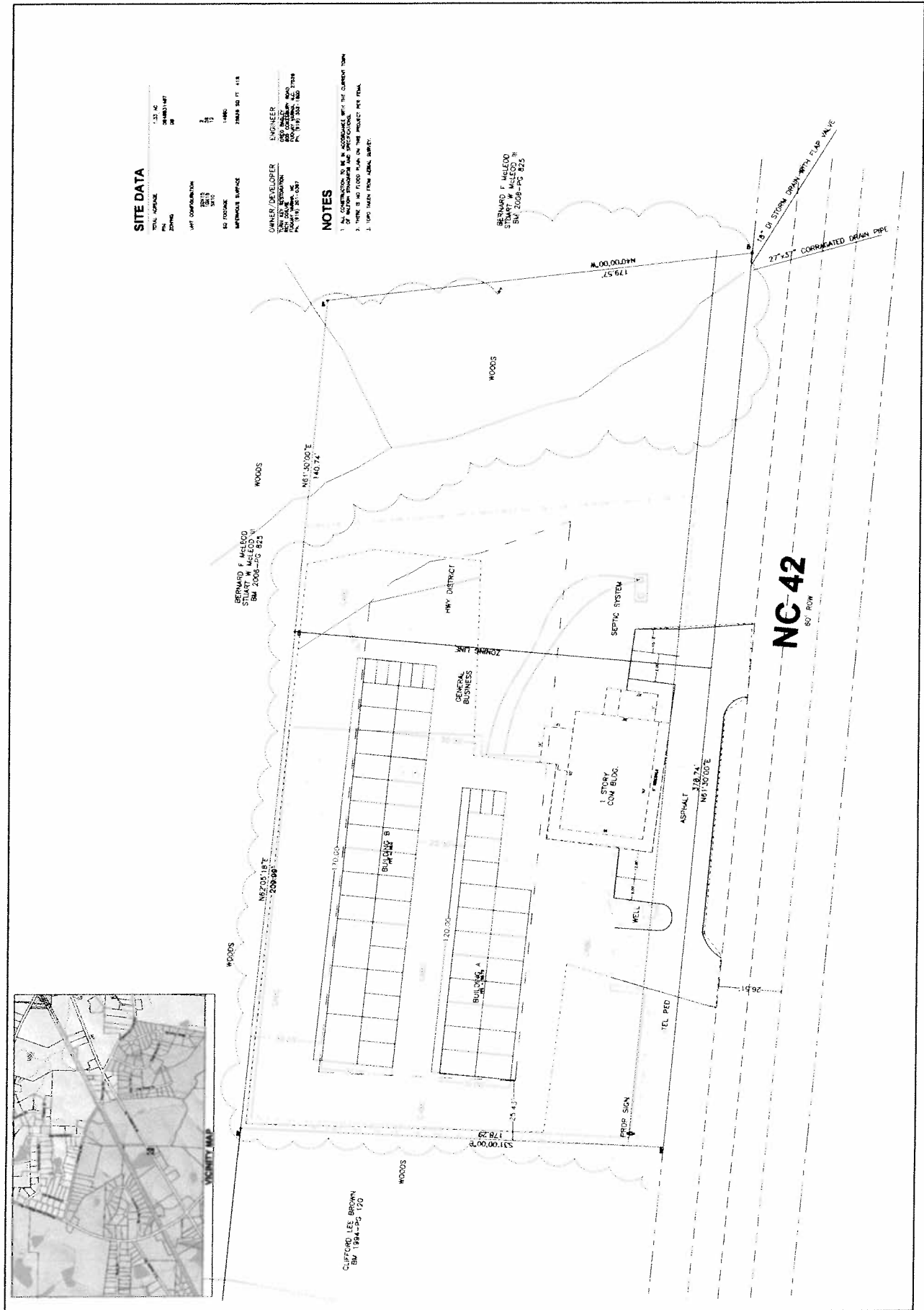
X Signature: \_\_\_\_\_ Date: \_\_\_\_\_

X 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: \_\_\_\_\_ Date: \_\_\_\_\_

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).



**SITE DATA**

TOTAL ACRES: 1.22 AC  
 PERMIT NO.: 2008-10-823  
 ZONING: G-1

DATE SUBMITTED: 11/18/08  
 DATE OF MEETING: 11/18/08  
 DATE OF APPROVAL: 11/18/08  
 DATE OF REVISION: 11/18/08

OWNER/DEVELOPER: GREG BAGLEY ENGINEERING, INC.  
 1008 CONGRESS ROAD  
 FUGAY VARINA, NC 27530  
 PHONE: (919) 502-4100  
 FAX: (919) 502-4100

**NOTES**

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CURRENT CODE OF WAKE COUNTY AND SPECIFICATIONS.
2. THERE IS NO FLOOD PLAIN ON THIS PROJECT PER FEMA.
3. VERIFY ALL UTILITIES BEFORE CONSTRUCTION.