



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-2123-12
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)

Solar Farm - Article 4 - Static Transfer Station

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

If Yes, provide relevant Special Use Permit Number: _____

Property

Parcel Identification Number: 2707266865, 2707274586

Address: 2129 Pearces Rd Zebulon, NC

Location: _____ side of _____, at/between
(north, east, south, west) (street)
_____ and _____
(street) (street)

Total site area in square feet and acres: _____ square feet 13.17, 2.32 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-30

List Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): VACANT

How is this proposed use a public necessity?
The creation of clean energy to be used by local residence

What is impact on surrounding neighborhood and adjacent properties? None

Land Owner

Land Owner Name: George M. Ray, Betty B. Ray Trust

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

Address: PO Box 40 806 N Arendell Ave

City: Zebulon State: NC Zip Code: 27597

E-mail Address: oldeheritage@gmail.com Fax: 919.269.9445

Telephone Number: 919.269.4555

Applicant (person to whom all correspondence will be sent)

Name: Chad Ray
 Address: 866 N Arrendell Ave
 City: Zelton State: NC Zip Code: 27597
 E-mail Address: ohc.heritage@gmail.com Fax: 919-269-9445
 Telephone Number: 919-269-4555 Relationship to Owner: son/partner

Proposal

Max. allowable floor area ratio (see applicable zoning district/use regulation): N/A
 Proposed total floor area: _____ sf Proposed floor area ratio (floor area/site area): _____

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

Proposed impervious surfaces area: inventa pads & 2 parking pads 500 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): _____ %

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

Front () 40 ft Left () 40 ft Right () 40 ft Rear () 40 ft

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

Front () 40 ft Left () 40 ft Right () 40 ft Rear () 40 ft

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

Front 30 ft Corner side 10 ft Side 10 ft Rear 30 ft

Proposed yard depths: Front 40 ft Corner side 40 ft Side 40 ft Rear 40 ft

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

Proposed building height: NA ft

Min. parking space standard (see Article 15): _____ spaces per 2 per site

Min. no. of parking spaces: 2 Proposed no. of parking spaces: 2

Number of employees: 0 Hours of operation: none

Vehicular Access:

Names of access street(s) and number of access points along each:
20' access off Peares Rd - gravel

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

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: only during construction ADT: _____

Type of vehicle: N/A other wise ADT: _____

Utilities and Services:

Water supply provided by: () municipal system: N/A

() 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: _____ gpd

Solid waste collection provided by: _____

Electrical service provided by: _____ Underground () yes () no

Natural gas service provided by: N/A

Telephone service provided by: _____ Underground () yes () no

Cable television service provided by: _____ Underground () yes () no

Fire protection provided by: _____

Miscellaneous:

Generalized slope of site < 2%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site:

Blue line stream & pond site to have buffer req. met.

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 N/A

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

() Long-Range Urban Services Area Zebulon

() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area

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

VACANT currently - zoned R-30

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 special use permit application fits the existing residential and agricultural parcels in the area. This solar array will help provide clean green energy to Wake County residents for decades to come.

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

The company also will own the system will use it as an educational tool for all schools in eastern Wake County. The students will see first hand how clean energy is created and used in a safe environment.

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: George M. Ray Long Jr. Date: 10/2/12

Signature: [Signature] Date: 10/2/12

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: [Signature] Date: 10/2/12

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.

Special Use Permit Statement of Justification

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

The site will be surrounded by a 6' tall fence with 3 strand barb wire on top of that. That fence will have a visual buffer in front of it. The fence will be locked at all times and monitored by cameras for security. The solar array will be generating enough clean energy to power nearly 200 homes each day around the area. There will less than 1 car per week on site after construction is finished. The entire site will be grassed down and maintained. There will no pen areas for soil erosion. Nothing on site can adverse the drinking water of the area.

- 2- The proposed development will comply will all regulations in the zoning district.

The site will blend in perfectly will the residences, golf course, and vineyard in the surrounding area. The renewable energy site will be a great asset and teaching tool for Eastern Wake County to use as a model to use for the rest of the county as well.

- 3- The site will not injure the value of surrounding properties.

Due to the height of all the panels being less than 10', there's really no diff between this and agricultural crops like corn. And unlike tobacco, cotton, and other there's no chemical application that could get into ground water.

- 4- The site will be in harmony with the area

As mentioned there's already a balance of recreation, residence, and agriculture in the area. This use fits in perfectly with those things.

- 5- This site will be consistent with county land use plan.

Being that this property is not in a highly populated are, or community center I believe it does fit in perfectly with the land use plan.

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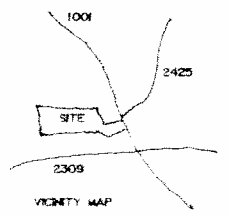
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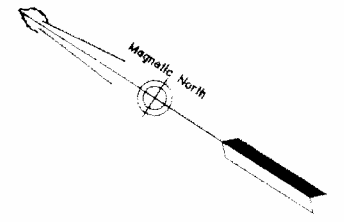
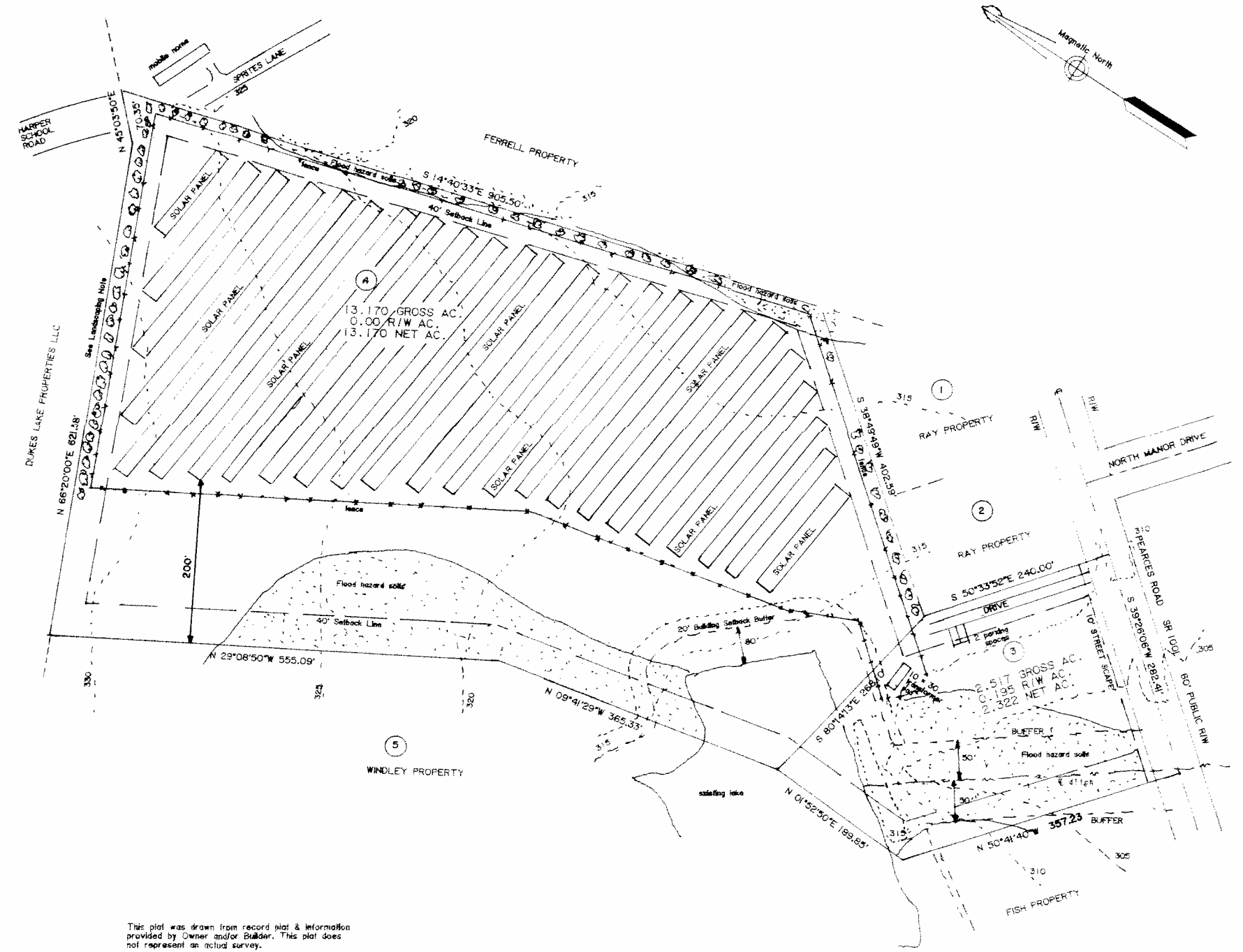


SITE DATA

Owner: George M. & Betty B. Ray, Trustees

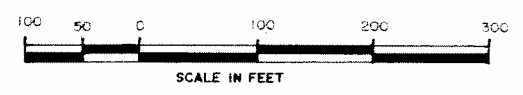
Impervious surface coverage
 Drive & Parking 4600 sq. ft.
 Transformer Pad 300 sq. ft.
 total 4900 sq. ft.
 which is 0.0085 %

Landscaping Plants
 Ligustrum japonicum
 6'-8" tall & 10" wide
 Planted every 10' or equal



This plat was drawn from record plat & information provided by Owner and/or Builder. This plat does not represent an actual survey.

Robert G. Williams



BOUNDARY INFORMATION TAKEN FROM THE FOLLOWING REF:
 BEING LOTS 3 AND 4 OF THE JAMES DORSEY HEIRS PROPERTY RECORDED IN BOOK OF MAPS 2005, PG. 1857.

SOUTHERN PHOTO - GREENSBORO NOB0992

I, ROBERT G. WILLIAMS, certify that this plat was drawn under my supervision from an actual survey made under my supervision (see description recorded in Book _____ page _____, etc.); that the boundaries not surveyed are clearly indicated as drawn from information found in _____ page _____; that the ratio of precision as calculated is 1:_____; that this plat was prepared in accordance with G.S. 47-36 as amended.

Witness my original signature, registration number and seal this _____ day of _____

PROFESSIONAL LAND SURVEYOR _____

L-1417
 License Number _____



SEAL

SITE PLAN
 WAKE SOLAR, LLC
 2129 PEARCES RD.
 ZEBULON, N.C.
 27597

PARCEL IDENTIFICATION NUMBERS
 2707 26 6865
 2707 27 4586

ROBERT G. WILLIAMS
 PROFESSIONAL LAND SURVEYOR
 ZEBULON, NORTH CAROLINA 27597

Telephone: 919-269-5700

DRAWN BY: _____ WDH

CHECKED BY: _____ RGW

DATE: 10-03-2012

SCALE: 1" = 100'

F.B. _____ DISK _____