



# PLANNED COMPLIANCE PERMIT APPLICATION

Submit required documentation to:  
Wake County Planning Department/Current Planning Section  
PO Box 550 Wake County Office Building  
Raleigh, NC 27602-0550 336 Fayetteville Street Mall, Downtown Raleigh  
Contact Current Planning at (919) 856-6335 for additional information.

File #  
Fee  
Amt Paid  
Check #  
Rec'd Date  
Rec'd By

1144

Complete with required information (write "n/a" if information is not applicable to proposal).

**Type of Proposed Use** (be as specific as possible and cite code section listing use as permitted use)  
Pods Self Storage Unit ARTICLE 4 WAKE COUNTY UDO  
"4-11 USE TABLE"

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

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

### Property

Parcel Identification Number: 0689-93-8151

Address: 8139 Old McCullers Rd., Raleigh, NC 27603

Location: East side of Old McCullers Rd., at between  
(north, east, south, west) (street)

SR 1010 and US Hwy 401  
(street) (street)

Total site area in square feet and acres: 135,472 square feet 3.110 acres

List Conditions of the Conditional Use Zoning District(s): SEE: ZP-856-06  
COPY IS ATTACHED.

Present land use(s): VACANT

### Land Owner

Land Owner Name: HIGHER PROPERTIES, LLC

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

Address: 2823 JONES FRANKLIN RD.

City: Raleigh State: NC Zip Code: 27606

E-mail Address: \_\_\_\_\_ Fax: \_\_\_\_\_

Telephone Number: 795-1359

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

Name: TRUeline SURVEYING, P.C.

Address: 205 W. MAIN ST.

City: Clayton State: NC Zip Code: 27520

E-mail Address: SHANE@TRUELINESURVEYING.COM Fax: 359-0428

Telephone Number: 359-0427 Relationship to Owner: SURVEYOR

**Proposal**

Max. allowable floor area ratio (see applicable zoning district/use regulation): 30%  
 Proposed total floor area: 41,467 sf Proposed floor area ratio (floor area/site area): 30.609%

Max. allowable impervious surface coverage (see applicable zoning district/use regulation): 60%  
 Proposed impervious surfaces area: 77931 sf  
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 57.526%

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

Front (F) 10' ft Left ( ) N/A ft Right (A) 80 ft Rear (E) 20 ft

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

Front (F) 10' ft Left ( ) N/A ft Right (A) 60 ft Rear (E) 20 ft

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

Front 50 ft Corner side N/A ft Side 25 ft Rear 0 ft

Proposed yard depths: Front 50 ft Corner side N/A ft Side 25 ft Rear 25 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 2-EMPLOYEES + 1 PER STORED TRUCK

Min. no. of parking spaces: 4 Proposed no. of parking spaces 6

Number of employees: 2 Hours of operation: 9:30 AM - 5:30 PM Mon-Sat.

**Vehicular Access:**

Names of access street(s) and number of access points along each: Old McCullers Rd,  
1 ACCESS POINT (AS SHOWN)

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>
Old McCullers Rd.	60	24	2	Y	N/A	N/A	10

<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: MOVING TRUCKS ADT: 5

Type of vehicle: \_\_\_\_\_ ADT: \_\_\_\_\_

**Utilities and Services:**

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

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

Est. total water demand: 250 gpd

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

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

(X) individual on-site system

Est. total wastewater discharge: 250 gpd

Solid waste collection provided by: WASTE MANAGEMENT SERVICES

Electrical service provided by: PROGRESS ENERGY Underground ( ) yes (X) no

Natural gas service provided by: N/A

Telephone service provided by: BELL SOUTH Underground (X) yes ( ) no

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

Fire protection provided by: \_\_\_\_\_

**Miscellaneous:**

Generalized slope of site GRADUALLY FLOWS TOWARD THE SE CORNER

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: NONE KNOWN AT THIS TIME

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: NONE KNOWN ABOUT AT THIS TIME.

**Land Use Plan Classifications**

General Classification (note associated municipality and/or watershed):

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

(X) Short-Range Urban Services Area FUQUAY-VARINA / GARNER

( ) 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):

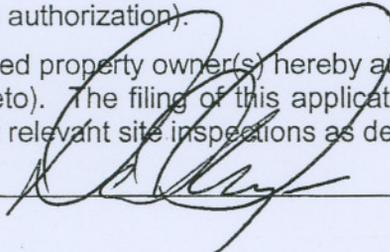
WAKE COUNTY LAND USE PLAN REGIONAL ACTIVITY CENTER (RAC)

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

THE USE TABLE IN ARTICLE 4 (4-11) OF THE WAKE COUNTY UDO SHOWS SELF-STORAGE IN I-2 A PROHIBITED USE. AS PER MR. KEITH LANGFORD, THIS IS A TYPE-O & NEEDS TO BE CORRECTED.

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:  Date: 3/26/07

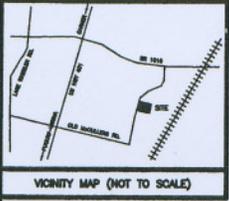
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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: \_\_\_\_\_ 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).



VICINITY MAP (NOT TO SCALE)

**NOTES**

1. WATER SYSTEM - INDIVIDUAL WELL
2. WASTEWATER COLLECTION - INDIVIDUAL ON-SITE SYSTEM
3. SOLID WASTE COLLECTION - INDIVIDUAL ON-SITE SYSTEM
4. ELECTRIC SERVICE - PROJECT ENERGY
5. TELEPHONE SERVICE - BELL SOUTH
6. FIRE PROTECTION - WAKE COUNTY
7. THERE SHALL BE NO STORAGE OF HAZARDOUS CHEMICALS ON THIS SITE

**SITE DATA**

STREET ADDRESS: 8139 OLD McCULLERS ROAD, WAKE CO, NC 27520  
 OWNER: HIGHER PROPERTIES, LLC  
 PIN NO: 0000-00-0000  
 ZONING: OI-1-2  
 CURRENT USE: GENERAL BUILDING USE - PODS SELF STORAGE  
 AREA IN TRACT: 136471 SF = 3.11 AC  
 NET DEVELOPED AREA: 11854 SF = 1.266 AC  
 AREA IN BUILDING: 41467 SF = 0.952 AC  
 AREA IN PARKING: 39664 SF = 0.917 AC  
 IMPERVIOUS SURFACE AREA - SITE IS CURRENTLY WOODED  
 IMPERVIOUS SURFACE AREA - PROPOSED  
 BUILDING: 41467 SF = 30.808%  
 PARKING: 39664 SF = 28.918%  
 TOTAL: 77131 SF = 57.838%

FLOOR AREA INCD  
 PROPOSED BUILDING AREA 80000 SF  
 SITE ACCESS - 3110 AC + 4300 = 126471 SF  
 BUILDING AREA 41467 SF / SITE ACCESS 126471 SF  
 TOTAL FLOOR AREA ROAD - 30.808%  
 EMPLOYEE INFORMATION  
 NO. EMPLOYEES: 2  
 HOURS OF OPERATION - 8:30AM - 5:30PM & 6000 PER WEEK  
 PARKING  
 REQUIRED: 4 SPACES  
 PROVIDED: 4 SPACES

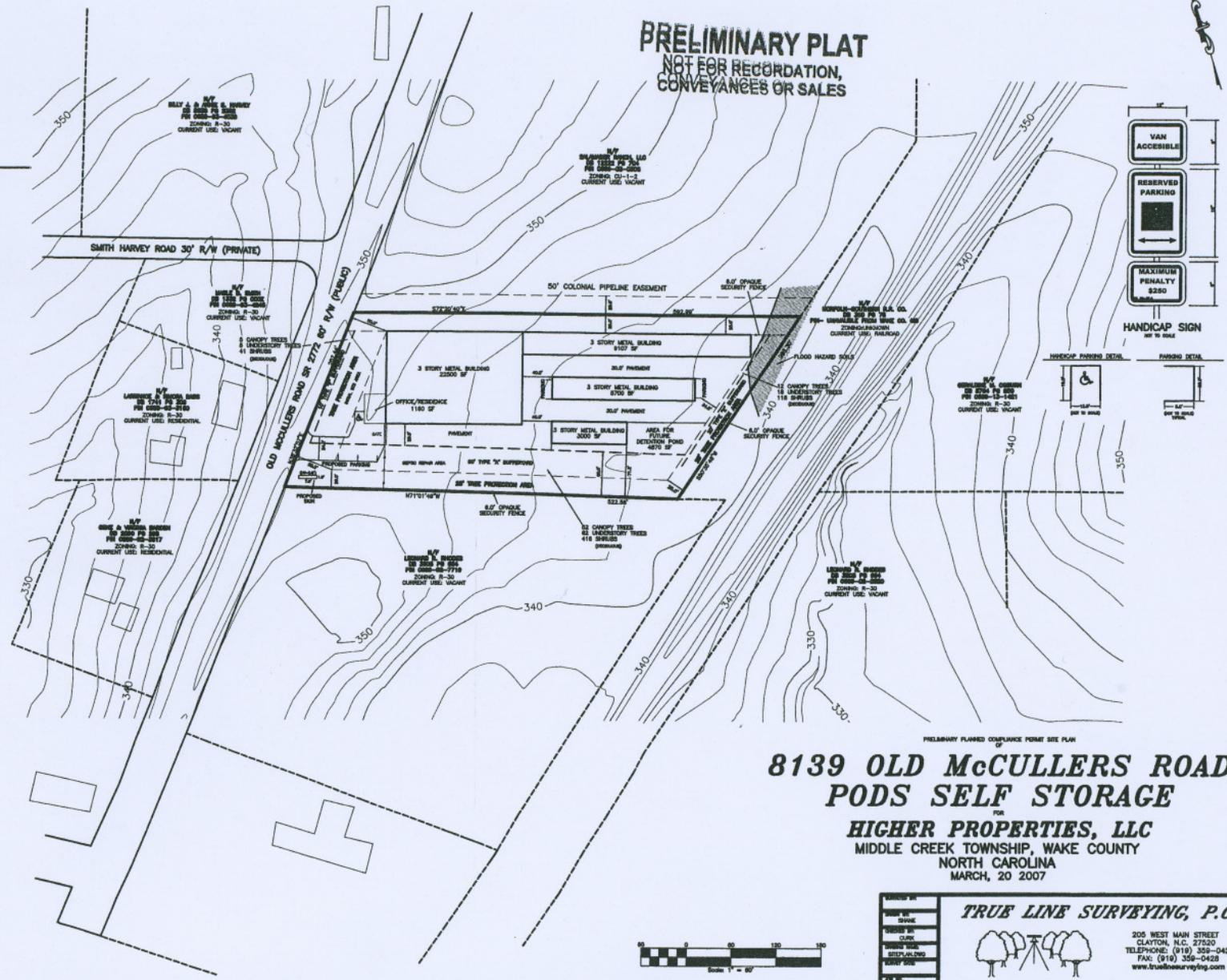
MINIMUM BUILDING SETBACKS  
 FRONT YARD: 20 FEET  
 SIDE YARD: 10 FEET  
 REAR YARD (ADJUTING BUILDING): 0 FEET

- CANOPY TREE - RED MAPLE, RED OAK, GREEN OAK OR LIVE OAK MINIMUM HEIGHT OF 8 FEET WITH 2.5 IN CALIPER
- UNDERSTORY TREE - DOODWOODS, YOUNGER CANOPY TREES, MINIMUM A CANOPY HEIGHT SHALL BE PLANTED OF 4 FEET WITH 1.5 IN CALIPER
- SHRUBS - MANHATTAN BUCKWHEAT, LOROP & SPRING PLANTS OR 2 OTHERS WITH A MINIMUM HEIGHT OF 15 INCHES

**LANDSCAPE DATA**

DEVELOPABLE CANOPY TREES REQUIRED: 80  
 DEVELOPABLE UNDERSTORY TREES REQUIRED: 80  
 DEVELOPABLE UNDERSTORY TREES PROVIDED: 80  
 SHRUBS REQUIRED: 400  
 SHRUBS PROVIDED: 400

**PRELIMINARY PLAT**  
 NOT FOR RECORDATION,  
 CONVEYANCES OR SALES



PRELIMINARY PLANNED COMPLIANCE PERMIT SITE PLAN  
**8139 OLD McCULLERS ROAD**  
**PODS SELF STORAGE**  
 HIGHER PROPERTIES, LLC  
 MIDDLE CREEK TOWNSHIP, WAKE COUNTY  
 NORTH CAROLINA  
 MARCH, 20 2007



DATE: 03/20/07
DRAWN BY: CLW
CHECKED BY: CLW
SCALE: AS SHOWN
PROJECT NO: 0707-0000
DATE: 03/20/07
BY: CLW
DATE: 03/20/07

**TRUE LINE SURVEYING, P.C.**



205 WEST MAIN STREET  
 CLAYTON, N.C. 27520  
 TELEPHONE: (919) 358-0427  
 FAX: (919) 358-0428  
 www.truelinesurveying.com