



PLANNED COMPLIANCE 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 Proposed Use (be as specific as possible and cite code section listing use as permitted use)

Main Storage

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

If Yes, provide relevant Permit Number: _____

Property

Parcel Identification Number: 0695089566

Address: 2479 Bud Lipscomb Road

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

Bud Lipscomb Rd and Old Stage Road
(street) (street)

Total site area in square feet and acres: 853,776 square feet 19.6 acres

List Conditions of the Conditional Use Zoning District(s): See Attached

Present land use(s): ~~See Attached~~ Agriculture

How is this proposed use a public necessity? See Attached

What is impact on surrounding neighborhood and adjacent properties?" See Attached

Land Owner

Land Owner Name: Tandy Ogburn

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

Address: 13025 Old Stage Road

City: Willow Spring State: NC Zip Code 27592

E-mail Address: _____ Fax: _____

Telephone Number: _____

Applicant (person to whom all correspondence will be sent)

Name: John Tucker
 Address: PO Box 297
 City: Ferguson, Virginia State: NC Zip Code: 27520
 E-mail Address: johnak@johnatuckerpe.com Fax: —
 Telephone Number: 919-567-0433 Relationship to Owner: Engineer

Proposal

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

Proposed total floor area: 56,300 sf Proposed floor area ratio (floor area/site area): 0.2550

Max. allowable impervious surface coverage (see applicable zoning district/use regulation): 60 %

Proposed impervious surfaces area: 125,452 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 52.30 %

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

Front () _____ ft Left (B) 60 ft Right () _____ ft Rear (B) 60 ft

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

Front () 30 ft Left () _____ ft Right () _____ ft Rear () _____ ft

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

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

Proposed yard depths: Front 50' ft Corner side _____ ft Side 60' ft Rear 93' ft

Max. building height (see applicable district/use regulation): 35' ft

Proposed building height: 14' ft

Min. parking space standard (see Article 15): 1 spaces per 5000 SF of Storage

Min. no. of parking spaces: 5 Proposed no. of parking spaces 15

Number of employees: 1 Hours of operation: 7 AM to 9 PM

Vehicular Access:

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

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
<u>Bur Lipscomb</u>	<u>60'</u>	<u>24'</u>	<u>2</u>	<u>Y</u>	<u>5000</u>	<u>710</u>	<u>112</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: NA ADT: NA

Type of vehicle: NA ADT: NA

Utilities and Services:

Water supply provided by: () municipal system: NA

() community system – specify type: NA () individual well(s)

Est. total water demand: NA gpd

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

() community system – specify type: NA

() individual on-site system

Est. total wastewater discharge: NA gpd

Solid waste collection provided by: Private Hauler

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

Natural gas service provided by: NA

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

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

Fire protection provided by: Fugway Varina #3

Miscellaneous:

Generalized slope of site Rolling 5% Grade

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 Town of Fugway Varina

() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area

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

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: Tracy D. Osburn Date: June 22, 2010

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: Joe A. K. [Signature] Date: 6/22/2010

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.

Ogburn Family Land

Planned Compliance Permit Application

1. How is this proposed use a public necessity?

As Wake County and surrounding communities grows, the demand for self storage space has grown. New homes lack sufficient storage space for many families. This facility will provide a much need service in the part of Wake County.

2. What is the impact on surrounding neighborhoods and adjacent properties?

The impact should be minimal. Self storage facilities do not generate large traffic volumes. Other than fire and sheriff protection, the facility will require few County services. The facility will comply with all pertinent Wake County ordinances.

Ogburn Family Land

Statement of Justification

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

This facility will not generate significant traffic volumes, about 100 ADT at full build out. It will comply with NCDOT requirements for a driveway attachment.

Electrical service will be provided by Progress Energy and fire protection by Fuquay Varina. Since there is no on site office, there is no demand for water and sewer services. Garbage collection will be provided by a private hauler.

A erosion and sedimentation control plan will be submitted for approval prior to commencement of construction.

The facility will protect private water supplies, surface waters and ground water by adhering to all pertinent Wake County and State regulations.

The proposed development will comply with all regulations and standards generally applicable within the zoning district and specifically applicable to the particular type of use and class.

**Conditions for rezoning case ZP-867-08 at 2401 Bud Lipscomb Road from
Residential-30 (R-30) zoning to Conditional Use--Heavy Commercial (CU—HC),
approved by Board of Commissioners on August 4, 2008**

In making this petition, the owner freely offers the following conditions to be applied to the Conditional Use-Heavy Commercial (CU-HC):

1. All free standing pole lights will be limited to 30 feet maximum height with lower decorative lighting to be installed on buildings.
2. The storage of hazardous materials shall be prohibited in all storage units.
3. Any outdoor storage will be located on the inside of the project and screened by other buildings and required buffering.
4. The mini-storage area shall not exceed 12 acres in size.
5. The height of buildings shall not exceed 30 feet.
6. Only the following uses shall be permitted on the property:
 - a. cultural exhibits and libraries
 - b. daycare
 - c. church
 - d. restaurant
 - e. law firm
 - f. small neighborhood business office
 - g. parks
 - h. medical or dental office
 - i. self-service/mini-storage
 - j. financial services
 - k. insurance agency
 - l. video rental
 - m. dry cleaning or laundry
 - n. service station
 - o. schools
 - p. retail sales and services
 - q. grocery or convenience store with or without gas sales
 - r. pharmacy
7. The same materials (or material similar in appearance) shall be utilized in the construction of each building
8. A traffic impact analysis will be provided in the future with any approved use.

PIN 0695089566
Existing Conditions Map
Zoning Case ZP-867-08

Tandy Ogburn
13025 Old Stage Road
Willow Springs, North Carolina 27592

John A. K. Tucker, P.E.
Consulting Engineer
P.O. Box 287, Pigeon Forge, TN 37761
11810 Highway 108, Pigeon Forge, TN 37761
Phone: (423) 756-2222
Fax: (423) 756-2222

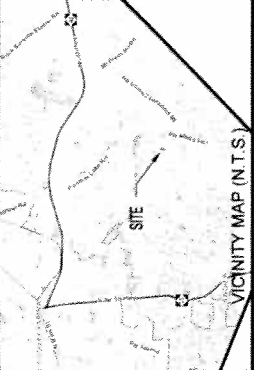


June 15, 2010

GRAPHIC SCALE 1" = 300'



VICINITY MAP (N.T.S.)



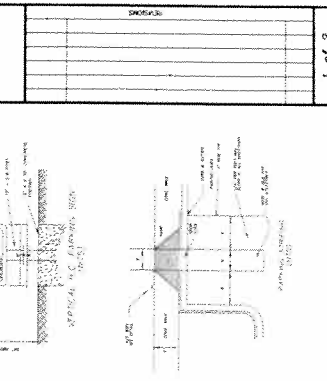
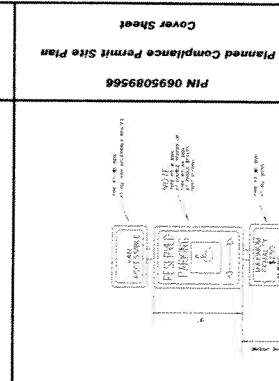
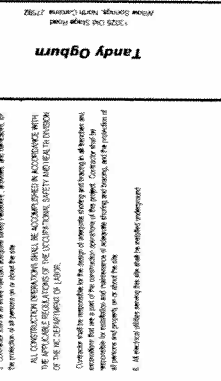
CUHC VACANT
PIN 0695089566

HONEYCUTT LANDING SUBDIVISION

John A. K. Tucker, P.E.
Consulting Engineer
 1000 W. 3rd Street, Suite 100
 Cary, NC 27513
 Phone: (919) 251-9811
 Fax: (919) 251-9811
 Email: john@tuckerengineering.com
 Website: www.tuckerengineering.com

Tandy Ogburn
 13255 Oak Spring Road
 Mooresville, North Carolina 27055

Cover Sheet
Planned Compliance Permit Site Plan
PIN 0695089566



REMARKS NOTES:

1. Applicant and design professional shall provide a written narrative description of the proposed project and all information required by the applicable codes and standards.
2. All site improvements shall be constructed in accordance with these standards and specifications.
3. Location of existing utilities is approximate. Applicant and design professional shall verify the location of all existing utilities and shall be responsible for any utility relocations or adjustments.
4. Applicant shall provide a copy of all utility relocations and adjustments to the local utility companies and shall obtain their approval prior to construction.
5. Applicant shall provide a copy of all utility relocations and adjustments to the local utility companies and shall obtain their approval prior to construction.

VEGETATION NOTES:

1. All trees and shrubs to be removed shall be identified by species, size, and location on the site plan.
2. All trees and shrubs to be preserved shall be identified by species, size, and location on the site plan.
3. All trees and shrubs to be planted shall be identified by species, size, and location on the site plan.

ALL CONSTRUCTION INFORMATION SHALL BE ACCORDANCE WITH THE APPLICABLE REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH DIVISION OF THE NORTH CAROLINA DEPARTMENT OF LABOR.

Contractor shall be responsible for the safety of all workers on the site at all times. Contractor shall provide all safety equipment and training for all workers on the site. Contractor shall be responsible for the safety of all workers on the site at all times.

CHAIN-LINK SECURITY FENCE DETAIL

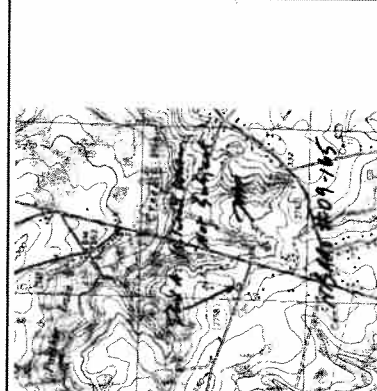
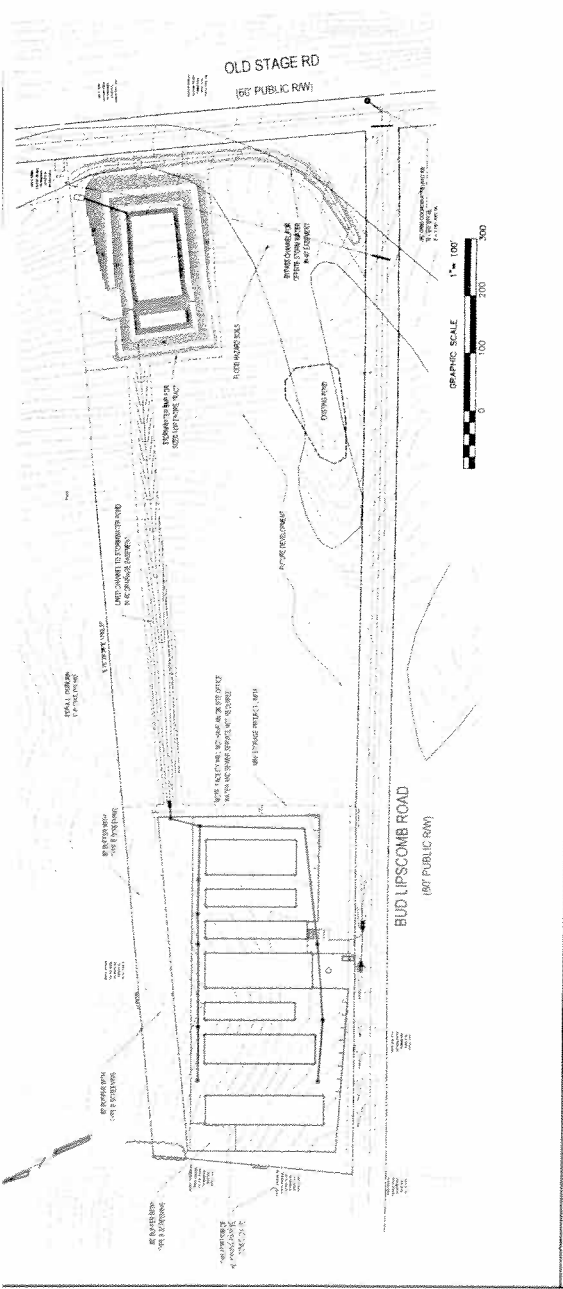
Wetland and Buffer Permits
 1. Final zoning and site improvement inspection shall be required to verify site compliance be done before a Certificate of Compliance is issued by Wake County Building Inspectors.
 2. Detention or dead screening shall be repaired or replaced within six months.
 3. No permanent construction can occur within buffer yards, buffaloes, septic drain lines are prohibited in required buffer yards. Stormwater collection and detention facilities, storage tanks for any purpose, utility substations, and buildings housing utility substations and buildings housing utility communication or equipment are also prohibited in required buffer yards.

CHAIN-LINK SECURITY FENCE DETAIL

Wetland and Buffer Permits

CHAIN-LINK SECURITY FENCE DETAIL

Wetland and Buffer Permits



WETLAND AND BUFFER PERMITS

WAKE COUNTY, NORTH CAROLINA - SHEET NUMBER 102

PROJECT TITLE: PROPOSED BUILDING AND PARKING

PROJECT LOCATION: 13255 OAK SPRING ROAD, MOORESVILLE, NC 27055

PROJECT NUMBER: 0695089566

PROJECT DATE: 10/15/2024

PROJECT STATUS: PLANNED COMPLIANCE PERMIT

PROJECT OWNER: TANDY OGBURN

PROJECT DESIGNER: JOHN A. K. TUCKER, P.E.

PROJECT REVIEWER: JOHN A. K. TUCKER, P.E.

PROJECT APPROVED BY: JOHN A. K. TUCKER, P.E.

PROJECT APPROVED DATE: 10/15/2024

PROJECT APPROVED FOR: 13255 OAK SPRING ROAD, MOORESVILLE, NC 27055

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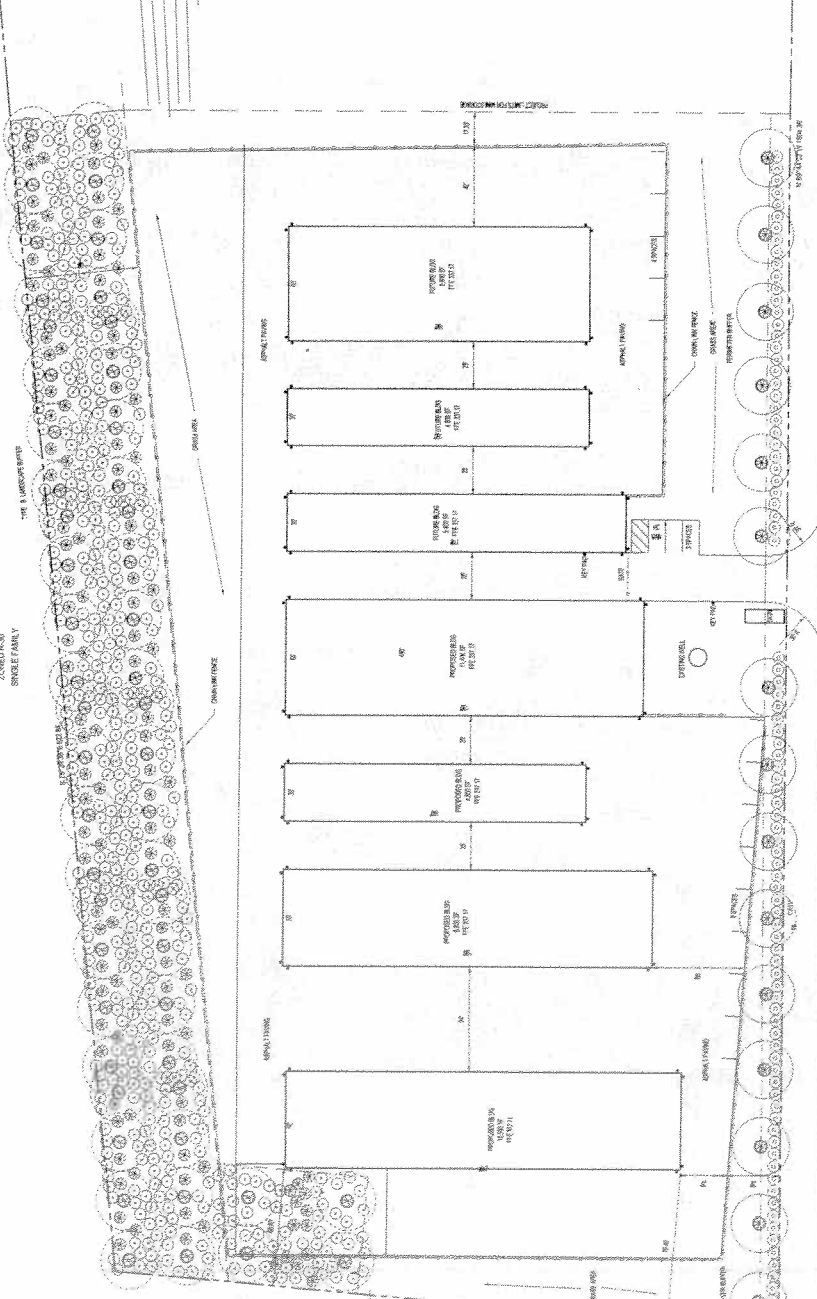
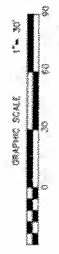
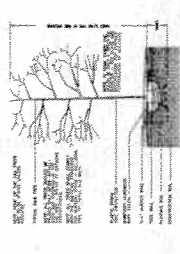
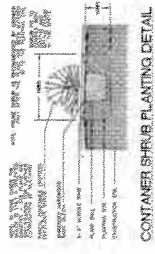
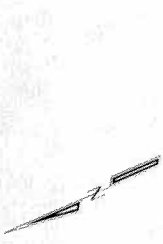


John A. K. Tucker, P.E.
 Consulting Engineer
 P.O. Box 2827 Frederick, MD 21702
 Phone: (301) 251-1212
 Email: jktucker@earthlink.net

Tandy Ogburn
 12225 Old Stage Road
 Pikesville, MD 21110
 Phone: (410) 781-2722

Planned Compliance Permit Site Plan
 PIN 0695099566
 Mini Storage Facility

2	of	3
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EDMUND COUNTY
 DB 143 PLS30
 PIN 069511338
 ZONED R-30
 SINGLE FAMILY

DAVID P. LIPSCOMB, JR.
 TAYLOR LIPSCOMB
 DR-1574, PO BOX 1087
 PINEBLISS, MD
 ZONED DR-1574
 SINGLE FAMILY

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 TAYLOR LIPSCOMB
 DR-1574, PO BOX 1087
 PINEBLISS, MD
 ZONED DR-1574
 SINGLE FAMILY

BUD LIPSCOMB ROAD
 (60' PUBLIC ROW)

LESLIE LOVE ET AL
 DB 143A PLS108
 PIN 069511338
 ZONED R-30
 SINGLE FAMILY

TYPE	SYMBOL	COMMON NAME	HEIGHT	WIDTH	DEPTH	SPACING	NOTES
1	(Symbol)	LOBLODY PINES	15'	12"	12"	10'	15
2	(Symbol)	LEYLAND CYPRESS	15'	12"	12"	10'	15
3	(Symbol)	YUCCA MAGNIFICA	15'	12"	12"	10'	15
4	(Symbol)	COMPLETE HOLLY	15'	12"	12"	10'	15

DAVID P. LIPSCOMB, JR.
 TAYLOR LIPSCOMB
 DR-1574, PO BOX 1087
 PINEBLISS, MD
 ZONED DR-1574
 SINGLE FAMILY



John A. K. Tucker, P.E.
Consulting Engineer
1705 Old Stage Road
Ogden, North Carolina 27252
Tel: 336-351-4400
Fax: 336-351-4401
www.jaktucker.com

Ogden Family

Planned Compliance Permit Site Plan
West Detention Pond
PIN 069508966

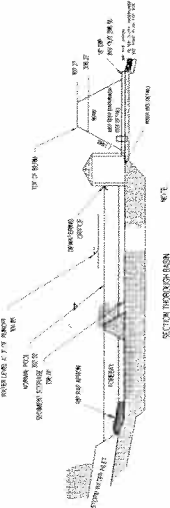
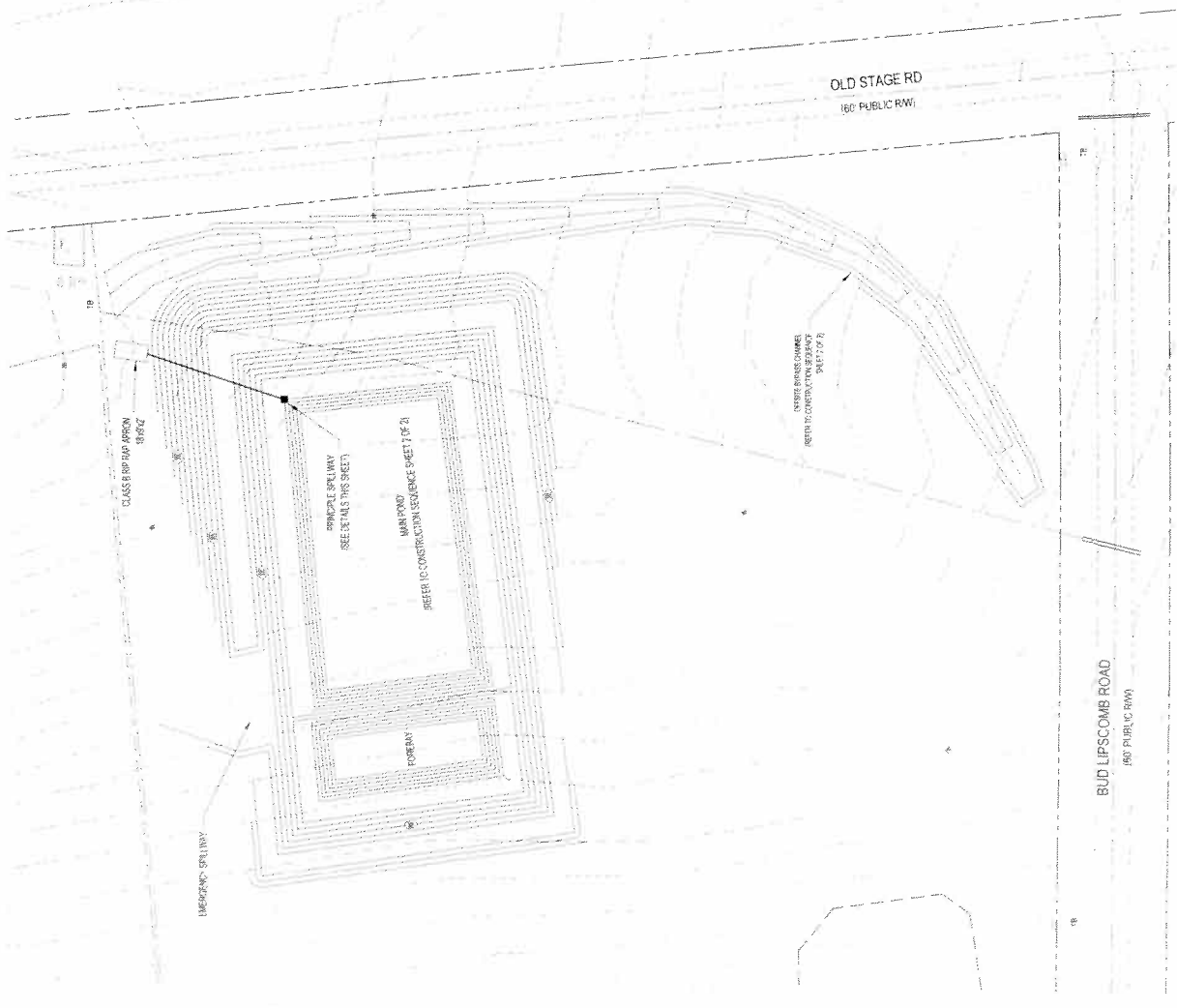
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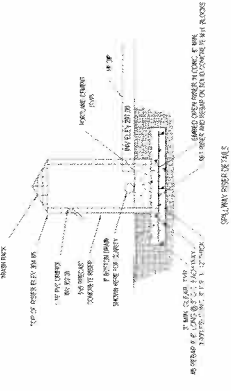
GENERAL NOTES

1. Reviewer information printed in Mobile Station, Company, P.O. Box 444, Company Name, NC 27804.
2. Topographic information is correct to DATE.
3. Make improvements shall be constructed in accordance with these details and ALL CITY STANDARDS.
4. Location of existing utilities is approximate. Constructer shall investigate all existing utilities and shall be responsible for any utility relocation or adjustments. CALL 811 BEFORE YOU DIG.
5. Constructer shall verify proposed utility line locations, depths, and sizes of existing utilities. Constructer shall be responsible for any adjustments to utility lines.
6. Constructer shall be responsible for the design of all structures and equipment. Activities and materials for the construction of all persons on or about the site.
7. ALL CONSTRUCTION OPERATIONS SHALL BE ACCORDANCE WITH THE APPROPRIATE REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH DIVISION OF THE NC DEPARTMENT OF LABOR.

Constructer shall be responsible for the design of all structures and equipment. Activities and materials for the construction of all persons on or about the site. Constructer shall be responsible for the design of all structures and equipment. Activities and materials for the construction of all persons on or about the site.



SECTION THROUGH POND
AS SHOWN IN SECTION THROUGH POND, WITH MAIN POND USE
POND AS SHOWN IN SECTION THROUGH POND



SECTION THROUGH DRAINAGE
AS SHOWN IN SECTION THROUGH POND, WITH MAIN POND USE
POND AS SHOWN IN SECTION THROUGH POND

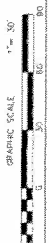


CHANNEL SECTION
SLOPE TO GRASS (SEE SECTION NOTES)



SPILLWAY SECTION
SLOPE TO GRASS (SEE SECTION NOTES)

PRELIMINARY - NOT FOR CONSTRUCTION



OLD STAGE RD
100' PUBLIC RW

BUD LIPSCOMB ROAD
100' PUBLIC RW

100' PUBLIC RW

Project Tracking Form
Planned Compliance Permit

Initial Submittal Deadline:	06/22/10
DRS Meeting Date:	08/12/10
DRS Comments Finalized & Distributed:	08/27/10
Revised Application Submittal Date:	09/28/10
Planning Board:	11/03/10 (tentative)

Planned Compliance Permit (PIN# 0695.01 08 9566), a submittal for a proposed mini storage facility. The property is zoned CU-HC (Conditional Use Heavy Commercial) and is located on the west side of Old Stage Road at the intersection of Old Stage and Bud Lipscomb Road(s). The parcel is 19.6 acres and is located within the Town of Fuquay-Varina's Long Range Urban Services Area as per the Wake County Land Use Plan.