

Applicant (person to whom all correspondence will be sent)

Name: Rob Baumgart

Address: 5600 Rock Service Station Rd

City: Raleigh State: NC Zip Code: 27603

E-mail Address: rob@chatterbox3.com Fax: 919.882.1224

Telephone Number: 919.795.4403 Relationship to Owner: Land owner

Proposal

Max. allowable floor area ratio (see applicable zoning district/use regulation): .30

Proposed total floor area: 1625 sf Proposed floor area ratio (floor area/site area): .01

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

Proposed impervious surfaces area: 16319 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 13.86 %

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

Front () N/A ft Left (C) 40 ft Right (C) 40 ft Rear (C) 40 ft

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

Front (D) N/A ft Left (C-a) 40 ft Right (D) 40 ft Rear (C-a) 40 ft

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

Front 50 ft Corner side 50 ft Side 30 ft Rear 50 ft

Proposed yard depths: Front 41 ft Corner side 121 ft Side 113 ft Rear 296 ft

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

Proposed building height: 25 ft

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

Min. no. of parking spaces: 7 Proposed no. of parking spaces 47

Number of employees: N/A Hours of operation: N/A

Vehicular Access:

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

Rock Service Station Rd - 1 new access point

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
NC Highway 42	60	23	2	Y	15,000	8,800	0
Rock Service Station Rd	60	21	2	Y	12,000	5,900	100-400

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 : _____

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

Est. total water demand: 500 gpd

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

() community system – specify type: _____

(X) individual on-site system

Est. total wastewater discharge: 500 gpd

Solid waste collection provided by: Private contractor selected by tenant

Electrical service provided by: Duke Energy Underground () yes (X) no

Natural gas service provided by: N/A

Telephone service provided by: Time Warner / ATT Underground (X) yes () no

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

Fire protection provided by: Garner #2

Miscellaneous:

Generalized slope of site Gentle slope down towards W point

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

Farm and residence are immediately behind property buffered by gravel road and structures

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 N/A

() Short-Range Urban Services Area N/A

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

() Long-Range Urban Services Area N/A

() Non-Urban Area/Water Supply Watershed N/A

() Non-Urban Area

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

Neighborhood Activity Center. Listed as Node 13 in Town of Garner Urban Services Area.

Listed as 96 acre Neighborhood Activity Center in Fuquay Varina - Garner Land Use Plan

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?)

Repurposing existing 1625 sq ft farm house on stop lighted corner in neighborhood activity center for a small business to operate along the NC Highway 42 corridor and offer their services to the local residents.

At this time, very little commercial property is available along 42 for professional services, or small destination retail. Other than a recently turned over car lot in Johnston County at 50/42 few locations exist for business to operate.

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:  Date: 8/6/16

Signature: _____ Date: _____

Signature: _____ Date: _____

Land use professionals (architects, engineers, planners, landscape architects, etc.), as well as employees of corporate or municipal applicants, may testify at quasi-judicial proceedings about factual matters in support of an application, petition or appeal. However, they MAY NOT examine or cross-examine witnesses, make legal arguments as to why an application, petition or appeal should be granted, or otherwise advocate for results on behalf of another individual or entity at a quasi-judicial proceeding. These functions can ONLY be performed at a quasi-judicial proceeding by an attorney licensed to practice law in North Carolina. Therefore, it is **strongly recommended** that unless you are an individual representing yourself in a quasi-judicial proceeding, you have an attorney present to present your case.

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: 8/6/16

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.

September 6th, 2016

Playmaker Properties
Rob Baumgart
5600 Rock Service Station Rd
Raleigh, NC 27603

Wake County Planning, Development, and Inspections
Board of Adjustment
PO Box 550
Raleigh, NC 27602

RE: Special Use Permit – Statement of Justification

Board of Adjustment Members,

As required by the Special Use Permit application I present the following as evidence of justification for the development of a vehicle sale and service lot located at 7132 Rock Service Station Rd Raleigh, NC 27603 in southern Wake County.

- 1) The proposed existing structure re-use a vehicle sales and service lot will not materially endanger public health or cause a public safety hazard as it will be a low impact non-residential use in a neighborhood activity center. Further the set back of the building from Highway 42, impervious surfaces created, and small portion of disturbed land area all exceed minimum requirements asked in the UDO.
 - a. Single driveway entrance will be more than 300 ft from closest intersection of Rock Service Station Rd and Highway 42 to the south creating minimal impact on the signalized intersection per Article 3-23-2-A 1(a) and 1(b)
 - b. Set back of 71' beyond current 50' building set back requirement and consistent with the goals of HD Zoning as laid out in Article 3-23-2
 - c. Impervious surface 13.86% out of allowable 30% proposed and on 2.67 acre lot reduces need for storm water management
 - d. All utilities are currently on site or will be developed on site not interfering with neighbors or public spaces
- 2) Other than asking for the Special Use Permit for this existing building to be repurposed in a Neighborhood Activity Center no variances are being asked as the structure, new lot, and site plan all meet/exceed requirements set forth in the UDO per current HD Zoning as found on the use table from section 4-11 and being located in existing neighborhood activity center.
- 3) The proposed development should not have a negative impact on adjoining property values as it sits within a predefined neighborhood activity center near the intersection of Rock Service Station Rd and NC Highway 42. Additionally the low impact development proposed and small size of the commercial structure should not create burdensome volumes of traffic, noise, pollution, or other annoyances to the adjoining properties consistent with the goals of the HD Zoning the site is currently in.

- 4) The proposed development should be in harmony with surrounding and nearby property types as the re-use of the structure is consistent with the surrounding one story ranch buildings and two story homes while it maintains similar set back from Highway 42. Further the building will sit within an existing mature and maintained farmstead consistent with the rural nature of southern Wake County.

- 5) The proposed re-use of existing building and future use as vehicle sales and service use is consistent with both Wake County's Long Range Plan and the Fuquay-Varina/Garner Area Land Use Study as it identifies this parcel as a Neighborhood Activity Center and as Node 13 on Garner's Long Range Planning.

A handwritten signature in black ink, appearing to read "R. E. T.", followed by a long horizontal line extending to the right.

September 6th, 2016

Playmaker Properties
Rob Baumgart
5600 Rock Service Station Rd
Raleigh, NC 27603

Wake County Planning, Development, and Inspections
Board of Adjustment
PO Box 550
Raleigh, NC 27602

RE: Special Use Permit – Statement of Traffic conditions 7032 Rock Service Station Rd

Board of Adjustment Members,

Per the Special Use Permit Submittal checklist I have notated part 11 and 12 as N/A which pertains to traffic conditions and requiring the processing of a Traffic Impact Analysis for \$1,000. It is the opinion of our architect and the floor area ratios that our estimate traffic generated will be between 100-400 trips per day.

Per section 11 it indicates traffic counts over 100 per peak hour or more than 1,000 day should be subject to the analysis. Due to the building being so small in size our trips should be well below as indicated.

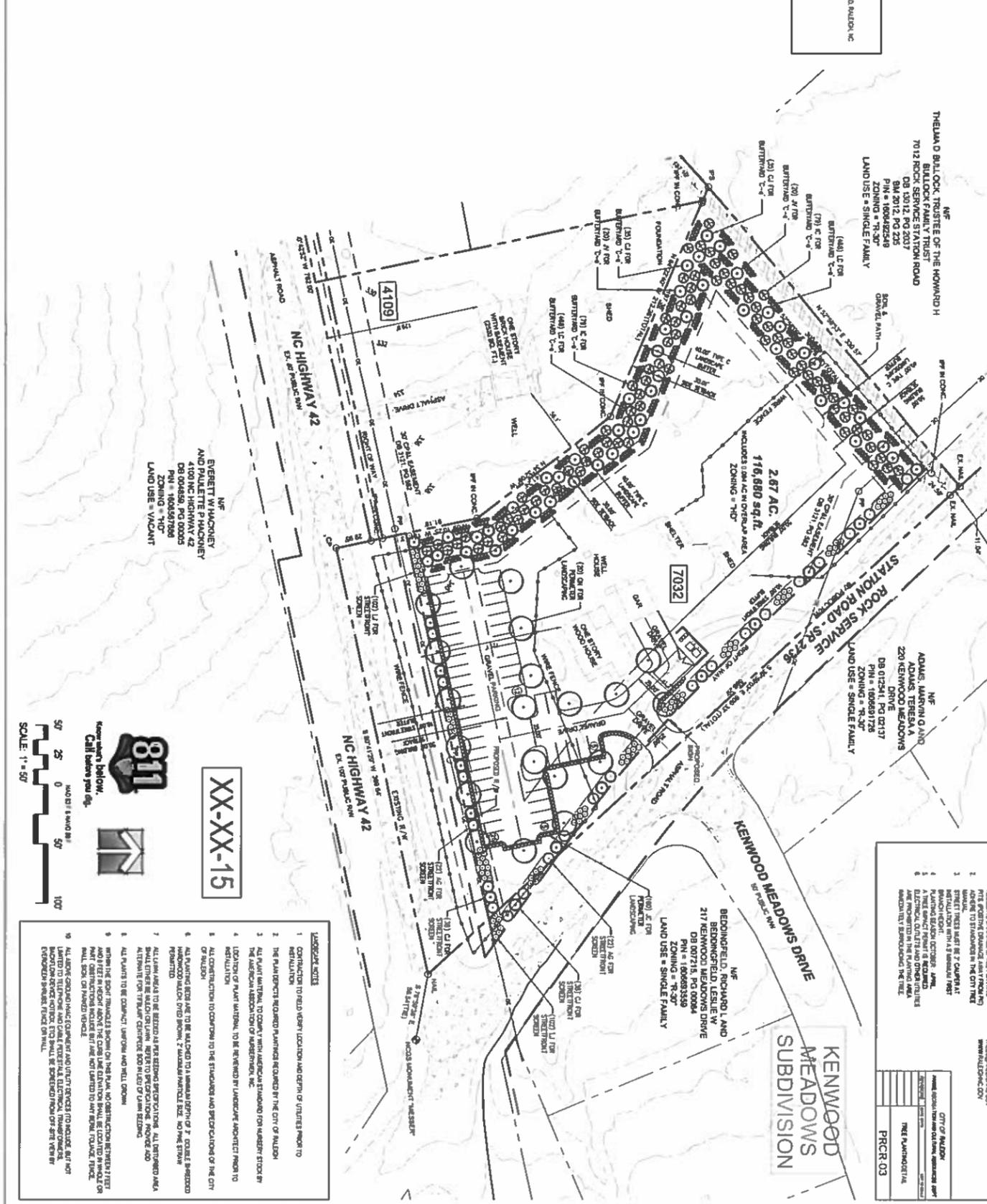
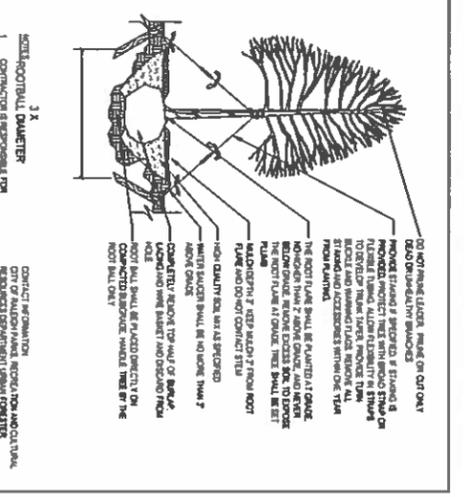
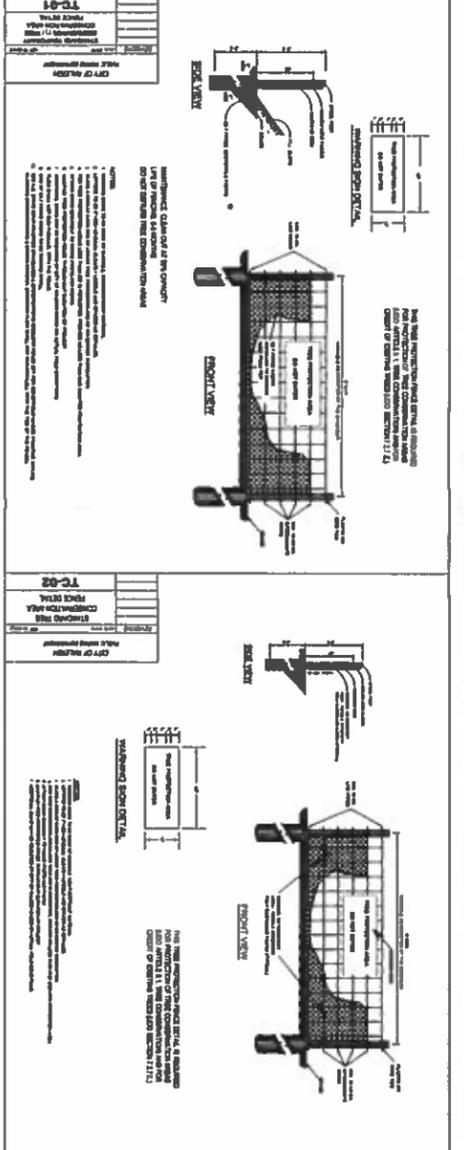
Thank you,

A handwritten signature in black ink, appearing to read 'Rob Baumgart', with a long horizontal flourish extending to the right.

Rob Baumgart
919.795.4403

CITY	STYL	BOTANICAL NAME	COMMON NAME	CULPER	HEIGHT	ROOT	REMARKS
3	3	TRIFOLIUM VIOLEACEUM	White Clover	8 mm	20 Galton		
4	4	TRIFOLIUM REPENS	White Clover	8 mm	20 Galton		
5	5	TRIFOLIUM HYDRUNTICUM	White Clover	8 mm	20 Galton		
6	6	TRIFOLIUM PRATIENSE	White Clover	8 mm	20 Galton		
7	7	TRIFOLIUM ALBO-ROSEUM	White Clover	8 mm	20 Galton		
8	8	TRIFOLIUM ALBUM	White Clover	8 mm	20 Galton		
9	9	TRIFOLIUM VIOLEACEUM	White Clover	8 mm	20 Galton		
10	10	TRIFOLIUM REPENS	White Clover	8 mm	20 Galton		
11	11	TRIFOLIUM HYDRUNTICUM	White Clover	8 mm	20 Galton		
12	12	TRIFOLIUM PRATIENSE	White Clover	8 mm	20 Galton		
13	13	TRIFOLIUM ALBO-ROSEUM	White Clover	8 mm	20 Galton		
14	14	TRIFOLIUM ALBUM	White Clover	8 mm	20 Galton		
15	15	TRIFOLIUM VIOLEACEUM	White Clover	8 mm	20 Galton		
16	16	TRIFOLIUM REPENS	White Clover	8 mm	20 Galton		
17	17	TRIFOLIUM HYDRUNTICUM	White Clover	8 mm	20 Galton		
18	18	TRIFOLIUM PRATIENSE	White Clover	8 mm	20 Galton		
19	19	TRIFOLIUM ALBO-ROSEUM	White Clover	8 mm	20 Galton		
20	20	TRIFOLIUM ALBUM	White Clover	8 mm	20 Galton		

Item	Quantity	Notes
Imperious Surface	2.67 AC	
Right-of-Way Dedication	0.28 AC	
Parking	1 Space	
Streetfront Screen (Type A)	325 LF	
Streetfront Screen (Type B)	325 LF	
Deciduous Understory Trees Required	325	
Evergreen Understory Trees Required	325	
Streetfront Screen (Type A) - North Side	325 LF	
Streetfront Screen (Type B) - North Side	325 LF	
Deciduous Understory Trees Required	325	
Evergreen Understory Trees Required	325	
Streetfront Screen (Type A) - South Side	325 LF	
Streetfront Screen (Type B) - South Side	325 LF	
Deciduous Understory Trees Required	325	
Evergreen Understory Trees Required	325	



**FOR REVIEW ONLY
NOT FOR
CONSTRUCTION**

DATE: _____

PROJECT: _____

ISSUE: _____

DATE: _____

Playmaker Properties LLC
7032 Rock Service Station Road, Raleigh, NC
PIN = 1606599596
Preliminary Special Use Permit Site Plan

JDAVIS

610 South Wilmington Street | Raleigh, NC 27601 | tel 919.836.1800
1518 Walnut St. Suite 1308 | Philadelphia, PA 19102 | tel 215.645.0121

XX-XX-15
TRANSACTION NO: XXXXXX (TYPE)