



**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 #  
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)  
**Dog Boarding Facility (Kennel). Table 4-11 and Section 4-46**

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

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

**Property**

Parcel Identification Number: **0891296918**

Address: **13932 Old Creedmor Road, Wake Forest, NC 27587**

Location: South side of Old Creedmor Road, at/between  
(north, east, south, west) (street)  
Old Creedmor Road and Creedmor Road  
(street) (street)

Total site area in square feet and acres: 375,516 square feet 8.621 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: **R-80W (whole site)**

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

Present land use(s): **Vacant - Former Horse Barn**

How is this proposed use a public necessity?

The proposed use of a rural extended-stay dog lodge will provide a valuable niche service to the ever increasing population of the greater Triangle area.

What is impact on surrounding neighborhood and adjacent properties?

There would be no adverse impacts to surrounding neighborhood or adjacent properties

**Land Owner**

Land Owner Name: **Bishop Capital, LLC**

Business Operator Name (if different from Land Owner): **Will Edwards**

Address: **6605 Ascot Court**

City: **Raleigh** State: **NC** Zip Code: **27615**

E-mail Address: **trianglecountrydogs@gmail.com** Fax: \_\_\_\_\_

Telephone Number: **919-395-9801**

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

Name: Will Edwards

Address: 6605 Ascot Court

City: Raleigh State: NC Zip Code: 27615

E-mail Address: trianglecountrydogs@gmail.com Fax: \_\_\_\_\_

Telephone Number: 919-395-9801 Relationship to Owner: Managing Partner

**Proposal**

Max. allowable floor area ratio (see applicable zoning district/use regulation): 0.15

Proposed total floor area: 3,962.63 sf Proposed floor area ratio (floor area/site area): 0.011

Max. allowable impervious surface coverage (see applicable zoning district/use regulation): 6 %

Proposed impervious surfaces area: 20,511.69 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 5.46 %

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

Front ( F ) 10 ft Left ( C ) 40 ft Right ( n/a ) 10 ft Rear ( C ) 40 ft

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

Front ( F ) 10 ft Left ( C ) 40 ft Right ( n/a ) 10 ft Rear ( C ) 40 ft

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

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

Proposed yard depths: Front 211.50 ft Corner side 95.51 ft Side 93.44 ft Rear 50 ft

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

Proposed building height: <35 ft

**1,000 SF of Animal Space (3,775 SF Present)/**

Min. parking space standard (see Article 15): 1 spaces per **300 SF of Office Space (185 SF Present)**

Min. no. of parking spaces: 5 Proposed no. of parking spaces **6 plus 1 ADA Van Space**

Number of employees: 2 Hours of operation: 9:00 AM - 7:00 PM (Mon-Sun)

**Vehicular Access:**

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

**Six Forks Road (2) - One entrance and one exit**

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 Creedmor Road	60	21.25	2	Y		2,600	30

<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: Delivery Truck ADT: 1

Type of vehicle: Trash Collection Truck ADT: 1 per week

**Utilities and Services:**

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

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

Est. total water demand: 500 max. gpd

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

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

(X) individual on-site system

Est. total wastewater discharge: 500 max. gpd

Solid waste collection provided by: Private contractor to be determined

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

Natural gas service provided by: N/A

Telephone service provided by: Private contractor to be determined Underground ( ) yes ( ) no

Cable television service provided by: Private contractor to be determined Underground ( ) yes ( ) no

Fire protection provided by: Private contractor to be determined. Response provided by Bay Leaf VFD or Stoney Hill VFD

**Miscellaneous:**

Generalized slope of site Slight slope towards back of property (3-6%)

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

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: \_\_\_\_\_

Existing house built in approx. 1875 will remain in existing state.

**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 \_\_\_\_\_

(X) Non-Urban Area/Water Supply Watershed Falls Lake

( ) Non-Urban Area

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

Res <1

**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 development is in compliance with land use plans, and objectives with a special use permit as stated in the UDO. The land parcel is greater than 8 acres, and existing buildings, structures, driveways, etc., will be modified and used in conjunction with the proposed dog lodge. The area is a rural area situated at the southwest corner of the intersection of Old Creedmor Rd and NC Highway 50 and the existing 19th house will be kept "as-is" in order to preserve a piece of Wake County rural life from centuries gone by. No new building(s) are needed as the existing horse barn would be improved upon in order to house the dogs in large, open stalls, and a portion of the barn will be used for an open and covered indoor play area. Any dogs let outside into runs will be supervised and noise kept to a minimum.

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

**Will Edwards will own and occupy, with his family, the house currently under construction on the adjoining property at 13840 Old Creedmor Road.**

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: \_\_\_\_\_

Signature:  Date: **October 4, 2016**

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: **October 4, 2016**

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).



**Engineers and Soil Scientists**

Agri-Waste Technology, Inc.  
501 N. Salem Street, Suite 203  
Apex, North Carolina 27502  
919-859-0669  
www.agriwaste.com

October 4, 2016

**RE: Special Use Permit Statement of Justification**  
Dog Boarding Facility  
Bishop Capital, LLC  
13932 Old Creedmor Road, Wake Forest, NC, 27587.

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

- a.) The existing traffic conditions will not be affected in the proposed area. The business plan includes pickup/delivery service for all clients to/from the proposed property. The proposed business is extended stay, and/or overnight boarding, and daily visitors to the property will be incidental, or by appointment only.
- b.) The proposed development plans include a new individual septic system for disposal of wastewater, and the existing individual well(s) on the property will be used. Duke Energy is currently and will provide electricity to the property. Garbage and fire protection will be contracted through private companies and are TBD.
- c.) Grading and drainage, and new vegetation planting plans will be in accordance with Wake County UDO, and the Falls Lake Watershed rules. Privacy and chain link fences with vegetative cover will be used to screen outdoor dog runs and keep the dogs at the property from escaping. Soil erosion and sedimentation control measures will be provided during construction as required by the Wake County UDO.
- d.) The proposed use at the property will have no impact to groundwater or surface waters. The onsite septic system will be designed in accordance with all local and State guidelines and all necessary permits required for the installation and operation of the system shall be obtained. The proposed septic areas have been deemed suitable by a North Carolina Licensed Soil Scientist. No hazardous materials will be used or stored at the property in appreciable or reportable quantities. Dog waste generated both indoors and outdoors will be disposed of in solid waste receptacles.

**(2.) The proposed development will comply with all regulations and standards generally applicable within the zoning district and specifically applicable to the particular type of Special Use or class of Special Uses.**

a.) The proposed special use of an extended-stay dog lodge, or “commercial kennel”, as defined in the Wake County UDO, is an approved use in the R80-W zone as stated in Table 4-11 and Section 4-46 of the UDO. The proposed development will not exceed the maximum impervious surface area of 6% for non-residential developments within the zoning district. All outside dog runs will be screened for noise in accordance with UDO standards, and all buffer yards will meet applicable guidelines. Adequate parking will be provided in accordance with the Wake County UDO. The existing horse barn will be modified so that all portions of the building meet the required 50’ setback from all property lines.

**(3.) The proposed development will not substantially injure the value of adjoining property, or is a public necessity.**

a.) The proposed development will not substantially injure the value of the adjoining property. The property to the west is owned by, and will be the primary residence of the proposed business owner. The entire eastern side of the property is bordered by NC Highway 50, and the north side of the property is bordered by Old Creedmoor Rd. There are two properties on the southern side, one of which is a vacant tract of land consisting of dense woodland. The other property on the southern border is a single family residence. The proposed landscape improvements coupled with the plans to keep the existing Homestead house that was built in 1875 “as-is” may increase the value of the existing property; or at a minimum, they will preserve the inherent natural and rural aesthetic the property provides to the surrounding area without clogging the area with additional residential development.

b.) The proposed use of a rural extended-stay dog lodge will provide a valuable niche service to the ever increasing population of the greater Triangle Area.

**(4.) The proposed development will be in harmony with the area in which it is located.**

The existing property, according to Wake County tax records, has an old home built in 1875 and its aesthetic value cannot be overstated. The plan will be to let this 19<sup>th</sup> century Wake County relic stand at the corner of the property.

The existing pole barn will be improved to board dogs therefore minimizing any new construction. Dogs let outside to run will be supervised and barking dogs will typically be separated from any causes of disturbance.

Services provided to the greater Triangle area thru the proposed development will be first in class client care, protection of the natural water supplies and scenic rural landscapes

while keeping noise levels to a minimum. Keeping the peace is vital to the success of the business.

**(5.) The proposed development will be consistent with the Wake County Land Use Plan.**

a.) It is the owner's goal to preserve the openness of the area while also maintaining the scenic aspects of the property and the rural area. This amounts to a relatively small development on a large piece of open land, and preserving the 19<sup>th</sup> century homestead house on the property. Impervious surface on the property will be kept to a minimum (less than 6%), and no new building construction is planned.

b.) This property is located in the Falls Lake Non-Urban Planning Area and is not located in the watershed's critical area. The land use is consistent with those allowed in this area.



**Bishop Capital LLC**  
**Preliminary Special Use**  
**Permit Site Plan**

Property Information:  
 Bishop Capital LLC  
 4625 Wood Court  
 Raleigh, NC 27615  
 (919) 286-2021  
 bcap@bishopcapital.com

Professional Engineer Seal  
 PROFESSIONAL ENGINEER SEAL

This document originally issued and sealed by Kevin Davidson, on October 4, 2016. This document has not been considered a certified document.

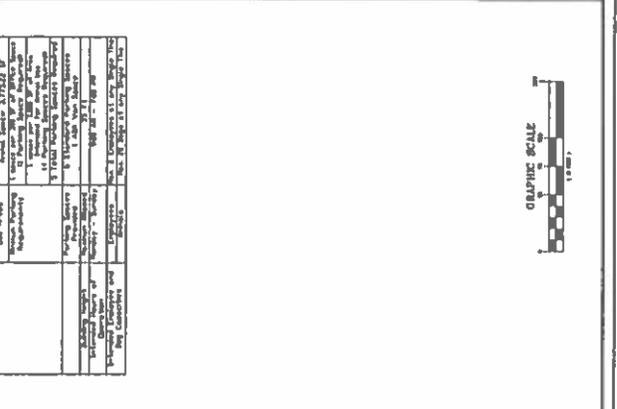
FINAL DESIGN  
 NOT RELEASED FOR CONSTRUCTION  
 NO. 18429-001-000000

SHEET TITLE  
**SITE PLAN**  
 DRAWN BY: Scott Jones  
 CHECKED BY: [Blank]  
 RELEASED BY: [Blank]  
 DRAFTER NUMBER: **SP-3**

- GENERAL SITE NOTES:**
- Boundary information taken from survey completed by Canthorne, Moss & Panchera, PC dated November 4, 2015.
  - Topographic information taken from Wake County GIS.
  - Utility locations shall obtain all necessary permits for construction.
  - Utility providers shall be responsible for the location and/or relocation of utilities.
  - Electrical service is provided by Duke Energy Progress.
  - Water supply is provided by private wells.
  - The locations of all utilities shown on these plans are approximate. Contractor shall verify the locations of all utilities and shall be responsible for any damage.
  - Setback 3P-2 for approximate location of existing utilities.
  - Contractor shall point symbols, install signs, and construct necessary ramps, as per the North Carolina State Building Code, for all handicap parking spaces as noted on the plan.
  - Building corner of existing dog daycare building to be modified so that 50' setback is met.
  - Contractor shall verify no portion of dog daycare facility is within 50' of any property line.
  - This Property is not located within a Special Flood Hazard Area as shown on FEMA Insurance Rate Maps.

**EXISTING DATA TABLE**

Property Owner	Address	Parcel ID	Area (sq. ft.)	Area (Ac.)
Bishop Capital LLC	4625 Wood Court	11514	375,516	8.621
Albert C. Height & Carolyn T. Height	10462 PC 1504	11515	74,240	1.700



BASE SURVEY COMPLETED BY:  
 CANTHORNE, MOSS & PANCHERA, P.C.  
 PROFESSIONAL LAND SURVEYORS  
 333 S. WHITE STREET  
 P.O. BOX 1253  
 WAKE FOREST, NORTH CAROLINA 27588  
 PH (919) 556-3148

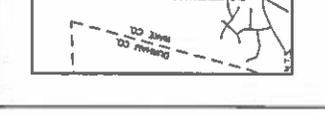
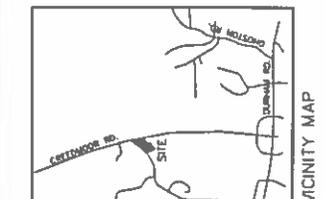
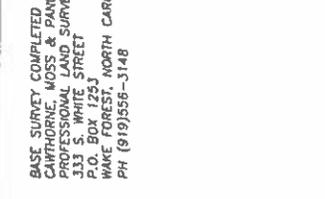


**LEGEND**

EXISTING WELLS	EXISTING DRIVE	EXISTING WALKWAY	EXISTING FENCE
EXISTING UTILITY	EXISTING SETBACK	EXISTING CURB	EXISTING DRIVE
EXISTING DRIVE	EXISTING DRIVE	EXISTING DRIVE	EXISTING DRIVE

**CLIQUE TABLE**

CLIQUE	DESCRIPTION	AREA (sq. ft.)	AREA (Ac.)
1	PROPOSED HOUSE LOCATION	74,240	1.700
2	EXISTING HOUSE	375,516	8.621



NC HIGHWAY 50 CREEDMOOR ROAD 60' PUBLIC R/W

OLD CREEDMOOR ROAD 60' PUBLIC R/W

MOOR ROAD 60' PUBLIC R/W

PROPOSED HOUSE LOCATION

PROPOSED DRIVEWAY

OUTDOOR DOG RUN AREA

PROPOSED DRIVEWAY

375,516 sq. ft.  
8.621 AC.

74,240 sq. ft.  
1.700 AC.

PROPOSED DRIVEWAY

OUTDOOR DOG RUN AREA

PROPOSED DRIVEWAY

PROPOSED DRIVEWAY

PROPOSED DRIVEWAY

ALBERT C. HEIGHT & CAROLYN T. HEIGHT  
 D.B. 10462 PC 1504  
 PIN 0891.01-29-8620

GRAPHIC SCALE  
 1" = 100'

Site Plan