



SPECIAL USE PERMIT APPLICATION

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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.

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)

Vehicle Sales and Service - Specifically Boat Sales and Service - pursuant to Wake County UDO §7-12(D)

Modification of previously issued Special Use Permit? Yes No

If Yes, provide relevant Special Use Permit Number: _____

Property

Parcel Identification Number: 0798379516, 0798377506, 0798374577, 0798375721

Address: 8801 Creedmoor Rd., Raleigh, North Carolina 27615

Location: West side of Creedmoor Road (North Carolina Highway 50), at/between
(north, east, south, west) (street)

North Carolina Interstate 540 (exit ramp) and Baileywick Road
(street) (street)

Total site area in square feet and acres: 180,202.54 square feet 4.14 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: Entire Property is within R-40W District and Special Highway Overlay District (SHOD)

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

Present land use(s): Office, Retail Sales and Service

How is this proposed use a public necessity?

See attached.

What is impact on surrounding neighborhood and adjacent properties?

The proposed use will greatly decrease traffic relative to the current use.

Land Owner

Land Owner Name: Creedmoor Road Properties, LLC

Business Operator Name (if different from Land Owner): Belinda Bryan

Address: 3032 Lattyes Lane

City: Raleigh State: NC Zip Code: 27613

E-mail Address: bbryan.nc@gmail.com Fax: n/a

Telephone Number: 919-369-2570

Applicant (person to whom all correspondence will be sent)

Name: Jamie Schwedler, Esq., Parker Poe Adams & Bernstein LLP

Address: 301 Fayetteville St., Suite 1400

City: Raleigh

State: NC

Zip Code: 27601

E-mail Address: jamieschwedler@parkerpoe.com

Fax: 919-834-4564

Telephone Number: 919-835-4529

Relationship to Owner: Attorney for Leaseholder

Proposal

Max. allowable floor area ratio (see applicable zoning district/use regulation): n/a, not changing

Proposed total floor area: n/a sf Proposed floor area ratio (floor area/site area): n/a

Max. allowable impervious surface coverage (see applicable zoning district/use regulation) : 24 %

Proposed impervious surfaces area: n/a, not changing sf

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

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

Front () n/a ft Left () n/a ft Right () n/a ft Rear () n/a ft

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

Front () n/a ft Left () n/a ft Right () n/a ft Rear () n/a ft

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

Front 30 ft Corner side 30 ft Side 15 ft Rear 30 ft

Proposed yard depths: Front n/a ft Corner side n/a ft Side n/a ft Rear n/a ft

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

Proposed building height: n/a, not changing ft

Min. parking space standard (see Article 15): See attached spaces per

Min. no. of parking spaces: 11 Proposed no. of parking spaces n/a no change

Number of employees: 8 Hours of operation: 10am - 7pm

Vehicular Access:

Names of access street(s) and number of access points along each: Baileywick Road (1 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
See attached							

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: No Heavy Vehicles ADT: _____

Type of vehicle: _____ ADT: _____

Utilities and Services:

Water supply provided by: municipal system : n/a

community system – specify type: n/a individual well(s)

Est. total water demand: n/a gpd

Wastewater collection/treatment provided by: municipal system: n/a

community system – specify type: n/a

individual on-site system

Est. total wastewater discharge: n/a gpd

Solid waste collection provided by: Republic Services

Electrical service provided by: Duke Energy Progress Underground yes no

Natural gas service provided by: n/a

Telephone service provided by: Ring Central VOIP Underground yes no

Cable television service provided by: n/a Underground yes no

Fire protection provided by: Commercial Services

Miscellaneous:

Generalized slope of site The site slopes down from NW to SE at ~ 2.7%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: The site and adjoining sites are commercial, residential and a golf course. A USGS stream is on the parcels to the south. See attached.

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 _____

Long-Range Urban Services Area/Water Supply Watershed _____

Long-Range Urban Services Area _____

Non-Urban Area/Water Supply Watershed Non-Critical Area, Falls Lake Watershed

Non-Urban Area

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

Non-Urban Area (Joint Land Use Plan LUPA-99/3 between Wake County and the City of Raleigh)

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?)

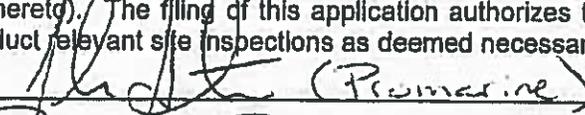
Please see attached, Criteria No. 5

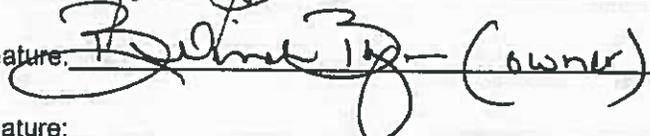
Other information (additional relevant information about the site or proposal you wish to note or cite)

Please see attached

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.

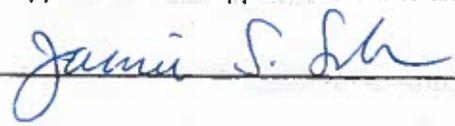
Signature:  (Promarine) Date: 10/31/16

Signature:  (owner) Date: 10/31/16

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: 11/01/16

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.

**Special Use Permit
Application Supplement
8801 Creedmoor Road
Raleigh, NC 27615**

Supplement to Special Use Permit Application

How is this proposed use a public necessity?

There are currently no boat sales and/or service facilities in Raleigh. This location is within ten minutes of two falls lake boat ramps. In the pre-submittal meeting, members of the planning staff commented that there is a need for a boat sales and service facility in Raleigh.

Min. parking space standard (see Article 15):

One space per 1000 ft² of display or storage area; and
Three spaces per service bay.

Min. number of parking spaces: 11
Proposed number of parking spaces: n/a (no change)

Vehicular Access:

Note: The proposed use will result in a significant reduction in traffic compared to the current use. Please see the Statement of Justification for more details on the traffic reduction. The Applicant has consulted with planning staff who agree that, at the very least, the proposed use will result in less than 1,000 trips per day and less than 100 trips per hour during peak hours.

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
Baileywick Road	100 - 195	34.63	2 w/1 turn	Y	2-Lane St. w/ Left Turn Lanes	unknown	n/a
Creedmoor Road (NC Highway 50)	180	77.77	4 w/2 turn	Y	4 Lane Median Divided	30,000	n/a
NC Interstate 540	600-830	111.76	6	Y	Freeway	90,000	n/a
Old Creedmoor Road	58	22.92	2	Y	2-Lane Connector	unknown	n/a

Other Information:

Valuable Natural Features: The site and adjoining sites are commercial, residential, and golf course. A USGS stream is on the parcels to the south. No wildlife habitat exists on the subject property due to the commercial use but low quality habitat exists on the parcels to the south. A moderate size golf course lake is present south of the intersection of Old Creedmoor Road and Baileywick Road. No rare plant communities or appropriate habitat exists on or around the subject property.

Storm Water Management Plan: Pursuant to communications with Kathryn Hobby of the Watershed Management Department, applicant has submitted the existing storm water management plan for the site. Completion of the storm water toolkit is unnecessary for the Site because the proposed use will not require the construction of any additional buildings or facilities, and will not require any changes to the existing stormwater drainage on the site. There will be no increase in impervious surface with the proposed use, and the use will not require any additional water or sewer services. There will be no negative impacts to the provision of services and utilities, soil erosion and sedimentation, or public, community, or private water supplies. Applicant will engage an engineer to inspect the existing BMP at the site and will submit a BMP report to the planning staff upon completion.

Statement of Justification

Special Use Permit for Change in Nonconforming Use Pursuant to UDO §7-12(D)

8801 Creedmoor Road
Raleigh, NC 27615

I. Introduction and Overview

ProMarine Boat Company, LLC (“ProMarine”) is requesting a special use permit to replace an existing nonconforming use with a less intense nonconforming use pursuant to Wake County Unified Development Ordinance (“UDO”) § 7-12(D). The property is located at 8801 Creedmoor Road, Raleigh, NC 27615, and includes parcel numbers 0798379516, 0798377506, 0798374577, and 0798375721 (the “Site”). The existing use spans across the same 4 parcels, located between Baileywick Road to the south, Creedmoor Road to the east, Old Creedmoor Road to the west, and I-540 to the north. The Site contains a 10,848 square foot building and both paved and gravel parking lots.

The existing use consists of retail showroom sales for electric and security companies, related office space and storage, and parking and storage for both uses. ProMarine will not be redeveloping the physical aspects of the Site. ProMarine’s proposed use will utilize the existing facilities.

II. Justification

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

The proposed use (boat sales and service) will be a less intense use than the current use and will reduce any impacts on public health and safety.

The proposed use will result in reduced traffic from the current use. The current use has employed as many as 150 - 200 employees at the Site. The current use operates during traditional hours and contributes to morning and evening peak hour traffic. ProMarine will only employ 8 employees, significantly fewer employees than the current use, leading to reduced traffic especially during peak morning and evening times. ProMarine’s customers are also expected to visit the Site evenly throughout the day and will not significantly impact traffic at peak times.

The proposed use will also not require the construction of any additional buildings or facilities. There will be no increase in impervious surface and no negative impacts to the provision of services and utilities, soil erosion and sedimentation, or public, community, or private water supplies. The proposed use will not require any additional water or sewer services.

2. The proposed use 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 Use.

As indicated in the accompanying application, the proposed use will conform with all standards applicable to special uses in the Residential-40 Watershed District (R-40W). UDO §7-12(D) permits a change from one nonconforming use to another nonconforming use of equal or

less intensity if the Board finds either that (a) the change will have less of an adverse impact on those most affected by it, or (b) the change in use will be more compatible with the surrounding neighborhood than the current nonconforming use. The proposed use satisfies both possible findings.

The change in use will have less of an adverse impact on the Site and surrounding properties and will be more compatible with the surrounding neighborhood because, as discussed above, the proposed use will result in reduced traffic especially during peak traffic times. The proposed use will be more compatible with the existing neighborhood because the nearby uses are predominantly low-density residential and low-intensity recreational uses. In addition to rural residential tracts, the largest nearby use is a golf course, a use that supports passive recreation much like the proposed boat sales and service use. The proposed use will be also more compatible with the surrounding neighborhood because ProMarine plans to add additional landscaping to the Site to enhance its appearance.

3. The proposed use will not substantially injure the value of adjoining property, or is a public necessity.

The Site's existing facilities and nonconforming use have been in place for more than thirty years. Because ProMarine will be using the existing structures for its boat sales and service, there is no reason to believe that the proposed use will have any effect on the surrounding property. The adjacent parcels include vacant, wooded tracts to the east and south, a golf course to the south, and three residential parcels to the west, across Old Creedmoor Road. These properties to the west are large lots, separated by fencing and a significant buffer of trees, which greatly reduce any visual or audible impacts. These properties are the only nearby residential properties. Although the Site is in the R-40W district, the Site is an undesirable location for a single family residence because it is surrounded by roads on all four sides: Interstate 540 to the north; Creedmoor Rd. to the east; Baileywick Rd. to the south; and Old Creedmoor Rd. to the west.

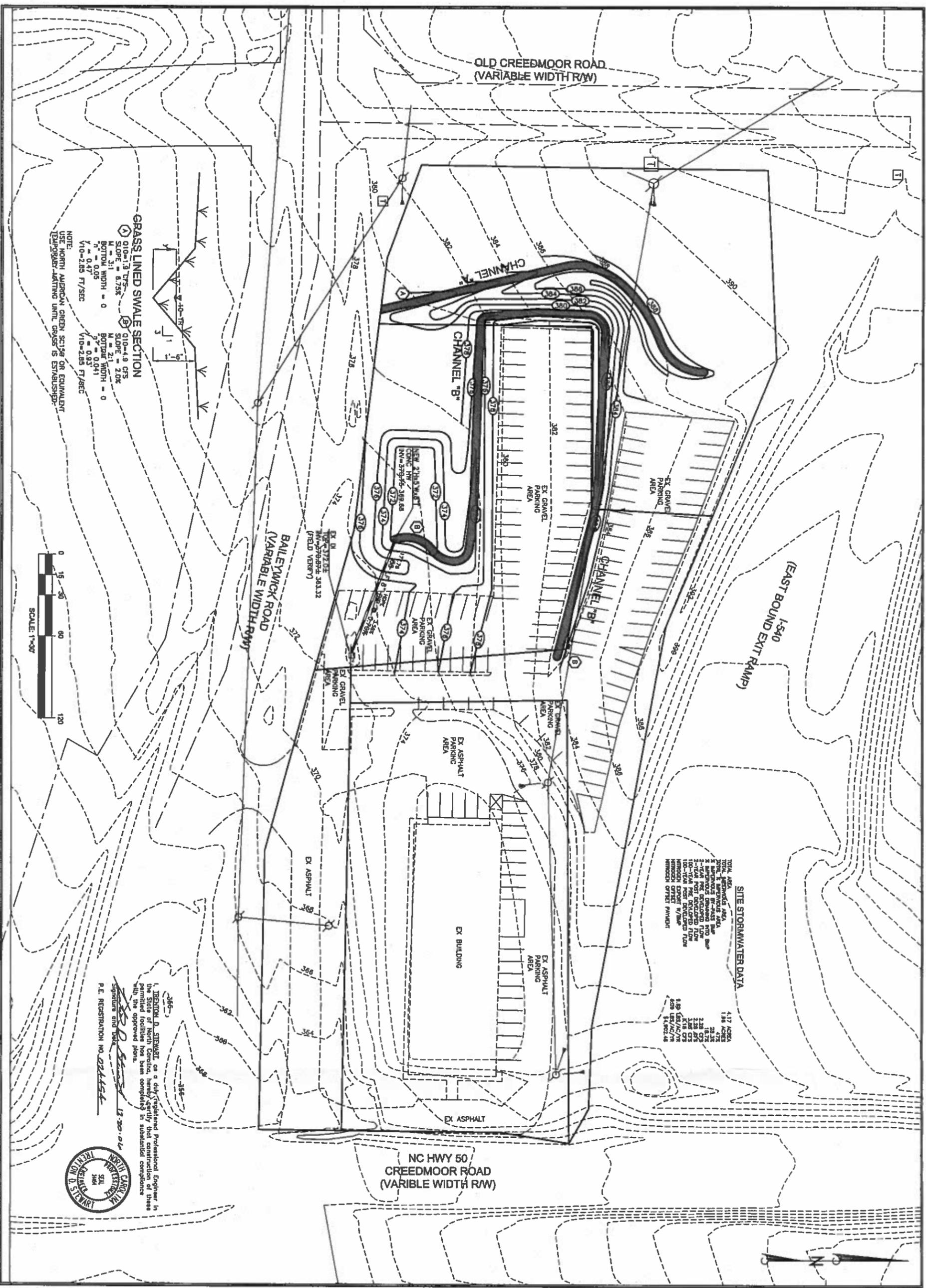
4. The proposed use will be in harmony with the area in which it is located.

The Site is zoned R-40W and is surrounded by roads on all four sides. The Site is also in relatively close proximity to the Falls Lake Recreation Area. The proposed use will be in harmony with the surrounding area because boat sales and service is a much needed business in the vicinity of the Falls Lake Recreation Area, and is similar to the other rural recreational uses in the area. ProMarine is not aware of any possible conflicts with the surrounding uses.

5. The proposed use will be consistent with the Wake County Land Use Plan.

The Site is in the Lower Falls Lake Watershed and is under the jurisdiction of the Joint Land Use Plan between Wake County and the City of Raleigh ("Joint Plan"). The Site is along the northern edge of the Joint Plan, which notes that most of the area is existing, very low-density residential use. A primary goal of the Joint Plan is to maintain water quality in the Falls Lake, and improvements should be "designed to have the least negative impact on water quality." See Land Use Plan, VIII, G (3). The proposed use will not have a negative impact on water quality in Falls Lake because ProMarine will not be constructing any additional buildings or facilities. Thus, there will be no increase in impervious surface and no negative impacts to the

provision of services and utilities, soil erosion and sedimentation, or public, community, or private water supplies. The proposed use will also not require any additional water or sewer services. As such, the proposed use is consistent with the objectives of the Joint Plan.

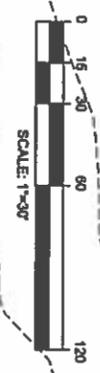


GRASS LINED SWALE SECTION

① 010-1.3 0.7%
 SLOPE 1: 0.75%
 M = 1:1
 BOTTOM WIDTH = 0
 Y = 0.47
 V10 = 2.85 FT/SEC

② 010-1.9 0.7%
 SLOPE 1: 2.0%
 M = 1:1
 BOTTOM WIDTH = 0
 Y = 0.47
 V10 = 2.85 FT/SEC

NOTE:
 USE NORTH AMERICAN CAREY SC139 OR EQUIVALENT
 TEMPORARY LATTICE UNTIL GRASS IS ESTABLISHED.



SITE STORMWATER DATA

TOTAL AREA	417 ACRES
TOTAL IMPERVIOUS AREA	118 ACRES
2" DRAINAGE	18.3%
3" DRAINAGE	2.2%
4" DRAINAGE	2.2%
5" DRAINAGE	2.2%
6" DRAINAGE	2.2%
7" DRAINAGE	2.2%
8" DRAINAGE	2.2%
9" DRAINAGE	2.2%
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96" DRAINAGE	2.2%
97" DRAINAGE	2.2%
98" DRAINAGE	2.2%
99" DRAINAGE	2.2%
100" DRAINAGE	2.2%

I, IRENEON D. STEWART, as a duly registered Professional Engineer in the State of North Carolina, hereby certify that construction of these improvements has been completed in substantial compliance with the approved plans.

Signature and Title: *Ireneon D. Stewart*
 P.E. REGISTRATION NO. 021155



RECORD STORMWATER PLAN
 FOR
DIVERSE ELECTRICAL
 OWNER: CREEDMOOR ROAD PROPERTIES

BARTONS CREEK TOWNSHIP WAKE COUNTY NORTH CAROLINA

ARCADIA CONSULTING ENGINEERS, PLLC
 202 JEFFERSON STREET
 RALEIGH, NC 27603
 TEL. 919 833-7717
 FAX 919 833-7782

DATE: _____ CHECKED BY: _____
 REVISIONS: _____
 SHEET TITLE: RECORD STORMWATER PLAN
 SHEET NUMBER: 1 OF 1

