



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)

Pet crematorium - cremation of animal remains in an environmentally acceptable manner

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

If Yes, provide relevant Special Use Permit Number: _____

Property

Parcel Identification Number: 1796654732

Address: 2225 Zebulon Road, Zebulon, NC 27597

Location: West side of Zebulon Road, at/between
(north, east, south, west) (street)
Cunningham Road and Pippin Road
(street) (street)

Total site area in square feet and acres: 174,240 square feet 4 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: Wake County
Residential - 40 Watershed District (R-40W)

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

Present land use(s): Vacant Agricultural/Farming

How is this proposed use a public necessity? Our mission is to provide honest, caring and ethical pet cremations for veterinary clinics and caring pet owners and to meet a growing community need for proper animal disposal by cremation only.

What is impact on surrounding neighborhood and adjacent properties? The use will not negatively impact the aesthetics of the property and adjoining properties. All activities associated with the use are conducted indoors.

Land Owner
Land Owner Name: Linda Sue Perry; Stephen T. Perry and Angel W. Perry

Business Operator Name (if different from Land Owner): Stephen T. Perry and Henry Burr

Address: 21045 Jack Mitchell Road

City: Zebulon State: NC Zip Code: 27597

E-mail Address: tommy@perrycorpnc.com Fax: 919-269-2296

Telephone Number: (919) 422-5160

Applicant (person to whom all correspondence will be sent)

Name: Tommy Perry
 Address: 2645 Jack Mitchell Road
 City: Zebulon State: NC Zip Code: 27597
 E-mail Address: tommy@perrycorpae.com Fax: (919) 269-2296
 Telephone Number: (919) 422-5660 Relationship to Owner: Owner

Proposal

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

Proposed total floor area: 4,000 sf Proposed floor area ratio (floor area/site area): .02296

Max. allowable impervious surface coverage (see applicable zoning district/use regulation): 12 %

Proposed impervious surfaces area: 17,268 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 9.91 %

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

Front (F) 10 ft Left (F) 10 ft Right (C) 40 ft Rear (C) 40 ft

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

Front (F) 10 ft Left (F) 10 ft Right (C) 40 ft Rear (C) 40 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 50 ft Corner side 74 ft Side 145 ft Rear 353 ft

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

Proposed building height: 435 ft

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

Min. no. of parking spaces: 13.3 Proposed no. of parking spaces 14

Number of employees: 3± Hours of operation: TBD

Vehicular Access:

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

off Cunningham Road

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 96	100'	22'	2	Y	11,000	4,500	9,200

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) Average rate per acre = 4.73 trips
 ITE → Cemetery (5acre) - 4 acres @ 4.73 trips = 18.92 trips per weekday.

Estimated traffic generated by heavy vehicles (vehicles other than automobiles and light trucks):

Type of vehicle: N/A ADT: N/A

Type of vehicle: _____ ADT: _____

Utilities and Services:

Water supply provided by: () municipal system: _____

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

Est. total water demand: _____ gpd

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

() community system – specify type: _____

(✓) individual on-site system

Est. total wastewater discharge: TBD gpd

Solid waste collection provided by: Waste Industries

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

Natural gas service provided by: PSNC

Telephone service provided by: Time Warner Cable Underground (✓)yes () no

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

Fire protection provided by: Zebulon Fire Department

Miscellaneous:

Generalized slope of site 2%

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 _____

(✓) Non-Urban Area/Water Supply Watershed Little River

() Non-Urban Area _____

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

Northeast Wake Area Land Use Plan; watershed Non-Critical Area; R-4DW

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 refer to attached letter dated 3/6/2013.

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

Please refer to attached letter dated 3/6/2013.

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: Stephen T. Perry Date: 3-7-13

Signature: Angel W. Perry Date: 3-7-13

Signature: Linda Sue Perry Date: 3-7-13

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: Stephen T. Perry Date: 3-7-13

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.

March 6, 2013

Wake County Planning, Development and Inspections
Wake County Office Building
336 Fayetteville Street Mall, Downtown Raleigh
P.O. Box 550
Raleigh, NC 27602-0550

RE: Special Use Permit Application – Pet Crematorium Request

To Whom It May Concern:

The purpose of this letter is to provide additional information relevant to our proposal's compliance with adopted plans and development standards. Additional relevant and factual information pertaining to our proposed use and site development has also been provided.

The cremation of animal remains will be done in an environmentally acceptable manner. The system we're proposing is the same system of choice for pet cemeteries, veterinarians, humane societies and animal care facilities. The cremation equipment to be used at the facility will be completely housed within the proposed building measuring 40' x 100' in size. No aspect of the cremation process will occur outside the building. The equipment is designed so that the entire combustion process is completed within its chambers. An integrated self-adjusting pollution monitoring and control system automatically checks and regulates stack emissions to ensure there are no visible emissions. There are also no odors emitted as a by-product of the cremation process. Unlike earlier pet cremation equipment or processes, newer technologies and features effectively consume and destroys smoke and odor from the cremation process. Furthermore, the cremation chamber is designed to eliminate fluid runoff and minimizes fuel consumption.

The proposed use is compatible and consistent with the intent of the Northeast Wake Area Land Use Plan in addition to the surrounding Wake County and Town of Zebulon land uses. The proposed use is not expected to negatively impact the street system. A single point of access is proposed off Cunningham Road and will be reviewed and approved by the North Carolina Department of Transportation. The use is not expected to generate any more traffic than would an office building of comparable size. According to the Institute of Transportation Engineers Trip Generation Handbook (8th Edition), the proposed use is only expected to generate during weekday times an average daily rate of approximately 18.92 trips. This is based on a cemetery's land use classification (ITE: 566) which includes mausoleums and crematoriums.

Services and utilities will be provided based on the following information:

- **Water/Sewer** – Utilities proposed for the project consists of an individual well and septic system to be reviewed and approved by Wake County Environmental Services.
- **Electrical** – Progress Energy
- **Natural Gas** – PSNC
- **Telephone Service** – Time Warner Cable
- **Cable Television** – Time Warner Cable
- **Garbage Collection** – Waste Industries
- **Fire Protection** – Town of Zebulon Fire District

The proposed development site will not exceed Wake County's maximum impervious surface limitation levels of 12% and will not have a greater density (based on the proposed site's built-upon area) equal to that of one (1) dwelling unit per one (1) acre in the non-critical watershed area. As noted on the preliminary site plan, the facts are as follows:

- Proposed development will not exceed an impervious surface limit of 10%;
- Actual impervious surface limit is 9.91% or 17,268 square feet (based on the proposed four acre site); and,
- Maximum allowable impervious surface is 12% or 20,068 square feet (based on the proposed four acre site).

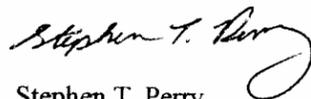
While the proposed site is located within the County's non-critical watershed area, there will be no adverse effect on adjoining properties with respect to sedimentation and erosion control. This is mitigated through the use of proper site development practices conforming to adopted Wake County Stormwater and Sedimentation and Erosion Control ordinances along with the incorporation of natural vegetative and land buffers used around the perimeter. Additionally, the proposed preliminary site plan shows a Type "C" 40' wide landscaping buffer around all internal property boundaries and a Type "F" 10' wide landscape streetscaping buffer. Development of this site as proposed with the natural and vegetative buffers will ultimately improve water quality heading towards the Little River Water Supply Watershed. This will be reinforced through the use of stormwater best management practices onsite.

The proposed use will comply with all federal, state, county, and local regulations and standards applicable to pet crematoriums. Regulation of the environmental aspects of the proposed use is undertaken through the North Carolina Department of Environment and Natural Resources Division of Air Quality (Gary Saunders, Raleigh Regional Office) and the North Carolina Cemetery and Funeral Board. All regulatory agencies involved in the review and ultimate approval will impose standards that are acceptable and which will protect the public.

Again, the use will not injure or detrimentally affect the use of neighboring properties nor will it have a negative impact the aesthetics of the property and adjoining properties. All activities associated with the use are conducted indoors. No visible emissions or odors will be created by the use. The mission is to provide honest, caring and ethical pet cremations for veterinary clinics and caring pet owners and to meet a growing community need for proper animal disposal by cremation only.

Thank you for your consideration of this request.

Sincerely yours,



Stephen T. Perry
(919)422-5660



Henry Bunn
(919)495-5891

