



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)

Outdoor Rec PaintBall Park

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

If Yes, provide relevant Special Use Permit Number: _____

Property

Parcel Identification Number: 0637381597

Address: 6101 Rex Rd

Location: North side of 6101 Rex Rd, at/between
(north, east, south, west) Cass Holt and Advent Ferry
(street) (street)

Total site area in square feet and acres: 693,709 square feet 15.46 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: _____

List Conditions of any Conditional Use Zoning Districts: -

Present land use(s): Farming

How is this proposed use a public necessity?

Exercise - Team Building -

What is impact on surrounding neighborhood and adjacent properties?

Land Owner

Land Owner Name: Stephanie - Jeff Schuller

Business Operator Name (if different from Land Owner): Mark Tangherlin

Address: 2812 Glastenbury Rd

City: Apex State: NC Zip Code: 27539

E-mail Address: landowner@nc.gov Fax: _____

Telephone Number: 919-337-3335

Applicant (person to whom all correspondence will be sent)

Name Superior Solutions * LLC

Address 2812 Raleigh Rd

City Apex State: NC Zip Code 27531

E-mail Address: land@superior.com Fax: -

Telephone Number: 919 337-3330 Relationship to Owner: Owner

Proposal

MIRK Tanqueray - Lessee 919-422-7075

Max. allowable floor area ratio (see applicable zoning district/use regulation): .25

Proposed total floor area: 2400 sf Proposed floor area ratio (floor area/site area): .163

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

Proposed impervious surfaces area: 20300 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 20300.00 %

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

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

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

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

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

Front 40 ft Corner side 40 ft Side 20 ft Rear 30 ft

Proposed yard depths: Front 40 ft Corner side 40 ft Side 20 ft Rear 30 ft

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

Proposed building height: 18 ft

Min. parking space standard (see Article 15): 16' spaces per 2000

Min. no. of parking spaces: 57 Proposed no. of parking spaces 57

Number of employees: 6 part time Hours of operation: 9am - 11pm

Vehicular Access:

Names of access street(s) and number of access points along each: 1 Driveway

entering Rex Rd

| 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>Rex Rd</u> | | | | <u>N</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: C ADT: _____

Type of vehicle: - ADT: _____

Utilities and Services:

Water supply provided by: () municipal system: _____

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

Est. total water demand: 5 gpd

Wastewater collection/treatment provided by: () municipal system: n/a 3/4 P.T. Pities

() community system – specify type: _____

() individual on-site system

Est. total wastewater discharge: n/a gpd

Solid waste collection provided by: n/a

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

Natural gas service provided by: n/a

Telephone service provided by: n/a Underground () yes () no

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

Fire protection provided by: Holly Springs or Wake County

Miscellaneous:

Generalized slope of site _____

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

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 _____

(X) Long-Range Urban Services Area Holly Springs LRUSA

() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area

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

P.
TRP

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 consistent with Wake County Land Use Plan as it is a low intensity zoning. There will be no activity centers.

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

Neighbor, John Ennis, is going to help us with our project. He will be our care taker, which includes monitoring 6101 Rex Road 24 hours per day / 7 days per week

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: [Signature] Date: May 20, 2014

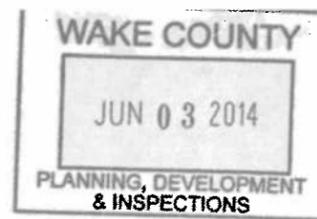
Signature: [Signature] Date: May 20, 2014

Signature: [Signature] Date: 5/20/14

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: [Signature] Date: 5/20/2014

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 Statement of Justification Report

1. A. Traffic conditions are very light. There are no subdivisions on Rex Rd. There is a soccer field across the street. Bicycle motorist love to bike on Rex Road because there is not many cars passing through. We will have parking for 57 cars.

B. Service provisions would be electricity to a portable trailer, and 3 sheds, well and a small area that we need electricity. The trailer and sheds will be used to store equipment and the trailer will be set up as a ticket booth. We will rent 3 or more port o potties for sewer which will be cleaned weekly. Waste industries will pick up our garbage. We will have 2 fire extinguishers on the property and a turnaround for the fire department

C. There is a large ditch at the front of the property line that has a very large pipe under the road that Ceda Academy had installed that drains into a very large basin on his property for any run off. We should not have any soil erosion or sedimentation for what we are doing.

D. We will not be affecting any water supplies.
2. We are complying with all the regulations and standards for a Special Use Permit.
3. The paintball park will be for entertainment purposes and is great for physical exercise and team building skills. We are adding landscape around the sides of the property that Ben Ennis lives on. Ben Ennis is going to help us plant the trees and he said that he will be our caretaker when we are not there. The other side of the property is Duke Energy land and I have spoken to Steve Cochran, President of the Duke Energy Nuclear Plant, and he said that the land is being used for the nuclear plant and that they are in the process of consideration for building another nuclear plant on the property next to us. There is also a state laws that I read about that the nuclear plant has do have open space with a 5 to 10 mile radius around the nuclear plant. All other sides of our property is heavily wooded. My neighbor across the street, Ceda Academy, is very excited about us putting a paintball park on our property.
4. We are very respectful of and to our neighbors. We have spoken to Ceda Academy Soccer fields across the street and they are very excited about bringing paintball Rex Road. Our neighbor directly in front of 6101 Rex Rd, Ben Ennis, is helping us with the project and we have asked him if it would be ok for us to do paintball on our property and he is excited and accepting of the project. The best way to resolve any conflicts is constant communication and to rectify any issues that may arise that would not be acceptable to any neighbor.
5. The long-Range Urban Service area is Holly Springs LRUSA and the land use classification is Southwest Area Land Use Plan. We are not an activity center.

Lot Statistics

EXISTING PROPERTY:
 ZONED R-80,
 WAKE COUNTY,
 15.46 ACRES,
 693,709 sf
 PIN # 0637-01-38-1597

PROPOSED TOTAL DISTURBED
 AREA: 29,150 sf

EXISTING PERVIOUS:
 AREA: 693,709 sf

EXISTING IMPERVIOUS:
 AREA: 0 sf

ALLOWABLE IMPERVIOUS:
 6% = 41,623 sf

PROPOSED IMPERVIOUS
 AREA: 20,300 sf
 (SHEDS/CANOPIES/GRAVEL)

NEW FLOOR AREA:
 2,400 sf

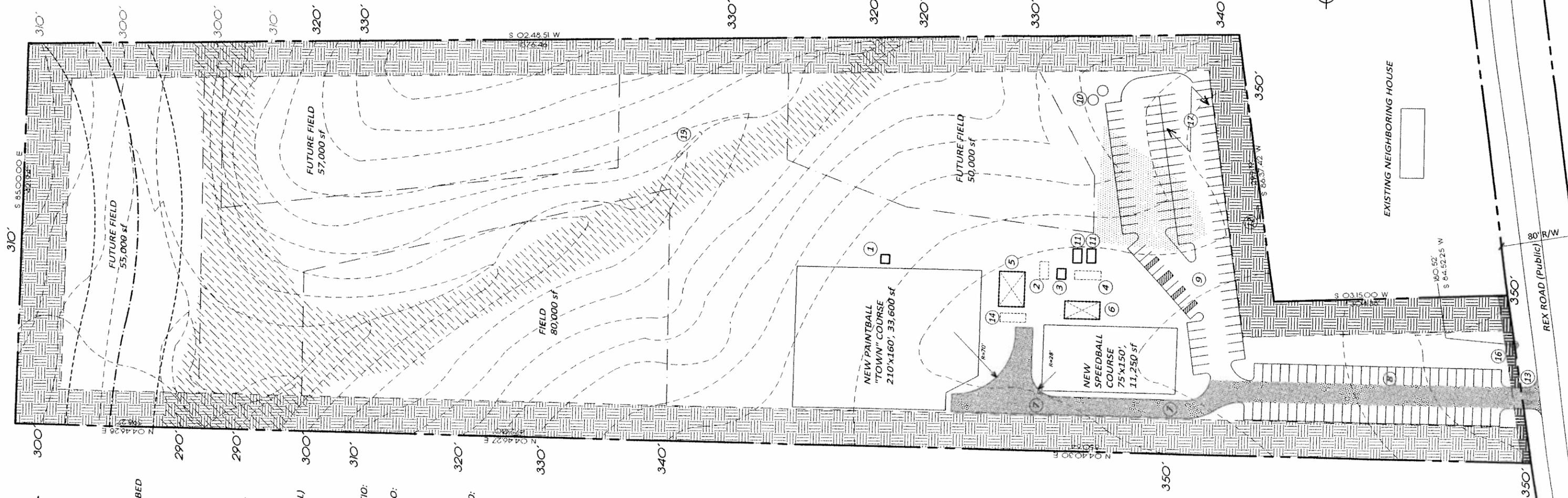
ALLOWABLE FLOOR AREA RATIO:
 0.5 (R-80 ZONING)

ACTUAL FLOOR AREA RATIO:
 2,400 / 693,709 = 0.0035

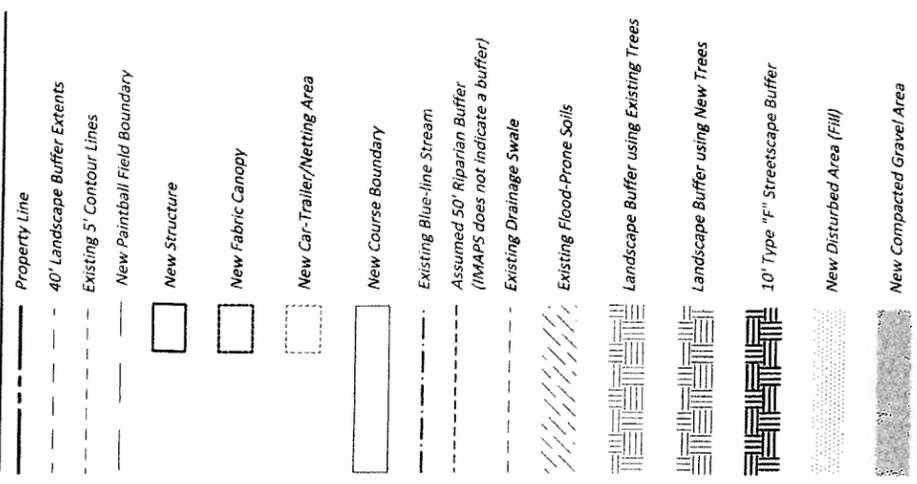
TOTAL PLAY AREAS:
 286,000 sf

REQ'D PARKING AT 1/2,000:
 143

PARKING PROVIDED:
 152

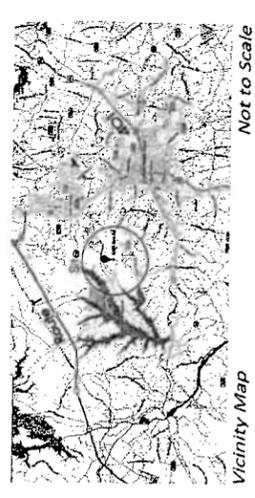


Legend



Key

- 1 New 10'x10' shed for laser tag computer system; w/ 110V electrical
- 2 New 20'x10' netting area for prop storage
- 3 New 10'x12' shed for equip. repairs & rentals; w/ 110V electrical
- 4 Temporary ticketing & waiver car-trailer; w/ 110V electrical
- 5 Future 40'x30' pre-mfr. fabric canopy
- 6 Future 48'x16' pre-mfr. fabric canopy
- 7 New gravel 20'-wide fire truck access
- 8 New parking spots on existing grass field; 57 spaces
- 9 New parking spots on existing grass field; 95 spaces (8 H.C.)
- 10 Existing well
- 11 (2) future storage sheds, climate-controlled, for paintball guns and balls; w/ 110V electrical
- 12 Existing electrical meter and panelboard
- 13 New vehicular entrance
- 14 Port-a-Jon area
- 15 Existing under-path 14" dia. concrete drain pipe
- 16 New 36" HK72"W wood ground sign by owner, per code
- 17 Existing gravel area; gravel to be re-used for fire truck access lane; former gravel area to be seeded.



Preliminary Special Use Permit Site Plan

CAIDUS DESIGN PLLC
 919-527-2255
 ch@caidusdesign.com

Paintball Venue

6101 Rex Road
 Holly Springs, NC 27540

Date Prepared: 06/02/14



Land Owner:
Jeffery & Stephanie Schuller
 PIN # 0637-01-38-1597
 2812 Glastonbury Ct., Apex NC 27539

Contact:
Mark Tangherlini
 (919) 422-7078



350' R/W
 REX ROAD (Public)