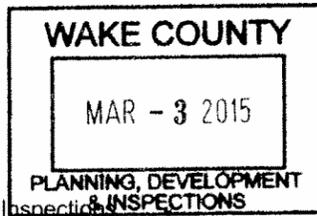




SPECIAL USE PERMIT APPLICATION

Submit required documentation to:
Wake County Planning, Development and Inspection
PO Box 550 Wake County Office Building
Raleigh, NC 27602-0550 336 Fayetteville Street Mall, Downtown Raleigh
Contact (919) 856-6335 for additional information.



BA SU-2206-15

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)

The Owner has purchased two adjacent parcels of land and wishes to recombine them into the existing site. The parcels will be used for a parking lot expansion for the existing Camping World Facility.

Modification of previously issued Special Use Permit? Yes No

If Yes, provide relevant Special Use Permit Number: SU-2180-13

Property

Parcel Identification Number: 1730833029, 1730827972, and 1730827832

Address: 2300 US Hwy 70 East, Garner, North Carolina 27529

Location: South side of US Hwy. 70 East, at/between
(north, east, south, west) (street)
Raynor Road and TV Tower Road
(street) (street)

Total site area in square feet and acres: 515,667 square feet 11.84 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: HD (11.84 ac.)

List Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): RV Sales & Service (10.82 ac), SFR (0.55 ac), and Vacant Commercial (0.46 ac)

How is this proposed use a public necessity? The proposed use is a public necessity because it is an existing business that provides jobs and services to Wake County and the surrounding areas, while promoting healthy lifestyles and outdoor recreation.

What is impact on surrounding neighborhood and adjacent properties?
No impact is anticipated because this is an existing use and the adjacent properties are commercial as well.

Land Owner

Land Owner Name: Store Master Funding II, LLC

Business Operator Name (if different from Land Owner): Camping World

Address: 250 Parkway Drive, Suite 270

City: Lincolnshire State: IL Zip Code: 60069

E-mail Address: melissa.nance@campingworld.com Fax: 270-282-7360

Telephone Number: 847-229-6755

Applicant (person to whom all correspondence will be sent)

Name: Red Line Engineering, P.C. (Contact: Gary J. McCabe, P.E.)
 Address: 3305-109 Durham Drive
 City: Raleigh State: NC Zip Code: 27603
 E-mail Address: gary.mccabe@rle-pc.com Fax: 919-779-0826
 Telephone Number: 919-779-6851 Relationship to Owner: Engineer

Proposal

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

Proposed total floor area: 27,186 sf Proposed floor area ratio (floor area/site area): 0.035

Max. allowable impervious surface coverage (see applicable zoning district/use regulation): 70 %

Proposed impervious surfaces area: 345,782 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 67 %

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

Front (F) 10 ft Left (D) 30 ft Right (F) 10 ft Rear (D) 30 ft

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

Front (F) 10 ft Left (E) 25 ft Right (F) 10 ft Rear (E) 25 ft

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

Front 50 ft Corner side 50 ft Side 50 ft Rear 40 ft

Proposed yard depths: Front 30 ft Corner side 30 ft Side 50 ft Rear 40 ft

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

Proposed building height: 30 (Existing) ft 1 300 SF OF RETAIL +

Min. parking space standard (see Article 15): 3 spaces per SERVICE BAY

Min. no. of parking spaces: 64 Proposed no. of parking spaces 85 (Existing)

Number of employees: 20/Shift Hours of operation: M-F: 8:30AM-6PM, SAT:8:30AM-5PM

Vehicular Access: SUN.: 12PM-5PM

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

US HWY 70 EAST & TV TOWER ROAD (1 EXISTING ACCESS ON EACH 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
US HWY 70 EAST	200	28FT/EA	2/EA	Y	UNKNOWN	35K	109
TV TOWER ROAD	60	18 FT	2/EA	Y	UNKNOWN	<1K	46

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) 218 ADT
 (12.48/BAY-Automotive Parts & Service X 12 Bays = 150 ADT + 3.10/1,000 SF - Sporting Goods Retail X 8,300 SF = 26 ADT + 33.34/1,000 SF - New Vehicle Sales X 1,250 SF = 42 ADT)

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

Type of vehicle: WB-53 Truck & Trailer ADT: 1 (3/Week)

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: 500 gpd

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

() community system – specify type: _____

(x) individual on-site system

Est. total wastewater discharge: 1,000 gpd

Solid waste collection provided by: Private Collection Service

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

Natural gas service provided by: PSNC

Telephone service provided by: Bell South Underground (x) yes () no

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

Fire protection provided by: Town of Garner

Miscellaneous:

Generalized slope of site 3-5%

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: _____

N/A

Land Use Plan Classifications

General Classification (note associated municipality and/or watershed):

() Short-Range Urban Services Area/Water Supply Watershed _____

(X) Short-Range Urban Services Area GARNER

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

() Long-Range Urban Services Area _____

() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area

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

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?)

This is a modification to SU-2180-13. Because this is an existing and NOT a change of use, the proposed improvements are consistent with both the zoning ordinance and land use plan. The project is not located within an activity center or local municipal boundary. Thus, the proposed improvements are in accordance with the applicable sections of the Wake County Unified Development Ordinance.

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

Because we have purchased two additional parcels of land to the southeast of our existing facility, this project includes the recombination of the three parcels into one. The additional parcels will serve as additional parking for our service department. The recombination will eliminate property lines and existing buffers between the existing properties. Perimeter buffers will still be provided in accordance with the provisions of the UDO. A reduction of the front setback is being proposed from 50 feet to 30 feet along US Hwy 70 and TV Tower Road. Our existing buildings comply with the setbacks. However, it is our desire to reduce these setback for parking purposes. It is our understanding from Staff that other businesses on this corridor have been granted a reduction to a 30 ft. setback as well.

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: Melissa Nance Date: March 2, 2015
As Authorized Agent for Owner, STORE Master Funding II, LLC

Signature: _____ Date: _____

Signature: _____ Date: _____

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: Melissa Nance Date: March 2, 2015
As Authorized Agent for Owner, STORE Master Funding II, LLC

NOT RELEASED
FOR CONSTRUCTION

THIS ORIGINAL SHEET IS SPICED. OTHER DIMENSIONS
INDICATED IN THIS SHEET ARE THE PROPERTY OF THE ENGINEER. THE USER
MAY NOT BE DUPLICATED IN PART OR IN WHOLE
WITHOUT WRITTEN AUTHORIZATION FROM
THE ENGINEER, P.E. SWS

R Engineering Relationships
(C-3075)
3305-109 DURHAM DRIVE
RALEIGH, NORTH CAROLINA 27603
PHONE - (919) 779-6851
FAX - (919) 779-0826



VICINITY MAP
SCALE: 1"=2,000'

NOTE: AS-BUILT SURVEY PERFORMED BY
ASHLEY PARKER (P.L.S. #4834) OF BASS
AND KENNEDY (FIRM#JC-0110) DATED
10-27-2014

BOBBY L. MURRAY, SR. HEIRS
D.B. 1864, Page 00-E
Tax PIN: 1730-83-7850
ZONED: CU-HC
USE: FARM

RICHARD ROGERS REVOCABLE TRUST
D.B. 11409, Page 720
Tax PIN: 1730-73-2237
ZONING: HD
USE: COMMERCIAL/WELDING

JERRY MACK & MAE ELLEN G. MURPHY
D.B. 2082, Page 662
Tax PIN: 1730-82-0969
ZONED: HD
USE: SINGLE FAMILY RESIDENTIAL

CAPITOL BROADCASTING COMPANY, INC.
D.B. 2532, Page 44
Tax PIN: 1730-70-2709
ZONED: HD
USE: COMMERCIAL/TELECOMMUNICATIONS TOWERS & STATION

PARCEL C
PIN: 1730-82-7832
ZONING: HD (HIGHWAY DISTRICT)
PARCEL A AREA: 21,151 SF/0.49 AC

PARCEL B
PIN: 1730-82-7872
ZONING: HD (HIGHWAY DISTRICT)
PARCEL A AREA: 23,384 SF/0.54 AC

PARCEL A
PIN: 1730-83-3029
ZONING: HD (HIGHWAY DISTRICT)
PARCEL A AREA: 471,132 SF/10.82 AC

Course	Bearing	Distance
L1	N 74°51'53.23" E	39.32'
L2	N 86°24'15.04" E	36.15'
L3	S 88°07'44.96" E	82.45'
L4	N 81°28'15.04" E	25.00'
L5	N 66°26'15.04" E	30.00'
L6	N 47°15'15.04" E	30.00'
L7	N 23°19'15.04" E	37.00'
L8	N 23°19'15.04" E	10.02'
L9	N 14°00'26.02" E	95.05'

PARCEL AREAS:	
PARCEL A:	471,132 SF/10.82 AC
PARCEL B:	23,384 SF/0.54 AC
PARCEL C:	21,151 SF/0.49 AC
TOTAL RECOMBINED AREA:	515,667 SF/11.84 AC

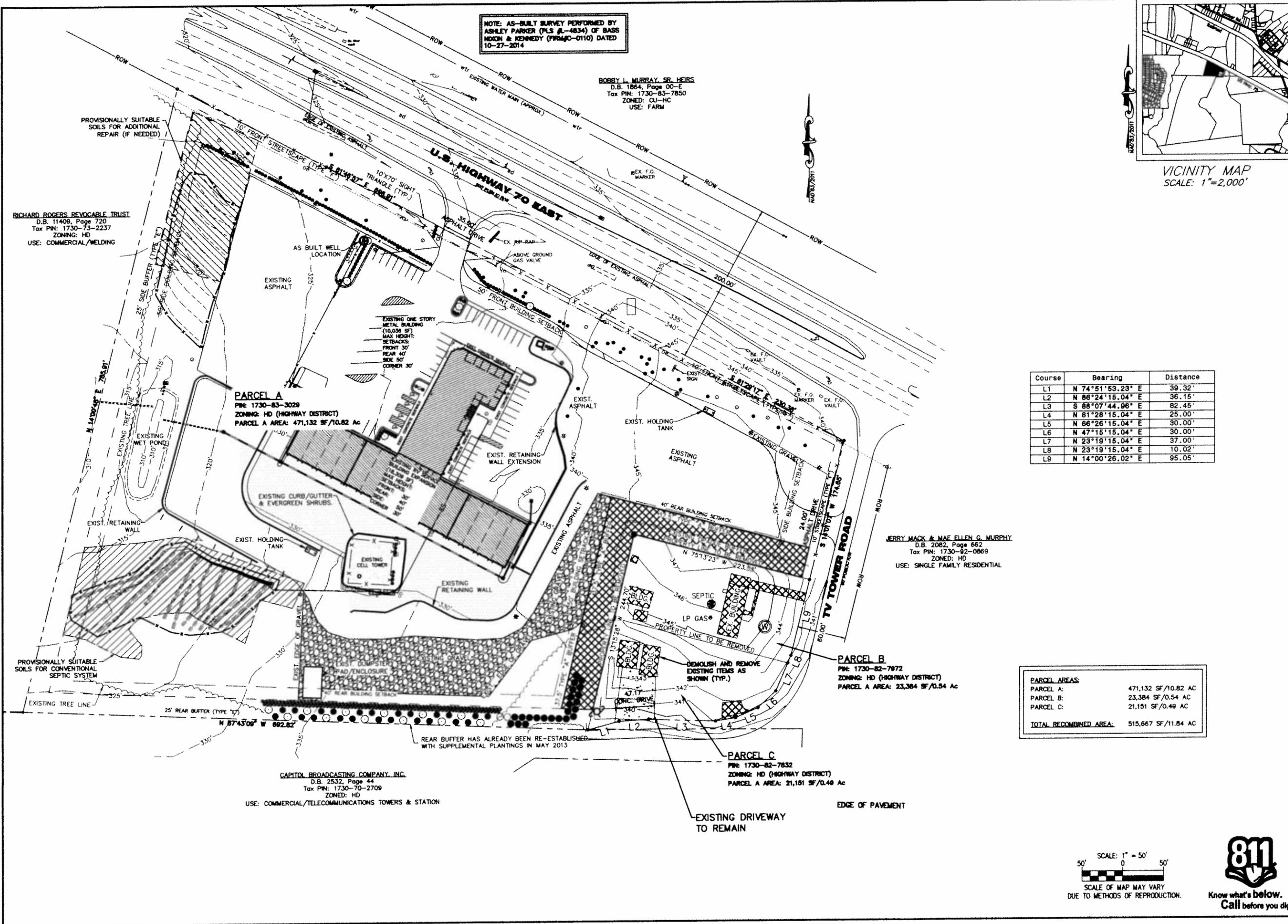
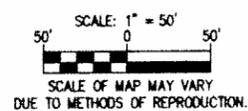
CAMPING WORLD - RALEIGH
2300 US HWY. 70 EAST
GARNER, NORTH CAROLINA 27529
PRELIMINARY SPECIAL USE PERMIT SITE PLAN
EXISTING CONDITIONS

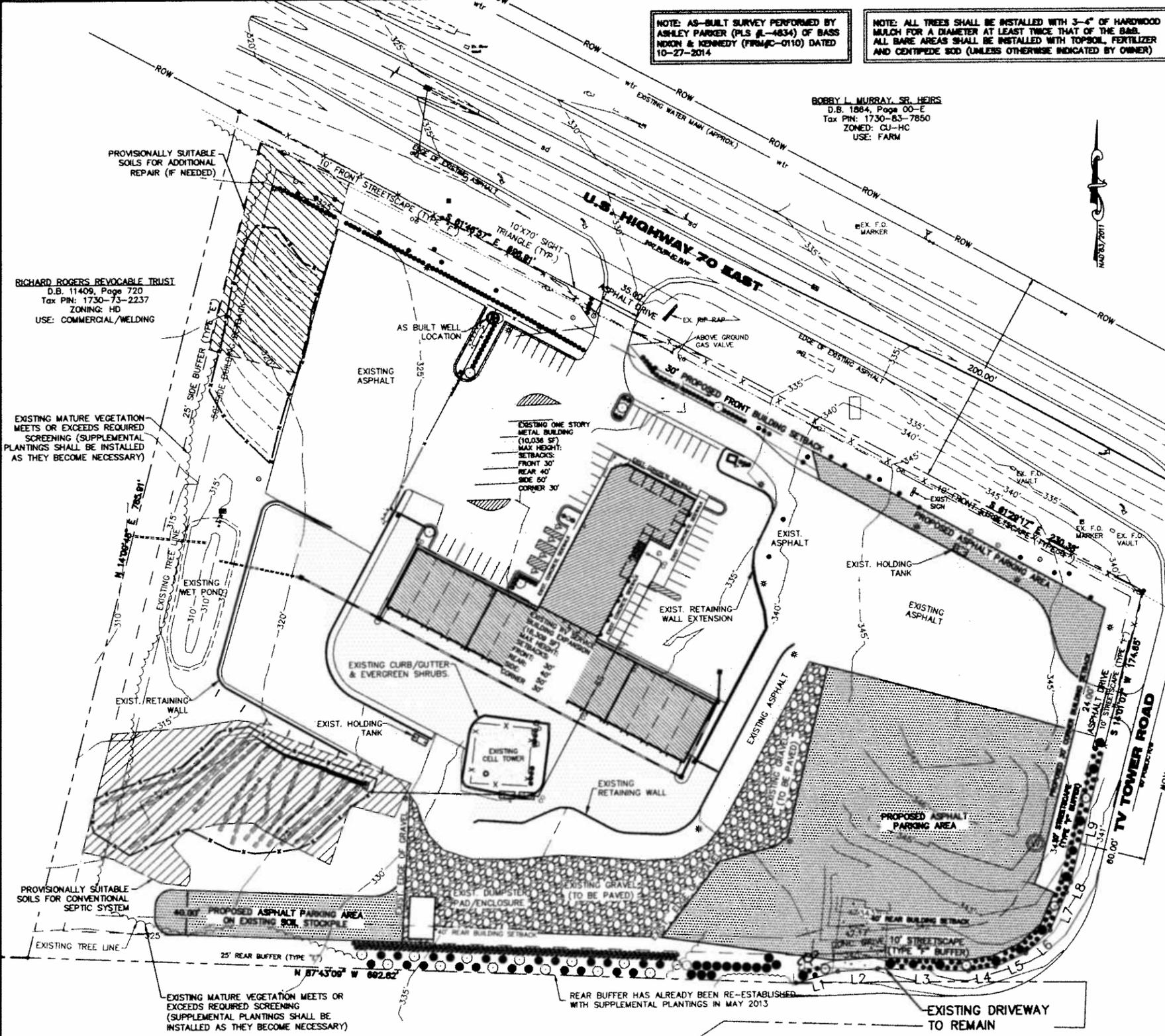
REVISIONS: DATE:

ISSUED FOR: DATE:
BA 8/21/80-13 3/3/15

PROJECT NO.: 15-004
DRAWN BY: DEM
REVIEWED BY: GJM

SHEET NUMBER:
EX-1
OF 2 SHEETS





RICHARD ROGERS REVOCABLE TRUST
D.B. 11409, Page 720
Tax PIN: 1730-73-2237
ZONING: HD
USE: COMMERCIAL/WELDING

EXISTING MATURE VEGETATION MEETS OR EXCEEDS REQUIRED SCREENING (SUPPLEMENTAL PLANTINGS SHALL BE INSTALLED AS THEY BECOME NECESSARY)

PROVISIONALLY SUITABLE SOILS FOR CONVENTIONAL SEPTIC SYSTEM

EXISTING MATURE VEGETATION MEETS OR EXCEEDS REQUIRED SCREENING (SUPPLEMENTAL PLANTINGS SHALL BE INSTALLED AS THEY BECOME NECESSARY)

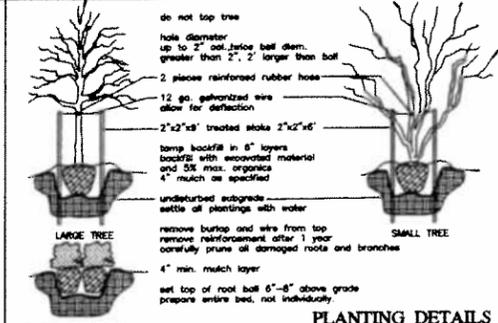
CAPITOL BROADCASTING COMPANY, INC.
D.B. 2532, Page 44
Tax PIN: 1730-70-2709
ZONED: HD
USE: COMMERCIAL/TELECOMMUNICATIONS TOWERS & STATION

Course	Bearing	Distance
L1	N 74°51'53.23" E	39.32'
L2	N 86°24'15.04" E	36.15'
L3	S 88°07'44.96" E	82.45'
L4	N 81°28'18.04" E	25.00'
L5	N 86°26'15.04" E	30.00'
L6	N 47°15'15.04" E	30.00'
L7	N 23°19'15.04" E	37.00'
L8	N 23°19'15.04" E	10.02'
L9	N 14°00'26.02" E	95.05'

NOTE: AS-BUILT SURVEY PERFORMED BY ASHLEY PARKER (PLS #L-4834) OF BASS NIXON & KENNEDY (PWS#C-0110) DATED 10-27-2014

NOTE: ALL TREES SHALL BE INSTALLED WITH 3"-4" OF HARDWOOD MULCH FOR A DIAMETER AT LEAST TWICE THAT OF THE BARS. ALL BARE AREAS SHALL BE INSTALLED WITH TOPSOIL, FERTILIZER AND CENTRIPEDE SOD (UNLESS OTHERWISE INDICATED BY OWNER)

BOBBY L. MURRAY, SR. HEIRS
D.B. 1864, Page 00-E
Tax PIN: 1730-83-7850
ZONED: CU-HC
USE: FARM



GENERAL PLANTING NOTES

1. VERIFICATION OF TOTAL QUANTITIES AS SHOWN ON THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE PLANTING CONTRACTOR, AND THE TOTAL QUANTITIES SHALL BE REQUIRED ON THE PLANTING PLAN.
2. ALL TREES, SHRUBS, AND SHRUBS PLANTS SHALL CONFORM TO THE ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
3. ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
4. TOP OF ROOT BALL 6"-8" ABOVE GRADE, PROPER SHRUB BED, NOT NECESSARILY.
5. THE SIDE OF ALL ROOT BALLS SHALL CONFORM TO AN EDGEWATER.
6. FERTILIZER ALL PLANTS WITH ADJUSTING FERTILIZER TABLETS OR EQUAL TO BE APPLIED AT MANUFACTURER'S RECOMMENDED RATE.
7. SHRUBS IF NECESSARY TO BE REMOVED AFTER ONE GROWING SEASON.
8. ALL ROOT BALLS RECEIVED FROM CONTAINERS SHALL BE SOAKED PRIOR TO BACKFILLING.
9. ALL TREES SHALL BE SOAKED WITH WATER PRIOR TO PLANTING.
10. OWNER SHALL MAINTAIN ALL PLANT BEDS AND PLANT MATERIAL IN GOOD HEALTH AND ANY SOIL, UNDESIRABLE OR UNWANTED PLANTS SHALL BE REPLACED WITH LOCALLY ADAPTED SPECIES WHICH CONFORMS TO THE SERIAL PLANTING SCHEDULES OF THE LANDSCAPE CONTRACTOR.
11. ANY SUBSTITUTIONS TO THE OWNER/ENGINEER/LANDSCAPE ARCHITECT.
12. SUBSTITUTIONS OR ALTERATIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER/ENGINEER/LANDSCAPE ARCHITECT.
13. ALL PLANT MATERIAL SHALL BE OF SPECIES QUALITY.

IMPERVIOUS AREAS:

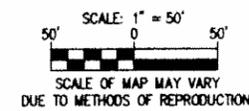
PARCEL A EXISTING IMPERVIOUS:	266,809 SF/6.13 AC
PARCEL B EXISTING IMPERVIOUS:	1,874 SF/0.04 AC
PARCEL C EXISTING IMPERVIOUS:	4,715 SF/0.11 AC
TOTAL EXISTING IMPERVIOUS:	273,398 SF/6.28 AC
PROPOSED ADDITIONAL IMPERVIOUS:	78,973 SF/1.81 AC
TOTAL PROPOSED IMPERVIOUS:	345,782 SF/7.94 AC
TOTAL TRACT AREA:	515,867 SF/11.84 AC
PERCENT IMPERVIOUS:	67% IMPERVIOUS

GENERAL LANDSCAPE NOTES

1. NO CONSTRUCTION SHALL BEGIN PRIOR TO LOCATION OF EXISTING UTILITIES AND INSTALLATION OF TREE PROTECTION FENCING (WHEN REQUIRED) HAS BEEN COMPLETED AND APPROVED. CONTRACTOR SHALL CALL NC-ONE CALL AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2. WHEN REQUIRED, TREE PROTECTION FENCING SHALL BE MAINTAINED UNTIL ALL SITE WORK HAS BEEN COMPLETED. HOWEVER, THE TREE PROTECTION FENCING SHALL BE REMOVED PRIOR TO FINAL INSPECTION BY WAKE COUNTY ENVIRONMENTAL SERVICES FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY.
3. ALL DISTURBED AREAS NOT IN PLANTING BEDS AND ALL SLOPES STEEPER THAN 3:1 SHALL BE SOAKED WITH CENTRIPEDE SOD (UNLESS OTHERWISE SPECIFIED BY OWNER/ENGINEER) QUANTITY OF SOD NOT SHOWN ON PLAN. CONTRACTOR SHALL FIELD VERIFY QUANTITY PRIOR TO INSTALLATION.
4. PLANT MATERIAL SHALL BE AS SPECIFIED UNLESS UNAVAILABLE, AT WHICH TIME THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR ENGINEER IN WRITING OF ANY INTENDED CHANGES OR SUBSTITUTIONS. THERE SHALL BE NO CHANGES, DELETIONS, ADDITIONS OR SUBSTITUTIONS WITHOUT THE PRIOR WRITTEN CONSENT OF THE OWNER OR OWNER'S REPRESENTATIVE.
5. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR COLLECTION, REMOVAL AND PROPER DISPOSAL OF ANY AND ALL DEBRIS GENERATED THROUGHOUT CONSTRUCTION AND SHALL INCLUDE SUCH COSTS IN THEIR BID FOR THE PROJECT.
6. ALL EXISTING VEGETATION ON SITE, WITH THE EXCEPTION OF SPECIES NOTED OR TREE SAVE AREAS AS INDICATED, SHALL BE REMOVED PRIOR TO INSTALLATION OF NEW PLANT MATERIAL.
7. LANDSCAPE CONTRACTOR SHALL AMEND PROPOSED PLANTING BEDS AND PLANT PITS WITH SOIL CONDITIONS. SOIL CONDITIONS SHALL BE APPLICABLE TO THE GEOGRAPHIC AREA AND SHALL COMPLY WITH THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
8. LANDSCAPE CONTRACTOR SHALL LIMIT DISTURBANCE WITHIN THE DRIP-LINE OF EXISTING TREES, OR TREE SAVE AREAS, AS NOTED ON THE PLANS. NO TEMPORARY OR PERMANENT STORAGE OF VEHICLES, EQUIPMENT, MACHINERY, OR ITEMS ASSOCIATED WITH CONSTRUCTION IS PERMITTED WITHIN THESE AREAS WHICH MAY BE INDICATED AS "TREE PROTECTION AREA" OR AS SPECIFICALLY DEFINED BY OWNER, ENGINEER OR COUNTY.
9. ALL PLANT BEDS AND SEED/SOD LINE LOCATION SHALL BE STAKED IN THE FIELD BY THE LANDSCAPE CONTRACTOR AND APPROVED BY THE ENGINEER, OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANT INSTALLATION.
10. ALL PLANTINGS SHALL BE INSTALLED WITH THE SPECIFIED LAYER OF MULCH TO THE DEPTH SPECIFIED ON THE LANDSCAPE PLAN; MULCH TYPE/MATERIAL SHALL BE AS SPECIFIED BY OWNER.
11. ALL NEWLY PLANTED MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO EXISTING GRADE AS IT PREVIOUSLY BORE FROM NURSERY, WHETHER BALLED AND BURLAPPED OR CONTAINER GROWN STOCK.
12. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE LATEST VERSION OF THE MINIMUM STANDARDS SET BY THE U.S.D.A. STANDARDS FOR NURSERY STOCK, SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
13. ALL LANDSCAPE MATERIAL INSTALLATION SHALL COMPLY WITH THE WAKE COUNTY ENVIRONMENTAL SERVICES STANDARDS, SPECIFICATIONS AND DETAILS.
14. NO TREE SHALL BE LOCATED WITHIN 5' OF A LIGHTING LOCATION, WITHIN THE PUBLIC RIGHT OF WAY OR WITHIN THE SIGHT DISTANCE TRIANGLES.

SUPPLEMENTAL PLANTINGS LIST

SYMBOL	KEY	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	NOTES
○	TREES					
●	RM	ACER RUBRUM	RED MAPLE	4	2" CAL./10' HEIGHT.	B&B (18" O.C. MIN.)
●	LA	(D) LAGERSTROEMIA INDICA x FAURIEI	NATCHEZ (WHITE) GRAPE MYRTLE	4	8' HEIGHT (MIN.)	B&B (12" O.C. MIN.)
●	EC	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8	10' HEIGHT	B&B (8" O.C. MIN.)
●	SHRUBS					
●	BU	(E) ILEX CORNUTA 'BURFORDI NANA'	DWARF BURFORD HOLLY	62	18" HT. MIN.	B&B OR CONTAINER (4" O.C.)



PRELIMINARY DRAWING

NOT RELEASED FOR CONSTRUCTION

THIS ORIGINAL SHEET IS ONE OF SEVERAL OTHER SHEETS WHICH INDICATE IT HAS BEEN ALTERED. ALL INFORMATION REFERENCED ON THIS SHEET IS THE PROPERTY OF RED LINE ENGINEERING, P.C. AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT WRITTEN AUTHORIZATION FROM RED LINE ENGINEERING, P.C. 2008

Engineering Robert L. Boush
(C-3075)
3305-109 DURHAM DRIVE
RALEIGH, NORTH CAROLINA 27603
PHONE - (919) 779-6851
FAX - (919) 779-0826

CAMPING WORLD - RALEIGH
2300 US HWY. 70 EAST
GARNER, NORTH CAROLINA 27529
PRELIMINARY SPECIAL USE PERMIT SITE PLAN
PRELIMINARY SITE PLAN

REVISIONS:	DATE:

ISSUED FOR: DATE:
BY: 04/21/10-13 3/3/15

PROJECT NO.: 15-004
DRAWN BY: DEM
REVIEWED BY: GJM
SHEET NUMBER:
EX-2
OF 2 SHEETS