



**SPECIAL USE PERMIT APPLICATION**

Submit required documentation to:  
Wake County Planning, Development and Inspections  
PO Box 550  
Raleigh, NC 27602-0550  
Contact (919) 856-6335 for additional information.



File #  
Fee  
Amt Paid  
Check #  
Rec'd Date  
Rec'd By

BA SU-2212-15

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)

Change in operating hours.

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

If Yes, provide relevant Special Use Permit Number: BA SU 1640

**Property**

Parcel Identification Number: 0778999325

Address: 10924 LEESVILLE ROAD

Location: SOUTH side of EARLESS ROAD at/between  
(north, east, south, west) (street)

LEESVILLE ROAD and NORWOOD ROAD  
(street) (street)

Total site area in square feet and acres: 84,997 square feet 1.951 acres

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

R-40W

List Conditions of any Conditional Use Zoning Districts:

Article 4 Use Regulations / 4-50 Neighborhood / Convenience-Oriented Retail

(c) Hours of operation are limited to 7:00 am to 9:00pm. The BOA may permit an extension.

Present land use(s): Convenience-Oriented Retail

How is this proposed use a public necessity?

Increased convenience for commuting patrons.

What is impact on surrounding neighborhood and adjacent properties?

**Land Owner**

Land Owner Name: BARLOW, LENWOOD C JR and BARLOW, BRENDA L

Business Operator Name (if different from Land Owner): CARY OIL COMPANY

Address: 110 MACKENAN DRIVE

City: CARY State: NC Zip Code: 27511-7901

E-mail Address: gpetti@caryoil.com Fax: (919) 467-4348

Telephone Number: (919) 460-3195

Applicant (person to whom all correspondence will be sent)

Name: Andrew Osterlund, AIA

Address: 7 W Hargett Street

City: Raleigh

State: NC Zip Code: 27601

E-mail Address: andy@aoarchitect.com

Fax: 919.443.1227

Telephone Number: 919.838.9337 Relationship to Owner: Architect

Proposal

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

Proposed total floor area: 3051 sf Proposed floor area ratio (floor area/site area): 0.04

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

Proposed impervious surfaces area: 18,770 = NO CHANGE sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 22.08 %

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

Front ( ) ft Left ( ) ft Right ( ) ft Rear ( ) ft

Proposed transitional bufferyard types and depths (see Article 16): NO CHANGE

Front ( ) ft Left ( ) ft Right ( ) ft Rear ( ) ft

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

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

Proposed yard depths: Front ft Corner side ft Side ft Rear NO CHANGE

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

Proposed building height: ft 1 STORY, NO CHANGE

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

Min. no. of parking spaces: 8 Proposed no. of parking spaces: 14

Number of employees: 2 Hours of operation: 6AM-10PM SUNDAY - THURSDAY

Vehicular Access: 6AM-11PM FRIDAY - SATURDAY

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

LEESVILLE: 1 NORWOOD: 1

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>
LEESVILLE			5	Y			
NORWOOD			2	Y			

<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: NOT CALCULATED 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: \_\_\_\_\_ gpd

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

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

(X) individual on-site system

Est. total wastewater discharge: 60 gpd

Solid waste collection provided by: WASTE INDUSTRIES

Electrical service provided by: DUKE POWER Underground (X) yes ( ) no

Natural gas service provided by: N/A

Telephone service provided by: ATT Underground (X) yes ( ) no

Cable television service provided by: \_\_\_\_\_ Underground ( ) yes ( ) no

Fire protection provided by: WAKE CO FIRE DEPARTMENT

**Miscellaneous:**

Generalized slope of site FLAT

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): FOOD MART

( ) 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-Urban Area \_\_\_\_\_

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

COMMERCIAL

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 Braeze-Inn convenience center in this locational serves daily commuters along the Leesville Road, Strickland Road, and 540 corridors. The existing Commercial Use is appropriate in this location. Extended hours allow this facility to serve commuters on their way to and from work in surrounding areas.

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

This Citgo facility has been operating at the proposed hours without neighborhood complaint since 1998. This BOA proposal is in response to building permit requirements for a minor interior modification

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 Shonda Christopoli Date: 6-4-15

Signature Edward Haddock Date: 6-4-15

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: John De Date: 6/2/15

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).

# Statement of Justification

Special Use Permit Application

10924 Leesville Road

Re: Operating Hours

- (1.) The proposed development will not materially endanger the public health or safety.
  - a. Tenant has operated at these hours since opening in 1998 without public concern.
  - b. No crimes are listed on the Raleigh Crime Search in this location in the past six months (maximum searchable period)
- (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. No additional considerations are requested.
- (3.) The proposed development will not substantially injure the value of adjoining property, or is a public necessity.
  - a. Facility is a convenient service to the adjoining properties. Extended hours during public commuting times improve the quality of service to these properties.
- (4.) The proposed development will be in harmony with the area in which it is located.
  - a. The property has been in Commercial use since 1998 and the use is unchanged.
- (5.) The proposed development will be consistent with the Wake County Land Use Plan.
  - a. Adjacent areas are designated for Moderate Density Residential in the Future Land Use Plan. A Convenience Store with extended hours will continue to serve these areas and accommodate additional residents.

COMMENTS ADDED FOR REFERENCE ONLY AND DO NOT REPRESENT SURVEYED DIMENSIONS

BREEZE-THRU CHANGE IN OPERATING HOURS

**COOPER AND ASSOCIATES**  
 P.O. Box 640  
 Morrisville, NC 27560  
 Office - (919) 469-1760  
 Suite 201  
 Cory, NC 27513  
 (C-1461) 800 Pinner Weald Way

**SURVEY FOR:**  
**CARY OIL**  
**10924 LEESVILLE ROAD**  
 WAKE COUNTY, NORTH CAROLINA

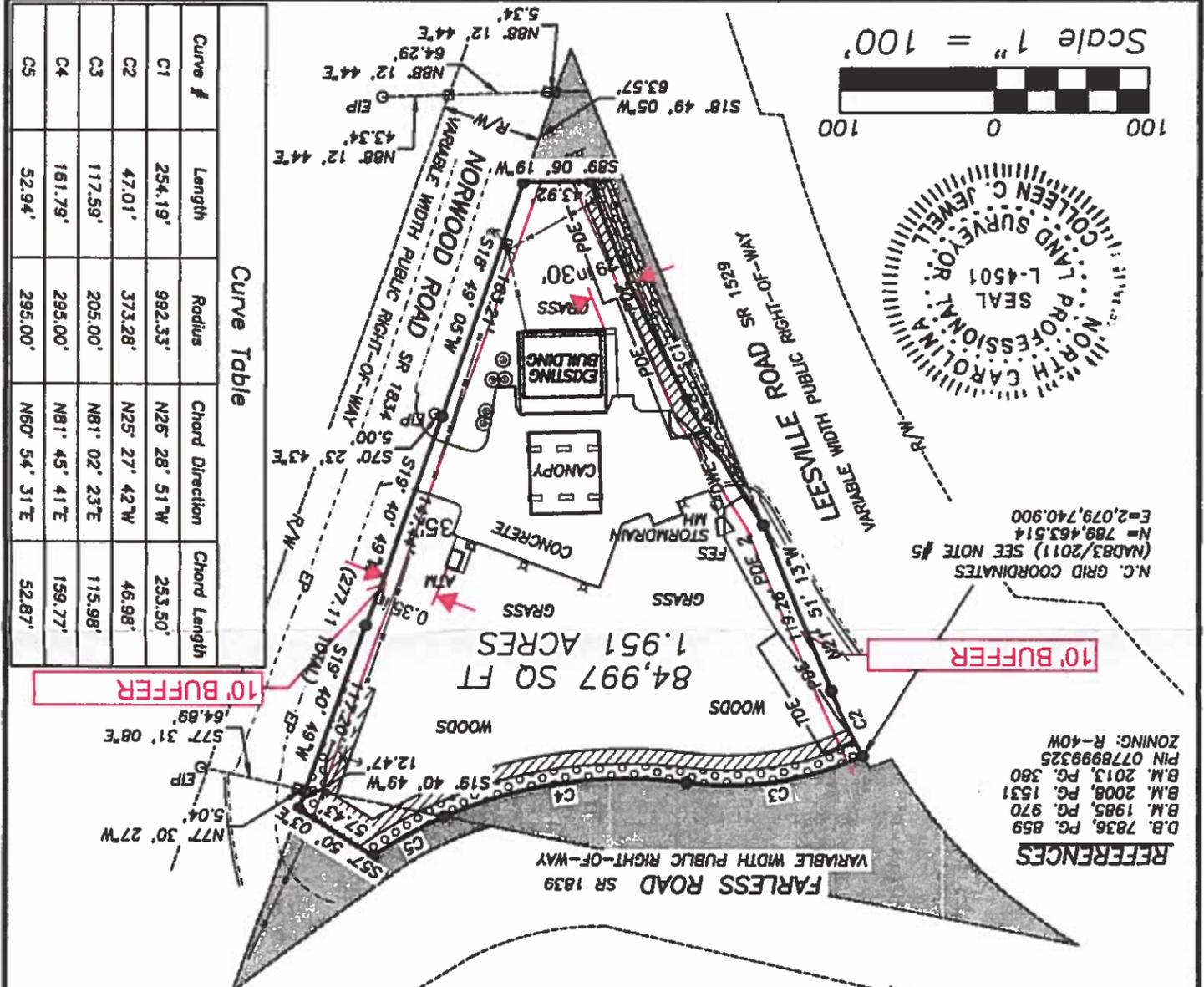
Surv'd: MR. TJ Drawn: CRB Chk'd: CCI Job No.: 5215 Date: 04-13-15 Scale: 1" = 100'

LOT N/A SUBDIVISION N/A

Book of Maps 1985 Vol. -- Page 970 Deed Book 7836 Pg. 859 County WAKE

ALL DISTANCES SHOWN ARE HORIZONTAL GROUND MEASURED IN FEET. AREAS COMPUTED BY COORDINATES. FILE NAME: 5215.dwg

I HEREBY CERTIFY THAT THIS PLAT WAS DONE IN ACCORDANCE WITH STANDARD SURVEYING PRACTICES. E.O.C.: 12/10/00



**Curve Table**

Curve #	Length	Radius	Chord Direction	Chord Length
C1	254.19'	992.33'	N26° 26' 51"W	253.50'
C2	47.01'	373.28'	N25° 27' 42"W	46.98'
C3	117.59'	205.00'	N81° 02' 23"E	115.98'
C4	161.79'	295.00'	N81° 45' 41"E	159.77'
C5	52.94'	295.00'	N60° 54' 31"E	52.87'

**10' BUFFER**

84,997 SQ FT

1.951 ACRES

**REFERENCES**  
 D.B. 7836, PG. 859  
 B.M. 1985, PG. 970  
 B.M. 2008, PG. 1531  
 B.M. 2013, PG. 380  
 PIN 0778999325  
 ZONING: R-40W  
 E=2,079,740.900  
 N=789,463.514  
 (NAD83/2011) SEE NOTE #5

**IMPERVIOUS AREA**

84,997 SQ FT - LOT  
 3,051 SQ FT - BUILDING  
 15,719 SQ FT - CONCRETE  
 IMPERVIOUS SURFACE - 22.08%

**LEGEND**

- STREET ADDRESS
- WATER LINE
- SANITARY SEWER LINE
- FENCE LINE
- OVERHEAD UTILITY LINE
- AS SHOWN IN BM 2008 PG 1531
- (TCE) TEMPORARY CONSTRUCTION EASEMENT
- AS SHOWN IN BM 2008 PG 1531
- (PSE) PERMANENT SLOPE EASEMENT
- AS SHOWN IN BM 2008 PG 1531
- RIGHT-OF-WAY DEDICATION
- DRIVEWAY EASEMENT
- PERMANENT DRAINAGE EASEMENT
- TEMPORARY DRAINAGE EASEMENT
- MONUMENT
- IRON PIPE SET
- COMPUTED CORNER
- EXISTING IRON PIPE
- GUY WIRE
- UTILITY POLE
- LIGHT POLE
- SIGN
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- FLARED END SECTION (FES)
- EDGE OF PAVEMENT
- BACK OF CURB
- R/W - RIGHT-OF-WAY

**NOTES**

- 1) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH, THE DEED RECORDS SHOWN WERE TAKEN FROM COUNTY TAX RECORDS.
- 2) THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHTS-OF-WAY OF RECORD.
- 3) NO DETERMINATION HAS BEEN MADE BY THE SURVEYOR AS TO THE EXISTENCE OF WETLANDS, UNDERGROUND UTILITIES, UNDERGROUND STORAGE FACILITIES, OR CEMETERIES.
- 4) THIS PROPERTY IS NOT LOCATED WITHIN A FEMA SPECIAL FLOOD HAZARD AREA AS SHOWN ON C.I.D. NO. 370368, PANEL 0778, SUFFIX J, EFFECTIVE MAY 2, 2006 AND C.I.D. NO. 370368, PANEL 0788, SUFFIX J, EFFECTIVE MAY 2, 2006.
- 5) THE N.C. GRID COORDINATES SHOWN WERE DETERMINED USING REAL TIME KINEMATIC GPS OBSERVATIONS TAKEN ON THE DATE OF THIS SURVEY.

N.C. GRID 5 (MAD 83)  
 SEE NOTE 5

**VICINITY MAP**  
 NOT TO SCALE