



**SPECIAL USE PERMIT APPLICATION**

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

**WAKE COUNTY**  
JUL - 7 2015  
PLANNING, DEVELOPMENT & INSPECTIONS

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

BA SU-2213-15

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)

EVENT CENTER/ASSEMBLY, I.E. WEDDING RECEPTION  
ATTACHED SINGLE FAMILY RESIDENCE, AND 1 AC SINGLE FAMILY LOT

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

If Yes, provide relevant Special Use Permit Number: \_\_\_\_\_

Property

Parcel Identification Number: 0782043770

Address: 6006 YATES MILL POND RD

Location: NE side of YATES MILL POND RD, between  
(north, east, south, west) STONEROSE CIRCLE and (street)

Total site area in square feet and acres: 274016.24 square feet 6.29 acres

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

List Conditions of any Conditional Use Zoning Districts: \_\_\_\_\_

Present land use(s): SINGLE FAM

How is this proposed use a public necessity?

What is impact on surrounding neighborhood and adjacent properties?  
THE MULTI-USE EVENT CENTER  
WILL HAVE NO IMPACT  
TO ADJACENT PROPERTIES

Land Owner

Land Owner Name: OSAMA ALSHAHROUR

Business Operator Name (if different from Land Owner):

Address: ATTN: TODD A JONES ATTNV 1305 NAVAHO DR STE 303

City: RALEIGH State: NC Zip Code: 27609-7456

E-mail Address: \_\_\_\_\_ Fax: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

**Applicant** (person to whom all correspondence will be sent)

Name: KHALED AL-ZOUBI

Address: 5121 KAPLAN DR

City: RALEIGH State: NC Zip Code: 27606

E-mail Address: KHALED@ICENGINEERINGINC.COM Fax: \_\_\_\_\_

Telephone Number: 919-271-0051 Relationship to Owner: ENGINEER

**Proposal**

Max. allowable floor area ratio (see applicable zoning district/use regulation): 0.15

Proposed total floor area: <35,000 sf Proposed floor area ratio (floor area/site area): 0.13

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

Proposed impervious surfaces area: 65,763 sf

Proposed impervious surface coverage (Impervious surfaces area/site area x 100): 24 %

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

Front ( ) 50 ft Left (C ) 40 ft Right (C ) 40 ft Rear (C ) 40 ft

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

Front ( ) 50 ft Left (C ) 40 ft Right (B ) 25 ft Rear (C ) 40 ft

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

Front \_\_\_\_\_ ft Corner side \_\_\_\_\_ ft Side \_\_\_\_\_ ft Rear \_\_\_\_\_ ft

Proposed yard depths: Front \_\_\_\_\_ ft Corner side \_\_\_\_\_ ft Side \_\_\_\_\_ ft Rear \_\_\_\_\_ ft

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

Proposed building height: 32 ft

Min. parking space standard (see Article 15): 1 spaces per 5 OCCUPANT

Min. no. of parking spaces: 41 Proposed no. of parking spaces 41

Number of employees: \_\_\_\_\_ Hours of operation: \_\_\_\_\_

**Vehicular Access:**

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

**2 EXISTING ACCESS POINTS ALONG YATES MILL POND 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 <sup>1</sup>	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
YATES MILL POND RD	80	24	2	Y	15,000	9000	32

<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) 5.77 PER ACRE (code435)

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

Type of vehicle: \_\_\_\_\_ 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: \_\_\_\_\_ gpd

Solid waste collection provided by: PRIVATE \_\_\_\_\_  
Underground ( ) yes (X) no

Electrical service provided by: DUKE PROGRESS \_\_\_\_\_  
Underground ( ) yes (X) no

Natural gas service provided by: N/A \_\_\_\_\_  
Underground ( ) yes ( ) no

Telephone service provided by: ATT \_\_\_\_\_  
Underground ( ) yes ( ) no

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

Fire protection provided by: SWIFT CREEK \_\_\_\_\_

Miscellaneous:

Generalized slope of site +/- 8% \_\_\_\_\_

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

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 \_\_\_\_\_

(X) Non-Urban Area/Water Supply Watershed SWIFT CREEK \_\_\_\_\_

( ) 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 PROJECT, AN ATTACHED SINGLE FAMILY RESIDENCE AND EVENT CENTER  
WILL BE LOCATED ON A 5+ ACRE LOT AND IS ALLOWABLE BY SPECIAL USE  
PERMIT UNDER WAKE UDO WITHIN R-40W  
THE EXISTING HOME IS BEING MOVED TO THE 1 ACRE SINGLE FAMILY LOT THAT  
IS BEING SUBDIVIDED AS PART OF THIS PERMIT

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

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: \_\_\_\_\_ Date: \_\_\_\_\_

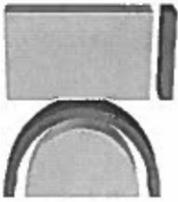
Signature: Michelle Abbott Date: 07/06/15

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information furnished with this application is true and accurate.

Signature: Michelle Abbott Date: 07/06/15

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).



**IC ENGINEERING, INC**  
**CONSULTING ENGINEERS**  
Towers • Subdivisions • Special Structures

5121 Kaplan Drive  
Raleigh, NC 27606  
Tel 919.271.0051  
info@icengineeringinc.com  
Cert. No. C-1316

Project: 6006 Events  
6006 Yates Mill Pond Rd  
Raleigh NC 27606

Date: June 29, 2015

SPECIAL USE PERMIT PETITION File No.  
STATEMENT OF JUSTIFICATION (Rev. # )

For your consideration:

1. The proposed development will not materially endanger the public health or safety.
  - All required sight triangles will be kept clear of obstructions. Proposed development does not generate 100 added vehicle trips.
  - The event center will be serviced by an individual on-site well. Sewer will be managed through existing septic system with additional septic tank pumping as deemed necessary by a licensed soil scientist. Residential garbage will be collected through normal collection process. Event garbage can be collected in bins and removed as needed.
  - All Wake County Soil Erosion and Sedimentation Measures will be complied with during construction.
  - The site development will include stormwater control devices designed in accordance with Wake County regulations. No sources of groundwater pollution are proposed.
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.
  - The development meets the requirements of the R-40W zoning in regards to floor area ratio and impervious requirements. The development will incorporate all necessary screening from adjacent properties. The development will comply with all building setback and height restrictions.
3. The proposed development will not substantially injure the value of adjoining property, or is a public necessity.
  - The site will not injure the value of adjoining property. Current uses of adjacent properties are single family lots, vacant lots and commercial. All necessary vegetative

screening will be installed to create a natural transitional buffer between proposed development and adjacent properties.

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

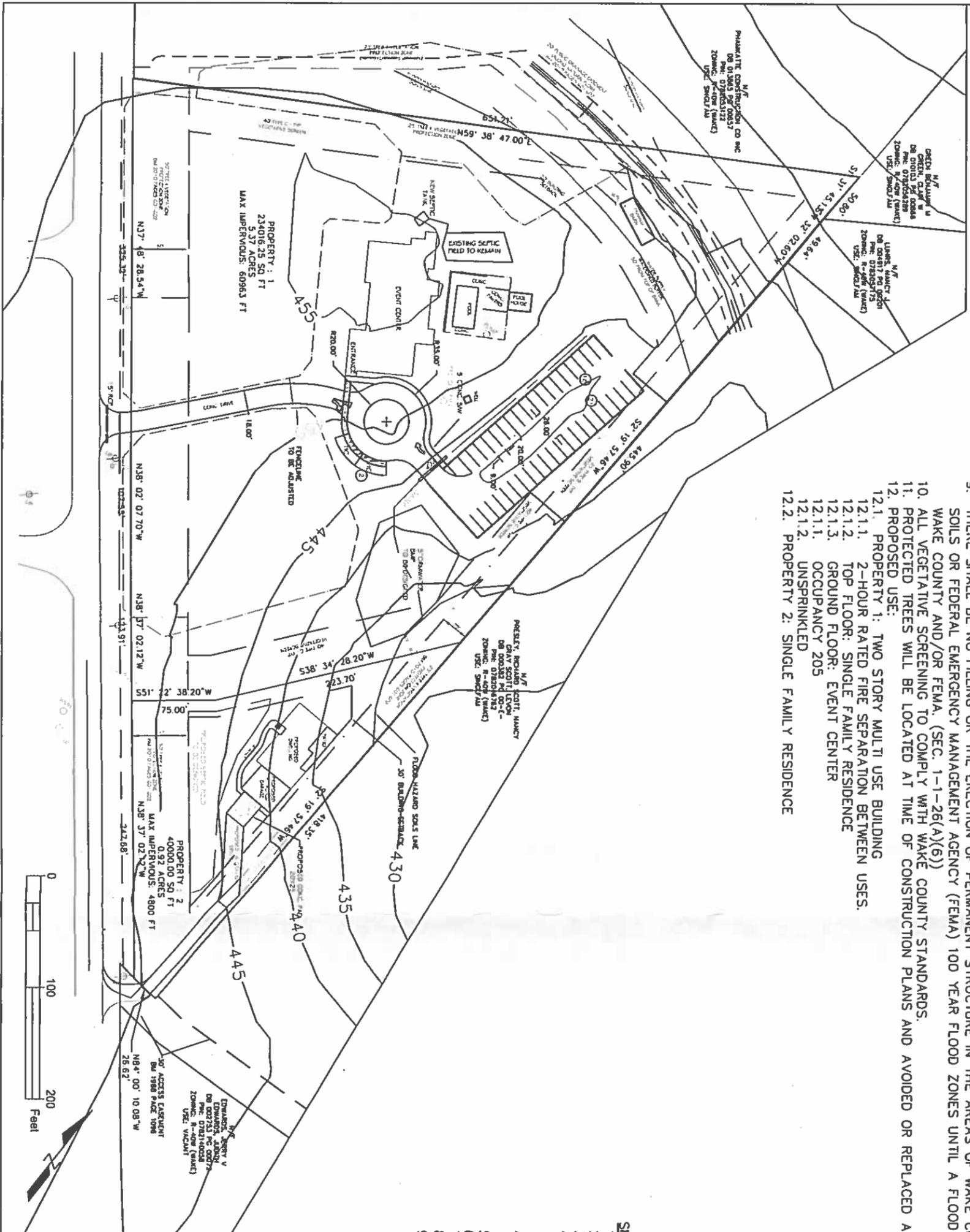
- The site will not injure the value of adjoining property. Current uses of adjacent properties are single family lots, vacant lots and commercial. All necessary vegetative screening will be installed to create a natural transitional buffer between proposed development and adjacent properties.

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

- The area in which the site lies is designated as low density residential. The proposed development will function as a primary residence for a single family, which is consistent with WCLUP. The event center will comply with zoning restrictions for R-40W.

It is the conclusion of IC Engineering that this development is justified.

Sincerely,

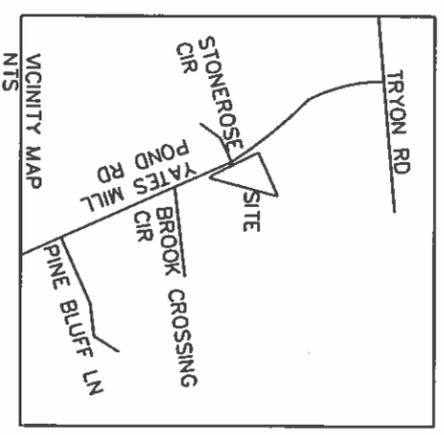


- NOTES:**
- PARKING REQUIREMENT: MAXIMUM OCCUPANCY / 5
  - 1.1. OCCUPANCY 205: 41 SPACES
  - WATER SYSTEM WILL CONSIST OF INDIVIDUAL PRIVATE WELLS.
  - SEWER SYSTEM WILL CONSIST OF INDIVIDUAL SEPTIC SYSTEMS.
  - ALL WAKE COUNTY EROSION CONTROL MEASURES WILL BE COMPLETED WITH DURING CONSTRUCTION.
  - ALL FEDERAL FLOOD HAZARD REGULATIONS WILL BE COMPLIED WITH DURING CONSTRUCTION.
  - ALL STATE AND LOCAL GOVERNMENT APPROVALS SHALL BE SUBMITTED TO THE SUBDIVISION OFFICE BEFORE FINAL PLAT APPROVAL.
  - BOUNDARY INFORMATION PROVIDED BY CDK GEOMATICS, P.C. LAND SURVEYORS.
  - EXISTING SWIMMING POOL AREA TO REMAIN LOCKED DURING EVENTS. TO BE USED ONLY BY RESIDENTS.
  - THERE SHALL BE NO FILLING OR THE ERECTION OF PERMANENT STRUCTURE IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR FEMA. (SEC. 1-1-26(A)(6))
  - ALL VEGETATIVE SCREENING TO COMPLY WITH WAKE COUNTY STANDARDS.
  - PROTECTED TREES WILL BE LOCATED AT TIME OF CONSTRUCTION PLANS AND AVOIDED OR REPLACED AS PER WAKE COUNTY UDO.
  - PROPOSED USE:
    - PROPERTY 1: TWO STORY MULTI USE BUILDING
      - 2-HOUR RATED FIRE SEPARATION BETWEEN USES.
      - TOP FLOOR: SINGLE FAMILY RESIDENCE
      - GROUND FLOOR: EVENT CENTER
      - OCCUPANCY 205
      - UNSPRINKLED
    - PROPERTY 2: SINGLE FAMILY RESIDENCE

- SITE NOTES:**
- OWNER: ALSHAHROUR, OSAMA
  - DB 015729 PG 00979
  - PIN: 0782043770
  - ZONING:
    - WAKE: R-40W (6.28 AC)
    - USE: SINGLE FAMILY, WOODED
    - TRACT SIZE: 273,813 SF, 6.28 AC
    - R/W DEDICATION: 7,876 SF
    - MINIMUM ALLOWED LOT WIDTH: 110 FT (PROPOSED 250 FT).
    - TOTAL NUMBER OF LOTS PROPOSED: 3
    - PROPOSED DISTURBED AREA: 0.00 AC
    - LINEAR FEET OF ROAD EXTENSION: 0 LF
    - YATES MILL POND ROAD R/W TO BE 40' FROM CENTERLINE.

- STORMWATER CONTROL AND MANAGEMENT CALCULATIONS:**
- MAX 24% IMPERVIOUS WITH MANAGEMENT PER SWIFT CREEK REGULATIONS.
  - IMPERVIOUS SURFACE COVERAGE SHALL NOT EXCEED 24% OF THE SUBDIVISION. IMPERVIOUS SURFACE LIMITS WILL BE STRICTLY ENFORCED INTO PERPETUITY.
  - MAX ALLOWABLE IMPERVIOUS: 65,764 SF
  - PROPERTY 1: 60,963 SF, PROPERTY 2: 4,800 SF
  - IMPERVIOUS ALLOWANCE PROPOSED: 65,763 SF

- BUILDING SETBACK DATA:**
- FRONT: 50 FEET (THOROUGHFARE)
  - SIDE: 15 FEET
  - REAR: 30 FEET
  - WATER SUPPLY WATERSHED: 20 FEET
- BUFFER DATA:**
- RIPARIAN: 50 FEET
  - PERIMETER VEGETATIVE BUFFER: 25 FEET
  - VEGETATIVE SCREENING BETWEEN PROPOSED EVENT CENTER AND RESIDENTIAL USE: 40 FEET TYPE C
  - MAXIMUM HEIGHT OF BUILDING:
    - 35 FEET



<b>6006 EVENTS</b> PIN: 0782043770 WAKE COUNTY, NORTH CAROLINA		5121 EARLAN DRIVE RALPH NH NORTH CAROLINA 27608 (919) 271-0300 WWW.ICENGINEERINGINC.COM C 1316	ENGINEER OF RECORD SHALED AL-ZOUBI PE	<table border="1"> <tr><th>7</th><th>6</th><th>5</th><th>4</th><th>3</th><th>2</th><th>1</th></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </table>	7	6	5	4	3	2	1							
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PROJECT MANAGER BTW	DRAWN BY	SCALE: VARIES FIRST ISSUE DATE: 7/2/2015	REVISIONS DATE BY															

PROJECT NO: 6006 EVENTS  
 DRAWING NAME: PRELIMINARY SITE PLAN  
 SHEET NO: C-10  
 SPECIAL USE PERMIT BA-SU- -15