

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: 400 _____ gpd

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

() community system – specify type: _____

(X) individual on-site system

Est. total wastewater discharge: 375 _____ gpd

Solid waste collection provided by: Waste Industries _____

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

Natural gas service provided by: PSNC _____

Telephone service provided by: Time Warner _____ Underground (X) yes () no

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

Fire protection provided by: Town of Wake Forest Sta. #2 _____

Miscellaneous:

Generalized slope of site 6% _____

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: Neuse River Buffer on Intermittent and Perennial 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 _____

(X) Long-Range Urban Services Area/Water Supply Watershed City of Raleigh _____

() 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):

Industrial Land Use _____

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 Vehicle Repair/Service is an allowable use within the Highway District Zoned area when permitted as a special use. The Wake County Land Use Classification for this area is classified for Industrial uses. The City of Raleigh Comprehensive plan also has this area future land use designation as General Industrial.

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

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: Johnny Johnson Date: 1-27-16

Signature: _____ Date: _____

Signature: _____ Date: _____

Land use professionals (architects, engineers, planners, landscape architects, etc.), as well as employees of corporate or municipal applicants, may testify at quasi-judicial proceedings about factual matters in support of an application, petition or appeal. However, they MAY NOT examine or cross-examine witnesses, make legal arguments as to why an application, petition or appeal should be granted, or otherwise advocate for results on behalf of another individual or entity at a quasi-judicial proceeding. These functions can ONLY be performed at a quasi-judicial proceeding by an attorney licensed to practice law in North Carolina. Therefore, it is strongly recommended that unless you are an individual representing yourself in a quasi-judicial proceeding, you have an attorney present to present your case.

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: 2-1-16

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.



CE GROUP

301 GLENWOOD AVENUE, SUITE 220
RALEIGH, NC 27603
Phone: (919) 367-8790
E-Mail: joec@cegroupinc.com

January 4, 2016

Special Use Permit Statement of Justification for Johnson Collision

- 1) The proposed development will not materially endanger the public health or safety.
 - a. The proposed special use in general is a low volume traffic generator as shown in letter Trip Generation Letter provided by Ranney Kemp & Associates and states "Due to the low volumes anticipated to be traveling to and from the site, it is not expected that the expansion will have significant impacts on the surrounding roadway network."
 - b. Existing road access sight lines are adequate.
 - c. There are no planned expansions of existing impervious surfaces.
 - d. Water is provided by existing approved Wake County private well and sewer is provided by Wake County approved existing septic system.
- 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 Use.
 - a. The site meets the requirement for Special Use Lot Width and Frontage – the site access is via an access road serving two lots and the lot width and frontage exceeds the minimum 200-feet for each lot.
 - b. The proposed use meets the Special Use setback requirements.
 - c. Entrance access road is paved as required.
 - d. The overall impervious coverage does not exceed 30%. The site was previously approved for 62,291 s.f. (20.3%) of which only +/- 53,530 s.f. exists today.
 - e. Meets all other zoning district requirements.
- 3) The proposed development will not substantially injure the value of the adjoining property, or is a public necessity.
 - a. The adjoining property to the north is also owned by the same owner and the purpose of this Special Use Permit is to expand the existing Auto body repair business to this lot. There is an existing Special Use Permit allowing this same use on this adjoining lot. Due to the compatible use this lot value should not be substantially injured.
 - b. The adjoining property to the west is Hanson Aggregates Southeast mining operation. This use is a heavy industrial use which will not be harmed by the proposed auto body repair business.
- 4) The proposed development will be in harmony with the area in which it is located.
 - a. As mentioned above the proposed Special Use for this site is the same as for the adjoining property to the north (Auto body repair shop). This area is served by a single access road which only these two lots are served by. The use to the west is a mining operation and railroad tracks separate the properties to the south. Therefore there should be no conflicts of use in the surrounding area.

January 4, 2016

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

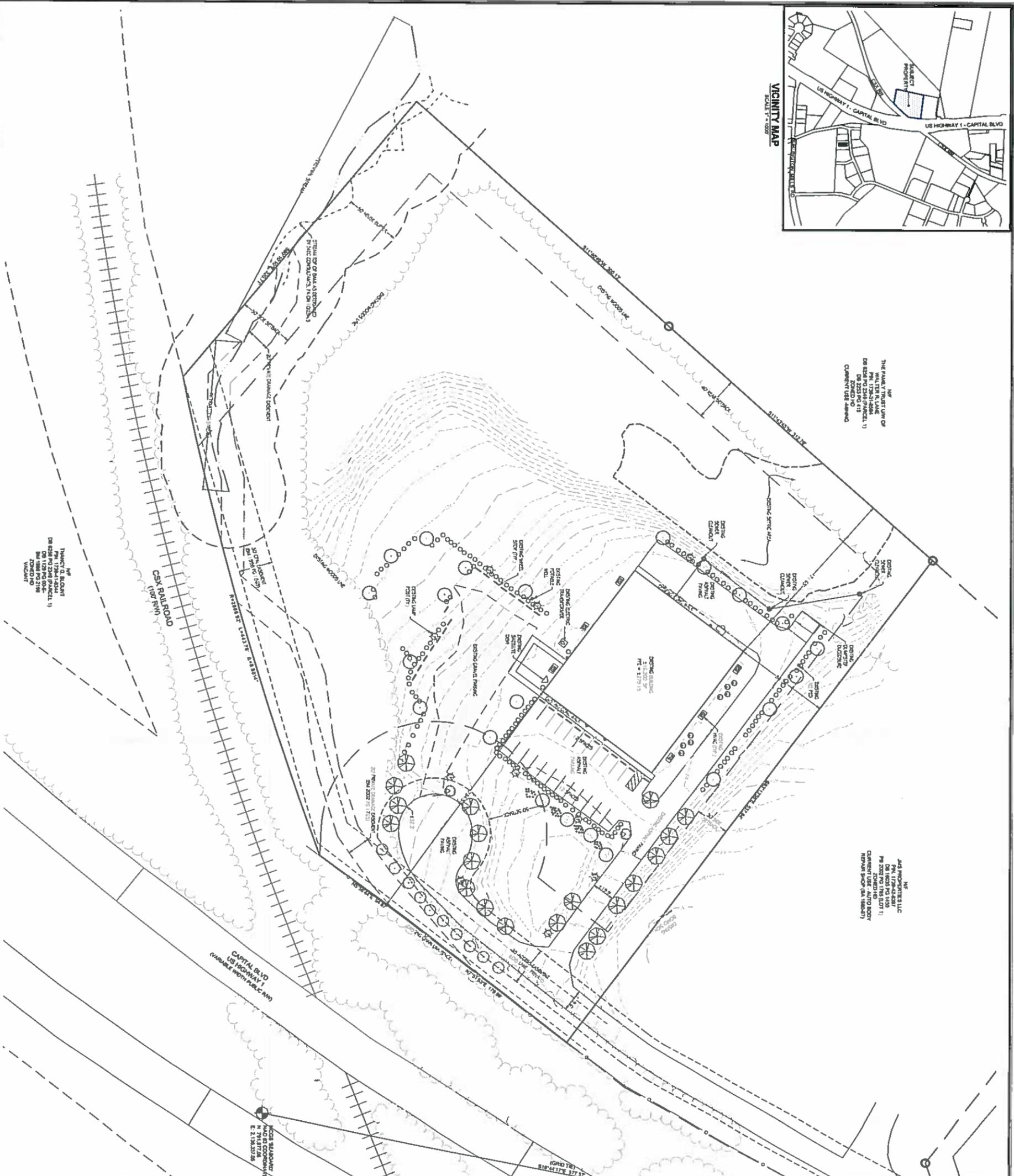
- a. The proposed change of use is consistent with the Wake County Land Use Classification which depicts the area as an Industrial use classification. This property is also within Long Range Urban Service area of the City of Raleigh. Raleigh Future Land Use map has this area shown as General Industrial. This future land use designation is consistent with the proposed Vehicle Repair/Service use.
-



VICINITY MAP
SCALE: 1" = 100'

THE PLANNED TRUST LANE OF
THE TRUST LANE
DEED NO 2008 PARCEL 1)
DE 2008 PAR 418
CURRENT USE: A-1

MR.
JAS PROPERTIES LLC
PO BOX 1728-42-831
N. WELLS AVE
RANDLEM, NC 27033
CURRENT USE: TO BE DETERMINED
REMAIN SPACE (A-1)



GENERAL CONSTRUCTION NOTES

- EXISTING UNDERGROUND STRUCTURES AND UTILITIES SHOWN ARE BASED ON FIELD SURVEY AND BEST AVAILABLE RECORDS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND STRUCTURES THAT MAY BE ENCOUNTERED DURING CONSTRUCTION. SHALL VERIFY THE LOCATION OF ALL UTILITIES AND STRUCTURES THAT MAY BE ENCOUNTERED DURING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. SHALL CONTACT NORTH CAROLINA ONE CALL AT 800-451-7233 FOR ASSISTANCE IN LOCATING UTILITIES AND STRUCTURES PRIOR TO ANY CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH WAKE COUNTY ORD. ALL UTILITIES AND STRUCTURES SHOWN ON THIS PLAN SHALL BE MAINTAINED AND PROTECTED THROUGHOUT CONSTRUCTION. SHALL PROTECT ALL UTILITIES AND STRUCTURES WITHIN THE N.C.D.O.T. RIGHT-OF-WAY AND SHALL COMPENSATE N.C.D.O.T. THROUGHOUT CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE SUBJECT TO ALL APPLICABLE REGULATIONS AND PERMITS.
- NO THE RECORD HAS BEEN PERFORMED BY THE FIRM AND THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND STRUCTURES THAT MAY BE ENCOUNTERED DURING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- EXISTING CONDUITS AND MANHOLES SHALL BE PROTECTED THROUGHOUT CONSTRUCTION.
- VERTICAL DATUM REFERENCED SHALL BE PG&B 2002 PG 1700.

SITE DATA

OWNER INFORMATION: JAS PROPERTIES LLC, 1728 CAPITAL BLVD, WAKE FOREST, NC 27687-7700, 770-41-4822

PERMITS: HQ (PRELIMINARY PERMIT), WED-UP (FINAL) (SHEETED OVERLAY) COMMERCIAL

ZONING: COMMERCIAL

CURRENT LAND USE: 7.02 AC

TOTAL SITE AREA: 10000/1400

DEED BODY/PAGE: 10000/1400

DIMENSIONAL REQUIREMENTS: 30 FEET FRONT SETBACK, 30 FEET SIDE SETBACK, 30 FEET REAR SETBACK, 30 FEET MINIMUM DRIVE SETBACK, 0 FEET MINIMUM DRIVE SETBACK

REAR SETBACK: 40 FEET

APPROVED IMPERVIOUS AREA: 6230 S.F.

TOTAL EXISTING IMPERVIOUS AREA: 6230 S.F. / 1.22 AC / 17.4%

PAYMENT: 24318 S.F. / 0.81 AC

RENEWAL / IMPC. CONC.: 1280 S.F. / 0.04 AC

RENEWAL: 14200 S.F. / 0.33 AC

BUILDING: 1200 S.F.

OFFICE: 14,000 S.F.

SERVICE AREA: 14,000 S.F.

TOTAL: 14,000 S.F.

BUILDING HEIGHT: 14'-0"

BUILDING HEIGHT ALLOWED: 28'-0"

WATER - PRIVATE WELL

SEWER - ON-LOT SEPTIC SYSTEM

JOHNSON COLLISION CENTER
10209 LOIS LANE
PRELIMINARY SPECIAL
USE PERMIT SITE PLAN
WAKE COUNTY, NORTH CAROLINA

CE GROUP

301 GLENWOOD AVE, 200
RALEIGH, NC 27603
PHONE: 919-367-8790
FAX: 919-322-0032

www.cegroup.com
License # C-1739

NO.	REVISIONS	DATE

Date: 1/4/2016
Scale: 1" = 40'

Drawn: EJM
Checked: ALP
Project No: 240-1-C
Computer Data Number: 240-1-C
401-5 (North Carolina State Seal)

Sheet No: **2** of 3

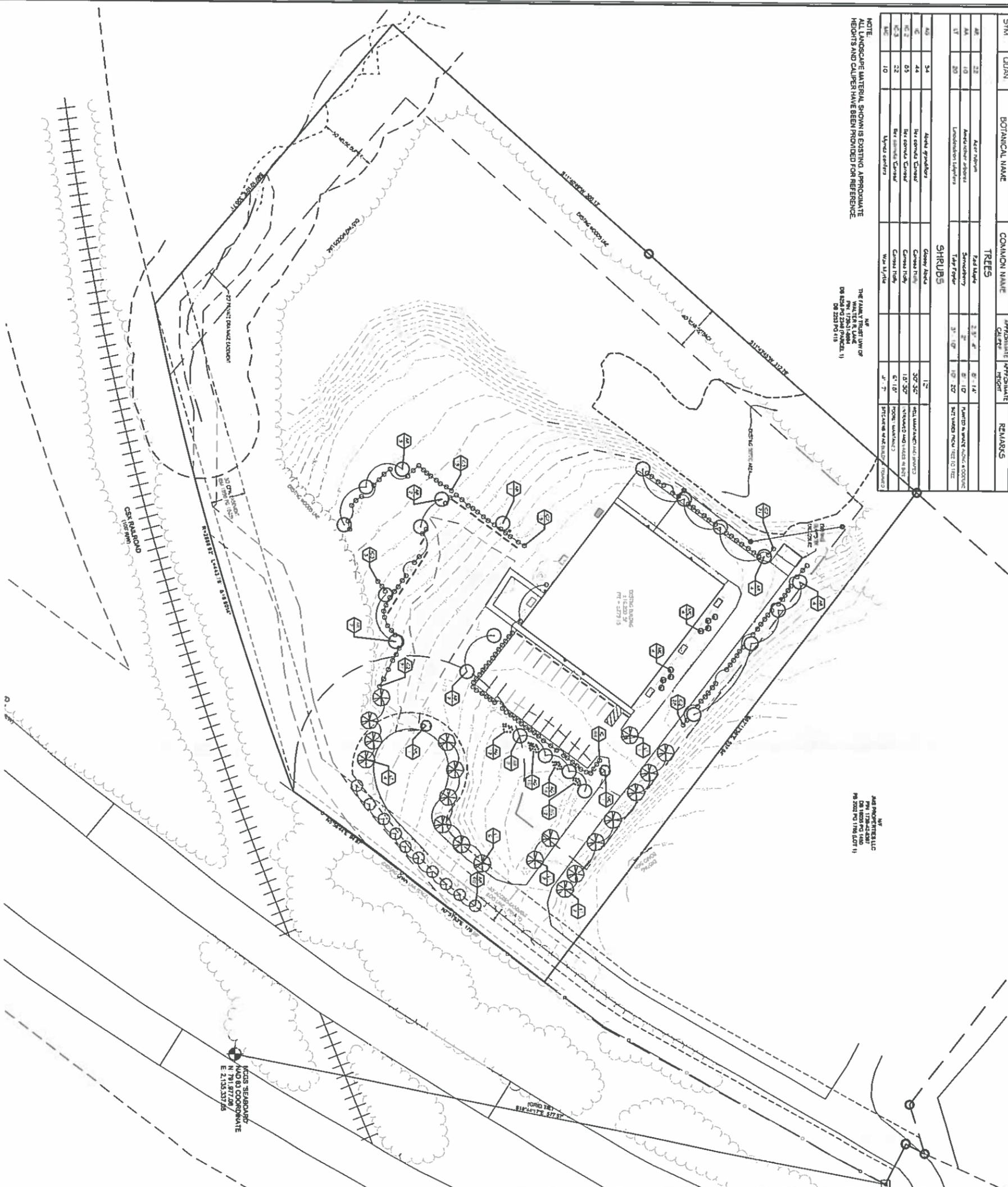
PLANT LIST

SYM	QUAN	BOTANICAL NAME	COMMON NAME	APPROXIMATE CALYPER	APPROXIMATE HEIGHT	REMARKS
TREES						
46	22	Acer rubrum	Red Maple	2.5" - 4"	8' - 14'	
44	10	Aquilegia canadensis	Canada Anemone	2"	10'	PLANT TO MATCH EXISTING & COORDINATE WITH VERTICAL CURVE TO 10 FEET
37	20	Lonicera japonica	Japanese Honeysuckle	3" - 10"	10' - 20'	PLANT TO MATCH EXISTING TO 10 FEET
SHRUBS						
43	34	Abutilon grandifolium	Giant Abutilon	12"	12'	PLANT TO MATCH EXISTING & COORDINATE WITH VERTICAL CURVE TO 10 FEET
42	44	Hydrangea paniculata	Panicle Hydrangea	10" - 12"	10' - 12'	PLANT TO MATCH EXISTING & COORDINATE WITH VERTICAL CURVE TO 10 FEET
41	22	Camellia japonica	Japanese Camellia	10" - 12"	10' - 12'	PLANT TO MATCH EXISTING & COORDINATE WITH VERTICAL CURVE TO 10 FEET
40	22	Camellia sasanqua	Sasanqua Camellia	10" - 12"	10' - 12'	PLANT TO MATCH EXISTING & COORDINATE WITH VERTICAL CURVE TO 10 FEET
39	10	Yucca filamentosa	Yucca Filamentosa	12"	12'	PLANT TO MATCH EXISTING & COORDINATE WITH VERTICAL CURVE TO 10 FEET

NOTE:
ALL LANDSCAPE MATERIAL SHOWN IS EXISTING. APPROXIMATE HEIGHTS AND CALYPER HAVE BEEN PROVIDED FOR REFERENCE.

MR. THE FAMILY TRUST UNIV OF WALTER R. LIND
1000 W. WALKER ST.
DUKE UNIVERSITY
DURHAM, NC 27708-0118

MR. AND PROPERTIES LLC
1000 W. WALKER ST.
DURHAM, NC 27708-0118



- GENERAL CONSTRUCTION NOTES**
- EXISTING LANDSCAPE AND STRUCTURES AND UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND BEST AVAILABLE RECORD DRAWINGS. THE CE GROUP, INC. DOES NOT UNDERTAKE LIABILITY FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL CONTACT NORTH CAROLINA ONE CALL (800) 4 A-SHEDS TO LOCATE ALL UTILITIES AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH PLUMBING, MECHANICAL, AND ELECTRICAL CODES AND ALL APPLICABLE ORDINANCES.
 - ALL CONSTRUCTION WITHIN THE N.C.D.O.T. RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE N.C.D.O.T. SPECIFICATIONS AND STANDARDS.
 - THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS AND RECORDS AFFECTING SAME.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH PLUMBING, MECHANICAL, AND ELECTRICAL CODES AND ALL APPLICABLE ORDINANCES.
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- LANDSCAPE CALCULATIONS**
- STREET PROTECTIVE YARD: 275 LF BOUNDARY
 - STREET TREES REQUIRED: 180 LF - 8 TREES REQUIRED
 - VEHICLE SURFACE AREA: 2,718 SF VEHICLE SURFACE AREA
 - CANOPY TREES REQUIRED: 1,000 SF - 14 TREES REQUIRED
 - BRUSHES REQUIRED: 1,000 SF - 18 BRUSHES REQUIRED
- CE GROUP, INC. PROVIDES LANDSCAPE DESIGN SERVICES FOR THE CITY OF RALEIGH, NORTH CAROLINA.

SITE DATA

OWNER INFORMATION
JAS PROPERTIES LLC
10225 CAPITAL BLVD
WAKE FOREST, NC 27381-7790

PN
179641-0022

ZONING
HO (HIGHWAY DISTRICT) WSO-UP-1 (WATERSHED OVERLAY) COMMERCIAL

CURRENT LANDUSE
COMMERCIAL

TOTAL SITE AREA
7.02 AC

DEED BOOK/PAGE
160391/450

DIMENSIONAL REQUIREMENTS

FRONT SETBACK	50 FEET
SIDE SETBACK	30 FEET MINIMUM
REAR SETBACK	40 FEET

APPROVED IMPERVIOUS AREA
82,291 S.F.

TOTAL EXISTING IMPERVIOUS AREA
53,330 S.F. / 1.22 AC

PAVEMENT
38,311 S.F. / 0.81 AC

SIDEWALK / MSC CONC.
1,095 S.F. / 0.04 AC

BUILDING
18,200 S.F. / 0.37 AC

<p>CE GROUP 301 GLENWOOD AVE 220 RALEIGH, NC 27603 PHONE: 919-357-8700 FAX: 919-322-0022 www.cegroupinc.com License # C-1729</p>		<p>JOHNSON COLLISION CENTER 10209 LOIS LANE PRELIMINARY SPECIAL USE PERMIT LANDSCAPE PLAN WAKE COUNTY, NORTH CAROLINA</p>	<p>DATE: 1/4/2016 SCALE: 1" = 40'</p>	<p>NO. _____</p>	<p>REVISIONS _____</p>	<p>DATE _____</p>
		<p>Project No: 2401G Computer Draw Date: 4/10/16 Author: [Name]</p>	<p>Sheet No: 3 Of 3</p>	<p>NO. _____</p>	<p>REVISIONS _____</p>	<p>DATE _____</p>