



SPECIAL USE PERMIT APPLICATION

WAKE COUNTY
JUL 5 2016
PLANNING, DEVELOPMENT & INSPECTIONS

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

#3

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.

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)

Conference center / retreat house

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

If Yes, provide relevant Special Use Permit Number: BA SU 2110-09

Property

Parcel Identification Number: 1607.03-32-6499 / 1607.32-8544

Address: 6741 ROCK SERVICE STATION RD / 6749 ROCK SERVICE STATION RD

Location: EAST side of ROCK SERVICE STATION ROAD, at/between
(north, east, south, west) (street)

OLD STAGE RD and HWY 42
(street) (street)

Total site area in square feet and acres: 77972.4 square feet 1.79 (combined) acres

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

(MANUEVER FLOW PARKING PIN # 1607.03-32-9160 (1607.03-32-7608))
List Conditions of any Conditional Use Zoning Districts: N/A (IF NEEDED)

HRS. OF OPERATION: DAILY AND WEEKENDS DEPENDING ON EVENT SCHEDULE

Present land use(s): R-30

How is this proposed use a public necessity?

What is impact on surrounding neighborhood and adjacent properties?

Land Owner

Land Owner Name: LYNN & DIANE BLALOCK

Business Operator Name (if different from Land Owner): THE BLALOCK HOUSE

Address: 6741 ROCK SERVICE STATION ROAD

City: RALEIGH State: NC Zip Code: 27603

E-mail Address: dianeblalock@aol.com Fax: _____

Telephone Number: 919-819-2998

919-630-3904

Applicant (person to whom all correspondence will be sent)

Name: CONNIE LYNN & DIANE WARD BLALOCK
 Address: 6741 ROCK SERVICE STATION RD.
 City: RALEIGH State: NC Zip Code: 27603
 E-mail Address: dianebalock@aol.com Fax: _____
 Telephone Number: 919-819-2998 Relationship to Owner: OWNERS

Proposal

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

Proposed total floor area: 2000 sf Proposed floor area ratio (floor area/site area): _____

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

Proposed impervious surfaces area: 1A 9010sq' 1B 3843 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 1A 22% 1B 11 %

Required transitional bufferyard types and depths (see Article 16): 3370 COMBINED w/ O SEPARATI. BETWEEN A & B.

Front () N/A ft Left (10) ft Right (10) ft Rear (10) ft

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

Front () N/A ft Left (10) ft Right (10) ft Rear (10) ft

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

Front N/A ft Corner side N/A ft Side N/A ft Rear N/A ft

Proposed yard depths: Front N/A ft Corner side N/A ft Side N/A ft Rear N/A ft

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

Proposed building height: 15' ft

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

Min. no. of parking spaces: 30 Proposed no. of parking spaces 39

Number of employees: 0 Hours of operation: DAILY AND WEEK ENDS

Vehicular Access:

Names of access street(s) and number of access points along each: ROCK SERVICE STATION RD. 2 ACCESS PTS.

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
<u>ROCK SERVICE STATION RD</u>	<u>50'</u>	<u>20'</u>	<u>2</u>	<u>Y</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: NONE ADT: _____

Type of vehicle: N/A ADT: _____

Utilities and Services:

Water supply provided by: () municipal system: WELL

() community system – specify type: SEPTIC () individual well(s)

Est. total water demand: N/A gpd

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

() 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 () yes () no

Natural gas service provided by: PROPANE

Telephone service provided by: NONE Underground () yes () no

Cable television service provided by: TIME WARNER Underground () yes () no

Fire protection provided by: GARNER FIRE DEPT

Miscellaneous:

Generalized slope of site FRONT (FLAT) GENTLE SLOPE TOWARD REAR

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: NO

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: 6741 HOWSE IS ON WAKE CO. REGISTRY OF HISTORIC PLACES

Land Use Plan Classifications

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

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

() 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):

_____ N/A

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?)

USE IS LOW INTENSITY

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: C. Lynn Baloch Date: 4-1-16

Signature: Diane Ward Baloch Date: 4-1-16

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: C. Lynn Baloch Date: 4-1-16

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.



SPECIAL USE PERMIT PETITION STATEMENT OF JUSTIFICATION

File No.

(Rev. #)

44

For each of the 5 required conclusions listed below, attach a statement that explains how any existing conditions, proposed development features, or other relevant facts would allow the Board of Adjustment to reach the required conclusion, and attach any additional documents or materials that provide supporting factual evidence. The considerations listed under each required conclusion are simply those suggested in the Zoning Ordinance. You should address any additional considerations potentially raised by the proposed development.

Important: You bear the burden of presenting sufficient factual evidence to support findings of fact that allow the Board to reasonably reach each of the required conclusions. If you fail to meet that burden, the Board has no choice but to deny the petition.

(1) The proposed development will not materially endanger the public health or safety.

Considerations:

- Traffic conditions in the vicinity, including the effect of additional traffic on streets and street intersections, and sight lines at street intersection and curb cuts.
- Provision of services and utilities, including sewer, water, electrical, garbage collections, fire protection.
- Soil erosion and sedimentation.
- Protection of public, community, or private water supplies, including possible adverse effects on surface waters or groundwater.

(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.

(3) The proposed development will not substantially injure the value of adjoining property, or is a public necessity.

Considerations:

- The relationship of the proposed use and the character of development to surrounding uses and development, including possible conflicts between them and how these conflicts will be resolved.
- Whether the proposed development is so necessary to the public health, safety, and general welfare of the community or County as a whole as to justify it regardless of its impact on the value of adjoining property.

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

Considerations:

- The relationship of the proposed use and the character of development to surrounding uses and development, including possible conflicts between them and how these conflicts will be resolved.

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

Considerations:

- Consistency with the Plan's objectives for the various planning areas, its definitions of the various land use classifications and activity centers, and its locational standards.
- Consistency with the municipal and joint land use plans incorporated in the Plan.

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Wake County Planning Department/Current Planning Section
PO BOX 550
Raleigh, NC 27602-0550

**SPECIAL USE PERMIT
STATEMENT OF JUSTIFICATION**

The Blalock House (A Wedding Place) and The Chapel

(1) The proposed development will not endanger the public health or safety.

Considerations:

- * Traffic condition in the vicinity- The Wedding Place and the chapel are on private property away from subdivision traffic. There are two private entrance/exits onto Rock Service Station Road. There are clear sight lines at both entrances onto Rock Service Station Rd in excess of 300 ft in either direction. Most events will be held on the weekends away from weekday traffic.
- * Provision services and utilities, including sewer, water, electrical garbage collection and fire protection is private and the use change will not effect any of the above.
- * Soil erosion and sedimentation- there are heavily seeded and manicured lawns at both facilities and will remain the same.
- * Protection of public, community, or private supplies, including possible adverse effects on surface waters or grounds. As state above, we have a private well and there is adequate area for drainage already approved by Wake County. The Wedding House and the chapel will be used less than it is now as a residence.

(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.

Office									
Conference center/retreat house	-	S	(S)	S	-				P
Medical office, clinic or lab	-	-	-	-	-				P
All other office (except as noted above)	-	-	-	-	-				P

Wake County Unified Development Code
4-3

(3) The proposed development will not substantially injure the value of adjoining property, or is a public necessity.

The character of the Blalock House only increases the value of the homes around it. The structure will not change it will remain the same that it has been for the last 100 years. The house will remain a home that will house Weddings, + Corporate Events

(#4 cont)

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

The Blalock House and the Chapel are setting on 1.79 acres. The neighbor on the right has 19 acres and the neighbor on the left has 14 acres. The setting is very private. The Weddings will be held in a private area not to disturb anyone. We see no conflict and the neighbors are aware of future use.

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

As stated above this special use permit will not effect the Land Use.

PH 1807.03-32-8344

IMPERVIOUS SURFACE CALCULATIONS IN SQ. FT.	
1 STY FRAME BUILDING	1,421
ASPHALT	2,378
TOTAL	4,002
4002 / 28.734 = 139.3 IMPERVIOUS SURFACE	

NOTES:
 1- REFER TO SHEET 28 (7794.1) SQ. FT. / 2000
 2- REFER TO SHEET 29
 3- REFER TO SHEET 30
 4- REFER TO SHEET 31
 5- REFER TO SHEET 32
 6- REFER TO SHEET 33
 7- REFER TO SHEET 34
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 71- REFER TO SHEET 98
 72- REFER TO SHEET 99
 73- REFER TO SHEET 100

REFERENCE: BOOK OF MAPS 1994 PAGE 1223 OF THE WAKE CO. REGISTRY.

PH 1807.03-32-8488

IMPERVIOUS SURFACE CALCULATIONS IN SQ. FT.	
1 STY FRAME BUILDING	1,421
ASPHALT	2,378
TOTAL	4,002
4002 / 28.734 = 139.3 IMPERVIOUS SURFACE	

PHILLIP STANLEY BLALOCK
 D.B. 2837, PG. 165
 PHN 1807.03-32-9953

PHILLIP S. BLALOCK
 VIVIAN N. BLALOCK
 D.B. 15378, PG. 682
 B.M. 2008, PG. 310 (LOT 7)
 PHN 1807.03-32-7008

JERRY L. COLEMAN
 MARY W. COLEMAN
 D.B. 13007, PG. 1846
 B.M. 2006, PG. 310 (LOTS 2 & 3)
 PHN 1807.03-42-5550

CONNIE LYNN BLALOCK
 D.B. 5706, PG. 561
 PHN 1807.03-42-2137

CONNIE LYNN BLALOCK
 DIANE W. BLALOCK
 D.B. 8787, PG. 2278
 B.M. 2000, PG. 2265 (LOTS 3, 4, & 6)
 PHN 1807.03-32-9161

CONNIE LYNN BLALOCK
 DIANE W. BLALOCK
 D.B. 8787, PG. 2278
 B.M. 2000, PG. 2265 (LOTS 3, 4, & 6)
 PHN 1807.03-41-1928

SR 2736 ROCK SERVICE STATION RD.
 (60' PUBLIC R/W)

IMPERVIOUS SURFACE CALCULATIONS SITE TOTAL

IMPERVIOUS SURFACE CALCULATIONS IN SQ. FT.	
1 STY FRAME BUILDING	1,421
ASPHALT	2,378
TOTAL	4,002
4002 / 28.734 = 139.3 IMPERVIOUS SURFACE	

COURSE	BEARING	DISTANCE
L-1	S 31°29'21"E	19.05'
L-2	S 31°29'21"E	30.20'

NOTE: PRELIMINARY MAP, NOT FOR RECORDATION, CONVEYANCES OR SALES.

GRAPHIC SCALE



DIMENSIONS AND PROPERTY ADDRESS
 60' SR 2736 ROCK SERVICE STATION ROAD
 RALDEN, N.C. 27603-4289

PRELIMINARY SPECIAL USE PERMIT SITE PLAN # 1

REVISIONS	DATE	BY	DESCRIPTION
1-1	10/1/08	BOBBY FUQUAY	ISSUE FOR PERMIT

SITE PLAN FOR		BOBBY FUQUAY AND ASSOCIATES	
C. LYNN BLALOCK			
DIANE W. BLALOCK			
TOWNSHIP :	PAWNEER BRANCH	DATE OF SURVEY	10/1/08
STATE :	NORTH CAROLINA	DATE OF MAP	8-22-2016
PHN :	1807.03-32-6488	CHECK AND CLOSURE BY :	943243
PARCEL :	1807.03-32-8344		
SCALE :	1" = 40'		
ZONE :	R-30	TAX MAP :	