



SPECIAL USE PERMIT APPLICATION

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.

Handwritten notes: x 12, x 12, x 1st, 2 SET OF LIST, DH-24-2047-14

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)

Change of use to outdoor recreation. NOTE: Variance of bufferyards pending concurrently.
& FARMING.

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

If Yes, provide relevant Special Use Permit Number: _____

Property

Parcel Identification Number: 1820-73-5291

Address: 6324 Wakefalls Drive, Wake Forest, NC 27587

Location: West side of Old Falls of Neuse Rd, at/between
(north, east, south, west) (street)

Wakefalls Drive and Mountain High Road
(street) (street)

Total site area in square feet and acres: _____ square feet _____ acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-40-W & R-80-W

List Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): Outdoor Recreation - Equestrian facility

How is this proposed use a public necessity?

What is impact on surrounding neighborhood and adjacent properties?

Land Owner

Land Owner Name: The Wakefield Barn, LLC

Business Operator Name (if different from Land Owner): _____

Address: 6324 Wakefalls Dr

City: Wake Forest State: NC Zip Code: 27587

E-mail Address: _____ Fax: _____

Telephone Number: _____

Applicant (person to whom all correspondence will be sent)

Name: Tae Park
 Address: 421 Chapanoke Rd. Ste 113
 City: Raleigh State: NC Zip Code: 27603
 E-mail Address: tparkif@hotmail.com Fax: _____
 Telephone Number: 919 868-5667 Relationship to Owner: Future Owner

Proposal

Max. allowable floor area ratio (see applicable zoning district/use regulation): N/A - no change

Proposed total floor area: 37,264 exist sf Proposed floor area ratio (floor area/site area): 7.7%

Max. allowable impervious surface coverage (see applicable zoning district/use regulation) : 6 & 12%

Proposed impervious surfaces area: no change - 1.59 acres sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 14.3 (existing) %

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

Front () n/a ft Left () 0 ft Right () 40 ft Rear () 40 ft

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

Front () n/a ft Left () 0 ft Right () 0 ft Rear () 0 ft

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

Front 40 ft Corner side 40 ft Side 20 ft Rear 30 ft

Proposed yard depths: Front 40 ft Corner side n/a ft Side 20 ft Rear 30 ft

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

Proposed building height: n/a no change ft

Min. parking space standard (see Article 15): 1 spaces per 2,000 sf

Min. no. of parking spaces: 48 Proposed no. of parking spaces 87

Number of employees: TBD Hours of operation: TBD

Vehicular Access:

Names of access street(s) and number of access points along each: Wake Fall Dr (1 exist) Old Falls of Neuse (1 curb cut exists)

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
6324 Wake Falls Dr	50	20	2	Y	not listed		441
Old Falls of Neuse Rd	60	26	2	Y	not listed		441

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: Light duty / passenger ADT: 882 (64 am peak 70 pm peak hr)

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: n/a onsite well gpd

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

() community system – specify type: _____

(X) individual on-site system

Est. total wastewater discharge: n/a individual system gpd

Solid waste collection provided by: Private

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

Natural gas service provided by: _____

Telephone service provided by: _____ Underground () yes () no

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

Fire protection provided by: _____

Miscellaneous:

Generalized slope of site 5%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: Site is a historic preservation site and proposed plan is to keep it as close to existing as practical.

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: _____

Historic Barn site to be preserved as much as practical to existing conditions.

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 Wake Co Res < 1, Falls Lake Water Supply Watershed

() Non-Urban Area

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

Wake County Land Use Plan: Res < 1

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?)

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: May E Schelling Date: 12/4/16

Signature: [Signature] Date: 12/4/16

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: [Signature] Date: 12/6/2016

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 Addendum

The Wakefield Barn, LLC
6324 Wakefalls Drive
PIN 1820-73-5291

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

The proposed use will not materially endanger public health or safety with respect to traffic conditions, provision of services and utilities, soil erosion and sedimentation, or the protection of water supplies.

- (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 proposed use and development shall comply with the general provisions of the UDO and any specific regulations applicable to the proposed use, except where a variance is granted by the Wake County Board of Adjustment.

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

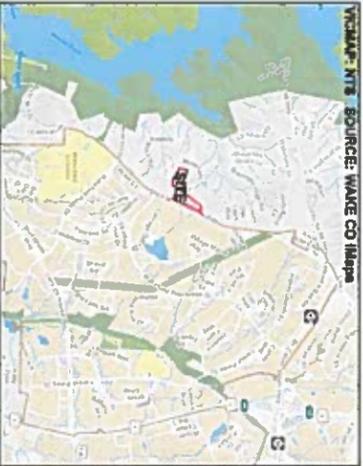
The proposed use and development will not substantially injure the value of adjoining property. In fact, surrounding property values are expected to be maintained or enhanced by the preservation of a Wake County Historic Landmark.

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

The subject site is surrounded by low density residential, a golf course driving range, and the Wakefield Plantation Country Club clubhouse. Preserving the existing historic barns and support buildings on the site ensures that the scale and proportion of the site remains in harmony with the surrounding area.

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

The proposed use and development is consistent overall with the Wake County Land Plan in that, among other things, maintains considerable open space and scenic aspects of rural areas, conserves of important natural and cultural resources, and creates space for recreation and leisure.



- NOTES:**
1. Proposed Use - Outdoor Recreation Events and Farming
 2. Lot Created Prior to 2001 pre-stormwater requirements.
 3. Existing Impervious area 31.59 acre, elsewhere = 0.16 acres.
 4. Future Drive impervious to be offset elsewhere = 0.16 acres.
 5. Future Drive Impervious to be offset elsewhere = 0.16 acres.
 6. Outdoor Recreation parking @ 1/2,000 sf = 48 minimum required.
 7. Parking proposed BT space.

COUNTRY CLUB AT
WAKEFIELD PLANTATION
ACQUISITION I
PIN 1820-92-1024
118.42 ACRES
ZONED R-80W
USE CLUB

BASS, KENNETH
PIN 1820-73-8866
ZONED R-80W
USE RES. < 10 AC

DONNA WICKLISS
REVOCABLE TRUST
PIN 1820-73-2644
ZONED R-80W
USE RES. < 10 AC

BECKETT, TERRY &
JEANNIE
PIN 1820-73-5734
ZONED R-80W
USE RES. < 10 AC

MARCO TRUST
PIN 1820-73-7708
ZONED R-80W
USE RES. < 10 AC

WINDSOR, JEFFREY
ADAMS, MARQUE
PIN 1820-73-8866
ZONED R-80W
USE RES. < 10 AC

SCHLING, STEVE &
MARY
PIN 1820-73-8988
ZONED R-80W / R-40W
USE RES. < 10 AC

CASSEN, EDWARD &
PIN 1820-84-3233
ZONED R-80W / R-40W
USE RES. < 10 AC

STREET, JEFF
PIN 1820-84-3233
ZONED R-80W / R-40W
USE RES. < 10 AC

	<p>CCE CAPITAL CIVIL ENGINEERING</p> <p>1011 PEMBERTON HILL RD, STE 203, APEX, NC 27502 PH 919 249-8587 FX 919 590-1687 COPYRIGHT 2016 CAPITAL CIVIL ENGINEERING, PLLC P-0609</p>	<p>WAKEFIELD BARN 6224 WAKEFALLS DRIVE, WAKE FOREST, NC 27587</p> <p>WAKE COUNTY, NORTH CAROLINA</p> <p>SPECIAL USE SITE PLAN</p>	<p>1st PLANNING CONSTRUCTION 431 CHAPMAN RD, STE 113 RALEIGH, NC 27603 819 888-9667</p> <p>REVIEWS:</p>	
	<p>DATE: DECEMBER 6, 2016 ISSUED FOR: SPECIAL USE SHEET NO: SP02</p>			
	<p>SP02</p>			