



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.

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)

Surface lot, self-storage.

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

If Yes, provide relevant Special Use Permit Number: _____

Property

Parcel Identification Number: 0646842041

Address: 1404 W. Academy Street, Fuquay-Varina, NC 27526

Location: North side of NC 42 Hwy/ W. Academy Street, at/between
(north, east, south, west) (street)

Piney Grove Wilbon Road and Fleming Road
(street) (street)

Total site area in square feet and acres: 435,600 +/- square feet 10 +/- acres

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

List Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Concrete Manufacturer and Storage

How is this proposed use a public necessity?

Local self-storage demand supports this use.

What is impact on surrounding neighborhood and adjacent properties?

Positive impact from a lesser non-conforming use (previous concrete plant).

Land Owner

Land Owner Name: Papa Scoops Pond, LLC

Business Operator Name (if different from Land Owner):

Address: 994 Fred Burns Road

City: Holly Springs State: NC Zip Code: 27540

E-mail Address: Fax:

Telephone Number:

Applicant (person to whom all correspondence will be sent)

Name: James Adcock, Cumalander Adcock, LLP

Address: 300 Judd Place Drive

City: Fuquay-Varina State: NC Zip Code: 27526

E-mail Address: jsa@camlawfirm.com Fax: _____

Telephone Number: 919-552-2929 ext 201 Relationship to Owner: Attorney

Proposal

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

Proposed total floor area: N/A sf Proposed floor area ratio (floor area/site area): N/A

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

Proposed impervious surfaces area: 95,600 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 21.9 %

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

Front (F) 10 ft Left (D) 30 ft Right (D) 30 ft Rear (C) 40 ft

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

Front (F) 10 ft Left (D) 30 ft Right (D) 30 ft Rear (C) 40 ft

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

Front 50 ft Corner side 50 ft Side 30 ft Rear 0 (RR) ft

Proposed yard depths: Front 50 ft Corner side 50 ft Side 30 ft Rear 0 (RR) ft

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

Proposed building height: N/A ft

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

Min. no. of parking spaces: N/A Proposed no. of parking spaces _____

Number of employees: N/A Hours of operation: _____

Vehicular Access:

Names of access street(s) and number of access points along each: NC 42 Hwy, 1 access point

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
NC 42 Hwy	60'	24' +/-	2	Y			

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: N/A ADT: _____

Type of vehicle: N/A ADT: _____

Utilities and Services:

Water supply provided by: (x) municipal system : Town of Fuquay-Varina

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

Est. total water demand: N/A gpd

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

() community system – specify type: _____

(x) individual on-site system

Est. total wastewater discharge: N/A gpd

Solid waste collection provided by: Private Service

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

Natural gas service provided by: N/A

Telephone service provided by: Bellsouth Underground () yes (x) no

Cable television service provided by: N/A Underground () yes () no

Fire protection provided by: Wake County

Miscellaneous:

Generalized slope of site Gently sloping to the west (pond) and east (ditch)

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

N/A

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 N/A

N/A

_____ N/A

N/A

() Short-Range Urban Services Area _____ N/A

N/A

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

N/A

_____ N/A

N/A

() Long-Range Urban Services Area _____ N/A

N/A

() Non-Urban Area/Water Supply Watershed _____ N/A

N/A

() Non-Urban Area

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

NC 42 Piney Grove Wilbon - Residential 1-4 Units/AC

Planned Growth Area

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: By: DEBORAH UNDERWOOD BROWN - Member Date: 3/7/17

Signature: Papa Scoops Pond, LLC Manager 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: 3/7/17

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.

March 7, 2017

Mr. Christopher Record
Planner
Wake County Planning & Zoning
P.O. Box 550
Raleigh, NC 27602

RE: Papa Scoops Self-Storage
SUP Application – Statement of Compliance & Justification

Dear Mr. Record:

The purpose of this letter is to provide information associated with the required Statement of Compliance and Statement of Justification in support of the SUP application for the above referenced project located at 1404 W. Academy St. (PIN 0646 84 2041).

Statement of Compliance (ref. SUP Application):

The subject property has been identified by the Wake County Planning Department, upon presentation of competent and substantial evidence by the applicant, as having an existing legal non-conforming use in the form of a concrete manufacturing and concrete storage and such non-conforming use predates the zoning of the property and the current Land Use Plan. The Wake County LDO permits change from one nonconforming use to another nonconforming use of equal or less of intensity by way of a special use permit issued by the Board of Adjustment.

Statement of Justification (ref. SUP Application):

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

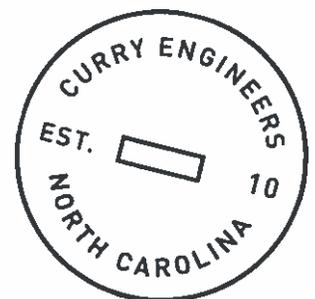
The current use of the property is heavy concrete manufacture and involves the daily ingress and egress of large concrete trucks onto NC 42 Highway. The proposed special use will reduce the volume and type of vehicular traffic. The storage of boats involves light duty, non-commercial vehicles, the storage is seasonal in nature, and does not involve consistent daily traffic flow. The current use of the property in the commercial manufacturing of concrete involving industrial manufacturing equipment that creates extensive noise, air pollution, erosion, and water pollution. The proposed special use will better protect the public health and safety in that it will not create appreciable noise, air pollution, water pollution, or commercial traffic. The proposed use will not involve the use of any dangerous manufacturing equipment.

(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 special use is in accordance with all regulations and standards applicable to this type of special use.

T (919) 552-0849
F (919) 552-2043

205 S. Fuquay Avenue
Fuquay-Varina, NC 27526



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

The proposed special use will replace a high intensity commercial manufacturing use and will not substantially injure the value of adjoining properties. The noise, pollution, visible heavy manufacturing equipment and commercial traffic will be eliminated by the proposed use.

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

The proposed use will be in harmony with the area in which it is located. Surrounding uses include an electrical substation, a water tower and pump station, a railroad right of way and related apparatus, vacant agricultural land, and single family residential. The proposed use will be commercial in nature and involve the storage of boats. A large pond occupying approximately half of the western portion of the property, a railroad right of way bordering the northern boundary of the property, a utility easement on the eastern boundary of the property, and a highway right of way on the southern boundary limits direct impact on adjoining properties, and additionally the required buffers under the LDO provide separation from surrounding properties. The limited road frontage (most of the road frontage is associated with the existing pond) limits the visibility of the proposed use and limits the effect of the proposed use on surrounding properties. The proposed use is in harmony with surrounding commercial land uses and vacant agricultural uses, and is in general harmony with the area in which it is located, which contains a mix of commercial and low density residential land uses.

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

The subject property has been identified by the Wake County Planning Department, upon presentation of competent and substantial evidence by the applicant, as having an existing legal non-conforming use in the form of a concrete manufacturing and concrete storage and such non-conforming use predates the zoning of the property and the Land Use Plan. The existing non-conforming use is consistent with the Land Use Plan in that it predates the zoning of the property and under the UDO the continuation of a legal non-conforming use is allowed.

[6.] The proposed use is of equal or lesser intensity than the existing non-conforming use.

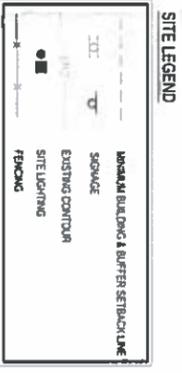
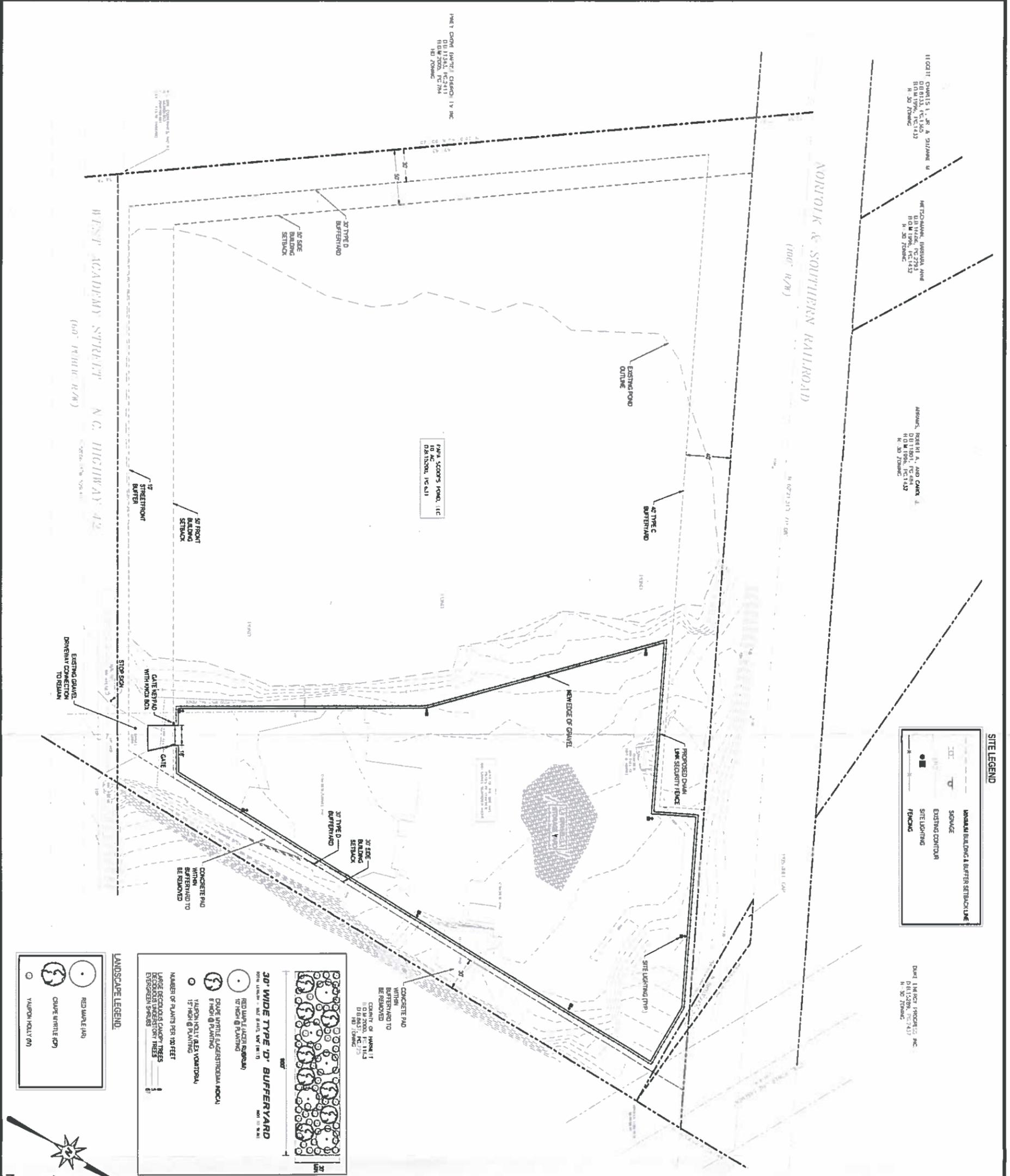
Wake County UDO §7-12-2 (D) states: "The Board of Adjustment is authorized to issue a special use permit to allow a change from one nonconforming use to another nonconforming use of equal or less of intensity. In making a determination of equal or less intensity, the Board of Adjustment shall determine that the change will have less of an adverse impact on those most affected by it or will be more compatible with the surrounding neighborhood than the use in operation at the time the permit is applied for." The use being applied for is a boat storage facility which involves a less intense land use than that of concrete manufacturing. The levels of vehicular traffic, commercial vehicle traffic, noise, air pollution, and environmental contamination risk will be substantially less intense than the levels in the existing non-conforming use. The area of the property that the proposed use will utilize is the same area that is used in the existing use and is not an expansion of the existing footprint. The responses to items 1-5 of the Statement of Justification are incorporated herein as they also describe the change in intensity proposed.

Thank you for your review of this submittal. Please let me know if you have any questions or need additional information pertaining to your review.

Sincerely,
Curry Engineering



Don Curry, PE
President

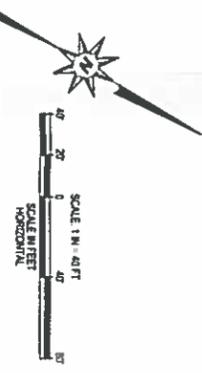
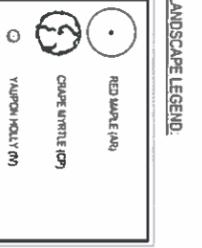
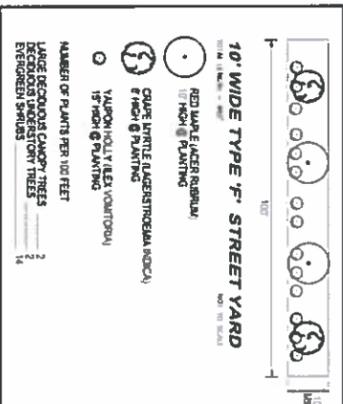


DATE: 1/16/17 PROJECT NO.: 17-001
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 N. 30 75666

SITE LEGEND

SITE NOTES:

1. ALL WORK SHOULD USE PROGRAMS THAT MEETS MINIMUM REQUIREMENTS FOUND IN THE LATEST EDITION OF THE MANUAL.
2. ALL CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH WAKE COUNTY, NORTH CAROLINA SPECIFICATIONS AND DETAILS.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY PERMITS AND/OR CONNECTION FEES REQUIRED TO CARRY OUT THE WORK.
4. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL GRADES PRIOR TO THE START OF CONSTRUCTION.
5. EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE FIELD VERIFIED.
6. ALL OPERATIONS ARE TO BE PERFORMED FROM THE FACE OF CURB FACE OR BUILDING OR PROPERTY LINE UNLESS SHOWN OTHERWISE.
7. ALL WORK SHALL COMPLY WITH ARTICLE 11 OF THE WAKE COUNTY LOCAL LATEST EDITION.
8. LANDSCAPING SHALL COMPLY WITH THE WAKE COUNTY LOCAL ARTICLE 11 PROPOSED USE - LOW INTENSITY NON-RESIDENTIAL (LIR/NR) (VERSION 02/01/2015).
9. ALL DISTURBED AREAS NOT IDENTIFIED FOR PLANTINGS AND MULCH SHALL BE SEEDED.
10. FOR ALL EVERGREEN AND CANOPY TREES, THE LAW GRAPER WORKS AT PLANTING IS 7'.
11. MINIMUM HEIGHT FOR SPREADS IS 15'.
12. EXISTING VEGETATION SHALL BE UTILIZED TO MEET BUFFERYARD AND STREETFRONT REQUIREMENTS. YARDS SHALL BE SUPPLEMENTED AS NEEDED TO MEET THE REQUIREMENTS SHOWN ON THIS SHEET.
13. ALL PLANTED AND RETAINED LIVING MATERIAL, REQUIRED TO MEET THE WAKE COUNTY LOCAL ARTICLE 11 PROPOSED USE - LOW INTENSITY NON-RESIDENTIAL (LIR/NR) (VERSION 02/01/2015) SHALL BE THE RESPONSIBILITY OF THE OWNER, OCCUPANT, TENANT AND RESPECTIVE AGENTS OF THE PROPERTY ON WHICH THE MATERIAL IS LOCATED.
14. EXISTING HISTORICAL WOODLAND COVERAGE (HWC) SHALL BE PROTECTED. THE SITE SHALL MAINTAIN AT LEAST 10% OF HISTORICAL WOODLAND COVERAGE AS SHOWN ON THE MAP. HISTORICAL WOODLAND COVERAGE SHALL BE MAINTAINED OR NOT REQUIRED.



**PAPA SCOOPS SELF-STORAGE SUP
 SITE PLAN**

REVISIONS	DATE	BY	CHKD	APP'D

DATE: 3/1/2017
 FILE NO: 2017-001
 HORIZ SCALE: SCALE
 ORIG SHEET SIZE: 24 x 36

Curry ENGINEERING
 305 S. 7th Street
 Fuquay-Varina, NC 27306
 704.885.8888
 704.885.2643
 NC LIC. NO. 8-2793

C-02