



PLANNED COMPLIANCE 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.



Complete with required information (write "n/a" if information is not applicable to proposal).

Type of Proposed Use (be as specific as possible and cite code section listing use as permitted use)
Contractor's office, Landscaping, Grading, etc...

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

If Yes, provide relevant Permit Number: _____

Property

Parcel Identification Number: 0699-03-0928, 0689-93-9784 & 0699-03-0404

Address: 8135, 8139 & 8147 Old McCullers Rd

Location: East side of Old McCullers Rd, at/between
(north, east, south, west) (street)

Ten-Ten Rd and Advantage Way
(street) (street)

Total site area in square feet and acres: 372,362 square feet 8.55 acres

List Conditions of the Conditional Use Zoning District(s): See attached conditions from 2006-05-15 Planning Board Meeting.

Present land use(s): Vacant

How is this proposed use a public necessity? Project will bring additional jobs and tax revenue opportunities to an otherwise vacant area of the County. Contractor's office type locations are in high demand currently and this will fill an important need in our community and economy. What is impact on surrounding neighborhood and adjacent properties?"

Evergreen screen type buffer proposed to best buffer adjacent residential to the northeast. Impervious coverage low at 30% and stormwater quality and quantity controls to be provided.

Land Owner

Land Owner Name: Salamander Ranch, LLC - Attn: Mr. John Dillinger

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

Address: PO Box 1605

City: Apex State: NC Zip Code: 27502

E-mail Address: cet_ral1@bellsouth.net Fax: _____

Telephone Number: 919 661-0011

Applicant (person to whom all correspondence will be sent)

Name: Michael Kane, PE of Capital Civil Engineering, PLLC

Address: 1011 Pemberton Hill Rd, Ste 203

City: Apex State: NC Zip Code: 27502

E-mail Address: mkane@capitalcivil.com Fax: 919 590-1687

Telephone Number: 919 249-8587 Relationship to Owner: Civil Engineer

Proposal

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

Proposed total floor area: 23,700 sf Proposed floor area ratio (floor area/site area): 6.4%

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

Proposed impervious surfaces area: 112,881 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 30 %

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

Front (Tree Prot. 50 ft Left (B) 60 ft Right (n/a) 0 ft Rear (B) 60 ft

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

Front (Tree Prot. 50 ft Left (B) 60 ft Right (n/a) 0 ft Rear (B) 60 ft

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

Front 50 ft Corner side 50 ft Side 25 ft Rear 25/0 adj RRft

Proposed yard depths: Front 50 ft Corner side 50 ft Side 25 ft Rear 25/0 adj RR

Max. building height (see applicable district/use regulation): none / 60' max ft out/in SHOD

Proposed building height: Less than 60 ft 1 space per 300 sf office area

Min. parking space standard (see Article 15): 1 spaces per 800 sf storage area

Min. no. of parking spaces: 38 Proposed no. of parking spaces 38

Number of employees: 30 Hours of operation: Normal business hours

Vehicular Access:

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

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
Old McCullers Rd (2 pnts)	60	20.5	2	Y	n/a	n/a	184

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: ITE General Office Classification per ksf ADT: 114

Type of vehicle: ITE Warehouse Classification per ksf ADT: 70

Utilities and Services:

Water supply provided by: () municipal system : _____

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

Est. total water demand: 750 gpd

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

() community system – specify type: _____

(X) individual on-site system

Est. total wastewater discharge: 750 gpd

Solid waste collection provided by: Dumpster - private pickup

Electrical service provided by: Duke-Progress Underground () yes (X) no

Natural gas service provided by: n/a

Telephone service provided by: T.B.D. Underground () yes () no

Cable television service provided by: n/a Underground () yes () no

Fire protection provided by: Fairview Station #2

Miscellaneous:

Generalized slope of site 3~4%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: No FEMA floodplain onsite. No regulatory wetlands or streams onsite.

Note 50' tree and preservation zone to be provided along street r/w,

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

None historic resources found on or immediately adjacent to site. Additionally, the

Capital Area Preservation did not indicate any such resources with their review.

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 _____

() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area

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

Fuquay-Varina-Garner Area Land Use Plan

Regional Activity Center, Planned Growth Area

PUBLIC HEARING

PETITION ZP-856-06, TO REZONE 13.35 ACRES ON
OLD MCCULLERS ROAD FROM R-30 TO CU-I-2 & SHOD

Chairman Gurley announced a public hearing to consider a petition to rezone 13.25 acres on Old McCullers Road from R-30 to Conditional Use-Industrial-2 and Special Highway Overlay District, duly advertised as provided by statute for Monday, May 15, 2006, at 2:00 p.m. in Room 700 of the Wake County Courthouse, Raleigh, North Carolina.

Mr. Larry Morgan, Wake County Planning Department, presented the introduction. He stated that the applicant is proposing to rezone the 13.35 acres from R-30 to CU-I-2 to allow for the development of a cabinet manufacturing facility and mini-storage facility. The petition excludes uses that would otherwise be permissible under the Industrial-2 district: automobile salvage yards, junkyards, asphalt plants, oil or petroleum refineries, landfills, mining or quarrying operations, concrete mixing plants and other similar uses that would not be compatible with the area.

The property is located on the eastern side of Old McCullers Road approximately 0.4 miles east of its intersection with Fayetteville Road. The site is bordered on the east by a railroad and on the north, south and west by sparse residential development. Further to the south is the Wake Tech campus and a fueling station for Wake County vehicles.

It was noted that the proposed rezoning does not constitute spot-zoning because the request complies with the Fuquay-Varina/Garner Area Plan/Wake County Land Use Plan.

The factual situation having been presented, Chairman Gurley declared the public hearing open announced that anyone desiring to comment in support of or in opposition to the petition would be heard at this time.

Mr. Paul Brewer, 2613 Wyngate Hill Court, Raleigh (support petition)

The Chairman then called for the recommendation of the Planning Board and Planning staff.

Ms. Beth Trahos, Chairman of the Wake County Planning Board, reported that the Planning Board, at its April 19, 2006 meeting voted 9-0 to recommend that the Board of Commissioners approve ZP-856-06, with the petitioner's conditions.

Mr. Morgan reported that Planning staff recommends approval of the requesting zoning map amendment, as presented. .

Thereafter, Chairman Gurley declared the hearing closed and invited action by the Board.

Upon motion of Commissioner Council, seconded by Commissioner Jeffreys, the Board unanimously adopted an ordinance amendment to the Wake County

**Zoning Map, ZP-856-06, to rezone 13.35 acres from R-30 to CU-I-2 and SHOD.
ORDINANCE AMENDING THE WAKE COUNTY ZONING MAP
TO REZONE 13.35 ACRES FROM RESIDENTIAL-30 (R-30)
TO CONDITIONAL USE-INDUSTRIAL-2-DISTRICT (CU-I-2) AND SHOD**

WHEREAS, the requested proposal is to rezone 13.35 acres from Residential-30 (R-30) to Conditional Use-Industrial-2 (CU-I-2) and Special Highway Overlay District (SHOD) located on the eastern side of Old McCullers Road approximately 0.4 miles east of its intersection with Fayetteville Road being parcel # 0699.03-03-1445 (ZP-856-06);

WHEREAS, the petitioner's conditions allow for all I-2 uses per section 1-1-39 (B) and special uses as per Section 1-1-39(C){1}(2)(a)(b)(3) of the Wake County Zoning Ordinance except for automobile salvage yards; junkyards; asphalt plants; oil or petroleum refineries, landfills; mining or quarrying operations; or concrete mixing plants;

WHEREAS, the site lies within the Town of Fuquay-Varina's Short-Range Urban Services Area (SRUSA) as shown on the Wake County Land Use Plan's General Classifications Map;

WHEREAS, the Fuquay-Varina/Garner Area Plan, which is part of the Wake County Land Use Plan, designates this area as a Regional Activity Center (RAC), which includes mixed-use development consisting of dwellings, retail stores and service establishments, shopping centers, and a mix of commercial and industrial uses;

WHEREAS; the proposed uses comply with the Fuquay-Varina/Garner Area Plan;

WHEREAS, the proposal complies with the Land Use Plan's Transitional Urban Development policies (TUDs) regarding provision of water and sewer services;

WHEREAS, the proposal complies with the Transitional Urban Development policies (TUDs) regarding the provision of transportation facilities;

WHEREAS, the proposal is consistent with the Wake County Land Use Plan and otherwise promotes the public health, safety, and general welfare;

WHEREAS, on April 19, 2006 the Wake County Planning Board voted 9-0 to recommend that the Board of Commissioners approve the proposed zoning map amendment with the petitioner's proposed conditions; and

WHEREAS, the Wake County Board of Commissioners held a duly-noticed public hearing on May 15, 2006 to consider amending the Zoning Map to rezone the entire area, or part of the area, to the classification requested, or to a more restrictive classification.

NOW, THEREFORE, BE IT ORDAINED BY THE WAKE COUNTY BOARD OF COMMISSIONERS:

SECTION I

The proposed rezoning is found to be consistent with the Fuquay-Varina/Garner Area Plan and otherwise promotes the public health, safety, and general welfare, and the Wake County Zoning Map is hereby amended to rezone the property described above from Residential-30 (R-30) to Conditional Use-Industrial-2 (CU-I-2) and Special Highway Overlay District (SHOD) (conditions listed below).

SECTION II

In making this petition, the owner freely offers the following conditions to be applied to the Conditional Use-Industrial-2 district (CU-I-2):

The SHOD zoning will start at the southern boundary line of the property and extend 500 feet north into the property.

1. Permitted Uses

All I-2 uses per section 1-1-39 (B) are permitted except for the following prohibited uses: Automobile salvage yards; junkyards; asphalt plants; oil or petroleum refineries, landfills; mining or quarrying operations; concrete mixing plants.

2. Permitted Special Uses

Permitted Special Uses for I-2 as per Section 1-1-39 (C)(1),(2),(3). Sexually oriented businesses will be prohibited.

3. Impervious Surface Requirement

The total impervious surface coverage of the property may exceed 30% of the area of the property only if on-site detention of stormwater is provided for the runoff in excess of that which would occur with 30% impervious surface coverage.

4. Compliance with Transitional Urban Development Policies

Development on the property will comply with the Land Use Plan's Transitional Urban Development policies (TUDs), which call for new development within Short-Range Urban Services Areas to be served by centralized or municipal water and sewer service. The property will comply with the TUDs policies that call for new development to provide for the types and levels of transportation facilities that accommodate vehicular, bicycle, pedestrian, and transit needs as required by the land use, parks and recreation, greenway, open space, and Wake County Thoroughfare Plan, and/or the North Carolina Department of Transportation (NCDOT).

SECTION III

This amendment shall become effective upon adoption of this ordinance.

PCP-01-17



- CAPITAL CIVIL ENGINEERING -

PO Box 1006, Apex, NC 27502

919 249-8587 ph

919 590-1687 fx

NC License No P-0809

October 3, 2017

Wake County Planning Staff
PO Box 550
Raleigh, NC 27602

Re: 8135, 8139 & 8147 Old McCullers Road
Statement of Justification

To Whom it may concern:

The owner of the properties at 8135, 8139 & 8147 Old McCullers Road wishes to develop the vacant land according to the current zoning and regulations of Wake County. He owns a concrete crushing company and will be using part of the phase 1 building for his companies use. Note that they do not crush or store material onsite, rather they take equipment to jobsites to complete their work there. The remaining portion of the phase 1 building and the phase 2 expansion will be rented out to other contractor's offices, landscaping, grading, etc. that fall within the allowable uses for the current conditional zoning of the property.

At full buildout only 184 trips per day which is well below thresholds that would require additional transportation improvements. Traffic volumes are low on Old McCullers and will not be negatively affected by this size and use of this development. Site is ±1000 feet from any public sewer or water utilities which is greater than the maximum extension requirements of the UDO for planned use so site will be served via onsite well water and septic to be designed and permitted with construction documents. Building permit plans will meet state fire access regulations. Stormwater quality and quantity will be controlled by a constructed wetland per County and State requirements. Erosion control permit will be sought per Wake County and North Carolina standards.

All proposed development is intended to meet or exceed the regulations and standards applicable by the Wake County UDO for the current CU-I-2 zoning, particularly the type use and class of uses.

Please call me with any questions.

Michael J. Kane, P.E.
Capital Civil Engineering, PLLC

