



PLANNED COMPLIANCE PERMIT APPLICATION

WAKE COUNTY
OCT 18 2017
PLANNING, DEVELOPMENT & INSPECTIONS

PCP-02:17
File #
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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)
Proposed 53,000 +- sf self-storage development with surface lot storage. Associated with rezoning permit case ZP-867-08.

Modification of previously issued Use Permit? ()Yes (X)No
If Yes, provide relevant Permit Number: N/A

Property

Parcel Identification Number: 0695089566

Address: 2477 Bud Lipscomb Road, Willow Spring, NC 27592

Location: North side of Bud Lipscomb Road, at/between
(north, east, south, west) (street)
Old Stage Road and NC Hwy 55
(street) (street)

Total site area in square feet and acres: 853,779 square feet 19.6 acres

List Conditions of the Conditional Use Zoning District(s):
Conditions as stated in rezoning case ZP-867-08.

Present land use(s): vacant

How is this proposed use a public necessity? This proposed use fulfills a demand for additional surface and enclosed self-storage in a rapidly growing part of the County.

What is impact on surrounding neighborhood and adjacent properties?"
Minimal impact to surrounding properties due to low traffic demands and utility demand. The proposed use meets the rezoning conditions which by design, mitigates impacts to neighboring properties.

Land Owner

Land Owner Name: Tandy Ogburn

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

Address: 8730 Mt Pleasant Church Road

City: Willow Spring State: NC Zip Code: 27592

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

Telephone Number: 919-868-3034

Applicant (person to whom all correspondence will be sent)

Name: Don Curry - Curry Engineering
 Address: 205 S Fuquay Avenue
 City: Fuquay-Varina State: NC Zip Code: 27526
 E-mail Address: don@curryeng.com Fax: 919-552-2043
 Telephone Number: 919-552-0849 Relationship to Owner: Engineer

Proposal

Max. allowable floor area ratio (see applicable zoning district/use regulation): no limit for comm.

Proposed total floor area: 53,225 sf Proposed floor area ratio (floor area/site area): .20

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

Proposed impervious surfaces area: 156,168 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 66 %

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

Front () 20 ft Left () 0/45 ft Right () 0 ft Rear () 60' ft

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

Front () 20 ft Left () 0/45 ft Right () 0 ft Rear () 60' ft

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

Front ft Corner side ft Side ft Rear ft

Proposed yard depths: Front ft Corner side ft Side ft Rear ft

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

Proposed building height: 30 ft **1/300 office and**

Min. parking space standard (see Article 15): spaces per **1/5000 storage**

Min. no. of parking spaces: 14 Proposed no. of parking spaces 15

Number of employees: 1 Hours of operation: 7-4

Vehicular Access:

Names of access street(s) and number of access points along each: Bud Lipscomb - 1

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
Bud Lipscomb Road	60'	18.3'	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: ADT:

Type of vehicle: ADT:

Utilities and Services:

Water supply provided by: () municipal system : _____

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

Est. total water demand: _____ gpd

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

() community system – specify type: _____

(✓) individual on-site system

Est. total wastewater discharge: _____ gpd

Solid waste collection provided by: Private septic

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

Natural gas service provided by: N/A

Telephone service provided by: AT&T Underground (✓) yes () no

Cable television service provided by: Spectrum Underground (✓) yes () no

Fire protection provided by: Wake County

Miscellaneous:

Generalized slope of site Falls from south to north, approx. 6%

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 _____

() 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):

Neighborhood Activity Center (ref. Wake Co. F-V/Garner Area Land Use Plan, Chapter VIII F.

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: Tandy D. Ogden Date: Oct 12, 2017

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: [Handwritten Signature] Date: 10/12/17

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.



PLANNED COMPLIANCE PERMIT STATEMENT OF JUSTIFICATION

Submit this form and other 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.

For each of the 2 required conclusions listed below, attach a statement that explains how any existing conditions, proposed development features, or other relevant facts would allow the Planning Board 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 Unified Development 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 use or class of uses.

1. Will not materially endanger the public health or safety

- This project produces no deficiencies in traffic nor does it otherwise degrade traffic.
- The utility demand is very small for this facility, resulting in a minimal impact to the existing utility infrastructure. Proposed services are private well and septic.
- Erosion control measures will be implemented to minimize sediment and keep it on site.
- The site utilizes a proposed stormwater detention facility that complies with Wake Co. requirements.

2. Will comply with all regulations and standards generally applicable within the zoning district and specifically applicable to the particular type of use or class of uses.

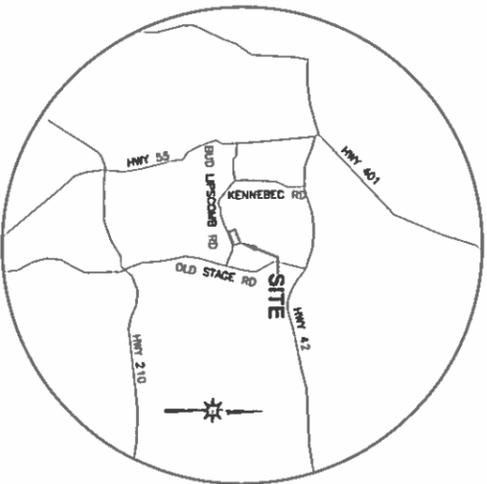
- The proposed site complies with all standards imposed by the Wake County UDO and associated design guidelines.

OGGBURN MINI STORAGE

PLANNED COMPLIANCE PERMIT SITE PLAN

WAKE COUNTY, NORTH CAROLINA

PCP SUBMITTED TO WAKE COUNTY - OCTOBER 18, 2017



VICINITY MAP
NOT TO SCALE

INDEX	
C-00	COVER SHEET
C-01	SITE / UTILITY PLAN
C-02	LANDSCAPING PLAN

SITE INFORMATION

LOCATION: 2477 BUD LIPSCOMB RD.
WILLOW SPRINGS, NC 27592

COUNTY: WAKE
PH#: 0695089586
DB/PG: 13773/2884
ZONING: CU-HC
PROPERTY ACREAGE: 19.6 AC TOTAL
PROJECT LIMITS ACREAGE: 5.42 AC
TOTAL DISTURBED AREA: 5.87 AC

SETBACKS:
FRONT YARD: 50'
SIDE YARD: 25'

BUILDING DATA:
PROPOSED USE: SELF-SERVICE STORAGE
BUILDING HEIGHT: 30'
TOTAL BLDG AREA: 53,225 SF
FLOOR AREA RATIO: 20
PROPOSED IMPERVIOUS: 156,168 SF (68%)

PARKING:
REQUIRED: 1 SPACE PER 5,000 SF NON-OFFICE AREA
=> 10,744,500 SF / 5,000 = 2,149 SPACES
1 SPACE PER 300 SF OFFICE AREA
=> 156,168 SF / 300 = 521 SPACES
TOTAL REQUIRED = 1,628 SPACES
PROVIDED: REGULAR = 13
4/C VAN = 2
TOTAL PROVIDED = 15 SPACES

GOVERNING AGENCIES:

PLANNING/DEVELOPMENT
WAKE COUNTY PLANNING
136 Fayetteville St, 9th Fl
Raleigh, NC 27602
CONTACT: Stacy Harper
stacy.harper@wakegov.com

SITE & STORMWATER
WAKE COUNTY SITE & STORMWATER
136 Fayetteville St
Raleigh, NC 27602
919-855-6195
CONTACT: Jennifer McNeal

EROSION CONTROL
WAKE COUNTY EROSION CONTROL
136 Fayetteville St
Raleigh, NC 27602
919-855-6195
CONTACT: Jennifer McNeal

UTILITY AGENCIES:

WATER
AQUILA NORTH CAROLINA
200 Macklemon Ct
Cary, NC 27511
919-453-5883
CONTACT: Peggy Sue Deppa

ELECTRIC
PROGRESS ENERGY BUSINESS SERVICES
P.O. Box 1931
Raleigh, NC 27602
919-973-6171
CONTACT: Tom Unsworth

TELEPHONE
AT&T
Raleigh, NC
877-253-0089

NATURAL GAS
PS&N ENERGY - SCANA
P.O. Box 100258
Columbia, SC 29202
919-321-7720
CONTACT: Mike Hancock

Owner/Developer:

TANDY OGBURN
8730 MOUNT PLEASANT CHURCH RD.
WILLOW SPRINGS, NC 27592

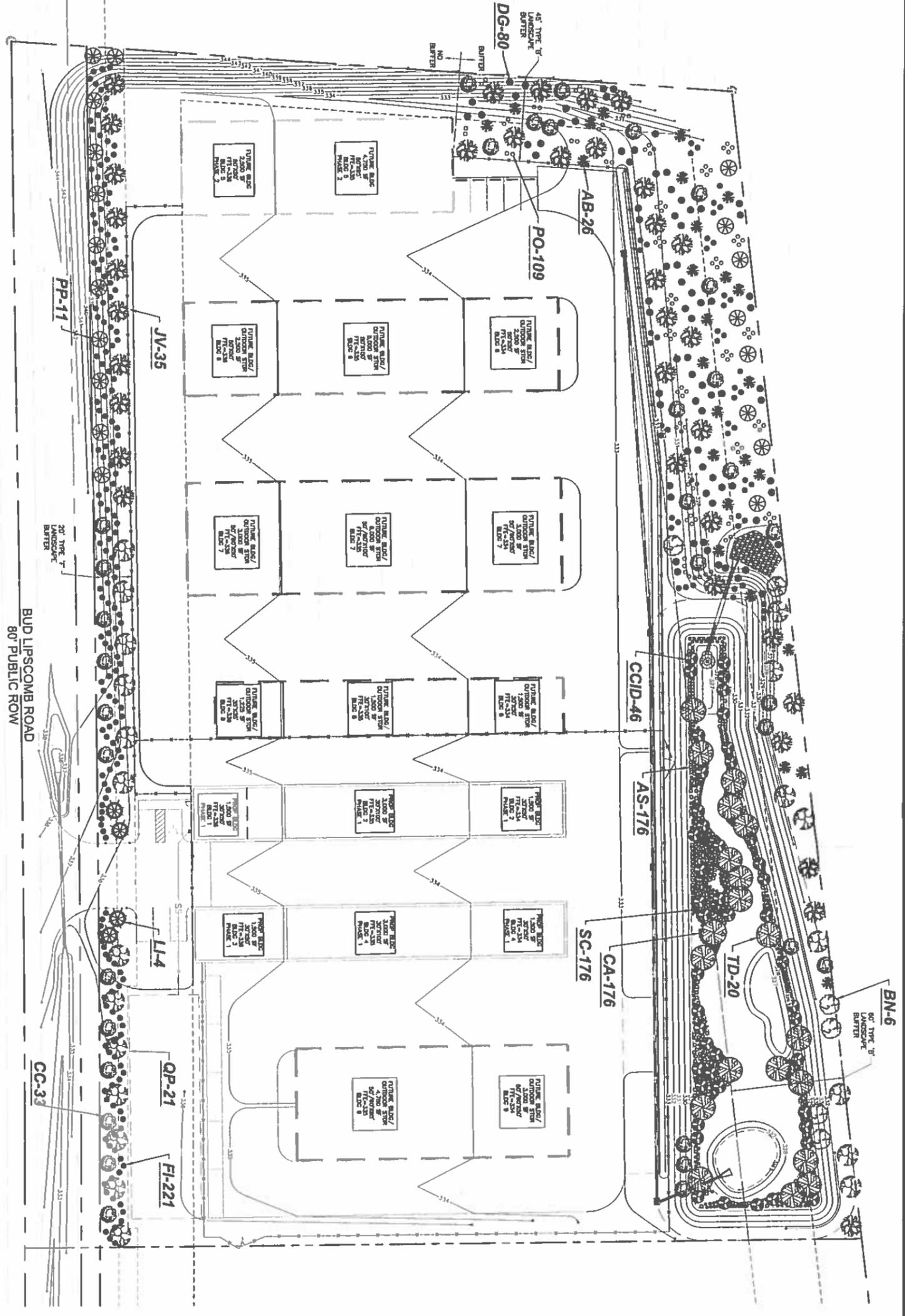
Civil Engineering:

THE CURRY ENGINEERING GROUP, PLLC
NC LICENSE # P-0799
PO BOX 2018
205 S. FUGUAY AVE.
FUGUAY-VARINA, NC 27526
919.552.0649 (O)
919.989.3879 (M)
CONTACT: DON CURRY, PE
don@curryeng.com

Surveying:

Mauldin-Watkins Surveying, P.A.
P.O. Box 444
Fuguy - Varina, NC 27526
919.552.5326 (V)
Contact: Chad Goodnight





KEY	QTY	BOTANICAL NAME	COMMON NAME	TYPE	SIZE	HEIGHT
Trees						
CC	33	Cercis canadensis	Eastern Redbud	Dead	T-C	min. 8'
OP	21	Quercus palustris	Pin Oak	Dead	T-C	min. 8'
JV	35	Ampelopsis virginiana	Eastern Red Ceder	Ever	T-C	min. 8'
AB	26	Acer balsamifera	Trident maple	Dead	T-C	min. 8'
TD	20	Taxodium distichum	Bald Cypress	Dead	T-C	min. 8'
CCD	46	Carpinus canadensis	Ironwood	Dead	T-C	min. 8'
PP	15	Pinus palustris	Longleaf Pine	Ever	T-C	min. 8'
LI	4	Lagotis indica	Cape Myrtle	Dead	T-C	min. 8'
BN	6	Betula nigra	River Birch	Dead	T-C	min. 8'
CA	176	Carya alba	Summersweet	Dead	1 gdf	N/A
SC	176	Sambucus racemosa	Elderberry	Dead	1 gdf	N/A
AS	176	Asplenium platyneuron	Hair Fern	Dead	1 gdf	N/A
F	221	Fern	Bursera floridana	Dead	1 gdf	N/A
DI	80	Dioscorea	Shiner Dogwood	Dead	1 gdf	N/A
PO	109	Pinus	Common Nutsedge	Dead	1 gdf	N/A

LANDSCAPE LEGEND:

	EASTERN RED CEDAR (ER)		SUMMERSWEET (CA)
	PIN OAK (OP)		ELDERBERRY (SC)
	BALD CYPRESS (TD)		HAZEL ALDER (AS)
	RIVER BIRCH (BN)		BROADLEAF FORESTRY (FI)
	LONGLEAF PINE (PP)		SLENDER REDTWIG (CC)
	CAPE MYRTLE (LI)		COMMON NUTSEDGE (CCD)
	SHINER DOGWOOD (DI)		
	HAIR FERN (AS)		
	BURSERA FLORIDANA (F)		
	SHINER DOGWOOD (DI)		
	BROADLEAF FORESTRY (FI)		
	COMMON NUTSEDGE (CCD)		

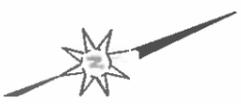
LANDSCAPING SCHEDULE

- 80' TYPE 'V' BUFFER (EXAMPLE 2 - DECIDUOUS SCREEN)
 - TOTAL LINEAR FOOTAGE OF BUFFER VARD = 625'
 - PLANTS REQUIRED:
 - 8 CANOPY TREES PER 100 LF => 50 CANOPY TREES REQUIRED
 - 11 SHRUBS PER 100 LF => 69 SHRUBS REQUIRED
 - 75 SHRUBS PER 100 LF => 469 SHRUBS REQUIRED
 - TOTAL PLANTS PROVIDED:
 - 84 UNDERSTORY TREES
 - 724 SHRUBS
- 45' REQUIRED TYPE 'V' BUFFER VARD (EXAMPLE 2 - DECIDUOUS SCREEN)
 - TOTAL LINEAR FOOTAGE OF BUFFER VARD = 80'
 - PLANTS REQUIRED:
 - 8 CANOPY TREES PER 100 LF => 8 CANOPY TREES REQUIRED
 - 11 SHRUBS PER 100 LF => 11 UNDERSTORY TREES REQUIRED
 - 28 SHRUBS PER 100 LF => 28 SHRUBS REQUIRED
 - TOTAL PLANTS PROVIDED:
 - 8 CANOPY TREES
 - 28 UNDERSTORY TREES
 - 28 SHRUBS
- 20' TYPE 'T' BUFFER VARD (EXAMPLE 2 - DECIDUOUS SCREEN)
 - TOTAL LINEAR FOOTAGE OF BUFFER VARD = 600'
 - PLANTS REQUIRED:
 - 4 CANOPY TREES PER 100 LF => 24 CANOPY TREES REQUIRED
 - 28 SHRUBS PER 100 LF => 168 UNDERSTORY TREES REQUIRED
 - 28 SHRUBS PER 100 LF => 170 SHRUBS REQUIRED
 - TOTAL PLANTS PROVIDED:
 - 24 CANOPY TREES
 - 168 UNDERSTORY TREES
 - 170 SHRUBS

NOTES:

- THE EXISTING AND LANDSCAPING SHOWN ON THE PLAN ARE REQUIRED TO MEET THE CONDITIONS OF THE CURB ZONING AND THE PLANNED COMPLIANCE PERMIT AND MUST BE MAINTAINED IN ACCORDANCE WITH ARTICLE 16 OF THE WAKE COUNTY UNIFIED DEVELOPMENT ORDINANCE.

FOR CLARITY PURPOSES, NOT ALL CHANGES TO THIS SHEET HAVE BEEN CIRCLED.



PRELIMINARY
DO NOT USE FOR CONSTRUCTION