



PLANNED COMPLIANCE PERMIT APPLICATION

WAKE COUNTY
OCT 3 2016
PLANNING, DEVELOPMENT & INSPECTIONS

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

PCP-03-16

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)

Mini Storage 4-10-3

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

If Yes, provide relevant Permit Number: _____

Property

Parcel Identification Number: 1762-37-7713

Address: 4440 S. Smithfield Rd. Knightdale, NC 27545

Location: NW side of S. Smithfield Rd., at/between
(north, east, south, west) (street)

Poole Rd. and S. Smithfield Rd.
(street) (street)

Total site area in square feet and acres: 274073 square feet 6.292 acres

List Conditions of the Conditional Use Zoning District(s): GB

Present land use(s): Residential

How is this proposed use a public necessity?

Lack of self storage in the area creates the need

What is impact on surrounding neighborhood and adjacent properties?"

Very little is somewhat rural and traffic impact should be minimal

Land Owner

Land Owner Name: Poole Road Holdings, LLC

Business Operator Name (if different from Land Owner): Kurt Regensberger

Address: 3628 Tryon Rd.

City: Raleigh State: NC Zip Code: 27606

E-mail Address: corporate@selfstoragenc.com Fax: 919-899-3874

Telephone Number: 919-899-3870

Applicant (person to whom all correspondence will be sent)

Name: True Line Surveying
 Address: 205 W. Main St.
 City: Clayton State: NC Zip Code: 27520
 E-mail Address: curk@truelinesurveying.com Fax: 919-359-0428
 Telephone Number: 919-359-0427 Relationship to Owner: Surveyor

Proposal

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

Proposed total floor area: 78950 sf Proposed floor area ratio (floor area/site area): 31.2

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

Proposed impervious surfaces area: 121650 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 44.4 %

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

Front (A) 10 ft Left (E) 20 ft Right (A) 10 ft Rear (A) 80 ft

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

Front () _____ ft Left () _____ ft Right () _____ ft Rear () _____ ft

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

Front 50 ft Corner side 50 ft Side 25 ft Rear 25 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: 20 ft

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

Min. no. of parking spaces: 9 Proposed no. of parking spaces 9

Number of employees: 2 Hours of operation: 9.5

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
Poole Rd.	60	22	2	Y			
S.Smithfield Rd.	60	22	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: None

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

Natural gas service provided by: None

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

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

Fire protection provided by: _____

Miscellaneous:

Generalized slope of site _____

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

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: none

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 _____

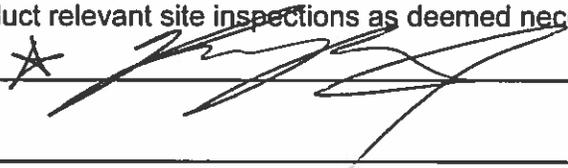
() Non-Urban Area

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

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.

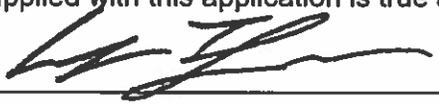
Signature: ★  Date: 9/30/10

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:  Date: 9/30/10

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. The intersection at proposed development is stoplight controlled in the entrance is designed at a safe distance from intersection and will meet all DOT safety requirements. Water, sewer will be handled on site. Electrical is already there. Soil and sedimentation control is designed for onsite collection. No hazardous materials will be on site that will adversely effect private water supplies, surface water or ground water.

1. The proposed development has been rezoned and the design will meet with all regulations and standards of GB zoning.

