



Planning, Development & Inspections

WAKE COUNTY
MAY 05 2015
PLANNING, DEVELOPMENT & INSPECTIONS

SV-14-15

TEL (PLANNING) 919 856 6310
TEL (INSPECTIONS) 919 856 6222

Division of Community Services
P.O. Box 550 • Raleigh, NC 27602
www.wakegov.com

SUBDIVISION HARDSHIP VARIANCE APPLICATION

Subdivision Ordinance Regulation(s) Proposed to be Varied - cite each section(s) and identify requirement from which the variance(s) is (are) being requested; quantify variance - i.e. if this is a variance to allow an encroachment into a setback, give depth of encroachment and total square feet of area proposed to encroach into setback: DO 8-14-1 Consistency with the Transportation Plan.

The Transportation Plan says typical characteristics of Mount Vernon Church Road is left turn lane (into subdivision).

This variance request is to delete that requirement.

Property

Parcel Identification Number (PIN): 0890613883

Address: 0 Pleasant Union Church Road at Mount Vernon Church Road

Total site area in square feet and acres: 829,805 square feet 19.58 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R80-W

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

Current land use(s): Vacant

Property Owner (list all property owners - use back or additional sheet if needed)

Name: Minda Sauls Ray

Address: 4412 S. Ridge Drive

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

E-mail Address: dmray145@gmail.com Fax:

Property Owner's Telephone Number: 919-612-4576 Marc Ray

Consultant (surveyor, engineer, etc. person to whom all correspondence will be sent)

Name: John W. Harris, PE Consulting Engineer

Address: 5112 Bur Oak Circle

City: Raleigh State: NC Zip Code: 27613

E-mail Address: johnharris@harriseng.net Fax: 919-789-0784

Applicant's Telephone Number: 919-789-0744 Relationship to Owner: engineer for developer

with copies to: Rob Weintraub, developer's representative
919-291-2213
amenitydeveloper@gmail.com

Statement of Justification Explain how any existing conditions, proposed development features, or other relevant facts would allow the Planning Board to reach the required conclusions. (see attached)

~~The variance requested is removal of the requirement for a southbound left turn lane on Mt. Vernon Church Road. This apparently is in contradiction to the UDO 8-14-1 that states "It is intended that subdivisions will be designed to be consistent with the spirit and intent of the Transportation Plan."~~

~~The Transportation Plan has recommended that Mt. Vernon Church Road be a Two-Lane Rural Road with a typical characteristic of "Left turn bays at intersections, major driveways and subdivision entrances."~~

~~Placing the economic and construction burden of left turn lane on this 9 lot subdivision is an unnecessary hardship. The size of the project and its location adjacent to Pleasant Union Church Road are conditions peculiar to this project. Nine residential homes will not generate much traffic. Furthermore, most traffic will enter the subdivision coming from the south. Both private traffic consultants and the NCDOT have stated that it should not be a requirement due to the extremely low traffic volumes that would use such a turn lane.~~

~~The applicant has designed the subdivision consistent with good planning practices within the existing zoning. Access from Mt. Vernon Church Road is the safest and best location for the single cul de sac to serve the property. Unless this property remained as one single home site, similar access would be required.~~

~~Finally, removing this requirement is consistent with the spirit, purpose and intent of the ordinance. The left turn lane recommendations have never been implemented along Mt. Vernon Church Road. The proposed low volume cul de sac street would not typically have a left turn bay on such a road. Substantial justice can be achieved by allowing this variance request.~~

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 petition (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: Minda Sauls Ray Date: 5-4-2015

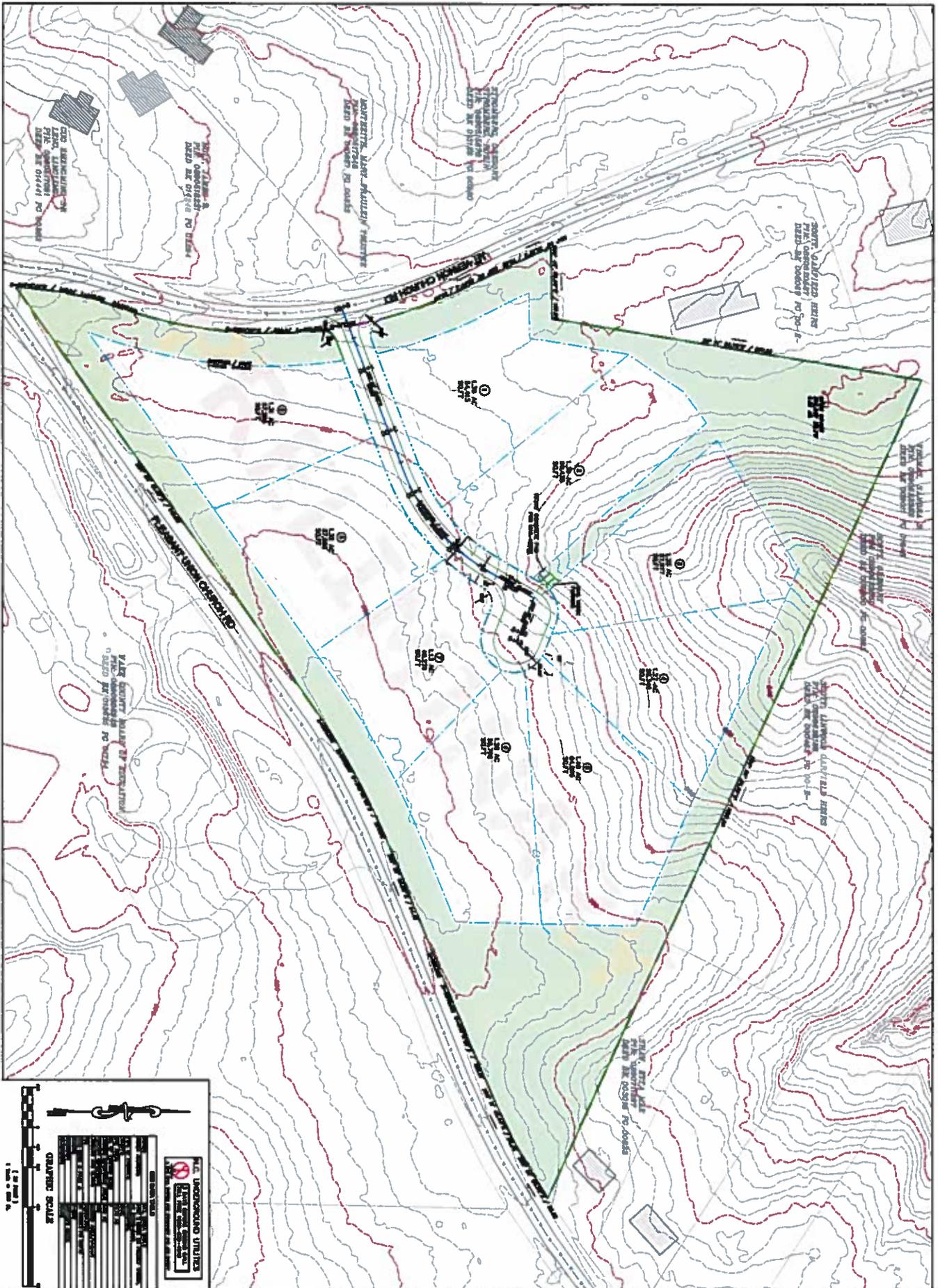
Signature: Dennell M. Ray Date: 5-4-2015

Signature: _____ Date: _____

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: _____

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.



NORTH ARROW
 SCALE BAR
 STYCS RELATED
 THE INFORMATION ON THIS MAP IS THE PROPERTY OF STYCS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

Subdivision Variance Site Plan
 For
Cameron Estates Subdivision

Drawn by	10/10/10
Checked by	10/10/10
Approved by	10/10/10
Date	10/10/10

John W. Harris, P.E.
Consulting Engineer, Inc.
 5112 Dur Oak Circle
 Raleigh, N.C. 27612
 (919) 785-0744
 www.jwharriseng.com

