



# 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.

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 Proposed Use** (be as specific as possible and cite code section listing use as permitted use)

Main Storage

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

If Yes, provide relevant Permit Number: \_\_\_\_\_

### Property

Parcel Identification Number: 0695089566

Address: 2479 Bud Lipscomb Road

Location: North side of \_\_\_\_\_, at/between  
(north, east, south, west) (street)

Bud Lipscomb Rd and Old Stage Road  
(street) (street)

Total site area in square feet and acres: 853,776 square feet 19.6 acres

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

Present land use(s): ~~See Attached~~ Agriculture

How is this proposed use a public necessity? See Attached

What is impact on surrounding neighborhood and adjacent properties?" See Attached

### Land Owner

Land Owner Name: Tandy Ogburn

Business Operator Name (if different from Land Owner): \_\_\_\_\_

Address: 13025 Old Stage Road

City: Willow Spring State: NC Zip Code 27592

E-mail Address: \_\_\_\_\_ Fax: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

**Applicant** (person to whom all correspondence will be sent)

Name: John Tucker  
 Address: PO Box 297  
 City: Ferguson, Virginia State: NC Zip Code: 27520  
 E-mail Address: johnak@johnatuckerpe.com Fax: —  
 Telephone Number: 919-567-0433 Relationship to Owner: Engineer

**Proposal**

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

Proposed total floor area: 56,300 sf Proposed floor area ratio (floor area/site area): 0.2550

**Max. allowable impervious surface coverage** (see applicable zoning district/use regulation): 60 %

Proposed impervious surfaces area: 125,452 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 52.30 %

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

Front ( ) \_\_\_\_\_ ft Left ( B ) 60 ft Right ( ) \_\_\_\_\_ ft Rear ( B ) 60 ft

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

Front ( ) 30 ft Left ( ) \_\_\_\_\_ ft Right ( ) \_\_\_\_\_ ft Rear ( ) \_\_\_\_\_ ft

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

Front 30 ft Corner side 30 ft Side 10 ft Rear 30 ft

Proposed yard depths: Front 50' ft Corner side \_\_\_\_\_ ft Side 60' ft Rear 93' ft

**Max. building height** (see applicable district/use regulation): 35' ft

Proposed building height: 14' ft

**Min. parking space standard (see Article 15):** 1 spaces per 5000 SF of Storage

Min. no. of parking spaces: 5 Proposed no. of parking spaces 15

Number of employees: 1 Hours of operation: 7 AM to 9 PM

**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	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
<u>Bur Lipscomb</u>	<u>60'</u>	<u>24'</u>	<u>2</u>	<u>Y</u>	<u>5000</u>	<u>710</u>	<u>112</u>

<sup>1</sup> See NCDOT Highway Capacity Manual or most recent Wake County Thoroughfare Plan Appendix

<sup>2</sup> See CAMPO web site ([www.raleigh-nc.org/campo](http://www.raleigh-nc.org/campo)) or NCDOT Traffic Survey Unit

<sup>3</sup> 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: NA ADT: NA

Type of vehicle: NA ADT: NA

**Utilities and Services:**

Water supply provided by: ( ) municipal system: NA

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

Est. total water demand: NA gpd

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

( ) community system – specify type: NA

( ) individual on-site system

Est. total wastewater discharge: NA gpd

Solid waste collection provided by: Private Hauler

Electrical service provided by: Progress Energy Underground ( ) yes ( ) no

Natural gas service provided by: NA

Telephone service provided by: NA Underground ( ) yes ( ) no

Cable television service provided by: NA Underground ( ) yes ( ) no

Fire protection provided by: Fugway Varina #3

**Miscellaneous:**

Generalized slope of site Rolling 5% Grade

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: None

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 Town of Fugway Varina

( ) 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)

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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: Tracy D. Osburn Date: June 22, 2010

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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: Joe A. K. [Signature] Date: 6/22/2010

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](http://www.wakegov.com).

## **Ogburn Family Land**

### **Planned Compliance Permit Application**

**1. How is this proposed use a public necessity?**

As Wake County and surrounding communities grows, the demand for self storage space has grown. New homes lack sufficient storage space for many families. This facility will provide a much need service in the part of Wake County.

**2. What is the impact on surrounding neighborhoods and adjacent properties?**

The impact should be minimal. Self storage facilities do not generate large traffic volumes. Other than fire and sheriff protection, the facility will require few County services. The facility will comply with all pertinent Wake County ordinances.

## **Ogburn Family Land**

### **Statement of Justification**

**The proposed development will not materially endanger the public health or safety.**

This facility will not generate significant traffic volumes, about 100 ADT at full build out. It will comply with NCDOT requirements for a driveway attachment.

Electrical service will be provided by Progress Energy and fire protection by Fuquay Varina. Since there is no on site office, there is no demand for water and sewer services. Garbage collection will be provided by a private hauler.

A erosion and sedimentation control plan will be submitted for approval prior to commencement of construction.

The facility will protect private water supplies, surface waters and ground water by adhering to all pertinent Wake County and State regulations.

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 and class.

**Conditions for rezoning case ZP-867-08 at 2401 Bud Lipscomb Road from  
Residential-30 (R-30) zoning to Conditional Use--Heavy Commercial (CU—HC),  
approved by Board of Commissioners on August 4, 2008**

In making this petition, the owner freely offers the following conditions to be applied to the Conditional Use-Heavy Commercial (CU-HC):

1. All free standing pole lights will be limited to 30 feet maximum height with lower decorative lighting to be installed on buildings.
2. The storage of hazardous materials shall be prohibited in all storage units.
3. Any outdoor storage will be located on the inside of the project and screened by other buildings and required buffering.
4. The mini-storage area shall not exceed 12 acres in size.
5. The height of buildings shall not exceed 30 feet.
6. Only the following uses shall be permitted on the property:
  - a. cultural exhibits and libraries
  - b. daycare
  - c. church
  - d. restaurant
  - e. law firm
  - f. small neighborhood business office
  - g. parks
  - h. medical or dental office
  - i. self-service/mini-storage
  - j. financial services
  - k. insurance agency
  - l. video rental
  - m. dry cleaning or laundry
  - n. service station
  - o. schools
  - p. retail sales and services
  - q. grocery or convenience store with or without gas sales
  - r. pharmacy
7. The same materials (or material similar in appearance) shall be utilized in the construction of each building
8. A traffic impact analysis will be provided in the future with any approved use.

**PIN 0695089566**  
**Existing Conditions Map**  
**Zoning Case ZP-867-08**

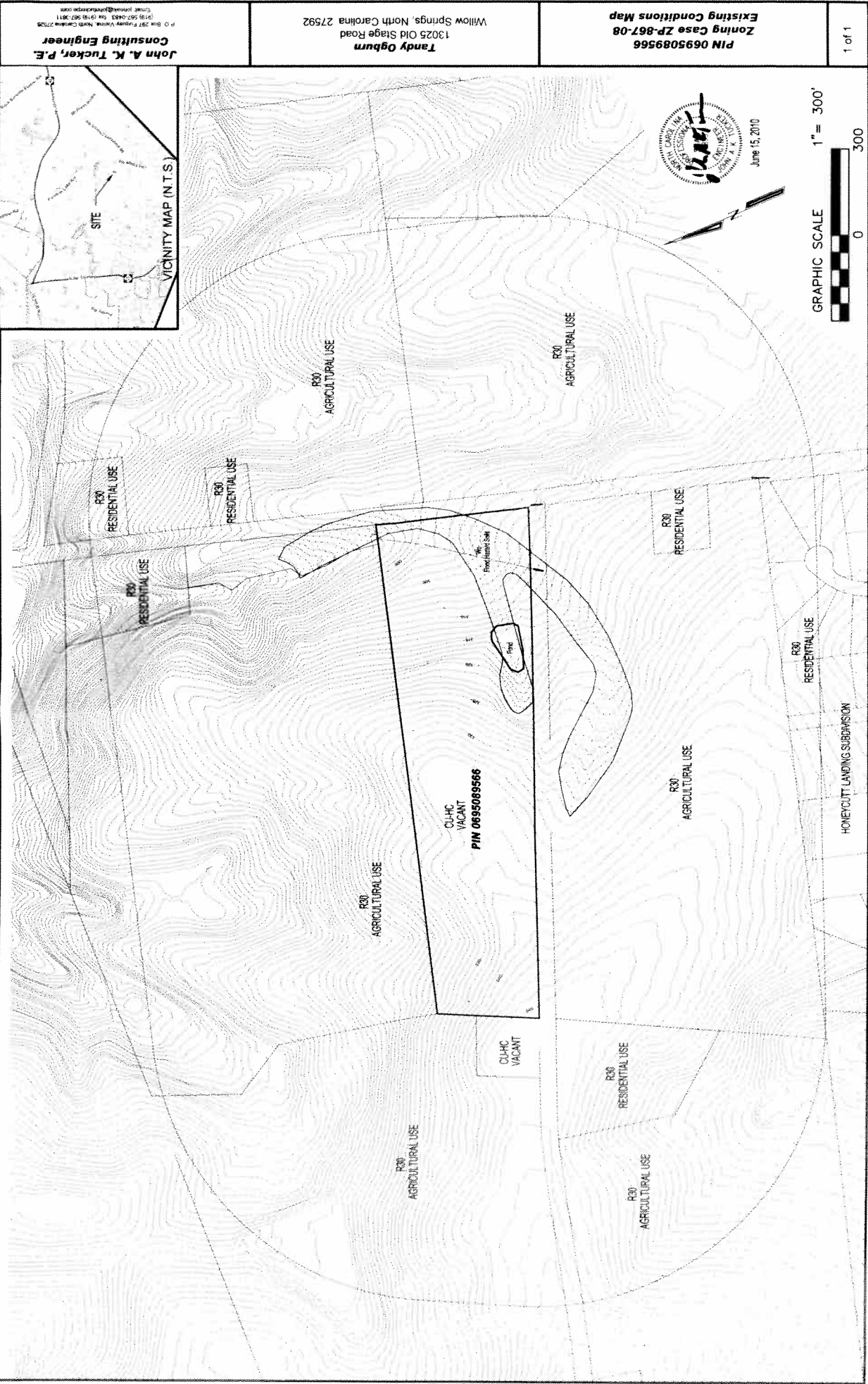
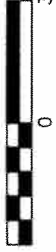
**Tandy Ogburn**  
13025 Old Stage Road  
Willow Springs, North Carolina 27592

**John A. K. Tucker, P.E.**  
**Consulting Engineer**  
P.O. Box 287, Fayetteville, North Carolina 27526  
Tel: (919) 567-0483 Fax: (919) 567-2811  
Email: jtk@tandymap.com



June 15, 2010

GRAPHIC SCALE 1" = 300'



VICINITY MAP (N.T.S.)

SITE

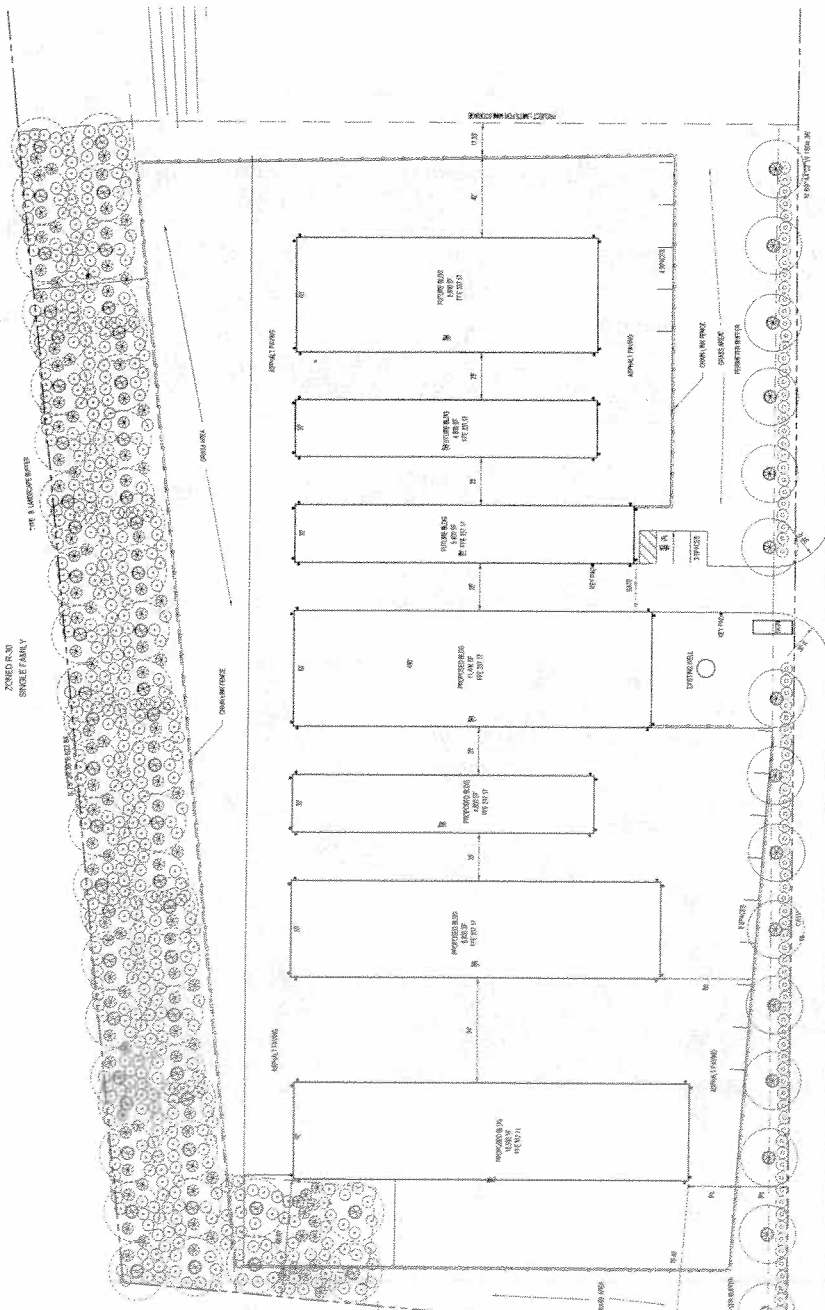
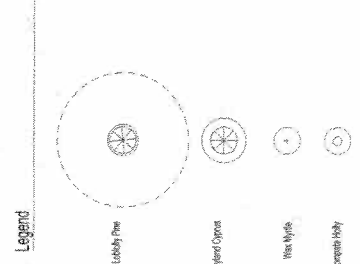
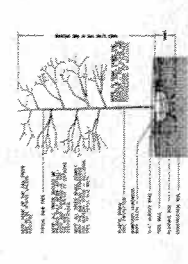
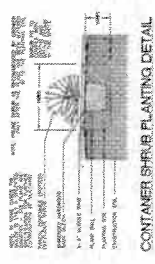
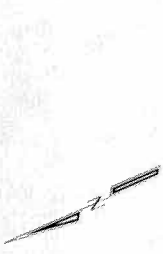




**John A. K. Tucker, P.E.**  
 Consulting Engineer  
 P.O. Box 287, Franklin, TN 37068  
 Phone: (615) 251-1111  
 Email: jktucker@kktucker.com

**Tandy Ogburn**  
 12025 Old Stage Road  
 Brentwood, TN 37027

**Planned Compliance Permit Site Plan**  
 PIN 0695099566  
 Mini Storage Facility



**BUD LIPSCOMB ROAD**  
 (60' PUBLIC ROW)

NO.	SYMBOL	COMMON NAME	HEIGHT	WIDTH	DEPTH	SPACING	NOTES
1	(Symbol)	LOBLEY PINE	15'	12"	12"	12"	15' x 15'
2	(Symbol)	LAYERED CYPRESS	15'	12"	12"	12"	15' x 15'
3	(Symbol)	YUCCA MAGNOLIA	15'	12"	12"	12"	15' x 15'
4	(Symbol)	COMPACT HOLLY	15'	12"	12"	12"	15' x 15'

DAVID P. LIPSCOMB, JR.  
 PAVES R. LIPSCOMB  
 DR. LYNN L. LIPSCOMB  
 PHYLIPPA LIPSCOMB  
 ZONED R-30  
 SINGLE FAMILY

DAVID P. LIPSCOMB, JR.  
 PAVES R. LIPSCOMB  
 DR. LYNN L. LIPSCOMB  
 PHYLIPPA LIPSCOMB  
 ZONED R-30  
 SINGLE FAMILY

LESLIE LOVE ET AL  
 618 US 404, BOSTON  
 PIN 069707200  
 ZONED R-30  
 SINGLE FAMILY



Project Tracking Form  
Planned Compliance Permit

Initial Submittal Deadline:	06/22/10
DRS Meeting Date:	08/12/10
DRS Comments Finalized & Distributed:	08/27/10
Revised Application Submittal Date:	09/28/10
Planning Board:	11/03/10 (tentative)

**Planned Compliance Permit (PIN# 0695.01 08 9566)**, a submittal for a proposed mini storage facility. The property is zoned CU-HC (Conditional Use Heavy Commercial) and is located on the west side of Old Stage Road at the intersection of Old Stage and Bud Lipscomb Road(s). The parcel is 19.6 acres and is located within the Town of Fuquay-Varina's Long Range Urban Services Area as per the Wake County Land Use Plan.