



SPECIAL USE 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 Special Use (be as specific as possible and cite code section listing use as permitted special use)

GRAVEL PARKING LOT EXPANSION FOR WACO BUSINESS PARK
(SECTION 4-11 USE TABLE)

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

If Yes, provide relevant Special Use Permit Number: _____

Property

Parcel Identification Number: 0689 - 75 - 5317

Address: 3817 OPPORTUNITY LANE, RALEIGH, NC 27603

Location: SOUTH side of TEN TEN ROAD (SR 1010), at/between
(north, east, south, west) (street)

TEN TEN ROAD and DONNY BROOK RD / OLD McCULLERS RD.
(street) (street)

Total site area in square feet and acres: 43,560 square feet 1.00 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: _____

HD

List Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): VACANT

How is this proposed use a public necessity? EX. WACO BUSINESS PARK NEEDS MORE PARKING.

What is impact on surrounding neighborhood and adjacent properties? NO MORE PARKING ALONG ROAD. (OPPORTUNITY LANE)

Land Owner

Land Owner Name: MILTON HOBBS, JR.

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

Address: P.O. Box 174

City: GARNER State: NC Zip Code: 27529

E-mail Address: _____ Fax: _____

Telephone Number: _____

Applicant (person to whom all correspondence will be sent)

Name: RANDY MILLER / THOMPSON & ASSOCIATES, P.A.

Address: 1149 EXECUTIVE DR. SUITE D UNIT 2

City: CARY State: NC Zip Code: 27511

E-mail Address: MILLER.PE@ATT.NET Fax: (919) 465-1585

Telephone Number: (919) 465-1566 Relationship to Owner: ENGINEER

Proposal

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

Proposed total floor area: NIA sf Proposed floor area ratio (floor area/site area): NIA

Max. allowable impervious surface coverage (see applicable zoning district/use regulation): 30 %

Proposed impervious surfaces area: 12,720 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 29.20 %

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

Front () NIA ft Left () NIA ft Right () NIA ft Rear () 40C ft

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

Front () NIA ft Left () NIA ft Right () NIA ft Rear () 50C ft

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

Front 50 ft Corner side NIA ft Side 80 AGG ft Rear 50 ft

Proposed yard depths: Front 50 ft Corner side NIA ft Side 80 AGG ft Rear 50 ft

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

Proposed building height: NIA ft

Min. parking space standard (see Article 15): 1 spaces per 1,000 SF

Min. no. of parking spaces: 13 Proposed no. of parking spaces 32

Number of employees: NIA Hours of operation: 8 am - 5 pm

Vehicular Access:

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

OPPORTUNITY LANE

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

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 : NIA

() 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: _____

Electrical service provided by: _____ Underground () yes () no

Natural gas service provided by: _____

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

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

Fire protection provided by: _____

Miscellaneous:

Generalized slope of site 1.25 %

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

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

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 FUQUAY-VARINA

() Long-Range Urban Services Area/Water Supply Watershed _____

() Long-Range Urban Services Area FUQUAY-VARINA

() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area

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

PLANNED GROWTH AREA

Applicant's statement of compliance with county, municipal and joint Land Use Plans (How is proposal consistent with Land Use Plan objectives for planning area, Land Use classification, activity centers, locational standards and transitional urban development standards?)

5. The proposed development will be consistent with the Wake County Land Use Plan. Looking at the Fuquay-Varina/Garner Land Use Map the proposed development is in a planned growth area and close to a special highway overlay district (future 540 outerloop). So in the future there is potential for an increase in business, therefore the additional parking will help also with additional customers.

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: B. Milton Hobbs Date: 4-19-11

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: P. Steeds Date: 5/18/2011

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.

Special Use Permit Statement of Justification for 3817 Opportunity Lane, Raleigh, NC:

1. The proposed development will not endanger the public health or safety because the development will consist of a graveled parking lot on an existing vacant lot within Waco Business Park. There will be no traffic increase since all other lots within the Business Park are existing and are already built out. The parking lot will serve as an overflow parking for the existing automotive businesses and will eliminate the need for customers to park along Opportunity Lane. This will also help to improve the overall appearance of Waco Business Park. No utility improvements are proposed and the impervious surfaces will be kept to a minimum (30% max.). During construction no sediment laden runoff will leave the site. The developer will make a one time payment for the TN export from the site.
2. The proposed parking lot is an allowed use in the Highway District, however it requires a special use permit. The site layout complies with all applicable regulations and standards, like landscaping, setbacks, bufferyards, and impervious surface coverage. The special use permit has been applied for and is currently under review.
3. The proposed development will not substantially injure the value of the adjoining properties. The adjoining properties of the Business Park are existing automotive businesses that will benefit from the additional parking. The parking lot will serve as an overflow parking for the existing automotive businesses and will eliminate the need for customers to park along Opportunity Lane. This will also help to improve the overall appearance of Waco Business Park. The residential properties abutting the property in the rear will have an existing natural 50' bufferyard as a visual and acoustic screen. In addition to that there will be landscaping around the parking area.
4. The proposed development will be in harmony with the area in which it is located. The surrounding lots are already developed and built out with buildings, parking lots and established landscaping. Most of the parking lots are also graveled, so the parking will be in sync with the existing layout. In addition to that, about 2/3 of the site will remain undisturbed (mainly in the 50' front yard and in the 50' back bufferyard) and new landscaping will be planted around the parking. This will help to blend in with the existing appearance of the business park.
5. The proposed development will be consistent with the Wake County Land Use Plan. Looking at the Fuquay-Varina/Garner Land Use Map the proposed development is in a planned growth area and close to a special highway overlay district (future 540 outerloop). So in the future there is potential for an increase in business, therefore the additional parking will help also with additional customers.

PLANT LIST

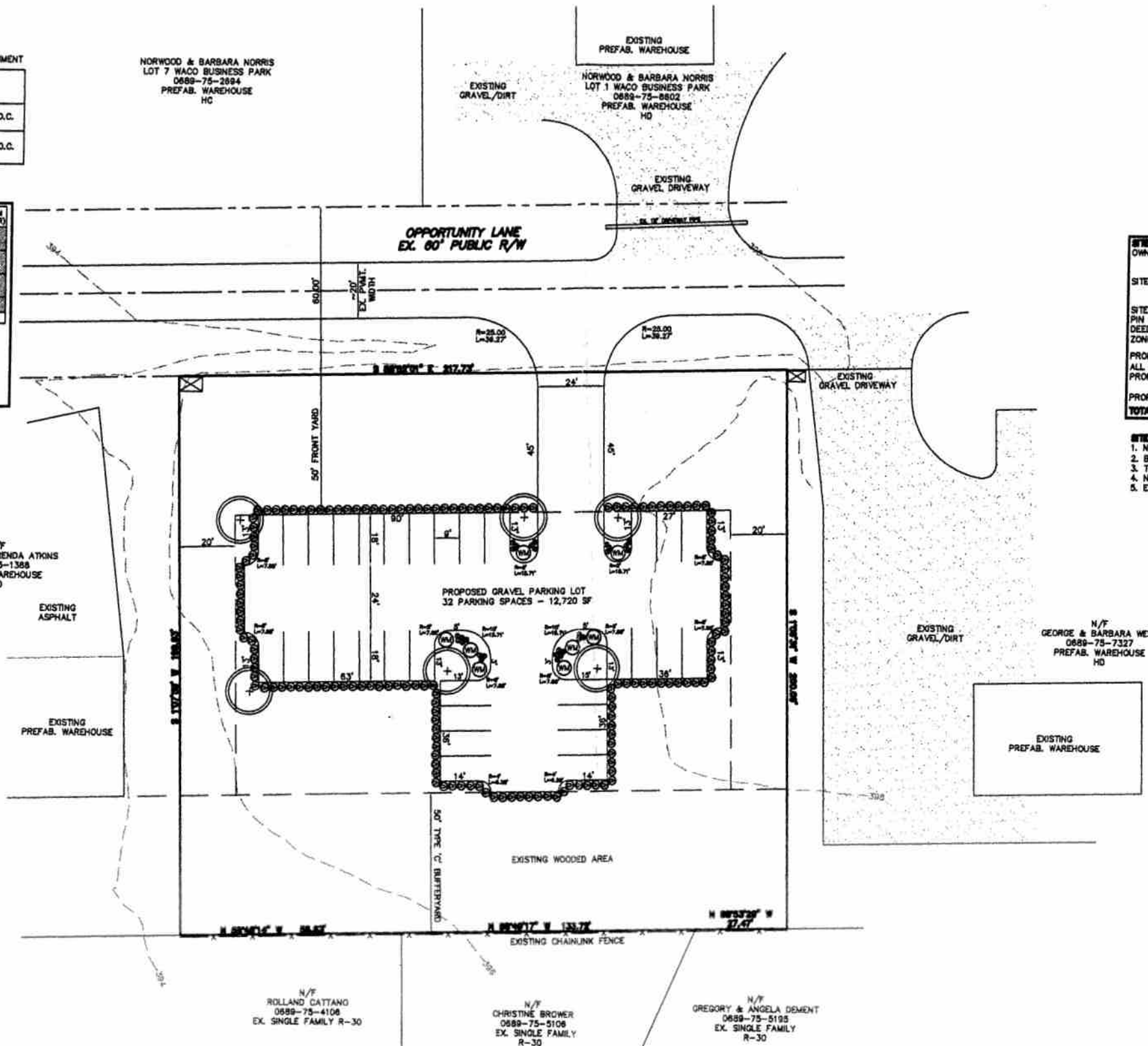
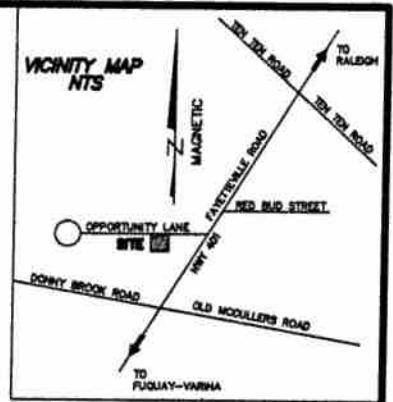
SYMBOL	QUANTITY	SCIENTIFIC/Common NAME	SIZE/ROOT	COMMENT
TREES				
(+)	8	ACER RUBRUM "ARMSTRONG" ARMSTRONG MAPLE	MIN. 2" CAL. 8&8 MIN. 10' HEIGHT	
SHRUBS				
(O)	28	NANDINA DOMESTICA "HARBOUR DWARF" DWARF NANDINA	18" #3 CONT.	
(●)	159	ILEX CORNUTA "CARISSA" CARISSA HOLLY	24" #3 CONT.	3' O.C.
(M)	8	MYRTA CERIFERA WAX MYRTLE	36" 7 GAL.	5' O.C.

* PLANT COUNTS ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY AND ARE NOT GUARANTEED.

NITROGEN LOADING TABLE

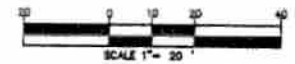
TYPE OF LAND COVER	SITE AREA (ACRES)	IN EXPORT COEFF. (LBS/AC/YR)	IN EXPORT BY LAND USE (LBS/YR)	IN EXPORT FROM SITE (LBS/AC/YR)
PERMANENTLY PRESERVED UNSTURBED AREA	0	0.60	-	
PERMANENTLY PRESERVED MANAGED OPEN SPACE	0.70	1.30	0.84	
IMPERVIOUS SURFACES	0.30	21.3	6.36	
TOTAL	1.00		7.20	
AVERAGE FOR SITE				7.20

Nitrogen Control Calculations:
 Total TN export by land use = 7.20 lbs/yr
 Total TN export from site = 7.20 lbs/yr
 No export is more than 3.00 lbs/acre/yr but less than 10.0 lbs/acre/yr.
 Since export is more than 3.0 lbs/acre/yr, developer to pay a one time off-set payment to bring the nitrogen down to 3.0 lbs/acre/yr.
TOTAL NUTRIENT OFFSET PAYMENT FOR SITE:
 (7.20 lbs/acre/yr - 3.0 lbs/acre/yr) x 880.00 \$/lb x 1.00 ac = \$3,096.00



SITE DATA:
 OWNER: B MILTON HOBBS, JR
 P.O. BOX 174
 GARNER, NC 27529-0174
 SITE ADDRESS: 3817 OPPORTUNITY LANE
 LOT 8 WACO BUSINESS PARK
 RALDGH, NC 27603
 SITE ACREAGE: 1.00 ACRES
 PIN 0689-75-5317
 DEED BOOK 06544 PAGE 0782
 ZONING: HD (HIGHWAY DISTRICT)
 PROPOSED USE: GRAVELED PARKING LOT
 ALL PARKING SPACES TO BE 9'x18'.
 PROPOSED NEW PARKING SPACES = 32
 PROP. IMPERVIOUS SURFACE AREA: 12,720 SQ.FT. (29.20% = 0.29 AC.)
TOTAL DEVELOPED AREA = 0.30 ACRES

- SITE NOTES:**
1. NO LIGHTING PROPOSED FOR THIS PROJECT.
 2. BOUNDARY INFORMATION FROM WAKE COUNTY GIS.
 3. TOPOGRAPHIC INFORMATION FROM WAKE COUNTY GIS.
 4. NO FLOOD HAZARD SOILS, FLOOD PLAINS OR WETLANDS EXIST ON-SITE.
 5. EXISTING AND PROPOSED CONTOURS ARE THE SAME.



SHEET 1

**PRELIMINARY SPECIAL USE PERMIT SITE PLAN
 PARKING LOT EXPANSION
 3817 OPPORTUNITY LANE, RALEIGH, NC**

TRIP: SMYTH CREEK	OWNER: MILTON HOBBS
WAKE CO.	NORTH CAROLINA
DATE: 05/18/2011	DRAWN: JES
SCALE: 1" = 20'	SURVEYED: N/A
REVISIONS	PIN: 0689-75-5317

WILSON & ASSOCIATES, P.A.
 1146 WOODBINE DRIVE
 SUITE 200
 WAKE FOREST, NC 27608
 (919) 555-1500
 FAX (919) 555-1500
 W-0343