

STAFF REPORT

To: Planning Board
Date: March 24, 2009
Case: SU-09-02
Prepared By: Charlie Yokley, Planner

GENERAL INFORMATION

Applicant/Owner Barton Development Group
7000 Six Forks Road Suite 115
Raleigh NC 27609
(919) 427-9360

Engineer: Development Consulting Services
1401 Aversboro Road Suite 206
Garner NC 27529
(919) 329-0051
dexterdc@nc.rr.com

Requested Action: Approval of Special-Use permit for an office/warehouse park and approval of the associated development plan for Crescent Park.

Tax PIN #: 1830-90-7402 & 1830-90-8259

Location: 214 Capcom Avenue

Size: 5.08 acres

Existing Zoning: I, Industrial District

Existing Land Use: Undeveloped

Surrounding Land Use & Zoning:

- N -** Flex Space; I, Industrial
Flex Space; HB, Highway Business
- S -** Single-family residential; R-15 Residential
- E -** Undeveloped; I, Industrial
- W -** Flex Space; HB, Highway Business

Land Development Plan

Broad Goals

- Development should be compatible with the natural environment including the topography, soils, flood plains and wooded area.
- Wake Forest should continue to be primarily a residential community. However, commercial and industrial development should be encouraged to broaden the economic base, to provide employment and to ensure adequate provision of goods and services to the growing population.

General Development Policies

- Orderly growth from within should be encouraged, where it can be properly accommodated.

Office and Institutional Goals

- To encourage desirable office and institutional growth, to provide adequate services to serve the community and promote desirable economic growth.

Office and Institutional Policies

- Encourage office and institutional development, particularly adjacent to commercial centers.
- Encourage office and institutional development in areas with good access from major and minor thoroughfares, as defined on the Thoroughfare Plan.
- Ensure the location of offices and related services to serve the community to promote desirable growth.

Land Use Management Plan

Land Planning Resources: None noted.

Conceptual Objectives Plan

Town Center:

- The town should encourage and promote development in the Town Center District that builds upon and extends the patterns, densities and character of existing areas outward to the limits outlined.
- Encourage or require new development of any kind to complement the existing character of development through street tree planting and architectural reference to existing context.
- Encourage infill development.

Cultural Resources: None noted.

Zoning History: Property was rezoned to I, Industrial District and a 14-lot non-residential subdivision master plan for the Capital Commerce Center development was approved in 1998.

Applicable Regulations: Zoning Ordinance

SPECIAL INFORMATION

- Public Utilities:** Municipal water and sewer services are available to the site.
- Public Services:** The site is located within the corporate limits of the Town of Wake Forest. Municipal protection services will be provided to the site, upon development.
- Transportation:** This site is located along Capcom Avenue, a local collector street, which connects to South Main Street, a secondary-major thoroughfare. The design of the parking area for this development will allow for interconnection with the developed property to the northeast.
- Pedestrian & Bicycle Access:** Bicycle racks will be consistent with the requirements of the Zoning Ordinance. Internal sidewalks will connect to the public sidewalk along Capcom Avenue.
- Physical Characteristics:** The site is fully wooded and will be cleared and graded prior to construction. There are eleven trees located outside of the 100' undisturbed buffer that meet the definition of a specimen tree per the Town of Wake Forest Zoning Ordinance. The applicant states that the site will have to be completely cleared, with the exception 100' buffer, to allow development and is not proposing to save any specimen trees. Regulations require that specimen trees removed from a site be replaced by one 3" caliper tree per 8" of DBH removed. The applicant is proposing to remove 242" of DBH and replacing it with thirty-one 3" caliper trees. A perennial feature begins in the southwest portion of this property. Plans show the required 50' Neuse River Riparian Buffer around this feature and it will remain undisturbed.

| | | |
|------------------------|--------------------|---------------------------------|
| Site Plan Data: | Name: | Crescent Park |
| | Engineer: | Development Consulting Services |
| | Proposed Use: | Office/Warehouse Park |
| | Site Area: | 5.08 acres |
| | Number of parcels: | 1 |
| | Parking Required: | 62 spaces |

1 space per 300 square feet of gross floor areas (applicant states that approximately 30% of building area will be office space – 41 spaces required)

1 space per employee at max shift (applicant states that 70% of building area will be warehouse)

| | |
|---------------------------|--|
| | space – 21 spaces required) |
| Parking Provided: | 68 spaces |
| Bicycle Racks Required: | 2 |
| Bicycle Racks Provided: | 2 |
| Building Area: | 5 buildings, 40,300 total square feet |
| Refuse Disposal: | Dumpster |
| Landscape: | Proposed development plan meets the revised landscape requirements of the Zoning Ordinance. |
| Buffers: | 8' street tree easement is provided along Capcom Avenue. A 100' undisturbed buffer was approved as part of the Capital Commerce Center subdivision and is located along the western property line. |
| Watercourse Buffer Areas: | A perennial feature begins in the southwest portion of this property. Plans show the required 50' Neuse River Riparian Buffer around this feature. |

ANALYSIS

The I, Industrial District is established as a district in which the principal use of the land is for industry and those uses which can be operated in a relatively clean and quiet manner and which are conducive in industrial development while not being a nuisance to adjacent residential or commercial district.

Any use is permitted in this district provided a special use permit has been issued. Uses which are seen as suitable for the proposed site and which benefit the Town economically are encouraged to locate within Wake Forest. Conflicting land uses are discouraged but if the proposed use is seen as following guidelines of the Land Development Plan, and thorough findings of fact has been provided, and sufficiency safeguards are provided, consideration will be given to the use. These uses shall in no way be detrimental to public health, safety, and welfare and shall cause little environmental disruption. The location of said industry shall not impose an undue burden on any utilities or services of the Town.

Any use or trade, though properly and safely operated with ordinary care, according to good and reasonable practice, causes noxious or offensive odors, gas, fumes, smoke, dust or vibration of noise which substantially interferes with other uses of properly permitted in the district.

The applicant is proposing an office/warehouse park at 214 Capcom Avenue. The proposed use is compatible with previously developed lots in the Capital Commerce Center subdivision.

Previously developed parcels in the Capcom subdivision provide internal connections to adjacent

properties. Because the parking area of the property to the east was not built to the property line, an internal connection to it would be unfeasible without the purchase of access easements; however, an internal connection to the property located to the west is provided.

The applicant has had an on-site stream determination conducted by the North Carolina Department of Water Quality (NC DWQ). NC DWQ determined that all features on the property were ephemeral except for the feature located in the southwest corner of the lot. The applicant is showing the required 50' Neuse River Riparian Buffer around the perennial feature.

All uses allowed in the I, Industrial District require the issuance of a Special Use permit. In order to grant a special-use permit, required findings of fact as contained in Article VIII., Section 2 of the Zoning Ordinance must be made. Staff offers the following findings of fact based on the submitted application and development plan for consideration:

- Finding 1: **The proposed use or development is located, designed, and proposed to be operated so as not to be detrimental to the public health, safety, and general welfare**, in that properly designed office/warehouse parks are not known to be detrimental to public health, safety and general welfare and all designs of site and building will be in accordance with all federal, state and local rules and regulations.
- Finding 2: **The proposed use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal and similar facilities**, in that the development is located in an area currently served by municipal protection services, with access to public water and sewer, and access to public streets. Waste disposal is handled by an on-site dumpster.
- Finding 3: **The proposed use will not substantially injure the value of adjoining or abutting property**, in that the proposed development is to be designed within the architectural context established in the area and is a consistent land use as those within the Capcom subdivision.
- Finding 4: **The proposed use will not cause undue traffic congestion or create a traffic hazard**, in that the traffic impacts of this office park will be minimal. Driveways are located so as to minimize conflicts on public roadways. Site is accessed by a drive off an existing public street which connects to a secondary-major thoroughfare.
- Finding 5: **The proposed use will not create undue noise, dust, and gasses**, in that the proposed use is designed to minimize the impact of dust and gasses. All vehicle access areas will be paved thus alleviating potential dust problems.
- Finding 6: **The proposed use, if developed accordingly to the plan submitted and approved, will be in harmony with the area in which it is located**, in that the

design and proposed land use is consistent with the context of the surrounding buildings and land uses.

Finding 7: **The proposed use or development conforms with the general plans for the physical development of the town**, in that the proposed development is consistent with the Land Development Plan, Land Use Management Plan and Transportation Plan.

Finding 8: **The proposed use or development meets all other rules and regulations within the zoning ordinance and all existing Town polices**, in that the proposed development is consistent with the applicable sections of the Zoning Ordinance and the Construction Plans, Sediment and Erosion Control Permits and Development Permits will further assure full compliance with the plans, ordinances and regulations of the Town of Wake Forest.

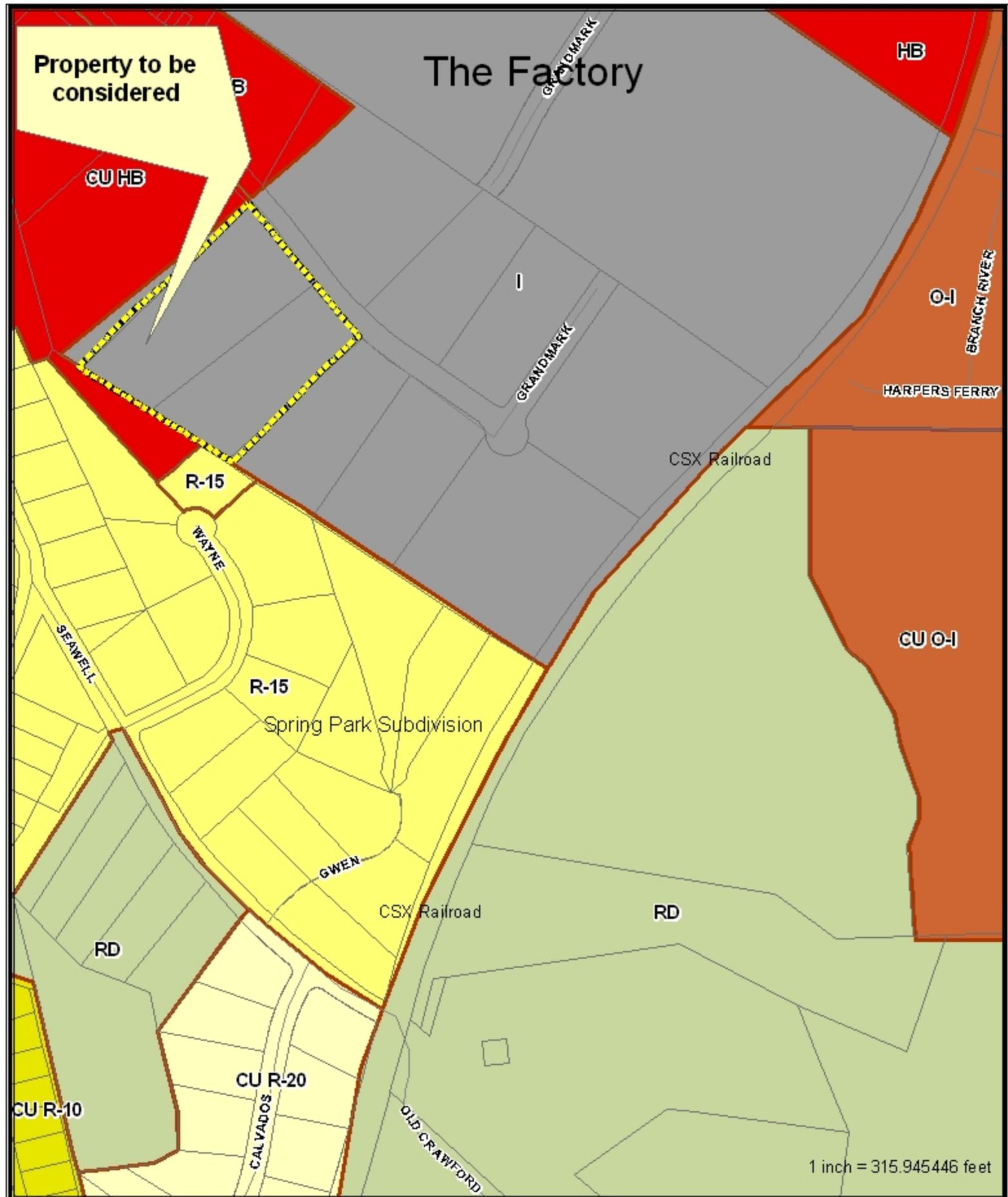
RECOMMENDATION

Staff recommends approval of the Special-Use Permit and the submitted development plan based on the findings of fact with the following condition:

- 1) Uses on the property shall be determined by the availability of parking on the site.

Attachments: - Zoning Map
- Special Use Permit Application
- Development Plan
- On-site determination for applicability to the Neuse River Riparian Area Protection Rules letter
- Requested list of uses

SU-09-02- Special Use Permit Review - Zoning and Location Map



STAFF REPORT

TO: Planning Board
DATE: March 24, 2009
CASE: RZ-09-01
PREPARED BY: Chad Sary, Assistant Planning Director

GENERAL INFORMATION

Applicant: James M. Poole, MD
11130 Capital Boulevard
Wake Forest, NC 27587
(919) 880-3679
poolejm@pol.net

Owner: Growing Child Associates, LLC
11130 Capital Boulevard
Wake Forest, NC 27587
(919) 880-3679
poolejm@pol.net

Requested Action: Rezone property to C.U. HB, Conditional Use Highway Business District (RCWPOD)

Existing Zoning: O-I, Office & Institutional District (RCWPOD)

Location: 11130 Capital Boulevard

Size: 2.496 acres

Tax Pin No.: 1830-61-6189

Existing Land Use: Growing Child Pediatrics (Medical Office)

Surrounding Land Use and Zoning:

- N** - Restaurant (Steak-N-Shake); I, Industrial District (Wake Pointe Shopping Center Out-parcel);
- S** - Automobile Sales (Crossroads Nissan); HB, Highway Business District & Industrial District;
- E** - Automobile Sales (Crossroads Nissan); I, Industrial District;
- W** - Capital Boulevard / Wakefield Offices; Commercial District (City of Raleigh)

Land Development Plan:

Broad Goals

- Commercial developments should be encouraged to broaden the economic base to provide employment and to ensure the adequate provision of goods and services to the growing population.

Land Use Management Plan:

Conceptual Objectives Plan: Highway Corridor

- Concentrate non-residential development along US-1.
- US-1, from the Neuse River to the Franklin County line, should be allowed to develop as a linear commercial/non-residential district. The major intersections within this area and the service road frontage are both generally suited for this purpose.

Zoning History: This property was originally zoned I, Industrial District in 1988 and was used as offices for the former Weavexx plant. The property was rezoned to O-I, Office & Institutional District in 2001.

Applicable Regulations: Zoning Ordinance, Land Development Plan, Land Use Management Plan, US-1 Corridor Plan.

US-1 Corridor Plan: Visibility Oriented-Focus Area / Pine Wood Edge Streetyard

Watershed: This property is located within the Richland Creek Watershed Overlay Protection District.

SPECIAL INFORMATION

Public Utilities: Municipal water and sewer is available to the property.

Public Services: The site is located in the Town's corporate limits, municipal protection services are available.

Transportation: The property has frontage on Capital Boulevard (US-1), a primary-major thoroughfare and has access via an existing shared driveway with Crossroads Nissan & Wake Pointe Shopping Center.

Physical Characteristics: A 8,700 square foot one-story medical office building and associated parking currently exists on site.

ANALYSIS

The request is to rezone the property to C.U. HB, Conditional Use Highway Business District. The purpose of the HB district is to provide offices, services and retail goods on the major radial highways into town. The regulations for the district are intended to provide ample parking, controlled traffic movement and suitable landscaping as well as to prevent strip commercial development.

This request is consistent with the recommendations of the Land Development Plan and Land Use Management Plan. The property is located on Capital Boulevard (US-1) within the Highway Corridor as designated on the Land Use Management Plan where commercial zoning is encouraged. In addition, this property is in close proximity to existing commercially zoned properties and land uses.

The site is located within the US-1 Corridor and Richland Creek Watershed Protection Overlay Districts which will require any future development plans to be consistent with these regulations and reviewed by the Planning Board and Board of Commissioners.

RECOMMENDATION

Staff recommends approval of the request to rezone the property to C.U. HB, Highway Business District (RCWPOD) subject to the following condition(s);

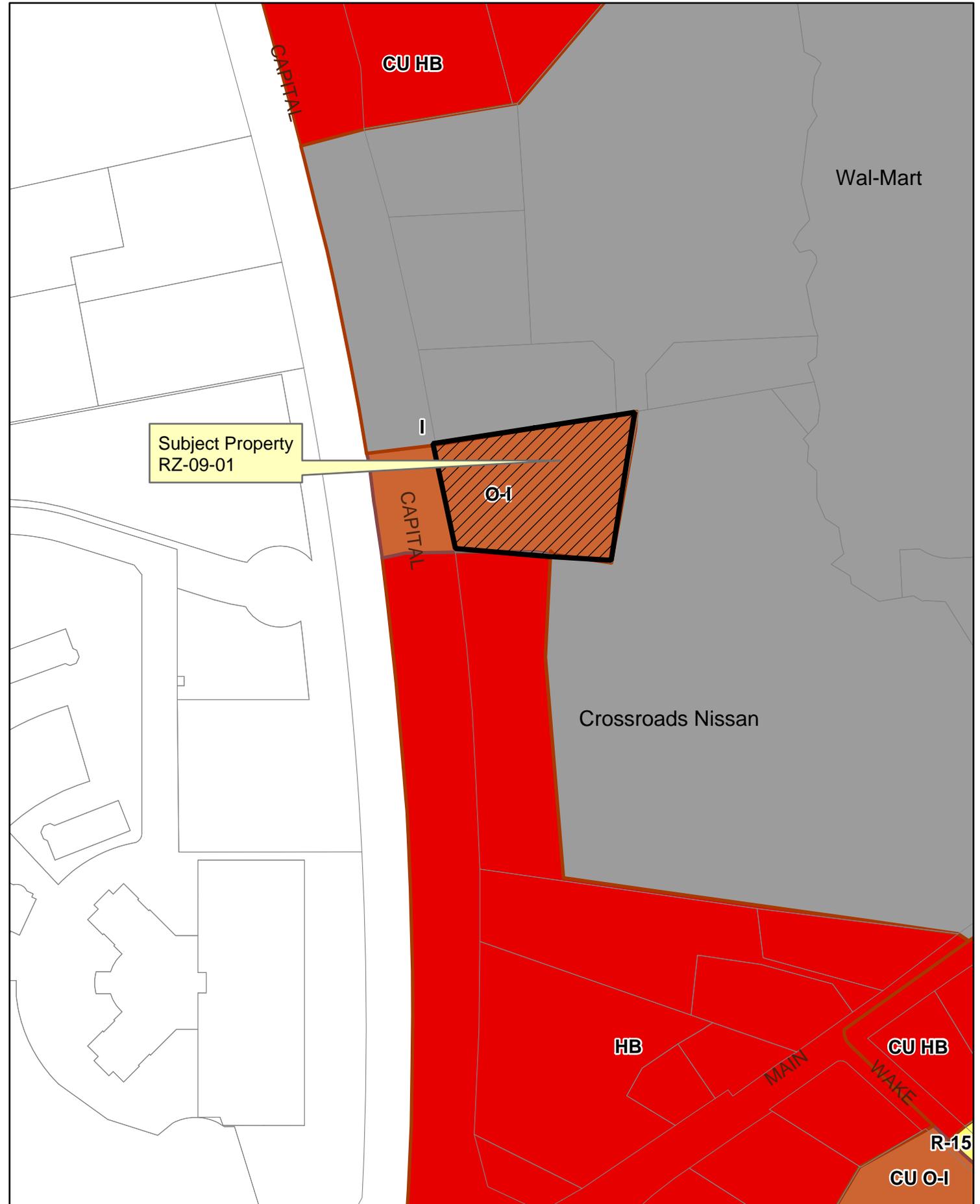
1. Allowed uses: All permitted uses in the Highway Business District except gasoline sales, dog kennels, and self service storage facilities.

Attachments:

- Zoning Map
- Survey of Subject Property

Case No. RZ-09-01 - Zoning Map

Rezoning request from James M. Poole to rezone 2.496 acres located at 11130 Capital Boulevard from O-I to C.U. HB.



TO: GRANITE COMMERCIAL SOUTH, LLC. (NAME OF LENDER, IF KNOWN), (NAME OF TITLE INSURANCE COMPANY, IF KNOWN), (NAME OF OTHERS AS INSTRUCTED BY CLIENT):

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES:

THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

DATE: _____ (SIGNED) _____ (SEAL)

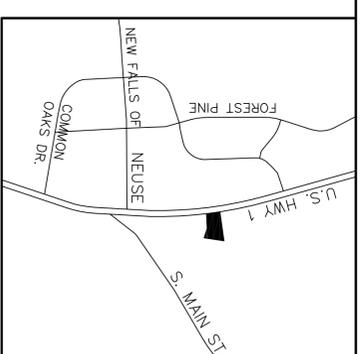
PROFESSIONAL LAND SURVEYOR L-3794

| CURVE | LENGTH | RADIUS | CHORD | CHORD BEARING |
|-------|---------|-----------|---------|---------------|
| C-1 | 242.94' | 18813.90' | 242.93' | N 08°36'38" W |

JOHN D. SWEET, N/F
SHEET LAURENCE A ROSS
D.B. 12468, PG. 5116
B.M. 2004, PG. 1843
P.I.# 1830.04-61-5398

N/F
AARON RENTS, INC.
D.B. 12516, PG. 2030
B.M. 2004, PG. 1843
P.I.# 1830.04-71-0442

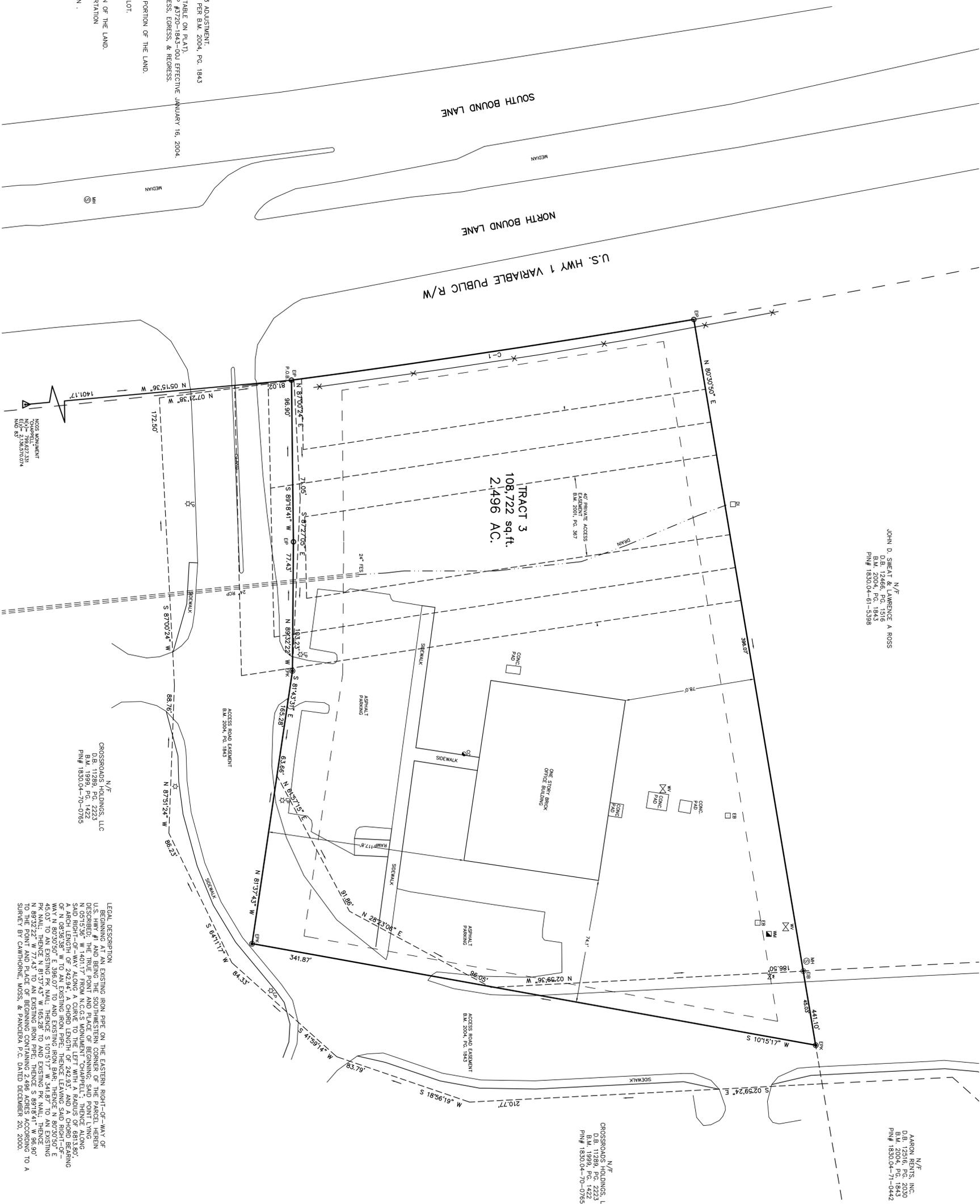
N/F
GROSSROADS HOLDINGS, LLC
D.B. 11289, PG. 2223
B.M. 1999, PG. 1422
P.I.# 1830.04-70-0785



- LEGEND:**
- EP - EXISTING IRON PIPE
 - EPK - EXISTING PK NAIL
 - EB - EXISTING IRON BAR
 - EW - EXISTING WIRE SET
 - EWK - EXISTING WIRE SET
 - CATV - CABLE TV BOX
 - EB - ELECTRIC BOX
 - TEL - TELEPHONE PEDESTAL
 - OH - OVERHEAD LINE
 - LP - LIGHT POLE
 - WM - WATER METER
 - WM - WATER METER
 - CO - SEWER CLEAN-OUT
 - CO - SEWER MANHOLE
 - MH - SEWER MANHOLE
 - P.O.B. - POINT OF BEGINNING

OFFICE & INSTITUTION ZONING TABLE

- MINIMUM LOT AREA 5,000 SQ. FT.
- MINIMUM MEANT LOT WIDTH 50 FT.
- MINIMUM FRONT SETBACK 30 FT.
- MINIMUM SIDE SETBACK 20 FT.
- MINIMUM REAR SETBACK 20 FT.
- MINIMUM FRONT YARD SETBACK 20 FT.
- MINIMUM SIDE YARD SETBACK 20 FT.
- MINIMUM REAR YARD SETBACK 20 FT.
- MINIMUM FRONT SETBACK 20 FT.
- MINIMUM SIDE SETBACK 20 FT.
- MINIMUM REAR SETBACK 20 FT.
- MINIMUM FRONT YARD SETBACK 20 FT.
- MINIMUM SIDE YARD SETBACK 20 FT.
- MINIMUM REAR YARD SETBACK 20 FT.
- 2) SITES GREATER THAN TWO (2) AGRES - 70 FT. RIGHT-OF-WAY.



- NOTES**
- 1) BASIS OF BEARINGS IS NORTH CAROLINA GEODETIC SURVEY NAD 83 ADJUSTMENT.
 - 2) LEGAL ACCESS TO THIS PROPERTY IS BY ACCESS ROAD EASEMENT PER B.M. 2004, PG. 1843.
 - 3) CURRENT ZONING IS O-1 (OFFICE AND INSTITUTION DISTRICT) (SEE TABLE ON PLAT).
 - 4) THIS PROPERTY IS NOT LOCATED IN A FEMA FLOOD ZONE PER MAP #3720-1843-001 EFFECTIVE JANUARY 16, 2004.
 - 5) EXCEPTION 1 A NON-EXCLUSIVE EASEMENT 40' IN WIDTH FOR INGRESS, EGRESS & REGRESS.
D.B. 9005, PG. 2694
B.M. 2001, PG. 368
 - 6) EXCEPTION 2 OPEN EASEMENT 30' WIDE CROSSING THE NORTHERN PORTION OF THE LAND.
(EXCLUDED FROM THE SURVEY ENVELOPE WITHIN INTERIOR OF LOT)
D.B. 2001, PG. 368
 - 7) EXCEPTION 3 OPEN EASEMENT ENVELOPE WITHIN INTERIOR OF LOT.
B.M. 2001, PG. 368
 - 8) EXCEPTION 4 TRANSFORMERS LOCATED ON THE NORTHERN PORTION OF THE LAND.
D.B. 2504, PG. 164 & 166
 - 9) EXCEPTION 5 EASEMENT(S) IN FAVOR OF THE BOARD OF TRANSPORTATION.
D.B. 8426, PG. 2481
 - 10) EXCEPTION 6 EASEMENT(S) IN FAVOR OF POWERWARE CORPORATION.
D.B. 1973, PG. 333
D.B. 2001, PG. 368

GROSSROADS HOLDINGS, LLC
N/F
D.B. 11289, PG. 2223
B.M. 1999, PG. 1422
P.I.# 1830.04-70-0785

LEGAL DESCRIPTION
EXISTING IRON PIPE ON THE EASTERN RIGHT-OF-WAY OF U.S. HWY #1 AND BEING THE SOUTHWESTERN CORNER OF THE PARCEL, HEREIN DESCRIBED; THE TRUE POINT AND PLACE OF BEGINNING; SAID POINT LYING N 08°15'36" W 1401.17' FROM N.C.G.S. MONUMENT CHAPPELL 3; THENCE ALONG A CHORD LENGTH OF 242.94', A CHORD LENGTH OF 222.33', AND A CHORD BEARING OF N 08°36'38" W TO AN EXISTING IRON PIPE; THENCE LEAVING SAID RIGHT-OF-WAY N 80°30'50" E 398.07' TO AND EXISTING IRON BAR; THENCE N 80°30'50" E 172.50' TO AN EXISTING IRON PIPE; THENCE N 81°37'43" W 96.90' TO AN EXISTING IRON PIPE; THENCE S 89°18'41" W 96.90' TO THE POINT AND PLACE OF BEGINNING CONTAINING 2.496 ACRES ACCORDING TO A SURVEY BY CAWTHORNE, MOSS, & PANCIERA P.C. DATED DECEMBER 20, 2000.

ALTA/ACSM LAND TITLE SURVEY FOR
GRANITE COMMERCIAL SOUTH, LLC.
TRACT 3 HUYSK CORPORATION PROPERTY
OWNER: THE GROWING CHILD ASSOCIATES, LLC.
REF: D.B. 9005, PG. 2702
REF: B.M. 2001, PG. 368
TOWN OF WAKE FOREST
WAKE COUNTY, NORTH CAROLINA



OCTOBER 4, 2007
ZONED O & I
PIN #1830.04-61-6189

STAFF REPORT

TO: Planning Board
DATE: March 24, 2009
CASE: Site Plan Review: Verizon Wireless Retail Store
PREPARED BY: Charlie Yokley, Planner

GENERAL INFORMATION

Applicant: Concord Properties, LLC
1338 Harding Place Suite 100
Charlotte NC 28204
(704) 405-9400
jirvin@cp-nc.com

Property Owner: Lowes Home Centers Inc
PO Box 1111
North Wilkesboro NC 28656
(336) 233-5497

Requested Action: Review and approval of development plan for Verizon Wireless Retail Store.

Tax Pin No(s): 1830-68-3085

Location: Intersection of Galaxy Drive and Lowes Avenue

Size: 1.24 acres

Existing Zoning: C.U. HB, Conditional Use Highway Business District, RCWPOD, Richland Creek Watershed Protection Overlay District.

Proposed Land Use: Retail Sales

Existing Land Use: Undeveloped

Surrounding Land Use & Zoning:

- N - Undeveloped; C.U. HB, Conditional Use Highway Business
- S - Lowes Home Improvement; HB, Highway Business
- E - Lowes Home Improvement; C.U. HB, Conditional Use Highway Business
- W - Galaxy Drive/US-1

Zoning History: This property was rezoned to C.U. HB, Conditional Use Highway Business in the 1980's with the condition that all site plans be

brought to the Planning Board and Board of Commissioners for review and approval. The proposed location is not a current lot of record and a subdivision would have to be approved prior to the approval of construction plans.

Applicable Regulations: Zoning Ordinance, US-1 Corridor Plan

SPECIAL INFORMATION

Physical Characteristics: The site was cleared as part of the Lowes Home Improvement development. There are no streams, wetlands, or other environmental features located on the property. The site is steeply sloped and drops sharply from Galaxy Drive to Lowes Avenue.

Public Utilities: Water and sewer services are available.

Public Services: Municipal services will be provided. The property is located within the town limits.

Transportation: Access is provided via a full movement driveway off of Galaxy Drive, a commercial collector street. Development of this property will require dedication of right-of-way to get to the required 70' right-of-way width for Galaxy Drive. The applicant will be constructing their portion of a 41' back-to-back street section, with curb and gutter and a 5' sidewalk, for Galaxy Drive. The applicant is constructing a 5' sidewalk on their side of Lowes Avenue. Wakecenter Drive is a private street; an access easement will have to be recorded to guarantee this development access to proposed dumpster. Internal sidewalks are proposed to connect with the public sidewalk along Galaxy Drive.

Pedestrian & Bicycle Access: Bicycle racks will be consistent with the requirements of the Zoning Ordinance. Internal sidewalks will connect to the public sidewalk along Galaxy Drive. The applicant is constructing a 5' sidewalk along Lowes Avenue.

US-1 Corridor Plan: Pine Woods Edge Streetyard – Visibility Oriented Focus Area.

| | | |
|------------------------|-------------------|-------------------------|
| Site Plan Data: | Name: | Verizon Wireless Retail |
| | Lot size: | 1.24 acres |
| | Building Size: | 4,500 square feet |
| | Building Height: | 24' |
| | Parking Required: | 23 spaces |
| | Parking Provided: | 42 spaces |

| | |
|------------------------------|--|
| Landscaping: | Plan meets the requirements of the revised landscape regulations. |
| Buffers: | A 25' streetyard is provided along Galaxy Drive per the US-1 Corridor Plan for properties located along US-1 with a service road. A 30' streetyard buffer is shown along Lowes Avenue. No perennial or intermittent streams, wetlands, or other features requiring buffers are located on this property. |
| Impervious Surface Maximum: | 70% (as specified in the Richland Creek Watershed Protection Overlay District.) |
| Impervious Surface Proposed: | 31% |

ANALYSIS

According to Article IV Section 13 of the Zoning Ordinance, development plans will be analyzed in accordance with all applicable design standards and any or all of the following:

- That each development plan be assessed on how it affects the health, safety, and morals of the community.
- The effect all other policies and plans have on the proposed development plan.
- All requirements of the zoning ordinance shall be met.
- Safe conditions for motorists and pedestrians shall be provided.
- Adequate buffers be provided where zoning classifications adjacent to one another are significantly different or where adjoining uses are competing, either by nature of the use or intensity of the uses(s).
- Specific parking details shall be provided.

The Board of Commissioners may refuse to approve a development plan on the grounds that it fails to fully comply with any specific requirement of this Article or that it fails to adequately protect residentially zoned property, or property in residential use, or that it fails to provide safe conditions for pedestrians and motorists.

The proposed Verizon Wireless Retail Store is located in the Conditional Use Highway Business District. Retail Sales are a permitted use in the Highway Business Zoning District. This property is also located in the Richland Creek Watershed Protection Overlay district. This overlay limits impervious surface and requires buffers around environmentally sensitive drainage features. This property does not contain any features which require regulatory buffers and the proposed development plan meets the impervious surface requirements of the Richland Creek Watershed Protection Overlay District.

RECOMMENDATION

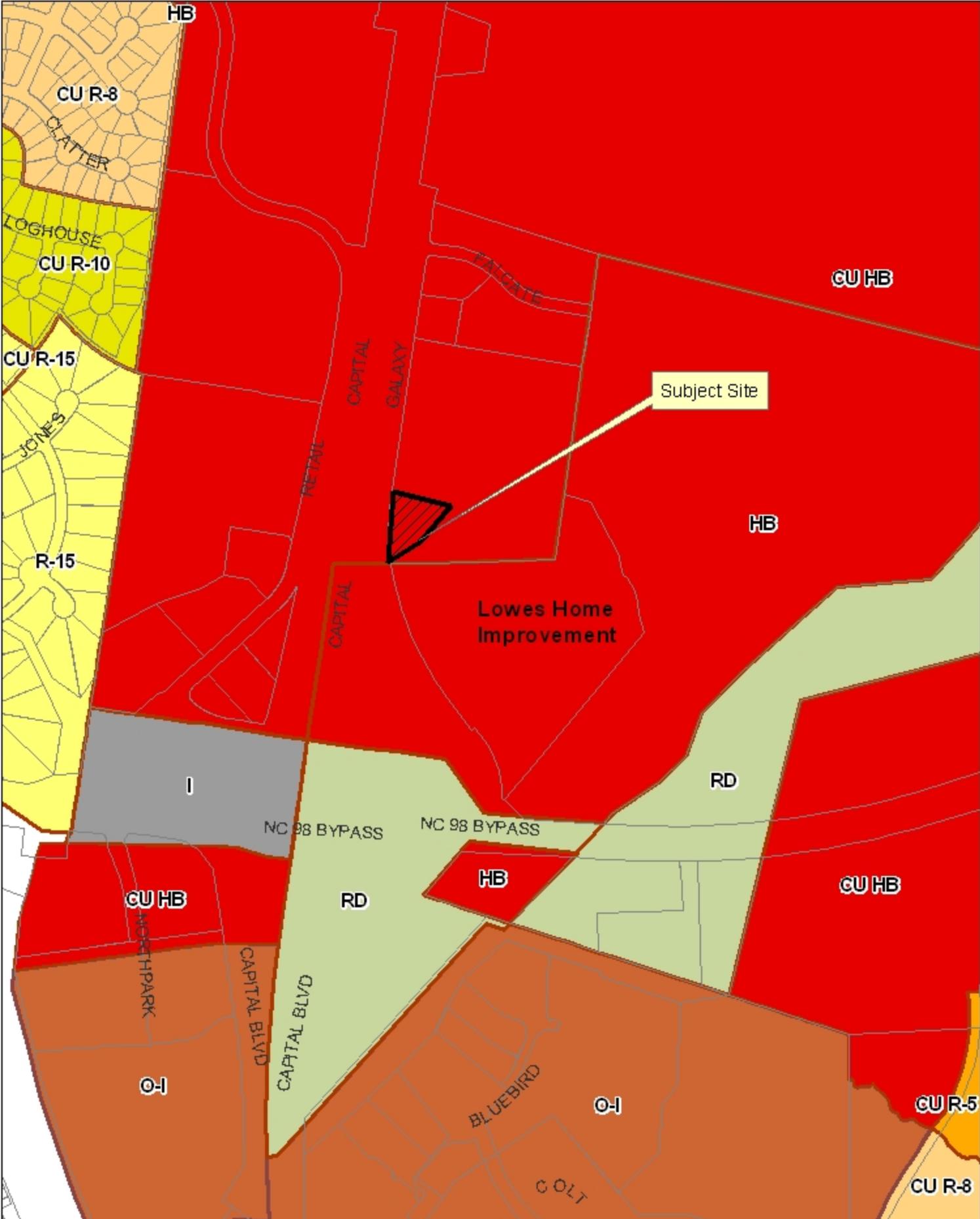
Planning Staff recommends approval of the development plan for the Verizon Wireless Retail Store with the following condition:

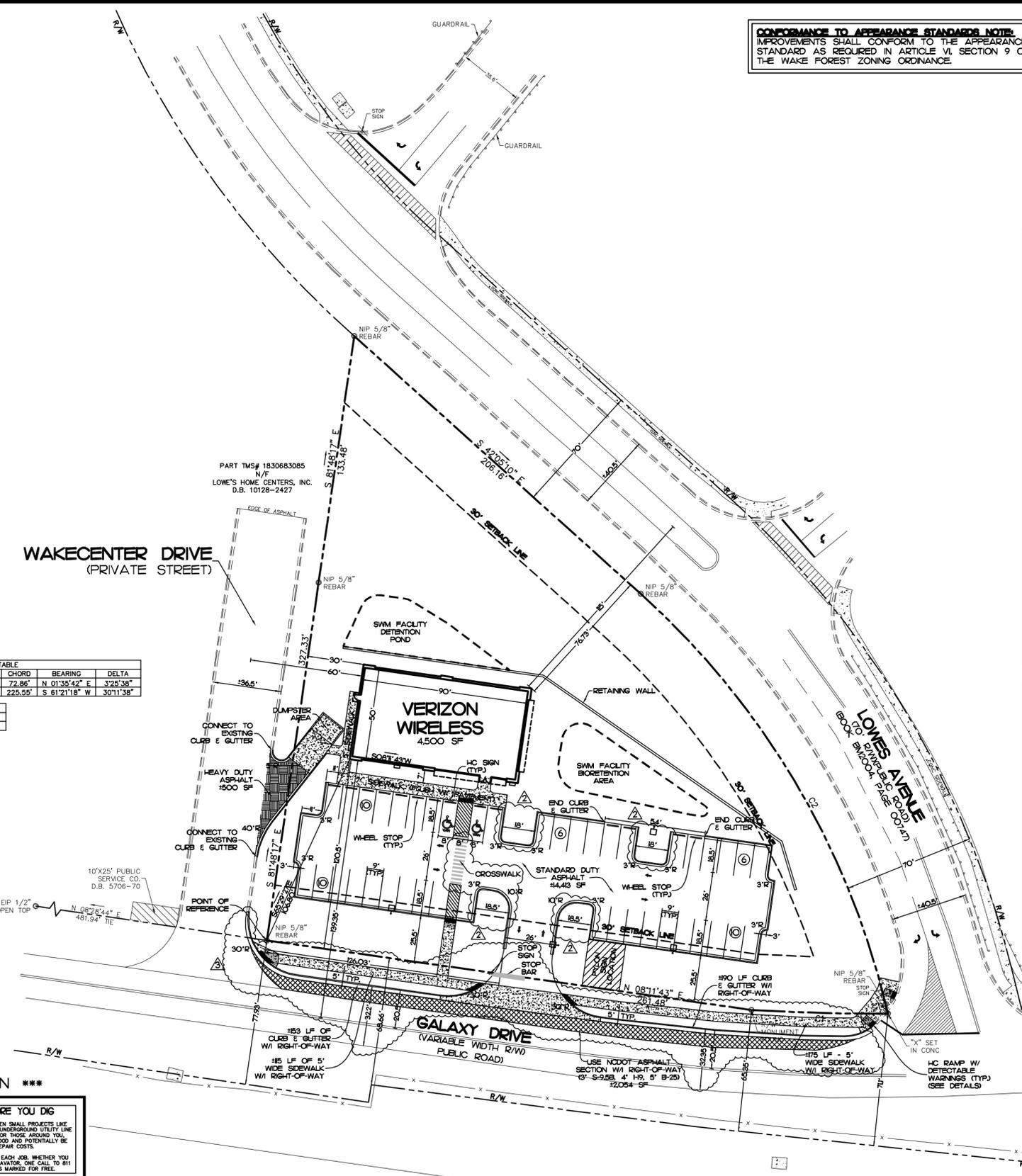
1. Upon subdivision of lot, a joint access easement shall be recorded over the existing private drive.

Attachments:

- Application
- Zoning Map
- Site Plan

Development Plan Review - Verizon Wireless Retail Store Zoning & Location Map

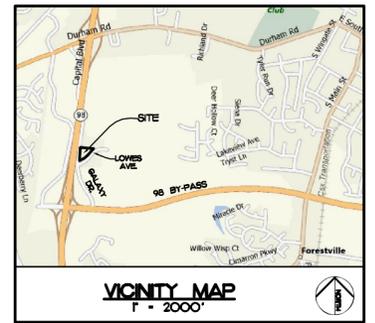




CONFORMANCE TO APPEARANCE STANDARDS NOTE:
 IMPROVEMENTS SHALL CONFORM TO THE APPEARANCE STANDARD AS REQUIRED IN ARTICLE VI, SECTION 9 OF THE WAKE FOREST ZONING ORDINANCE.

RECOMMENDED FOR APPROVAL BY THE WAKE FOREST PLANNING BOARD
 DATE _____

RECOMMENDED FOR APPROVAL BY THE WAKE FOREST BOARD OF COMMISSIONERS
 DATE _____



| DATE | REVISION DESCRIPTION |
|---------|----------------------|
| 3-12-09 | TOWN COMMENTS |
| 3-23-09 | TOWN COMMENTS |
| 3-25-09 | TOWN COMMENTS |

| CURVE TABLE | | | | | | |
|-------------|----------|---------|---------|---------|---------------|-----------|
| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
| C1 | 1218.26' | 72.87' | 36.45' | 72.86' | N 01°35'42" E | 3°25'38" |
| C2 | 433.00' | 228.16' | 116.81' | 225.55' | S 61°21'18" W | 30°11'38" |

| LINE TABLE | |
|------------|---------------|
| LINE | BEARING |
| L1 | S 76°27'06" W |

GENERAL NOTES:

- PERSONS USING THIS DRAWING SHOULD CONTACT LOCAL UTILITY COMPANIES FOR EXACT LOCATIONS OF UNDERGROUND UTILITIES.
- ALL DIMENSIONS ARE TO FACE OF CURB, WHEN CURBS ARE USED.
- PAINT ALL CONCRETE LIGHT POLE BASES TRAFFIC YELLOW THAT ARE IN PAVED AREAS. PAINT ALL BASES A COLOR TO MATCH LIGHT STANDARD WHEN POSITIONED BEHIND CONCRETE CURBS OR IN GRASSED AREAS. ALL EXTERIOR LIGHTING FIXTURES SHALL BE FULLY SHIELDED SO THAT LIGHT WILL NOT SHINE ABOVE A HORIZONTAL LEVEL.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF CARE ENTERPRISES TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON, OR NEAR THE CONSTRUCTION SITE. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS, AND TRAFFIC CONTROL DEVICES WHERE REQUIRED DURING CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REGULATIONS AND SAFETY REQUIREMENTS.
- THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS, LOCATIONS OF UTILITY ENTRANCE/EXIT POINTS, ROOF DRAINS, ETC.
- WORK SHALL MEET OR EXCEED ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AS WELL AS REQUIREMENTS OF CONCORD PROPERTIES, LLC.

SURVEY NOTES:

BOUNDARY & TOPOGRAPHIC INFORMATION OBTAINED FROM SURVEY BY FREELAND & ASSOCIATES, INC. DATED 11-6-2008.

CONTOUR INTERVAL IS ONE (1) FOOT.

BASIS OF BEARINGS: NC GRID BASED ON REFERENCE PLAT DESCRIBED IN NOTE #4 OF SURVEY; ELEVATIONS BASED ON FINISHED FLOOR OF LOWES BUILDING FROM ENGINEERING PLANS ELEV. 292.00'

THE UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM PLANS PROVIDED BY THE UTILITY COMPANIES AND HAVE NOT BEEN FIELD MARKED BY LOCATOR SERVICES NOR FIELD VERIFIED BY THE SURVEYOR OTHER THAN VISUAL APPARATUS SUCH AS VALVES AND METERS. CONTRACTOR SHALL CALL LOCATOR SERVICE FOR VERIFICATION PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN) PER WAKE COUNTY FIRM COMMUNITY PANEL NO. 372083000J DATED MAY 2, 2006.

SITE NOTES:

OWNER/ DEVELOPER: CONCORD PROPERTIES
 1338 HARDING PLACE, SUITE 100
 CHARLOTTE, NORTH CAROLINA 28204
 TEL: (704) 405-9400
 CONTACT: JEFF IRVIN

ENGINEER: FREELAND AND KAUFFMAN, INC.
 209 WEST STONE AVENUE
 GREENVILLE, SOUTH CAROLINA 29609
 TEL: (864) 233-5497
 CONTACT: CHARLES GARCIA

CURRENT ZONING: HB - CU (HIGHWAY BUSINESS)
 US 1 CORRIDOR OVERLAY

WATERSHED: RICHLAND CREEK

LAND USE: COMMERCIAL (RETAIL)

TAX MAP: 1830683085

ADDRESS: GALAXY DRIVE

TOTAL TRACT CONTAINS: ±67,374 SF (±155 AC)

PROPOSED BUILDING AREA: 4,500 SF

PARKING REQUIRED:
 1 SP / 200 SF x 4,500 SF = 23 SPACES

PARKING PROVIDED:
 REGULAR (9'x18.5') 40 SPACES
 HANDICAP (8'x18.5' & 8' AISLE) 2 SPACES
 TOTAL 42 SPACES

BUILDING SETBACKS:
 FRONT - 30'
 SIDE - 10'
 REAR - 30'

BUILDING HEIGHT: 24' (1 STORY)

IMPERVIOUS AREA: ±2,164 SF (3%)

OPEN/UNDEVELOPED/LANDSCAPE AREA: ±46,210 SF (69%)

DISTURBED AREA: ±146 ACRES

LEGEND

| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|------------------------|
| | ☐ | HANDICAP PARKING SPACE |
| | — | CONCRETE CURB & GUTTER |
| | + | SIGN |
| | □ | SITE LIGHTING |
| | ○ | PARKING SPACES PER ROW |
| | ▨ | CONCRETE PAVEMENT |
| | ▩ | STANDARD DUTY ASPHALT |
| | ▧ | HEAVY DUTY ASPHALT |
| | ▦ | NC DOT ASPHALT |

***** CAUTION *****

ALWAYS CALL 811 BEFORE YOU DIG

EVERY DIGGING JOB REQUIRES A CALL - EVEN SMALL PROJECTS LIKE PLANTING TREES OR SHRUBS. IF YOU HIT AN UNDERGROUND UTILITY LINE WHILE DIGGING, YOU CAN HARM YOURSELF OR THOSE AROUND YOU. DEERBY SERVICE TO AN ENTIRE NEIGHBORHOOD AND POTENTIALLY BE RESPONSIBLE FOR FINES AND REPAIR COSTS.

SMART DIGGING MEANS CALLING 811 BEFORE EACH JOB. WHETHER YOU ARE A HOMEOWNER OR A PROFESSIONAL EXCAVATOR, ONE CALL TO 811 GETS YOUR UNDERGROUND UTILITY LINES MARKED FOR FREE.

***** CAUTION *****

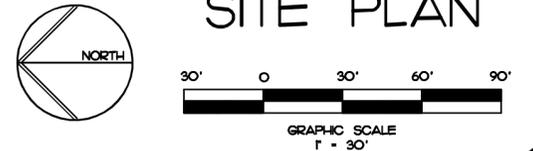
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA SHOWN IN SERVICE OF ADJACENT. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH THE SURVEYOR HAS MADE EVERY EFFORT TO LOCATE THE UTILITIES AS ACCURATELY AS POSSIBLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

FREELAND and KAUFFMAN, INC.
 Engineers & Landscape Architects
 209 West Stone Avenue
 Greenville, South Carolina 29609
 PHONE: 864-233-5497
 FAX: 864-233-5915

WAKE FOREST, NC
 Concord Properties
 Attn: Jeff Irvin
 1338 Harding Place, Suite 100
 Charlotte, North Carolina 28204
 704-405-9400

DRAWN BY: TL
 CHECKED BY: CG
 DATE: 3/23/09
 SCALE: NTS
 SHEET

C-2



CAPITAL BOULEVARD (U.S. HIGHWAY #1)
 (VARIABLE WIDTH R/W/PUBLIC ROAD)