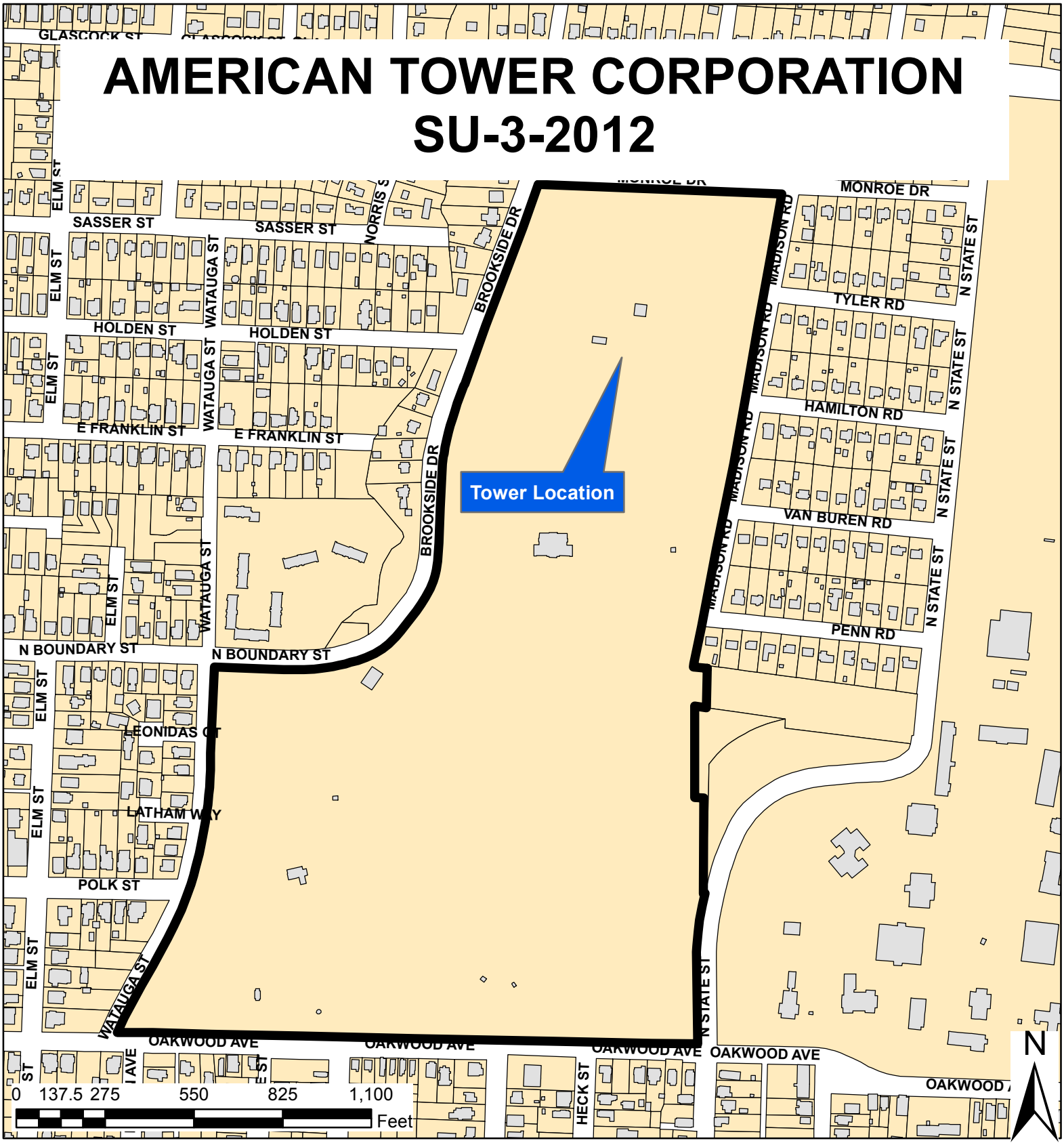
AMERICAN TOWER CORPORATION
SU-3-2012



Zoning:	**R-10**	Number of Lots:	**0**
CAC:		Planner:	**Eric Hodge**
Drainage Basin:		Phone:	**(919) 996-2639**
Acreage:	**71.49**	Applicant Contact:	**M. Gray Styers, Jr.**
		Phone:	**(919) 600-6270**

City of Raleigh, NC
Development Plans Review Center
P. O. Box 590, Raleigh, N. C. 27602
Telephone: (919) 516-2626 FAX: (919) 516-2684
www.raleighnc.gov

SPECIAL USE PERMIT APPLICATION

FOR PUBLIC HEARING AND APPROVAL BY THE CITY COUNCIL

Section A.

SUBMITTAL CHECKLIST

AT THE TIME YOU SUBMIT YOU MUST VERIFY WITH A DEVELOPMENT PLANS REVIEW CENTER STAFF MEMBER THE PARCEL OR PARCELS THAT ARE THE SUBJECT OF YOUR PLAN, AND THE STAFF MEMBER WILL CHECK YOUR APPLICATION MATERIALS FOR COMPLETION.

THIS IS AN IMPORTANT STEP THAT WILL ENSURE THAT YOUR PLAN CAN BE REVIEWED AND APPROVED IN THE MINIMUM TIME POSSIBLE, SO PLEASE PLAN ON SPENDING A FEW MINUTES WITH US AT THE TIME YOU SUBMIT. PLEASE DO NOT SIMPLY LEAVE YOUR APPLICATION MATERIALS ON THE DESK.

PLEASE CALL AHEAD FOR AN APPOINTMENT IF YOU WISH THE MOST PROMPT SERVICE WHEN YOU ARRIVE.

PLEASE INCLUDE ALL OF THE FOLLOWING (CHECK OFF). If any information is missing from the application package, you will be asked to complete the application and re-submit the petition, so please check the list below carefully before you submit:

[X] $206 FILING FEE. Checks may be made out to the City of Raleigh. Payments may be made by cash or by check, but not by credit cards.

[X] **THREE ORIGINALS OF THIS APPLICATION FORM** completed (Section B), signed by the property and notarized.

[X] **THREE COPIES OF PROPOSED PLANS.** Maximum sheet size shall be 30" x 42". Plans must be to engineering scale (1" = 20', 1" =100', etc.). Preliminary plans do not need an engineer's, surveyor's or landscape architect's seal. Information shown on the plan should relate to the findings that must be made by the City Council to grant this special use request. See Section 10-2145 or applicable parts of Chapter 12 of the Raleigh City Code for specific findings the Council is to make for this special use. (1) 24" X 36" and (12) 11" X 17" plans are being submitted herewith.

[X] *NEW !* **A DIGITAL COPY OF ONLY THE PLAN LAYOUT AND ELEVATIONS.**
The purpose of this image is to illustrate the basic character of the preliminary plan. It should contain only such basic information as: building outline, landscaping, parking and drives, stormwater facilities, lot boundary. The digital image should be provided in the form of pdf on a CD or 3 ½" floppy disk. If the plan was not digitally created, provide an 8 ½" x 11" reduction of the plan. CD Enclosed.

PROCEDURE FOR HEARING AND APPROVAL OF A SPECIAL USE PERMIT BY CITY COUNCIL:

It is very important that this application be complete, the adjacent property owners list be accurate, and the signature of the property owner be notarized! A special use hearing is a quasi-judicial proceeding, and the special use permit may be invalidated if any information is inaccurate or incomplete.

If a preliminary site plan is submitted for approval along with this special use request, both plans will be forwarded to City Council approx. 6 weeks from submittal. If only the special use permit is being requested the case will be heard by City Council approx. 4 weeks from submittal.

You, or your representative must be present at the hearing to present the case for issuance of the special use permit. You will be notified as to the time and place of the proceeding. City staff will provide a written draft set of findings for the Council to consider. A coordinating planner will contact you and will provide a draft of the special use findings for you prior to the hearing.

Section B.

SUMMARY INFORMATION - (SHOW ON PLAN)

DEVELOPMENT NAME: American Tower Corporation - Oakwood Park, NC; Site No. 277999
LOCATION: 910 Brookside Drive, Raleigh, NC 27601

SHOW WAKE COUNTY PROPERTY IDENTIFICATION NUMBER(S) ON PLAN. SUBMIT PIN MAP. SEE SUBMITTAL CHECKLIST ON FRONT PAGE. 1714-11-0503.

ZONING DISTRICT: R-10 **TOTAL SITE ACRES:** 71.49; Leased Area: 40' X 80'

SPECIAL USE PERMIT REQUESTED:

- ☒ Telecommunication tower in a residential district.
- ☐ Correctional / Penal facility.
- ☐ Additional Density in O&I, TC, SC Districts.
- ☐ Outdoor Stadium (more than 250 seats).
- ☐ Amplified Music (indoor / outdoor) (Code section 12-2120)
- ☐ Parking facility in a residential district.
- ☐ Recreation use (membership) in primary watershed
- ☐ Recreation use (government) or camp (non-profit) in Primary watershed

OWNER:
NAME: Raleigh Cemetery Association; 701 Oakwood Drive, Raleigh, NC 27601-1161; Contact: Robin Simonton
TELEPHONE NO.: 919/832-6077; FAX NO.: : E-MAIL ADDRESS:

DEVELOPER:
NAME: American Tower Corporation; 400 Regency Forest Drive; Cary, NC 27518; Contact Jill House
TELEPHONE NO.: 919/466-5163; FAX NO.: : E-MAIL ADDRESS: Jill.House@americantower.com

PERSON TO CONTACT REGARDING STAFF COMMENTS OR QUESTIONS ABOUT THE PLANS:

NAME(S): M. Gray Styers, Jr.
ADDRESS: 1101 Haynes Street, Suite 101-C; Raleigh, NC 27604
TELEPHONE: 919/600-6273 FAX: 919/600-6290
E-MAIL ADDRESS: GStyers@StyersKemerait.com

THE OWNERSHIP OF THIS PROPERTY IS EVIDENCED BY DEED FROM: Artic Corp 2-25-1896 (See Attached)
AND RECORDED IN THE WAKE COUNTY REGISTRY, BOOK 30 **PAGE** 581

OWNER'S SIGNATURE:

I hereby certify that the information contained herein is true and complete; and I understand that if any item is found to be otherwise after evidentiary hearing before the City Council, that the action of the Council may be invalidated.

Date: 8/3/12 Signed: _____
Thad Woodard, Board Chairman

STATE OF NC
COUNTY OF Wake

I, a Notary Public, do hereby certify that Thad Woodard *personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the* 3 *day of* Aug, 2012. *My commission expires:* 4/18/2017

Signed: _____

ROBIN A BIMONTON NOTARY MY COMMISSION EXPIRES 4/18/2017 PUBLIC DURHAM COUNTY, NC SEAL

PARTY WITH LEASEHOLD INTEREST - SIGNATURE:

I hereby certify that the information contained herein is true and complete; and I understand that if any item is found to be otherwise after evidentiary hearing before the City Council, that the action of the Council may be invalidated.

*Date:*_____ *Signed:*_____
Diane Sauer, Director - City of Raleigh Parks and Recreation

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, a Notary Public, do hereby certify that Diane Sauer personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

This the ____ day of August, 2012.

_____ *SEAL*

*My Commission Expires:*_____

EXECUTED IN COUNTERPART SIGNATURES

Section C.

APPLICANT'S STATEMENT

The zoning ordinance imposes the following SPECIFIC REQUIREMENTS before a special use permit may be issued. Please address each of the specific requirements noted in Section 10-2145 of the Raleigh Cite Code, in the area below as it relates to your request. The Development Plans Review Center staff can assist in listing the specific requirements. The applicant should be prepared to demonstrate that, if the land is used in a manner consistent with the plans, specifications and other information presented to City Council, the proposed use will comply with each of the following specific requirements (You may attach additional sheets if necessary):

Please see attached Project Narrative