



WAKE COUNTY  
Planning Department

Wake County

NOV 16 2009

Planning Department  
1015 S. McDowell St.

(SV-01-09)

Phone 919 856 6335  
Fax 919 856 6216

Zoning and Subdivision  
136 Fayetteville Street  
PO Box 550 • WCOB Suite 101 • 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: Applicant requests variance to construct a 100' extension of Nether Ridge Road to access lot #1 referenced on attached plat. The request also includes an exception that the road extension be constructed to private road specifications.

**Property**

Parcel Identification Number (PIN): 1767649230

Address: 0 Mitchell Mill Rd, Zebulon NC 27597-0000

Total site area in square feet and acres: 148.80 acres ~~square feet~~ acres

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

AGR-FARM

List Conditions of any Conditional Use Zoning Districts: none known

Current land use(s): AGR-FARM

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

Name: CFJ Farms of Wake County LLC

Address: 7429 Fowler Road

City: Zebulon State: NC Zip Code: 27597

E-mail Address: diana.jones@nc.farm.com Fax: 1-866-255-8074

Property Owner's Telephone Number: 919-556-5966

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

Name: Williams-Pearce & Assoc. (Clyde Pearce)

Address: P.O. Box 892

City: Zebulon State: NC Zip Code: 27597

E-mail Address: ctp@wpsurvey.com Fax: 919-269-4354

Applicant's Telephone Number: 919-269-9605 Relationship to Owner: Surveyor

**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 applicant is a Family LLC that owns the farm located at the end of Nether Ridge Road off of Mitchell Mill Rd. The owner wishes to provide land for a lot for one of the family members who is also a member of the LLC. To access the lot, the owner is requesting to be allowed to construct a 100' extension of Nether Ridge Road. The variance that is being sought is to be able to build this extension to county private road standards. The driveway to the new home to be built on this lot will access Nether Ridge via this extension. We are asking for the variance because there will only be one lot resulting from the current subdivision request and the lot will serve as the location for a family member's new home.

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: Robert J. Jones, Manager Date: 11-16-09

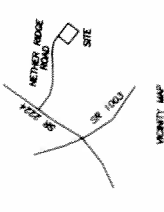
Signature: Edward B. Smith, Manager Date: 11-16-09

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



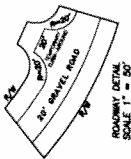
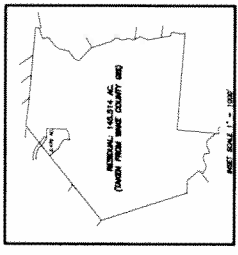
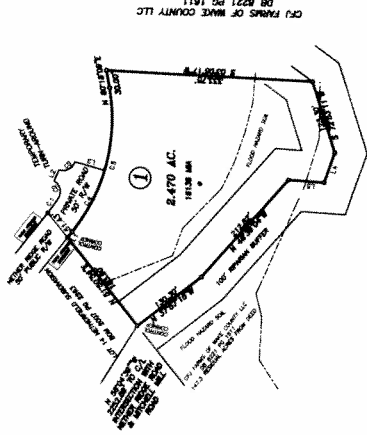
NOTE: AREA COMPUTED BY COORDINATE METHOD.  
 NOTE: NO SIGN MEASUREMENT WITHIN 2000'.  
 REFERENCE:  
 ADEED BANK E221, PHASE 1611  
 BOOK OF MAPS 2007 PHASE 2283  
 NOTE: FLOOD HAZARD SIGN TAKEN  
 FROM WAKE COUNTY GIS.

This plan shall be filed with the office of the clerk of superior court, Wake County, North Carolina, for recording. The plan shall be subject to the provisions of the Flood Hazard Mitigation Act of 2004, 44 U.S.C. § 160101, et seq., and the Flood Hazard Mitigation Act of 2004, 44 U.S.C. § 160101, et seq., and the Flood Hazard Mitigation Act of 2004, 44 U.S.C. § 160101, et seq.

IMPERVIOUS SURFACE CALCULATIONS  
 AREA OF LOT = 107576 SF  
 ALLOWABLE IMPERVIOUS COVERAGE  
 107576 X 0.10 = 10757.6 SF PER LOT  
 10757.6 SF PER LOT  
 MAXIMUM IMPERVIOUS AREA SQUARE  
 FOOTAGE WILL BE STRICTLY  
 ADHERED TO WITH NO EXCEPTIONS  
 NOTED THEREAFTER.

LOT#	AREA	LENGTH	WIDTH	CHOST	CHOST	CHOST	CHOST
1	107576	1075.76	100.00	1075.76	100.00	1075.76	100.00
2	107576	1075.76	100.00	1075.76	100.00	1075.76	100.00
3	107576	1075.76	100.00	1075.76	100.00	1075.76	100.00
4	107576	1075.76	100.00	1075.76	100.00	1075.76	100.00
5	107576	1075.76	100.00	1075.76	100.00	1075.76	100.00
6	107576	1075.76	100.00	1075.76	100.00	1075.76	100.00
7	107576	1075.76	100.00	1075.76	100.00	1075.76	100.00
8	107576	1075.76	100.00	1075.76	100.00	1075.76	100.00
9	107576	1075.76	100.00	1075.76	100.00	1075.76	100.00
10	107576	1075.76	100.00	1075.76	100.00	1075.76	100.00

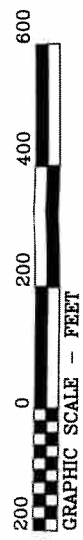
CHOST#	AREA	LENGTH	WIDTH	CHOST	CHOST	CHOST	CHOST
1	107576	1075.76	100.00	1075.76	100.00	1075.76	100.00
2	107576	1075.76	100.00	1075.76	100.00	1075.76	100.00
3	107576	1075.76	100.00	1075.76	100.00	1075.76	100.00
4	107576	1075.76	100.00	1075.76	100.00	1075.76	100.00
5	107576	1075.76	100.00	1075.76	100.00	1075.76	100.00
6	107576	1075.76	100.00	1075.76	100.00	1075.76	100.00
7	107576	1075.76	100.00	1075.76	100.00	1075.76	100.00
8	107576	1075.76	100.00	1075.76	100.00	1075.76	100.00
9	107576	1075.76	100.00	1075.76	100.00	1075.76	100.00
10	107576	1075.76	100.00	1075.76	100.00	1075.76	100.00



CFJ Farms of Wake County LLC  
 7429 Fowler Road  
 Zebulon N.C. 27597-8319

PIN # 1767649230

Subdivision Variance Site Plan  
 SITE PLAN FOR  
 CFJ FARMS OF WAKE COUNTY LLC  
 LITTLE RIVER TOWNSHIP  
 WAKE COUNTY  
 NORTH CAROLINA



ZONING: R-30  
 PIN: 1767649230  
 SETBACKS:  
 FRONT - 30'  
 REAR - 30'  
 CORNER - 30'  
 LEGEND:  
 ○ EXISTING ROAD PIPE  
 ○ NEW ROAD PIPE  
 FILE: HARRY W. JONES, CFJ FARMS 11/17/17  
 DATE: 11-10-2009



WILLIAMS - PEARCE & ASSOC., P.A.

Professional Land Surveyors

P.O. Box 668, Zebulon, N.C. 27597

Phone (919)890-9605