

# Saad Building Addition

Special Use Permit  
SUP-SP-17-30-M23-01

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Public Hearing  
January 16, 2024

# General Case Information

Applicant: Briarhaven Exchange, LLC (Magdy Saad)

Owner: Briarhaven Exchange, LLC

Location: 5401 Raynor Road

Tract Size: 5.55 +/- acres

Request: To add additional 7,500 square feet of office and warehouse space in two buildings to an existing site located at 5401 Raynor Road.

# Site Plan Information

- Proposed Use: Office and Warehouse
- Current Zoning:
  - Light Industrial (LI C25)
- Overlay District:
  - None
- Setbacks:
  - Front – 35'
  - Rear – 0'
  - Side – 0'
  - Corner – 35'

# Neighborhood Meeting

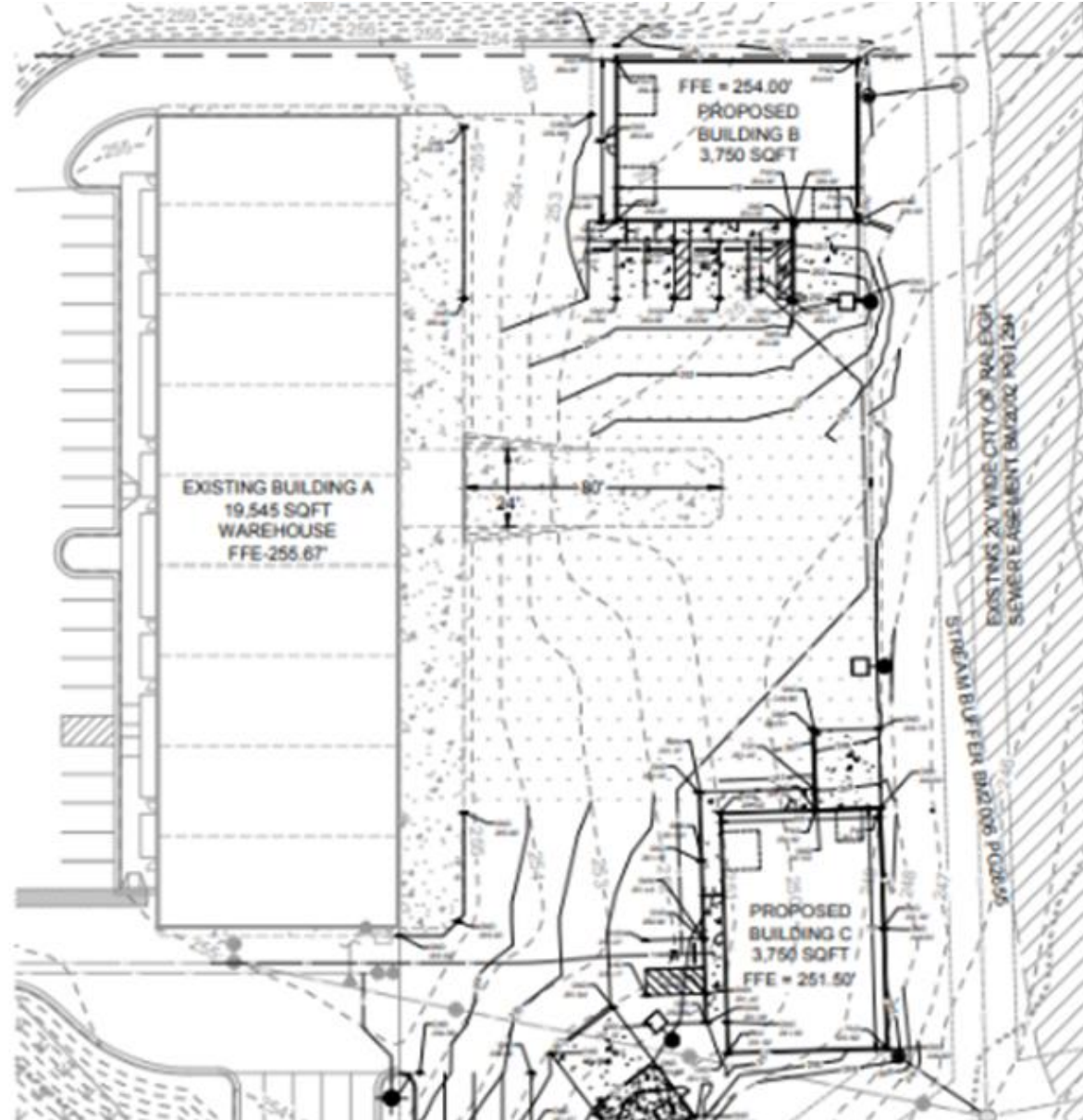
Staff identified approximately 46 properties within the notification radius to the applicant for first class mailed notices.

The neighborhood meeting was at the Garner Chamber of Commerce at 6:00PM on November 28, 2023, with no one in attendance.

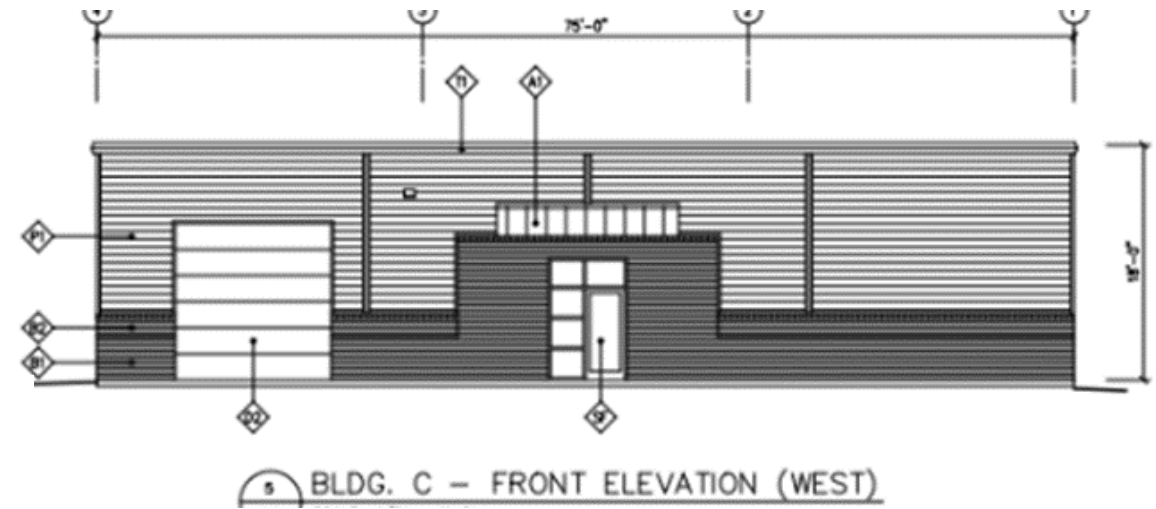
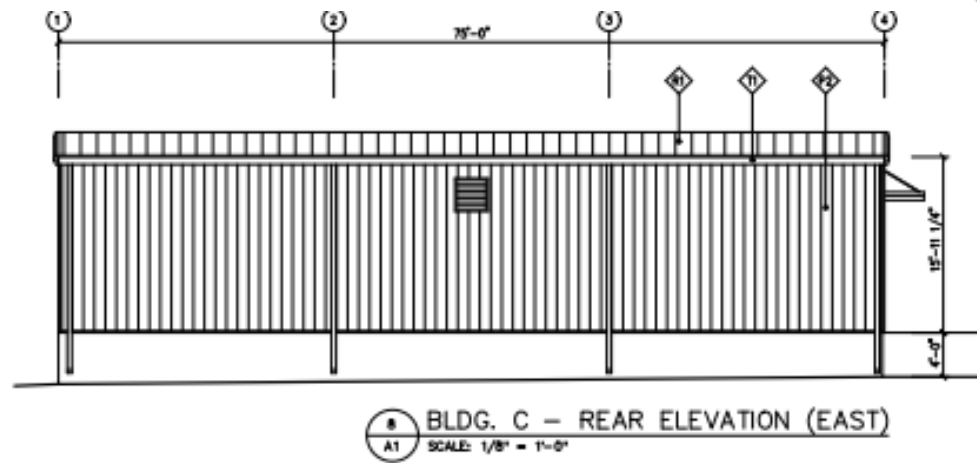
More information, including meeting minutes, was included in the neighborhood meeting information that was provided with the agenda packet.

# Site Plan

Raynor Road



# Buildings



# Open Space

Park land and open space are not required for non-residential development.

# Landscape/Buffer Requirements

- Tree Cover
  - Required: 12%
  - Preserved: 14.8%
- Street and Perimeter Buffers
  - Street – 15'
  - Perimeter:
    - 7.5' Northern



# Lighting

Site plan lighting meets the requirements of the UDO.

# Parking

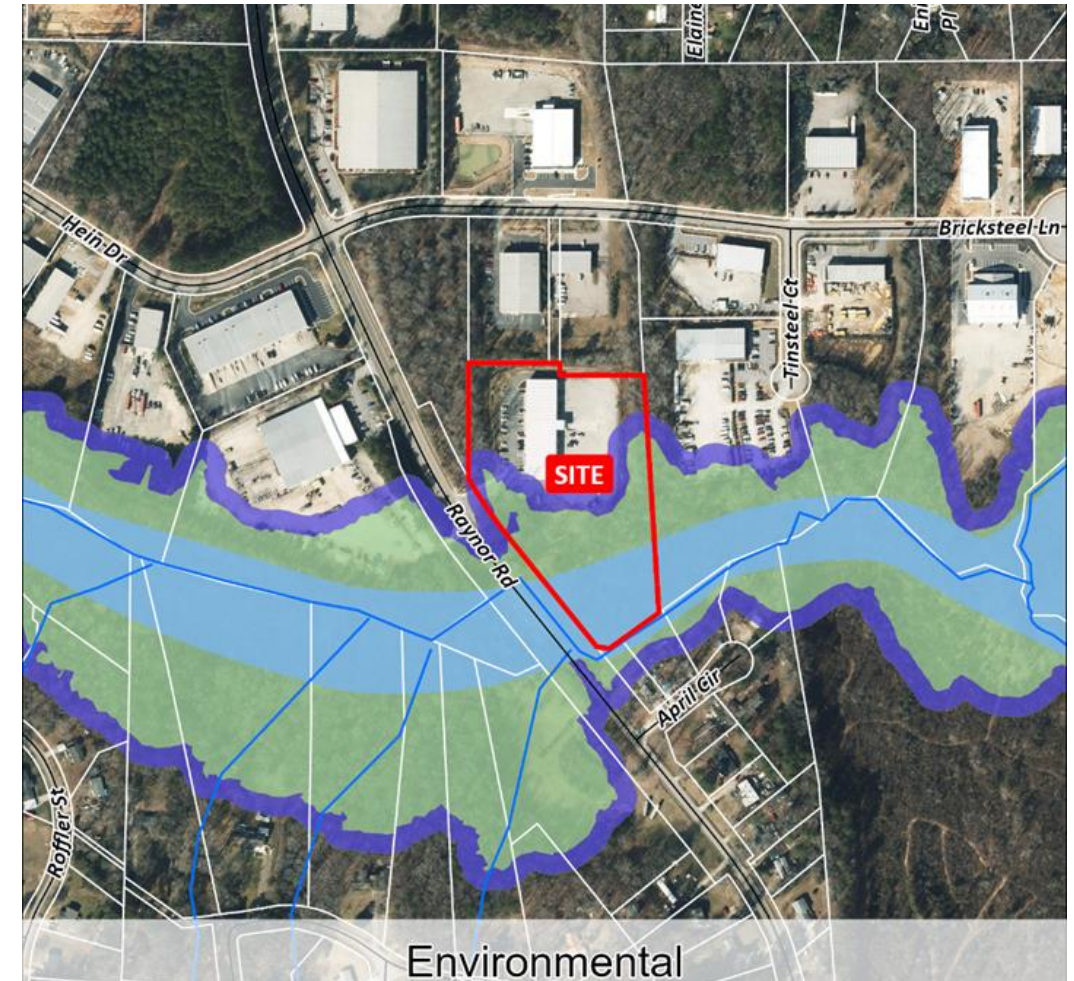
- Parking for warehouse is based on 1 space per 1,000 square feet of floor area
- Parking for office is 1 space per 500 square feet.
  - Required: 12
  - Proposed: 12

# Fire Protection

The Inspections Department, together with the Fire Department, has reviewed and approved.

# Environment & Floodplain

- The site does contain FEMA designated floodplain and wetlands. Neuse River Buffer areas do exist on the site in the southern margins as well.
- No development is proposed within these areas.
- If development does occur within environmentally sensitive areas, impact permits from appropriate state/federal agencies will be required.



# Stormwater Management

- Saad Building Addition is a commercial development site that is not located within the watershed protection area. This site is subject to stormwater water quality requirements for nitrogen only.
- A previous study was done for White Oak Business Park East to demonstrate that detaining water would be detrimental to the downstream watershed so no water quantity is required at this site.
- The development of this site remains under the 3.6 pounds per acre per year threshold for nitrogen and therefore no nitrogen offset payment is required with the development of this site.

# Infrastructure: Water/Sewer

The site will be served by City of Raleigh water and sewer infrastructure. Both water and sewer will connect to the existing mains in Raynor Road.



# Infrastructure: Roads and Sidewalks

- The building will be served by an existing single driveway off Raynor Road.
- Raynor Road is currently built to its ultimate section.

# Site Plan Conformity with the Unified Development Ordinance

Following technical review and plan revisions, staff finds this project, as now proposed, meets the regulations of the Unified Development Ordinance and may be approved.



# Motions

## Special Use Permit w/ Site Plan:

Refer to worksheet beginning on Page 107 of your packet for motion to approve or deny SUP-SP-17-30 M23-01, Saad Building Addition.

NOTE: A corrected worksheet has been provided at your seats, identifying the current UDO reference for the 8 SUP criteria (Section 4.7.4.D.1.).