



SPECIAL USE PERMIT APPLICATION

Submit required documentation to:
Wake County Planning Department/Current Planning Section
PO Box 550 Wake County Office Building
Raleigh, NC 27602-0550 336 Fayetteville Street Mall, Downtown Raleigh
Contact Current Planning at (919) 856-6335 for additional information.

Wake County
NOV 24 2009
Planning, Development and Inspections
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)

Per section 411, the development of an industrial substation (static transformer station) in an R-30 district requires the approval of a special use permit.

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

If Yes, provide relevant Special Use Permit Number: N/A

Property

Parcel Identification Number: ^{D1} 0649-29-8326/^{D2} 0649-58-2606

Address: 0 New Hill Holleman Road/0 Old Holly Springs Apex Road

Location: East side of Old Holly Springs Apex Road, at/between (north, east, south, west) (street)

Old Holly Springs Apex Road and Ivy Arbor Way (street) (street)

Total site area in square feet and acres: 4,616,053.20 square feet 105.97 in two parcels acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-30

List Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Vacant

How is this proposed use a public necessity?

The proposed substation will provide service, power quality and improved electrical service reliability to the surrounding area.

What is impact on surrounding neighborhood and adjacent properties?

The proposed project will be built interior to the site, is unmanned, and will have no negative measurable impacts on surrounding properties.

Land Owner

Land Owner Name: Carolina Power & Light Co d/b/a Progress Energy Carolinas, Inc

Business Operator Name (if different from Land Owner): Progress Energy Carolinas, Inc.

Address: P.O. Box 14042

City: St. Petersburg State: FL Zip Code: 33733-4042

E-mail Address: richard.brown@pgnmail.com Fax: (919) 546-7175

Telephone Number: (919) 546-3122

Applicant (person to whom all correspondence will be sent)

Name: Rick Brown
Address: 100 East Davie Street
City: Raleigh State: NC Zip Code: 27601
E-mail Address: tiffanee.jones@pgnmail.com Fax: (919) 546-7175
Telephone Number: (919) 546-2195 Relationship to Owner: Employee

Proposal

Max. allowable floor area ratio (see applicable zoning district/use regulation): N/A - not a building

Proposed total floor area: N/A sf Proposed floor area ratio (floor area/site area): N/A

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

Proposed impervious surfaces area: 1.63 acres/71,000 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 1.54 %

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

Front (C) 40' ft Left (C) 40' ft Right (-) - ft Rear (-) - ft

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

Front (C) 40' ft Left (C) 40' ft Right (-) - ft Rear (-) - ft

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

Front 30' ft Corner side 30' ft Side 10' ft Rear 30' ft

Proposed yard depths: Front 155 ft Corner side N/A ft Side 261/147 ft Rear N/A ft

Max. building height (see applicable district/use regulation): 35' ft

Proposed building height: N/A ft (not building-electrical substation)

Min. parking space standard (see Article 15): 2 spaces per site

Min. no. of parking spaces: 2 Proposed no. of parking spaces 2

Number of employees: 0 Hours of operation: unmanned site

Vehicular Access:

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

one access point - Old Holly Springs Apex Road

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
Old Holly Springs Apex Road	60'	21'	2	Y	N/A	1,500	1 per day

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: light duty truck or bucket truck ADT: 1 trip per day

Type of vehicle: _____ ADT: _____

Utilities and Services:

Water supply provided by: () municipal system : N/A

() community system – specify type: N/A () individual well(s)

Est. total water demand: N/A gpd

Wastewater collection/treatment provided by: () municipal system: N/A

() community system – specify type: N/A

() individual on-site system

Est. total wastewater discharge: N/A gpd

Solid waste collection provided by: N/A

Electrical service provided by: direct tap inside substation Underground () yes () no

Natural gas service provided by: N/A

Telephone service provided by: N/A Underground () yes () no

Cable television service provided by: N/A Underground () yes () no

Fire protection provided by: located in Wake County fire district

Miscellaneous:

Generalized slope of site The site is located at the top of a hill but generally slopes from South to North toward the unmanned tributary of Little Branch.

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: Streams (perennial or seasonal) while there is potential habitat for Michaux's sumac, a review of NHP

records and site visit did not document any w/in 1.0 mile of site.

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: _____
There are no archaeological sites or historic structures eligible for listing in the national register of historic places.

Land Use Plan Classifications

General Classification (note associated municipality and/or watershed):

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

(x) Short-Range Urban Services Area Holly Springs

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

() Long-Range Urban Services Area _____

() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area

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

The parcels are classified as heavy industrial in the Holly Springs Land Use Plan but are located outside the Holly Springs ETJ at present.

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?)

The project site is classified as heavy industrial in the Holly Springs Land Use Plan and is located in the short range urban service area. Development of a substation is considered an industrial use. The project is located adjacent to the landfill site and as such meets the requirements in the Holly Springs Comprehensive Plan to concentrate industrial areas/uses within a general location.

Other information (additional relevant information about the site or proposal you wish to note or cite)

While two parcels are shown on this application, development of the substation will occur on only one parcel (0649-29-8326). The substation will be unmanned and is expected to generate at most one trip per day. Progress Energy has owned these properties since the 1970s. The project will meet the standards of UDO section 4-54: static Transformer Stations. The purpose of the proposed substation is to provide service, power quality and improved electrical service reliability to the surrounding area.

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: *Rick A Brown* Date: 10/27/2009

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: *Rick A Brown* Date: 10/27/2009

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.

**Wake County Special Use Permit
Statement of Justification
Progress Energy Holly Springs Substation**

1. The proposed development will not materially endanger the public health or safety.

To meet the growing electric power requirements of the area, Progress Energy proposes to construct a new Holly Springs 230kV Industrial Substation. The proposed substation will be fenced using 7' chain link fence topped with three strands of barbed wire to restrict access to the public. Construction of the project will be in compliance with all NESC and NEC code requirements and construction activity will follow all applicable OSHA guidelines. The site improvement will be developed to meet at NCDENR requirements for erosion and sedimentation control as well as Wake County requirements for stormwater. Design guidelines established within the Wake County Unified Development Ordinance will be followed to ensure compliance with all applicable regulations and standards. The substation will be an unmanned facility and is expected to generate a maximum of one vehicle trip per day. The substation is being sited far outside of the stream buffers that exist on site and will not impact surface waters or groundwater.

2. The proposed development will comply with all regulations and standards generally applicable within the zoning district and specifically applicable to the particular type of Special Use or class of Special Uses.

The subject site is zoned R-30 and as such the development of an industrial substation in this district necessitates the approval of a special use permit. The proposed project is designed to meet all regulations of the UDO including R-30 development regulations and Section 4-54: Static Transformer Stations.

3. The proposed development will not substantially injure the value of adjoining property, or is a public necessity.

The purpose of this project is to provide service, power quality, and improved electrical reliability to the surrounding area. The substation is being sited to maximize screening and distance from adjacent properties. There will be no impact to traffic flow in the area. It is not anticipated that the proposed facility will have any impact of adjacent property values.

4. The proposed development will be in harmony with the area in which it is located.

The substation is located in an area classified by the Holly Springs Future Land Use Plan as "heavy industrial" and is located adjacent to the landfill and lands classified as vacant by the Wake County. In addition, the project is being sited to maximize screening and distance from adjacent properties.

5. The proposed development will be consistent with the Wake County Land Use Plan.

The project site is classified as "heavy industrial" in the Holly Springs Future Land Use Plan and is located within the Short Range Urban Service Area. Development of a substation is considered an industrial use. The project parcel is located adjacent to the landfill site and as such meets the requirements in the Holly Springs Comprehensive Plan to concentrate industrial areas/uses within a general location. In addition, the site is located within the boundaries of Wake County's Southwest Area Land Use.

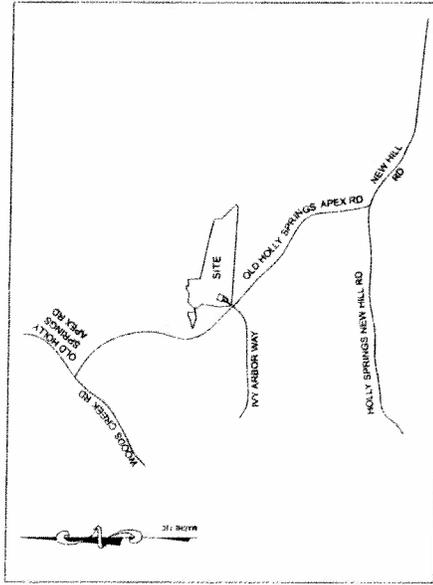


Progress Energy

Progress Energy Carolinas, Inc. Raleigh, NC

HOLLY SPRINGS INDUSTRIAL 230KV SUBSTATION
0 NEW HILL HOLLEMAN ROAD/ 0 OLD HOLLY SPRINGS APEX ROAD
HOLLY SPRINGS, NORTH CAROLINA 27562
WAKE COUNTY, NORTH CAROLINA

SUP/SITE PLAN SUBMITTAL - OCTOBER 27, 2009



VICINITY MAP
N.T.S.

COVER SHEET	DRAWING LIST
	RDC-56128 (1 OF 9)
OVERALL EXISTING CONDITIONS PLAN	RDC-56128 (2 OF 9)
EXISTING CONDITIONS PLAN	RDC-56128 (3 OF 9)
SITE LAYOUT PLAN	RDC-56128 (4 OF 9)
SITE DIMENSION PLAN	RDC-56128 (5 OF 9)
EROSION CONTROL PLAN	RDC-56128 (6 OF 9)
GRAVING AND DRAINAGE PLAN	RDC-56128 (7 OF 9)
EROSION CONTROL DETAIL SHEET	RDC-56128 (8 OF 9)
STORMWATER MANAGEMENT DETAIL SHEET	RDC-56128 (9 OF 9)

PRELIMINARY -
DO NOT USE FOR CONSTRUCTION



UNRECORDED

1. THIS SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE PROVISIONS OF TITLE 16, CHAPTER 107, SUBCHAPTER 03, ARTICLE 01, SECTION 01.01 OF THE PUBLIC CODES OF MARYLAND, WHICH PROVIDE THAT THIS SURVEY IS TO BE MADE IN ACCORDANCE WITH THE PROVISIONS OF A COMPLETE AND ACCURATE TITLE OPINION.

2. SURVEYED AS SHOWN ON PG 28 PG 29 USE AS SURVEYED BY SURVEYOR JOHN W. BERRY, JR.

3. ALL DISTANCES ARE IN FEET UNLESS OTHERWISE NOTED.

4. VERTICAL DATUM IS NAVD83.

5. ELEVATIONS WERE FIELD INVESTIGATED AND DETERMINED ON THIS SURVEY.

6. SOUTHWEST QUARTER CORNER COORDINATES SHOWN HEREON WERE DETERMINED IN ACCORDANCE WITH LOCAL SURVEYING STANDARDS USING GPS.

7. THERE IS NO PROPERTY INTEREST IN ANY OF THE AREAS ARE DETERMINED BY CONSECUTIVE COMPUTATION METHOD UNLESS OTHERWISE NOTED.

8. THIS PROPERTY IS LOCATED IN FORD WILKINS AREA 7.45 CONVEYED TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COUNTY AND MARYLAND DEPARTMENT OF NATURAL RESOURCES.

NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES.

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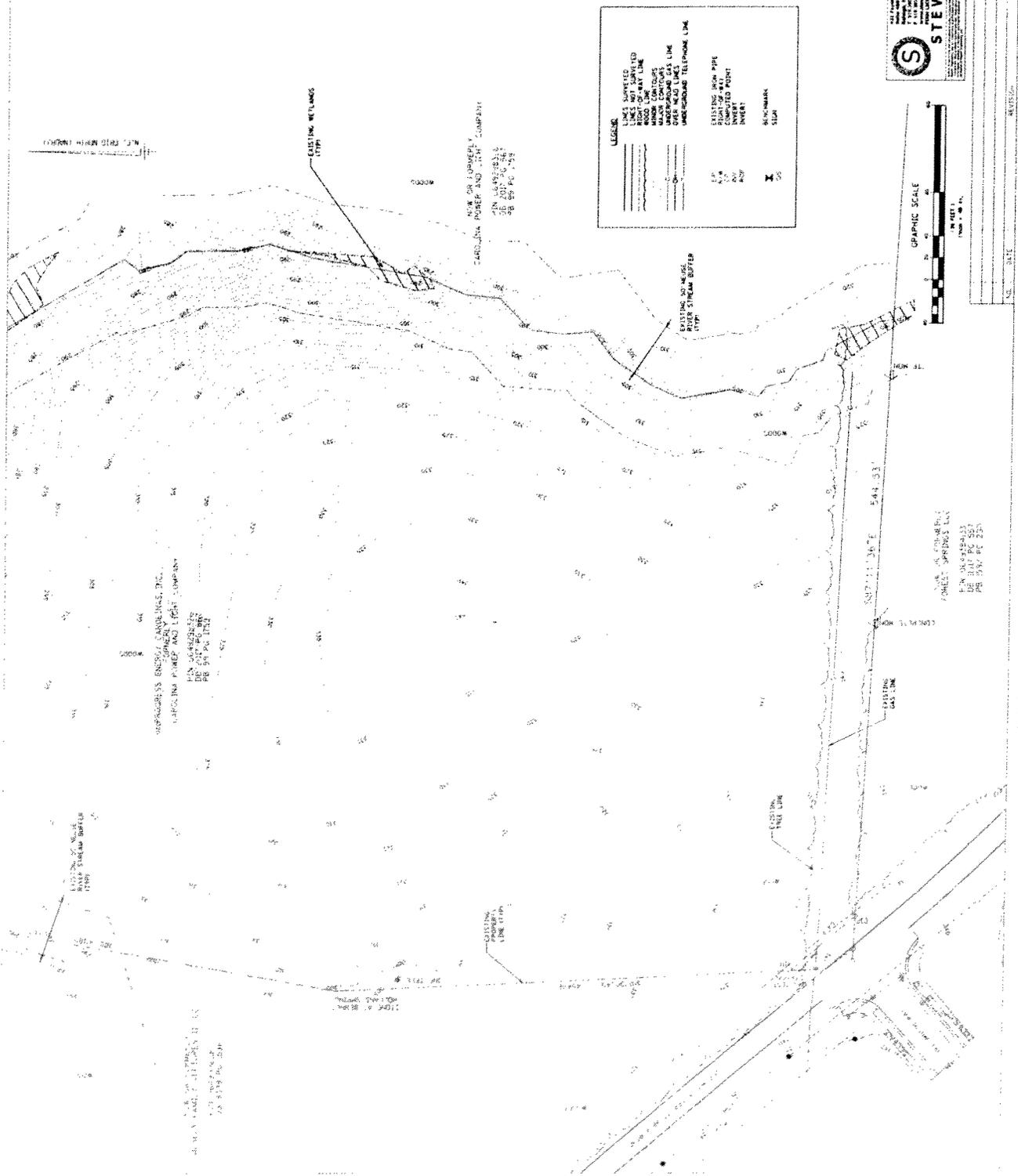
LEGEND

- LINKS SURVEYED
- LINKS NOT SURVEYED
- WOOD LOT
- WOOD LOT LINE
- MAJOR LOT
- MAJOR LOT LINE
- UNDERGROUND TELEPHONE LINE
- EXISTING IRON PIPE
- FLIGHT OF 4 FT
- INVERT POINT
- INVERT
- WATERMETER
- STAKE

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

Progress Energy

PROJECT: FORD WILKINS AREA 7.45
 COUNTY: BALTIMORE, MD
 DATE: 07/21/23
 DRAWN BY: JWB
 CHECKED BY: JWB
 SCALE: AS SHOWN
 SHEET NO. 28 OF 29



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