PLANNED COMPLIANCE PERMIT APPLICATION

WAKE COUNTY
NORTH CAROLINA

Submit required documentation to:
Wake County Planning , Development and Inspections
PO Box 550 — Wake County Office Building
Raleigh, NC 27602-0550 — 336 Fayetteville Street Mall, Downtown Raleigh
Contact (919) 856-6335 for additional information.

Wake County PCP 04-11
OCT 04 2011
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 Proposed Use (be as specific as possible and cite code section listing use as permitted use)

~~Transportation Company.~~
Contractor Office

Modification of previously issued Use Permit? ( )Yes (x)No

If Yes, provide relevant Permit Number: _____

Property

Parcel Identification Number: 0628489476

Address: 4333 New Hill Holleman Rd.

Location: East (north, east, south, west) side of New Hill Holleman Rd. (street), at/between Shearon Harris Rd. (street) and Ironrod Way (street)

Total site area in square feet and acres: 638,154 square feet 14.65 acres

List Conditions of the Conditional Use Zoning District(s): See Attached

Present land use(s): vacant, Wooded

How is this proposed use a public necessity?

What is impact on surrounding neighborhood and adjacent properties?" Minimal.
A maximum of 8 cars will come in the morning and leave at night. A maximum of 8 trucks will leave in the morning and return at night. Landscaping will obsecure trucks

Land Owner

Land Owner Name: Long investment properties

Business Operator Name (if different from Land Owner): Hilco

Address: PO Box 35049

City: Greensboro State: NC Zip Code: 27425

E-mail Address: jwright@hilcotransport.com Fax: 336-273-9701

Telephone Number: 336-389-4006

Applicant (person to whom all correspondence will be sent)

Name: Joe Wright, Long Investment Properties

Address: PO Box 35049

City: Greensboro State: NC Zip Code: 27425

E-mail Address: jwright@hilcotransport.com Fax: 336-273-9701

Telephone Number: 336-389-4006 Relationship to Owner: Same

Proposal

Max. allowable floor area ratio (see applicable zoning district/use regulation): _____

Proposed total floor area: 7300 sf Proposed floor area ratio (floor area/site area): 1.1

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

Proposed impervious surfaces area: 122142 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 19.1 %

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

Front (___)_____ft Left (___)_____ft Right (___)_____ft Rear (___) ____ ____ft

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

Front (___)_____ft Left (___)_____ft Right (___)_____ft Rear (___) _____ ft

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

Front 10 ft Corner side 10 ft Side 25 ft Rear 25 ft

Proposed yard depths: Front_____ft Corner side_____ft Side_____ft Rear _____ ft

Max. building height (see applicable district/use regulation): none ft

Proposed building height: _____ ft

Min. parking space standard (see Article 15): 3 spaces per SERVICE BAY

Min. no. of parking spaces: 9 Proposed no. of parking spaces 20

Number of employees: 8 Hours of operation: 7:00 AM TO 6:00 PM M-S

Vehicular Access:

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

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]
New Hill Holleman Rd.	50	36	2	Y	~~10000~~ 12000	3900	

[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: Commercial Heavy Trucks ADT: 30

Type of vehicle: _____ ADT: _____

Utilities and Services:

Water supply provided by: ( ) municipal system : _____

( ) community system – specify type: _____ (X) individual well(s)

Est. total water demand: _____ gpd

Wastewater collection/treatment provided by: ( ) municipal system: _____

( ) community system – specify type: _____

(X) individual on-site system

Est. total wastewater discharge: _____ gpd

Solid waste collection provided by: _____

Electrical service provided by: Progress Energy Underground ( ) yes (X) no

Natural gas service provided by: N/A

Telephone service provided by: BELL SOUTH Underground ( ) yes ( ) no

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

Fire protection provided by: WAKE COUNTY

Miscellaneous:

Generalized slope of site 7.5%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: none

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: none

Land Use Plan Classifications

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

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

( ) Short-Range Urban Services Area _____

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

(x) 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):

Southwest Wake ALUP - Unresolved

NEIGHBORHOOD ACTIVITY CENTER

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

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: _____ Date: 10-3-11

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: _____ Date: 10/4/11

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.

Conditions Proposed by the Petitioner

1. Lighting will be limited:
    a. General site lighting will have shields for wall packs.
    b. Canopy lighting will be flush mounted.

2. Uses on the subject property will be limited to the following:

- Veterinary;
- Commercial kennel;
- Animal shelter;
- Financial services (excluding pawn shops and payday loan businesses);
- Funeral home;
- Neighborhood/convenience-oriented retail (with or without gas sales);
- Medical office, clinic, lab;
- Commercial parking/Park and ride;
- Indoor and outdoor recreation and entertainment (excluding pool halls, game rooms, sweepstakes uses);
- Retail sales and service (excluding mobile home sales);
- Vehicle sales, lease or rental;
- Vehicle repair (no outdoor storage of parts or junk vehicles permitted, all 'transitional' vehicles shall be stored behind the building);
- Religious assembly;
- Contractor office;
- Warehousing;
- Child care center;
- Adult care center;
- Restaurant (excluding bars and nightclubs);
- General office;
- Library and cultural exhibits;
- Government uses (excluding correctional facilities);

Uses Excluded from Future Consideration By the Petitioner

Please note that the petitioner has voluntarily excluded the following 32 uses from being considered as possible future uses on the subject property:

- Upper-story residence
- Business, trade, technical schools
- Child care home
- Lodge or Private Club
- Botanical garden/arboretum
- Public recreation (assembly) buildings
- All other public parks recreation
- Kennel, private
- Body Art Service
- Bars and Nightclubs
- Pawnshop, currency exchange or payday loan
- Gas Station
- Campgrounds and recreational vehicle parks
- Hotel/motel
- Rooming or boarding house
- Conference center/retreat house
- Pool halls, game rooms, sweepstake uses
- Sexually oriented businesses
- Mobile home sales
- Artisan manufacturing
- Limited/light manufacturing
- Self-Service Storage
- Wholesale trade
- Land-clearing and inert debris landfills, C&D landfills
- Recycling collection (household collection only)
- Sanitary Solid Waste Landfill (Municipal)
- All other waste-related uses
- Forestry
- Special Events
- Static Transformer Stations, Radio/TV and Towers, Relay Station
- Telecommunication Facilities—freestanding or co-located
- Water towers—stand alone or part of a subdivision

Please note that the uses listed above do not indicate that they were viable uses for the subject property in regards to such factors as lot area, the availability of utilities, and compliance with all regulatory requirements or market demand. Rather this list merely

indicates that in the absence of the petitioner's conditions, these uses would have been available for consideration.

PLANNED COMPLIANCE PERMIT

STATEMENT OF JUSTIFICATION DOCUMENTATION

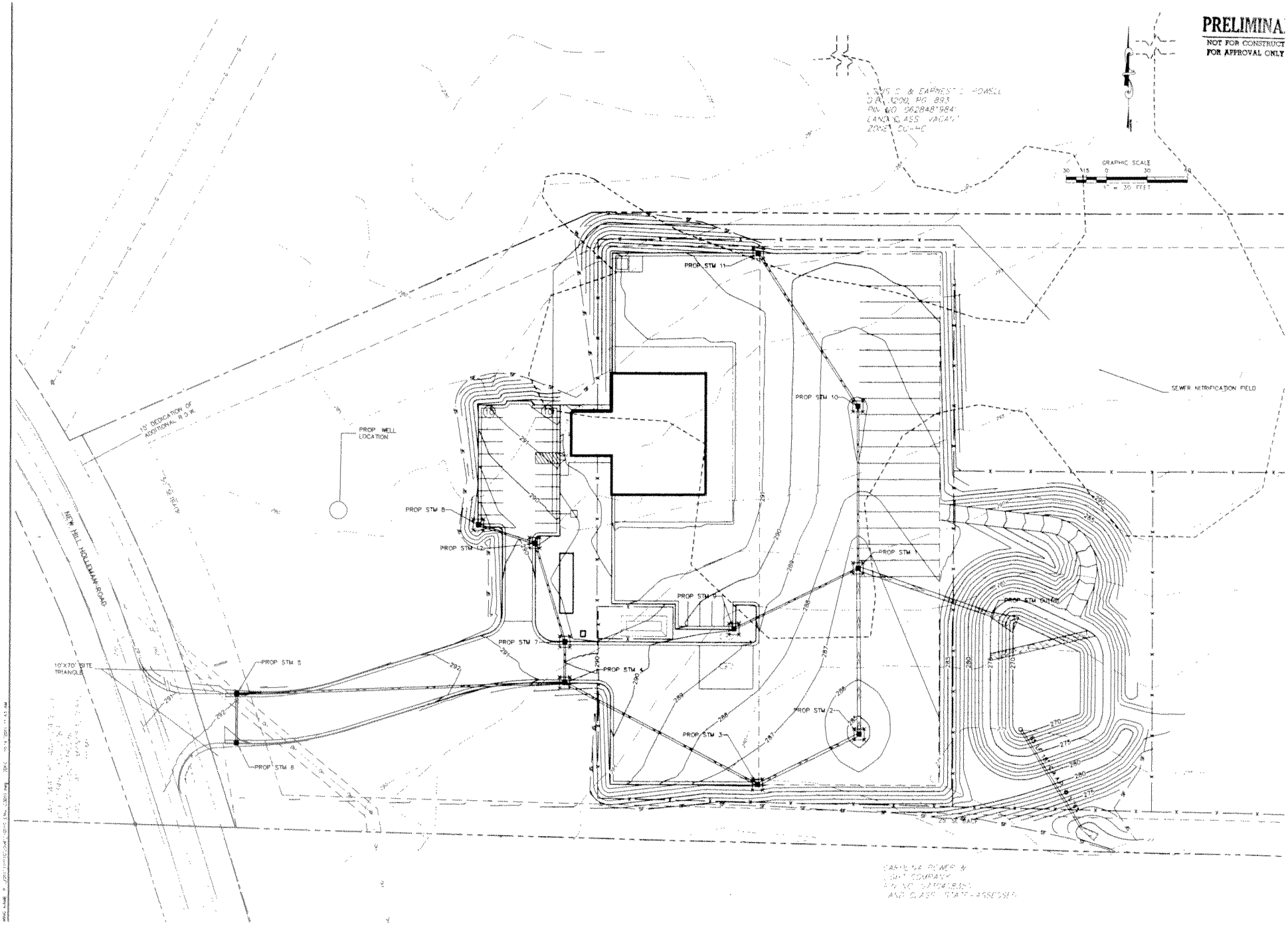
(1) The proposed development will not materially endanger the public health or safety. The following considerations have been taken into account:

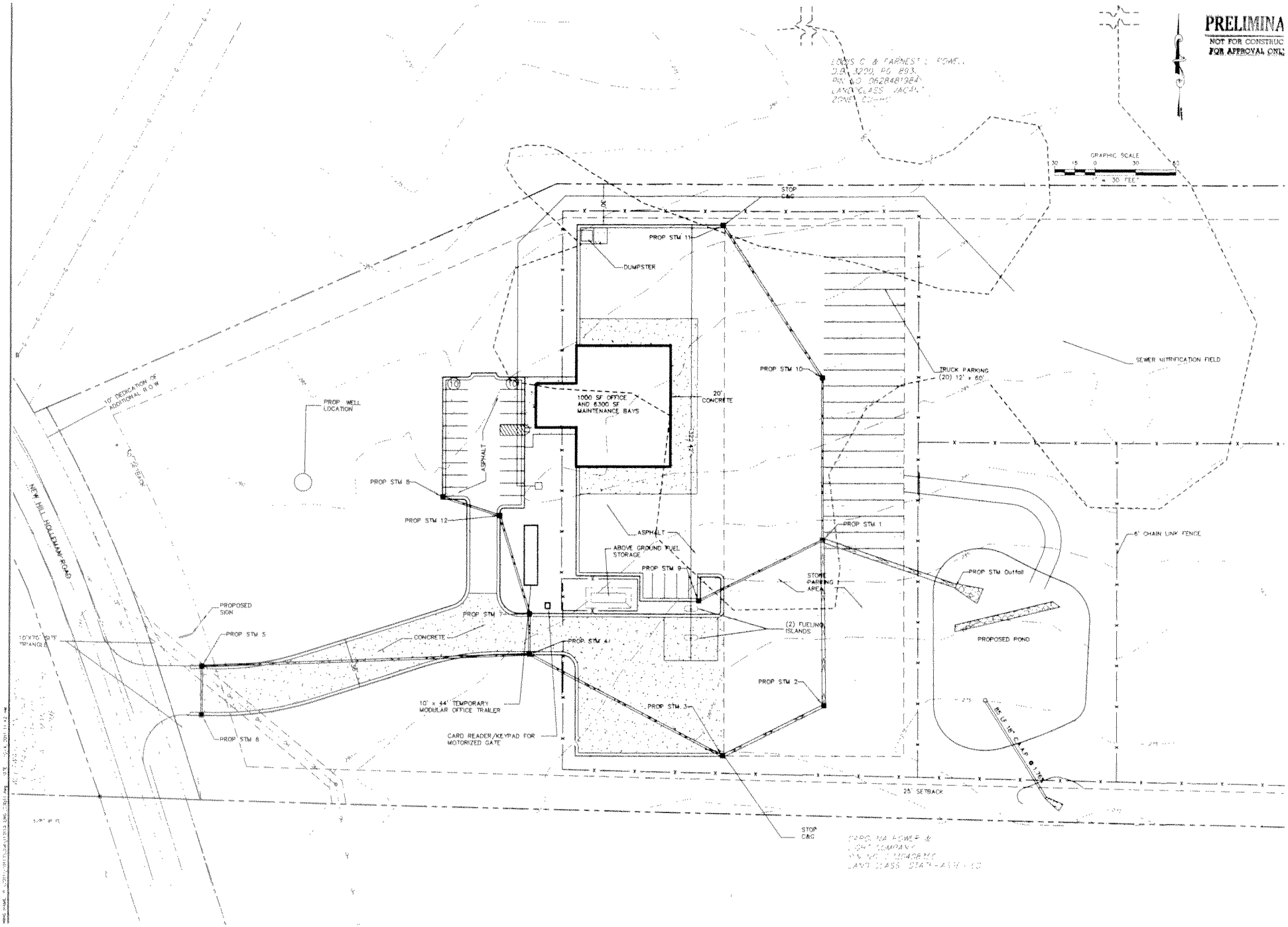
- Traffic conditions in the vicinity will not be adversely impacted. It is anticipated that there will only be eight vehicles and eight trucks entering and leaving the facility on a daily basis. Site lines at adjacent intersection will not be affected and adequate visibility at the entrance will be provided.
- The provision of services and utilities will be as follows:
  - Sewer will be treated by a septic system and drain field located within the property.
  - Water will be provided by an on-site well.
  - Electric service will be provided by Progress Energy who currently has service along New Hill Holleman Road in front of the property.
  - Garbage collection will be provided by the owner since there is no local garbage collection from this site.
  - Fire protection coverage will be provided by the on-site well.
  - Soil erosion and sedimentation will be controlled during construction by a silt fence along the downstream side of the disturbed limits and sediment traps where necessary. An erosion control permit will be obtained from NCDENR. Upon completion of construction, the site will be stabilized and seeded. Once vegetation is established, temporary erosion control measures will be removed. The pond will serve as one of the sediment traps until the site is stabilized. It will then be seeded and landscaped according to the approved plan.
- The protection of public, community and private water supplies will be maintained at all times. A permanent wet detention pond will be constructed on-site to control stormwater runoff. Every precaution will be taken to ensure that no contaminants are released onto any surrounding surface waters or groundwater. This site will not have truck washing or material stockpiles which should help alleviate any problems of this nature. The septic system will drain into an approved area with soils suitable for subsurface wastewater systems.

(2) The proposed development will comply with all regulations and standards generally applicable with the zoning district and specifically applicable to the particular type or use or class of uses.

- This site is zoned R-80 and has been issued a Conditional Use Permit for Heavy Commercial.
- The owner will adhere to all the requirements and restrictions included in the Conditional Use Permit. Any buffers and extra measures required by this permit have been shown on the site plans.

PRELIMINARY
NOT FOR CONSTRUCTION
FOR APPROVAL ONLY




PRELIMINA
NOT FOR CONSTRUC
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GRAPHIC SCALE
30 15 0 30 60
1" = 30 FEET
STOP C&G
PROP STM 11
DUMPSTER
PROP STM 10
TRUCK PARKING (20) 12' x 60'
SEWER NITRIFICATION FIELD
1000 SF OFFICE AND 6300 SF MAINTENANCE BAYS
20' CONCRETE
10' DEDICATION OF ADDITIONAL R.O.W.
PROP WELL LOCATION
ASPHALT
PROP STM 8
PROP STM 12
NEW HILL HOLLEMAN ROAD
ASPHALT
ABOVE GROUND FUEL STORAGE
PROP STM 9
PROP STM 1
6' CHAIN LINK FENCE
STONE PARKING AREA
PROP STM Outfall
PROPOSED SIGN
PROP STM 7
(2) FUELING ISLANDS
PROP STM 5
CONCRETE
PROP STM 4
PROPOSED POND
PROP STM 2
10' x 44' TEMPORARY MODULAR OFFICE TRAILER
PROP STM 3
CARD READER/KEYPAD FOR MOTORIZED GATE
PROP STM 6
25' SETBACK
STOP C&G