



SPECIAL USE PERMIT APPLICATION

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

MAY 13 2016

PLANNING, DEVELOPMENT
INSPECTIONS

BA-SU-2226-16

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)

Vehicle Sales with Outdoor Display in Highway District (HD) per UDO Use Table Section 4-11

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

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

Property

Parcel Identification Number: 1748.92.7823

Address: 4220 Lillie Liles Road, Wake Forest, NC

Location: North side of US 401, at/between
(north, east, south, west) (street)
Lillie Liles Road and US 401
(street) (street)

Total site area in square feet and acres: 36,160 square feet 0.83 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: HD Highway District

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 use is not a public necessity.

What is impact on surrounding neighborhood and adjacent properties? A small Auto Sales Business is a low intensity use with minimal traffic generation. The Type C Bufferyard plus a 6 foot solid wood fence will screen the proposed use from the adjacent residential property.

Land Owner Name: W.C. Hollingsworth, Jr.

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

Address: P.O. Box 61

City: Louisburg State: N.C. Zip Code: 27549-0061

E-mail Address: beatyh22@hotmail.com Fax: _____

Telephone Number: (919) 872-2525

Applicant (person to whom all correspondence will be sent)

Name: Harry Mitchell

Address: P.O Box 2007

City: Wake Forest State: N.C. Zip Code: 27588

E-mail Address: harry@mitchelldesgroup.com Fax: _____

Telephone Number: (919) 280-0354 Relationship to Owner: Consulting Engineer

Proposal

Max. allowable floor area ratio (see applicable zoning district/use regulation): 0.15 for Low Intensity Use

Proposed total floor area: 1200 sf Proposed floor area ratio (floor area/site area): 0.033

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

Proposed impervious surfaces area: 10,840 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 29.98 %

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

Front (F) 10 ft Left (C) 40 ft Right (F) 10 ft Rear (C) 40 ft

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

Front (F) 10 ft Left (C) 30 + fence ft Right (F) N/A See ft Rear (C) 30 + fence ft
Plan

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

Front 50 ft Corner side 50 ft Side 30 ft Rear 50 ft

Proposed yard depths: Front 50 ft Corner side 50 ft Side 30 ft Rear 50 ft

Max. building height (see applicable district/use regulation): 25 ft

Proposed building height: 15 ft

Min. parking space standard (see Article 15): 1 spaces per 1,000 sf of Vehicle Display

Min. no. of parking spaces: 4 Proposed no. of parking spaces 4 plus 1 handicap space

Number of employees: 1 Hours of operation: M-F:9:00 AM-7:00 PM SAT:9:00AM-5:00 PM

Vehicular Access:

Names of access street(s) and number of access points along each: 1 Driveway Connection to
Lillie Liles Road (SR 2050)

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
Lillie Liles Rd. (SR 2050)	60	22	2	2	3000 ADT +/-		21/40

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 Traffic Volumes not available from DOT

³ Base on Institute of Transportation Engineers ratios - ratio used for estimate (e.g., x trips per y sf) 21 based on 1 employee
40 based on 1200 sf office.

Estimated traffic generated by heavy vehicles (vehicles other than automobiles and light trucks):

Type of vehicle: N/A ADT: _____

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: 100 gpd

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

() community system – specify type: _____

(X) individual on-site system

Est. total wastewater discharge: 100 gpd

Solid waste collection provided by: Private Trash Collection Service - Roll-Out Bins

Electrical service provided by: Wake EMC Underground (X) yes () no

Natural gas service provided by: N/A

Telephone service provided by: CenturyLink Underground (X) yes () no

Cable television service provided by: Time Warner Underground (X) yes () no

Fire protection provided by: Wake County

Miscellaneous:

Generalized slope of site 3-4%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: None. Property is open/vacant with only scrub vegetation.

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 _____

(X) Short-Range Urban Services Area Raleigh

() 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):

Residential Retail Area. East Raleigh - Knightdale Area Land Use Plan

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 property is zoned Highway District and located in a Residential Retail Activity Center. The proposed use is Vehicle Sales and includes a small office with a limited area for outdoor sales and display. The small parcel (less than 1 acre), developed in conformance with the HD Zoning Standards and provisions for Bufferyards with vegetation and fencing, limits the intensity of use and will generate minimal traffic volumes. The small Vehicle Sales Business benefits from the exposure to US 401 while having minimal impact on the adjacent residential properties.

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: WC [Signature] Date: 5/1/16

Signature: _____ Date: _____

Signature: _____ Date: _____

Land use professionals (architects, engineers, planners, landscape architects, etc.), as well as employees of corporate or municipal applicants, may testify at quasi-judicial proceedings about factual matters in support of an application, petition or appeal. However, they MAY NOT examine or cross-examine witnesses, make legal arguments as to why an application, petition or appeal should be granted, or otherwise advocate for results on behalf of another individual or entity at a quasi-judicial proceeding. These functions can ONLY be performed at a quasi-judicial proceeding by an attorney licensed to practice law in North Carolina. Therefore, it is **strongly recommended** that unless you are an individual representing yourself in a quasi-judicial proceeding, you have an attorney present to present your case.

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: [Signature] Date: 5/1/14
5/1/2014

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.

HOLLINGSWORTH AUTO SALES STATEMENT OF JUSTIFICATION

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

The proposed use, a small Auto Sales Business, will generate minimal traffic: 20+/- vehicles per day. On a typical day, only one employee will operate the facility. The HD Zoning District restricts the development potential of the property. The property is less than one acre in size of which not more than 30% can be utilized for structures and paved surfaces. While the disturbed area is below the threshold for issuance of a grading permit, erosion control measures will be provided for all construction activities. A fire hydrant is located in front of the property on US 401 for use during emergencies. This low intensity use, as defined by the Wake County UDO, will generate minimal wastewater volumes and will be served by a private septic system and well.

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

The proposed use will comply with all regulations and standards applicable to Special Uses within the HD Zoning District.

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

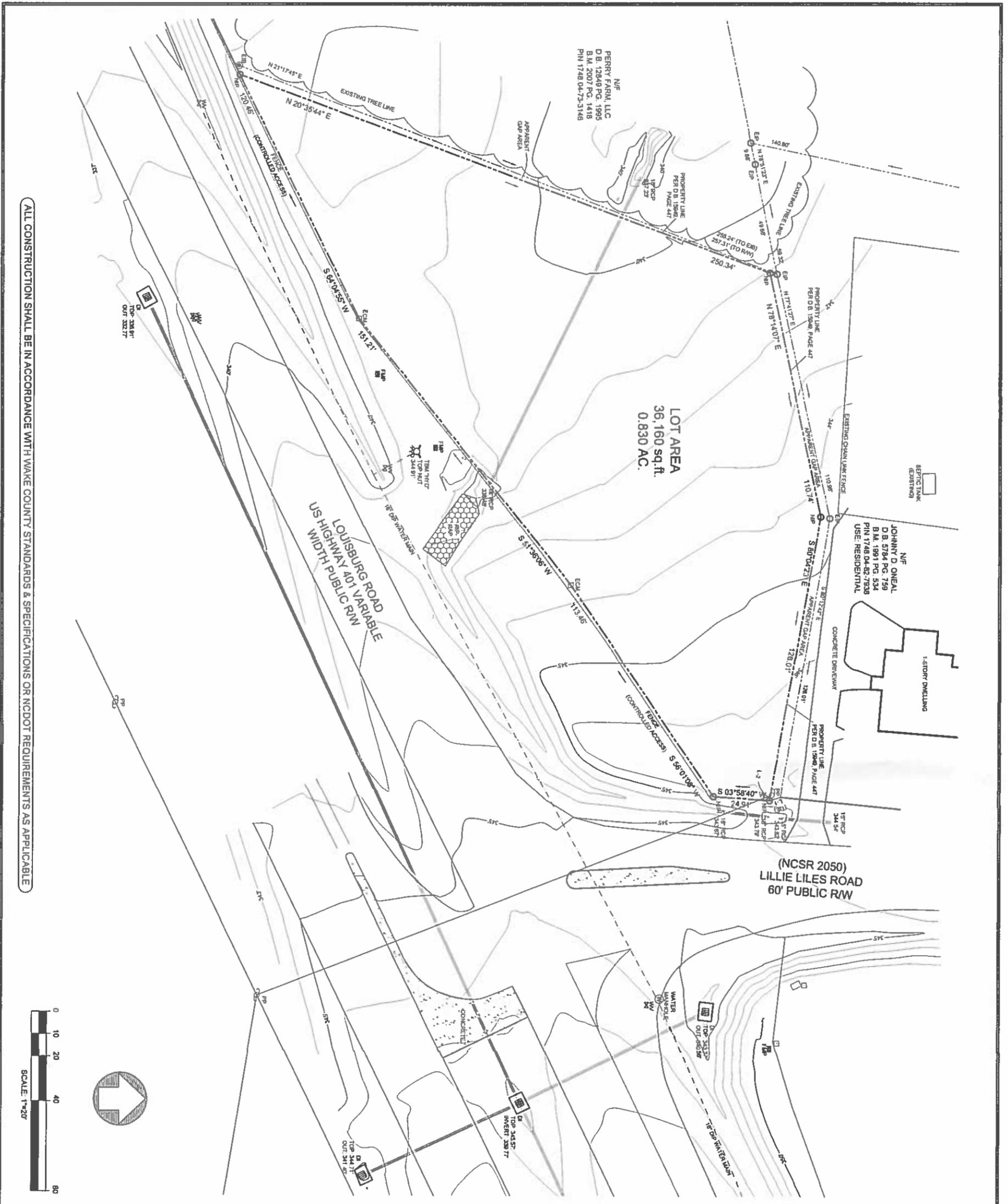
The property's primary road frontage is on US 401. While the adjacent uses are residential, this 0.83 acre parcel would be undesirable for a single family residence given the high traffic volumes (40,000 vpd +/-) on this recently improved section of US 401. The adjacent residential properties will be screened from the proposed use by a combination of vegetative screening and a 6 ft. solid wood fence in accordance with Wake County Bufferyard Standards

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

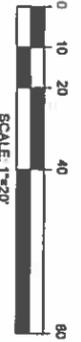
The adjacent properties are developed as low density single family homes. The proposed low intensity use serves as a suitable transition between a major thoroughfare and the single family homes on Lillie Liles Road. The proposed Auto Sales Facility does not include an auto service component and, as a function of its size and development footprint, will not attract large volumes of prospective buyers typical of major auto dealerships.

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

The proposed use is located in the East Raleigh/Knightdale Land Use Plan Area and is designated as a Residential Retail Activity Center. The property is not located in Raleigh's or Rolesville's ETJ and neither municipality has an interest in annexation. Raleigh's Forestville Village Small Area Plan does not extend to the subject property. The size of the property will not accommodate traditional retail and service uses such as Convenience Stores, Pharmacies, Banks, Cafes, etc. The proposed low intensity retail use lends itself to this location on a major thoroughfare and adjacent to existing residential development.



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH WAKE COUNTY STANDARDS & SPECIFICATIONS OR NCDOT REQUIREMENTS AS APPLICABLE



LEGEND
 EP EXISTING EARTH PIPE
 EPW EXISTING WATER PIPE
 EPN NEW EARTH PIPE
 EPWN NEW WATER PIPE
 CAW CABLE TV BOX
 EA ELECTRIC BOX
 PE POWER POLE
 O&K OVERHEAD LINE
 WM WATER MAIN
 WV WATER VALVE
 CM CONCRETE MONUMENT

LINE	LENGTH	BEARING
L-1	5.00'	S 17°05'47" E
L-2	2.00'	N 80°04'23" W

LINE TYPE LEGEND

---	PROPERTY LINE (LINE SHOWN)
---	ADJACENT PROPERTY LINE (NOT SHOWN)
---	EXISTING EARTH PIPE
---	EXISTING WATER PIPE
---	NEW EARTH PIPE
---	NEW WATER PIPE
---	CONCRETE MONUMENT

DATE
4/29/2016

REVISIONS

4220 LILLIE LILES ROAD
HOLLINGSWORTH AUTO SALES
 OWNER: W. C. HOLLINGSWORTH, JR.
 PRELIMINARY SPECIAL USE PERMIT SITE PLAN
 WAKE FOREST TOWNSHIP WAKE COUNTY NORTH CAROLINA

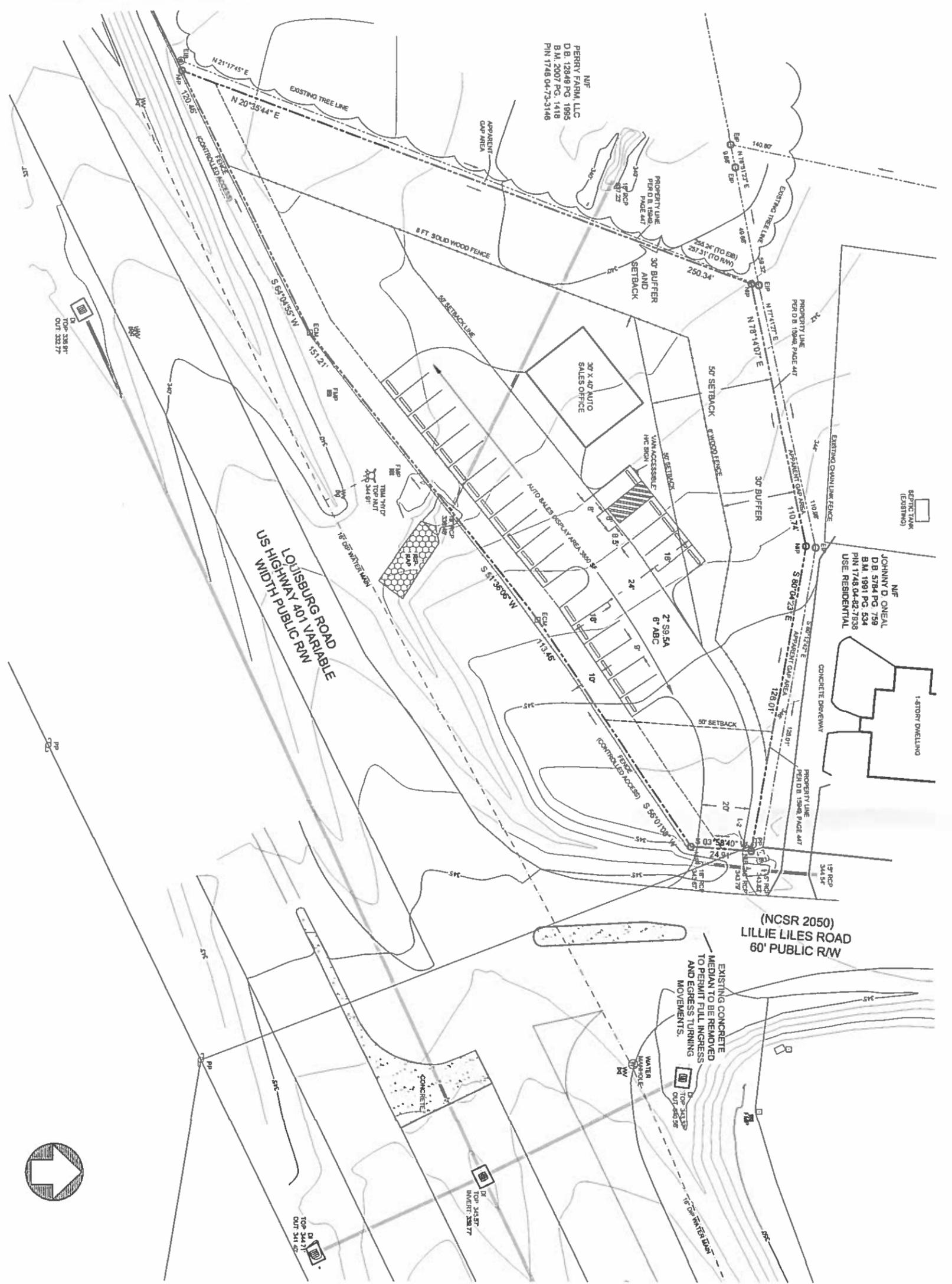
PO Box 2007
 Wake Forest, NC 27588
 Telephone: 819.280.0534

SHEET NUMBER
C1.1

2 OF 8

PRELIMINARY
 NOT RELEASED FOR
 CONSTRUCTION
 FOR REVIEW ONLY

MITCHELL
 DESIGN GROUP



SITE DATA

PIN: 1748.82.7823
 AREA: 0.83 AC (36,160 SF)
 ZONING: HD
 USE: AUTO SALES
 ACTIVITY CENTER:
 RESIDENTIAL RETAIL AREA
 ADDRESS:
 4420 LILLIE LILES ROAD

PARKING REQUIRED: 4 SPACES
 (1 SP / 1000 SF OF DISPLAY AREA)
 PARKING PROVIDED: 4 SPACES +
 1 VAN ACCESSIBLE H/C SPACE

SETBACKS:
 FRONT - 50 FT.
 CORNER SIDE - 50 FT
 SIDE - 30 FT.
 REAR - 50 FT

MAXIMUM PERMITTED
 IMPERVIOUS AREA = 30%
 (10,848 SF)

SITE IMPERVIOUS AREA =
 10,839 SF (0.25AC)

DISTURBED AREA = 0.50 AC

OFFICE SIZE: 1200 SF
 FAR: 0.033
 INTENSITY OF USE:
 NON-RESIDENTIAL,
 LOW-INTENSITY
 NUMBER OF EMPLOYEES: 1
 TRAFFIC GENERATION: 21 ADT
 HOURS OF OPERATION
 M - F 9:00 - 7:00
 SAT 9:00 - 5:00

OWNER: W.C. HOLLINGSWORTH
 P.O. BOX 61
 LOUISBURG, NC
 27549-0061

NOTES:

1. Final zoning and site improvement inspection shall be required to verify site plan compliance and be done before a Certificate of Compliance is issued by Wake County Building Inspections.
2. Delineated or dead screening shall be replaced or replaced within six months.
3. No permanent construction shall occur within buffer yards.
4. Septic tanks and septic drain lines are prohibited in required buffer yards. Stormwater retention and detention facilities, storage tanks for any purpose, utility substations, buildings housing utility substations and buildings housing utility commodities or equipment are also prohibited in required buffer yards.
5. Trash containment to be provided by roll out bins.

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MTCHELL
 DESIGN GROUP

P.O. Box 2007
 Wake Forest, NC 27158
 Telephone: 919.290.0354



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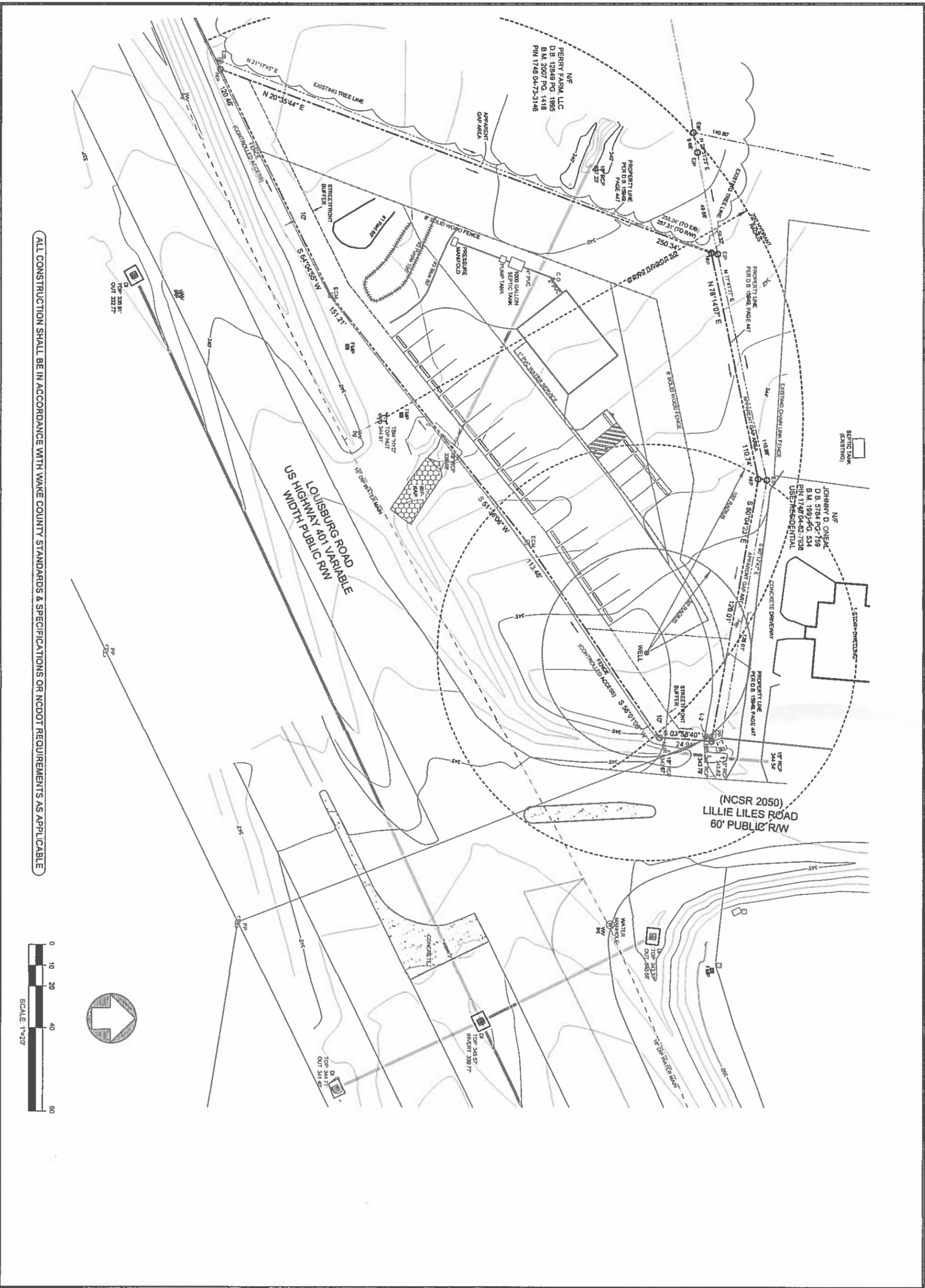
4420 LILLIE LILES ROAD
HOLLINGSWORTH AUTO SALES
 OWNER: W. C. HOLLINGSWORTH, JR.
 PRELIMINARY SPECIAL USE PERMIT SITE PLAN
 WAKE FOREST TOWNSHIP WAKE COUNTY NORTH CAROLINA

DATE	REVISIONS
4/25/2016	

DRAWN BY	CHECKED BY
ACE	WJM

SHEET TITLE
SITE LAYOUT PLAN

SHEET NUMBER
C2.1



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DATE	4/25/2016
REVISIONS	
DRAWN BY	ACE
CHECKED BY	VMM
SHEET TITLE	UTILITY PLAN
SHEET NUMBER	C3.1
	4 OF 8

4220 LILLIE LILES ROAD
HOLLINGSWORTH AUTO SALES
 OWNER: W. C. HOLLINGSWORTH, JR.
 PRELIMINARY SPECIAL USE PERMIT SITE PLAN
 WAKE FOREST TOWNSHIP WAKE COUNTY NORTH CAROLINA

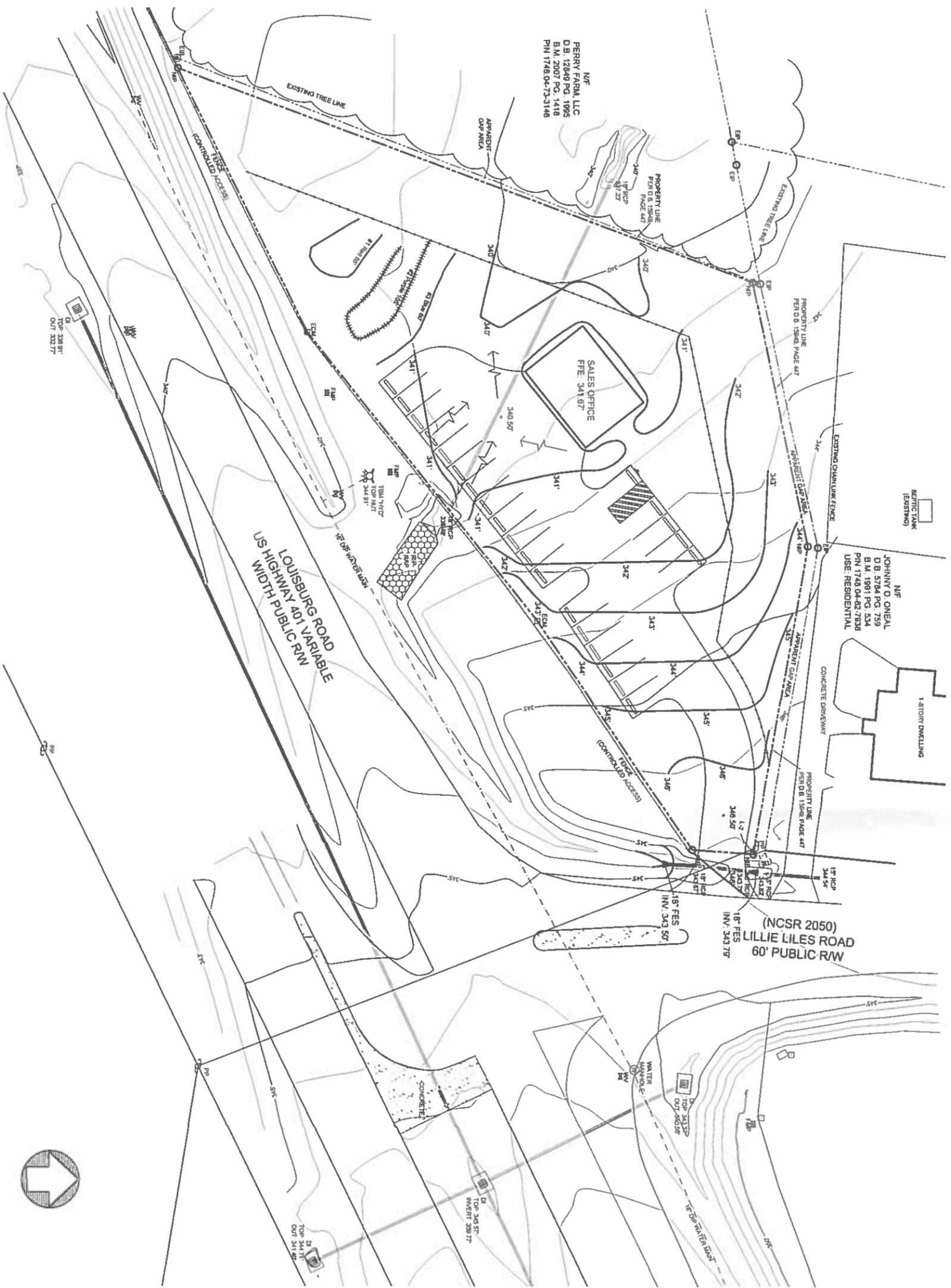
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P.O. Box 2007
 Wake Forest, NC 27586
 Telephone: 919.250.0354

MTCHELL
 DESIGN GROUP





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4220 LILLIE LILES ROAD
HOLLINGSWORTH AUTO SALES
 OWNER: W. C. HOLLINGSWORTH, JR.
 PRELIMINARY SPECIAL USE PERMIT SITE PLAN
 WAKE FOREST TOWNSHIP WAKE COUNTY NORTH CAROLINA

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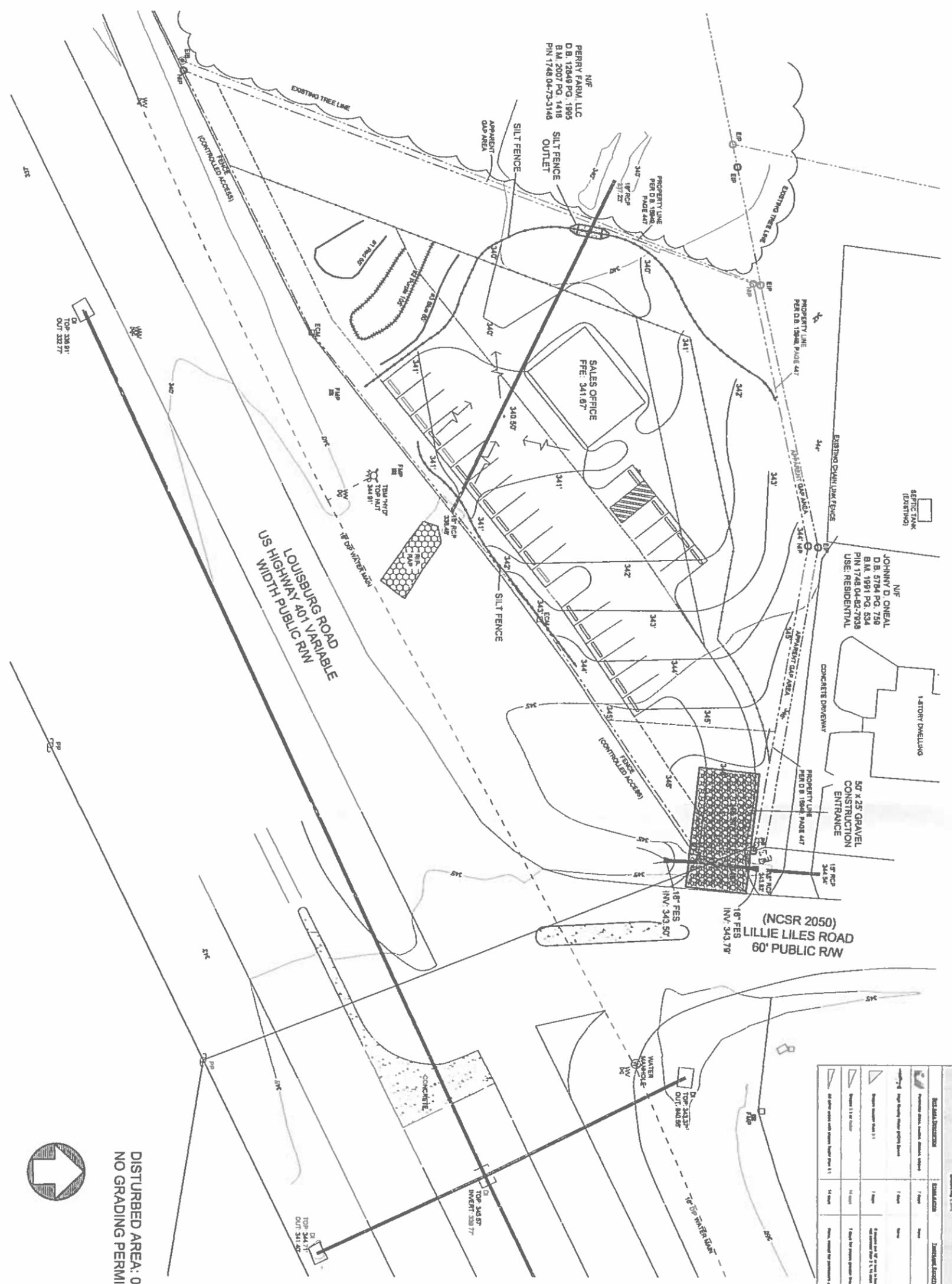
DATE
 4/25/2016
 REVISIONS

DRAWN BY	CHECKED BY
ACE	WAM
SHEET TITLE	
GRADING AND DRAINAGE PLAN	

SHEET NUMBER

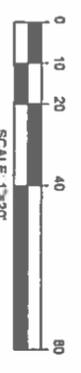
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5 OF 8



NO.	DATE	DESCRIPTION
1	4/25/2016	PRELIMINARY
2		
3		
4		
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7		
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10		

DISTURBED AREA: 0.50 AC
NO GRADING PERMIT REQUIRED



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH WAKE COUNTY STANDARDS & SPECIFICATIONS OR NCDOT REQUIREMENTS AS APPLICABLE



MITCHELL
DESIGN GROUP

PO Box 2007
Wake Forest, NC 27586
Telephone: 919 290 0354

4220 LILLIE LILES ROAD
HOLLINGSWORTH AUTO SALES
OWNER: W. C. HOLLINGSWORTH, JR.
PRELIMINARY SPECIAL USE PERMIT SITE PLAN
WAKE FOREST TOWNSHIP WAKE COUNTY NORTH CAROLINA

PRELIMINARY
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DATE	4/25/2016
REVISIONS	
DRAWN BY	ACE
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SHEET TITLE	EROSION CONTROL PLAN
SHEET NUMBER	6 OF 8



PO Box 2007
 Wake Forest, NC 27388
 Telephone 919.250.0334



PRELIMINARY
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4220 LILLIE LILES ROAD
HOLLINGSWORTH AUTO SALES
 OWNER: W. C. HOLLINGSWORTH, JR.
 PRELIMINARY SPECIAL USE PERMIT SITE PLAN
 WAKE FOREST TOWNSHIP WAKE COUNTY NORTH CAROLINA

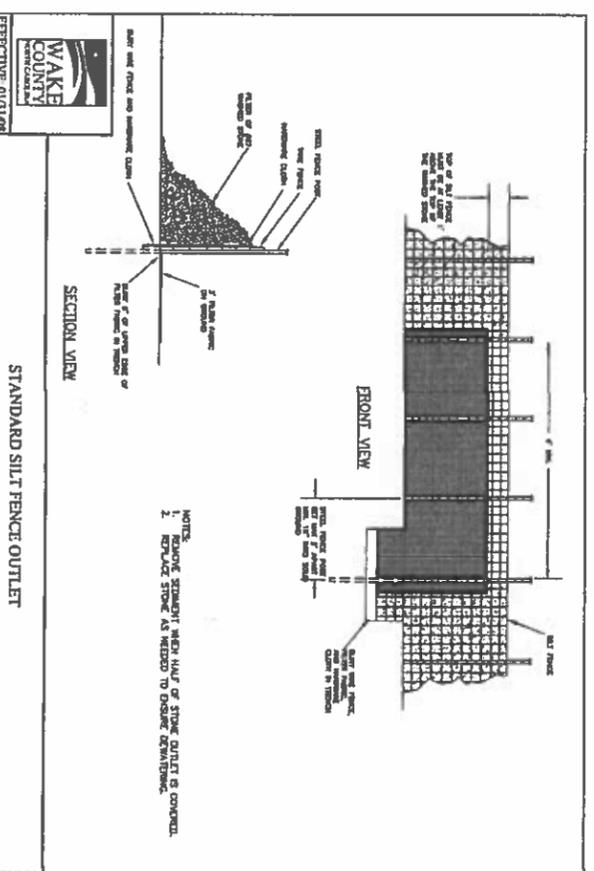
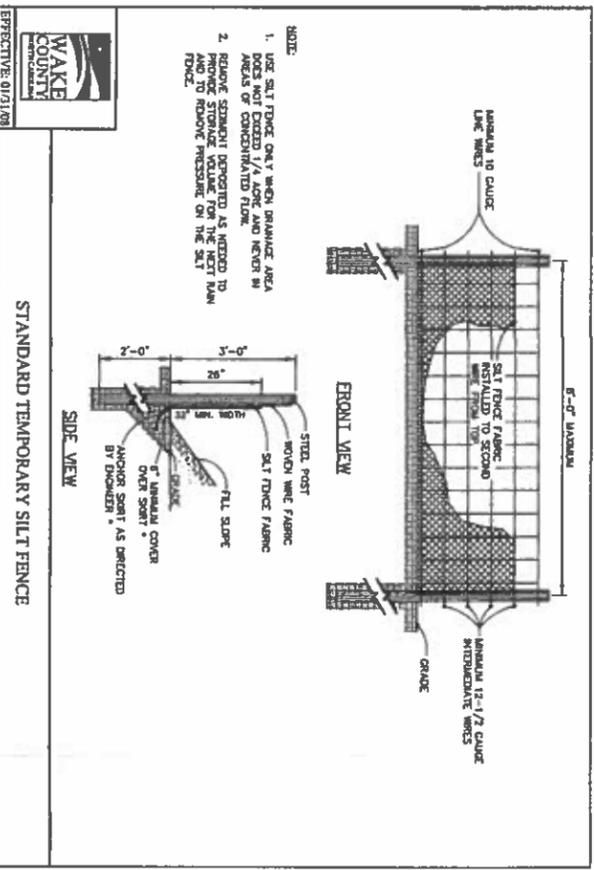
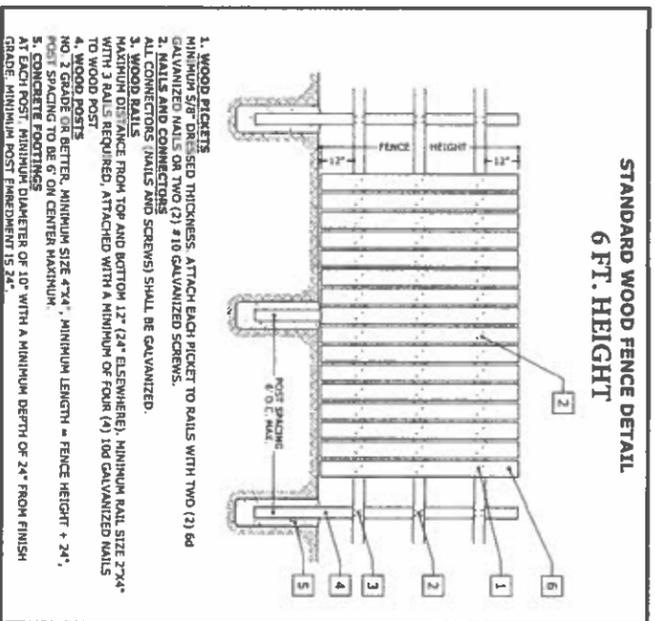
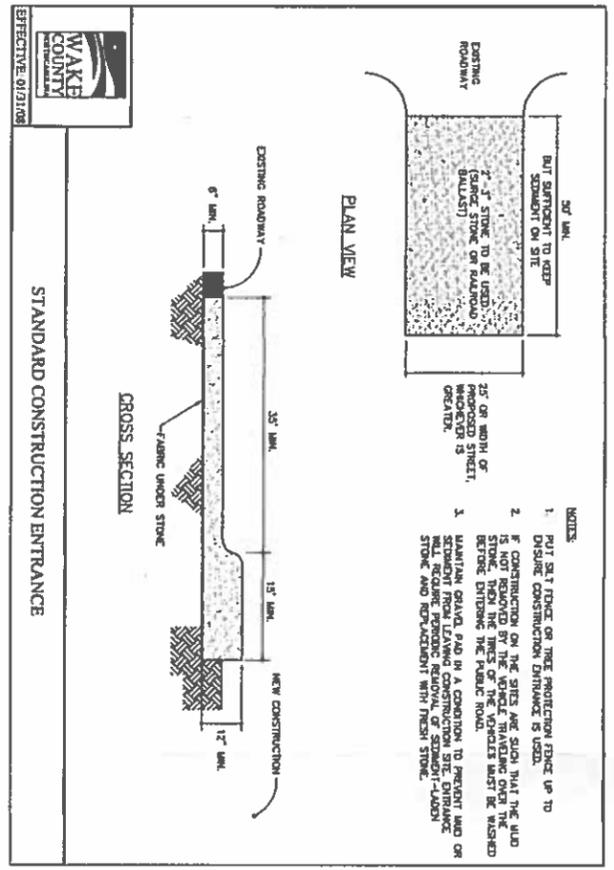
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 REVISIONS

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ACE	WAM
SHEET TITLE	
DETAILS	

SHEET NUMBER

C7.1

8 OF 8



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