

PCP-02-15



**PLANNED COMPLIANCE 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.

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)  
Self-Storage and outdoor storage of boats, rv's, vehicles, mobile storage units, campers, and trailers

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

If Yes, provide relevant Permit Number: PCP-0306

Property

Parcel Identification Number: 0628-70-0189

Address: 5333 New Hill Holleman Rd

Location: East side of New Hill Holleman Rd, at/between  
(north, east, south, west) (street)  
Avent Ferry Rd and Harris Lakee  
(street) (street)

Total site area in square feet and acres: 723,967 square feet 16.62 acres

List Conditions of the Conditional Use Zoning District(s): see attached document

Present land use(s): Partial use for storage and partially vacant

How is this proposed use a public necessity? It meets the need of storage for many nearby subdivisions

What is impact on surrounding neighborhood and adjacent properties?" It provides the need of storage for many neighboring communities. It has a low impact on adjacent properties.

Land Owner

Land Owner Name: Harris Lake Boat Storage

Business Operator Name (if different from Land Owner):

Address: 8712 Holly Springs Rd

City: Apex State: NC Zip Code: 27539

E-mail Address: paul@higherproperties.com Fax: 919 363 8886

Telephone Number: 919 363 8878

**Applicant** (person to whom all correspondence will be sent)

Name: Paul Brewer  
 Address: 8712 Holly Springs Rd  
 City: Apex State: NC Zip Code: 27539  
 E-mail Address: paul@higherproperties.com Fax: 919 363 8886  
 Telephone Number: 919 363 8878 Relationship to Owner: IS OWNER

**Proposal**

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

Proposed total floor area: 135,770 sf Proposed floor area ratio (floor area/site area): 0.188:1

Max. allowable impervious surface coverage (see applicable zoning district/use regulation): 100 %

Proposed impervious surfaces area: 336,550 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 46.5 %

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

Front (B) 60 ft Left (C) 40 ft Right (E) 20 ft Rear (B) 60 ft

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

Front (B) 45 w/ ft Left (C) 30 w/ ft Right (E) 20 ft Rear (B) 45 w/ ft  
 Fence Fence Fence

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

Front 50 ft Corner side \_\_\_\_\_ ft Side \_\_\_\_\_ ft Rear \_\_\_\_\_ ft

Proposed yard depths: Front 50 ft Corner side \_\_\_\_\_ ft Side 20 ft Rear 45 ft

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

Proposed building height: 30 ft

Min. parking space standard (see Article 15): 1 spaces per 300 SF office & 1/5000 SF non-offic

Min. no. of parking spaces: 35 Proposed no. of parking spaces 61

Number of employees: 2 Hours of operation: 7am - 7pm Sun. - Sat.

**Vehicular Access:**

Names of access street(s) and number of access points along each: New Hill Holloman Rd. 1

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity <sup>1</sup>	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
<u>New Hill Holloman Rd</u>	<u>60</u>	<u>22</u>	<u>2</u>	<u>Y</u>	<u>No Data</u>	<u>No Data</u>	<u>117</u>

<sup>1</sup> See NCDOT Highway Capacity Manual or most recent Wake County Thoroughfare Plan Appendix

<sup>2</sup> See CAMPO web site (www.raleigh-nc.org/campo) or NCDOT Traffic Survey Unit

<sup>3</sup> 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: \_\_\_\_\_ 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: 400 gpd

Wastewater collection/treatment provided by: ( ) municipal system: \_\_\_\_\_

( ) community system – specify type: \_\_\_\_\_

(X) individual on-site system

Est. total wastewater discharge: 240 gpd

Solid waste collection provided by: MA

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

Natural gas service provided by: N/A

Telephone service provided by: ATT Underground ( ) yes ( ) no

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

Fire protection provided by: Wake County

**Miscellaneous:**

Generalized slope of site Rolling

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: Harris Lake nearby

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: N/A

**Land Use Plan Classifications**

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

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

( ) Short-Range Urban Services Area N/A

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

( ) Long-Range Urban Services Area Holly Springs

( ) Non-Urban Area/Water Supply Watershed N/A

( ) Non-Urban Area

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

Neighborhood Activity Center

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

Harris Lake Boat Storage has been a resource to the community in providing boat & other outdoor storage which is not abundant in the area. We keep our site very clean and have a good relationship with our neighbors. We are working to screen the site more with landscaping and want to continue to meet the county's requests.

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: Paul Brewster Date: 1/31/13

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: Paul Brewster Date: 1/31/13

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).

## STATEMENT OF JUSTIFICATION

### STATEMENT #1

THIS DEVELOPMENT WILL NOT MATERIALLY ENDANGER THE PUBLIC HEALTH OR SAFETY.

- THIS DEVELOPMENT WILL BE OF A LOW IMPACT TO THE EXISTING TRAFFIC CONDITIONS. THIS FACILITY WILL ALSO LOWER THE AMOUNT OF TOWING ON THE ROADWAYS BY BRINGING STORAGE CLOSER TO SITES OF INTENDED USE FOR THE WATERCRAFTS.
- THIS SITE, BEING A STORAGE FACILITY WILL HAVE LITTLE TO NO IMPACT ON UTILITIES IN THE AREA.
- SOIL AND EROSION CONTROL WILL BE TAKEN CARE OF USING TEMPORARY AND PERMANENT MEASURES AND A PLAN WILL BE REVIEWED AND APPROVED BY THE COUNTY BEFORE CONSTRUCTION BEGINS.
- STORMWATER AND WATER QUALITY PROTECTION WILL BE TAKEN CARE OF USING TEMPORARY AND PERMANENT MEASURES AND A PLAN WILL BE REVIEWED AND APPROVED BY THE COUNTY BEFORE CONSTRUCTION BEGINS.

### STATEMENT #2

THIS PROPOSED DEVELOPMENT WILL COMPLY WITH ALL REGULATIONS AND STANDARDS GENERALLY APPLICABLE WITHIN THE ZONING DISTRICT AND SPECIFICALLY TO THE PARTICULAR TYPE OF USE OR LAND CLASS.

- THIS SITE WILL FOLLOW THE GUIDELINE SET FORTH IN THE WAKE COUNTY U.D.O.
- THIS SITE WILL BE SUBMITTED FOR REVIEW BY THE COUNTY FOR ALL NECESSARY PERMITS
- THIS SITE WILL PROVIDE THE SCREENING AND SETBACK REQUIREMENTS AS WELL AS OTHER CONDITIONS SET BY THE SPECIAL USE PERMIT FOR THE DEVELOPMENT.

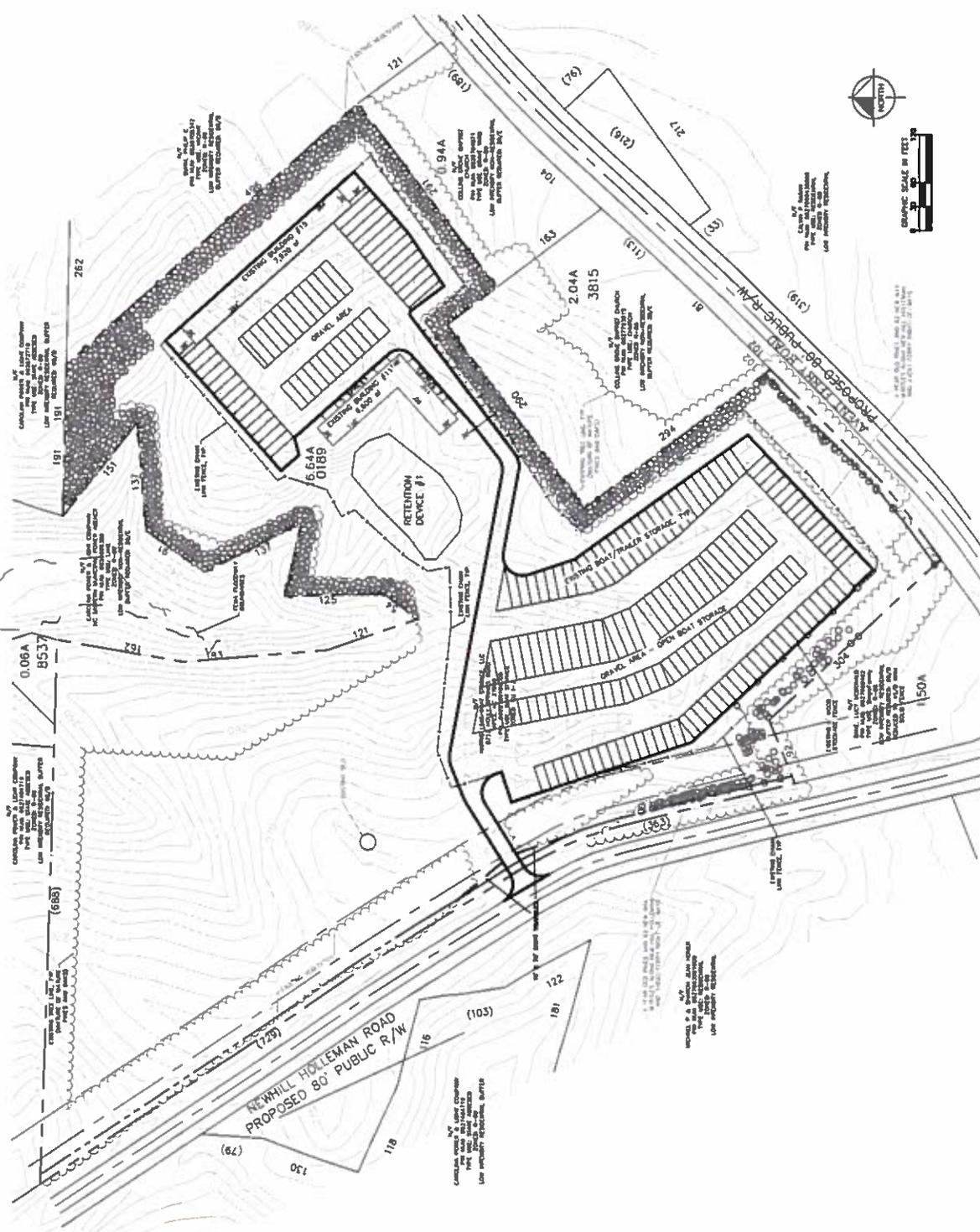


VICINITY MAP  
N15

SHEET INDEX

C-1	EXISTING CONDITIONS PLAN
C-2	PRELIMINARY PHASE 1 SITE PLAN
C-3	PRELIMINARY PHASE 2 SITE PLAN
L-1	LANDSCAPE PLAN

LEGEND



<p><b>Kimley-Horn and Associates, Inc.</b> © 2015 KIMLEY-HORN AND ASSOCIATES, INC. 331 PALM BEACH BLVD., SUITE 200, PALM BEACH, FL 33480-4001 TEL: 561-850-1000 FAX: 561-850-1001 WWW.KIMLEY-HORN.COM</p>		<p>HAS PROJECT: 011507000 DATE: 07/27/2015 SCALE: AS SHOWN DESIGNED BY: JMS DRAWN BY: JMS CHECKED BY: JMS</p>	<p>HARRIS LAKE BOAT STORAGE EXPANSION PREPARED FOR HARRIS LAKE BOAT STORAGE, LLC</p>	<p>SHEET NUMBER C-1</p>
<p>PROJECT: HARRIS LAKE BOAT STORAGE EXPANSION PREPARED FOR: HARRIS LAKE BOAT STORAGE, LLC PROJECT LOCATION: HARRIS LAKE, NORTH CAROLINA</p>		<p>EXISTING CONDITIONS PLAN</p>		





