



# SPECIAL USE PERMIT APPLICATION

Submit required documentation to:  
Wake County Planning, Development and Inspections  
PO Box 550 Raleigh, NC 27602-0550  
Wake County Office Building  
336 Fayetteville Street Mail, 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 Special Use** (be as specific as possible and cite code section listing use as permitted special use)

Wedding & Wedding Receptions

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

If Yes, provide relevant Special Use Permit Number:

### Property

Parcel Identification Number: 1742101206

Address: 3224 Auburn Knightdale Rd Raleigh 27610

Location: West side of Auburn Knightdale Rd at/between

Auburn Knightdale Rd and Battle Bridge Road

Total site area in square feet and acres. 9,016,049 square feet 206.98 acres

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

R20 Residential 20

List Conditions of any Conditional Use Zoning Districts:

Present land use(s): Golf Club

How is this proposed use a public necessity? We have a demand for wedding venue on the East side of Raleigh.

What is impact on surrounding neighborhood and adjacent properties? None. We already have golfers here throughout the day.

### Land Owner

Land Owner Name: River Ridge of Raleigh LLC

Business Operator Name (if different from Land Owner):

Address: 3224 Auburn Knightdale Rd

City: Raleigh State: NC Zip Code: 27610

E-mail Address: checks@golfriveridge.com Fax: 919-661-9919

Telephone Number: 919-661-8374x5

Person to whom all correspondence will be sent)

Craig Hooks

Address: 3334 Auburn Knightdale Rd

City: Raleigh

State: NC Zip Code: 27610

Email Address: chhooks@golfriberidge.com Fax: 919-661-9919

Telephone Number: 919-661-3374x5 Relationship to Owner: Employee

**Proposal**

**x. allowable floor area ratio** (see applicable zoning district/use regulation): \_\_\_\_\_  
Proposed total floor area: 4,000 sf Proposed floor area ratio (floor area/site area): 0.0044

**x. allowable impervious surface coverage** (see applicable zoning district/use regulation): \_\_\_\_\_ %  
Proposed impervious surfaces area: Already Exists sf  
Proposed impervious surface coverage (impervious surfaces area/site area x 100): \_\_\_\_\_ %

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

**Required yard depths** (see applicable district/use regulation): Already Exists  
Front ( ) ft Corner side ( ) ft Side ( ) ft Rear ( ) ft

Proposed yard depths: Front ( ) ft Corner side ( ) ft Side ( ) ft Rear ( ) ft

**Required building height** (see applicable district/use regulation): \_\_\_\_\_ ft  
Proposed building height: Already erected ft

**Required parking space standard** (see Article 15): 2 spaces per tee  
Proposed no. of parking spaces: 30 Proposed no. of parking spaces before 125 spaces

Number of employees: 40 max Hours of operation: 7 am - 11 pm

**Required Access:**  
Types of access street(s) and number of access points along each Auburn Knightdale Road (1)  
La Costa Way (1)

Characteristics of adjacent	Right-of-way width (ft)	Placement width (ft)	No. of lanes	Paved? (Y or N)	Drainage design capacity	Traffic volume (ADT)	Est. traffic generated (ADT)
<u>Auburn Knightdale Rd</u>	<u>60</u>	<u>25</u>	<u>2</u>	<u>Y</u>			

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

Type of vehicle: none ADT: \_\_\_\_\_  
Type of vehicle: \_\_\_\_\_ ADT: \_\_\_\_\_

**Utilities and Services:**

Water supply provided by:  municipal system City of Raleigh  
 community system - specify type: \_\_\_\_\_  individual well(s)

Est. total water demand: 400 gpd on day of use

Wastewater collection/treatment provided by:  municipal system City of Raleigh  
 community system - specify type: \_\_\_\_\_  
 individual on-site system

Est. total wastewater discharge: 400 gpd on day of use

Solid waste collection provided by: Waste Industry  
Electrical service provided by: Progress Energy Underground  yes  no  
Natural gas service provided by: N/A  
Telephone service provided by: AT&T Underground  yes  no  
Cable television service provided by: Direct TV Underground  yes  no  
Fire protection provided by: Eastern Wake FD #1

**Miscellaneous:**

Generalized slope of site Gentle slope from South to North

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
- Long-Range Urban Services Area Raleigh
- Non-Urban Area/Water Supply Watershed
- Non Urban Area

Land Use Classification(s) (Note Area Land Use Plan if applicable).

**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?)

See Attachment

**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: C. H. Hawks Date: 1-7-12

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: C. H. Hawks Date: 1-7-12

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)

**River Ridge Golf Club  
Special Use Permit Modification Request  
Statement of Justification**

**Existing Special Use Permit Number:**

**Purpose:** This modification to the Special Use Permit is being submitted to allow River Ridge Golf Club to host wedding receptions at the existing clubhouse located at 3224 Auburn Knightdale Rd. The existing structure is adequate to host these events, and no modification to the building needs to be completed.

**(1) The proposed development will not materially endanger the public health or safety.** Wedding receptions will take place on Saturday afternoons, after most of our golfing patrons have completed play for the day and away from weekday traffic. The business is adequately staffed to handle the wedding party. River Ridge hosts over 75 golf tournaments a year. The wedding receptions will take place in the same location as these golf tournaments. The building is inspected yearly by the Fire Marshall for compliance. Adequate restroom and waste collection areas are currently in place.

**(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.** We are an existing business and are already allowed to host special event parties for our community, River Ridge Golf Community. We want to open this up to the public for public use. We already comply with the Special Use Permit to host these parties, except for public use.

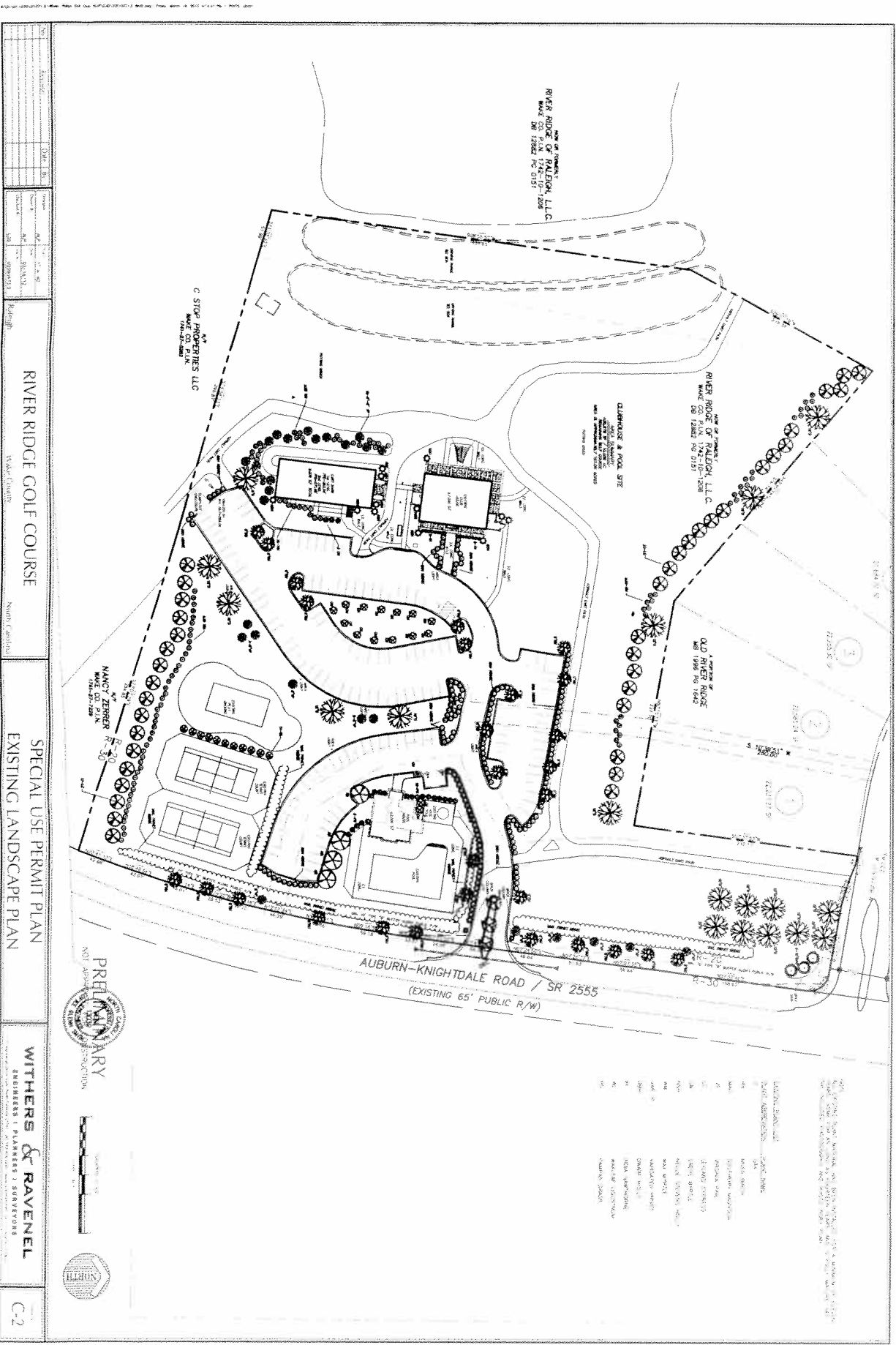
**(3) The proposed development will not substantially injure the value of adjoining property, or is a public necessity.** We feel we are implementing a revenue stream to our business that will maintain and even add value to the adjoining landowners of River Ridge Golf Club. Like most businesses<sup>in</sup> Wake county, golf courses have suffered monetarily over the last 3-4 years. Our revenue has decreased, while expenses continue to rise. Our adjoining landowners have the benefit of increased land value because of being situated on a golf course. If our golf course fails, or if we are not able to keep up the conditions of the course as we presently do, the adjoining land owners land value will decrease. This extra revenue stream from wedding receptions will allow us to stay economically sound and continue to maintain our 4,000+ acre golf course up to the standards that our adjoining land owners expect.

**(4) The proposed development will be in harmony with the area in which it is located.** Our clubhouse is located within the interior of the much larger tract adjacent to Auburn Knightdale Rd. The clubhouse area is screened with large, dense shrubbery from adjacent land owners and from Auburn Knightdale Rd. We already have a number of golfers using our clubhouse and existing area during the morning and early afternoon hours. The receptions will be late afternoon and early evening, so very little additional

impact to the area will be noticed. We already host golf tournaments and member events at our clubhouse, which are similar to the receptions we have planned. We do not foresee any negative impact to the area with this propose plan.

**(5) The proposed development will be consistent with the Wake County Land Use Plan.** The public wedding reception use is consistent with the special use plan and other uses that we already have in place.





NO.	DATE	DESCRIPTION
1	10/15/2013	PRELIMINARY
2	11/15/2013	REVISED
3	12/15/2013	REVISED
4	01/15/2014	REVISED
5	02/15/2014	REVISED
6	03/15/2014	REVISED
7	04/15/2014	REVISED
8	05/15/2014	REVISED
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10	07/15/2014	REVISED
11	08/15/2014	REVISED
12	09/15/2014	REVISED
13	10/15/2014	REVISED
14	11/15/2014	REVISED
15	12/15/2014	REVISED
16	01/15/2015	REVISED
17	02/15/2015	REVISED
18	03/15/2015	REVISED
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100	01/15/2022	REVISED

**RIVER RIDGE GOLF COURSE**

**SPECIAL USE PERMIT PLAN**

**EXISTING LANDSCAPE PLAN**

**WITHERS & RAVENEL**  
ENGINEERS | PLANNERS | SURVEYORS

C-2

