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Town of Hillsborough Planning
101 E. Orange Street
Hillsborough, NC 27278

Attn: Tom King, AICP, CZO
Senior Planner

Re: Hillsborough CDJR Dealership SUP Application – Paliouras Property

Dear Tom:

As previously discussed with Margaret, we are submitting the SUP plans and documents for the proposed Hillsborough CDJR Car Dealership to be located behind the Sheetz Convenience Store off NC Hwy 86 South. As you are aware, both the Sheetz property and the entire Paliouras property are scheduled for final annexation approval by the Town Board on June 10, 2019. Along with our plans and application, we offer the following statements for the project:

1. Traffic Impact Statement:

A traffic study was performed for this site in May 2012. We will be using this information for our current discussions with NCDOT regarding the impact of the proposed car dealership. The study previously included the development of a convenience store (Sheetz) and a 14,820 sq. ft. pharmacy with drive-through.

2. State Department of Cultural Resources:

We will submit our plans to the State Environmental Review Clearinghouse to make a determination of any archeological resources on the property. A current Phase I Environmental Report is also attached for your reference.

3. Green Building Systems:

The current design of the project does not include any Green Building systems as applicable to the US Green Building Council or LEED Certification Programs. The design does include water saving plumbing fixtures and energy efficient windows, etc. and other energy saving devices will also be implemented throughout the building. (HVAC, etc.)

4. Proposed Daily Water Usage:

Auto dealership showrooms = 125 GPD per fixture
Service stations = 250 Gpd per fixture
Carwash facilities (used for the wash bays) = 1,200 GPD per bay
Showroom = 1,625 Gpd
Service = 2,750 Gpd
Wash bays = 2,400 Gpd

Total = 6,775 Gpd

This demand will be reduced by 30% with the use of low flow fixtures in the showroom and service department areas.

5. General Findings of Fact:

- (a) That the use or development is located, designed, and proposed to be operated so as to maintain the public health, safety, and general welfare.

The proposed development is located in an area suitable for the proposed use as a car dealership. The existing infrastructure and utilities will fully support this proposed use and without posing any risk to the public health or general safety. The road and street access to the property is fully supported with recent improvements to NC HWY 86, including turn-lanes and a traffic signal.

- (b) That the use or development complies with all required regulations and standards of this Ordinance, including all applicable provisions of Articles 4, 5, and 6 and all applicable regulations.

The proposed development complies as fully as possible to the all of the regulations set forth in Articles 4,5 and 6 of the Town of Hillsborough UDO. This includes parking, lighting, landscaping, stormwater, steep slopes provisions and other design standards. The proposed use is allowed in the Entranceway Special Use (ESU) zoning district and will comply to the standards set forth for the use as a Motor Vehicle Sales and Repair facility. The only known standard that will not be met, is for the required 100-ft buffer along the interstate corridor. This is due to the existing 128-ft Duke Energy easement for transmission lines that run parallel to the highway. We will be preserving the existing trees along the highway between the right-of-way and the edge of the easement and asking for a waiver for non-compliance with the remainder of the required buffer.

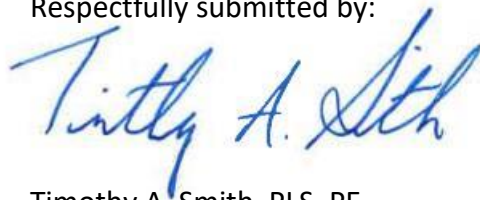
- (c) That the use or development is located, designed, and proposed to be operated so as to maintain or enhance the value of contiguous property, or that the use or development is a public necessity; and Hillsborough Unified Development Ordinance Section 3: Administrative Procedures Page 3-12

The proposed development is located in an area that will be enhanced by the proposed use and will increase the value of the contiguous property. The property is adjacent to other commercial uses and services and will further provide for the needs of local and surrounding communities. The proposes is being reviewed as a Special Use Permit and will follow the administrative procedures of Section 3.8 of the UDO.

- (d) That the use or development conforms with the general plans for the physical development of the Town and is consistent with the Town's Comprehensive Plan.

The Town's comprehensive plan indicates for this property and surrounding area to be developed as retail services. The comprehensive plan also indicates these use areas should be near interstate access points and be located in a zoning districts that include ESU zoning. This site and the proposed use conforms to all of the guidelines of the Comprehensive Plan as relevant to the project location.

Respectfully submitted by:



Timothy A. Smith, PLS, PE