



# REZONING APPLICATION

Submit required documentation to:  
Wake County Planning Department/Current Planning Section  
PO Box 550 Wake County Office Building  
Raleigh, NC 27602-0550 336 Fayetteville Street Mall, Downtown Raleigh  
Contact Current Planning at (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).

### Proposed Rezoning (include area for each current and proposed district)

From R-30  
(current zoning district(s))  
To HC (Heavy Commercial) Conditional Use  
(proposed zoning district(s))

### Property

Parcel Identification Number (PIN): recently subdivided portion of 1762187698  
Address: 9409 Poole Rd.  
Location: North side of Poole Rd., at/between  
(north, east, south, west) (street)  
Smithfield Rd. and \_\_\_\_\_  
(street) (street)

Total site area in square feet and acres: 870,154.56 square feet 19.976 acres

Zoning District(s) and Overlay Districts (if any) and land area within each:  
entire parcel to be rezoned is R-30

Present land use(s): vacant/outdoor storage

### Property Owner

Name: R.B. Hopkins  
Address: 1820 Bethbarn Rd.  
City: Knightdale State: NC Zip Code: 27545  
Telephone Number: n/a Fax: n/a  
E-mail Address: n/a

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

Name: Amanda Powell of ETD  
Address: 2880 Slater Rd. Suite 200  
City: Morrisville State: NC Zip Code: 27560  
Telephone Number: 481-2021 Fax: 481-2773  
E-mail Address: apowell@etdpa.com Relationship to Owner: consultant

**Site Information**

**Vehicular Access:**

Name of adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity	Traffic volume (ADT) <sup>2</sup>
Doole Rd.	60	41	2	Y	data not available	" "

<sup>1</sup> See NCDOT Highway Capacity Manual or Wake County Thoroughfare Plan Appendix  
<sup>2</sup> See CAMPO web site (www.raleigh-nc.org/campo/trafcnt/98trfcnt.html) or contact 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) \_\_\_\_\_

**Utilities and Services:**

Water supply provided by: ( ) municipal system ( \_\_\_\_\_ )  
 ( ) community system ( \_\_\_\_\_ ) (X) individual well(s)  
 Wastewater collection/treatment provided by: ( ) municipal system ( \_\_\_\_\_ )  
 (X) community system - specify type septic ( ) individual on-site system  
 Solid waste collection provided by: private contract  
 Electrical service provided by: Progress Energy  
 Natural gas service provided by: PSNC  
 Telephone service provided by: Bell South  
 Cable television service provided by: n/a  
 Fire protection provided by: Wake County - Alert District

**Miscellaneous:**

Generalized slope of site Insignificant  
 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 Knightsdale  
 Non-Urban Area/Water Supply Watershed \_\_\_\_\_  
 Non-Urban Area \_\_\_\_\_

Land Use Classification(s) (Note Area Land Use Plan, if applicable):  
East Raleigh - Knightsdale Area Land Use Plan  
no designation

**Conditional Use Zoning Conditions**

If conditional use zoning proposed, list proposed conditions below:

- ① Buildings facing Poole Rd. will be designed with residential characteristics.
- ② The following permitted uses of the HC district shall be prohibited: telecommunication facilities; warehousing; manufacturing, production and industrial service (artisan and limited/light); sexually oriented business; hotel/motel; drive-through restaurant; other eating/drinking establishments.
- ③ ~~Ground~~ sign shall be limited to 10 feet in height and 36 square feet in area.

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: Gregory B. Hayes Date: 12/21/06  
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: Sharon Powell Date: 12/21/06

Notes: All documents and maps submitted as required become the property of Wake County.  
The Wake County Subdivision and Zoning Ordinances are on the web at [www.wakegov.com](http://www.wakegov.com).

## ATTACHMENT A:

### **A. Conformance with the Land Use Plan**

#### **1. Statement of how rezoning complies with the Land Use Plan.**

This property is located on the north side of Poole Road just west of its intersection with Smithfield Road. The Poole Road/Smithfield Road intersection is designated as a Neighborhood Activity Center and all 4 quadrants are being utilized in a commercial fashion. As Poole Road extends west, non-residential uses continue along the northern side of the road. The subject property is the only vacant parcel in this line of non-residential uses. The northern side of the property is also in Knightdale's Long Range Urban Service Area while the south side is not. The Wake County Land Use Plan states that non residential uses should extend from commercial intersections in a linear fashion down the streets from that intersection. With this property fitting that formula it directly adheres to this Land Use Plan direction.

#### **2. Compliance with Transitional Urban Development Policies.**

This proposal is located within the Long Range Urban Service Area of Knightdale. Given the long range status, the initial development will utilize private well and septic systems. Site will be constructed however, such that connection to public utilities can be made should that opportunity become available in the future. Any necessary easements shall be created. Access to the site will be from Poole Road at an already curb cut. This part of Poole Road does not have sidewalks of any kind or any required transit access.

### **B. Statement of How Rezoning Otherwise Advances Public Health, Safety, and General Welfare.**

This proposal considers and addresses the public health, safety, and general welfare of the surrounding area through the plan for development and the provided conditions. This parcel is currently being used to store excess dirt and heavy equipment. This use of the property is highly visible. Developing the property will clean up this site into a maintained property. Furthermore, the conditions provided with the case give consideration to the surrounding uses. Despite the property being surrounded by non-residential uses on both sides, this site will utilize a residential character of architecture for any building(s) that face Poole Road. This will blend better with the residential subdivision that backs up to Poole Road across the street from the subject site. Additionally, signage will be kept to a minimum as signage is not currently a large element of this portion of Poole Road. Finally, this proposal seeks to eliminate several of the permitted uses in the Heavy Commercial district. The current proposal only allows the less intense uses from the Heavy Commercial district and is therefore more appropriate to this area. Traffic is not currently heavy here and this proposal is not considering a use that would be high traffic generator. There are no environmental features on the site.

