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# REZONING APPLICATION

File #
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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.

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 CONDITIONAL F-2 (proposed zoning district(s))

### Property

Parcel Identification Number (PIN): 0699034973  
 Address: 0 OLD MCCULLERS RD.  
 Location: EAST side of OLD MCCULLERS RD., at/between  
(north, east, south, west) (street)  
TEN TEN and 401  
(street) (street)  
 Total site area in square feet and acres: 335848 square feet 7.71 acres  
 Zoning District(s) and Overlay Districts (if any) and land area within each: NA  
 Present land use(s): VACANT

### Property Owner

Name: MANNING HEARS C/O GENE MANNING  
 Address: 307 Leland Dr.  
 City: Greensboro State: NC Zip Code: 27455-3018  
 Telephone Number: 336-540-9166 Fax: 336-288-2856  
 E-mail Address: manning867@aol.com

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

Name: Paul Brewer  
 Address: 2853-A Jones Franklin Rd  
 City: Raleigh State: NC Zip Code: 27606  
 Telephone Number: 919 851 0901 Fax: 919 851 2718  
 E-mail Address: paul@higherproperties.com Relationship to Owner: Buyer

**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>
Morgan Valley Dr.	40'	40'	2	N	NO DATA	NO DATA

<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 ( NA )

( ) community system ( NA ) ( ) individual well(s)

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

( ) community system - specify type NA ( ) individual on-site system

Solid waste collection provided by: Independent - Waste Industries

Electrical service provided by: Progress Energy

Natural gas service provided by: NA

Telephone service provided by: Bell South

Cable television service provided by: NA

Fire protection provided by: Wake County

**Miscellaneous:**

Generalized slope of site Flat

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: NA

**Land Use Plan Classifications**

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

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

( ) Short-Range Urban Services Area NA

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

Long-Range Urban Services Area \_\_\_\_\_

Non-Urban Area/Water Supply Watershed N/A \_\_\_\_\_

Non-Urban Area \_\_\_\_\_

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

REGIONAL ACTIVITY CENTER

**Conditional Use Zoning Conditions**

If conditional use zoning proposed, list proposed conditions below:

SEE ATTACHMENT

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: Gene E Manning, Linda W. Manning Date: 1/20/07  
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: [Signature] Date: 1/19/7

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).

