



REZONING APPLICATION

MAY 26 2009

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 Residential-40 Watershed
(current zoning district(s))
To Residential-40
(proposed zoning district(s))

Property

Parcel Identification Number (PIN): 1796 67 2658 (about four-fifths of tract)
Address: 2400 Zebulon Road, Zebulon, NC 27597
Location: northeast side of Zebulon Road - NC 96, at/between
(north, east, south, west) (street)
across from Glory Road (SR 2333) and
(street) (street)

Total site area in square feet and acres: 1,510,469 square feet 34.6756 acres

Zoning District(s) and Overlay Districts (if any) and land area within each:
Residential-40 Watershed (R-40W)

Present land use(s): Agricultural/Vacant

How is this proposed use a public necessity? See Attached

What is impact on surrounding neighborhood and adjacent properties? See Attached

Property Owner

Name: Moore & Sons Realty I LLC
Address: 3112 Hickory Road
City: Raleigh State: NC Zip Code: 27616
Telephone Number: 919-673-7595 Fax: N/A
E-mail Address: N/A

Applicant (person to whom all correspondence will be sent)

Name: David L. York, Smith Moore Leatherwood
Address: PO Box 27525
City: Raleigh State: NC Zip Code: 27611
Telephone Number: 919-755-8749 Fax: 919-838-3165
E-mail Address: david.york@smithmoorelaw.com Relationship to Owner: Attorney

**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>
Zebulon Road (NC 96)	100	21	2	Y	15000	7500

<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 ( Zebulon/Raleigh Public Utilities )  
(  ) community system ( \_\_\_\_\_ ) (  ) individual well(s)  
Wastewater collection/treatment provided by: (  ) municipal system ( Zebulon/Raleigh )  
(  ) community system - specify type \_\_\_\_\_ (  ) individual on-site system  
Solid waste collection provided by: Private contract/Town of Zebulon  
Electrical service provided by: Progress Energy  
Natural gas service provided by: PSNC  
Telephone service provided by: Bell South  
Cable television service provided by: Time Warner  
Fire protection provided by: Wake County - Hopkins/Town of Zebulon

**Miscellaneous:**

Generalized slope of site gentler in southern half, steeper in northern half  
Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: Pond in center of property, creek crosses property from north to east  
Valuable historic resources (homestead, mill, archeological site) on or adjoining site: None noted

**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 Zebulon  
(  ) Long-Range Urban Services Area \_\_\_\_\_  
(  ) Non-Urban Area/Water Supply Watershed \_\_\_\_\_  
(  ) Non-Urban Area \_\_\_\_\_



## Attachment for Moore Property Rezoning, from R-40W to R-40

### **How is this proposed use a public necessity?**

Wake County has planned for the future development of this area through the adoption of the Wake County Land Use Plan and the Southeast Wake Area Land Use Plan. It is anticipated that the portion of the property being rezoned, not in the Little River Water Supply Watershed, will be annexed by the Town of Zebulon. The public is best served when service area boundaries are clearly and accurately delineated. Property designated as Urban Services Area should be developed to urban densities, with urban services. This declassification of the over 34 acres of the property outside the Little River watershed, will correct a mapping error and allow for development to occur at the appropriate densities as recognized by both Wake County and the Town of Zebulon.

### **What is impact on surrounding neighborhood and adjacent properties?**

The declassification of the portion of the property outside the Little River watershed will fill a jurisdictional gap between the County and Town of Zebulon's jurisdiction. Weaver's Pond Community and Wakelon Elementary School abut the property.

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

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

The ridge line delineation for this property accurately identifies that roughly four-fifths of the Moore & Sons property lies within an urban services area, not within the Little River Water Supply Watershed. The area will then be designated by Wake County as Urban Services Area for the Town of Zebulon. Accurately identifying the property is the first step of a multi-step process which will culminate with the development of the declassified property within the Town's jurisdiction.

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

It is anticipated that the portion of the property being rezoned, not in the Little River Water Supply Watershed, will be annexed by the Town of Zebulon. That portion of the property within the Water Supply Watershed will remain within Wake County's jurisdiction. As such, property designated as Urban Services Area should be developed to urban densities, with urban services.

## **B. Statement of how rezoning advances public health, safety, and general welfare**

Residential development of the property will occur at some time in the future. The vast majority of the property will be developed in Zebulon's jurisdiction in accordance with the Town's development regulations, at an appropriate urban density, in harmony with the surrounding area. Local street access to Zebulon Road (NC 96), directly across from Glory Road will provide safe access to the property, and help to more fully develop the area's transportation network.



Map Location

ZEBULON

2400 Zebulon Road

Non-Critical Watershed  
Little River Water Supply

Vertical scale bar with numerical markings.

OW

Information included herein is for reference purposes only and is derived from best available sources. Wake County assumes no responsibility for errors arising from reliance of this map.

Map legend or notes containing technical details and symbols.

Map Information:
Project Name:
Map Date:
WAKE COUNTY logo and north arrow.