



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.

Date: 10/26 Time In: 1:00pm
Route to Subdivision: _____ File # ZP-854-05
Route to Soil & Testing Fee _____
Route to Other Amt Paid _____
Signed in By: _____ 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-80
(current zoning district(s))
To CU-I-1 - Self-Storage (CONDITIONAL USE - I-1)
(proposed zoning district(s))

Property

Parcel Identification Number (PIN): 0628700189
Address: 0 New Hill Holleman Rd.
Location: NORTH side of New Hill Holleman Rd, at/between intersection
(north, east, south, west) (street)
of Rex Rd and Avent Ferry Rd.
(street) (street)

Total site area in square feet and acres: 723,967.2 square feet 16.62 acres
Zoning District(s) and Overlay Districts (if any) and land area within each: NA

Present land use(s): VACANT

Property Owner

Name: Philip P. Ragan
Address: 4808 SIX FORKS RD, APT. 2304
City: RALEIGH State: NC Zip Code: 27609-5282
Telephone Number: 919-787-0147 Fax: NA
E-mail Address: NA

Applicant (person to whom all correspondence will be sent)

Name: Paul Brewer
Address: 2891 Jones Franklin Rd
City: Raleigh State: NC Zip Code: 27606
Telephone Number: 919-924-1951 Fax: 919-851-2718
E-mail Address: paul@swifthereeksc.com Relationship to Owner: Buyer - Property under contract

Philip P. Ragan

Philip P. Ragan

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) ²
New Hill Holloman Rd	1110'	1110'	2	Y	NO DATA	NO DATA
Avent Ferry Rd	323'	323'	2	Y	"	"

¹ See NCDOT Highway Capacity Manual or Wake County Thoroughfare Plan Appendix

² See CAMPO web site (www.raleigh-nc.org/campo/trafcnt/98trfcnt.html) or contact NCDOT Traffic Survey Unit

³ 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 Rolling

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: Harri's Lake Nearby

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: NA

Land Use Plan Classifications - Designated as Neighborhood Activity Center

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

yes

(X) Long-Range Urban Services Area TOWN OF Holly Springs

() Non-Urban Area/Water Supply Watershed NA

() Non-Urban Area

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

Neighborhood Activity Center

Conditional Use Zoning Conditions

If conditional use zoning proposed, list proposed conditions below:

~~# 1) Self Storage / Outdoor Boat Storage w/ proper screening
Permitted Special Uses~~

~~# See Attached uses •~~

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: Philip P. Ragan 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: Paul Brewer Date: 10/18/5

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.

Conditional Use Zoning Conditions

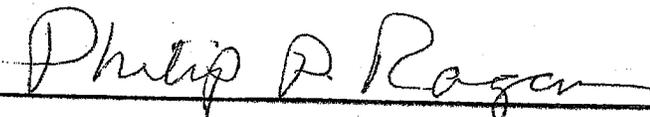
- 1) Mini-Storage and outdoor boat storage
- 2) Child day care centers, large child day care homes, and small child day care homes. *[Added 2/17/92 (O-92-5)]*
- 3) Telecommunication towers that are located on a structure constructed for purposes other than supporting telecommunication equipment, that are no taller than thirty (30) feet or thirty (30) percent of the structure's height, and that meet all relevant standards set forth in Subparagraphs (c) through (i) of Section 1-1-37(E)(2).
[Added 12/16/96 (O-96-51)]
- 4) Telecommunication towers that are no more than two hundred fifty (250) feet high and that meet the following standards:
 - (a) If the tower is more than one hundred (100) feet high, it shall be located at least one thousand (1,000) feet from any other telecommunications tower greater than one hundred (100) feet high; provided, however, that this separation requirement shall not apply from a tower if the applicant submits sufficient evidence to demonstrate that a reasonable effort to co-locate on that tower was made, or that co-location on the tower will not technically satisfy the applicant's specific needs.
 - (b) The tower shall meet the standards set forth in Subparagraphs (c) through (i) of Section 1-1-37(E)(2).

[Added 12/16/96 (O-96-51)]

[Amended 7/13/98 to substitute Subsection title for "Permitted Uses" (O-98-24)]

PERMITTED SPECIAL USES

- (1) Banks, restaurants, and other business district uses consistent with the requirements of an Industrial District.
- (2) A one-family dwelling, as a residence for security personnel, may be permitted as a special exception by the Board of Adjustment, after approval of plans subject to the same requirements as for residences permitted in General Business District, as set forth in Section 1-1-38(D)(1) of this Code, provided:
 - (a) That only such use shall be permitted in association with any one (1) establishment; and


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- (b) That any structural alterations of, or any change in the location, characteristics, use, or time and type of occupancy of, the unit shall cause the permit to be voidable and shall require review and reapproval of the alterations or changes by the Board of Adjustment.
- (3) Telecommunication towers that are more than two hundred fifty (250) feet high, but no more than five hundred ten (510) feet high, and that meet the standards set forth in Subparagraphs (a) and (b) of Section 1-1-39(B)(7).
[Added 12/16/96 (O-96-51)]

Philip A. Ragan

Conformance with Land Use Plan

We are applying to rezone our property from residential to Conditional I-1 Industrial for Ministorage/boat storage use.

The LUP has designated the intersection of New Hill Holleman/Rex/Avent Ferry as a Neighborhood Activity Center. Our proposed use would be serving the surrounding neighborhoods without greatly increasing traffic. We believe our site is a perfect location for this use because of Rex/New Hill Holleman/Avent Ferry intersection being a crossroads for Southwest Wake County. The need for storage is ever increasing and providing boat storage at Harris Lake will meet one of the communities' growing needs.

There is already commercial activity at this intersection. A ~~landscaping~~ landscaping company has a warehouse on the south east corner of the intersection.

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

Traffic will be of low intensity based on other storage facilities data and the attached traffic impact analysis done for a 50,000 square foot facility. We would like this site to be used for self-storage. This Conditional I-1 zoning will be of low impact to the neighboring community and will be compatible with the adjacent tracts because of the low traffic impact and low intensity of this use.

It will serve the surrounding neighborhood by providing storage, moving supplies, and moving truck rentals.

Compliance with Transitional Urban Development Policies

This proposal will comply with the Land Use Plan's Transitional Urban Development policies (TUDs), by providing the necessary easements for future installation of utility lines (within Long Range USAs). This proposal will comply with the TUDs policies that call for new development to provide for the types and levels of transportation facilities that accomodate vehicular, bicycle, pedestrian, and transit access needs and that they be designed and constructed to the standards of the municipality associated with the Urban Service Area and the Wake County Thoroughfare Plan.

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Dutchman Creek Self-Storage Traffic Analysis
48,000 Sq. Ft. Facility

Cars Per Day During the Week of September 12, 2005

Monday	35
Tuesday	39
Wednesday	33
Thursday	40
Friday	40
Saturday	27
Sunday	29
Total	<u>243</u>
Average/Day	34.7

Philip P. Ragan



THOMPSON & ASSOCIATES

5821 Holly Springs Road
Raleigh, NC 27606

PHONE: (919) 851-1709
FAX: (919) 859-2143

JOB NO. _____

SHEET _____ OF _____

CALCULATED BY _____ DATE _____

CHECKED BY _____ DATE _____

MINI-STORAGE (LAND USE : 151)

50,000 SF = Gross Floor Area

	<u>Add. Trips</u>	
Weekday	117/day	⇒ 117 veh. during avg. weekday
AM Peak wkday	13/hr.	⇒ 13 veh. during morning peak hr.
PM Peak wkday	13/hr.	⇒ 13 veh. during evening peak hr.
Saturday	108/day	⇒ 108 veh. during all of Saturday
Sat. Peak	18/hr.	⇒ 18 veh. during Sat. Peak Hr.
Sunday	88/day	⇒ 88 veh. during all of Sunday
Sunday Peak	15/hr.	⇒ 15 veh. during Sun. Peak Hr.

	<u>Split %</u>	<u>Total</u>	<u>Enter</u>	<u>Exit</u>
Weekday	50-50	117	59	58
AM Pk. wkday	48-52	13	6	7
PM Pk. wkday	52-48	13	7	6
Saturday	50-50	108	54	54
Sat. Peak	N/A	18	—	—
Sunday	50-50	88	44	44
Sun. Peak	N/A	15	—	—

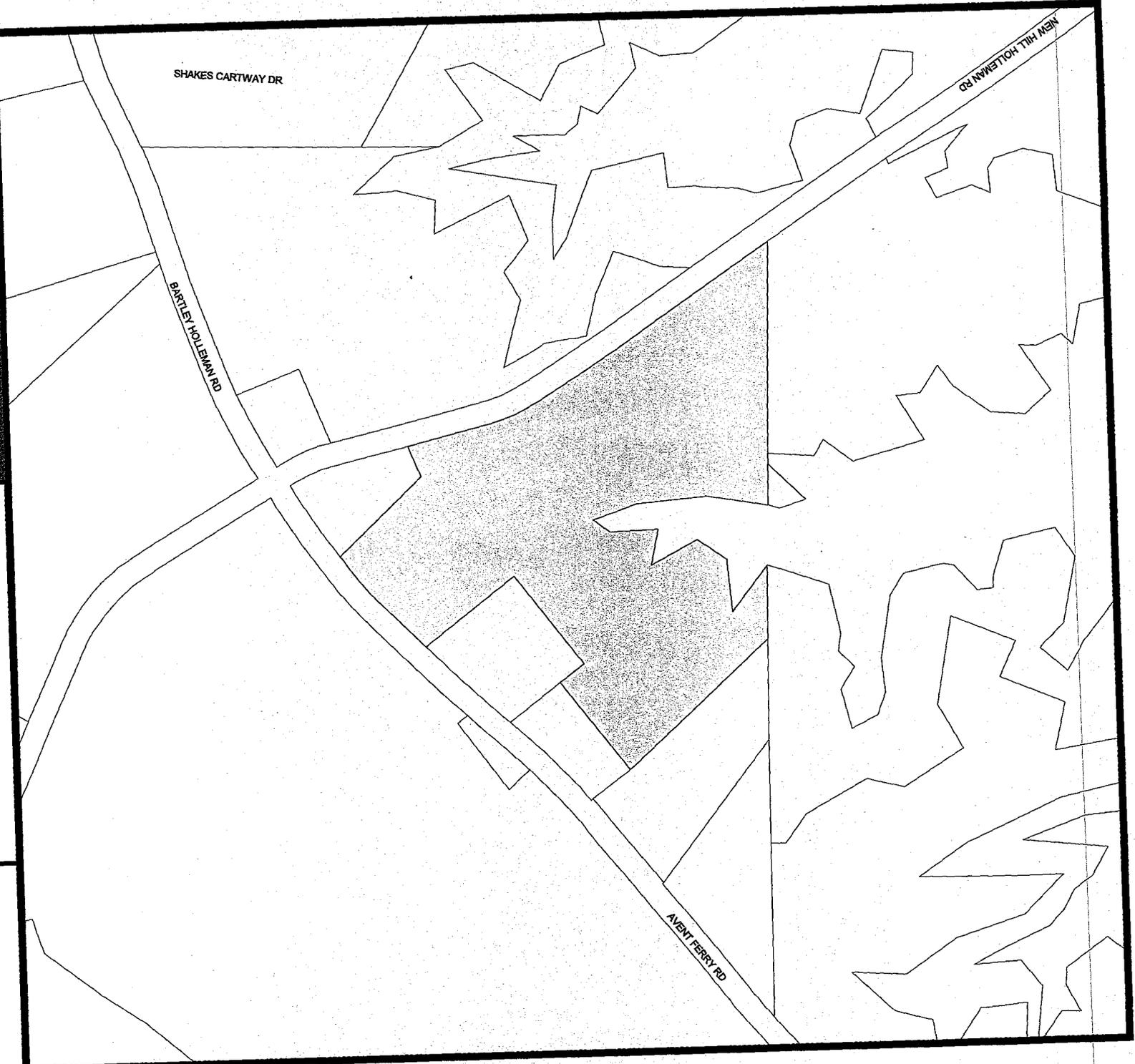
Philip P. Ragan

NEW HILL HOLLEMAN RD

SHAKES CARTWAY DR

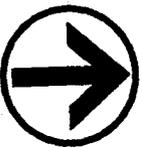
BARTLEY HOLLEMAN RD

AVENT FERRY RD



Inspections,
Development Plans, and
Permits

WAKE COUNTY
NORCROSS, CAROLINA



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