



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

761

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 CU-G-B (proposed zoning district(s))

Property

Parcel Identification Number (PIN): 0770⁰⁴624951
Address: 5801 Ten Ten Rd.
Location: SOUTH side of Ten Ten at/between
(north, east, south, west) (street)
Bells Lake and Graham Newton
(street) (street)

Total site area in square feet and acres: 67518 square feet 1.55 acres
Zoning District(s) and Overlay Districts (if any) and land area within each: NA

Present land use(s): VACANT

Property Owner

Name: HME (HOM ENTERPRISES LLC)
Address: 1915 EVANS RD
City: CARY State: NC Zip Code: 27513
Telephone Number: 919-812-5544 Fax: -
E-mail Address: -

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: son-in-law

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
Ten - Ten	60	60	2	Y	NA	NA
Bells Lake	120	60	2	Y	NA	NA

¹ See NCDOT Highway Capacity Manual or Wake County Thoroughfare Plan Appendix
² See CAMPO web site (www.raleigh-nc.org/campo/trafcont/98trfcont.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: ABC
 Electrical service provided by: PROGRESS ENERGY
 Natural gas service provided by: NA
 Telephone service provided by: Bellsouth
 Cable television service provided by: Time Warner
 Fire protection provided by: Fairview

Miscellaneous:

Generalized slope of site Flat
 Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: NA
 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 ADD FUQUAY - VARINA / GARNER
 () Long-Range Urban Services Area/Water Supply Watershed NA



RB
3/28/06

Conformance with Land Use Plan

We are applying to rezone our property from residential to General Business (GB).

The LUP has designated this piece of property as a Neighborhood Activity Center. General Business use on this property will serve the surrounding community.

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

There is a need for a general business in on this property. There is a lot of traffic at this intersection and it would not make a good residence. The general business designation will serve the surrounding neighborhoods.

AB
3/28/16

Conditions of 077004624951

Impervious Surface Requirement

The total impervious surface coverage of the property may exceed thirty (30) percent of the area of the property only if on-site detention of sediment and storm water is provided for the runoff in excess of that which would occur with thirty (30) percent impervious surface coverage.

Compliance with Transitional Urban Development Policies

Development on the property will comply with the Land Use Plan's Transitional Urban Development policies (TUDs), which call for new development within Short-Range Urban Services Areas to be served by centralized or municipal water and sewer service. The property will comply with the TUDs policies that call for new development to provide for the types and levels of transportation facilities that accommodate vehicular, bicycle, pedestrian, and transit needs as required by the land use, parks, and recreation, greenway, open space, and Wake County Thoroughfare Plan, and/or the North Carolina Department of Transportation (NCDOT).

PB
3/28/6