

Wake County



REZONING APPLICATION

JUN 27 2011

File #
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Submit required documentation to: **Planning, Development and Inspections**
Wake County Planning, Development and Inspections
PO Box 550 Wake County Office Building
Raleigh, NC 27602-0550 336 Fayetteville Street Mall, Downtown Raleigh
Contact (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 80 W
(current zoning district(s))
To R 40 W
(proposed zoning district(s))

Property

Parcel Identification Number (PIN): 1785778885, 1785872962, 1785873872, 1785874621, 17858746

Address: 7916, 7934, 7940, 8004 - 8012 Old Bunch Rd, Zebulon NC 27597

Location: South side of Old Bunch Road, at/between
(north, east, south, west) (street)
New Bunch Rd. and Old Bunch Rd.
(street) (street)

Total site area in square feet and acres: 489179 square feet 11.23 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: 1.84 acres, 3.77 acres, 1.92 acres, 1.94 acres and 1.81 acres currently R 80 W

Present land use(s): residential (4 single family, 1 duplex)

How is this proposed use a public necessity? see attached sheet

What is impact on surrounding neighborhood and adjacent properties?" no impact

Property Owner

Name: William Stephen Wilson - Joyce W. Wilson

Address: 7916 Old Bunch Rd.

City: Zebulon State: NC Zip Code: 27597

Telephone Number: 291-2368 Fax: _____

E-mail Address: _____

Applicant (person to whom all correspondence will be sent)

Name: Danny O. Williams (Williams-Pearce & Associates)

Address: P.O. Box 892

City: Zebulon State: NC Zip Code: 27597

Telephone Number: 2699605 Fax: 2694354

E-mail Address: dow@wpsurvey.com Relationship to Owner: Surveyor

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 ¹	Traffic volume (ADT) ²
Old Bunch Rd	60	20	2	Y		
New Bunch Rd	60	No Gravel	2	N		

¹ See NCDOT Highway Capacity Manual or Wake County Thoroughfare Plan Appendix
² See CAMPO web site (www.raleigh-nc.org/campo/trafcnt/98trfct.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 (_____)
 () community system (_____) (individual well(s))
 Wastewater collection/treatment provided by: () municipal system (_____)
 () community system - specify type _____ (individual on-site system)
 Solid waste collection provided by: Waste Industries
 Electrical service provided by: Progress Energy
 Natural gas service provided by: N/A
 Telephone service provided by: Time Warner
 Cable television service provided by: Time Warner
 Fire protection provided by: Wendell #1

Miscellaneous:

Generalized slope of site Slopes northwest to southeast
 Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: N/A
 Valuable historic resources (homestead, mill, archeological site) on or adjoining site: N/A

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 _____
 () Non-Urban Area/Water Supply Watershed Little River
 () Non-Urban Area _____

Statement of Justification for Rezoning Application
William Stephen Wilson & Joyce W. Wilson
PIN's 1785778885, 1785872962, 1785873782, 1785874629 & 1785874567

Addresses of Properties: 7916 Old Bunch Rd, Zebulon, NC 27597
 7934 Old Bunch Rd, Zebulon, NC 27597
 7940 Old Bunch Rd, Zebulon, NC 27597
 8004 Old Bunch Rd, Zebulon, NC 27597
 8012 Old Bunch Rd, Zebulon, NC 27597

The above referenced properties have been determined to be outside of the critical area for the Little River Reservoir. There would be no detrimental watershed effect of the property returning to the previous zoning district of R-40 W.

Rezoning Application
William Stephen Wilson & Joyce W. Wilson

How is this proposed use a public necessity?

The property is not located in a critical area and will be going to the original zoned via this map correction request.

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

Northeast Area Land Use Plan

Watershed Critical Area: If rezoning is approved staff will make a corresponding adjustment to correct the Land Use Plan to show these 5 lots as non-critical area.

Statement of how rezoning complies with the Land Use Plan.

Rezoning corrects map error – preserves appropriate watershed protection standards and limitations on development for non-critical areas.

Compliance with Transitional Urban Development Policies.

Complies with Transition Urban Development policies. No water or sewer extensions allowed in watershed areas. No transportation improvements planned.

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

Rezoning corrects mapping error; preserves appropriated watershed protection standards for non-critical areas.

Traffic Impact Analysis Requirement: N/A