



REZONING APPLICATION

Wake County

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Submit required documentation to: **JAN 03 2010**
Wake County Planning, Development and Inspections
PO Box 550 Wake County Office Building
Raleigh, NC 27602-0550 336 Fayetteville Street, Raleigh
Contact (919) 856-6335 for additional information. **Planning and Inspections**

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-40-W
(current zoning district(s))

To CU-GB
(proposed zoning district(s))

Property

Parcel Identification Number (PIN): 1785 52 4952

Address: 2520 NC 97

Location: north side of NC 97, at between
(north, east, south, west) (street)

Lizard Lick Rd and _____
(street) (street)

Total site area in square feet and acres: 70,299 square feet 1.614 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: _____

R-40-W - 100%

Present land use(s): one storm brick dwelling

How is this proposed use a public necessity? Removal of watershed designation corrects error in mapping. GB zoning is consistent with other properties at same intersection.

What is impact on surrounding neighborhood and adjacent properties?" Improved opportunity for convenient commercial development

Property Owner

Name: Patricia R. Perry

Address: 7907 Fowler Road

City: Zebulon State: NC Zip Code: 27597-8329

Telephone Number: _____ Fax: _____

E-mail Address: perryfarm1@earthlink.net

Applicant (person to whom all correspondence will be sent)

Name: Chris Pope, RLA, ASLA or Kirby R. Bell, Jr., PE, CPESC for Bass, Nixon & Kennedy, Inc.

Address: 6310 Chapel Hill Road, Suite 250

City: Raleigh State: NC Zip Code: 27607

Telephone Number: 919-851-4422 Fax: 919-851-8968

E-mail Address: chris.pope@bnkinc.com Relationship to Owner: Representative

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
NC 97	100	21'	2	Yes	15,000	8,600
Lizard Lick Road	60	22'	2	Yes	12,000	6,600

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 (Wendell)

() 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: _____

Electrical service provided by: Progress Energy

Natural gas service provided by: PSNC

Telephone service provided by: _____

Cable television service provided by: _____

Fire protection provided by: _____

Miscellaneous:

Generalized slope of site 3-5 % towards NC 97

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: None

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 To Be Reclassified As Wendell LRUSA

() Non-Urban Area

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

Neighborhood Activity Center

Conditional Use Zoning Conditions

The proposed use(s) of the property must be identified by condition. How does the proposed use benefit the adjacent and surrounding properties?

If conditional use zoning is being proposed, list the proposed conditions below:

See Attached List of Conditons

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: Patricia R. Perry Date: 12-29-10

Signature: Donna A. Perry Date: 12-29-10

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: 12/29/10

Notes: All documents and maps submitted as required become the property of Wake County. The Wake County Unified Development Ordinance is on the web at www.wakegov.com.

Rezoning Conditions for 2520 NC 97, Zebulon, North Carolina 27597

1. Uses on the subject property should be limited to the following:
 - Cultural Exhibits/Libraries
 - Child Care Center
 - Adult Day Care Facility
 - Veterinary, no outside kennel
 - Drive-Through Restaurant
 - Restaurants
 - ATM Machines
 - Financial Services with or without drive-through (excluding pawnshops and payday loan)
 - Bed & Breakfast – homestay and residence
 - Rooming or Boarding House
 - Conference Center/Retreat House
 - Medical Office, Clinic or Lab
 - All Other Office
 - Neighborhood/Convenience-oriented Retail (with gas sales)
 - Neighborhood/Convenience-oriented Retail (w/o gas sales)
 - Retail Sales and Service
 - Religious Assembly
 - Governmental
2. No ABC store, no gaming uses/sweepstakes, no gun sales
3. A 6 foot high solid fence constructed of wood shall be provided along north and east property lines at time of site re-development
4. Gas canopy lights shall be flush mounted
5. No pole signs – limited to ground/monument signs and/or wall signs
6. No opposition to Wendell Annexation

Statements for rezoning of 2520 NC 97, Zebulon, North Carolina 27597

A. Conformance with the Land Use Plan

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

The site is situated within a Neighborhood Activity Center. The uses allowed by this re-zoning would be in conformance with stated objectives for Neighborhood Activity Centers.

2. Compliance with Transitional Urban Development Policies.

The proposal complies 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 access needs and they shall be designed and constructed to the standards of the municipality associated with the Urban Service Area and the Wake County Thoroughfare Plan.

The site is currently served by well and septic. Future development may continue to utilize these services until such time that municipal water and sewer are available from the Town of Wendell. It is anticipated that neither water nor sewer extension will require any easements thru this property, based on availability of both within the public right-of-way.

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

The site is currently restricted by the inappropriate watershed designation. Once this designation is removed, the site becomes suitable for more intense/commercial development. The site is situated at the intersection of two prominent developed streets; infrastructure is in place

C. Traffic Impact Analysis Requirement.

Based on the proposed allowable uses and limited developable area available on this sized parcel, it is not anticipated to increase traffic more than 100 trips per peak hour, nor more than 1000 trips per day.

D. Mapping requirements.

The entire parcel is requested to be rezoned.

E. Mailing List of Owners within 1000 feet of Property.

Mailing lists have been provided.

Wake County

MAR 24 2011

**Planning, Development
and Inspections**