

Wake County

AUG 03 2011



REZONING APPLICATION

Planning, Development and Inspections

Submit required documentation to:
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.

File #
Fee
Amt Paid
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 Conditional Use - Heavy Commercial (HC) (proposed zoning district(s))

Property

Parcel Identification Number (PIN): 0628489476

Address: 4333 New Hill Holloman Rd.

Location: East side of New Hill Holloman (north, east, south, west) (street) at/between

Friendship Rd. (street) and Avent Ferry Rd. (street)

Total site area in square feet and acres: _____ square feet 34.86 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: None

Present land use(s): None

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

What is impact on surrounding neighborhood and adjacent properties? See attached.

Property Owner

Name: Louis C. Powell and Earnest L. Powell

Address: 3509 New Hill Holloman Rd.

City: New Hill State: NC Zip Code: 27562

Telephone Number: 919-606-1999 Fax: NA

E-mail Address: NA

Applicant (person to whom all correspondence will be sent)

Name: Gretchen Bivens-Trendel

Address: 1901 NW Cary Pkwy, Suite 111

City: Morrisville State: NC Zip Code: 27560

Telephone Number: 919-649-5134 Fax: 919-653-4701

E-mail Address: Gretchen @ Relationship to Owner: real estate

GretchensHomes.com

agent

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
New Hill Holleman			2	Y		

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

² See CAMPO web site (www.raleigh-nc.org/campo/traffic/98trfcrf.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 sq)

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: None

Electrical service provided by: Progress Energy

Natural gas service provided by: PG&C

Telephone service provided by: AT&T

Cable television service provided by: None

Fire protection provided by: Apex Fire Department

Miscellaneous:

Generalized slope of site Flat

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 Unresolved area between Apex LRUSA & Holly Springs LRUSA

() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area _____

Land Use Classification(s) (Note Area Land Use Plan, if applicable): *See attached.*

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.

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: *Robert S. Powell* Date: *5/26/2011*

Signature: *Edward L. Powell* Date: *5/26/2011*

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: *Spetcher Stevens-Trendel* Date: *7-28-2011*

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.

Wake County

AUG 26 2011

Reference Application # ZP-875-11

How is this proposed use a public necessity?

Planning, Development and Inspections

According to the Southwest Area Land Use Plan, this area of Wake County is expected to be developed and this is an excellent application that will provide commercial growth with negligible impact on the current infrastructure. Rezoning to Heavy Commercial will allow business to come in to provide local services. These potential services are listed in Section below "Condition Use Zoning Conditions."

Currently there are several businesses in this area that are operating in residential areas. These businesses do not follow the standards set by Wake County. Businesses in this area will benefit from the professional appearance and landscaping that will be required from these businesses. In addition, new business will be encouraged to follow the same practice of getting proper zoning and permits.

What is impact on surrounding neighborhood and adjacent properties?

There are just 7 property owners surrounding this parcel of land and one of the owners is the owner of this parcel. Two of the owners are commercial entities, Progress Energy and Sweetwater Landscapes. In fact, Progress Energy is the only land owner to the north and east of this property and the property is bordered by the main road on the west side. To the south of the property, Progress Energy borders the property and there is one additional home owner to the south of Progress Energy, which is located 350 feet to the south of this property.

The remaining four owners will have significant buffers to the property. There are four properties across New Hill Holleman. Sweetwater Landscape is directly across from this parcel and the other three are across the street and down the road. As this parcel is developed for commercial use, there will be buffered, landscaped areas with security lighting directed towards 4333 New Hill Holleman Road and away from neighboring properties.

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

This is an Unresolved Urban Services Area between Apex and Holly Springs. This parcel of land is one of two parcels that are deemed a 54-acre Community Activity Center and the types of uses are appropriate for uses within a community center. The Southwest Wake Area Land Use Plan, dated April 4, 2010, states that this land should have limited non-residential use due to the close proximity to the Shearon Harris Nuclear Power Plant and the impact of residential on the area evacuation plan.

Conditional Use Zoning Conditions

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

1. Lighting will be limited:
 - a. General site lighting will have shields for wall-packs.
 - b. Canopy lighting to be flush mounted.
2. Uses on the property will be limited to the following:

- a. **Veterinary;**
- b. **Commercial Kennel;**
- c. **Animal Shelter;**
- d. **Financial Services (excluding pawn shops and pay-day loan businesses);**
- e. **Funeral Homes;**
- f. **Neighborhood Convenience Oriented Retail (with and without gas sales);**
- g. **Medical Office, Clinic, Lab;**
- h. **Commercial Parking/Park and Ride;**
- i. **Indoor and Outdoor Recreation and Entertainment (excluding pool halls, game rooms, sweepstakes uses);**
- j. **Retail Sales and Service (excluding mobile home sales);**
- k. **Vehicle Sales, Leasing and Rentals;**
- l. **Vehicle Repair (no outdoor storage of parts or junk vehicles permitted, all 'transitional vehicles' shall be stored behind the building);**
- m. **Religious Assembly;**
- n. **Contractor Office;**
- o. **Warehousing;**
- p. **Child Care Center;**
- q. **Adult Care Center;**
- r. **Restaurant (excluding bars and nightclubs);**
- s. **General Office;**
- t. **Library and Cultural Exhibits;**
- u. **Governmental Uses (except for correctional facilities);**