



REZONING APPLICATION

Wake County

NOV 15 2011

File #
Fee
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Rec'd Date
Rec'd By

Submit required documentation to:
Wake County Planning, Development and Inspections, Development
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 Residential-40 and General Business
(current zoning district(s))
To Conditional Use - General Business
(proposed zoning district(s))

Property

Parcel Identification Number (PIN): see attached

Address: _____

Location: _____ side of _____, at/between
(north, east, south, west) (street)

_____ and _____
(street) (street)

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

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

Present land use(s): see attached

How is this proposed use a public necessity? see attached

What is impact on surrounding neighborhood and adjacent properties?" see attached

Property Owner

Name: Gordon H. Knox and Deborah R. Knox

Address: 7917 Glory Rd

City: Zebulon State: NC Zip Code: 27597

Telephone Number: 919-404-0744 Fax: 919-365-0559

E-mail Address: gknox39@aol.com

Applicant (person to whom all correspondence will be sent)

Name: Gordon Knox

Address: 7917 Glory Rd.

City: Zebulon State: NC Zip Code: 27597

Telephone Number: 919-404-0744 Fax: 919-365-0559

E-mail Address: gknox39@aol.com Relationship to Owner: _____

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
#1 MARSHBURN Road	60'	26'	2	Y	12000	
#2 NC 97 Hwy	100'	22'	2	Y	15000	

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, NC)

() 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 Inc

Electrical service provided by: PROGRESS ENERGY

Natural gas service provided by: PS&C

Telephone service provided by: ATT

Cable television service provided by: Cable Vision Co.

Fire protection provided by: Town of Wendell Fire Dept.

Miscellaneous:

Generalized slope of site Falls from Northeast to Southwest on a 2.5% slope

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: No

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: No

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 Town of Wendell

() 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: John N. King Date: 11-15-11

Signature: Debrah R. King Date: 11-15-11

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: John N. King Date: 11-15-11

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 APPLICATION ATTACHMENT

Property:

Parcel #1:

Gordon H & Deborah R Knox

PIN #1785-52-3493

Address: 0 Marshburn Road

Location: Marshburn Rd East Side between NC 97 Hwy and Buck Stage Trail

4748 sq feet; 0.109 acres

R-40 Zoning District

Present Land Use: Vacant, wooded

Parcel #2:

Gordon H & Deborah R Knox

PIN #1785-52-5534

Address: 0 NC 97 Hwy

Location: NC 97 Hwy South Side between Marshburn Rd and Peach Grove Ln

41774 sq ft; 0.959 acres

R-40 Zoning District

Present Land Use: Vacant, agriculture

Parcel #3: (Store Site)

Deborah R. Hodge Knox

PIN #1785-52-4518

Address: 1726 Marshburn Road

Location: Southeastern corner of the intersection of Marshburn Road and NC 97 Hwy

28096 sq ft; 0.645 acres

General Business Zoning District

Present Land Use: Convenient Store with gas sales

How is the proposed use a public necessity? (Page 1 of 6)

We have no current plans for redevelopment of the site however rezoning would enable us to look to the future for enhancement or expansion. The area serves as a major entranceway into the Wendell Community; the ability to enhance or expand the existing facility would aesthetically be more pleasing as well as provide additional services to the area.

The proposed use of the property is consistent with the activities permitted within the Land Use Plan, Neighborhood Activity Center (NAC) which allows for uses such as the convenient store; providing the public with necessities such as foods, drink, gasoline and

restroom facilities. The existing store currently provides these services to the residence of the area and to the public traveling to Wendell and Zebulon.

What is the impact on surrounding neighborhood and adjacent properties? (Page 1 of 6)

The site is located at the intersection of two major roads that are zoned for commercial development and is not located within a residential area. There are other existing business uses at and near this intersection as well as property owners in the area that are acclimated to the existing store and gas sales operation on this site that has been in operation since late 1950's.

Land Use Classifications: (page 3 of 6)

Existing convenience store lot is already in a Neighborhood Activity Center (NAC) as shown on the Southeast Wake Area Land Use Plan. The existing NAC is only 17.24 acres in size and we are asking to add only 1.068 acres to the NAC. This new total of approximately 18.31 acres will be well below the size limitation for the NACs of 35 acres.

Wake County

Conditional Use Zoning Conditions (page 3 of 6)

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Future use of the property will be limited to the following uses:

**Planning, Development
and Inspections**

- Parking, Park and Ride
- Veterinary (no outdoor kennel)
- Drive-through restaurant
- All other eating/drinking (eliminating bars and nightclubs)
- Automated teller machine (freestanding)
- Financial Services with or without drive-through facility
- All other financial services (except for currency exchange, pawn shop or payday loan)
- Medical office, clinic or lab
- All other office (excluding conference center/retreat house)
- Recreation and Entertainment, Indoor (eliminate game room, pool halls)
- Neighborhood/convenience-oriented retail (with gas sales)
- Neighborhood/convenience-oriented retail (w/o gas sales)
- All other retail sales and services
- Co-located telecommunication facilities
- Telecommunication equipment buildings (all equipment indoors)
- Child care center
- Adult day care center

A. Conformance with the Land Use Plan: (Page 4 of 6)

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

The proposed use of the property is consistent with the activities permitted within the Land Use Plan, Neighborhood Activity Center (NAC) which already applies to the existing property.

2. Compliance with Transitional Urban Development Policies: (Page 5 of 6)

Water Lines are in place located along Marshburn Road. Concerning the Transitional Urban Development policy that deals with the road improvements, we have already dedicated additional right-of-way along Marshburn Road and no additional right-of-way is required along NC 97.

B. Statement of How Rezoning Otherwise Advances Public Health, Safety, and General Welfare: (Page 5 of 6)

The road is not overburdened at this time. The site is located at the intersection of two major roads that are zoned for commercial development and is not located within a residential area. The proposed use of the property is consistent with the activities permitted within the Land Use Plan, Neighborhood Activity Center (NAC)

C. Traffic Impact Analysis Requirement: (Page 5 of 6)

No TIA at this time per staff.