

# Wake County



## REZONING APPLICATION

FEB 28 2012

File #  
Fee  
Amt Paid  
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Rec'd Date  
Rec'd By

Submit required documentation to:  
Wake County Planning, Development and Inspections  
PO Box 550 Wake County Office Building  
Raleigh, NC 27602-0550 336 Fayetteville Street Mail, 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 CU-I-2 WITHOUT SELF STORAGE  
(current zoning district(s))  
To CU-I-2 WITH SELF STORAGE AND OUTSIDE STORAGE  
(proposed zoning district(s))

### Property

Parcel Identification Number (PIN): 0628700189

Address: 5333 NEW HILL HOLLEMAN RD.

Location: NORTH EAST side of NEW HILL HOLLEMAN RD, at/between  
(north, east, south, west) (street)

AVENT FERRY RD. and US 1 SOUTH  
(street) (street)

Total site area in square feet and acres: 353,707 square feet 8.12 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: NEIGHBORHOOD ACTIVITY CENTER AT INTERSECTION

Present land use(s): NEIGHBORHOOD ACTIVITY CENTER

How is this proposed use a public necessity?

MORE STORAGE IS NEEDED

What is impact on surrounding neighborhood and adjacent properties?"

NONE

### Property Owner

Name: HIGHER PROPERTIES, LLC

Address: 8712 HOLLY SPRINGS RD. ?

City: APEX State: NC Zip Code: 27539

Telephone Number: 919-363-8878 Fax: 919-363-8886

E-mail Address: DORRINGER @ GMAIL. COM

### Applicant (person to whom all correspondence will be sent)

Name: DAVID ORRINGER

Address: 8712 HOLLY SPRINGS RD

City: APEX State: NC Zip Code: 27539

Telephone Number: 919-363-8878 Fax: 919-363-8886

E-mail Address: DORRINGER @ GMAIL. COM Relationship to Owner: CO-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) <sup>2</sup>
NEW HILL HOLLEMAN	60	22	2	Y		2700
AVENT FERRY	60	22	2	Y		2200

<sup>1</sup> See NCDOT Highway Capacity Manual or Wake County Thoroughfare Plan Appendix

<sup>2</sup> See CAMPO web site (www.raleigh-nc.org/campo/trafcnt/98trfcnt.html) or contact NCDOT Traffic Survey Unit

<sup>3</sup> 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 ( N/A - NONE )

( ) community system ( N/A - NONE ) (  ) individual well(s)

Wastewater collection/treatment provided by: ( ) municipal system ( N/A - NONE )

( ) community system - specify type N/A - NONE (  ) individual on-site system

Solid waste collection provided by: N/A - NONE

Electrical service provided by: PROGRESS ENERGY

Natural gas service provided by: N/A - NONE

Telephone service provided by: AT&T

Cable television service provided by: N/A - NONE

Fire protection provided by: HOLLY SPRINGS

**Miscellaneous:**

Generalized slope of site MODERATE TO SEVERE

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: ADJOIN PROGRESS ENERGY LAND

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: OLD HOME, CHURCH, CEMETERY

**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 HOLLY SPRINGS

( ) Non-Urban Area/Water Supply Watershed \_\_\_\_\_

( ) Non-Urban Area

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

**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:

PROPOSING TO ALLOW MINI STORAGE AND OUTDOOR STORAGE INCLUDING: BOATS, AUTOMOBILES, TRAILERS, CAMPER'S, RV'S, MOBILE STORAGE UNITS, ETC.

CURRENTLY HAVE THE OTHER OF THIS PROPERTY ZONED FOR MINI STORAGE AND OUTDOOR BOAT STORAGE. WE ARE SERVING THIS NEED AND SEE THAT WE WILL FILL UP IN THE FORESEEABLE FUTURE. EXPANSION OF THIS USE ON THIS PROPERTY WILL HAVE NO ADVERSE EFFECTS TO THE SURROUNDING PROPERTY OWNERS. IT WILL FILL A NEED FOR RESIDENTS OF THE SURROUNDING AREAS DUE TO SUBDIVISION RESTRICTIONS, AS WELL AS PATRONS OF HARRIS LAKE.

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: [Signature] Date: 11/4/11

Signature: [Signature] Date: 11/4/11

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: [Signature] Date: 11/4/11

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](http://www.wakegov.com).

## **Conformance with Land Use Plan**

We are applying to rezone our property from residential to Conditional I-2 Industrial for Ministorage/boat storage use.

The LUP has designated the intersection of New Hill Holleman/Rex/Avent Ferry as a Neighborhood Activity Center. Our proposed use would be serving the surrounding neighborhoods without greatly increasing traffic. We believe our site is a perfect location for this use because of Rex/New Hill Holleman/Avent Ferry intersection being a crossroads for Southwest Wake County. The need for storage is ever increasing and providing boat storage at Harris Lake will meet one of the communities' growing needs.

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

Traffic will be of low intensity based on other storage facilities data and the attached traffic impact analysis done for a 50,000 square foot facility. We would like this site to be used for self-storage. This Conditional I-2 zoning will be of low impact to the neighboring community and will be compatible with the adjacent tracts because of the low traffic impact and low intensity of this use. We will buffer the property so as not to be a nuisance to the neighboring residential uses.

It will serve the surrounding neighborhood by providing storage, moving supplies, and moving truck rentals.

### Conditional Use Zoning Conditions

- 1) Mini-Storage and outdoor boat storage, not to exceed 8.5 acres of 16.62 acre tract.
- 2) Telecommunication towers as per Section 1-1-39(B)(6)(7)(a)(b) of the Wake County Zoning Ordinance.

### Permitted Special Uses

Permitted Special Uses as per Section 1-1-39(C)(1)(2)(a)(b)(3) of the Wake County Zoning Ordinance.

### 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

Compliance with Transitional Urban Development Policies:  
Development on the property will comply with the County Land Use Plan's Transitional Urban Development policies (TUDs), which requires that necessary easements for future installation of water and sewer lines be provided. Development on 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, transit, parks and recreation, greenway, or open space plan adopted by the County, and that are designed and constructed to the standards of the municipality associated with the Urban Service Area and the Wake County Thoroughfare Plan and North Carolina Department of Transportation standards.

## Reasons for rezoning to Conditional I-2 Ministorage and Boat Storage

1. The need for storage is greatly increasing. Neighborhoods are popping up all down Avent Ferry Road, and Twelve Oaks Golf Community is on the way. Holly Springs has sewer pump stations planned to serve this area and R-10 zoning is only 1.5 miles down Avent Ferry. Holly Springs has this intersection planned as a business district.
2. New Hill Holleman Road and Avent Ferry Road is in a neighborhood activity center and a crossroads for this area. New Hill Holleman Rd. is a major road used to travel from Fuquay to Durham. It turns into highway 751.
3. The storage business requires minimal management and does not require water and sewer which is not available yet.
4. Traffic impact for storage will be minimal spread out through the day and night and weekend. DC has 34.7 cars per day
5. There are few residences around. We will buffer the business so that it does not negatively impact residences.

**Higher Properties, LLC**

**8712 Holly Springs Rd.  
Apex, NC 27592**

**David Orringer 919-795-1359**

**Paul Brewer 919-924-1951**

Dear Keith and the Wake County Planning and Zoning Staff,

Thank you for considering our petition to change specific conditions in our Conditional Use I-1 zoned property. We currently have a 16.62 acre tract of land located near the intersection of Avent Ferry Rd and New Hill Holleman Rd that is known as Harris Lake Boat Storage. The current zoning conditions on this tract state that 50% of the property would be used for self/boat storage. We successfully have been providing storage for boats and rv's, and are in the construction permit phase of our first building. We feel that we will need to expand into the other portion of our property with boat/self-storage soon. We are coming to you at this time to request that the conditions be amended to let us use 100% of our property for self/boat/rv storage.

So far, despite the recession, the demand has been excellent for this type of storage, and we feel that this will continue in the future as local development increases, subdivision restrictive covenants prevent boats and rv's from being stored at homes, and gas prices continue to stretch our pocketbooks.

Knowing that our site sits in a Neighborhood Activity Center, and uses are based on necessary needs of the community; our facility is providing a specific need that is limited in the area.

There has been talk of Progress/Duke Energy enlarging Harris Lake in the future. This is another reason that our facility will continue to grow. With higher lake levels more boaters will frequent Harris Lake and demand for storage will increase even more.

Please consider our request favorably. We want to provide a specific service for the Harris Lake area for the very long term.

We are ready to meet with you at your earliest convenience.

Sincerely,

*David Orringer*

Member Manager  
Higher Properties, LLC