



REZONING APPLICATION

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 Residential Mobile Home RMH
(current zoning district(s))

To R-30
(proposed zoning district(s))

Property

Parcel Identification Number (PIN): 1742929242

Address: 4301 Seclusion Park Road

Location: south side of Auburn Knightdale Road, at/between
(north, east, south, west) (street)
Grasshopper Road and Neuse River
(street) (street)

Total site area in square feet and acres: 5,577,324 square feet 127.9 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: RMH 15.5 AC

Present land use(s): Mobile Home

How is this proposed use a public necessity? Allow property to develop consistent with adjoining land use.

What is impact on surrounding neighborhood and adjacent properties?" No negative impact

Property Owner

Name: Mary Gail Hatton, Georgianne Batts, Glen Max Francis Trust

Address: 182 Woodcliff Court

City: Suwanee State: GA Zip Code: 30024

Telephone Number: 770-886-2379 Fax: _____

E-mail Address: whatton@ofsoptics.com

Applicant (person to whom all correspondence will be sent)

Name: Johnny Edwards

Address: 333 Wade Ave

City: Raleigh State: NC Zip Code: 27605

Telephone Number: 919-828-4428 Fax: 919-828-4711

E-mail Address: Johnny@jaeco.com Relationship to Owner: consultant

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
Auburn Knightdale Rd	60	19-22'	2	Y	12,000	3,100

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 (_____)
 () 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: Private collector
 Electrical service provided by: Duke Electric
 Natural gas service provided by: PSNC
 Telephone service provided by: AT&T
 Cable television service provided by: Unknown
 Fire protection provided by: Eastern Wake #1

Miscellaneous:

Generalized slope of site Terrain slopes from 270ft. at the NE corner to 150ft. at the rear by Neuse River
 Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: FEMA Flood Plains, Wake Co. Flood Hazard Soils, Neuse River Buffers, 100FT Water Quality Buffers, Wetlands, and Buffers on secondary drain ageways
 Valuable historic resources (homestead, mill, archeological site) on or adjoining site: None known

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 Raleigh
 () Non-Urban Area/Water Supply Watershed _____
 () Non-Urban Area _____

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

Residential less than 1.5 dwelling units per acre and East Raleigh-Knightdale area Land Use Plan

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:

N/A, proposing general use rezoning, no conditions

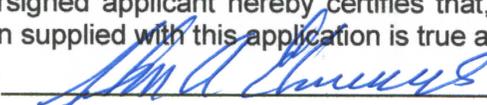
All property owners must sign this application unless one or more individuals are specifically authorized to act as an agent on behalf of the collective interest of some or all of the owners (provide a copy of such authorization).

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: _____ Date: _____

Signature: _____ Date: _____

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:  Date: 2/27/15

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.

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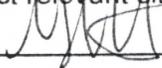
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Signature:  MARY GAIL HATTON Date: 11-22-14

Signature: _____ Date: _____

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: _____ Date: _____

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Signature: Georgianne Francis Batts Date: 11-21-14

Signature: [Signature] Date: 11-21-14

Georgianne Francis Batts as Trustee of The Glen Max Francis Trust 11-21-14

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: _____ Date: _____

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Civil & Sanitary Engineering
Land Planning
Land Surveying

Tel: 919-828-4428
Fax: 919-828-4711

**John A. Edwards & Company
Consulting Engineers**

333 Wade Avenue – PO Box 10422
Raleigh, North Carolina 27605

February 27, 2015

Keith Lankford
Wake County Planning
336 Fayetteville Street
Raleigh, NC 27611

RE: General Use Rezoning

Dear Keith,

Attached is a rezoning petition for property pin #1742929242, the property address is 4301 Seclusion Park Road. The request is to rezone 15.5 acres from RMH to R-30.

Proposed Use a Public Necessity

The rezoning of 15.5 acres of the 127.9 acres parent parcel will make it consistent with the parent parcel zoning and zoning of surrounding properties. The proposed residential development of the property will meet a market need for additional housing opportunities in this area.

Impact on Surrounding Neighborhood and Adjacent Properties

Adjacent properties are mainly undeveloped and zoned R-30. This property is accessed by Auburn-Knightdale Road, not through adjoining properties. The proposed moderately-low residential development would result in only a relatively minor increase in traffic on Auburn-Knightdale Road, which has sufficient capacity remaining. An additional turn lane and the right-of-way dedication will be provided. The subdivision will be required to provide preservation of existing trees around the perimeter of the property, protection of the environmental constraints on the property, and stormwater control measures, all of which are intended to minimize impacts on the environment and surrounding areas.

Consistency with the Land Use Plan

The requested rezoning and proposed use will comply with the Wake County Land Use Plan, which allows for residential development of less than 1.5 dwelling units per acre. The proposed R-30 zoning equates to 1.45 dwelling units/acre, which is consistent with the zoning of the remainder of the parent tract and surrounding area. The development of plans in conjunction with the relevant municipality, the designation of long-range urban service areas

and using those plans as a guide for development, will result in consistency with the Wake Co. Land Use Plan. The requested rezoning is consistent with the planned density for this area.

Compliance with the Transitional Urban Development Policies

The property will address TUD's at the time of subdivision submittal/approval. The review of the subsequent development plans may require the dedication of additional right of way or the installation of road improvements as shown on the Wake County Transportation Plan and/or as required by NCDOT. The City of Raleigh's staff will review the plans and future utility easements will be provided, if requested. The requirement for compliance with these TYDs elements has been incorporated into the Wake County UDO.

Public Health, Safety, and General Welfare

That the proposed development and/or use will not materially endanger the public health or safety and general welfare.

1. Design complies with public health and safety requirements of Wake County.
2. Design consistent with industry design standards prevailing in NC.
3. Buffers – neighboring properties, streetscape, and stream
4. Stormwater control devices
5. Traffic design-
 - Adequate access for emergency services
 - Additional turn lane to Auburn-Knightdale Road and dedication for future expansion.
 - Subdivision will have 80 homes that should not generate a material amount of traffic

Traffic Impact Analysis

No TIA is required for the requested rezoning or the planned subsequent residential development. The requested rezoning is for only 15.5 acres, which would yield a development potential of only 22 lots, well below the 100-lot threshold for a TIA. The proposed 80 lot subdivision for the 127.9 acre parent tract is also still below the 100 lot threshold for a TIA.

Sincerely,

John A. Edwards Jr., PE, PLS
John A. Edwards & Company