



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 HC and R-30
(current zoning district(s))
To O&I (Office & Institutional) General Use Rezoning

Property

Parcel Identification Number (PIN): 0689-81-9439 (northern parcel) and 0689-80-4752 (southern parcel)

Address: 8321 Old McCullers Rd

Location: South side of Old McCullers Road, at/between
(north, east, south, west) (street)
Fayetteville Rd / US 401 and Norfolk Southern Railroad Corridor
(street) (street)

Total site area in square feet and acres: 703,058 square feet 16.14 acres

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

Total: HC: 7.89 AC; R-30: 8.25 AC

Present land use(s): gravel parking lot

How is this proposed use a public necessity? see attached statement No. 1

What is impact on surrounding neighborhood and adjacent properties?" see attached statement No. 2

Property Owner

Dr. Stephen Scott, Secretary to the Board, on behalf of:

Name: The Trustees of Wake Technical Community College

Address: 9101 Fayetteville Rd / US 401

City: Raleigh State: NC Zip Code: 27603-5655

Telephone Number: 919-866-5141 Fax:

E-mail Address: scscott@waketech.edu

Applicant (person to whom all correspondence will be sent)

Name: The McAdams Company (on behalf of The Trustees of Wake Technical Community College) Contact: Rachel

Address: 2905 Meridian Parkway Cotter

City: Durham State: NC Zip Code: 27713

Telephone Number: 919-361-5000 Fax: 919-361-2269

E-mail Address: cotter@mcadamsco.com Relationship to Owner: Planning & Entitlement 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
Old McCullers Road	60'	20'	2	Y	N/A	N/A
Note: Old McCullers Rd is not listed in the Wake County Transportation Plan or its Corridor Profiles booklet.						

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: (X) municipal system Town of Fuquay-Varina

() community system (_____) () individual well(s)

Wastewater collection/treatment provided by: (X) municipal system Town of Fuquay-Varina: Terrible Creek WWTP

() community system - specify type _____ () individual on-site system

Solid waste collection provided by: Waste Industries

Electrical service provided by: Duke Energy

Natural gas service provided by: On-site propane tanks; (Qty = 4); Provider: Amerigas

Telephone service provided by: AT& T

Cable television service provided by: Time Warner Cable

Fire protection provided by: Wake County - Fairview #2 District

Miscellaneous:

Generalized slope of site Generally 4-6% with steeper slopes (30%) within and adjacent to the stream buffer

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or

adjoining site: Existing natural features include a mixed oak hickory forest (approximately 10% of the norther parcel and 40% of the southern parcel) and a perennial stream extending the length of the western property boundaries of both parcels

Valuable historic resources (homestead, mill, archeological site) on or adjoining site:

According to the North Carolina State Historic Preservation Office GIS website, there are no historic structures or resources on or adjacent to the subject site.

Land Use Plan Classifications

General Classification (note associated municipality and/or watershed):

() Short-Range Urban Services Area/Water Supply Watershed _____

(X) Short-Range Urban Services Area Town of Fuquay - Varina

() Long-Range Urban Services Area/Water Supply Watershed _____

() Long-Range Urban Services Area _____

() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area

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

Fuquay/Garner Area Land Use Plan: Designated Wake Tech Regional Activity Center

Conditional Use Zoning Conditions N/A -- proposing general use rezoning -- no conditions.

The proposed use(s) of the property must be identified by condition. How does the proposed use benefit the adjacent and surrounding properties? See attached statement No. 3

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: Stephen C. Scott Date: 12-1-14
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: Rachel Cott Date: 3-2-2015

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.

DIRECTIONS FOR FILING A REZONING PETITION

SPECIAL NOTES:

1. **Concurrent Appeal:** A petition for rezoning should not be filed when an appeal concerning the same property is pending before the Board of Adjustment.
2. **Existing Violation:** The filing of a rezoning petition will not delay any legal actions arising from an existing violation on the subject property. Existing violations should be eliminated before a rezoning is requested.
3. **Filing a Petition:** A petition must be clearly and accurately written or typed. Petitions may be filed at the Planning, Development and Inspections in person or by mail (Planning, Development and Inspections, P.O. Box 550, Raleigh, NC 27602).
4. **Public Hearing notice must be published:** It is the petitioner's responsibility to see that notice of the public hearing is published in a newspaper of general circulation. Contact the Planning staff for assistance in preparing a notice (see form to place ad).
5. **Fees:** Submit a check in the amount of \$1,000 made payable to Wake County with a petition for a new rezoning. A check in the amount of \$750 made payable to Wake County is required for a petition to modify a previously approved rezoning. Fees are due at the time of petition submittal. Petition fees are non-refundable.
6. **Land Use Permits Required for Development:** Should the Board of Commissioners approve a rezoning, the applicant must still apply for, and obtain, appropriate approvals to develop and/or establish the land use.

TYPES OF PETITIONS

There are two types of zoning districts, General Use Districts (GUD) and Conditional Use Districts (CUD). The petitioner must decide which type of district to petition for. The differences between the two are as follows:

1. **General Use District:** In a GUD any use permitted in that zoning district may occur on the property-subject to County development standards. Conditions cannot be attached to further restrict development standards than in the County Code.
2. **Conditional Use District:** Rezoning request allows the petitioner to attach conditions to the petition, offering to meet stricter requirements than set out in the County Code. The petitioner may voluntarily restrict the property to a specific use or range of uses; specify development standards for the property stricter than the County's; and specify any other legal condition upon the development or use of the property as long as it exceeds Code requirements for the corresponding General Use District. (CUD Petition, complete Attachment B.) The proposed use(s) of the property must be identified by condition and a statement must be provided to indicate how the proposed use would benefit the adjacent surrounding property.

NOTE: A CUD petition must be signed by all owners, as listed in the Tax Assessor's Master File, or by their authorized agent. Petitions signed by an authorized agent must include documentation of the agent's authorization to sign on behalf of the owner. Any change of conditions on a petition is treated as an original petition: It must be signed by all owners or an agent with documented authorization. Conditions must be voluntary.

REVISIONS TO PETITION

A petitioner may have the opportunity to revise a petition by request 1) after its initial submission prior to being forwarded for Board review. 2) After the Planning Board has heard presentations and completed its review of the petition, but before making a recommendation; and 3) After the Board of Commissioners has heard presentations and completed its review, but before taking final action. Revised petitions will be accepted and reviewed in the same manner as an original petition.

INFORMATION WHICH MUST BE SUBMITTED

A. Conformance with the Land Use Plan:

1. **Statement of how rezoning complies with the Land Use Plan.** Attach written statement of how your request conforms with the County's Land Use Plan (LUP). The LUP is intended to direct quality growth within the County. It classifies land within the County (land use classifications are described in the Land Use Plan which is available at the Planning Department). **Note:** When a proposed rezoning is in the Urban Services Area (USA) of a municipality the County will require comments from the municipality prior to considering rezonings within that municipality's USA (You

may wish to check with municipality to determine its position on a rezoning prior to filing a petition). We will request that municipalities respond in a timely manner. However, if that municipality has assigned this responsibility to its Planning Board or elected officials, comments may not be received in time to maintain the normal published schedule.

2. **Compliance with Transitional Urban Development Policies:** The proposal must comply with the Land Use Plan's Transitional Urban Development policies (TUDs), which call for new development to be served by centralized or municipal water and sewer service (within Short Range USAs) or provide the necessary easements for future installation of utility lines (within Long Range USAs). The proposal must 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, and transit access needs and that they be designed and constructed to the standards of the municipality associated with the Urban Service Area and the Wake County Thoroughfare Plan.

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

The statement may address the following: Traffic: The additional traffic that could be generated under the proposed zoning and its relationship to the current and projected capacity of area roads. Development Compatibility: types and intensities of development allowed under the rezoning, focusing on compatibility with adjacent areas. (This may cover compatibility with adjacent zoning and land uses, with existing or proposed infrastructure or services, and with the environment, including surface and ground water, soils, and air, if applicable.

C. **Traffic Impact Analysis Requirement:** Your application may require that a traffic impact analysis, if your proposal is expected to increase traffic more than 100 trips per peak hour, or more than 1000 trips per day, or as may be determined by the Land Development Supervisor. Calculations are based on trip generation estimates made in accord with the most recent editions of Trip Generation and Trip Generation Handbook, published by the Institute of Transportation Engineers (ITE). Specific information can be found in the **Guidelines for Traffic Impact Analysis**.

D. **Mapping Requirements:** If requesting (1) part of a parcel to be rezoned, or (2) more than one zoning district on a parcel, then submit a map certified by a registered land surveyor or engineer with a metes and bounds description to show boundaries of proposed zoning.

E. **Mailing List of Owners within 1000 feet of Property:** Attach complete list of all property owners within one thousand feet of the subject property with parcel identification number of each parcel and the full name and address of each owner. The list must be taken from current tax records and must include all persons, firms, corporations, entities, or governments owning property. The list must be clearly written or typed. Submit duplicate copies of stamped envelopes (2 sets of envelopes are required in order to notify owners of two Board meetings. Business size (10) envelopes must be used with the following return address: Wake County Planning, Development and Inspections P.O. Box 550, Raleigh, NC 27602.

Note: Due to short time frame between submittal and mailing notices we suggest postage stamps be used rather than a postage meter. The Post Office may take longer to send predated meter mail.



MEMORANDUM

Date: March 2, 2015

To: Mr. Keith A. Lankford, AICP, CZO
Wake County Planning, Development and Inspections

From: Rachel Cotter, RLA

Re: Wake Technical Community College
Rezoning Application Question Responses
WCC-14000

1. How is proposed use a public necessity?

The proposed office and institutional zoning district will allow for implementation of infrastructure improvement necessary to support Wake Technical Community College. Wake Tech currently provides public education opportunities and a robust employment base for surrounding communities. Adequate infrastructure is critical to day-to-day operations of the college. The rezoning would permit improvements allowed under the Office and Institutional zoning district per the Use Table (Table 4-11 of the UDO). Such improvements will enable Wake Tech to adequately serve growing educational and employment needs of the public and surrounding communities.

2. What is the impact on surrounding neighborhood and adjacent properties?

Land uses adjacent to the subject parcels include: Wake Technical Community College to the west, a utility substation owned by Duke Energy Progress Inc. to the south, Norfolk Southern Rail Road to the east, and an industrial property (auto mechanic school and storage yard) owned by WW Holding Technical Inst. Trs. to the north. This proposal does not anticipate a net increase in vehicle trips per day nor noise for the following two reasons: First, this rezoning proposal itself is not expected to increase traffic nor noise associated with generation of additional vehicular trips. Second, since the subject parcels currently provide overflow parking (approximately 810 spaces), the anticipated future use, a parking lot (approximately 645 spaces), does not expected to increase traffic nor noise associated with generation of additional vehicular trips. Similarly, any increase in light pollution and glare will have little impact on adjacent properties as they do not operate after normal business hours when glare would be the greatest, or, they do not have operating hours at all, as in the case of the railroad. All

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future uses for the subject property will also meet the Operational Performance Standards as outlined in Section 17.11 of the Wake County Unified Development Ordinance.

Additionally, rezoning to an O/I district will be consistent with the land uses and intensity of the parcels to the north and west of the subject site. Adjacent parcels to the south and east of the subject site will be protected from impacts of any allowed uses by providing required setbacks and landscape buffers.

3. How does the proposed use benefit the adjacent and surrounding properties?

The two subject parcels are adjacent to and surrounded by industrial, commercial, and residential land uses. Rezoning of the subject site to Office and Institutional will allow Wake Tech to provide the infrastructure necessary to support the college and its students, while complying with Wake County's zoning regulations. Any site improvements permitted by an approved rezoning to Office and Institutional may further enable Wake Tech to meeting the educational and employment needs of the public and surrounding communities. This offering may increase revenue growth for the State of North Carolina, attract new businesses and residents, and allow for additional public education and employment opportunities.

4. Conformance with the Land Use Plan:

4a. Statement of how rezoning complies with the Land Use Plan

The subject site is located within a portion of Wake County's planning jurisdiction that is covered by the Fuquay-Varina / Garner Area Land Use Plan, designated as the Town of Fuquay-Varina's Short-Range Urban Services Area (SRUSA). It is just south of the possible NC-540 extension and interchange. Both parcels are also part of the 772-acre Wake Tech Regional Activity Center and thus subject to the policies related to an Urban Regional Activity Center as outlined in the Wake County Land Use Plan (LUP) (Chapter III, page 14). Specifically, this land use classification is intended for large scale urban land uses that provide a primary job base for surrounding communities. The LUP suggests the activity center be serviced by major thoroughfares and municipal water and sewer. A few of the typical land uses suggested by the LUP for Regional Activity Centers include shopping malls, large hotel/motels, restaurants, large office parks,



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community colleges, industrial parks, and a wide variety of housing densities.

Given the proposed zoning district for the subject site, Office & Institutional, and the proposed use, a community college and supporting infrastructure, the proposed zoning and land use is consistent with the Wake County Land Use Plan. Further, the primary use (community college), proximity to major thoroughfares and transportation centers (Fayetteville Road / US 401 and the possible I-540 interchange), utility service by Fuquay-Varina, and the number of jobs provided by Wake Technical Community College, further supports the LUP goals 1 (*to guide quality growth throughout the County in conjunction with affected local governments*); 2 (*to encourage growth close to municipalities, to take advantage of existing and planned infrastructure, such as transportation, water and sewer facilities*); 3 (*to encourage the development of communities which provide adequate land for anticipated demands, in a pattern which allows a mixture of uses*); and 7 (*to ensure that the land use plan and transportation plan mutually support each other*); and the intended use of the Urban Regional Activity Centers (*a mix of shopping, services, recreation, and office and institutional uses needed to support the neighborhoods, communities or regions respectively*).

4b. Statement of how rezoning complies with the Transitional Urban Development Policies:

Finally, with regard to centralized water and sewer services and transportation infrastructure, the proposed use shall comply with the Transitional Urban Development Policies as outlined in the Wake County Land Use Plan, the County's UDO, and all other relevant adopted plans. Specifically, Wake Tech has indicated they will be willing to provide a 20-foot sanitary sewer easement to the Town of Fuquay-Varina to accommodate future sewer extensions within the basin. Wake Tech representatives continue to discuss the final routing and timing of the easement dedication with The Town of Fuquay-Varina. Additionally, if at any time water service is required, such service will be provided as an extension of existing water lines on the Wake Technical Community College campus, which are provided by the Town of Fuquay-Varina. Any utility improvements shall be provided in accordance with Article 12 of the County's UDO and shall comply with all review and approval procedures set forth within Article 19 of the UDO.



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Required transportation improvements will be provided at the time of site plan approval in accordance with Article 8 (Subdivision Design and Improvements) and 19 (Review and Approval Procedures) of the County's UDO in order to accommodate the demands of any development. This rezoning application does not anticipate the generation of any additional trips and thus, neither NCDOT nor Wake County will be requiring a TIA be completed as part of this application (see number 6 below). However, depending on the ultimate development of the subject parcels, this application acknowledges a traffic study and additional traffic improvements may be required as part of the site plan approval process.

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

Wake Tech currently provides public education opportunities and a robust employment base for surrounding communities. Adequate infrastructure is critical to day-to-day operations of the college. Currently, the subject parcels are being used as an overflow parking lot during times of peak use. Rezoning to Office and Institutional will permit continued use of the lot as well as allow for improvements that enhance safety and accessibility of parking facilities, and improved pedestrian access and traffic flow for students, faculty, and visitors to the college. Such improvements will enable Wake Tech to adequately serve growing educational and employment needs of the public and surrounding communities.

It is expected that such improvements will: facilitate improved vehicular circulation, access and safety for vehicles and pedestrians alike through dedicated vehicular and pedestrian travel routes; provide environmental protection through stream buffers and stormwater management facilities; and enhance aesthetics and sense of place through the use of way finding signage, materials of a consistent character, and use of a native and adaptive plant pallet. All of which advance public health, safety, and general welfare. We do not anticipate the proposed zoning district or development activities to inherently generate additional vehicular trips.

6. Justification statement for elimination of Traffic Impact Analysis

This proposed zoning map amendment will allow for planned infrastructure improvements within the Wake Tech campus, including the paving of what is currently a gravel parking lot. Per Section 15-12-2 of the Wake County



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UDO, a traffic impact analysis shall be required as part of any rezoning petition where: “proposed development is expected to generate (A) one hundred (100) or more added vehicle trips to or from the site during the peak traffic hour of either the proposed development or the adjacent roads and intersections, or (B) one thousand (1,000) or more added vehicle trips to or from the site in a day.” This requirement may be waived by the Planning Director if: “the petitioner or applicant shows that that the proposed development's impact on adjacent roads and intersections will be minimal and insignificant.” It is expected that the improvements will have minimal impact on adjacent roads and intersections given the following:

a. The proposed rezoning is not associated with any new structures that would generate any new traffic. If in the future new structures are proposed that generate additional traffic, a traffic study may be required as part of the site plan approval process.

b. The existing gravel lot is already fully utilized and more space is needed. Wake Tech has estimated approximately 810 spaces are used in this area currently, especially at the beginning of semesters, as students finalize their class schedules and other arrangements. The proposed improvements will simply improve circulation, safety, and user experience.

c. McAdams met with NCDOT representatives on 10/31/2014 to discuss the proposed improvements. Based on this meeting NCDOT will not require a TIA for the proposed internal improvements since no additional traffic is being generated. A summary of that meeting has been provided to Keith Lankford, Planner III with Wake County Planning, Development and Inspections.

Sincerely,

THE JOHN R. McADAMS COMPANY, INC.

Rachel Cotter, RLA
Planner / Project Manager, Planning + Design Group