



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.

WAKE COUNTY
AUG 25 2015
PLANNING, DEVELOPMENT & INSPECTIONS

2P-886-15

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 (Residential-80)
(current zoning district(s))

To I-1 (CUD) - (Industrial-1 Conditional Use District)
(proposed zoning district(s))

Property

Parcel Identification Number (PIN): P/O 0618420089; P/O 0619147086

Address: 5301 Shearon Harris Road

Location: North side of Shearon Harris Road, at/between
(north, east, south, west) (street)

New Hill Holleman Road and County Limits
(street) (street)

Total site area in square feet and acres: 9,602,453 square feet 220.4 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: The entirety of the subject property (220.4 acres) is designated R-80 (non-watershed)

Present land use(s): Industrial - nuclear plant

How is this proposed use a public necessity? See attached

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

Property Owner Duke Energy Progress, LLC.

Name: Attn: Michael P. Hardy

Address: 410 S. Wilmington St. (PEB 16)

City: Raleigh State: NC Zip Code: 27601

Telephone Number: (919) -546-3700 Fax: (919) -546-3202

E-mail Address: mike.hardy@duke-energy.com

Applicant (person to whom all correspondence will be sent)

Name: Rachel Cotter, Project Manager for McAdams

Address: 2905 Meridian Parkway

City: Durham State: NC Zip Code: 27713

Telephone Number: 919-414-2223 Fax: 919-361-2269

E-mail Address: cotter@mcadamsco.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
Shearon Harris Road	60 ft	24 ft	2	yes	unknown	unknown

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 Holly Springs)

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

Wastewater collection/treatment provided by: () municipal system (Town of Holly Springs)

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

Solid waste collection provided by: Town of Holly Springs

Electrical service provided by: Duke Energy Progress

Natural gas service provided by: None

Telephone service provided by: TBD

Cable television service provided by: TBD

Fire protection provided by: Wake County - Apex #2

Miscellaneous:

Generalized slope of site Gently to moderate sloping topography

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: Site contains a number of buffered streams. No other valuable natural features have been identified.

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: According to the NC State Historic Preservation Office (NCSHPO) GIS website, there are no historic structures or resources on the site. Just north of the subject site, NCSHPO has surveyed the Womble-Wilkins House and the Morris House. Neither are listed as eligible for the National Register of Historical Places.

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 _____

(x) Long-Range Urban Services Area Holly Springs

() Non-Urban Area/Water Supply Watershed _____

(x) Non-Urban Area

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

General Classification: Non-Urban Area and Town of Holly Springs
Long-Range Urban Service Area. Southwest Wake Area Land Use Plan
Proposed Land Use: Utility / Preservation (Harris Lake)

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? See attached

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

The following uses within the I-1 zoning district shall be prohibited:

- Child Care Center
- Detention and Correctional Facilities
- Bars and Nightclubs

- Drive-through Restaurants
- Sexually Oriented Business
- Junk/Salvage Yard
- Airfields and Landing Strips

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: *Kevin Williams* *Mgr. - Commercial Transactions* Date: *August 19, 2015*

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 Cobb* Date: *8.24.2015*

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.



MEMORANDUM

Date: August 19, 2015

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

From: Rachel Cotter, RLA

Re: New Hill Training Facility Rezoning
DKE-15000

Rezoning Application (pg. 1 of 5)

Q: How is the proposed use a public necessity?

A: The proposed use, a training facility operated by Duke Energy Progress, LLC, is ancillary to the generation, transmission, and distribution of electric power. Such production is necessary to power the homes, businesses, institutions, and civic facilities on which our communities rely. The proposed facility will allow for the training of personnel so that Duke Energy Progress, LLC may continue to provide the level of service our communities require, in a safe and efficient manner.

Rezoning Application (pg. 1 of 5)

Q: What is the impact on surrounding neighborhood and adjacent properties?

A: All parcels adjacent to the proposed rezoning boundary are owned by Duke Energy Progress, LLC, and are compatible land uses with the proposed training facility. Thus, the proposed improvements will have little, if any, impact on adjacent property owners. The nearest parcel owned by a property owner other than Duke Energy Progress, LLC is approximately six hundred feet (600 ft) north of the rezoning boundary. The parcel is a single family residential unit zoned R-80. Two other R-80 zoned parcels are located to the north of Duke Energy Progress, LLC. property as well. Because the rezoning boundary is within a larger property boundary entirely zoned R-80, the residential property owners to the north will be buffered from the area to be rezoned as Industrial - 1 Conditional Use District (I-1 (CUD)) by a portion of the parcel remaining within the R-80 zoning district. The residential parcels to the north will thus be protected from potential impacts of any allowed uses on the subject site by the R-80 zoned portion of the parcel, as well as setbacks, landscape buffers, and other requirements outlined in Wake County's Unified Development Ordinance (UDO) for any on-site improvements.

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Conditional Use Zoning Conditions (Application pg. 3 of 5)

Q: How does the proposed use benefit the adjacent and surrounding properties?

A: Rezoning of the subject site to I-1 (CUD) will allow Duke Energy Progress, LLC to provide the infrastructure and facilities necessary for the generation, transmission, and distribution of electric power while complying with Wake County's zoning regulations. Any site improvements permitted by an approved rezoning to I-1 (CUD) may further enable Duke Energy Progress, LLC to safely and efficiently meet the power needs of the public and surrounding communities

Additionally, the rezoning of the subject area will allow for the construction of an anticipated training facility. Such facility will necessitate the extension of water and wastewater collection and treatment (sewer) systems from the Town of Holly Springs. Installation of such infrastructure will directly benefit surrounding communities by offering new infrastructure available to existing and future residents.

Conformance with the Land Use Plan (Application pg. 5 of 5)

Q (1): Statement of How the Rezoning complies with the Land Use Plan

A (1): The subject site is located within a portion of Wake County's planning jurisdiction that is covered by the Southwest Area Land Use Plan (SWALUP). On April 4, 2010, the SWALUP was updated to include the Utility/Harris Lake District. This district designates the majority of the land owned by Duke Energy Progress, LLC for the purposes of the Shearon Harris Nuclear Plant. This district allows for land uses including the:

"generation, transmission, and distribution of electric power produced by both nuclear and non-nuclear means and could include, by way of example, natural gas, wind and solar generation. Land uses supporting, appurtenant, and ancillary to these activities, including uses involving the elements and byproducts of power generation, may also be present in the district and may take the form of offices, warehouses, industrial, and training facilities operated by Progress Energy, its grantees, and lessees."



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Thus, the proposed land use, a training facility ancillary to the generation, transmission, and distribution of electric power, is consistent with the land use plan.

Q (2): Compliance with Transitional Urban Development Policies:

A (2): The Transitional Urban Development Policies are intended to promote development at urban intensities concurrently with the availability of urban services. Such policies apply to the four Urban Service Areas (USAs) as defined by the Wake County Land Use Plan.

Portions of the subject area to be rezoned sit both within a Non-Urban Area and the Town of Holly Springs Long-Range Urban Services Area (LRUSA). Since Transitional Urban Development Policies only apply to Urban Service Areas, they will not apply to the area designated as a Non-Urban Area. The policies will however apply to the portion of the area to be rezoned that is within the LRUSA.

The portion of the area to be rezoned that is within the LRUSA shall comply with the Transitional Urban Development Policies as outlined in the Wake County Land Use Plan, as well as all other development guidelines per the County's Unified Development Ordinance and all other relevant adopted plans. Specifically, the Transitional Urban Development Policies are intended to promote centralized water and sewer services, urban intensities, and urban transportation facilities. Duke Energy Progress, LLC plans to collaborate with the Town of Holly Springs to extend water and sewer service to the project site. While this improvement is more immediate than the LRUSA anticipates, it achieves the goal of promoting centralized water and sewer services to USAs. Additionally, once centralized utility services are made available, surrounding lands are better positioned to develop at urban intensities as the Transitional Urban Development Policies promote.

Statement of How Rezoning Otherwise Advances Public Health Safety, and General Welfare (Application pg. 5 of 5)

Adequate facilities to train Duke Energy Progress, LLC personnel are instrumental to the generation, transmission, and distribution of electric power in a safe and efficient manner. Such production is necessary to power the homes, businesses, institutions, and civic facilities on which our communities rely. Access to power, or rapid response by Duke Energy Progress, LLC to restore power during times of power outages, is critical during both times of



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normal operation and in the event of a power outage. The proposed facility will allow for the training of personnel enabling Duke Energy Progress, LLC to continue providing the level of service our communities require, and a safe working and operating environment at all facilities as well as in the field, contributing to the health, safety, and welfare of surrounding communities and the greater public.

Sincerely,

THE JOHN R. McADAMS COMPANY, LLC.

A handwritten signature in black ink that reads 'Rachel Cotter'.

Rachel Cotter, RLA
Project Manager, Planning + Design Group



August 18, 2015

Keith A. Lankford, AICP, CZO
Planner III
Wake County Planning, Development and Inspections
Wake County Office Building
336 Fayetteville St.
Raleigh, NC 27601

Re: **Duke Energy – New Hill Training Center
Traffic Impact Analysis Exemption Request
Wake County, North Carolina
DKE-15000**

Dear Mr. Lankford:

Located off of Shearon Harris Road (SR 1134), just west of its intersection with New Hill-Holleman Road (SR 1127) in Wake County, North Carolina, is a proposed +/- 220-acre training facility for Duke Energy. The proposed facility, currently known as the New Hill Training Center, will consist of a number of buildings, parking lots, training courses, and other supporting infrastructure to accommodate Duke Energy training programs for their company personnel.

As part of the County approval process for these improvements, we have filed a rezoning petition to formally rezone a portion of two parcels owned by Duke Energy from their current zoning of R-80 to I-1. In addition, County regulations require the applicant to address anticipated traffic impacts. Per Wake County regulations,

A traffic impact analysis shall be required as part of any rezoning petition (see Section 1-1-7), Special Use Permit petition (see Section 1-1-11), or other application for a land use permit (as authorized under Section 1-1-23) that would allow or proposes development expected to generate (A) one hundred (100) or more added vehicle trips (i.e. new trips – no pass-by or internal capture shall be used in calculating “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 - 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).

The Planning Director may waive this requirement where the petitioner or applicant shows that that the proposed development's

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impact on adjacent roads and intersections will be minimal and insignificant, or will be no greater than those projected by a traffic impact analysis prepared and submitted within the past two (years) for the same site under the same or similar background conditions. The Planning Director shall document the reasons for any waiver.

The purpose of this letter is to formally request the Traffic Impact Analysis (TIA) requirement to be delayed until the subsequent development phase for the proposed training center.

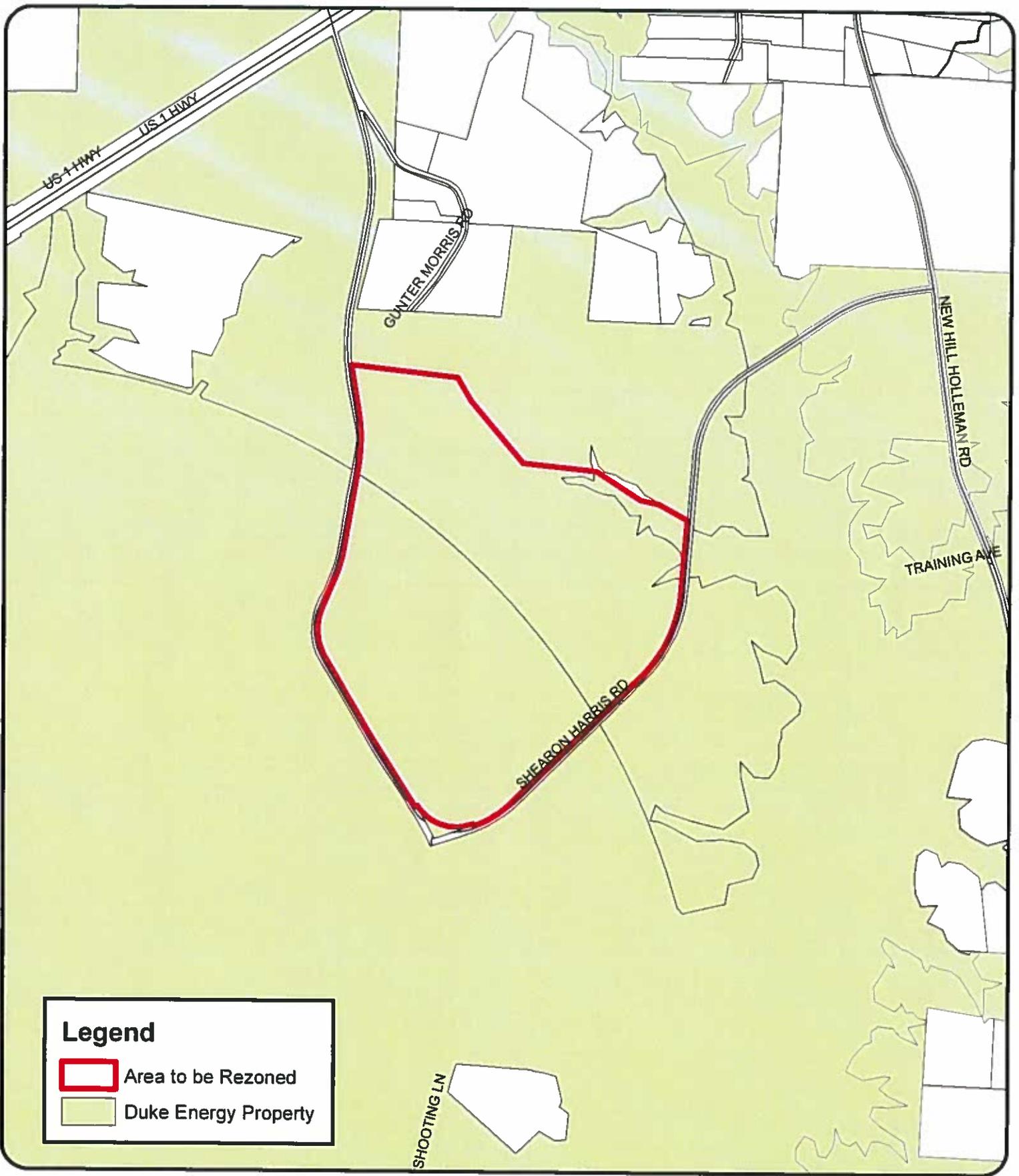
Hopefully this letter adequately addresses any information needed for this request. If you should have any questions or need any additional information, please do not hesitate to give me a call.

Sincerely,

THE JOHN R. McADAMS COMPANY, INC.

A handwritten signature in blue ink that reads 'BRF'.

Brandon R. Finch, PE
Director, Institutional



Legend

- Area to be Rezoned
- Duke Energy Property

N

DUKE ENERGY - NEW HILL TRAINING FACILITY

Rezoning Boundary

0 600 1,200 2,400

Feet

1 inch = 1,200 feet

MCADAMS

