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 Conditional Use General Business
(current zoning district(s))

To Conditional Use Heavy Comme rcial
(proposed zoning district(s))

Property

Parcel Identification Number (PIN): 1618546225

Address:

Location: West (north, east, south, west) side of Benson Road / Hwy 50 (street), at/between Wakefield Ln (street) and Benson Road (street)

Total site area in square feet and acres: 158994 square feet 3.65 acres

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

Present land use(s): Vacant/Farming

How is this proposed use a public necessity? See Attached Exhibit "A"

What is impact on surrounding neighborhood and adjacent properties?" See Attached Exhibit "A"

Property Owner

Name: T.H. Turner farms Inc.

Address: 3101 Glenwood Ave Ste 301

City: Raleigh State: NC Zip Code: 27612

Telephone Number: 919 539 7608 Fax:

E-mail Address: jwalker@tagps.com

Applicant (person to whom all correspondence will be sent)

Name: Ball Rentals LLC c/o Douglas Ball

Address: 1401 Aversboro Road Suite 206

City: Garner State: NC Zip Code: 27529

Telephone Number: 919 427 2592 Fax: 919 772 3437

E-mail Address: Douglas@ballrentals.com Relationship to Owner: None

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]
Benson Road / Hwy 50	110	29	2	y		14,000
Wakefield Ln (Private)	30	18	2	y		NA

[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 (_____)

(X) community system (Aqua) ( ) individual well(s)

Wastewater collection/treatment provided by: ( ) municipal system (_____)

( ) community system - specify type_____ (x) individual on-site system

Solid waste collection provided by: Various

Electrical service provided by: Duke

Natural gas service provided by: NA

Telephone service provided by: Att&T, TWC

Cable television service provided by: TWC

Fire protection provided by: Garner/Wake County

Miscellaneous:

Generalized slope of site Flat

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: None

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: none

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 Garner

( ) Non-Urban Area/Water Supply Watershed _____

( ) Non-Urban Area

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

Fuquay-Varina/Garner Area Land Use Study, NC 50
"Existing Activity Center" Designation "Community"

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? Fulfills a market demand with low impact Development.

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

Self-Service Storage, Vehicle Sales, Leasing or Rental

No Outdoor Storage

Masonry Façade Construction

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: Douglas Ball Date: 5-31-2016 6/22/16

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: Douglas Ball Date: 5-31-2016 6/22/16

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.

Wake County Rezoning Application Supplement Page Exhibit "A"

How is the Proposed use a public necessity?

If the CU-HC zoning is approved. The site will be developed into a 2 story self-Storage facility. The proposed building will have a brick or masonry façade, be attractive and fulfill a market demand for self-storage in the community. Complementing the existing adjoining Self storage Facility.

What is the impact on surrounding neighborhood and adjacent properties?

The impact on the immediate neighborhood will be of value in terms of the service provided and negligible in terms of traffic impact. The neighborhoods within 2-5 miles will benefit significantly by not having to travel long distances for storage. The adjacent property to the North, a gas station and auto shop should benefit by having a quality commercial neighbor that can provides cross access, if permitted, to their customers while generating very little additional traffic. The additional value added to that property, to the North, could initiate quality redevelopment in the coming years. The Dollar General store to the South will also benefit from cross access, if permitted during site plan approval, and improving traffic patterns. The Commercial Landscaping Tree business across the street to the East should see little impact. The duplex rental properties to the west are buffered by a private road and with additional buffering on this site, will have negligible impact. This site will be developed closer to Hwy 50 with more passive septic area and storm pond adjoin their property. I see this use as the most favorable use possible, particularly if compared to the permitted uses under the existing CU-GB zoning. [1]

A. Conformance with Land Use Plan

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

The Fuquay-Varina/Garner Land Use Plan designates this area as an Existing Activity Center with a "Community" destination. This area is anticipated to see a significate amount of new residential development in the next few decades. Garner is expanding its ETJ and working hard to raise money and install regional sewer systems in anticipation of this growth. The Southern outer loop of I-540 will have an Interchange ½ mile South of this site and will only continue to drive growth and transportation improvements to this area. Hwy 50 will be a major North to South collector to serve Southern Wake County. This immediate area around the property is already developed as commercial which is consistent with the Land Use Plan, and the property is currently zoned Commercial. The proposed multi story Self-storage facility is consistent with a transitioning area responding to the need for personal and business storage as the population increases. The land use plan for Garner and the surrounding unincorporated area of Wake county call for higher density than previously seen. Increased density while preserving open space creates smaller and smaller lots. Smaller lots with limited impervious surface prohibits the traditional out buildings historically associated with more rural development patterns. Thus, creating the need for Self-Storage. Traditional Rural mini storage patterns also were more spread out on larger tracts with all metal buildings. This rezoning and subsequent site plan proposes to provide a more transitional urbanized solution to storage with multi story storage and climate control options. With a community designation in place we believe the masonry façade building will blend in and be in harmony with the surrounding residents.

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Exhibit "A" Cont.

While this land and the surrounding parcels are designated and being used as commercial, unfortunately the availability for municipal utilities is out of reach. The existing commercial uses are on community water, but individual septic. This pattern will continue with or without this use due to the extended distant to the city of Raleigh system.
With that being said, the current allowable uses, under the existing zoning of CU-GB would also be operating on septic. High impact uses, such as restaurant's with accompanying bar, even another gas station. The proposed use would utilize the entire 3.65 Ac Parcel with only 2 employees, which in effect, generates VERY limited need for on-site septic. This use further provides the community with a need while only adding 12-15 trips per day to the site. A commercial community service with low impact. Garner's Comprehensive Growth Plan further identifies the intersection to the north, Ten Ten Road and Benson Road as a Future Community Activity center. This area has the potential for denser mixed use and retail opportunities where utilities may be available in the future.

2. **Compliance with Transitional Urban Development Policies:**

This property is located in Garners Long Range USA. The applicant will work with Wake County and The Town of Garner during site plan review to accommodate any utility easements for future use.

B. **Statement of How Rezoning Otherwise Advances Public Health, Safety, and General Welfare:**
The proposed rezoning and subsequent site plan will allow for a significate amount of Self Storage on the site, thus preventing the residents of the adjoin communities from being forced to drive long distances for the service. The passive, yet dense, low impact commercial use is the most ideal end use of this current commercial property located in the designated "Community center". This site will be able to connect to Community Water, while only installing a minimal septic system, that could be connected to Municipal system at any future date. The adjoining uses are all retail with significate daily traffic. This use while commercial will again only generate 12-15 trips per day.

C. **Traffic Impact Analysis Requirement.**
A TIA would be required if this site was expected to increase traffic by 100 trips per hour or more than 1000 trips per day. As stated above this site has practically no traffic impact.
Furthermore, the aforementioned future activity center located at the intersection of Ten Ten and Hwy 50 and the Future activity center that will develop south of this property at the Proposed intersection of Hwy 50 and I-540 will certainly generate significant traffic concerns. This site located in the middle and being developed with minimal trips per day is ideal for the local residents and business owners. [2]

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BALL RENTALS, LLC

1401 AVERSBORO ROAD, SUITE 206
GARNER, NORTH CAROLINA 27529
WWW.BALLRENTALS.COM

6/22/16

RE: Notification of Neighborhood Meeting

Dear Property Owner,

Soon you will be receiving notification from the Wake County Planning Department. Ball Rentals, DBA Turner Farms Self Storage, the applicant is proposing to rezone the open lot between Dollar General and Wakefield Lane.

We will be holding 2 open information sessions from 6pm-8 pm at the Panther Branch community building, located at 10900 Ten Ten Road Garner, NC 27529, on July 12 and again on July 26. These meeting will be held to provide you an opportunity to become fully aware of our development intentions. If these dates do not work for you, please feel free to contact Douglas Ball at 919-427-2592 with any questions or concerns.

Sincerely,

Douglas Ball, President
Ball Rentals, LLC
1401 Aversboro Road Suite 206
Garner, NC 27529