



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 Highway District (HD)
(current zoning district(s))

To Conditional Use – Heavy Commercial (CU – HC)
(proposed zoning district(s))

Property

Parcel Identification Number (PIN): 1740-03-4694

Address: 5125 Widespan Drive, Raleigh, NC 27520

Location: Western end side of Widespan Drive off of Guy Road, at/between
(north, east, south, west) (street)

US 70 and the North Carolina Railroad
(street) (street)

Total site area in square feet and acres: 206,474 square feet 4.74 acres

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

Highway District , 4.74 - Acres

Present land use(s): Concrete Contractor office & associated equipment storage sheds

How is this proposed use a public necessity?

See attached statement number 1.

What is impact on surrounding neighborhood and adjacent properties?" **See attached statement no 2.**

Property Owner

Name: Tiffany Properties, LLC. Ken Tiffany – Vice President

Address: 112 E. Camden Forest Drive

City: Cary State: NC Zip Code: 27518-9044

Telephone Number: 919-661-0901 Fax: 919-661-0904

E-mail Address: kctiffany@brieganconcrete.com

Applicant (person to whom all correspondence will be sent)

Name: Tom Harrell / Development Engineering, Inc

Address: 244 West Millbrook Road

City: Raleigh State: NC Zip Code: 27609

Telephone Number: 919-847-8300 Fax: 919-847-2130

E-mail Address: tom@d-e-inc.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	Traffic volume (ADT) ²
Widespan Drive (SR 4105)	60	20	2	Y	N/A	N/A
Widespan Drive is a dead-end local road and as such there are no stated roadway design capacity figures nor any NCDOT traffic volume (AADT) counts available.						

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 (_____) (X) individual well(s)

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

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

Solid waste collection provided by: Owner _____

Electrical service provided by: Duke Progress _____

Natural gas service provided by: N/A _____

Telephone service provided by: Skytel Systems _____

Cable television service provided by: N/A _____

Fire protection provided by: Garner Station #4 _____

Miscellaneous:

Generalized slope of site +/- 2% from north to southwest _____

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: No known occurrences of protected plant or animal species or habitat. There are no FEMA flood plains, no Wake County flood hazard soils, nor any buffer/protected streams or drainageways on the subject property.

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 _____

(X) Short-Range Urban Services Area Town of Garner

() 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):

Industrial /Major Employment Area – Per LUPA 01-16

Fuquay-Varina/Garner Are 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? See attached statement number 3.

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

See the following conditions for site lighting: _____

1. Use cut-off (or shielded) light fixtures on buildings and light poles. _____

2. Use flush mounted light fixtures on any future gas station canopies (if redeveloped) _____

See attached list for uses not allowed. Uses that are inconsistent with the Industrial / Major Employment Land Use Designation: _____

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: 10/6/16

Name: Ken Tiffany Vice President Date: 10/6/16

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: 10/6/16

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.



November 30, 2016

Mr. Keith Lankford
Wake County Planning and Development
336 Fayetteville Street
Raleigh, NC 27602-0550

RE: Tiffany Properties, LLC.
Rezoning Application Question Responses
PIN 1740034694

1. How is proposed use a public necessity?

The existing development serves a public need such as providing a service to support development by providing jobs and addressing a market need for specialized work/skills. This site is located within an area that has been designated as appropriate for the type of use in the Wake County Land Use Plan, Industrial/Major Employment Designation. The current development pattern of Widespan Drive is heavy commercial, office, industrial and warehouse. The existing concrete contractor business will serve the surrounding community to continue to build new developments and infrastructure.

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

The properties adjacent to the subject property include; NC Railroad Company right-of-way to the north; a vacant parcel to the west that also borders US Hwy 70; An existing industrial use property to the east; and a vacant parcel to the south. The Widespan Drive area has been designated in the Wake County Land Use Plan (Fuquay-Varina/Garner Area Land Use Plan) as Industrial/Major Employment. The current development pattern of the properties located along Widespan Drive is heavy industrial. The rezoning will allow the existing concrete contractor's office use to add a new 3,750 square foot accessory storage building for use by the existing business. The addition of the accessory storage building would not impact the surrounding properties. There will be no additional traffic generated by the new accessory building addition. The building addition would have to comply with the applicable standards of the Wake County Unified Development Ordinance as it relates to landscaping, stormwater management and etc.

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

The concrete contractor's office is an existing use. The rezoning would allow for the existing business to construct a new accessory storage building that is needed to ensure the continued viability of this growing business the supports the construction industry by providing the specialized concrete services. The concrete contractor business specializes in large commercial projects that will benefit the surrounding community.

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

The subject property is located within an area of Wake County covered by the Fuquay-Varina/Garner Land Use Plan. The property re-zoning will encourage growth close to municipalities to take advantage of existing and planned infrastructure. The planned zoning is compatible with a wide range of land uses where the planned short-range community facilities can support them (Per Wake County Land Use Plan Goal #2.). The existing concrete contractor's office and the proposed accessory storage building for equipment and materials used in the business are industrial uses that are consistent with the Industrial/Major Employment land use plan designation for this area. The property being re-zoned provides adequate land for anticipated demands in a pattern which allows a compatible mixture of land uses (Per Wake County Land Use Plan Goal #3.).

5. Statement of how rezoning complies with Transitional Urban Development Policies:

The subject site is in the Town of Garner's Short Range Urban Services Area and the Town's proposed extraterritorial jurisdiction (ETJ) area. The subject property currently has an individual well and septic system on site that they plan to continue to use. Municipal water and sanitary sewer is currently not available to this site. The subject property is located on Widespan Drive. Any future connections to municipal water and sanitary sewer from the Town of Garner can be provided to the site via the public right-of-way of Widespan Drive. The approval process for any subsequent development or redevelopment on the property (including the proposed 3,750 square foot accessory building) would be required to demonstrate compliance with the TUDs policies as outlined in the Wake County Unified Development Ordinance and the Wake County Land Use Plan. Widespan Drive is a dead-end local road that serves this small industrial park and that it is not shown in the Wake County Transportation Plan as requiring any proposed right-of-way dedication or roadway improvements. For transportation improvements the subject property is accessed via the public right-of-way of the existing Widespan Drive. The subject property is currently used as a contractor office. It is an existing non-conforming use in the HD zoning district. There will be no increase in traffic for the rezoning of the property from HD to CU-HC.

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

A concrete contractor's office is currently occupying the subject property. The current use is "Grandfathered" in the existing HD zoning district. The proposed rezoning to CU-HC will allow for the expansion and/or upgrading of the existing facilities with the planned construction of a new 3,750 square foot accessory storage building. The use would be consistent with the Wake County Land Use Plan. There are no environmentally sensitive features on the site. With the construction of the proposed 3,750 square foot accessory storage building and any future redevelopment of the site the property owner will have to address stormwater management and other requirements of the Wake County Unified Development Ordinance that are intended to protect the public health, safety and general welfare.

7. Justification Statement for waiver of Traffic Impact Analysis:

The rezoning of the subject property will allow for future improvements to the existing contractor's office use. The proposed accessory storage building will not generate any additional traffic to and from the site. The proposed accessory storage building is needed to accommodate the growth of the business, but that it would not produce any significant increase in traffic and that a traffic impact

analysis (TIA) would not be required per Section 15-12-2 of the Wake County Unified Development Ordinance. The existing traffic to this site is relatively minor with little to no customer traffic. It's basically the employees travel there in the morning, take a company vehicle into the field and then bring it back at the end of the day and leave in their private vehicles. We estimate about 30 trips to the site each day and 30 trips from the site each day. We do not anticipate the rezoning to inherently generate additional vehicular trips.

Tom Harrell
Development Engineering, Inc.



October 06, 2016

RE: Tiffany Properties, LLC.

Property uses not allowed for the rezoning

PIN 1740034694

Uses inconsistent with Industrial/Major Employment that will not be allowed with the conditional use rezoning

Libraries

All other cultural exhibits/libraries (except as noted above)

Child care home

Lodge or Private Club

Botanical garden/arboretum

Public recreation (assembly) buildings

All other public parks recreation (except as noted above)

Religious Assembly

Body Art Service

Funeral home

Campgrounds and recreational vehicle parks

Rooming or boarding house

Recreation and Entertainment, Indoor

Day camp

Equestrian facilities/riding clubs/stables

Fishing club

Golf course

Swimming pool/tennis club

Wildlife/game preserve

All other outdoor recreation/entertainment (except as noted above)

Special Events

Forestry

Additional uses that will not to be allowed with the conditional use rezoning

Sexually Oriented Business

Bars and Nightclubs

Land-clearing and inert debris landfills, C&D landfills

Recycling collection (household collection only)

Sanitary Solid Waste Landfill (Municipal)

All other waste-related (except as noted above)