



# REZONING APPLICATION

Submit required documentation to:  
Wake County Planning Department/Current Planning Section  
PO Box 550 Wake County Office Building  
Raleigh, NC 27602-0550 336 Fayetteville Street Mall, Downtown Raleigh  
Contact Current Planning at (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 R-40  
(current zoning district(s))  
To CU-O+I (CONDITIONAL USE FOR PUBLIC SCHOOL OPERATION & RECREATIONAL FACILITIES)  
(proposed zoning district(s))

### Property

Parcel Identification Number (PIN): 1774984267  
Address: 3409 NC 97 HIGHWAY, WENDELL, NC 27591  
Location: EAST side of NC 97 HIGHWAY, at/between  
(north, east, south, west) (street)  
WENDELL BOULEVARD and OLD CABIN DRIVE  
(street) (street)

Total site area in square feet and acres: 1,063,735 square feet 24.42 acres  
Zoning District(s) and Overlay Districts (if any) and land area within each: R-40

Present land use(s): EXISTING MODULAR ELEMENTARY SCHOOL SITE

### Property Owner

Name: WAKE COUNTY BOARD OF EDUCATION, c/o WAKE COUNTY PUBLIC SCHOOL SYSTEM  
Address: 1551 ROCK QUARRY ROAD, FACILITIES BUILDING  
City: RALEIGH State: NC Zip Code: 27610  
Telephone Number: 919-664-5601 Fax: 919-856-8288  
E-mail Address: CONTACT BETTY L. PARKER bparker@wcpss.net

### Applicant (person to whom all correspondence will be sent)

Name: BETTY L. PARKER, REAL ESTATE SERVICES DIRECTOR, WCPSS  
Address: 1551 ROCK QUARRY ROAD, FACILITIES BLDG.  
City: RALEIGH State: NC Zip Code: 27610  
Telephone Number: 919-664-5601 Fax: 919-856-8288  
E-mail Address: bparker@wcpss.net Relationship to Owner: EMPLOYEE

**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 <sup>1</sup>	Traffic volume (ADT) <sup>2</sup>
NC 97 HIGHWAY	100	45	3	Y	* SEE NOTE BELOW.	
* PLEASE REFER TO TIA REPORT SUBMITTED UNDER SEPARATE COVER.						

<sup>1</sup> See NCDOT Highway Capacity Manual or Wake County Thoroughfare Plan Appendix  
<sup>2</sup> See CAMPO web site (www.raleigh-nc.org/campo/trafcnt/98trfcnt.html) or contact NCDOT Traffic Survey Unit  
<sup>3</sup> 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 ( TOWN OF WENDELL )  
 ( ) community system ( \_\_\_\_\_ ) ( ) individual well(s)  
 Wastewater collection/treatment provided by: () municipal system ( TOWN OF WENDELL )  
 ( ) community system - specify type \_\_\_\_\_ ( ) individual on-site system  
 Solid waste collection provided by: WCPSS MAINTENANCE & OPERATIONS  
 Electrical service provided by: PROGRESS ENERGY  
 Natural gas service provided by: PSNC  
 Telephone service provided by: SPRINT  
 Cable television service provided by: TIME WARNER  
 Fire protection provided by: WAKE COUNTY

**Miscellaneous:**

Generalized slope of site AVERAGE SITE SLOPE 2-5%  
 Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: N/A - EXISTING MODULAR ELEMENTARY SITE  
 Valuable historic resources (homestead, mill, archeological site) on or adjoining site: N/A EXISTING MODULAR ELEMENTARY SITE

**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 TOWN OF WENDELL  
 ( ) Long-Range Urban Services Area/Water Supply Watershed \_\_\_\_\_



**A. Conditional Use Zoning Conditions**

1. *The permitted use under CU-O&I zoning shall be limited to public school operation and public recreational facilities.*
2. *As the property is further developed, it will be subject to the Stormwater Control Management and Watercourse Buffer Regulations of Wake County.*

**B. Conformance with the Land Use Plan**

**1. Statement of how rezoning complies with the Land Use Plan.**

*This is the rezoning of an existing site and use, therefore the Land Use Plan should not be effected.*

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

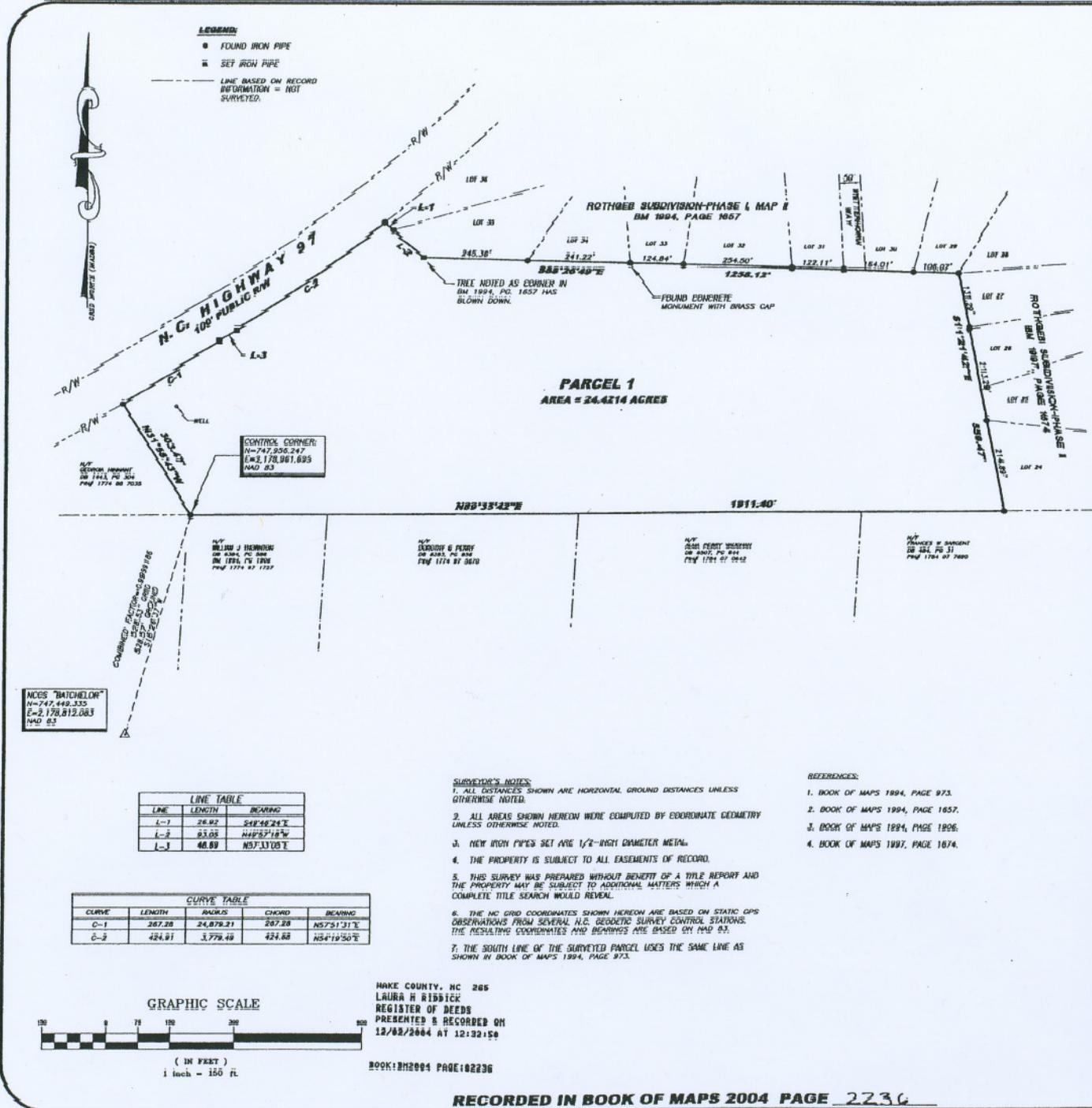
*This is the rezoning of an existing site and use, and would be in compliance with the TUD policies.*

**C. Statement of how rezoning otherwise advances Public Health, Safety and Welfare.**

*The site is currently used as a temporary modular elementary school, and in order to meet dramatic growth needs, is being developed as a middle school campus. The rezoning is required to allow WCPSS to meet program standards for the proposed Wendell Middle School to be located upon the subject property, in building program and site program. Currently, the proposed middle school does not meet WCPSS standards for athletic fields and some building program components. The current 30% impervious area limitation will prevent WCPSS from constructing Wendell Middle School as planned upon this site to address present and future growth needs in an area of the County that is experiencing tremendous growth.*

**D. Traffic Impact Analysis Requirement.**

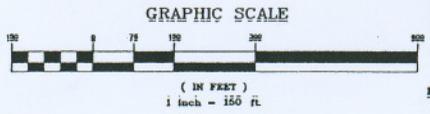
*A TIA will be provided under separate cover.*



**NECS "BACHELOR"**  
 N=747,449.335  
 E=2,178,612.083  
 MAD 83

LINE	LENGTH	BEARING
L-1	26.92	S42°56'24"E
L-2	83.05	N49°27'18"W
L-3	46.69	N57°31'05"E

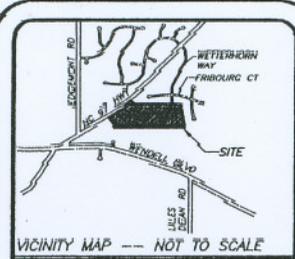
CURVE	LENGTH	RADIUS	CHORD	BEARING
C-1	267.28	24,879.21	267.28	N57°51'31"E
C-2	424.81	3,779.49	424.88	N54°19'50"E



WAKE COUNTY, NC 265  
 LAURA H RIBBICK  
 REGISTER OF DEEDS  
 PRESENTED & RECORDED ON  
 12/03/2004 AT 12:32:56

BOOK:BM2004 PAGE:02236

RECORDED IN BOOK OF MAPS 2004 PAGE 2236



I, C. Andrew Heath, Jr., certify that this plat was drawn under my supervision from an actual survey made under my supervision, deed description recorded in Book 8180, Page 148; that the boundaries not surveyed are clearly indicated as drawn lines from information found in Book SEE, Page 822; that the ratio of precision as calculated is 1:110,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 23rd day of November, A.D., 2004.

C. Andrew Heath, Jr., PLS., L-3281



THIS PARCEL IS LOCATED WITHIN THE WAKE COUNTY PLANNING JURISDICTION.

I, C. Andrew Heath, Jr., PLS., L-3281, certify to one or more of the following as indicated thus (X):

(X) (1) That this survey if of an existing parcel or piece of land and does not create a new street or change of existing street;

C. Andrew Heath, Jr., PLS., L-3281

NO.	REVISION/ISSUE	DATE

**MULKEY**  
 ENGINEERS & CONSULTANTS

PO Box 22127  
 Raleigh, N.C. 27636-3127  
 (919) 851-1912  
 (919) 851-1918 (FAX)

**BOUNDARY SURVEY FOR:**  
 WAKE COUNTY  
 BOARD OF EDUCATION  
**WENDELL SITE  
 HINNANT PARCEL**

WAKE COUNTY  
 NORTH CAROLINA

PROJECT #	2004322.01	FIELD BOOK	2004322
DATE	10/27/04	TOWNSHIP	MARK'S CREEK
SCALE	1"=150'	TYPE	OVERWAKE SCHOOL BOUNDARY SURVEY