

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
Shearon Harris Road	60 ft	24 ft	2	yes	12,000	2,000
						trips per day
					(2,300 - 2,700 Trips	per day for New Hill
					Holleman Rd)	

¹ See NCDOT Highway Capacity Manual or Wake County Thoroughfare Plan Appendix

² See CAMPO web site (www.raleigh-nc.org/campo/trafct/98trfct.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 (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 and there is some Wake County flood hazard soils area but no FEMA regulatory floodplain.

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 resource on the 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 _____

Long-Range Urban Services Area/Water Supply Watershed _____

Long-Range Urban Services Area Holly Springs (P/O PIN: 0619147086)

Non-Urban Area/Water Supply Watershed _____

Non-Urban Area (P/O PIN: 0618420089)

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

General Classification: Non-Urban Area (P/O PIN: 0619147086) and Town of Holly Springs Long-Range Urban Service Area (P/O PIN: 0618120089).

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:

No uses beyond those listed in section 2(c) Utility/Harris Lake, of the LUPA-03-09 shall be permitted.

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: Ottis Allen Date: 11-13-15
Ottis Allen

Signature: Duke Energy Progress, LLC Date: _____
Manager Land Services Transactions

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: 11-13-2015

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: November 20, 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

How is the proposed use a public necessity?

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.

What is the impact on surrounding neighborhood and adjacent properties?

The 220.4 – acre site that is the subject of this rezoning petition is completely surrounded by two large tracts (5,466 and 1,011 acres) that are owned by Duke Energy Progress, LLC. As such, the subject rezoning petition area and the proposed training facility use will be well separated from properties that are owned by anyone other than Duke Energy Progress, LLC. The proposed rezoning and use will have little, if any, impact on property owners adjacent to the two surrounding parent tracts. 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. That parcel is a single-family residential unit zoned R-80. Because the rezoning boundary is within a larger property boundary currently zoned R-80, the residential property owners to the north will be buffered from the area being petitioned for rezoning to Conditional Use –I-2 (CU-I-2) by a large portion of the two surrounding parent tracts. The residential parcels to the north will thus be protected from potential impacts of

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any allowed uses on the subject site by the R-80 zoned portion of the surrounding parent tracts, as well as setbacks, landscape buffers, and other requirements outlined in Wake County's Unified Development Ordinance (UDO) for any on-site improvements.

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

Rezoning of the subject site to CU-I-2 will allow Duke Energy Progress, LLC to provide training facilities as well as other supporting land uses 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 CU-I-2 may further enable Duke Energy Progress, LLC to safely and efficiently meet the power needs of the public and surrounding communities. The proposed facilities will also 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.

Statement of How the 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 Southwest Area Land Use Plan (SWALUP). On March 15, 2010 the Wake County Board of Commissioners adopted a resolution (effective date April 5, 2010) approving Land Use Plan Amendment LUPA 03-09 to amend and update the 2007 Southwest Area Land Use Plan (SWALUP). The LUPA 03-09 resolution included a designation of the area surrounding the Shearon Harris plant as Utility/Harris Lake, which is also referred to as Utility / Preservation on the updated SWALUP map. This designation applies to the majority of the land owned by Duke Energy Progress, LLC for the purposes of the Shearon Harris nuclear plant. This designation 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



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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."

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.

Further, the proposed rezoning petition demonstrates consistency with the Wake County Land Use Plan, in particular it supports goals 1 and 2 as outlined in Chapter II of the plan. Goal 1, to guide quality growth throughout the County in conjunction with affected local governments, is achieved by collaboration with the Town of Holly Springs with regard to land use and utility infrastructure. Goal 2, to encourage growth close to municipalities, to take advantage of existing and planned infrastructure, such as transportation, water and sewer facilities, is achieved by locating the proposed facility in an area with adequate transportation networks and planned water and sewer utility infrastructure (to be implemented as part of the proposed development).

Compliance with Transitional Urban Development Policies:

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 Urban Service Areas (USAs) as defined by the Wake County Land Use Plan.

About half of the subject area petitioned to be rezoned lies within a Non-Urban Area (P/O PIN 0618420089) and the other half lies within the Town of Holly Springs Long-Range Urban Services Area (LRUSA) (P/O PIN 0619147086). 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 LURSA that is being petitioned to be rezoned 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



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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:

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. The proposed training facility will allow trained personnel of Duke Energy Progress, LLC to rapidly respond and restore power during times of power outages. Such a facility will also enable 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.

Rachel Cotter, RLA
Project Manager, Planning + Design Group



November 20, 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 Waiver 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 site for a +/- 220-acre training facility for Duke Energy Progress, LLC. The proposed facility 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, McAdams, on behalf of Duke Energy Progress, LLC, has filed a rezoning petition to formally rezone a portion of two parcels owned by Duke Energy from their current zoning of R-80 to Conditional Use – Industrial – 2 (CU-I-2). In addition, County regulations require the applicant to address anticipated traffic impacts. Per Section 15-12-2 of the Wake County Unified Development Ordinance (UDO),

A. A traffic impact analysis is required at the time of application for approval of any zoning map amendment (rezoning), planned compliance permit, special use permit, general use permit or preliminary subdivision plat if:

- 1. the proposed development, or phases of development, or contiguous tracts under the same ownership, would accommodate or could be expected to generate 100 or more added vehicle trips to or from the site during the peak traffic hour (based on the proposed development or the adjacent roads and intersections); or*
- 2. the proposed development, or phases of development, or contiguous tracts under the same ownership, would accommodate or could be expected to generate 1,000 or more added vehicle trips to or from the site during a 24-hour period (based on the proposed development or the adjacent roads and intersections). Article 15*

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Parking, Loading and Traffic 15-12 Traffic Impact Analyses Wake County Unified Development Code 15-12

- B. In calculating the number of added vehicle trips expected to be generated, trip generation rates must be obtained from the most recent editions of Trip Generation and Trip Generation Handbook, published by the Institute of Transportation Engineers (ITE). Only —new vehicle trips will be counted; no pass-by or internal trip capture will be used in calculating —added vehicle trips.*
- C. The Planning Director may waive the requirement for a traffic impact analysis when the applicant shows that the proposed development's 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 must document the reasons for any waiver.*

The purpose of this letter is to formally request a waiver to the Traffic Impact Analysis (TIA) requirement. The reasons for our request are as follows:

1. McAdams and Duke Energy met with NCDOT representatives on 09/30/2015 to discuss the proposed site improvements. Based on expected traffic increases of only 60 to 100 vehicles per day on the days that the training facility is in use, which was presented to NCDOT (email summary from Duke Energy to NCDOT attached), NCDOT was agreeable to the proposed traffic improvements at future site entrances presented to them during that meeting and they will not require a TIA. Please note this expected increase is well below the thresholds listed in the applicable sections of the Wake County UDO (see above).
2. As shown in the attached traffic accident report, there are no significant issues with traffic accident rates.
3. As shown on the attached NCDOT Average Annual Daily Traffic Map (AADT), the traffic volume is relatively low on Shearon Harris Road.

Based on the above reasons, we believe the proposed rezoning will not “adversely affect the capacity of streets and intersections to safely and efficiently accommodate vehicular traffic.” However, we do acknowledge that the County reserves the right to require a TIA if they feel it is warranted, during the subsequent site plan review process.



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Hopefully this letter adequately addresses any information needed for this exemption 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 cursive script that reads "Brandon R. Finch".

Brandon R. Finch, PE
Director, Institutional

Finch, Brandon

From: Hardy, Mike <Mike.Hardy@duke-energy.com>
Sent: Wednesday, October 07, 2015 12:56 PM
To: mwheeler@ncdot.gov
Cc: Finch, Brandon
Subject: Duke Energy: New Hill Training Facility

Scott,

It was a pleasure to meet you, Reid and the NCDOT team last week. Thank you for taking the time to meet with Duke Energy to review the traffic impact to Shearon Harris Rd. As requested I am providing the following information concerning additional vehicular traffic associated with the proposed New Hill Training Facility for Shearon Harris Rd. and vicinity:

Hours of Operation: 7am-5pm

Net new add of vehicles with opening of Training Facility: 60-100 cars

It was my understanding at the end of our conference that outside of the proposed new turning lanes shown on our facility site drawings, no additional roadway improvements would be required in the area. Please let me know if you need additional information. Again thank you for your time.

Mike Hardy, PMP
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