



Wake County Board of Commissioners

January 4, 2016





ZP-886-15

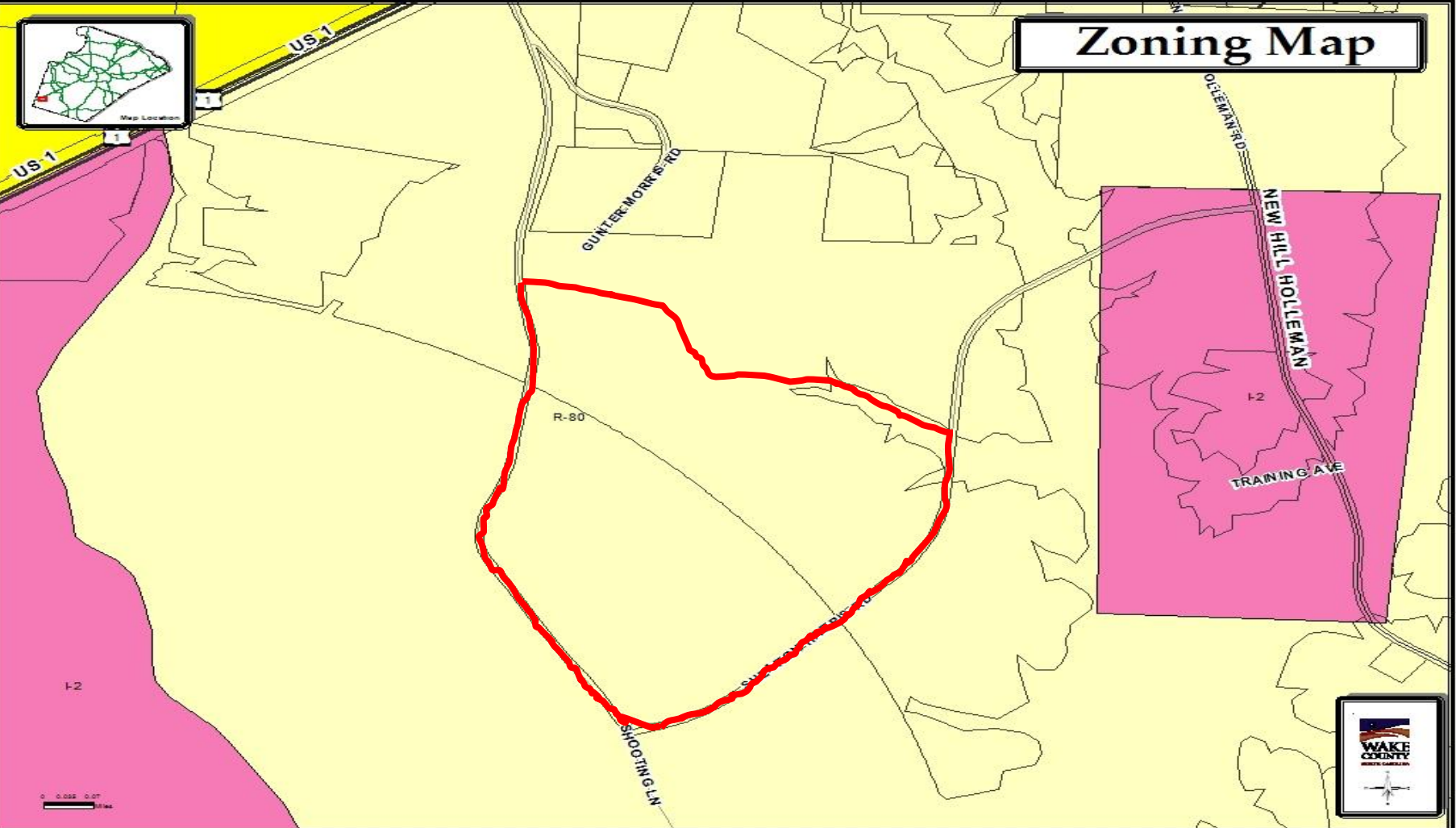
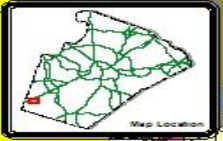
Proposed Zoning Map Amendment: 5301 Shearon Harris Road



Rezoning Request

- To rezone an area of 220.4 acres located at 5301 Shearon Harris Road from R-80 to CU-I-2
- The stated purpose is to allow for construction of an indoor and outdoor training facility for Duke Energy Progress employees
- All possible uses must be considered in making a decision on a rezoning petition

Zoning Map



0 0.055 0.11 0.22 Miles



Aerial-Location Map



US 17

LL HOLLEMAN

Stoughton Ln



Land Use History

- 1973: General zoning was first applied to this portion of Wake County
- 2004: Southwest ALUP was adopted
- 2007: SWALUP was updated
- 2009: Harris Lake Drainage Basin Study completed
- 2010: SWALUP was updated to incorporate the Harris Lake Study and designated this area on the map as Utility/Preservation

Wake County Land Use Plan

- Partially located within Holly Springs' LRUSA and partially within a Non-Urban Area
- Area covered by the SWALUP map and designated as Utility/Preservation
- CU-I-2 zoning and the permissible uses (including the stated training facility) would be consistent with this LUP designation
- The requested rezoning and possible uses would be reasonable and appropriate for this area

Wake County Land Use Plan

- Rezoning condition limits future uses to those listed in the LUPA 03-09 adoption resolution which specifically includes the stated training facility
- Consistent with LUP Goal # 1—to guide growth throughout the county in conjunction with affected local governments
- Consistent with LUP Goal # 2—to encourage growth close to municipalities to take advantage of existing and planned infrastructure such as water and sewer facilities

Input from Town of Holly Springs

- The subject property is partially located within the Town of Holly Springs' LRUSA
- Holly Springs' planning staff had no objection
- No existing municipal water or sewer lines in this area
- The town is proposing to extend water and sewer lines into this area—in part to serve the proposed training facility

Input from Neighboring Property Owners

- Planning staff sent letters to the neighboring property owner and posted two meeting notification signs on Shearon Harris Road
- Staff has received no inquiries and no opposition
- The petitioner indicated that they had contacted the neighboring property owner who expressed no opposition

Next Step If Rezoning is Approved

- The proposed training facility will require a detailed review process
 - Obtaining input from the Holly Springs' planning staff
 - NCDOT will review any required roadway/driveway improvements
 - Compliance with all applicable Wake County standards to protect the public health, safety and general welfare

Transportation

- Shearon Harris Road functions basically as a service road
- It is not listed in the Transportation Plan--no prescribed roadway improvements
- NCDOT may require roadway improvements to be installed when the site is developed
- No significant traffic issues (e.g.—traffic volumes, accident rate) with these road segments

Reasonableness/Public Interest

- Allow for a training facility to train employees to safely and rapidly respond and restore power during times of power outages
- Other possible uses would also be reasonable and in the public interest as they would, in effect, be accessory uses to the power plant, or other publicly beneficial uses

Reasonableness/Public Interest

- Various provisions of the UDO and our review process will ensure that subsequent development will not have any significant adverse impacts on the environment, public health, safety or general welfare
- For all of the reasons noted above the proposed rezoning and the permissible range of uses (including the stated training facility) are reasonable and in the public interest

Decision Factors

- NCGS and UDO require that the PB provide the BOC with a statement of whether or not the request is consistent with the LUP, reasonable, and otherwise advances the public health, safety and general welfare
- BOC must adopt a statement describing whether its action is consistent with the LUP, or explaining why their decision is reasonable and in the public interest (see draft statement)

Staff Findings

1. The proposed rezoning and the permissible range of uses are consistent with the LUP and are reasonable and appropriate for the area.
2. The stated purpose of a training facility complies with the LUPA 03-09 designation and the amended SWALUP map

Staff Findings

3. Complies with Goal 1 of the LUP regarding guiding growth in coordination with the land use and utility extension plans of the affected local governments
4. Complies with Goal 2 of the LUP regarding existing and planned utilities
5. Are reasonable given the nearby power plant and the existing training facility

Staff Findings

6. No significant traffic issues for these roads (i.e.-- traffic volumes, accident report)
7. A detailed site plan must be approved by the Planning Board prior to future development to ensure compliance with all regulations
8. No objection from the Town of Holly Springs' planning staff
9. No objections received from the surrounding property owners or the general public

Public Comments

Planning Staff Recommendation

1. Finds that the amendment is consistent with the LUP, is reasonable, and otherwise advances the public health, safety, and general welfare, as required by our UDO and state law, and
2. Recommends approval of the requested zoning map amendment, ZP-886-15, as presented.

Planning Board Recommendation

The Planning Board, at their December 2, 2015 meeting:

1. Found that the amendment is consistent with the LUP, is reasonable, and otherwise advances the public health, safety, and general welfare by a vote of 9 to 0.
2. Recommended approval of the requested zoning map amendment, ZP-886-15, as presented, by a vote of 9 to 0.

Suggested Action for the Board of Commissioners

That the Board takes two separate votes and:

(1) adopts the drafted statement of consistency, reasonableness, and public interest, and then

(2) approves the rezoning petition, ZP-886-15 as presented

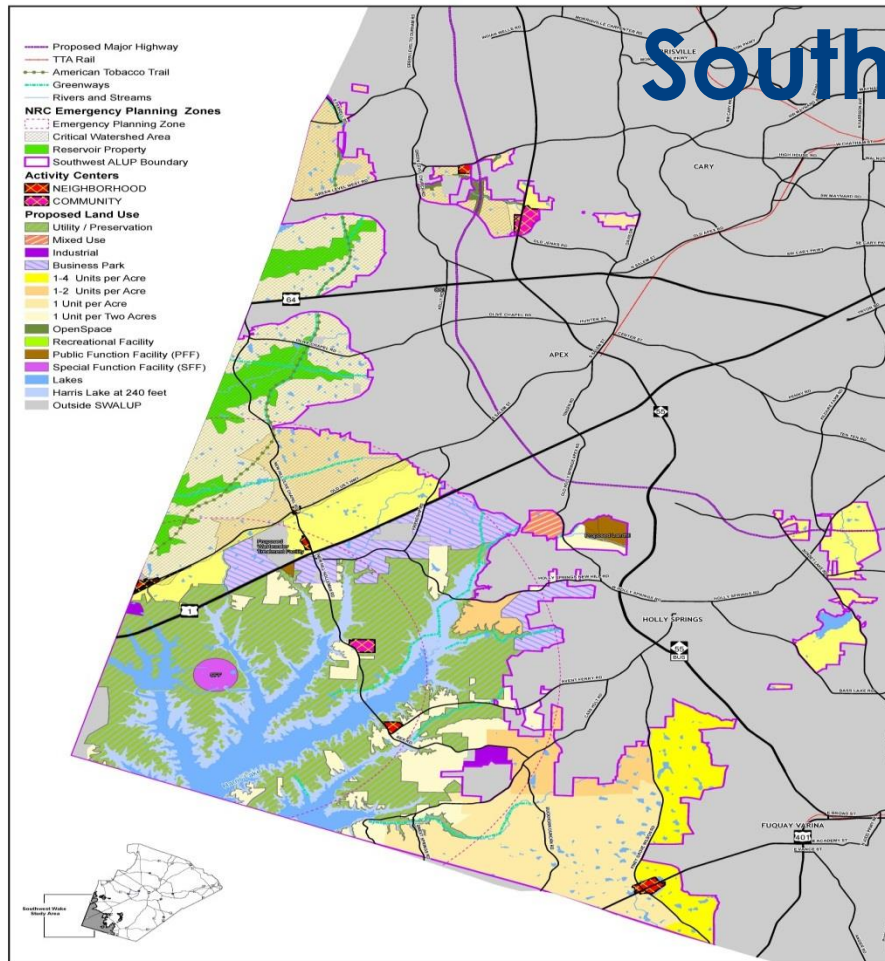


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January 4, 2016



Southwest ALUP



Southwest Wake
ALUP Update
Adopted July 9, 2007
(Amended 4/5/10, LUPA 03-09)

0 1 2 Miles

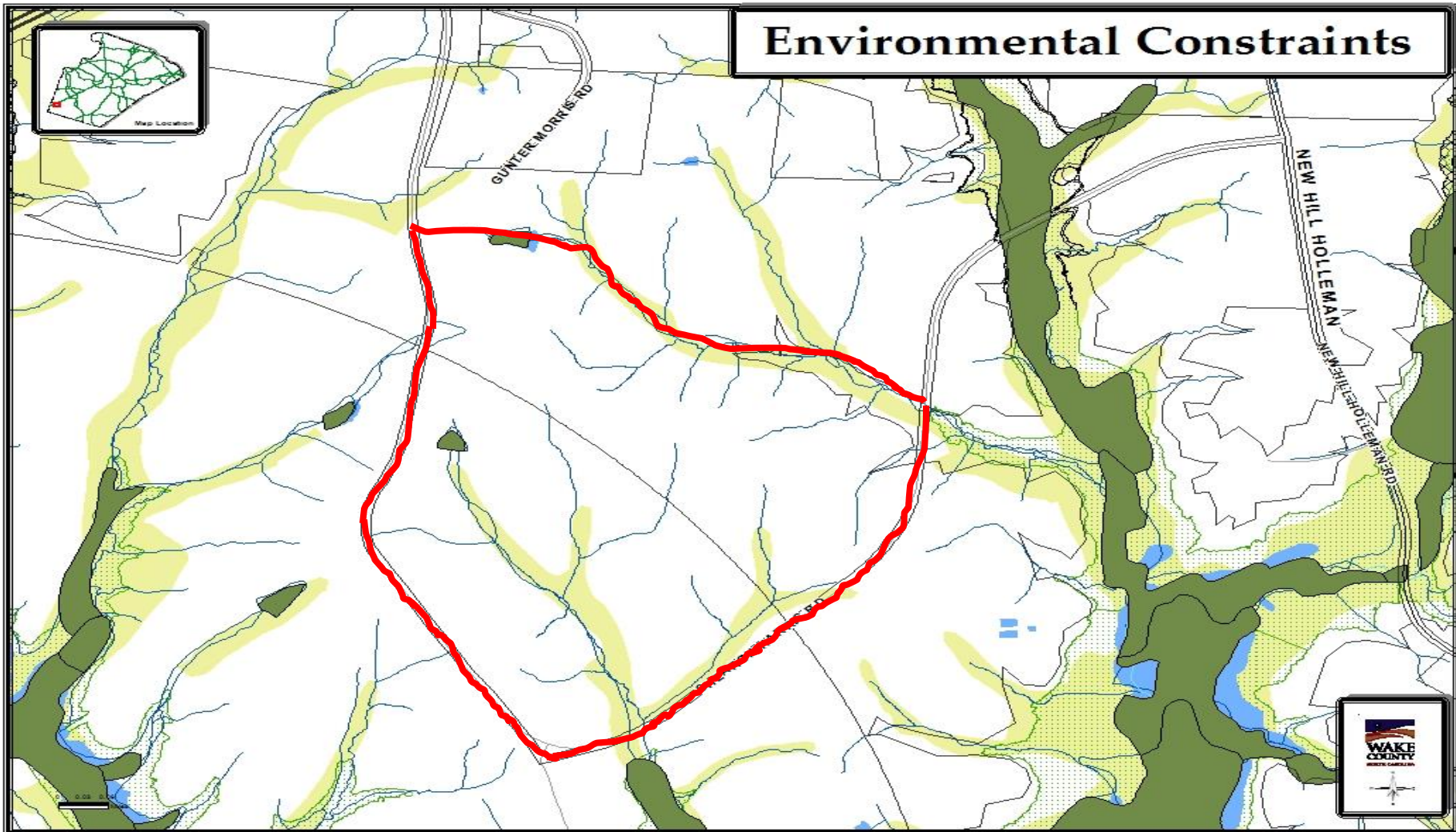
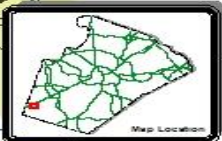
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Created by: Wake County
Wake County Planning Department
Map 2/1/2011



Uses Allowed in CU-I-2 Zoning District

1. Public utilities
2. Park and Ride Lot (municipal only)
3. Governmental (municipal only)
4. Offices (including the proposed indoor and outdoor training facility)
5. Manufacturing, Production and Industrial Services
6. Mining/excavation (only related to non-nuclear power production)
7. Warehousing
8. Hazardous or low-level radioactive waste facility
9. Recycling collection--household collection only (municipal only)
10. Forestry
11. Solar Energy Systems
12. Static Transformer Stations and Relay Stations
13. Telecommunication facilities--collocated or freestanding (municipal only)
14. Water towers (municipal only)

Environmental Constraints



Traffic Accident Report 09/01/2012 - 08/31/2015

Information Item	New Hill-Holleman Road
Study Area Length	3.99-miles (Avent Ferry Road to US 1 south bound ramps) *
Total Accidents	22 *
Fatal Accidents	0
Injury Accidents	6 (27%)
Property Damage Only	16 (73%)
Collision with animal	4 (18%)
Struck fixed object	10 (45%)
* Only three (3) of the 22 accidents occurred near the intersection of Shearon Harris Road with New Hill-Holleman Road	