



DURHAM CITY-COUNTY PLANNING DEPARTMENT
COMPREHENSIVE PLAN AMENDMENT
APPLICATION



Rev.10/31/12

Applicant Information

Name: Rodney Long

Organization: Long Beverage, Inc

Street: 10500 World Trade Blvd

City, State, Zip: Raleigh, NC 27617

Phone:

Fax:

Email:

Owner Information

Name:

Organization:

Street:

SEE ATTACHED

City, State, Zip:

Phone:

Fax:

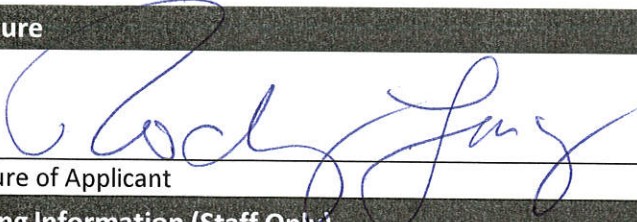
Email:

For sites with multiple property owners, add additional sheet.

Property Information

Jurisdiction:		Tier:		Zoning Case:	
PIN	Adopted Designation	Proposed Designation		Acreage	
0758-03-30-7837	OFC	IND		.543	
0758-03-30-7705.DW	OFC	IND		.543	
0758-03-30-6673.DW	OFC	IND		.543	
0758-03-30-6551.DW	OFC	IND		.558	

Add additional sheet, if needed.

Application Materials	
Documentation of Pre-Application Conference	Date:
	Form Attached: <input type="checkbox"/> Yes <input type="checkbox"/> No
Required Fees	Plan Amendment Fee: <input type="checkbox"/> Yes <input type="checkbox"/> No
Map	A legible map of the proposed plan amendment area, not to exceed 11"X17" <input type="checkbox"/> Yes <input type="checkbox"/> No
Documentation of Neighborhood Meeting	Neighborhood Meeting Letter: <input type="checkbox"/> Yes <input type="checkbox"/> No
	Mailing Address Labels: <input type="checkbox"/> Yes <input type="checkbox"/> No
	Sign-in sheet: <input type="checkbox"/> Yes <input type="checkbox"/> No
	Summary of Topics/Issues: <input type="checkbox"/> Yes <input type="checkbox"/> No
Justification Statement	Check all that apply:
	<input checked="" type="checkbox"/> The proposed use is more compatible with surrounding uses and/or designated future land use patterns.
	<input type="checkbox"/> The site is not of sufficient size or shape for development under the current future land use designation.
	<input type="checkbox"/> The proposed change in future land use will contribute to the implementation of an adopted goal, objective or policy.
	<input type="checkbox"/> Environmental conditions make the proposed use more appropriate.
	<input type="checkbox"/> The proposed use would act as a good transition between less compatible uses.
	<input checked="" type="checkbox"/> Recent development patterns preclude the area from developing as designated on the adopted Future Land Use Map.
Provide a written explanation of each checked item above on a separate sheet of paper. Include a statement about how the proposed land use meets each criterion found in Section 3.4.7 of the Unified Development Ordinance.	
Signature	
	
Signature of Applicant	Date
7-18-17	
Tracking Information (Staff Only)	
Fees Paid: <input type="checkbox"/> Yes <input type="checkbox"/> No	Received by: Date:
Application Completed: <input type="checkbox"/> Yes <input type="checkbox"/> No	Assigned Name:
Zoning Map Change: <input type="checkbox"/> Yes <input type="checkbox"/> No	Assigned Case #: A1700015


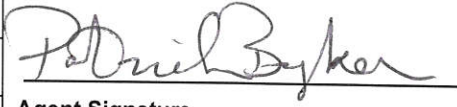
PROPERTY OWNERS

PARCEL ID	PIN	SITE ADDRESS	OWNER NAME	OWNER ADDRESS
158121	0758-03-30-7837	3723 PAGE RD	RACHEL F & ROBERT L JOHNSON	3723 PAGE RD MORRISVILLE, NC 27560
158122	0758-03-30-7705.DW	3805 PAGE RD	LONG BEVERAGE INC	RODNEY M LONG 10500 WORLD TRADE BLVD RALEIGH, NC 27617
158123	0758-03-30-6673.DW	3809 PAGE RD	LONG BEVERAGE INC	RODNEY M LONG 10500 WORLD TRADE BLVD RALEIGH, NC 27617
158124	0758-03-30-6551.DW	3815 PAGE RD	ROCRO LLC CROCK LLC	10500 WORLD TRADE BLVD RALEIGH, NC 27617

JUSTIFICATION STATEMENT













- A. Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and programs of any adopted plans:
- a. The proposed change is consistent with many of the goals and objectives adopted by the City and County of Durham. Policy 2.1.2c defines the suburban tier as being appropriate for industrial activity, consistent with this request. Policy 2.4.2c suggests that the Future Land Use Map should work to ensure that industrial uses have direct access to Major Thoroughfares, Minor Thoroughfares, or Collector Streets to protect the character of neighborhoods. The requested change would create an industrial area with such access that also is not adjacent to any residential neighborhoods.
- B. Whether the proposed change would be compatible with the existing land use pattern and/or designated future land uses:
- a. The proposed change would be compatible given that a majority of the surrounding area already is designated for Industrial on the Future Land Use Map and a significant portion is zoned IL. The current designation for Office is not as compatible with the existing land use pattern as is the requested Industrial designation.
- C. Whether the proposed change would create substantial adverse impacts in the adjacent area or the City or County in general:
- a. The proposed change will not create adverse impacts in the adjacent area or to the City or County in general. It should be noted that the utilities for the existing Long Beverage facility are provided through the Town of Cary. Though the intent of the associated rezoning case is to expand the parking field, if the building were ever expanded onto the subject property, the building still would be served through Town of Cary utilities.
- D. Whether the subject site is of adequate shape and size to accommodate the proposed change:
- a. The proposed change is being requested by the owner of the property, who also owns and operates the adjacent Long Beverage facility. Thus, the subject site is of adequate shape and size to accommodate the proposed change and an expansion of the existing Long Beverage facility.

**Durham City/County Planning
Zoning Map Change Application**

Submittal Date:		Case Number: 21700037	
Requested Zone(s): IL (include overlay)		Existing Zone(s): RR (include overlay)	
PIN(s): 0758-03-30-7837; -7705.DW; -6673.DW; -6551.DW		Total Site Area: 2.187	
Street Address or Frontage: 3815, 3805, 3723, and 3809 Page Road		Jurisdiction: <input checked="" type="checkbox"/> County (check one) <input type="checkbox"/> City <input type="checkbox"/> City and County	
Project Name: Long Beverage Expansion			
Comprehensive Plan: (Tier) Suburban		(Land Use Designation) OFC	
Summary of Proposed Development (types of uses, number and type of residential units, square footage in non-residential buildings, etc): The rezoning is being sought in an effort to expand the adjacent Long Beverage Facility.			
Applicant			
Contact Name AND Business Name if applicable: Rodney Long		 Applicant Signature	
Address: 10500 World Trade Blvd			
City: Raleigh	State: NC	Zip Code: 27617	Email: RLONG@LONGBEVERAGE.COM
Phone:	Fax:		
Agent (if any)			
Contact Name AND Business Name if applicable: Patrick Byker, Attorney for applicant		 Agent Signature	
Address: 112 W. Main Street Second Floor			
City: Durham	State: NC	Zip Code: 27701	Email: pbyker@morningstarlawgroup.com
Phone: 919-590-0384	Fax:		
Property Owner(s) (Attach a separate sheet if more space is necessary)			
Name: Long Beverage Inc		Phone:	
Address: 10500 World Trade Blvd		Fax:	
City: Raleigh	State: NC	Zip Code: 27617	Email:
Name: Robert L & Rachel F Johnson		Phone:	
Address: 3723 Page Road		Fax:	
City: Morrisville	State: NC	Zip Code: 27560	Email:
Name: Rocro LLC Crock LLC		Phone:	
Address: 10500 World Trade Blvd		Fax:	
City: Raleigh	State: NC	Zip Code: 27617	Email:

Contacts (optional)	
Development Plan prepared by: N/A	Phone: Email:
Stormwater Impact Analysis prepared by: N/A	Phone: Email:
Traffic Impact Analysis prepared by: N/A	Phone: Email:
Building Design Guidelines/Elevations prepared by: N/A	Phone: Email:
Resource Features Analysis prepared by: N/A	Phone: Email:

Application Checklist	
<p>Each item on the following submittal checklist is to be initialed by the Applicant and/or the Agent, indicating that:</p> <ul style="list-style-type: none"> the item is part of the submittal package; the item is complete; and the information is accurate <p>A submittal package with items not initialed, or otherwise incomplete or inaccurate, will not be accepted. An application shall be considered to have been accepted for review only after it has been determined to be complete in accordance with Section 3.2.4 of the Unified Development Ordinance, not upon submission to the Planning Department.</p> <p>I, the undersigned, acknowledge that the application is complete and that all information included is accurate to the best of my knowledge:</p>	
Signature	Date Printed Name

APPLICATION ITEM	APPLICANT/AGENT INITIAL	STAFF ACCEPTANCE
1. Application		
2. Owner's Acknowledgement Form for each parcel – must include original signature for all owners of record Forms included: (#)		
3. Pre-Submittal Conference form		
4. Boundary Map of Area		
5. Legal Description		
6. Text Amendment Acknowledgement form		

If submitting with a development plan items 7 – 11 apply:		
7. Development Plan Checklist		N/A
8. 12 Sets of Full Size Plans		N/A
9. Legible Plan Reduction (11" X 17")		N/A
10. Stormwater Checklist, 2 copies or memo from City or County Stormwater Management		
11. Traffic Impact Analysis, 3 copies -or- a memo from the City Transportation Division stating a TIA is not required.		
If applicable:		
12. Design Commitments. -required for applications that include a development plan and propose to allow nonresidential or multifamily (including townhouse) development		
13. Copy of Annexation Request Transmittal (if applicable; it must be filed prior to the zoning map change submittal)		
14. Has a Land Use Plan Amendment been filed? If so, case # _____ (to be completed at time of submittal)		
15. Neighborhood Meeting Materials (sign-up sheet from the meeting, summary of the issues raised, description of how the proposal addresses the issues, copy of meeting notification, list of those notified, copies of materials distributed)		
For all applications:		
16. Filing Fee: \$ (In addition to the Zoning Map Change fee, additional fees will be required if the request includes a Plan Amendment or Traffic Impact Analysis (TIA))		

CD-479
9-9-16

BUSINESS CORPORATION ANNUAL R

SOSID: 0043748
Date Filed: 4/12/2017 11:59:00 PM
Elaine F. Marshall
North Carolina Secretary of State
CA2017 102 04473

NAME OF BUSINESS CORPORATION: LONG BEVERAGE, INC.

SECRETARY OF STATE ID NUMBER: 0043748 STATE OF FORMATION: NC FISCAL YEAR END: 12-31-16

☐ I hereby certify that an annual report completed in its entirety has been submitted and the information requested below (required by NCGS 55-16-22) has not changed and is therefore up to date.

SECTION A: REGISTERED AGENT'S INFORMATION

1. NAME OF REGISTERED AGENT: RODNEY LONG

2. SIGNATURE OF THE NEW REGISTERED AGENT: [Signature]

SIGNATURE CONSTITUTES CONSENT TO THE APPOINTMENT

3. REGISTERED OFFICE STREET ADDRESS & COUNTY

4. REGISTERED OFFICE MAILING ADDRESS

10500 WORLD TRADE BLVD

10500 WORLD TRADE BOULEVARD

RALEIGH NC 27617

WAKE, RALEIGH, NC 27617

SECTION B: PRINCIPAL OFFICE INFORMATION

1. DESCRIPTION OF NATURE OF BUSINESS: WHOLESALE DISTRIBUTO

2. PRINCIPAL OFFICE PHONE NUMBER: 919-481-2738

4. PRINCIPAL OFFICE EMAIL: _____

3. PRINCIPAL OFFICE STREET ADDRESS & COUNTY

5. PRINCIPAL OFFICE MAILING ADDRESS

10500 WORLD TRADE BOULEVARD

10500 WORLD TRADE BOULEVARD

RALEIGH, NC DURHAM

RALEIGH, NC 27617

SECTION C: OFFICERS (Enter additional officers in Section E.)

NAME: RODNEY LONG

NAME: DAVID LONG

NAME: _____

TITLE: CEO

TITLE: PRESIDENT

TITLE: _____

ADDRESS: _____

ADDRESS: _____

ADDRESS: _____

10500 WORLD TRADE BOULE

10500 WORLD TRADE BOULE

RALEIGH, NC 27617

RALEIGH, NC 27617

SECTION D: CERTIFICATION OF ANNUAL REPORT. Section D must be completed in its entirety by a person/business entity.

[Signature]
Form must be signed by an officer listed under Section C of this form.

3-15-17
DATE

RODNEY LONG

Print or Type Name of Officer

PRESIDENT CEO

Print or Type Title of Officer

HOW TO FILE AND FEES: TWO FILING OPTIONS

1. File the annual report electronically with the NC Secretary of State for a reduced fee of twenty dollars (\$20) - eighteen dollar (\$18) filing fee and two dollar (\$2) electronic filing fee. File electronically at "File Annual Reports Online" with real time filing; or

2. File the annual report (Form CD-479), in paper form with the NC Department of Revenue for a fee of twenty-five dollars (\$25). Mail Form CD-479 to NC DOR, PO Box 25000, Raleigh, NC 27640-0500. The paper return is not a real-time filing and will take longer to process.

Note: North Carolina law does not permit Limited Liability Companies (LLCs) and Limited Liability Partnerships (LLPs) to file the annual report with the NC Department of Revenue. Therefore, all LLCs and LLPs must file directly with the NC Secretary of State's Office at the link above.

Zoning Map Change Owner's Acknowledgement**Date Submitted:****Case Number:**

This original form is required to be submitted with a zoning map change application. Each property owner for each parcel included in the request must provide a signature and date.

Acknowledgement Statement

I(we), Rachel F & Robert L Johnson, owner(s) of the 0.543-acre property having Property Identification Number(s):

0758-03-307837

am(are) aware of the application for the IL zone. The obligation to develop in accordance with the property's approved zoning designation runs with the land and is not dependent on this applicant's interest in the land.

Rachel F Johnson

Owner's Signature

7-24-17

Date

Owner's Signature

Date

Rachel F Johnson

Owner's Printed Name

Owner's Printed Name

Disclaimer:

By signing this form, the owner acknowledges that he/she is party to the Zoning Map Change application and has waived the right to certified notification under GS153A-343.

Zoning Map Change Owner's Acknowledgement**Date Submitted:****Case Number:**

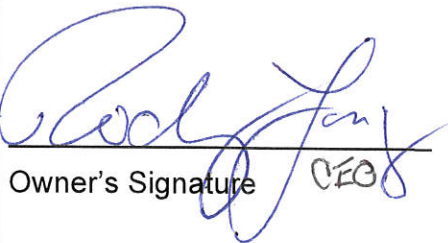
This original form is required to be submitted with a zoning map change application. Each property owner for each parcel included in the request must provide a signature and date.

Acknowledgement Statement

I(we), Long Beverage, Inc., owner(s) of the 1.086-acre property having Property Identification Number(s):

0758-03-30-7705.DW0758-03-30-6673.DW

am(are) aware of the application for the IL zone. The obligation to develop in accordance with the property's approved zoning designation runs with the land and is not dependent on this applicant's interest in the land.



Owner's Signature

7-18-17

Date

RODNEY LONG -

Owner's Printed Name

Owner's Signature

Date

Owner's Printed Name

Disclaimer:

By signing this form, the owner acknowledges that he/she is party to the Zoning Map Change application and has waived the right to certified notification under GS153A-343.

Zoning Map Change Owner's Acknowledgement**Date Submitted:****Case Number:**

This original form is required to be submitted with a zoning map change application. Each property owner for each parcel included in the request must provide a signature and date.

Acknowledgement Statement

I(we), ROCRO LLC CROCK LLC, owner(s) of the 0.558-acre property having Property Identification Number(s):

0758-03-30-6551.DW

am(are) aware of the application for the IL zone. The obligation to develop in accordance with the property's approved zoning designation runs with the land and is not dependent on this applicant's interest in the land.



Owner's Signature

7-18-12

Date



Owner's Signature

7-18-2017

Date

RODNEY LONG

Owner's Printed Name

DAVID LONG

Owner's Printed Name

Disclaimer:

By signing this form, the owner acknowledges that he/she is party to the Zoning Map Change application and has waived the right to certified notification under GS153A-343.

Zoning Map Change

Acknowledgement of In-Process Text Amendment that May Affect Requested Application

Acknowledgement of In-Process Text Amendment that May Affect Requested Application

Date Submitted:

Case Number:

The applicant or applicant's agent may sign this original form which is required to be submitted with a zoning map change application to acknowledge that staff is processing Text Amendments that may impact a proposed project. It is the applicant's (or agent's) responsibility to remain current on these developments and assess any potential impacts in consultation with staff. Due to the unknown life expectancy of an application, an updated list of Text Amendments may be found online:

http://ldo.durhamnc.gov/durham/ldo_web/ldo_main.aspx.

Acknowledgement Statement

I, Patrick Byker, applicant or agent of the 2.187-acre property having Property Identification Number(s):

0758-03-30-7837

0758-03-30-6673.DW

0758-03-30-7705.DW

0758-03-30-6551.DW

I am authorized by the property owner(s) associated with this application for the IL zone.

The obligation to develop in accordance with all applicable ordinances when seeking development approvals is hereby acknowledged.

Adrian Byrnes

8/1/2017

Date

Printed Name