



# Town of Zebulon

## Planning Department

1003 N. Arendell Avenue, Zebulon, NC 27597  
Phone: (919) 823-1810 Fax: (919) 887-2824  
www.townofzebulon.org

## ANNEXATION PETITION

### GENERAL INFORMATION:

In accordance with Section 2.2.2 of the UDO, upon receipt of a valid petition signed by all of the owners of real property in the area described therein, the Town may annex an area either contiguous or not contiguous to its primary corporate limits when the area meets the standards set out under North Carolina General Statutes 160A-31 and 160A-58.1. The petition need not be signed by the owners of real property that is wholly exempt from property taxation under the Constitution and laws of North Carolina, nor by railroad companies, public utilities as defined in G.S. 62-3(23), or electric or telephone membership corporations.

### INSTRUCTIONS:

**PRE-APPLICATION MEETING:** A pre-application meeting with staff in accordance with Section 2.3.2 of the UDO to verify the application requirements, processes, and procedures regarding a proposed request. To schedule a meeting, applicants must e-mail a pdf map, drawing, model, site or sketch plan to the Planning Department ([planning@townofzebulon.org](mailto:planning@townofzebulon.org)) no later than five (5) working days prior to the desired meeting day.

**FILE PETITION:** Submit hard copy application to the Planning Department with the applicable requirements in accordance with Section 2.2.2 of the UDO.

**CERTIFICATION OF SUFFICIENCY:** The Town Clerk shall investigate and certify whether the petition is legally sufficient. Only legally sufficient petitions shall be considered by the Town.

**REVIEW BY STAFF:** The Planning and Public Works Departments review the annexation submission. Comments will be sent to the applicant via email.

**LEGAL ADVERTISEMENT:** A legal advertisement will be published on the Town of Zebulon's website and in a paper of general circulation once no more than 25 days and one within 10 days of the date of the public hearing.

### BOARD OF COMMISSIONERS MEETING/PUBLIC HEARING:

The BOARD OF COMMISSIONERS Meeting is typically held the first Monday of each month. The Board of Commissioners will either adopt or deny an ordinance to extend the corporate limits of the Town of Zebulon.

**NOTICE OF DECISION:** The formal notice of decision shall be provided to the applicant in accordance with Section 2.3.9 of the UDO.

**RECORDATION:** If the annexation is approved by the Board of Commissioners, the Town Clerk will have the Annexation Plats recorded at the Wake County Register of Deeds. Wake County will keep one of the recorded plats, one copy will be returned to the Planning Department and the surveying company is given the remaining recorded Annexation Plat.



## Application Requirements –

The applicant requesting an annexation must submit an application through the Town of Zebulon GeoCivix Web Portal. As noted below some materials must be brought in person to the Zebulon Planning Department to complete the application process. Access to the GeoCivix portal can be found on the Town of Zebulon Website or through this link (<https://townofzebulon.geocivix.com/secure/>)

- **Materials to Submit through the Town of Zebulon GeoCivix Web Portal:**

- Completed Application Form
- One (1) Legal Description (metes and bounds) of subject property
- Registered survey of subject property
- Certified List of Property Owners within 750 feet of subject property
- Agent Authorization Form

- **Materials to Submit in Person with the Town of Zebulon Planning Department:**

- Stamped envelopes addressed to Certified List of Property Owners all the homeowners associations of those properties within 750 feet of the outer boundary subject property or properties. Affixed with the following return address:  
Town of Zebulon  
Planning Department  
1003 N. Arendell Ave  
Zebulon, NC 27597
- Petition Fee (Please See Fee Schedule)  
(Can be paid online but applicants must let Planning Staff know prior to paying)



APPLICATION FOR ANNEXATION

PART 1. DESCRIPTION OF REQUEST/PROPERTY		
Street Address of the Property: <b>1915 &amp; 1917 Old Bunn Road</b>		Total Acreage: <b>159.72 (Survey)</b>
Parcel Identification Number (NC PIN): Please include all	Deed Book:	Deed Page(s):
2715-29-0916	009528	01148
2716-21-5371	009528	01148
Name of Project (if Applicable) <b>Old Bunn Road Subdivision</b>	Current Zoning of the Property: <b>Residential-30 District (R-30) (Wake County)</b>	
Existing Use of the Property: Single-family Detached Dwelling & Equestrian Facilities	Proposed Use of the Property: Refer to attached PD Statement of Terms and Conditions	
Reason for Annexation <b>Petitioner is seeking a Planned Development (PD) zoning district for the two properties. Since both properties are outside of the Town's corporate limits and ETJ, an annexation is required. Furthermore, applicant is requesting Town services.</b>		

PART 2. APPLICANT/AGENT INFORMATION		
Name of Applicant/Agent: <b>Eastwood Homes of Raleigh LLC</b>		
Street Address of Applicant/Agent: <b>7101 Creedmoor Road, Suite 115</b>		
City: <b>Raleigh</b>	State: <b>NC</b>	Zip Code: <b>27613</b>
Email of Applicant/Agent: <b>bguillet@eastwoodhomes.com</b>	Telephone Number of Applicant/Agent: <b>919.758.8208</b>	Fax Number of Applicant/Agent: <b>N/A</b>
Are you the owner of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Are you the owner's agent? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Note: If you are not the owner of the property, you must obtain the Owner's consent and signature giving you permission to submit this application.</b>

PART 3. SURVEYOR INFORMATION		
Name of Surveyor: <b>Newcomb Land Surveyors, PLLC</b>		
Street Address of Surveyor: <b>7008 Harps Mill Road, Suite 105</b>		
City: <b>Raleigh</b>	State: <b>NC</b>	Zip Code: <b>27615</b>
Email of Surveyor: <b>justin@nls-nc.com</b>	Telephone Number of Surveyor: <b>919.847.1800</b>	Fax Number of Surveyor: <b>N/A</b>
<i>I hereby state that the facts related in this application and any documents submitted herewith are complete, true, correct, and accurate to the best of my knowledge.</i>		
<i>Signature of Surveyor</i> 	<i>Print Name:</i> Justin Luther	<i>Date:</i> <b>11/26/24</b>



APPLICATION FOR ANNEXATION

PART 4. PROPERTY OWNER INFORMATION

To the Board of Commissioners of the Town of Zebulon, North Carolina:

- 1. We, the undersigned owners of real property, respectfully request that the area described in Part 4 be annexed to the Town of Zebulon, Wake County, North Carolina.
2. The area to be annexed is [checked] contiguous [ ] non-contiguous (satellite) to the Town of Zebulon, North Carolina and the boundaries are as contained in the metes and bounds description attached hereto.
3. If contiguous, this annexation will include all intervening rights-of-way for streets, railroads and other areas as stated in G.S. 160A-31(f), unless otherwise stated in the annexation amendment.
4. I/We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A385.1 or G.S. 153A-344.1 must be declared and identified on this petition. I/We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

All individual owners must sign. (If additional signatures are necessary, please attach an additional sheet.)

I hereby state that the facts related in this application and any documents submitted herewith are complete, true, correct, and accurate to the best of my knowledge.

Table with 3 columns: Signature of Owner, Print Name, Date. Contains handwritten signatures and names of J. Harold Hendrickson and Jill P. Hendrickson with dates 11/29/24.

STATE OF North Carolina
COUNTY OF Wake

Sworn and subscribed before me, Shanna Williams, a Notary Public for the above State and County, this the 25 day of Nov, 2024.

Shanna Williams
Notary Public

SEAL



2-26-28
My Commission Expires:



APPLICATION FOR ANNEXATION

COMPLETE IF A CORPORATION:

In witness whereof, said corporation has caused this instrument to be executed by its President and attested by its Secretary by order of its Board of Directors, this the \_\_\_ day of \_\_\_, 20\_\_.

Corporate Name

SEAL

By: Attest: President (Signature)

Secretary (Signature)

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, \_\_\_, Notary Public for the above State and County, this the \_\_\_ day of \_\_\_, 20\_\_.

Notary Public

SEAL

My Commission Expires:

COMPLETE IF IN A LIMITED LIABILITY COMPANY

In witness whereof, \_\_\_ a limited liability company, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this the \_\_\_ day of \_\_\_, 20\_\_. Name of Limited Liability Company

By: \_\_\_\_\_

Signature of Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, \_\_\_, a Notary Public for the above State and County, this the \_\_\_ day of \_\_\_, 20\_\_.

Notary Public

SEAL

My Commission Expires:



APPLICATION FOR ANNEXATION

COMPLETE IF IN A PARTNERSHIP

In witness whereof, \_\_\_\_\_, a partnership, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Name of Partnership

\_\_\_\_\_  
By: Signature of General Partner

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

Sworn and subscribed before me, \_\_\_\_\_, a Notary Public for the above State and County, this the \_\_\_\_ day of, \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

SEAL

\_\_\_\_\_  
My Commission Expires:

NOT APPLICABLE