



# APPLICATION FOR ZONING MAP AMENDMENT

## PART 1. DESCRIPTION OF REQUEST/PROPERTY

Street Address of the Property: <b>545 W. Barbee Street</b>		Acreage: <b>0.31</b>
Parcel Identification Number (NC PIN): <b>2705108929</b>	Deed Book: <b>017769</b>	Deed Page(s): <b>00385</b>
Existing Zoning of the Property: <b>R2</b>	Proposed Zoning of the Property: <b>HI</b>	
Existing Use of the Property: <b>Residential - Argriculture</b>	Proposed Use of the Property: <b>Contractor Office and Service Yard</b>	

Reason for Rezoning:  
 The land owner is requesting amendment of the zoning map for a small portion of the larger tract that connects to a public right-of-way and adjoins a heavy industrial parcel. This small portion is proposed to be combined with said adjoining parcel (PIN: 2705115915) that is within the town's city limits. The recombination will include dedication of a public right-of-way for a proposed street to access the remaining parcel. The combination of the adjoining parcel within the city limits with a portion of the subject parcel within R2 zoning will require rezoning of 0.31 acres of the subject parcel to HI zoning.

## PART 2. APPLICANT/AGENT INFORMATION

Name of Applicant/Agent: <b>Ralph A. and Onis E. Rojas</b>		
Street Address of Applicant/Agent: <b>3008 NC Highway 97</b>		
City: <b>Wendell</b>	State: <b>NC</b>	Zip Code: <b>27591</b>
Email of Applicant/Agent: <b>mrontimeconstruction@gmail.com</b>	Telephone Number of Applicant/Agent: <b>(919) 754-7086</b>	Fax Number of Applicant/Agent:
Are you the owner of the property? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Are you the owner's agent? <input checked="" type="checkbox"/> Yes <input checked="" 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. PROPERTY OWNER INFORMATION

Name of Property Owner: <b>Ralph A. and Onis E. Rojas</b>		
Street Address of Property Owner: <b>3008 NC Highway 97</b>		
City: <b>Wendell</b>	State: <b>NC</b>	Zip Code: <b>27591</b>
Email of Property Owner: <b>mrontimeconstruction@gmail.com</b>	Telephone Number of Property Owner: <b>(919) 754-7086</b>	Fax Number of Property Owner:

*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.*

Signature of Applicant: 	Print Name: <b>Ralph A. Rojas</b>	Date: <b>7/29/24</b>
Signature of Owner: 	Print Name: <b>Onis E. Rojas</b>	Date: <b>7/29/24</b>



LEGISLATIVE CONSIDERATIONS – ZONING MAP AMENDMENT

The applicant shall propose site-specific standards and conditions that take into account the following considerations, which are considerations that are relevant to the legislative determination of whether or not the proposed zoning district is in the public interest. These considerations do not exclude the legislative consideration of any other factor that is relevant to the public interest. Failure to adequately address the findings below may result in denial of the application. Please attach additional pages if necessary. The petition is justified based on the facts as they relate to the Standards in Section 2.2.24 J of the UDO as follows:

1. Please explain how the proposed Zoning Map Amendment advances the public health, safety, or welfare
The recombination of property with different zoning designations will require rezoning. The area will be utilized for a proposed public street that will access the subject parcel after recombination. The area will also be utilized for required perimeter and street yard buffers that are required between industrial zoning district and residential zoning district. Please see proposed site plan.
2. Please explain how the proposed Zoning Map Amendment is appropriate for its proposed location, and is consistent with the purposes, goals, objectives, and policies of the town’s adopted policy guidance;
The recombination of the property will allow the dedication of a public right-of-way for a street that will allow safer access to the proposed contractor's office and service yard; and, will allow improved access to the remaining acreage of the subject parcel. The proposed public street will also connect with a future connector road as proposed in the Zebulon Transportation plan.
3. Please explain how an approval of the Zoning Map Amendment is reasonable and in the public interest;
The rezoning of 0.31 acres is reasonable and will allow for a proposed street that will improve access to the subject property and to the contractor's office and service yard. This street will allow large trucks to access existing public right-of-way at an improved intersection as opposed to a driveway.
4. Please explain how the proposed Zoning Map Amendment addresses any other factors as the Board of Commissioners may determine to be relevant. These include but are not limited to the proposed uses requested and any requested deviations and proposed alternative means of compliance.
The rezoning and annexation will allow for a public street that will provide improved access to W. Barbee Street. The proposed street will improve the transportation network for proposed development on the parcel containing contractor's office and service yard; as well as, future development of the the subject property.





APPLICATION FOR ZONING MAP AMENDMENT

OWNER'S CONSENT FORM

Name of Project: Rojas Zebulon

Submittal Date: 8/5/24

OWNER'S AUTHORIZATION

I hereby give CONSENT to John F. Oglesby, PE (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify I have full knowledge the property I have an ownership interest in is the subject of this application. I acknowledge and agree that, pursuant to Section 2.2.24 of the Town of Zebulon Unified Development Ordinance, that lands subject to a zoning map amendment shall be subject to all the standards, conditions, and plans approved as part of that application. These standards, plans, and approved conditions are perpetually binding on the land as an amendment to this Ordinance and the Official Zoning Map and may only be changed in accordance with the procedures established in this Ordinance. Development located outside the Town of Zebulon's corporate limits shall comply with all Town policies related to annexation and the extension of utilities. I understand that all other applicable standards and regulations of the UDO will remain applicable to the subject lands unless specifically listed as conditions or deviations as part of this request. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I acknowledge that additional information may be required to process this application. I further consent to the Town of Zebulon to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

[Signature]  
Signature of Owner

Ralph A. Rojas  
Print Name

7/29/24  
Date

CERTIFICATION OF PROPERTY OWNER

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Zebulon, North Carolina, and will not be returned.

[Signature]  
Signature of Owner

Ralph A. Rojas  
Print Name

7/29/24  
Date

\*Owner of record as shown by the Wake County Revenue Department (www.wakegov.com). An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this form.

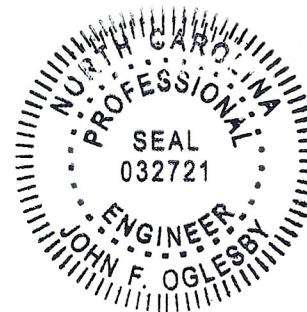




PLAN #	PIN	REID	OWNER	STREET/MAIL ADDRESS	CITY STATE ZIP
1	1795919652	54481	BROWN, LARRY G BROWN, MARY J	608 W BARBEE ST	ZEBULON NC 27597
2	2705006819	26274	BRADY, WILLIE GLEN TRUSTEE BRADY, JANET SILER TRUSTEE	329 MOSS RD	ZEBULON NC 27597-8805
3	2705013084	164073	GONZALEZ, EUSTOLIO M GONZALEZ, ZOSIMA N	619 W BARBEE ST	ZEBULON NC 27597
4	2705013435	87612	BROWN, LARRY G	579 W BARBEE ST	ZEBULON NC 27597
5	2705014532	10053	GAGE, KATELYN E GAGE, TREVORA	600 W BARBEE ST	ZEBULON NC 27597-9215
6	2705017797	10086	OVERTON, ORVILLE WRIGHT JR	550 W BARBEE ST	ZEBULON NC 27597-9211
7	2705018318	366942	PEARCE, TRACY B BROWN-PEARCE, AMY	648 OLIVIA WAY	SELMA NC 27576-7656
8	2705019953	71438	GERINGER, STEVEN TRUSTEE THE GERINGER INVESTMENT TRUST	3703 SHADYBROOK DR	RALEIGH, NC 27609
9	2705024079	104806	GAY FAMILY LIMITED PARTNERSHIP II	PO BOX 10	ZEBULON NC 27597-0010
10	2705100745	57459	PEARCE, AMY BROWN PEARCE, TRACY B	648 OLIVIA WAY	SELMA NC 27576-7656
11	2705110320	379925	BROWN, BRENDA MARILYN	567 W BARBEE ST	ZEBULON NC 27597-6799
12	2705110636	49404	BROWN, LINDA SHARON	549 W BARBEE ST	ZEBULON NC 27597-6799
13	2705115915	370400	M R ON TIME CONSTRUCTION INC	3008 NC HIGHWAY 97	WENDELL NC 27591-9323
14	2705121186	370401	PARK EAST VENTURES INC	159 BRICK CHURCH RD	TROY NY 12180-8106
15	2705123506	370402	PARK EAST VENTURES INC	159 BRICK CHURCH RD	TROY NY 12180-8106
16	2705126802	370403	PARK EAST VENTURES INC	159 BRICK CHURCH RD	TROY NY 12180-8106
17	2705221024	46409	FOSCUE, JULIA MCNABB	12761 QUARTERHORSE LN	WOODBIDGE VA 22192-5047

I, John F Oglesby, certify this is a complete list of properties and owners within 750 feet of the proposed area for rezoning.

Seal



Signed: *John F. Oglesby*  
8/7/2024