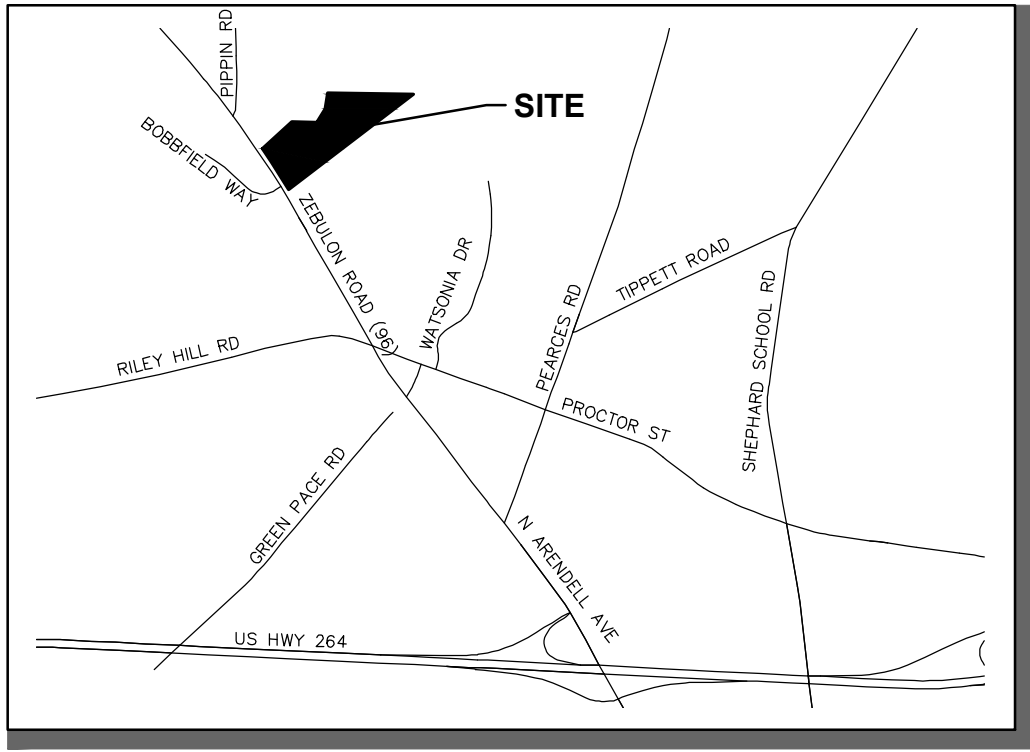




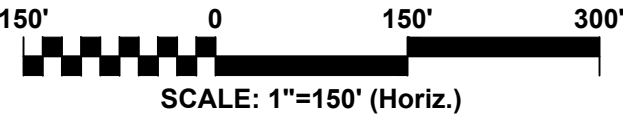
# ZEBULON MIXED USE

## PD ZONING APPLICATION

| Sheet List Table |                     | ORIGINAL<br>ISSUE DATE | REVISION<br>DATE | REVISION<br>NUMBER |
|------------------|---------------------|------------------------|------------------|--------------------|
| Sheet Number     | Sheet Title         |                        |                  |                    |
| --               | COVER               | 12/02/2024             | 02/13/2025       | A                  |
| 1                | EXISTING CONDITIONS | 12/02/2024             |                  |                    |
| 2                | MASTER SITE PLAN    | 12/02/2024             | 02/13/2025       | A                  |



OVERALL SITE



ZEBULON, NORTH CAROLINA

DECEMBER, 2024

**SITE STATISTICS**  
TAX MAP & PARCEL #: 1796748489, 1796854029, 1796845839  
PROJECT AREA: 14.546 ACRES  
EXISTING ZONING: HC & R2  
PROPOSED ZONING: PD  
EXISTING LAND USE: SINGLE-FAMILY RESIDENTIAL, UNDEVELOPED  
PROPOSED LAND USE: MIXED USE (COMMERCIAL, MIXED-USE, MULTI-FAMILY RESIDENTIAL)

**DIMENSIONAL STANDARDS**  
MAXIMUM NUMBER OF DWELLING UNITS: 250 UNITS  
MAXIMUM COMMERCIAL / NON-RESIDENTIAL: 25,000 SF  
MINIMUM BUILDING SEPARATION: 10'

**SITE SETBACKS**  
FRONT SETBACK: 25 FEET  
SIDE INTERIOR SETBACK: 10 FEET (ABUTTING RESIDENTIAL: 15 FEET)  
SIDE STREET SETBACK: 20 FEET  
REAR SETBACK: 30 FEET

**STRUCTURES**  
MAXIMUM BUILDING HEIGHT: 60 FEET  
MAXIMUM BUILDING STORIES: 4 STORIES  
MAXIMUM BUILDING LENGTH: 250 FEET

**BUFFERS:**  
STREETSCAPE BUFFER: 15 FEET WIDE ALONG ZEBULON ROAD/NC HWY 96  
TYPE C BUFFER W/ SHRUBS PER UDO SECTION 5.6.12. E  
PERIMETER BUFFERS\*: 10' TYPE A SEPARATION BUFFER AGAINST ADJACENT HC ZONING  
20' TYPE B INTERMITTENT BUFFER AGAINST ADJACENT R-2 & R-13  
SUD ZONING

\*EXISTING TREES AND SHRUBS WILL BE UTILIZED TO MEET BUFFER LANDSCAPE REQUIREMENTS WHERE EXISTING MATERIAL MEETS BUFFER OBJECTIVES.

**OWNERS**  
NAME: LONNIE P. STANCIL, JR.  
ADDRESS: 1938 ZEBULON RD.  
ZEBULON, NC 27597-8146  
NAME: MARTHA B. STANCIL  
ADDRESS: 1938 ZEBULON RD.  
ZEBULON, NC 27597-8146

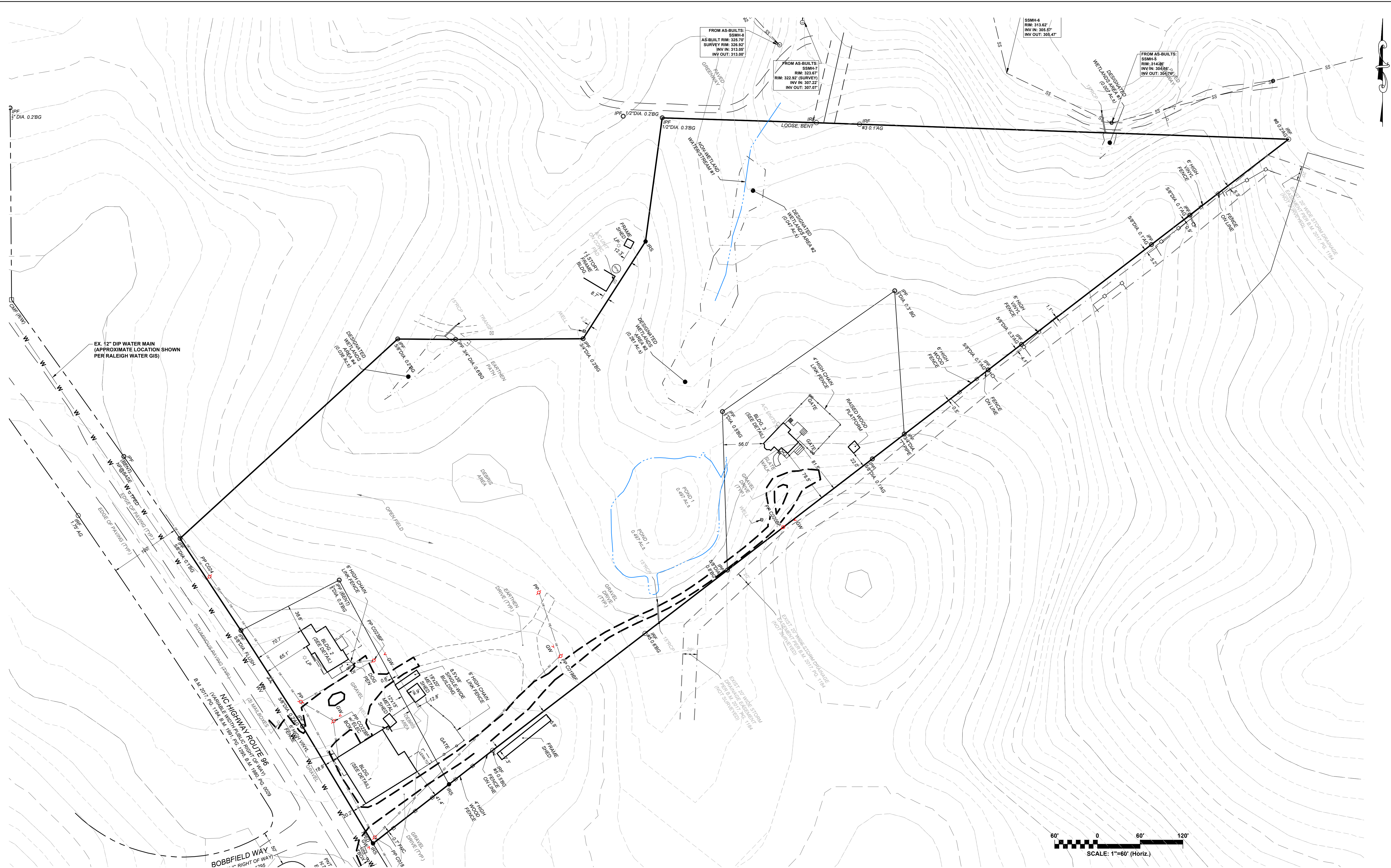
**DEVELOPER**  
NAME: SPECTRUM INVESTMENT SOLUTIONS, LLC  
ADDRESS: 2500 STONINGTON DRIVE  
APEX, NC 27523  
CONTACT: SCOTT HUFFMAN  
PHONE #: (919) 422-5837  
EMAIL: scott@greystonehomesnc.co

CIVIL ENGINEER

**MCKIM & CREED**  
8020 Tower Point Drive  
Charlotte, North Carolina 28227  
Phone: (704) 841-2568, Fax: (704) 841-2567  
NC License# F-1222  
www.mckimcreed.com

| REVIEW DRAWINGS<br>NOT FOR CONSTRUCTION<br>02/13/2025 |                         |            |
|-------------------------------------------------------|-------------------------|------------|
|                                                       |                         |            |
|                                                       |                         |            |
|                                                       |                         |            |
|                                                       |                         |            |
| A                                                     | ADDRESS AGENCY COMMENTS | 02/13/2025 |
| REV. NO.                                              | DESCRIPTIONS            | DATE       |



[illegible]

This electronic document is the property of  
McKim & Creed, Inc.  
and is not to be used for any purpose without the written consent of the engineer whose seal appears on the original certified document.

**DO NOT REMOVE FROM  
ELECTRONIC FILE**



**McKIM & CREED**

4300 Edwards Mill Road  
 Suite 200, Raleigh, NC 27612  
 Phone: (919) 233-8091, Fax: (919) 233-8031

NC License# F-1222  
[www.mckimcreed.com](http://www.mckimcreed.com)

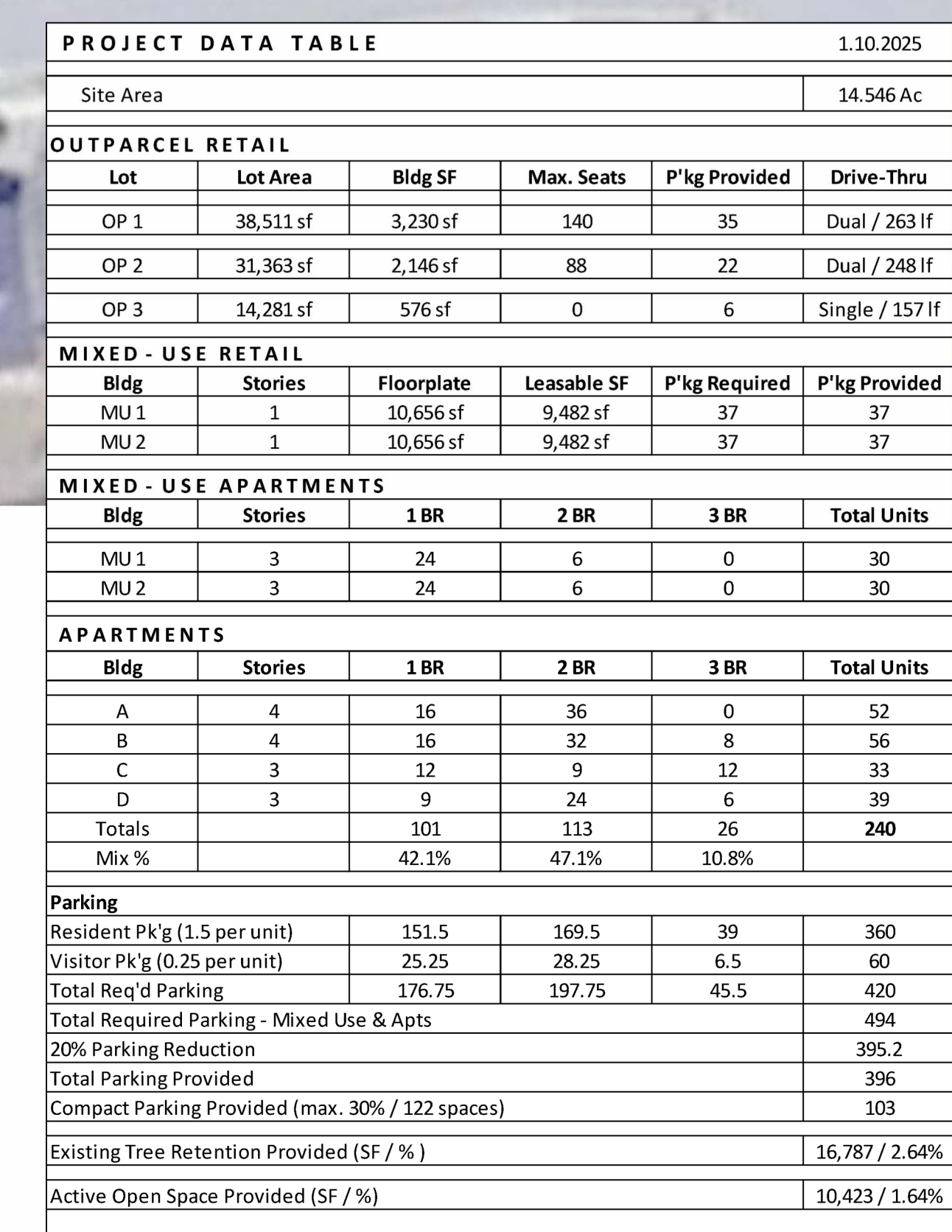
**ZEBULON MIXED USE  
ZEBULON ROAD  
ZEBULON, WAKE COUNTY, NC**

|             |               |
|-------------|---------------|
| DATE:       | DECEMBER 2024 |
| MCE PROJ. # | 09572-0001    |
| DRAWN       |               |
| DESIGNED    |               |
| CHECKED     |               |
| PROJ. MGR.  |               |

STATUS: **PRELIMINARY DRAWING  
NOT FOR CONSTRUCTION**

|             |                |
|-------------|----------------|
| SCALE       |                |
| HORIZONTAL: |                |
| VERTICAL:   | DRAWING NUMBER |
|             | DESIGN         |





project  
master plan