

**ZEBULON  
BOARD OF COMMISSIONERS  
AGENDA  
October 7, 2024  
6:00pm**

**1. PLEDGE OF ALLEGIANCE**

**2. APPROVAL OF AGENDA**

**3. RECOGNITIONS AND PROCLAMATIONS**

*A. Wake/on Elementary School*

- i. Gianna Amaya-Bonilla - Student
- ii. Kenneth Warych - Teacher

*B. Proclamations*

- i. Pregnancy & Infant Loss Awareness Month And Pregnancy & Infant Loss Remembrance Day
- ii. Fire Prevention Week - October 6 - 12, 2024
- iii. Cyber Security Awareness Month

**4. PUBLIC COMMENT**

**5. CONSENT**

*A. Finance*

- i. Wake County Tax Report - June 2024

*B. Public Works*

- i. Updated Holiday Event Street Closures - Resolution 2025-04

**6. PRESENTATION**

*A. Communities in Schools*

**7. OLD BUSINESS**

*A. Planning*

- i. 545 W. Barbee Street - Rojas Zebulon Rezoning- Ordinance 2025-09
- ii. 1800 Shepard School Road Planned Development Rezoning - Ordinance 2025-10
- iii. UDO Legislative Text Amendment Updates - Ordinance 2025-11

**8. NEW BUSINESS**

*A. Administration*

- i. Budget Amendment Amending Administration Budget for IT Separation - Ordinance 2025-12

- ii. Position Request IT Specialist - Ordinance 2025-13

***B. Planning***

- i. Public Hearing - 613 and 615 Pearces Road Annexation
  - a. 613 and 615 Pearces Road Annexation - Ordinance 2025-14
- ii. Public Hearing - 1616 Mack Todd Road Annexation
  - a. 1616 Mack Todd Road Annexation - Ordinance 2025-15
  - b. 1616 Mack Todd Road Rezoning - Ordinance 2025-16

**9. MANAGERS REPORT**

- A. Monthly Financial Report (attached as addendum)

**10. BOARD COMMENTS**

**11. ADJOURN**

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# ZEBULON

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NORTH CAROLINA

## PROCLAMATION PREGNANCY & INFANT LOSS AWARENESS MONTH AND PREGNANCY & INFANT LOSS REMEMBRANCE DAY

**WHEREAS** Pregnancy and Infant Loss is such a common occurrence; and

**WHEREAS** many North Carolina parents and families have suffered a miscarriage, a stillbirth, or the death of an infant during delivery or shortly after birth; and

**WHEREAS** the Town of Zebulon wishes to acknowledge the profound grief experienced by families who suffer the death of a baby; and

**WHEREAS** increased awareness of the causes and impacts surrounding pregnancy and infant loss may lead to greater understanding, support, and resources in communities across Wake County; and

**WHEREAS** the Town of Zebulon acknowledges the need to increase the awareness of pregnancy and infant loss and honor the experiences of families; and

**WHEREAS** today we honor and remember the pregnancies and infants lost and recognize the devastating impact on their families and loved ones.

**NOW, BE IT THEREFORE,** the Board of Commissioners of the Town of Zebulon, do hereby proclaim the month of October as Pregnancy and Infant Loss Awareness Month and October 15, 2024 as Pregnancy and Infant Loss Remembrance Day in the Town of Zebulon. Remember to encourage parents, caregivers, and all residents to become educated in opportunities to prevent pregnancy and infant loss and support bereaved families when prevention is not possible.

Adopted this the 7<sup>th</sup> day of October 2024

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Glenn L York- Mayor

SEAL

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Lisa M. Markland, CMC - Town Clerk

# ZEBULON

NORTH CAROLINA

## PROCLAMATION FIRE PREVENTION WEEK OCTOBER 6– 12, 2024

**WHEREAS**, the Town of Zebulon is committed to ensuring the safety and security of all those living in and visiting our Community; and

**WHEREAS**, fire is a serious public safety concern both locally and nationally, and homes are the locations where people are at greatest risk from fire; and

**WHEREAS**, home fires killed more than 2,700 people in the United States in 2022, according to the National Fire Protection Association® (NFPA®), and fire departments in the United States responded to 360,000 home fires; and

**WHEREAS**, roughly three out of five fire deaths happen in homes with either no smoke alarms or with no working smoke alarms; and

**WHEREAS**, working smoke alarms cut the risk of dying in reported home fires almost in half; and

**WHEREAS**, smoke alarms sense smoke well before you can, alerting you to danger in the event of fire in which you may have as little as 2 minutes to escape safely; and

**WHEREAS**, Zebulon residents should install smoke alarms in every sleeping room, outside each separate sleeping area, and on every level of the home; and

**WHEREAS**, Zebulon residents will make sure their smoke alarms meet the needs of all their family members, including those with sensory or physical disabilities; and

**WHEREAS**, Zebulon residents should test smoke alarms at least once a month; and

**WHEREAS**, residents who have planned and practiced a home fire escape plan are more prepared and will therefore be more likely to survive a fire; and

**WHEREAS**, Zebulon first responders are dedicated to reducing the occurrence of home fires and home fire injuries through prevention and protection education; and

**WHEREAS**, Zebulon residents are responsive to public education measures and can take personal steps to increase their safety from fire, especially in their homes; and

**WHEREAS**, the 2024 Fire Prevention Week theme, "Smoke alarms: Make them work for you," serves to remind us of the importance of having working smoke alarms in the home.

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# ZEBULON

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NORTH CAROLINA

**NOW, THEREFORE**, the Zebulon Board of Commissioners does hereby proclaim October 6–12, 2024, as Fire Prevention Week throughout this state, and I urge all the people of Zebulon to make sure their homes have working smoke alarms and to support the many public safety activities and efforts of Zebulon’s fire and emergency services.

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Glenn L. York – Mayor

SEAL

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Lisa M. Markland, CMC – Town Clerk

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# ZEBULON

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NORTH CAROLINA

## PROCLAMATION RECOGNIZING OCTOBER AS NATIONAL CYBER SECURITY AWARENESS MONTH

**WHEREAS**, National Cybersecurity Awareness Month emphasizes making cybersecurity a shared responsibility and empowering our community to protect their digital lives and promote safe online practices; and

**WHEREAS**, the Town of Zebulon relies on digital information systems to support essential functions, emergency response, and public safety services; and

**WHEREAS**, advances in technology bring increasing threats of cyberattacks that can cause financial losses and privacy breaches; and

**WHEREAS**, education and collaboration enhance our cybersecurity posture, encouraging vigilance and proactive behaviors to prevent cyber incidents; and

**WHEREAS**, the Town of Zebulon is dedicated to identifying, preventing, and responding to cyberattacks to protect sensitive information and ensure operational continuity; and

**WHEREAS**, as we observe the 21st anniversary of Cybersecurity Awareness Month, we recognize the progress in cybersecurity education, the need for ongoing vigilance, and the professionals protecting our digital world; and

**WHEREAS**, the Town of Zebulon joins the nation in recognizing October as National Cybersecurity Awareness Month.

**NOW, THEREFORE**, the Board of Commissioners of the Town of Zebulon does hereby proclaim OCTOBER AS NATIONAL CYBER SECURITY AWARENESS MONTH and encourages the residents of Zebulon to stay educated on how to protect their sensitive information in this digital world we live in.

Adopted this the 7<sup>th</sup> day of October 2024

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Glenn L. York – Mayor

SEAL

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Lisa M. Markland, CMC – Town Clerk



**Board of Commissioners**  
P.O. Box 550 • Raleigh, NC 27602

TEL 919 856 6180  
FAX 919 856 5699

SHINICA THOMAS, CHAIR  
SUSAN EVANS, VICE-CHAIR  
VICKIE ADAMSON  
MATT CALABRIA  
DON MIAL  
CHERYL STALLINGS  
TARA WATERS

August 20, 2024

Ms. Lisa Markland  
Town Clerk  
Town of Zebulon  
1003 North Arendell Avenue  
Zebulon, North Carolina 27597

Dear Ms. Markland:

The Wake County Board of Commissioners, in regular session on August 19, 2024, approved and accepted the enclosed tax report for the Town of Zebulon.

The attached adopted actions are submitted for your review; no local board action is required.

Sincerely,

Yvonne Gilyard  
Clerk to the Board  
Wake County Board of Commissioners

Enclosure(s)



Wake County Tax Administration

Rebate Details

06/01/2024 - 06/30/2024

ZEBULON

PAGE

1

DATE

07/08/2024

TIME

4:48:12 PM

REBATE NUMBER	PROPERTY	CITY TAG	LATE LIST INTEREST	BILLED INTEREST	TOTAL REBATED	PROCESS DATE	ACCOUNT NUMBER	TAX YEAR	BILLING YEAR	OWNER
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INDIVIDUAL PROPERTY ACCOUNTS

884112	4.89	0.00	0.49	0.00	5.38	06/28/2024	0006862556	2023	2023	000000	WALKER, BRIAN JAMES
883051	292.43	30.00	0.00	0.00	322.43	06/21/2024	0007027898	2024	2023	000000	FALK, MICHAEL BENJAMIN

SUBTOTALS FOR INDIVIDUAL PROPERTY ACCOUNTS 297.32 30.00 0.49 0.00 327.81 2 Properties Rebated

TOTAL

REBATED FOR ZEBULON

297.32 30.00 0.49 0.00 327.81 2 Properties Rebated for City





Wake County Tax Administration

Rebate Details

06/01/2024 - 06/30/2024

ZEBULON

DATE 07/08/2024 TIME 4:48:12 PM PAGE 1

REBATE NUMBER	PROPERTY	CITY TAG	LATE LIST	BILLED INTEREST	TOTAL REBATED	PROCESS DATE	ACCOUNT NUMBER	TAX YEAR	BILLING YEAR	OWNER
Grand Total:	8,765.64	1,875.00	424.38	0.00	11,065.02			106	Properties Rebated for All Cities	

STAFF REPORT  
RESOLUTION 2025-04  
UPDATED HOLIDAY EVENT STREET CLOSURES  
OCTOBER 7, 2024

**Topic:** Resolution 2025-04 – Updated Holiday Event Street Closures  
**Speaker:** Chris Ray, Public Works Director (if pulled from Consent)  
**From:** Sheila Long, Parks & Recreation Director  
**Prepared by:** Sheila Long, Parks & Recreation Director  
**Approved by:** Taiwo Jaiyeoba, Interim Town Manager

**Executive Summary:**

The Board of Commissioners will consider a request to update authorized road closures for holiday events.

**Background:**

The Town authorized street closures for 2024 events in December 2023 with the adoption of Resolution 2025-04. Staff will coordinate and communicate with NCDOT, businesses, and property owners regarding street closures.

Candy Cane Lane

The road closure request for Candy Cane Lane needs to be revised due to changes in the layout of the event. We are seeking to close West Vance St from Arendell to Wakefield St in addition to the previously authorized streets.

Christmas Parade

With the adoption of the budget, the Town will host a Christmas Parade and Celebration. Details of the event are still being prepared; however, we need to communicate closures to NC DOT regarding state managed roads that will be impacted.

The Parade is scheduled for the afternoon of December 8<sup>th</sup>. Areas that will require full or partial closures include:

- Downtown Public Lot
- Alleys on the 100 & 200 Western Block of Arendell Ave.
- Arendell Ave: Temple Johnson Rd to Gannon Ave
- Sycamore: Poplar St to Rotary Dr
- N Wakefield St: Primrose Pl to Gannon Ave
- Barbee St: Moss Rd to Dead-end on East Barbee
- Vance St: Poplar St to N Wakefield St
- Horton St: Poplar St to N Rotary Dr

Perimeter closures are to limit through traffic and advise of the detour. Parade route closures are expected to be from 1:30 to 3:30 and will open as soon as the parade ends and it is safe to do so. Vance Street will close 9 AM to 8 PM to set up, host and break down the after celebration.

STAFF REPORT  
RESOLUTION 2025-04  
UPDATED HOLIDAY EVENT STREET CLOSURES  
OCTOBER 7, 2024

**Discussion:**

The Board will consider updating closures for the 2024 Holiday events held downtown.

**Policy Analysis:**

Community surveys collected during the development of Zebulon's 2030 Strategic Plan revealed an interest in "more community events/activities". These events are consistent with the goals of the *Vibrant Downtown* and *Small-Town Life Focus Areas* of the *Zebulon 2030 Strategic Plan*. The proposed events replicate 2022 and 2023 downtown events and specifically address a recommendation of the *Play Zebulon Parks and Recreation Master Plan*: "Offer comprehensive services through programs, events, facilities, marketing, partnerships, and community engagement".

**Fiscal Analysis:**

Holiday events are funded in the FY 2025 budget and no additional funds are being requested.

**Staff Recommendation:**

Staff recommends approval of Resolution 2025-04.

**Attachments:**

1. Resolution 2025-04

**RESOLUTION 2025-04  
STREET CLOSURE: 2024 HOLIDAY EVENTS**

**WHEREAS**, the *Zebulon 2030 Strategic Plan* includes a *Small-Town Life* goal to “promote more community events and festivals”, and a *Vibrant Downtown* goal to “develop events, entertainment, and cultural attractions to draw people downtown”; and

**WHEREAS**, the *Play Zebulon Parks and Recreation Master* recommends recreational programs that “offer comprehensive services through programs, events, facilities, marketing, partnerships, and community engagement”; and

**WHEREAS**, the Town has funded the installation of infrastructure, such as electric upgrades, and built place-making venues, such as the multiple phases of the Alley Activation projects, to support special events; and

**WHEREAS**, the Town has funded downtown events, including Candy Cane Lane & Tree Lighting Festival and the Christmas Parade featuring regional live music, local musicians and artist, youth performers, food trucks, vendors, and family friendly activities.

**NOW, THEREFORE, BE IT RESOLVED**, the Town of Zebulon will plan and implement events and authorize closure of public right of way as follows:

Event	Date	Time	Closure Needed	Closure Time
Candy Cane Lane	November 23	4-9 PM	<ul style="list-style-type: none"> <li>• Arendell Ave: Vance to Sycamore St</li> <li>• Horton St: N. Church St to N. Poplar St.</li> <li>• Downtown Public Lot</li> <li>• 100 block of Arendell Alleyways</li> </ul>	10 AM-11:59 PM
Christmas Parade	December 8	Parade at 2 PM and Celebration 3-5 PM	<ul style="list-style-type: none"> <li>• Downtown Public Lot</li> <li>• Alleys on the 100 &amp; 200 Western Block of Arendell Ave.</li> <li>• Arendell Ave: Temple Johnson Rd to Gannon Ave</li> <li>• Sycamore: Poplar St to Rotary Dr</li> <li>• N Wakefield St: Primrose Pl to Gannon Ave</li> <li>• Barbee St: Moss Rd to Dead-end on East Barbee</li> <li>• Vance St: Poplar St to N Wakefield St</li> <li>• Horton St: Poplar St to N Rotary Dr</li> </ul>	Parade Route closures are expected to be from 1:30 to 3:30 and will open as soon as the parade ends and it is safe to do so. West Vance Street will close 9 AM to 8 PM as needed for set up and break down.

**AND BE IT FURTHER RESOLVED THAT** public consumption of alcohol is permitted within the festival boundary during the events' operating hours. The Police Chief may alter closures as needed to safely implement both holiday events.

Adopted the 7<sup>th</sup> day of October 2024.

SEAL

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Glenn L. York – Mayor

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Lisa M. Markland, CMC – Town Clerk

STAFF REPORT  
ORDINANCE 2025-09  
545 W. BARBEE ST REZONING  
OCTOBER 7, 2024

**Topic:** ORDINANCE 2025-09 – 545 W. Barbee St. Rezoning  
**Speaker:** Catherine Farrell, Planner II  
**From:** Catherine Farrell, Planner II  
**Prepared by:** Catherine Farrell, Planner II

**Executive Summary:**

The Board of Commissioners will consider a Zoning Map Amendment for a portion of 545 W Barbee St (PIN# 2705108929). This is a legislative case.

**Background:**

The Applicant, CDS requests rezoning a 0.341-acre parcel from Residential Suburban (R2) District to Heavy Industrial (HI). The property is located on W Barbee St.

The applicant is not proposing any conditions and if approved, all uses permitted within the HI-Heavy Industrial Zoning District would be permitted at the subject property.

**Discussion:**

Unified Development Ordinance (UDO) Section 2.2.25.J provides the following standards for the Board to base their decision on the rezoning request:

1. Whether the proposed rezoning advances the public health, safety, or welfare;
2. Whether, and the extent to which the proposed rezoning is appropriate for its proposed location, and is consistent with the purposes, goals, objectives, and policies of the Town's adopted policy guidance;
3. Whether an approval of the rezoning is reasonable and in the public interest;
4. Any other factors as the Board of Commissioners may determine to be relevant.

**Policy Analysis:**

Comprehensive Land Use Plan:

The Future Land Use and Character Map designates the future use of the property as Suburban Residential. The SR designation is for single family residential dwellings and subdivisions (re. Grow Zebulon: Comprehensive Land Use Plan (Land Use and Development section pg.13)). Primary land use types within this designation include residential use types.

Unified Development Ordinance:

The applicant proposes no changes to the site as part of this Zoning Map Amendment. Any modifications to the site must adhere to Town regulations in accordance with the Unified Development Ordinance.

STAFF REPORT  
ORDINANCE 2025-09  
545 W. BARBEE ST REZONING  
OCTOBER 7, 2024

**Financial Analysis:**

Amendment to the zoning map at the requested subject property to HI will allow for industrial uses listed in the UDO to occur. The economic impact can vary depending on the use.

**Planning Board Recommendation:**

Unanimously recommended approval for RZ 2024-03 for 1616 Mack Todd Rd finding that the standards of Section 2.2.25.J have been met and the request is consistent with the Comprehensive Land Use Plan.

**Staff Recommendation:**

Staff cannot recommend approval of Ordinance 2025-09 for 545 W Barbee St finding that the standards of Section 2.2.25.J have not been met and the request is not consistent with the Comprehensive Land Use Plan.

**Staff Recommendation:**

**Attachments:**

1. Application
2. Future Land Use Map
3. Aerial Map
4. Zoning Map
5. Labeled Site Photos
6. Public Hearing Notification Affidavit
7. Principle Use Table Excerpt
8. Ordinance 2025-09



# APPLICATION FOR ZONING MAP AMENDMENT

<b>PART 1. DESCRIPTION OF REQUEST/PROPERTY</b>		
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.		

<b>PART 2. APPLICANT/AGENT INFORMATION</b>		
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 <u>must</u> obtain the Owner's consent and signature giving you permission to submit this application.</b>

<b>PART 3. PROPERTY OWNER INFORMATION</b>		
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>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>		
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>





# APPLICATION FOR ZONING MAP AMENDMENT

## 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] Ralph A. Rojas 7/29/24  
Signature of Owner Print Name 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.

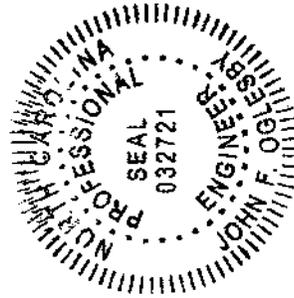
[Signature] Ralph A. Rojas 7/29/24  
Signature of Owner Print Name Date

\*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	1795919662	54481	BROWN, LARRY G BROWN, MARY J	608 W BARBEE ST	ZEBULON NC 27597
2	2705006619	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

A LEGAL DESCRIPTION FOR THE **REZONING** OF A PORTION OF PROPERTY LOCATED AT 545 WEST BARBEE STREET, FURTHER IDENTIFIED AS WAKE COUNTY PIN 2705108929, PROPERTY DESCRIBED IN DEED BOOK 17769 PAGE 385, AND SHOWN AS LOT 3 IN BOOK OF MAPS 2010 PAGE 1006 IN THE WAKE COUNTY REGISTRY. THE PORTION OF PROPERTY TO BE ANNEXED IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT AN EXISTING IRON PIPE HAVING NC GRID COORDINATES (NAD'83/2011 IN US SURVEY FEET) OF N:751533.56' AND E: 2201120.91' AND BEING THE PLACE AND POINT OF BEGINNING;

THENCE, S 89° 54' 12" W FOR A DISTANCE OF 45.05 FEET TO AN EXISTING IRON PIPE;

THENCE, N 00° 33' 02" E FOR A DISTANCE OF 133.09 FEET TO A POINT;

THENCE N 00° 32' 32" E A DISTANCE OF 169.57 FEET TO AN EXISTING IRON PIPE ALONG THE WEST BARBEE STREET (SR-2348) VARIABLE WIDTH RIGHT-OF-WAY (R/W);

THENCE CONTINUING THENCE N 00° 32' 32" E A DISTANCE OF 49.76 FEET TO THE CENTERLINE OF SAID STREET;

THENCE ALONG THE CENTERLINE N 38° 56' 21" E FOR A DISTANCE OF 71.94 FEET TO A POINT;

THENCE LEAVING SAID CENTERLINE TO A JOG IN THE R/W S 00° 30' 04" W FOR A DISTANCE OF 40.21 FEET TO AN EXISTING IRON PIPE;

THENCE FOLLOWING THE JOG IN THE R/W S 00° 30' 04" W FOR A DISTANCE OF 9.50 FEET TO AN EXISTING IRON STAKE;

THENCE LEAVING SAID R/W, S 00° 29' 31" W FOR A DISTANCE OF 358.58 FEET TO THE PLACE AND POINT OF BEGINNING;

ENCOMPASSING AN AREA OF 17,066 SQUARE FEET / 0.392 ACRES, MORE OR LESS.





# Town of Zebulon

## Planning Department

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

## INSTRUCTION PACKET AND AFFIDAVIT FOR NEIGHBORHOOD MEETINGS

### GENERAL INFORMATION:

In accordance with Section 2.3.4 of the Unified Development Ordinance, the purpose of the neighborhood meeting is to inform landowners and occupants of nearby lands about a development application that is going to be reviewed under this Ordinance, and to provide the applicant an opportunity to hear comments and concerns about the development proposal prior to the public hearing process. The neighborhood meeting is proposed as a means of resolving potential conflicts and outstanding issues with nearby landowners, where possible, in a more informal context.

### WHEN IS A NEIGHBORHOOD MEETING REQUIRED?

- Conditional Rezoning
- Planned Developments
- Site Plans in the Downtown Core or Downtown Periphery Zoning Districts
- Special Use Permits; or
- Zoning Map Amendments that establish a more dense or intense zoning district.

### INSTRUCTIONS

Prior to submitting an application for the applications listed above the applicant must conduct at least one (1) Neighborhood Meeting. The applicant shall submit all forms included in this packet with the initial application submittal in accordance with Section 2.3.4 of the Town of Zebulon Unified Development Ordinance.

The Neighborhood Meeting must be held in accordance with the following rules:

- These groups and individuals must be invited to the meeting:
- The applicant is required to notify the Planning Department, all property owners within 750 feet of the subject property, and any neighborhood association that represents citizens in the area via first class mail a minimum of 10 days in advance of the neighborhood meeting, not including the day of mailing. The applicant shall use their own return address on the envelopes as the meeting is a private meeting between the applicant and the neighbors.

The applicant shall include with the meeting notice a vicinity map in addition to either the existing zoning map of the area or preliminary plans of the proposed development (see Handout requirements below).

- The meeting must be held within specific timeframes and meet certain requirements:
- The meeting must be held for a minimum of two (2) hours, Monday through Thursday, during the 5:00 p.m. - 9:00 p.m. time period. The meeting cannot be held on a Town recognized holiday (which coincide with the State of North Carolina recognized holidays).
- The meeting shall be held at a place that is generally accessible to neighbors that reside in close proximity to the land subject to the application.
- A sign-in sheet must be used in order to verify attendance. Ensure each attendee signs in. Please note if any person(s) refuses to sign in. Note if no one attended.



## INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

### HANDOUT REQUIREMENTS:

For any process requiring a legislative or quasi-judicial hearing, preliminary plans of the proposed development must be available at the meeting to help facilitate discussion. Neighbors may request emailed/mailed copies of the maps or plans from the applicant by checking the "send plans" box on the sign-in sheet; applicant shall provide reduced copies upon request.

Printed copies must equal the number of notices required to be sent.

Contact information for the applicant's representative must be provided on the attached "Project Contact Information" form.

"Common Construction Issues & Who to Call" sheet (attached) must be included as part of the handout.

A copy of the handout must be included as part of the Neighborhood Meeting report.

The agenda of the meeting shall include:

Explanation of all processes the meeting is being held for (rezoning, subdivision, etc.).

Explanation of future meetings (additional neighborhood meetings, Planning Board, Board of Commissioners, etc.).

Explanation of development proposal – uses and conditions for rezonings, layout for subdivision and site plans, and builder/end user if known/public knowledge.

Questions or concerns by attendees, and responses by the applicant, if any, must be noted. Provide blank comment sheets or notecards for neighbors to submit written comments. The applicant shall also include any questions and concerns received via written correspondence (such as email) or phone call along with responses provided by the applicant.

The applicant shall be responsible for notifying any neighbors who check the "Send Plans & Updates" box on the sign-in sheet of any additional neighborhood meetings and the actual submittal date to the Town with a link to the Town of Zebulon's Interactive Development Map.

For accountability purposes, please submit the following with your application:

- A copy of the letter mailed to neighbors and neighborhood organizations (use attached invitation template);
- A list of those persons and neighborhood organizations invited to the meeting;
- A copy of the sign-in sheet (use attached sign-in sheet template);
- A summary of the meeting and a list of any changes made to the project as a result of the neighborhood comments (use attached meeting summary template);
- The affidavit, signed, dated, and notarized (use attached affidavit template); and
- One reduced copy of the maps and/or plans presented to the neighbors at the Neighborhood Meeting.





## NOTICE OF NEIGHBORHOOD MEETING

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Dear Neighbor:

You are invited to a neighborhood meeting to review and discuss the development proposal at:

545 W. Barbee St, Zebulon, NC 27597

2705108929

(Address)

(Pin Numbers)

in accordance with the Town of Zebulon Neighborhood Meeting procedures. This meeting is intended to be a way for the applicant to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the Town. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is officially submitted. Once an application has been submitted to the Town, it may be tracked using the Interactive Development Map located on the Town of Zebulon website at <https://www.townofzebulon.org/services/planning>.

A Neighborhood Meeting is requested because this project will include:

- Conditional Rezoning
- Planned Unit Development
- Site Plan within the Downtown Core or Downtown Periphery Zoning Districts
- Zoning Map Amendment (results in more intensive uses or increased density)
- Special Use Permit (Quasi-Judicial Hearing)

\*Quasi-Judicial Hearing: The Board of Commissioners cannot discuss the project prior to the public hearing.

The following is a description of the proposed (also see attached map(s) and/or plan sheet(s)):

The land owner is requesting amendment of the zoning map for a small portion of a 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.

Estimated Submittal Date: July 26, 2024

### MEETING INFORMATION:

Property Owner(s) Name(s) Ralph A. and Onis E. Rojas

Applicant(s) Ralph A. and Onis Rojas

Contact Information (e-mail/phone) mrontimeconstruction@gmail.com/ (919) 754-7086

Meeting Address: Zebulon United Methodist Church - 121 W. Gannon Ave, Zebulon, NC 27597

Date of Meeting: July 24, 2024

Time of Meeting: 6:00pm

\*\*Meetings shall occur between 5:00 p.m.-9:00 p.m. on a Monday through Thursday (excluding Town recognized holidays). If you have questions about the general process for this application, please contact the Planning Department at 919-823-1809. You may also find information about the Zebulon Planning Department and on-going planning efforts at <https://www.townofzebulon.org/services/planning>



## INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

### PROJECT CONTACT INFORMATION

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

<b>Development Contacts:</b> Steve Rojas		
Project Name: Rojas - Zebulon		Zoning: R2
Location: 545 W. Barbee St		
Property PIN(s): 2705108929		Acreage/Square Feet: 31.27 Ac
Property Owner: Ralph A. and Onis E. Rojas		
Address: 3008 NC HWY 97		
City: Wendell	State: NC	Zip: 27591
Phone: (919) 754-7086		Email: mrontimeconstruction@gmail.com
Developer: Ralph Rojas		
Address: 1120 Edgemont Rd		
City: Wendell	State: NC	Zip: 27691
Phone: (919) 754-7086	Fax:	Email: mrontimeconstruction@gmail.com
Engineer: John F. Oglesby, PE		
Address: 115 E. Third St		
City: Wendell	State: NC	Zip: 27591
Phone: (919) 624-0997	Fax:	Email: john@csd-engineering.com
Builder (if known):		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email:



## INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

### **PROVIDING INPUT TO THE PLANNING BOARD OR BOARD OF COMMISSIONERS:**

Each Board of Commissioners meeting agenda includes a Public Forum time when anyone is permitted to speak for three (3) minutes on any topic with the exception of items listed as Public Hearings for that meeting. The Board of Commissioners meets on the 1<sup>st</sup> Monday of each month at 7:00 p.m. and Joint Public Hearings are scheduled for the 2<sup>nd</sup> Monday of every Month. (except for holidays, see schedule of meetings at <https://www.townofzebulon.org/agendas-minutes>. You may also contact Board of Commissioners at <https://www.townofzebulon.org/government/board-commissioners>.

### **PRIVATE AGREEMENTS AND EASEMENT NEGOTIATION:**

The Town of Zebulon cannot enforce private agreements between developers and neighbors and is not a party to the easement and right-of-way negotiation that occurs between developers and neighboring property owners for easements or rights-of-way that are necessary to build the project.

It is recommended that all private agreements be made in writing and that if a property owner feels it necessary, they should obtain private legal counsel in order to protect their interests in both private agreements and during easement negotiations. The only conditions that the Town of Zebulon can enforce are those conditions that are made a part of the conditional zoning of the property by agreement of the developer and the Town.

As an example, if a developer offers to build a fence for a neighbor to mitigate some impact, the Town can only enforce the construction of the fence if the fence becomes a condition of the rezoning. This would occur by the developer offering the condition as part of their conditional zoning application package or at the Joint Public Hearing on the conditional zoning and the Town accepting it as a condition. Private agreements regarding a fence being constructed will not be enforced by the Town.

To request that any agreement with a developer is made a part of the conditional zoning at the time of approval, you may ask at the public hearing if the agreement is included in the conditions. If it is not, you may request that the Board of Commissioners not approve the rezoning without the agreement being included in the conditions (note that it is up to Board of Commissioners whether to approve or deny the rezoning but they cannot impose conditions that the applicant does not agree to add). The developer's proposed conditions can be viewed any time after a rezoning is submitted on the Town of Zebulon Interactive Development Map which can be found at: <https://www.townofzebulon.org/services/planning/whats-coming-zebulon>.

### **DOCUMENTATION:**

Neighbors to a requested new development and/or rezoning are strongly encouraged to fully document (such as through dated photographs) the condition of their property before any work is initiated for the new development. Stormwater controls installed on developed property are not designed to and will likely not remove 100% of the soil particles transported by stormwater runoff. As a result, creeks and ponds could become cloudy for a period of time after rain events.



# INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

## NEIGHBORHOOD MEETING SIGN-IN SHEET:

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Project Name: Rojas Zebulon

Meeting Address: 121 W. Gannon Ave, Zebulon, NC 27597

Date of Meeting: July 24, 2024 Time of Meeting: 6:00pm

Property Owner(s) Names: Ralph A. and Onis E. Rojas

Applicants: Ralph A. and Onis E. Rojas

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number and email address. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

	Name/ Organization	Address	Phone#	E-mail
1	John Oglesby / CSD Eng	115 E. Third Street, Wendell	919-624-0997	john@csd-engineering.com
2	Robert Sanders / CSD Eng	115 E. Third Street, Wendell	919-414-2705	robert@csd-engineering.com
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Attach Additional Sheets If Necessary.



# INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

## SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Project Name: Rojas Zebulon

Meeting Address: 121 W. Gannon Ave, Zebulon, NC 27597

Date of Meeting: July 24, 2024 Time of Meeting: 6:00pm

Property Owner(s) Names: Ralph A. and Onis E. Rojas

Applicants: Ralph A. and Onis E. Rojas

Please summarize the questions/comments and your response from the Neighborhood Meeting in the spaces below (attach additional sheets, if necessary). Please state if/how the project has been modified in response to any concerns. The response should not be "Noted" or "No Response". There has to be documentation of what consideration the neighbor's concern was given and justification for why no change was deemed warranted.

Question/ Concern #1 See summary

Applicant Response: \_\_\_\_\_

Question/ Concern #2 \_\_\_\_\_

Applicant Response: \_\_\_\_\_

Question/ Concern #3 \_\_\_\_\_

Applicant Response: \_\_\_\_\_

Question/ Concern #4 \_\_\_\_\_

Applicant Response: \_\_\_\_\_

# Summary of Neighborhood Meeting

Project Name: Rojas Zebulon

Meeting Address: 121 W. Gannon Avenue, Zebulon, NC 27597

Date of Meeting: July 24, 2024

Time of Meeting: 6:00 PM

Property Owners/Applicants: Ralph A. & Onis E. Rojas

## Summary

The meeting was held on the day and time listed above in the Fellowship Hall of The Zebulon United Methodist Church. John F. Oglesby of CSD Engineering (the Consultant) and Robert B. Sanders of CSD Engineering organized and were present at the meeting. The Neighborhood Meeting notices were mailed on July 12, 2024. None of the property owners listed on the certified list attended the meeting. The applicant's project manager, Steve Rojas, was contacted by the Consultant to let him know that the meeting was conducted and that none of the neighbors attended. Mr. Rojas stated that he was contacted by phone by some of the neighbors prior to the meeting to ask what he was doing to the property. He told them that only a small portion of the property would be rezoned to allow for better access to the property owned by Mr. On Time Construction. Mr. Rojas told his neighbors that he planned to build a shop and office on the adjacent property but had no immediate plans to develop the subject property. Mr. Rojas stated that none of the neighbors that called him were against the rezoning.



INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

AFFIDAVIT OF CONDUCTING A NEIGHBORHOOD MEETING, SIGN-IN SHEET AND ISSUES/RESPONSES SUBMITTAL

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

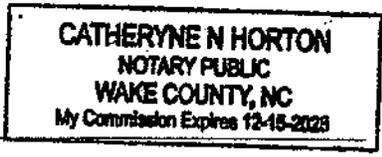
I, John F. Oglesby, do hereby declare as follows:
Print Name

- 1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Master Subdivision Plan, or Special Use Permit.
2. The meeting invitations were mailed to the Zebulon Planning Department, all property owners within 750 feet of the subject property and any neighborhood association that represents citizens in the area via first class mail a minimum of 10 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at 121 W. Gannon Ave, Zebulon, NC 27597 (location/address) on 7/24/2024 (date) from 6:00pm (start time) to 8:00pm (end time).
4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

8/7/2024 Date By: [Signature]

STATE OF NC
COUNTY OF Wake

Sworn and subscribed before me, Catherine N Horton a Notary Public for the above State and County, on this the 7 day of August, 2024.



SEAL

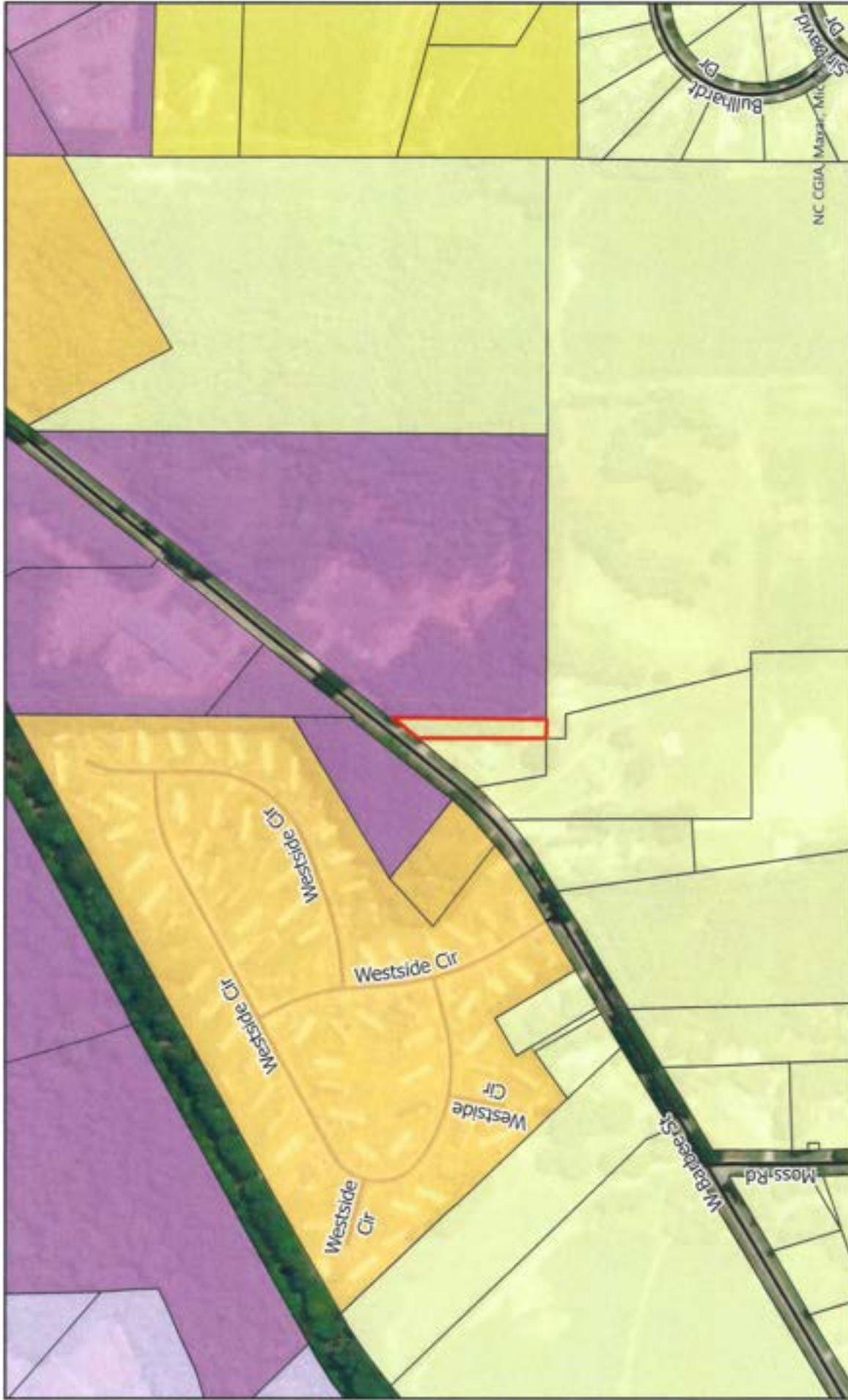
Notary Public

[Signature]

Catherine N Horton
Print Name

My Commission Expires: 12-15-2025

# Future Land Use



- 545 W Barber St
  - Parcels
  - Streets
- Zebulon\_FutureLandUse**
- General Residential (GR)
  - Urban Residential (UR)
  - Industrial Light (IL)
  - Industrial Heavy (IH)
  - Suburban Residential (SR)



**ZEBULON**  
 NORTH CAROLINA  
 Planning



Aerial Map

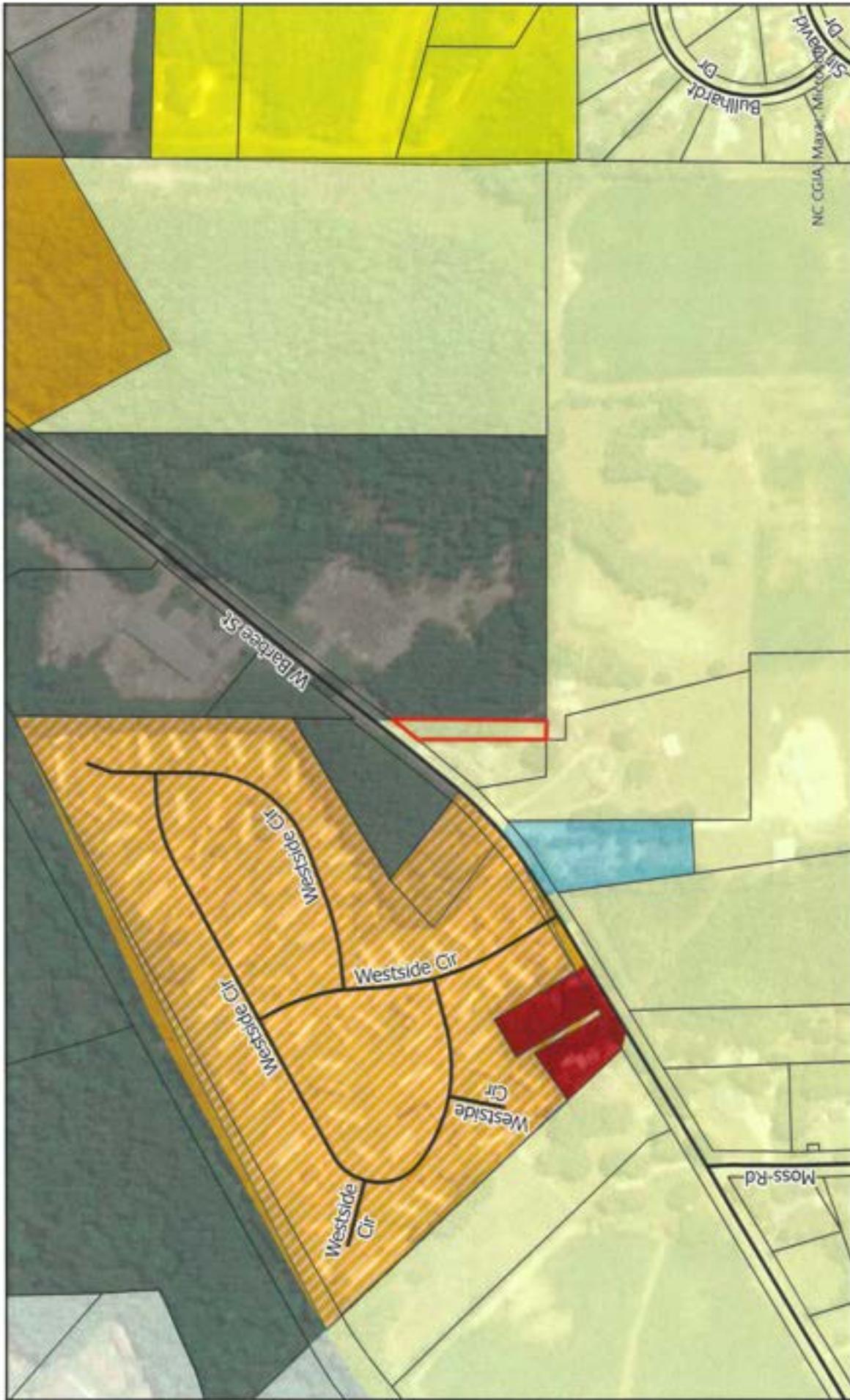


- 545 W Barbee St
- Parcels
- Streets



**ZEBULON**  
NORTH CAROLINA

# Zoning Map



- 345 W Barbera St
  - Parcels
  - Streets
- Zoning Districts**
- R6, Residential Urban
  - HC, Heavy Commercial
  - LI, Light Industrial
  - HI, Heavy Industrial
  - OI, Office and Institutional
  - MHO, Manufactured Home Overlay
  - R2, Residential Suburban
  - R4, Residential Neighborhood



**ZEBULON**  
NORTH CAROLINA



545 W Barbee St

# ZEBULON

NORTH CAROLINA

CASE # Rezoning 2024-03 IDT# 1437367- Rojas Zebulon

PROJECT ADDRESS 545 W Barbee St

PIN NUMBER: 2705108929

HEARING DATE: September 16, 2024

State of North Carolina

County of Wake

BEFORE ME, the undersigned Notary, E. McKinney Warner on this 11<sup>th</sup> day of September 2024, personally appeared Catherine Farrell, known to me to be a credible person and of lawful age, who being by me first duly sworn, on his oath, deposes and says:

I Catherine Farrell, Interim Senior Planner for the Town of Zebulon, affirm that the following Public Notice Procedures have been completed in accordance with applicable North Carolina General Statute and Town of Zebulon Unified Development Ordinance Section 2.3.6 have been satisfied for the above referenced hearing.

- First Class Mailing Sent on **August 30, 2024** (see attached mailing list and copy of mailing)
- Advertisement in a Paper of General Circulation sent on August 30, 2024 (Wake weekly, publication dates 9/6 & 9/13/2024)
- Posting Public Hearing Signage on Property on 9/3/2024 (pictures attached)
- Posted to Planning Department Website 9/6/2024

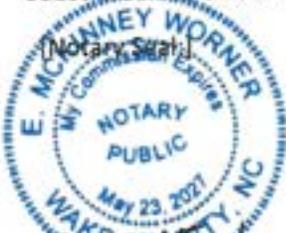
Catherine Farrell

9/11/2024

Catherine Farrell

Date

Subscribed and sworn to before me, this 11<sup>th</sup> day of September 2024.



E. McKinney Warner

E. McKinney Warner

[signature of Notary]

[printed name of Notary]

NOTARY PUBLIC

My commission expires: May 23, 2027.

## **Notice of Public Hearing**

Notice is hereby given pursuant to the provisions of Article 2.3.6 of the Town of Zebulon Unified Development Ordinance that a public hearing will be held on **September 16, 2024, at 6:00 PM** at the **Zebulon Municipal Complex, 1003 N. Arendell Avenue**, and will be conducted by the Board of Commissioners and Planning Board of the Town of Zebulon for the purpose of considering the following items:

***IDT Project Number 1427256 - RZ 2024-02 – 1616 Mack Todd Rd***

***PIN # 1794572709.*** A request by Seth Huntsinger, for a rezoning to the Residential Suburban (R2) zoning district.

***IDT Project Number 1437367 - RZ 2024-03 – 545 W Barbee St***

***PIN # 2705108929.*** A request by CSD Engineering on behalf of Ralph Rojas, for a rezoning to the Heavy Industrial (HI) zoning district.

***IDT Project Number 1292362 - PD 2024-03 – 1800 Shepards School Rd***

***PIN # 2706337118.*** A request by Longleaf Law Partners, for a rezoning to a Planned Development (PD) zoning district for the use of an RV Campground.

***TA 2024-05 – Legislative Update Text Amendment Package***

A text amendment package in response to various updates Chapter 160D of the North Carolina General Statute. The updates include changes to the following: Triplex/Quadplex Standards, Sewer and Water Connection Requirements, Parking Space Size Requirement Reduction, and Addition of Sports Wagering as an accessory use.

Public comments may be submitted to Deputy Town Clerk Stacie Paratore at [SParatore@TownofZebulon.org](mailto:SParatore@TownofZebulon.org) no later than 12:00 Noon on the day of the hearing to be read into the record. Links will be provided along with the full application packet and documentation on the Planning Department web page at <https://www.townofzebulon.org/departments/planning/public-hearing-information> For questions or additional information, please contact us at (919) 823-1811.

Wake Weekly September 6<sup>th</sup> & 13<sup>th</sup>

Mailing Address 3

Address	Owner	Mailing Address 1	Mailing Address 2
734 S WAKEFIELD ST	HICKS, MELVILLE HOWARD JR	PO BOX 660	ZEBULON NC 27597-0660
401 W BARBEE ST	FOSCUE, JULIA MCNABB	12761 QUARTERHORSE LN	WOODBRIDGE VA 22192-5047
430 SIR DAVID DR	LOPEZ, HENRY M LOPEZ, JUDELKI	430 SIR DAVID DR	ZEBULON NC 27597-6807
639 BULLHARDT DR	BFR SCATTERED SITE OWNER 2 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
744 S WAKEFIELD ST	TEATOR, MICHAEL	744 S WAKEFIELD ST	ZEBULON NC 27597-2566
0 S WAKEFIELD ST	HORTON FAMILY CEMETERY	5110 UNION DR	WAKE FOREST NC 27587
417 SIR DAVID DR	JIMENEZ, FRANCISCO SANAGUSTIN, CANDELARIA	417 SIR DAVID DR	ZEBULON NC 27597-6808
579 W BARBEE ST	PEARCE, TRACY B BROWN-PEARCE, AMY	648 OLIVIA WAY	SELMA NC 27576-7656
304 SIR DAVID DR	HANNAH, KRYSYAL	304 SIR DAVID DR	ZEBULON NC 27597-6800
716 CHANCE CIR	DELACRUZ, ZOILA DELACRUZ, RAFAEL	5102 DELANO CT	ZEBULON NC 27597-7718
550 W BARBEE ST	OVERTON, ORVILLE WRIGHT JR	550 W BARBEE ST	ZEBULON NC 27597-9211
636 BULLHARDT DR	MARTINEZ, JERONIMO SANCHEZ	636 BULLHARDT DR	ZEBULON NC 27597-6810
703 CHANCE CIR	TOVAR, ARMANDO A TOVAR, GERARDO A	703 CHANCE CIR	ZEBULON NC 27597-6809
608 W BARBEE ST	BROWN, LARRY G BROWN, MARY J	608 W BARBEE ST	ZEBULON NC 27597-9215
305 SIR DAVID DR	SPRUILL, JOSEPH PAUL SPRUILL, CONNIE SUE HALL	305 SIR DAVID DR	ZEBULON NC 27597-6801
427 SIR DAVID DR	RODRIGUEZ, BENITO	427 SIR DAVID DR	ZEBULON NC 27597-6808
426 SIR DAVID DR	MORAN, CAROLINA	426 SIR DAVID DR	ZEBULON NC 27597-6807
635 BULLHARDT DR	CARBAJAL, CELESTINO CARBAJAL, EFINGENIA	635 BULLHARDT DR	ZEBULON NC 27597-6810
617 BULLHARDT DR	GOWER, JERRY L GOWER, JOANN	7324 SIEMENS RD	WENDELL NC 27591-8315
300 SIR DAVID DR	C W S SYSTEMS INC	500 W MONROE ST STE 3600	CHICAGO IL 60661-3779
0 SIR DAVID DR	LINDSEY POINTE HOMEOWNERS	2805 AUBURN KNIGHTDALE RD	RALEIGH NC 27610-9712
0 S WAKEFIELD ST	DAVID BULLOCK CONSTRUCTION INC	2805 AUBURN KNIGHTDALE RD	RALEIGH NC 27610-9712
619 W BARBEE ST	GONZALEZ, EUSTOLIO M GONZALEZ, ZOSIMAN	619 W BARBEE ST	ZEBULON NC 27597-2547
712 CHANCE CIR	DE LA CRUZ, EDWIN CID, VICTORIA	712 CHANCE CIR	ZEBULON NC 27597-6809
550 S WAKEFIELD ST	HORTON, TIMOTHY WYATT HORTON, LISA RAPER	550 S WAKEFIELD ST	ZEBULON NC 27597-2562
624 BULLHARDT DR	NIEVES, JUAN M NIEVES, ALICIA JIMENEZ	624 BULLHARDT DR	ZEBULON NC 27597-6810
634 BULLHARDT DR	GOWER, JERRY L GOWER, JOANN	7324 SIEMENS RD	WENDELL NC 27591-8315
560 W BARBEE ST	GAY FAMILY LIMITED PARTNERSHIP II	PO BOX 10	ZEBULON NC 27597-0010
828 S WAKEFIELD ST	SILBER, EVA TRUSTEE EVA SILBER LIVING TRUST THE	5117 MELBOURNE RD	RALEIGH NC 27606-1747
435 SIR DAVID DR	AMBRIZ, JAIME ESPINOZA PONCE, MIRIAM GARCIA	435 SIR DAVID DR	ZEBULON NC 27597-6808
610 BULLHARDT DR	TIDEWATER INVESTORS VI LLC	1011 W GANNON AVE	ZEBULON NC 27597-2130
604 W BARBEE ST	BROWN, LARRY G	579 W BARBEE ST	ZEBULON NC 27597-6799
708 CHANCE CIR	GOWER, JERRY L GOWER, JOANN	7324 SIEMENS RD	WENDELL NC 27591-8315
637 BULLHARDT DR	YS AVON SFR III PROPCO LLC	199 LAFAYETTE ST APT 7A	NEW YORK NY 10012-4733
450 W BARBEE ST	PARK EAST VENTURES INC	159 BRICK CHURCH RD	TROY NY 12180-8106
440 W BARBEE ST	PARK EAST VENTURES INC	159 BRICK CHURCH RD	TROY NY 12180-8106
400 W BARBEE ST	PARK EAST VENTURES INC	159 BRICK CHURCH RD	TROY NY 12180-8106
0 S WAKEFIELD ST	MARSHALL, RICHARD CODY	500 S WAKEFIELD ST	ZEBULON NC 27597-2562
0 S WAKEFIELD ST	MARSHALL, RICHARD CODY	500 S WAKEFIELD ST	ZEBULON NC 27597-2562



**PRINCIPAL USE TABLE**

**TABLE 4.2.3: PRINCIPAL USE TABLE**

A=Allowed (if listed in a PD master plan); P=Permitted subject to applicable use-specific standards; S=Requires approval of a special use permit and compliance with applicable use-specific standards; "-"=Prohibited

USE TYPE [1]	RESIDENTIAL					COMMERCIAL						MIXED USE				USE-SPECIFIC STANDARDS [2]
	R1	R2	R4	R6	RMF	NC	GC	HC	LI	CI	HI	OI	DTC	DTP	PD	
<b>RESIDENTIAL USE CLASSIFICATION</b>																
<b>INSTITUTIONAL USE CLASSIFICATION</b>																
Airport & Related Facilities	-	-	-	-	-	-	-	-	S	S	S	-	-	-	A	
Antenna Collocation, Major	S	S	S	S	P	P	P	P	P	P	P	P	P	P	A	<a href="#">4.3.4.B</a>
Antenna Collocation, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	
Cemetery, Columbarium, or Mausoleum	-	S	-	-	-	-	S	S	S	-	S	S	-	-	A	<a href="#">4.3.4.E</a>
Fire/EMS/Police Station	-	-	-	P	P	P	P	P	P	P	P	P	P	P	A	
Government Maintenance, Storage, Distribution	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	
Helicopter Landing Pad	-	-	-	-	-	-	-	-	P	P	P	S	-	-	A	<a href="#">4.3.4.K</a>
Passenger Terminal	-	-	-	-	-	P	P	P	P	P	P	P	P	P	A	
School, Vocational	-	-	-	-	-	-	-	P	P	P	P	P	-	P	A	<a href="#">4.3.4.O</a>
Small Wireless Facility	S	S	S	S	P	P	P	P	P	P	P	P	P	P	A	<a href="#">4.3.4.P;</a> <a href="#">4.3.4.S</a>
Telecommunications Tower, Major	-	-	-	-	-	-	-	S	S	-	P	-	-	-	-	<a href="#">4.3.4.Q;</a> <a href="#">4.3.4.S</a>
Telecommunications Tower, Minor or Concealed	-	-	S	S	S	S	S	S	P	P	P	S	-	-	A	<a href="#">4.3.4.Q;</a> <a href="#">4.3.4.S</a>
Temporary Wireless Facility	-	S	S	S	S	S	P	P	P	P	P	P	S	S	A	<a href="#">4.3.4.R;</a> <a href="#">4.3.4.S</a>
Utility, Major	-	-	-	-	-	-	P	P	P	P	P	P	-	P	A	<a href="#">4.3.4.T</a>
Utility, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	<a href="#">4.3.4.T</a>
<b>COMMERCIAL USE CLASSIFICATION</b>																
Aircraft Parts, Sales, and Maintenance	-	-	-	-	-	-	-	-	P	P	P	-	-	-	A	
Animal Day Care / Grooming	-	-	-	-	-	P	P	P	P	-	P	-	-	P	A	<a href="#">4.3.5.B</a>
Animal Shelter	-	-	-	-	-	-	-	-	S	-	S	-	-	-	-	<a href="#">4.3.5.C</a>
Auction House	-	-	-	-	-	-	P	P	P	-	P	-	-	P	A	



**TABLE 4.2.3: PRINCIPAL USE TABLE**

A=Allowed (if listed in a PD master plan); P=Permitted subject to applicable use-specific standards; S=Requires approval of a special use permit and compliance with applicable use-specific standards; - =Prohibited

USE TYPE [1]	RESIDENTIAL					COMMERCIAL						MIXED USE				USE-SPECIFIC STANDARDS [2]
	R1	R2	R4	R6	RMF	NC	GC	HC	LI	CI	HI	OI	DTC	DTP	PD	
Automotive Repair and Servicing (without painting/bodywork)	-	-	-	-	-	-	P	P	P	-	P	-	-	S	-	<a href="#">4.3.5.F</a>
Automotive Sales and Rentals	-	-	-	-	-	-	P	P	P	-	P	-	-	P	A	<a href="#">4.3.5.G</a>
Automotive Painting/Body Shop	-	-	-	-	-	-	-	P	P	-	P	-	-	-	-	<a href="#">4.3.5.H</a>
Automotive Wrecker Yard	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-	<a href="#">4.3.5.I</a>
Boat and Marine Rental, Sales, and Service	-	-	-	-	-	-	P	P	P	-	P	-	-	-	A	
Catering Establishment	-	-	-	-	-	-	P	P	P	-	P	-	P	P	A	
Crematorium	-	-	-	-	-	-	-	S	S	-	S	-	-	-	-	
Equipment and Tool Rental	-	-	-	-	-	-	-	P	P	-	P	-	-	-	A	
Fairgrounds	-	-	-	-	-	-	-	S	S	-	S	-	-	-	-	
Heavy Equipment, Sales, Rental, and Repair	-	-	-	-	-	-	-	-	P	-	P	-	-	-	A	<a href="#">4.3.5.AA</a>
Microbrewery, Microwinery, or Microdistillery	-	-	-	-	-	S	P	P	P	-	P	-	P	P	A	<a href="#">4.3.5.DD</a>
Outdoor Commercial Recreation	-	-	-	-	-	-	-	P	S	-	S	-	-	-	A	<a href="#">4.3.5.FF</a>
Outdoor Storage	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-	<a href="#">4.3.5.GG</a>
Park and Ride Facility	-	-	-	-	P	P	P	P	P	P	P	P	P	P	A	
Parking Lot	-	-	-	-	P	P	P	P	P	P	P	P	P	P	A	<a href="#">4.3.5.HH</a>
Parking Structure	-	-	-	-	S	S	P	P	P	P	P	P	P	P	A	<a href="#">4.3.5.II</a>
Race track	-	-	-	-	-	-	-	-	S	-	S	-	-	-	-	
Recreational Vehicle Park	-	-	-	-	S	-	-	-	S	-	S	-	-	-	A	<a href="#">4.3.5.II</a>
Self Service Storage, External Access Only	-	-	-	-	-	-	-	S	P	-	P	-	-	-	A	<a href="#">4.3.5.QQ</a>
Self Service Storage, Internal Access Only	-	-	-	-	-	-	S	S	P	-	P	-	-	P	A	<a href="#">4.3.5.QQ</a>
Truck Stop	-	-	-	-	-	-	-	P	P	-	P	-	-	-	-	<a href="#">4.3.5.II</a>
<b>INDUSTRIAL USE CLASSIFICATION</b>																
Asphalt or Concrete Plant	-	-	-	-	-	-	-	-	S	-	S	-	-	-	-	<a href="#">4.3.6.A</a>

**TABLE 4.2.3: PRINCIPAL USE TABLE**

A=Allowed (if listed in a PD master plan); P=Permitted subject to applicable use-specific standards; S=Requires approval of a special use permit and compliance with applicable use-specific standards; - =Prohibited

USE TYPE [1]	RESIDENTIAL					COMMERCIAL						MIXED USE				USE-SPECIFIC STANDARDS [2]
	R1	R2	R4	R6	RMF	NC	GC	HC	LI	CI	HI	OI	DTC	DTP	PD	
Contractor Services/Yard	-	-	-	-	-	-	-	P	P	-	P	-	-	-	-	<a href="#">4.3.6.B</a>
Electrical, Plastic, or Plumbing Fabrication	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-	
Extractive Industry	-	-	-	-	-	-	-	-	S	-	S	-	-	-	-	<a href="#">4.3.6.C</a>
Flex Space	-	-	-	-	-	-	-	P	P	P	P	-	-	P	A	<a href="#">4.3.6.D</a>
Fuel Oil/Bottled Gas Distributor	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-	<a href="#">4.3.6.E</a>
Gas Energy Conversion	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-	
General Industrial Services	-	-	-	-	-	-	-	S	P	P	P	-	-	S	A	
Landfill	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-	<a href="#">4.3.6.F</a>
Makerspace	-	-	-	-	-	-	P	P	P	P	P	-	P	P	A	<a href="#">4.3.6.G</a>
Manufacturing, Heavy	-	-	-	-	-	-	-	-	S	S	P	-	-	-	-	<a href="#">4.3.6.H</a>
Manufacturing, Light	-	-	-	-	-	-	-	-	P	P	P	-	-	-	A	<a href="#">4.3.6.H</a>
Metal Fabrication	-	-	-	-	-	-	-	-	P	P	P	-	-	-	A	
Public Convenience Center/Transfer Station	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-	<a href="#">4.3.6.I</a>
Recycling Center	-	-	-	-	-	-	-	S	P	-	P	-	-	S	A	<a href="#">4.3.6.I</a>
Research and Development	-	-	-	-	-	-	-	S	P	P	P	S	-	P	A	
Salvage or Junkyard	-	-	-	-	-	-	-	-	S	-	S	-	-	-	-	<a href="#">4.3.6.K</a>
Solar Farm	-	S	-	-	-	-	-	-	S	-	P	-	-	-	A	<a href="#">4.3.6.L</a>
Truck or Freight Terminal	-	-	-	-	-	-	-	-	S	P	P	-	-	-	A	<a href="#">4.3.6.M</a>
Warehouse, Distribution	-	-	-	-	-	-	-	-	P	P	P	-	-	-	A	<a href="#">4.3.6.N</a>
Warehouse, Storage	-	-	-	-	-	-	-	-	P	P	P	-	-	P	A	<a href="#">4.3.6.N</a>
Waste Composting	-	-	-	-	-	-	-	-	S	-	S	-	-	-	-	
Wholesale Sales	-	-	-	-	-	-	-	P	P	P	P	-	-	-	A	<a href="#">4.3.6.O</a>
Wind Energy Conversion	-	S	-	-	-	-	-	S	S	S	S	-	-	-	A	<a href="#">4.3.6.P</a>
<b>AGRICULTURAL USE CLASSIFICATION</b>																
Agriculture and Horticulture	P	P	-	-	-	-	-	-	P	-	P	-	-	-	A	<a href="#">4.3.7.A</a>
Agricultural Support Services	-	-	-	-	-	-	P	P	P	-	P	-	-	-	A	<a href="#">4.3.7.B</a>

**TABLE 4.2.3: PRINCIPAL USE TABLE**

A=Allowed (if listed in a PD master plan); P=Permitted subject to applicable use-specific standards; S=Requires approval of a special use permit and compliance with applicable use-specific standards; \* =Prohibited

USE TYPE [1]	RESIDENTIAL					COMMERCIAL					MIXED USE				USE-SPECIFIC STANDARDS [2]	
	R1	R2	R4	R6	RMF	NC	GC	HC	LI	CI	HI	OI	DTC	DTP		PD
<b>Animal Husbandry</b>	P	S	*	*	*	*	*	*	*	*	S	*	*	*	A	<a href="#">4.3.7.C</a>

**NOTES:**

[1] Some use types may be further limited in allowable zoning districts or may require a different procedure for establishment in accordance with [Section 4.7, Prohibited Uses](#), or [Section 3.8 Overlay Zoning Districts](#).

[2] Uses are defined in Article 9, Measurement and Definitions.

[3] Manufactured housing is only permitted on lots in the manufactured home overlay district.

**ORDINANCE 2025-09**  
**AMENDMENT TO ZONING MAP FOR**  
**545 W. BARBEE STREET (Pin # 2705108929)**

The proposed Amendment to the official Zoning Map as described in Section 2.2.25 of the Unified Development Ordinance for approximately 0.341 acres located at 545 W. Barbee Street is hereby rezoned from Residential Suburban (R2) District to Heavy Industrial (HI) District in accordance with Section 2.2.25 of the Town of Zebulon Unified Development Ordinance and the attached map.

Adopted this the 7<sup>th</sup> day of October 2024

\_\_\_\_\_  
Glenn L. York – Mayor

SEAL

\_\_\_\_\_  
Lisa M. Markland, CMC – Town Clerk

STAFF REPORT  
ORDINANCE 2025-10  
PLANNED DEVELOPMENT 2024-03  
1800 SHEPARD SCHOOL RD  
OCTOBER 7, 2024

**Topic:** Ordinance 2025-10 - 1800 Shepard School Rd, Project Number: 1292362  
**Speaker:** Catherine Farrell CZO, Planner II  
**From:** Catherine Farrell CZO, Planner II  
**Prepared by:** Catherine Farrell CZO, Planner II

**Executive Summary:**

The Board of Commissioners will consider a Planned Development Rezoning for 1800 Shepard School Rd (PIN# 2706337118). This is a legislative case.

**Background:**

The Town received a Planned Development request to develop a recreational vehicle park and campsite on 35.4 acres. The land is owned by Roger Honbarrier and is currently in the Town of Zebulon ETJ, and zoned R-2.

**Discussion:**

The Board shall consider the following questions to determine whether the rezoning is consistent with the intent of the Unified Development Ordinance (Section 2.2.24.J):

1. Does the request advance the public health, safety, or welfare?
2. Is the request appropriate for its proposed location, and is consistent with the purposes, goals, objectives, and Town's policies?
3. Is the request reasonable and in the public interest?
4. Are there other factors which the Board of Commissioners determines relevant?

**Policy Analysis:**

Grow Zebulon: Comprehensive Land Use Plan (Land Use Plan):

The Land Use Plan (adopted June 2021) designated this area "Suburban Residential". This designation allows a mixture of product types, with increased open space to preserve an overall suburban character (Land Use and Development Page 13, Attached). The development does not align with the Future Land Use for the site.

Grow Zebulon: Comprehensive Transportation Plan (Transportation Plan):

The Transportation Plan calls for the construction of a 4-lane median divided arterial road section along Shepard School Rd. The development plans satisfy the requirements.

Play Zebulon: Parks and Recreation Master Plan (Park Master Plan):

The Park Master Plan does identify greenways in this general vicinity. The applicant has proposed the addition of the greenway through the site as well as a trail head.

Unified Development Ordinance (UDO):

The UDO (Section 2.2.13) allows flexibility from some standards in exchange for a higher quality development more aggressively accomplishing other goals. The applicant has complied or gone above and beyond with most parts of the UDO. The applicant is not

STAFF REPORT  
ORDINANCE 2025-10  
PLANNED DEVELOPMENT 2024-03  
1800 SHEPARD SCHOOL RD  
OCTOBER 7, 2024

proposing the continuation of Logan Canyon Ln and Logan Creek Dr which currently stub to the property. This is inconsistent with section 6.10.7.H Street Connectivity of the UDO.

**Fiscal Analysis:**

When complete, this development will have an economic impact as this is a new commercial use for a site that is currently used as residential lot.

**Planning Board:**

The Planning Board unanimously recommend approval of PD 2024-03 for 1800 Shepard School Rd finding that the standards of Section 2.2.25.J and Section 3.5.5 have been met and the request is consistent with the Comprehensive Land Use Plan.

**Staff Recommendation:**

Staff can not recommend approval of PD 2024-03 for 1800 Shepard School Rd finding that the standards of Section 2.2.25.J have not been met as the project is not providing public cross connections to Logans Creek Dr and Logan Canyon Ln.

**Attachments:**

1. Application
2. Site Plan
3. Planned Development Narrative
4. Utility Allocation Worksheet
5. Traffic Count Letter
6. Future Land Use and Character Map
7. Aerial Map
8. Zoning Map
9. Site Pictures
10. Public Hearing Notice Affidavit
11. UDO Section 3.5.5 Planned Development
12. Comprehensive Land Use Plan (Excerpts)
13. Comprehensive Transportation Plan (Excerpts)
14. Ordinance 2025-10



# Town of Zebulon

## Planning Department

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

## PLANNED DEVELOPMENT APPLICATION

### GENERAL INFORMATION:

A Planned Development in accordance with Section 2.2.15 and 3.5.5 of the UDO is intended to provide flexibility by establishing site specific regulations including permitted uses, dimensional standards, phasing schedules and additional details to allow for a development that is better than what would otherwise be permitted under the strict interpretation of the UDO. All site-specific standards and conditions must be consistent with the objectives of these regulations, the adopted Comprehensive Land Use Plan, Transportation Plan, and Vision 2030 Strategic Plan. The review process established in this part provides for the accommodation of such uses by a reclassification of property into a Planned Development, subject to site-specific standards and conditions.

### 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.

**NEIGHBORHOOD MEETING:** Neighborhood meetings are required in accordance with Section 2.3.4 of the UDO prior to application submission. The applicant is required to notify property owners and any neighborhood association that represents citizens within that area within 750 feet of the subject property via first class mail a minimum of 10 days in advance of the neighborhood meeting. The applicant shall use their own return address on the envelopes as the meeting is a private meeting between the developer and the neighbors. The applicant shall submit the "Certified List of Property Owners" and "Neighborhood Meeting Packet" forms included in this application packet with their initial submittal.

**ANNEXATION REQUIREMENTS:** If a property or portion thereof subject to this rezoning is outside the corporate limits and ETJ, an annexation petition is **required** to be submitted on the same day as this application in accordance with section 2.2.2 of the UDO.



## APPLICATION FOR PLANNED DEVELOPMENT

**APPLICATION PROCEDURE** – The applicant requesting a Planned Development 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 GeoCivix 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
- PDF Plan Set (See site plan checklist)
- Comprehensive Planned Development Document
- 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
- Owner's Consent Form
- Neighborhood Meeting Packet
- Utility Allocation Checklist

**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)

**PUBLIC HEARING PROCEDURE** – Upon submittal of a complete application, the Planning Department will schedule the application for a joint public hearing before the Planning Board and the Board of Commissioners. **APPLICANTS ARE STRONGLY ENCOURAGED TO CONTACT PLANNING STAFF AS SOON AS POSSIBLE TO ADDRESS ANY QUESTIONS ABOUT THE PUBLIC HEARING.** Notices of the public hearing will be mailed to all adjacent property owners of the property being considered for a Planned Development Amendment. At the public hearing, the applicant, proponents, and opponents will be given the opportunity to offer evidence in favor of or against the proposal. After completion of the public hearing, the Planning Board will deliberate and forward its recommendation to the Board of Commissioners for final consideration. Deadline dates and Joint Public Hearing dates can be found on the Town of Zebulon's website.





## APPLICATION FOR PLANNED DEVELOPMENT

<b>PART 1. DESCRIPTION OF REQUEST/PROPERTY</b>		
<b>Street Address of the Property:</b> 1800 Shepard School Road	<b>Acres:</b> 35.40 Acres	
<b>Parcel Identification Number (NC PIN):</b> 2706337118	<b>Deed Book:</b> 019582	<b>Deed Page(s):</b> 01856-01861
<b>Existing Zoning of the Property:</b> Residential Suburban (R2)	<b>Proposed Zoning of the Property:</b> Planned Development District (PD)	
<b>Existing Use of the Property:</b> Residential	<b>Proposed Use of the Property:</b> Campground/Recreational Vehicle Park	
<b>Reason for rezoning to a Planned Unit Development:</b> The applicant seeks to develop the property as a Campground and Recreational Vehicle Park, and believes a Planned Development District will allow for greater transparency and certainty to the public and surrounding residents regarding the location of buildings and campground/recreational vehicle park features and amenities. Additionally, a Planned Development District allows the applicant to modify various UDO standards that better enable the applicant to develop a more environmentally-conscious project than would otherwise be possible without the modifications.		

<b>PART 2. APPLICANT/AGENT INFORMATION</b>		
<b>Name of Applicant/Agent:</b> Roger Honbarrier Investments, Inc. / Agent: Jennifer Ashton, Longleaf Law Partners		
<b>Street Address of Applicant/Agent:</b> 10240 Durant Road / Agent: 4509 Creedmoor Road, Suite 302		
<b>City:</b> Raleigh	<b>State:</b> NC	<b>Zip Code:</b> 27614 / Agent: 27612
<b>Email of Applicant/Agent:</b> rimmele@gmail.com / Agent: jashton@longleaflp.com	<b>Telephone Number of Applicant/Agent:</b> 908-268-3043 / Agent: 919-780-5433	<b>Fax Number of Applicant/Agent:</b> N/A
<b>Are you the owner of the property?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Are you the owner's agent?</b> <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>

<b>PART 3. PROPERTY OWNER INFORMATION</b>		
<b>Name of Property Owner:</b> Roger B. Honbarrier		
<b>Street Address of Property Owner:</b> 6588 Wakefalls Drive		
<b>City:</b> Wake Forest	<b>State:</b> NC	<b>Zip Code:</b> 27587
<b>Email of Property Owner:</b> rbhinc@bellsouth.net	<b>Telephone Number of Property Owner:</b> 919-630-2806	<b>Fax Number of Property Owner:</b> N/A
<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>		
<b>Signature of Applicant:</b>	<b>Print Name:</b>	<b>Date:</b>
<b>Signature of Owner:</b>	<b>Print Name:</b>	<b>Date:</b>



**LEGISLATIVE CONSIDERATIONS – PLANNED DEVELOPMENT**

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 planned development 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 provide responses to the following standards as outlined in Section 2.2.15 of the Unified Development Ordinance.

<p>1. Please provide details on how the proposed Planned Development advances the public health, safety, or welfare</p> <p>The proposed Planned Development advances the public health, safety or welfare because a Campground and Recreational Vehicle Park use will cater to families and visitors to the Town of Zebulon who enjoy outdoor and nature activities and a healthy, active lifestyle. It further advances the Town's economic development goals of bringing new visitors to Downtown and to surrounding businesses within the Town. It further advances the Town's goals of widening Shepard School Road per the Comprehensive Transportation Plan, and provides for a dedication of land to complete the greenway trail connection from the Shepard's Park Subdivision to Shepard School Road.</p>
<p>2. Please provide details on how the proposed Planned Development is appropriate for its proposed location, and is consistent with the purposes, goals, objectives, and policies of the Town's adopted policy guidance.</p> <p>The proposed Planned Development is consistent with the Town's Comprehensive Development Plan's Suburban Residential land use designation (and similarly the Suburban Commercial land use designation) given the Project allows more opportunity for natural and/or swale drainage by utilizing existing ponds for stormwater control. Additionally, the Project promotes conservation design and provides for greater open space amenities than a traditional subdivision design would normally depict. Additionally, the Project is consistent with the Town's Comprehensive Land Use Plan and Vision 2030 Strategic Plan goals of revitalizing Downtown by providing visitors to the Town with a temporary place to stay while vacationing or visiting friends and family, which will assist in drawing visitors to Downtown Zebulon and nearby businesses.</p>
<p>3. Please provide details on how the proposed Planned Development is reasonable and in the public interest.</p> <p>The proposed Planned Development is reasonable and in the public interest as it provides visitors to the Town with a temporary place to stay while vacationing or visiting friends and family, which will assist in drawing visitors to Downtown Zebulon and nearby businesses.</p>
<p>4. Please provide details on how the proposed Planned Unit Development provides for innovative land planning and site design concepts that support a high quality of life and achieve a high quality of development, environmental sensitivity, energy efficiency, and other Town goals and objectives.</p> <p>The proposed development meets the intent of the PD District set forth in UDO Section 3.5.5.A, in multiple ways. First, the PD District allows the applicant to preserve open space and natural site features by developing the site with a campground and recreational vehicle park, which maintains the established rural land use of the site and requires less asphalt and impervious surface area than a residential development or higher-intensity commercial development. Second, the campground and recreational vehicle park use provides guests with a unique experience by allowing them to vacation and relax amongst the site's natural and man-made features such as trees, hilly terrain, and ponds. Third, the Project significantly reduces and diminishes the number of daily and peak hour trips to and from the site compared to a single-family residential community developed under the Residential Suburban (R2) Zoning District, or some higher intensity residential or commercial zoning designation, which benefits the Town and its residents by maintaining levels of service on existing roads. Fourth, the intended development will widen Shepard School Road along its frontage to centerline, in accordance with the Town's Comprehensive Transportation Plan (CTP calls for Shepard School Road to be a 4-lane median divided road to accommodate future growth and traffic from surrounding areas). Fifth, the campground and recreational vehicle park development will dedicate land to the Town for an extension of the greenway trail along the northernmost boundary of the site, which integrates the site to the greenway trail system, and provides a necessary land to link from the existing greenway trail at the Shepard's Park Subdivision to Shepard School Road. Sixth, the PD District allows the applicant to provide greater transparency and certainty to the public and surrounding residents regarding the location of buildings and campground/recreational vehicle park features and amenities. Seventh, the PD District allows the applicant to modify various UDO standards that better enable the applicant to develop a more environmentally-conscious project than would otherwise be possible without the modifications.</p>
<p>5. Please provide details on how the proposed planned unit development provides improved means of access, open space, and design amenities;</p> <p>The proposed Planned Development provides improved access to the site through the widening of Shepard School Road along the property's frontage to meet the Town's CTP requirements, and through the dedication of land for the new greenway trail link at the north end of the site. Additionally, the Planned Development provides improved open space and design amenities to preserve the rural character of the site, and fully utilizes the existing natural resources on site such as the hilly terrain, trees, and ponds.</p>



## APPLICATION FOR PLANNED DEVELOPMENT

6. Please provide details on how the proposed Planned Unit Development provides a well-integrated mix of residential and nonresidential land uses in the same development, including a mix of housing types, lot sizes, and densities;

The proposed Planned Development does not provide residential uses, except for a caretaker's residence. Dwellings are prohibited within the Campground and Recreational Vehicle Park, except for such caretaker's residence.

7. Please provide details on how the proposed Planned Unit Development creates a system of incentives for redevelopment and infill in order to revitalize established areas;

The proposed Planned Development provides visitors to the Town with a temporary place to stay while vacationing or visiting friends and family, which will assist in drawing visitors to Downtown Zebulon and nearby businesses. This new lodging option will assist in the Town's goals of revitalizing its Downtown.

8. Please provide details on how the proposed Planned Unit Development promotes a vibrant public realm by placing increased emphasis on active ground floor uses, pedestrian-oriented building façade design, intensive use of sidewalks, and establishment of public gathering areas;

The Planned Development promotes a vibrant public realm through the dedication of land for the greenway trail extension at the north end of the site. Additionally, the Planned Development will assist in widening Shepard School Road along its frontage per the Town's CTP, and such extension will include pedestrian improvements such as sidewalks.

9. Please provide details on how the proposed Planned Unit Development provides for efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs; and

The Planned Development provides for efficient use of the land by significantly reducing the development intensity that could occur on site under the current Residential Suburban (R2) zoning designation. This reduction in intensity results in a smaller demand for public utilities and the use of other public infrastructure such as roadways.

10. Please provide details on how the proposed Planned Unit Development provides quality design and environmentally sensitive development that respects surrounding established land use character and respects and takes advantage of a site's natural and man-made features, such as trees, estuaries, shorelines, special flood hazard area, and historic features.

The Planned Development seeks to utilize the existing topography and ponds for stormwater, which will assist in reducing erosion and increase water quality. Additionally, the Planned Development is designed so as to respect and maintain the rural character of the land by retaining the existing ponds, hilly terrain and many of the existing trees.

11. Other factors as the Board of Commissioners may determine to be relevant.



**OWNER'S CONSENT FORM**

Name of Project: \_\_\_\_\_ Submittal Date: \_\_\_\_\_

**OWNER'S AUTHORIZATION**

I hereby give CONSENT to \_\_\_\_\_ (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 2.2.15. of the Town of Zebulon Unified Development Ordinance, that lands subject to a Planned Development 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 of Owner*

\_\_\_\_\_  
*Print Name*

\_\_\_\_\_  
*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 of Owner*

\_\_\_\_\_  
*Print Name*

\_\_\_\_\_  
*Date*

\*Owner of record as shown by the Wake County Revenue Department ([www.wakegov.com](http://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.



**CONCEPT PLAN REQUIREMENTS**

Every applicant requesting Planned Development approval shall submit **8 copies** and **1 pdf (e-mail or USB Drive)** of a concept plan drawing with the application for a Planned Development. The concept plan shall contain sufficient information to adequately determine the type of development being proposed. The concept plan drawing shall include, at a minimum, the following features unless otherwise specified by the Planning Department:

**CHECK IF SUBMITTED**

**ITEM**

1.	Plot plan showing all existing and planned structures, building setback lines, perimeter boundaries, and easements.	<u>          X          </u>
2.	Elevation drawings of all buildings indicating the proposed exterior finish materials.	<u>          X          </u>
3.	Landscaping plan, lighting, fencing, screening, and walls, indicating all heights and locations.	<u>          X          </u>
4.	Location of all ingress and egress.	<u>          X          </u>
5.	Off-street parking and loading facilities, with calculations showing how the quantities were obtained.	<u>          X          </u>
6.	All pedestrian walks and open areas for use by residents, tenants, or the public.	<u>          X          </u>
7.	Proposed land uses indicating areas in square feet.	<u>          X          </u>
8.	The location and types of all signs, including lighting and heights, with elevation drawings.	<u>          X          </u>
9.	Existing and/or proposed street names.	<u>          X          </u>
10.	Proposed potable or reuse water, wastewater connections, and storm sewer line; proposed grading and drainage patterns; proposed water and sewer allocations.	<u>          X          </u>
11.	Such additional items and conditions, including design standards as the Planning Board and Board of Commissioners deems necessary.	<u>                          </u>
12.	Trip generation data and TIA if applicable in accordance with Section 6.13 of the UDO.	<u>          X          </u>



### PROPOSED USES

An application has been duly filed requesting that the property described in this application be rezoned from Residential Suburban (R2) to Planned Development District (PD). It is understood and acknowledged that if the property is rezoned as requested, the property described in this request will be perpetually bound to the use(s) authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in the Unified Development Ordinance. It is further understood and acknowledged that final plans for any specific development to be made pursuant to any such Planned Development shall be submitted for site or subdivision plan approval. Use additional pages as needed.

The Rezoned Lands may be used for, and only for, the uses listed immediately below. The permitted uses are subject to the limitations and regulations stated in the Use Table and any additional limitations or regulations stated below. For convenience, some relevant sections of the Unified Development Ordinance may be referenced; such references do not imply that other sections of the Unified Development Ordinance do not apply.

1.	Campground	25.	
2.	Recreational Vehicle Park	26.	
3.		27.	
4.		28.	
5.		29.	
6.		30.	
7.		31.	
8.		32.	
9.		33.	
10.		34.	
11.		35.	
12.		36.	
13.		37.	
14.		38.	
15.		39.	
16.		40.	
17.		41.	
18.		42.	
19.		43.	
20.		44.	
21.		45.	
22.		46.	
23.		47.	
24.		48.	









APPLICATION FOR  
PLANNED DEVELOPMENT

PART 1. DESCRIPTION OF REQUEST/PROPERTY		
Street Address of the Property: <b>1800 Shepard School Road</b>		Acres: <b>35.40 Acres</b>
Parcel Identification Number (NC PIN): <b>2706337118</b>	Deed Book: <b>019582</b>	Deed Page(s): <b>01856-1861</b>
Existing Zoning of the Property: <b>Residential Suburban (R2)</b>	Proposed Zoning of the Property: <b>Planned Development District (PD)</b>	
Existing Use of the Property: <b>Residential</b>	Proposed Use of the Property: <b>Campground/Recreational Vehicle Park</b>	
Reason for rezoning to a Planned Unit Development: The applicant seeks to develop the property as a Campground and Recreational Vehicle Park, and believes a Planned Development District will allow for greater transparency and certainty to the public and surrounding residents regarding the location of building height and campground/recreational vehicle park features and amenities. Additionally, a Planned Development District allows the applicant to modify various UDO standards that better enable the applicant to develop a more environmentally-conscious project than would otherwise be possible without the modifications.		

PART 2. APPLICANT/AGENT INFORMATION		
Name of Applicant/Agent: <b>Roger Honbarrier Investments, Inc. / Agent: Jennifer Ashton, Longleaf Law Partners</b>		
Street Address of Applicant/Agent: <b>10240 Durant Road / Agent: 4509 Creedmoor Road, Suite 302</b>		
City: <b>Raleigh</b>	State: <b>NC</b>	Zip Code: <b>27614 / Agent: 27612</b>
Email of Applicant/Agent: <b>rrimmele@gmail.com / Agent: jashton@longleaflp.com</b>	Telephone Number of Applicant/Agent: <b>908-268-3043 / Agent: 919-780-5433</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. PROPERTY OWNER INFORMATION		
Name of Property Owner: <b>Roger B. Honbarrier</b>		
Street Address of Property Owner: <b>6588 Wakefalls Drive</b>		
City: <b>Wake Forest</b>	State: <b>NC</b>	Zip Code: <b>27587</b>
Email of Property Owner: <b>rbhinc@bellsouth.net</b>	Telephone Number of Property Owner: <b>919-630-2806</b>	Fax Number of Property Owner: <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>		
Signature of Applicant: 	Print Name: <b>Roger Honbarrier, President</b>	Date: <b>7-5-24</b>
Signature of Owner: 	Print Name: <b>Roger Honbarrier, Owner</b>	Date: <b>7-5-24</b>



**OWNER'S CONSENT FORM**

Name of Project: 1800 Shepard School Rezoning Submittal Date: 7-12-24

**OWNER'S AUTHORIZATION**

I hereby give CONSENT to Roger Honbarrier Investments, Inc. and Longleaf Law Partners (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 2.2.15. of the Town of Zebulon Unified Development Ordinance, that lands subject to a Planned Development 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

Roger Honbarrier  
Print Name

7-5-24  
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

Roger Honbarrier  
Print Name

7-5-24  
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.



**1800 SHEPARD SCHOOL ROAD  
CAMPGROUND AND RECREATIONAL VEHICLE PARK  
PLANNED DEVELOPMENT (PD) DISTRICT**

**PROPERTY LEGAL DESCRIPTION**

BEING all of Tract 3 as shown on the Recombination and Subdivision for Joe Wayne Tippett & Garland Lyn Tant, Town of Zebulon, Wake County, North Carolina, recorded in Book of Maps 2023, Page 159, Wake County Registry.

1. Michael J. Chalk Review Officer of the Town of Zebulon, certifies that the map or plat to which this certification is affixed meets all statutory requirements for recording.

1-18-2023 Date

Michael J. Chalk  
Review Officer

Certificate of Approval for Recording.

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Zebulon, North Carolina, with the exception of such variances, if any, as are noted and that this plat has been approved by the Town of Zebulon for recording in the Office of the Register of Deeds of Wake County.

1-18-2023 Date

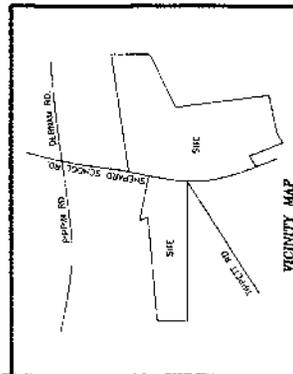
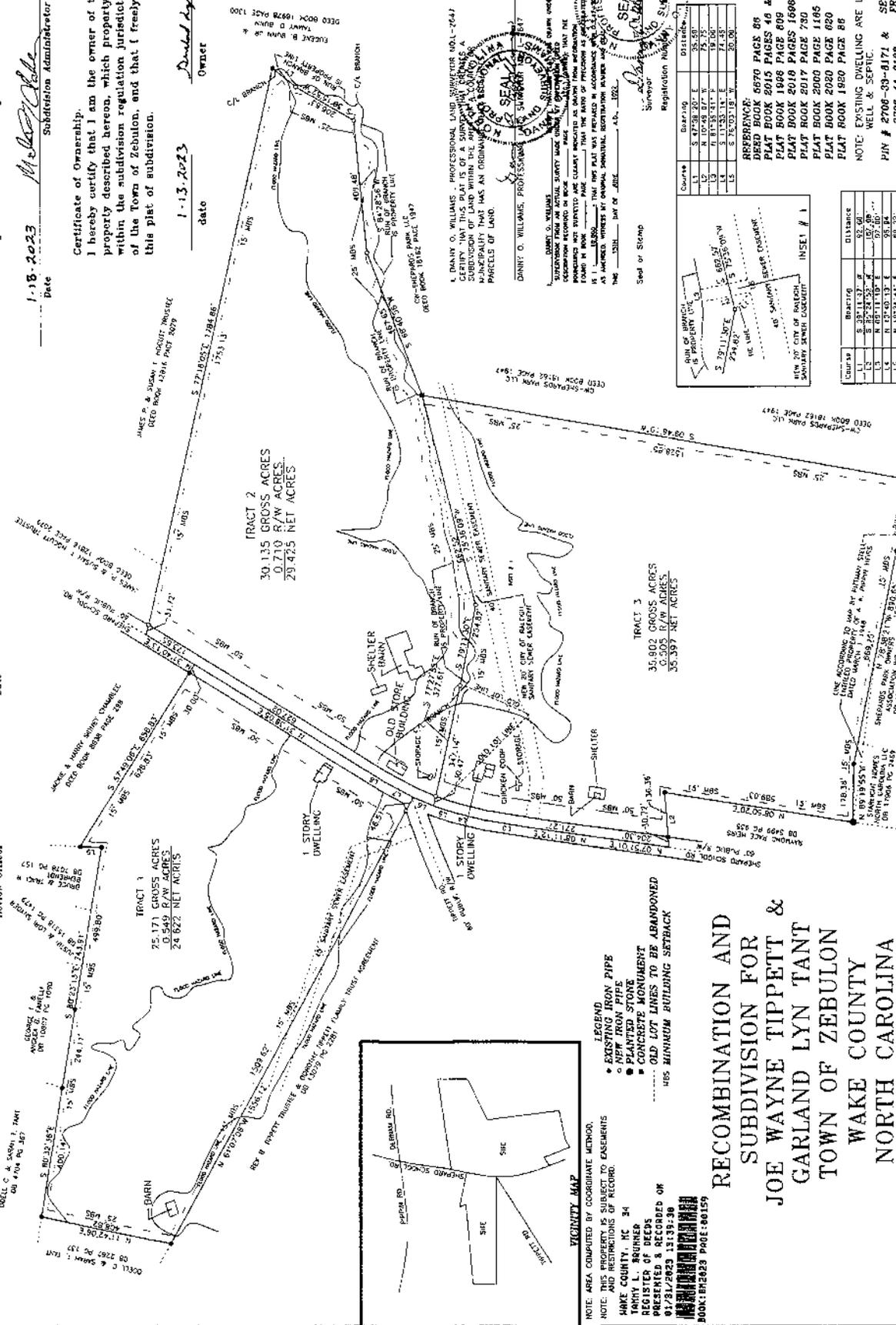
Michael J. Chalk  
Subdivision Administrator

Certificate of Ownership.  
I hereby certify that I am the owner of the property described hereon, which property is within the subdivision regulation jurisdiction of the Town of Zebulon, and that I freely adopt this plat of subdivision.

1-13-2023 date

Daniel Lynn Reid  
Owner

NC GRID NORTH - NAD83  
ADOPTED BOM 2015 PG 46



VICINITY MAP

NOTE: AREA COMPUTED BY COORDINATE METHOD.  
NOTE: THIS PROPERTY IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.  
WAKE COUNTY, NC 34  
TERRY L. BURNER  
REGISTER OF DEEDS  
81/21/2023 13:39:38  
BOOK: BR2023 PAGE: 60159

- LEGEND
- EXISTING IRON PIPE
- PLANNED STONE
- CONCRETE MONUMENT
- OLD LOT LINES TO BE ABANDONED
- 405 MINIMUM BUILDING SETBACK

# RECOMBINATION AND SUBDIVISION FOR JOE WAYNE TIPPETT & GARLAND LYN TANT TOWN OF ZEBULON WAKE COUNTY NORTH CAROLINA



GRAPHIC SCALE - FEET  
S:\NAMES\ADRELL\TANT\MAP1.DWG

Lic. # C-0243  
S:\NAMES\ADRELL\TANT\MAP1.DWG

Williams-Pearce and Assoc., Professional Land Surveyors, P.A. P.O. Box 892, Zebulon, N.C. 27597 Tel.(919) 269-9605 ZONED R2

Professional seal and registration information for Danny O. Williams, Professional Land Surveyor No. 7447, State of North Carolina. Includes registration number 01222 and date of issue 1-13-2023.

Course	Bearing	Distance
L1	S 87°38'20" E	75.50'
L2	N 81°53'41" E	19.00'
L3	S 17°53'14" E	74.45'
L4	S 75°03'19" W	20.00'

- DEED BOOK 5870 PAGE 88
- PLAT BOOK 2015 PAGES 46 & 47
- PLAT BOOK 1998 PAGE 609
- PLAT BOOK 2016 PAGES 1068-1601
- PLAT BOOK 2017 PAGE 750
- PLAT BOOK 2000 PAGE 1105
- PLAT BOOK 2020 PAGE 020
- PLAT BOOK 1990 PAGE 88

Course	Bearing	Distance
L1	S 87°38'20" E	75.50'
L2	N 81°53'41" E	19.00'
L3	S 17°53'14" E	74.45'
L4	S 75°03'19" W	20.00'

NOTE: EXISTING DWELLING ARE USING WELL & SEPTIC.  
PIN # 2708-03-0171 & SETBACKS FRONT - 50' SIDE - 15' REAR - 25'  
SCALE: 1" = 200'  
DATE: 6-15-2022 FILE: JTB691

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$ 2,642.00  
Parcel ID: 0504418 and 0070872

After recording return to: Alison R. Cayton of Manning, Fulton & Skinner, P.A. (3605 Glenwood Avenue, Ste. 500, Raleigh, NC 27612)

This instrument was prepared by: Alison R. Cayton of Manning, Fulton & Skinner, P.A.  
Without Title Examination

Brief description for the Index: Tract 2 and Tract 3 BM2023, page 00159

THIS DEED is made as of the 10<sup>th</sup> day of April, 2024, by and between

<b>GRANTOR</b>	<b>GRANTEE</b>
<p><b>JOE WAYNE TIPPETT, a 50% undivided interest, and wife JO CAROL TIPPETT,</b></p> <p>and</p> <p><b>GARLAND LYN TANT, a 25% undivided interest, and wife TIMBERLY TANT,</b></p> <p>and</p> <p><b>MATTHEW DARRYL TANT, a 25% undivided interest, and wife LOREN TANT,</b></p> <p>PO Box 204 Zebulon, NC 27597</p>	<p><b>ROGER B. HONBARRIER</b></p> <p>6588 Wakefalls Drive Wake Forest, NC 27587</p>

The property conveyed by this instrument does not include the primary residence of Grantor.

submitted electronically by "Manning Fulton & Skinner, P.A."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Wake County Register of Deeds.

4093789v1.MMB.17148.T30387

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

WITNESSETH, that Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all of that certain lot, or parcel of land situated in the Township of Little River, Wake County, North Carolina, and more particularly described as follows (the "Property"):

**See Exhibit A attached hereto and incorporated herein by reference.**

The Property hereinabove described was acquired by Grantor by instrument recorded in Book 18526, Page 2221, Wake County Registry.

A map showing the Property is recorded in Book of Maps 2023, Page 159, Wake County Registry.

TO HAVE AND TO HOLD the aforesaid Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under, or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. Ad valorem taxes for the year 2024 and subsequent years.
2. Enforceable easements, restrictions, rights-of-way, deeds of trust, and other encumbrances of record affecting title to the property conveyed herein.
3. Matters which would be revealed by a current and accurate survey of the Property.

[Signatures on following page]

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed the day and year first above written.

GRANTOR:

[Signature]  
Joe Wayne Tippett

[Signature]  
Jo Carol Tippett

STATE OF TEXAS

COUNTY OF BEXAR

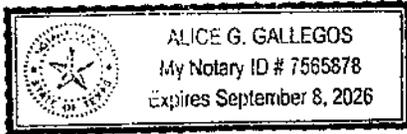
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Joe Wayne Tippett and Jo Carol Tippett

Date: April 9, 2024

Notary Public: [Signature]

Printed Name: ALICE G. GALLEGOS

My Commission Expires September 8, 2026



[Signatures continue on following page]



Garland Lyn Tant  
Garland Lyn Tant

Timberly Tant  
Timberly Tant

STATE OF North Carolina

COUNTY OF Wake

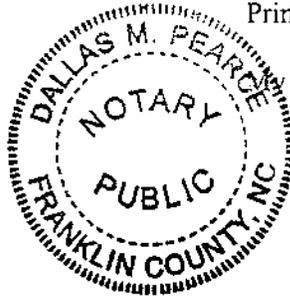
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Garland Lyn Tant and Timberly Tant

Date: April 10, 2024

Notary Public: Dallas M. Pearce

Printed Name: DALLAS M. PEARCE

Commission Expires 9/5/2027



[Signatures continue on following page]

Matthew Darryl Tant  
Matthew Darryl Tant

Loren Tant  
Loren Tant

STATE OF North Carolina  
COUNTY OF Wake

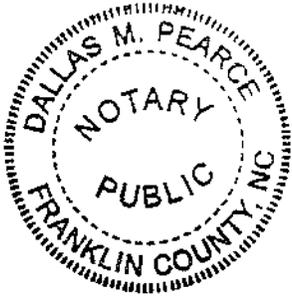
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Matthew Darryl Tant and Loren Tant

Date: April 10, 2024

Notary Public: Dallas M Pearce

Printed Name: DALLAS M. PEARCE

My Commission Expires 9/5/2027



**Exhibit A**

BEING all of Tract 2 containing 30.135 gross acres and 29.425 acres net of R/W and all of Tract 3 containing 35.902 gross acres and 35.397 net of R/W, as shown on that plat entitled "Recombination and Subdivision for Joe Wayne Tippett & Garland Lyn Tant" dated June 15, 2022 by Williams-Pearce and Assoc., and recorded in Book of Maps 2023, page 159 Wake County Registry.



# Town of Zebulon

## Planning Department

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

## INSTRUCTION PACKET AND AFFIDAVIT FOR NEIGHBORHOOD MEETINGS

### GENERAL INFORMATION:

In accordance with Section 2.3.4 of the Unified Development Ordinance, the purpose of the neighborhood meeting is to inform landowners and occupants of nearby lands about a development application that is going to be reviewed under this Ordinance, and to provide the applicant an opportunity to hear comments and concerns about the development proposal prior to the public hearing process. The neighborhood meeting is proposed as a means of resolving potential conflicts and outstanding issues with nearby landowners, where possible, in a more informal context.

### WHEN IS A NEIGHBORHOOD MEETING REQUIRED?

- Conditional Rezoning
- Planned Developments
- Site Plans in the Downtown Core or Downtown Periphery Zoning Districts
- Special Use Permits; or
- Zoning Map Amendments that establish a more dense or intense zoning district.

### INSTRUCTIONS

Prior to submitting an application for the applications listed above the applicant must conduct at least one (1) Neighborhood Meeting. The applicant shall submit all forms included in this packet with the initial application submittal in accordance with Section 2.3.4 of the Town of Zebulon Unified Development Ordinance.

The Neighborhood Meeting must be held in accordance with the following rules:

- These groups and individuals must be invited to the meeting:
- The applicant is required to notify the Planning Department, all property owners within 750 feet of the subject property, and any neighborhood association that represents citizens in the area via first class mail a minimum of 10 days in advance of the neighborhood meeting, not including the day of mailing. The applicant shall use their own return address on the envelopes as the meeting is a private meeting between the applicant and the neighbors.

The applicant shall include with the meeting notice a vicinity map in addition to either the existing zoning map of the area or preliminary plans of the proposed development (see Handout requirements below).

- The meeting must be held within specific timeframes and meet certain requirements:
- The meeting must be held for a minimum of two (2) hours, Monday through Thursday, during the 5:00 p.m. - 9:00 p.m. time period. The meeting cannot be held on a Town recognized holiday (which coincide with the State of North Carolina recognized holidays).
- The meeting shall be held at a place that is generally accessible to neighbors that reside in close proximity to the land subject to the application.
- A sign-in sheet must be used in order to verify attendance. Ensure each attendee signs in. Please note if any person(s) refuses to sign in. Note if no one attended.



## INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

### HANDOUT REQUIREMENTS:

For any process requiring a legislative or quasi-judicial hearing, preliminary plans of the proposed development must be available at the meeting to help facilitate discussion. Neighbors may request emailed/mailed copies of the maps or plans from the applicant by checking the "send plans" box on the sign-in sheet; applicant shall provide reduced copies upon request.

Printed copies must equal the number of notices required to be sent.

Contact information for the applicant's representative must be provided on the attached "Project Contact Information" form.

"Common Construction Issues & Who to Call" sheet (attached) must be included as part of the handout.

A copy of the handout must be included as part of the Neighborhood Meeting report.

The agenda of the meeting shall include:

Explanation of all processes the meeting is being held for (rezoning, subdivision, etc.).

Explanation of future meetings (additional neighborhood meetings, Planning Board, Board of Commissioners, etc.).

Explanation of development proposal – uses and conditions for rezonings, layout for subdivision and site plans, and builder/end user if known/public knowledge.

Questions or concerns by attendees, and responses by the applicant, if any, must be noted. Provide blank comment sheets or notecards for neighbors to submit written comments. The applicant shall also include any questions and concerns received via written correspondence (such as email) or phone call along with responses provided by the applicant.

The applicant shall be responsible for notifying any neighbors who check the "Send Plans & Updates" box on the sign-in sheet of any additional neighborhood meetings and the actual submittal date to the Town with a link to the Town of Zebulon's Interactive Development Map.

For accountability purposes, please submit the following with your application:

- A copy of the letter mailed to neighbors and neighborhood organizations (use attached invitation template);
- A list of those persons and neighborhood organizations invited to the meeting;
- A copy of the sign-in sheet (use attached sign-in sheet template);
- A summary of the meeting and a list of any changes made to the project as a result of the neighborhood comments (use attached meeting summary template);
- The affidavit, signed, dated, and notarized (use attached affidavit template); and
- One reduced copy of the maps and/or plans presented to the neighbors at the Neighborhood Meeting.



### NOTICE OF NEIGHBORHOOD MEETING

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Dear Neighbor:

You are invited to a neighborhood meeting to review and discuss the development proposal at:

1800 Shepard School Rd  
(Address)

2706337118  
(Pin Numbers)

in accordance with the Town of Zebulon Neighborhood Meeting procedures. This meeting is intended to be a way for the applicant to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the Town. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is officially submitted. Once an application has been submitted to the Town, it may be tracked using the Interactive Development Map located on the Town of Zebulon website at <https://www.townofzebulon.org/services/planning>.

A Neighborhood Meeting is requested because this project will include:

- Conditional Rezoning
- Planned Unit Development
- Site Plan within the Downtown Core or Downtown Periphery Zoning Districts
- Zoning Map Amendment (results in more intensive uses or increased density)
- Special Use Permit (Quasi-Judicial Hearing)

\*Quasi-Judicial Hearing: The Board of Commissioners cannot discuss the project prior to the public hearing.

The following is a description of the proposed (also see attached map(s) and/or plan sheet(s)):

The applicant is seeking to rezone the parcel from Residential Suburban (R2) to a Planned Development District (PD). The proposed use is a Vacation RV Park and Campground. The proposed master plan will be discussed at the neighborhood meeting, and hard copies of the plan will be available for distribution.

Estimated Submittal Date: February 1, 2024

### MEETING INFORMATION:

Property Owner(s) Name(s) Joe Wayne Tippett, Garland Lyn Tant, and Matthew Darryl Tant

Applicant(s) Jennifer Ashton, Longleaf Law Partners

Contact Information (e-mail/phone) jashton@longleafp.com; 919-780-5433

Meeting Address: Zebulon Community Center - Classroom, 301 S. Arendell Avenue, Zebulon, NC 27597

Date of Meeting: January 23, 2024

Time of Meeting: 5:00 - 7:00 p.m.

\*\*Meetings shall occur between 5:00 p.m.-9:00 p.m. on a Monday through Thursday (excluding Town recognized holidays). If you have questions about the general process for this application, please contact the Planning Department at 919-823-1809. You may also find information about the Zebulon Planning Department and on-going planning efforts at <https://www.townofzebulon.org/services/planning>

VICINITY MAP



ZONING MAP





## INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

### PROJECT CONTACT INFORMATION

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

<b>Development Contacts:</b>		
Project Name: 1800 Shepard School Road Rezoning		Zoning: From Residential Suburban (R2) to Planned Development District (PD)
Location: 1800 Shepard School Road		
Property PIN(s): 2706337118		Acreage/Square Feet: 35.40 Acres
Property Owner: Joe Wayne Tippett, Garland Lyn Tant, and Matthew Darryl Tant		
Address: P.O. Box 204		
City: Zebulon	State: NC	Zip: 27597-0204
Phone: 919-404-1405		Email: dallas@dallaspearcerealty.com
Developer: Roger Honbarrier Investments, Inc.; Attn: Roger Honbarrier and Ryan Rimmele		
Address: 10240 Durant Road		
City: Raleigh	State: NC	Zip: 27614
Phone: 908-268-3043	Fax: N/A	Email: rbhinc@bellsouth.net; rrimmele@gmail.com
Engineer: Design Team Is: Environmental Design Group; Attn: Steven Kolaric and Stefanie Smith		
Address: 450 Grant Street		
City: Akron	State: OH	Zip: 44311
Phone: 330-375-1390	Fax: N/A	Email: skolaric@envdesigngroup.com; ssmith@envdesigngroup.com
Builder (if known): Same As Developer Above		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email:





## INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

### **PROVIDING INPUT TO THE PLANNING BOARD OR BOARD OF COMMISSIONERS:**

Each Board of Commissioners meeting agenda includes a Public Forum time when anyone is permitted to speak for three (3) minutes on any topic with the exception of items listed as Public Hearings for that meeting. The Board of Commissioners meets on the 1<sup>st</sup> Monday of each month at 7:00 p.m. and Joint Public Hearings are scheduled for the 2<sup>nd</sup> Monday of every Month. (except for holidays, see schedule of meetings at <https://www.townofzebulon.org/agendas-minutes>. You may also contact Board of Commissioners at <https://www.townofzebulon.org/government/board-commissioners>.

### **PRIVATE AGREEMENTS AND EASEMENT NEGOTIATION:**

The Town of Zebulon cannot enforce private agreements between developers and neighbors and is not a party to the easement and right-of-way negotiation that occurs between developers and neighboring property owners for easements or rights-of-way that are necessary to build the project.

It is recommended that all private agreements be made in writing and that if a property owner feels it necessary, they should obtain private legal counsel in order to protect their interests in both private agreements and during easement negotiations. The only conditions that the Town of Zebulon can enforce are those conditions that are made a part of the conditional zoning of the property by agreement of the developer and the Town.

As an example, if a developer offers to build a fence for a neighbor to mitigate some impact, the Town can only enforce the construction of the fence if the fence becomes a condition of the rezoning. This would occur by the developer offering the condition as part of their conditional zoning application package or at the Joint Public Hearing on the conditional zoning and the Town accepting it as a condition. Private agreements regarding a fence being constructed will not be enforced by the Town.

To request that any agreement with a developer is made a part of the conditional zoning at the time of approval, you may ask at the public hearing if the agreement is included in the conditions. If it is not, you may request that the Board of Commissioners not approve the rezoning without the agreement being included in the conditions (note that it is up to Board of Commissioners whether to approve or deny the rezoning but they cannot impose conditions that the applicant does not agree to add). The developer's proposed conditions can be viewed any time after a rezoning is submitted on the Town of Zebulon Interactive Development Map which can be found at: <https://www.townofzebulon.org/services/planning/whats-coming-zebulon>.

### **DOCUMENTATION:**

Neighbors to a requested new development and/or rezoning are strongly encouraged to fully document (such as through dated photographs) the condition of their property before any work is initiated for the new development. Stormwater controls installed on developed property are not designed to and will likely not remove 100% of the soil particles transported by stormwater runoff. As a result, creeks and ponds could become cloudy for a period of time after rain events.



# INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

## NEIGHBORHOOD MEETING SIGN-IN SHEET:

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Project Name: 1800 Shepard School Road Rezoning  
 Meeting Address: Zebulon Community Center - 301 S. Arendell Avenue  
 Date of Meeting: January 23, 2024 Time of Meeting: 5-7 pm  
 Property Owner(s) Names: Isa Wrayne Tippett, Garland Lynn Tant, and Matthew Darryl Tant  
 Applicants: Roger Honbaricv and Ryan Rimmale / Agent: Jennifer Ashton, Longleaf Law Partners

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number and email address. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

6

	Name/ Organization	Address	Phone#	E-mail
1	Huxey & Jackie Chamber	1833 Shep Sch Rd	919-481-962	chambree@bellsouth.net
2	Seena Miles / Neighbor's	470 Tippett Rd	907-337-3915	tereann@yahoo.com
3	Will Massey	901 Shepard School	919-426-7571	Wamassey32@gmail.com
4	Jennifer Ashton	4509 Creedmore Rd	919-780-5453	jashton@longleaflp.com
5	Roger Honbaricv	10240 Duvent Rd, Raleigh	908-268-3048	rhhirc@bellsouth.net
6	Ryan Rimmale	10240 Duvent Rd, Raleigh	408-268-3043	rrimmale@gmail.com
7	Dallas Pearce	214 S. Arendell Ave	919-404-1405	dallas@dallaspearcer Realty.com
8	Garland Tant		919-404-1405	dallas@dallaspearcer Realty.com
9	Kaline Shelton	4509 Creedmore Rd	919-645-4300	kshelton@longleaflp.com
10	Commissioner Quentin Miles		984-245-3584	qmiles@townofzebulon.org
11				
12				
13				
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25				

Attach Additional Sheets If Necessary.



SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Project Name: 1800 Shephard School Road Rezoning

Meeting Address: Zebulon Community Center - 301 S. Arendall Avenue

Date of Meeting: January 23, 2024 Time of Meeting: 5pm-7pm

Property Owner(s) Names: Joe Wayne Tippett, Garland Lyn Tant, and Matthew Darry Tant

Applicants: Roger Honbarrier and Ryan Rimmele/Agent: Jennifer Ashton, Longleaf Law Partners

Please summarize the questions/comments and your response from the Neighborhood Meeting in the spaces below (attach additional sheets, if necessary). Please state if/how the project has been modified in response to any concerns. The response should not be "Noted" or "No Response". There has to be documentation of what consideration the neighbor's concern was given and justification for why no change was deemed warranted.

Question/ Concern #1 Where are the proposed entrances and exits to the property?

Applicant Response: Jennifer Ashton displayed on the draft site plan the proposed entrances to the site. She also explained Zebulon's future development plan to widen the roadway near the property.

Question/ Concern #2 What does the potential traffic look like?

Applicant Response: Jennifer Ashton shared the estimated additional daily trips when the site is at full capacity. She also explained what the traffic impact could be if a subdivision was to be developed by right and the difference in those two numbers.

Question/ Concern #3 What is a yurt?

Applicant Response: Roger Honbarrier explained what a yurt looks like and its function. He also supplied pictures for the residents to view.

Question/ Concern #4 Where will the clubhouse be located on the site?

Applicant Response: Jennifer Ashton showed the attendees where the proposed location is on the draft site plan.



## INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

### SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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Project Name: 1800 Shephard School Road Rezoning

Meeting Address: Zebulon Community Center - 301 S. Arendall Avenue

Date of Meeting: January 23, 2024

Time of Meeting: 5pm-7pm

Property Owner(s) Names: Joe Wayne Tippett, Garland Lyn Tant, and Matthew Darry Tant

Applicants: Roger Honbarrier and Ryan Rimmele/Agent: Jennifer Ashton, Longleaf Law Partners

Please summarize the questions/comments and your response from the Neighborhood Meeting in the spaces below (attach additional sheets, if necessary). Please state if/how the project has been modified in response to any concerns. The response should not be "Noted" or "No Response". There has to be documentation of what consideration the neighbor's concern was given and justification for why no change was deemed warranted.

Question/ Concern #1 What kind of amenities will be on the site for those staying on property?

Applicant Response: Jennifer Ashton and Roger Honbarrier explained all of the lodging and camping options. These included glamping, RV spot hookups, yurts and primitive camping. They also displayed the locations of each on the draft site plan.

Question/ Concern #2 Will there be memberships for those not staying on site?

Applicant Response: Jennifer Ashton explained that at this time they are not expecting to offer memberships for use of the facilities.

Question/ Concern #3 Is this neighborhood meeting a mandated meeting?

Applicant Response: Jennifer Ashton explained that the neighborhood meeting is a Town of Zebulon requirement in the rezoning process. She proceeded to walk residents through the rezoning process and what meetings are next.

Question/ Concern #4 Will there be someone of the property full time?

Applicant Response: Jennifer Ashton explained that there will be a caretakers quarters on site that will house staff that will be on site 24/7. This person will maintain and monitor the property.



# INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

## SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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Project Name: 1800 Shephard School Road Rezoning

Meeting Address: Zebulon Community Center - 301 S. Arendall Avenue

Date of Meeting: January 23, 2024 Time of Meeting: 5pm-7pm

Property Owner(s) Names: Joe Wayne Tippett, Garland Lyn Tant, and Matthew Darry Tant

Applicants: Roger Honbarrier and Ryan Rimmele/Agent: Jennifer Ashton, Longleaf Law Partners

Please summarize the questions/comments and your response from the Neighborhood Meeting in the spaces below (attach additional sheets, if necessary). Please state if/how the project has been modified in response to any concerns. The response should not be "Noted" or "No Response". There has to be documentation of what consideration the neighbor's concern was given and justification for why no change was deemed warranted.

Question/ Concern #1 What is provided while glamping?

Applicant Response: Roger Honbarrier explained that they expect to include a platform and canvas tent. He also provided information on what the other camping options included.

Question/ Concern #2 Where is the project in proximity to the middle school?

Applicant Response: Jennifer Ashton showed the resident on the map where the school is located and where the project is located.

Question/ Concern #3 Are there any restrictions on what kind of RVs are allowed on the site?

Applicant Response: Ryan Rimmele explained the UDO length of time that an RV can be accommodated in the RV spots. He listed RV and camping amenities that they currently expect to see on the site.

Question/ Concern #4 \_\_\_\_\_

Applicant Response: \_\_\_\_\_



INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

AFFIDAVIT OF CONDUCTING A NEIGHBORHOOD MEETING, SIGN-IN SHEET AND ISSUES/RESPONSES SUBMITTAL

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

I, Jennifer Ashton, do hereby declare as follows:
Print Name

- 1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Master Subdivision Plan, or Special Use Permit.
2. The meeting invitations were mailed to the Zebulon Planning Department, all property owners within 750 feet of the subject property and any neighborhood association that represents citizens in the area via first class mail a minimum of 10 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at Zebulon Community Center / 301 S. Arendell Avenue (location/address) on January 23, 2024 (date) from 5pm (start time) to 7pm (end time).
4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

1/24/24 Date By: Jennifer Ashton

STATE OF North Carolina
COUNTY OF Wake

Sworn and subscribed before me, Kaline B. Shelton, a Notary Public for the above State and County, on this the 24 day of January, 2024.

SEAL



Notary Public Kaline B. Shelton

Print Name Kaline B. Shelton

My Commission Expires:

1/26/2025

# 1800 Shepard School Road

Neighborhood Meeting

January 23, 2024

## Overview

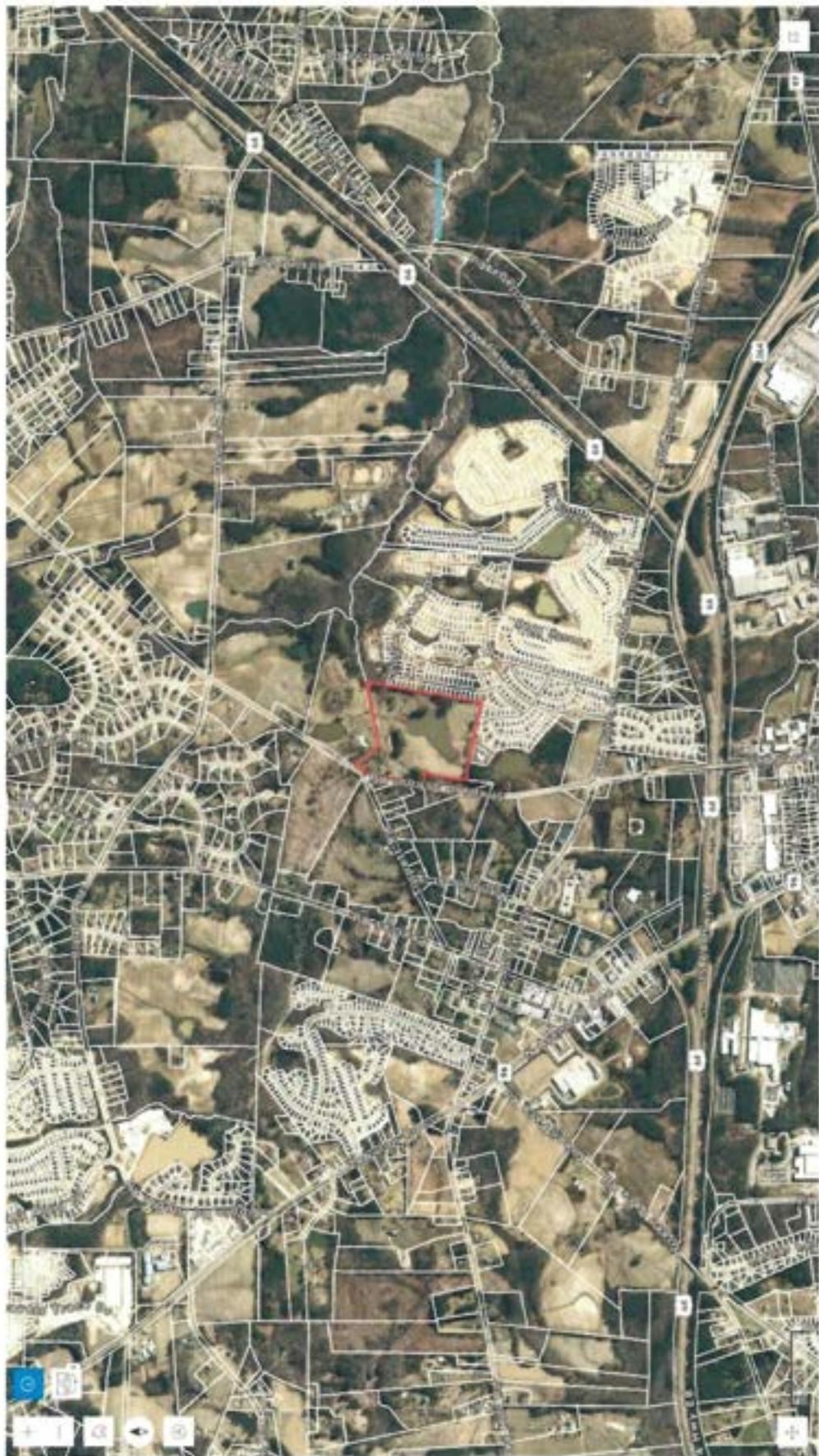
- Property is 35.40 acres
- Current Uses: Residential
- Frontage along Shepard School Road
- Current Zoning: Residential Suburban (R2)
- Future Land Use: Suburban Residential (SR)
- Proposed Zoning: Planned Development District with Master Plan and Conditions
- Proposed Use: Vacation Recreational Vehicle Park and Campground as Shown on Master Plan



## Estimated Timeline for Rezoning Process

- 1/17/24 – Pre-Application Conference Held with Town Staff
- 1/23/24 – Neighborhood Meeting Held
- 4/1/24 – Submittal Deadline for Rezoning Application, Master Plan and TIA
- 5/8/24 – TRC Comments (May Require Resubmittal)
- 7/15/24 – Final Plan Set Due for Staff Review (Staff will decide whether application is ready to move forward to public hearing phase)
- 8/12/24 – Joint Public Hearing with Planning Board and Board of Commissioners (6 PM)
- 8/19/24 - Planning Board Review and Recommendation (6 PM)
- 9/9/24 – Board of Commissioners Review and Final Decision (6 PM)
- 7-8 Months Total

# Existing Conditions



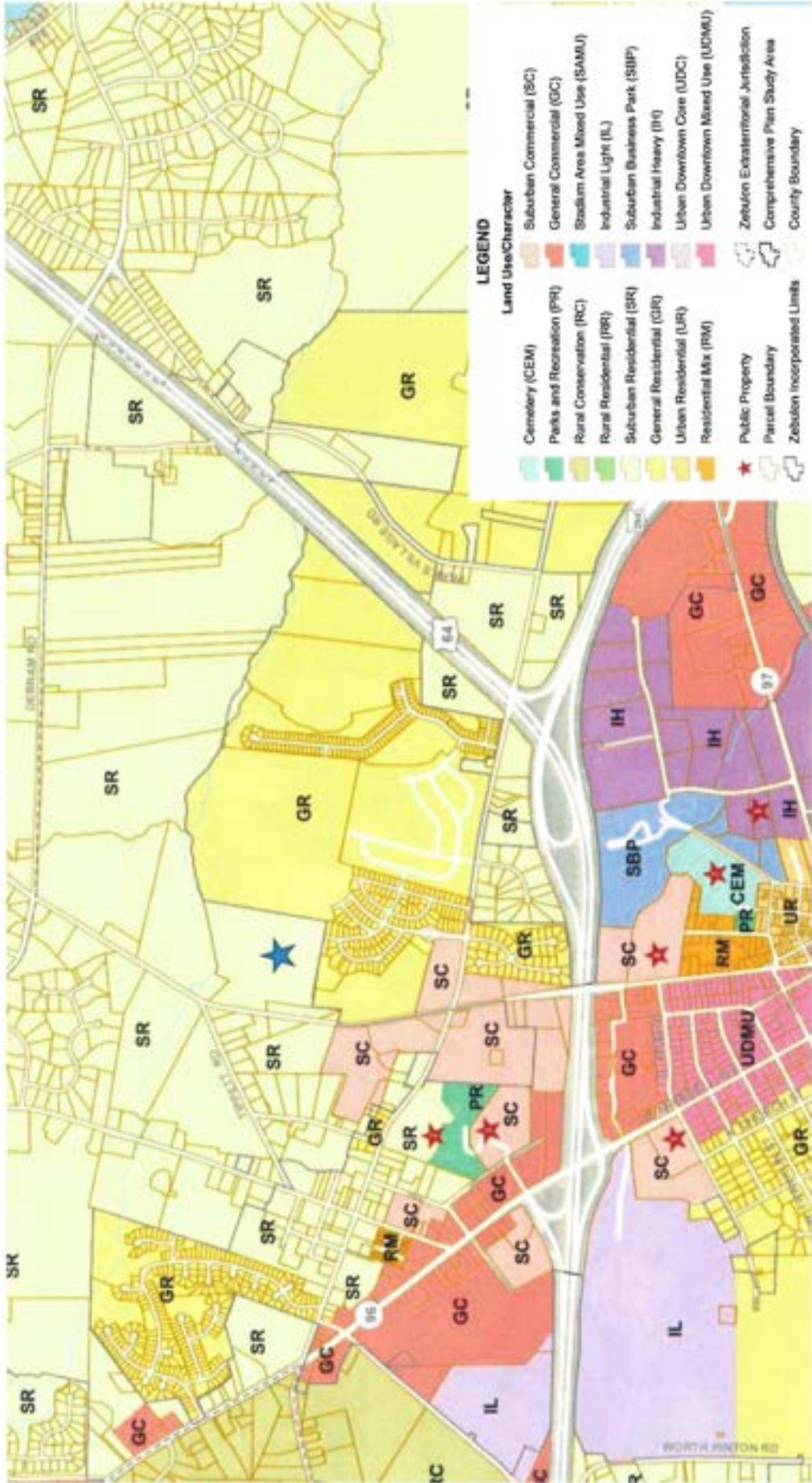
# Existing Conditions



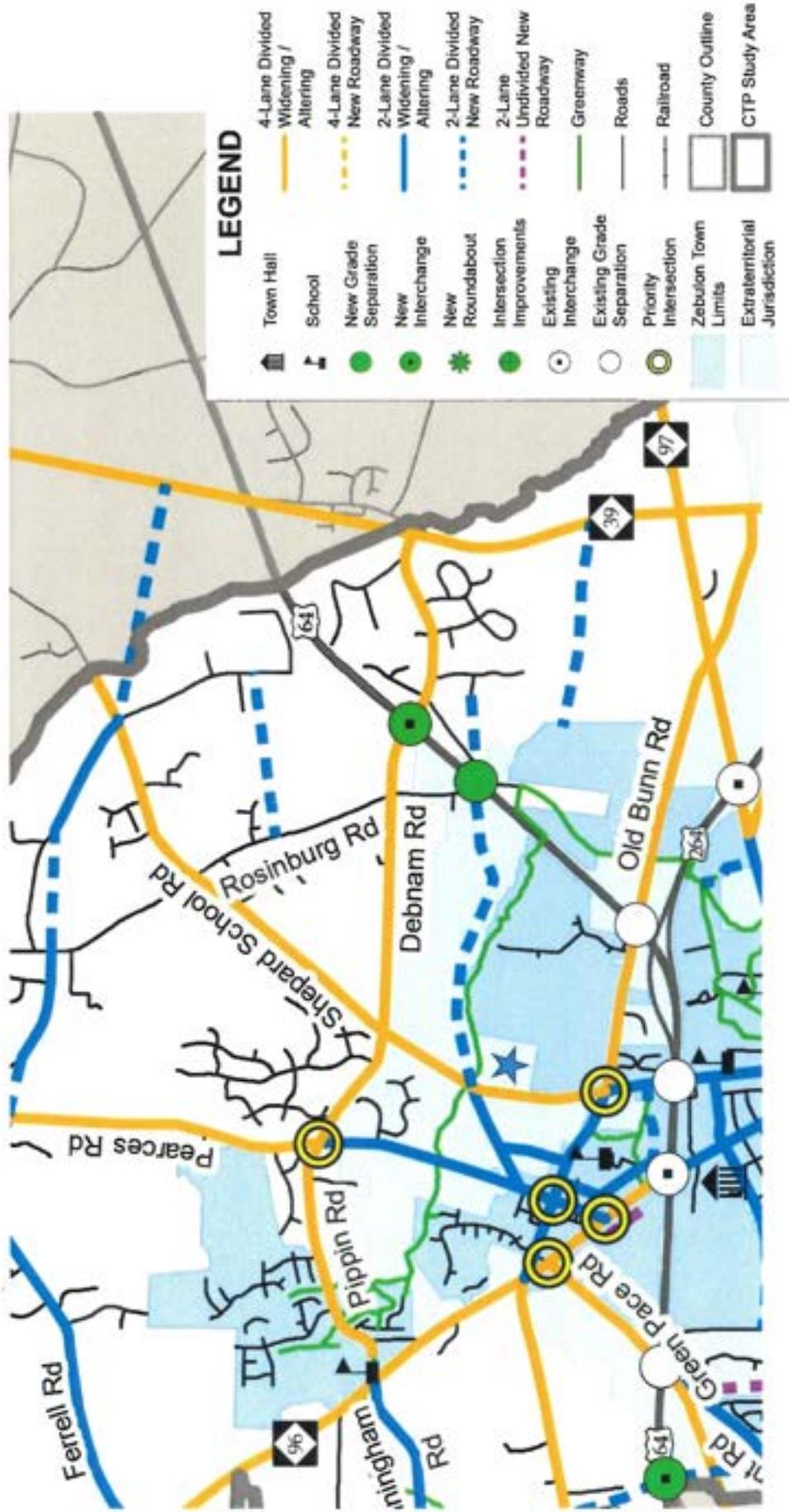
# Current Zoning



# Future Land Use Map



# Comprehensive Transportation Plan











ZEBULON CAMPGROUND | SITE PLAN

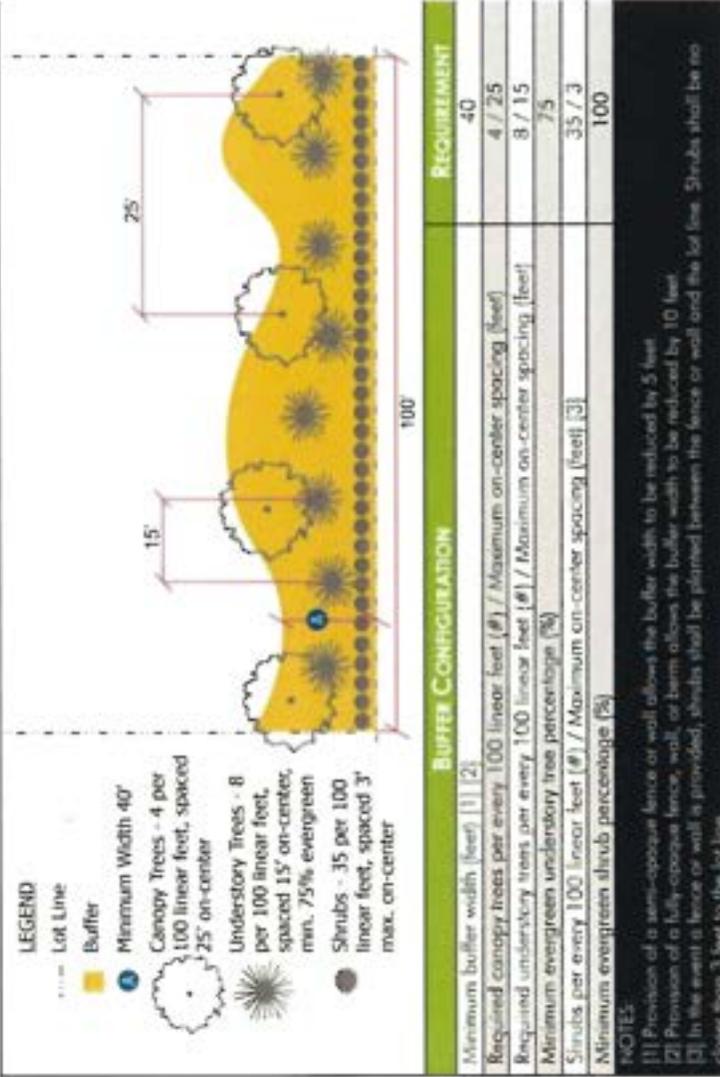




**TABLE <>: PERIMETER BUFFER CONFIGURATION**

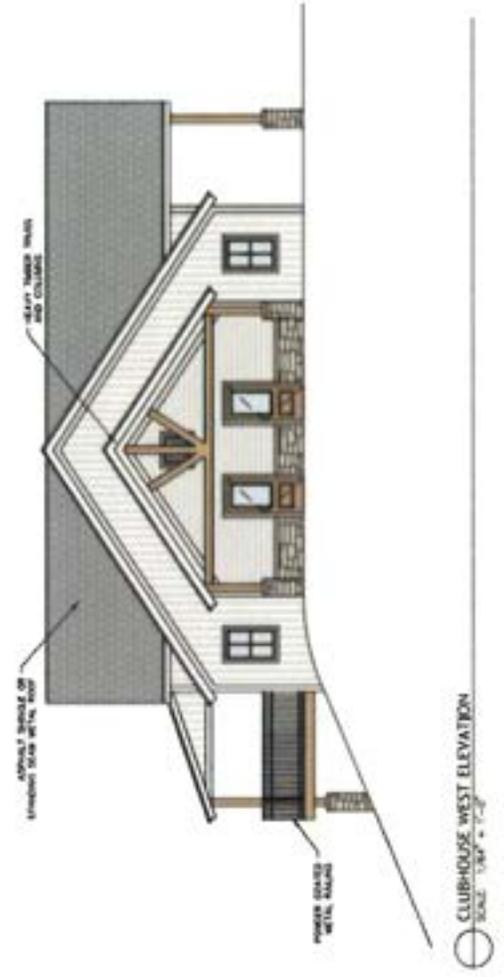
**TYPE D  
OPAQUE**

**Objective:** The Type D Opaque perimeter buffer functions as a fully opaque screen from the ground to a height of eight feet. This type of buffer provides a strong sense of visual and acoustic separation between uses. The image below shows an approximation of this buffer type at maturity.





CLUBHOUSE SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



CLUBHOUSE WEST ELEVATION  
SCALE: 1/8" = 1'-0"

## Overview

- Property is 35.40 acres
- Current Uses: Residential
- Frontage along Shepard School Road
- Current Zoning: Residential Suburban (R2)
- Future Land Use: Suburban Residential (SR)
- Proposed Zoning: Planned Development District with Master Plan and Conditions
- Proposed Use: Vacation Recreational Vehicle Park and Campground as Shown on Master Plan

Certified List of Property Owners

1800 Shepard School Road Planned Development District (PD) Rezoning

I, the undersigned, do hereby certify and confirm that the attached list of Property Owners and Homeowners Associations accurately describes the properties and Homeowners Associations located within 750 feet of the outer boundary of the subject property at 1800 Shepard School Road.

*Jennifer G. Ashton*

Jennifer G. Ashton

3/26/24

Date

STATE OF North Carolina  
COUNTY OF Wake

I certify that the following person personally appeared before me this day and acknowledged to me that they voluntarily signed the foregoing document for the purpose stated therein.

Date: March 26, 2024

My Commission Expires:

June 30, 2027

*Rachel S. Goldberg*  
Notary Public  
Print Name: Rachel S. Goldberg

[Affix Notary Stamp or Seal]



**CERTIFIED LIST OF PROPERTY OWNERS WITHIN 750 FEET OF SUBJECT PROPERTY**

PIN	Property Address	Owner	Mailing Address 1	Mailing Address 2
1	2706235429 428 TIPPETT RD	ALSTON, LARRY DARNELL ALSTON, 428 TIPPETT RD		ZEBULON NC 27597-7897
2	2706237563 504 TIPPETT RD	WHITE, JERRY W WHITE, SUSAN R 504 TIPPETT RD		ZEBULON NC 27597-7899
3	2706344813 1833 SHEPARD SCHOOL RD	C-HAMBLEE, JAKXIE CHAMBLEE, H 1833 SHEPARD SCHOOL RD		ZEBULON NC 27597-7920
4	2706413802 209 QUINCY MEADOW AVE	SFR JV-HD TL BORROWER A LLC TRICON AMERICAN HOMES LLC		15771 RED HILL AVE STE 100
5	2706217463 901 PROCTOR ST	SHEPARD SCHOOL LLC 2700 GRESHAM LAKE RD		RALEIGH NC 27615-4215
6	2706138980 501 TIPPETT RD	TIPPETT, REX B TRUSTEE DOROTHY 6920 CORBIN RD		WENDELL NC 27591-8360
7	2706228986 1617 SHEPARD SCHOOL RD	PACE, JOSHUA 2014 TENNESSE RD		DURHAM NC 27704
8	2706239596 506 TIPPETT RD	VELAZQUEZ, PEDRO 506 TIPPETT RD		ZEBULON NC 27597-7899
9	2706456184 0 SHEPARD SCHOOL RD	HOCUTT, JAMES P TRUSTEE HOCU 2337 NC HIGHWAY 39		ZEBULON NC 27597-6803
10	2706223044 0 SHEPARD SCHOOL RD	DUNN, WILLIE MCKINLEY 9736 METROPOLITAN DR		ZEBULON NC 27597-7629
11	2706414757 212 QUINCY MEADOW AVE	BTR SCATTERED SITE OWNER 2 LLL 5001 PLAZA ON THE LK STE 200		AUSTIN TX 78746-1053
12	2706520715 925 RIIFT VALLEY DR	STARLIGHT HOMES NORTH CAROL LISA SIMS		4025 LAKE BOONE TRL STE 200
13	2706520608 921 RIIFT VALLEY DR	STARLIGHT HOMES NORTH CAROL LISA SIMS		4025 LAKE BOONE TRL STE 200
14	2706520602 917 RIIFT VALLEY DR	STARLIGHT HOMES NORTH CAROL LISA SIMS		4025 LAKE BOONE TRL STE 200
15	2706520505 913 RIIFT VALLEY DR	STARLIGHT HOMES NORTH CAROL LISA SIMS		4025 LAKE BOONE TRL STE 200
16	2706429498 909 RIIFT VALLEY DR	STARLIGHT HOMES NORTH CAROL LISA SIMS		4025 LAKE BOONE TRL STE 200
17	2706415735 713 KENYON SPRING DR	COOPER, HERMAN LAMONT COOF 713 KENYON SPRING DR		ZEBULON NC 27597-9430
18	2706337118 1800 SHEPARD SCHOOL RD	TIPPETT, JOE WAYNE TANT, GARLA PO BOX 204		ZEBULON NC 27597-0204
19	2706247517 1805 SHEPARD SCHOOL RD	TIPPETT, JOE WAYNE TANT, GARLA PO BOX 204		ZEBULON NC 27597-0204
20	2706442211 0 SHEPARD SCHOOL RD	TIPPETT, JOE WAYNE TANT, GARLA PO BOX 204		ZEBULON NC 27597-0204
21	2706330742 0 SHEPARD SCHOOL RD	TIPPETT, JOE WAYNE TANT, GARLA PO BOX 204		ZEBULON NC 27597-0204
22	2706417955 728 KENYON SPRING DR	MHL NORTH CAROLINA LLC 6836 CARNEGIE BLVD STE 430		CHARLOTTE NC 28211-2668
23	2706412731 201 QUINCY MEADOW AVE	MHL NORTH CAROLINA LLC 6836 CARNEGIE BLVD STE 430		CHARLOTTE NC 28211-2668
24	2706421291 721 BRADBERRY BUSH LN	JONES, TRAVIS JAMAR 721 BRADBERRY BUSH LN		ZEBULON NC 27597-9432
25	2706412927 712 BRADBERRY BUSH LN	FIREBIRD SFE I LLC 5001 PLAZA ON THE LK STE 200		AUSTIN TX 78746-1053
26	2706421165 717 BRADBERRY BUSH LN	BACHER, ALEXIS MARIE BACHER, F 717 BRADBERRY BUSH LN		ZEBULON NC 27597-9432
27	2706417813 720 KENYON SPRING DR	MHL NORTH CAROLINA LLC 6836 CARNEGIE BLVD STE 430		CHARLOTTE NC 28211-2668
28	2706414609 204 QUINCY MEADOW AVE	WILLIAMS, LEONARD JR 204 QUINCY MEADOW AVE		ZEBULON NC 27597-9428
29	2706412766 205 QUINCY MEADOW AVE	ARGUETA, JOSUE L ARGUETA, DAN 205 QUINCY MEADOW AVE		ZEBULON NC 27597-9428
30				

31	2706420028	1009 LOGAN CANYON LN	BRADY, TIFFANY	1009 LOGAN CANYON LN	ZEBULON NC 27597-9425
32	2706319735	1028 LOGAN CANYON LN	PHILLIPS, BERENGERE N GALLION	1028 LOGAN CANYON LN	ZEBULON NC 27597-9425
33	2706318705	149 OGDEN POND PL	MOTON, EDDIE FITZGERALD JR	MO 149 OGDEN POND PL	ZEBULON NC 27597-9423
34	2706317879	133 OGDEN POND PL	CANNON, MARY OLUWAKEMI CAN	133 OGDEN POND PL	ZEBULON NC 27597-9423
35	2706315798	140 OGDEN POND PL	ANCHURI, SREEDHAR PATHA, SWA	140 OGDEN POND PL	ZEBULON NC 27597-9423
36	2706328165	1004 LOGAN CANYON LN	AMNL ASSET COMPANY 1 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
37	2706420135	1005 LOGAN CANYON LN	AMNL ASSET COMPANY 1 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
38	2706328071	1012 LOGAN CANYON LN	AMNL ASSET COMPANY 1 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
39	2706319801	1024 LOGAN CANYON LN	AMNL ASSET COMPANY 1 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
40	2706319780	1032 LOGAN CANYON LN	AMNL ASSET COMPANY 1 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
41	2706410645	1036 LOGAN CANYON LN	AMNL ASSET COMPANY 1 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
42	2706327079	117 OGDEN POND PL	AMNL ASSET COMPANY 1 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
43	2706327061	125 OGDEN POND PL	AMNL ASSET COMPANY 1 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
44	2706317965	129 OGDEN POND PL	AMNL ASSET COMPANY 1 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
45	2706318659	153 OGDEN POND PL	AMNL ASSET COMPANY 1 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
46	2706413992	217 QUINCY MEADOW AVE	AMNL ASSET COMPANY 1 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
47	2706414946	221 QUINCY MEADOW AVE	AMNL ASSET COMPANY 1 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
48	2706425001	225 QUINCY MEADOW AVE	AMNL ASSET COMPANY 1 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
49	2706420376	945 LOGAN CANYON LN	AMNL ASSET COMPANY 1 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
50	2706420258	949 LOGAN CANYON LN	AMNL ASSET COMPANY 1 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
51	2706325316	114 OGDEN POND PL	SHEPARD'S PARK OWNERS ASSOCI	4025 LAKE BOONE TRL STE 200	AUSTIN TX 78746-1053
52	2706318974	1016 LOGAN CANYON LN	MATHI, VENKATA SEETARAMAIAH	F 22803 MILLTOWN FARM CT	RALEIGH NC 27607-3087
53	2706327381	104 OGDEN POND PL	ASHE, RICHARD WAYNE ASHE, SH	104 OGDEN POND PL	ASHBURN VA 20148-6759
54	2706411846	704 BRADBERRY BUSH LN	CPI/AMHERST SFR PROGRAM OWA	5001 PLAZA ON THE LK STE 200	ZEBULON NC 27597-9423
55	2706317872	141 OGDEN POND PL	WILSON, LATISA	141 OGDEN POND PL	AUSTIN TX 78746-1053
56	2706423016	720 BRADBERRY BUSH LN	JACKSON, SHARIMA S	720 BRADBERRY BUSH LN	ZEBULON NC 27597-9432
57	2706421017	709 BRADBERRY BUSH LN	D'ALMEIDA, AFI AYELE	709 BRADBERRY BUSH LN	ZEBULON NC 27597-9432
58	2706425094	229 QUINCY MEADOW AVE	RODRIGUEZ, MARIBEL FERNANDEZ	229 QUINCY MEADOW AVE	ZEBULON NC 27597-9428
59	2706420231	1001 LOGAN CANYON LN	VILCHIS, JUAN A ESQUI MATA, DAI	1001 LOGAN CANYON LN	ZEBULON NC 27597-9425
60	2706415878	721 KENYON SPRING DR	MATHIS, SPARKLES T	721 KENYON SPRING DR	ZEBULON NC 27597-9430



61	2706415851	717 KENYON SPRING DR	WILLIAMS, ADRIANNE MARSENA	717 KENYON SPRING DR	ZEBULON NC 27597-9430
62	2706313724	0 SHEPARD SCHOOL RD	STARLIGHT HOMES NORTH CAROL	4025 LAKE BOONE TRL STE 200	RALEIGH NC 27607-3087
63	2706411971	708 BRADBERRY BUSH LN	DIOURY, MOHAMED EL HABIB	708 BRADBERRY BUSH LN	ZEBULON NC 27597-9432
64	2706411709	700 BRADBERRY BUSH LN	CPI/AMHERST SFR PROGRAM OWN	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
65	2706423161	724 BRADBERRY BUSH LN	CPI/AMHERST SFR PROGRAM OWN	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
66	2706422264	725 BRADBERRY BUSH LN	CPI/AMHERST SFR PROGRAM OWN	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
67	2706423068	0 BRISK DR	AUTUMN LAKES OWNERS ASSOCI	1450 LAKE ROBBINS DR STE 430	THE WOODLANDS TX 77380-3294
68	2706420031	1013 LOGAN CANYON LN	BOURGEOIS, JOHN S BOURGEOIS,	1013 LOGAN CANYON LN	ZEBULON NC 27597-9425
69	2706318888	1020 LOGAN CANYON LN	STANLEY, TOMI,KA GREEN, JAQU	1020 LOGAN CANYON LN	ZEBULON NC 27597-9425
70	2706427072	732 KENYON SPRING DR	EARLY, JAMIE	732 KENYON SPRING DR	ZEBULON NC 27597-9430
71	2706325196	120 OGDEN POND PL	NGANDU, MARGARET MUTURI	120 OGDEN POND PL	ZEBULON NC 27597-9423
72	2706316908	128 OGDEN POND PL	FARMER, DOUGLAS J TRUSTEE	THE 564 HADDON RD	OAKLAND CA 94606-1064
73	2706326287	108 OGDEN POND PL	BURMAN, MANISHA HITESH BURM,	108 OGDEN POND PL	ZEBULON NC 27597-9423
74	2706316804	136 OGDEN POND PL	PROGRESS RESIDENTIAL BORROW	PO BOX 4090	SCOTTSDALE AZ 85261-4090
75	2706233398	420 TIPPETT RD	LEWIS, JANET	5915 DONCASTER DR	ANCHORAGE AK 99504-3232
76	2706422314	713 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
77	2706422422	717 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
78	2706422439	721 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
79	2706422546	725 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
80	2706422652	729 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
81	2706422775	737 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
82	2706422681	741 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
83	2706423008	745 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
84	2706423914	749 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
85	2706433020	753 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
86	2706433037	757 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
87	2706433267	769 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
88	2706433384	773 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
89	2706433490	777 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
90	2706434407	781 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903

91	2706434513	785 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	9655 S PRIEST DR	TEMPE AZ 85284-1903
92	2706435447	260 LOGAN CREEK DR	CW-SHEPARDS PARK LLC	9655 S PRIEST DR	TEMPE AZ 85284-1903
93	2706436406	264 LOGAN CREEK DR	CW-SHEPARDS PARK LLC	9655 S PRIEST DR	TEMPE AZ 85284-1903
94	2706436475	268 LOGAN CREEK DR	CW-SHEPARDS PARK LLC	9655 S PRIEST DR	TEMPE AZ 85284-1903
95	2706437495	873 KENYON SPRING DR	CW-SHEPARDS PARK LLC	9655 S PRIEST DR	TEMPE AZ 85284-1903
96	2706437330	861 KENYON SPRING DR	CW-SHEPARDS PARK LLC	9655 S PRIEST DR	TEMPE AZ 85284-1903
97	2706436333	209 SWIFT PARK DR	CW-SHEPARDS PARK LLC	9655 S PRIEST DR	TEMPE AZ 85284-1903
98	2706435385	205 SWIFT PARK DR	CW-SHEPARDS PARK LLC	9655 S PRIEST DR	TEMPE AZ 85284-1903
99	2706435325	201 SWIFT PARK DR	CW-SHEPARDS PARK LLC	9655 S PRIEST DR	TEMPE AZ 85284-1903
100	2706435103	200 SWIFT PARK DR	CW-SHEPARDS PARK LLC	9655 S PRIEST DR	TEMPE AZ 85284-1903
101	2706435178	204 SWIFT PARK DR	CW-SHEPARDS PARK LLC	9655 S PRIEST DR	TEMPE AZ 85284-1903
102	2706436156	206 SWIFT PARK DR	CW-SHEPARDS PARK LLC	9655 S PRIEST DR	TEMPE AZ 85284-1903
103	2706435103	760 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	9655 S PRIEST DR	TEMPE AZ 85284-1903
104	2706424977	752 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	9655 S PRIEST DR	TEMPE AZ 85284-1903
105	2706424961	748 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	9655 S PRIEST DR	TEMPE AZ 85284-1903
106	2706424854	744 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	9655 S PRIEST DR	TEMPE AZ 85284-1903
107	2706424748	740 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	9655 S PRIEST DR	TEMPE AZ 85284-1903
108	2706424731	736 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	9655 S PRIEST DR	TEMPE AZ 85284-1903
109	2706424625	732 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	9655 S PRIEST DR	TEMPE AZ 85284-1903
110	2706424519	728 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	9655 S PRIEST DR	TEMPE AZ 85284-1903
111	2706424502	724 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	9655 S PRIEST DR	TEMPE AZ 85284-1903
112	2706423483	720 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	9655 S PRIEST DR	TEMPE AZ 85284-1903
113	2706424216	708 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	9655 S PRIEST DR	TEMPE AZ 85284-1903
114	2706424252	704 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	9655 S PRIEST DR	TEMPE AZ 85284-1903
115	2706424187	700 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	9655 S PRIEST DR	TEMPE AZ 85284-1903
116	2706425246	801 KENYON SPRING DR	CW-SHEPARDS PARK LLC	9655 S PRIEST DR	TEMPE AZ 85284-1903
117	2706425313	805 KENYON SPRING DR	CW-SHEPARDS PARK LLC	9655 S PRIEST DR	TEMPE AZ 85284-1903
118	2706425407	813 KENYON SPRING DR	CW-SHEPARDS PARK LLC	9655 S PRIEST DR	TEMPE AZ 85284-1903
119	2706425527	817 KENYON SPRING DR	CW-SHEPARDS PARK LLC	9655 S PRIEST DR	TEMPE AZ 85284-1903
120	2706425633	821 KENYON SPRING DR	CW-SHEPARDS PARK LLC	9655 S PRIEST DR	TEMPE AZ 85284-1903

121	2706425756	829 KENYON SPRING DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
122	2706425662	833 KENYON SPRING DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
123	2706425879	837 KENYON SPRING DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
124	2706425985	841 KENYON SPRING DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
125	2706435001	845 KENYON SPRING DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
126	2706436018	849 KENYON SPRING DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
127	2706426463	808 KENYON SPRING DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
128	2706426374	804 KENYON SPRING DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
129	2706427371	801 BERKELEY GLEN RD	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
130	2706428345	805 BERKELEY GLEN RD	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
131	2706427589	308 ARCH CANYON CIR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
132	2706428645	312 ARCH CANYON CIR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
133	2706428762	316 ARCH CANYON CIR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
134	2706428779	320 ARCH CANYON CIR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
135	2706428885	324 ARCH CANYON CIR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
136	2706438080	332 ARCH CANYON CIR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
137	2706438057	336 ARCH CANYON CIR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
138	2706437192	340 ARCH CANYON CIR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
139	2706438148	856 KENYON SPRING DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
140	2706438284	860 KENYON SPRING DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
141	2706530473	320 LOGAN CREEK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
142	2706531349	324 LOGAN CREEK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
143	2706531097	945 RIFT VALLEY DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
144	2706530081	941 RIFT VALLEY DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
145	2706520848	933 RIFT VALLEY DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
146	2706531519	317 LOGAN CREEK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
147	2706439691	305 LOGAN CREEK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
148	2706438661	281 LOGAN CREEK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
149	2706439601	277 LOGAN CREEK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
150	2706437631	273 LOGAN CREEK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903

151	27065531789	255 LOGAN CREEK DR	CW-SHEPARDS PARK LLC	6655 S PRIEST DR	TEMPE AZ 85284-1903
152	27064139498	876 KENYON SPRING DR	CW-SHEPARDS PARK LLC	6655 S PRIEST DR	TEMPE AZ 85284-1903
153	2706427823	836 KENYON SPRING DR	CW-SHEPARDS PARK LLC	6655 S PRIEST DR	TEMPE AZ 85284-1903
154	2706424347	809 KENYON SPRING DR	CW-SHEPARDS PARK LLC	6655 S PRIEST DR	TEMPE AZ 85284-1903
155	2706429200	804 BERKELEY GLEN RD	CW-SHEPARDS PARK LLC	6655 S PRIEST DR	TEMPE AZ 85284-1903
156	2706433157	765 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	6655 S PRIEST DR	TEMPE AZ 85284-1903
157	2706238245	0 SHEPARD SCHOOL RD	TIPPETT, JOE WAYNE TANT, GARLA PO BOX 204		ZEBULON NC 27597-0204
158	2706413847	213 QUINCY MEADOW AVE	SFR JV-1 2021-1 BORROWER LLC	TRICON AMERICAN HOMES	1508 BROOKHOLLOW DR
159	2706417839	724 KENYON SPRING DR	CPIAMHERST SFR PROGRAM II	OW 5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
160	2706422062	716 BRADBERRY BUSH LN	CPIAMHERST SFR PROGRAM II	OW 5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
161	2706325087	124 OGDEN POND PL	WILLIAMS, SARAH ASHLEY WILLIAM	124 OGDEN POND PL	ZEBULON NC 27597-9423
162	2706417706	716 KENYON SPRING DR	CPIAMHERST SFR PROGRAM II	OW 5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
163	2706328440	944 LOGAN CANYON LN	OUTLAW, CHASKA BAILEY, NIGEL	944 LOGAN CANYON LN	ZEBULON NC 27597-9424
164	2706236542	500 TIPPETT RD	BECK, JOSEPH M BECK, INGAL	500 TIPPETT RD	ZEBULON NC 27597-7899
165	2706415629	709 KENYON SPRING DR	CPI AMHERST SFR PROGRAM RS	LL 5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
166	2706411579	137 QUINCY MEADOW AVE	CPIAMHERST SFR PROGRAM II	OW 5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
167	2706439631	301 LOGAN CREEK DR	CW-SHEPARDS PARK LLC	6655 S PRIEST DR	TEMPE AZ 85284-1903
168	2706319640	165 OGDEN POND PL	SFR JV-1 2021-1 BORROWER LLC	TRICON AMERICAN HOMES	1508 BROOKHOLLOW DR
169	2706318695	161 OGDEN POND PL	AMNL ASSET COMPANY I LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
170	2706429219	864 KENYON SPRING DR	CW-SHEPARDS PARK LLC	6655 S PRIEST DR	TEMPE AZ 85284-1903
171	2706427089	736 KENYON SPRING DR	CW-SHEPARDS PARK LLC	6655 S PRIEST DR	TEMPE AZ 85284-1903
172	2706434093	756 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	6655 S PRIEST DR	TEMPE AZ 85284-1903
173	2706413682	200 QUINCY MEADOW AVE	AMNL ASSET COMPANY I LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
174	2706425649	625 KENYON SPRING DR	CW-SHEPARDS PARK LLC	6655 S PRIEST DR	TEMPE AZ 85284-1903
175	2706410934	1017 LOGAN CANYON LN	FIREBIRD SFE I LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
176	2706225749	0 SHEPARD SCHOOL RD	HIGH, REGINALD L	2905 PRAIRIE VIEW PT	WENDELL NC 27591-9158
177	2706328077	1008 LOGAN CANYON LN	AMNL ASSET COMPANY I LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
178	2706429858	812 KENYON SPRING DR	CW-SHEPARDS PARK LLC	6655 S PRIEST DR	TEMPE AZ 85284-1903
179	2706439482	872 KENYON SPRING DR	CW-SHEPARDS PARK LLC	6655 S PRIEST DR	TEMPE AZ 85284-1903
180	2706422668	733 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	6655 S PRIEST DR	TEMPE AZ 85284-1903

181: 2706437367 865 KENYON SPRING DR 8655 S PRIEST DR TEMPE AZ 85284-1903  
 182: 2706315781 144 OGDEN POND PL 5001 PLAZA ON THE LK STE 200 AUSTIN TX 78746-1053  
 183: 2706428992 328 ARCH CANYON CIR 8655 S PRIEST DR TEMPE AZ 85284-1903  
 184: 2706439355 868 KENYON SPRING DR 8655 S PRIEST DR TEMPE AZ 85284-1903  
 185: 2706316901 132 OGDEN POND PL BROWN, CYNTHIA S VINSON, CARI 132 OGDEN POND PL ZEBULON NC 27597-9423  
 186: 2706520821 929 RIFT VALLEY DR STARLIGHT HOMES NORTH CAROL LISA SIMS 4025 LAKE BOONE TRL STE 200  
 187: 2706328371 100 OGDEN POND PL AMNL ASSET COMPANY 1 LLC 5001 PLAZA ON THE LK STE 200 AUSTIN TX 78746-1053  
 188:

189: HOA Contacts:

190: Development Name Contact Person Address  
 191: SHEPARDS PARK OWNERS ASSOCIATION INC 4025 LAKE BOONE TRL STE 200, RALEIGH NC 27607-3087  
 192: AUTUMN LAKES OWNERS ASSOCIATION INC 1450 LAKE ROBBINS DR STE 430, THE WOODLANDS TX 77380-3294





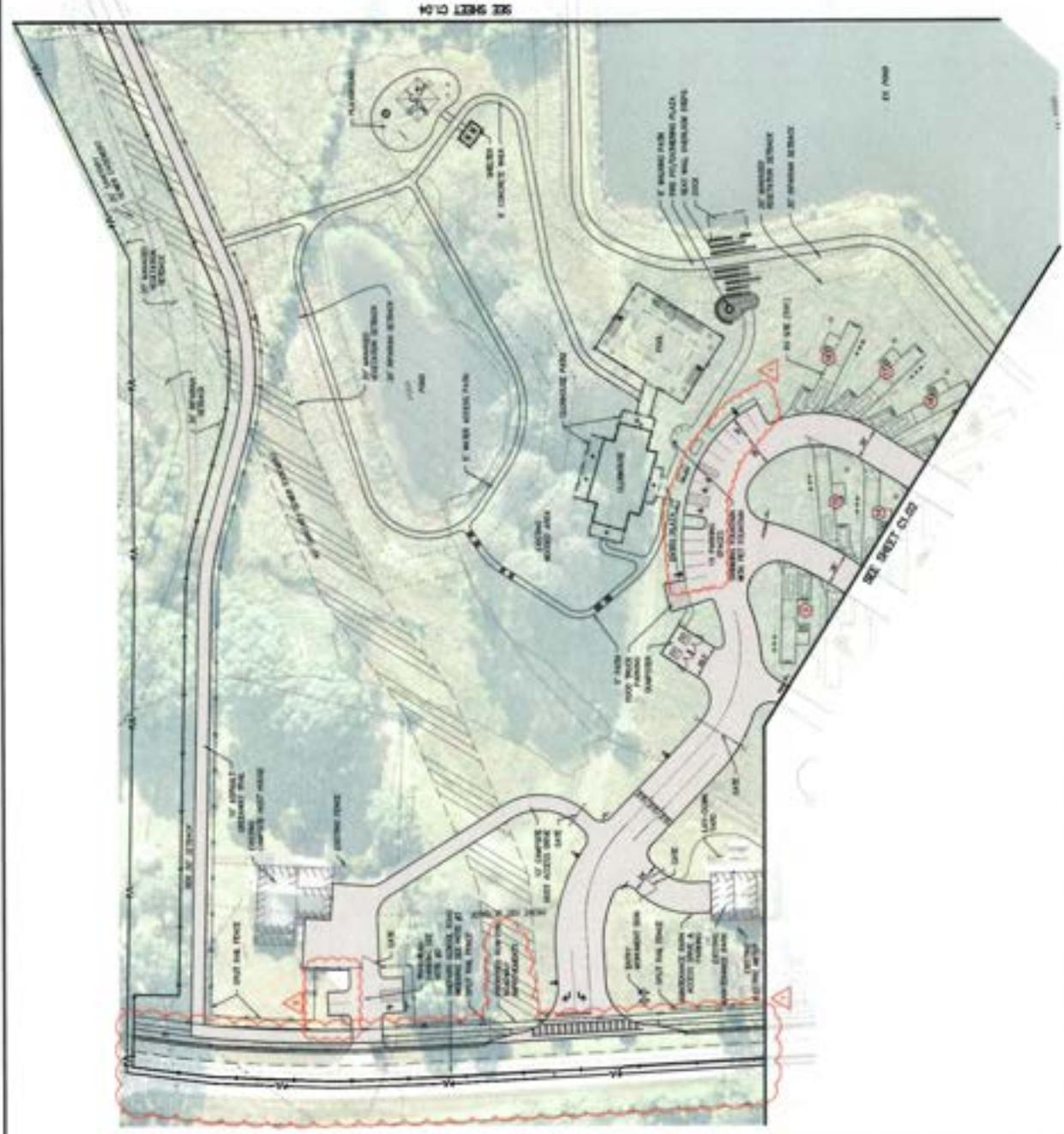






LAYOUT PLAN - ENLARGEMENT 1 NOTES

1. SEE SHEET C1.04 FOR OVERALL SITE LAYOUT PLAN NOTES
2. DIMENSIONS AND TOLERANCES TO BE UPHELD UNLESS OTHERWISE NOTED WITH THE COMMENTS OF THE ARCHITECT/ENGINEER AND NEAREST DIMENSION LINE
3. MATERIALS SHALL BE AS SHOWN IN THE NOTES UNLESS OTHERWISE NOTED WITH THE COMMENTS OF THE ARCHITECT/ENGINEER AND NEAREST DIMENSION LINE



SITE LAYOUT PLAN LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING PARKING
- PROPOSED PARKING
- EXISTING DRIVE
- PROPOSED DRIVE
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING SITE BOUNDARY
- PROPOSED SITE BOUNDARY
- EXISTING UTILITY
- PROPOSED UTILITY
- EXISTING TREE
- PROPOSED TREE
- EXISTING PLANT
- PROPOSED PLANT



Environmental  
Design Group  
10000 Wilshire Blvd  
Suite 1000  
Beverly Hills, CA 90212  
310.274.2222

ROGER HONBARRIER & RYAN RIMMEL  
30% CDS

NO.	DATE	DESCRIPTION
1	10/15/10	ISSUED FOR PERMIT
2	10/15/10	ISSUED FOR PERMIT
3	10/15/10	ISSUED FOR PERMIT
4	10/15/10	ISSUED FOR PERMIT
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82	10/15/10	ISSUED FOR PERMIT
83	10/15/10	ISSUED FOR PERMIT
84	10/15/10	ISSUED FOR PERMIT
85	10/15/10	ISSUED FOR PERMIT
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94	10/15/10	ISSUED FOR PERMIT
95	10/15/10	ISSUED FOR PERMIT
96	10/15/10	ISSUED FOR PERMIT
97	10/15/10	ISSUED FOR PERMIT
98	10/15/10	ISSUED FOR PERMIT
99	10/15/10	ISSUED FOR PERMIT
100	10/15/10	ISSUED FOR PERMIT

LAYOUT PLAN - ENLARGEMENT 1  
C1.01

LAYOUT PLAN - ENLARGEMENT 2 NOTES  
 1. SEE SHEET C1.01 FOR DETAILS AND LAYOUT PLAN NOTES



30% CDPS

ZEBULON CAMPGROUND  
 ROGER HONBARRIER & RYAN RIMMELE

DATE: \_\_\_\_\_  
 REVISION: \_\_\_\_\_

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	02/15/16
2	ISSUED FOR PERMITS	02/15/16
3	ISSUED FOR PERMITS	02/15/16
4	ISSUED FOR PERMITS	02/15/16
5	ISSUED FOR PERMITS	02/15/16
6	ISSUED FOR PERMITS	02/15/16
7	ISSUED FOR PERMITS	02/15/16
8	ISSUED FOR PERMITS	02/15/16
9	ISSUED FOR PERMITS	02/15/16
10	ISSUED FOR PERMITS	02/15/16

PROJECT NO.: 15-0000000  
 DRAWN BY: LARSEN  
 CHECKED BY: RHR  
 DATE PLOTTED: 02/15/16

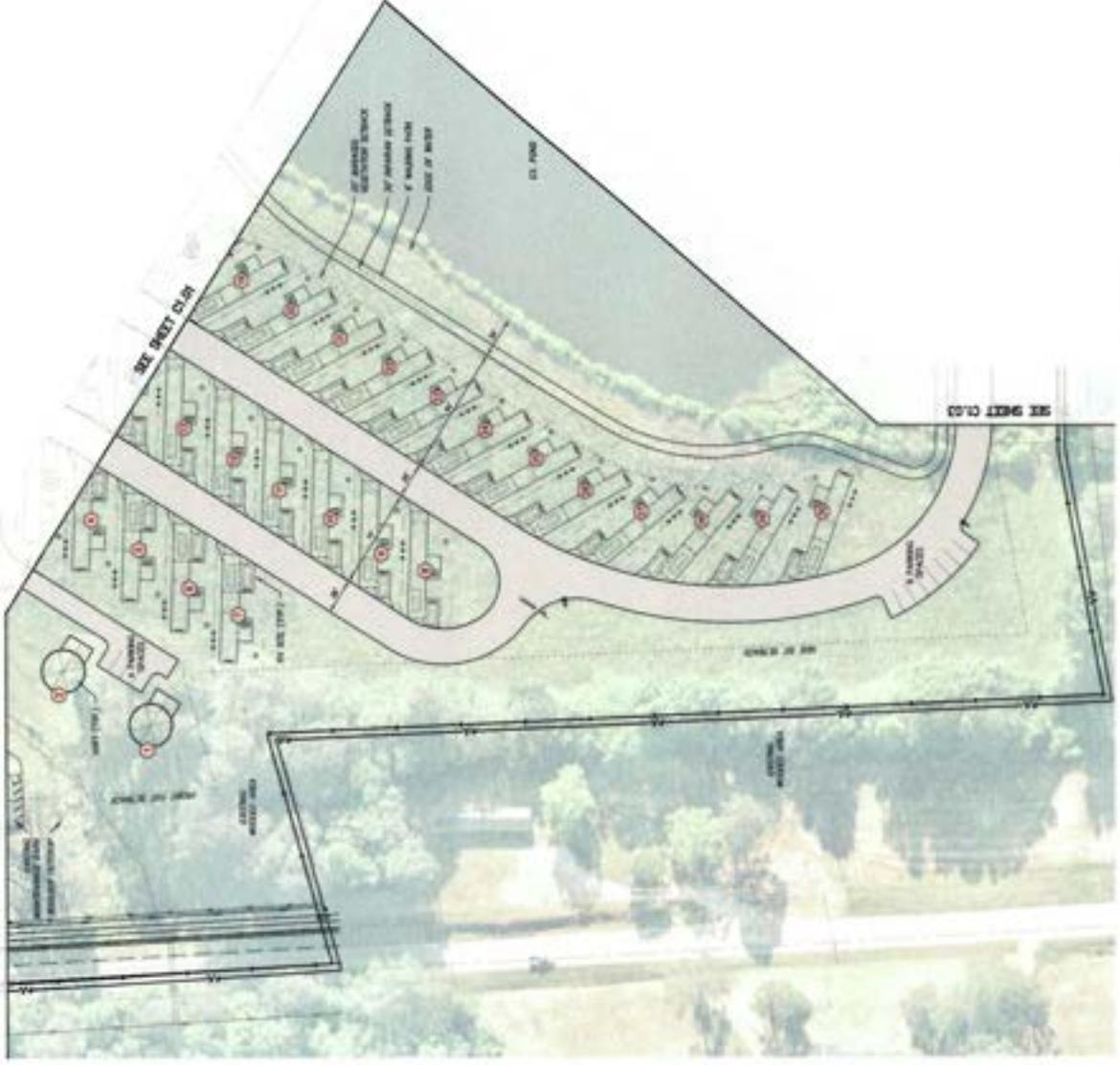


LAYOUT PLAN - ENLARGEMENT 2

C1.02

SITE LAYOUT PLAN LEGEND

- EXISTING UTILITY
- PROPOSED UTILITY
- EXISTING ROAD
- PROPOSED ROAD
- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- EXISTING TREE
- PROPOSED TREE
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING WALL
- PROPOSED WALL
- EXISTING WALL
- PROPOSED WALL
- EXISTING WALL
- PROPOSED WALL















**SITE GRADING PLAN - ENLARGEMENT 1 NOTES**

1. SEE SHEET C2.01 FOR GENERAL SEE CHANGING PLAN NOTES.

**Environmental Design Group**  
 10000 W. 10th Street, Suite 100  
 Golden, CO 80401  
 P: (303) 440-1000  
 F: (303) 440-1001

**THE CAMPBELL GROUP**  
 10000 W. 10th Street, Suite 100  
 Golden, CO 80401  
 P: (303) 440-1000  
 F: (303) 440-1001

**ZEBULON CAMPGROUND**  
 ROGER HONBARRIER & RYAN RIMMELE

300 CDS

NO.	DATE	DESCRIPTION
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3	12/15/10	REVISIONS
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304	01/15/36	REVISIONS
305	02/15/36	REVISIONS
306	03/15/36	REVISIONS
307	04/15/36	REVISIONS

















**SITE UTILITY PLAN - ENLARGEMENT 4 NOTES**

- 1. SEE SHEET C3.01 FOR GENERAL SITE UTILITY NOTES.

**SITE UTILITY PLAN LEGEND**

SYMBOL	DESCRIPTION
[Symbol]	EXISTING UTILITY
[Symbol]	PROPOSED UTILITY
[Symbol]	PROPOSED 6" WATER MAIN
[Symbol]	PROPOSED 12" WATER MAIN
[Symbol]	PROPOSED 18" WATER MAIN
[Symbol]	PROPOSED 24" WATER MAIN
[Symbol]	PROPOSED 30" WATER MAIN
[Symbol]	PROPOSED 36" WATER MAIN
[Symbol]	PROPOSED 42" WATER MAIN
[Symbol]	PROPOSED 48" WATER MAIN
[Symbol]	PROPOSED 54" WATER MAIN
[Symbol]	PROPOSED 60" WATER MAIN
[Symbol]	PROPOSED 66" WATER MAIN
[Symbol]	PROPOSED 72" WATER MAIN
[Symbol]	PROPOSED 78" WATER MAIN
[Symbol]	PROPOSED 84" WATER MAIN
[Symbol]	PROPOSED 90" WATER MAIN
[Symbol]	PROPOSED 96" WATER MAIN
[Symbol]	PROPOSED 102" WATER MAIN
[Symbol]	PROPOSED 108" WATER MAIN
[Symbol]	PROPOSED 114" WATER MAIN
[Symbol]	PROPOSED 120" WATER MAIN
[Symbol]	PROPOSED 126" WATER MAIN
[Symbol]	PROPOSED 132" WATER MAIN
[Symbol]	PROPOSED 138" WATER MAIN
[Symbol]	PROPOSED 144" WATER MAIN
[Symbol]	PROPOSED 150" WATER MAIN
[Symbol]	PROPOSED 156" WATER MAIN
[Symbol]	PROPOSED 162" WATER MAIN
[Symbol]	PROPOSED 168" WATER MAIN
[Symbol]	PROPOSED 174" WATER MAIN
[Symbol]	PROPOSED 180" WATER MAIN
[Symbol]	PROPOSED 186" WATER MAIN
[Symbol]	PROPOSED 192" WATER MAIN
[Symbol]	PROPOSED 198" WATER MAIN
[Symbol]	PROPOSED 204" WATER MAIN
[Symbol]	PROPOSED 210" WATER MAIN
[Symbol]	PROPOSED 216" WATER MAIN
[Symbol]	PROPOSED 222" WATER MAIN
[Symbol]	PROPOSED 228" WATER MAIN
[Symbol]	PROPOSED 234" WATER MAIN
[Symbol]	PROPOSED 240" WATER MAIN
[Symbol]	PROPOSED 246" WATER MAIN
[Symbol]	PROPOSED 252" WATER MAIN
[Symbol]	PROPOSED 258" WATER MAIN
[Symbol]	PROPOSED 264" WATER MAIN
[Symbol]	PROPOSED 270" WATER MAIN
[Symbol]	PROPOSED 276" WATER MAIN
[Symbol]	PROPOSED 282" WATER MAIN
[Symbol]	PROPOSED 288" WATER MAIN
[Symbol]	PROPOSED 294" WATER MAIN
[Symbol]	PROPOSED 300" WATER MAIN

**VENTS, WALKS, / CONTROL STRUCTURE**

SYMBOL	DESCRIPTION
[Symbol]	CLEAN OUT
[Symbol]	VENT PILE
[Symbol]	SEWER MANHOLE
[Symbol]	SEWER BUMP
[Symbol]	SEWER WALL
[Symbol]	SEWER MAN
[Symbol]	SEWER VALE
[Symbol]	SEWER CONDUIT
[Symbol]	SEWER CONNECTION
[Symbol]	SEWER PILE



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 10000 15th Street, Suite 100  
 Denver, CO 80202  
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 Fax: 303.733.1101  
 www.edginc.com

ROGER HONBARRIER & RYAN RIMMELE  
 30% CDS

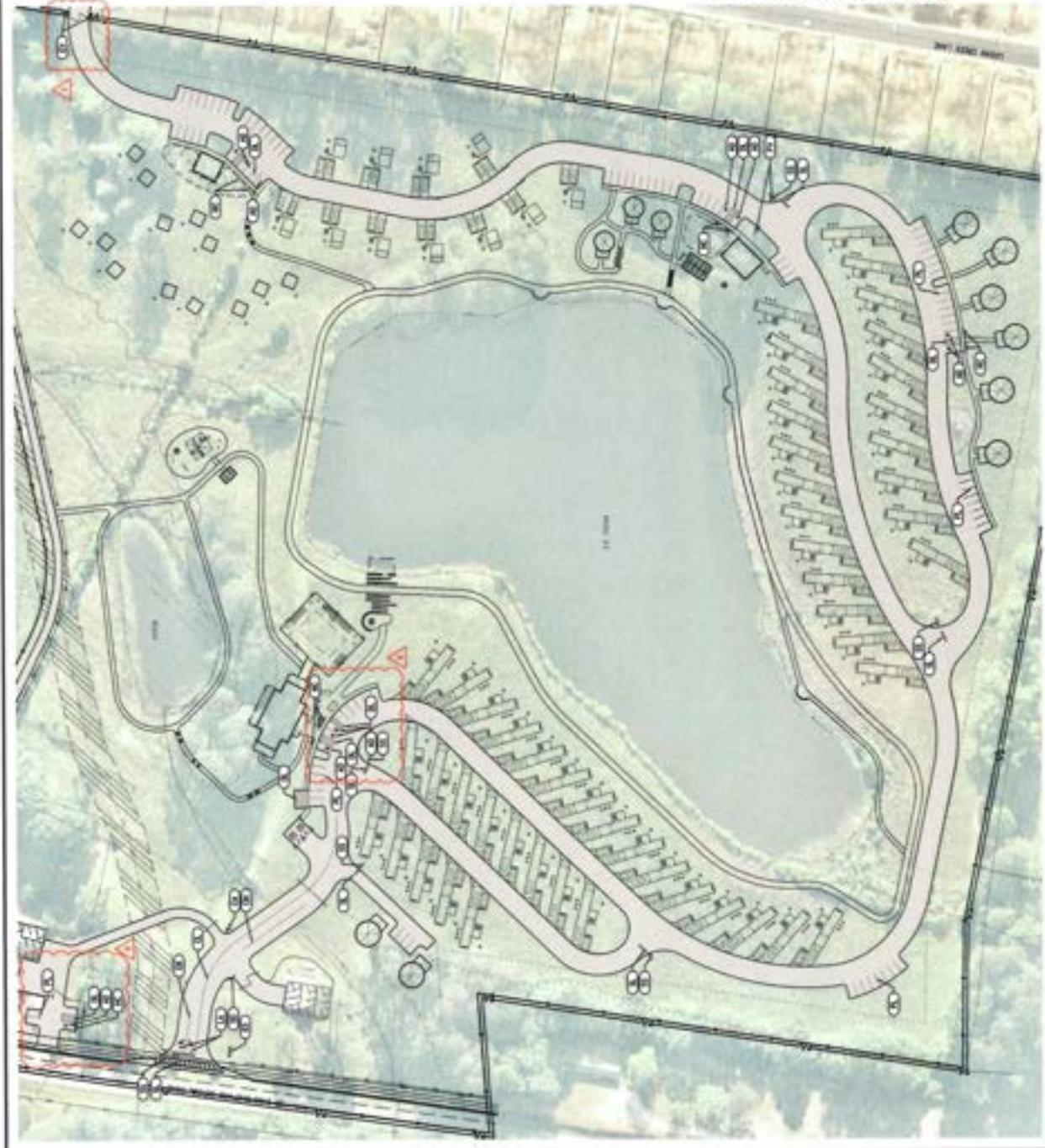
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99	REVISED PER COMMENTS	08/15/2011
100	REVISED PER COMMENTS	08/15/2011

SITE UTILITY PLAN - ENLARGEMENT 4

C3.04



**SIGNAGE AND PAVEMENT MARKING PLAN NOTES**  
 1. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL REQUIREMENTS.



**SIGNAGE AND PAVEMENT MARKING PLAN LEGEND**

- 1. STOP SIGN (8" X 8")
- 2. STOP SIGN (12" X 12")
- 3. STOP SIGN (18" X 18")
- 4. STOP SIGN (24" X 24")
- 5. STOP SIGN (30" X 30")
- 6. STOP SIGN (36" X 36")
- 7. STOP SIGN (42" X 42")
- 8. STOP SIGN (48" X 48")
- 9. STOP SIGN (54" X 54")
- 10. STOP SIGN (60" X 60")
- 11. STOP SIGN (66" X 66")
- 12. STOP SIGN (72" X 72")
- 13. STOP SIGN (78" X 78")
- 14. STOP SIGN (84" X 84")
- 15. STOP SIGN (90" X 90")
- 16. STOP SIGN (96" X 96")
- 17. STOP SIGN (102" X 102")
- 18. STOP SIGN (108" X 108")
- 19. STOP SIGN (114" X 114")
- 20. STOP SIGN (120" X 120")
- 21. STOP SIGN (126" X 126")
- 22. STOP SIGN (132" X 132")
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- 27. STOP SIGN (162" X 162")
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- 33. STOP SIGN (198" X 198")
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- 499. STOP SIGN (2994" X 2994")
- 500. STOP SIGN (3000" X 3000")
- 501. STOP SIGN (3006" X 3006")
- 502. STOP SIGN (3012" X 3012")
- 503. STOP SIGN (3018" X 3018")
- 504. STOP SIGN (3024" X



PROJECT NO.	300K CDS
DATE	08/15/2014
DESIGNED BY	ROGER HONBARRIER
CHECKED BY	RYAN RIMMELE
DATE PLOTTED	08/15/2014
SCALE	AS SHOWN

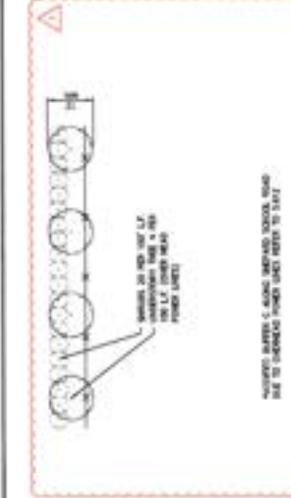
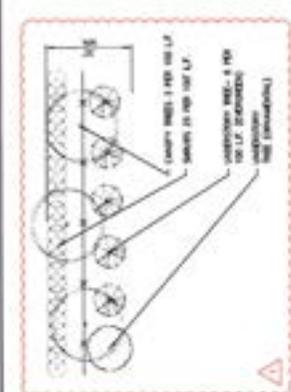
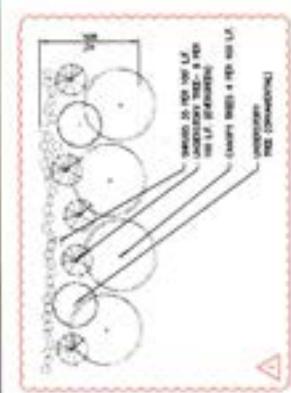
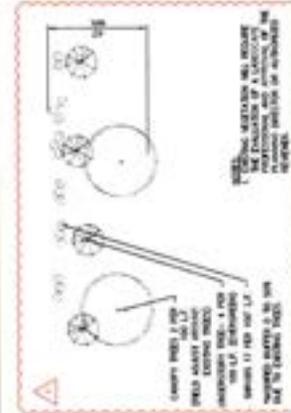
UTILITY ALLOCATION EXHIBIT NOTES

NO.	DESCRIPTION
<b>MUNICIPAL UTILITY ALLOCATION POLICY</b>	
1	LOT OF PREEXISTING LAND USES AND REQUIRED CHARACTERISTICS
2	UTILITIES SHALL BE PLACED IN ACCORDANCE WITH THE CITY OF BEVERLY HILLS' STANDARD SPECIFICATIONS FOR UTILITIES. UTILITIES SHALL BE PLACED IN ACCORDANCE WITH THE CITY OF BEVERLY HILLS' STANDARD SPECIFICATIONS FOR UTILITIES. UTILITIES SHALL BE PLACED IN ACCORDANCE WITH THE CITY OF BEVERLY HILLS' STANDARD SPECIFICATIONS FOR UTILITIES. UTILITIES SHALL BE PLACED IN ACCORDANCE WITH THE CITY OF BEVERLY HILLS' STANDARD SPECIFICATIONS FOR UTILITIES.
3	PLACING UTILITIES UNDER 100 SQUARE FEET MINIMUM
4	REINSTALLATION OF UTILITY SHALL BE THE SPECIAL PERMITS TO BE OBTAINED
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6	SECTION 11 - PRIVATE DRAINAGE
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9	SECTION 14 - PRIVATE DRAINAGE
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1. MODIFIED TYPE C BUFFER SEMI-OPAQUE (OVERHEAD POWER) NOT TO SCALE

2. TYPE D BUFFER - OPAQUE NOT TO SCALE

3. TYPE C BUFFER SEMI-OPAQUE NOT TO SCALE

4. MODIFIED TYPE D BUFFER WITH EXISTING TREES NOT TO SCALE

5. DECIDUOUS TREE PLANTING NOT TO SCALE

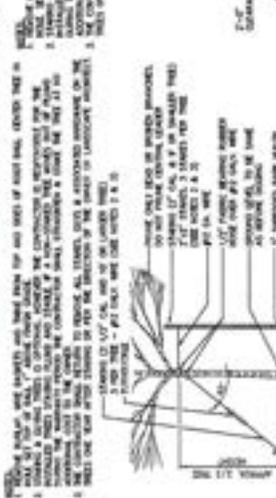
6. EVERGREEN TREE PLANTING NOT TO SCALE

7. SHRUB PLANTING NOT TO SCALE

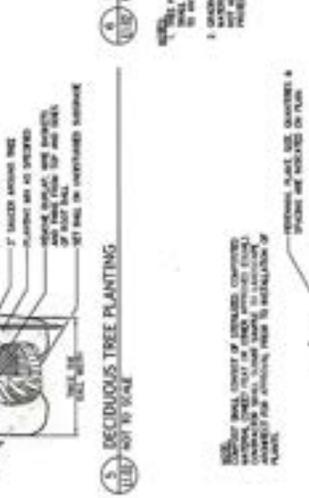
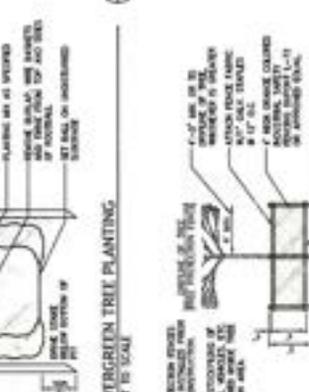
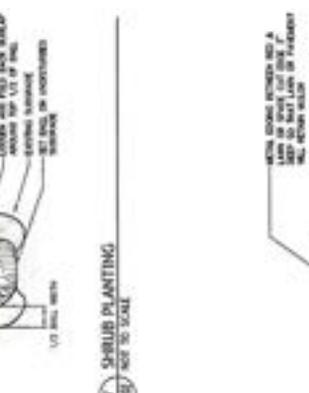
8. PERENNIAL PLANTING NOT TO SCALE

9. TYPICAL TREE PROTECTION NOT TO SCALE

10. PLANTING BED METAL EDGING NOT TO SCALE



PLANT LIST	PLANT NAME	PLANT CODE	PLANT QUANTITY	PLANT SPECIES	PLANT SIZE	PLANT NOTES
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DESIGNER: J.T. HICKS

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30% CDS

LANDSCAPE PLAN  
DETAILS

L1.02









**ARCHITECTURAL PLAN ENLARGEMENT NOTES**

- ALL OF WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND REGULATIONS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND REGULATIONS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND REGULATIONS.



CLUBHOUSE SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



CLUBHOUSE WEST ELEVATION  
SCALE: 1/4" = 1'-0"

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	08/15/2018
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3	ISSUED FOR PERMITS	08/15/2018
4	ISSUED FOR PERMITS	08/15/2018
5	ISSUED FOR PERMITS	08/15/2018
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8	ISSUED FOR PERMITS	08/15/2018
9	ISSUED FOR PERMITS	08/15/2018
10	ISSUED FOR PERMITS	08/15/2018

PROPERTY NO.:  
OWNER:  
PROJECT NO.:  
DATE PLOTTED:

ARCHITECTURAL PLAN  
ENLARGEMENT  
**A1.01**



DATE:	10/15/10
PROJECT NO.:	1000000000
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ARCHITECT:	EDG
DATE:	10/15/10
SCALE:	AS SHOWN

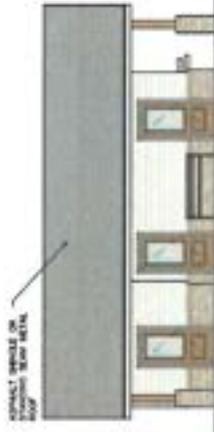
ARCHITECTURAL PLAN  
ENLARGEMENT

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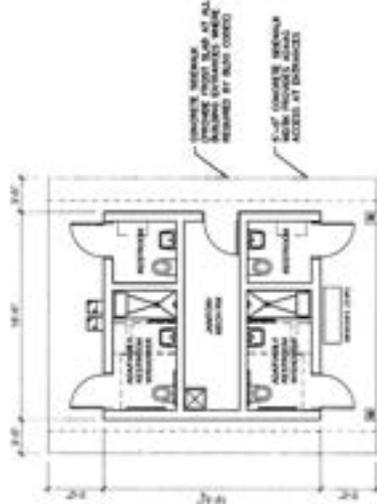
ARCHITECTURAL PLAN ENLARGEMENT NOTES  
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 2. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.  
 3. MAKE THE GUTTER SLOPE, SLOPER THAN, VERTICAL WEE.



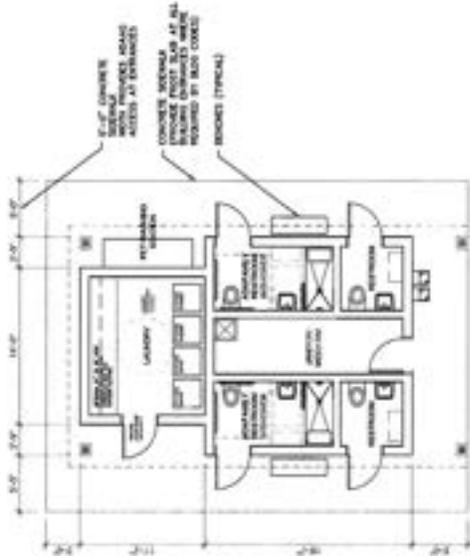
NORTH ELEVATION



SOUTH ELEVATION



NE T/SH HOUSE PLAN  
SCALE: 1/4" = 1'-0"

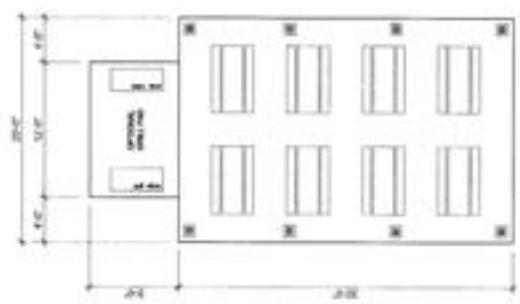


SE T/SH HOUSE W/LAUNDRY & DOG WASH STATION PLAN  
SCALE: 1/4" = 1'-0"

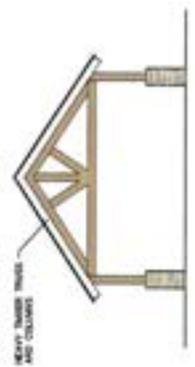
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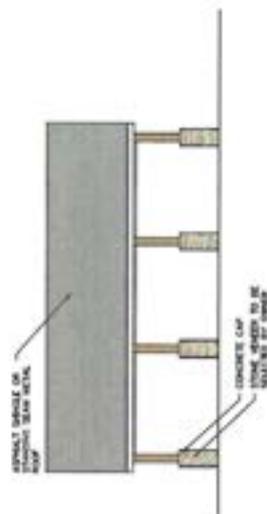
ARCHITECTURAL PLAN  
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SHelter PLAN  
 SCALE: 1/8" = 1'-0"



SOUTH ELEVATION



EAST ELEVATION

**1800 SHEPARD SCHOOL ROAD  
CAMPGROUND AND RECREATIONAL VEHICLE PARK  
PLANNED DEVELOPMENT (PD) DISTRICT  
MASTER PLAN**

Developer: Roger Honbarrier Investments, Inc.  
Address: 10240 Durant Road  
Raleigh, NC 27614  
Phone Number: 908.268.3043  
Attention: Roger Honbarrier and Ryan Rimmele  
Email: rbhinc@bellsouth.net and rrimmele@gmail.com

Design Team : Environmental Design Group  
Address: 450 Grant Street  
Akron, OH 44311  
Phone Number: 330.375.1390  
Attention: Steven Kolaric and Stefanie Smith  
Email: skolaric@envdesigngroup.com and ssmith@envdesigngroup.com

Attorney: Longleaf Law Partners  
Address: 4509 Creedmoor Road, Suite 302, Raleigh, NC 27612  
Phone Number: 919.780.5433  
Attention: Jennifer Ashton  
Email: jashton@longleafip.com

**1800 SHEPARD SCHOOL ROAD  
CAMPGROUND AND RECREATIONAL VEHICLE PARK  
MASTER PLAN NARRATIVE**

**1. INTRODUCTION**

This document and the associated plan sheets submitted herewith (collectively, the Master Plan) are provided pursuant to the Unified Development Ordinance for the Planned Development District for the 1800 Shepard School Road Campground and Recreational Vehicle Park development (the “Project”). This project concerns the 35.40 acres located northeast of the intersection of Shepard School Road and Old Bunn Road, with a Property Identification Number of 2706337118. The Master Plan proposes a mix of campground and recreational vehicle park uses and both uses are permitted uses in a planned development district pursuant to the Town Unified Development Ordinance (“UDO”) Article 4. Uses, Section 4.2.3. Principal Use Table.

**2. STATEMENT OF INTENT AND PLANNING OBJECTIVES FOR THE PD DISTRICT**

The proposed development meets the intent of the PD District set forth in UDO Section 3.5.5.A. in multiple ways. First, the PD District allows the applicant to preserve open space and natural site features by developing the site with a campground and recreational vehicle park, which maintains the established rural land use of the site and requires less asphalt and impervious surface area than a residential development or higher-intensity commercial development. Second, the campground and recreational vehicle park use provides guests with a unique experience by allowing them to vacation and relax amongst the site’s natural and man-made features such as trees, hilly terrain, and ponds. Third, the Project significantly reduces the number of daily and peak hour trips to and from the site compared to a single-family residential community developed under the Residential Suburban (R2) Zoning District, or some higher intensity residential or commercial zoning designation, which benefits the Town and its residents by maintaining levels of service on existing roads. Fourth, the intended development is responsible for widening Shepard School Road along its frontage to centerline in accordance with the Town’s Comprehensive Transportation Plan (CTP calls for Shepard School Road to be a 4-lane median divided road to accommodate future growth and traffic from surrounding areas). Fifth, the campground and recreational vehicle park development will dedicate land to the Town for an extension of the greenway trail along the northern boundary of the site, which integrates the site into the greenway trail system, and provides a necessary land to link from the existing greenway trail at the Shepard’s Park Subdivision to Shepard School Road. Sixth, the PD District allows the applicant to provide greater transparency and certainty to the public and surrounding residents regarding the location of buildings and campground/recreational vehicle park features and amenities. Seventh, the PD District allows the applicant to modify various UDO standards that better enable the applicant to develop a more environmentally-conscious project than would otherwise be possible without the modifications.



### **3. COMPREHENSIVE PLAN CONFORMANCE**

The Future Land Use Map identifies the property as Suburban Residential. While the intended campground and recreational vehicle park use is not a residential use, it is a less intense use than a residential subdivision, and maintains the existing rural character of the land. Additionally, the Project is consistent with certain policies contained in the Town's Comprehensive Land Use Plan's Suburban Residential designation. Specifically, the Project allows more opportunity for natural and/or swale drainage by utilizing existing ponds for stormwater control. Additionally, the Project promotes conservation design and provides for greater open space amenities than a traditional subdivision design would normally depict. Additionally, the Project is consistent with the Town's Comprehensive Land Use Plan and Vision 2030 Strategic Plan goals of revitalizing Downtown by providing visitors to the Town with a temporary place to stay while vacationing or visiting friends and family, which will assist in drawing visitors to Downtown Zebulon and nearby businesses.

### **4. GENERAL DESIGN PRINCIPLES CONFORMANCE**

The Project complies with many of the General Design Principles set forth in UDO Sections 4.3.5.N. (Campgrounds) and 4.3.5.LL. (Recreational Vehicle Park). For example, the Project shall not include permanent residences, except as necessary for caretakers. The Project is a vacation destination only. Additionally, the Project complies with the minimum campsite area and spacing requirements, as well as provides for a fifty-foot opaque buffer along its shared boundary with adjacent residential uses. Additionally, the Project complies with the UDO's limitation of stay requirements so that no travel trailer or recreational vehicle shall remain within the park for more than 30 days during any six-month period.

### **5. PHASING**

The Project shall be completed in one (1) phase.

### **6. LAND USES & INTENSITY**

- A. Proposed District. The proposed district for the Project is the Planned Development District (PD). All principal and accessory uses that are Permitted, Limited, or Special Uses in the PD District, and as listed herein, shall be allowed on the Property in accordance with the Principal Use Table in UDO Section 4.2.3., and the Accessory Use Table in UDO Section 4.4.6.

Proposed Principal Uses:

Campground  
Recreational Vehicle Park

Proposed Accessory Uses:

Caretaker Residence  
Maintenance Barn  
Clubhouse and Pool

Dock  
Picnic and Gathering Shelters  
Playground  
Planting Pollinator Garden  
Decks/Patios  
Outdoor Kitchen/Grill Area  
Drinking Fountains  
Shower/Restroom Facilities

- B. Overall Maximum Development Intensity for Principal Uses. The total amount of development on the Property shall not exceed the intensities for each principal use as set forth below:
- i. Campground – 8 Yurt Campsites; 11 Platform Tent Campsites; 3 Enlarged Glamping Campsites; and 13 Tent Campsites
  - ii. Recreational Vehicle Park -- 5 Premium RV Back-In Campsites; 27 Premium RV Back-In Reverse Campsites; 8 Premium RV Pull-Through Campsites; and 10 Premium RV Pull-Through Reverse Campsites

TOTAL: 85 Campsites

C. General Notes.

- i. References to principal land uses in this Section 6 shall have the meaning as ascribed in UDO Section 9.4. Definitions, which include:

Campground: A commercial establishment containing two or more campsites or cabins available for overnight camping use whether by rental fee or short term lease. Campgrounds may include recreational facilities, a store for sale of food or camping supplies while on the premises, and facilities for the assembly of campers and guests. Campground does not include a summer camp, migrant labor camp, manufactured/mobile home park, or recreational vehicle/travel trailer park.

Recreational Vehicle Park: A commercial establishment offering individual spaces or “sites” for short term rental to owners or operators of recreational vehicles or travel trailers. Such uses typically have shared or common restroom, showering and laundry facilities, and may also include recreational features and incidental sale of food, travel supplies, and recreational vehicle equipment. Rental of an individual site for a period of more than three continuous months, or uses that allow vehicles to be modified in ways that result in permanent, non-mobile structures are considered mobile home parks.

\*Please note that the Project shall comply with the limitation of stay requirement found in UDO Section 4.3.5.LL. (no travel trailer or recreational vehicle shall remain for more than 30 days during any six-month period), rather than the limitation of stay contained in this definition.

D. Project Setbacks Per Sheet C1.00 on Project Plans.

- Front Setback Adjacent to 1617 Shepard School Rd (PIN 2706228986) – 50'
- Front Setback Adjacent to Shepard School Road Frontage – 100'
- Side Setback – 50'
- Rear Setback – 50'

**7. SHEPARD SCHOOL ROAD RIGHT-OF-WAY IMPROVEMENTS**

The developer shall be responsible for one-half of a 4-lane median divided road section along the property's Shepard School Road frontage as required by the Town's Comprehensive Transportation Plan. The developer shall accomplish these improvements by either constructing them or providing fees-in-lieu, as determined by the Town, and such improvements shall include the following elements within the right-of-way:

- Two 12-foot lanes
- Standard 2.5-foot curb and gutter
- 5-foot tree island
- 5-foot sidewalk
- One-half of a 12-foot median (6 feet of paving).

It is the intent of the Town for the developer to pay a fee-in-lieu for the median construction, and to construct the remainder of the right-of-way improvements outlined above. However, as the roadway is designed and the Town reviews the plans, the Town shall have the right to require the developer to pay fees-in-lieu instead of constructing those remaining improvements if needed to maintain public safety until the other half of Shepard School Road is constructed and the full right-of-way widening and realignment are completed.

All fees-in-lieu shall be memorialized in a written agreement with the Town and such agreement and accompanying fees shall be due and payable at the time of construction drawing approval. The methodology for calculating the fees-in-lieu shall be prescribed by state law.

If right-of-way dedication is required for any of the above-mentioned improvements, that dedication shall occur at the time of construction drawing approval, or at the time of right-of-way improvement acceptance, as determined by the Town Engineer and state law.

**8. MODIFICATIONS**

- A. Opaque Screen – UDO Section 4.3.5.LL.4 provides that a “continuous opaque screen shall be provided along all park boundaries, except at entrances.” A Type D buffer has been provided along the southern boundary of the Project adjacent to the Shepard's Park Subdivision, and Modified Type D buffers to accommodate existing tree canopy have also been provided along the eastern boundary of the Project adjacent to the Shepard's Park Subdivision, and along a portion of the western boundary of the Project

adjacent to the residential use at 1617 Shepard School Road (PIN 2706228986). A Type C buffer is shown on the northern boundary of the site. This modified buffer is provided in this location due to the existing 20' sanitary sewer easement as well as riparian setbacks. Additionally, Modified Type C buffers have been provided along the Project's frontage at Shepard's School Road Right-of-Way.

- B. Sidewalks Adjacent to Internal Private Driveways – The Project provides for extensive walking paths throughout the site, connecting campsites to all amenities and the proposed greenway trail extension to the north. The Project does not provide for sidewalks along the internal private driveways like those that would be required for public streets per UDO Section 5.3.2.E.1.f. and Section 6.10.3 given that these are internal private driveways for guest use only, and not public rights-of-way. Further, the provision of sidewalks adjacent to internal driveways would be duplicative of the walking paths that already provide safe pedestrian ingress and egress to all necessary amenities. See UDO Section 6.8.1.C.3 (sidewalks shall not be required where a pedestrian pathway provides an equivalent level of pedestrian circulation). Further, the provision of duplicative sidewalks will only add more impervious surfaces to the site, which increases stormwater runoff, and is contrary to the developer's mission to create an environmentally sustainable development. See attached Stormwater Management Letter from Dave McCallops, P.E. for further information regarding the stormwater plan for the Project.
  
- C. Curb and Gutter for Internal Private Driveways – The site contains existing large ponds that sit at low points on the property, meaning the site already has significant stormwater control measures in place that utilize sheet flow. Based on the review by Dave McCallops, P.E., adding curb and gutter to the internal private driveways, which would be required if the private driveways were public roadways per UDO Section 6.10.3., is unnecessary and could exacerbate erosion and interfere with the natural sheet flow that currently exists on site. Therefore, the Project does not include curb and gutter along the internal driveways, but instead proposes the use of drainage ditches and sheet flow to provide for lower velocities of stormwater and less erosion, and also to provide for improved water quality. See attached Stormwater Management Letter from Dave McCallops, P.E. for further information regarding the stormwater plan for the Project. This approach is consistent with the provisions of UDO Section 6.9.1.A., which provides: "To the extent practicable, all development shall conform to the natural contours of the land and natural and preexisting human-made drainage ways shall remain undisturbed." This approach further is consistent with the site's Suburban Residential land use designation (and similarly in the Suburban Commercial designation), which provides that this type of site should allow for "more opportunity for natural and/or swale drainage (and storm water retention/absorption) relative to concentrated storm water conveyance in auto-oriented areas."
  
- D. Internal Driveway Connectivity to Adjacent Subdivision Roadways – UDO Sections 5.3.1.F.1.a and 6.10.H.1 provide that new streets should connect to streets on adjoining lands if there are opportunities for such cross-connections. The Project does not propose full vehicular cross-connections with public streets located in the Shepard's

Park Subdivision. First, the internal driveway proposed within the Project is not a public street, but is an internal access drive for guest-use only with a maximum speed limit of 8.5 MPH. Therefore, the UDO Sections requiring cross-connectivity for public streets do not apply.

Second, even if those UDO Sections do apply, cross-connections to the Shepard's Park Subdivision in this case would be inappropriate for the following reasons:

- The Project is intended to be gated access only to prevent campground traffic from entering adjoining residential subdivisions, and further to prevent residential traffic from entering a private campground/recreation area. This ensures the safety and security of campground guests and adjacent property owners alike. See attached Stormwater Management Letter from Dave McCallops, P.E. for further information regarding the internal driveway access for the Project.
- The internal driveway within the campground has a speed limit of 8.5 MPH given that guests will be at play. There is a significant concern that if the campground is open to general public traffic such as delivery vehicles, that speed limit will be violated, putting campers at risk. Allowing general public traffic to access the private driveway also may make it difficult to obtain liability insurance for the Project due to these same safety concerns.
- A full public vehicular cross-connection at Logan Canyon Lane at the south-end of the project would result in a duplicative and parallel north-south roadway to Shepard Rock Drive, and would not provide any enhanced north-south connectivity for the Shepard's Park Subdivision. Additionally, a full public vehicular cross-connection at Logan Creek Drive at the east-end of the project would result in a road cutting right through the floodplain and the sensitive riparian buffer areas to the north, which adds more impervious surface area to the site and is unjustified from an environmental perspective.

In lieu of full public cross-connections, the development proposes a cross-access point at the north-eastern portion of the site in order to connect the campground to Logan Creek Drive for emergency vehicle use only, which will be gated with a Knox box.

- E. Sanitary Facilities – Per UDO 4.3.5.LL.8, the Project is required to provide 19 toilets, 7 urinals, 13 lavatories and 13 showers for the 85 campsites. The National Fire Protection Association (NFPA) 1194 7.5 and 7.6 Standards for Recreational Vehicle Parks and Campgrounds requires the Project to provide 6 toilets, 0 urinals, 6 lavatories and 0 showers for the 85 campsites. The Project is providing 8 toilets, 0 urinals, 8 lavatories and 4 showers, which exceeds the NFPA 1194 Standard.

## 9. VEHICULAR TRIP GENERATION

The trip generation for the Project was revised by Brittany Chase, P.E., Senior Traffic Engineer for Exult Engineering. Based on her review, the Project is expected to generate 129 daily trips, 18 AM peak hour trips (6 entering, 12 exiting), and 23 PM peak hour trips (15 entering, 8 exiting) when the Campground/Recreational Vehicle Park is at 100% full

occupancy, meaning all 85 campsites are rented. It is anticipated that this 100% full occupancy condition will only occur in the peak summer months. Therefore, the trip totals mentioned above are expected to represent a conservative estimate of traffic volume throughout the year.

Additionally, when the expected trips for the Project are compared to the trips that could be generated under existing Residential Suburban (R2) zoning, there is a significant reduction in trips with the proposed campground and recreational vehicle park use as compared to a single-family residential development. Specifically, the proposed campground/recreational vehicle use is expected to generate 599 fewer daily trips, 36 fewer AM peak hour trips, and 48 fewer PM peak hour trips than the 70 single family dwelling units that could be constructed on site under the R2 zoning designation. The trip generation comparison is below:

**Table 1: Trip Generation for Zebulon RV Campground**

Land Use			Daily	AM Peak Hour			PM Peak Hour		
				Total	Enter	Exit	Total	Enter	Exit
416: Campground/ RV Park	85	Occupied Sites	129	18	6	12	23	15	8
<b>Total Proposed Site Trips</b>			<b>129</b>	<b>18</b>	<b>6</b>	<b>12</b>	<b>23</b>	<b>15</b>	<b>8</b>
<i>Current Zoning: LUC 210 Single Family Detached 70 d.u.</i>			728	54	13	41	71	45	26
<b>Additional Site Trips due to Rezoning</b>			<b>-599</b>	<b>-36</b>	<b>-7</b>	<b>-29</b>	<b>-48</b>	<b>-30</b>	<b>-18</b>

References: Trip Generation Manual, 11<sup>th</sup> Edition, Institute of Transportation Engineers, September 2021 and Base Camp – Eagle Traffic Impact Study (SGM, Inc., December 30, 2020)

Per the Town’s UDO Section 6.13.3.A., a Traffic Impact Analysis is required for any new development project utilizing a development plan that can be anticipated to generate at least 50 vehicle trips in either the a.m. or p.m. peak hour, or exceeding 150 average daily trips (as determined by Institute of Transportation Engineers Standards). Given that the Project does not meet these thresholds, a TIA is not required. See attached letter from Brittany Chase, P.E. dated July 11, 2024 for the full analysis.

## 10. EXHIBITS

- A. Project Plan Sheets
- B. 1800 Shepard School Road Topography Survey
- C. Recombination and Subdivision for Property
- D. Stormwater Management Recommendation Letter from Dave McCallops, P.E. dated March 7, 2024
- E. Vehicular Trip Generation Memo from Brittany Chase, P.E. dated July 11, 2024

## **MUNICIPAL UTILITY ALLOCATION POLICY**

### **Statement of Purpose and Goals**

#### ***Introduction***

Drinking water supplies throughout the greater City of Raleigh distribution system are finite, subject to disruption by drought and/or other calamity and Zebulon’s allocation is contractually limited. The Town staff, the Planning Board, and the Board of Commissioners have given a great deal of thought and study as to the best utilization of this valuable resource to benefit current and future citizens.

The Town of Zebulon’s municipal water and sewer capacity is a valuable resource that must be conserved and apportioned to new development projects that promote the Town’s policy of ensuring a diversified tax base and housing supply. Such an allocation policy will tend to promote diversity of housing available to a wide cross section of citizens of diverse socio-economic backgrounds and promote economic viability and sustainability by providing for retail and other commercial development within the Town of Zebulon.

In order to preserve and enhance property values, manage its limited water supply as a vital natural resource, promote economic development, and incentivize smart growth practices, the allocation of Zebulon’s potable water capacity shall hereafter be in accordance with this policy.

#### ***Land Use and the Tax Base***

The local government expense of providing fire and police protection, schools, parks, social services, water and sewage systems and other essential public services to residential neighborhoods is generally greater than the ad valorem tax revenue generated by such neighborhoods. On the other hand, the cost of providing services to commercial and industrial development is generally less than the tax revenue accruing to the local government. Having a predominantly residential tax base would require the Town of Zebulon over time to assess a higher tax levy to raise funds to provide essential services or to reduce the level of public services provided. This is one reason among many why local governments including Zebulon strive to achieve a balance of both residential and non-residential growth.

Zebulon’s historical development is transitioning from industrial to residential, leading to a current tax base of approximately 40% residential and 60% commercial/industrial. The following table shows Zebulon’s tax base over the past five years <sup>1</sup>

**Zebulon Tax Base (Past Five Years)**

Fiscal Year	Commercial	Residential
2021-2022	60%	40%
2020-2021	65%	35%
2019-2020	72%	28%
2018-2019	73%	27%
2017-2018	71%	29%

<sup>1</sup> “Tax Base Components | Wake County Government,” *Wake County North Carolina*, <https://www.wakegov.com/departments-government/tax-administration/data-files-statistics-and-reports/tax-base-components>

As shown in the table above, the residential tax base has steadily increased proportionally over the past five years. This trend in the tax base data, combined with the vested planned residential development in the coming years, demonstrates the need for the Town to address this shift through policy. The Zebulon Board of Commissioners believes that it is fiscally responsible and otherwise in the public interest to promote and encourage non-residential development in the jurisdiction as an alternative to rapid residential development to keep the ratio between the two development types well balanced. A goal of maintaining a tax base of 60% residential and 40% commercial/industrial is hereby established.

***Development Goals for the Full Build-Out of Zebulon***

Communities without a wide variety of housing types and styles also put pressure on the Wake County Public School System which remains committed to having students of a wide range of socio-economic backgrounds attend each local school. In addition to the goal of maintaining a balanced tax base, the Town of Zebulon is committed to achieving a balance of housing types within its jurisdiction.

This commitment is consistent with both the Town’s Strategic Plan and Comprehensive Plan. The *Town of Zebulon: Vision 2030 Strategic Plan* lists “Growing Smart” as one of its three focus areas, calling for the planning of appropriate land uses and affordability of the community. The *Grow Zebulon Comprehensive Land Use Plan* identifies six guiding principles for the town. Two of those principles are “Zebulon will be BALANCED” and “Zebulon will be PRUDENT.” A balance should be achieved for the Town’s tax base, its land uses, and its housing types to allow for an affordable community with employment and business opportunities that will help the community prosper. The achievement of balance in Zebulon will contribute to the Town being prudent. As stated previously, a local government’s cost of providing services to commercial properties is generally less than that of residential properties. Having a balanced tax base that is not proportionally over-saturated with residential properties will contribute to keeping the Town financially sound.

Below are three development goals that are integral to the utility allocation policy and the future of the Town. These development goals apply to the entire, future Zebulon jurisdiction including the ETJ, short-range and long-range urban service areas.

**GOAL #1:** Maintain 60%-40% ratio of residential to non-residential tax values.

<u>Upon Adoption-January 2021</u> 60% Residential - 40% Non-Residential
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**GOAL #2:** Residential Housing Percentage Breakdown  
SFD|TH|MF – 75%|10%|15% (Note – Duplex counted as MF)

<u>Upon Adoption-January 2021</u> 80.5%   0.5%   19%
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**GOAL #3:** Encourage Mixed Use Development to improve pedestrian connectivity to non-residential activity.



## Policy and Procedures

### ***Water Allocation***

All existing parcels of real property within the corporate limits of Zebulon, regardless of proposed acreage, shape, or location as of the adoption of this ordinance are entitled to **115 gallons per day** of water allocation to build and sustain a single family or a limited business or commercial use. No additional water allocation will be awarded for proposed development except in accordance with the requirements of this policy.

### ***Wastewater Connection***

All projects considered for utility allocation must provide a wastewater system connection with adequate receiving capacity, as determined by the Wake County Health Department and/or City of Raleigh Public Utilities Department and approved by the Town of Zebulon Planning Director.

### ***General Conditions & Requirements***

- All proposed projects must be within the existing corporate limits or have filed a valid and complete petition for Voluntary Annexation.
- All proposed projects under consideration must have a complete application submitted for the appropriate Master Plan, Subdivision, Site Plan, Special Use Permit, Conditional Zoning Request, Zoning Compliance Permit, Building Permit, or any other necessary approval.
- All projects are subject to a Utility Allocation or Developer's Agreement approved by the Town's Board of Commissioners. If the Developer/Applicant fails to meet all terms of that agreement the unused allocation will be reclaimed, no new building permits will be issued, and no new connections to the water or wastewater systems will be permitted. Active building permits will have certificates of occupancy held until mitigating measures are agreed to by all parties.
- Projects with proven vested rights upon adoption of this ordinance will be permitted to finish their projects as previously approved.
- Public water may be utilized for irrigation purposes so long as the Primary Use associated with the site has previously gained water allocation through the Town.
- Any third parties who buy land to build upon are bound by the approved Utility Allocation Agreement or Development Agreement for that property. If the agreement is not fulfilled, the above terms and conditions still apply regardless of who owns the land.

### ***Compliance Required***

This policy allocates municipal water in gallons per day for new development proposals, master plans, site plans, building plans, and/or structures seeking construction approval. Each phase of a phased development must comply with the terms and development schedule of an approved Utility Allocation Agreement before the next phase can begin or the development risks loss of previously reserved allocation.

Previously dedicated but unused allocation can be reclaimed by the Town's Board of Commissioners for:

- (1) the lack of compliance with any existing Utility Allocation or Developer's Agreement;
- (2) violation of applicable town policy provision, ordinance standard, condition of approval;
- (3) violation of federal or state regulation; or
- (4) other good cause.

### ***Utility Allocation Application Process***

Upon receiving a new development proposal requesting water capacity, the Planning Staff shall direct the Developer/Applicant to demonstrate the project's qualifications. A Developer/Applicant shall state on the appropriate application, and stipulate within an approved Utility Allocation Agreement, the use or uses proposed to be built as part of the project along with the construction design and materials. Town action on the request will be deferred until the application is complete and the requested information has been provided.

Proposed projects shall complete the UTILITY ALLOCATION WORKSHEET according to its instructions to determine the total number of points achieved. The Utility Allocation Application package will be reviewed for completeness and compliance by the Technical Review Committee (TRC) in conjunction with the applicable development approval for the subject property (conditional rezoning, planned development, site plan, etc.).

Qualification for water allocation is judged by:

- The level of developer investment
- Anticipated increases in the Town's ad valorem tax base
- Construction and dedication of public infrastructure
- Provision of employment opportunities for Zebulon citizens
- Provisions of diversified housing stock
- Preservation of open space
- Protection of existing tree canopy
- Conservation of existing habitat
- The provision of recreational amenities for current or future Zebulon residents

Projects must be awarded **60 TOTAL POINTS** or more to merit water allocation.

Points are awarded in two categories, BASE POINTS and BONUS POINTS. BONUS POINTS are broken down into six categories.

1. Nonconformity Abatement and Public Infrastructure Improvements
2. Green Development Standards
3. Gateway and Transit Improvements
4. Amenities
5. Affordable Housing
6. Other

Unless a project can gain all necessary BONUS POINTS from a single improvement identified in the approved list, improvements must be made from at least two of the categories of BONUS POINTS.

All features and/or improvements that earn a projects BONUS POINTS must be clearly shown on a development plan for each application type.

### ***Expiration of Allocation Award***

A developer/applicant who has secured allocation according to this policy and hasn't progressed in construction plan approval, building permit approval, or on-site construction for a period of 12 months will lose the award of allocation without benefit.

### ***Annual Review of Policy & Appeals***

This policy shall be reviewed in January of each year and, when appropriate, readjusted by the Town's Board of Commissioners. The Town's overall progress on policy goals will be considered and the multipliers and/or point thresholds readjusted accordingly.

Appeals of any provision of this ordinance shall be decided upon by the Town's Board of Commissioners upon receiving a recommendation from the Planning Board.

### **BASE POINTS: List of Preferred Land Uses and Required Characteristics:**

The uses listed below have been determined to be the most desirable and important uses for the Town of Zebulon to promote and maintain economic and housing diversity. Only projects that completely meet the stated performance characteristics will be considered for utility allocation. Please select one of the following Base Point classifications.

60 Base Points	<b>Single Family Homes (Expedited Subdivision or Recombination)</b> Newly constructed Single Family Homes built upon new lots created via the minor subdivision, exempt subdivision, expedited subdivision (3 or fewer lots) or recombination process.
60 Base Points	<b>Change of Use</b> This category captures renovation, rehabilitation, up-fit or retrofit of existing buildings or portions of buildings that pre-date this policy and require a code summary sheet, change in building occupancy, certificate of occupancy, building permit and/or building inspections and do not increase the utility demand from the previous use of the building.
45 Base Points	<b>Business Office/Finance/ Insurance / Professional Services Center - Large</b> Qualifying projects must exceed 100,000 square feet of heated floor space and create at least 150 employment positions that exceed the average annual Wake County salary according to Wake County Economic Development or the Employment Security Commission. Employees perform professional, scientific, and technical services for others. Such services require a high degree of expertise and training and provide high salaried employment opportunities. Examples include software engineering, legal, medical, accounting, consulting, architectural, biomedical, chemical, research and development, and administrative services. Finance or Insurance Centers shall also pool financial risks by underwriting insurance and annuities. Some establishments support employee benefit programs. Examples include bank or credit union headquarters, brokerages, investments, insurance, financing, and data processing establishments.
45 Base Points	<b>Manufacturing/Industrial Employment Center</b> Manufacturing or Industrial establishments in this category exceed 200,000 square feet of floor space located in plants, factories, or mills and employ power-

	<p>driven machines and materials-handling equipment. They may also employ workers who assemble or create new products by hand, without the characteristic machinery-intensive enterprise. Many manufacturing establishments process products of agriculture, forestry, fishing, mining, or quarrying as well as products of other manufacturing establishments. Most manufacturing establishments have some form of captive services (e.g., research and development, and administrative operations, such as accounting, payroll, or management) in conjunction on-site.</p>
45 Base Points	<p><b>Governmental Uses/Public Administration</b>  This category encompasses centers for all government functions; it includes federal, state, and local government agencies that administer, oversee, and manage public programs and budgets and have executive, legislative, or judicial authority. Establishments develop policy, create laws, adjudicate civil and criminal legal cases, and provide for public safety and national defense.</p>
40 Base Points	<p><b>Single Use Retail</b>  Newly constructed single use, stand-alone building used primarily for retail, restaurant, or similar commercial use.</p>
40 Base Points	<p><b>Hotels, Motels, or other Accommodation Service Establishments</b>  This category serves lodging and short-term accommodations for travelers. They may offer a wide range of services, from overnight sleeping space to full-service hotel suites. They may offer these services in conjunction with other activities, such as entertainment or recreation. Stays in these establishments are generally less than one month. This classification does not include boarding or rooming houses.</p>
40 Base Points	<p><b>Arts/entertainment/museums</b>  These establishments operate facilities or provide services for a variety of cultural, entertainment, and performing art functions. Establishments include those that produce, promote, or participate in live performances, events, or exhibits intended for public viewing; those that preserve and exhibit objects and sites of historical, cultural, or educational interest; and those that operate facilities or provide services to serve activities associated with the aforementioned.</p>
40 Base Points	<p><b>Amusement, Sports or Recreational Establishment</b>  Establishments in this category operate either indoor or outdoor facilities offering family activities (i.e. sports, recreation, or amusement) and provide services, such as facilitating amusement in places operated by others, operating recreational sports groups and leagues. Examples include golf courses, indoor sports venues, bowling alleys, miniature golf courses, athletic clubs, skating rinks and arcades. This category may be used in conjunction with a commercial or residential development as a mixed use development.</p>
40 Base Points	<p><b>Mixed Use Development (Transit Oriented)</b>  Newly constructed or substantially rehabilitated collection of vertically mixed retail, office and residential uses in multi-story buildings centered within a one-half mile radius of an existing rail or bus transit station or the intersection of</p>

40

	Horton Street and North Arendell Avenue in Downtown Zebulon. In order to qualify as mixed use, developments must dedicate at least one-third of the total heated square footage to residential use and the remainder to a mix of retail and office uses. All three use types must be represented and at least 10% of the heated square footage must be dedicated to street level, storefront retail uses.
40 Base Points	<b>Mixed Use Development (Urban Infill)</b> Newly constructed or substantially rehabilitated collection of mixed retail, office and residential uses in a multi-story building on a previously developed parcel within the corporate limits. In order to qualify as mixed use, developments must dedicate at least one-third of the total heated square footage to residential use and the remainder to a mix of retail and office uses. All three use types must be represented and at least 10% of the heated square footage must be dedicated to street level, storefront retail uses.
40 Base Points	<b>Mixed Use Development (Greenfield)</b> Newly constructed collection of mixed retail, office and residential uses in a multi-story building or buildings on a previously undeveloped parcel. In order to qualify as mixed use, developments must dedicate at least one-third of the total heated square footage to residential use and the remainder to a mix of retail and office uses. All three use types must be represented and at least 10% of the heated square footage must be dedicated to street level, storefront retail uses.
35 Base Points	<b>Housing Services for the Elderly Establishments</b> This category offers housing services for the aged, not requiring a license from the North Carolina Department of Health and Human Services, such as independent retirement housing, multi-unit assisted housing with services (MAHS), and continuing care retirement centers. All facilities must provide, but not necessarily be limited to, the following services/facilities: On-site laundry facilities, on site management, guaranteed transportation services at least four days per week, on-site exercise facilities, on-site computer access, and a clubhouse/common lounge area for all residents.
35 Base Points	<b>Mixture of Use Development (Retail/Office-Institutional/Commercial)</b> Newly constructed collection of horizontally arranged uses including retail, office-institutional and commercial within a master planned project on a previously undeveloped parcel or parcels totaling at least 10 acres. Mixture of use projects must include at least two (2) use types with at least 25% of the space devoted to each use type included in the development.
30 Base Points	<b>Retail/Commercial Center</b> Newly constructed center of at least 50,000 square feet, typically containing an anchor such as a grocery store and other smaller spaces and/or outparcels for subordinate uses. Uses are entirely consumer-driven and include all manner of retail, service and office possibilities.
30 Base Points	<b>Business Office/Finance/ Insurance / Professional Services Center – Medium</b> Qualifying projects must exceed 50,000 square feet of heated floor space and create at least 75 employment positions that exceed the average annual Wake County salary according to Wake County Economic Development or the

	Employment Security Commission. Employees perform professional, scientific, and technical services for others. Such services require a high degree of expertise and training and provide high salaried employment opportunities. Examples include software engineering, legal, medical, accounting, consulting, architectural, biomedical, chemical, research and development, and administrative services. Finance or Insurance Centers shall also pool financial risks by underwriting insurance and annuities. Some establishments support employee benefit programs. Examples include bank or credit union headquarters, brokerages, investments, insurance, financing, and data processing establishments.
30 Base Points	<b>Business Office/Finance/ Insurance / Professional Services Center – Small</b> Qualifying projects 50,000 square feet of heated floor space or less. Employees perform professional, scientific, and technical services for others. Such services require a high degree of expertise and training and provide high salaried employment opportunities. Examples include software engineering, legal, medical, accounting, consulting, architectural, biomedical, chemical, research and development, and administrative services. Finance or Insurance Centers shall also pool financial risks by underwriting insurance and annuities. Some establishments support employee benefit programs. Examples include bank or credit union headquarters, brokerages, investments, insurance, financing, and data processing establishments.
30 Base Points	<b>Multi-Tenant Retail Center</b> Newly constructed center 50,000 square feet or less, typically containing a more than one tenant space within a single structure. Uses are entirely consumer-driven and include all manner of retail, service and office possibilities.
30 Base Points	<b>Single Use Office</b> Newly constructed single use, stand-alone building used primarily for office and professional.
30 Base Points	<b>Bungalow Court or Pocket Neighborhood</b> Newly constructed Bungalow Court or Pocket Neighborhood per the standards of the Unified Development Ordinance.
30 Base Points	<b>Distribution/Trucking Center</b> Newly constructed center of at least 500,000 square feet where products and resources are transported to and delivered from via truck or rail.
25 Base Points	<b>Warehouse</b> Newly constructed center of at least 500,000 square feet where products and resources are stored.
25 Base Points	<b>Religious Institutions</b> Any facility such as a church, temple, synagogue, mosque or monastery used for worship by a non-profit organization and their customarily related uses.
20 Base Points	<b>Intensive Industrial Uses:</b> Uses classified as Special Land Uses within the Industrial Classification.

20 Base Points	<b>Multi-Family Residential &amp; Condo Units</b>
20 Base Points	<b>Major Subdivision 4- 25 Lots</b> Any subdivision of land of four (4) – 25 Lots.
10 Base Points	<b>Major Subdivision 26 lots or more</b> Any subdivision of land of 26 or more lots.
Board Determination	<b>All Other Uses Not Categorized</b> This category of use captures all other uses not categorized elsewhere. Allocations for such uses are left to the discretion of the Town’s Board of Commissioners upon recommendation of the Planning Board and acted on a case-by-case basis.

## BONUS POINTS

Proposed projects can gain BONUS POINTS by agreeing to provide any of the following items over and above the UDO or Standard Specification requirements for their development proposal.

NOTE: No bonus points are given for UDO requirements.

### CATEGORY 1 – Non-Conformity Abatement and Public Infrastructure Improvements

<b>Section 1A - Abatement of Nonconformities</b>		(Max - 3 points)
	Abatement of any existing non-conforming structures	3
	Abatement of any existing non-conforming use of land	2
	Abatement of any existing non-conforming lots	1

<b>Section 1B - Roadway Infrastructure Not Warranted by TIA/UDO/CTP</b>		(Max - 10 points)
	Construction of full cross section of existing off-site public street	5
	Nearby intersection improvements	5
	Traffic signal improvements	4
	Signage or striping improvements	1

<b>Section 1C - Off-Site Public Greenway Improvements</b>		(Max - 10 points)
	Construct more than 4000 linear feet of 10-foot-wide path	10
	Construct more than 3000 linear feet of 10-foot-wide path	8
	Construct more than 2000 linear feet of 10-foot-wide path	6
	Construct more than 1000 linear feet of 10-foot-wide path	4
	Construct 500 to 1000 linear feet of 10-foot-wide path	2

<b>Section 1D – Off-Site Bike-Ped Improvements</b>		(Max – 5 points)
	Construction of off-site sidewalk improvements (Subject to TRC Approval)	2
	Construction of off-site bike lane improvements (Subject to TRC Approval)	3

### CATEGORY 2. Green Development Standards/ Building & Site Design

<b>Section 2A - Conservation of Natural Habitat Meeting Active Open Space Requirements as Defined in the UDO</b>		(Max - 10 points)
	One point per acre up to 10 acres	1 - 10

<b>Section 2B - Parking</b>		(Max – 15 points)
	Structured Parking Facilities - must reduce footprint by 20%	10
	EV Charging Stations (two-port)	5
	Provision of on-street public parking (1 point per stall up to 10 Max)	1 - 10



<b>Section 2C - Stormwater SCM's</b>		(Max – 10 points)
	Stormwater - Restored Riparian Buffer	10
	Construct a fountain or other stormwater amenity within the BMP/SCM (as approved by Staff)	4
	Stormwater - Landscaped Green Roof	5
	Stormwater - Underground capture system for on-site irrigation	5
	Stormwater - Bioretention	5
	Stormwater - Wetland	5
	Exclusive use of porous pavement in parking areas where suitable	2

<b>Section 2D - Building/Site Design</b>		(Max - 20 points)
	Compliance with residential design guidelines per Section 5.2 of the UDO	10
	Non-Residential building design that incorporates an active upper story.	5
	Pedestrian oriented and walkable site design which promotes alternatives to vehicular travel within the development. (Subject to TRC Approval)	5

<b>Section 2E - Infill/Redevelopment</b>		(Max – 16 points)
	Development or Redevelopment within DTC	10
	Development or Redevelopment within DTP	6
	Redevelopment of previously vacant building space over 20,000 square feet	6
	Redevelopment of previously vacant building space under 20,000 square feet	5

<b>Section 2F - Historic Preservation</b>		
	Historic Structure Preservation via Deed Restriction (Determined by TRC)	10
	Restoration of Historic Structure (Must be approved by TRC)	5

<b>Section 2G – LEED Certification</b>		(Max – 10 points)
	LEED Certification for Neighborhood Development (LEED ND)	10
	Platinum LEED Certification	10
	Gold LEED Certification	8
	Silver LEED Certification	6
	Bronze LEED Certification	4
	LEED Certified Certification	2

### CATEGORY 3 – Outdoor Enhancement and Transit Improvements

<b>Section 3A – Outdoor Enhancement</b>		(Max – 12 points)
	Construction of a Parkway Street Section on a Collector level street	5

	Construction or Preservation of Gateway Landscaping or Structure (Subject to Comprehensive Plan Consistency and TRC approval)	5
	Outdoor Display of Public Art (Subject to TRC Approval)	4
	Public Facing Outdoor Mural (Subject to TRC Approval)	4
	Maintenance of Roadside Gateway Plant Bed (requires maintenance agreement)	3
3	Planting Pollinator Garden (225 Square Foot Minimum)	3
	Exclusive use of xeriscaping techniques and drought tolerant species	3
	Enhanced Roadside Landscaping (Subject to TRC Approval)	2
	Enhanced Buffer Landscaping (Subject to TRC Approval)	2
	Construction of a Parkway Street Section on a Local level street	2
5	Installation of Native Shade Tree Species (per Tree up to 10 Trees)	1

<b>Section 3B – Transit (Pursuant to location being adjacent to a planned or active transit route)</b>		(Max - 8 points)
	Provision of more than 50 designated Park & Ride Stalls	8
	Provision of 25 designated Park & Ride Stalls	5
	Provision of 10 designated Park & Ride Stalls	3
	Provision of mass transit easement w/ structure (bus stop with shelter & bench)	2

CATEGORY 4 - Amenities

<b>Section 4A - Private Greenway</b>		(Max - 3 points)
	Construction of more than 3000 linear feet private greenway meeting Town of Zebulon standards	3
	Construction of more than 2000 linear feet of private greenway meeting Town of Zebulon standards	2
1	Construction of more than 1000 linear feet of private greenway meeting Town of Zebulon standards	1

<b>Section 4B – Pool (Combinations may be approved by TRC)</b>		(Max - 8 points)
	Olympic Pool and Aquatic Center	8
	Junior Olympic Pool	5
	Lap Pool (four lane minimum)	3
	Resort Style Pool	2
1	Any Other Pool	1

<b>Section 4C - Outdoor Deck/Patio</b>		(Max - 3 points)
	Deck/Patio - More than 3000 square feet	3
	Deck/Patio - More than 2000 square feet	2
1	Deck/Patio - More than 1000 square feet	1

<b>Section 4D - Pool Amenities</b>		(Max - 2 points)
------------------------------------	--	------------------

	Jacuzzi/Hot Tub/Whirlpool	2
	Water Playground with apparatus	2
	Sauna/Steam room	2

<b>Section 4E - Clubhouse</b>		(Max - 10 points)
	Commercial Coffee Shop with at least 10 designated public seating spaces.	10
	With full kitchen and over 4000 square feet of meeting space	10
	With full kitchen and less than 4000 square feet of meeting space	9
	Meeting space without kitchen more than 3500 square feet	8
	Meeting space without kitchen 2500 - 3499 square feet	7
	Meeting Space without kitchen 1500 - 2499 square feet	5
4	Meeting Space without kitchen less than 1500 square feet	4
	No meeting space, bathrooms and changing rooms only	3
2	Outdoor Kitchen or Grills	2

<b>Section 4F - Additional Active Recreation</b>		(Max - 10 points)
	Gymnasium (regulation size indoor basketball court)	10
	Baseball/Softball Field (regulation size)	5
	Football/Soccer Field (regulation size)	5
	Skate Park	5
	Tennis Courts (two regulation courts, fenced)	5
	Multi-Use Hardcourt (two regulation basketball courts, street hockey, fenced)	5
	Pickleball Court (three regulation courts, fenced)	5
	Pocket Park – 5,000 square feet	3
4	IPEMA Certified Playground Equipment	4
	Lighted Field of Play for nighttime use	3
	Electronic Scoreboard or Covered Dugouts or Bleachers	3
	Community Garden – 15-foot by 15-foot, with water access and potting shed.	3

<b>Section 4G – Additional Urban Open Space Enhancements (Within Non Residential Zoning Districts)</b>		(Max – 10 points)
	Fountain	2
	Canopy Including Fixed Permanent Seating	2
2	Drinking Fountain with Pet Fountain	2
	Permanent Game Tables	1
1	Permanent Tables with Shade Cover	1
	All Weather Bulletin Board	1
	Covered or Internal Bicycle Parking	1
	Artist-Design Bicycle Racks	1
	Little Free Library	1
	Drinking Fountain	1
	Public Work Bike Stand With Tools	1

CATEGORY 5 – Affordable Housing

<b>Inclusion of a percentage of the provided housing stock of a proposed development cost no more than 30% of a household income not exceeding 80% of the Area Median Income (AMI)</b>		(Max – 10 Points)
	15% Affordable Housing	10
	10% Affordable Housing	5

CATEGORY 6 – Other

(Max 5 Points)

	Integrated public safety operation systems (EX. Flock Safety or others as approved by the Police Department)	3
	Smart Waste and Recycling Stations	2



## TECHNICAL MEMORANDUM

Date: Thursday, July 11, 2024

To: Adam Culpepper  
Town of Zebulon Planning Department  
Senior Planner

From: Brittany Chase, P.E.  
Senior Traffic Engineer  
Exult Engineering

Subject: Zebulon RV Campground  
Trip Generation Comparison (Revised II)

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### BACKGROUND

Exult Engineering has been contracted to perform traffic engineering services for the proposed RV Campground located in Zebulon, North Carolina. As shown on the Vicinity Map on Figure 1, the proposed 35.4-acre site is located on the east side of Shepard School Road south of the Tippet Road intersection. As currently envisioned, the proposed development is to consist of approximately 85 campsites (approximately 50 RV sites, 11 glamping sites, 11 yurt sites, and 13 tent sites) as shown on the Proposed Site Plan on Figure 2. The access for the proposed site consists of one full movement driveway on Shepard School Road. The proposed site is to be developed by summer of 2025. The proposed development does require rezoning.

The purpose of this letter is to discuss the trip generation of the proposed site and how this compares to the trip generation of the maximum allowable use under the current zoning. This letter is a revised version of the previously submitted letters dated May 15, 2023 and March 14, 2024. This letter has been updated to account for minor site plan changes in response to Town comments that resulted in a slight increase in the number of campsites.

### TRIP GENERATION

The proposed Zebulon RV Campground is to consist of approximately 85 campsites comprised of approximately 50 RV sites, 11 glamping sites, 11 yurt sites, and 13 tent sites. The trip generation for the proposed site was based on rates and equations published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11<sup>th</sup> Edition. The current version of the NCDOT Congestion Management Rates vs. Equations spreadsheet was used for guidance.

The ITE *Trip Generation Manual* provides rates and equations for the AM and PM peak hour trip generation of a campground but does not provide data for weekday trip generation. Therefore, data available within the *Base Camp – Eagle Traffic Impact Study* (SGM, Inc., December 30, 2020) was used to supplement the rates and equations provided in the *Trip Generation Manual*. Traffic count data was obtained from a similar campground site in Silt, Colorado (KOA Campground) to determine the rate used for the daily trip generation within the *Base Camp – Eagle Traffic Impact Study*. At the time of traffic count

data collection, the KOA Campground consisted of 73 campsites and resulted in a rate of 1.51 daily trips per campsite during the weekday in the peak summer months. The *Base Camp – Eagle Traffic Impact Study* is included as an Attachment to this letter.

Applying the AM and PM peak hour rates and equations presented in the *ITE Trip Generation Manual* as well as the daily rate obtained for traffic count data collection, the proposed development is expected to generate 129 daily trips, 18 AM peak hour trips (6 entering, 12 exiting), and 23 PM peak hour trips (15 entering, 8 exiting).

The AM and PM peak hour trip generation presented in the table below is expected to represent a conservative estimate because the independent variable used to calculate the site trips is listed as “occupied campsites” within the *ITE Trip Generation Manual* rather than “total campsites.” Therefore, trip generation presented herein for the AM and PM peak hours assumes 100% occupancy.

It is important to note that because the proposed site requires rezoning, a comparison between the trip generation potential of the maximum allowable use under current zoning and the trip generation potential of the proposed development is required. The site is currently zoned as Residential Suburban (R2) on the Town of Zebulon’s *Official Zoning Map*. If the site were developed under current zoning designations, a maximum of 70 single family dwelling units would be permitted based on the allowable 2 units/acre density. Under current zoning, the development is expected to generation 728 daily trips, 54 AM peak hour trips (13 entering, 41 exiting), and 71 PM peak hour trips (45 entering, 26 exiting).

**Table 1: Trip Generation for Zebulon RV Campground**

Land Use			Daily	AM Peak Hour			PM Peak Hour		
				Total	Enter	Exit	Total	Enter	Exit
416: Campground/ RV Park	85	Occupied Sites	129	18	6	12	23	15	8
<b>Total Proposed Site Trips</b>			<b>129</b>	<b>18</b>	<b>6</b>	<b>12</b>	<b>23</b>	<b>15</b>	<b>8</b>
<i>Current Zoning: LUC 210 Single Family Detached 70 d.u.</i>			728	54	13	41	71	45	26
<b>Additional Site Trips due to Rezoning</b>			<b>-599</b>	<b>-36</b>	<b>-7</b>	<b>-29</b>	<b>-48</b>	<b>-30</b>	<b>-18</b>

References: *Trip Generation Manual*, 11<sup>th</sup> Edition, Institute of Transportation Engineers, September 2021 and *Base Camp – Eagle Traffic Impact Study* (SGM, Inc., December 30, 2020)

Based on the trip generation potential presented in Table 1, the proposed site is expected to generate less trips when compared to the maximum allowable use under current zoning. The proposed RV Campground is expected to generate 599 fewer daily trips, 36 fewer AM peak hour trips, and 48 fewer PM peak hour trips than the 70 single family dwelling units allowed under the R-2 zoning designation.

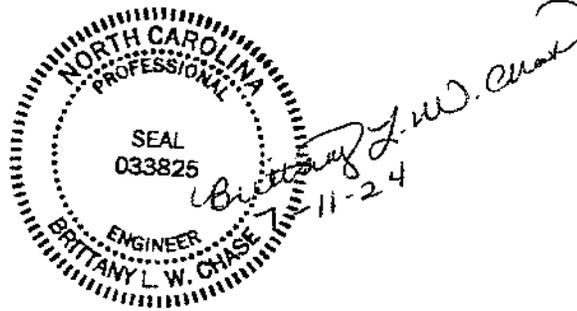
As published in the Town of Zebulon’s *Unified Development Ordinance*, a Traffic Impact Analysis (TIA) is required for site plan approval if the proposed development is expected to generate 50 peak hour trips and for rezoning cases if the proposed development is expected to generate 150 peak hour trips. The purpose of a TIA is to analyze the impact of the proposed site during the AM and PM peak hours. The projected AM and PM peak hour site trips presented in Table 1 are well below the Town’s TIA threshold. With the proposed trip generation of the site being less than the Town’s TIA threshold for both site plan submittal and rezoning, a TIA is not necessary to determine impacts of the proposed site.

**CONCLUSION**

Based on the anticipated trip generation presented herein, the proposed site is expected to have minimal impact on the surrounding roadway network.

Please let me know if you have any questions or comments.

Sincerely,



Brittany Chase, P.E.  
Exult Engineering

cc: Ryan Rimmele  
Montel Sparrow, NCDOT Senior Assistant District Engineer, Division 5, District 1

Attachments: Figures 1 & 2  
*Base Camp – Eagle Traffic Impact Study (SGM, Inc., December 30, 2020)*

Zebulon RV  
Campground

Vicinity Map

Figure 1

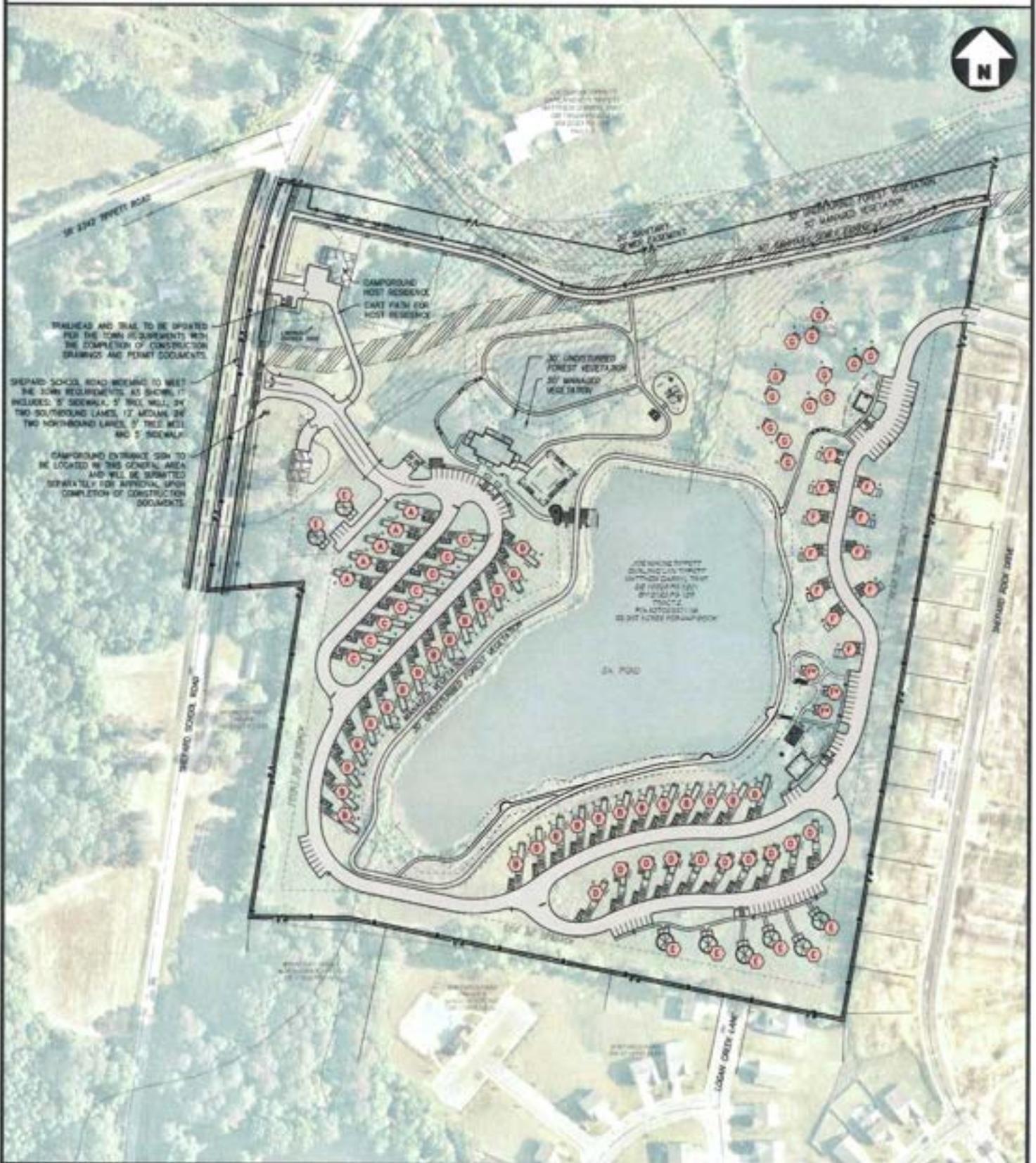




# Zebulon RV Campground

## Proposed Site Plan

Figure 2



**MEMORANDUM**

**DATE:** February 25, 2019  
**REVISED** August 1, 2019  
**REVISED** December 30, 2020

**TO:** Tambi Katieb

**CC:** Shawn Colby

**FROM:** Dan Cokley, PE, PTOE, SGM

**RE:** Traffic Impact Study  
Base Camp – Eagle  
Eagle County, CO



This Traffic Impact Study addresses an Eagle County engineering request for a Traffic Impact Study (TIS) for this proposed Campground / RV Park to be located at 3220 Brush Creek Road, Eagle County, CO. The Eagle County Land Use Regulations Section 4-620.G require Traffic Impact Studies for proposed developments that are expected to generate more than four hundred (400) vehicle trips per day. This development will generate less traffic, but we are providing an abbreviated TIS that includes the following scope:

- Existing Roadway Conditions
- Existing Traffic Volumes
- Sight distance analysis
- Trip Generation and anticipated vehicle sizes
- Directional Distribution/Traffic Assignment
- Internal Circulation
- Future Traffic Volumes
- Anticipated non-vehicular traffic routes & connections to the Town of Eagle
- Auxiliary turn lane analysis
- Summary of Findings

This study will provide recommendations for the development of a safe driveway access to Brush Creek Road.

**Existing Site and Roadway Conditions**

The proposed Base Camp Eagle will be located at 3220 Brush Creek Road, southeast of the Town of Eagle. The site is currently residential / agricultural use and shown shaded in red in the Google Earth image on the following page.



Figure 1. Project Area

Access to the site will be provided using an improved access located slightly south of the existing driveway and aligned with the main driveway for the property across Brush Creek Road (Butter Crunch Farm second driveway). The access is located approximately 2.5 miles southeast of downtown Eagle. No turn lanes or pedestrian facilities exist along Brush Creek Road at the access intersection.

Brush Creek Road is a two-lane asphalt collector roadway, approximately 20-22 feet in width, with 1-2-foot gravel shoulders and a posted speed of 40 mph in the vicinity of the access. Brush Creek Road is classified as a Rural Major Collector per Eagle County Article 4. For the purposes of this study and application of the State Highway Access Code, it is classified as a rural highway, R-B using CDOT Access Category standards.

Recent development applications within the Brush Creek Road corridor have resulted in several associated Traffic Impact Studies, the most recent being Frost Creek TIS by McDowell Engineering, latest revision 1/24/17. This study will use the Frost Creek TIS as a reference for existing and future traffic volumes.

#### Existing Traffic Volumes

Peak hour traffic volumes (2015) from the Frost Creek TIS were reviewed and estimated near the site access along Brush Creek Road. The peak hour two-way volumes are approximately 70 vph AM, 75 vph PM, and 125 vph Saturday. Those values were obtained by interpolating between the Sylvan Lake Rd and Frost Creek Road intersections with Brush Creek Road, the volumes and the interpolation are provided in the Appendix.

### Existing Access Sight Distance

The sight distance was analyzed for the access driveway intersection with Brush Creek Road. The analysis reviewed the access as one-way stop-controlled intersection and was based upon the guidance of AASHTO, A Policy on Geometric Design of Highways and Streets, 2018, 7<sup>th</sup> Edition, (Ch 9, Intersections). The Policy provides for guidance on decision point and construction of the sight triangle. Using Table 9-7 (Left Turn, Case B1) and Table 9-9 (Right Turn, Case B2), the sight distance requirements for the 40-mph posted speed are 445 ft and 385 ft respectively. The current sight distance is at least 600 feet.

The Policy states that the vertex of the sight triangle (decision point) should be located 14.5 ft from the edge of traveled way, the decision point typically represents the location of the driver's eye (at a height of 3.5 ft) when stopped at a major road intersection. The driver should have the ability to see a 6" high object at the center of the travel lane. The sight triangle is constructed using these parameters, and objects that could obscure the driver's vision should be located outside of this sight triangle. The sight distance in each direction at the access is documented below.



Sight Access looking southeast



Sight Access looking northwest

### Trip Generation

The proposed campground development consists of 29 RV sites, 20 tent sites and 4 group tent sites (8 equivalent single tent sites) for a total of 57 camp sites as shown in the conceptual site plan provided below. The dump station shown in the site plan will be available to campground users only.



ITE's *Trip Generation (10<sup>th</sup> Edition)* provides trip generation rates for a Campground and RV Park facility (ITE Code 416) that have 3-6 associated studies for weekday AM and PM peak hour for locations in Rhode Island, Vermont, and Washington from 1990-2010.

Local and more recent trip generation information, including weekend volumes are more useful and preferred for use in this study. It was determined that McDowell Engineering performed a local Trip Generation study at the KOA Campground in Silt, Colorado, located south and west of I-70 exit 97. The trip generation count was completed in July 2016 and consisted of counting RV's, passenger vehicles and trucks / trailers, the generation rates are provided in Passenger Car Equivalents (PCEs). It is noted that there is no pedestrian connection between the KOA Campground and the Town of Silt, which is located to the north of the I-70 interchange. The



### **Internal Circulation**

Based upon the Trip Generation volumes, the proposed access can safely operate as a two-way, two-lane access. The development is proposed to provide two-way internal traffic circulation to the restroom and dump station sites. Beyond that, generally to the north, the circulation is defined by one-way loops. Clear signage showing "Do Not Enter", "One-Way", "Two-Way" will be provided to maintain safety within the sight.

### **Future Traffic Volumes**

Peak hour traffic volumes (2035) from the Frost Creek TIS were reviewed and estimated near the site access along Brush Creek Road. The peak hour two-way volumes are approximately 450 vph AM, 415 vph PM, and 500 vph Saturday. Those values were obtained by interpolating between the Sylvan Lake Rd and Frost Creek Road intersections with Brush Creek Road, the volumes and the interpolation are provided as an attachment.

### **Anticipated non-vehicular traffic routes & connections to the Town of Eagle**

While separate non-vehicular connections to the property do not currently exist, the applicant and Town of Eagle have discussed proximity to both the existing Haymeadow and Wall trail systems.

As discussed with the Planning Commission and Board of Trustees in pre-application meetings held in July 2019, it is the goal of the applicant to promote a "Park Once" guest preference to accessing amenities in Town via alternative means (hiking, biking, etc.) due to the planned connectivity to the campground and minor RV park. To that end, management will actively discourage the use of Brush Creek Road for walking and biking.

Further, the applicant has support for the project by the Haymeadow project team, where a number of future trails are planned and will also serve visitors at Base Camp Eagle.

The applicant will continue working with Town and Haymeadow officials on timing of these connections to coincide with the opening of Base Camp Eagle. The proximity to downtown and Eagle Ranch (< 1mile) will further reduce vehicle trips to and from Eagle. The planned trail connections will provide trip reductions as traffic on Brush Creek Road continues to increase. Because many users are drawn to the Eagle area for mountain and road biking, the opportunity for trip reductions will be in the 5-10% range in the future. Those trip reductions are not considered in this analysis.

### **Auxiliary Lane Requirements**

Auxiliary turn lane requirements for County Road accesses are typically analyzed using the CDOT State Highway Access Code based on the anticipated peak hour volumes, the speed limit and geometry of the highway adjacent to the access, and the classification of the highway. For analysis purposes, the Brush Creek Road speed limit adjacent to the site is 40 mph along an R-B highway. Based on the *State Highway Access Code (SHAC)*,

#### *Auxiliary Lane Requirements*

*(8) Auxiliary turn lanes shall be installed according to the criteria below.*

- a) A left turn deceleration lane with taper and additional storage length is required for any access with a projected peak hour left ingress turning volume greater than 10 vph.*
- b) A right turn deceleration lane with taper is required for any access with a projected peak hour right ingress turning volume greater than 25 vph.*
- c) A right turn acceleration lane with taper is required for any access with a projected peak hour right turning volume greater than 50 vph when the posted speed on the highway is*

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*45 mph or greater and the highway has only one lane for through traffic in the direction of the right turn. A right turn acceleration lane is not required on multi-lane highways of this category.*

- d) *A left turn acceleration lane with taper may be required if it would be a benefit to the safety and operation of the roadway or as determined by subsection 3.5. A left turn acceleration lane is generally not required where: the posted speed is less than 45 mph, or the intersection is signalized, or the acceleration lane would interfere with the left turn ingress movements to any other access.*

Based upon the SHAC and the trip distribution table provided above, auxiliary turn lanes are not required. The proposed intersection can safely operate as a two-way, two-lane access.

### **Summary of Findings**

Brush Creek Road has a capacity at Level of Service C reportedly up to 7500 vpd without additional improvements. Base Camp Eagle is estimated to generate approximately 72 weekday and 113 Saturday vpd (in PCE's), about 2% of the total roadway capacity.

As a primary access to Brush Creek, Sylvan Lake, and the National Forest; Brush Creek Road experiences its heaviest volumes on summer weekends. Peak hour Saturday two-way volumes as interpolated from the Frost Creek Study are anticipated to increase from 80 vph in 2015 to 450 vph near Base Camp Eagle. Saturday peak hour site-generated volume is estimated at 31 vph.

The proposed access driveway has adequate sight distance for entering the roadway and does not require turn lanes based upon the auxiliary lane requirements per the SHAC. The sight distance triangle discussed in this TIS should be implemented as part of the site access design.

### Attachments:

- 2015 Traffic Volumes, reference Frost Creek TIS
- 2035 Traffic Volumes, reference Frost Creek TIS
- Comparable Campground Trip Generation Calculations, KOA Silt CO by McDowell Engineering
- Base Camp Eagle – Project Location and Trail Access
- Frost Creek TIS, 1/24/17 by McDowell Engineering



Figure 5: Year 2015 Existing Traffic INTERPOLATED VALUES AT 3220 BRUSH CREEK ROAD\*

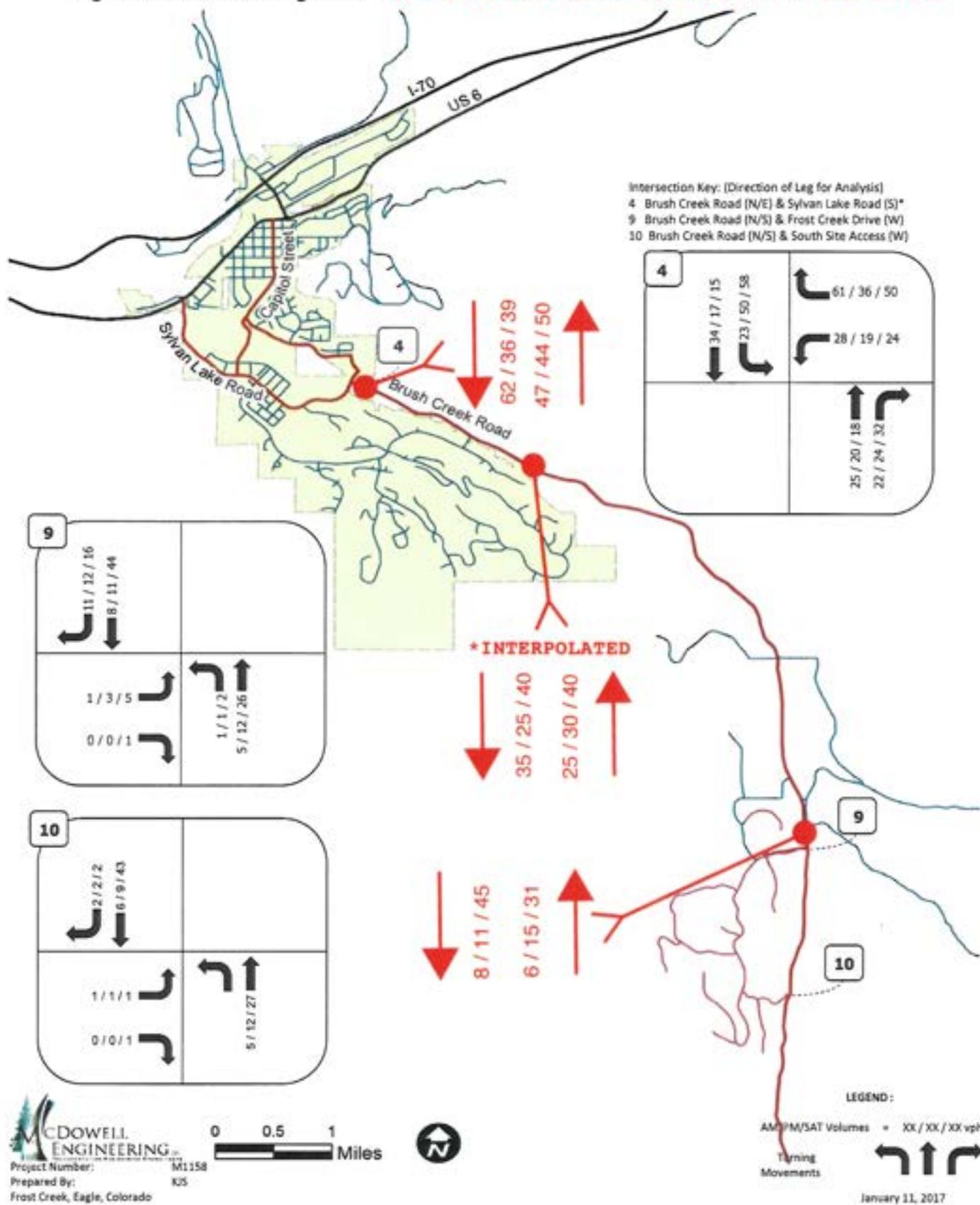
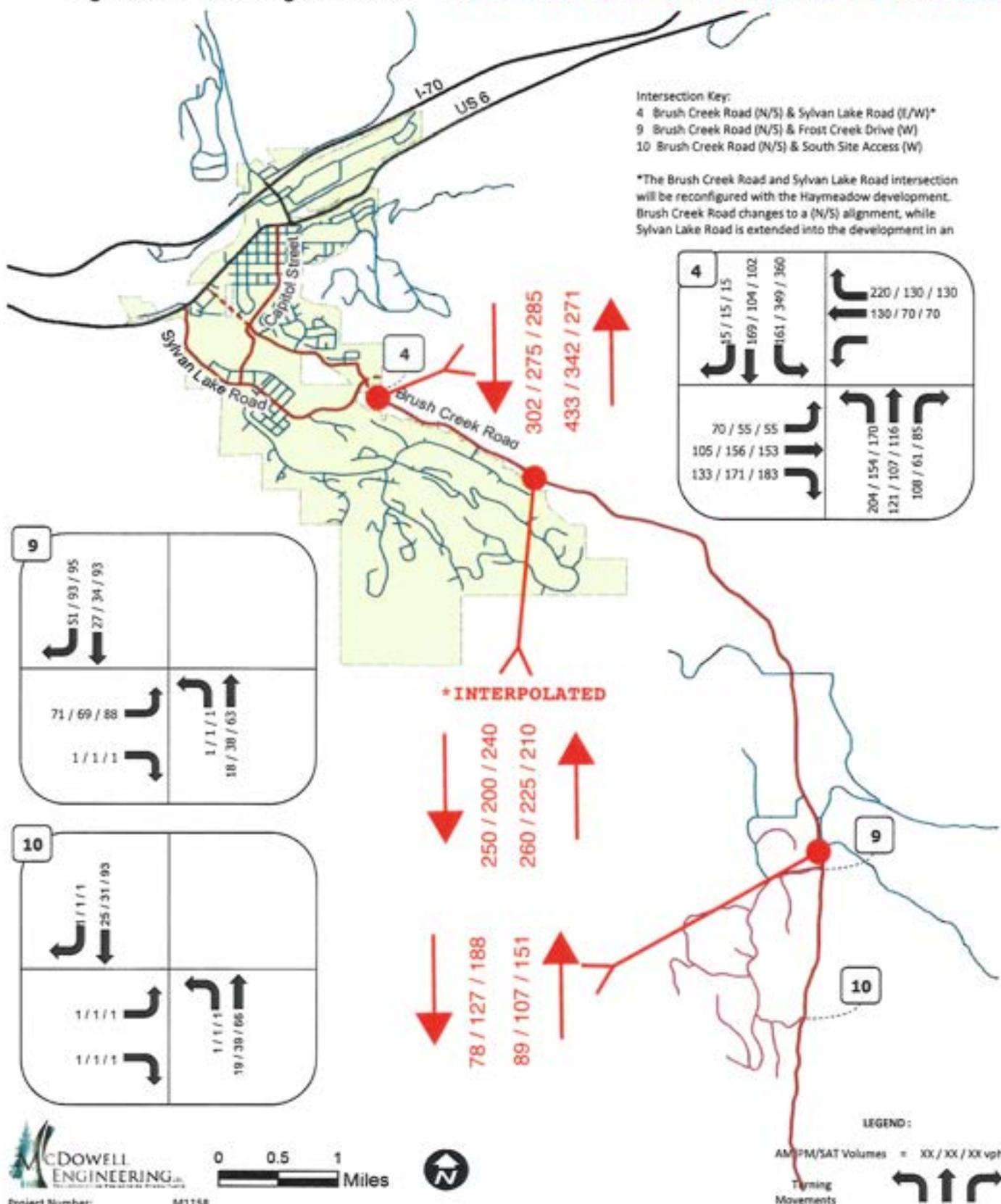


Figure 7: Year 2035 Background Traffic

\*INTERPOLATED VALUES AT 3220 BRUSH CREEK ROAD



Project Number: M1158  
 Prepared By: KJS  
 Frost Creek, Eagle, Colorado

January 11, 2017



Project Number: M1231  
 Prepared By: KJS  
 Date: 7/20/2016  
 Revised:

Table 1 - Comparable Campground Trip Generation Calculations  
 KOA Campground  
 Silver, Colorado

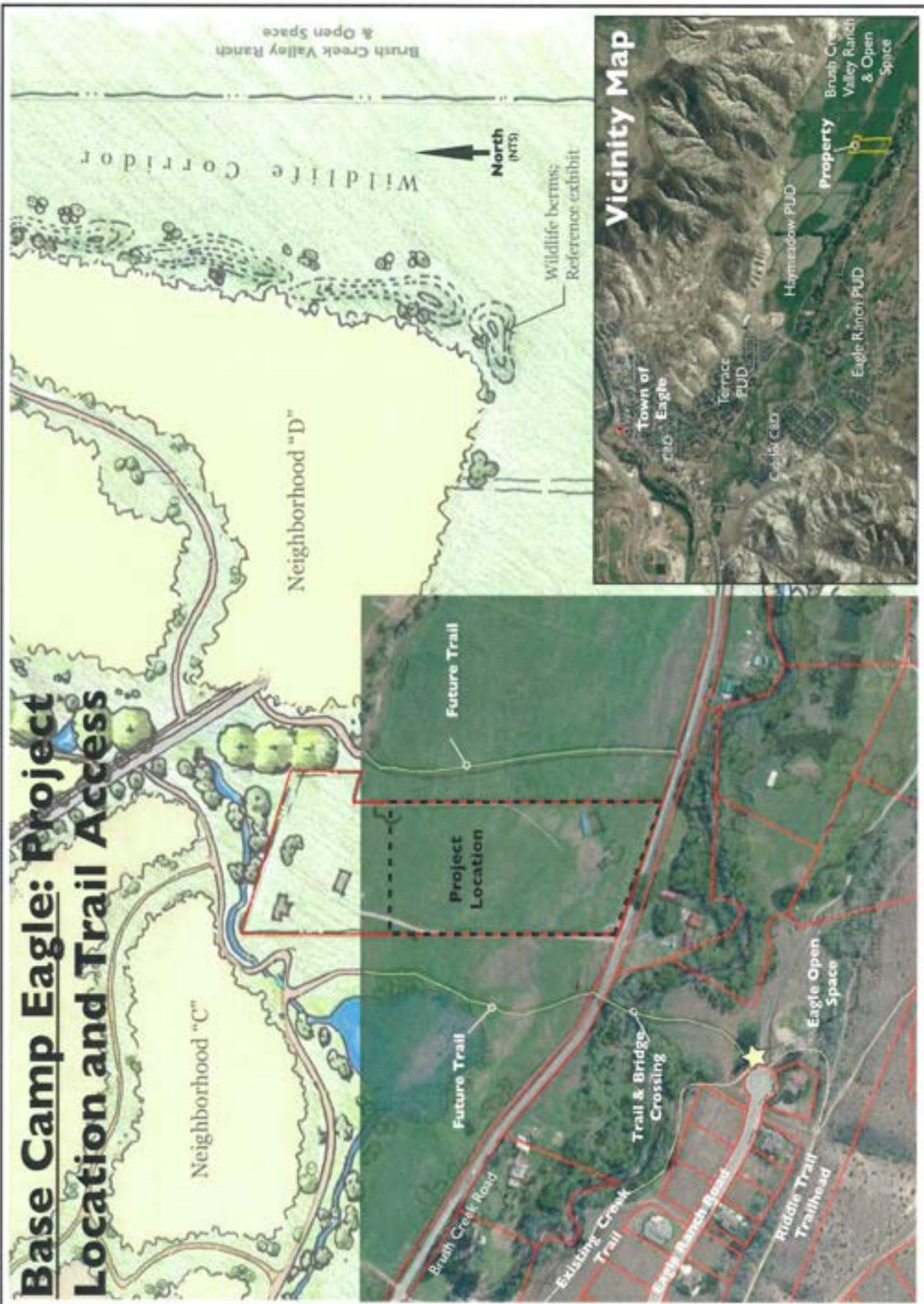
Observed Site-Generated Traffic<sup>1</sup>

ITE Code	Units	Trip Generation Rates			Average Weekday		Morning Peak Hour		Evening Peak Hour		Saturday Peak Hour		
		AM Peak Hour	PM Peak Hour	SAT Peak Hour	Average Weekday	Average Saturday	Inbound	Outbound	Inbound	Outbound	Inbound	Outbound	
Existing Land Use					Trips (vpd)	Trips (vpd)	% Trips	Trips	% Trips	Trips	% Trips	Trips	% Trips
Campground <sup>2</sup>	73 Units	0.15	0.15	0.37	1.51	2.36	55%	6	45%	7	36%	13	52%
# Cars/Pickups								2		4		5	
# Large Vehicles (Camps or RVs)								4		3		7	
Trucks in PCEs <sup>3</sup>								8		6		14	
Total PCEs <sup>3</sup> at driveway		0.26	0.25	0.63				10		10		20	
								9		8		26	

<sup>1</sup> Values obtained from KOA Campground in Silver, CO.

<sup>2</sup> Passenger Car Equivalents are based upon Section 2.3(4)(e) of the State of Colorado's State Highway Access Code

# Base Camp Eagle: Project Location and Trail Access

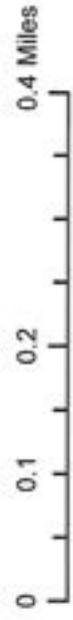




# Aerial Map



- 1800 Shepards School Rd
- Parcels
- Streets



**ZEBULON**  
NORTH CAROLINA





1800 Shepard School Rd



# ZEBULON

NORTH CAROLINA

CASE # Planned Development 2024-03 IDT# 1292362 – 1800 Shepards School Rd

PROJECT ADDRESS 1800 Shepards School Rd

PIN NUMBER: 2706337118

HEARING DATE: September 16, 2024

State of North Carolina

County of Wake

BEFORE ME, the undersigned Notary, E. McKinney Warner on this 11<sup>th</sup> day of September 2024, personally appeared Catherine Farrell, known to me to be a credible person and of lawful age, who being by me first duly sworn, on his oath, deposes and says:

I Catherine Farrell, Interim Senior Planner for the Town of Zebulon, affirm that the following Public Notice Procedures have been completed in accordance with applicable North Carolina General Statute and Town of Zebulon Unified Development Ordinance Section 2.3.6 have been satisfied for the above referenced hearing.

- First Class Mailing Sent on **August 30, 2024** (see attached mailing list and copy of mailing)
- Advertisement in a Paper of General Circulation sent on August 30, 2024 (Wake weekly, publication dates 9/6 & 9/13/2024)
- Posting Public Hearing Signage on Property on 9/3/2024 (pictures attached)
- Posted to Planning Department Website 9/6/2024

Catherine Farrell

9/11/2024

Catherine Farrell

Date

Subscribed and sworn to before me, this 11<sup>th</sup> day of September 2024.



E. McKinney Warner

E. McKinney Warner

[signature of Notary]

[printed name of Notary]

NOTARY PUBLIC

My commission expires: May 23, 2027.

## **Notice of Public Hearing**

Notice is hereby given pursuant to the provisions of Article 2.3.6 of the Town of Zebulon Unified Development Ordinance that a public hearing will be held on **September 16, 2024, at 6:00 PM** at the **Zebulon Municipal Complex, 1003 N. Arendell Avenue**, and will be conducted by the Board of Commissioners and Planning Board of the Town of Zebulon for the purpose of considering the following items:

***IDT Project Number 1427256 - RZ 2024-02 – 1616 Mack Todd Rd***

*PIN # 1794572709.* A request by Seth Huntsinger, for a rezoning to the Residential Suburban (R2) zoning district.

***IDT Project Number 1437367 - RZ 2024-03 – 545 W Barbee St***

*PIN # 2705108929.* A request by CSD Engineering on behalf of Ralph Rojas, for a rezoning to the Heavy Industrial (HI) zoning district.

***IDT Project Number 1292362 - PD 2024-03 – 1800 Shepards School Rd***

*PIN # 2706337118.* A request by Longleaf Law Partners, for a rezoning to a Planned Development (PD) zoning district for the use of an RV Campground.

***TA 2024-05 – Legislative Update Text Amendment Package***

A text amendment package in response to various updates Chapter 160D of the North Carolina General Statute. The updates include changes to the following: Triplex/Quadplex Standards, Sewer and Water Connection Requirements, Parking Space Size Requirement Reduction, and Addition of Sports Wagering as an accessory use.

Public comments may be submitted to Deputy Town Clerk Stacie Paratore at [SParatore@TownofZebulon.org](mailto:SParatore@TownofZebulon.org) no later than 12:00 Noon on the day of the hearing to be read into the record. Links will be provided along with the full application packet and documentation on the Planning Department web page at <https://www.townofzebulon.org/departments/planning/public-hearing-information> For questions or additional information, please contact us at (919) 823-1811.

Wake Weekly September 6<sup>th</sup> & 13<sup>th</sup>

Certified List of Property Owners

1800 Shepard School Road Planned Development District (PD) Rezoning

I, the undersigned, do hereby certify and confirm that the attached list of Property Owners and Homeowners Associations accurately describes the properties and Homeowners Associations located within 750 feet of the outer boundary of the subject property at 1800 Shepard School Road.

Jennifer G. Ashton

3/26/24

Jennifer G. Ashton

Date

STATE OF North Carolina  
COUNTY OF Wake

I certify that the following person personally appeared before me this day and acknowledged to me that they voluntarily signed the foregoing document for the purpose stated therein.

Date: March 26, 2024

My Commission Expires:

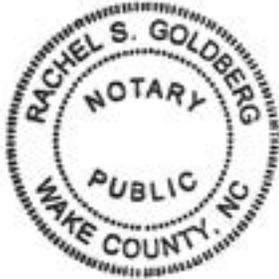
June 30, 2027

Rachel S. Goldberg

Notary Public

Print Name: Rachel S. Goldberg

[Affix Notary Stamp or Seal]



**CERTIFIED LIST OF PROPERTY OWNERS WITHIN 750 FEET OF SUBJECT PROPERTY**

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
PI#N	Property Address	Owner	Mailing Address 1	Mailing Address 2																									
	2706235429 428 TIPPETT RD	ALSTON, LARRY DARNELL ALSTON, 428 TIPPETT RD		ZEBULON NC 27597-7897																									
	2706237563 504 TIPPETT RD	WHITE, JERRY W WHITE, SUSAN R, 504 TIPPETT RD		ZEBULON NC 27597-7899																									
	2706344813 1833 SHEPARD SCHOOL RD	CHAMBLEE, JACKIE CHAMBLEE, H 1833 SHEPARD SCHOOL RD		ZEBULON NC 27597-7920																									
	2706413802 209 QUINCY MEADOW AVE	SFR JV-HD TL BORROWER A LLC TRICON AMERICAN HOMES LLC		15771 RED HILL AVE STE 100																									
	2706217463 901 PROCTOR ST	SHEPARD SCHOOL LLC 2700 GRESHAM LAKE RD		RALEIGH NC 27615-4215																									
	2706138980 501 TIPPETT RD	TIPPETT, REX B TRUSTEE DOROTHY 8920 CORBIN RD		WENDELL NC 27591-8360																									
	2706228986 1617 SHEPARD SCHOOL RD	PACE, JOSHUA 2014 TENNESSE RD		DURHAM NC 27704																									
	2706239506 508 TIPPETT RD	VELAZQUEZ, PEDRO 508 TIPPETT RD		ZEBULON NC 27597-7899																									
	2706456184 0 SHEPARD SC-HOOL RD	HOCUTT, JAMES P TRUSTEE HOCU 2337 NC HIGHWAY 39		ZEBULON NC 27597-6803																									
	2706223044 0 SHEPARD SC-HOOL RD	DUNN, WILLIE MC KINLEY 9736 METROPOLITAN DR		ZEBULON NC 27597-7629																									
	2706414757 212 QUINCY MEADOW AVE	BTR SCATTERED SITE OWNER 2 LLC 5001 PLAZA ON THE LK STE 200		AUSTIN TX 78746-1053																									
	2706520715 925 RIPT VALLEY DR	STARLIGHT HOMES NORTH CAROL LISA SIMS		4025 LAKE BOONE TRL STE 200																									
	2706520608 921 RIPT VALLEY DR	STARLIGHT HOMES NORTH CAROL LISA SIMS		4025 LAKE BOONE TRL STE 200																									
	2706520602 917 RIPT VALLEY DR	STARLIGHT HOMES NORTH CAROL LISA SIMS		4025 LAKE BOONE TRL STE 200																									
	2706520505 913 RIPT VALLEY DR	STARLIGHT HOMES NORTH CAROL LISA SIMS		4025 LAKE BOONE TRL STE 200																									
	2706429498 909 RIPT VALLEY DR	STARLIGHT HOMES NORTH CAROL LISA SIMS		4025 LAKE BOONE TRL STE 200																									
	2706415735 713 KENYON SPRING DR	COOPER, HERMAN LAMONT COOP 713 KENYON SPRING DR		ZEBULON NC 27597-9430																									
	2706337118 1800 SHEPARD SC-HOOL RD	TIPPETT, JOE WAYNE TANT, GARLA PO BOX 204		ZEBULON NC 27597-0204																									
	2706247517 1805 SHEPARD SC-HOOL RD	TIPPETT, JOE WAYNE TANT, GARLA PO BOX 204		ZEBULON NC 27597-0204																									
	2706442211 0 SHEPARD SC-HOOL RD	TIPPETT, JOE WAYNE TANT, GARLA PO BOX 204		ZEBULON NC 27597-0204																									
	2706330742 0 SHEPARD SC-HOOL RD	TIPPETT, JOE WAYNE TANT, GARLA PO BOX 204		ZEBULON NC 27597-0204																									
	2706417965 728 KENYON SPRING DR	MHL NORTH CAROLINA LLC 6836 CARNEGIE BLVD STE 430		C-CHARLOTTE NC 28211-2668																									
	2706412731 201 QUINCY MEADOW AVE	MHL NORTH CAROLINA LLC 6836 CARNEGIE BLVD STE 430		C-CHARLOTTE NC 28211-2668																									
	2706421291 721 BRADBERRY BUSH LN	JONES, TRAVIS JAMAR 721 BRADBERRY BUSH LN		ZEBULON NC 27597-9432																									
	2706412927 712 BRADBERRY BUSH LN	FIREBIRD SFE I LLC 5001 PLAZA ON THE LK STE 200		AUSTIN TX 78746-1053																									
	2706421165 717 BRADBERRY BUSH LN	BACHER, ALEXIS MARIE BACHER, J 717 BRADBERRY BUSH LN		ZEBULON NC 27597-9432																									
	2706417613 720 KENYON SPRING DR	MHL NORTH CAROLINA LLC 6836 CARNEGIE BLVD STE 430		C-CHARLOTTE NC 28211-2668																									
	2706414609 204 QUINCY MEADOW AVE	WILLIAMS, LEONARD JR 204 QUINCY MEADOW AVE		ZEBULON NC 27597-9428																									
	2706417566 205 QUINCY MEADOW AVE	ARGUETA, JOSUE L ARGUETA, DAN 205 QUINCY MEADOW AVE		ZEBULON NC 27597-9428																									

31	2706420026	1009 LOGAN CANYON LN	BRADY, TIFFANY	1009 LOGAN CANYON LN	ZEBULON NC 27597-9425
32	2706319735	1028 LOGAN CANYON LN	PHILLIPS, BERENGERE N	GALLION 1028 LOGAN CANYON LN	ZEBULON NC 27597-9425
33	2706318705	149 OGDEN POND PL	MOTON, EDDIE FITZGERALD JR	MO 149 OGDEN POND PL	ZEBULON NC 27597-9423
34	2706317879	133 OGDEN POND PL	CANNON, MARY OLUWAKEMI	CAN 133 OGDEN POND PL	ZEBULON NC 27597-9423
35	2706315798	140 OGDEN POND PL	ANCHURI, SREEDHAR	PATHA, SWA 140 OGDEN POND PL	ZEBULON NC 27597-9423
36	2706328165	1004 LOGAN CANYON LN	AMNL ASSET COMPANY 1 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
37	2706420135	1005 LOGAN CANYON LN	AMNL ASSET COMPANY 1 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
38	2706328071	1012 LOGAN CANYON LN	AMNL ASSET COMPANY 1 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
39	2706319801	1024 LOGAN CANYON LN	AMNL ASSET COMPANY 1 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
40	2706319780	1032 LOGAN CANYON LN	AMNL ASSET COMPANY 1 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
41	2706410645	1036 LOGAN CANYON LN	AMNL ASSET COMPANY 1 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
42	2706327079	117 OGDEN POND PL	AMNL ASSET COMPANY 1 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
43	2706327061	125 OGDEN POND PL	AMNL ASSET COMPANY 1 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
44	2706317865	129 OGDEN POND PL	AMNL ASSET COMPANY 1 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
45	2706413992	217 QUINCY MEADOW AVE	AMNL ASSET COMPANY 1 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
46	2706414946	221 QUINCY MEADOW AVE	AMNL ASSET COMPANY 1 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
47	2706425001	225 QUINCY MEADOW AVE	AMNL ASSET COMPANY 1 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
48	2706420376	945 LOGAN CANYON LN	AMNL ASSET COMPANY 1 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
49	2706420258	949 LOGAN CANYON LN	AMNL ASSET COMPANY 1 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
50	2706325316	114 OGDEN POND PL	AMNL ASSET COMPANY 1 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
51	2706318974	1016 LOGAN CANYON LN	SHEPARD'S PARK OWNERS ASSOC	14025 LAKE BOONE TRL STE 200	RALEIGH NC 27607-3087
52	2706327381	104 OGDEN POND PL	MATHI, VENKATA SEETARAMAJAH	F 22803 MILLTOWN FARM CT	ASHBURN VA 20148-6759
53	2706411846	704 BRADBERRY BUSH LN	ASHE, RICHARD WAYNE	ASHE, SH 104 OGDEN POND PL	ZEBULON NC 27597-9423
54	2706317872	141 OGDEN POND PL	CPIAMHERST SFR PROGRAM OWN	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
55	2706423016	720 BRADBERRY BUSH LN	WILSON, LATISA	141 OGDEN POND PL	ZEBULON NC 27597-9423
56	2706421017	709 BRADBERRY BUSH LN	JACKSON, SHARIMA S	720 BRADBERRY BUSH LN	ZEBULON NC 27597-9432
57	2706425094	229 QUINCY MEADOW AVE	D'ALMEIDA, AFI AYELE	709 BRADBERRY BUSH LN	ZEBULON NC 27597-9432
58	2706420231	1001 LOGAN CANYON LN	RODRIGUEZ, MARIBEL FERNANDEZ	229 QUINCY MEADOW AVE	ZEBULON NC 27597-9428
59	2706415878	721 KENYON SPRING DR	VILCHIS, JUAN A	ESQUI MATA, DAI 1001 LOGAN CANYON LN	ZEBULON NC 27597-9425
60			MATHIS, SPARKLES T	721 KENYON SPRING DR	ZEBULON NC 27597-9430

61	2706415851	717 KENYON SPRING DR	WILLIAMS, ADRIANNE MARSENA	717 KENYON SPRING DR	ZEBULON NC 27597-9430
62	2706313724	0 SHEPARD SCHOOL RD	STARLIGHT HOMES NORTH CAROL	4025 LAKE BOONE TRL STE 200	DALEIGH NC 27607-3687
63	2706411971	708 BRADBERRY BUSH LN	DIOURY, MOHAMED EL HABIB	708 BRADBERRY BUSH LN	ZEBULON NC 27597-9432
64	2706411709	700 BRADBERRY BUSH LN	C/PIVAMHERST SFR PROGRAM OWA	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
65	2706423161	724 BRADBERRY BUSH LN	C/PIVAMHERST SFR PROGRAM OWA	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
66	2706422264	725 BRADBERRY BUSH LN	C/PIVAMHERST SFR PROGRAM OWA	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
67	2706429668	0 BRISK DR	AUTUMN LAKES OWNERS ASSOCI	1450 LAKE ROBBINS DR STE 430	THE WOODLANDS TX 77380-3284
68	2706420031	1013 LOGAN CANYON LN	BOURGEOIS, JOHN S	BOURGEOIS, 1013 LOGAN CANYON LN	ZEBULON NC 27597-9425
69	2706318888	1020 LOGAN CANYON LN	STANLEY, TOMICKA GREEN, JAQU	1020 LOGAN CANYON LN	ZEBULON NC 27597-9425
70	2706427072	732 KENYON SPRING DR	EARLY, JAMIE	732 KENYON SPRING DR	ZEBULON NC 27597-9430
71	2706325196	120 OGDEN POND PL	NGANDU, MARGARET MUTURI	120 OGDEN POND PL	ZEBULON NC 27597-9423
72	2706316908	128 OGDEN POND PL	FARMER, DOUGLAS J	TRUSTEE THE 564 HADDON RD	OAKLAND CA 94606-1064
73	2706326287	108 OGDEN POND PL	BURMAN, MANISHA HITESH BURM	108 OGDEN POND PL	ZEBULON NC 27597-9423
74	2706316804	136 OGDEN POND PL	PROGRESS RESIDENTIAL BORROW	PO BOX 4090	SCOTTSDALE AZ 85261-4690
75	2706233398	420 TIPPETT RD	LEWIS, JANET	5915 DOWCASTER DR	ANCHORAGE AK 99504-3232
76	2706422314	713 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
77	2706422422	717 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
78	2706422439	721 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
79	2706422346	725 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
80	2706422652	729 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
81	2706422775	737 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
82	2706422661	741 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
83	2706422808	745 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
84	2706423914	749 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
85	2706433020	753 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
86	2706433037	757 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
87	2706433267	769 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
88	2706433384	773 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
89	2706433490	777 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
90	2706434407	781 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903

91	2706434513	785 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
92	2706435447	260 LOGAN CREEK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
93	2706436406	264 LOGAN CREEK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
94	2706436475	268 LOGAN CREEK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
95	2706437495	873 KENYON SPRING DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
96	2706437330	851 KENYON SPRING DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
97	2706436353	209 SWIFT PARK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
98	2706435385	205 SWIFT PARK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
99	2706435326	201 SWIFT PARK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
100	2706435109	200 SWIFT PARK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
101	2706435178	204 SWIFT PARK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
102	2706436156	208 SWIFT PARK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
103	2706435100	760 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
104	2706424977	752 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
105	2706424961	748 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
106	2706424854	744 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
107	2706424748	740 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
108	2706424731	736 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
109	2706424625	732 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
110	2706424519	728 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
111	2706424502	724 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
112	2706423463	720 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
113	2706424218	708 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
114	2706424252	704 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
115	2706424187	700 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
116	2706423246	801 KENYON SPRING DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
117	2706423313	805 KENYON SPRING DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
118	2706425407	813 KENYON SPRING DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
119	2706425527	817 KENYON SPRING DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
120	2706425633	821 KENYON SPRING DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903

121	2706425756 829 KENYON SPRING DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
122	2706425862 833 KENYON SPRING DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
123	2706425879 837 KENYON SPRING DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
124	2706425985 841 KENYON SPRING DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
125	2706436001 845 KENYON SPRING DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
126	2706436018 849 KENYON SPRING DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
127	2706426463 808 KENYON SPRING DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
128	2706426374 804 KENYON SPRING DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
129	2706427371 801 BERKELEY GLEN RD	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
130	2706428345 805 BERKELEY GLEN RD	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
131	2706427589 308 ARCH CANYON CIR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
132	2706428645 312 ARCH CANYON CIR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
133	2706428762 316 ARCH CANYON CIR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
134	2706428779 320 ARCH CANYON CIR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
135	2706428885 324 ARCH CANYON CIR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
136	2706438080 332 ARCH CANYON CIR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
137	2706438057 336 ARCH CANYON CIR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
138	2706437192 340 ARCH CANYON CIR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
139	2706438148 856 KENYON SPRING DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
140	2706438284 860 KENYON SPRING DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
141	2706530473 320 LOGAN CREEK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
142	2706531349 324 LOGAN CREEK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
143	2706531007 945 RIFT VALLEY DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
144	2706530081 941 RIFT VALLEY DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
145	2706520848 933 RIFT VALLEY DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
146	2706531519 317 LOGAN CREEK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
147	2706439691 305 LOGAN CREEK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
148	2706439661 281 LOGAN CREEK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
149	2706438601 277 LOGAN CREEK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
150	2706437631 273 LOGAN CREEK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903



151	2706531789	255 LOGAN CREEK DR	CW-SHEPARD'S PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
152	2706439498	876 KENYON SPRING DR	CW-SHEPARD'S PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
153	2706427523	836 KENYON SPRING DR	CW-SHEPARD'S PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
154	2706424347	809 KENYON SPRING DR	CW-SHEPARD'S PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
155	2706429200	804 BERKELEY GLEN RD	CW-SHEPARD'S PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
156	2706433357	765 SHEPARD ROCK DR	CW-SHEPARD'S PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
157	2706238245	0 SHEPARD SCHOOL RD	TIPPETT, JOE WAYNE TANT, GARLA PO BOX 204		ZEBULON NC 27597-0204
158	2706413947	213 QUINCY MEADOW AVE	SFR JV-1 2021-1 BORROWER LLC	TRICON AMERICAN HOMES	1508 BROOKHOLLOW DR
159	2706417639	724 KENYON SPRING DR	CPI/AMHERST SFR PROGRAM II OW 5001 PLAZA ON THE LK STE 200		AUSTIN TX 78746-1053
160	2706422052	716 BRADBERRY BUSH LN	CPI/AMHERST SFR PROGRAM II OW 5001 PLAZA ON THE LK STE 200		AUSTIN TX 78746-1053
161	2706325087	124 OGDEN POND PL	WILLIAMS, SARAH ASHLEY WILLIAM 124 OGDEN POND PL		ZEBULON NC 27597-9423
162	2706417706	716 KENYON SPRING DR	CPI/AMHERST SFR PROGRAM II OW 5001 PLAZA ON THE LK STE 200		AUSTIN TX 78746-1053
163	2706328440	944 LOGAN CANYON LN	OUTLAW, CHASKA BAILEY, NIGEL 944 LOGAN CANYON LN		AUSTIN TX 78746-1053
164	2706236542	500 TIPPETT RD	BECK, JOSEPH M BECK, INGA L 500 TIPPETT RD		ZEBULON NC 27597-7899
165	2706415529	709 KENYON SPRING DR	CPI/AMHERST SFR PROGRAM RS LL 5001 PLAZA ON THE LK STE 200		AUSTIN TX 78746-1053
166	2706411579	137 QUINCY MEADOW AVE	CPI/AMHERST SFR PROGRAM II OW 5001 PLAZA ON THE LK STE 200		AUSTIN TX 78746-1053
167	2706439531	301 LOGAN CREEK DR	CW-SHEPARD'S PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
168	2706319640	165 OGDEN POND PL	SFR JV-1 2021-1 BORROWER LLC	TRICON AMERICAN HOMES	1508 BROOKHOLLOW DR
169	2706318695	161 OGDEN POND PL	AMNL ASSET COMPANY 1 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
170	2706439219	864 KENYON SPRING DR	CW-SHEPARD'S PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
171	2706427089	736 KENYON SPRING DR	CW-SHEPARD'S PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
172	2706434093	756 SHEPARD ROCK DR	CW-SHEPARD'S PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
173	2706413682	200 QUINCY MEADOW AVE	AMNL ASSET COMPANY 1 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
174	2706425949	825 KENYON SPRING DR	CW-SHEPARD'S PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
175	2706410934	1017 LOGAN CANYON LN	FIREBIRD SFE I LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
176	2706225749	0 SHEPARD SCHOOL RD	HIGH, REGINALD L	2805 PRAIRE VIEW PT	WENDELL NC 27591-9156
177	2706326077	1008 LOGAN CANYON LN	AMNL ASSET COMPANY 1 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
178	2706429658	812 KENYON SPRING DR	CW-SHEPARD'S PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
179	2706439462	872 KENYON SPRING DR	CW-SHEPARD'S PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
180	2706422668	733 SHEPARD ROCK DR	CW-SHEPARD'S PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903

181	2706437367	865 KENYON SPRING DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
182	2706315781	144 OGDEN POND PL	AMNL ASSET COMPANY 1 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
183	2706428992	328 ARCH CANYON CIR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
184	2706439355	868 KENYON SPRING DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
185	2706316901	132 OGDEN POND PL	BROWN, CYNTHIA S VINSON, CARI	132 OGDEN POND PL	ZEBULON NC 27597-9423
186	2706520821	929 RIFT VALLEY DR	STARLIGHT HOMES NORTH CAROLINA	SIMS	4025 LAKE BOONE TRL STE 200
187	2706328371	100 OGDEN POND PL	AMNL ASSET COMPANY 1 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
188					
189	HOA Contacts:				
190	Development Name Contact Person				
191	SHEPARDS PARK OWNERS ASSOCIATION INC				
192	AUTUMN LAKES OWNERS ASSOCIATION INC				
			Address		
			4025 LAKE BOONE TRL STE 200,	RALEIGH NC 27607-3087	
			1450 LAKE ROBBINS DR STE 430,	THE WOODLANDS TX 77380-3294	



## ARTICLE 3: DISTRICTS

### 3.5. General Mixed Use Zoning Districts

### 3.5.5 Planned Development (PD) District

#### 3.5.5. PLANNED DEVELOPMENT (PD) DISTRICT

##### A. PURPOSE AND INTENT

The Planned Development (PD) districts are established and intended to encourage innovative land planning and site design concepts that support a high quality of life and achieve a high quality of development, environmental sensitivity, energy efficiency, and other Town goals and objectives by:

- a. Reducing or diminishing the inflexibility or uniform design that sometimes results from strict application of zoning and development standards designed primarily for individual lots;
- b. Allowing greater freedom in selecting the means of providing access, open space, and design amenities;
- c. Allowing greater freedom in providing a well-integrated mix of residential and nonresidential land uses in the same development, including a mix of housing types, lot sizes, and densities;
- d. Creating a system of incentives for redevelopment and infill in order to revitalize established areas;
- e. Promoting a vibrant public realm by placing increased emphasis on active ground floor uses, pedestrian-oriented building façade design, intensive use of sidewalks, and establishment of public gathering areas;
- f. Providing for efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs; and
- g. Promoting quality design and environmentally sensitive development that respects surrounding established land use character and respects and takes advantage of a site's natural and man-made features, such as trees, estuaries, shorelines, special flood hazard area, and historic features.

##### B. GENERAL STANDARDS FOR ALL PLANNED DEVELOPMENTS

###### 1. HOW ESTABLISHED

A planned development is established in a manner similar to the establishment of a conditional zoning district in accordance with the procedures and requirements in [Section 2.2.13. Planned Development](#).

###### 2. MASTER PLAN REQUIRED

All development configured as a PD shall be subject to a master plan submitted and approved as part of the application to establish the district. The master plan shall:

- a. Include a statement of planning objectives for the district;
- b. Describe the specific ways in which any modifications to the generally applicable standards in this Ordinance will result in a development of higher quality than would have otherwise resulted if the development was established without any proposed modifications to the standards in this Ordinance.
- c. Identify the general location of individual development areas, identified by land use(s) and/or development density or intensity;
- d. Depict the general configuration and relationship of the principal elements of the proposed development, including general building types;
- e. Identify for the entire district and each development area the acreage, types and mix of land uses, number of residential units (by use type), nonresidential floor area (by use type), residential density, and nonresidential intensity;
- f. Identify the general location, amount, and type (whether designated for active, passive, or urban) of open space;
- g. Identify the location of environmentally sensitive lands, wildlife habitat, and resource protection lands;
- h. Identify the on-site transportation circulation system, including the general location of all public and private streets, existing or projected transit service, pedestrian and vehicular circulation features, and how they will connect with existing and planned systems;
- i. Identify the general location of on-site potable water and wastewater facilities, and how they will connect to existing systems;
- j. Identify the general location of on-site stormwater management facilities, and how they will connect to existing public systems; and

## ARTICLE 3: DISTRICTS

### 3.5. General Mixed Use Zoning Districts

### 3.5.5 Planned Development (PD) District

- k. Identify the general location of all other on-site public facilities serving the development, including but not limited to parks, schools, bus shelters, and facilities for fire protection, police protection, EMS, and solid waste management.

### 3. COMPLIANCE WITH SUBDIVISION STANDARDS

Planned developments that include the division of land into two or more lots shall be subject to the subdivision standards in Article 6: Subdivisions, and shall be subject to the requirements of Section 2.2.14, Preliminary Plat, and Section 2.2.10, Final Plat, prior to the issuance of a building permit.

### 4. SITE PLAN REVIEW

- a. The planned development master plan may take the form of a generalized concept plan for development that provides a general indication of building and site feature location, or may it may be configured to the level of detail associated with site plans and construction drawings depicting exact building placement, location and profile of public infrastructure, and configuration of site features like parking, landscaping, and similar elements.
- b. In cases where the master plan is more general or conceptual in nature, the development proposed in the planned development designation shall also undergo site plan review in accordance with Section 2.2.17, Site Plan.
- c. In cases where the master plan is detailed and meets the minimum requirements for a site plan in the opinion of the Board of Commissioners, the applicant shall request, and the Board of Commissioners may grant an exemption from subsequent site plan review.
- d. If a site plan review exemption is granted by the Board of Commissioners, the proposed development shall fully comply with the development configuration depicted in the planned development master plan. Failure to comply with the approved master plan configuration shall require an amendment of the planned development application in accordance with Section 2.2.17.I, Amendment.

### 5. DENSITIES/INTENSITIES

The densities for residential development and the intensities for nonresidential development applicable in each development area of a PD district shall be as established in the master plan, and shall be consistent with adopted policy guidance.

### 6. DIMENSIONAL STANDARDS

The dimensional standards applicable in each development area of a PD district shall be as established in the master plan. The master plan shall include at least the following types of dimensional standards:

- a. Minimum lot area;
- b. Minimum lot width;
- c. Minimum and maximum setbacks;
- d. Maximum lot coverage;
- e. Maximum building height;
- f. Maximum individual building size;
- g. Floor area ratio; and
- h. Minimum setbacks from adjoining residential development or residential zoning districts.

### 7. DEVELOPMENT STANDARDS

- a. All development in a PD district shall comply with the development standards of Article 5: Development Standards, and the subdivision and infrastructure design standards of Article 6: Subdivisions, unless modified in accordance with this section.
- b. In no instance shall a planned development district seek to modify, waive, or reduce any of the following standards:
  - i. Section 3.8, Overlay Zoning Districts; or
  - ii. Section 6.5, Owners' Associations.
- c. In cases where a planned development district is proposed as part of redevelopment of an existing site and the existing site does not comply with the standards in subsection (b) above, the development contemplated in the planned development shall not be required to achieve full

## ARTICLE 3: DISTRICTS

### 3.5. General Mixed Use Zoning Districts

### 3.5.5 Planned Development (PD) District

compliance, but shall not increase the degree to which the development fails to comply with the standards in subsection (b) above.

#### **8. CONSISTENCY WITH ADOPTED POLICY GUIDANCE**

The PD zoning district designation, the master plan, and the terms and conditions document should be consistent with the Comprehensive Plan, and any applicable functional plans and small area plans adopted by the Town.

#### **9. COMPATIBILITY WITH SURROUNDING AREAS**

Development along the perimeter of a PD district shall be compatible with adjacent existing or proposed development. Where there are issues of compatibility, the master plan shall provide for transition areas at the edges of the PD district that provide for appropriate buffering and/or ensure a complementary character of uses. Determination of complementary character shall be based on densities/intensities, lot size and dimensions, building height, building mass and scale, hours of operation, exterior lighting, siting of service areas, or other aspects identified by the Board of Commissioners.

#### **10. DEVELOPMENT PHASING PLAN**

If development in the PD district is proposed to be phased, the master plan shall include a development phasing plan that identifies the general sequence or phases in which the district is proposed to be developed, including how residential and nonresidential development will be timed, how infrastructure (public and private) and open space will be provided and timed, and how development will be coordinated with the Town's capital improvements program.

#### **11. CONVERSION SCHEDULE**

- a. The planned development application may include a conversion schedule that identifies the extent to which one type of residential use may be converted to another type of residential use or one type of nonresidential use may be converted to another type of nonresidential use (i.e., residential to residential, or nonresidential to nonresidential). These conversions may occur within development areas and between development areas, as long as they occur within the same development phase, as identified by the approved development phasing plan, and are consistent with established extents of conversion set down in the conversion schedule.
- b. In the event an applicant seeks to revise the development in accordance with an approved conversion schedule, the applicant shall provide a revised site plan depicting the proposed conversions to the TRC for review and approval prior to commencing any conversions.

#### **12. ON-SITE PUBLIC FACILITIES**

##### **a. DESIGN AND CONSTRUCTION**

The master plan shall establish the responsibility of the developer/landowner to design and construct or install required and proposed on-site public facilities in compliance with applicable Town, state, and federal regulations.

##### **b. DEDICATION**

The master plan shall establish the responsibility of the developer/landowner to dedicate to the public the right-of-way and easements necessary for the construction or installation of required and proposed on-site public facilities in compliance with applicable Town, state, and federal regulations.

##### **c. MODIFICATIONS TO STREET STANDARDS**

In approving a master plan, the Board of Commissioners may approve modifications or reductions of street design standards—including those for right-of-way widths, pavement widths, required materials, provision of public transit amenities, and turning radii, with NCDOT approval, on finding that:

- i. The master plan provides for adequate separation/integration of vehicular, pedestrian, and bicycle traffic;
- ii. Access for emergency service vehicles is not substantially impaired;
- iii. Adequate parking is provided for the uses proposed; and

## ARTICLE 3: DISTRICTS

iv. Adequate space for public utilities is provided within the street right-of-way.

### 13. USES

The uses allowed in a PD district are identified in Table 4.2.3, Principal Use Table, as allowed subject to a master plan. Allowed uses shall be established in the master plan. Allowed uses shall be consistent with adopted policy guidance, the purpose of the particular PD district, and subject to any additional limitations or requirements set forth in Section 4.3, Use-Specific Standards, for the PD district. Nothing shall limit an applicant from seeking to modify an otherwise applicable use-specific standard in accordance with the standards in Section 3.5.5.B.2, Master Plan Required.

### C. PLANNED DEVELOPMENT TERMS AND CONDITIONS

The terms and conditions document shall incorporate by reference or include, but not be limited to:

1. Conditions related to approval of the application for the PD zoning district classification;
2. The master plan, including any density/intensity standards, dimensional standards, and development standards established in the master plan;
3. Conditions related to the approval of the master plan, including any conditions related to the form and design of development shown in the master plan;
4. Provisions addressing how transportation, potable water, wastewater, stormwater management, and other infrastructure will be provided to accommodate the proposed development;
5. Provisions related to environmental protection and monitoring; and
6. Any other provisions the Board of Commissioners determines are relevant and necessary to the development of the PD in accordance with applicable standards and regulations.

### D. AMENDMENTS TO APPROVED MASTER PLAN

Amendments or modifications to a master plan shall be considered in accordance with the standards in Section 2.2.13, Planned Development.

## Suburban Residential

This designation is for residential areas where suburban character is established and preserved by achieving a balance between buildings and other site improvements relative to the degree of open space maintained within the neighborhood. The openness may be found in relatively large yard areas on individual lots and between homes and/or in common green spaces or water features. This distinguishes suburban character areas from more auto-oriented areas where site coverage in the form of dwellings, driveways and other paved surfaces predominates over open space.

### Primary Land Use Types

- Detached residential dwellings.
- Planned developments that integrate other housing types (e.g., attached residential such as patio homes or townhomes), with increased open space to preserve an overall suburban character.
- Golf course subdivisions.



Subdivisions around Pippin Road in north Zebulon.

### Characteristics

- Less noticeable accommodation of the automobile compared to more intensive auto-oriented areas, especially where driveways are on the side of homes rather than occupying a portion of the front yard and where garages are situated to the side or rear of the dwelling.
- A larger baseline minimum lot size in a Suburban Residential zoning district allows for deeper front yards and building setbacks and greater side separation between homes.
- Character-based zoning and development standards can also discourage overly standardized subdivision designs and promote conservation design by allowing for smaller lot sizes than the baseline in exchange for greater open space set-aside. This approach enables some viable use of sites partially constrained by topography or other factors. It also provides flexibility for additional housing forms that blend with the area's suburban residential character through additional on-site open space and perimeter buffering where differing housing types and densities are adjacent.
- More opportunity for natural and/or swale drainage (and storm water retention/absorption) relative to concentrated storm water conveyance in auto-oriented areas.

### Where on the Map

Extensive coverage on the map, surrounding much of the core area of Zebulon in most directions, and all the way to the edge of the larger planning area in some locations.





**TOWN OF ZEBULON  
2045 COMPREHENSIVE  
TRANSPORTATION PLAN**

**CTP MAP - TOWN FOCUS**

**LEGEND**

	4-Lane Divided Widening /
	Altering
	4-Lane Divided New Roadway
	2-Lane Divided Widening /
	Altering
	2-Lane Divided New Roadway
	2-Lane Unimproved New Roadway
	Greenway
	Roads
	Railroad
	County Outline
	CTP Study Area

0 0.3 0.6 Miles



Base Map: November 2020





**ORDINANCE 2025-10  
AMENDMENT TO CONDITIONAL ZONING MAP FOR  
1800 SHEPARD SCHOOL ROAD (PIN# 2706337118)  
FROM R2 TO PLANNED DEVELOPMENT**

1800 SHEPARD SCHOOL ROAD CAMPGROUND AND  
RECREATIONAL VEHICLE PARK  
PLANNED DEVELOPMENT (PD) DISTRICT MASTER PLAN

Developer: Roger Honbarrier Investments, Inc.  
Address: 10240 Durant Road  
Raleigh, NC 27614  
Phone Number: 908.268.3043  
Attention: Roger Honbarrier and Ryan Rimmele  
Email: rbhinc@bellsouth.net and rrimmele@gmail.com

Design Team : Environmental Design Group  
Address: 450 Grant Street  
Akron, OH 44311  
Phone Number: 330.375.1390  
Attention: Steven Kolaric and Stefanie Smith  
Email: skolaric@envdesigngroup.com and ssmith@envdesigngroup.com

Attorney: Longleaf Law Partners  
Address: 4509 Creedmoor Road, Suite 302, Raleigh, NC 27612  
Phone Number: 919.780.5433  
Attention: Jennifer Ashton  
Email: jashton@longleaflp.com

**1800 SHEPARD SCHOOL ROAD  
CAMPGROUND AND RECREATIONAL VEHICLE PARK  
MASTER PLAN NARRATIVE**

**1. INTRODUCTION**

This document and the associated plan sheets submitted herewith (collectively, the Master Plan) are provided pursuant to the Unified Development Ordinance for the Planned Development District for the 1800 Shepard School Road Campground and Recreational Vehicle Park development (the “Project”). This project concerns the 35.40 acres located northeast of the intersection of Shepard School Road and Old Bunn Road, with a Property Identification Number of 2706337118. The Master Plan proposes a mix of campground and recreational vehicle park uses and both uses are permitted uses in a planned development district pursuant to the Town Unified Development Ordinance (“UDO”) Article 4. Uses, Section 4.2.3. Principal Use Table.

**2. STATEMENT OF INTENT AND PLANNING OBJECTIVES FOR THE PD DISTRICT**

The proposed development meets the intent of the PD District set forth in UDO Section 3.5.5.A. in multiple ways. First, the PD District allows the applicant to preserve open space and natural site features by developing the site with a campground and recreational vehicle park, which maintains the established rural land use of the site and requires less asphalt and impervious surface area than a residential development or higher-intensity commercial development. Second, the campground and recreational vehicle park use provides guests with a unique experience by allowing them to vacation and relax amongst the site’s natural and man-made features such as trees, hilly terrain, and ponds. Third, the Project significantly reduces the number of daily and peak hour trips to and from the site compared to a single-family residential community developed under the Residential Suburban (R2) Zoning District, or some higher intensity residential or commercial zoning designation, which benefits the Town and its residents by maintaining levels of service on existing roads. Fourth, the intended development is responsible for widening Shepard School Road along its frontage to centerline in accordance with the Town’s Comprehensive Transportation Plan (CTP calls for Shepard School Road to be a 4-lane median divided road to accommodate future growth and traffic from surrounding areas). Fifth, the campground and recreational vehicle park development will dedicate land to the Town for an extension of the greenway trail along the northern boundary of the site, which integrates the site into the greenway trail system, and provides a necessary land to link from the existing greenway trail at the Shepard’s Park Subdivision to Shepard School Road. Sixth, the PD District allows the applicant to provide greater transparency and certainty to the public and surrounding residents regarding the location of buildings and campground/recreational vehicle park features and amenities. Seventh, the PD District allows the applicant to modify various UDO standards that better enable the applicant to develop a more environmentally-conscious project than would otherwise be possible without the modifications.

### **3. COMPREHENSIVE PLAN CONFORMANCE**

The Future Land Use Map identifies the property as Suburban Residential. While the intended campground and recreational vehicle park use is not a residential use, it is a less intense use than a residential subdivision, and maintains the existing rural character of the land. Additionally, the Project is consistent with certain policies contained in the Town's Comprehensive Land Use Plan's Suburban Residential designation. Specifically, the Project allows more opportunity for natural and/or swale drainage by utilizing existing ponds for stormwater control. Additionally, the Project promotes conservation design and provides for greater open space amenities than a traditional subdivision design would normally depict. Additionally, the Project is consistent with the Town's Comprehensive Land Use Plan and Vision 2030 Strategic Plan goals of revitalizing Downtown by providing visitors to the Town with a temporary place to stay while vacationing or visiting friends and family, which will assist in drawing visitors to Downtown Zebulon and nearby businesses.

### **4. GENERAL DESIGN PRINCIPLES CONFORMANCE**

The Project complies with many of the General Design Principles set forth in UDO Sections 4.3.5.N. (Campgrounds) and 4.3.5.LL. (Recreational Vehicle Park). For example, the Project shall not include permanent residences, except as necessary for caretakers. The Project is a vacation destination only. Additionally, the Project complies with the minimum campsite area and spacing requirements, as well as provides for a fifty-foot opaque buffer along its shared boundary with adjacent residential uses. Additionally, the Project complies with the UDO's limitation of stay requirements so that no travel trailer or recreational vehicle shall remain within the park for more than 30 days during any six-month period.

### **5. PHASING**

The Project shall be completed in one (1) phase.

### **6. LAND USES & INTENSITY**

- A. Proposed District. The proposed district for the Project is the Planned Development District (PD). All principal and accessory uses that are Permitted, Limited, or Special Uses in the PD District, and as listed herein, shall be allowed on the Property in accordance with the Principal Use Table in UDO Section 4.2.3., and the Accessory Use Table in UDO Section 4.4.6.

Proposed Principal Uses:

Campground  
Recreational Vehicle Park

Proposed Accessory Uses:

Caretaker Residence  
Maintenance Barn  
Clubhouse and Pool

Dock  
Picnic and Gathering Shelters  
Playground  
Planting Pollinator Garden  
Decks/Patios  
Outdoor Kitchen/Grill Area  
Drinking Fountains  
Shower/Restroom Facilities

- B. Overall Maximum Development Intensity for Principal Uses. The total amount of development on the Property shall not exceed the intensities for each principal use as set forth below:
- i. Campground – 8 Yurt Campsites; 11 Platform Tent Campsites; 3 Enlarged Glamping Campsites; and 13 Tent Campsites
  - ii. Recreational Vehicle Park – 5 Premium RV Back-In Campsites; 27 Premium RV Back-In Reverse Campsites; 8 Premium RV Pull-Through Campsites; and 10 Premium RV Pull-Through Reverse Campsites

TOTAL: 85 Campsites

C. General Notes.

- i. References to principal land uses in this Section 6 shall have the meaning as ascribed in UDO Section 9.4. Definitions, which include:

Campground: A commercial establishment containing two or more campsites or cabins available for overnight camping use whether by rental fee or short term lease. Campgrounds may include recreational facilities, a store for sale of food or camping supplies while on the premises, and facilities for the assembly of campers and guests. Campground does not include a summer camp, migrant labor camp, manufactured/mobile home park, or recreational vehicle/travel trailer park.

Recreational Vehicle Park: A commercial establishment offering individual spaces or “sites” for short term rental to owners or operators of recreational vehicles or travel trailers. Such uses typically have shared or common restroom, showering and laundry facilities, and may also include recreational features and incidental sale of food, travel supplies, and recreational vehicle equipment. Rental of an individual site for a period of more than three continuous months, or uses that allow vehicles to be modified in ways that result in permanent, non-mobile structures are considered mobile home parks.

\*Please note that the Project shall comply with the limitation of stay requirement found in UDO Section 4.3.5.LL. (no travel trailer or recreational vehicle shall remain for more than 30 days during any six-month period), rather than the limitation of stay contained in this definition.

D. Project Setbacks Per Sheet C1.00 on Project Plans.

Front Setback Adjacent to 1617 Shepard School Rd (PIN 2706228986) – 50’

Front Setback Adjacent to Shepard School Road Frontage – 100’

Side Setback – 50’

Rear Setback – 50’

**7. SHEPARD SCHOOL ROAD RIGHT-OF-WAY IMPROVEMENTS**

The developer shall be responsible for one-half of a 4-lane median divided road section along the property’s Shepard School Road frontage as required by the Town’s Comprehensive Transportation Plan. The developer shall accomplish these improvements by either constructing them or providing fees-in-lieu, as determined by the Town, and such improvements shall include the following elements within the right-of-way:

- Two 12-foot lanes
- Standard 2.5-foot curb and gutter
- 5-foot tree island
- 5-foot sidewalk
- One-half of a 12-foot median (6 feet of paving).

It is the intent of the Town for the developer to pay a fee-in-lieu for the median construction, and to construct the remainder of the right-of-way improvements outlined above. However, as the roadway is designed and the Town reviews the plans, the Town shall have the right to require the developer to pay fees-in-lieu instead of constructing those remaining improvements if needed to maintain public safety until the other half of Shepard School Road is constructed and the full right-of-way widening and realignment are completed.

All fees-in-lieu shall be memorialized in a written agreement with the Town and such agreement and accompanying fees shall be due and payable at the time of construction drawing approval. The methodology for calculating the fees-in-lieu shall be prescribed by state law.

If right-of-way dedication is required for any of the above-mentioned improvements, that dedication shall occur at the time of construction drawing approval, or at the time of right-of-way improvement acceptance, as determined by the Town Engineer and state law.

**8. MODIFICATIONS**

A. Opaque Screen – UDO Section 4.3.5.LL.4 provides that a “continuous opaque screen shall be provided along all park boundaries, except at entrances.” A Type D buffer has been provided along the southern boundary of the Project adjacent to the Shepard’s Park Subdivision, and Modified Type D buffers to accommodate existing tree canopy have also been provided along the eastern boundary of the Project adjacent to the Shepard’s Park Subdivision, and along a portion of the western boundary of the Project

adjacent to the residential use at 1617 Shepard School Road (PIN 2706228986). A Type C buffer is shown on the northern boundary of the site. This modified buffer is provided in this location due to the existing 20' sanitary sewer easement as well as riparian setbacks. Additionally, Modified Type C buffers have been provided along the Project's frontage at Shepard's School Road Right-of-Way.

- B. Sidewalks Adjacent to Internal Private Driveways – The Project provides for extensive walking paths throughout the site, connecting campsites to all amenities and the proposed greenway trail extension to the north. The Project does not provide for sidewalks along the internal private driveways like those that would be required for public streets per UDO Section 5.3.2.E.1.f. and Section 6.10.3 given that these are internal private driveways for guest use only, and not public rights-of-way. Further, the provision of sidewalks adjacent to internal driveways would be duplicative of the walking paths that already provide safe pedestrian ingress and egress to all necessary amenities. See UDO Section 6.8.1.C.3 (sidewalks shall not be required where a pedestrian pathway provides an equivalent level of pedestrian circulation). Further, the provision of duplicative sidewalks will only add more impervious surfaces to the site, which increases stormwater runoff, and is contrary to the developer's mission to create an environmentally sustainable development. See attached Stormwater Management Letter from Dave McCallops, P.E. for further information regarding the stormwater plan for the Project.
- C. Curb and Gutter for Internal Private Driveways -- The site contains existing large ponds that sit at low points on the property, meaning the site already has significant stormwater control measures in place that utilize sheet flow. Based on the review by Dave McCallops, P.E., adding curb and gutter to the internal private driveways, which would be required if the private driveways were public roadways per UDO Section 6.10.3., is unnecessary and could exacerbate erosion and interfere with the natural sheet flow that currently exists on site. Therefore, the Project does not include curb and gutter along the internal driveways, but instead proposes the use of drainage ditches and sheet flow to provide for lower velocities of stormwater and less erosion, and also to provide for improved water quality. See attached Stormwater Management Letter from Dave McCallops, P.E. for further information regarding the stormwater plan for the Project. This approach is consistent with the provisions of UDO Section 6.9.1.A., which provides: "To the extent practicable, all development shall conform to the natural contours of the land and natural and preexisting human-made drainage ways shall remain undisturbed." This approach further is consistent with the site's Suburban Residential land use designation (and similarly in the Suburban Commercial designation), which provides that this type of site should allow for "more opportunity for natural and/or swale drainage (and storm water retention/absorption) relative to concentrated storm water conveyance in auto-oriented areas."
- D. Internal Driveway Connectivity to Adjacent Subdivision Roadways – UDO Sections 5.3.1.F.1.a and 6.10.H.1 provide that new streets should connect to streets on adjoining lands if there are opportunities for such cross-connections. The Project does not propose full vehicular cross-connections with public streets located in the Shepard's

Park Subdivision. First, the internal driveway proposed within the Project is not a public street, but is an internal access drive for guest-use only with a maximum speed limit of 8.5 MPH. Therefore, the UDO Sections requiring cross-connectivity for public streets do not apply.

Second, even if those UDO Sections do apply, cross-connections to the Shepard's Park Subdivision in this case would be inappropriate for the following reasons:

- The Project is intended to be gated access only to prevent campground traffic from entering adjoining residential subdivisions, and further to prevent residential traffic from entering a private campground/recreation area. This ensures the safety and security of campground guests and adjacent property owners alike. See attached Stormwater Management Letter from Dave McCallops, P.E. for further information regarding the internal driveway access for the Project.
- The internal driveway within the campground has a speed limit of 8.5 MPH given that guests will be at play. There is a significant concern that if the campground is open to general public traffic such as delivery vehicles, that speed limit will be violated, putting campers at risk. Allowing general public traffic to access the private driveway also may make it difficult to obtain liability insurance for the Project due to these same safety concerns.
- A full public vehicular cross-connection at Logan Canyon Lane at the south-end of the project would result in a duplicative and parallel north-south roadway to Shepard Rock Drive, and would not provide any enhanced north-south connectivity for the Shepard's Park Subdivision. Additionally, a full public vehicular cross-connection at Logan Creek Drive at the east-end of the project would result in a road cutting right through the floodplain and the sensitive riparian buffer areas to the north, which adds more impervious surface area to the site and is unjustified from an environmental perspective.

In lieu of full public cross-connections, the development proposes a cross-access point at the north-eastern portion of the site in order to connect the campground to Logan Creek Drive for emergency vehicle use only, which will be gated with a knox box.

- E. Sanitary Facilities – Per UDO 4.3.5.LL.8, the Project is required to provide 19 toilets, 7 urinals, 13 lavatories and 13 showers for the 85 campsites. The National Fire Protection Association (NFPA) 1194 7.5 and 7.6 Standards for Recreational Vehicle Parks and Campgrounds requires the Project to provide 6 toilets, 0 urinals, 6 lavatories and 0 showers for the 85 campsites. The Project is providing 8 toilets, 0 urinals, 8 lavatories and 4 showers, which exceeds the NFPA 1194 Standard.

## 9. VEHICULAR TRIP GENERATION

The trip generation for the Project was revised by Brittany Chase, P.E., Senior Traffic Engineer for Exult Engineering. Based on her review, the Project is expected to generate 129 daily trips, 18 AM peak hour trips (6 entering, 12 exiting), and 23 PM peak hour trips (15 entering, 8 exiting) when the Campground/Recreational Vehicle Park is at 100% full



occupancy, meaning all 85 campsites are rented. It is anticipated that this 100% full occupancy condition will only occur in the peak summer months. Therefore, the trip totals mentioned above are expected to represent a conservative estimate of traffic volume throughout the year.

Additionally, when the expected trips for the Project are compared to the trips that could be generated under existing Residential Suburban (R2) zoning, there is a significant reduction in trips with the proposed campground and recreational vehicle park use as compared to a single-family residential development. Specifically, the proposed campground/recreational vehicle use is expected to generate 599 fewer daily trips, 36 fewer AM peak hour trips, and 48 fewer PM peak hour trips than the 70 single family dwelling units that could be constructed on site under the R2 zoning designation. The trip generation comparison is below:

**Table 1: Trip Generation for Zebulon RV Campground**

Land Use			Daily	AM Peak Hour			PM Peak Hour		
				Total	Enter	Exit	Total	Enter	Exit
416: Campground/ RV Park	85	Occupied Sites	129	18	6	12	23	15	8
<b>Total Proposed Site Trips</b>			<b>129</b>	<b>18</b>	<b>6</b>	<b>12</b>	<b>23</b>	<b>15</b>	<b>8</b>
<i>Current Zoning: LUC 210 Single Family Detached 70 d.u.</i>			728	54	13	41	71	45	26
<b>Additional Site Trips due to Rezoning</b>			<b>-599</b>	<b>-36</b>	<b>-7</b>	<b>-29</b>	<b>-48</b>	<b>-30</b>	<b>-18</b>

References: *Trip Generation Manual*, 11<sup>th</sup> Edition, Institute of Transportation Engineers, September 2021 and *Base Camp – Eagle Traffic Impact Study* (SGM, Inc., December 30, 2020)

Per the Town’s UDO Section 6.13.3.A., a Traffic Impact Analysis is required for any new development project utilizing a development plan that can be anticipated to generate at least 50 vehicle trips in either the a.m. or p.m. peak hour, or exceeding 150 average daily trips (as determined by Institute of Transportation Engineers Standards). Given that the Project does not meet these thresholds, a TIA is not required. See attached letter from Brittany Chase, P.E. dated July 11, 2024 for the full analysis.

## 10. EXHIBITS

- A. Project Plan Sheets
- B. 1800 Shepard School Road Topography Survey
- C. Recombination and Subdivision for Property
- D. Stormwater Management Recommendation Letter from Dave McCallops, P.E. dated March 7, 2024
- E. Vehicular Trip Generation Memo from Brittany Chase, P.E. dated July 11, 2024

Adopted this the 7<sup>th</sup> day of October 2024

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Glenn L. York – Mayor

SEAL

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Lisa M. Markland, CMC – Town Clerk

STAFF REPORT  
ORDINANCE 2025-11  
UDO LEGISLATIVE TEXT AMENDMENT UPDATES  
OCTOBER 7, 2024

**Topic:** Ordinance 2025-11 UDO Legislative Text Amendment Updates  
**Speaker:** Christopher M. Medina, Planner I  
**From:** Christopher M. Medina, Planner I  
**Prepared by:** Christopher M. Medina, Planner I  
**Approved by:** Taiwo Jaiyeoba, Interim Town Manager

**Executive Summary:**

The Planning Board and Board of Commissioners will consider text amendment updates to multiple sections in the Unified Development Ordinance (UDO) to come into compliance with legislative changes made within Chapter 160D of the North Carolina General Statutes.

**Background:**

These are the sections of legislative updates that are recommended for Planning Board and Board of Commissioner approval: triplex and quadplex standards, changed sewer and water connection language, modification of perpendicular parking space width, and the addition of a "sports wagering" use type.

**Discussion:**

The following will provide more detail as to what changes are suggested for the Planning Board and Board of Commissioner's approval to the updated sections in the UDO:

- 1) Sewer and water connection: This addition to Section 6.12.3.F of the UDO states that connection for lots to their nearest public potable water system is not required if the water pressure generated is not equal to the average of other connected customers within a quarter-mile radius. This Section also states that connection to the sewer system is not required if the cost to connect is greater than the cost to install an on-site wastewater system.
- 2) Sports wagering: The requested addition of the use type of "sports wagering" will allow sports betting to transpire within restrictions on where and how this activity can occur.
- 3) Triplex and quadplex standards: The triplex and quadplex language was added to the Design Guidelines Section located in 5.2 of the UDO. This change ensures that single family detached, duplex, triplex, and quadplex housing units comply with the UDO Design Guidelines standards
- 4) Width of perpendicular parking spaces: The width of perpendicular parking spaces is requested to change from ten feet to nine feet from changes in Chapter 160D, Section 702 of the North Carolina General Statutes.

**Planning Board:**

The Planning Board unanimously recommended Approval for TA 2024-05 for the Legislative Update Package finding that the standards of Section 2.2.21.G have been met.

STAFF REPORT  
ORDINANCE 2025-11  
UDO LEGISLATIVE TEXT AMENDMENT UPDATES  
OCTOBER 7, 2024

**Staff Recommendation:**

Staff Recommends Approval of Ordinance 2025-11 for the Legislative Update Text Amendment Package finding it is consistent with 2.2.21.G

**Attachments:**

1. Draft Text Amendment
2. 2023 North Carolina Legislative Related to Planning and Development Regulation
3. Public Hearing Notification Affidavit
4. Ordinance 2025-11

## ARTICLE 6: SUBDIVISIONS

### 6.12. Subdivision Standards

## 6.12. SUBDIVISION STANDARDS

### 6.12.1. SUBDIVISION NAME

Every subdivision shall be given a name that shall not duplicate or be similar to that of any other subdivision existing or previously planned within the Town's planning jurisdiction or Wake County.

### 6.12.2. REASONABLE RELATIONSHIP

All required improvements, easements, and rights-of-way (other than required reservations) shall substantially benefit the development or bear a reasonable relationship to the need for public facilities attributable to the new development.

### 6.12.3. LOT CONFIGURATION

#### A. DIMENSIONAL REQUIREMENTS

1. The size, width, depth, shape, orientation, and minimum setback lines of lots shall be as required for the zoning district where located in accordance with the standards in [Article 3: Districts](#).
2. All lots created after January 1, 2020, shall have sufficient area, dimensions, and access to allow a principal building to be erected on it in compliance with the requirements of this Ordinance.
3. Lots intended for non-residential development shall be of an adequate size and shape to accommodate required off-street parking, loading, and on-site circulation features.

#### B. SIDE LOT LINES

Side lines of lots should be at or near right angles or radial to street lines.

#### C. FLAG LOTS

New flag lots may be established, subject to the following requirements:

1. No more than two flag lots may be created from a parent parcel after January 1, 2020.
2. New flag lots may only be established along existing streets.
3. The "pole," "arm," or "pan handle" portion of a flag lot shall maintain a minimum width of at least 30 feet.
4. Use of a single driveway to serve an adjoining lot is encouraged. Wherever possible, the shared driveway shall be on the flag lot.
5. In no case shall flag lots be configured to have two "poles," "arms," or "pan handles" adjacent to one another.

#### D. DOUBLE-FRONTAGE LOTS

1. Double frontage (or "through" lots) shall be prohibited except where essential to provide separation of residential development from traffic arteries or to overcome specific challenges of topography and orientation.
2. In cases where a double frontage lot abuts an arterial or collector street, access to the lot shall be provided from the street with the lowest average daily trips. This requirement may be waived by the Planning Director in cases where compliance with this standard will likely result in dramatic increases in traffic within residential areas.
3. A double frontage lot shall include an easement of at least ten feet in width across the rear of the lot which shall prohibit access to the abutting street.

#### E. CORNER LOTS

Corner lots shall be of sufficient size to ensure development may be configured in accordance with the standards in [Section 5.1.7, Sight Distance Triangles](#).

#### F. LOTS SERVED BY PRIVATE WATER OR WASTEWATER SYSTEMS

1. Wake County Environmental Health shall evaluate proposed or existing sewer facilities on lots ten acres or less that are not served by governmental water and/or sewerage systems in accordance with the following:

## ARTICLE 6: SUBDIVISIONS

### 6.12. Subdivision Standards

- a. New subdivision lots without existing sewer systems shall be evaluated by current state and county health department regulations.
  - b. New subdivision lots with existing sewer systems shall be evaluated for visual malfunctioning by the appropriate county health department. Malfunctioning systems shall be repaired prior to subdivision plat approval. New property lines shall meet current minimum setback requirements or an easement for the sewer facilities must be shown on the plat.
2. Lots that are located within 1,000 linear feet of an existing public potable water or public sanitary sewer line shall connect to these existing systems.
- a. If the potable water system will not generate water pressure that is equal to the average of connected customers within a quarter-mile radius of the owner's point of connection (as determined by a licensed professional engineer), then connection to the water system is not required.
  - b. If the cost to connect to the sewer system is greater than the cost to install an on-site wastewater system (as determined by a licensed soil scientist, on-site wastewater contractor, or licensed plumbing contractor), then connection to sewer system is not required.

#### G. LOTS SERVED BY PRIVATE WATER OR WASTEWATER SYSTEMS IN WATERSHED AREAS

Lots in watershed areas that must have an individual (on site) water supply and sewage disposal system shall be evaluated by current State and county health department regulations and/or other requirements governing the protection of public water supplies.

#### H. DRAINAGE AND FLOOD PREVENTION

New subdivisions shall comply with the applicable requirements for drainage in Section 6.9, Soil Erosion & Sedimentation, stormwater management in Section 6.11, Stormwater, and flood prevention in Section 3.8.2, Flood Hazard Overlay (FHO) District.

#### 6.12.4. ACCESS TO LOTS

- A. All lots subdivided after January 1, 2020, shall be provided with access to an existing street that has been accepted for maintenance by the State of North Carolina or the Town of Zebulon.
- B. Streets providing access to lots shall be constructed in conformance with the standards and specifications of the Town's construction standards and details and/or the North Carolina Department of Transportation and dedicated in accordance with this Ordinance.

#### 6.12.5. MONUMENTS

Monuments shall be included as part of any subdivision, and shall be configured in accordance The Standards of Practice for Land Surveying in North Carolina, as adopted by the North Carolina State Board of Registration for Professional Engineers and Land Surveyors, and the following:

- A. Markers shall be set at all lot corners, points of curvature, points of tangency, and at all points with a change in bearings.
- B. The location and type of all markers used shall be indicated on the final plat.

#### 6.12.6. EASEMENTS

Easements for drainage or utilities may be required where necessary, and shall be provided in accordance with the following:

##### A. LOCATIONS

1. Such easements shall be placed along side or rear property lines where practicable.
2. Easements shall center along or be adjacent to a common property line where practicable.
3. Redesign of the lot arrangements may be required to meet extreme conditions.

##### B. 2. UTILITIES

##### 1. POWER OR COMMUNICATIONS

## ARTICLE 6: SUBDIVISIONS

### 6.14. Utilities and Infrastructure

#### 6.14. UTILITIES AND INFRASTRUCTURE

##### 6.14.1. UTILITY OWNERSHIP AND EASEMENT RIGHTS

In any case in which a developer installs or causes the installation of water, sewer, electrical power, telephone or cable television facilities and intends that the facilities shall be owned, operated or maintained by a public utility or any entity other than the developer, the developer shall transfer to the utility or entity the necessary ownership or easement rights to enable the utility or entity to operate and maintain the facilities.

##### 6.14.2. LOTS SERVED BY GOVERNMENTALLY OWNED WATER OR SEWER LINES

- A. Whenever it is legally possible and practicable in terms of topography to connect a lot with a Town water or sewer line by running a connection line not more than 200 feet from the lot to the line, then no use requiring water or sewage disposal service may be made of the lot unless connection is made to the line.
- B. Connection to the water or sewer is not legally possible if, in order to make connection with the line by a connecting line that does not exceed 200 feet in length, it is necessary to run the connecting line over property not owned by the owner of the property to be served by the connection and, after diligent effort, the easement necessary to run the connecting line cannot reasonably be obtained.
- C. For purposes of this article, a lot is served by a Town-owned water or sewer line if connection is required by this section, with the exception of:
  - a. if the potable water system will not generate water pressure that is equal to the average of connected customers within a quarter-mile radius of the owner's point of connection (as determined by a licensed professional engineer), then connection to the water system is not required.
  - b. if the cost to connect to the sewer system is greater than the cost to install an on-site wastewater system (as determined by a licensed soil scientist, on-site wastewater contractor, or licensed plumbing contractor), then connection to sewer system is not required.

##### 6.14.3. SEWAGE DISPOSAL FACILITIES REQUIRED.

- A. Every principal use and every lot within a subdivision shall be served by a sewage disposal system that is adequate to accommodate the reasonable needs of the use or subdivision lot and that complies with all applicable health regulations.
- B. Primary responsibility for determining whether a proposed development will comply with these standards typically lies with a county or state agency rather than the Town, and the developer must comply with the detailed standards and specifications of another agency.
- C. Whenever applicable the developer must present the Planning Director with certification from the appropriate agency which regulate the type of sewage disposal facility being proposed that the facility complies with all standards and requirements. If a permit is required, the developer must present the Planning Director with a copy of the permit as well as any detailed drawings which were required prior to its issuance.

##### 6.14.4. WATER SUPPLY SYSTEM REQUIRED

- A. Every principal use and every lot within a subdivision shall be served by a water supply system that is adequate to accommodate the reasonable needs of the use or subdivision lot and that complies with all applicable health regulations.
- B. Primary responsibility for determining whether a proposed development will comply with these standards typically lies with a county or state agency rather than the Town, and the developer must comply with the detailed standards and specifications of such other agency.
- C. Whenever applicable the developer must present the Planning Director with certification from the appropriate agency which regulate the type of sewage disposal facility being proposed that the facility complies with all standards and requirements. If a permit is

ARTICLE 4: USES

4.4. Accessory Uses

4.4.7. Standards for Specific Accessory Uses

**TABLE 4.4.6: ACCESSORY USE TABLE [1]**

A=Allowed (if listed in a PD master plan); P=Permitted subject to applicable use-specific standards;  
S=Requires approval of a special use permit and compliance with applicable use-specific standards;  
"-"=Prohibited

USE TYPE [1]	RESIDENTIAL					COMMERCIAL					MIXED USE				ACC. USE-SPECIFIC STANDARDS [2]	
	R1	R2	R4	R6	RMF	NC	CG	HC	U	IC	HI	OI	DTC	DTP		PD
Storage of Unlicensed or Inoperable Vehicles or Trailers	.	P	P	P	.	.	.	.	.	.	.	.	.	.	.	
Play Equipment	P	P	P	P	P	P	P	.	.	.	.	P	P	P	A	<a href="#">4.4.7.I</a>
Produce Stand	P	P	P	P	P	P	P	P	.	.	.	P	P	P	A	<a href="#">4.4.7.U</a>
Solar Energy Systems	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	<a href="#">4.4.7.V</a>
Stable (horses)	P	P	.	.	.	.	.	.	.	.	.	.	.	.	A	<a href="#">4.4.7.W</a>
Swimming Pool/Hot Tub	P	P	P	P	P	P						P	P	P	A	<a href="#">4.4.7.X</a>
Tool/Storage Shed	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	
Underground Storage Tank	.	.	.	.	.	.		S	P	P	P	.	.	.	A	<a href="#">4.4.7.Y</a>
<del>Wagering, Sports</del>	<del>.</del>	<del>.</del>	<del>.</del>	<del>.</del>	<del>.</del>	<del>.</del>	<del>.</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>S</del>	<del>.</del>	<del>.</del>	<del>P</del>	<del>A</del>	<del><a href="#">4.4.7.Z</a></del>
Wind Energy Conversion	.	P	P	P	P	P	P	P	P	P	P	P	.	.	A	<a href="#">4.4.7.AA</a>

NOTE:  
[1] Unlisted accessory uses may be permitted in accordance with [Section 4.4.3, Procedure for Establishment](#).

**4.4.7. STANDARDS FOR SPECIFIC ACCESSORY USES**

Standards for a specific accessory use or structure shall apply to the particular individual accessory use or structure regardless of the zoning district in which it is located or the review procedure by which it is approved, unless otherwise specified in this Ordinance. This section sets forth and consolidates the standards for all accessory uses and structures for which a reference to this section is provided in the "Acc. Use-Specific Standards" column of [Table 4.4.6: Accessory Use Table](#). These standards may be modified by other applicable standards or requirements in this Ordinance.

**A. ACCESSORY DWELLING UNIT**

An accessory dwelling unit (ADU) is permitted as accessory to a single-family detached dwelling, and shall comply with the following standards:

1. No more than one ADU shall be located on a lot with a single-family detached dwelling.
2. An ADU shall not exceed 35 percent of the total amount of finished floor area in the principal structure.
3. An ADU shall not exceed one story, but nothing shall limit an ADU from being located on a second or third story provided the structure complies with the applicable maximum height limitations in the district where located.
4. An ADU and the principal dwelling shall have the same street address and mailbox.
5. An ADU shall not be subdivided or otherwise separated in ownership from the principal dwelling unit.



## ARTICLE 4: USES

### 4.4. Accessory Uses

### 4.4.7. Standards for Specific Accessory Uses

1. A SES may be roof-mounted, attached to a principle or accessory structure, be ground-mounted, or placed over a parking or other hard-surface area.
2. The footprint of a ground-mounted SES shall not exceed 50 percent of the floorplate of the principal structure, or one acre, whichever is less.
3. An SES shall comply with the dimensional requirements for the district where located, as modified by Section 4.4.4, General Standards for Accessory Uses and Structures.
4. An SES shall not obscure required sight distance triangles.
5. A SES may be placed within a required landscaping area provided it does not compromise the screening objective of the landscaping.
6. Ground-mounted SES facilities are exempted from the screening requirements in Section 5.10, Screening.
7. Ground-mounted SES facilities shall not exceed 20 feet in height above adjacent pre-construction grade.

#### W. STABLE (HORSES)

Stables shall comply with the following standards:

1. Stables are not permitted on land within the corporate limits.
2. The land on which the facility is located shall be at least two acres in size.
3. No stalls or stables shall be within 200 feet of any existing adjoining residential dwelling and 100 feet from any adjoining well being used for human consumption.
4. Stables must be operated and maintained in a healthy and safe manner. Healthy and safe is defined as, but not limited to: fences kept in good repair; potable water available on demand; protection from wind or rain; a sign posted indicating the name and phone number of the person to be contacted in case of emergency.

#### X. SWIMMING POOL/HOT TUB

1. Swimming pools built as accessory uses to a residential use shall be completely isolated from adjacent lands and streets by a fence or other structure having a minimum height of four feet and configured to prevent small children from gaining unsupervised access to the pool.
2. Gates or doors opening into the area around the swimming pool from outside the dwelling shall have self-closing and self-latching devices for keeping the gate or door closed at all times when not in use.
3. These standards shall apply to any built structure placed or constructed for the purpose of bathing or swimming with a depth of two feet or more.
4. Swimming pools included as an accessory use to a single-family subdivision shall include one off-street parking space for every four persons of design capacity.

#### Y. UNDERGROUND STORAGE TANK

Underground storage tanks shall comply with the following requirements:

1. Underground storage tanks shall not be located within required setbacks, easements, or beneath public rights-of-way.
2. Underground storage tanks shall be installed and operated only in accordance with the State Building Code(s) and all applicable Fire Code requirements.
3. Underground storage tanks shall be depicted on site plans and as-builts.

#### Z. WAGERING, SPORTS

Sports wagering in compliance with Section 18C-901 through 18C-928 of the North Carolina General Statutes.

#### Z-AA. WIND ENERGY CONVERSION

Wind energy conversion uses shall comply with the following requirements:

1. Limited to one per principal use;
2. The facility shall not exceed 70 feet in height;

**ARTICLE 4: USES**

**3. SITE ACCESS**

Site access to single-family detached dwellings shall only be in accordance with the standards in Table 4.3.3.P.3: Single Family Site Access Standards:

<b>TABLE 4.3.3.P.3: SINGLE-FAMILY SITE ACCESS STANDARDS</b>	
<b>LOT CONFIGURATION [1]</b>	<b>ALLOWABLE VEHICULAR ACCESS POINT LOCATION (LOT LINE) [2]</b>
Lots With a Lot Width of 70 Linear Feet or More	Front, Side, or Rear
Lots with a Lot Width of Less than 70 Linear Feet	Interior Lot: Rear
	Corner Lot: Side or Rear
Cul-de-Sac Lots	Front or Rear
Lots in a Conservation Subdivision	Front, Side, or Rear
Lots in a Bungalow Court	Front, Side, or Rear
Lots in a Pocket Neighborhood	Vehicular Access to Individual Lot not Required
NOTES: [1] Standards may be reduced by up to 10 feet as part of a conditional rezoning application. [2] Lots obtaining vehicular access from a NCDOT-maintained street may be accessed from a location identified in a driveway permit from the NCDOT regardless of the standards in this table.	

**4. DESIGN GUIDELINE COMPLIANCE ENCOURAGED**

Voluntary compliance with the standards in Section 5.2, Design Guidelines, is encouraged.

**Q. TRIPLEX/QUADPLEX**

Triplex and quadplex dwellings shall comply with the following standards:

1. The dwelling shall face the street from which the dwelling derives its street address.
2. If a parking lot is provided, it shall be located to the interior side or rear of the dwelling and not be located between the dwelling and the street.
3. Voluntary compliance with the standards in All buildings containing dwelling units shall comply with the provisions in Section 5.2, Design Guidelines, is encouraged.

**R. UPPER-STORY RESIDENTIAL**

1. Upper-story residential dwelling units shall occupy the second or higher floor of a building with a nonresidential use on the ground floor.
2. Upper-story residential units configured as condominiums shall comply with the standards in Section 4.3.3.O.5, Condominiums.
3. Except for buildings used solely for industrial purposes, new buildings containing upper-story residential uses shall comply with the standards in Section 5.3.2, Mixed-Use Design Standards. Lawfully established building in place prior to January 1, 2020 shall comply with the standards in Section 5.3.2, Mixed-Use Design Standards, to the extent practical.

**5.2. DESIGN GUIDELINES**

**5.2.1. PURPOSE AND INTENT**

These residential design guidelines are proposed as suggestions for ways to ensure that new single-family detached ~~and duplex, triplex, and quadplex~~ housing is high quality, aesthetically pleasing, and provides a wide variety of living options for Town residents. More specifically, these guidelines are intended to:

- A. Ensure single-family detached ~~and duplex, triplex, and quadplex~~ homes maintain consistent exterior materials and architectural treatments on the front and sides of buildings;
- B. Establish guidance regarding changes of exterior finishes and materials on individual facades;
- C. Avoid garage-dominated street fronts in residential neighborhoods;
- D. Encourage duplex, ~~triplex, and quadplex~~ structures to appear as single-family homes; and
- E. Ensure an adequate level of variability in single-family home design so as to avoid monotonous streetscapes where every dwelling appears identical or very similar to its neighboring dwellings.

**5.2.2. APPLICABILITY**

- A. Single-family detached, single-family attached, ~~and duplex, triplex, and quadplex~~ dwellings shall comply with these guidelines in the following instances:
  1. When proposed development is subject to a signed statement of consent in accordance with Section 5.2.3, Statement of Consent; and
  2. When compliance with these guidelines is included as a condition of approval associated with a conditional rezoning (see Section 2.2.6, Conditional Rezoning).
- B. Single-family detached, attached, ~~and duplex, triplex, and quadplex~~ dwellings not subject to a statement of consent are not required to comply with these guidelines, though conformance is strongly encouraged.

**5.2.3. STATEMENT OF CONSENT**

- A. Compliance with the design guidelines in this section is voluntary and at the discretion of the applicant. In cases where an applicant chooses to comply with the guidelines in this section, the applicant shall sign the following statement of consent and include it with the application for a preliminary plat, special use permit, site plan, or building permit, as appropriate.

The single-family detached, attached, ~~or duplex, triplex or quadplex~~ dwellings depicted on the attached site plan, subdivision plat, or other development approval is subject to the Town of Zebulon's Single-Family Residential Design Guidelines in place at the time the application for this development was determined to be complete. I hereby voluntarily consent to the application of these design guidelines, this acceptance of which shall run with the land regardless of changes in ownership, and recognize that failure to comply with the applicable guidelines following approval is a violation of the Unified Development Ordinance.

\_\_\_\_\_  
Landowner Signature

\_\_\_\_\_  
Date

- B. The signed statement of consent and the development approval shall be recorded in the office of the Wake County Register of Deeds prior to issuance of a building permit.
- C. Applicants seeking to establish single-family attached development may consent to complying with the multi-family design standard as an alternative to these provisions.

**ARTICLE 5: DEVELOPMENT STANDARDS**

**5.8.5. PARKING LOT CONFIGURATION**

Except for driveways credited towards these parking standards in Section 5.8.4.G, Driveways Used to Meet Parking Requirements, or parking areas subject to an approved alternative parking plan (see Section 5.8.11, Parking Alternatives) all parking lots shall comply with the following standards:

**A. GENERAL**

1. All required off-street parking spaces shall be located on the same lot as the principal use they serve, except as allowed in Section 5.8.11, Parking Alternatives.
2. Required off-street parking shall be maintained for the duration of the principal use and shall not be reduced unless the principal use ceases or changes.
3. Except where allowed by this Ordinance, off-street parking spaces shall not be located in any required landscaping or stormwater management area.
4. Off-street parking spaces shall not protrude into any street, fire lane, drive aisle, sidewalk, greenway, or pedestrian connection.

**B. DIMENSIONAL STANDARDS FOR PARKING SPACES AND AISLES**

Off-street parking spaces and drive aisles serving them shall comply with the minimum dimensional standards established in Table 5.8.5.B: Dimensional Standards for Off-Street Parking Spaces, and Figure 9.3.11.F: Parking Space and Access Aisle Dimensions.

<b>TABLE 5.8.5.B: DIMENSIONAL STANDARDS FOR OFF-STREET PARKING SPACES</b>				
<b>TYPE OF PARKING SPACE [1]</b>	<b>MINIMUM WIDTH (FEET)</b>	<b>MINIMUM DEPTH (FEET)</b>	<b>MINIMUM AISLE WIDTH (FEET) [2]</b>	
			<b>ONE WAY</b>	<b>TWO WAY [3]</b>
Parallel (0°)	9	20	13	19
Angled (30°)	10	19	12	20
Angled (45°)	10	19	13	21
Angled (60°)	10	19	18	23
Perpendicular (90°)	9.4	19	20	24
Compact	8.5	18	20	24

**NOTES:**  
 [1] All off-street parking spaces shall remain unobstructed from grade level to a height of at least 6½ feet above the parking space's grade level.  
 [2] Minimum aisle width shall be measured from edge-of-pavement to edge-of-pavement, and shall not include gutters or curbing.  
 [3] The Town may require one direction of travel to maintain a wider width than the other direction.

**C. MINIMUM PARKING LOT STEM LENGTH**

All vehicular accessways serving off-street parking lots shall comply with the standards in Section 5.1.6.F Minimum Parking Lot Stem Length.

**D. PARKING SPACE ACCESS**

1. All off-street parking spaces shall be accessed directly from drive aisles or private driveways and not directly from arterial or collector streets.
2. All off-street parking areas shall be designed with an appropriate means of vehicular access to a street or alley in a manner that allows for safe vehicular movements.

**E. VEHICLE BACKING**

## ARTICLE 9: MEASUREMENT AND DEFINITIONS

9.3. Rules of Measurement

9.3.12. Landscaping

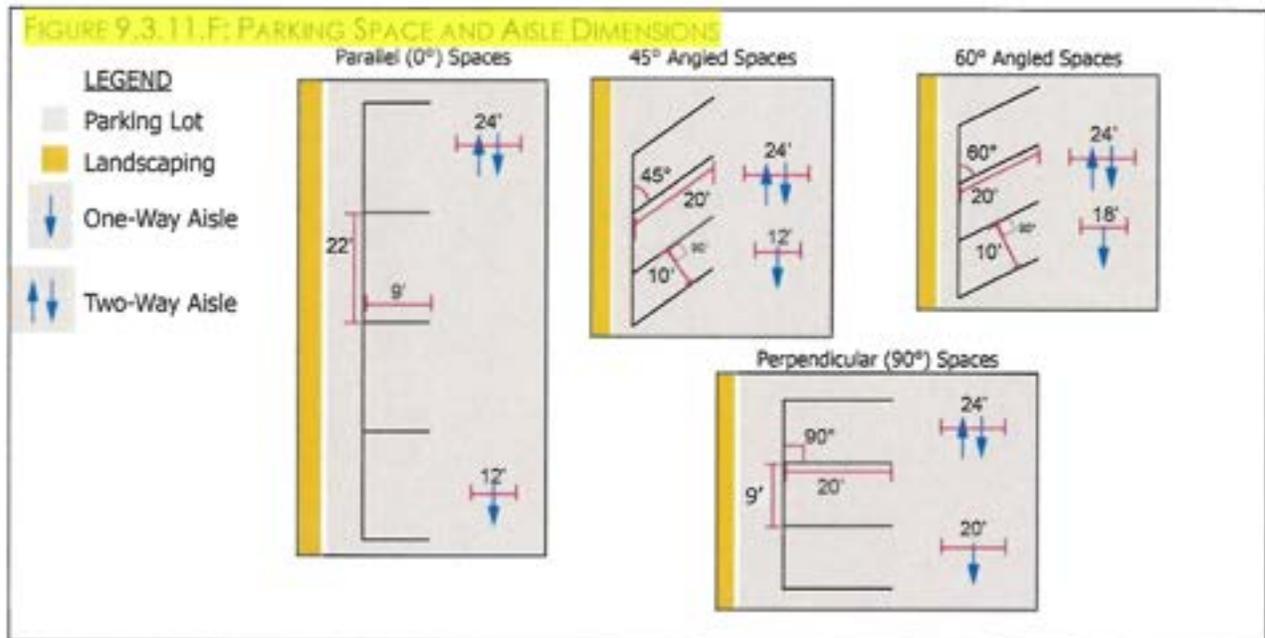
When the minimum number of off-street parking spaces is based on the number of employees, the computations shall be based on the number of employees on the largest shift.

### E. FLOOR-AREA BASED STANDARDS

Where the minimum number of off-street parking spaces is based on square feet of floor area, all computations shall be based on gross floor area. The square footage shall include outdoor use area.

### F. PARKING SPACE AND ACCESS AISLE DIMENSIONS

Figure 9.3.11.F, *Parking Space and Access Aisle Dimensions*, sets out the minimum off-street parking space dimensions and minimum widths of access aisles.



## 9.3.12. LANDSCAPING

### A. DETERMINING TREE SIZE AT TIME OF PLANTING

#### 1. TREES UNDER FOUR INCHES IN CALIPER

Minimum size at time of planting shall be determined by taking a measurement of the girth or circumference of the tree trunk, in inches, at a height of six inches above the bole, or the location where tree trunk meets the soil it is planted in.

#### 2. TREES OVER FOUR, BUT LESS THAN TWELVE INCHES, IN CALIPER

Minimum size at time of planting shall be determined by taking a measurement of the girth or circumference of the tree trunk, in inches, at a height of 12 inches above the bole, or the location where tree trunk meets the soil it is planted in.

# 2023 North Carolina Legislation Related to Planning and Development Regulation

Jim Joyce and Adam Lovelady

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The 2023 “long session” was a long session indeed. The North Carolina General Assembly convened in January and notable work continued well into the fall, with the state budget adopted in September, election maps approved in October, and no-vote sessions scheduled through to spring of 2024, in case the General Assembly needs to take up additional matters.

Substantively, the session was notable. The legislature adopted Medicaid expansion and, with a veto-proof majority, the Republican-controlled General Assembly implemented many policy changes across a range of topics. With regard to planning and development regulations, notable changes included the creation of a new Residential Code Council and changes to building code standards and procedures, various changes to environmental standards and utility requirements, and more.

## I. Checklist for Local Government Action

The following pages offer summaries of the notable bills from this session. This checklist is a quick-guide for the changes and action that may be needed at the local level.

- Ensure that any local design regulations do not apply to three-family or four-family dwellings, which are now subject to the Residential Code and cannot be regulated for building design elements.
- Ensure that local development regulations do not require fire access roads beyond what is required by the fire code for structures built to the Residential Code.
- Clarify size requirements for parking spaces to align with Chapter 160D, Section 702 of the North Carolina General Statutes (hereinafter G.S).
- Revise private-driveway standards, if necessary, to comply with North Carolina Department of Transportation (NCDOT) standards, and revise procedures to accept inadequate-pavement standards if sealed by a licensed engineer as required at 160D-804.
- Update water and sewer policies, including calculations of system-development fees, to align with [S.L. 2023-55](#) (modeling and system development).
- Confirm that the public health department is aware of updates to on-site-wastewater regulations in [S.L. 2023-77](#) and [2023-90](#), as well as changes in Section 16 of [S.L. 2023-63](#).
- Note the updated exemptions from water- and sewer-connection requirements in Section 10 of S.L. 2023-90, and update connection policies accordingly.
- Review local wetlands protections for potential changes to come from reduction in state and federally protected wetlands.
- Update rules for review of erosion and sedimentation plans when other environmental permits are involved to conform to [S.L. 2023-134](#), Section 12.10(c).
- Update riparian-buffer enforcement to comply with S.L. 2023-63, Section 11.1 (civil penalties for timber removal in riparian buffers).
- Update building-permit administration, if needed, to align with the broadened scope of the Residential Code (to include three-family and four-family dwellings).
- Update building-permit administration to accommodate expedited and third-party permitting for commercial and multifamily building projects.
- Ensure that building inspections align with various changes, including single permits for residential building projects, repealed energy-conservation rules, updated monetary thresholds for permits, and more.

- Recognize that the Department of Environmental Quality (DEQ) will now administer a solar-decommissioning requirement; local governments may still have their own decommissioning.
- Anticipate new off-track-betting establishments for horse-racing and sports-betting places of public accommodation near professional-sports facilities, as allowed by [S.L. 2023-42](#).
- Consider opportunities that might be available through the Megasites Fund;<sup>1</sup> parks-and-trails programs;<sup>2</sup> and the Major Events, Games, and Attractions Fund.<sup>3</sup>
- For Dare County, the City of Raleigh, and Wake County, be mindful of new zoning exemptions.<sup>4</sup>
- For Buncombe, Cumberland, Durham, Forsyth, Guilford, Mecklenburg, and Wake Counties, and possibly Union County, anticipate the possibility that airports will seek to select a local sedimentation-and-erosion-control program.

## II. Zoning and Land Subdivision

### A. Limit on Residential Design Standards

The North Carolina zoning statutes already prevented local governments from regulating “building design elements” for structures subject to the North Carolina Residential Code for One- and Two-Family Dwellings. As discussed below, Section 9 of [S.L. 2023-108](#) (H.B. 488) expands the scope of the Residential Code to include three-family (triplex) and four-family (quadplex) dwellings. Section 1.(d) of S.L. 2023-108 (H.B. 488) incorporates that change into G.S. 160D-702 and the limits on design standards. With this change, local governments may not impose restrictions on building-design elements on residential structures with up to four units (structures subject to the Residential Code).

### B. Fire Access Roads in Residential Development

Over the last couple of legislative sessions, the General Assembly limited the extent to which fire access roads could be required under the state Fire Code. There was an open question of whether the same requirement could be imposed through local zoning and subdivision. Section 26 of [S.L. 2023-137](#) (H.B. 600) makes clear that local development regulations must match to the building code requirements. The session law added the following language to G.S. 160D-702(c): Local development regulations may not “[r]equire additional fire apparatus access roads into developments of one- or two-family dwellings that are not in compliance with the required number of fire apparatus access roads into developments of one- or two-family dwellings set forth in the Fire Code of the North Carolina Residential Code for One- and Two-Family Dwellings.”

1. S.L. 2023-134, § 11.11.

2. *Id.*, § 14.4, 14.6.

3. S.L. 2023-42.

4. S.L. 2023-134 (H.B. 259), § 24.8 (Dare County), 20.5 (Wake County and Raleigh).



### C. Size of Parking Spaces

Section 26 of S.L. 2023-137 (H.B. 600) cleans up G.S. 160D-702(c) to clarify that zoning ordinances may not require parking spaces larger than nine feet wide and twenty feet long, except for handicap, parallel, or diagonal parking.

### D. Private-Driveway Design Standards

Local government authority to regulate private-driveway standards is limited. Section 3 of S.L. 2023-108 (H.B. 488) adds a new subsection (j) to G.S. 160D-804. The new language provides as follows.

Local government pavement design standards for new private driveways must not be more stringent than NCDOT's minimum pavement design standards. Even if a local government has adopted driveway standards consistent with NCDOT, the local government must accept engineered-pavement design standards that do not meet minimum standards if the design is signed and sealed by a licensed engineer and meets vehicular traffic and fire apparatus access requirements. In the case of such driveways that do not meet minimum standards, the developer must provide disclosures to prospective buyers and the local government is discharged from liability.

This provision applies to "new privately owned driveways, parking lots, and driving areas associated with parking lots within a new development or subdivision that the developer designates as private and that are intended to remain privately owned after construction." The new section does not limit local government or NCDOT authority "to regulate private roads, driveways, or street connections to a public system, or to regulate transportation and utilities."<sup>5</sup> The provision was effective October 1, 2023.

## III. Development-Related Local Government Authority

### A. Limit Local Regulation of Online Marketplaces

Section 27 of [S.L. 2023-137](#) (H.B. 600) adds statutes to the municipal and county chapters (G.S. 160A-499.7 and G.S. 153A-461, respectively) to prevent local governments from regulating the operation of an online marketplace or from requiring an online marketplace to provide a user's personally identifiable information (except by court order). An online marketplace is defined to be a person or entity that (1) provides a web-based platform through which a service is advertised or offered and (2) provides a payment system between users, communicates offers and acceptance between users, or provides the electronic infrastructure to bring users together. This legislation concerns regulating the operation of an online marketplace (the software platform); the legislation does not appear to limit local authority to regulate land uses that happen to use a software platform.

### B. Transient Occupancy

Chapter 42 of the North Carolina General Statutes sets forth the landlord and tenant laws for the state. Among other things, that chapter provides standards for residential rental agreements, procedures for eviction, and procedures for summary ejection. [S.L. 2023-5](#) (S.B. 53) adds

<sup>5</sup> S.L. 2023-108, sec. 3.(a), § 160D-804(j).

language to G.S. 42-14.6 to clarify that Chapter 42 does not apply to transient occupancies and that transient-occupancy agreements do not create tenancy or residential tenancy unless expressly stated in the agreement.

S.L. 2023-5 (S.B. 53) also adds to G.S. 72-1 a definition of *transient occupancy*: "For the purposes of this section, a 'transient occupancy' is the rental of an accommodation by an inn, hotel, motel, recreational vehicle park, campground, or similar lodging to the same guest or occupant for fewer than 90 consecutive days."

The legislative change clarifies the nature of agreements between property owners and transient occupants. It does not appear to directly address local government authority to regulate related to inns, hotels, short-term rentals, or other transient occupancies.

### C. Electric Fences

Section 44 of S.L. 2023-137 (H.B. 600) adds new statutes, G.S. 160A-194.1 and G.S. 153A-134.1, to limit local government authority to regulate battery-charged security fences, especially on nonresidential property.

## IV. Fees and Exactions

### A. System-Development Fees

In 2017 the North Carolina General Assembly authorized local government utility providers to charge system-development fees (impact fees) for water and sewer. The law, outlined in Article 8 of G.S. 162A, sets forth specific procedures and calculations for establishing system-development fees, as well as substantive limits on the authority. There has been some ambiguity around the scope of authority for system-development fees, and the General Assembly has tweaked the statutes several times since 2017. And again this year, the General Assembly amended the authority.

[S.L. 2023-55](#) (S.B. 673) amends the statutes authorizing system-development fees to address issues related to reserved capacity agreements and interlocal utility agreements. In particular, the new law grants clear authority for local governments to enter reserved capacity agreements and for local governments to recoup the costs of those agreements through system-development fees paid by new development.

For more details on the changes, see Kara Millonzi's blog post, [2023 Updates to System Development Fee Law](#).<sup>6</sup>

## V. Infrastructure

### A. Required Connections

North Carolina municipalities and counties have authority, with limited exceptions, to require developed property to connect to public water and sewer under G.S. 160A-317(a) and

6. Kara Millonzi, *2023 Updates to System Development Fee Law*, COATES' CANONS NC LOC. GOV'T L. (Oct. 25, 2023), <https://canons.sog.unc.edu/2023/10/2023-updates-to-system-development-fee-law/>.

153A-284(a). Section 10 of [S.L. 2023-90](#) (H.B. 628) and Section 12 of [S.L. 2023-108](#) (H.B. 488) alter that authority in the following notable ways:

*Counties* may require a property owner to connect to a sewer line only “if the county has adequate capacity to transport and treat the proposed new wastewater from the premises at the time of connection.”<sup>7</sup>

*Cities* likewise may not require a property owner to connect to the city sewer system unless the system has adequate capacity.<sup>8</sup>

In addition, a city may not require sewer connection if the cost to connect to the system is greater than the cost to install an on-site wastewater system (as determined by a licensed soil scientist, on-site wastewater contractor, or licensed plumbing contractor).<sup>9</sup>

Finally, the city cannot require the property owner to connect to the water system if the system will not generate water pressure that is equal to the average of connected customers within a quarter-mile radius of the owner’s point of connection (as determined by a licensed professional engineer). The city also may not require the owner to install a larger meter and piping connection or impose an increased fee to achieve the required water pressure.<sup>10</sup>

#### B. Water Capacity for Charter Schools

Section 40 of [S.L. 2023-137](#) (H.B. 600) adds a new statute, G.S. 115C-218.36, to give rules for reserving water and sewer capacity for charter schools.

#### C. Wastewater Calculations

Section 18 of [S.L. 2023-137](#) (H.B. 600) modifies the calculations for wastewater design flow rates for dwelling units. Among other changes, wastewater flows will be calculated at 75 gallons per day per bedroom.

## VI. Local Environmental Regulation

### A. Wetlands

Potentially one of the most significant provisions of the 2023 farm bill, [S.L. 2023-63](#) (S.B. 582), is Section 15, which limits wetlands that are waters of the state (and thus subject to state water-quality laws) to those that are defined as waters of the United States. Previously, there was a small range of coastal wetlands that were not covered by federal regulations but were covered under state law. Those wetlands will no longer be covered under state law.

A contemporaneous decision by the United States Supreme Court in *Sackett v. Environmental Protection Agency* further limits the scope of regulated wetlands under both state and federal law. The federal Clean Water Act gives federal regulatory agencies jurisdiction over “waters of the United States.” This term includes certain wetlands, but the text of the Clean Water Act does not make clear *which* wetlands are covered. Regulators had been applying federal protections to wetlands that related to or affected surface-water bodies that qualified as “waters of the United

7. [S.L. 2023-90](#), § 10.(b); [S.L. 2023-108](#), § 12(b).

8. [S.L. 2023-90](#), § 10(a); [S.L. 2023-108](#), § 12(a) (slightly different language with similar effect).

9. [S.L. 2023-90](#), § 10(a).

10. *Id.*

### 6. Financial Support

DEQ must identify existing incentive and grant programs to research module recycling and reuse and to support the module-recycling-and-reuse industry. Additionally, the law created the Utility-Scale Solar Management Fund, funded by fees imposed on project owners.

### 7. Effective Dates

The requirements for decommissioning and registration are effective November 1, 2025, and apply to all utility-scale solar projects constructed before or after that date. The requirements for decommissioning plans and financial assurance are effective November 1, 2025, but those requirements apply only to existing projects that are rebuilt or expanded, as defined, and new projects for which applications for certificates of public convenience and necessity are pending or submitted on or after June 26, 2023.

### B. Disposal of Photovoltaics

Section 18 of [S.L. 2023-137](#) (H.B. 600) amends G.S. 130A-309.1 to require that photovoltaic modules be disposed in industrial landfills or municipal solid-waste landfills. They must not be disposed in unlined landfills.

### C. Renewable Clean Energy Portfolio Standards

[S.L. 2023-138](#) (S.B. 678) changes utility regulations to allow nuclear energy to count toward required portfolio standards. What had been *renewable-energy* and energy-efficiency portfolio standards are now *clean-energy* and energy-efficiency portfolio standards, and nuclear energy is defined as a clean-energy resource.

In 2007, North Carolina became the first state in the Southeast to adopt renewable energy portfolio standards.<sup>22</sup> The law set requirements for energy utilities to meet a certain percentage of energy needs through renewable-energy or energy-efficiency measures. *Renewable energy resource* was defined to include a range of sources, including solar power, wind power, hydropower, biomass, waste heat, and more. The term specifically excluded peat, fossil-fuel, and nuclear energy. [S.L. 2023-138](#) (S.B. 678) changes that. The new clean energy portfolio standards allow nuclear to count toward required portfolio standards.

## XII. Other Notable Legislation

### A. Sports Wagering

House Bill 347, now [S.L. 2023-42](#), legalizes wagering on sports in North Carolina, but with significant restrictions on where and how that activity can occur. The core of this session law is a new Article 9 ("Sports Wagering") of Chapter 18C of the General Statutes. This new law allows individuals to place bets on sporting events, portions of sports events, and individual-participant statistics. It allows a variety of bets, including parlays, over-unders, in-game bets, moneyline bets, and beyond. These are described in more detail in the new G.S. 18C-901(19). The law also amends other gambling-related statutes in Chapters 14 and 16, as well as ABC statutes, to be consistent with the legalization of sports wagering in the state.

<sup>22</sup> N.C. Util. Comm'n, *Renewable Energy and Energy Efficiency Standard (REPS)*, NCUPC.GOV (last visited Jan. 7, 2024), <https://www.ncuc.gov/Reps/reps.html>.

There are a number of exceptions to the sports-wagering system. It does not apply in any way to fantasy sports, and leaves open how those might be regulated (if at all) by other laws. It also explicitly prohibits wagering on youth sports, injury occurrence, penalty occurrence, and the outcomes of disciplinary proceedings or replay reviews.

The law creates an entire regulatory framework for sports wagering, including a licensing system, the use of revenues, who can be licensed, how wagering accounts must work, and similar topics. Those interested in the intricacies of those systems are encouraged to study the session law, as a complete analysis is beyond the scope of this publication.

This law will be effective January 8, 2024, but Section 11.8 of the appropriations act ([S.L. 2023-134](#)) gives the Lottery Commission permission to set a date between January 8 and June 15, 2024, for the actual beginning of authorized sports wagering.

Of most interest to land use regulation are the regulations around where betting can take place. The law limits betting to two types of location: "sports facilities" and "places of public accommodation."

#### **1. Sports Facilities**

New General Statute 18C-901(17), as revised by Section 11.18 of the appropriations act (S.L. 2023-134), defines *sports facility* to include NASCAR tracks, hosts of major golf tournaments, and home facilities of professional sports teams at the highest level of competition.

#### **2. Places of Public Accommodation**

New General Statute 18C-926 allows permanent "places of public accommodation" (presumably sportsbooks or betting windows) to be established on the property of a sports facility. A golf tournament can also have a temporary place of public accommodation on site if it does not have a permanent one. The law also allows up to one place of public accommodation to be on other property owned or controlled by the owner or operator of the sports facility within a half-mile radius of a NASCAR or pro-team sports facility, and no more than one place of public accommodation within one and a half miles of a golf-tournament site.

A revision to the law included in the appropriations act (S.L. 2023-134, Section 11.18) also requires facility owners and operators to commit to working with a single wagering operator. Specifically, a sports wagering operator must enter into a "designation agreement" with a major-league pro sports team, the owner or operator of a NASCAR or pro-golf facility, a sports governing body that sanctions multiple NASCAR races per year, or a sports governing body that sanctions more than one professional golf tournament per year. If the wagering operator breaks its contract, it can lose its license. However, each team, track, course, or governing body may not enter into a designation agreement with more than one wagering operator.

The law also addresses horse racing and sets up a new fund to attract major events. Section 3 of the law adds an Article 10 to General Statutes Chapter 18C to cover pari-mutuel wagers on live or simulcast horse races. It also requires the Lottery Commission to adopt rules governing horse racing in the state, including rules regarding bets on simulcast horse races. The statute does not appear to include the same location restrictions as apply to sports-betting places of public accommodation, although establishments must be licensed by the Lottery Commission.

# ZEBULON

NORTH CAROLINA

CASE # Text Amendment 2024-05 – Legislative Update Text Amendment

HEARING DATE: September 16, 2024

State of North Carolina

County of Wake

BEFORE ME, the undersigned Notary, E. McKinney Warner on this 11<sup>th</sup> day of September 2024, personally appeared Catherine Farrell, known to me to be a credible person and of lawful age, who being by me first duly sworn, on his oath, deposes and says:

I Catherine Farrell, Interim Senior Planner for the Town of Zebulon, affirm that the following Public Notice Procedures have been completed in accordance with applicable North Carolina General Statute and Town of Zebulon Unified Development Ordinance Section 2.3.6 have been satisfied for the above referenced hearing.

- Advertisement in a Paper of General Circulation sent on August 30, 2024 (Wake weekly, publication dates 9/6 & 9/13/2024)
- Posted to Planning Department Website 9/6/2024

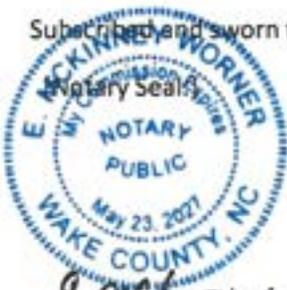
Catherine Farrell

9/11/2024

Catherine Farrell

Date

Subscribed and sworn to before me, this 11<sup>th</sup> day of September 2024.



E. McKinney Warner

E. McKinney Warner

[signature of Notary]

[printed name of Notary]

NOTARY PUBLIC

My commission expires: May 23, 2027.

## **Notice of Public Hearing**

Notice is hereby given pursuant to the provisions of Article 2.3.6 of the Town of Zebulon Unified Development Ordinance that a public hearing will be held on **September 16, 2024, at 6:00 PM** at the **Zebulon Municipal Complex, 1003 N. Arendell Avenue**, and will be conducted by the Board of Commissioners and Planning Board of the Town of Zebulon for the purpose of considering the following items:

***IDT Project Number 1427256 - RZ 2024-02 – 1616 Mack Todd Rd***

*PIN # 1794572709.* A request by Seth Huntsinger, for a rezoning to the Residential Suburban (R2) zoning district.

***IDT Project Number 1437367 - RZ 2024-03 – 545 W Barbee St***

*PIN # 2705108929.* A request by CSD Engineering on behalf of Ralph Rojas, for a rezoning to the Heavy Industrial (HI) zoning district.

***IDT Project Number 1292362 - PD 2024-03 – 1800 Shepards School Rd***

*PIN # 2706337118.* A request by Longleaf Law Partners, for a rezoning to a Planned Development (PD) zoning district for the use of an RV Campground.

***TA 2024-05 – Legislative Update Text Amendment Package***

A text amendment package in response to various updates Chapter 160D of the North Carolina General Statute. The updates include changes to the following: Triplex/Quadplex Standards, Sewer and Water Connection Requirements, Parking Space Size Requirement Reduction, and Addition of Sports Wagering as an accessory use.

Public comments may be submitted to Deputy Town Clerk Stacie Paratore at [SParatore@TownofZebulon.org](mailto:SParatore@TownofZebulon.org) no later than 12:00 Noon on the day of the hearing to be read into the record. Links will be provided along with the full application packet and documentation on the Planning Department web page at <https://www.townofzebulon.org/departments/planning/public-hearing-information> For questions or additional information, please contact us at (919) 823-1811.

Wake Weekly September 6<sup>th</sup> & 13<sup>th</sup>

## 6.12. SUBDIVISION STANDARDS

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### 6.12.3. LOT CONFIGURATION

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#### F. LOTS SERVED BY PRIVATE WATER OR WASTEWATER SYSTEMS

1. Wake County Environmental Health shall evaluate proposed or existing sewer facilities on lots ten acres or less that are not served by governmental water and/or sewerage systems in accordance with the following:
  - a. New subdivision lots without existing sewer systems shall be evaluated by current state and county health department regulations.
  - b. New subdivision lots with existing sewer systems shall be evaluated for visual malfunctioning by the appropriate county health department. Malfunctioning systems shall be repaired prior to subdivision plat approval. New property lines shall meet current minimum setback requirements or an easement for the sewer facilities must be shown on the plat.
2. Lots that are located within 1,000 linear feet of an existing public potable water or public sanitary sewer line shall connect to these existing systems.
  - a. If the potable water system will not generate water pressure that is equal to the average of connected customers within a quarter-mile radius of the owner's point of connection (as determined by a licensed professional engineer), then connection to the water system is not required.
  - b. If the cost to connect to the sewer system is greater than the cost to install an on-site wastewater system (as determined by a licensed soil scientist, on-site wastewater contractor, or licensed plumbing contractor), then connection to sewer system is not required.

.....

## 6.14. UTILITIES AND INFRASTRUCTURE

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### 6.14.2. LOTS SERVED BY GOVERNMENTALLY OWNED WATER OR SEWER LINES

- A. Whenever it is legally possible and practicable in terms of topography to connect a lot with a Town water or sewer line by running a connection line not more than 200 feet from the lot to the line, then no use requiring water or sewage disposal service may be made of the lot unless connection is made to the line.
- B. Connection to the water or sewer is not legally possible if, in order to make connection with the line by a connecting line that does not exceed 200 feet in length, it is necessary to run the connecting line over property not owned by the owner of the property to be served by the connection and, after diligent effort, the easement necessary to run the connecting line cannot reasonably be obtained.
- C. For purposes of this article, a lot is served by a Town-owned water or sewer line if connection is required by this section, with the exception of:
  - a. If the potable water system will not generate water pressure that is equal to the average of connected customers within a quarter-mile radius of the owner's point of connection (as determined by a licensed professional engineer), then connection to the water system is not required



**C.b.** If the cost to connect to the sewer system is greater than the cost to install an on-site wastewater system (as determined by a licensed soil scientist, on-site wastewater contractor, or licensed plumbing contractor), then connection to sewer system is not required.

## ARTICLE 4: USES

### 4.4. Accessory Uses

### 4.4.7. Standards for Specific Accessory Uses

**TABLE 4.4.6: ACCESSORY USE TABLE [1]**

A=Allowed (if listed in a PD master plan); P=Permitted subject to applicable use-specific standards; S=Requires approval of a special use permit and compliance with applicable use-specific standards;

USE TYPE [1]	RESIDENTIAL					COMMERCIAL						MIXED USE				ACC. USE-SPECIFIC STANDARDS [2]
	R1	R2	R4	R6	RMF	NC	CG	HC	LI	IC	HI	OI	DTC	DTP	PD	
Storage of Unlicensed or Inoperable Vehicles or Trailers	.	P	P	P	.	.	.	.	.	.	.	.	.	.	.	
Play Equipment	P	P	P	P	P	P	P	.	.	.	.	P	P	P	A	<a href="#">4.4.7.I</a>
Produce Stand	P	P	P	P	P	P	P	P	.	.	.	P	P	P	A	<a href="#">4.4.7.U</a>
Solar Energy Systems	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	<a href="#">4.4.7.V</a>
Stable (horses)	P	P	.	.	.	.	.	.	.	.	.	.	.	.	A	<a href="#">4.4.7.W</a>
Swimming Pool/Hot Tub	P	P	P	P	P	P						P	P	P	A	<a href="#">4.4.7.X</a>
Tool/Storage Shed	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	
Underground Storage Tank	.	.	.	.	.	.		S	P	P	P	.	.	.	A	<a href="#">4.4.7.Y</a>
<u>Wagering, Sports</u>	.	.	.	.	.	.	.	P	P	P	S	.	.	P	A	<a href="#">4.4.7.Z</a>
Wind Energy Conversion	.	P	P	P	P	P	P	P	P	P	P	P	.	.	A	<a href="#">4.4.7.AA</a>

NOTE:

[1] Unlisted accessory uses may be permitted in accordance with [Section 4.4.3, Procedure for Establishment](#).

## ARTICLE 4: USES

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4.4. Accessory Uses

4.4.7. Standards for Specific Accessory Uses

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### W. UNDERGROUND STORAGE TANK

Underground storage tanks shall comply with the following requirements:

1. Underground storage tanks shall not be located within required setbacks, easements, or beneath public rights-of-way.
2. Underground storage tanks shall be installed and operated only in accordance with the State Building Code(s) and all applicable Fire Code requirements.
3. Underground storage tanks shall be depicted on site plans and as-builts.

### X. WAGERING, SPORTS

Sports wagering in compliance with Section 18C-901 through 18C-928 of the North Carolina General Statutes.

### Z-AA. WIND ENERGY CONVERSION

Wind energy conversion uses shall comply with the following requirements:

1. Limited to one per principal use;
2. The facility shall not exceed 70 feet in height;

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4.3. Use-Specific Standards

4.3.3. Residential Use Types

.....

### Q. TRIPLEX/QUADPLEX

Triplex and quadplex dwellings shall comply with the following standards:

1. The dwelling shall face the street from which the dwelling derives its street address.
2. If a parking lot is provided, it shall be located to the interior side or rear of the dwelling and not be located between the dwelling and the street.
3. Voluntary compliance with the standards in All buildings containing dwelling units shall comply with the provisions in Section 5.2, Design Guidelines, is encouraged.

### R. UPPER-STORY RESIDENTIAL

1. Upper-story residential dwelling units shall occupy the second or higher floor of a building with a nonresidential use on the ground floor.
2. Upper-story residential units configured as condominiums shall comply with the standards in Section 4.3.3.O.5, Condominiums.
3. Except for buildings used solely for industrial purposes, new buildings containing upper-story residential uses shall comply with the standards in Section 5.3.2, Mixed-Use Design Standards. Lawfully established building in place prior to January 1, 2020 shall comply with the standards in Section 5.3.2, Mixed-Use Design Standards, to the extent practical.

## ARTICLE 5: DEVELOPMENT STANDARDS

### 5.2. Design Guidelines

### 5.2.1. Purpose and Intent

## 5.2. DESIGN GUIDELINES

### 5.2.1. PURPOSE AND INTENT

These residential design guidelines are proposed as suggestions for ways to ensure that new single-family detached ~~and~~ duplex, triplex, and quadplex housing is high quality, aesthetically pleasing, and provides a wide variety of living options for Town residents. More specifically, these guidelines are intended to:

- A. Ensure single-family detached ~~and~~ duplex, triplex, and quadplex homes maintain consistent exterior materials and architectural treatments on the front and sides of buildings;
- B. Establish guidance regarding changes of exterior finishes and materials on individual facades;
- C. Avoid garage-dominated street fronts in residential neighborhoods;
- D. Encourage duplex, triplex, and quadplex structures to appear as single-family homes; and
- E. Ensure an adequate level of variability in single-family home design so as to avoid monotonous streetscapes where every dwelling appears identical or very similar to its neighboring dwellings.

### 5.2.2. APPLICABILITY

- A. Single-family detached, single-family attached, ~~and~~ duplex, triplex, and quadplex dwellings shall comply with these guidelines in the following instances:
  - 1. When proposed development is subject to a signed statement of consent in accordance with [Section 5.2.3, Statement of Consent](#); and
  - 2. When compliance with these guidelines is included as a condition of approval associated with a conditional rezoning (see [Section 2.2.6, Conditional Rezoning](#)).
- B. Single-family detached, attached, ~~and~~ duplex, triplex, and quadplex dwellings not subject to a statement of consent are not required to comply with these guidelines, though conformance is strongly encouraged.

### 5.2.3. STATEMENT OF CONSENT

- A. Compliance with the design guidelines in this section is voluntary and at the discretion of the applicant. In cases where an applicant chooses to comply with the guidelines in this section, the applicant shall sign the following statement of consent and include it with the application for a preliminary plat, special use permit, site plan, or building permit, as appropriate.

The single-family detached, attached, ~~or~~ duplex, triplex or quadplex dwellings depicted on the attached site plan, subdivision plat, or other development approval is subject to the Town of Zebulon's Single-Family Residential Design Guidelines in place at the time the application for this development was determined to be complete. I hereby voluntarily consent to the application of these design guidelines, this acceptance of which shall run with the land regardless of changes in ownership, and recognize that failure to comply with the applicable guidelines following approval is a violation of the Unified Development Ordinance.

\_\_\_\_\_  
Landowner Signature

\_\_\_\_\_  
Date

- B. The signed statement of consent and the development approval shall be recorded in the office of the Wake County Register of Deeds prior to issuance of a building permit.
- C. Applicants seeking to establish single-family attached development may consent to complying with the multi-family design standard as an alternative to these provisions.

### 5.8.5. PARKING LOT CONFIGURATION

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#### B. DIMENSIONAL STANDARDS FOR PARKING SPACES AND AISLES

Off-street parking spaces and drive aisles serving them shall comply with the minimum dimensional standards established in [Table 5.8.5.B: Dimensional Standards for Off-Street Parking Spaces](#), and [Figure 9.3.11.F: Parking Space and Access Aisle Dimensions](#).

**TABLE 5.8.5.B: DIMENSIONAL STANDARDS FOR OFF-STREET PARKING SPACES**

TYPE OF PARKING SPACE [1]	MINIMUM WIDTH (FEET)	MINIMUM DEPTH (FEET)	MINIMUM AISLE WIDTH (FEET) [2]	
			ONE WAY	TWO WAY [3]
Parallel (0°)	9	20	13	19
Angled (30°)	10	19	12	20
Angled (45°)	10	19	13	21
Angled (60°)	10	19	18	23
Perpendicular (90°)	9-10	19	20	24
Compact	8.5	18	20	24

**NOTES:**

[1] All off-street parking spaces shall remain unobstructed from grade level to a height of at least 6½ feet above the parking space's grade level.

[2] Minimum aisle width shall be measured from edge-of-pavement to edge-of-pavement, and shall not include gutters or curbing.

[3] The Town may require one direction of travel to maintain a wider width than the other direction.

#### A. MINIMUM PARKING LOT STEM LENGTH

All vehicular accessways serving off-street parking lots shall comply with the standards in [Section 5.1.6.F Minimum Parking Lot Stem Length](#).

#### B. PARKING SPACE ACCESS

1. All off-street parking spaces shall be accessed directly from drive aisles or private driveways and not directly from arterial or collector streets.
2. All off-street parking areas shall be designed with an appropriate means of vehicular access to a street or alley in a manner that allows for safe vehicular movements.

#### C. VEHICLE BACKING

When the minimum number of off-street parking spaces is based on the number of employees, the computations shall be based on the number of employees on the largest shift.

## ARTICLE 9: MEASUREMENT AND DEFINITIONS

9.3. Rules of Measurement

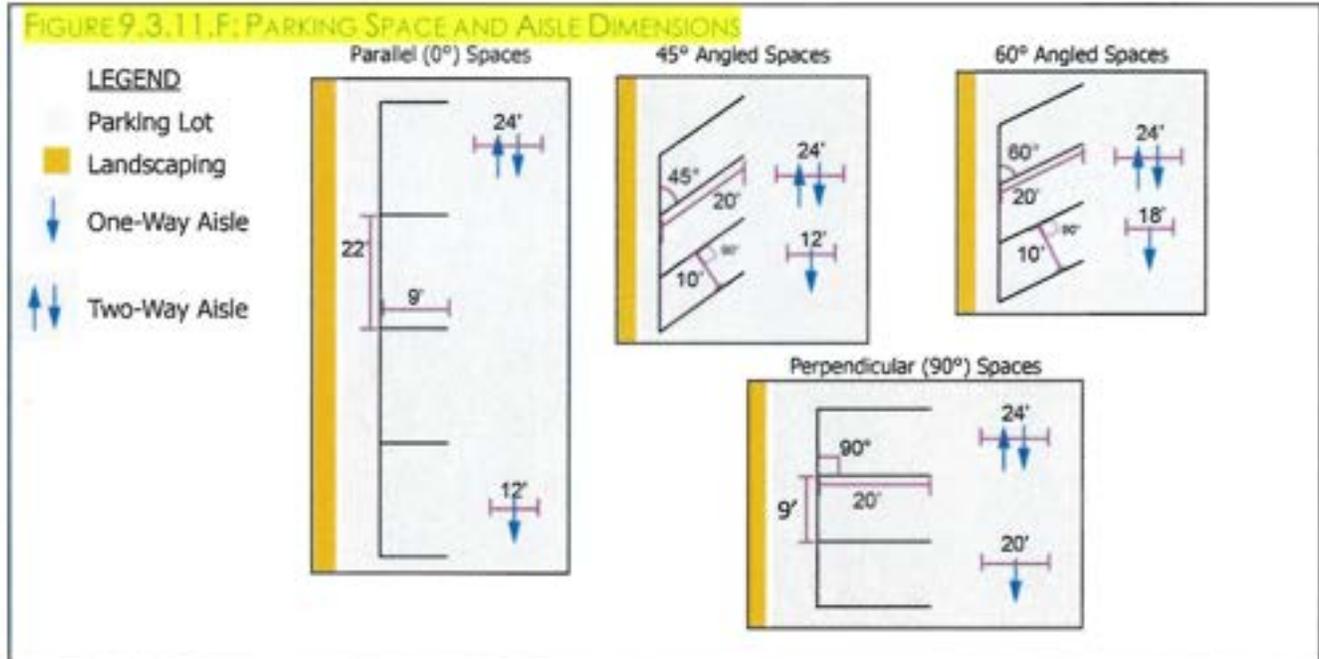
9.3.12. Landscaping

### E. FLOOR-AREA BASED STANDARDS

Where the minimum number of off-street parking spaces is based on square feet of floor area, all computations shall be based on gross floor area. The square footage shall include outdoor use area.

### F. PARKING SPACE AND ACCESS AISLE DIMENSIONS

Figure 9.3.11.F, *Parking Space and Access Aisle Dimensions*, sets out the minimum off-street parking space dimensions and minimum widths of access aisles.



## 9.3.12. LANDSCAPING

### A. DETERMINING TREE SIZE AT TIME OF PLANTING

#### 1. TREES UNDER FOUR INCHES IN CALIPER

Minimum size at time of planting shall be determined by taking a measurement of the girth or circumference of the tree trunk, in inches, at a height of six inches above the bole, or the location where tree trunk meets the soil it is planted in.

#### 2. TREES OVER FOUR, BUT LESS THAN TWELVE INCHES, IN CALIPER

Minimum size at time of planting shall be determined by taking a measurement of the girth or circumference of the tree trunk, in inches, at a height of 12 inches above the bole, or the location where tree trunk meets the soil it is planted in.

Adopted this the 7<sup>th</sup> day of October 2024

Glenn L. York – Mayor

SEAL

Lisa M. Markland, CMC – Town Clerk

STAFF REPORT  
ORDINANCE 2025-12  
BUDGET AMENDMENT MOVING IT FUNDS  
FROM ADMINISTRATION TO IT DEPARTMENT  
OCTOBER 7, 2024

**Topic:** FY 2025 Budget Amendment Request – Ordinance 2025-12

**Speaker:** Lisa Markland, HR Director

**Prepared by:** Lisa Markland, HR Director

Bobby Fitts, Finance Director

Tonya Easterwood, IT Director

**Approved by:** Taiwo Jaiyeoba, Interim Town Manager

**Executive Summary:**

The Board of Commissioners will consider transferring \$517,470 in currently budgeted expenditures from the Administration Department to I.T.

**Background:**

This request seeks to create an Information Technology (IT) budget for fiscal year 2024-2025. Finance will establish the new budget area by moving funds and IT line items from the overall administration budget. This is not appropriating additional funds, as this is an amendment simply reorganizing the current budget to better reflect the allocation of IT financial resources.

**Fiscal Impact:**

These funds are being moved from the Administration Department budget into a newly created IT Department budget. No new revenues or expenditures are being appropriated.

**Policy Analysis:**

NCGS 159-15, as part of The Local Government Budget and Fiscal Control Act, allows amendments to the budget ordinance with Board approval.

**Staff Recommendation:**

Staff recommends approval of Ordinance 2025-12.

**Attachments:**

1. Ordinance 2025-12

ORDINANCE 2025-12

BE IT ORDAINED by the Board of Commissioners of the Town of Zebulon, that pursuant to North Carolina General Statutes 159-15, the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2025.

Section 1. To amend the General Fund budget as follows:

	INCREASE	DECREASE
REVENUES		
EXPENDITURES		
Administration – Salaries		117,500.00
Administration – Professional Services		17,500.00
Administration – FICA		9,000.00
Administration – Group Insurance		6,900.00
Administration – Retirement		21,900.00
Administration – Cell Phones		550.00
Administration – Telephone Service		52,500.00
Administration – Travel & Training		3,500.00
Administration – Materials & Supplies		3,000.00
Administration – Computers, Switches, Servers		129,120.00
Administration – Materials & Supplies – I.T.		4,000.00
Administration – Contracted Services – I.T.		152,000.00
Information Technology – Salaries	117,500.00	
Information Technology – Professional Services	17,500.00	
Information Technology – FICA	9,000.00	
Information Technology – Group Insurance	6,900.00	
Information Technology – Retirement	21,900.00	
Information Technology – Cell Phones	550.00	
Information Technology – Telephone Service	52,500.00	
Information Technology – Travel & Training	3,500.00	
Information Technology – Materials & Supplies	3,000.00	
Information Technology – Computers	129,120.00	
Information Technology – Materials & Supplies – I.T.	4,000.00	
Information Technology – Contracted Services – I.T.	152,000.00	

Section 2. Copies of this amendment shall be furnished to the Town Clerk, and to the Budget Officer, and to the Finance Officer for their direction.

Adopted: October 7, 2024  
 Effective: October 7, 2024

\_\_\_\_\_  
 Glenn L. York - Mayor

ATTEST:

\_\_\_\_\_  
 Lisa M. Markland, CMC - Town Clerk

STAFF REPORT  
ORDINANCE 2025-13  
BUDGET AMENDMENT APPROPRIATING FUNDING  
FOR A NEW POSITION IN THE IT DEPARTMENT  
OCTOBER 7, 2024

**Topic:** FY 2025 Budget Amendment Request – Ordinance 2025-13

**Speaker:** Lisa Markland, HR Director

**Prepared by:** Lisa Markland, HR Director  
Bobby Fitts, Finance Director  
Tonya Easterwood, IT Director

**Approved by:** Taiwo Jaiyeoba, Interim Town Manager

**Executive Summary:**

The Board of Commissioners will consider appropriating \$47,700 to fund a new position in the IT Department.

**Background:**

This request seeks to fund the position of IT Specialist to assist with the day to day needs in the IT Department. The funding would be for half a year and allow for the Town to no longer need the daily help desk currently provided by Network South. The Town would continue to utilize Network South to assist with after hours calls and network security.

**Fiscal Impact:**

The cost associated with the position would include half a year's salary and the associated costs including benefits. The anticipated salary would be \$68,000 per year depending on the applicants and their experience. The actual salary would dictate the actual cost of the position.

**Policy Analysis:**

NCGS 159-15, as part of The Local Government Budget and Fiscal Control Act, allows amendments to the budget ordinance with Board approval.

**Staff Recommendation:**

Staff recommends approval of Ordinance 2025-13.

**Attachments:**

1. Ordinance 2025-13



ORDINANCE 2025-13

BE IT ORDAINED by the Board of Commissioners of the Town of Zebulon, that pursuant to North Carolina General Statutes 159-15, the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2025.

Section 1. To amend the General Fund budget as follows:

	INCREASE	DECREASE
REVENUES		
Fund Balance Appropriated	\$47,700.00	
EXPENDITURES		
Information Technology -- Salaries	34,000.00	
Information Technology -- FICA	2,700.00	
Information Technology -- Group Insurance	4,200.00	
Information Technology -- Retirement	6,500.00	
Information Technology -- Cell Phones	300.00	

Section 2. Copies of this amendment shall be furnished to the Town Clerk, and to the Budget Officer, and to the Finance Officer for their direction.

Adopted: October 7, 2024

Effective: October 7, 2024

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Glenn L. York - Mayor

ATTEST:

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Lisa M. Markland, CMC - Town Clerk

STAFF REPORT  
ORDINANCE 2025-14  
613 & 615 PEARCES RD  
ANNEXATION REQUEST  
OCTOBER 7, 2024

**Topic:** Ordinance 2024-14 – 613 & 615 Pearces Rd  
Annexation Public Hearing  
**Speaker:** Cate Farrell, Planner II  
**From:** Cate Farrell, Planner II  
**Prepared by:** Cate Farrell, Planner II  
**Approved by:** Taiwo Jaiyeoba, Interim Town Manager

**Executive Summary:**

The Board of Commissioners will consider the voluntary annexation petition received for two parcels of land at 613 Pearces Rd (PIN 2706038169) and 615 Pearces Rd (PIN 2706037225) for a total of 1.87 acres. This is a legislative case.

**Background:**

The governing board of any municipality may annex any area contiguous to its boundaries upon presentation of a petition signed by the owners of all the real property located within such area (NCGS §160A-31). Or if the property is subject to the following:

The owners of land that are not contiguous to the corporate limits when the proposed voluntary annexation complies with the following standards:

- i. The land proposed for annexation is no more than three miles from the contiguous corporate limits; and
- ii. No portion of the land proposed for annexation is closer to the contiguous corporate limits of another municipality unless the land is subject to an approved annexation agreement that includes the land within the Town's ultimate planning jurisdiction; and
- iii. If the land proposed for annexation is part of a recorded subdivision, all lots in the recorded subdivision are part of the annexation petition; and
- iv. the combined total land area associated with the annexation, when added to all other noncontiguous land areas annexed by the Town does not exceed 10 percent of the land area located within the Town's contiguous corporate limits.

The Town has certified the annexation request for sufficiency prior to the Public Hearing (See Attachment 3).

**Discussion:**

The discussion before the Board of Commissioners is whether to annex the subject property into the Town of Zebulon Corporate Limits.

Unified Development Ordinance Section 2.2.2.G provides standards for the Board to consider when rendering a decision. These are as follows:

1. The annexation petition bears the signatures of all landowners within the area to be annexed;
2. The area to be annexed can be adequately served by the same municipal services provided within the Town's primary corporate limits;

STAFF REPORT  
ORDINANCE 2025-14  
613 & 615 PEARCES RD  
ANNEXATION REQUEST  
OCTOBER 7, 2024

3. The debt obligations from serving the subject lands do not exceed the anticipated revenues to the Town; and
4. The public health, safety, and welfare of Town residents and the residents of the lands proposed for annexation will be best served by the annexation.

**Policy Analysis:**

This annexation petition is consistent with the Comprehensive Plan requiring annexation of properties requesting water services to the site.

The property is located immediately adjacent to the Town of Zebulon's Corporate Limits, meaning its annexation is consistent with the Growth management Policies of the Comprehensive Plan.

**Financial Analysis:**

The Town will increase property tax revenue by approximately \$21,000 for annexing the vacant parcel. Any improvements to the lot would provide additional property tax revenue for the Town of Zebulon.

Any infrastructure extension and connection costs would be paid by a developer when the property is developed. The Town's service responsibilities would be subject to the nature of the proposed development.

**Staff Recommendation:**

Staff recommends acceptance of public comment. Furthermore, staff recommends approval of Ordinance 2025-14 for the annexation as it is consistent with Comprehensive Plan policies and meets the standards of Section 2.2.2.G of the UDO.

**Board Options:**

1. Approve Annexation:
  - a. Effective upon adoption of Ordinance
2. Additional Consideration
3. Deny Annexation

**Attachments:**

- 1) Application
- 2) Boundary Survey
- 3) Certificate of Sufficiency
- 4) Aerial Map
- 5) Site Photos
- 6) Public Hearing Notice Affidavit
- 7) NCGS 160A-31
- 8) Ordinance 2025-14



# Town of Zebulon

## Planning Department

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

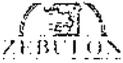
PART 1. DESCRIPTION OF REQUEST/PROPERTY		
Street Address of the Property: <b>615 E 613 Pearces Road, Zebulon</b>		Total Acreage: <b>1.852</b>
Parcel Identification Number (NC PIN): Please include all <b>2706038169</b> <b>2706037225</b>	Deed Book: <b>19279</b> <b>19354</b>	Deed Page(s): <b>2118</b> <b>1519</b>
Name of Project (if Applicable):	Current Zoning of the Property: <b>R2</b>	
Existing Use of the Property: <b>vacant</b>	Proposed Use of the Property: <b>SF residential</b>	
Reason for Annexation <b>To allow two single family residential homes to be constructed. Town water is available and requires connection</b>		

PART 2. APPLICANT/AGENT INFORMATION		
Name of Applicant/Agent: <b>Wakelon Properties LLC</b>		
Street Address of Applicant/Agent: <b>2021 Wynnscoth Farm Lane</b>		
City: <b>Zebulon</b>	State: <b>NC</b>	Zip Code: <b>27597</b>
Email of Applicant/Agent: <b>chuck.griswold62@gmail.com</b>	Telephone Number of Applicant/Agent: <b>919-413-1983</b>	Fax Number of Applicant/Agent:
Are you the owner of the property? <input checked="" type="checkbox"/> Yes <input 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 <u>must</u> obtain the Owner's consent and signature giving you permission to submit this application.</b>

PART 3. SURVEYOR INFORMATION		
Name of Surveyor: <b>CMP Professional Land Surveyors PC</b>		
Street Address of Surveyor: <b>333 S White St</b>		
City: <b>Wake Forest</b>	State: <b>NC</b>	Zip Code: <b>27587</b>
Email of Surveyor: <b>mike@cmppls.com</b>	Telephone Number of Surveyor: <b>919-556-3148</b>	Fax Number of Surveyor:

*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 Surveyor <small>DocuSigned by:</small> <b>Larry Jordan Parker, Jr.</b> <small>AF5DC*951AA8410</small>	Print Name: <b>L. Jordan Parker Jr.</b>	Date: <b>8/28/2024</b>
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# 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  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.)

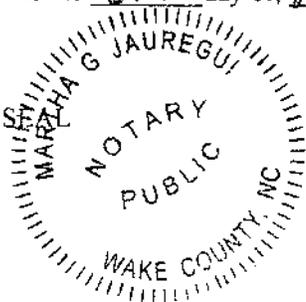
I hereby state that the facts related in this application and any documents submitted herewith are complete, true, correct, and accurate to the best of my knowledge.

Signature of Owner:	Print Name:	Date:
	Willie G. Griswold III	8/29/24
	Frank T. Massey	8/29/24
Signature of Owner:	Print Name:	Date:
Signature of Owner:	Print Name:	Date:
Signature of Owner:	Print Name:	Date:
Signature of Owner:	Print Name:	Date:
Signature of Owner:	Print Name:	Date:
Signature of Owner:	Print Name:	Date:

STATE OF NC  
COUNTY OF Wake

Sworn and subscribed before me, Frank T. Massey  
Willie G. Griswold III, a Notary Public for the above State and County,  
this the 29 day of August, 2024.

Martha A. Jauregui  
Notary Public



October 19 2025  
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, \_\_\_, a 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, [Signature] a limited liability company, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this the 29 day of August, 2024. Name of Limited Liability Company

By: [Signature]

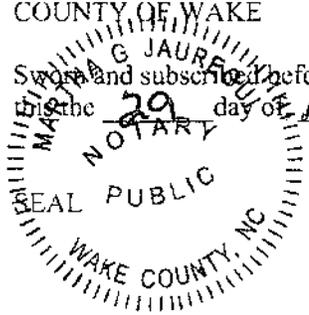
Willie G Griswold III
Signature of Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Willie G Griswold III, a Notary Public for the above State and County, this the 29 day of August, 2024.

[Signature]
Notary Public

October 19 2025
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:

Jason L. Panciera, PLS L-3835, CFSNC-140  
L. Jordan Parker Jr., PLS L-4685  
333 South White Street, Post Office Box 1253  
Wake Forest, NC 27588-1253

LEGAL DESCRIPTION FOR  
"613 PEARCES ROAD"

BEGINNING AT AN EXISTING IRON PIPE IN THE RIGHT OF WAY OF PEARCES ROAD, SAID EXISTING IRON PIPE HAVING NC GRID NAD/2011 COORDINATES N(y):763,024.19' E(x): 2,200,905.86'; LEAVING SAID RIGHT OF WAY; THENCE N 70°41'03"W A DISTANCE OF 196.55' TO AN EXISTING IRON BAR; THENCE N 19°52'58"E A DISTANCE OF 30.13' TO AN EXISTING IRON PIPE; THENCE N 70°04'37"W A DISTANCE OF 99.99' TO AN EXISTING IRON BAR WHICH IS THE BACK LEFT PROPERTY CORNER; THENCE N 19°50'47"E A DISTANCE OF 250.04'; WHICH IS THE BACK RIGHT PROPERTY CORNER; THENCE S 69°58'04"E A DISTANCE OF 100.39' TO AN EXISTING IRON PIPE; THENCE N 18°15'39"E A DISTANCE OF 4.43' TO AN EXISTING IRON PIPE; THENCE S 70°34'58"E A DISTANCE OF 194.81' TO A NEW IRON PIPE IN THE RIGHT OF WAY OF PEARCES ROAD; ALONG SAID RIGHT OF WAY; THENCE S 19°33'19"W A DISTANCE OF 284.05' TO AN EXISTING IRON PIPE; WHICH IS THE POINT OF BEGINNING, CONTAINING AN AREA OF 80,642 SQUARE FEET, 1.852 ACRES.

## EXHIBIT A

BEGINNING at a point in the center of Secondary Road No. 1001, corner with (now or formerly) A. A. Pippin, said beginning point being witnessed by a steel post near the edge of the western right-of-way of said road; runs thence along the line of Pippin N 64—05 W 230 feet to an axle; runs thence N 25 E 284 feet to an iron pipe; runs thence S 64-05 E 230 feet to a point in the center line of said road No. 1001; runs thence along the center line of said Road No. 1001 S 25 W 284 feet to the BEGINNING, according to a map and survey made by C. W. Russum, R. S. under date of 1-4-73 entitled "William Wesley Fink, Zebulon, Wake County, North Carolina", and being all the property conveyed by deed recorded in Book 2082, page 9, Wake County Registry, reference being herein made both to said survey and to said deed.





## Wake County Real Estate Data Account Summary

[Home](#)   [iMaps](#)  
[COMPER](#)   [Tax Bills](#)

Real Estate ID 0060971   PIN # 2706038169

Account  
Search

Location Address   Property Description  
 613 PEARCES RD   WAKEFIELD LOT

[Pin/Parcel History](#)   [New Search](#)



<b>Property Owner</b> <b>WAKELON PROPERTIES LLC</b> <i>(Use the Deeds link to view any additional owners)</i>		<b>Owner's Mailing Address</b> <b>2021 WYNNSCOTT FARM LN</b> <b>ZEBULON NC 27597-7392</b>		<b>Property Location Address</b> <b>613 PEARCES RD</b> <b>ZEBULON NC 27597-7806</b>	
<b>Administrative Data</b>		<b>Transfer Information</b>		<b>Assessed Value</b>	
Old Map #	421-00000-0019	Deed Date	3/9/2023	Land Value Assessed	\$66,200
Map/Scale	2706 13	Book & Page	19279 2118	Bldg. Value Assessed	
VCS	09ZB900	Revenue Stamps	270.00	Tax Relief	
City	23	Pkg Sale Date		Land Use Value	
Fire District	LITTLE RIVER	Pkg Sale Price		Use Value Deferment	
Township	VACANT	Land Sale Date	3/9/2023	Historic Deferment	
Land Class	ZB	Land Sale Price	\$135,000	Total Deferred Value	
ETJ		<b>Improvement Summary</b>		Use/Hist/Tax Relief	
Spec Dist(s)	R2	Total Units	0	Assessed	
Zoning		Recycle Units	0	Total Value Assessed*	\$66,200
History ID 1		Apt/SC Sqft			
History ID 2		Heated Area			
Acreage	1.28				
Permit Date	5/23/2023				
Permit #	102591-202				

\*Wake County assessed building and land values reflect the market value as of January 1, 2024, which is the date of the last county-wide revaluation. Any inflation, deflation or other economic changes occurring after this date does not affect the assessed value of the property and cannot be lawfully considered when reviewing the value for adjustment.

The January 1, 2024 values will remain in effect until the next county-wide revaluation. Until that time, any real estate accounts created or new construction built is assessed according to the 2024 Schedule of Values.

For questions regarding the information displayed on this site, please contact the Department of Tax Administration at [Taxhelp@wake.gov](mailto:Taxhelp@wake.gov) or call 919-856-5400.



## Wake County Real Estate Data Account Summary

[Home](#)   [Maps](#)  
[COMPER](#)   [Tax Bills](#)

Real Estate ID **0057723**   PIN # **2706037225**  
 Location Address   Property Description  
**615 PEARCES RD**   **LOWAKEFIELD**

[Account Search](#)

[Pin/Parcel History](#)   [New Search](#)



<b>Property Owner</b> <b>WAKELON PROPERTIES LLC</b> <i>(Use the Deeds link to view any additional owners)</i>		<b>Owner's Mailing Address</b> <b>2021 WYNNSCOTT FARM LN</b> <b>ZEBULON NC 27597-7392</b>		<b>Property Location Address</b> <b>615 PEARCES RD</b> <b>ZEBULON NC 27597-7806</b>	
<b>Administrative Data</b>		<b>Transfer Information</b>		<b>Assessed Value</b>	
Old Map #	421-00000-0018	Deed Date	6/8/2023	Land Value Assessed	\$44,000
Map/Scale	2706 13	Book & Page	19354 1519	Bldg. Value Assessed	\$10,810
VCS	09ZB900	Revenue Stamps	40.00	Tax Relief	
City		Pkg Sale Date		Land Use Value	
Fire District	23	Pkg Sale Price		Use Value Deferment	
Township	LITTLE RIVER	Land Sale Date	6/8/2023	Historic Deferment	
Land Class	AC-W/IMP	Land Sale Price	\$20,000	Total Deferred Value	
ETJ	ZB	<b>Improvement Summary</b>		Use/Hist/Tax Relief	
Spec Dist(s)		Total Units	0	Assessed	
Zoning	R2	Recycle Units	0	Total Value Assessed*	\$54,810
History ID 1		Apt/SC Sqft			
History ID 2		Heated Area			
Acreage	.59				
Permit Date					
Permit #					

\*Wake County assessed building and land values reflect the market value as of January 1, 2024, which is the date of the last county-wide revaluation. Any inflation, deflation or other economic changes occurring after this date does not affect the assessed value of the property and cannot be lawfully considered when reviewing the value for adjustment.

The January 1, 2024 values will remain in effect until the next county-wide revaluation. Until that time, any real estate accounts created or new construction built is assessed according to the 2024 Schedule of Values.

For questions regarding the information displayed on this site, please contact the Department of Tax Administration at [Taxhelp@wake.gov](mailto:Taxhelp@wake.gov) or call 919-856-5400.

**Certificate of Sufficiency**

**Pin # 2706038169 – 613 Pearces Road**  
**Pin # 2706037225 – 615 Pearces Road**

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

I, Lisa M. Markland, Clerk to the Zebulon Board of Commissioners, do hereby certify that I have investigated the petition attached hereto, and have found as a fact that said petition is signed by all the owners or their legal representative of real property lying in the area described therein, in accordance with G.S. 160A-31.

In witness whereof, I have here unto set my hand and affixed the seal of the Town of Zebulon, this 23<sup>rd</sup> day of September , 2024.



  
\_\_\_\_\_  
Lisa M. Markland, CMC—Town Clerk

# Aerial Map



- Parcels
- Streets
- 613 & 615 Pearces Rd

0.16 Miles





# ZEBULON

NORTH CAROLINA

IDT# 1472353 – 613 & 615 Pearces Rd Annexation

PROJECT ADDRESS 613 & 615 Pearces Rd

PIN NUMBER: 2706038169, 2706037225

HEARING DATE: October 7, 2024

State of North Carolina

County of Wake

BEFORE ME, the undersigned Notary, E. McKinney Warner on this 1<sup>st</sup> day of October 2024, personally appeared Catherine Farrell, known to me to be a credible person and of lawful age, who being by me first duly sworn, on his oath, deposes and says:

I Catherine Farrell, Interim Senior Planner for the Town of Zebulon, affirm that the following Public Notice Procedures have been completed in accordance with applicable North Carolina General Statute and Town of Zebulon Unified Development Ordinance Section 2.3.6 have been satisfied for the above referenced hearing.

- First Class Mailing Sent on **September 24, 2024** (see attached mailing list and copy of mailing)
- Advertisement in a Paper of General Circulation sent on August 30, 2024 (Wake weekly, publication dates 9/27 & 10/4/2024)
- Posting Public Hearing Signage on Property on **9/23/2024** (pictures attached)
- Posted to Planning Department Website **9/24/2024**

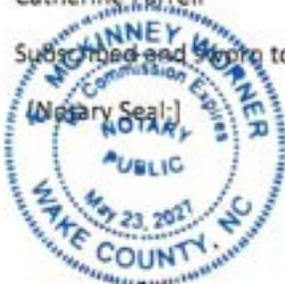
Catherine Farrell

Oct 1 2024

Catherine Farrell

Date

Subscribed and sworn to before me, this 1<sup>st</sup> day of October 2024.



E. McKinney Warner

E. McKinney Warner

[signature of Notary]

[printed name of Notary]

NOTARY PUBLIC

My commission expires: May 23, 2027.

## Notice of Public Hearing

Notice is hereby given pursuant to the provisions of Article 2.3.6 of the Town of Zebulon Unified Development Ordinance that a public hearing will be held on **October 7, 2024, at 6:00 PM** at the **Zebulon Municipal Complex, 1003 N. Arendell Avenue**, and will be conducted by the Board of Commissioners of the Town of Zebulon for the purpose of annexation of the following properties:

***IDT Project Number 1433338 - AN 2024-02 – 1616 Mack Todd Rd***

*PIN # 1794572709.* A request by Seth Huntsinger, for annexation into the Town of Zebulon Corporate Limits.

***IDT Project Number 1472353 – AN 2024-03 – 613 & 615 Pearces Rd***

*PIN # 2706038169 & 2706037225.* A request by Wakelon Properties LLC, for annexation into the Town of Zebulon Corporate Limits.

Public comments may be submitted to Deputy Town Clerk Stacie Paratore at [SParatore@TownofZebulon.org](mailto:SParatore@TownofZebulon.org) no later than 12:00 Noon on the day of the hearing to be read into the record. Links will be provided along with the full application packet and documentation on the Planning Department web page at <https://www.townofzebulon.org/departments/planning/public-hearing-information> For questions or additional information, please contact us at (919) 823-1811.

## **Notificación de Audiencia Pública**

Por la presente se notifica, de conformidad con las disposiciones del Artículo 2.3.6 de la Ordenanza de Desarrollo Unificado del Pueblo de Zebulon, que se celebrará una audiencia pública el 7 de octubre de 2024, a las 6:00 PM en el Complejo Municipal de Zebulon, 1003 N. Arendell Avenue, y será llevada a cabo por la Junta de Comisionados del Pueblo de Zebulon con el propósito de anexar las siguientes propiedades:

***IDT Proyecto Número 1427256 - AN 2024-02 - 1616 Mack Todd Rd***  
***PIN # 1794572709.*** Solicitud de Seth Huntsinger para su anexión a los límites corporativos de la ciudad de Zebulon.

***IDT Proyecto Numero 1472353 - AN 2024-03 - 613 Pearces Rd***  
***PIN # 2706038169.*** Solicitud de Wakelon Properties LLC para su anexión a los límites corporativos de la ciudad de Zebulon.

Los comentarios del público pueden ser presentadas a Deputy Town Clerk Stacie Paratore en [SParatore@TownofZebulon.org](mailto:SParatore@TownofZebulon.org) no más tarde de las 12:00 del mediodía del día de la audiencia para ser leído en el expediente. Los enlaces se proporcionarán junto con el paquete de solicitud completa y la documentación en la página web del Planning Department en <https://www.townofzebulon.org/departments/planning/public-hearing-information>. Para preguntas o información adicional, póngase en contacto con nosotros en (919) 823-1811.



# PUBLIC HEARING NOTICE

A Public Hearing has been  
scheduled for this property. For  
more information, please contact  
the Town of Zebulon Planning  
Department

**Annexation Petition**

613 Pearces Rd



TownOfZebulon.org  
(919) 823-1809

**ZEBULON**  
NORTH CAROLINA

# 613 Pearces Rd

Address	Owner
608 LUCAS ST	PRITCHETT, LEWIS NORWOOD
3010 WATSONIA DR	PROGRESS RESIDENTIAL 2015-2 BORROWER LLC
3014 WATSONIA DR	PROGRESS RESIDENTIAL 2015-2 BORROWER LLC
3016 WATSONIA DR	PROGRESS RESIDENTIAL 2015-2 BORROWER LLC
4016 WATSONIA DR	PROGRESS RESIDENTIAL 2015-2 BORROWER LLC
0 PEARCES RD	RAY, W LARRY RAY, TONI D
504 EDDINS ST	BOYETTE, ROBERT A BOYETTE, WANDA C
608 PEARCES RD	JOBE, ELIZABETH P
405 BUNN ST	CREECH, GRADY RAY CREECH, LINDA S
507 EDDINS ST	BOYETTE, ROBERT A BOYETTE, WANDA C
501 TIPPETT RD	TIPPETT, REX B TRUSTEE DOROTHY TIPPETT FAMILY TRUST AGREEMENT
3012 WATSONIA DR	FOLEY, PATRICIA E
0 PEARCES RD	RAY, WILLARD LARRY
506 PEARCES RD	MCLEAN, PAMELA J MCLEAN, WILLIAM M III
504 PEARCES RD	LITTLE RIVER INVESTMENTS INC
1017 MANGUM ST	BUTLER, JAMIE L
504 LUCAS ST	HOOVER, ALAN GRAY
728 PEARCES RD	TANT, ODELL C TANT, SARAH T
713 PEARCES RD	RAY, W LARRY RAY, TONI D
701 PEARCES RD	WALLACE, CHERYL DUKE
2012 WATSONIA DR	PROGRESS RESIDENTIAL 2015-3 BORROWER LLC
409 LUCAS ST	BOYETTE, KYLE C
320 TIPPETT RD	DUNN, BERNICE HIGH HEIRS
502 PEARCES RD	WILLIAMSON, TONY L WILLIAMSON, BRIANNIE L
501 BUNN ST	GADDIS, MARY MCCULLERS
417 BUNN ST	DAU, TUNE L
604 PEARCES RD	LASSITER, DAVID G
411 PEARCES RD	RAY, W LARRY
704 PEARCES RD	J & W MORGAN PROPERTIES LLC
2014 WATSONIA DR	PROGRESS RESIDENTIAL BORROWER 4 LLC
406 PEARCES RD	MURRAY, BOBBY L MURRAY, DAVID ROBERT
613 PEARCES RD	WAKELON PROPERTIES LLC
708 PEARCES RD	COLLIE, BARBARA E
403 PROCTOR ST	HAMMOND, JEANETTE W HAMMOND, THOMAS
511 PEARCES RD	NETHERY, PAUL NETHERY, HEATHER
4012 WATSONIA DR	BYNUM, CHLOE BYNUM, WILLIE
328 TIPPETT RD	NAVA, ADOLFO FABIAN, LEONOR
4018 WATSONIA DR	ALTO ASSET COMPANY 2 LLC
601 PEARCES RD	COVINGTON, LARAGH
1029 MANGUM ST	BRITTON, CHARLENE RAEFORD, YVONNE
615 PEARCES RD	WAKELON PROPERTIES LLC
505 PEARCES RD	DEWITT HOMES INC
616 PEARCES RD	JOBE, ELIZABETH P.



615 Pearces Rd

Address	Owner
5004 WATSONIA DR	MASON, CEDRIC C
5002 WATSONIA DR	VALDEZ, VICTOR BENJAMIN MEJIA
4020 WATSONIA DR	GOMEZ MONROY, ROSA L MORENO MONROY, MAURICIO E
3010 WATSONIA DR	PROGRESS RESIDENTIAL 2015-2 BORROWER LLC
3014 WATSONIA DR	PROGRESS RESIDENTIAL 2015-2 BORROWER LLC
3016 WATSONIA DR	PROGRESS RESIDENTIAL 2015-2 BORROWER LLC
4016 WATSONIA DR	PROGRESS RESIDENTIAL 2015-2 BORROWER LLC
0 PEARCES RD	RAY, W LARRY RAY, TONI D
504 EDDINS ST	BOYETTE, ROBERT A BOYETTE, WANDA C
608 PEARCES RD	JOBE, ELIZABETH P
405 BUNN ST	CREECH, GRADY RAY CREECH, LINDA S
507 EDDINS ST	BOYETTE, ROBERT A BOYETTE, WANDA C
501 TIPPETT RD	TIPPETT, REX B TRUSTEE DOROTHY TIPPETT FAMILY TRUST AGREEMENT
3012 WATSONIA DR	FOLEY, PATRICIA E
0 PEARCES RD	RAY, WILLARD LARRY
506 PEARCES RD	MCLEAN, PAMELA J MCLEAN, WILLIAM M III
504 PEARCES RD	LITTLE RIVER INVESTMENTS INC
1017 MANGUM ST	BUTLER, JAMIE L
504 LUCAS ST	HOOVER, ALAN GRAY
728 PEARCES RD	TANT, ODELL C TANT, SARAH T
713 PEARCES RD	RAY, W LARRY RAY, TONI D
701 PEARCES RD	WALLACE, CHERYL DUKE
2012 WATSONIA DR	PROGRESS RESIDENTIAL 2015-3 BORROWER LLC
409 LUCAS ST	BOYETTE, KYLE C
320 TIPPETT RD	DUNN, BERNICE HIGH HEIRS
502 PEARCES RD	WILLIAMSON, TONY L WILLIAMSON, BRIANNIE L
501 BUNN ST	GADDIS, MARY MCCULLERS
417 BUNN ST	DAU, TUNE L
604 PEARCES RD	LASSITER, DAVID G
411 PEARCES RD	RAY, W LARRY
704 PEARCES RD	J & W MORGAN PROPERTIES LLC
2014 WATSONIA DR	PROGRESS RESIDENTIAL BORROWER 4 LLC
613 PEARCES RD	WAKELON PROPERTIES LLC
708 PEARCES RD	COLLIE, BARBARA E
403 PROCTOR ST	HAMMOND, JEANETTE W HAMMOND, THOMAS
511 PEARCES RD	NETHERY, PAUL NETHERY, HEATHER
4012 WATSONIA DR	BYNUM, CHLOE BYNUM, WILLIE
2010 WATSONIA DR	MEYRICK, HUW THOMAS MEYRICK, JULIE ANN
2008 WATSONIA DR	2024-1 IH BORROWER LP
4018 WATSONIA DR	ALTO ASSET COMPANY 2 LLC
601 PEARCES RD	COVINGTON, LARAGH
615 PEARCES RD	WAKELON PROPERTIES LLC
505 PEARCES RD	DEWITT HOMES INC



**§ 160A-31. Annexation by petition.**

(a) The governing board of any municipality may annex by ordinance any area contiguous to its boundaries upon presentation to the governing board of a petition signed by the owners of all the real property located within such area. The petition shall be signed by each owner of real property in the area and shall contain the address of each such owner.

(b) The petition shall be prepared in substantially the following form:

DATE:

To the \_\_\_\_\_ (name of governing board) of the (City or Town) of \_\_\_\_\_

1. We the undersigned owners of real property respectfully request that the area described in paragraph 2 below be annexed to the (City or Town) of \_\_\_\_\_

2. The area to be annexed is contiguous to the (City or Town) of \_\_\_\_\_ and the boundaries of such territory are as follows:

---

(b1) Notwithstanding the provisions of subsections (a) and (b) of this section, if fifty-one percent (51%) of the households in an area petitioning for annexation pursuant to this section have incomes that are two hundred percent (200%) or less than the most recently published United States Census Bureau poverty thresholds, the governing board of any municipality shall annex by ordinance any area the population of which is no more than ten percent (10%) of that of the municipality and one-eighth of the aggregate external boundaries of which are contiguous to its boundaries, upon presentation to the governing board of a petition signed by the owners of at least seventy-five percent (75%) of the parcels of real property in that area. A municipality shall not be required to adopt more than one ordinance under this subsection within a 36-month period.

(b2) The petition under subsection (b1) of this section shall be prepared in substantially the following form:

DATE:

To the \_\_\_\_\_ (name of governing board) of the (City or Town) of \_\_\_\_\_

1. We the undersigned owners of real property believe that the area described in paragraph 2 below meets the requirements of G.S. 160A-31(b1) and respectfully request that the area described in paragraph 2 below be annexed to the (City or Town) of \_\_\_\_\_

2. The area to be annexed is contiguous to the (City or Town) of \_\_\_\_\_, and the boundaries of such territory are as follows:

---

(c) Upon receipt of the petition, the municipal governing board shall cause the clerk of the municipality to investigate the sufficiency thereof and to certify the result of the investigation. For petitions received under subsection (b1) or (j) of this section, the clerk shall receive the evidence provided under subsection (f) of this section before certifying the sufficiency of the petition. Upon receipt of the certification, the municipal governing board shall fix a date for a public hearing on the question of annexation, and shall cause notice of the public hearing to be published once in a newspaper having general circulation in the municipality at least 10 days prior to the date of the public hearing; provided, if there be no such paper, the governing board shall have notices posted in three or more public places within the area to be annexed and three or more public places within the municipality.

(d) At the public hearing persons resident or owning property in the area described in the petition and persons resident or owning property in the municipality shall be given an opportunity to be heard. The governing board shall then determine whether the petition meets the requirements of this section. Upon a finding that the petition that was not submitted under subsection (b1) or (j) of this section meets the requirements of this section, the governing board

shall have authority to pass an ordinance annexing the territory described in the petition. The governing board shall have authority to make the annexing ordinance effective immediately or on the June 30 after the date of the passage of the ordinance or the June 30 of the following year after the date of passage of the ordinance.

(d1) Upon a finding that a petition submitted under subsection (j) of this section meets the requirements of this section, the governing body shall have the authority to adopt an annexation ordinance for the area with an effective date no later than 24 months after the adoption of the ordinance.

(d2) Upon a finding that a petition submitted under subsection (j) of this section meets the requirements of this section, the governing body shall have the authority to adopt an annexation ordinance for the area with an effective date no later than 24 months after the adoption of the ordinance.

(1) If the Local Government Commission certifies the estimate, the municipality is not required to annex the area and no petition to annex the area may be submitted under subsection (b1) of this section for 36 months following the certification. During the 36-month period, the municipality shall make ongoing, annual good faith efforts to secure Community Development Block Grants or other grant funding for extending water and sewer service to all parcels in the areas covered by the petition. If sufficient funding is secured so that the estimated capital cost to the municipality for extending water and sewer service, less the funds secured, would result in an annual debt service payment cost to the municipality of less than five percent (5%) of the municipality's annual water and sewer systems revenue for the most recent fiscal year, then the governing body shall within 30 days adopt an annexation ordinance for the area with an effective date no later than 24 months after the adoption of the ordinance.

(2) If the Local Government Commission notifies the governing board that the estimates are not reasonable based on established governmental accounting principles and that a reasonable estimate of the annual debt service payment is less than five percent (5%) of the municipality's annual water and sewer systems revenue for the most recent fiscal year, then the governing body shall within 30 days of the notification adopt an annexation ordinance for the area with an effective date no later than 24 months after the adoption of the ordinance.

(d3) Municipal services shall be provided to an area annexed under subsections (b1) and (j) of this section in accordance with the requirements of Part 7 of this Article.

(e) From and after the effective date of the annexation ordinance, the territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in such municipality and shall be entitled to the same privileges and benefits as other parts of such municipality. Real and personal property in the newly annexed territory on the January 1 immediately preceding the beginning of the fiscal year in which the annexation becomes effective is subject to municipal taxes as provided in G.S. 160A-58.10. If the effective date of annexation falls between June 1 and June 30, and the effective date of the privilege license tax ordinance of the annexing municipality is June 1, then businesses in the area to be annexed shall be liable for taxes imposed in such ordinance from and after the effective date of annexation.

(f) For purposes of this section, an area shall be deemed "contiguous" if, at the time the petition is submitted, such area either abuts directly on the municipal boundary or is separated from the municipal boundary by the width of a street or street right-of-way, a creek or river, or the right-of-way of a railroad or other public service corporation, lands owned by the municipality or some other political subdivision, or lands owned by the State of North Carolina.

A connecting corridor consisting solely of a street or street right-of-way may not be used to establish contiguity. In describing the area to be annexed in the annexation ordinance, the municipal governing board may include within the description any territory described in this subsection which separates the municipal boundary from the area petitioning for annexation.

(g) The governing board may initiate annexation of contiguous property owned by the municipality by adopting a resolution stating its intent to annex the property, in lieu of filing a petition. The resolution shall contain an adequate description of the property, state that the property is contiguous to the municipal boundaries and fix a date for a public hearing on the question of annexation. Notice of the public hearing shall be published as provided in subsection (c) of this section. The governing board may hold the public hearing and adopt the annexation ordinance as provided in subsection (d) of this section.

(h) A city council which receives a petition for annexation under this section may by ordinance require that the petitioners file a signed statement declaring whether or not vested rights with respect to the properties subject to the petition have been established under G.S. 160D-108 or G.S. 160D-108.1. If the statement declares that such rights have been established, the city may require petitioners to provide proof of such rights. A statement which declares that no vested rights have been established under G.S. 160D-108 or G.S. 160D-108.1 shall be binding on the landowner and any such vested right shall be terminated.

(i) A municipality has no authority to adopt a resolution or petition itself under this Part for annexation of property it does not own or have any legal interest in. For the purpose of this subsection, a municipality has no legal interest in a State-maintained street unless it owns the underlying fee and not just an easement.

(j) Using the procedures under this section, the governing board of any municipality may annex by ordinance any distressed area contiguous to its boundaries upon presentation to the governing board of a petition signed by at least one adult resident of at least two-thirds of the resident households located within such area. For purposes of this subsection, a "distressed area" is defined as an area in which at least fifty-one percent (51%) of the households in the area petitioning to be annexed have incomes that are two hundred percent (200%) or less than the most recently published United States Census Bureau poverty thresholds. The municipality may require reasonable proof that the petitioner in fact resides at the address indicated.

(k) The petition under subsection (j) of this section shall be prepared in substantially the following form:

DATE:

To the \_\_\_\_\_ (name of governing board) of the (City or Town) of \_\_\_\_\_

1. We the undersigned residents of real property believe that the area described in paragraph 2 below meets the requirements of G.S. 160A-31(j) and respectfully request that the area described in paragraph 2 below be annexed to the (City or Town) of \_\_\_\_\_

2. The area to be annexed is contiguous to the (City or Town) of \_\_\_\_\_, and the boundaries of such territory are as follows:

---

(l) For purposes of determining whether the percentage of households in the area petitioning for annexation meets the poverty thresholds under subsections (b1) and (j) of this section, the petitioners shall submit to the municipal governing board any reasonable evidence that demonstrates the area in fact meets the income requirements of that subsection. The evidence presented may include data from the most recent federal decennial census, other official census documents, signed affidavits by at least one adult resident of the household attesting to the household size and income level, or any other documentation verifying the incomes for a majority of the households within the petitioning area. Petitioners may select to submit name, address, and social security number to the clerk, who shall in turn submit the information to the Department

of Revenue. Such information shall be kept confidential and is not a public record. The Department shall provide the municipality with a summary report of income for households in the petitioning area. Information for the report shall be gleaned from income tax returns, but the report submitted to the municipality shall not identify individuals or households. (1947, c. 725, s. 8; 1959, c. 713; 1973, c. 426, s. 74; 1975, c. 576, s. 2; 1977, c. 517, s. 4; 1987, c. 562, s. 1; 1989 (Reg. Sess., 1990), c. 996, s. 3; 2011-57, s. 3; 2011-396, s. 10; 2022-62, s. 44.)

Return to: Town of Zebulon  
Lisa Markland  
1003 N. Arendell Avenue  
Zebulon, NC 27597  
Attention: Town Clerk

### **Ordinance 2025-14**

#### **AN ORDINANCE TO EXTEND THE CORPORATE LIMIT OF THE TOWN OF ZEBULON, NORTH CAROLINA**

**613 Pearces Road - Pin Number 2706038169  
615 Pearces Road – Pin Number 2706037225**

**WHEREAS**, the Town of Zebulon has been petitioned under G.S. 160A-31 to annex the area as described below; and

**WHEREAS**, the Town of Zebulon has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

**WHEREAS**, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at 1003 N. Arendell Avenue at 6:00 PM on October 7, 2024 after due notice by publication in the Wake Weekly on September 27, 2024 and October 4, 2024;

**WHEREAS**, the Town of Zebulon finds that the petition meets the requirements of G.S. 160A-31;

**NOW, THEREFORE, BE IT ORDAINED**, the Board of Commissioners of the Town of Zebulon, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-31, the attached following described territory (see attachment) to include the adjoining public right of way (see also

attached map) is hereby annexed and made part of the Town of Zebulon as of October 7, 2024;

Section 2. Upon and after October 7, 2024 the described territory (see attachment) and its citizens and property shall be subject to all laws, ordinances and regulations in force in the Town of Zebulon and shall be entitled to the same privileges and benefits as other parts of the Town of Zebulon. Said territory shall be subject to municipal taxes according to G.S. 160A-31

Section 3. The Mayor or Mayor Pro Tem of the Town of Zebulon shall cause to be recorded in the office of the Register of Deeds of Wake County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the County Board of Elections, as required by G.S. 163-288.1

Adopted this the 7<sup>th</sup> day of October 2024

(SEAL)

\_\_\_\_\_  
Glenn L. York —Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Lisa M. Markland, CMC—Town Clerk

\_\_\_\_\_  
Eric A. Vernon—Town Attorney

STAFF REPORT  
ORDINANCE 2025-15  
1616 MACK TODD RD  
ANNEXATION REQUEST  
OCTOBER 7, 2024

**Topic:** Ordinance 2024-15 – 1616 Mack Todd Rd  
Annexation Public Hearing  
**Speaker:** Cate Farrell, Planner II  
**From:** Cate Farrell, Planner II  
**Prepared by:** Cate Farrell, Planner II  
**Approved by:** Taiwo Jaiyeoba, Interim Town Manager

**Executive Summary:**

The Board of Commissioners will consider the voluntary annexation petition received for the 2.78 acres parcel of land at 1616 Mack Todd Rd (PIN 1794572709). This is a legislative case.

**Background:**

The governing board of any municipality may annex any area contiguous to its boundaries upon presentation of a petition signed by the owners of all the real property located within such area (NCGS §160A-31). Or if the property is subject to the following:

The owners of land that are not contiguous to the corporate limits when the proposed voluntary annexation complies with the following standards:

- i. The land proposed for annexation is no more than three miles from the contiguous corporate limits; and
- ii. No portion of the land proposed for annexation is closer to the contiguous corporate limits of another municipality unless the land is subject to an approved annexation agreement that includes the land within the Town's ultimate planning jurisdiction; and
- iii. If the land proposed for annexation is part of a recorded subdivision, all lots in the recorded subdivision are part of the annexation petition; and
- iv. the combined total land area associated with the annexation, when added to all other noncontiguous land areas annexed by the Town does not exceed 10 percent of the land area located within the Town's contiguous corporate limits.

The Town has certified the annexation request for sufficiency prior to the Public Hearing (See Attachment 2).

**Discussion:**

The discussion before the Board of Commissioners is whether to annex the subject property into the Town of Zebulon Corporate Limits.

Unified Development Ordinance Section 2.2.2.G provides standards for the Board to consider when rendering a decision. These are as follows:

1. The annexation petition bears the signatures of all landowners within the area to be annexed;
2. The area to be annexed can be adequately served by the same municipal services provided within the Town's primary corporate limits;

STAFF REPORT  
ORDINANCE 2025-15  
1616 MACK TODD RD  
ANNEXATION REQUEST  
OCTOBER 7, 2024

3. The debt obligations from serving the subject lands do not exceed the anticipated revenues to the Town; and
4. The public health, safety, and welfare of Town residents and the residents of the lands proposed for annexation will be best served by the annexation.

**Policy Analysis:**

This annexation petition is consistent with the Comprehensive Plan requiring annexation of properties requesting water and sewer services to the site.

The property is located within three miles of the Town of Zebulon's Corporate Limits, meaning its annexation is consistent with the Unified Development Ordinance.

**Financial Analysis:**

The Town will increase property tax revenue by approximately \$21,000 for annexing the vacant parcel. Any improvements to the lot would provide additional property tax revenue for the Town of Zebulon.

Any infrastructure extension and connection costs would be paid by a developer when the property is developed. The Town's service responsibilities would be subject to the nature of the proposed development.

**Staff Recommendation:**

Staff recommends acceptance of public comment. Furthermore, staff recommends approval of Ordinance 2025-15 for the annexation as it is consistent with Comprehensive Plan policies and meets the standards of Section 2.2.2.G of the UDO.

**Board Options:**

1. Approve Annexation:
  - a. Effective upon adoption of Ordinance
2. Additional Consideration
3. Deny Annexation

**Attachments:**

- 1) Application
- 2) Boundary Survey
- 3) Certificate of Sufficiency
- 4) Aerial Map
- 5) Site Photos
- 6) Public Hearing Notice Affidavit
- 7) NCGS 160A-31
- 8) Ordinance 2025-15





# Town of Zebulon

## Planning Department

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

*16166 MACK Todd Road*

## 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: **1616 Mack Todd Road** Total Acreage: **2.78**

Parcel Identification Number (NC PIN): Please include all: **1794572709** Deed Book: **017063** Deed Page(s): **0880**

Name of Project (if Applicable): **1616 Mack Todd Road** Current Zoning of the Property: **R-2**

Existing Use of the Property: **Single Family Home** Proposed Use of the Property: **Same**

Reason for Annexation: **Sole purpose of gaining access to City of Raleigh water line running down Mack Todd road in front of my residence. Reason being my well is contaminated, as tested by Wake County, with very high levels of Rado, 12,326 pCi/L, with anything over 10,000 rated as very high (primary concern), trace amounts of Gross Alpha and Gross Beta. A sytem being added on to the house is not a gurantee to remove all levels of Radon and the cost is between \$10-15,000 dollars. For this reason I request to be annexed into the ETJ or Town of Zebulon.**

PART 2. APPLICANT/AGENT INFORMATION

Name of Applicant/Agent: **Seth Huntsinger**

Street Address of Applicant/Agent: **1616 Mack Todd Road**

City: **Zebulon** State: **NC** Zip Code: **27597**

Email of Applicant/Agent: **sch1992@yahoo.com** Telephone Number of Applicant/Agent: **919-337-2685** Fax Number of Applicant/Agent:

Are you the owner of the property?  Yes  No Are you the owner's agent?  Yes  No

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.

PART 3. SURVEYOR INFORMATION

Name of Surveyor: **Williams - Pearce and Assoc**

Street Address of Surveyor: **1000 N. Arendell Ave PO Box 892**

City: **Zebulon** State: **NC** Zip Code: **27597**

Email of Surveyor: **dow@wpsurvey.com** Telephone Number of Surveyor: **919-269-9605** Fax Number of Surveyor: **919-269-5354**

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 Surveyor: *Danny D. Williams* Print Name: **DANNY D. WILLIAMS** Date: **7-31-24**



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 [ ] contiguous [X] 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.

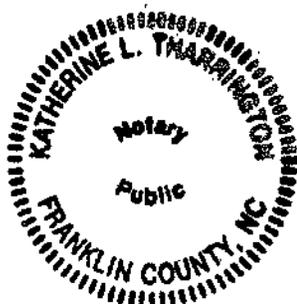
Table with 3 columns: Signature of Owner, Print Name, Date. Row 1: Signature of Seth Huntsinger, Print Name: Seth Huntsinger, Date: 8-1-24. Other rows are blank.

STATE OF NC
COUNTY OF WAKE

Sworn and subscribed before me, Katherine L Tharrington, a Notary Public for the above State and County, this the 1st day of August, 2024.

Katherine L. Tharrington
Notary Public

SEAL



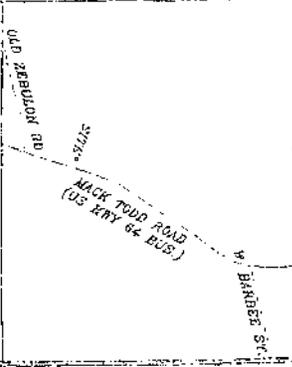
8 March 2029
My Commission Expires:

*Little Mack Todd Survey*

HOUSE LOCATION FOR  
SETH HUNTSINGER  
LITTLE RIVER TOWNSHIP  
WAKE COUNTY  
NORTH CAROLINA

PROPERTY ADDRESS:  
1816 MACK TODD RD  
ZEBULON, NC 27597

VICINITY MAP



LOT 3 OF BOM  
1999 PG 17

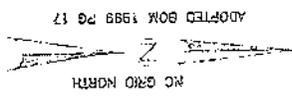
N 02°21'03"E 332.32'

LOT 4A  
2.798 CROSS ACRES  
0.019 R/W ACRES  
2.779 NET ACRES

LOT 2 OF BOM  
1999 PG 17

LOT 4B OF BOM  
1999 PG 17

MACK TODD ROAD  
(US HWY 64 BUS.)  
60' PUBLIC R/W



ADOPTED BOOK 1999 PG 17

- LEGEND
- EXISTING IRON PIPE
  - PHONE BOX
  - ⊗ WATER METER
  - ⊙ SEWER CLEANOUT
  - △ CABLE TV BOX
  - POWER POLE
  - ⊕ FIRE HYDRANT
  - SEPTIC TANK

DRAWN BY: DDW & BCW  
CHECKED BY: DDW  
DATE: 01-24-2018  
SCALE: 1" = 100'  
JOB: JAKA OF  
FBI: 1226



GRAPHIC SCALE - FEET  
SYNCHRONIZED WITH HUNTSINGER FINAL LOT 4ALDWG



I, DANNY G. WILLIAMS, certify that this map was drawn under my supervision from an actual survey made under my supervision (detailed description recorded in Book \_\_\_\_\_ Page \_\_\_\_\_ or other reference source: BOOK 1999 PG 17) that the boundaries not surveyed are indicated on a given from information in Book \_\_\_\_\_ Page \_\_\_\_\_ of the same source. BOM 1999 PG 17. I also state the nature of partition or partitioned property, and that this map meets the requirements of The Standards of Professional Conduct for Surveyors in North Carolina (21 NCGS 56.1600).

This 27th day of JANUARY, 2018.  
P. L. S. L-2647

WILLIAMS - PEARCE AND ASSOC.  
PROFESSIONAL LAND SURVEYORS,  
1000 N. ARENDELL AVE.  
P.O. BOX 892, ZEBULON, N.C. 27597  
PHONE: 919-269-9605 LIC. # C-0243



## Wake County Real Estate Data Account Summary

[Home](#)   [iMac](#)  
[COMPER](#)   [Tax Bills](#)

Real Estate ID 0053693

PIN # 1794572709

Account  
Search

Location Address  
1616 MACK TODD RD

Property Description  
LO4A PROP JAMES L & ELIZ PEARCE BM1999-17

[Pin/Parcel History](#)   [New Search](#)



[Home](#) | [Account Summary](#) | [Account](#) | [Transfer](#) | [Parcel](#) | [Sales](#) | [Status](#) | [Tax Bill](#) | [Help](#)

<b>Property Owner</b> <b>HUNTSINGER, SETH</b> <small>(Use the Deeds link to view any additional owners)</small>	<b>Owner's Mailing Address</b> <b>1616 MACK TODD RD</b> <b>ZEBULON NC 27597-6906</b>	<b>Property Location Address</b> <b>1616 MACK TODD RD</b> <b>ZEBULON NC 27597-6906</b>
<b>Administrative Data</b> Old Map # <b>507-00000-0009</b> Map/Scale <b>1794 02</b> VCS <b>09WC900</b> City Fire District <b>23</b> Township <b>LITTLE RIVER</b> Land Class <b>R-&lt;10-HS</b> ETJ <b>WC</b> Spec Dist(s) Zoning <b>R-40</b> History ID 1 History ID 2 Acreage <b>2.78</b> Permit Date <b>9/30/1999</b> Permit # <b>0000001189</b>	<b>Transfer Information</b> Deed Date <b>3/7/2018</b> Book & Page <b>17063 0880</b> Revenue Stamps <b>313.00</b> Pkg Sale Date <b>3/7/2018</b> Pkg Sale Price <b>\$156,500</b> Land Sale Date Land Sale Price  <b>Improvement Summary</b> Total Units <b>1</b> Recycle Units <b>1</b> Apt/SC Sqft Heated Area <b>1,512</b>	<b>Assessed Value</b> Land Value Assessed <b>\$107,300</b> Bldg. Value Assessed <b>\$137,950</b>  Tax Relief  Land Use Value Use Value Deferment Historic Deferment Total Deferred Value  Use/Hist/Tax Relief Assessed <b>Total Value Assessed*       \$245,250</b>

\*Wake County assessed building and land values reflect the market value as of January 1, 2024, which is the date of the last county-wide revaluation. Any inflation, deflation or other economic changes occurring after this date does not affect the assessed value of the property and cannot be lawfully considered when reviewing the value for adjustment.

The January 1, 2024 values will remain in effect until the next county-wide revaluation. Until that time, any real estate accounts created or new construction built is assessed according to the 2024 Schedule of Values.

For questions regarding the information displayed on this site, please contact the Department of Tax Administration at [Taxhelp@wake.gov](mailto:Taxhelp@wake.gov) or call 919-856-5400.

# ZEBULON

NORTH CAROLINA

1003 N. Arendell Avenue  
Zebulon, NC 27597  
919.823.1800

[www.townofzebulon.org](http://www.townofzebulon.org)

## Certificate of Sufficiency

**Pin # 1794572709 – 1616 Mack Todd Road**

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

I, Lisa M. Markland, Clerk to the Zebulon Board of Commissioners, do hereby certify that I have investigated the petition attached hereto, and have found as a fact that said petition is signed by all the owners or their legal representative of real property lying in the area described therein, in accordance with G.S. 160A-31.

In witness whereof, I have here unto set my hand and affixed the seal of the Town of Zebulon, this 23<sup>rd</sup> day of September, 2024.



  
Lisa M. Markland, CMC—Town Clerk

# Aerial Map



- 1616 Mack Todd
- Parcels
- Streets



**ZEBULON**  
PLANNING  
NORTH CAROLINA





*1616 Mack Todd Rd*

# ZEBULON

NORTH CAROLINA

IDT# 1433338 – 1616 Mack Todd Rd Annexation

PROJECT ADDRESS 1616 Mack Todd Road

PIN NUMBER: 1794572709

HEARING DATE: October 7, 2024

State of North Carolina

County of Wake

BEFORE ME, the undersigned Notary, E. McKinney Warner on this 1<sup>st</sup> day of October 2024, personally appeared Catherine Farrell, known to me to be a credible person and of lawful age, who being by me first duly sworn, on his oath, deposes and says:

I Catherine Farrell, Interim Senior Planner for the Town of Zebulon, affirm that the following Public Notice Procedures have been completed in accordance with applicable North Carolina General Statute and Town of Zebulon Unified Development Ordinance Section 2.3.6 have been satisfied for the above referenced hearing.

- First Class Mailing Sent on **September 24, 2024** (see attached mailing list and copy of mailing)
- Advertisement in a Paper of General Circulation sent on August 30, 2024 (Wake weekly, publication dates **9/27 & 10/4/2024**)
- Posting Public Hearing Signage on Property on **9/23/2024** (pictures attached)
- Posted to Planning Department Website **9/24/2024**

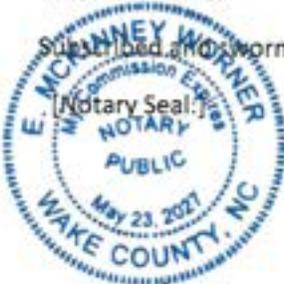
Catherine Farrell

Oct 1, 2024

Catherine Farrell

Date

Subscribed and sworn to before me, this 1<sup>st</sup> day of October 2024.



E. McKinney Warner

E. McKinney Warner

[signature of Notary]

[printed name of Notary]

NOTARY PUBLIC

My commission expires: May 23, 2027.

## **Notice of Public Hearing**

Notice is hereby given pursuant to the provisions of Article 2.3.6 of the Town of Zebulon Unified Development Ordinance that a public hearing will be held on **October 7, 2024, at 6:00 PM** at the **Zebulon Municipal Complex, 1003 N. Arendell Avenue**, and will be conducted by the Board of Commissioners of the Town of Zebulon for the purpose of annexation of the following properties:

***IDT Project Number 1433338 - AN 2024-02 – 1616 Mack Todd Rd***

*PIN # 1794572709*. A request by Seth Huntsinger, for annexation into the Town of Zebulon Corporate Limits.

***IDT Project Number 1472353 – AN 2024-03 – 613 & 615 Pearces Rd***

*PIN # 2706038169 & 2706037225*. A request by Wakelon Properties LLC, for annexation into the Town of Zebulon Corporate Limits.

Public comments may be submitted to Deputy Town Clerk Stacie Paratore at [SParatore@TownofZebulon.org](mailto:SParatore@TownofZebulon.org) no later than 12:00 Noon on the day of the hearing to be read into the record. Links will be provided along with the full application packet and documentation on the Planning Department web page at <https://www.townofzebulon.org/departments/planning/public-hearing-information> For questions or additional information, please contact us at (919) 823-1811.

## **Notificación de Audiencia Pública**

Por la presente se notifica, de conformidad con las disposiciones del Artículo 2.3.6 de la Ordenanza de Desarrollo Unificado del Pueblo de Zebulon, que se celebrará una audiencia pública el 7 de octubre de 2024, a las 6:00 PM en el Complejo Municipal de Zebulon, 1003 N. Arendell Avenue, y será llevada a cabo por la Junta de Comisionados del Pueblo de Zebulon con el propósito de anexar las siguientes propiedades:

***IDT Proyecto Número 1427256 - AN 2024-02 - 1616 Mack Todd Rd***  
***PIN # 1794572709.*** Solicitud de Seth Huntsinger para su anexión a los límites corporativos de la ciudad de Zebulon.

***IDT Proyecto Numero 1472353 - AN 2024-03 - 613 Pearces Rd***  
***PIN # 2706038169.*** Solicitud de Wakelon Properties LLC para su anexión a los límites corporativos de la ciudad de Zebulon.

Los comentarios del público pueden ser presentadas a Deputy Town Clerk Stacie Paratore en [SParatore@TownofZebulon.org](mailto:SParatore@TownofZebulon.org) no más tarde de las 12:00 del mediodía del día de la audiencia para ser leído en el expediente. Los enlaces se proporcionarán junto con el paquete de solicitud completa y la documentación en la página web del Planning Department en <https://www.townofzebulon.org/departments/planning/public-hearing-information>. Para preguntas o información adicional, póngase en contacto con nosotros en (919) 823-1811.



**PUBLIC HEARING NOTICE**

A Public Hearing has been scheduled for this property. For more information, please contact the Town of Zebulon Planning Department.



**Assessment Petition**

3820 Main Tudor Road

TownOfZebulon.org  
(919) 823-1809

**ZEBULON**



**PUBLIC HEARING NOTICE**

A Public Hearing has been scheduled for this property. For more information, please contact the Town of Zebulon Planning Department.

**Annexation Petition**  
1616 Mock Todd Road

  
TownOfZebulon.org  
**(919) 823-1809**

**ZEBULON**  
GA

1616 Mack Todd Rd

PROPERTY WITHIN 750'

Address	Owner	Mailing Address 1	Mailing Address 2	Mailing Address 3
1700 OLD ZEBULON RD	KNOFF, MARSH WENDELL JR	PO BOX 635	WENDELL NC 27591-6673	
1540 MACK TODD RD	WHITLEY, BRENDA B WHITLEY, STACY LASHON	1485 RICHARDSON RD	ZEBULON NC 27597-7245	
5177 WENDELL HWY	PARISH REALTY CO OF ZEBULON INC	PARISH REALTY CO OF ZEBULON INC *	PO BOX 1128	ZEBULON NC 27597-1128
5171 WENDELL HWY	WENDELL TOWN OF	809 LANDING VIEW DR	WENDELL NC 27591-4559	
0 MACK TODD RD	WENDELL TOWN OF TIR & ZEBULON TOWN OF TIR	409 LANDING VIEW DR	ZEBULON NC 27597-9727	
0 MACK TODD RD	IVINS, ERIC ACRES	300 HORNBY RD	HOLLY SPRINGS NC 27543-9403	
ADAMS, JOHN BANK	ADAMS, JOHN BANK	709 HORNWALK ST	MALLORY NC 27603-7841	
1617 MACK TODD RD	HILL, DANNY CHRISTOPHER HILL, BARRY LURIGH	2617 MAE K TODD RD	ZEBULON NC 27597-6007	
1607 MACK TODD RD	COLLINS, JEROD L HEINS	CHARLES D COLLINS JR FRLC	4106 LINGERS GARDEN WAY	
1620 ZEBULON RD	WENDELL TOWN OF THE S ZEBULON TOWN OF THE S	200 WINDING VIEW DR	WENDELL NC 27591-4559	
1620 MACK TODD RD	HEANCE, MARK TYLER	24 CLEAR CREEK DR	GARNER NC 27529-3833	
1604 N TODD RD	HEANCE, MARK TYLER	704 HELLANE DR	GARNER NC 27529-3833	
1625 MACK TODD RD	HORNWOOD TORE GUILD, LLC	1620 MACK TODD RD	ZEBULON NC 27597-6009	
1637 MACK TODD RD	CONLON, DANIEL ROYAN	1617 MACK TODD RD	ZEBULON NC 27597-6007	
1570 MACK TODD RD	ADAMS, DAVID JONATHAN ADAMS, JOHN MARK	6000 MAE WATERS RD	WALCIGT NC 27603-7831	
1604 MACK TODD RD	PILLAY, JONGE REYUGO MURDOZ GONZALEZ, ANACELLI RODRIGUEZ	1604 MACK TODD RD *	ZEBULON NC 27597-6006	

15 Envelopes total

**§ 160A-31. Annexation by petition.**

(a) The governing board of any municipality may annex by ordinance any area contiguous to its boundaries upon presentation to the governing board of a petition signed by the owners of all the real property located within such area. The petition shall be signed by each owner of real property in the area and shall contain the address of each such owner.

(b) The petition shall be prepared in substantially the following form:

DATE:

To the \_\_\_\_\_ (name of governing board) of the (City or Town) of \_\_\_\_\_

1. We the undersigned owners of real property respectfully request that the area described in paragraph 2 below be annexed to the (City or Town) of \_\_\_\_\_

2. The area to be annexed is contiguous to the (City or Town) of \_\_\_\_\_ and the boundaries of such territory are as follows:

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(b1) Notwithstanding the provisions of subsections (a) and (b) of this section, if fifty-one percent (51%) of the households in an area petitioning for annexation pursuant to this section have incomes that are two hundred percent (200%) or less than the most recently published United States Census Bureau poverty thresholds, the governing board of any municipality shall annex by ordinance any area the population of which is no more than ten percent (10%) of that of the municipality and one-eighth of the aggregate external boundaries of which are contiguous to its boundaries, upon presentation to the governing board of a petition signed by the owners of at least seventy-five percent (75%) of the parcels of real property in that area. A municipality shall not be required to adopt more than one ordinance under this subsection within a 36-month period.

(b2) The petition under subsection (b1) of this section shall be prepared in substantially the following form:

DATE:

To the \_\_\_\_\_ (name of governing board) of the (City or Town) of \_\_\_\_\_

1. We the undersigned owners of real property believe that the area described in paragraph 2 below meets the requirements of G.S. 160A-31(b1) and respectfully request that the area described in paragraph 2 below be annexed to the (City or Town) of \_\_\_\_\_

2. The area to be annexed is contiguous to the (City or Town) of \_\_\_\_\_, and the boundaries of such territory are as follows:

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(c) Upon receipt of the petition, the municipal governing board shall cause the clerk of the municipality to investigate the sufficiency thereof and to certify the result of the investigation. For petitions received under subsection (b1) or (j) of this section, the clerk shall receive the evidence provided under subsection (l) of this section before certifying the sufficiency of the petition. Upon receipt of the certification, the municipal governing board shall fix a date for a public hearing on the question of annexation, and shall cause notice of the public hearing to be published once in a newspaper having general circulation in the municipality at least 10 days prior to the date of the public hearing; provided, if there be no such paper, the governing board shall have notices posted in three or more public places within the area to be annexed and three or more public places within the municipality.

(d) At the public hearing persons resident or owning property in the area described in the petition and persons resident or owning property in the municipality shall be given an opportunity to be heard. The governing board shall then determine whether the petition meets the requirements of this section. Upon a finding that the petition that was not submitted under subsection (b1) or (j) of this section meets the requirements of this section, the governing board



shall have authority to pass an ordinance annexing the territory described in the petition. The governing board shall have authority to make the annexing ordinance effective immediately or on the June 30 after the date of the passage of the ordinance or the June 30 of the following year after the date of passage of the ordinance.

(d1) Upon a finding that a petition submitted under subsection (j) of this section meets the requirements of this section, the governing body shall have the authority to adopt an annexation ordinance for the area with an effective date no later than 24 months after the adoption of the ordinance.

(d2) Upon a finding that a petition submitted under subsection (j) of this section meets the requirements of this section, the governing body shall have the authority to adopt an annexation ordinance for the area with an effective date no later than 24 months after the adoption of the ordinance.

(1) If the Local Government Commission certifies the estimate, the municipality is not required to annex the area and no petition to annex the area may be submitted under subsection (b1) of this section for 36 months following the certification. During the 36-month period, the municipality shall make ongoing, annual good faith efforts to secure Community Development Block Grants or other grant funding for extending water and sewer service to all parcels in the areas covered by the petition. If sufficient funding is secured so that the estimated capital cost to the municipality for extending water and sewer service, less the funds secured, would result in an annual debt service payment cost to the municipality of less than five percent (5%) of the municipality's annual water and sewer systems revenue for the most recent fiscal year, then the governing body shall within 30 days adopt an annexation ordinance for the area with an effective date no later than 24 months after the adoption of the ordinance.

(2) If the Local Government Commission notifies the governing board that the estimates are not reasonable based on established governmental accounting principles and that a reasonable estimate of the annual debt service payment is less than five percent (5%) of the municipality's annual water and sewer systems revenue for the most recent fiscal year, then the governing body shall within 30 days of the notification adopt an annexation ordinance for the area with an effective date no later than 24 months after the adoption of the ordinance.

(d3) Municipal services shall be provided to an area annexed under subsections (b1) and (j) of this section in accordance with the requirements of Part 7 of this Article.

(e) From and after the effective date of the annexation ordinance, the territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in such municipality and shall be entitled to the same privileges and benefits as other parts of such municipality. Real and personal property in the newly annexed territory on the January 1 immediately preceding the beginning of the fiscal year in which the annexation becomes effective is subject to municipal taxes as provided in G.S. 160A-58.10. If the effective date of annexation falls between June 1 and June 30, and the effective date of the privilege license tax ordinance of the annexing municipality is June 1, then businesses in the area to be annexed shall be liable for taxes imposed in such ordinance from and after the effective date of annexation.

(f) For purposes of this section, an area shall be deemed "contiguous" if, at the time the petition is submitted, such area either abuts directly on the municipal boundary or is separated from the municipal boundary by the width of a street or street right-of-way, a creek or river, or the right-of-way of a railroad or other public service corporation, lands owned by the municipality or some other political subdivision, or lands owned by the State of North Carolina.

A connecting corridor consisting solely of a street or street right-of-way may not be used to establish contiguity. In describing the area to be annexed in the annexation ordinance, the municipal governing board may include within the description any territory described in this subsection which separates the municipal boundary from the area petitioning for annexation.

(g) The governing board may initiate annexation of contiguous property owned by the municipality by adopting a resolution stating its intent to annex the property, in lieu of filing a petition. The resolution shall contain an adequate description of the property, state that the property is contiguous to the municipal boundaries and fix a date for a public hearing on the question of annexation. Notice of the public hearing shall be published as provided in subsection (c) of this section. The governing board may hold the public hearing and adopt the annexation ordinance as provided in subsection (d) of this section.

(h) A city council which receives a petition for annexation under this section may by ordinance require that the petitioners file a signed statement declaring whether or not vested rights with respect to the properties subject to the petition have been established under G.S. 160D-108 or G.S. 160D-108.1. If the statement declares that such rights have been established, the city may require petitioners to provide proof of such rights. A statement which declares that no vested rights have been established under G.S. 160D-108 or G.S. 160D-108.1 shall be binding on the landowner and any such vested right shall be terminated.

(i) A municipality has no authority to adopt a resolution or petition itself under this Part for annexation of property it does not own or have any legal interest in. For the purpose of this subsection, a municipality has no legal interest in a State-maintained street unless it owns the underlying fee and not just an easement.

(j) Using the procedures under this section, the governing board of any municipality may annex by ordinance any distressed area contiguous to its boundaries upon presentation to the governing board of a petition signed by at least one adult resident of at least two-thirds of the resident households located within such area. For purposes of this subsection, a "distressed area" is defined as an area in which at least fifty-one percent (51%) of the households in the area petitioning to be annexed have incomes that are two hundred percent (200%) or less than the most recently published United States Census Bureau poverty thresholds. The municipality may require reasonable proof that the petitioner in fact resides at the address indicated.

(k) The petition under subsection (j) of this section shall be prepared in substantially the following form:

DATE:

To the \_\_\_\_\_ (name of governing board) of the (City or Town) of \_\_\_\_\_

1. We the undersigned residents of real property believe that the area described in paragraph 2 below meets the requirements of G.S. 160A-31(j) and respectfully request that the area described in paragraph 2 below be annexed to the (City or Town) of \_\_\_\_\_
2. The area to be annexed is contiguous to the (City or Town) of \_\_\_\_\_, and the boundaries of such territory are as follows:

(l) For purposes of determining whether the percentage of households in the area petitioning for annexation meets the poverty thresholds under subsections (b1) and (j) of this section, the petitioners shall submit to the municipal governing board any reasonable evidence that demonstrates the area in fact meets the income requirements of that subsection. The evidence presented may include data from the most recent federal decennial census, other official census documents, signed affidavits by at least one adult resident of the household attesting to the household size and income level, or any other documentation verifying the incomes for a majority of the households within the petitioning area. Petitioners may select to submit name, address, and social security number to the clerk, who shall in turn submit the information to the Department

of Revenue. Such information shall be kept confidential and is not a public record. The Department shall provide the municipality with a summary report of income for households in the petitioning area. Information for the report shall be gleaned from income tax returns, but the report submitted to the municipality shall not identify individuals or households. (1947, c. 725, s. 8; 1959, c. 713; 1973, c. 426, s. 74; 1975, c. 576, s. 2; 1977, c. 517, s. 4; 1987, c. 562, s. 1; 1989 (Reg. Sess., 1990), c. 996, s. 3; 2011-57, s. 3; 2011-396, s. 10; 2022-62, s. 44.)

Return to: Town of Zebulon  
Lisa Markland  
1003 N. Arendell Avenue  
Zebulon, NC 27597  
Attention: Town Clerk

### **Ordinance 2025-15**

#### **AN ORDINANCE TO EXTEND THE CORPORATE LIMIT OF THE TOWN OF ZEBULON, NORTH CAROLINA**

#### **1616 Mack Todd Road - Pin Number 1794572709**

**WHEREAS**, the Town of Zebulon has been petitioned under G.S. 160A-31 to annex the area as described below; and

**WHEREAS**, the Town of Zebulon has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

**WHEREAS**, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at 1003 N. Arendell Avenue at 6:00 PM on October 7, 2024 after due notice by publication in the Wake Weekly on September 27, 2024 and October 4, 2024;

**WHEREAS**, the Town of Zebulon finds that the petition meets the requirements of G.S. 160A-31;

**NOW, THEREFORE, BE IT ORDAINED**, the Board of Commissioners of the Town of Zebulon, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-31, the attached following described territory (see attachment) to include the adjoining public right of way (see also

attached map) is hereby annexed and made part of the Town of Zebulon as of October 7, 2024;

Section 2. Upon and after October 7, 2024 the described territory (see attachment) and its citizens and property shall be subject to all laws, ordinances and regulations in force in the Town of Zebulon and shall be entitled to the same privileges and benefits as other parts of the Town of Zebulon. Said territory shall be subject to municipal taxes according to G.S. 160A-31

Section 3. The Mayor or Mayor Pro Tem of the Town of Zebulon shall cause to be recorded in the office of the Register of Deeds of Wake County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the County Board of Elections, as required by G.S. 163-288.1

Adopted this the 7<sup>th</sup> day of October 2024

(SEAL)

\_\_\_\_\_  
Glenn L. York —Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Lisa M. Markland, CMC—Town Clerk

\_\_\_\_\_  
Eric A. Vernon—Town Attorney

STAFF REPORT  
ORDINANCE 2025-16  
1616 MACK TODD RD  
REZONING REQUEST  
OCTOBER 7, 2024

**Topic:** ORDINANCE 2025-16 – 1616 Mack Todd Rd Rezoning  
**Speaker:** Catherine Farrell, Planner II  
**From:** Catherine Farrell, Planner II  
**Prepared by:** Catherine Farrell, Planner II

**Executive Summary:**

The Board of Commissioners will consider a Zoning Map Amendment for 1616 Mack Todd Rd (PIN# 1794572709). This is a legislative case.

**Background:**

The Applicant, Seth Huntsinger requests rezoning a 2.78-acre parcel from Wake County R-40 Zoning District to Residential Suburban (R2) District. The property is located on Mack Todd Rd.

The applicant is not proposing any conditions and if approved, all uses permitted within the R2-Residential Suburban Zoning District would be permitted at the subject property.

**Discussion:**

Unified Development Ordinance (UDO) Section 2.2.25.J provides the following standards for the Board to base their decision on the rezoning request:

1. Whether the proposed rezoning advances the public health, safety, or welfare;
2. Whether, and the extent to which the proposed rezoning is appropriate for its proposed location, and is consistent with the purposes, goals, objectives, and policies of the Town's adopted policy guidance;
3. Whether an approval of the rezoning is reasonable and in the public interest;
4. Any other factors as the Board of Commissioners may determine to be relevant.

**Policy Analysis:**

Comprehensive Land Use Plan:

The Future Land Use and Character Map designates the future use of the property as Rural Conservation. The RC designation is for scattered residential homesteads(re. Grow Zebulon: Comprehensive Land Use Plan (Land Use and Development section pg.11)). Primary land use types within this designation include agricultural and residential use types.

Unified Development Ordinance:

The applicant proposes no changes to the site as part of this Zoning Map Amendment. Any modifications to the site must adhere to Town regulations in accordance with the Unified Development Ordinance.

STAFF REPORT  
ORDINANCE 2025-16  
1616 MACK TODD RD  
REZONING REQUEST  
OCTOBER 7, 2024

**Financial Analysis:**

Amendment to the zoning map at the requested subject property to R2 will allow for the lot to continue to serve as a residential use.

**Planning Board Recommendation:**

Unanimously recommended approval for RZ 2024-02 for 1616 Mack Todd Rd finding that the standards of Section 2.2.25.J have been met and the request is consistent with the Comprehensive Land Use Plan.

**Staff Recommendation:**

Staff recommends approval of Ordinance 2025-16 for 1616 Mack Todd Rd finding that the standards of Section 2.2.25.J have been met and the request is consistent with the Comprehensive Land Use Plan.

**Attachments:**

1. Application
2. Future Land Use Map
3. Aerial Map
4. Zoning Map
5. Labeled Site Photos
6. Public Hearing Notification Affidavit
7. Principle Use Table Excerpt
8. Ordinance 2025-16



# Town of Zebulon

## Planning Department

1003 N. Arendell Avenue, Zebulon, NC 27597

Phone: (919) 823-1810 Fax: (919) 887-2824

[www.townofzebulon.org](http://www.townofzebulon.org)

## ZONING MAP AMENDMENT PETITION

### GENERAL INFORMATION:

In accordance with section 2.2.25 of the UDO, a Zoning Map Amendment provides a uniform means for reviewing and deciding proposed amendments to the Official Zoning Map whenever the public necessity, general welfare, the Town's adopted policy guidance, or appropriate land use practices justify or require doing so. This procedure sets out the requirements for amendments to the zoning district designation of land within the Town's planning jurisdiction as well as for land coming into the Town's planning jurisdiction via annexation in accordance with the standards in Sections 160A-382 through 160A-385 of the North Carolina General Statutes.

### 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.

**NEIGHBORHOOD MEETING:** Neighborhood meetings are required in accordance with Section 2.3.4 of the UDO prior to application submission. The applicant is required to notify property owners and any neighborhood association that represents citizens within that area within 750 feet of the subject property via first class mail a minimum of 10 days in advance of the neighborhood meeting. The applicant shall use their own return address on the envelopes as the meeting is a private meeting between the developer and the neighbors. The applicant shall submit the "Certified List of Property Owners" and "Neighborhood Meeting Packet" forms included on the Town's website with their initial submittal.

**ANNEXATION REQUIREMENTS:** If a property or portion thereof subject to this rezoning is outside the corporate limits and ETJ, an annexation petition is **required** to be submitted on the same day as this application in accordance with section 2.2.2 of the UDO.





## APPLICATION FOR ZONING MAP AMENDMENT

**APPLICATION PROCEDURE:** The applicant requesting a Zoning Map Amendment 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 Geocivix 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
- Owner's Consent Form
- Neighborhood Meeting Packet (If Required)

◦ **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)

**PUBLIC HEARING PROCEDURE:** Upon submittal of a complete application, the Planning Department will schedule the application for a joint public hearing before the Planning Board and the Board of Commissioners. **APPLICANTS ARE STRONGLY ENCOURAGED TO CONTACT PLANNING STAFF AS SOON AS POSSIBLE TO ADDRESS ANY QUESTIONS ABOUT THE PUBLIC HEARING.** Notices of the public hearing will be mailed to all adjacent property owners of the property being considered for a Zoning Map Amendment. At the public hearing, the applicant, proponents, and opponents will be given the opportunity to offer evidence in favor of or against the proposal. After completion of the public hearing, the Planning Board will deliberate and forward its recommendation to the Board of Commissioners for final consideration. Deadline dates and Joint Public Hearing dates can be found on the Town of Zebulon's website.



**APPLICATION FOR  
ZONING MAP AMENDMENT**

<b>PART 1. DESCRIPTION OF REQUEST/PROPERTY</b>		
Street Address of the Property: <b>1616 Mack Todd Road Zebulon, NC 27597</b>		Acreage: <b>2.78</b>
Parcel Identification Number (NC PIN): <b>1794572709</b>	Deed Book: <b>17063</b>	Deed Page(s): <b>0880</b>
Existing Zoning of the Property: <b>WC R-40</b>	Proposed Zoning of the Property: <b>R-2 Zebulon</b>	
Existing Use of the Property: <b>Residential single home</b>	Proposed Use of the Property: <b>Same</b>	
Reason for Rezoning: <b>Well water is currently contaminated and unsafe to drink. Requesting rezoning to access water line in front of home supplied by City of Raleigh.</b>		

<b>PART 2. APPLICANT/AGENT INFORMATION</b>		
Name of Applicant/Agent: <b>Seth Huntsinger</b>		
Street Address of Applicant/Agent: <b>1616 Mack Todd Road</b>		
City: <b>Zebulon</b>	State: <b>NC</b>	Zip Code: <b>27597</b>
Email of Applicant/Agent: <b>sch1992@yahoo.com</b>	Telephone Number of Applicant/Agent: <b>919-337-2685</b>	Fax Number of Applicant/Agent:
Are you the owner of the property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Are you the owner's agent? <input 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>

<b>PART 3. PROPERTY OWNER INFORMATION</b>		
Name of Property Owner: <b>Seth Huntsinger</b>		
Street Address of Property Owner: <b>1616 Mack Todd Road</b>		
City: <b>Zebulon</b>	State: <b>NC</b>	Zip Code: <b>27597</b>
Email of Property Owner: <b>sch1992@yahoo.com</b>	Telephone Number of Property Owner: <b>919-337-2685</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.*

<i>Signature of Applicant:</i> 	<i>Print Name:</i> <b>Seth Huntsinger</b>	<i>Date:</i> <b>7-29-24</b>
<i>Signature of Owner:</i> 	<i>Print Name:</i> <b>Seth Huntsinger</b>	<i>Date:</i> <b>7-29-24</b>



# APPLICATION FOR ZONING MAP AMENDMENT

## 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 2.2.25 J of the UDO as follows:

**1. Please explain how the proposed Zoning Map Amendment advances the public health, safety, or welfare**

This amendment advances the public health, safety and welfare in establishing safe clean drinking water access to my property which is currently unsafe, which was found when Wake County tested my well water. I have beyond high parts of Radon (above 12,000) Traces of Gross Alpha, Gross Beta and Uranium were found in my water. When speaking to the county and explaining past issues with water and having to add systems already, and the levels I currently have now, Wake County also agreed in that annexing to the town and accessing the Water line that runs in front of my property would be my best bet. These advances applies not only for me, but my family that lives with me, my wife, Jada Huntsinger.

**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;**

According to the Town UDO in section 1.4.1 the town UDO is to keep both Residents and Visitors safe. I believe this applies in the situation of quality of water, as it is essential to life. While not annexed yet, I believe this falls on me currently in my situation. Section 3.3 under General Residential Zoning Districts the first line states: "The residential zoning districts are proposed to provide a comfortable, healthy, safe, and pleasant environment in which to live and recreate." I believe annexing me and allowing water access fulfills that statement in the Town UDO. Section C in that same section states: "Protect residential areas from fires, explosions, toxic fumes and substances, and other public safety hazards;" as Radon is a cause for Lung Cancer and Stomach Cancer and released in the air in the household creating a toxic living environment this aligns with the towns policies, goals and objectives. Also as shown on the map it shows only around 6 parcels not already included in the current Zebulon limits/ Annexation, I believe this is something as the town grows inevitable to be annexed in the future, as we are currently in the Zebulon future development map.

**3. Please explain how an approval of the Zoning Map Amendment is reasonable and in the public interest;**

I believe that as the water line is already existent in front of my property and only having to add a meter is beyond a reasonable request to obtain clean and safe drinking water. In the matter of public interest I believe the area I am in is a growing one, and the fact of having clean water vs contaminated would be in the public interest and make this small area more attractive. Especially as my well is not the only one contaminated which in my mind points to the ground no longer being adequate for well use. My neighbor who was placing a mobile home failed his well test and has had no progress as of writing this.

**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.**

I believe this address the factors of public safety and well being. I also am a veteran of the Marine Corps, and having done two deployments, I am currently classified as 40% disabled by the VA and fall under the Presidents PACT Act and Burn pit registry, so environmental health risks are nothing that haven't already affected me, I believe in doing all I can to not add to that. Hence why I am aiming for this amendment. The proposed use is simply to have clean, safe drinking water for me and my family and if we were to move potential new residents.



APPLICATION FOR ZONING MAP AMENDMENT

OWNER'S CONSENT FORM

Name of Project: 1616 Mack Todd Annex Submittal Date: 7-29-2024

OWNER'S AUTHORIZATION

I hereby give CONSENT to Seth Huntsinger(myself) (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 2.2.25 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 of Owner: [Handwritten Signature] Seth Huntsinger 7-29-24
Print Name 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 of Owner: [Handwritten Signature] Seth Huntsinger 7-29-29
Print Name 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.





APPLICATION FOR ZONING MAP AMENDMENT

OWNER'S CONSENT FORM

Name of Project: 1616 Mack Todd Annex Submittal Date: 7-29-2024

OWNER'S AUTHORIZATION

I hereby give CONSENT to Seth Huntsinger(myself) (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 2.2.25 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 of Owner: [Handwritten Signature] Print Name: Seth Huntsinger Date: 7-29-24

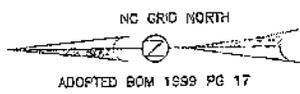
CERTIFICATION OF PROPERTY OWNER

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 of Owner: [Handwritten Signature] Print Name: Seth Huntsinger Date: 7-29-29

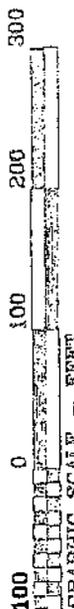
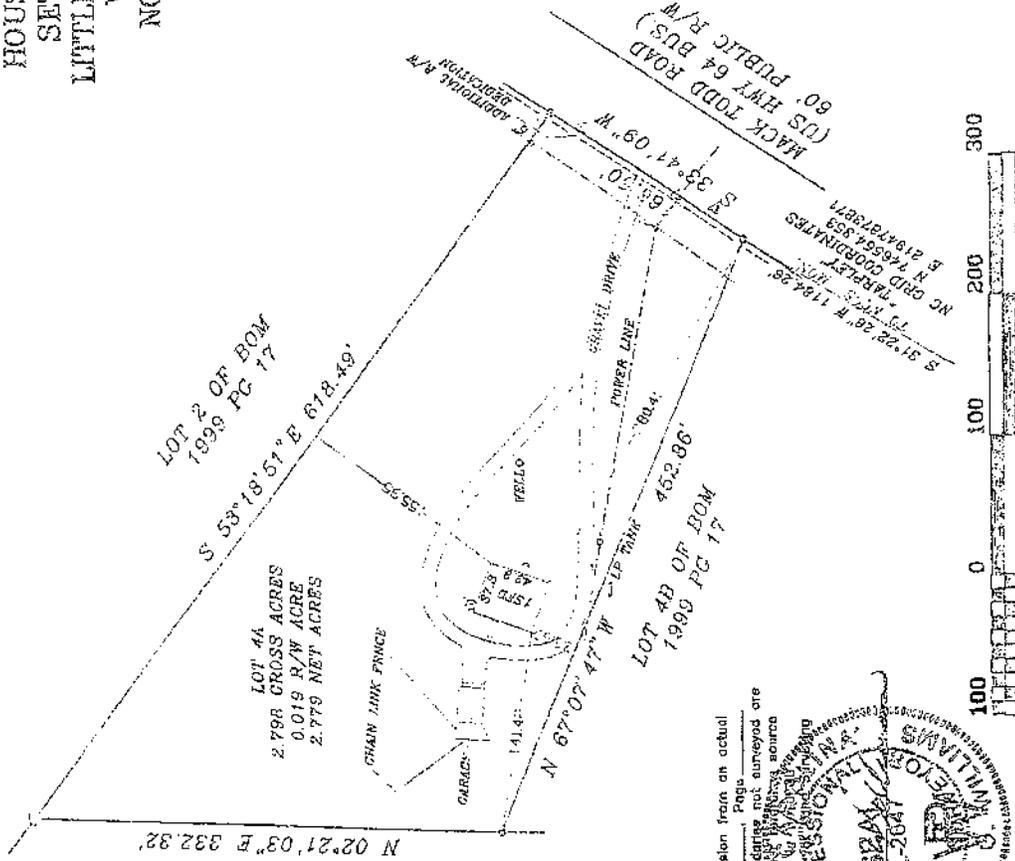
\*Owner of record as shown by the Wake County Revenue Department (www.wakegov.com). An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this form.

HOUSE LOCATION FOR  
SETH HUNTSINGER  
LITTLE RIVER TOWNSHIP  
WAKE COUNTY  
NORTH CAROLINA



- LEGEND
- EXISTING IRON PIPE
  - △ PHONE BOX
  - WATER METER
  - ⊗ SEWER CLEANOUT
  - △ CABLE TV BOX
  - PUNCH POLE
  - ⊗ FIRE HYDRANT
  - SEPTIC TANK

DRAWN BY: DOW & BGF  
 CHECKED BY: DOW  
 DATE: 01-24-2018  
 SCALE: 1" = 100'  
 JOB: JAK4 CF  
 FB: 1226



S:\NEWMAPS\SETH HUNTSINGER\FINAL LOT 4A.DWG

LOT 3 OF BOM 1999 PG 17

NOTE: BEING LOT 4A OF JAMES BEARCE DIVISION AS RECORDED IN BOOK OF MAPS 1999 PAGE 17.  
 NOTE: ANFA COMPUTED BY COORDINATE METHOD.

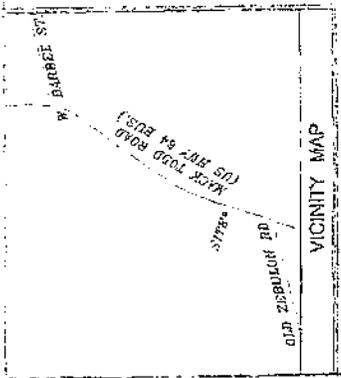
NOTE: THIS PROPERTY IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

I, DANNY O. WILLIAMS, certify that this map was drawn under my supervision from an actual survey made under my supervision (read description recorded in Book \_\_\_\_\_ Page \_\_\_\_\_ or other reference source \_\_\_\_\_); that this boundary not surveyed or indicated herein from information in Book \_\_\_\_\_ Page \_\_\_\_\_ is a boundary of record and that this map meets the requirements of The Statutes in North Carolina (21 NC80 65,1000).



This 24th day of JANUARY, 2018.  
 P. L. S. 1-2647

WILLIAMS -- PEARCE and ASSOC. PA  
 PROFESSIONAL LAND SURVEYORS, N.C.  
 1000 N. ARENDELL AVE.  
 P.O. BOX 892, ZEBULON, N.C. 27597  
 PHONE: 919-269-9605 LIC. # C-0243



The following described property, located in the City of Zebulon, Township Little River, County of Wake, State of North Carolina, more particularly described as follows:

BEING all of Lot 4A containing 2.798 gross acres as shown on plat entitled "James Leamon Pearce & wife Elizabeth I. Pearce" recorded in Book of Maps 1999, Page 17, Wake County Registry.

Said property having been previously conveyed to the Grantors by deed(s) recorded in Book 08297, Page 2567.

TO HAVE AND TO HOLD unto the Grantees, and their heirs, successors and assigns, together with all privileges and appurtenances thereunto belonging, Fee Simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any. And the Grantors, for themselves, and their heirs, successors and assigns, hereby warrant that they are seized of the premises in fee and have the right to convey same as herein provided, that the title is marketable and is free and clear of encumbrances other than as provided herein, and that the Grantors will forever warrant and defend the title against the claims of all persons or entities whomsoever.

This conveyance is made subject to the following Exceptions and Reservations:

Easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for the year 2018.

All references to Grantors and Grantees as used herein shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantors have executed this Deed, as of March 7, 2018.

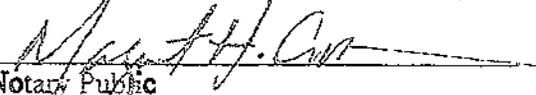
  
\_\_\_\_\_  
Donald Lee Pearce (SEAL)

  
\_\_\_\_\_  
Tammy Pearce (SEAL)

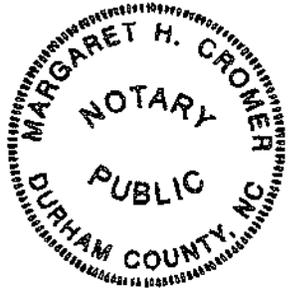
State of North Carolina  
County of Durham

I, Margaret H. Cromer, a notary public of the above county and state, do hereby certify that Donald Lee Pearce and Tammy Pearce personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal on March 7, 2018.

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

My Commission Expires: 3-31-2020





## GENERAL WARRANTY DEED

This instrument Prepared by: Margaret Cromer, a licensed North Carolina attorney, Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: Grantee, 1616 Mack Todd Road Zebulon, NC 27597

Excise tax stamps: \$313.00

NORTH CAROLINA

WAKE COUNTY

Brief Description: Lot 4A, Parcel containing 2.798-gross acres, BM1999-17

Parcel Identification: 1794572709

Tax ID: 0053693

Said property \_\_\_\_\_ does, or  does not contain the principal residence of the Grantor(s).

This GENERAL WARRANTY DEED made and entered into on March 7, 2018, by and between:

### GRANTORS:

**Donald Lee Pearce and spouse, Tammy Pearce**

Whose address is: 125 Plott Hound Drive Clayton, NC 27520

(Herein referred to collectively as the Grantors) and

### GRANTEES:

**Seth Huntsinger, unmarried**

Property Address is: 1616 Mack Todd Road Zebulon, NC 27597

(Herein referred to collectively as the Grantees)

### WITNESSETH:

For and in consideration of valuable consideration, from the Grantees to the Grantors, the receipt and sufficiency of which is hereby acknowledged, the Grantors hereby give, grant, bargain, sell and convey unto the Grantees, in Fee Simple subject to the Exceptions and Reservations hereinafter provided, if any,

Submitted electronically by Cookson & Cromer PLLC in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.



# Town of Zebulon

## Planning Department

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

## INSTRUCTION PACKET AND AFFIDAVIT FOR NEIGHBORHOOD MEETINGS

### GENERAL INFORMATION:

In accordance with Section 2.3.4 of the Unified Development Ordinance, the purpose of the neighborhood meeting is to inform landowners and occupants of nearby lands about a development application that is going to be reviewed under this Ordinance, and to provide the applicant an opportunity to hear comments and concerns about the development proposal prior to the public hearing process. The neighborhood meeting is proposed as a means of resolving potential conflicts and outstanding issues with nearby landowners, where possible, in a more informal context.

### WHEN IS A NEIGHBORHOOD MEETING REQUIRED?

- Conditional Rezoning
- Planned Developments
- Site Plans in the Downtown Core or Downtown Periphery Zoning Districts
- Special Use Permits; or
- Zoning Map Amendments that establish a more dense or intense zoning district.

### INSTRUCTIONS

Prior to submitting an application for the applications listed above the applicant must conduct at least one (1) Neighborhood Meeting. The applicant shall submit all forms included in this packet with the initial application submittal in accordance with Section 2.3.4 of the Town of Zebulon Unified Development Ordinance.

The Neighborhood Meeting must be held in accordance with the following rules:

- These groups and individuals must be invited to the meeting:
- The applicant is required to notify the Planning Department, all property owners within 750 feet of the subject property, and any neighborhood association that represents citizens in the area via first class mail a minimum of 10 days in advance of the neighborhood meeting, not including the day of mailing. The applicant shall use their own return address on the envelopes as the meeting is a private meeting between the applicant and the neighbors.

The applicant shall include with the meeting notice a vicinity map in addition to either the existing zoning map of the area or preliminary plans of the proposed development (see Handout requirements below).

- The meeting must be held within specific timeframes and meet certain requirements:
- The meeting must be held for a minimum of two (2) hours, Monday through Thursday, during the 5:00 p.m. - 9:00 p.m. time period. The meeting cannot be held on a Town recognized holiday (which coincide with the State of North Carolina recognized holidays).
- The meeting shall be held at a place that is generally accessible to neighbors that reside in close proximity to the land subject to the application.
- A sign-in sheet must be used in order to verify attendance. Ensure each attendee signs in. Please note if any person(s) refuses to sign in. Note if no one attended.



## APPLICATION FOR ZONING MAP AMENDMENT

**APPLICATION PROCEDURE:** The applicant requesting a Zoning Map Amendment 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 Geocivix 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
  - Owner's Consent Form
  - Neighborhood Meeting Packet (If Required)
- **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)

**PUBLIC HEARING PROCEDURE:** Upon submittal of a complete application, the Planning Department will schedule the application for a joint public hearing before the Planning Board and the Board of Commissioners. **APPLICANTS ARE STRONGLY ENCOURAGED TO CONTACT PLANNING STAFF AS SOON AS POSSIBLE TO ADDRESS ANY QUESTIONS ABOUT THE PUBLIC HEARING.** Notices of the public hearing will be mailed to all adjacent property owners of the property being considered for a Zoning Map Amendment. At the public hearing, the applicant, proponents, and opponents will be given the opportunity to offer evidence in favor of or against the proposal. After completion of the public hearing, the Planning Board will deliberate and forward its recommendation to the Board of Commissioners for final consideration. Deadline dates and Joint Public Hearing dates can be found on the Town of Zebulon's website.



## INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

### HANDOUT REQUIREMENTS:

For any process requiring a legislative or quasi-judicial hearing, preliminary plans of the proposed development must be available at the meeting to help facilitate discussion. Neighbors may request emailed/mailed copies of the maps or plans from the applicant by checking the "send plans" box on the sign-in sheet; applicant shall provide reduced copies upon request.

Printed copies must equal the number of notices required to be sent.

Contact information for the applicant's representative must be provided on the attached "Project Contact Information" form.

"Common Construction Issues & Who to Call" sheet (attached) must be included as part of the handout.

A copy of the handout must be included as part of the Neighborhood Meeting report.

The agenda of the meeting shall include:

Explanation of all processes the meeting is being held for (rezoning, subdivision, etc.).

Explanation of future meetings (additional neighborhood meetings, Planning Board, Board of Commissioners, etc.).

Explanation of development proposal – uses and conditions for rezonings, layout for subdivision and site plans, and builder/end user if known/public knowledge.

Questions or concerns by attendees, and responses by the applicant, if any, must be noted. Provide blank comment sheets or notecards for neighbors to submit written comments. The applicant shall also include any questions and concerns received via written correspondence (such as email) or phone call along with responses provided by the applicant.

The applicant shall be responsible for notifying any neighbors who check the "Send Plans & Updates" box on the sign-in sheet of any additional neighborhood meetings and the actual submittal date to the Town with a link to the Town of Zebulon's Interactive Development Map.

For accountability purposes, please submit the following with your application:

- A copy of the letter mailed to neighbors and neighborhood organizations (use attached invitation template);
- A list of those persons and neighborhood organizations invited to the meeting;
- A copy of the sign-in sheet (use attached sign-in sheet template);
- A summary of the meeting and a list of any changes made to the project as a result of the neighborhood comments (use attached meeting summary template);
- The affidavit, signed, dated, and notarized (use attached affidavit template); and
- One reduced copy of the maps and/or plans presented to the neighbors at the Neighborhood Meeting.



# INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

## NOTICE OF NEIGHBORHOOD MEETING

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Dear Neighbor:

You are invited to a neighborhood meeting to review and discuss the development proposal at:

1616 Mack Todd Road, Zebulon, NC 27597  
(Address)

1794572709  
(Pin Numbers)

In accordance with the Town of Zebulon Neighborhood Meeting procedures. This meeting is intended to be a way for the applicant to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the Town. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is officially submitted. Once an application has been submitted to the Town, it may be tracked using the Interactive Development Map located on the Town of Zebulon website at <https://www.townofzebulon.org/services/planning>.

A Neighborhood Meeting is requested because this project will include:

- Conditional Rezoning
- Planned Unit Development
- Site Plan within the Downtown Core or Downtown Periphery Zoning Districts
- Zoning Map Amendment (results in more intensive uses or increased density)
- Special Use Permit (Quasi-Judicial Hearing)

\*Quasi-Judicial Hearing: The Board of Commissioners cannot discuss the project prior to the public hearing.

The following is a description of the proposed (also see attached map(s) and/or plan sheet(s)):

Annexation into the Town of Zebulon for the purpose of obtaining access to waterline in front of house due to well water being contaminated. Currently property is only located in Wake County ETJ and Zebulon Future Development map. Currently Zoned R-2 Suburban. This is only for this Parcel/ Address.

Estimated Submittal Date: August 1, 2024

### MEETING INFORMATION:

Property Owner(s) Name(s) Seth Huntsinger

Applicant(s) Seth Huntsinger

Contact Information (e-mail/phone) sch1992@yahoo.com 919-337-2685

Meeting Address: 1616 Mack Todd Road Zebulon, NC 27597

Date of Meeting: Monday, July 29, 2024

Time of Meeting: 5:00PM-7:00PM

\*\*Meetings shall occur between 5:00 p.m.-9:00 p.m. on a Monday through Thursday (excluding Town recognized holidays). If you have questions about the general process for this application, please contact the Planning Department at 919-823-1809. You may also find information about the Zebulon Planning Department and on-going planning efforts at <https://www.townofzebulon.org/services/planning>



# INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

## PROJECT CONTACT INFORMATION

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

### Development Contacts:

Project Name: 1616 Mack Todd Road Annex-Water Access	Zoning: R-2
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Location: 1616 Mack Todd Road
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Property PIN(s): 1794572709	Acreege/Square Feet: 2.78
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Property Owner: Seth Huntsinger
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Address: 1616 Mack Todd Road
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City: Zebulon	State: NC	Zip: 27597
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Phone: 919-337-2685	Email: sch1992@yahoo.com
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Developer:
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Address:
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City:	State:	Zip:
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Phone:	Fax:	Email:
--------	------	--------

Engineer:
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Address:
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City:	State:	Zip:
-------	--------	------

Phone:	Fax:	Email:
--------	------	--------

Builder (if known):
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Address:
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City:	State:	Zip:
-------	--------	------

Phone:	Fax:	Email:
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## INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

### **PROVIDING INPUT TO THE PLANNING BOARD OR BOARD OF COMMISSIONERS:**

Each Board of Commissioners meeting agenda includes a Public Forum time when anyone is permitted to speak for three (3) minutes on any topic with the exception of items listed as Public Hearings for that meeting. The Board of Commissioners meets on the 1<sup>st</sup> Monday of each month at 7:00 p.m. and Joint Public Hearings are scheduled for the 2<sup>nd</sup> Monday of every Month. (except for holidays, see schedule of meetings at <https://www.townofzebulon.org/agendas-minutes>. You may also contact Board of Commissioners at <https://www.townofzebulon.org/government/board-commissioners>.

### **PRIVATE AGREEMENTS AND EASEMENT NEGOTIATION:**

The Town of Zebulon cannot enforce private agreements between developers and neighbors and is not a party to the easement and right-of-way negotiation that occurs between developers and neighboring property owners for easements or rights-of-way that are necessary to build the project.

It is recommended that all private agreements be made in writing and that if a property owner feels it necessary, they should obtain private legal counsel in order to protect their interests in both private agreements and during easement negotiations. The only conditions that the Town of Zebulon can enforce are those conditions that are made a part of the conditional zoning of the property by agreement of the developer and the Town.

As an example, if a developer offers to build a fence for a neighbor to mitigate some impact, the Town can only enforce the construction of the fence if the fence becomes a condition of the rezoning. This would occur by the developer offering the condition as part of their conditional zoning application package or at the Joint Public Hearing on the conditional zoning and the Town accepting it as a condition. Private agreements regarding a fence being constructed will not be enforced by the Town.

To request that any agreement with a developer is made a part of the conditional zoning at the time of approval, you may ask at the public hearing if the agreement is included in the conditions. If it is not, you may request that the Board of Commissioners not approve the rezoning without the agreement being included in the conditions (note that it is up to Board of Commissioners whether to approve or deny the rezoning but they cannot impose conditions that the applicant does not agree to add). The developer's proposed conditions can be viewed any time after a rezoning is submitted on the Town of Zebulon Interactive Development Map which can be found at: <https://www.townofzebulon.org/services/planning/whats-coming-zebulon>.

### **DOCUMENTATION:**

Neighbors to a requested new development and/or rezoning are strongly encouraged to fully document (such as through dated photographs) the condition of their property before any work is initiated for the new development. Stormwater controls installed on developed property are not designed to and will likely not remove 100% of the soil particles transported by stormwater runoff. As a result, creeks and ponds could become cloudy for a period of time after rain events.



# INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

## NEIGHBORHOOD MEETING SIGN-IN SHEET:

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Project Name: 1616 Mack Todd Road Annexation-Water Access  
 Meeting Address: 1616 Mack Todd Road Zebulon, NC 27597  
 Date of Meeting: July, 29, 2024 Time of Meeting: 5pm-7pm  
 Property Owner(s) Names: Seth Huntsinger  
 Applicants: Seth Huntsinger

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number and email address. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

	Name/ Organization	Address	Phone#	E-mail
1	Way Carling	5115 S. ...	410-265-810	waycarling@...com
2	blec Tuna		919-222-2122	
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				

Attach Additional Sheets If Necessary.





INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Project Name: 1616 Mack Todd Road Annexation/Water Access

Meeting Address: 1616 Mack Todd Road, Zebulon, NC 27597

Date of Meeting: July 29, 2024 Time of Meeting: 5pm-7pm

Property Owner(s) Names: Seth Huntsinger

Applicants: Seth Huntsinger

Please summarize the questions/comments and your response from the Neighborhood Meeting in the spaces below (attach additional sheets, if necessary). Please state if/how the project has been modified in response to any concerns. The response should not be "Noted" or "No Response". There has to be documentation of what consideration the neighbor's concern was given and justification for why no change was deemed warranted.

Question/ Concern #1 This will not be development property or make any development

Applicant Response: No this is a place where...

Question/ Concern #2 The map won't affect 1616 Mack Todd Rd

Applicant Response: This is the map page

Question/ Concern #3

Applicant Response:

Question/ Concern #4

Applicant Response:



INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

AFFIDAVIT OF CONDUCTING A NEIGHBORHOOD MEETING, SIGN-IN SHEET AND ISSUES/RESPONSES SUBMITTAL

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

I, SETH HUNTSINGER, do hereby declare as follows:
Print Name

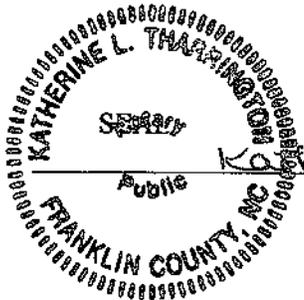
- 1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Master Subdivision Plan, or Special Use Permit.
2. The meeting invitations were mailed to the Zebulon Planning Department, all property owners within 750 feet of the subject property and any neighborhood association that represents citizens in the area via first class mail a minimum of 10 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at 1616 Mack Todd Road, Zebulon, NC 27597 (location/address) on July 29, 2024 (date) from 5PM (start time) to 7PM (end time).
4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

7/30/2024
Date

By: Seth Huntsinger [Signature]

STATE OF NC
COUNTY OF WAKE

Sworn and subscribed before me, Katherine L. Tharrington, a Notary Public for the above State and County, on this the 30th day of July, 2024.



[Signature of Katherine L. Tharrington]

Notary Public

Katherine L. Tharrington
Print Name

My Commission Expires:
5 March 2029

**Mailing Address 1**

PO BOX 635  
 1485 RICHARDSON RD  
 PARRISH REALTY CO OF ZEBULON INC  
 409 LANDING VIEW DR  
 409 LANDING VIEW DR  
 810 PONY RD  
 209 NORWALK ST  
 6000 MAL WEATHERS RD  
 1617 MACK TODD RD  
 CHARLES D COLLINS JR EXEC  
 409 LANDING VIEW DR  
 16 CLEAR CREEK CIR  
 704 NELLANE DR  
 1616 MACK TODD RD  
 1625 MACK TODD RD  
 1637 MACK TODD RD  
 6000 MAL WEATHERS RD  
 1604 MACK TODD RD

**Mailing Address 2**

WENDELL NC 27591-0635  
 ZEBULON NC 27597-7245  
 PO BOX 1128  
 WENDELL NC 27591-4559  
 WENDELL NC 27591-4559  
 ZEBULON NC 27597-9227  
 HOLLY SPRINGS NC 27540-9404  
 RALEIGH NC 27603-7831  
 ZEBULON NC 27597-6907  
 4106 ENGLISH GARDEN WAY  
 WENDELL NC 27591-4559  
 GARNER NC 27529-6254  
 GARNER NC 27529-3831  
 ZEBULON NC 27597-6906  
 ZEBULON NC 27597-6907  
 ZEBULON NC 27597-6907  
 RALEIGH NC 27603-7831  
 ZEBULON NC 27597-6906

**Mailing Address 3**

ZEBULON NC 27597-1128  
  
 RALEIGH NC 27612-4351

## GENERAL WARRANTY DEED

This instrument Prepared by: Margaret Cromer, a licensed North Carolina attorney, Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: Grantee, 1616 Mack Todd Road Zebulon, NC 27597

Excise tax stamps: \$313.00

NORTH CAROLINA

WAKE COUNTY

Brief Description: Lot 4A, Parcel containing 2.798-gross acres, BM1999-17  
Parcel Identification: 1794572709  
Tax ID: 0053693  
Said property  does, or  does not contain the principal residence of the Grantor(s).

This GENERAL WARRANTY DEED made and entered into on March 7, 2018, by and between:

### GRANTORS:

**Donald Lee Pearce and spouse, Tammy Pearce**

Whose address is: 125 Plott Hound Drive Clayton, NC 27520

(Herein referred to collectively as the Grantors) and

### GRANTEES:

**Seth Huntsinger, unmarried**

Property Address is: 1616 Mack Todd Road Zebulon, NC 27597

(Herein referred to collectively as the Grantees)

### WITNESSETH:

For and in consideration of valuable consideration, from the Grantees to the Grantors, the receipt and sufficiency of which is hereby acknowledged, the Grantors hereby give, grant, bargain, sell and convey unto the Grantees, in Fee Simple subject to the Exceptions and Reservations hereinafter provided, if any,

Submitted electronically by Cookson & Cromer PLLC in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

The following described property, located in the City of Zebulon, Township Little River, County of Wake, State of North Carolina, more particularly described as follows:

BEING all of Lot 4A containing 2.798 gross acres as shown on plat entitled "James Leamon Pearce & wife Elizabeth L. Pearce" recorded in Book of Maps 1999, Page 17, Wake County Registry.

Said property having been previously conveyed to the Grantors by deed(s) recorded in Book 08297, Page 2567.

TO HAVE AND TO HOLD unto the Grantees, and their heirs, successors and assigns, together with all privileges and appurtenances thereunto belonging, Fee Simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any. And the Grantors, for themselves, and their heirs, successors and assigns, hereby warrant that they are seized of the premises in fee and have the right to convey same as herein provided, that the title is marketable and is free and clear of encumbrances other than as provided herein, and that the Grantors will forever warrant and defend the title against the claims of all persons or entities whomsoever.

This conveyance is made subject to the following Exceptions and Reservations:

Easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for the year 2018.

All references to Grantors and Grantees as used herein shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantors have executed this Deed, as of March 7, 2018.

[Signature] (SEAL) Tammy Pearce (SEAL)  
Donald Lee Pearce Tammy Pearce

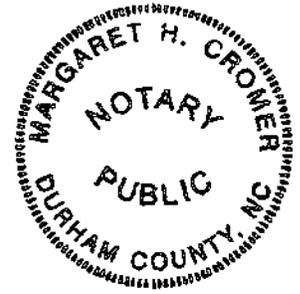
State of North Carolina  
County of Durham

I, Margaret H. Cromer, a notary public of the above county and state, do hereby certify that Donald Lee Pearce and Tammy Pearce personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

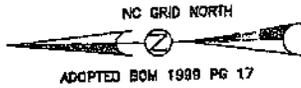
Witness my hand and official seal on March 7, 2018.

[Signature]  
Notary Public

My Commission Expires: 3-31-2020

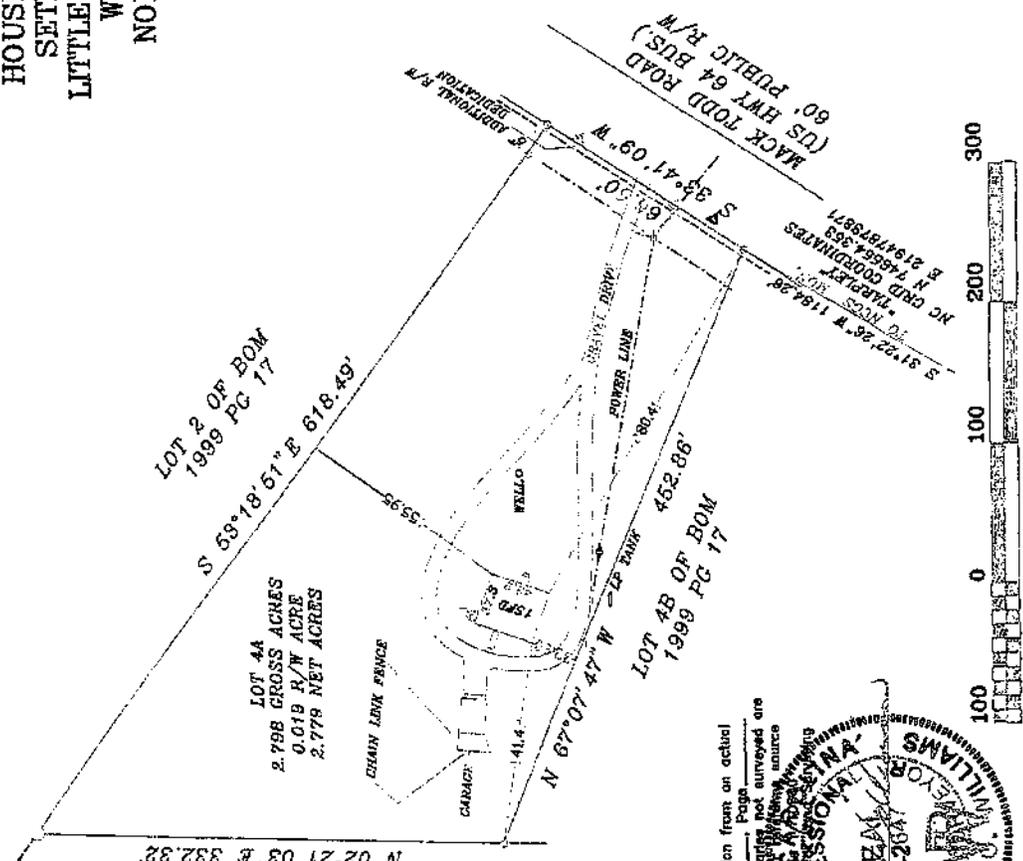


HOUSE LOCATION FOR  
 SETH HUNTSINGER  
 LITTLE RIVER TOWNSHIP  
 WAKE COUNTY  
 NORTH CAROLINA

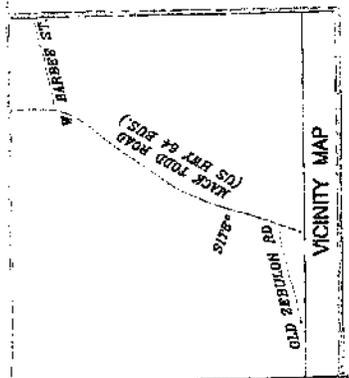


- LEGEND
- EXISTING IRON PIPE
  - ▲ PHONE BOX
  - ⊠ WATER METER
  - ⊙ SEWER CLEANOUT
  - △ CABLE TV BOX
  - POWER POLE
  - ⊕ FIRE HYDRANT
  - SEPTIC TANK

DRAWN BY: DOW & BCW  
 CHECKED BY: DOW  
 DATE: 01-24-2018  
 SCALE: 1" = 100'  
 JOB: JAKA CF  
 FB: 1226



LOT 3 OF BOM  
 1999 PG 17  
 N 02°21'03" E 332.32'



VICINITY MAP  
 PROPERTY ADDRESS:  
 1616 MACK TODD RD.  
 ZEBULON, NC 27697

NOTE: BEING LOT 4A OF JAMES PEARCE DIVISION  
 AS RECORDED IN BOOK OF MAPS 1999 PAGE 17.  
 NOTE: AREA COMPUTED BY COORDINATE METHOD.

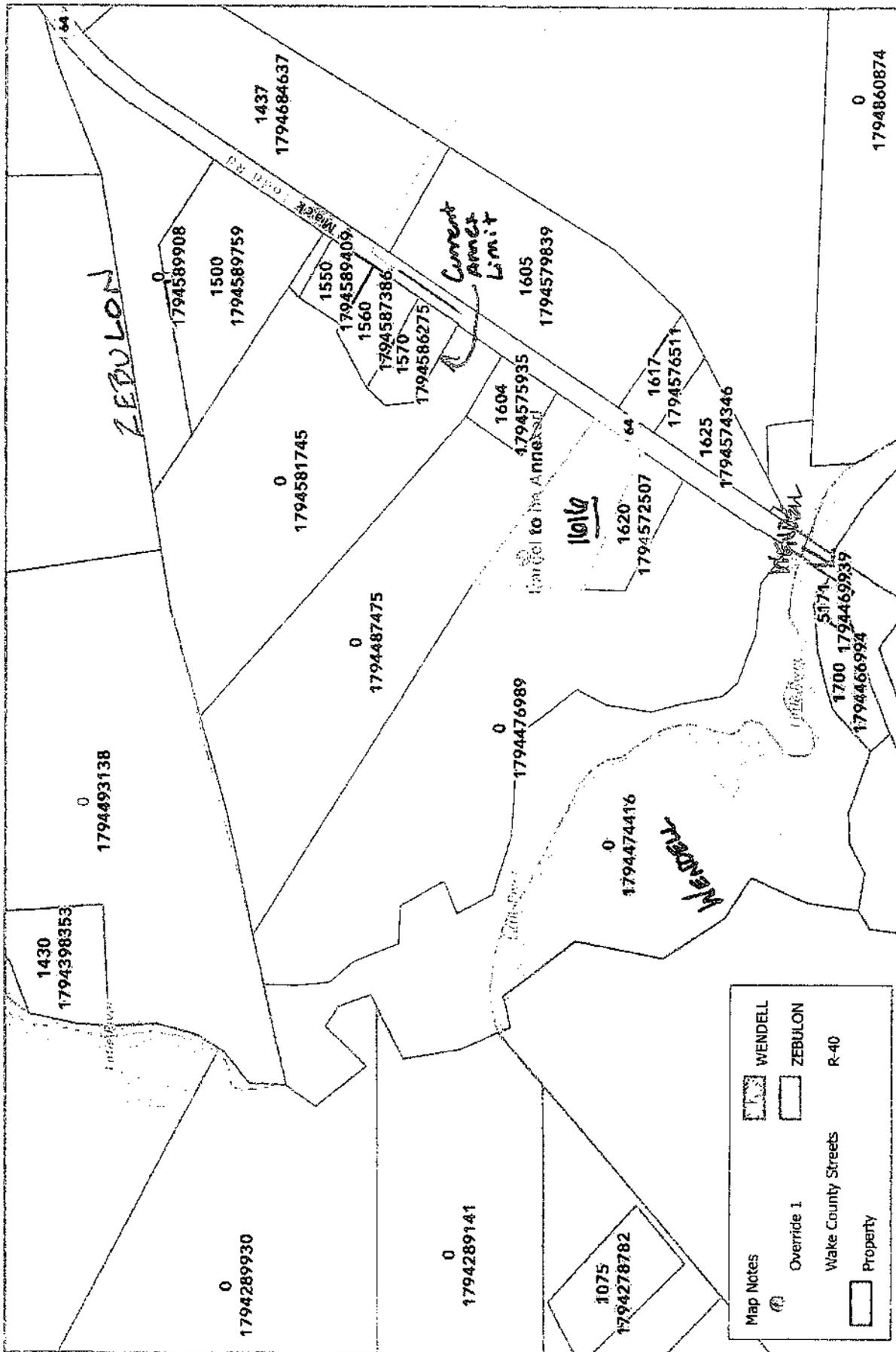
NOTE: THIS PROPERTY IS SUBJECT TO  
 EASEMENTS AND RESTRICTIONS OF RECORD.

I, DANNY O. WILLIAMS, certify that this map was drawn under my supervision from an actual survey made under my supervision (said description recorded in Book \_\_\_\_\_ Page \_\_\_\_\_ or other reference source BOM 1999 PG 17); that the boundaries shown on this map were surveyed and indicated on a drawn from information in Book \_\_\_\_\_ page \_\_\_\_\_ of said reference source BOM 1999 PG 17; that the relation of precision or positional accuracy of the surveying and that this map meets the requirements of The Standards of Professional Land Surveying in North Carolina (21 NC90 66,1999).



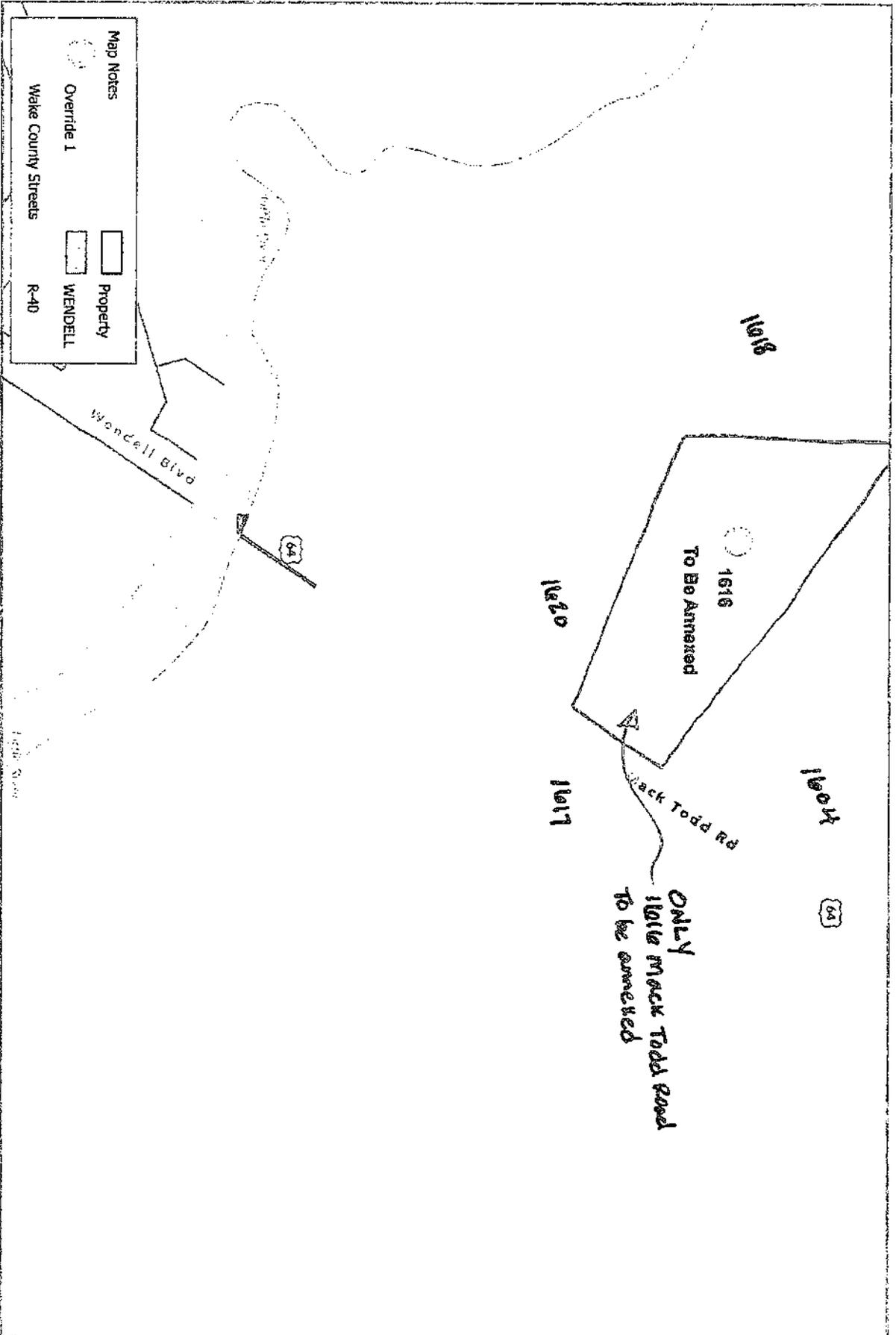
This 24TH day of JANUARY, 2018.  
 P. L. S. L-2647  
**WILLIAMS - PEARCE and ASSOC.**  
**PROFESSIONAL LAND SURVEYORS,**  
 1000 N. ARENDELL AVE.  
 P.O. BOX 892, ZEBULON, N.C. 27597  
 PHONE: 919-269-9605 LIC. # C-0243

GRAPHIC SCALE - FEET  
 S:\NEWMAPS\SETH HUNTSINGER\FINAL LOT 4A.DWG



**1616 Mack Todd Rd Area Map**

**1616 Mack Todd Road - VICINITY MAP**



**ONLY**  
 1616 Mack Todd Road  
 To be annexed

**Disclaimer:**  
 Maps make every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.





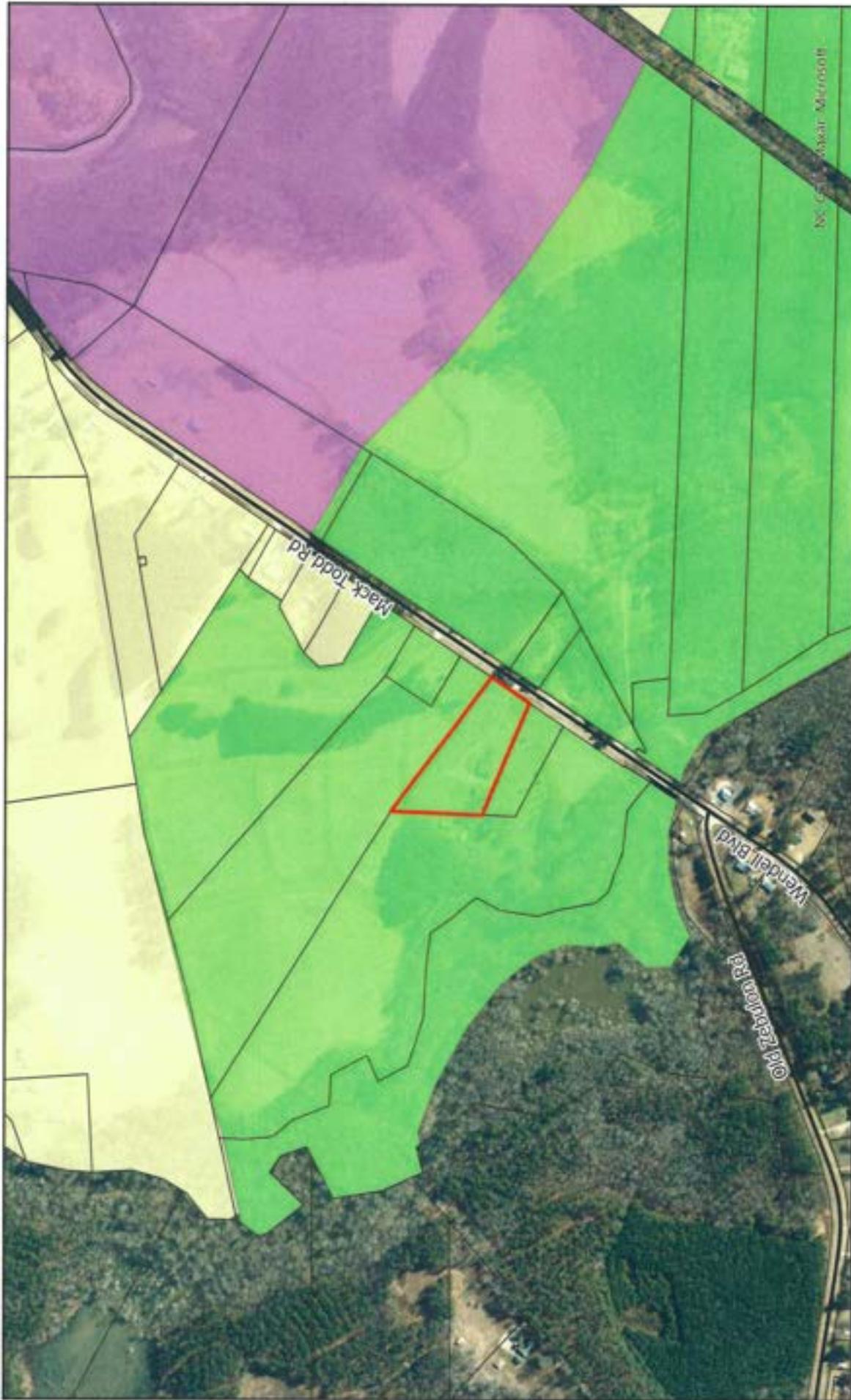
*PROPERTY WITHIN 750'*

Address	Owner	Mailing Address 1	Mailing Address 2	Mailing Address 3
1700 OLD ZEBULON RD	KNOTT, MARSH WENDELL JR	PO BOX 635	WENDELL NC 27591-0635	
1697 MACK TODD RD	WHITLEY, BRENDA R WHITLEY, STACEY LANGON	1485 RICHARDSON RD	ZEBULON NC 27597-7245	
3172 WENDELL BLVD	PARRISH REALTY CO OF ZEBULON INC	PARRISH REALTY CO OF ZEBULON INC	PO BOX 1128	ZEBULON NC, 27597-1128
3171 WENDELL BLVD	WENDELL TOWN OF	409 LANDING VIEW DR	WENDELL NC 27591-4559	
0 WENDELL BLVD	WENDELL TOWN OF THE & ZEBULON TOWN OF THE	409 LANDING VIEW DR	WENDELL NC 27597-9227	
0 MACK TODD RD	RIVER EDGE ACRES	810 PONY RD	ZEBULON NC 27597-9227	
0 MACK TODD RD	ADAMS, JOHN MARK	209 NORWALK ST	1011LY SPRINGS NC 27540-9404	
0 MACK TODD RD	ADAMS, DAVID JONATHAN	6000 MAC WEATHERS RD	RALEIGH NC 27603-7833	
1617 MACK TODD RD	HILL, DAMY CHRISTOPHER HILL, BARRY LORAN	1617 MACK TODD RD	ZEBULON NC 27597-6907	
1603 MACK TODD RD	COLLINS, JENADA I. HEIRS	CHARLES D COLLINS JR EXEC	4106 ENGLISH GARDEN WAY	
0 OLD ZEBULON RD	WENDELL TOWN OF THE & ZEBULON TOWN OF THE	409 LANDING VIEW DR	WENDELL NC 27591-4559	
1620 MACK TODD RD	PEARCE, MARK TYLER	16 CLEAR CREEK CIR	GARNER NC 27529-6254	
0 MACK TODD RD	PEARCE, LISA S	704 HELLANE DR	GARNER NC 27529-3831	
1616 MACK TODD RD	HUNTSINGER, SETH	1636 MACK TODD RD	ZEBULON NC 27597-6906	
1625 MACK TODD RD	IRONWOOD CORE GROUP LLC	1625 MACK TODD RD	ZEBULON NC 27597-6907	
1637 MACK TODD RD	GORDON, DANNY ROLAN	1637 MACK TODD RD	ZEBULON NC 27597-6907	
1570 MACK TODD RD	ADAMS, DAVID JONATHAN ADAMS, JOHN MARK	6000 MAC WEATHERS RD	RALEIGH NC 27603-7831	
1604 MACK TODD RD	MILLAN, JORGE REFUGIO MUNOZ GONZALEZ, APACELU RODRIGUEZ	1604 MACK TODD RD	ZEBULON NC 27597-6906	

Address	Owner
1700 OLD ZEBULON RD	KNOTT, MARSH WENDELL JR
1560 MACK TODD RD	WHITLEY, BRENDA R WHITLEY, STACEY LONDON
5172 WENDELL BLVD	PARRISH REALTY CO OF ZEBULON INC
5171 WENDELL BLVD	WENDELL TOWN OF
0 WENDELL BLVD	WENDELL TOWN OF THE & ZEBULON TOWN OF THE
0 MACK TODD RD	RIVER EDGE ACRES
0 MACK TODD RD	ADAMS, JOHN MARK
0 MACK TODD RD	ADAMS, DAVID JONATHAN
1617 MACK TODD RD	HILL, DANNY CHRISTOPHER HILL, BARRY LORAN
1605 MACK TODD RD	COLLINS, JERADA L HEIRS
0 OLD ZEBULON RD	WENDELL TOWN OF THE & ZEBULON TOWN OF THE
1620 MACK TODD RD	PEARCE, MARK TYLER
0 MACK TODD RD	PEARCE, LISA S
1616 MACK TODD RD	HUNTSINGER, SETH
1625 MACK TODD RD	IRONWOOD CORE GROUP LLC
1637 MACK TODD RD	GORDON, DANNY ROLAN
1570 MACK TODD RD	ADAMS, DAVID JONATHAN ADAMS, JOHN MARK
1604 MACK TODD RD	MILLAN, JORGE REFUGIO MUNOZ GONZALEZ, ARACELI RODRIGUEZ

750

# Future Land Use



**1616 Mack Todd**

- Parcels
- Streets

**Zebulon\_FutureLandUse**

**Land Use/Character**

- Rural Residential (RR)
- Suburban Residential (SR)
- Industrial Heavy (IH)

**ZEBULON**  
NORTH CAROLINA

Planning

Aerial Map



- 1616 Mack Todd
- Parcels
- Streets

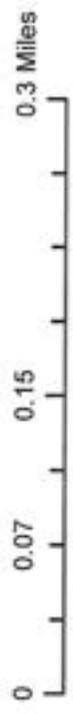
0 0.07 0.15 0.3 Miles

**ZEBULON**  
NORTH CAROLINA

# Zoning Map



-  1616 Mack Todd
-  Parcels
-  Streets
- Zoning Districts**
-  R2, Residential Suburban
-  HI, Heavy Industrial
-  MHO, Manufactured Home Overlay





*1616 Mack Todd Rd*

# ZEBULON

NORTH CAROLINA

CASE # Rezoning 2024-02 IDT# 1433338 – 1616 Mack Todd Rd

PROJECT ADDRESS 1616 Mack Todd Road

PIN NUMBER: 1794572709

HEARING DATE: September 16, 2024

State of North Carolina

County of Wake

BEFORE ME, the undersigned Notary, E. McKinney Warner on this 11<sup>th</sup> day of September 2024, personally appeared Catherine Farrell, known to me to be a credible person and of lawful age, who being by me first duly sworn, on his oath, deposes and says:

I Catherine Farrell, Interim Senior Planner for the Town of Zebulon, affirm that the following Public Notice Procedures have been completed in accordance with applicable North Carolina General Statute and Town of Zebulon Unified Development Ordinance Section 2.3.6 have been satisfied for the above referenced hearing.

- First Class Mailing Sent on August 30, 2024 (see attached mailing list and copy of mailing)
- Advertisement in a Paper of General Circulation sent on August 30, 2024 (Wake weekly, publication dates 9/6 & 9/13/2024)
- Posting Public Hearing Signage on Property on 9/3/2024 (pictures attached)
- Posted to Planning Department Website 9/6/2024

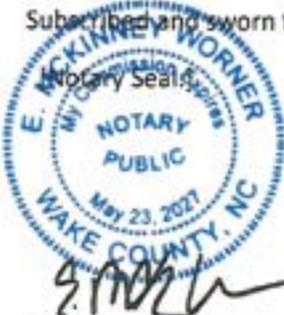
Catherine Farrell

9/11/2024

Catherine Farrell

Date

Subscribed and sworn to before me, this 11<sup>th</sup> day of September 2024.



E. McKinney Warner

E. McKinney Warner

[signature of Notary]

[printed name of Notary]

NOTARY PUBLIC

My commission expires: May 23, 2027.



## **Notice of Public Hearing**

Notice is hereby given pursuant to the provisions of Article 2.3.6 of the Town of Zebulon Unified Development Ordinance that a public hearing will be held on **September 16, 2024, at 6:00 PM** at the **Zebulon Municipal Complex, 1003 N. Arendell Avenue**, and will be conducted by the Board of Commissioners and Planning Board of the Town of Zebulon for the purpose of considering the following items:

***IDT Project Number 1427256 - RZ 2024-02 – 1616 Mack Todd Rd***

***PIN # 1794572709.*** A request by Seth Huntsinger, for a rezoning to the Residential Suburban (R2) zoning district.

***IDT Project Number 1437367 - RZ 2024-03 – 545 W Barbee St***

***PIN # 2705108929.*** A request by CSD Engineering on behalf of Ralph Rojas, for a rezoning to the Heavy Industrial (HI) zoning district.

***IDT Project Number 1292362 - PD 2024-03 – 1800 Shepards School Rd***

***PIN # 2706337118.*** A request by Longleaf Law Partners, for a rezoning to a Planned Development (PD) zoning district for the use of an RV Campground.

***TA 2024-05 – Legislative Update Text Amendment Package***

A text amendment package in response to various updates Chapter 160D of the North Carolina General Statute. The updates include changes to the following: Triplex/Quadplex Standards, Sewer and Water Connection Requirements, Parking Space Size Requirement Reduction, and Addition of Sports Wagering as an accessory use.

Public comments may be submitted to Deputy Town Clerk Stacie Paratore at [SParatore@TownofZebulon.org](mailto:SParatore@TownofZebulon.org) no later than 12:00 Noon on the day of the hearing to be read into the record. Links will be provided along with the full application packet and documentation on the Planning Department web page at <https://www.townofzebulon.org/departments/planning/public-hearing-information> For questions or additional information, please contact us at (919) 823-1811.

Wake Weekly September 6<sup>th</sup> & 13<sup>th</sup>

Address	Owner
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1560 MACK TODD RD	WHITLEY, BRENDA R WHITLEY, STACEY LANDON
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5171 WENDELL BLVD	WENDELL TOWN OF
0 WENDELL BLVD	WENDELL TOWN OF THE & ZEBULON TOWN OF THE
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0 MACK TODD RD	ADAMS, DAVID JONATHAN
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1620 MACK TODD RD	PEARCE, MARK TYLER
0 MACK TODD RD	PEARCE, LISA S
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1625 MACK TODD RD	IRONWOOD CORE GROUP LLC
1637 MACK TODD RD	GORDON, DANNY ROLAN
1570 MACK TODD RD	ADAMS, DAVID JONATHAN ADAMS, JOHN MARK
1604 MACK TODD RD	MILLAN, JORGE REFUGIO MUNOZ GONZALEZ, ARACELI RODRIGUEZ



**TABLE 4.2.3: PRINCIPAL USE TABLE**

A=Allowed (if listed in a PD master plan); P=Permitted subject to applicable use-specific standards; S=Requires approval of a special use permit and compliance with applicable use-specific standards; "-"=Prohibited

USE TYPE [1]	RESIDENTIAL					COMMERCIAL						MIXED USE				USE-SPECIFIC STANDARDS [2]
	R1	R2	R4	R6	RMF	NC	GC	HC	LI	CI	HI	OI	DTC	DTP	PD	
<b>RESIDENTIAL USE CLASSIFICATION</b>																
Boarding/ Rooming House	-	S	S	S	P	P	-	-	-	-	-	S	-	P	A	4.3.3.B
Bungalow Court	-	P	P	P	P	P	-	-	-	-	-	S	-	P	A	4.3.3.C
Duplex Dwelling	-	S	S	P	P	P	S	-	-	-	-	P	-	P	A	
Family Care Home	P	P	P	P	P	P	P	-	-	-	-	P	-	P	A	4.3.3.E
Pocket Neighborhood	-	P	P	P	P	P	-	-	-	-	-	P	-	P	A	4.3.3.N
Single-family Detached Dwelling	P	P	P	P	P	P	P	-	-	-	-	P	-	P	A	4.3.3.P
<b>INSTITUTIONAL USE CLASSIFICATION</b>																
Antenna Collocation, Major	S	S	S	S	P	P	P	P	P	P	P	P	P	P	A	4.3.4.B
Antenna Collocation, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	
Arboretum or Formal Garden	P	P	P	P	P	P	P	-	-	-	-	P	P	P	A	
Cemetery, Columbarium, or Mausoleum	-	S	-	-	-	-	S	S	S	-	S	S	-	-	A	4.3.4.E
Child Day Care Center	-	S	S	S	P	P	P	P	-	-	-	P	P	P	A	4.3.4.F
Community Garden	P	P	P	P	P	P	-	-	-	-	-	-	-	P	A	
Fraternal Club or Lodge	-	S	S	P	P	S	P	P	-	-	-	P	-	S	A	4.3.4.J
Indoor Private Recreation	-	P	P	P	P	P	P	-	-	-	-	P	-	P	A	
Outdoor Private Recreation	-	S	S	P	P	P	P	-	-	-	-	P	-	S	A	
Park (public or private)	P	P	P	P	P	P	P	P	P	P	-	P	P	P	A	
Religious Institution	-	S	S	P	P	S	P	P	-	-	-	P	-	S	A	4.3.4.M
School, Elementary	-	S	S	P	P	S	P	P	-	-	-	P	-	S	A	
School, High/Middle	-	S	-	-	-	S	P	P	-	-	-	P	-	S	A	4.3.4.N
Small Wireless Facility	S	S	S	S	P	P	P	P	P	P	P	P	P	P	A	4.3.4.P; 4.3.4.S
Temporary Wireless Facility	-	S	S	S	S	S	P	P	P	P	P	P	S	S	A	4.3.4.R; 4.3.4.S
Utility, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	4.3.4.T
<b>COMMERCIAL USE CLASSIFICATION</b>																
Bed and Breakfast	S	S	S	S	P	P	P	P	-	-	-	P	P	P	A	4.3.5.K

**TABLE 4.2.3: PRINCIPAL USE TABLE**

A=Allowed (if listed in a PD master plan); P=Permitted subject to applicable use-specific standards; S=Requires approval of a special use permit and compliance with applicable use-specific standards; "-"=Prohibited

USE TYPE [1]	RESIDENTIAL					COMMERCIAL						MIXED USE				USE-SPECIFIC STANDARDS [2]
	R1	R2	R4	R6	RMF	NC	GC	HC	LI	CI	HI	OI	DTC	DTP	PD	
Golf Course or Driving Range	-	S	S	-	-	-	-	P	-	-	-	-	-	-	A	<del>4.3.5.X</del> 4.3.5.Y
<b>INDUSTRIAL USE CLASSIFICATION</b>																
Solar Farm	-	S	-	-	-	-	-	-	S	-	P	-	-	-	A	4.3.6.L
Wind Energy Conversion	-	S	-	-	-	-	-	S	S	S	S	-	-	-	A	4.3.6.P
<b>AGRICULTURAL USE CLASSIFICATION</b>																
Agriculture and Horticulture	P	P	-	-	-	-	-	-	P	-	P	-	-	-	A	4.3.7.A
Animal Husbandry	P	S	-	-	-	-	-	-	-	-	S	-	-	-	A	4.3.7.C
Plant Nursery	-	S	-	-	-	-	P	P	-	-	-	-	-	-	A	

**ORDINANCE 2025-16**  
**AMENDMENT TO ZONING MAP FOR**  
**1616 MACK TODD ROAD (Pin # 1794572709)**

The proposed Amendment to the official Zoning Map as described in Section 2.2.25 of the Unified Development Ordinance for approximately 2.78 acres located at 1616 Mack Todd Road is hereby rezoned from Wake Count R-40 Zoning District to Residential Suburban (R2) District in accordance with Section 2.2.25 of the Town of Zebulon Unified Development Ordinance and the attached map.

Adopted this the 7<sup>th</sup> day of October 2024

\_\_\_\_\_  
Glenn L. York – Mayor

SEAL

\_\_\_\_\_  
Lisa M. Markland, CMC – Town Clerk