

Town of Zebulon
Planning Department
1003 N Arendell Avenue
Zebulon, NC 27597

Reference: 0 E. Barbee Street – ID #895911
0 E. Barbee Street,
Additional 1st Review Comments
Zebulon Utility Allocation Worksheet

Plan review comments are listed below. Our responses are in bold following the comments.

- #45: Please show intended location of the public art on the plan set.
Applicant is still finalizing the type and design of the public art, but anticipates that the location of the art piece will be either at 1) the entrance to the community, or 2) the spot named "end of greenway/future greenway extension signing and barricade" on the eastern property line of proposed neighborhood (north of the SCM).
- #46: There is a max of 10 points for this section. There are currently 19 points being counted towards this section.
Applicant would like some guidance from the Planning Department regarding any exemptions or variances allowed for the Utility Allocation Worksheet.
- #47: Please show intended location of the community garden on your plan set.
Applicants intent was to put it in the space labeled "active open space" on the plan set.
- #48: 3 points are given for the community garden.
Applicant is under the impression 3 points are given per 15x15 space with a max of 10 points for this section. We were proposing a 45x45 community garden with 1 potting shed.
- #68: Please provide plans for the location of the proposed off-site Greenway.
Applicant spoke with Parks and Rec director, Sheila Long, in December 2022 regarding the off-site greenway. She said she would consult the town attorney and planning director about location, easements required, and required materials and get back to applicant.
- #69: These 10 trees will be in addition to any required landscaping from the UDO such as street trees, buffers, etc. Please show on plan where these trees will be located.
Applicant agrees the trees will be in addition to any required landscaping.

#71: If you are committing to the residential design guidelines, please submit elevations that show conformance to Section 5.2 of the UDO. You will also need to sign the Statement of Consent from Section 5.2.3.

Applicant is still working through elevation designs and do not have a complete set to present yet with this submittal. Applicant is committing to the residential design guidelines and will submit the elevations as soon as possible.

#72: This section is for private greenway construction. Please specify where the private greenway is on the plan.

Applicant intends for the private greenway construction to be on the southern most sidewalk of the neighborhood – from the entrance → east in front of lots 42-51 → east between the SCM and active open space.