
ZEBULON

NORTH CAROLINA

**TOWN OF ZEBULON
JOINT PUBLIC HEARING
SEPTEMBER 16, 2024
6:00 PM**

I. CALL TO ORDER

II. APPROVAL OF AGENDA

III. NEW BUSINESS

- a. **RZ 2024-02 - 1616 Mack Todd Rd:** Request from Seth Huntsinger, for a rezoning to the Residential Suburban (R2) zoning district from Wake County zoning R-40.
- b. **RZ 2024-03 – 545 W Barbee St:** A request by CSD Engineering on behalf of Ralph Rojas, for a rezoning to the Heavy Industrial (HI) zoning district from Residential Suburban (R2) zoning.
- c. **PD 2024-03 – 1800 Shepards School Rd:** A request by Longleaf Law Partners, for a rezoning to a Planned Development (PD) zoning district for the use of an RV Campground.
- d. **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.

IV. ADJOURNMENT

STAFF REPORT
ZONING MAP AMENDMENT 2024-02
1616 MACK TODD RD
SEPTEMBER 16, 2024

Topic: RZ 2024-02 – 1616 Mack Todd Rd
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.

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.

Staff Recommendation:

Staff recommends seeking public input during a joint public hearing and referring the matter to the Planning Board for 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



Town of Zebulon

Planning Department

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

PART 1. DESCRIPTION OF REQUEST/PROPERTY		
Street Address of the Property: 1616 Mack Todd Road Zebulon, NC 27597		Acreage: 2.78
Parcel Identification Number (NC PIN): 1794572709	Deed Book: 17063	Deed Page(s): 0880
Existing Zoning of the Property: WC R-40	Proposed Zoning of the Property: R-2 Zebulon	
Existing Use of the Property: Residential single home	Proposed Use of the Property: Same	
Reason for Rezoning: Well water is currently contaminated and unsafe to drink. Requesting rezoning to access water line in front of home supplied by City of Raleigh.		

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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Are you the owner's agent? <input type="checkbox"/> Yes <input type="checkbox"/> 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. PROPERTY OWNER INFORMATION		
Name of Property Owner: Seth Huntsinger		
Street Address of Property Owner: 1616 Mack Todd Road		
City: Zebulon	State: NC	Zip Code: 27597
Email of Property Owner: sch1992@yahoo.com	Telephone Number of Property Owner: 919-337-2685	Fax Number of Property Owner:

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

Signature of Applicant: 	Print Name: Seth Huntsinger	Date: 7-29-24
Signature of Owner: 	Print Name: Seth Huntsinger	Date: 7-29-24



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:

<p>1. Please explain how the proposed Zoning Map Amendment advances the public health, safety, or welfare</p> <p>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.</p>
<p>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;</p> <p>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.</p>
<p>3. Please explain how an approval of the Zoning Map Amendment is reasonable and in the public interest;</p> <p>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.</p>
<p>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.</p> <p>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.</p>



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

Seth Huntsinger
Print Name

7-29-24
Date

CERTIFICATION OF PROPERTY OWNER

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


Signature of Owner

Seth Huntsinger
Print Name

7-29-29
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

ADJACENT OWNERS AND HOA CONTACTS:

Provide a certified list of property owners subject to this application and all properties owners within 750-foot feet of the subject property, and any HOA Contacts for developments which fall within 750-feet of the subject property.

Parcel Address	Parcel ID Number	Owner's Name
1700 OLD ZEBULON RD	1794466994	KNOTT, MARSH WENDELL JR
1560 MACK TODD RD	1794587386	WHITLEY, BRENDA R WHITLEY, STACEY LANDON
5172 WENDELL BLVD	1794562710	PARRISH REALTY CO OF ZEBULON INC
0 WENDELL BLVD	1794572042	WENDELL TOWN OF THE & ZEBULON TOWN OF THE
0 MACK TODD RD	1794860874	RIVER EDGE ACRES
0 MACK TODD RD	1794581745	ADAMS, JOHN MARK
0 MACK TODD RD	1794487475	ADAMS, DAVID JONATHAN
1617 MACK TODD RD	1794576511	HILL, DANNY CHRISTOPHER HILL, BARRY LORAN
1605 MACK TODD RD	1794579839	COLLINS, JERADA L HEIRS
0 OLD ZEBULON RD	1794474416	WENDELL TOWN OF THE & ZEBULON TOWN OF THE
1620 MACK TODD RD	1794572507	PEARCE, MARK TYLER
1618 MACK TODD RD	1794476989	PEARCE, LISA S
1625 MACK TODD RD	1794574346	IRONWOOD CORE GROUP LLC
1637 MACK TODD RD	1794679909	GORDON, DANNY ROLAN
1570 MACK TODD RD	1794586275	ADAMS, DAVID JONATHAN ADAMS, JOHN MARK
1604 MACK TODD RD	1794575935	MILLAN, JORGE REFUGIO MUNDOZ GONZALEZ, ARACELI RODRIGUEZ

HOA Contacts:

Development Name	Contact Name	Contact Address



**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.

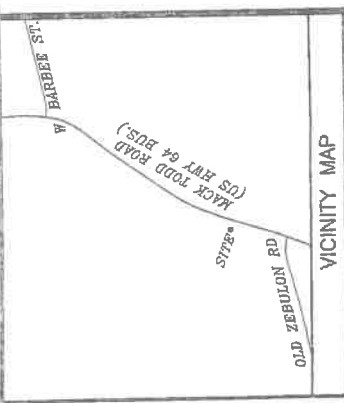
 Seth Huntsinger 7-29-24
Signature of Owner *Print Name* *Date*

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.

 Seth Huntsinger 7-29-29
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.

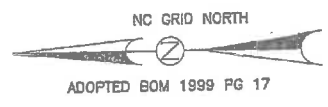


VICINITY MAP
PROPERTY ADDRESS:
 1616 MACK TODD RD.
 ZEBULON, NC 27697

NOTE: BEING LOT 4A OF JAMES PEARCE DIVISION AS RECORDED IN BOOK OF MAPS 1999 PAGE 17.
NOTE: AREA COMPUTED BY COORDINATE METHOD.

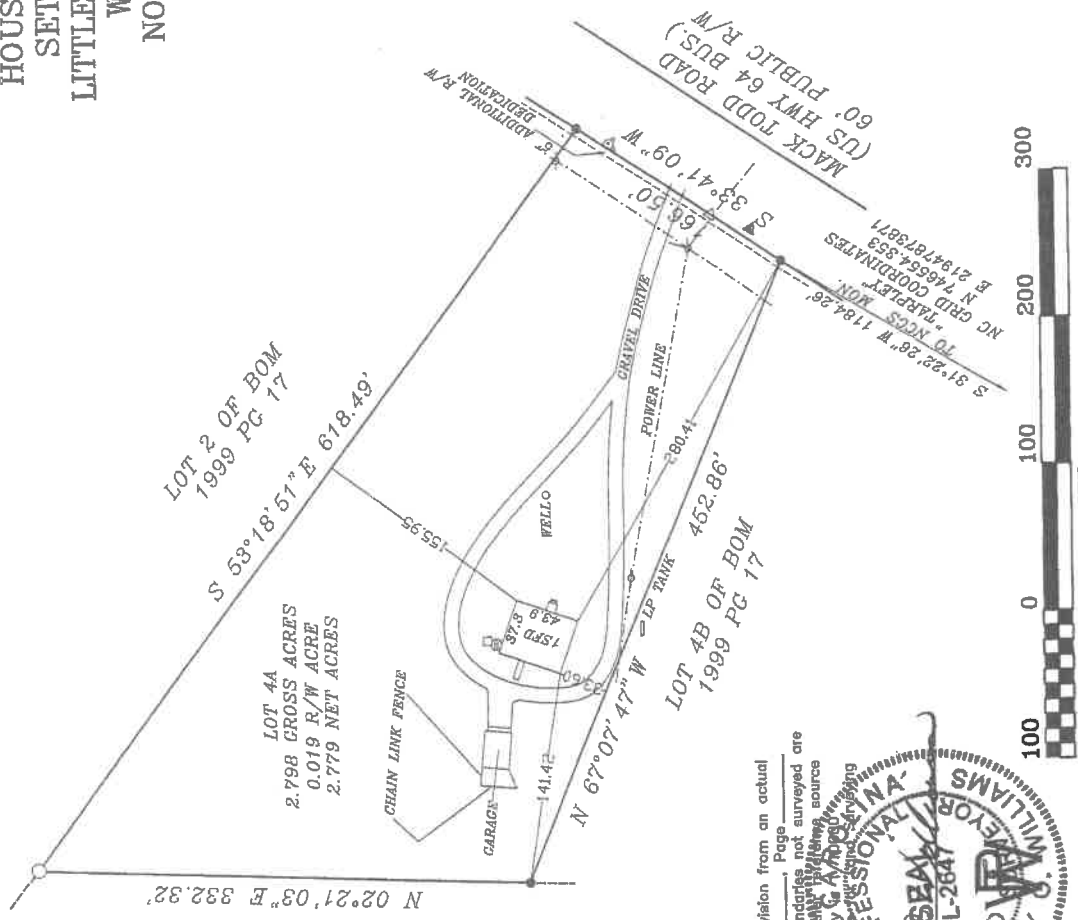
NOTE: THIS PROPERTY IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

**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 & BGW
CHECKED BY: DOW
DATE: 01-24-2018
SCALE: 1" = 100'
JOB: JAK4 CF
FB: 1226



I, DANNY O. WILLIAMS, certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book _____ Page _____ or other reference source _____ BOM 1999 PG 17); that the boundaries not surveyed are indicated as drawn from information in Book _____ page _____ of _____ source and that this map meets the requirements of the Standards of Professional Land Surveying in North Carolina (21 NCAC 56.16000).



This 24TH day of JANUARY, 2018.
 P. L. S. L-2647
WILLIAMS - PEARCE and ASSOC.
PROFESSIONAL LAND SURVEYORS, DANNY O. WILLIAMS
 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**:

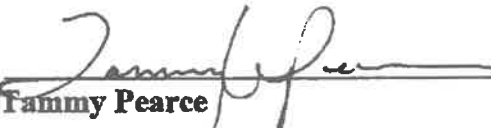
Easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for the year 2018.

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

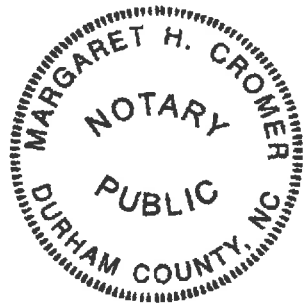
I, Margaret H. Cromer, a notary public of the above county and state, do hereby certify that **Donald Lee Pearce and Tammy Pearce** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal on March 7, 2018.



Notary Public

My Commission Expires: 3-31-2020



CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
03-07-2018 AT 14:19:58
STATE OF NC REAL ESTATE
EXCISE TAX: \$313.00
BOOK: 017063 PAGE: 00880 - 00881

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.

Address	Owner
1700 OLD ZEBULON RD	KNOTT, MARSH WENDELL JR
1560 MACK TODD RD	WHITLEY, BRENDA R WHITLEY, STACEY LANDON
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



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.



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

1794572709

(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)):

Annexation into the Town of Zebulon for the puprose of obtaining acces 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 Zones 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
Location: 1616 Mack Todd Road		
Property PIN(s): 1794572709		Acreage/Square Feet: 2.78
Property Owner: Seth Huntsinger		
Address: 1616 Mack Todd Road		
City: Zebulon	State: NC	Zip: 27597
Phone: 919-337-2685		Email: sch1992@yahoo.com
Developer:		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email:
Engineer:		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email:
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 1st Monday of each month at 7:00 p.m. and Joint Public Hearings are scheduled for the 2nd 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 Gordon	5116 Bayard Crescent	410-765-960	waygordon@gmail.com
2	blen Todd		919-441-9116	
3				
4				
5				
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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 multi unit development

Applicant Response: No this is for water access only

Question/ Concern #2 The annex won't affect 1637 Mack Todd Rd

Applicant Response: This is for my parcel

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.

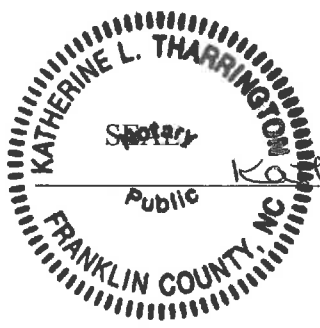
I, SETH HUNTSINGER, do hereby declare as follows:
Print Name

- I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Master Subdivision Plan, or Special Use Permit.
- 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.
- The meeting was conducted at 1616 Mack Todd Road, Zebulon, NC 27597 (location/address) on July 21, 2024 (date) from 5PM (start time) to 7PM (end time).
- I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.
- I have prepared these materials in good faith and to the best of my ability.

7/30/2024 By: Seth Huntsinger
Date

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.



Katherine L. Tharrington

Notary Public

Katherine L. Tharrington

Print Name

My Commission Expires:
8 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 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)

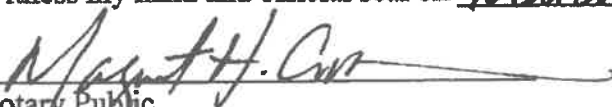


Tammy Pearce (SEAL)

State of North Carolina
County of Durham

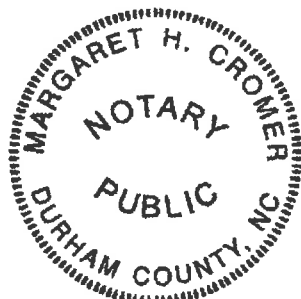
I, Margaret H. Cromer, a notary public of the above county and state, do hereby certify that Donald Lee Pearce and Tammy Pearce personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal on March 7, 2018.

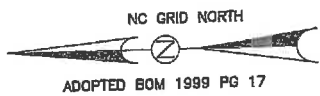


Notary Public

My Commission Expires: 3-31-2020

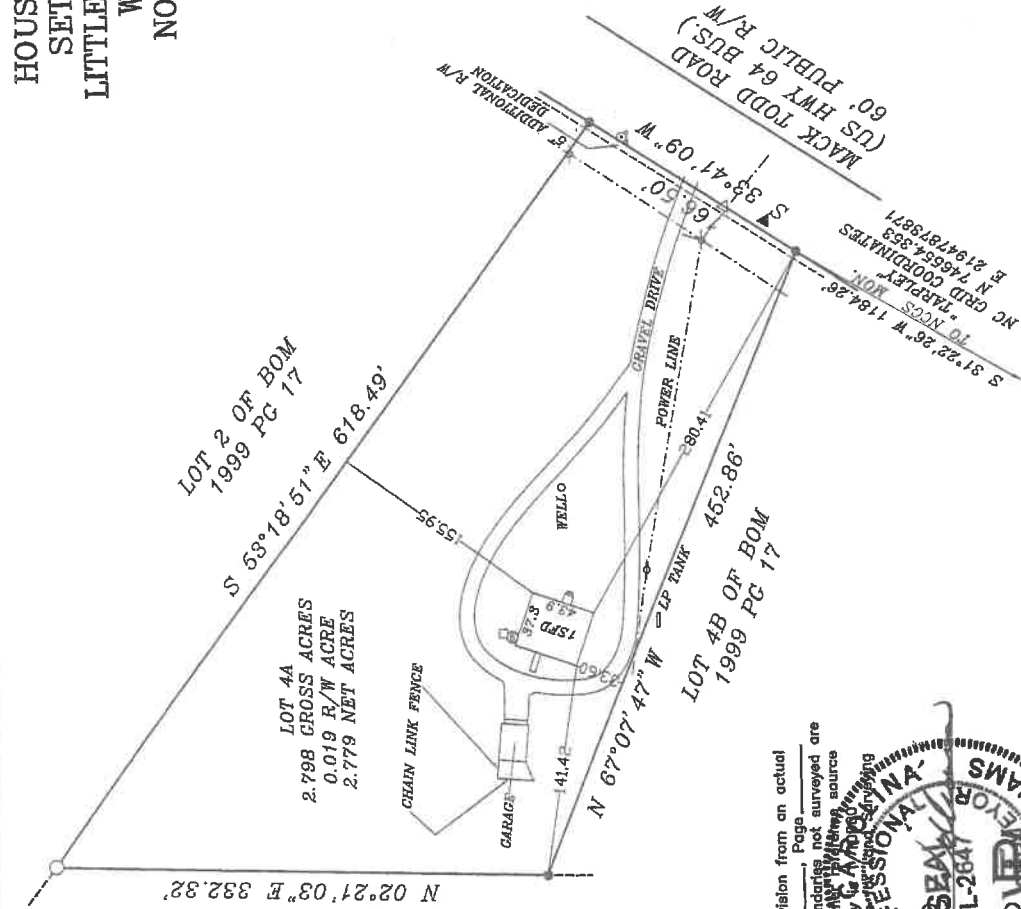


HOUSE LOCATION FOR
 SETH HUNTSINGER
 LITTLE RIVER TOWNSHIP
 WAKE COUNTY
 NORTH CAROLINA

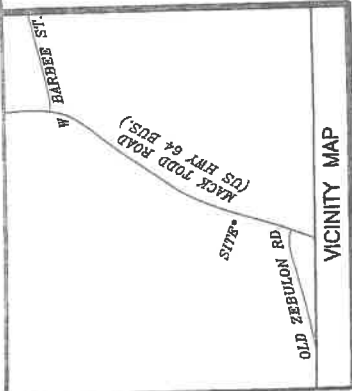


- LEGEND
- EXISTING IRON PIPE
 - △ PHONE BOX
 - ⊗ WATER METER
 - ⊙ SEWER CLEANOUT
 - ▲ CABLE TV BOX
 - POWER POLE
 - ⊕ FIRE HYDRANT
 - SEPTIC TANK

DRAWN BY: DOW & BGW
 CHECKED BY: DOW
 DATE: 01-24-2018
 SCALE: 1" = 100'
 JOB: JAK4 CF
 FB: 1226



GRAPHIC SCALE - FEET
 S:\NEWMAPS\SETH HUNTSINGER\FINAL LOT 4A.DWG



VICINITY MAP
 PROPERTY ADDRESS:
 1616 MACK TODD RD.
 ZEBULON, NC 27597

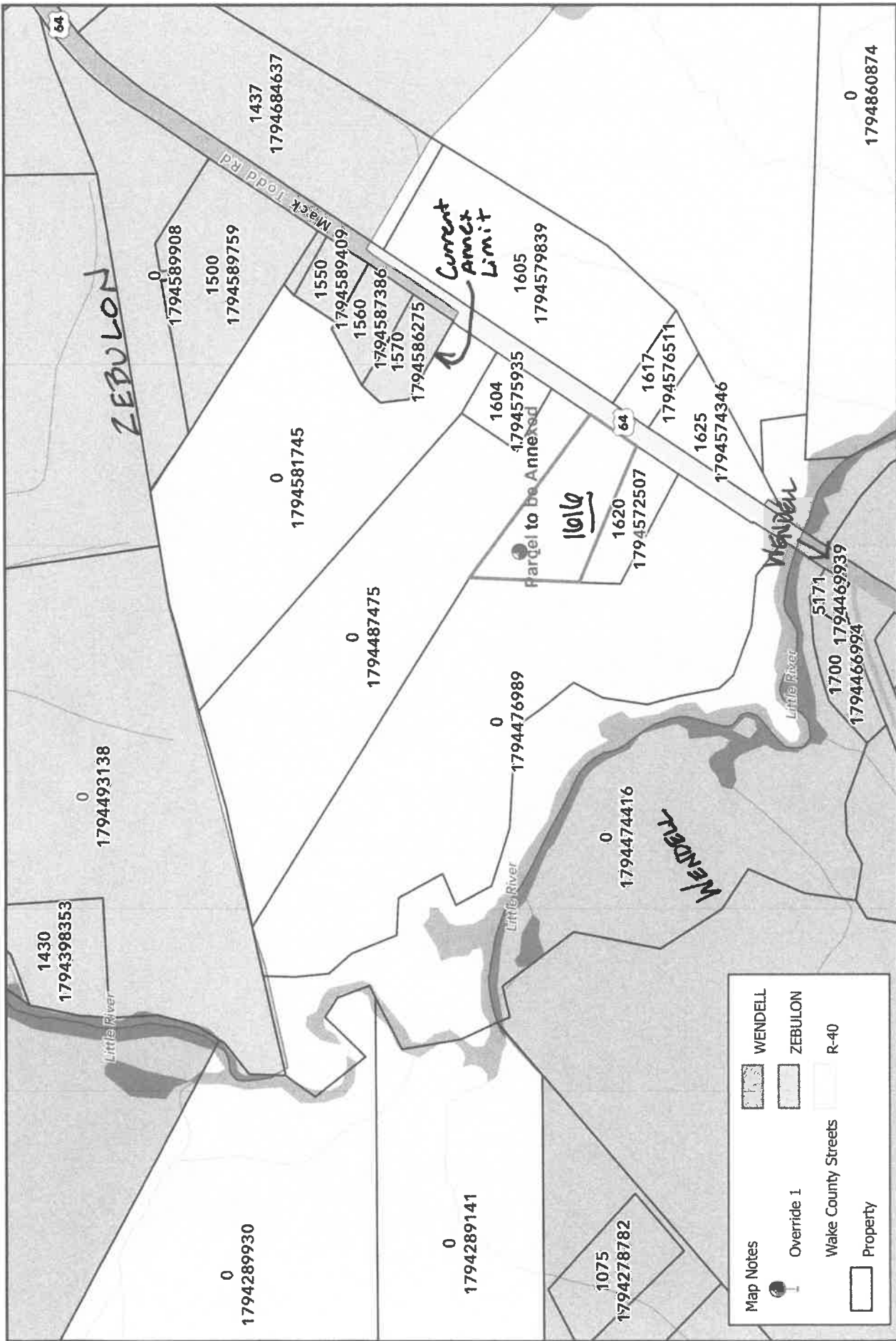
NOTE: BEING LOT 4A OF JAMES PEARCE DIVISION
 AS RECORDED IN BOOK OF MAPS 1999 PAGE 17.
 NOTE: AREA COMPUTED BY COORDINATE METHOD.

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 (Bead description recorded in Book _____ Page _____ or other reference source BOM 1999 Pg. 17 _____); that the boundaries not surveyed are indicated as drawn from information in Book _____ page _____ of the same source BOM 1999 PG 17 _____; that the ration of precision or positional accuracy is _____ and that this map meets the requirements of The Standards of Professional Surveying in North Carolina (21 NCAC 56.1800).



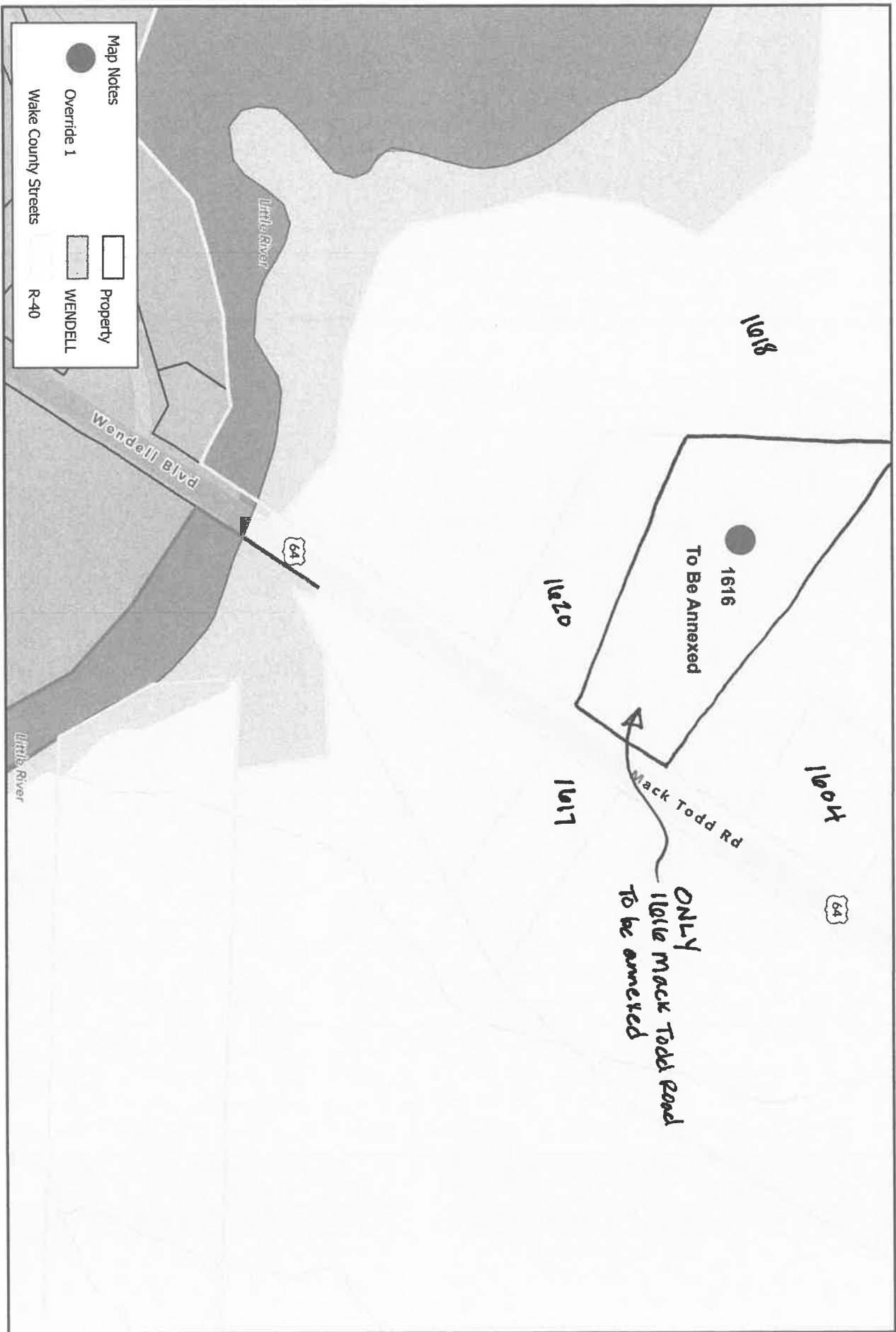
This 24TH day of JANUARY • 2018.
 P. L. S. L-2647
WILLIAMS - PEARCE and ASSOC.
PROFESSIONAL LAND SURVEYORS,
 1000 N. ARENDELL AVE.
 P.O. BOX 892, ZEBULON, N.C. 27597
 PHONE: 919-269-9605 LIC. # C-0243



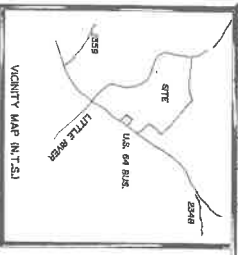
Disclaimer:
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use or its interpretation.

1616 Mack Todd RD Area Map

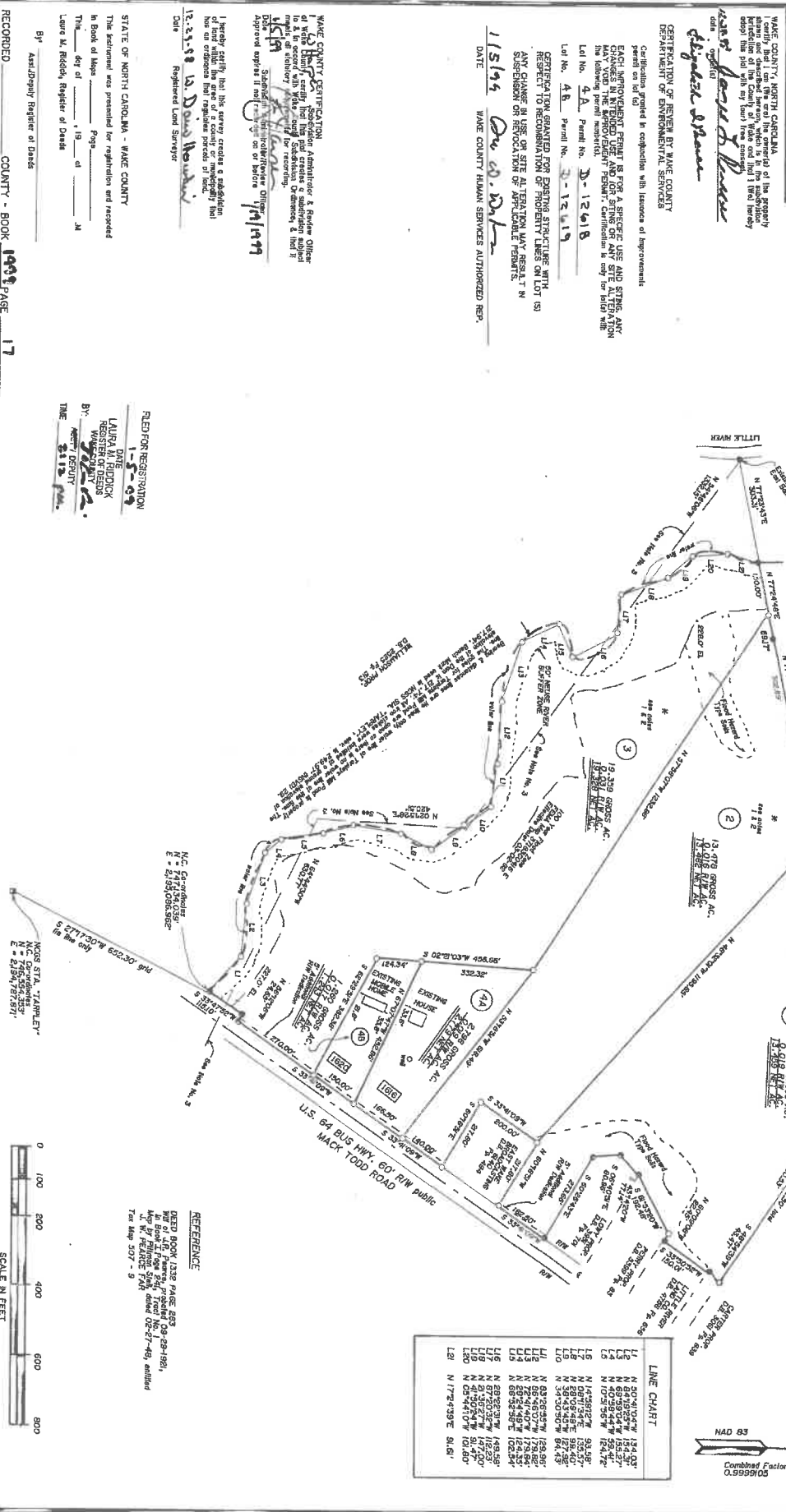
1616 Mack Todd Road - VICINITY MAP



Disclaimer
IMaps makes 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.



- NOTES**
- 1 - A notice of pending litigation is on file with the Clerk of Superior Court, Wake County, North Carolina. The notice is dated 10/11/2023 and is captioned "James Leamon Pearce & Wife vs. David Hawkins".
 - 2 - Flood Hazard Zone data is provided for information only. It is not a guarantee of accuracy and is not to be used for any purpose other than general information.
 - 3 - The property is located in the unincorporated area of Wake County, North Carolina. It is not within the jurisdiction of any city or town.



WAKE COUNTY CERTIFICATION
I, **David Hawkins**, Registration Administrator & Register Officer for Wake County, North Carolina, do hereby certify that the foregoing plat is a true and correct copy of the original survey as shown to me by the surveyor, **James Leamon Pearce & wife Elizabeth I. Pearce**, and that the same is in accordance with the provisions of the laws of the State of North Carolina relating to surveys and registration of land.

DATE: **12-21-23** at **12:00 PM**

Approved signature of Register Officer: *[Signature]*

STATE OF NORTH CAROLINA - WAKE COUNTY
The instrument was presented for registration and recorded in Book of Maps Page _____
This _____ day of _____, 19____ at _____
Laura M. Riddick, Register of Deeds

By: **Assistant Register of Deeds**

RECORDED COUNTY - BOOK **1993** PAGE **17**

LEGEND
Shading for State
Shading for County
Shading for Township
Shading for Section
Shading for Block
Shading for Lot
Shading for Parcel
Shading for Easement
Shading for Right-of-Way
Shading for Other

REGISTER FOR REGISTRATION
LAURA M. RIDDICK
REGISTER OF DEEDS
BY: **DAVID HAWKINS**
REGISTER OFFICER
TIME: **12:00 PM**

PROPERTY DIVISION FOR
JAMES LEAMON PEARCE & wife
ELIZABETH I. PEARCE
ZONED: **R 40** TAX MAP: **1794.0** PARCEL NO.: **49-6127**
TOWNSHIP: **CITY** or **TOWNSHIP** COUNTY: **WAKE**
DRAWN BY: **W. DAVID HAWKINS** SCALE: **1" = 200'** DATA DISK
CHECKED BY: **W. DAVID HAWKINS** FIELD BOOK: **PAGE 27** DATE: **10-27-98**
PHONE: **(919) 269-8868**

REFERENCE
DEED BOOK 1339 PAGE 882
W. DAVID HAWKINS, Register Officer, Wake County, North Carolina, do hereby certify that the foregoing plat is a true and correct copy of the original survey as shown to me by the surveyor, **James Leamon Pearce & wife Elizabeth I. Pearce**, and that the same is in accordance with the provisions of the laws of the State of North Carolina relating to surveys and registration of land.

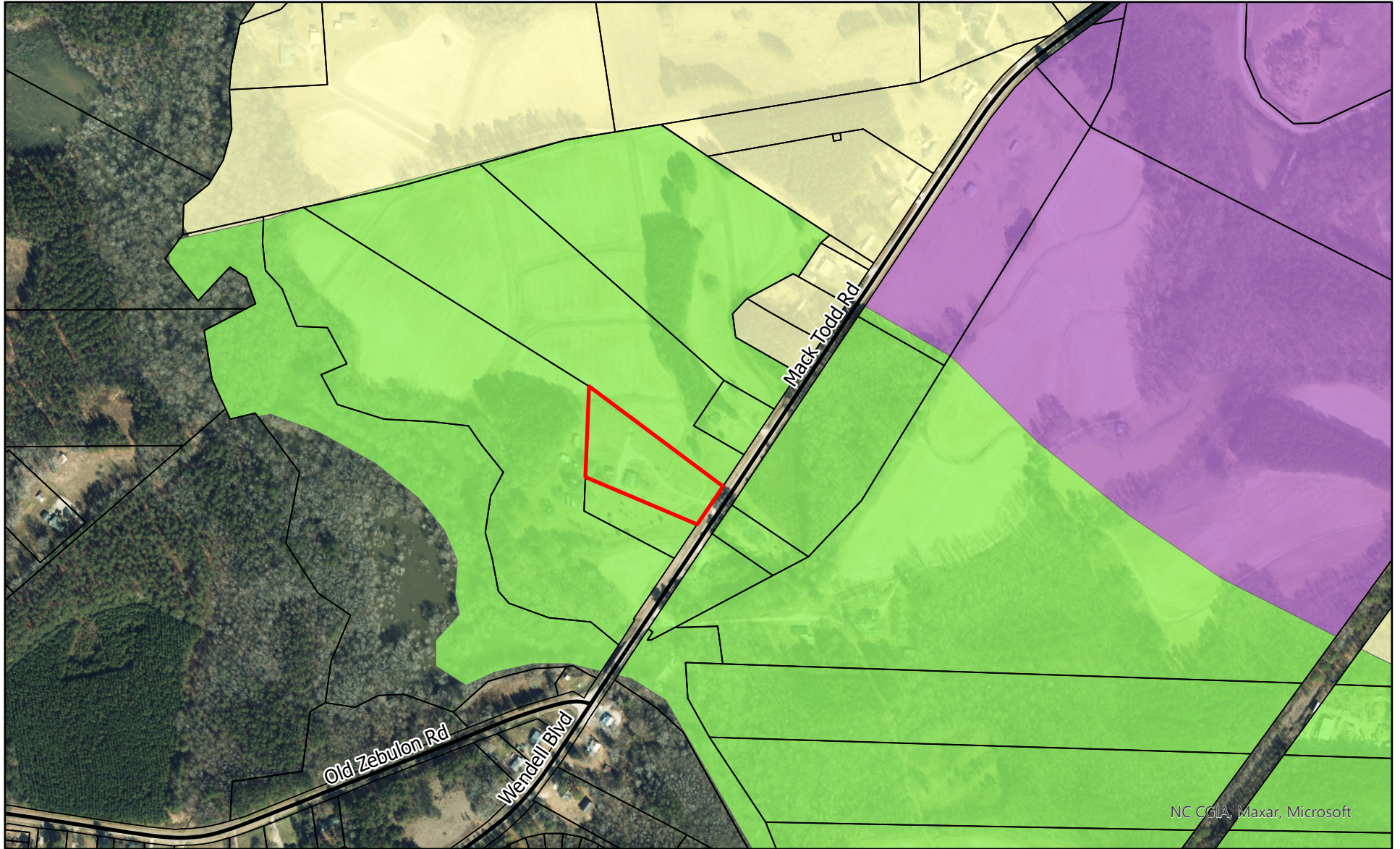
S492-23

PROPERTY WITHIN 750'

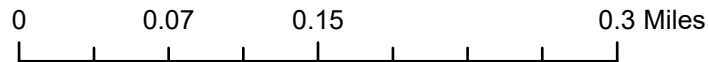
Mack Todd Properties, LLC


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	
1560 MACK TODD RD	WHITLEY, BRENDA R WHITLEY, STACEY LONDON	1485 RICHARDSON RD	ZEBULON NC 27597-7245	ZEBULON NC 27597-1128
5172 WENDELL BLVD	PARRISH REALTY CO OF ZEBULON INC	PARRISH REALTY CO OF ZEBULON INC	PO BOX 1128	
0 WENDELL BLVD	WENDELL TOWN OF	409 LANDING VIEW DR	WENDELL NC 27591-4559	
0 MACK TODD RD	RIVER EDGE ACRES	409 LANDING VIEW DR	ZEBULON NC 27597-9227	
0 MACK TODD RD	ADAMS, JOHN MARK	810 PONY RD	HOLLY SPRINGS NC 27540-9404	
0 MACK TODD RD	HILL, DANNY JONATHAN	209 NORWALK ST	RALEIGH NC 27603-7831	
1617 MACK TODD RD	HILL, DANNY CHRISTOPHER HILL, BARRY LORAN	6000 MAL WEATHERS RD	ZEBULON NC 27597-6907	
1605 MACK TODD RD	COLLINS, JERADA L HEIRS	1617 MACK TODD RD	4106 ENGLISH GARDEN WAY	
0 OLD ZEBULON RD	WENDELL TOWN OF THE & ZEBULON TOWN OF THE	409 LANDING VIEW DR	WENDELL NC 27591-4559	RALEIGH NC 27612-4351
0 MACK TODD RD	PEARCE, MARK TYLER	16 CLEAR CREEK CIR	GARNER NC 27529-6254	
0 MACK TODD RD	PEARCE, LISA S	704 BELLANE DR	GARNER NC 27529-3831	
1616 MACK TODD RD	HUNTSINGER, SETH	1616 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 27597-6807	
1570 MACK TODD RD	ADAMS, DAVID JONATHAN ADAMS, JOHN MARK	6000 MAL WEATHERS RD	RALEIGH NC 27603-7831	
1604 MACK TODD RD	MILLAIN, JORGE REFUGIO MUNOZ GONZALEZ, ARACELI RODRIGUEZ	1604 MACK TODD RD	ZEBULON NC 27597-6906	


Future Land Use




NC CGIA, Maxar, Microsoft




 1616 Mack Todd


 Parcels


 Streets

Zebulon_FutureLandUse

Land Use/Character

 Rural Residential (RR)

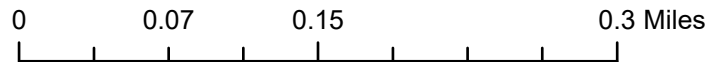
 Suburban Residential (SR)




 Industrial Heavy (IH)

Aerial Map

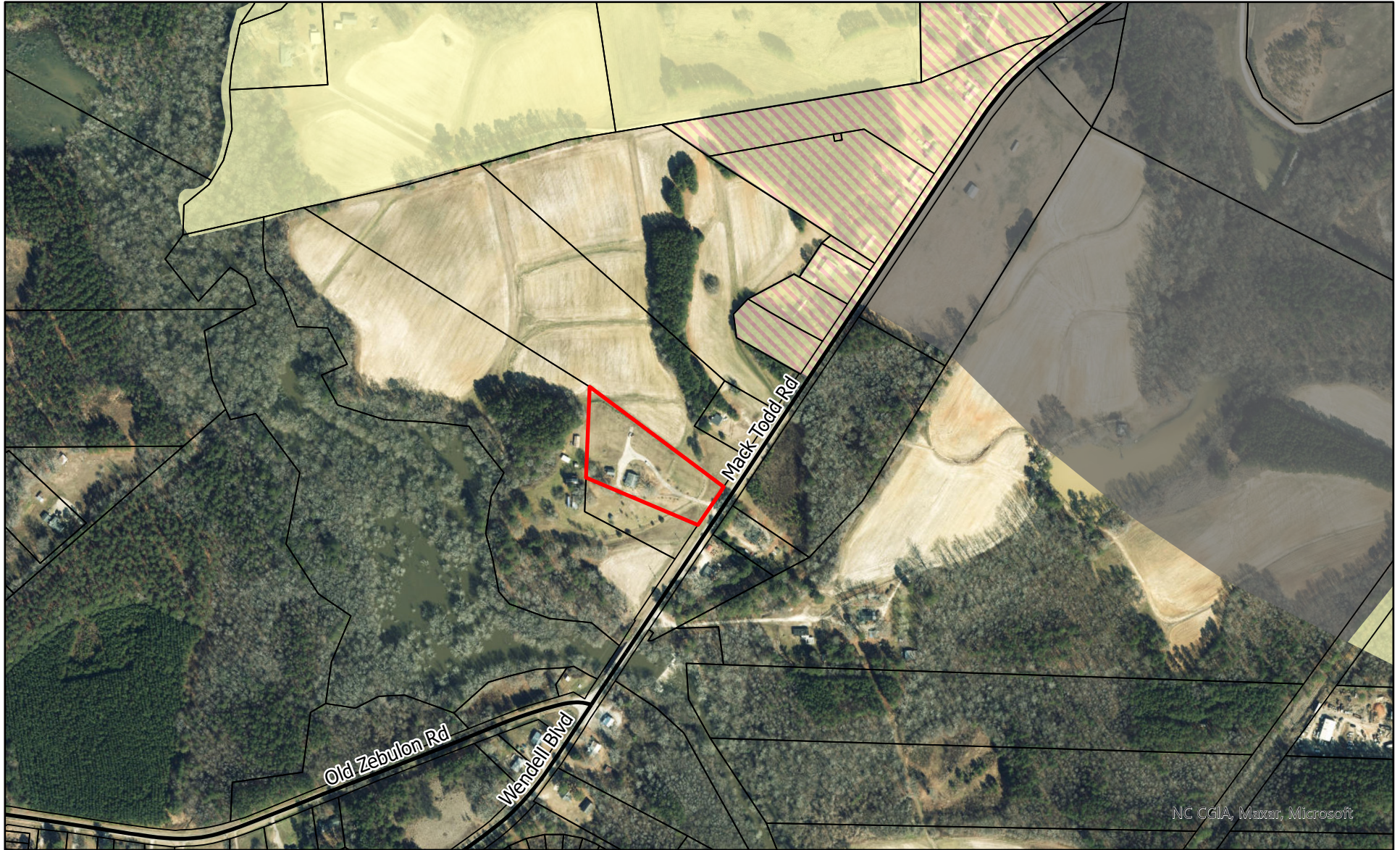


NC CGLA, Maxar, Microsoft

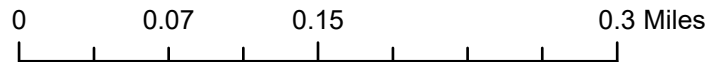



-  1616 Mack Todd
-  Parcels
-  Streets


Zoning Map




NC CGIA, Maxar, Microsoft



 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 11th 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 11th day of September 2024.



[signature of Notary]

E. McKinney Warner

[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 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 6th & 13th

Address	Owner
1700 OLD ZEBULON RD	KNOTT, MARSH WENDELL JR
1560 MACK TODD RD	WHITLEY, BRENDA R WHITLEY, STACEY LANDON
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



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	
RESIDENTIAL USE CLASSIFICATION																
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
INSTITUTIONAL USE CLASSIFICATION																
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
COMMERCIAL USE CLASSIFICATION																
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	4.3.5.X ; 4.3.5.Y
INDUSTRIAL USE CLASSIFICATION																
Solar Farm	.	S	.	.	.	.	.	.	S	.	P	.	.	.	A	4.3.6.L
Wind Energy Conversion	.	S	.	.	.	.	.	S	S	S	S	.	.	.	A	4.3.6.P
AGRICULTURAL USE CLASSIFICATION																
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	

STAFF REPORT
ZONING MAP AMENDMENT 2024-03
ROJAS ZEBULON
SEPTEMBER 16, 2024

Topic: RZ 2024-03 – Rojas Zebulon
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
ZONING MAP AMENDMENT 2024-03
ROJAS ZEBULON
SEPTEMBER 16, 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.

Staff Recommendation:

Staff recommends seeking public input during a joint public hearing and referring the matter to the Planning Board for 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



APPLICATION FOR ZONING MAP AMENDMENT

PART 1. DESCRIPTION OF REQUEST/PROPERTY		
Street Address of the Property: 545 W. Barbee Street		Acreage: 0.31
Parcel Identification Number (NC PIN): 2705108929	Deed Book: 017769	Deed Page(s): 00385
Existing Zoning of the Property: R2	Proposed Zoning of the Property: HI	
Existing Use of the Property: Residential - Argriculture	Proposed Use of the Property: Contractor Office and Service Yard	
Reason for Rezoning: The land owner is requesting amendment of the zoning map for a small portion of the larger tract that connects to a public right-of-way and adjoins a heavy industrial parcel. This small portion is proposed to be combined with said adjoining parcel (PIN: 2705115915) that is within the town's city limits. The recombination will include dedication of a public right-of-way for a proposed street to access the remaining parcel. The combination of the adjoining parcel within the city limits with a portion of the subject parcel within R2 zoning will require rezoning of 0.31 acres of the subject parcel to HI zoning.		

PART 2. APPLICANT/AGENT INFORMATION		
Name of Applicant/Agent: Ralph A. and Onis E. Rojas		
Street Address of Applicant/Agent: 3008 NC Highway 97		
City: Wendell	State: NC	Zip Code: 27591
Email of Applicant/Agent: mrontimeconstruction@gmail.com	Telephone Number of Applicant/Agent: (919) 754-7086	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	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. PROPERTY OWNER INFORMATION		
Name of Property Owner: Ralph A. and Onis E. Rojas		
Street Address of Property Owner: 3008 NC Highway 97		
City: Wendell	State: NC	Zip Code: 27591
Email of Property Owner: mrontimeconstruction@gmail.com	Telephone Number of Property Owner: (919) 754-7086	Fax Number of Property Owner:

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

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



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:

<p>1. Please explain how the proposed Zoning Map Amendment advances the public health, safety, or welfare</p>
<p>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.</p>
<p>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;</p>
<p>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.</p>
<p>3. Please explain how an approval of the Zoning Map Amendment is reasonable and in the public interest;</p>
<p>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.</p>
<p>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.</p>
<p>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.</p>



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.

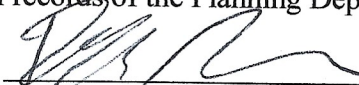

Signature of Owner

Ralph A. Rojas
Print Name

7/29/24
Date

CERTIFICATION OF PROPERTY OWNER

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


Signature of Owner

Ralph A. Rojas
Print Name

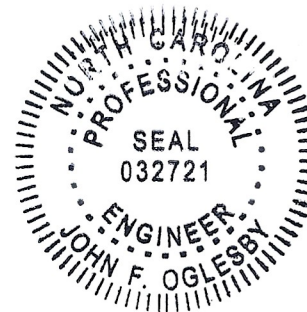
7/29/24
Date

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

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

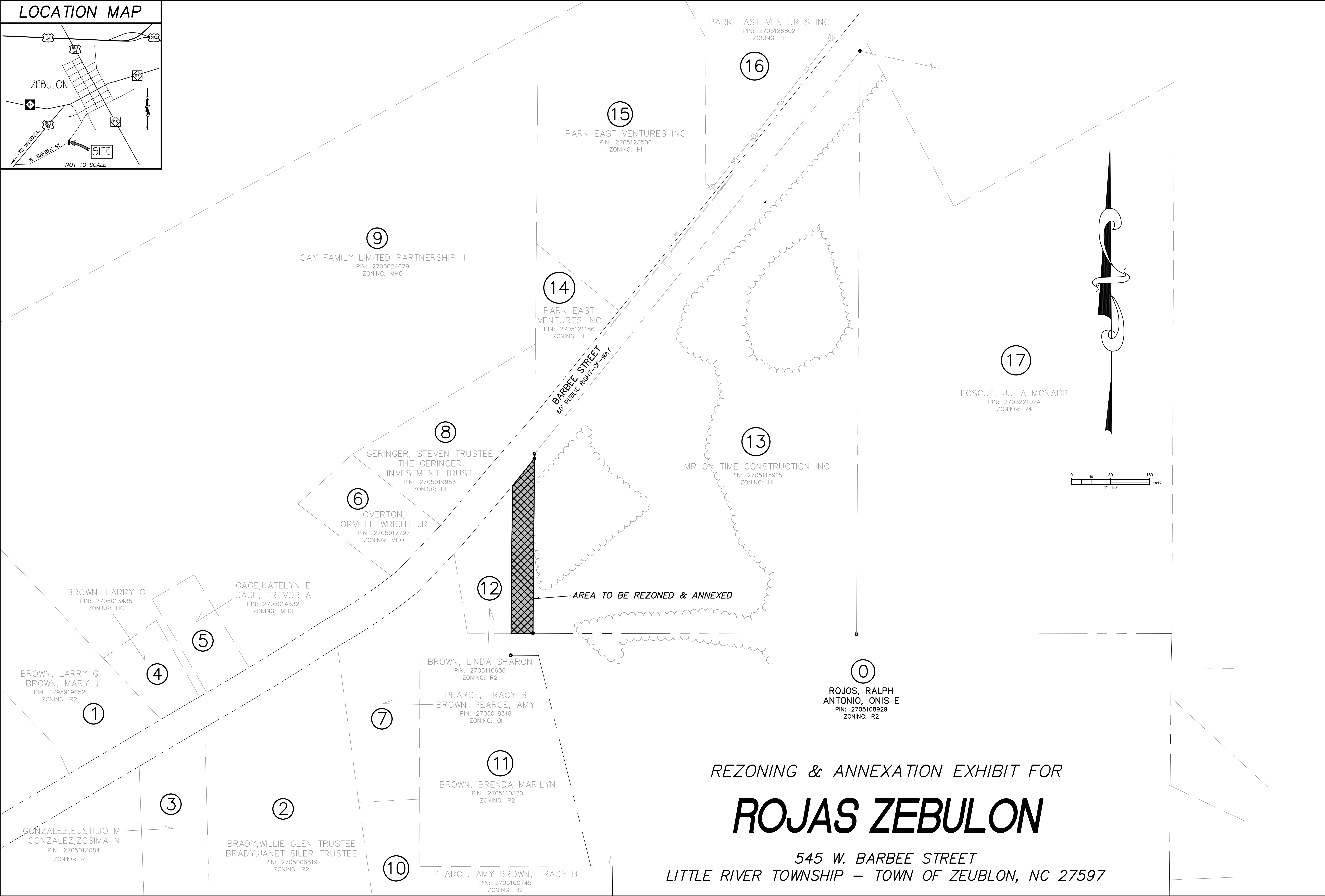
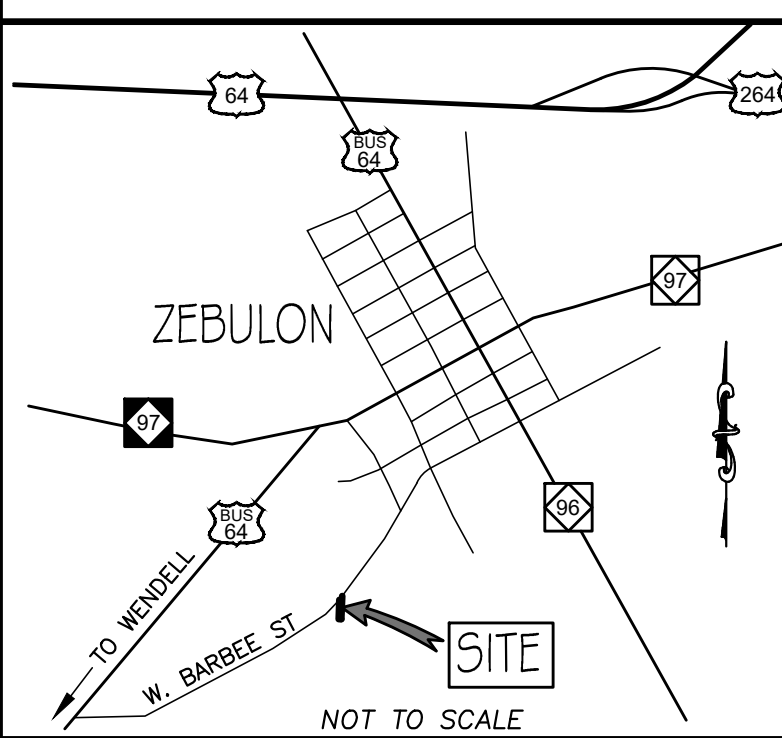
I, John F Oglesby, certify this is a complete list of properties and owners within 750 feet of the proposed area for rezoning.

Seal



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

LOCATION MAP



⑨
 GAY FAMILY LIMITED PARTNERSHIP II
 PIN: 2705024079
 ZONING: MHO

⑬
 PARK EAST VENTURES INC
 PIN: 2705121186
 ZONING: HI

⑫
 PARK EAST VENTURES INC
 PIN: 2705123506
 ZONING: HI

⑮
 FOSCUE, JULIA MCNABB
 PIN: 2705221024
 ZONING: R4

⑥
 OVERTON, ORVILLE WRIGHT JR
 PIN: 2705017797
 ZONING: MHO

⑧
 GERINGER, STEVEN TRUSTEE
 THE GERINGER INVESTMENT TRUST
 PIN: 2705019953
 ZONING: HI

⑭
 MR ON TIME CONSTRUCTION INC
 PIN: 2705115915
 ZONING: HI

①
 BROWN, LARRY G
 PIN: 2705013435
 ZONING: HC

⑤
 GAGE, KATELYN E
 GAGE, TREVOR A
 PIN: 2705014532
 ZONING: MHO

⑫
 AREA TO BE REZONED & ANNEXED

④
 BROWN, LARRY G
 BROWN, MARY J
 PIN: 1795919652
 ZONING: R2

⑦
 BROWN, LINDA SHARON
 PIN: 2705110636
 ZONING: R2

⑩
 ROJOS, RALPH
 ANTONIO, ONIS E
 PIN: 2705108929
 ZONING: R2

⑩
 PEARCE, TRACY B
 BROWN-PEARCE, AMY
 PIN: 2705018318
 ZONING: OI

③
 GONZALEZ, EUSTILIO M
 GONZALEZ, ZOSIMA N
 PIN: 2705013084
 ZONING: R2

②
 BRADY, WILLIE GLEN TRUSTEE
 BRADY, JANET SILER TRUSTEE
 PIN: 2705006819
 ZONING: R2

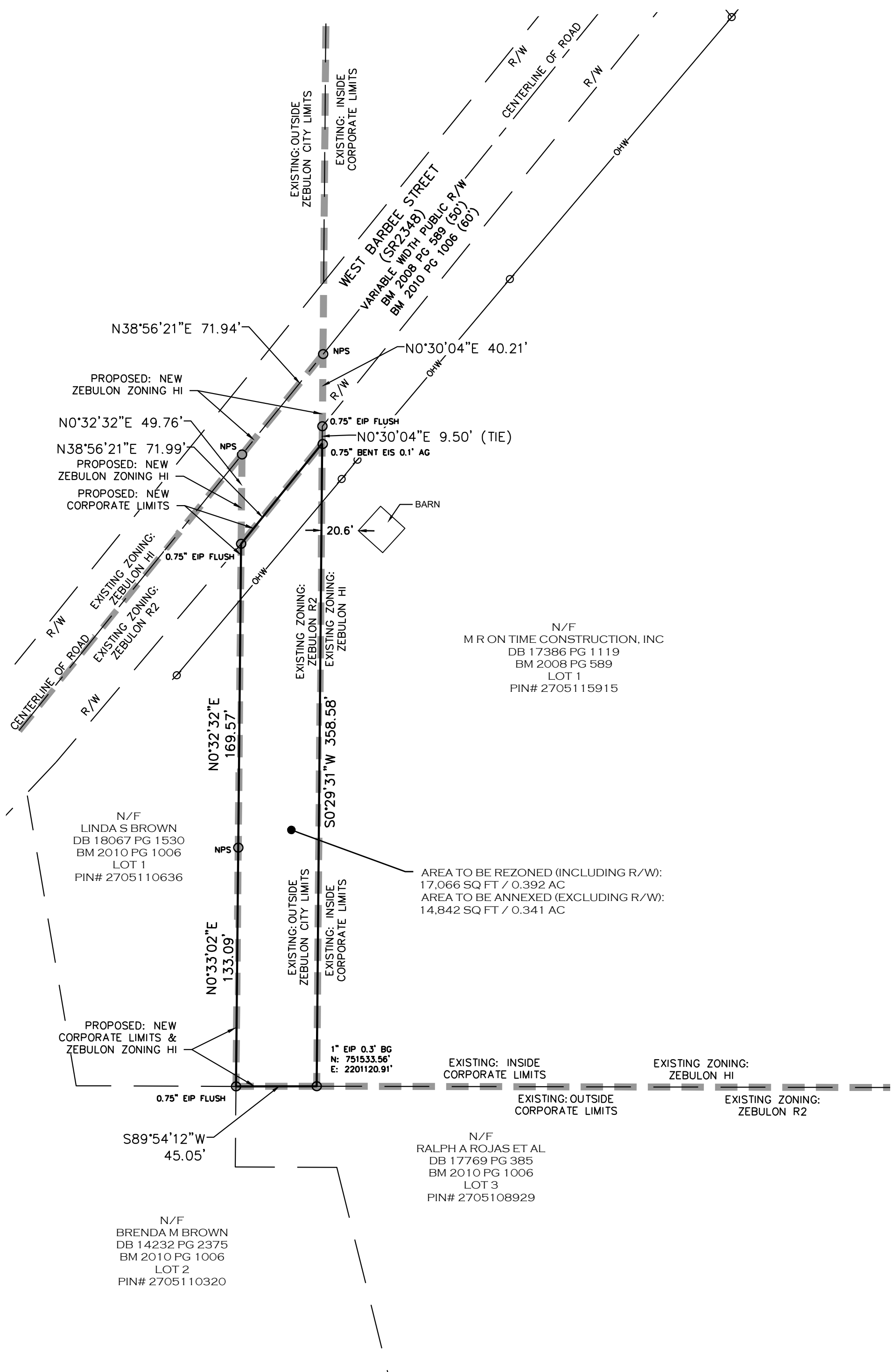
⑪
 BROWN, BRENDA MARILYN
 PIN: 2705110320
 ZONING: R2

⑩
 PEARCE, AMY BROWN, TRACY B
 PIN: 2705100745
 ZONING: R2

REZONING & ANNEXATION EXHIBIT FOR

ROJAS ZEBULON

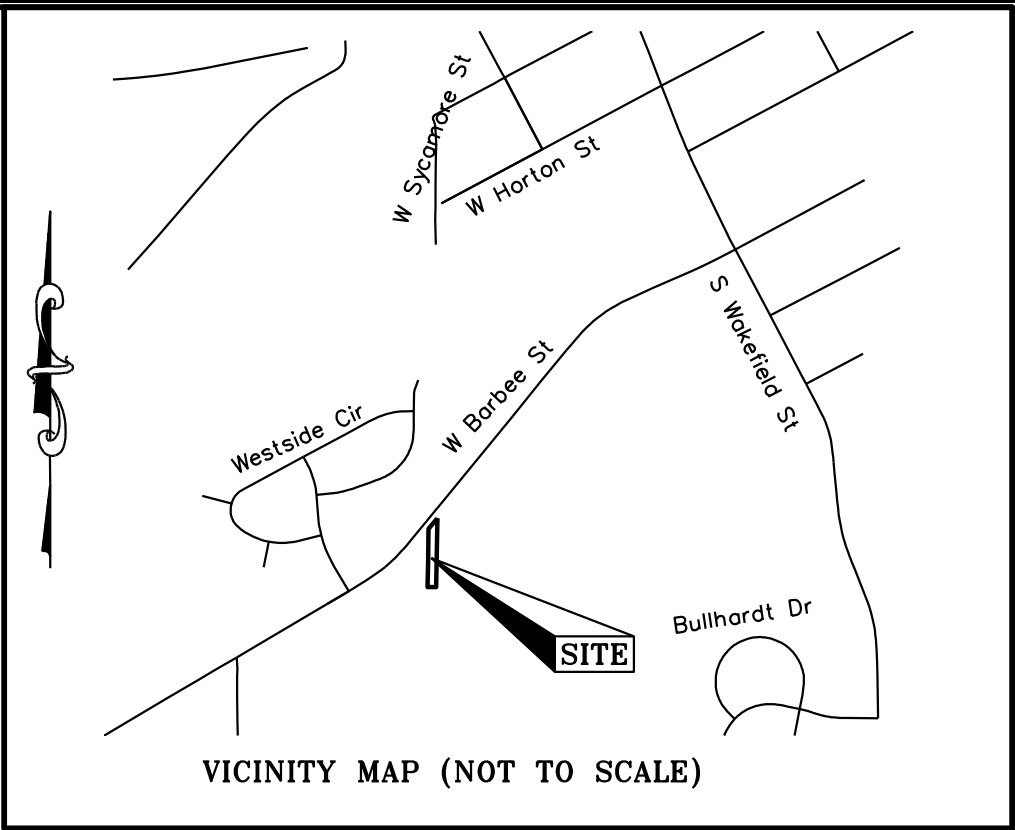
545 W. BARBEE STREET
 LITTLE RIVER TOWNSHIP – TOWN OF ZEUBLON, NC 27597



LEGEND

- PROPERTY MARKER
- UTILITY POLE
- LINE SURVEYED
- LINE NOT SURVEYED
- JUDICIAL BOUNDARY
- OVERHEAD WIRE
- EXISTING IRON PIPE
- EXISTING IRON STAKE
- 0.75" SET IRON PIPE FLUSH
- BELOW GRADE
- ABOVE GRADE
- DEED BOOK
- PAGE
- BOOK OF MAPS
- RIGHT-OF-WAY
- NORTHING
- EASTING

NC GRID NAD83 (NSRS 2011)
BASIS OF BEARINGS



CERTIFICATE OF SURVEY AND ACCURACY

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY UNDER MY SUPERVISION (DEED AND PLAT DESCRIPTIONS AS SHOWN ON THE FACE OF THIS PLAT); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED BY DASHED LINES AS DRAWN FROM INFORMATION AS SHOWN ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:20,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

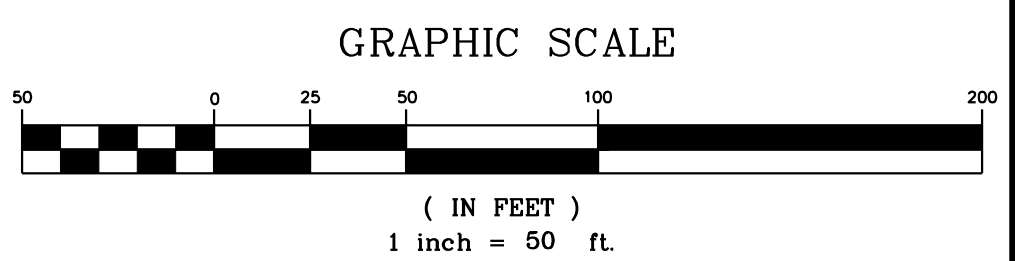
I, FURTHER, CERTIFY THIS IS A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. WITNESS MY HAND AND SEAL AS DATED.

CALE R. GALLOWAY, PLS #L-5352 07/31/2024
DATE



GENERAL NOTES:

1. BASIS OF BEARINGS: NAD 83 (2011), NORTH CAROLINA STATE PLANE COORDINATES FOR THIS PROJECT WERE ESTABLISHED BY THE VIRTUAL REFERENCING STATION (VRS) IN NOVEMBER 2021. THE INITIAL STATE PLANE COORDINATES WERE SCALED FROM A CONTROL POINT HAVING GRID COORDINATES OF N: 752098.83', E: 2201286.05', ELEV: 323.69' AND HAVING A COMBINED GRID TO GROUND SCALE FACTOR OF 1.00008941.
2. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND MEASUREMENTS IN US SURVEY FEET, UNLESS OTHERWISE NOTED. AREAS ARE BY COORDINATE COMPUTATION.
3. REFERENCES ON THE FACE OF THE MAP WERE ACQUIRED FROM THE WAKE COUNTY REGISTER OF DEEDS.
4. THE SUBJECT PARCEL SHOWN HEREON LIES IN FLOOD ZONE X (MINIMAL FLOOD RISK) PER FEMA FIRM PANEL 3720270500J, EFFECTIVE DATE 05/02/2006.
5. THE SUBJECT PARCEL IS UNDER JURISDICTION OF THE TOWN OF ZEBULON, CURRENTLY ZONED R2 PER WAKE COUNTY GIS.
6. THE LOCATION OF THE UTILITIES AS SHOWN HEREON HAVE BEEN COMPILED FROM VISIBLE STRUCTURES. THE LOCATIONS OF ALL UTILITIES SHALL BE CONSIDERED APPROXIMATE AND SHALL BE VERIFIED BY THE OWNER PRIOR TO ANY CONSTRUCTION. PRIOR TO EXCAVATION, UNDERGROUND UTILITY LOCATIONS SHOULD BE REQUESTED BY CALLING THE NORTH CAROLINA 811.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY MATTERS A FULL TITLE SEARCH MAY DISCLOSE.
8. THE SUBJECT AREAS (AS SHOWN ON THE FACE OF THE MAP) ARE PROPOSED NEW CORPORATE LIMITS TO BE ANNEXED AND REZONED FROM R2 TO HI, BEING A PORTION OF THAT PROPERTY IDENTIFIED AS PIN# 2705108929.



REVISION	DATE	DESCRIPTION
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ANNEXATION AND REZONING MAP
SITE LOCATION:
545 WEST BARBEE ST
ZEBULON, NORTH CAROLINA
LITTLE RIVER TOWNSHIP, WAKE COUNTY
PREPARED FOR:
RALPH A. & ONIS E. ROJAS



463 SECOND ST - ADYDEN - NC - 28513
252-565-2657 - NC FIRM # P-2153

Title Search	N/A	Date	JULY 31, 2024	Proj. ID	20240729
Surveyed By	GFS	Scale	1" = 50'	Sheet No.	1 OF 1
Survey Date(s)	NOV 2021				
Field Book	GFS02				

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.

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>

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: 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:

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 1st Monday of each month at 7:00 p.m. and Joint Public Hearings are scheduled for the 2nd 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.

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.

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.



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

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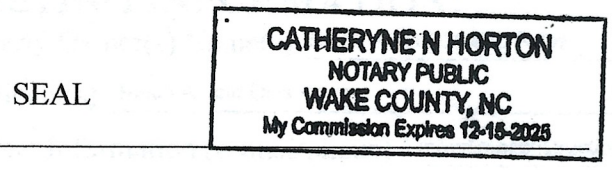
I, John F. Oglesby, do hereby declare as follows:
Print Name

- 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: John F. Oglesby

STATE OF NC
COUNTY OF Wake

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



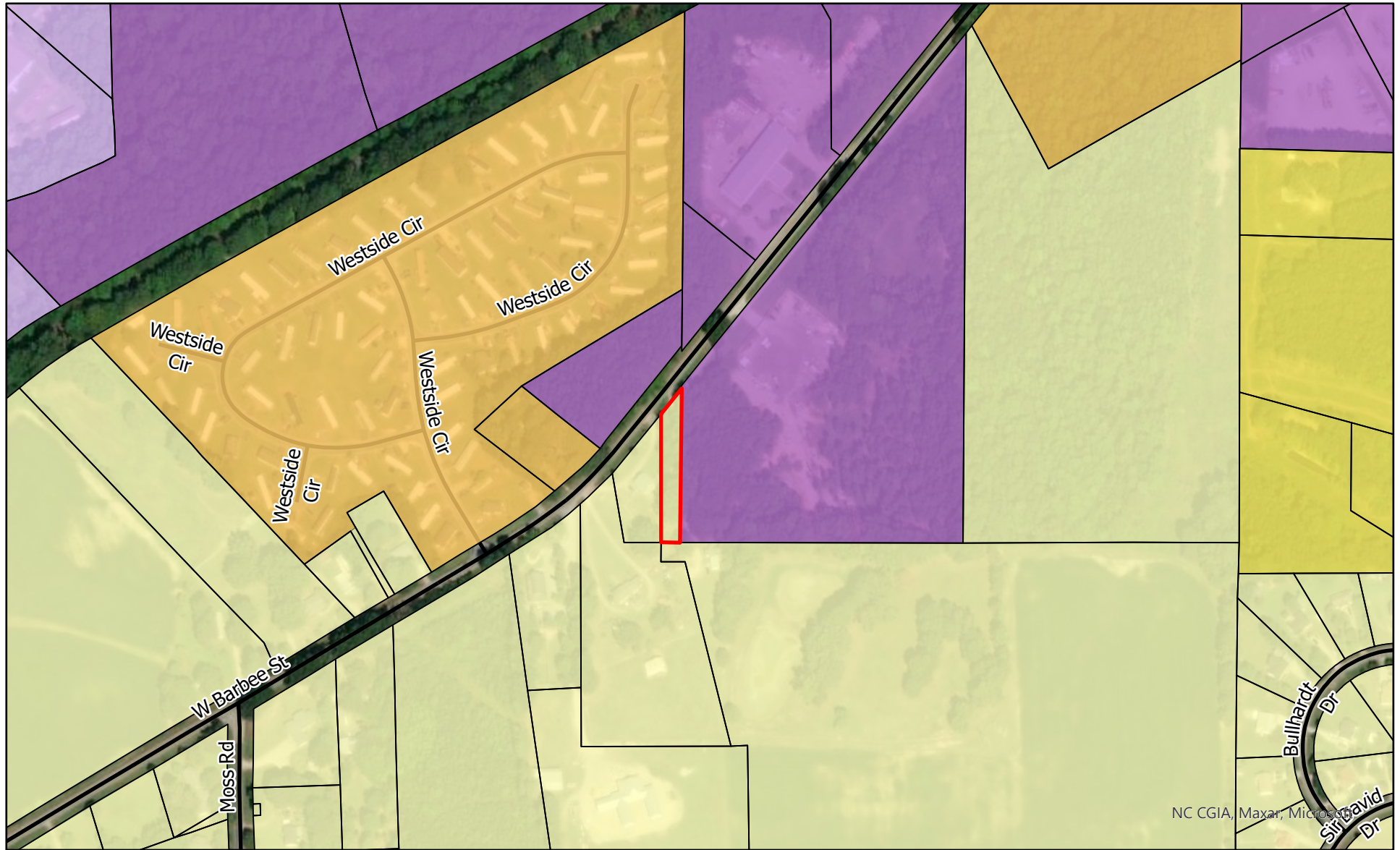
Notary Public

Catherynne Horton

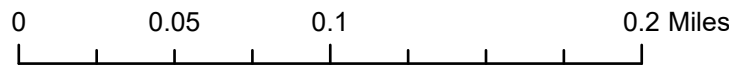
Catherynne N Horton
Print Name

My Commission Expires:
12-15-2025

Future Land Use



NC CGIA, Maxar, Microsoft






545 W Barbee St	General Residential (GR)
Parcels	Urban Residential (UR)
Streets	Industrial Light (IL)
Zebulon_FutureLandUse	
Land Use/Character	
Suburban Residential (SR)	Industrial Heavy (IH)

Aerial Map

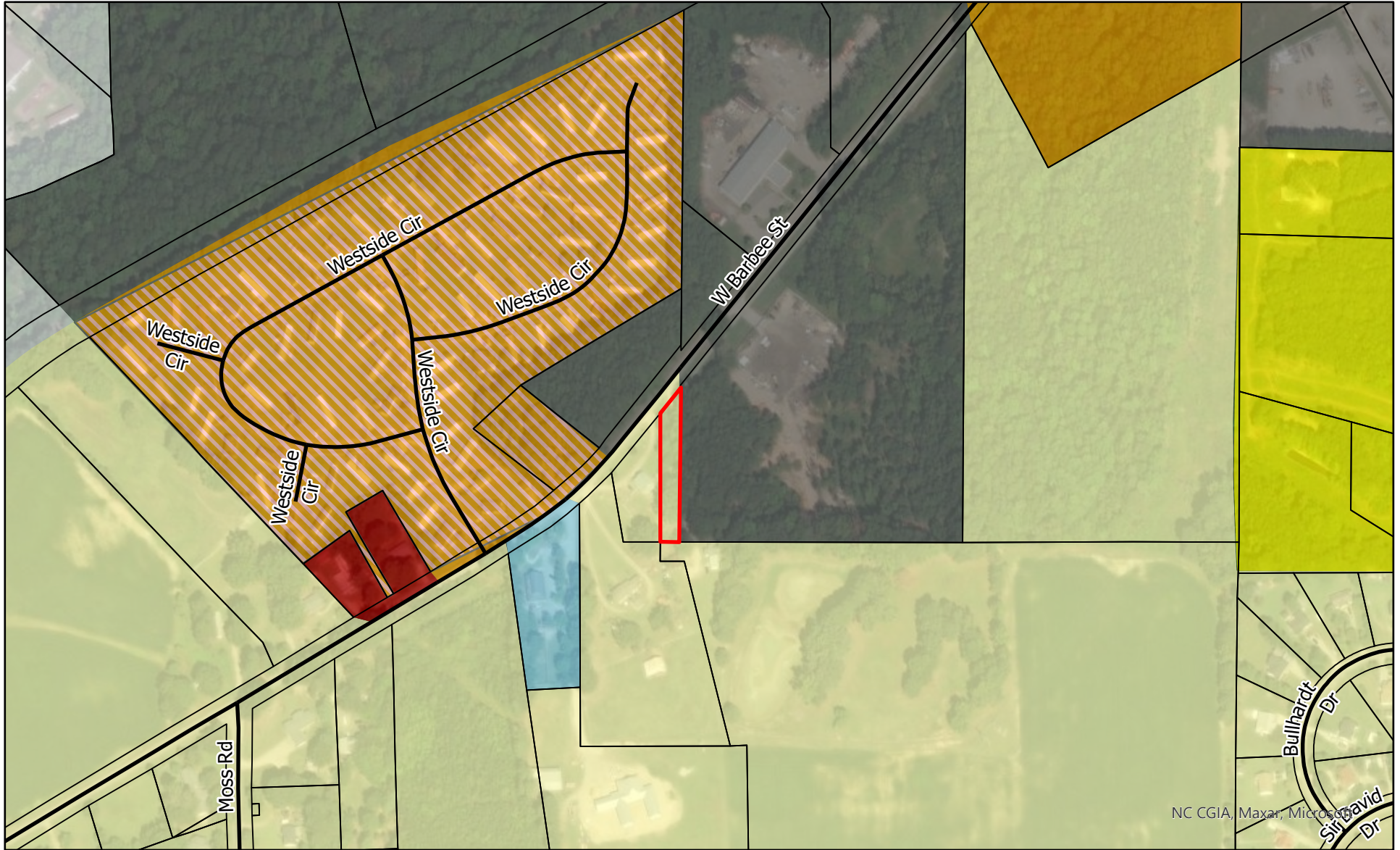


NC CGIA, Maxar, Microsat

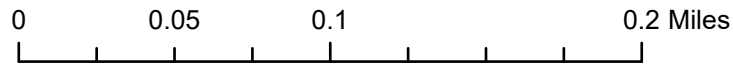













-  545 W Barbee St
-  Parcels
-  Streets

Zoning Map



NC CGIA, Maxar, Microsoft



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



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 11th 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**

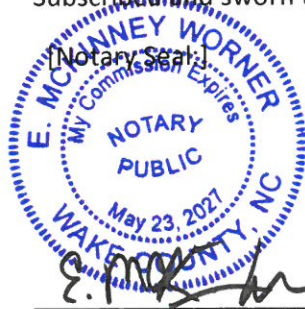
Catherine Farrell

9/11/2024

Catherine Farrell

Date

Subscribed and sworn to before me, this 11th 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 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 6th & 13th

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	WOODBIDGE VA 22192-5047
430 SIR DAVID DR	LOPEZ, HENRY M LOPEZ, JUDELKI	430 SIR DAVID DR	ZEBULON NC 27597-6807
639 BULLHARDT DR	BTR 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, KRISTAL	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, ZOSIMA N	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	
RESIDENTIAL USE CLASSIFICATION																
INSTITUTIONAL USE CLASSIFICATION																
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	4.3.4.B
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	4.3.4.E
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	4.3.4.K
Passenger Terminal	.	.	.	.	.	P	P	P	P	P	P	P	P	P	A	
School, Vocational	.	.	.	.	.	.	.	P	P	P	P	P	.	P	A	4.3.4.O
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
Telecommunications Tower, Major	.	.	.	.	.	.	.	S	S	.	P	.	.	.	.	4.3.4.Q; 4.3.4.S
Telecommunications Tower, Minor or Concealed	.	.	S	S	S	S	S	S	P	P	P	S	.	.	A	4.3.4.Q; 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, Major	.	.	.	.	.	.	P	P	P	P	P	P	.	P	A	4.3.4.T
Utility, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	4.3.4.I
COMMERCIAL USE CLASSIFICATION																
Aircraft Parts, Sales, and Maintenance	.	.	.	.	.	.	.	.	P	P	P	.	.	.	A	
Animal Day Care / Grooming	P	P	P	P	.	P	.	.	P	A	4.3.5.B
Animal Shelter	S	.	S	4.3.5.C
Auction House	P	P	P	.	P	.	.	P	A	

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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	·	4.3.5.F
Automotive Sales and Rentals	·	·	·	·	·	·	P	P	P	·	P	·	·	P	A	4.3.5.G
Automotive Painting/Body Shop	·	·	·	·	·	·	·	P	P	·	P	·	·	·	·	4.3.5.H
Automotive Wrecker Yard	·	·	·	·	·	·	·	·	P	·	P	·	·	·	·	4.3.5.I
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	4.3.5.AA
Microbrewery, Microwinery, or Microdistillery	·	·	·	·	·	S	P	P	P	·	P	·	P	P	A	4.3.5.DD
Outdoor Commercial Recreation	·	·	·	·	·	·	·	P	S	·	S	·	·	·	A	4.3.5.FF
Outdoor Storage	·	·	·	·	·	·	·	·	P	·	P	·	·	·	·	4.3.5.GG
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	4.3.5.HH
Parking Structure	·	·	·	·	S	S	P	P	P	P	P	P	P	P	A	4.3.5.II
Racetrack	·	·	·	·	·	·	·	·	S	·	S	·	·	·	·	
Recreational Vehicle Park	·	·	·	·	S	·	·	·	S	·	S	·	·	·	A	4.3.5.LL
Self Service Storage, External Access Only	·	·	·	·	·	·	·	S	P	·	P	·	·	·	A	4.3.5.QQ
Self Service Storage, Internal Access Only	·	·	·	·	·	·	S	S	P	·	P	·	·	P	A	4.3.5.QQ
Truck Stop	·	·	·	·	·	·	·	P	P	·	P	·	·	·	·	4.3.5.II
INDUSTRIAL USE CLASSIFICATION																
Asphalt or Concrete Plant	·	·	·	·	·	·	·	·	S	·	S	·	·	·	·	4.3.6.A

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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	·	·	·	·	4.3.6.B
Electrical, Plastic, or Plumbing Fabrication	·	·	·	·	·	·	·	·	P	·	P	·	·	·	·	
Extractive Industry	·	·	·	·	·	·	·	·	S	·	S	·	·	·	·	4.3.6.C
Flex Space	·	·	·	·	·	·	·	P	P	P	P	·	·	P	A	4.3.6.D
Fuel Oil/Bottled Gas Distributor	·	·	·	·	·	·	·	·	·	·	S	·	·	·	·	4.3.6.E
Gas Energy Conversion	·	·	·	·	·	·	·	·	·	·	S	·	·	·	·	
General Industrial Services	·	·	·	·	·	·	·	S	P	P	P	·	·	S	A	
Landfill	·	·	·	·	·	·	·	·	·	·	S	·	·	·	·	4.3.6.F
Makerspace	·	·	·	·	·	·	P	P	P	P	P	·	P	P	A	4.3.6.G
Manufacturing, Heavy	·	·	·	·	·	·	·	·	S	S	P	·	·	·	·	4.3.6.H
Manufacturing, Light	·	·	·	·	·	·	·	·	P	P	P	·	·	·	A	4.3.6.H
Metal Fabrication	·	·	·	·	·	·	·	·	P	P	P	·	·	·	A	
Public Convenience Center/Transfer Station	·	·	·	·	·	·	·	·	P	·	P	·	·	·	·	4.3.6.I
Recycling Center	·	·	·	·	·	·	·	S	P	·	P	·	·	S	A	4.3.6.J
Research and Development	·	·	·	·	·	·	·	S	P	P	P	S	·	P	A	
Salvage or Junkyard	·	·	·	·	·	·	·	·	S	·	S	·	·	·	·	4.3.6.K
Solar Farm	·	S	·	·	·	·	·	·	S	·	P	·	·	·	A	4.3.6.L
Truck or Freight Terminal	·	·	·	·	·	·	·	·	S	P	P	·	·	·	A	4.3.6.M
Warehouse, Distribution	·	·	·	·	·	·	·	·	P	P	P	·	·	·	A	4.3.6.N
Warehouse, Storage	·	·	·	·	·	·	·	·	P	P	P	·	·	P	A	4.3.6.N
Waste Composting	·	·	·	·	·	·	·	·	S	·	S	·	·	·	·	
Wholesale Sales	·	·	·	·	·	·	·	P	P	P	P	·	·	·	A	4.3.6.O
Wind Energy Conversion	·	S	·	·	·	·	·	S	S	S	S	·	·	·	A	4.3.6.P
AGRICULTURAL USE CLASSIFICATION																
Agriculture and Horticulture	P	P	·	·	·	·	·	·	P	·	P	·	·	·	A	4.3.7.A
Agricultural Support Services	·	·	·	·	·	·	P	P	P	·	P	·	·	·	A	4.3.7.B

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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
Animal Husbandry	P	S	·	·	·	·	·	·	·	·	S	·	·	·	A	4.3.7.C

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.

Topic: PD 2024-03 1800 Shepards 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 Shepards 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 designations allow a mixture of product types, with increased open space to preserve an overall suburban character (Land Use and Development Page 13 & 14, 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 Shepards School Rd. The development plans satisfy the requirements.

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

The Park Master Plan does identify a 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 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 as residential lot.

Staff Recommendation:

Staff recommends accepting public comment and referring the matter to the Planning Board for consideration.

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)



Town of Zebulon

Planning Department

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

PART 1. DESCRIPTION OF REQUEST/PROPERTY		
Street Address of the Property:		Acreage:
Parcel Identification Number (NC PIN):	Deed Book:	Deed Page(s):
Existing Zoning of the Property:	Proposed Zoning of the Property:	
Existing Use of the Property:	Proposed Use of the Property:	
Reason for rezoning to a Planned Unit Development:		

PART 2. APPLICANT/AGENT INFORMATION		
Name of Applicant/Agent:		
Street Address of Applicant/Agent:		
City:	State:	Zip Code:
Email of Applicant/Agent:	Telephone Number of Applicant/Agent:	Fax Number of Applicant/Agent:
Are you the owner of the property? <input type="checkbox"/> Yes <input type="checkbox"/> No	Are you the owner's agent? <input type="checkbox"/> Yes <input type="checkbox"/> No	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.

PART 3. PROPERTY OWNER INFORMATION		
Name of Property Owner:		
Street Address of Property Owner:		
City:	State:	Zip Code:
Email of Property Owner:	Telephone Number of Property Owner:	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>		
<i>Signature of Applicant:</i>	<i>Print Name:</i>	<i>Date:</i>
<i>Signature of Owner:</i>	<i>Print Name:</i>	<i>Date:</i>

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>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>3. Please provide details on how the proposed Planned Development is reasonable and in the public interest.</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>5. Please provide details on how the proposed planned unit development provides improved means of access, open space, and design amenities;</p>

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

PROPOSED USES

An application has been duly filed requesting that the property described in this application be rezoned from _____ to _____. 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.		25.	
2.		26.	
3.		27.	
4.		28.	
5.		29.	
6.		30.	
7.		31.	
8.		32.	
9.		33.	
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14.		38.	
15.		39.	
16.		40.	
17.		41.	
18.		42.	
19.		43.	
20.		44.	
21.		45.	
22.		46.	
23.		47.	
24.		48.	

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.

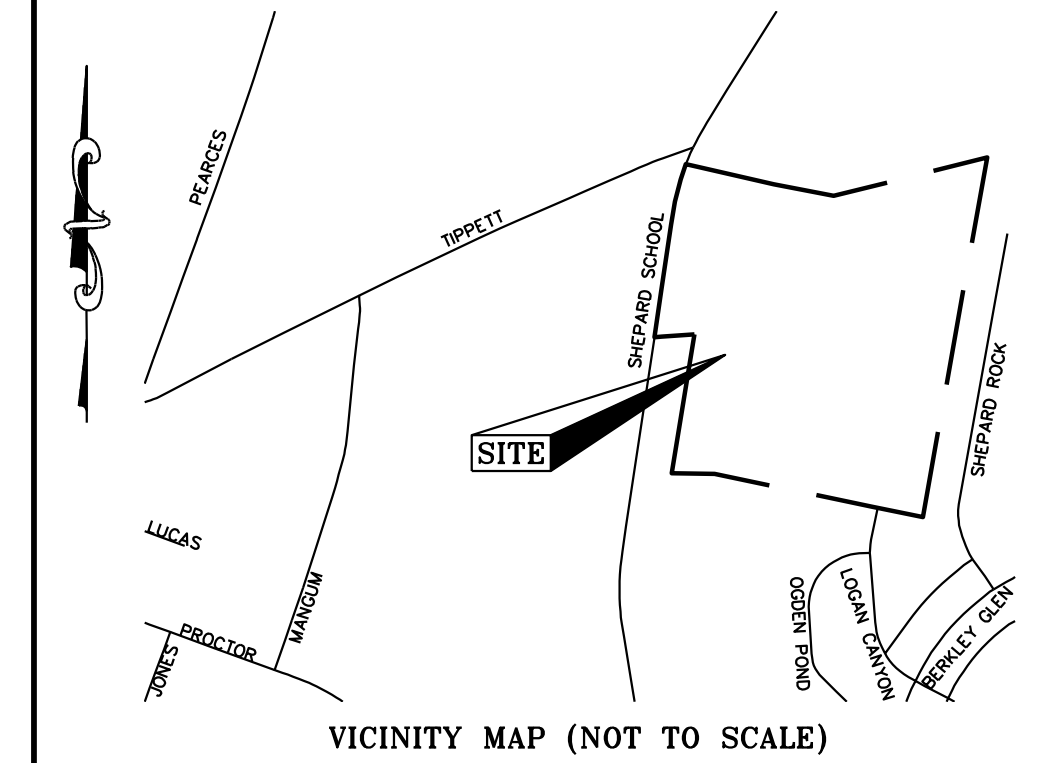
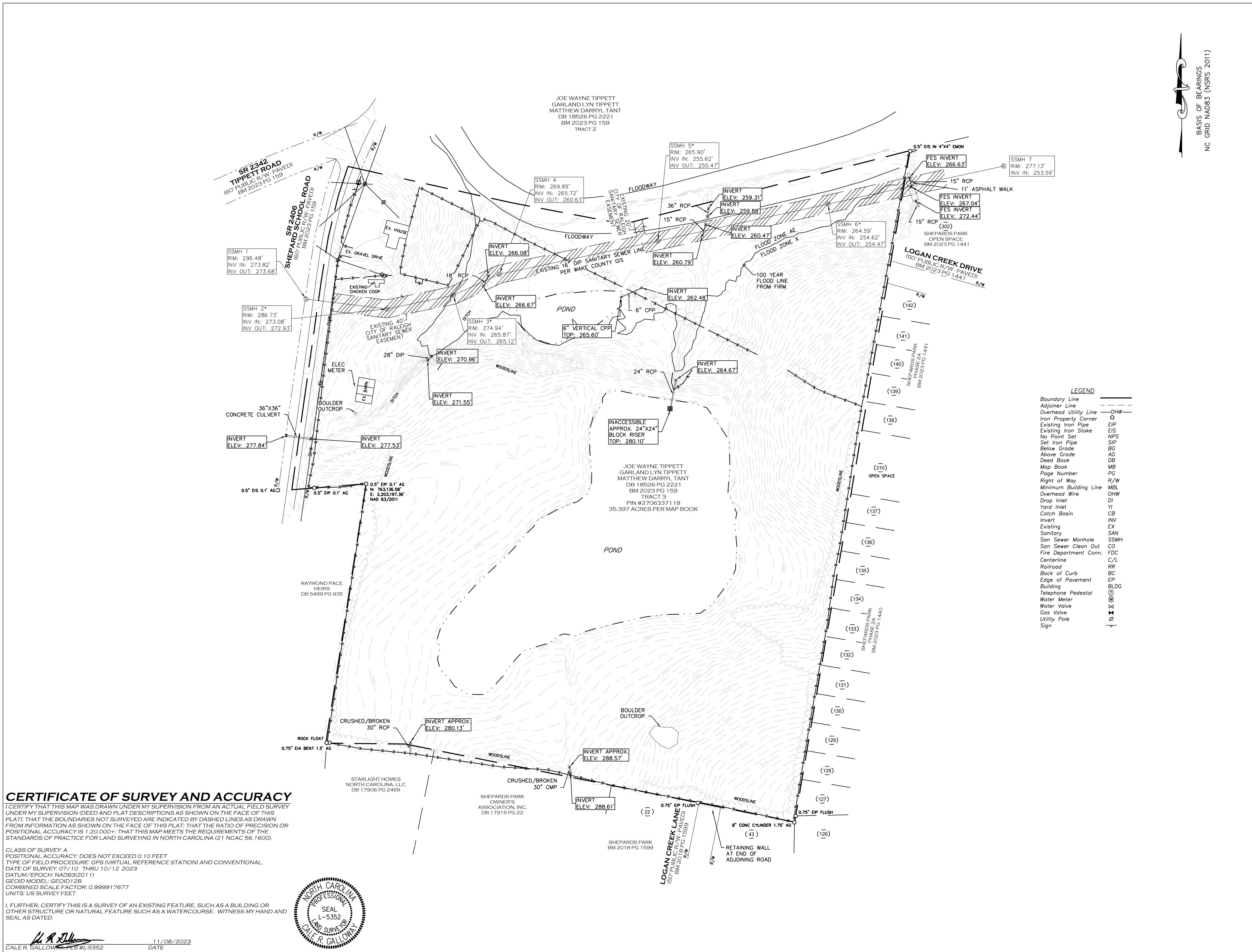
 Roger Honbarrier 7-5-24
Signature of Owner *Print Name* *Date*

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.

 Roger Honbarrier 7-5-24
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.

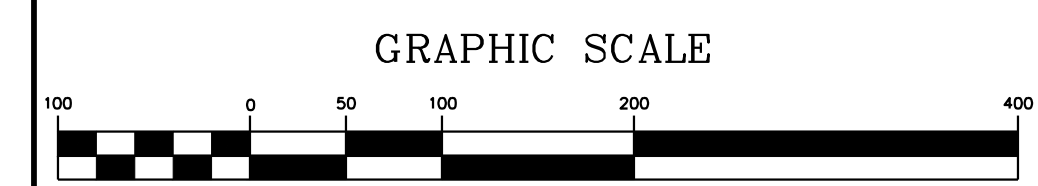


GENERAL NOTES:

1. BASIS OF BEARINGS: NAD 83 (2011), NORTH CAROLINA STATE PLANE COORDINATES FOR THIS PROJECT WERE ESTABLISHED BY THE VIRTUAL REFERENCING STATION (VRS) IN JULY 2023. THE INITIAL STATE PLANE COORDINATES WERE SCALED FROM THE XXXXXX PROPERTY CORNER HAVING GRID COORDINATES OF N: 763,136.58', E: 2,203,197.36', ELEV: 286.96' AND HAVING A COMBINED GRID TO GROUND SCALE FACTOR OF 1.000023297.
2. ALL CONTOURS AND ELEVATIONS ARE REFERENCED TO NAVD 88.
3. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND MEASUREMENTS IN US SURVEY FEET, UNLESS OTHERWISE NOTED. AREAS ARE BY COORDINATE COMPUTATION.
4. NO GEODETIC MONUMENT WAS FOUND WITHIN 2000' OF THE PROJECT LOCATION.
5. REFERENCES ON THE FACE OF THE MAP WERE ACQUIRED FROM THE WAKE COUNTY REGISTER OF DEEDS.
6. THE SUBJECT PARCEL SHOWN HEREON LIES IN FLOOD ZONE X (MINIMAL FLOOD RISK) AND FLOOD ZONE AE (1% ANNUAL CHANCE) PER FEMA FIRM PANEL 3720270600K, EFFECTIVE DATE 07/19/2022.
7. THE SUBJECT PARCEL IS UNDER JURISDICTION OF THE TOWN OF ZEBULON, ZONED R-2 PER WAKE COUNTY GIS.
8. THE LOCATION OF THE UTILITIES AS SHOWN HEREON HAVE BEEN COMPILED FROM VISIBLE STRUCTURES. THE LOCATIONS OF ALL UTILITIES SHALL BE CONSIDERED APPROXIMATE AND SHALL BE VERIFIED BY THE OWNER PRIOR TO ANY CONSTRUCTION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, THE SURVEYOR DOES NOT WARRANT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. PRIOR TO EXCAVATION, UNDERGROUND UTILITY LOCATIONS SHOULD BE REQUESTED BY CALLING THE NORTH CAROLINA 811.
9. WETLANDS WERE NOT INVESTIGATED AS PART OF THIS SURVEY.
10. SANITARY SEWER MANHOLES (SSMH) DENOTED WITH * SHOW INVERT ELEVATIONS ACQUIRED FROM WAKE COUNTY GIS DUE TO INABILITY TO ACCURATELY FIELD MEASURE OR BOLTED RIM.
11. THIS IS NOT A BOUNDARY SURVEY. DASHED BOUNDARY IS SHOWN PER BM 2023 PG 159 OF THE WAKE COUNTY REGISTER OF DEEDS.

LEGEND

Boundary Line	---
Adjoiner Line	---
Overhead Utility Line	-OHW-
Iron Property Corner	O
Existing Iron Pipe	EIP
Existing Iron Stake	EIS
No Point Set	NPS
Set Iron Pipe	SIP
Below Grade	BG
Above Grade	AG
Deed Book	DB
Map Book	MB
Page Number	PG
Right of Way	R/W
Minimum Building Line	MBL
Overhead Wire	OHW
Drop Inlet	DI
Yard Inlet	YI
Catch Basin	CB
Invert	INV
Existing	EX
Sanitary	SAN
San Sewer Manhole	SSMH
San Sewer Clean Out	CO
Fire Department Conn.	FDC
Centerline	C/L
Railroad	RR
Back of Curb	BC
Edge of Pavement	EP
Building	B/DG
Telephone Pedestal	(T)
Water Meter	(W)
Water Valve	(V)
Gas Valve	(G)
Utility Pole	(U)
Sign	(S)



CERTIFICATE OF SURVEY AND ACCURACY

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY UNDER MY SUPERVISION (DEED AND PLAT DESCRIPTIONS AS SHOWN ON THE FACE OF THIS PLAT); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED BY DASHED LINES AS DRAWN FROM INFORMATION AS SHOWN ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:20,000+; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

CLASS OF SURVEY: A
 POSITIONAL ACCURACY: DOES NOT EXCEED 0.10 FEET
 TYPE OF FIELD PROCEDURE: GPS (VIRTUAL REFERENCE STATION) AND CONVENTIONAL.
 DATE OF SURVEY: 07/10 THRU 10/12 2023
 DATUM/EPOCH: NAD83(2011)
 GEOID MODEL: GEOID12B
 COMBINED SCALE FACTOR: 0.999917677
 UNITS: US SURVEY FEET

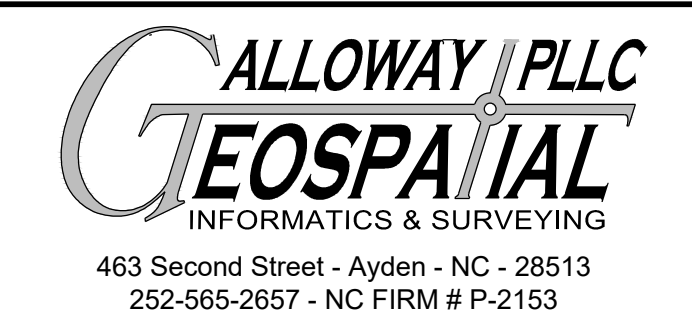
I, FURTHER, CERTIFY THIS IS A SURVEY OF AN EXISTING FEATURE, SUCH AS A BUILDING OR OTHER STRUCTURE OR NATURAL FEATURE SUCH AS A WATERCOURSE. WITNESS MY HAND AND SEAL AS DATED.

11/08/2023
 DATE



REVISION	DESCRIPTION

TOPOGRAPHIC SURVEY
 SITE LOCATION:
1800 SHEPARD SCHOOL ROAD
ZEBULON, NORTH CAROLINA
LITTLE RIVER TOWNSHIP, WAKE COUNTY
 PREPARED FOR:
ROGER HONBARRIER



Title Search	N/A	Date	10/13/2023	Proj. ID	2023060101
Surveyed By	JLS	Survey Date(s)	XX/XX/2023	Scale	Sheet No.
Field Book	XXX		1" = 100'		1 OF 1

**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.

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

Michael J. Clark
Review Officer

1-18-2023
Date

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

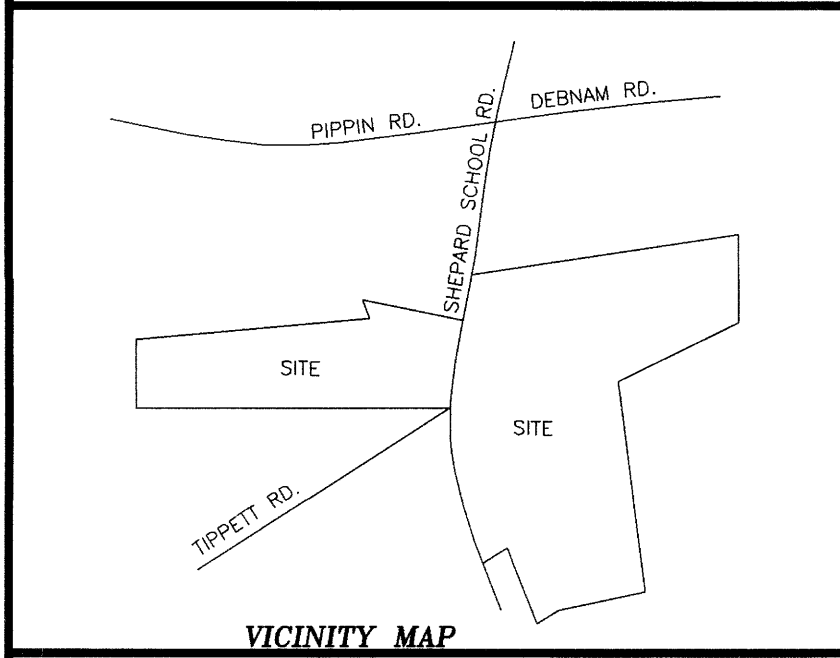
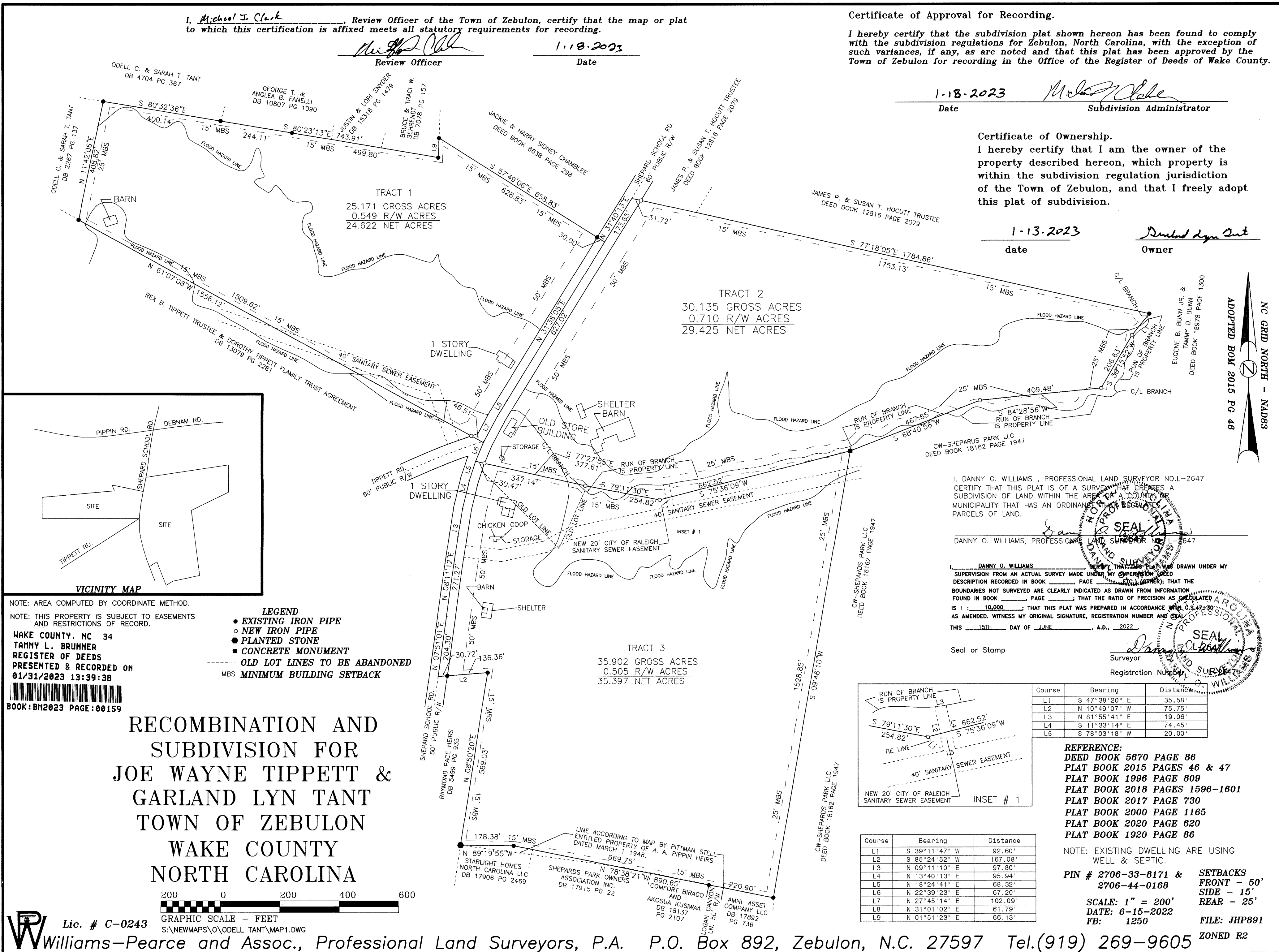
Michael J. Clark
Subdivision Administrator

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 Tant
Owner

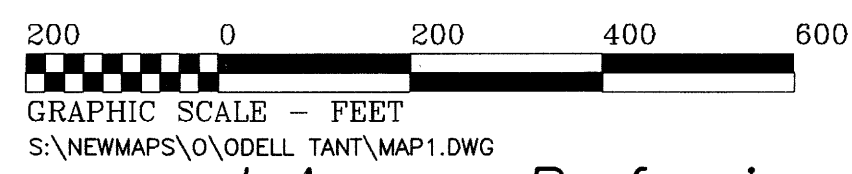


NOTE: AREA COMPUTED BY COORDINATE METHOD.
NOTE: THIS PROPERTY IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

WAKE COUNTY, NC 34
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
01/31/2023 13:39:38
BOOK:BM2023 PAGE:00159

- LEGEND**
- EXISTING IRON PIPE
 - NEW IRON PIPE
 - PLANTED STONE
 - CONCRETE MONUMENT
 - OLD LOT LINES TO BE ABANDONED
 - MBS MINIMUM BUILDING SETBACK

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



Lic. # C-0243
Williams-Pearce and Assoc., Professional Land Surveyors, P.A.

S:\NEWMAPS\O\ODELL TANT\MAP1.DWG

TRACT 3
35.902 GROSS ACRES
0.505 R/W ACRES
35.397 NET ACRES

TRACT 2
30.135 GROSS ACRES
0.710 R/W ACRES
29.425 NET ACRES

TRACT 1
25.171 GROSS ACRES
0.549 R/W ACRES
24.622 NET ACRES

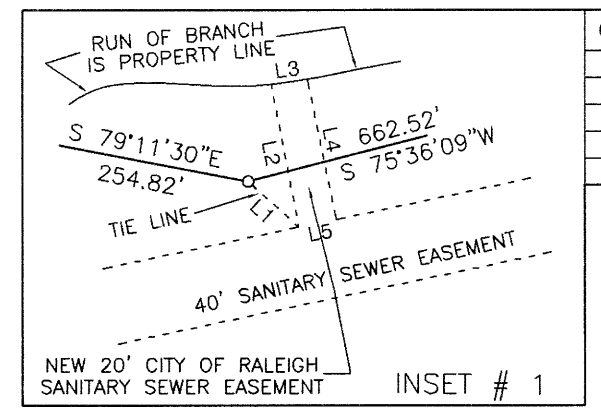
I, DANNY O. WILLIAMS, PROFESSIONAL LAND SURVEYOR NO. L-2647 CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REQUIRES PARCELS OF LAND.

DANNY O. WILLIAMS, PROFESSIONAL LAND SURVEYOR NO. L-2647

I, DANNY O. WILLIAMS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY PERSONAL DEED DESCRIPTION RECORDED IN BOOK _____ PAGE _____ (FULL OTHER); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____; THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 15TH DAY OF JUNE, A.D., 2022.

Seal or Stamp

Danny O. Williams
Surveyor
Registration Number 1547



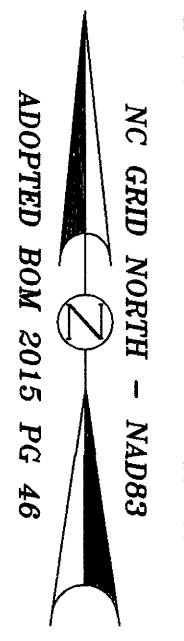
Course	Bearing	Distance
L1	S 39°11'47\"	92.60'
L2	S 85°24'52\"	167.08'
L3	N 09°11'10\"	97.80'
L4	N 13°40'13\"	95.94'
L5	N 18°24'41\"	68.32'
L6	N 22°39'23\"	67.20'
L7	N 27°45'14\"	102.09'
L8	N 31°01'02\"	61.79'
L9	N 01°51'23\"	66.13'

Course	Bearing	Distance
L1	S 47°38'20\"	35.58'
L2	N 10°49'07\"	75.75'
L3	N 81°55'41\"	19.06'
L4	S 11°33'14\"	74.45'
L5	S 78°03'18\"	20.00'

- REFERENCE:**
DEED BOOK 5670 PAGE 86
PLAT BOOK 2015 PAGES 46 & 47
PLAT BOOK 1996 PAGE 809
PLAT BOOK 2018 PAGES 1596-1601
PLAT BOOK 2017 PAGE 730
PLAT BOOK 2000 PAGE 1165
PLAT BOOK 2020 PAGE 620
PLAT BOOK 1920 PAGE 86

NOTE: EXISTING DWELLING ARE USING WELL & SEPTIC.

PIN # 2706-33-8171 & 2706-44-0168
SCALE: 1" = 200'
DATE: 6-15-2022
FB: 1250
SETBACKS
FRONT - 50'
SIDE - 15'
REAR - 25'
FILE: JHP891
ZONED R2



NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 2642.00
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 10th day of April, 2024, by and between

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

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:



Joe Wayne Tippett



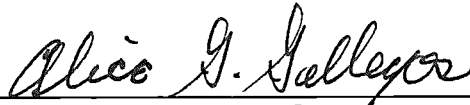
Jo Carol Tippett

STATE OF TEXAS

COUNTY OF BEXAR

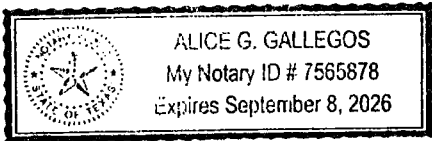
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Joe Wayne Tippett and Jo Carol Tippett

Date: April 9, 2024

Notary Public: 

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

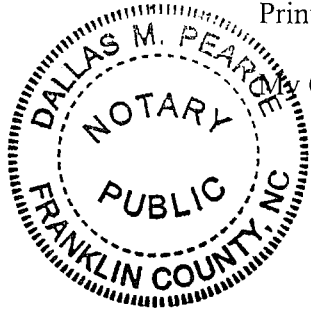
STATE OF North Carolina
COUNTY OF Wake

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

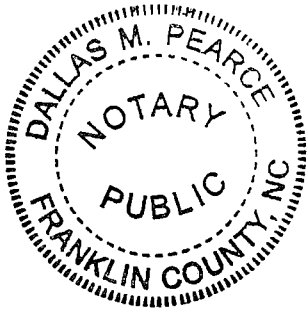


Exhibit A

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

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.

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:

_____ (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)):

Estimated Submittal Date: _____

MEETING INFORMATION:

Property Owner(s) Name(s) _____

Applicant(s) _____

Contact Information (e-mail/phone) _____

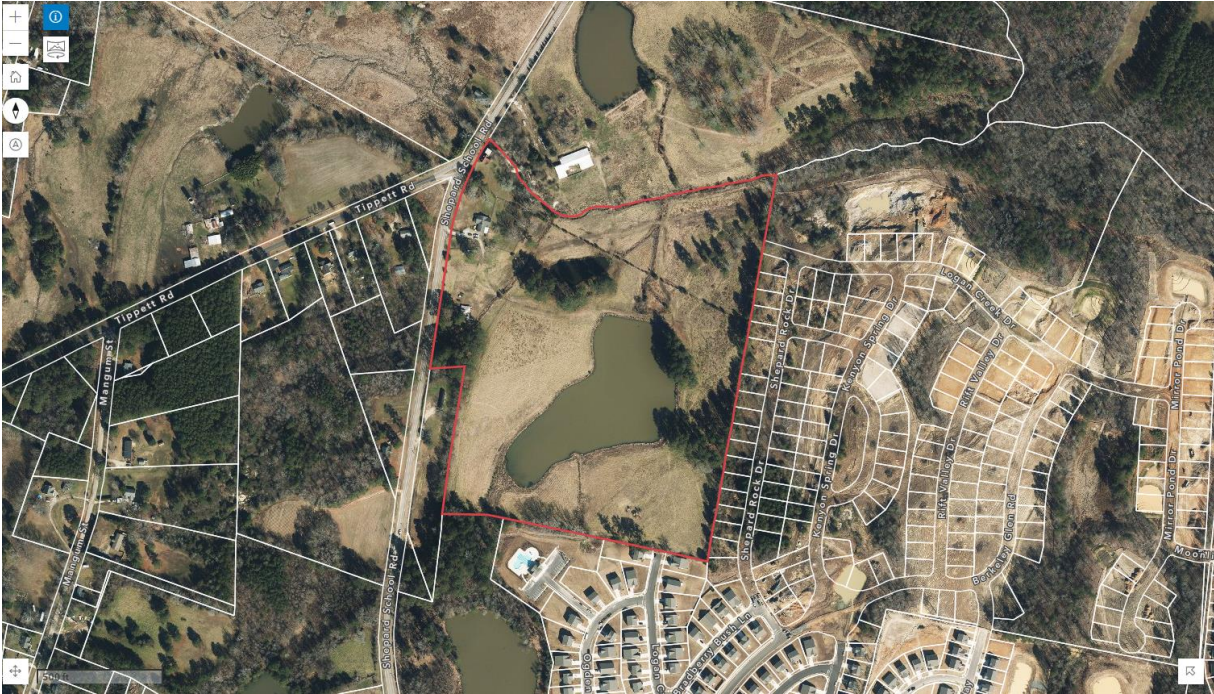
Meeting Address: _____

Date of Meeting: _____

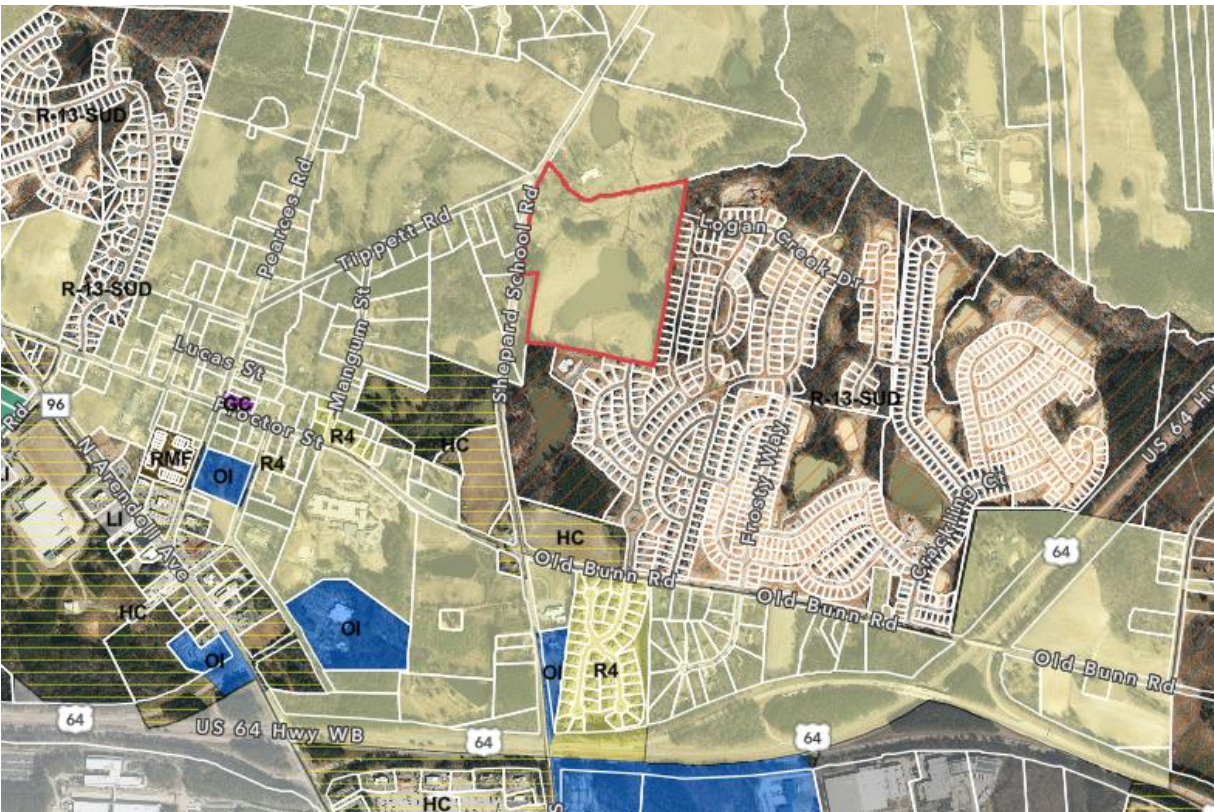
Time of Meeting: _____

**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



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:		Zoning:
Location:		
Property PIN(s):		Acreage/Square Feet:
Property Owner:		
Address:		
City:	State:	Zip:
Phone:		Email:
Developer:		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email:
Engineer:		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email:
Builder (if known):		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email:

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 1st Monday of each month at 7:00 p.m. and Joint Public Hearings are scheduled for the 2nd 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: Joewayne Tippett, Garland Lyn Tant, and Matthew Darryl Tant
 Applicants: Roger Honbarrier and Ryan Rimmelle / 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.

	Name/ Organization	Address	Phone#	E-mail
1	Harry & Jackie Chamber	1833 Shep Sch Rd	919-481-962	chambree@bellsouth.net
2	Seena Miles Handker's	470 Tippett Rd	907-337-3915	tereann@yahoo.com
3	Will Massey	901 Shepard Sch Rd	919-426-7579	Wamassey32@gmail.com
4	Jennifer Ashton	4509 Creedmoor Rd	919-780-5433	jashton@longleaflp.com
5	Roger Honbarrier	10240 Durant Rd, Raleigh	908-268-3043	rbhinc@bellsouth.net
6	Ryan Rimmelle	10240 Durant Rd, Raleigh	908-268-3043	rrimmelle@gmail.com
7	Dallas Pearce	214 S. Arendell Ave	919-404-1405	dallas@dallaspearcerally.com
8	Garland Tant		919-404-1405	dallas@dallaspearcerally.com
9	Kaline Shelton	4509 Creedmoor Rd	919-645-4300	kshelton@longleaflp.com
10	Commissioner Quentin Miles		984-245-3534	qmiles@townofzebulon.org
11				
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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: _____

Meeting Address: _____

Date of Meeting: _____ **Time of Meeting:** _____

Property Owner(s) Names: _____

Applicants: _____

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 _____

Applicant Response: _____

Question/ Concern #2 _____

Applicant Response: _____

Question/ Concern #3 _____

Applicant Response: _____

Question/ Concern #4 _____

Applicant Response: _____



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 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

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 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 accomodated 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

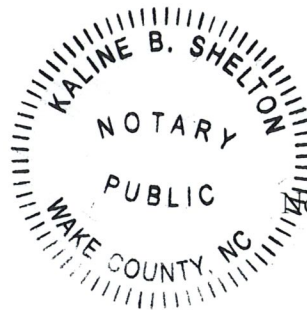
1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Master Subdivision Plan, or Special Use Permit.
2. The meeting invitations were mailed to the Zebulon Planning Department, all property owners within 750 feet of the subject property and any neighborhood association 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.

Date 1/24/24 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, 20 24.

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

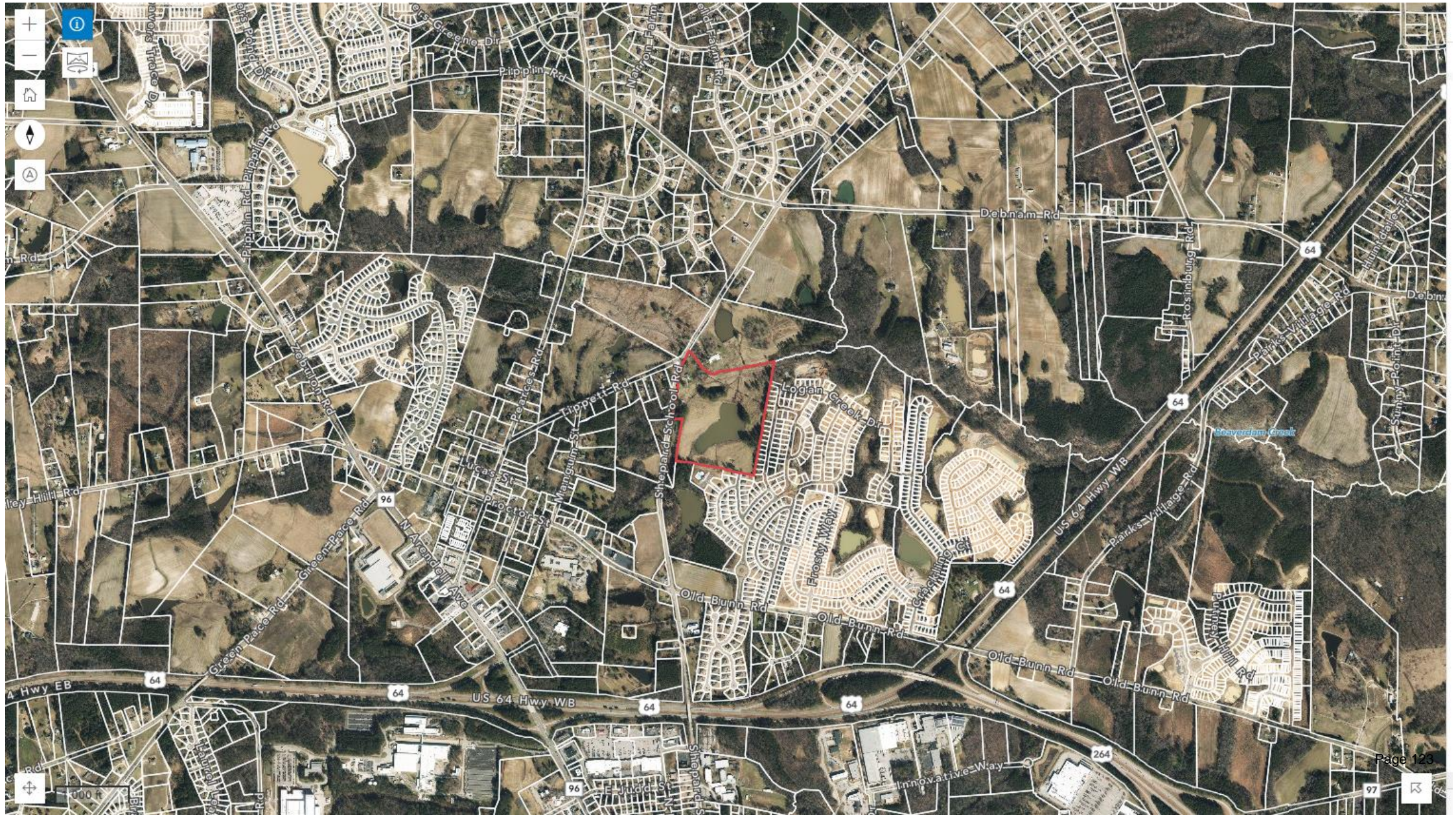
Overview

- 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

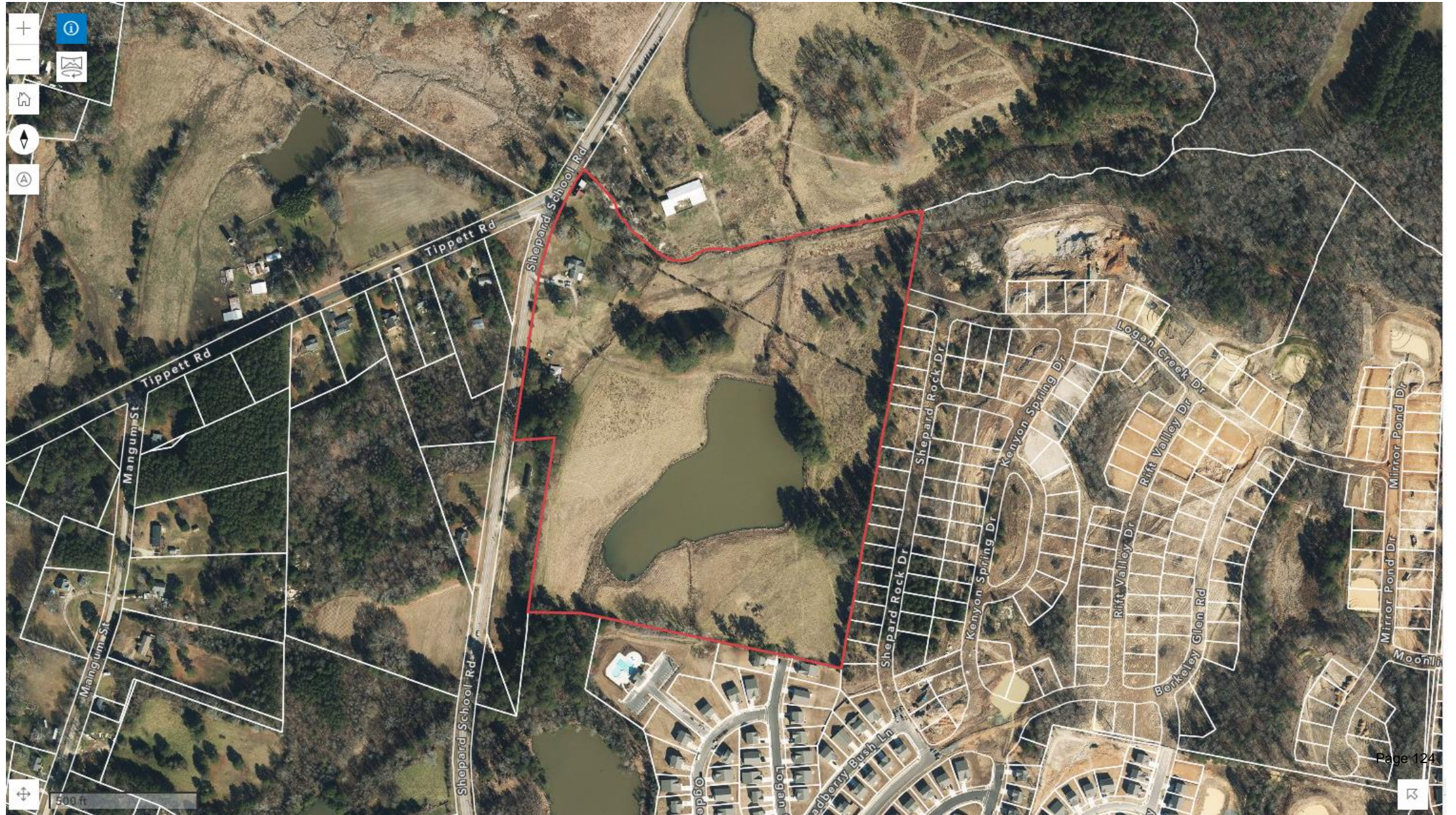
Estimated Timeline for Rezoning Process

- 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

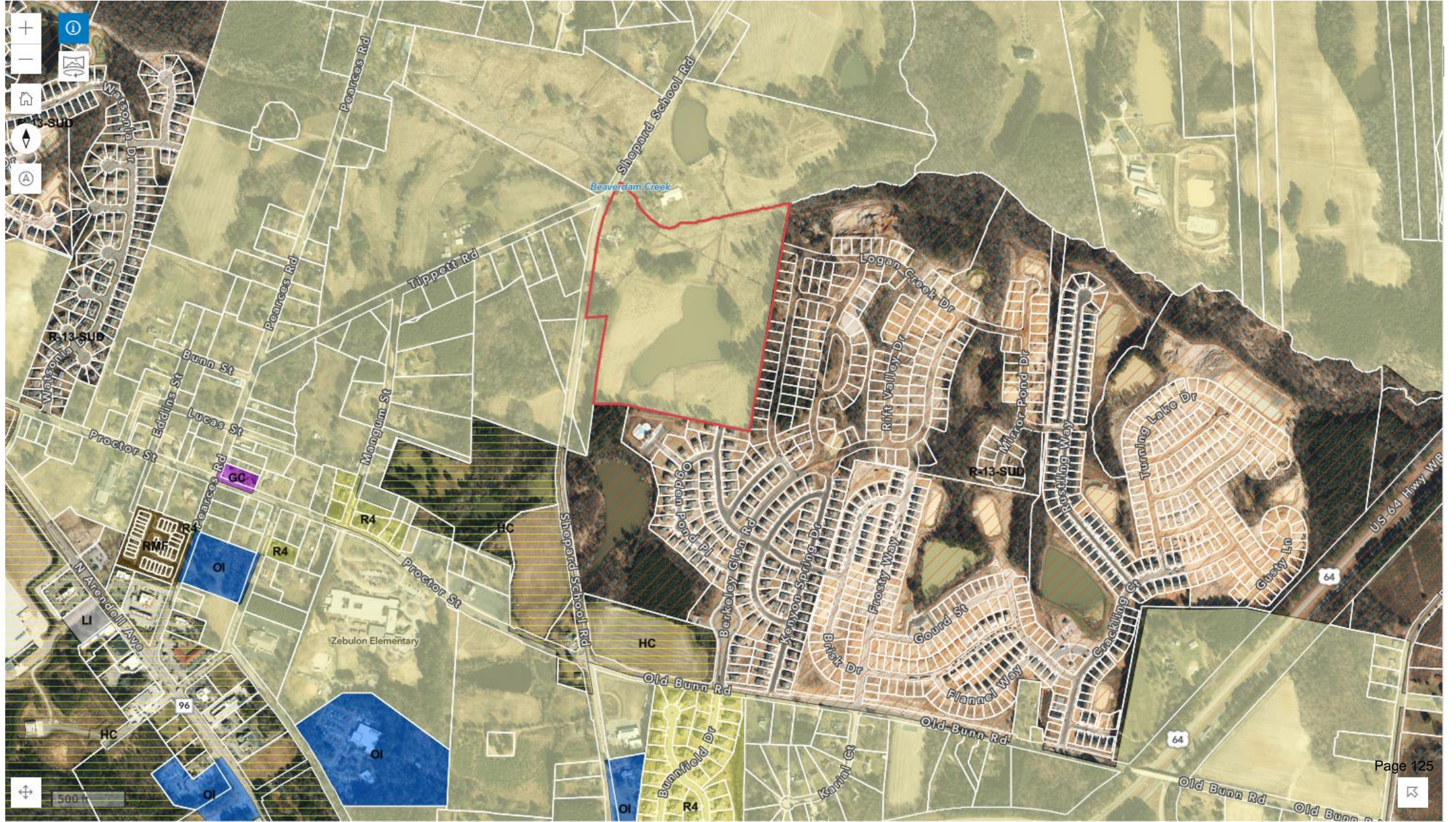
Existing Conditions



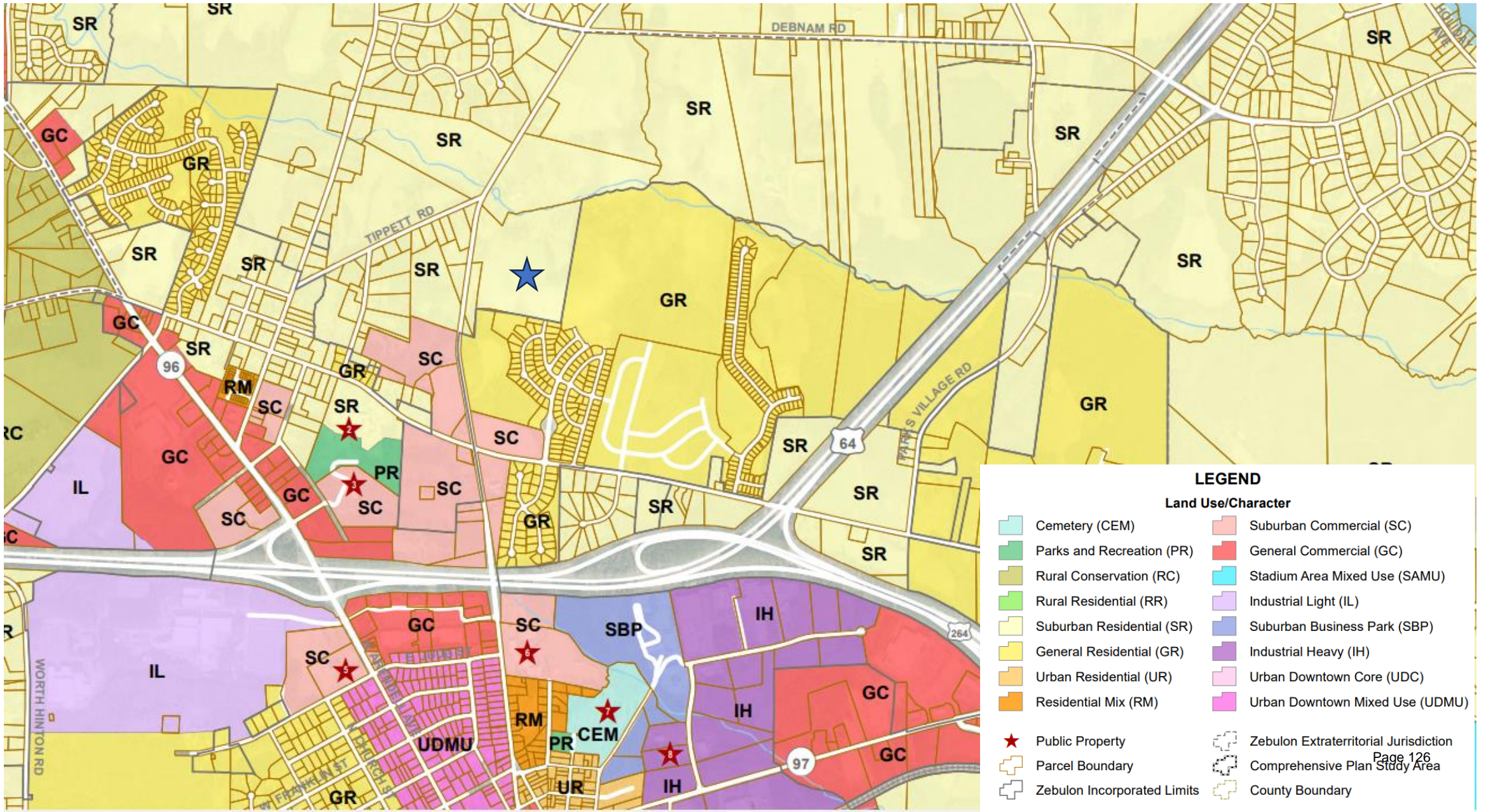
Existing Conditions



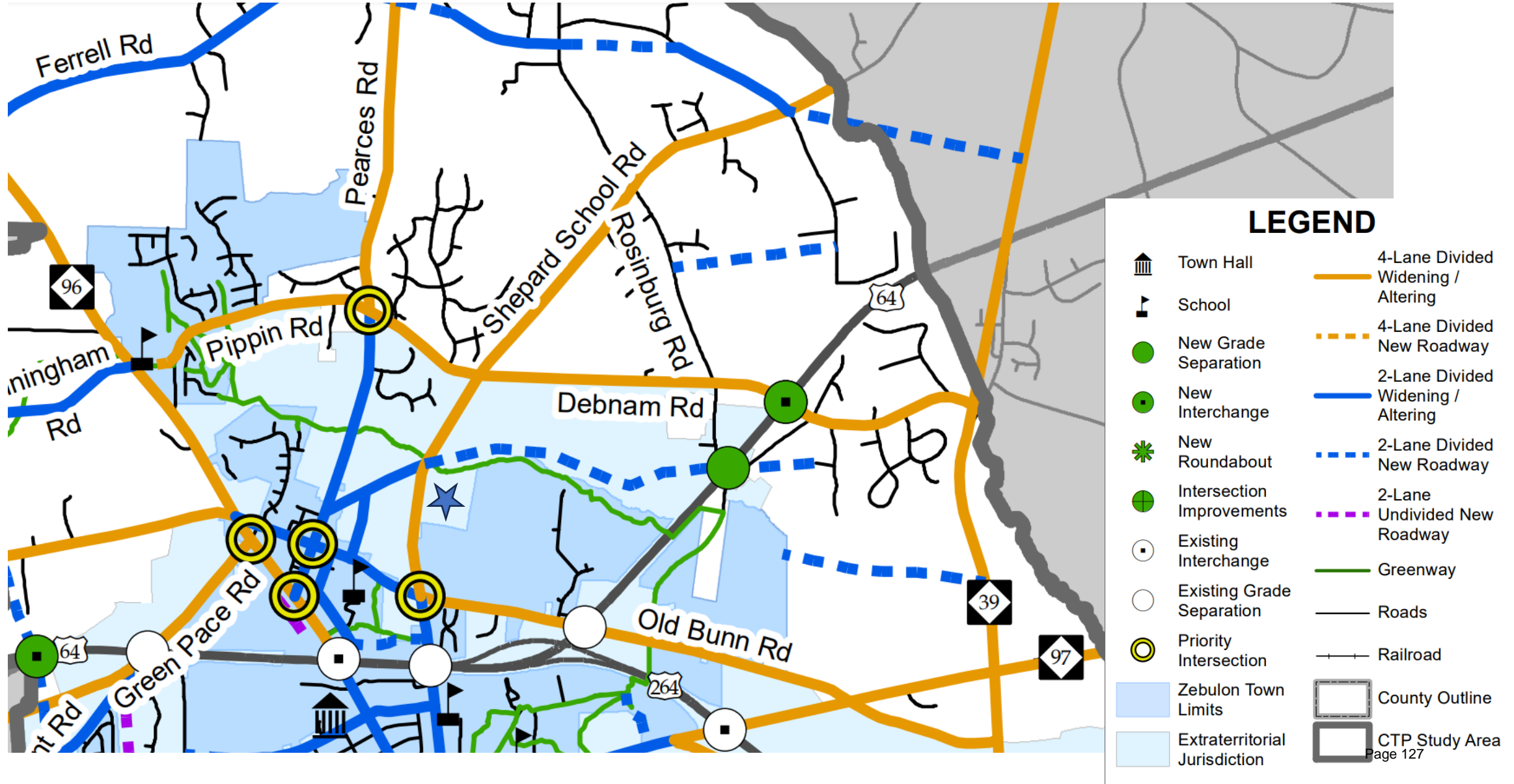
Current Zoning



Future Land Use Map



Comprehensive Transportation Plan











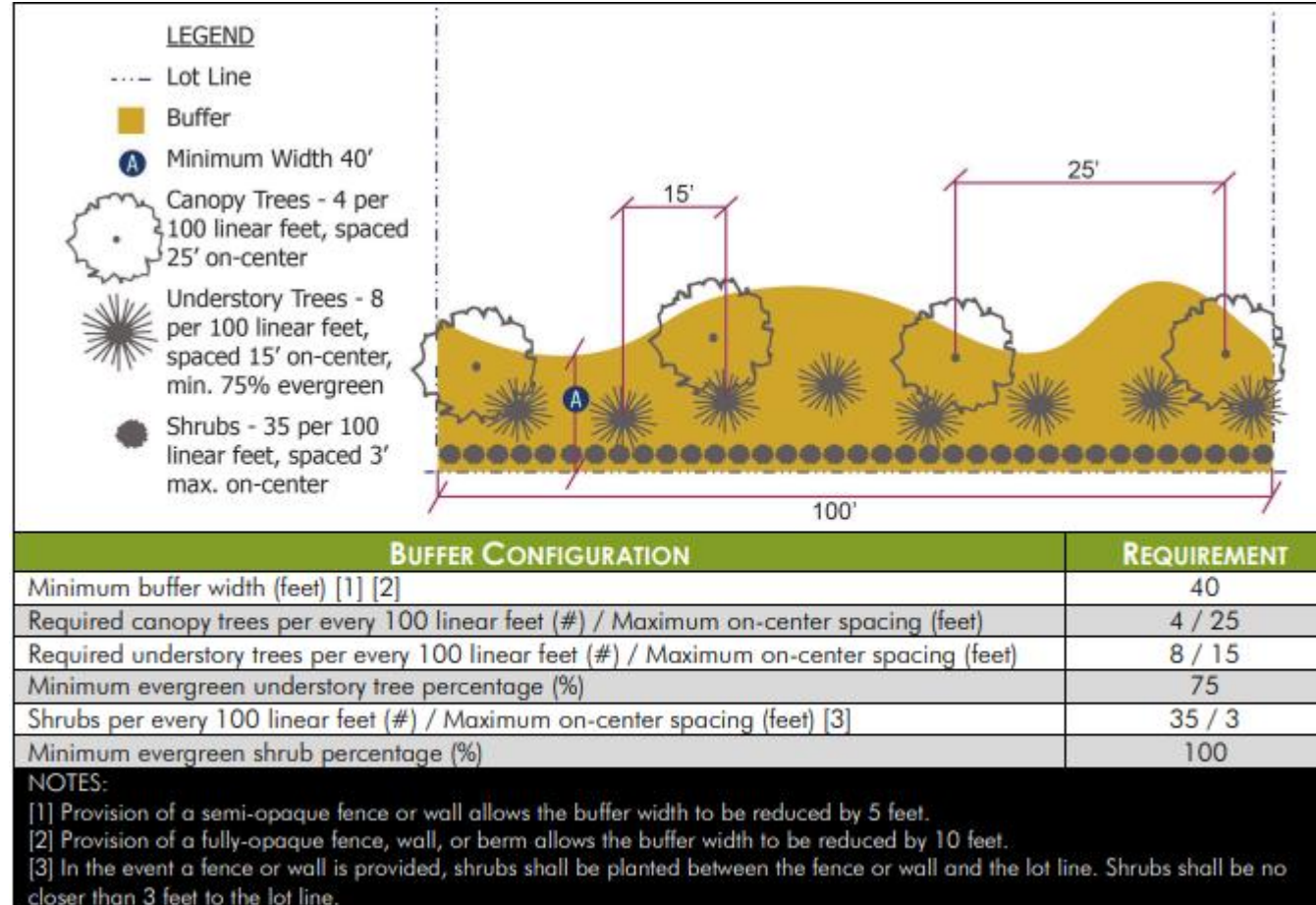
JOE WAYNE TIPPETT
GARLAND LYN TIPPETT
MATTHEW DARRYL TANT
DB 18026 PG 222 I
BM 2022 PG 159
TRACT 3
PIN #2706837118
38.997 ACRES PER MAP BOOK

CAMPSITE LEGEND	
A	PREMIUM RV BACK-IN CAMPSITE (5)
B	PREMIUM RV BACK-IN REVERSE CAMPSITE (27)
C	PREMIUM RV PULL-THROUGH CAMPSITE (8)
D	PREMIUM RV PULL-THROUGH REVERSE CAMPSITE (10)
E	YURT CAMPSITE ENLARGED PLAN (8)
F	GLAMPING ENLARGED PLAN (11)
G	PLATFORM TENT ENLARGED PLAN (12)

TABLE <>: PERIMETER BUFFER CONFIGURATION

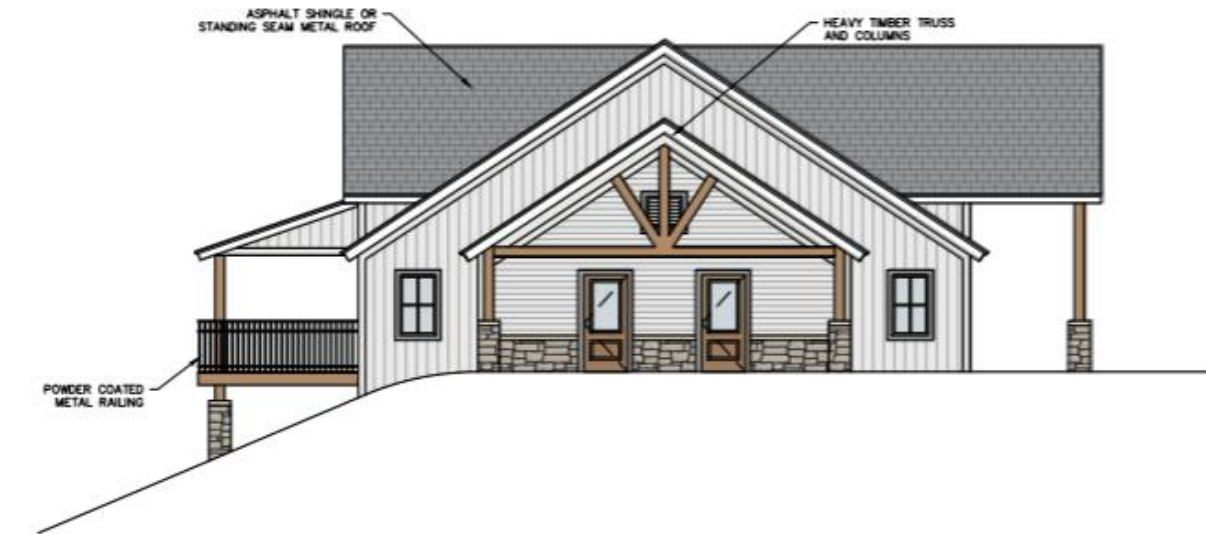
TYPE D OPAQUE

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: 1/64" = 1'-0"



○ CLUBHOUSE WEST ELEVATION
SCALE: 1/64" = 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:

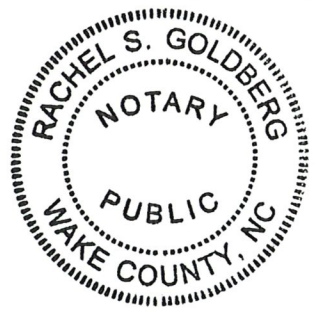
June 30, 2027

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

1	PIN	Property Address	Owner	Mailing Address 1	Mailing Address 2
2	2706235429	428 TIPPETT RD	ALSTON, LARRY DARNELL ALSTON,	428 TIPPETT RD	ZEBULON NC 27597-7897
3	2706237563	504 TIPPETT RD	WHITE, JERRY W WHITE, SUSAN R	504 TIPPETT RD	ZEBULON NC 27597-7899
4	2706344813	1833 SHEPARD SCHOOL RD	CHAMBLEE, JACKIE CHAMBLEE, H	1833 SHEPARD SCHOOL RD	ZEBULON NC 27597-7920
5	2706413802	209 QUINCY MEADOW AVE	SFR JV-HD TL BORROWER A LLC	TRICON AMERICAN HOMES LLC	15771 RED HILL AVE STE 100
6	2706217463	901 PROCTOR ST	SHEPARD SCHOOL LLC	2700 GRESHAM LAKE RD	RALEIGH NC 27615-4215
7	2706138980	501 TIPPETT RD	TIPPETT, REX B TRUSTEE DOROTHY	8920 CORBIN RD	WENDELL NC 27591-8360
8	2706228986	1617 SHEPARD SCHOOL RD	PACE, JOSHUA	2014 TENNESSE RD	DURHAM NC 27704
9	2706239506	508 TIPPETT RD	VELAZQUEZ, PEDRO	508 TIPPETT RD	ZEBULON NC 27597-7899
10	2706456184	0 SHEPARD SCHOOL RD	HOCUTT, JAMES P TRUSTEE HOCU	2337 NC HIGHWAY 39	ZEBULON NC 27597-6803
11	2706223044	0 SHEPARD SCHOOL RD	DUNN, WILLIE MCKINLEY	9736 METROPOLITAN DR	ZEBULON NC 27597-7629
12	2706414757	212 QUINCY MEADOW AVE	BTR SCATTERED SITE OWNER 2 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
13	2706520715	925 RIFT VALLEY DR	STARLIGHT HOMES NORTH CAROL	LISA SIMS	4025 LAKE BOONE TRL STE 200
14	2706520608	921 RIFT VALLEY DR	STARLIGHT HOMES NORTH CAROL	LISA SIMS	4025 LAKE BOONE TRL STE 200
15	2706520602	917 RIFT VALLEY DR	STARLIGHT HOMES NORTH CAROL	LISA SIMS	4025 LAKE BOONE TRL STE 200
16	2706520505	913 RIFT VALLEY DR	STARLIGHT HOMES NORTH CAROL	LISA SIMS	4025 LAKE BOONE TRL STE 200
17	2706429498	909 RIFT VALLEY DR	STARLIGHT HOMES NORTH CAROL	LISA SIMS	4025 LAKE BOONE TRL STE 200
18	2706415735	713 KENYON SPRING DR	COOPER, HERMAN LAMONT COOP	713 KENYON SPRING DR	ZEBULON NC 27597-9430
19	2706337118	1800 SHEPARD SCHOOL RD	TIPPETT, JOE WAYNE TANT, GARLA	PO BOX 204	ZEBULON NC 27597-0204
20	2706247517	1805 SHEPARD SCHOOL RD	TIPPETT, JOE WAYNE TANT, GARLA	PO BOX 204	ZEBULON NC 27597-0204
21	2706442211	0 SHEPARD SCHOOL RD	TIPPETT, JOE WAYNE TANT, GARLA	PO BOX 204	ZEBULON NC 27597-0204
22	2706330742	0 SHEPARD SCHOOL RD	TIPPETT, JOE WAYNE TANT, GARLA	PO BOX 204	ZEBULON NC 27597-0204
23	2706417955	728 KENYON SPRING DR	MHL NORTH CAROLINA LLC	6836 CARNEGIE BLVD STE 430	CHARLOTTE NC 28211-2668
24	2706412731	201 QUINCY MEADOW AVE	MHL NORTH CAROLINA LLC	6836 CARNEGIE BLVD STE 430	CHARLOTTE NC 28211-2668
25	2706421291	721 BRADBERRY BUSH LN	JONES, TRAVIS JAMAR	721 BRADBERRY BUSH LN	ZEBULON NC 27597-9432
26	2706412927	712 BRADBERRY BUSH LN	FIREBIRD SFE I LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
27	2706421165	717 BRADBERRY BUSH LN	BACHER, ALEXIS MARIE BACHER, A	717 BRADBERRY BUSH LN	ZEBULON NC 27597-9432
28	2706417813	720 KENYON SPRING DR	MHL NORTH CAROLINA LLC	6836 CARNEGIE BLVD STE 430	CHARLOTTE NC 28211-2668
29	2706414609	204 QUINCY MEADOW AVE	WILLIAMS, LEONARD JR	204 QUINCY MEADOW AVE	ZEBULON NC 27597-9428
30	2706412766	205 QUINCY MEADOW AVE	ARGUETA, JOSUE L ARGUETA, DAN	205 QUINCY MEADOW AVE	ZEBULON NC 27597-9428

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	SHEPARDS PARK OWNERS ASSOCI	4025 LAKE BOONE TRL STE 200	RALEIGH NC 27607-3087
52	2706318974	1016 LOGAN CANYON LN	MATHI, VENKATA SEETARAMAIAH A	22803 MILLTOWN FARM CT	ASHBURN VA 20148-6759
53	2706327381	104 OGDEN POND PL	ASHE, RICHARD WAYNE ASHE, SH	104 OGDEN POND PL	ZEBULON NC 27597-9423
54	2706411846	704 BRADBERRY BUSH LN	CPI/AMHERST SFR PROGRAM OWN	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
55	2706317872	141 OGDEN POND PL	WILSON, LATISA	141 OGDEN POND PL	ZEBULON NC 27597-9423
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	2706429068	0 BRISK DR	AUTUMN LAKES OWNERS ASSOCIA	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, TOMICKA GREEN, JAQUA	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	2706422881	741 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
83	2706423808	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	861 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	2706423483	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	2706425246	801 KENYON SPRING DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
117	2706425313	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	2706438661	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-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
152	2706439498	876 KENYON SPRING DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
153	2706427823	836 KENYON SPRING DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
154	2706424347	809 KENYON SPRING DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
155	2706429200	804 BERKELEY GLEN RD	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
156	2706433157	765 SHEPARD ROCK DR	CW-SHEPARDS 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	2706413847	213 QUINCY MEADOW AVE	SFR JV-1 2021-1 BORROWER LLC	TRICON AMERICAN HOMES	1508 BROOKHOLLOW DR
159	2706417839	724 KENYON SPRING DR	CPI/AMHERST SFR PROGRAM II OV	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
160	2706422062	716 BRADBERRY BUSH LN	CPI/AMHERST SFR PROGRAM II OV	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 OV	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, INGA L	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	CPI/AMHERST SFR PROGRAM II OV	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
167	2706439631	301 LOGAN CREEK DR	CW-SHEPARDS 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-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
171	2706427089	736 KENYON SPRING DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
172	2706434093	756 SHEPARD ROCK DR	CW-SHEPARDS 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	2706425649	825 KENYON SPRING DR	CW-SHEPARDS 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 27591-9158
177	2706328077	1008 LOGAN CANYON LN	AMNL ASSET COMPANY 1 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
178	2706429858	812 KENYON SPRING DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
179	2706439482	872 KENYON SPRING DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
180	2706422668	733 SHEPARD ROCK DR	CW-SHEPARDS 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 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		

ZEBULON CAMPGROUND

ROGER HONBARRIER & RYAN RIMMELE

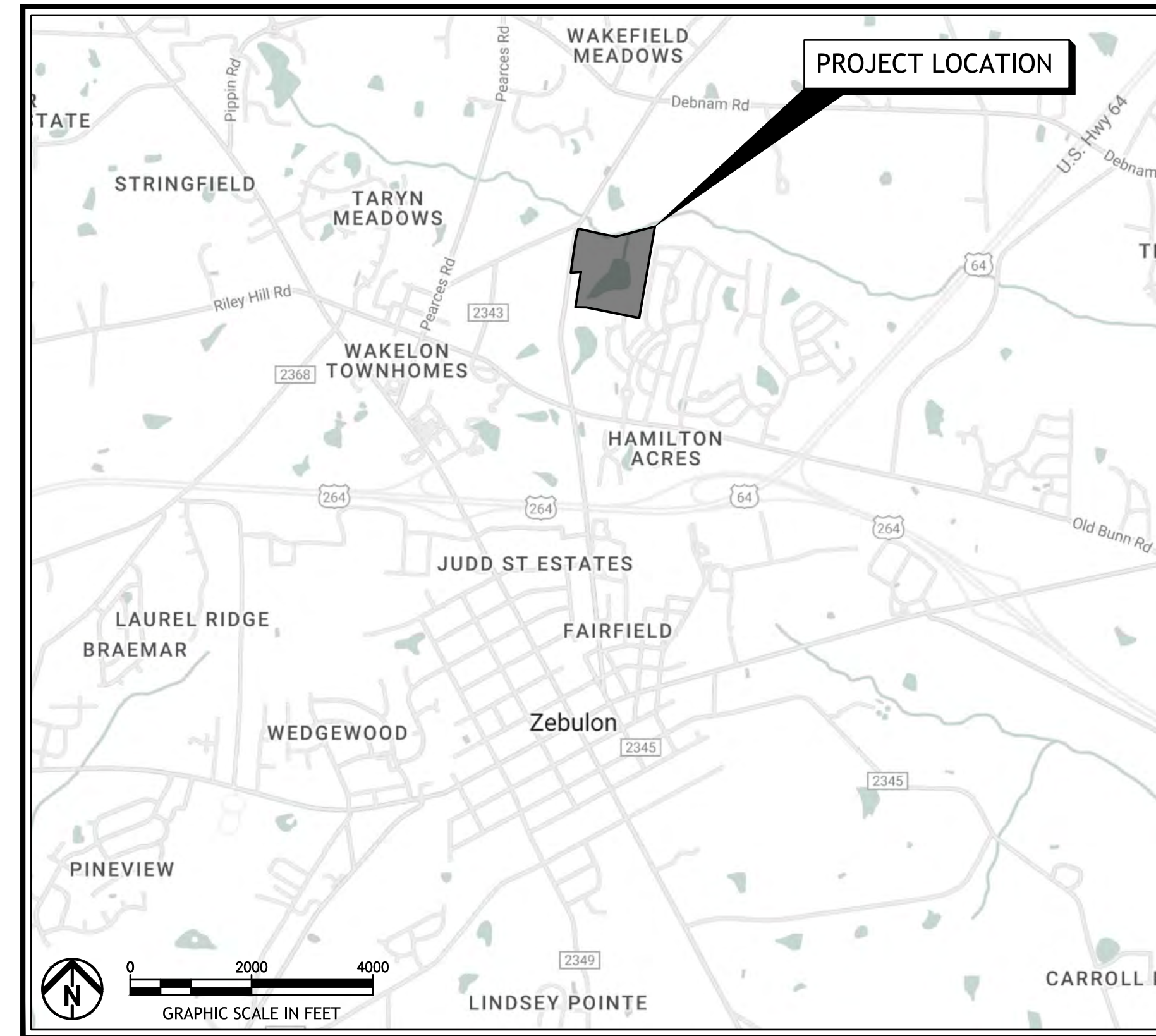
WAKE COUNTY, NORTH CAROLINA

30% CONSTRUCTION DOCUMENTS

ISSUED: AUGUST 12, 2024

SITE PLAN LEGEND

EXISTING	PROPOSED	
		CENTERLINE/BASELINE CONSTRUCTION
		PROPERTY LINE
		RIGHT OF WAY
		EASEMENT
		SWALE
		CONTOUR
		STORM SEWER
		SANITARY SEWER
		WATER LINE
		WATER SERVICE
		GAS LINE
		ELECTRIC LINE, UNDERGROUND
		TELEPHONE LINE, UNDERGROUND
		FIBER OPTIC LINE, UNDERGROUND
		CABLE LINE, UNDERGROUND
		CATCH BASIN, MANHOLE
		MANHOLE ADJUSTED TO GRADE
		HYDRANT, HYDRANT ASSEMBLY
		VALVE, WV=WATER VALVE GV=GAS VALVE
		METER, E=ELECTRIC, G=GAS, W=WATER
		ELECTRIC CABINET, PULL BOX, PEDESTAL, MANHOLE
		TELEPHONE MANHOLE, UTILITY MARKER
		POWER POLE, TELEPHONE POLE, COMBINATION POLE, LIGHT POLE
		IRON PIN/PIPE FOUND, IRON PIN SET
		MONUMENT BOX
		SIGN
		MAILBOX
		FLAG POLE, DECORATIVE/YARD LIGHT
		TREE, SHRUB LINE, TREE REMOVED, TREE LIMBED AND ROOT PRUNED
		BASEMENT ELEVATION



LOCATION MAP

INDEX OF DRAWINGS

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SITE LAYOUT PLAN ENLARGEMENTS	C1.01-C1.04
CAMPSITE ENLARGEMENTS	C1.05-C1.06
SITE GRADING PLAN - OVERALL SITE	C2.00
SITE GRADING PLAN ENLARGEMENTS	C2.01-C2.04
SITE UTILITY PLAN - OVERALL SITE	C3.00
SITE UTILITY PLAN ENLARGEMENTS	C3.01-C3.04
SIGNAGE AND PAVEMENT MARKING PLAN	C4.00-C4.01
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SITE LANDSCAPE PLAN	L1.00
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LIGHTING PLAN	E1.00
LIGHTING PLAN DETAILS	E1.01
ARCHITECTURAL PLAN ENLARGEMENT	A1.00-A1.04

APPROVALS:

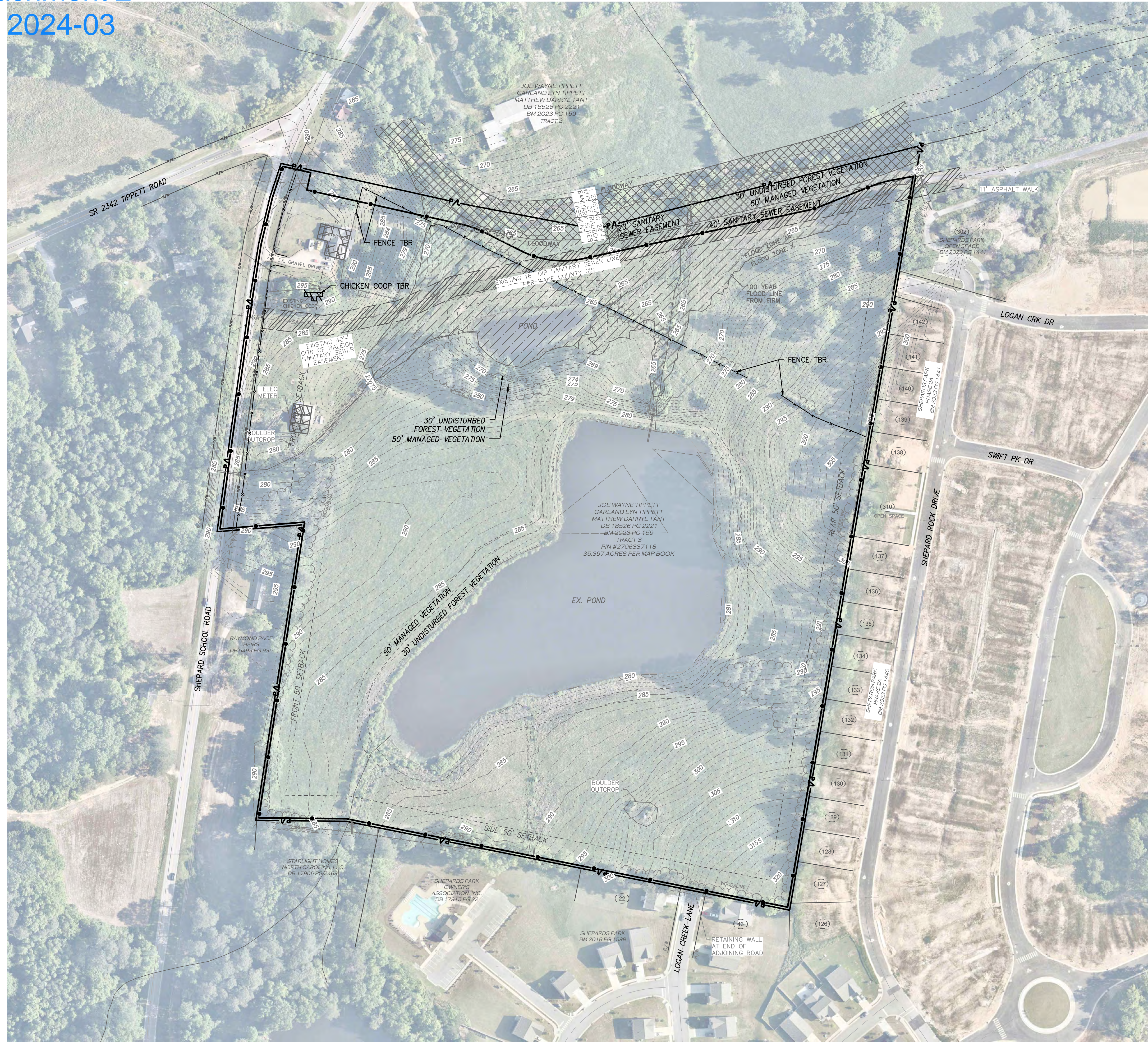
TOWN MANAGER _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

PLANS PREPARED AND RECOMMENDED BY:



EDG PROJ. NUMBER 23-00285-020	TITLE SHEET	SHEET T1.00
DRAWN BY CMR/SDK		
CHECKED BY SDK		
FILE NO. ZCOVER 23-00285-020.dwg		



EXISTING CONDITIONS PLAN NOTES

1. THE CLIENT WILL APPLY FOR THE APPROPRIATE SUBMITTALS UPON COMPLETION OF CONSTRUCTION DOCUMENTS WHICH WILL BE DEVELOPED IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
2. WETLAND DELINEATION TO BE PROVIDED WITH CONSTRUCTION DOCUMENTS.



ZEBULON CAMPGROUND
ROGER HONBARRIER & RYAN RIMMELE

30% CDS

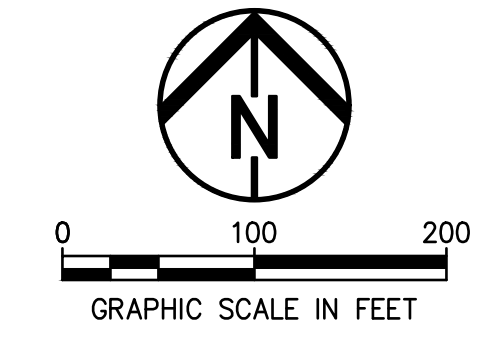
DATE: _____

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NO.: 23-00285-020
DRAWN BY: CMR/SDK
CHECKED BY: SDK
DATE ISSUED: 2024/04/01

EXISTING CONDITIONS PLAN LEGEND

- WORK LIMITS
- PROPERTY BOUNDARY
- RIGHT OF WAY
- TREE LINE
- 100 YEAR FLOOD
- FLOOD ZONE
- EDGE OF PAVEMENT
- FENCE
- UTILITY POLE
- LIGHT POLE
- SANITARY STRUCTURE
- STORM STRUCTURE
- WATER STRUCTURE
- POWER STRUCTURE
- COMMUNICATION STRUCTURE



EXISTING CONDITIONS PLAN

V1.00

RESTROOM AND SHOWER FACILITIES

Campground Requirements

Per Town of Zebulon, Unified Development Ordinance (UDO) 4.3.5.LL.8:

Each park shall provide the following bathroom facilities for every 8 campsites or fraction thereof:

Male bathrooms to include: 1 urinal, 1 toilet, 1 lavatory, 1 shower

Female bathrooms to include: 2 toilets, 1 lavatory, 1 shower

Per the NFPA 1194 Standard for Recreational Vehicles and Campgrounds, 7.5 and 7.6:

7.5.1.1 Toilets shall be provided at one or more locations in every recreational vehicle park and campground except at primitive and semi-primitive campgrounds.

7.5.1.2 Toilets shall be located within a 500 ft (152.4 m) radius from any recreational vehicle, recreational park trailer, and/or camping unit site not provided with an individual sewer connection.

7.6.1 In recreational vehicle parks and in semi-developed and developed campgrounds, a minimum of one toilet shall be provided for each sex up to the first 25 sites.

7.6.2 For each additional 25 sites not provided with sewer connections, an additional toilet for each sex shall be provided.

7.6.3 If water flush toilets are provided, an equal number of lavatories shall be provided up to six toilets.

7.6.3.1 One additional lavatory shall be provided for each two toilets when more than six toilets are required.

7.6.4 If separate facilities are provided for men and women, urinals shall be acceptable for no more than one-third of the toilets required in the men's facilities.

Type of Site	Site Count	Sewer Connections at Each Site		Total Number of Req'd Plumbing Fixtures per Code								Proposed Number Plumbing Fixtures (all restrooms to be unisex, single use)						
		Provided	Not Provided	Town of Zebulon UDO 4.3.5.LL.8				NFPA 1194 7.5 and 7.6				Urinals	Toilets	Lavs	Showers			
				Urinals	Toilets	Lavs	Showers	Urinals	Toilets	Lavs	Showers							
Back-in RV Campsites	32	32																
Pull-Thru RV Campsites	18	18																
Yurts*	8		8															
Platform Tent Campsites*	11		11	7	19	13	13	0	6	6	0	0	8	8	4			
Enlarged Glamping Sites*	3		3															
Tent Campsites	13		13															
TOTAL	85	50	35															

*Yurts and Platform Tents may or may not have integral restrooms.

Activity Center Requirements*

PRIMARY ACTIVITY CENTER	Area	Unisex Restrooms				Showers	
		# of Occ.	Req'ts	Toilets	Lavs	Req'ts	Showers
CLUBHOUSE		Referenced Code: NC State Building Code					
Offices	430	3.0					
Store	435	7.3					
Storage	175	0.6	1 per 75	2	1	N/A	0
Activity Room	975	48.8					
Patio	1000	50.0					
Sub-Total		109.6		2	1		
SWIMMING POOL		Referenced Code: NC Dept. of Health & Human Services, Div of Public Health, EHS, Rules Governing Public Swimming Pools, 15A NCAC 18A.2500					
Pool Area**	1500	100	per 200 bathers	2	2	1 per 200 bathers	1
Spa Area	100	10					
Deck Area	3450						
Sub-Total		110		2	2		1
TOTAL Fixtures				4	3		1

*Clubhouse / Activity Center to be used by resort guests only.

**Number of req'd toilets and lavatories could be reduced in half if bathers load is under 100.

***Total fixtures assume single use, unisex restrooms.

Proposed Number of Plumbing Fixtures for Entire Site

PROPOSED LOCATIONS	Unisex Restrooms			
	Toilets	Lavs	Showers	Laundry
Clubhouse / Activity Ctr.	4	4	2	0
Pool (rinse shower)	0	0	2	0
SE Corner	4	4	2	2 units
NE Corner	4	4	2	0
Total	12	12	8	2 Units

BENCHMARK REQUIREMENTS FOR SITE DEVELOPMENT

Site Requirements	NFPA 1194	Proposed Campground	Comments
Emergency Access	X		Alt. Routes provided within Campground. Site limitations to provide 2 ways to enter and exit.
Separate access to each camp site	X	X	
Each Site is Identifiable	X	X	
Min 1,500 SF per camp site		X	
Each Stand Min 8'-0" Wide	X	X	
Min 15'-0" distance between Recreational Vehicles or portable camping units	X	X	X
Min 10'-0" distance between portable camping units	X	X	X
Min 15'-0" from any building, public roadway, street, alley and or any right-of-way for vehicular traffic		X	
Dump Station	X		Not required- Full Hook Ups Provided
Gray Water Recycling	X	X	Required for Primitive Campsites

OPEN SPACE CALCULATIONS

Open Space			
Total Property Area (Not Including Lake)	1288748 SF		29.6 AC
Lake Area	255130 SF		5.9 AC
Open Space Set-Aside Required (5%)	5% %		5% %
Total	77194 SF		1.78 AC

Active	Swimming and Lodge	9420 SF	0.30 AC
Active	Playground	3025 SF	0.10 AC
Passive	ALL Passive Open Space (not including Camping Sites/Roads/Lakes/Etc.)	526818 SF	12.10 AC
Total		529843 SF	12.50 AC

PARKING REQUIREMENTS

PARKING REQUIREMENTS Area Type	Town of Zebulon Requirements	Proposed # of Units	Location	Number of Parking Spaces	
				Required	Proposed
Recreational Vehicle Park	1 per employee on largest shift, and .25 per every RV space*	50	RV Campsites	13	50
			Maintenance	2	2
			Clubhouse / Activity Center	4	16
			SW Parking Area		8
			SE Shelter / Bathhouse		14
Campgrounds	1+1 per every camping space	2	NW Yurts	4	4
		6	SE Yurts	12	25
		3	E Enlarged Glamping Sites	6	6
		11	E Platform Tents	22	22
		13	NE Tent Campsites & Bathhouse	26	27
Trailhead	1/50 units	85	NW Corner	2	2
Commercial Recreation, Indoor	1/200 SF		Not Used**		
Commercial Recreation, Outdoor	1/1,000 SF (including building SF)		Not Used**		
Community Center	1/300 SF		Not Used**		
Convenience Store	1/200 SF		Not Used**		
Indoor Private Recreation	1/200 SF		Not Used**		
Office, Sales	1/200 SF for public areas, 1/600 for non-public areas		Not Used**		
TOTAL				91	176

*Estimated number of employees at peak season: 6. Up to 2 parking spaces available at each RV campsite depending on length of RV / trailer.

**Requirements included for reference only. Clubhouse and Activity Areas to be used by resort guests only.



ZEBULON CAMPGROUND
ROGER HONBARRIER & RYAN RIMMELE

30% CDS

DATE: _____

REVISIONS		
NO.	DATE	DESCRIPTION
1	08-12-2024	REVIEW RESUBMITTAL
-	-	-
-	-	-
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-	-	-
-	-	-

PROJECT NO.: 23-00285-020
DRAWN BY: CMR/SDK
CHECKED BY: SDK
DATE ISSUED: 2024/04/01

CODE REQUIREMENTS AND REGULATIONS

G1.00



SITE LAYOUT PLAN - OVERALL SITE NOTES

- EXISTING CONDITIONS ARE BASED ON SURVEY PROVIDED BY THE CLIENT. ALL UNDERGROUND STRUCTURES AND UTILITIES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION ACTIVITY.
- REFER TO ARCHITECTURAL FOR COORDINATION OF BUILDING LIMITS, EXTERIOR COLUMNS, FROST SLAB AND ETC. CONSTRUCTION CONTRACTOR SHALL FIELD VERIFY THESE ELEMENTS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- UNLESS OTHERWISE SHOWN, ALL COORDINATE POINTS ARE GIVEN FROM THE CENTER POINT OF SITE ELEMENTS AND STRUCTURES. ALL DIMENSIONS ARE FROM FACE OF CURB.
- DO NOT SCALE FROM THE DRAWING. ALL WRITTEN DIMENSIONS SHALL GOVERN. ALL ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE.
- CONTRACTOR IS RESPONSIBLE TO MAINTAIN EXISTING SITE CONTROLS AND SET NEW AS NEEDED.
- PRECISE LAYOUT SHALL BE DETERMINED BY A REGISTERED PROFESSIONAL SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- CONSTRUCTION NOTES AND TYPICALS MAY APPEAR ONLY ONCE ON THE DRAWING BUT APPLY TO ALL SIMILAR CONDITIONS.
- CONTRACTOR SHALL REPAIR OR REPLACE ALL PAVEMENT, UTILITIES AND LAWN/LANDSCAPE AREAS THAT ARE TO REMAIN THAT ARE DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
- REFER TO SITE UTILITY PLAN FOR UTILITY LAYOUT INFORMATION, PAVEMENT UNDERDRAINS AND OTHER STORM SEWER REQUIREMENTS.
- REFER TO SHEET G1.00 FOR SITE PARKING REQUIREMENTS MATRIX.
- THE CLIENT WILL APPLY FOR THE APPROPRIATE SUBMITTALS UPON COMPLETION OF CONSTRUCTION DOCUMENTS WHICH WILL BE DEVELOPED IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL REQUIREMENTS.

CAMPSITE LEGEND

- A** PREMIUM RV BACK-IN CAMPSITE (5)
- B** PREMIUM RV BACK-IN REVERSE CAMPSITE (27)
- C** PREMIUM RV PULL-THROUGH CAMPSITE (8)
- D** PREMIUM RV PULL-THROUGH REVERSE CAMPSITE (10)
- E** YURT CAMPSITE ENLARGED PLAN (8)
- F** GLAMPING ENLARGED PLAN (11)
- F*** GLAMPING MODIFIED ENLARGED PLAN (3)
- G** PLATFORM TENT ENLARGED PLAN (13)

SITE LAYOUT PLAN LEGEND

- STANDARD DUTY ASPHALT
- STANDARD DUTY CONCRETE
- WORK LIMITS
- PROPERTY BOUNDARY
- RIGHT OF WAY
- FENCE
- SIGN
- FLAG POLE

Environmental Design Group
AKRON / CLEVELAND / COLUMBUS
450 GRANT ST., AKRON, OH 44311
P. 330.575.1590 / T. 800.835.1590
W. ENVDESIGNGROUP.COM

811 Know what's below. Call before you dig.

ZEBULON CAMPGROUND
ROGER HONBARRIER & RYAN RIMMELE

30% CDS

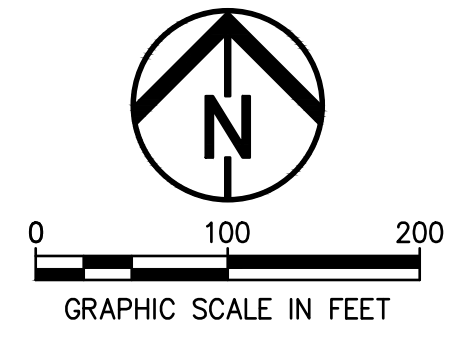
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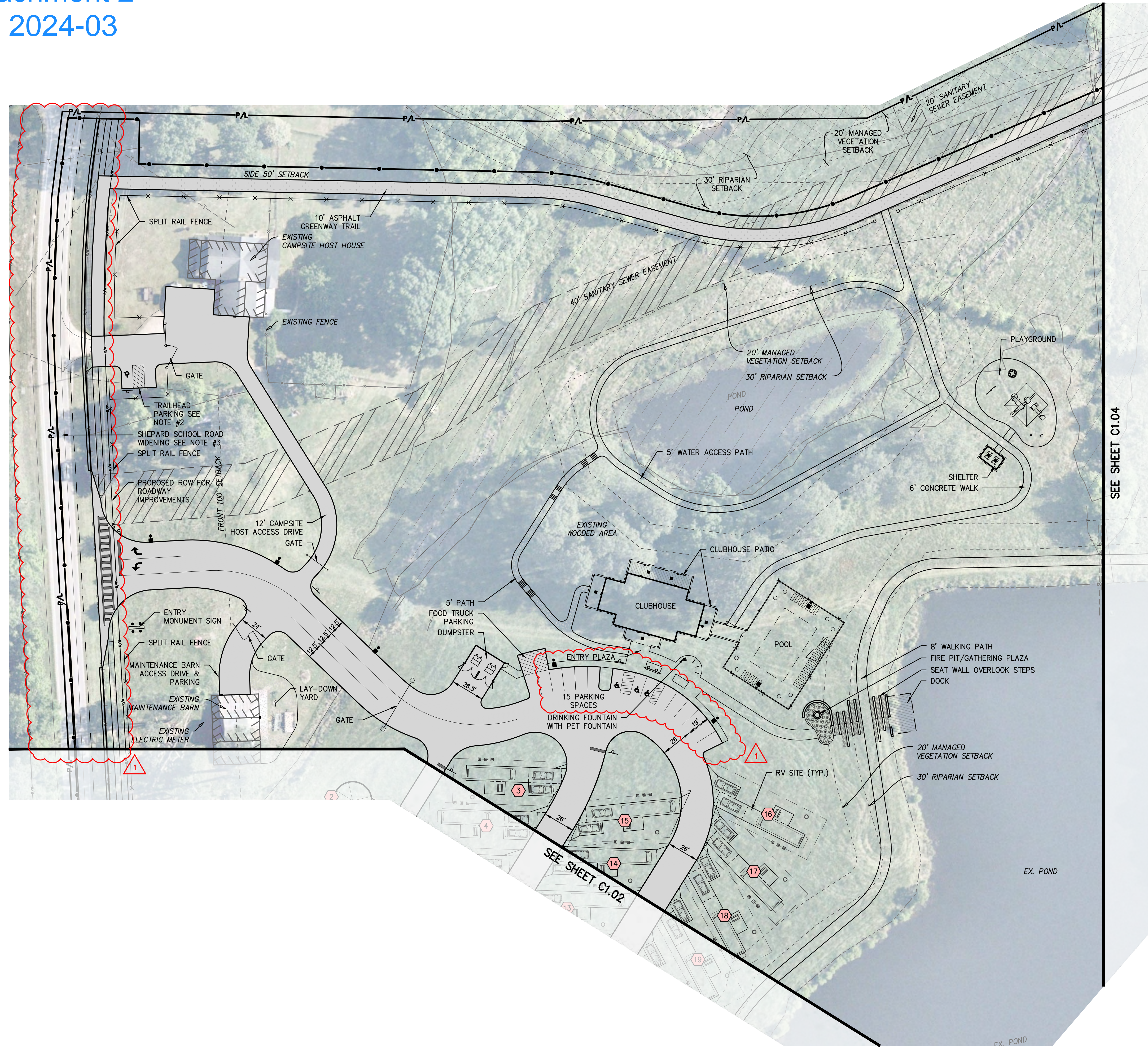
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SITE LAYOUT PLAN - OVERALL SITE

C1.00





LAYOUT PLAN - ENLARGEMENT 1 NOTES

1. SEE SHEET C1.00 FOR OVERALL SITE LAYOUT PLAN NOTES.
2. TRAILHEAD AND TRAIL TO BE UPDATED PER THE TOWN REQUIREMENTS WITH THE COMPLETION OF CONSTRUCTION DRAWINGS AND PERMIT DOCUMENTS.
3. SHEPARD SCHOOL ROAD WIDENING TO MEET THE TOWN REQUIREMENTS. AS SHOWN, IT INCLUDES: 5' SIDEWALK, 5' TREE WELL, 24' TWO SOUTHBOUND LANES, 6' MEDIAN.



ZEBULON CAMPGROUND
ROGER HONBARRIER & RYAN RIMMELE

30% CDS

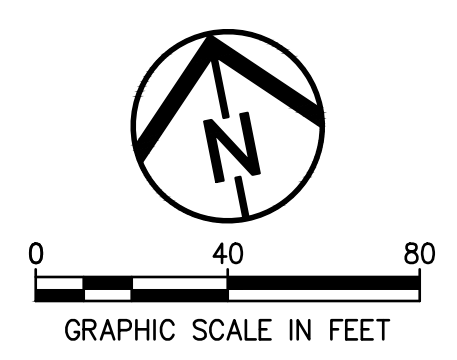
SITE LAYOUT PLAN LEGEND

- STANDARD DUTY ASPHALT
- STANDARD DUTY CONCRETE
- WORK LIMITS
- PROPERTY BOUNDARY
- RIGHT OF WAY
- FENCE
- SIGN
- FLAG POLE

DATE: _____

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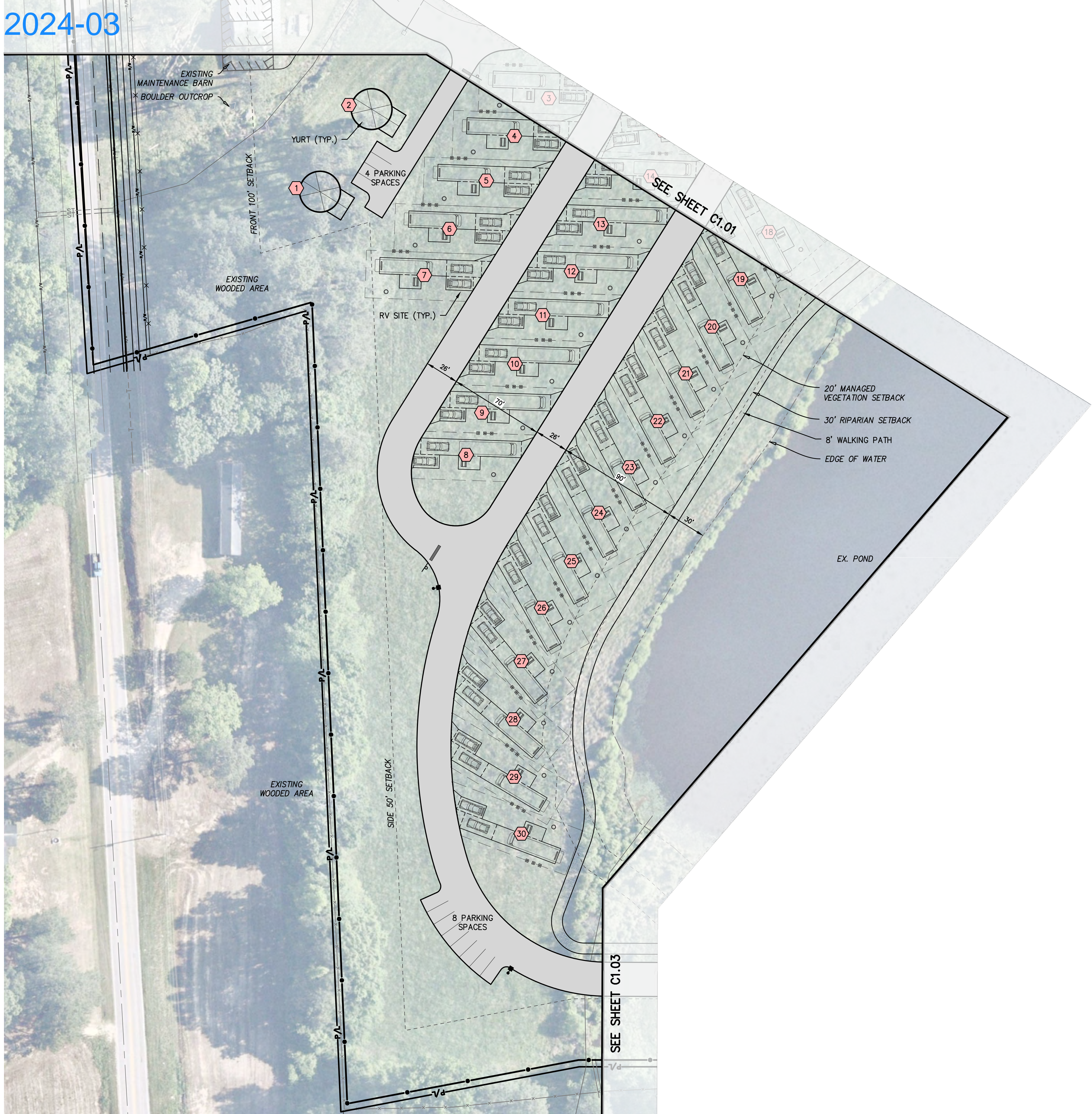


LAYOUT PLAN - ENLARGEMENT 1

C1.01

LAYOUT PLAN - ENLARGEMENT 2 NOTES

1. SEE SHEET C1.00 FOR OVERALL SITE LAYOUT PLAN NOTES.



ZEBULON CAMPGROUND
ROGER HONBARRIER & RYAN RIMMELE

30% CDS

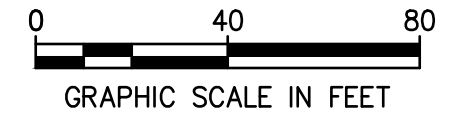
SITE LAYOUT PLAN LEGEND

- STANDARD DUTY ASPHALT
- STANDARD DUTY CONCRETE
- WORK LIMITS
- PROPERTY BOUNDARY
- RIGHT OF WAY
- FENCE
- SIGN
- FLAG POLE

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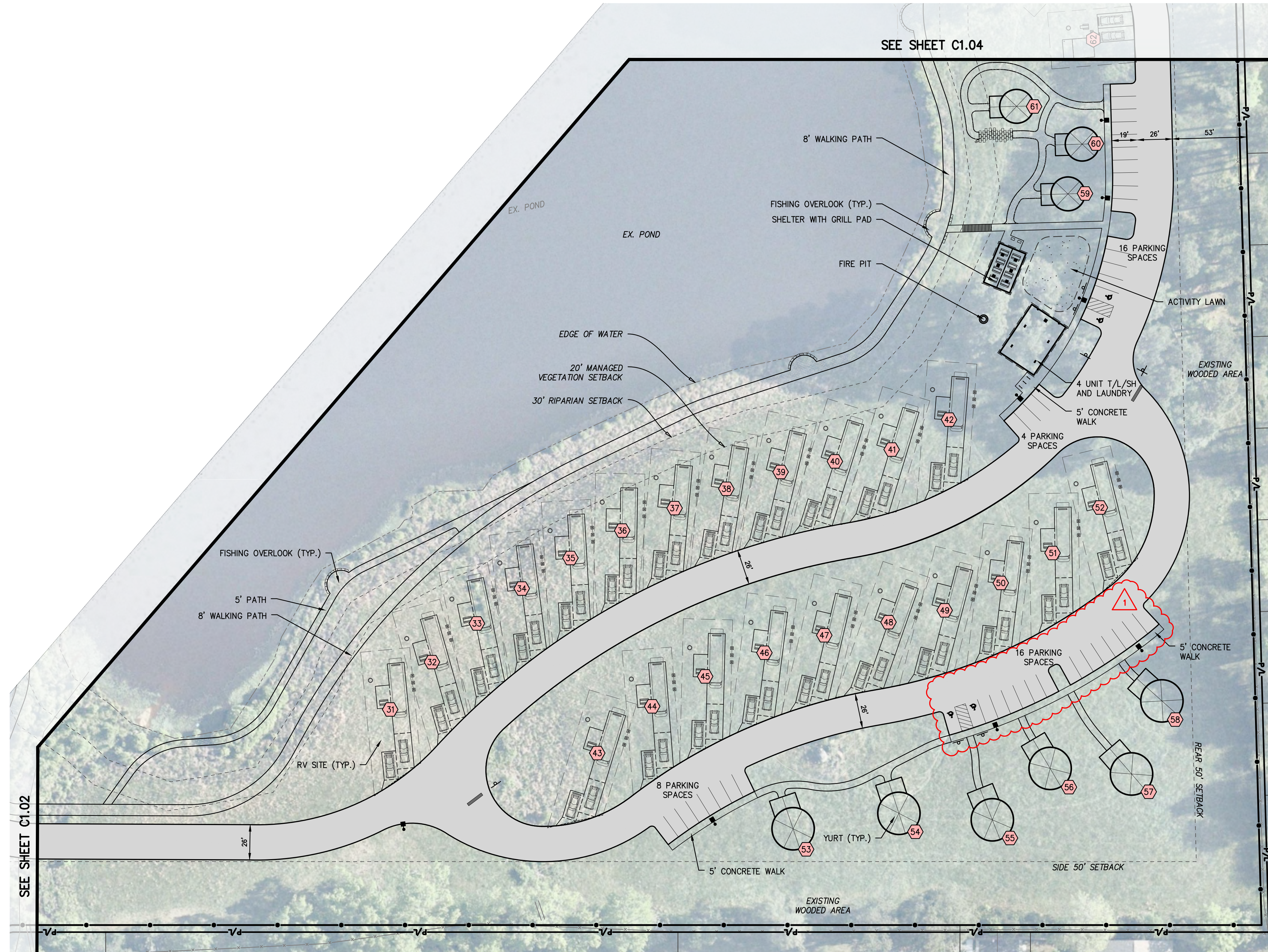


LAYOUT PLAN - ENLARGEMENT 2

C1.02

ZEBULON CAMPGROUND
ROGER HONBARRIER & RYAN RIMMELE

30% CDS



SITE LAYOUT PLAN LEGEND

- STANDARD DUTY ASPHALT
- STANDARD DUTY CONCRETE
- WORK LIMITS
- PROPERTY BOUNDARY
- RIGHT OF WAY
- FENCE
- SIGN
- FLAG POLE

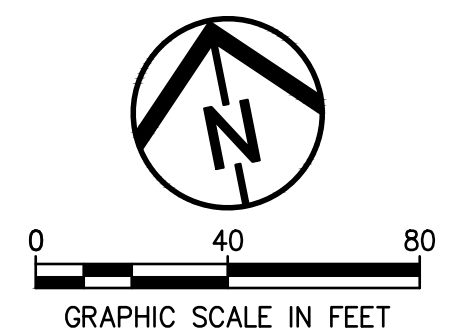
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REVISIONS		
NO.	DATE	DESCRIPTION
1	08-12-2024	REVIEW RESUBMITTAL

PROJECT NO.: 23-00285-020
DRAWN BY: CMR/SDK
CHECKED BY: SDK
DATE ISSUED: 2024/04/01

LAYOUT PLAN - ENLARGEMENT 3

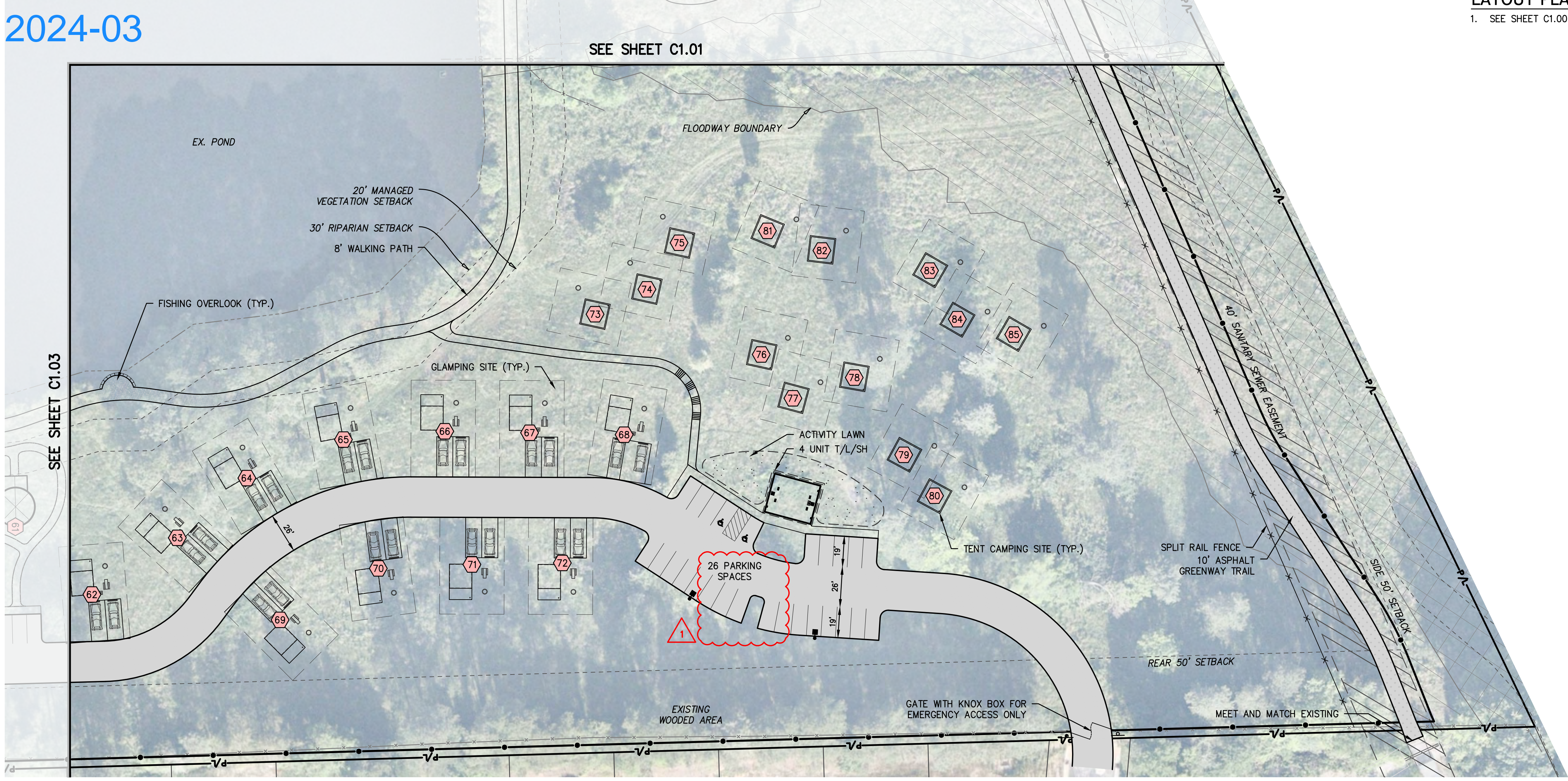
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LAYOUT PLAN - ENLARGEMENT 4 NOTES

1. SEE SHEET C1.00 FOR OVERALL SITE LAYOUT PLAN NOTES.



ZEBULON CAMPGROUND
ROGER HONBARRIER & RYAN RIMMELE

30% CDS

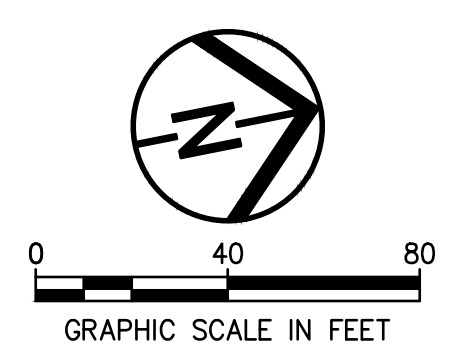
SITE LAYOUT PLAN LEGEND

- STANDARD DUTY ASPHALT
- STANDARD DUTY CONCRETE
- WORK LIMITS
- PROPERTY BOUNDARY
- RIGHT OF WAY
- FENCE
- SIGN
- FLAG POLE

DATE: _____

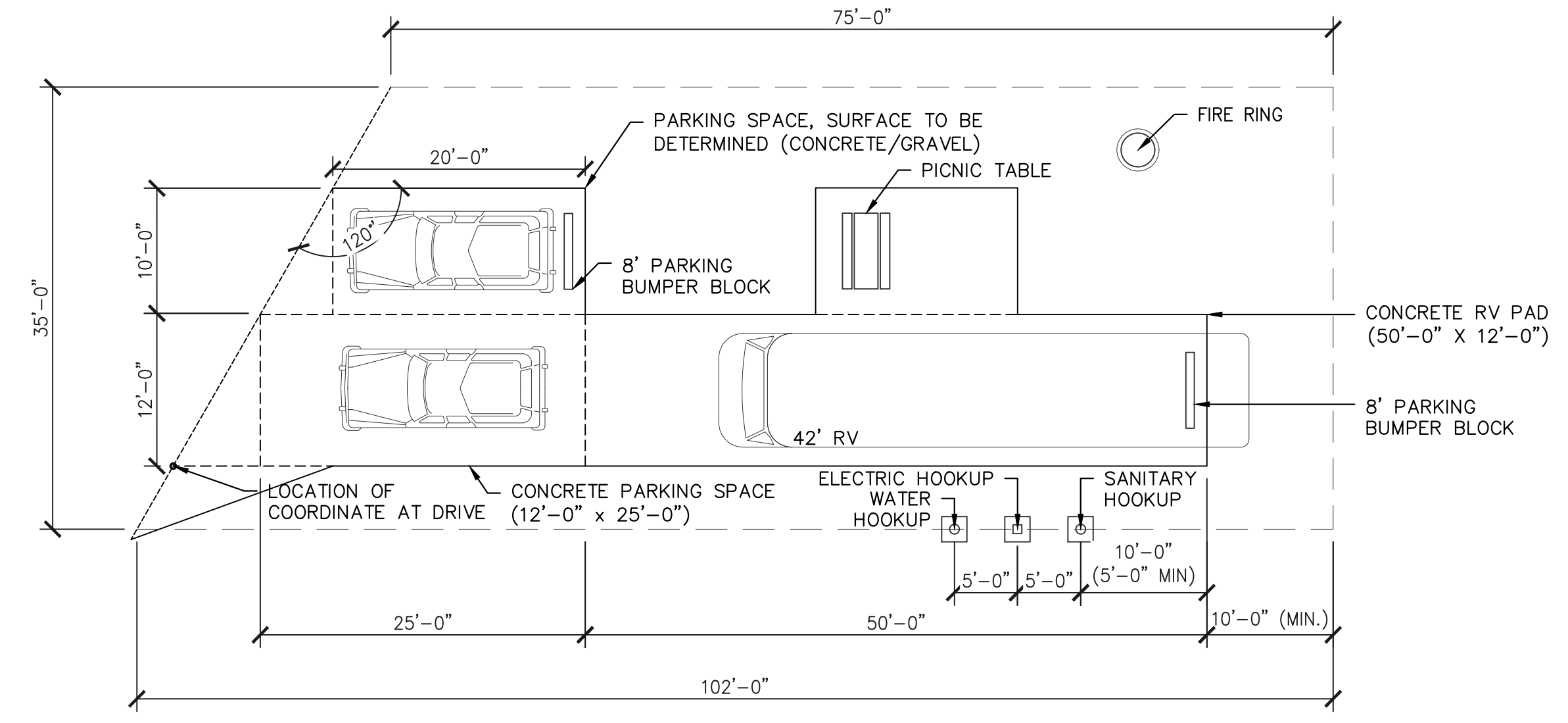
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PROJECT NO.: 23-00285-020
DRAWN BY: CMR/SDK
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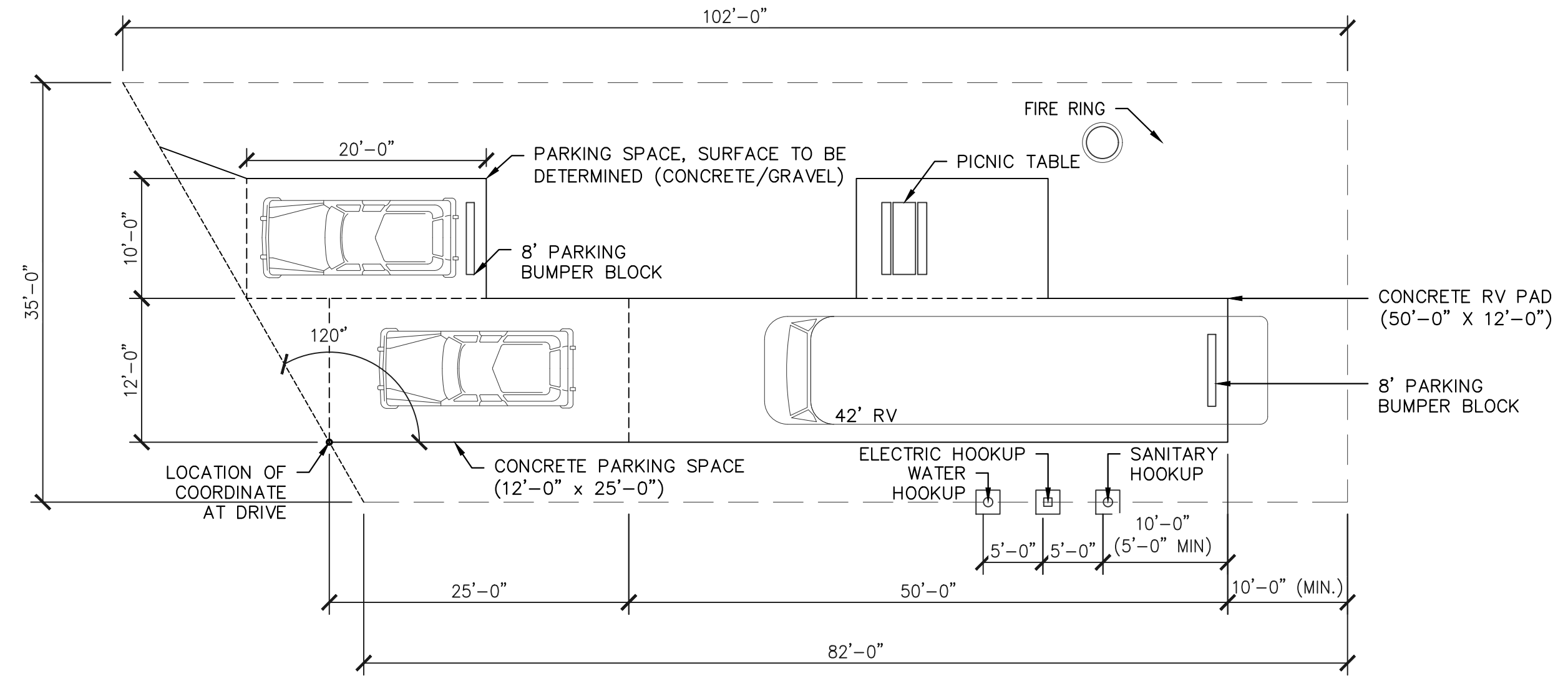


LAYOUT PLAN - ENLARGEMENT 4

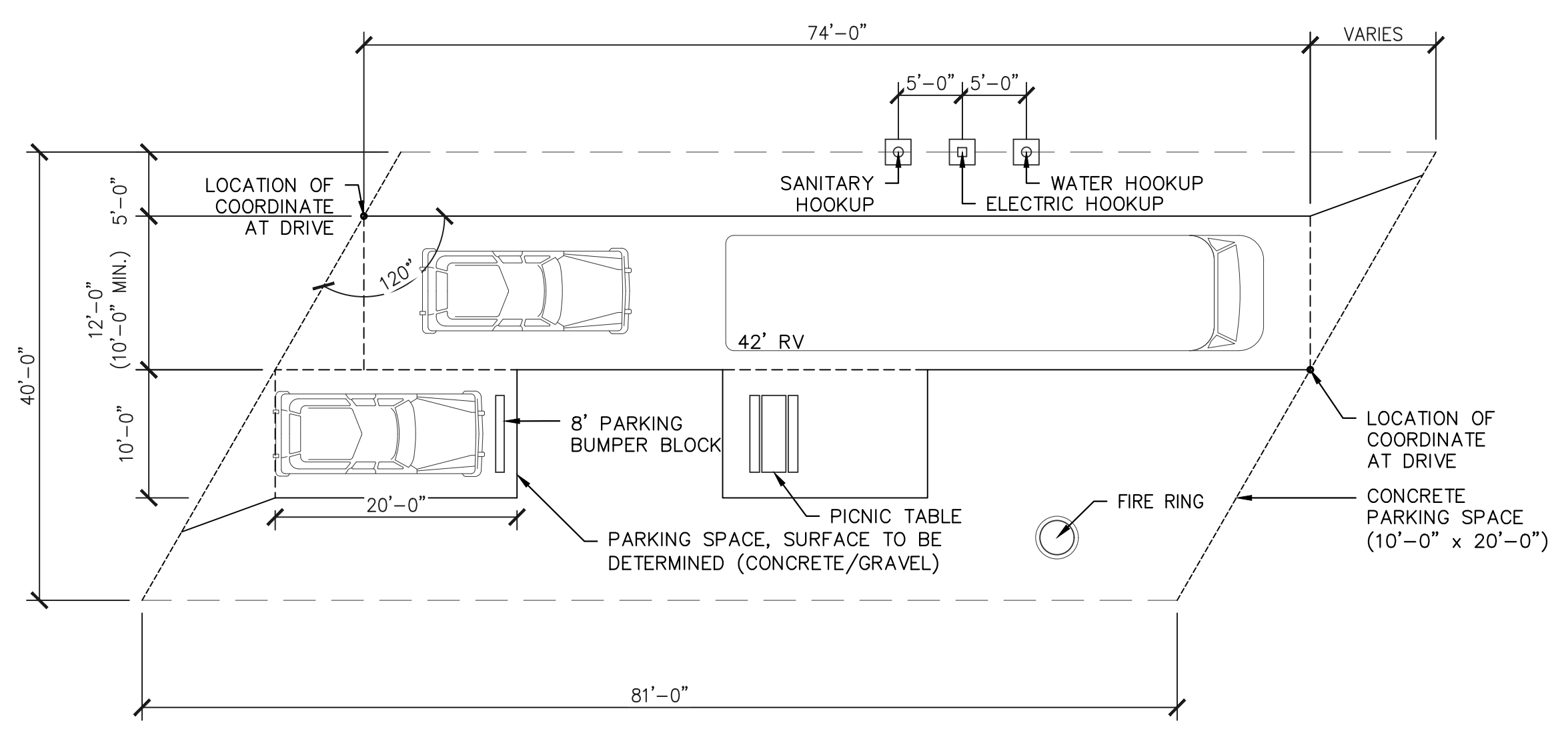
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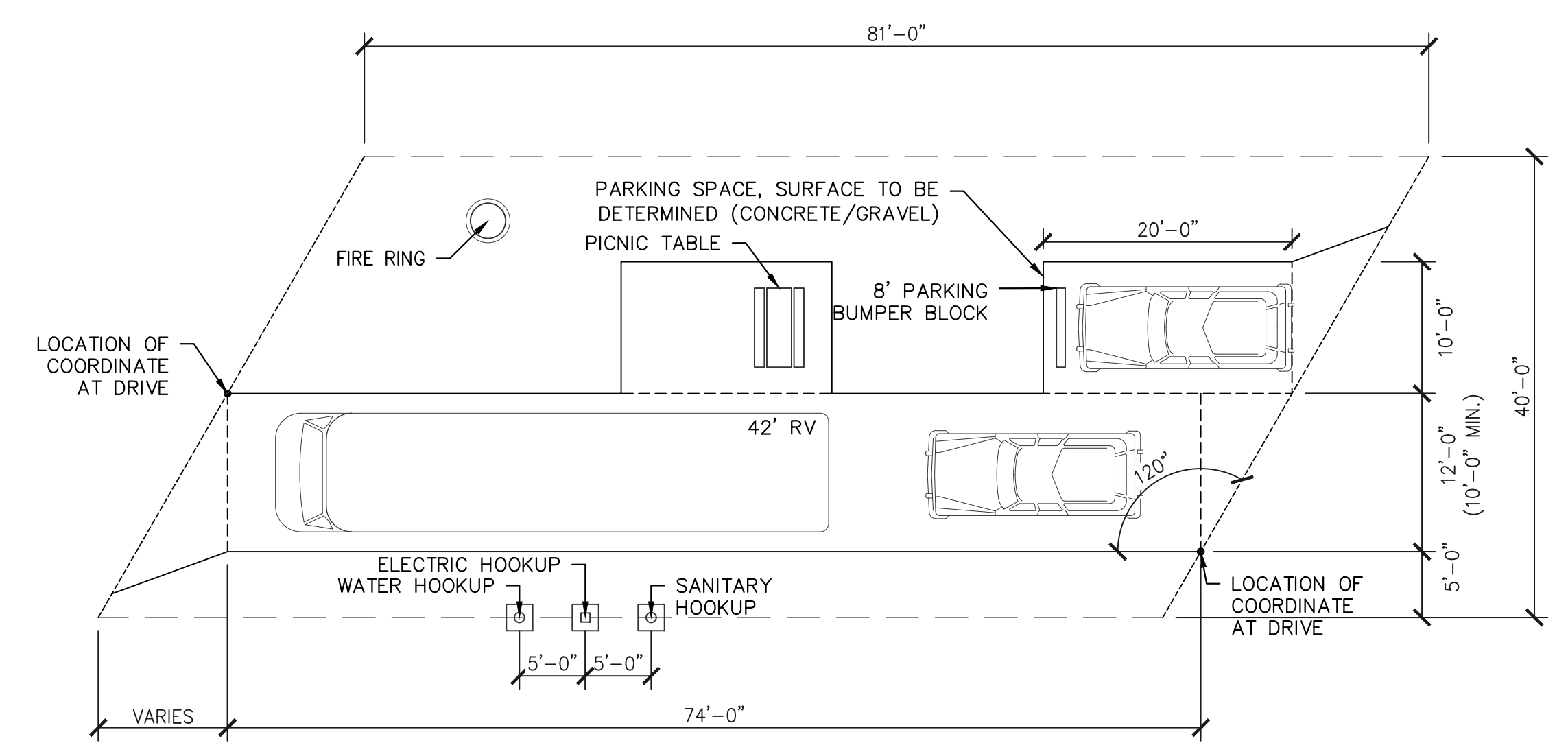
A PREMIUM RV BACK-IN CAMPSITE ENLARGED PLAN
(MINIMUM AREA: 1,500 SF PER CAMPSITE, AS SHOWN: 2,965 SF PER CAMPSITE)



B PREMIUM RV BACK-IN REVERSE CAMPSITE ENLARGED PLAN
(MINIMUM AREA: 1,500 SF PER CAMPSITE, AS SHOWN: 3,230 SF PER CAMPSITE)



C PREMIUM RV PULL-THROUGH CAMPSITE ENLARGED PLAN
(MINIMUM AREA: 1,500 SF PER CAMPSITE, AS SHOWN: 2,830 SF PER CAMPSITE)



D PREMIUM RV PULL-THROUGH REVERSE CAMPSITE ENLARGED PLAN
(MINIMUM AREA: 1,500 SF PER CAMPSITE, AS SHOWN: 2,830 SF PER CAMPSITE)

ZEBULON CAMPGROUND
ROGER HONBARRIER & RYAN RIMMELE

30% CDS

DATE: _____

REVISIONS		
NO.	DATE	DESCRIPTION

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CAMPSITE ENLARGEMENTS

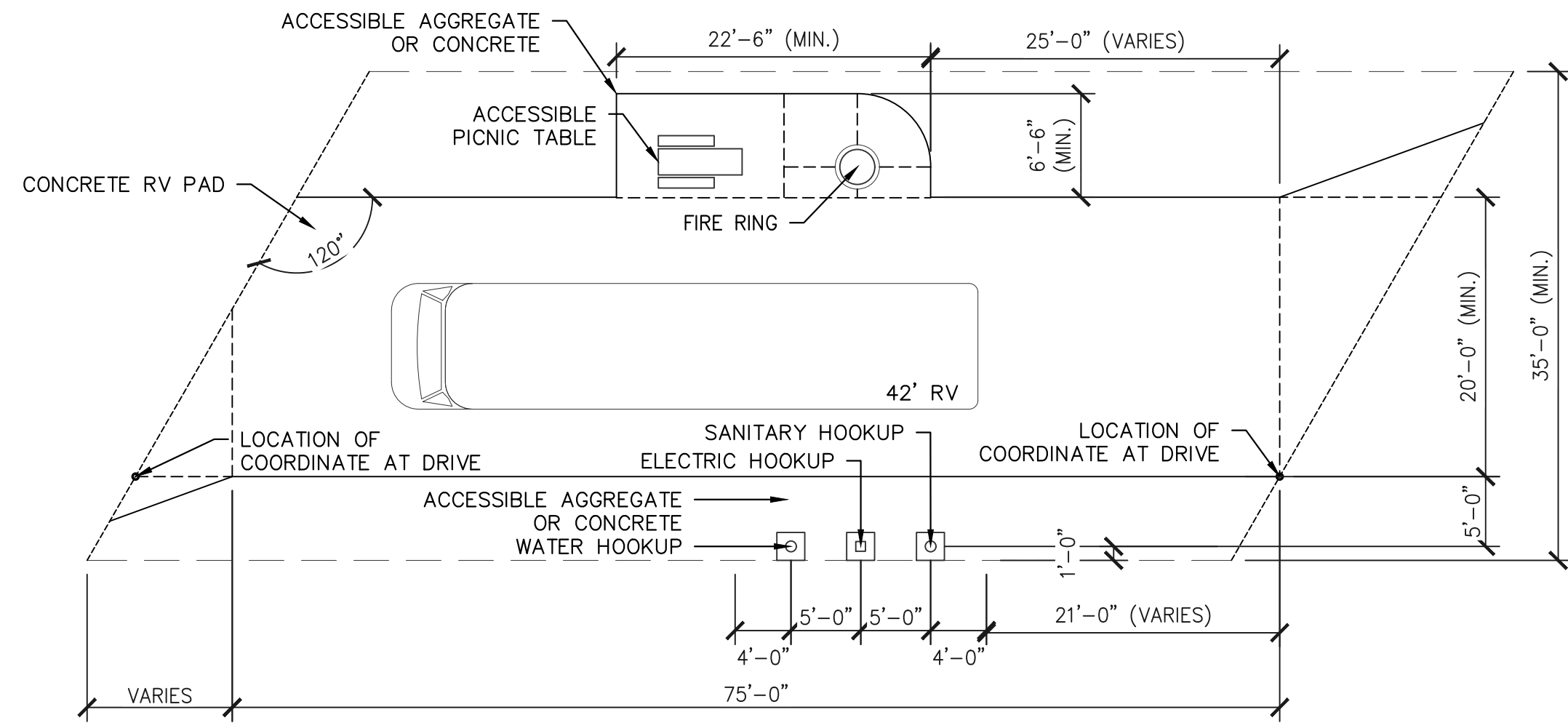
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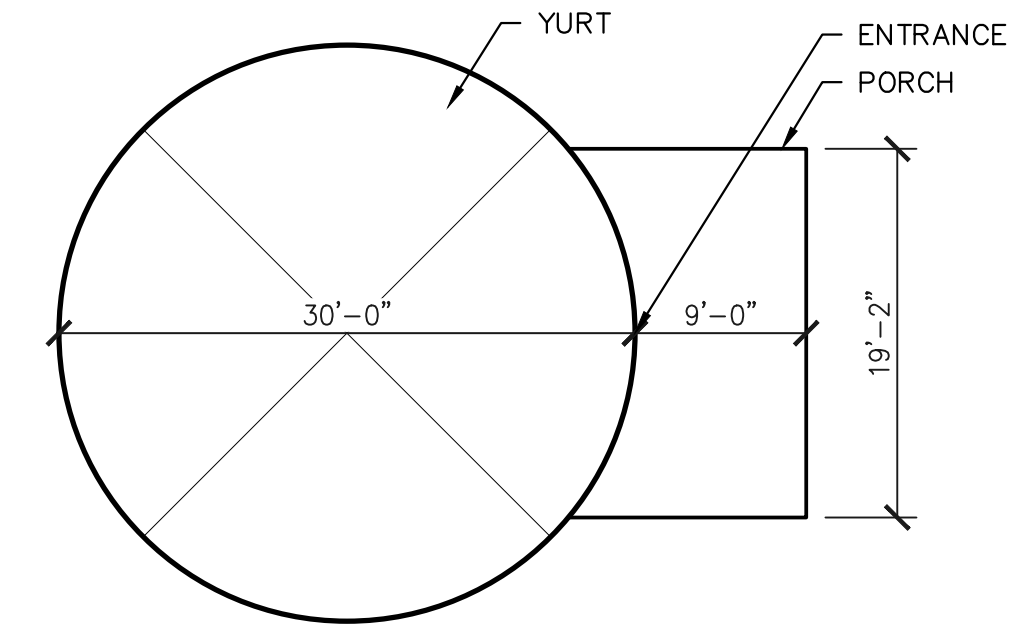
NOTE

1. PROVIDE MINIMUM 4'-0" CLEARANCE AROUND FIRE PIT ON ALL SIDES.
2. PROVIDE MINIMUM 3'-0" CLEARANCE AROUND THE PICNIC TABLE ON ALL SIDES.



PREMIUM ADA RV PULL-THROUGH REVERSE CAMPSITE ENLARGED PLAN

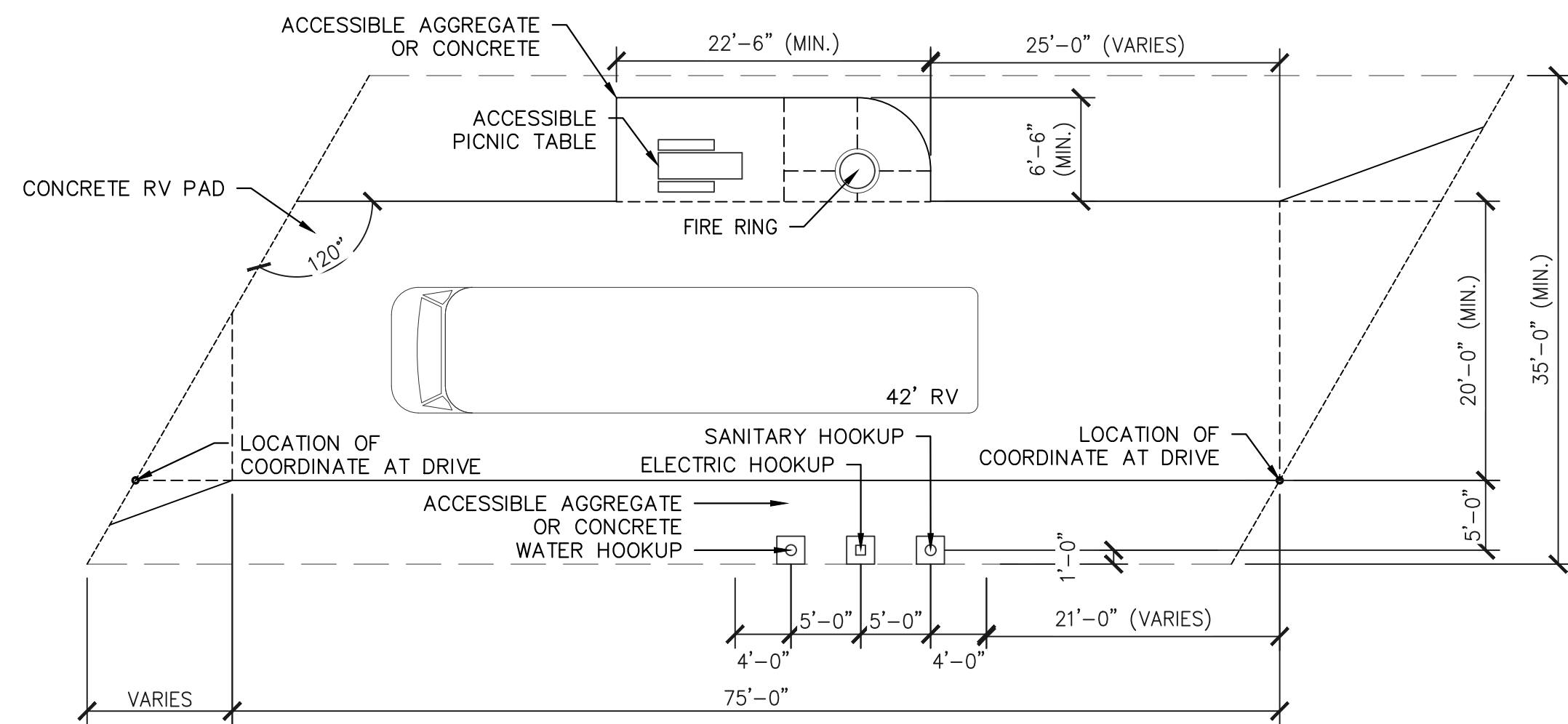
(MINIMUM AREA: 1,500 SF PER CAMPSITE, AS SHOWN: 2,830 SF PER CAMPSITE)



YURT CAMPSITE ENLARGED PLAN

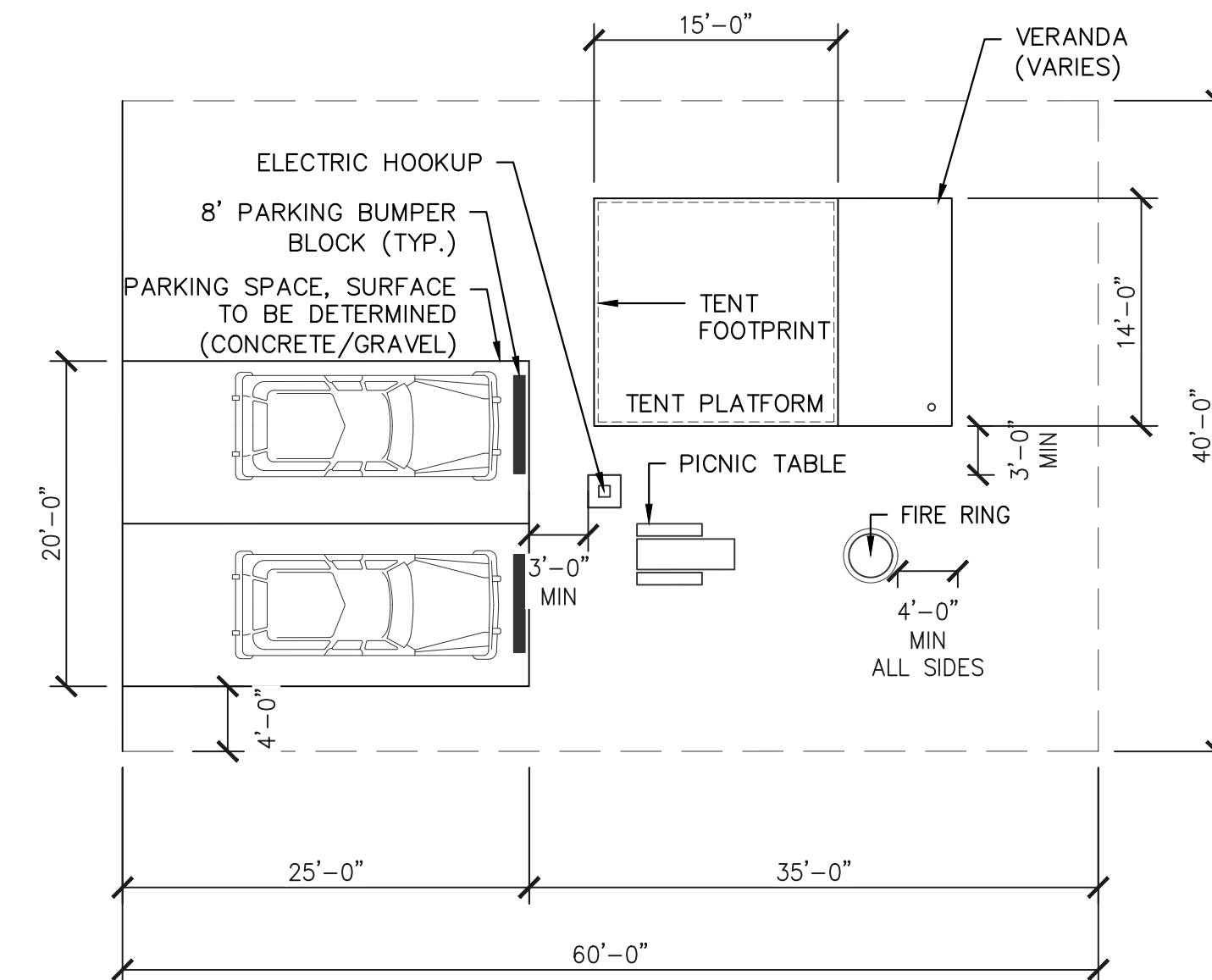
NOTE

1. PROVIDE MINIMUM 4'-0" CLEARANCE AROUND FIRE PIT ON ALL SIDES.
2. PROVIDE MINIMUM 3'-0" CLEARANCE AROUND THE PICNIC TABLE ON ALL SIDES.



PREMIUM ADA RV PULL-THROUGH REVERSE CAMPSITE ENLARGED PLAN

(MINIMUM AREA: 1,500 SF PER CAMPSITE, AS SHOWN: 2,830 SF PER CAMPSITE)



TENTING ENLARGED PLAN

(MINIMUM AREA: 1,200 SF PER CAMPSITE, AS SHOWN: 2,400 SF PER CAMPSITE)

ZEBULON CAMPGROUND
ROGER HONBARRIER & RYAN RIMMELE

30% CDS

DATE: _____

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CAMPSITE ENLARGEMENTS

C1.06



SITE GRADING PLAN - OVERALL SITE NOTES

- EXISTING CONDITIONS ARE BASED ON SURVEY PROVIDED BY THE CLIENT. ALL UNDERGROUND STRUCTURES AND UTILITIES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION ACTIVITY.
- MAINTAIN UNIFORM AND POSITIVE SLOPES FOR ALL REGRADED SURFACES.
- ENGINEER TO APPROVE ROUGH GRADING PRIOR TO FINISH-GRADING AND TO APPROVE FINISH-GRADING OF SOIL SURFACE AREAS PRIOR TO SEEDING OR LANDSCAPING.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO GRADE TO FINISH GRADE EXCEPT WHERE THE FUTURE BUILDING, PARKING AND WALKS ARE SHOWN. IN THESE AREAS THE CONTRACTOR SHALL GRADE TO SUBGRADE, (BOTTOM OF THE PAVEMENT AND 12" BELOW BUILDING FINISHED FLOOR ELEVATIONS). SEE LAYOUT PLAN FOR PAVEMENT TYPES.
- SEED ALL DISTURBED AREAS WITH SPECIFIED SEED MIXTURE.
- CONSTRUCTION NOTES AND TYPICAL LABELS MAY APPEAR ONLY ONCE ON THE DRAWINGS, BUT APPLY TO ALL SIMILAR CONDITIONS.
- REFER TO SITE UTILITY PLANS FOR LOCATIONS AND ELEVATIONS OF PROPOSED UTILITY STRUCTURES.
- REFER TO LAYOUT PLAN FOR LOCATION OF BENCHMARK AND HORIZONTAL CONTROL POINTS.
- PRIOR TO EXCAVATION AND EARTHWORK OPERATIONS THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND PROPOSED GRADES AND REPORT ANY DISCREPANCIES TO THE OWNER. FIELD VERIFY LOCATIONS OF ALL BURIED UTILITIES AND DEPTHS AND REPORT ANY DISCREPANCIES TO OWNER.
- ACCESSIBLE PARKING SPACES SHALL NOT TO EXCEED 2% SLOPE IN ALL DIRECTIONS.
- ACCESSIBLE ROUTES SHALL NOT EXCEED 2% CROSS SLOPE AND 5% RUNNING SLOPE.

12. ALL AREAS WITHIN THE RIPARIAN BUFFER FOR THE NEUSE RIVER BASIN WATERS THAT ARE DISTURBED DURING SITE CONSTRUCTION WILL BE RESTORED WITH NATIVE LANDSCAPE MATERIAL TO A QUALITY THAT IS EQUAL TO OR BETTER THAN EXISTING CONDITIONS. NATIVE SEED MIXES WILL BE UTILIZED ALONG WITH NATIVE SHADE TREES TO REPLACE THE CURRENT LAWN AND INVASIVE PLANTS PRESENT AT THE WATER'S EDGE.

PROPOSED SITE STORMWATER MANAGEMENT

SITE IDENTIFICATION
• ACCORDING TO THE TOWN OF ZEBULON'S CODE OF ORDINANCE: CHAPTER 151 STORMWATER.

PROPOSED SITE IMPERVIOUS AREA
• BASED ON THE UNIFIED DEVELOPMENT ORDINANCE OF THE WAKE COUNTY, NORTH CAROLINA, ARTICLE 9 STORMWATER MANAGEMENT SECTION 9-20; THE MAXIMUM CURVE NUMBER AFTER DEVELOPMENT, POST DEVELOPMENT WEIGHTED CURVE NUMBER, WAS CALCULATED AND COMPARED TO MAXIMUM VALUES SHOWN ON ARTICLE 9, DEPENDING ON SOIL GROUP AND ZONE DISTRICT. THE CALCULATED PROPOSED CURVE NUMBER IS 76 WHICH MATCHES THE MAXIMUM ALLOWED VALUE.

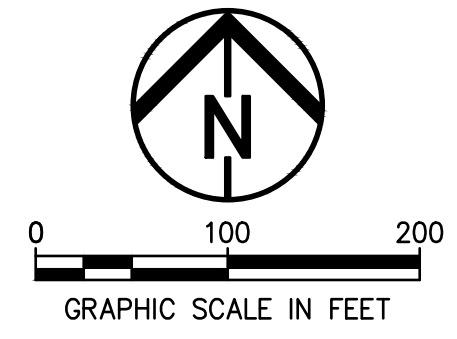
PROPOSED SITE STORMWATER MANAGEMENT METHODOLOGY
• BASED ON THE NORTH CAROLINA ADMINISTRATIVE CODE (15A NCAC 2H .1003(1); CALCULATION OF PROJECT DENSITY AND 15A NCAC 2H .1003(2)(A); DENSITY THRESHOLDS), THE NCEQ STORMWATER DESIGN MANUAL (PART E-1 LOW DENSITY PROJECTS) AND THE LOCAL PROGRAM REQUIREMENTS, IT HAS BEEN DETERMINED THAT THE PROJECT FALLS UNDER THE LOW-DENSITY PROJECT SECTION WITH A BUILT-UPON AREA OF LESS THAN 24%. THE PROPOSED SITE DESIGN WILL REPLICATE THE PREDEVELOPMENT HYDROLOGY AND WATER QUALITY AS MUCH AS POSSIBLE BY DIRECTING STORMWATER TO VEGETATED AREAS WHERE IT WILL BE INFILTRATED AND EVAPO-TRANPIRED RATHER THAN BEING DIRECTLY DISCHARGED TO ADJACENT WATERS AS SURFACE RUNOFF. PIPING OF STORMWATER IS NOT ALLOWED EXCEPT THE MINIMUM NECESSARY TO DIRECT RUNOFF BENEATH A SHORT RUN OF PAVEMENT SUCH AS AN ACCESS ROAD OR DRIVEWAY. THE EXISTING POND WILL BE UTILIZED AND MODIFIED AS NEEDED FOR STORMWATER RUNOFF STORAGE AND TO ADDRESS WATER QUALITY REQUIREMENTS.

SITE DESCRIPTION			
MARK ONE	TOTAL AREA	Ac	29.60
OTHER	CAMPGROUND RENOVATION	PRE-DEV IMPERVIOUSNESS	% 1.01
		POST DEV IMPERVIOUSNESS	% 23.65

SITE GRADING PLAN LEGEND

	WORK LIMITS		EXISTING CONTOURS
	PROPERTY BOUNDARY		PROPOSED CONTOURS
	RIGHT OF WAY		SPOT ELEVATION
	TREE LINE		

UTILITY STRUCTURES		
EXISTING	PROPOSED	
		UTILITY MANHOLE / CONTROL STRUCTURE CLEAN OUT
		UTILITY POLE
		STORM MANHOLE
		CATCH BASIN
		HEAD WALL
		YARD DRAIN
		WATER VALVE
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		LIGHT POLE



ZEBULON CAMPGROUND
ROGER HONBARRIER & RYAN RIMMELE

30% CDS

DATE: _____

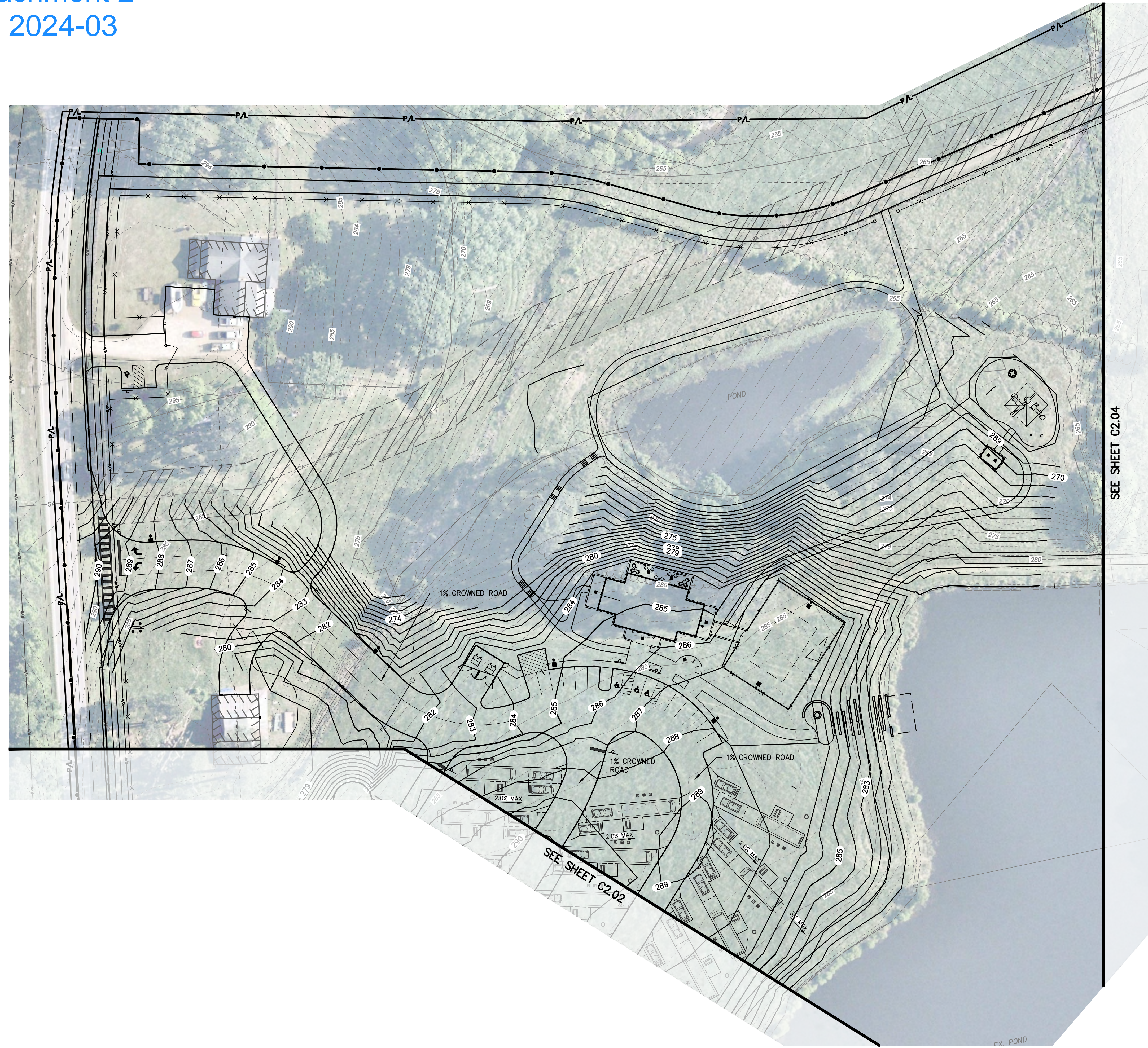
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NO.	DATE	DESCRIPTION
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PROJECT NO.: 23-00285-020
DRAWN BY: CMR/SDK
CHECKED BY: SDK
DATE ISSUED: 2024/04/01

SITE GRADING PLAN - OVERALL SITE

C2.00

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SITE GRADING PLAN - ENLARGEMENT 1 NOTES

1. SEE SHEET C2.00 FOR GENERAL SITE GRADING PLAN NOTES.



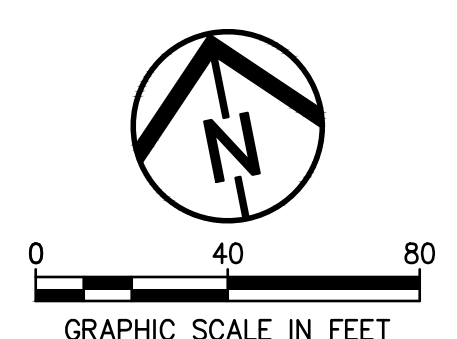
ZEBULON CAMPGROUND
ROGER HONBARRIER & RYAN RIMMELE

30% CDS

SITE GRADING PLAN LEGEND

	WORK LIMITS		EXISTING CONTOURS
	PROPERTY BOUNDARY		PROPOSED CONTOURS
	RIGHT OF WAY		SPOT ELEVATION
	TREE LINE		

UTILITY STRUCTURES		
EXISTING	PROPOSED	
		UTILITY MANHOLE / CONTROL STRUCTURE CLEAN OUT
		UTILITY POLE
		STORM MANHOLE
		CATCH BASIN
		HEAD WALL
		YARD DRAIN
		WATER VALVE
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		LIGHT POLE



DATE: _____

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NO.: 23-00285-020
DRAWN BY: CMR/SDK
CHECKED BY: SDK
DATE ISSUED: 2024/04/01

SITE GRADING PLAN - ENLARGEMENT 1

C2.01



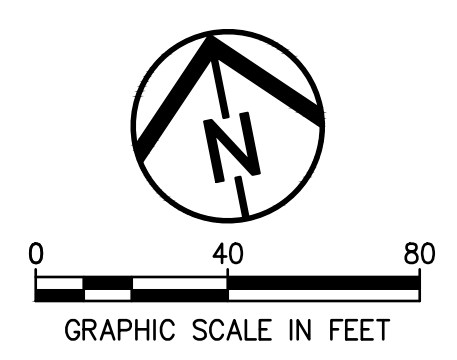
ZEBULON CAMPGROUND
ROGER HONBARRIER & RYAN RIMMELE

30% CDS

SITE GRADING PLAN LEGEND

	WORK LIMITS		EXISTING CONTOURS
	PROPERTY BOUNDARY		PROPOSED CONTOURS
	RIGHT OF WAY		SPOT ELEVATION
	TREE LINE		

UTILITY STRUCTURES		
EXISTING	PROPOSED	
		UTILITY MANHOLE / CONTROL STRUCTURE
		CLEAN OUT
		UTILITY POLE
		STORM MANHOLE
		CATCH BASIN
		HEAD WALL
		YARD DRAIN
		WATER VALVE
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		LIGHT POLE



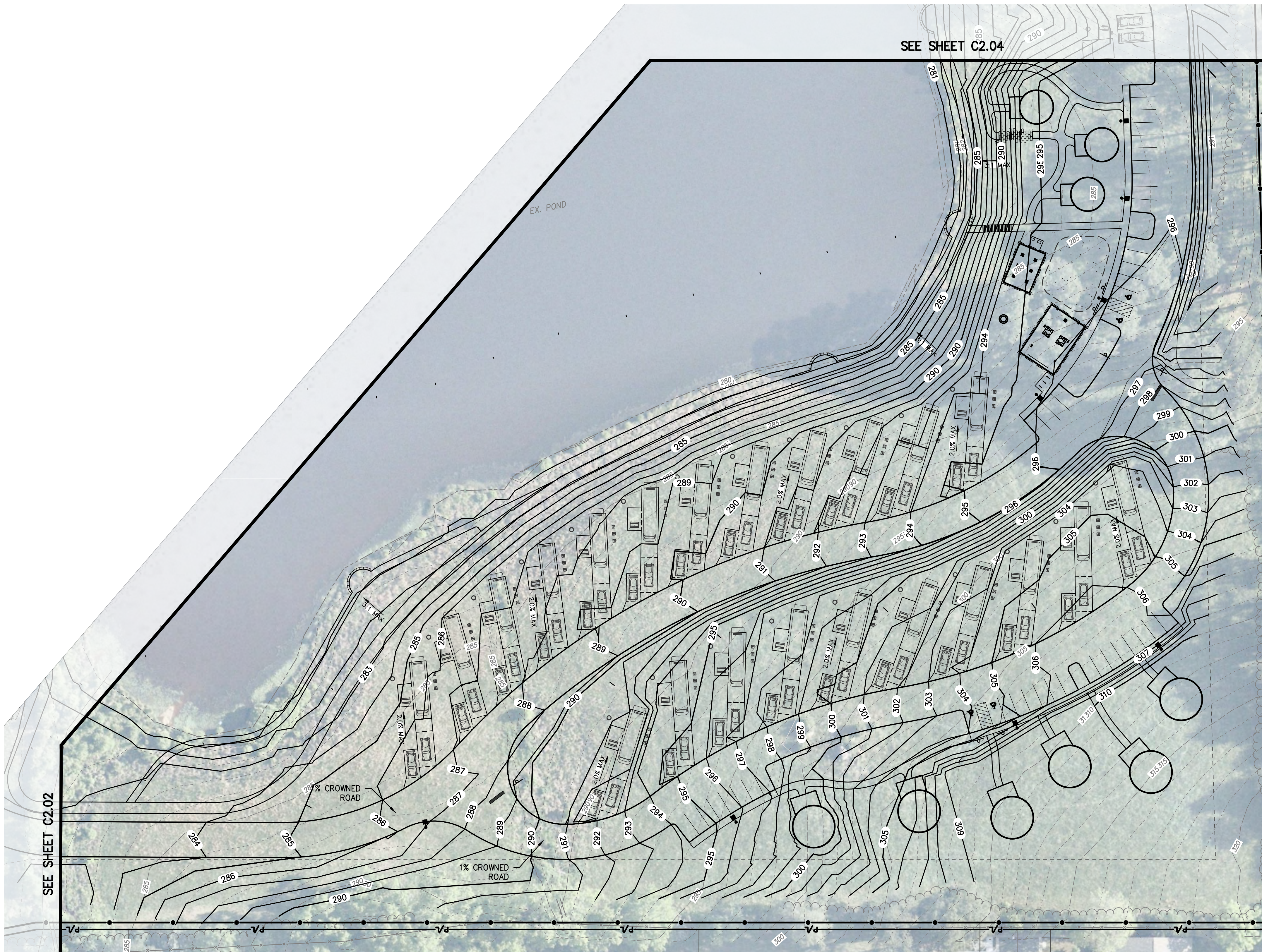
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REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NO.: 23-00285-020
DRAWN BY: CMR/SDK
CHECKED BY: SDK
DATE ISSUED: 2024/04/01

SITE GRADING PLAN - ENLARGEMENT 2

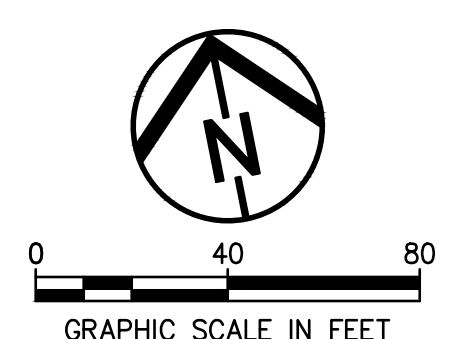
C2.02



SITE GRADING PLAN LEGEND

- WORK LIMITS
- PROPERTY BOUNDARY
- RIGHT OF WAY
- TREE LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- SPOT ELEVATION

- UTILITY STRUCTURES**
- | EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|---|
| | | UTILITY MANHOLE / CONTROL STRUCTURE CLEAN OUT |
| | | UTILITY POLE |
| | | STORM MANHOLE |
| | | CATCH BASIN |
| | | HEAD WALL |
| | | YARD DRAIN |
| | | WATER VALVE |
| | | FIRE HYDRANT |
| | | FIRE DEPARTMENT CONNECTION |
| | | LIGHT POLE |



DATE: _____

REVISIONS		
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PROJECT NO.: 23-00285-020
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DATE ISSUED: 2024/04/01

SITE GRADING PLAN - ENLARGEMENT 3

C2.03



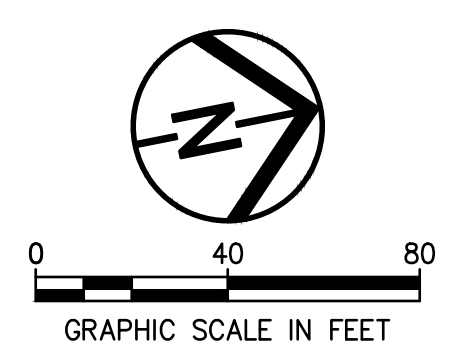
ZEBULON CAMPGROUND
ROGER HONBARRIER & RYAN RIMMELE

30% CDS

SITE GRADING PLAN LEGEND

	WORK LIMITS		EXISTING CONTOURS
	PROPERTY BOUNDARY		PROPOSED CONTOURS
	RIGHT OF WAY		SPOT ELEVATION
	TREE LINE		

UTILITY STRUCTURES		
EXISTING	PROPOSED	
		UTILITY MANHOLE / CONTROL STRUCTURE
		CLEAN OUT
		UTILITY POLE
		STORM MANHOLE
		CATCH BASIN
		HEAD WALL
		YARD DRAIN
		WATER VALVE
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		LIGHT POLE



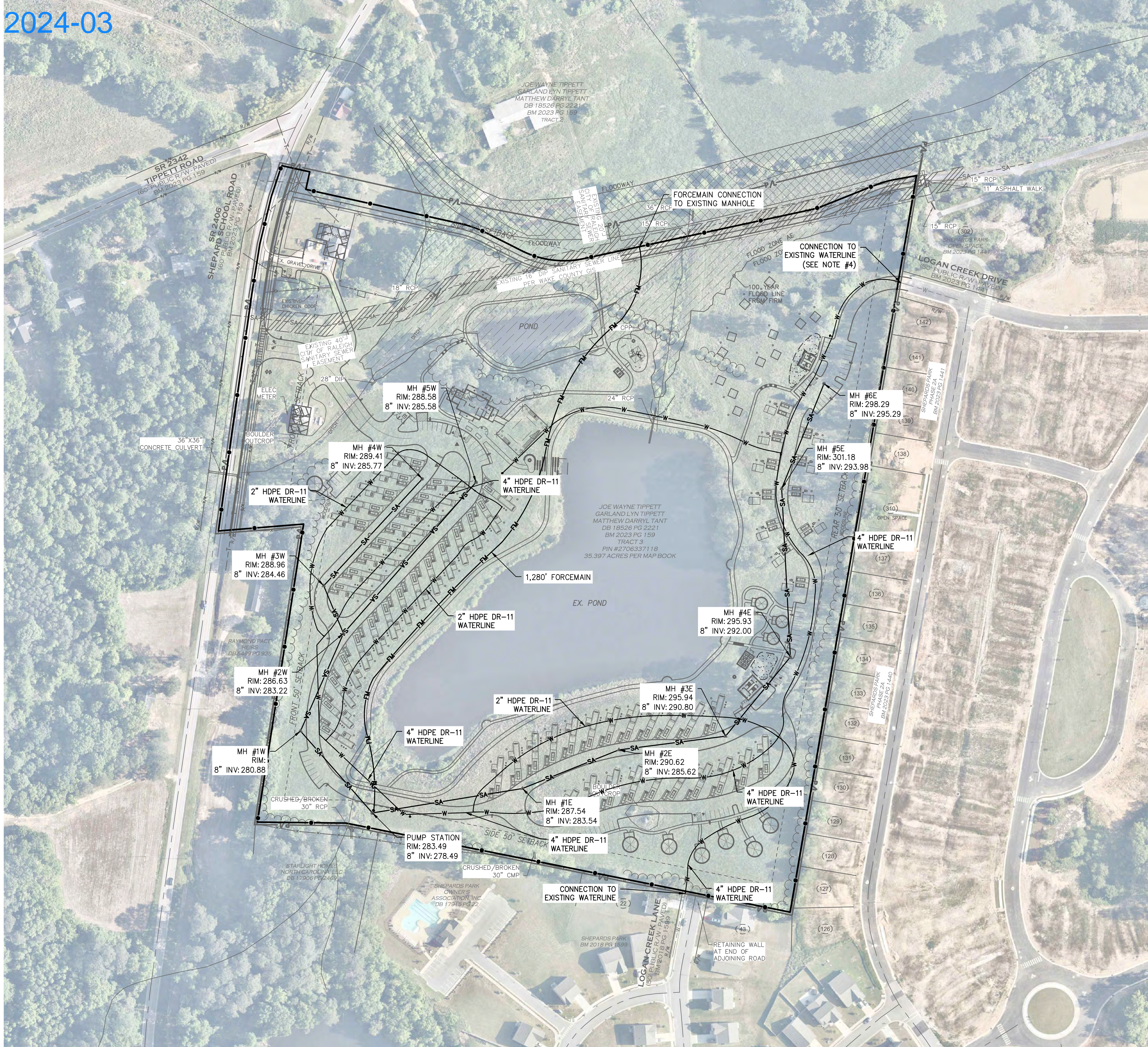
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REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NO.: 23-00285-020
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CHECKED BY: SDK
DATE ISSUED: 2024/04/01

SITE GRADING PLAN - ENLARGEMENT 4

C2.04



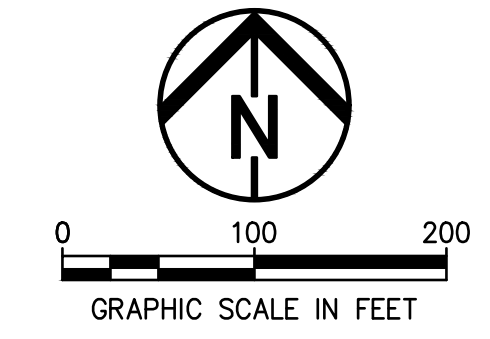
SITE UTILITY PLAN - OVERALL SITE NOTES

1. SEE PLUMBING AND MECHANICAL PLANS FOR UTILITY WORK WITHIN 5' OF THE BUILDING.
2. ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED. LOCATION AND NUMBER OF FIRE HYDRANTS TO BE COORDINATED WITH THE FIRE DEPARTMENT WITH THE COMPLETION OF CONSTRUCTION DOCUMENTS.
3. THE WASTEWATER CONVEYANCE SYSTEM WILL BE FURTHER ANALYZED WITH COMPLETION OF THE CONSTRUCTION DOCUMENTS.
4. ADDITIONAL DETAILS INCLUDING A BACKFLOW PREVENTOR AND METER TO BE INDICATED IN THIS LOCATION WITH THE COMPLETION OF CONSTRUCTION DOCUMENTS.
5. THE CLIENT WILL APPLY FOR THE APPROPRIATE SUBMITTALS UPON COMPLETION OF CONSTRUCTION DOCUMENTS WHICH WILL BE DEVELOPED IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL REQUIREMENTS.

SITE UTILITY PLAN LEGEND

		UTILITY LINES	
		EXISTING	PROPOSED
	WORK LIMITS	-G-	GAS
	PROPERTY BOUNDARY	-ST-	STORM
	RIGHT OF WAY	-SA-	SANITARY
	TREE LINE	-FM-	FORCE MAIN
	EXISTING CONTOURS	-W-	WATER
	PROPOSED CONTOURS	-E-	ELECTRIC
		-OHE-	OH ELECTRIC
		-UGE-	UG ELECTRIC
		-FO-	ROOF DRAIN
		-UD-	UNDERDRAIN

UTILITY STRUCTURES		
EXISTING	PROPOSED	
		UTILITY MANHOLE / CONTROL STRUCTURE
		CLEAN OUT
		UTILITY POLE
		STORM MANHOLE
		CATCH BASIN
		HEAD WALL
		YARD DRAIN
		WATER VALVE
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		LIGHT POLE



ZEBULON CAMPGROUND
ROGER HONBARRIER & RYAN RIMMELE

30% CDS

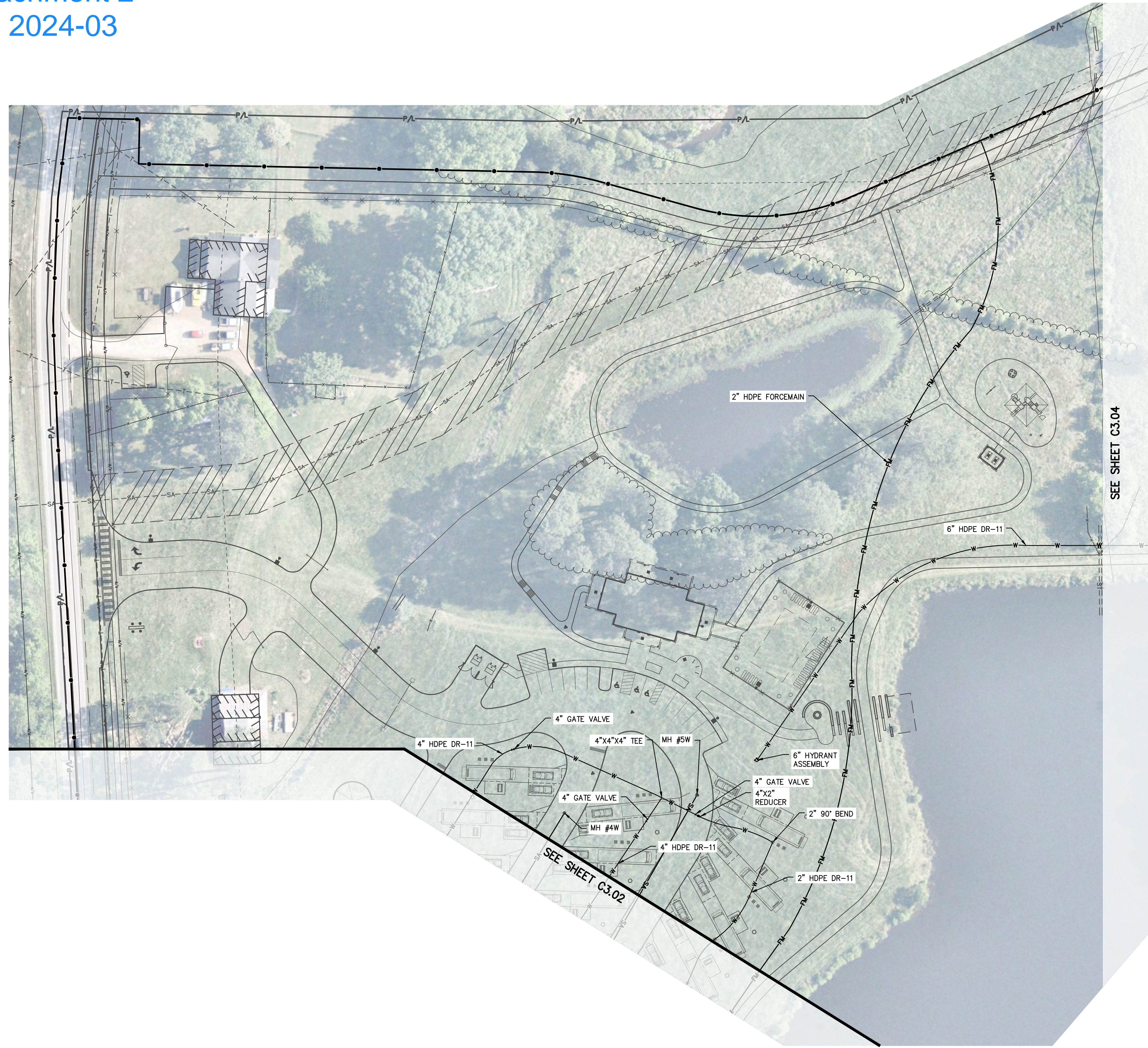
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REVISIONS		
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PROJECT NO.: 23-00285-020
DRAWN BY: CMR/SDK
CHECKED BY: SDK
DATE ISSUED: 2024/04/01

SITE UTILITY PLAN - OVERALL SITE

C3.00



SITE UTILITY PLAN - ENLARGEMENT 1 NOTES

1. SEE SHEET C3.00 FOR GENERAL SITE UTILITY NOTES.



ZEBULON CAMPGROUND
ROGER HONBARRIER & RYAN RIMMELE

30% CDS

SITE UTILITY PLAN LEGEND

	WORK LIMITS	UTILITY LINES	
	PROPERTY BOUNDARY	EXISTING	PROPOSED
	RIGHT OF WAY	-G-	-ST-
	TREE LINE	-SA-	-SA-
	EXISTING CONTOURS	-FM-	-FM-
	PROPOSED CONTOURS	-W-	-W-
		-E-	-E-
		-OHE-	-OHE-
		-UGE-	-UGE-
		-FO-	-FO-
		-UD-	-UD-

UTILITY STRUCTURES			
EXISTING	PROPOSED		
		UTILITY MANHOLE / CONTROL STRUCTURE	
		CLEAN OUT	
		UTILITY POLE	
		STORM MANHOLE	
		CATCH BASIN	
		HEAD WALL	
		YARD DRAIN	
		WATER VALVE	
		FIRE HYDRANT	
		FIRE DEPARTMENT CONNECTION	
		LIGHT POLE	

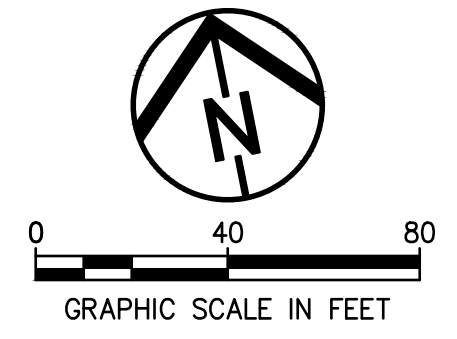
DATE: _____

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NO.: 23-00285-020
DRAWN BY: CMR/SDK
CHECKED BY: SDK
DATE ISSUED: 2024/04/01

SITE UTILITY PLAN - ENLARGEMENT 1

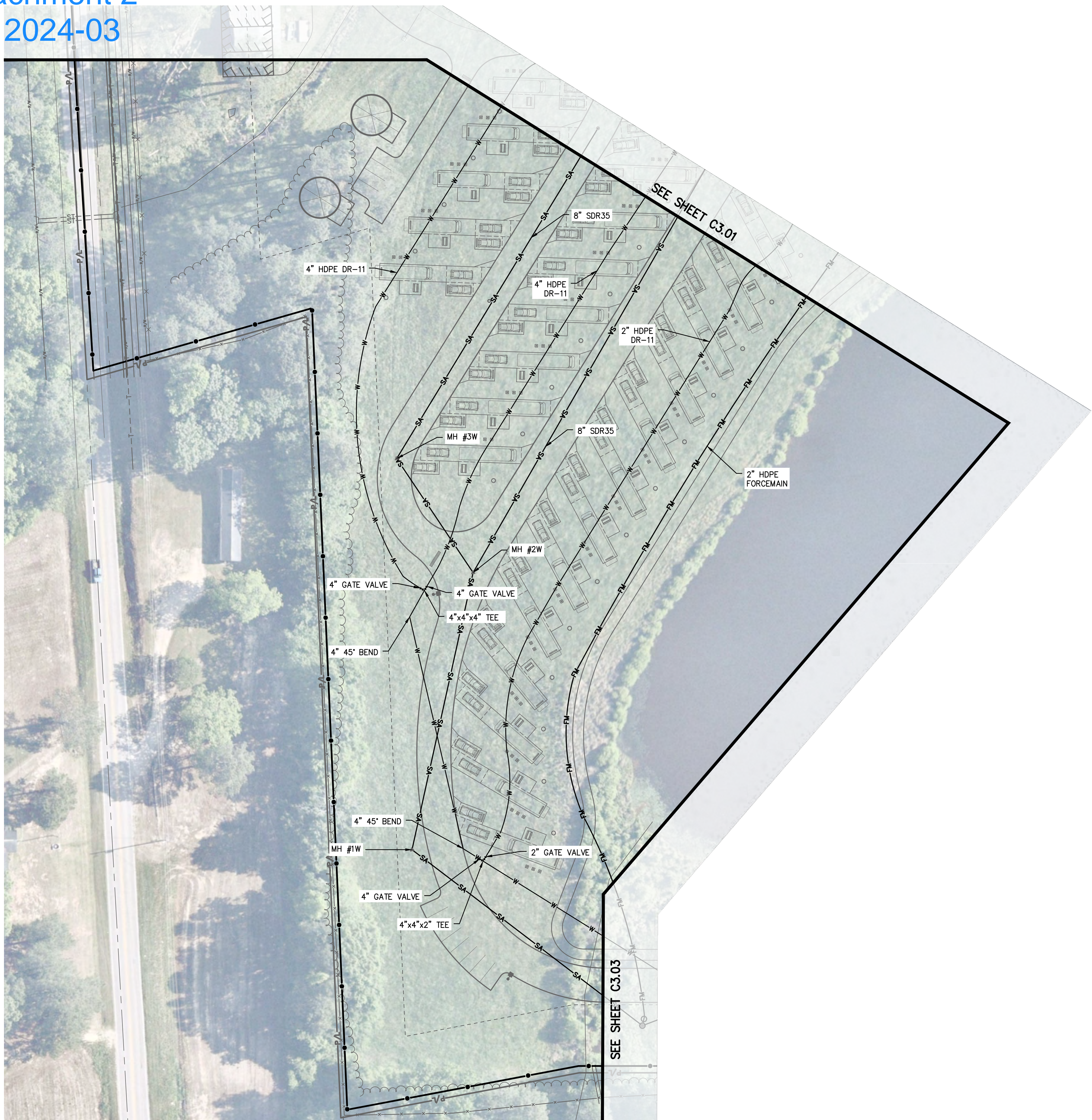
C3.01



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SITE UTILITY PLAN - ENLARGEMENT 2 NOTES

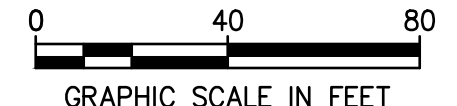
1. SEE SHEET C3.00 FOR GENERAL SITE UTILITY NOTES.



SITE UTILITY PLAN LEGEND

		UTILITY LINES	
		EXISTING	PROPOSED
	WORK LIMITS		
	PROPERTY BOUNDARY		
	RIGHT OF WAY		
	TREE LINE		
	EXISTING CONTOURS		
	PROPOSED CONTOURS		

		UTILITY STRUCTURES	
		EXISTING	PROPOSED
	UTILITY MANHOLE / CONTROL STRUCTURE		
	UTILITY POLE		
	CATCH BASIN		
	HEAD WALL		
	YARD DRAIN		
	WATER VALVE		
	FIRE HYDRANT		
	FIRE DEPARTMENT CONNECTION		
	LIGHT POLE		



ZEBULON CAMPGROUND
ROGER HONBARRIER & RYAN RIMMELE

30% CDS

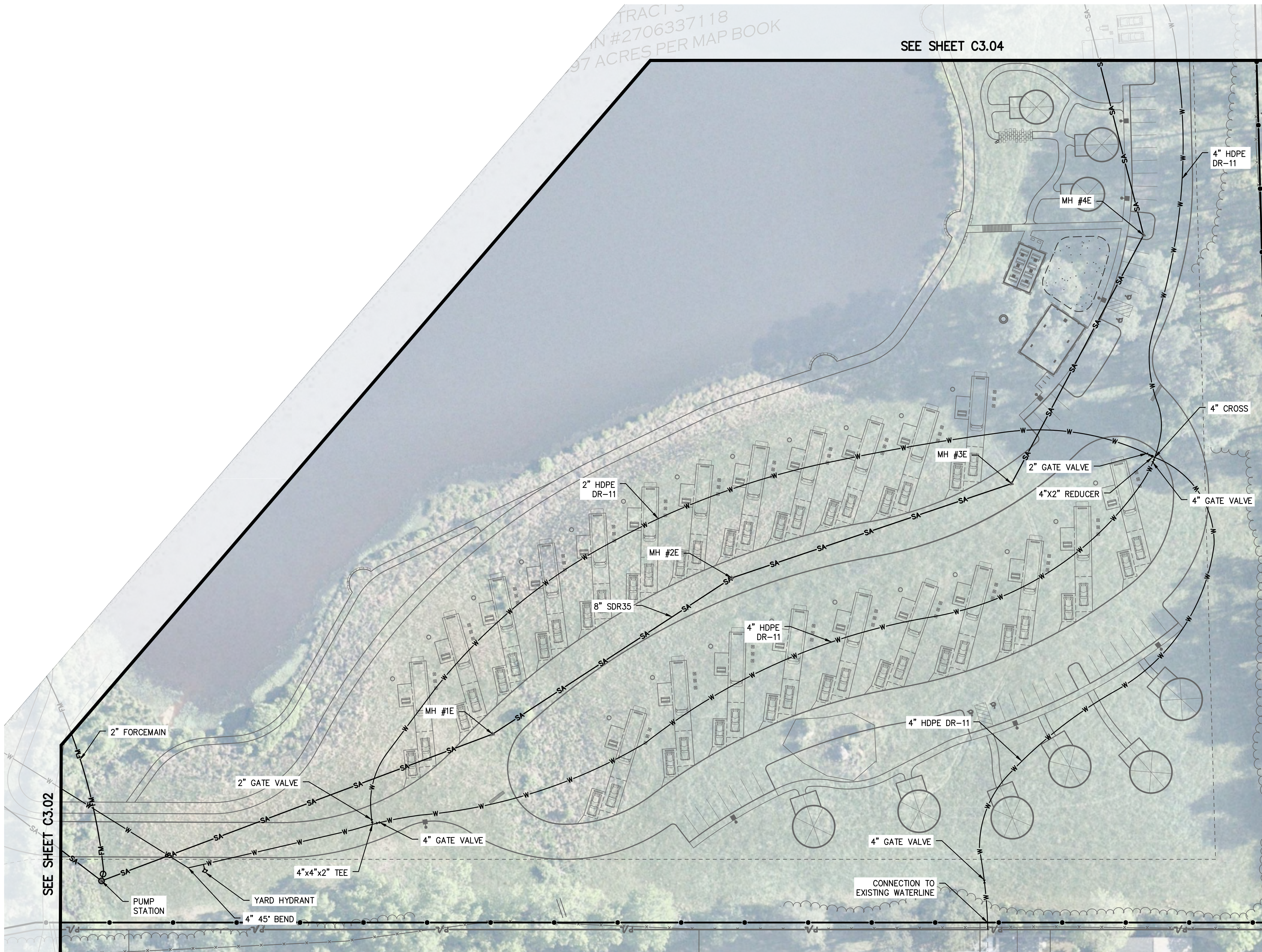
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PROJECT NO.: 23-00285-020
DRAWN BY: CMR/SDK
CHECKED BY: SDK
DATE ISSUED: 2024/04/01

SITE UTILITY PLAN - ENLARGEMENT 2

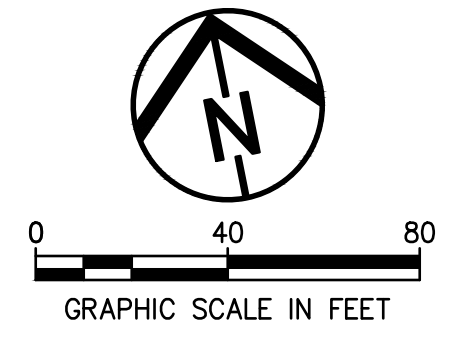
C3.02



SITE UTILITY PLAN LEGEND

Symbol	Description	UTILITY LINES	
		EXISTING	PROPOSED
[Line with dots]	WORK LIMITS	-G-	GAS
[Dashed line]	PROPERTY BOUNDARY	-ST-	STORM
[Dashed line]	RIGHT OF WAY	-SA-	SANITARY
[Dashed line]	TREE LINE	-FM-	FORCE MAIN
[Dashed line]	EXISTING CONTOURS	-W-	WATER
[Dashed line]	PROPOSED CONTOURS	-E-	ELECTRIC
[Dashed line]		-OHE-	OH ELECTRIC
[Dashed line]		-UGE-	UG ELECTRIC
[Dashed line]		-FO-	ROOF DRAIN
[Dashed line]		-UD-	UNDERDRAIN

UTILITY STRUCTURES		
EXISTING	PROPOSED	Description
[Circle]	[Circle]	UTILITY MANHOLE / CONTROL STRUCTURE
[Circle]	[Circle]	CLEAN OUT
[Circle]	[Circle]	UTILITY POLE
[Circle]	[Circle]	STORM MANHOLE
[Circle]	[Circle]	CATCH BASIN
[Circle]	[Circle]	HEAD WALL
[Circle]	[Circle]	YARD DRAIN
[Circle]	[Circle]	WATER VALVE
[Circle]	[Circle]	FIRE HYDRANT
[Circle]	[Circle]	FIRE DEPARTMENT CONNECTION
[Circle]	[Circle]	LIGHT POLE



ZEBULON CAMPGROUND
ROGER HONBARRIER & RYAN RIMMELE

30% CDS

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 CHECKED BY: SDK
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SITE UTILITY PLAN - ENLARGEMENT 3

C3.03

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SEE SHEET C3.01

SEE SHEET C3.03



SITE UTILITY PLAN - ENLARGEMENT 4 NOTES

1. SEE SHEET C3.00 FOR GENERAL SITE UTILITY NOTES.

SITE UTILITY PLAN LEGEND

	UTILITY LINES	
	EXISTING	PROPOSED
WORK LIMITS	— G —	— ST —
PROPERTY BOUNDARY	— SA —	— SA —
RIGHT OF WAY	— FM —	— FM —
TREE LINE	— W —	— W —
EXISTING CONTOURS	— E —	— E —
PROPOSED CONTOURS	— OHE —	— OHE —
	— UGE —	— UGE —
	— FO —	— FO —
	— UD —	— UD —
		— GAS —
		— STORM —
		— SANITARY —
		— FORCE MAIN —
		— WATER —
		— ELECTRIC —
		— OH ELECTRIC —
		— UG ELECTRIC —
		— ROOF DRAIN —
		— UNDERDRAIN —

UTILITY STRUCTURES		
EXISTING	PROPOSED	
	●	UTILITY MANHOLE / CONTROL STRUCTURE
	•	CLEAN OUT
⊕ ⊕ ⊕ ⊕		UTILITY POLE
○	●	STORM MANHOLE
□	■	CATCH BASIN
▭	▬	HEAD WALL
	•	YARD DRAIN
⊗	⊗	WATER VALVE
⊕	⊕	FIRE HYDRANT
	⚡	FIRE DEPARTMENT CONNECTION
	⚡	LIGHT POLE



ZEBULON CAMPGROUND
ROGER HONBARRIER & RYAN RIMMELE

30% CDS

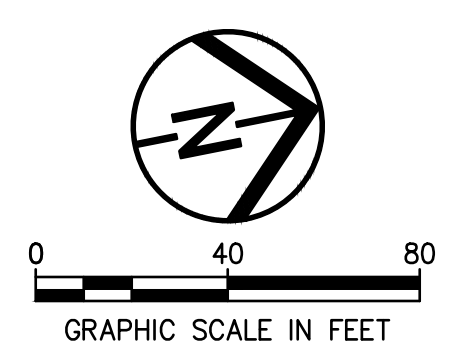
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REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NO.: 23-00285-020
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SITE UTILITY PLAN - ENLARGEMENT 4

C3.04





SIGNAGE AND PAVEMENT MARKING PLAN NOTES

1. CLIENT WILL APPLY FOR THE APPROPRIATE SUBMITTALS UPON COMPLETION OF CONSTRUCTION DOCUMENTS WHICH WILL BE DEVELOPED IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL REQUIREMENTS.



ZEBULON CAMPGROUND
ROGER HONBARRIER & RYAN RIMMELE

30% CDS

SIGNAGE AND PAVEMENT MARKING PLAN LEGEND

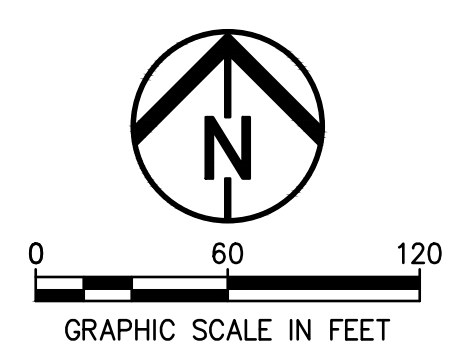
- (CL) CENTER LINE, DOUBLE SOLID, YELLOW
- (CH) CHANNELIZING LINE, 8" WHITE
- (DL) DIAGONAL LINE, 4" WHITE
- (SL) STOP LINE, WHITE, 24" WIDE
- (PL) PARKING LINE, WHITE, 4" WIDE
- (LA) LANE ARROW
- (AD) RESERVED ADA PAVEMENT MARKING
- (SS) R1-1 STOP SIGN (24"x24")
- (HC) R7-8 RESERVED ADA PARKING SIGN
- (PV) PASSENGER VEHICLES ONLY BEYOND THIS POINT
- (SD) SERVICE DRIVE
- (CA) CAMPSITE HOST, SERVICE VEHICLES ONLY
- (ES) ENTRY SIGN
- (EV) EMERGENCY VEHICLE ACCESS ONLY

DATE: _____

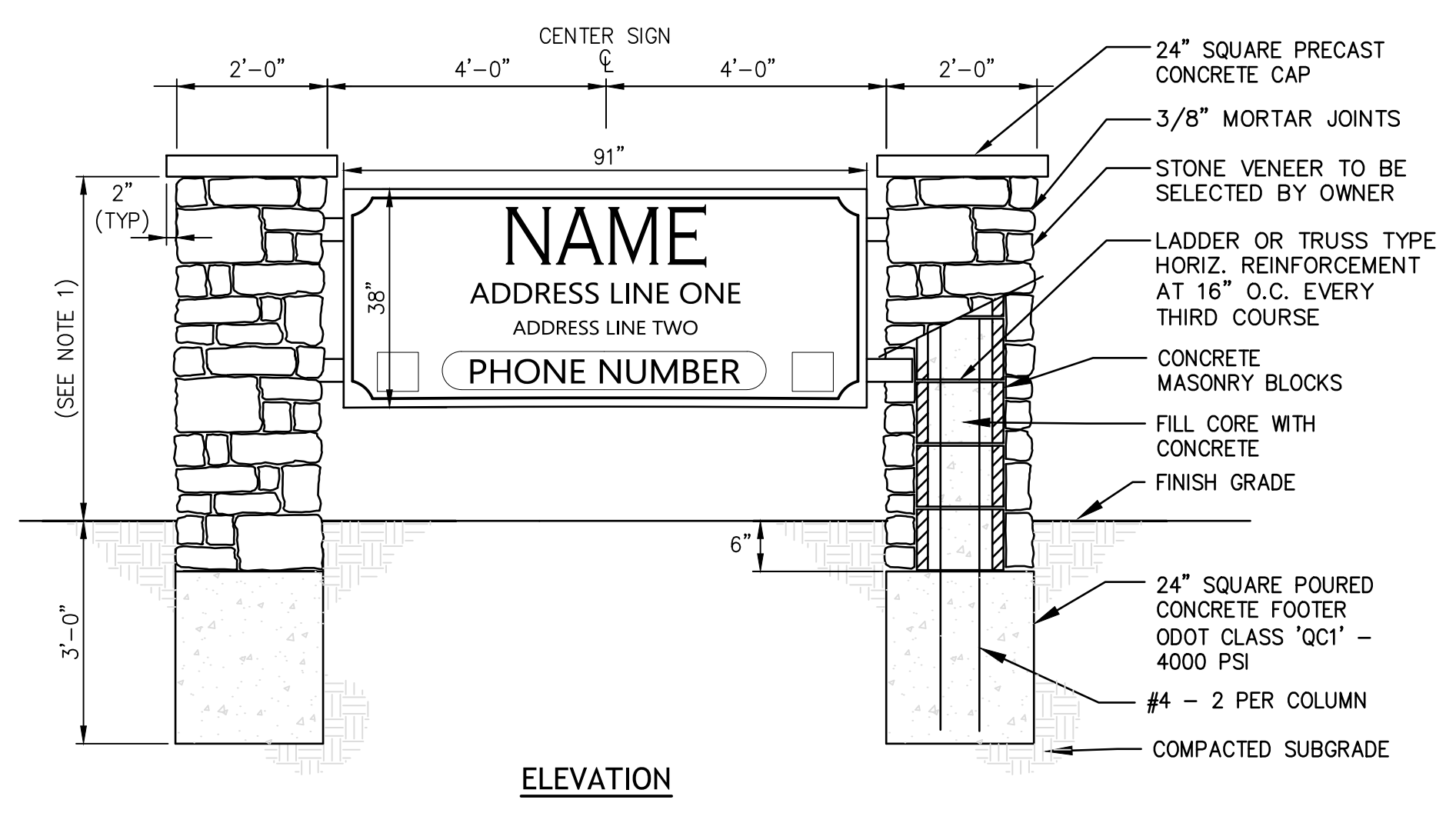
REVISIONS		
Δ	DATE	DESCRIPTION

PROJECT NO.: 23-00285-020
DRAWN BY: CMR/SDK
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DATE ISSUED: 2024/04/01

SIGNAGE AND PAVEMENT MARKING PLAN

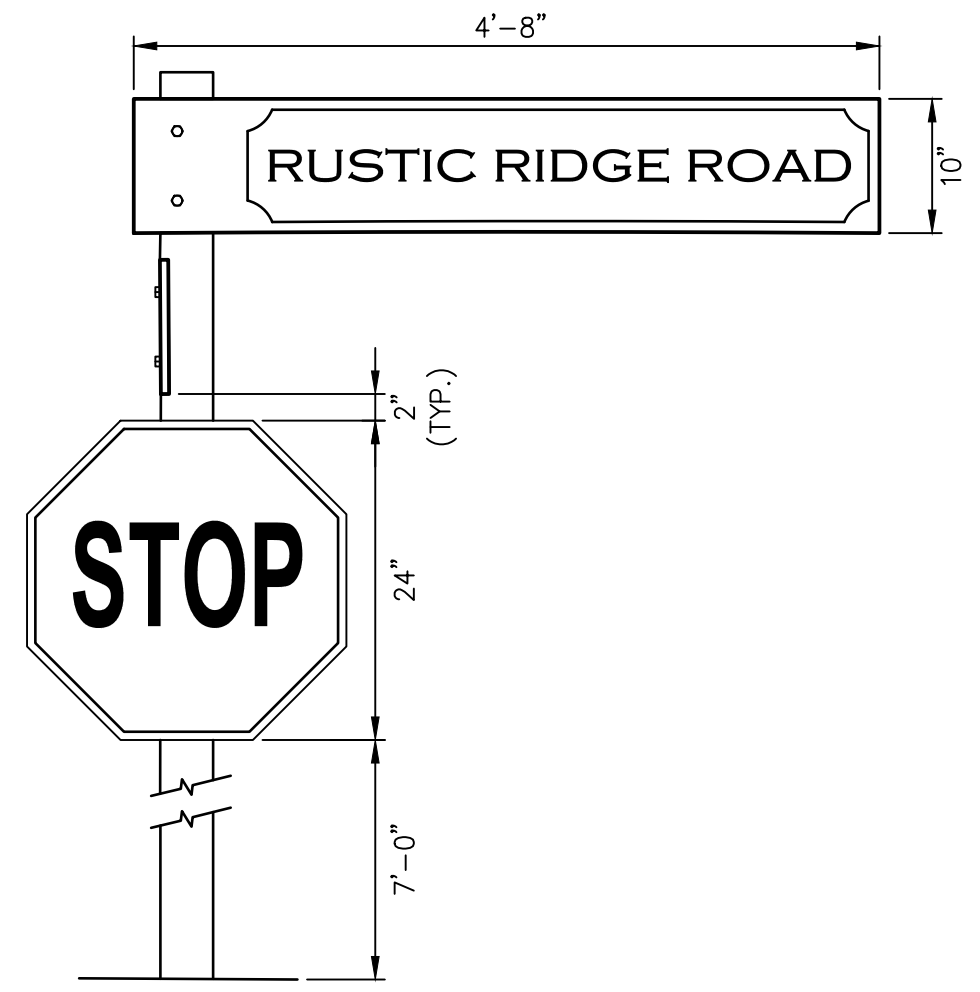


C4.00



ELEVATION

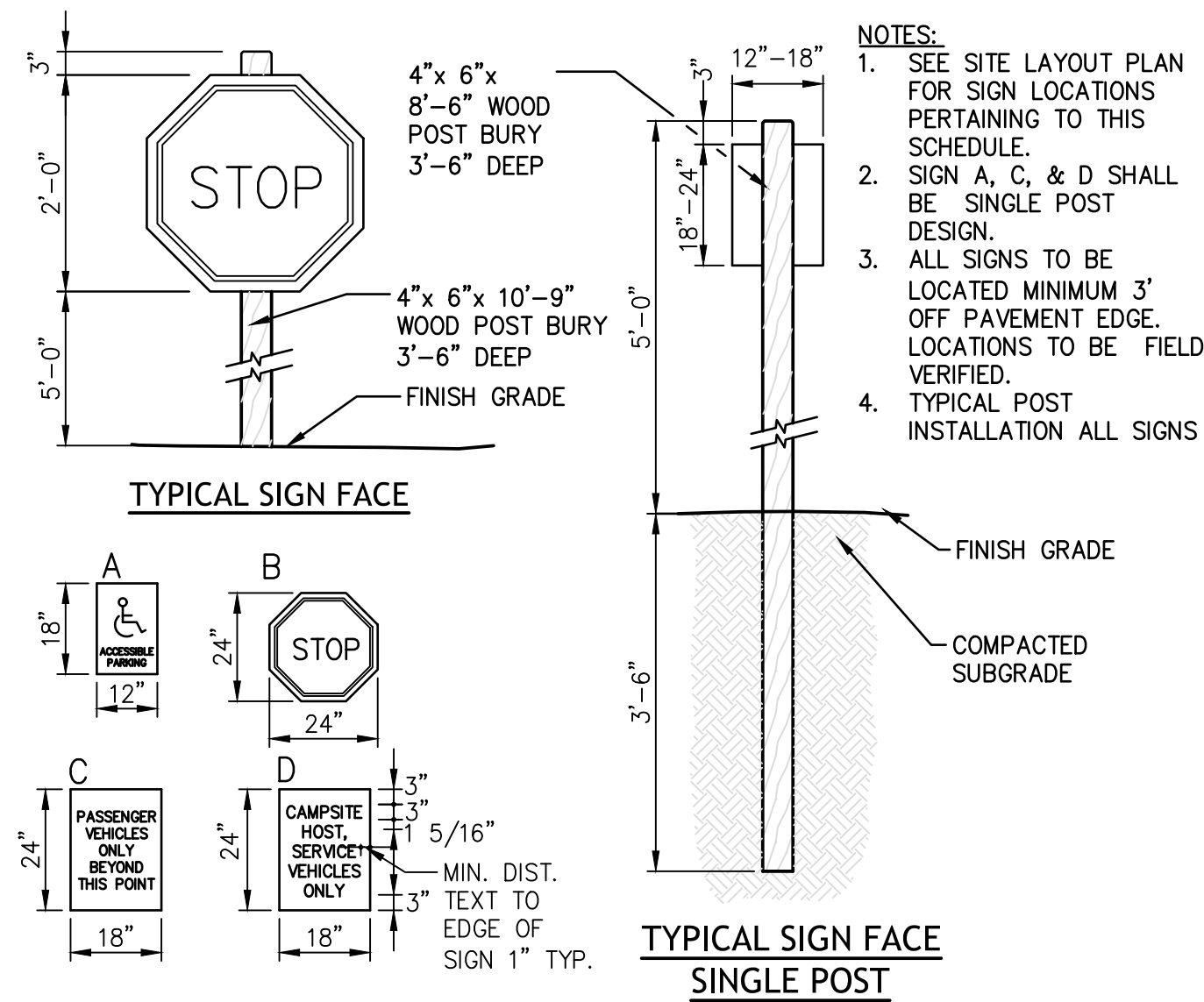
1 ENTRY MONUMENT SIGN
C4.01 NOT TO SCALE



2 STREET/STOP SIGN POST
C4.01 NOT TO SCALE



EXAMPLE



3 SIGN SCHEDULE
C4.01 NOT TO SCALE

- NOTES:
- DESIGN OF SIGNS TO BE CONFIRMED AT A LATER DATE. DIMENSIONS AND LOCATION FROM MINIMUM SETBACK TO ALIGN WITH OTHER NEIGHBORHOOD SIGNS IN THE AREA.
 - THE CLIENT WILL APPLY FOR THE APPROPRIATE SUBMITTALS UPON COMPLETION OF CONSTRUCTION DOCUMENTS WHICH WILL BE DEVELOPED IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL REQUIREMENT.

ZEBULON CAMPGROUND
ROGER HONBARRIER & RYAN
RIMMELE

30% CDS

DATE: _____

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PROJECT NO.: 23-00285-020
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CHECKED BY: SDK
DATE ISSUED: 2024/04/01

SIGNAGE AND
PAVEMENT MARKING
PLAN DETAILS

C4.01



UTILITY ALLOCATION EXHIBIT NOTES

MUNICIPAL UTILITY ALLOCATION POLICY		
ID#	BASE POINTS	LIST OF PREFERRED LAND USES AND REQUIRED CHARACTERISTICS
A	40	HOTELS, MOTELS, OR OTHER ACCOMMODATION SERVICE ESTABLISHMENTS 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.
SECTION 3A – OUTDOOR ENHANCEMENT		
B	3	PLANTING POLLINATOR GARDEN (225 SQUARE FOOT MINIMUM)
#	5	INSTALLATION OF NATIVE SHADE TREE SPECIES (PER TREE UP TO 10 TREES)
SECTION 4A – PRIVATE GREENWAY		
C	1	CONSTRUCTION MORE THAN 1000 LINEAR FEET OF PRIVATE GREENWAY MEETING TOWN OF ZEBULON STANDARDS
SECTION 4B – POOL (COMBINATIONS MAY BE APPROVED BY TRC)		
D	1	ANY OTHER POOL
SECTION 4C – OUTDOOR DECK/PATIO		
E	1	DECK/PATIO – MORE THAN 1000 SQUARE FEET
SECTION 4E – CLUBHOUSE		
F	4	MEETING SPACE WITHOUT KITCHEN 1500 – SQUARE FEET
G	2	OUTDOOR KITCHEN OR GRILLS
SECTION 4F – ADDITIONAL ACTIVE RECREATION		
H	4	IPEMA CERTIFIED PLAYGROUND EQUIPMENT
SECTION 4G – ADDITIONAL URBAN OPEN SPACE ENHANCEMENTS (WITHIN NON RESIDENTIAL ZONING DISTRICTS)		
I	1	PERMANENT TABLES WITH SHADE COVER
J	2	DRINKING FOUNTAIN WITH PET FOUNTAIN
	64	TOTAL

Environmental Design Group
AKRON / CLEVELAND / COLUMBUS
14 450 GRANT ST., AKRON, OH 44311
P 330.575.1590 / F 800.835.1590
W ENVDESIGNGROUP.COM

811 Know what's below. Call before you dig.

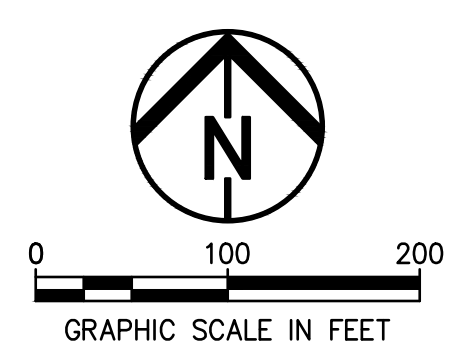
ZEBULON CAMPGROUND
ROGER HONBARRIER & RYAN RIMMELE

30% CDS

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UTILITY ALLOCATION EXHIBIT



C5.00

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SITE LANDSCAPE PLAN NOTES

- CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO BEGINNING WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES ASSOCIATED WITH WORK. UTILITIES SHALL BE REPAIRED TO SATISFACTION OF THE UTILITY OWNER AND/OR OPERATING AUTHORITY AT NO ADDITIONAL COST.
- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT.
- FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED.
- NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BID DATE IN WRITING.
- ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTOR'S OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
- ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, 2004 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
- MAINTENANCE OF PLANT MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL PLANT MATERIALS ARE ACCEPTED BY OWNER. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO WATERING, WEEDING, PEST CONTROL, AND OTHER ACTIONS AS REQUIRED TO MAINTAIN PLANT MATERIALS IN A HEALTHY CONDITION.
- ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT END OF THIS PERIOD, PLANT MATERIAL DEEMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
- THE CLIENT WILL APPLY FOR THE APPROPRIATE SUBMITTALS UPON COMPLETION OF CONSTRUCTION DOCUMENTS WHICH WILL BE DEVELOPED IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- ALL AREAS WITHIN THE RIPARIAN BUFFER FOR THE NEUSE RIVER BASIN WATERS THAT ARE DISTURBED DURING SITE CONSTRUCTION WILL BE RESTORED WITH NATIVE LANDSCAPE MATERIAL TO A QUALITY THAT IS EQUAL TO OR BETTER THAN EXISTING CONDITIONS. NATIVE SEED MIXES WILL BE UTILIZED ALONG WITH NATIVE SHADE TREES TO REPLACE THE CURRENT LAWN AND INVASIVE PLANTS PRESENT AT THE WATER'S EDGE.

SITE LANDSCAPING SCHEMATIC DESIGN

FOUNDATION LANDSCAPE PLANTINGS

- THE FOUNDATION PLANTINGS AROUND THE LODGE AND POOL WILL FEATURE A MIX OF DECIDUOUS AND EVERGREEN ORNAMENTAL TREES, SHRUBS, GRASSES, AND/OR PERENNIALS, ENCOMPASSING THE WEST, SOUTH AND PARTS OF THE EAST FOUNDATIONS. THESE PLANTINGS ARE STRATEGICALLY ARRANGED TO ENHANCE THE BUILDING ENTRY, SOFTEN THE SURROUNDINGS, AND ENSURE PRIVACY IN THE POOL AREA. SHRUBS AND PERENNIALS WILL BE THOUGHTFULLY PLACED AROUND THE PROPOSED SANITARY PUMP HOUSE AND RESTROOMS AS PART OF THE FOUNDATION PLANTINGS.

SITE LANDSCAPE PLANTINGS

- EACH CAMPSITE IS DESIGNED TO INCLUDE FIVE SHRUBS AND A SHADE TREE. ADDITIONALLY, NEAR CAMPER SITES ADJACENT TO PUBLIC USE SPACES, GROUPINGS OF BOTH EVERGREEN AND DECIDUOUS TREES AND SHRUBS WILL BE ARRANGED TO ADD PRIVACY TO THE ADJACENT CAMP SITE. THE PLACEMENT OF TREE GROUPINGS AT THE ENDS OF CAMPER SITE ROW WILL FURTHER DEFINE AND ENCLOSE THE SITES FOR ADDED PRIVACY.

BUFFER LANDSCAPE PLANTINGS

- ADHERING TO ZEBULON CODE 5.6.10, PERIMETER BUFFERS WILL BE IMPLEMENTED. THE FRONT LOT BUFFER WILL BE MODIFIED TYPE C, FEATURING A TIMBER RAIL FENCE AND UNDERSTORY TREES DUE TO THE EXISTING OVERHEAD POWER LINES. SIDE LOT BUFFERS WILL ADOPT A MODIFIED TYPE D, WITH THE EXCEPTION OF THE SOUTH SIDE, WHICH REMAINS UNMODIFIED. THE ASSUMPTION IS MADE THAT SOME OF THE EXISTING TREE LINE ON THE EAST AND WEST WILL BE PRESERVED. THE NORTHERN BUFFER WILL ALIGN ON THE SOUTH SIDE OF THE PROPOSED GREENWAY, TAKING INTO ACCOUNT THE RIPARIAN SETBACK AND A 40' SANITARY SEWER EASEMENT FOR ITS PLACEMENT.

SITE LANDSCAPE PLAN LEGEND

	SHADE TREE		WORK LIMITS
	ORNAMENTAL TREE		PROPERTY BOUNDARY
	EVERGREEN TREE		RIGHT OF WAY
	DECIDUOUS SHRUB		TREE LINE
	EVERGREEN SHRUB		50' TREE TRUNK OFFSET
	ORNAMENTAL GRASS		NATIVE RESTORATION AREA
	PERENNIALS/BULBS		

UTILITY STRUCTURES		
	EXISTING	
	PROPOSED	
	EXISTING	
	PROPOSED	
	EXISTING	
	PROPOSED	
	EXISTING	
	PROPOSED	
	EXISTING	
	PROPOSED	
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	EXISTING	
	PROPOSED	
	EXISTING	
	PROPOSED	
	EXISTING	
	PROPOSED	

0 100 200
GRAPHIC SCALE IN FEET



ZEBULON CAMPGROUND
ROGER HONBARRIER & RYAN RIMMELE

30% CDS

DATE: _____

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DATE ISSUED: 2024/04/01

SITE LANDSCAPE PLAN

L1.00



SITE LANDSCAPE PLAN ENLARGEMENT NOTES

1. SEE SHEET L1.00 FOR GENERAL SITE LANDSCAPE PLAN NOTES.

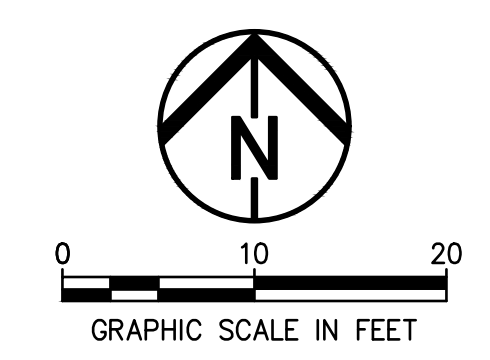


ZEBULON CAMPGROUND
ROGER HONBARRIER & RYAN RIMMELE

30% CDS

SITE LANDSCAPE PLAN ENLARGEMENT LEGEND

	SHADE TREE		WORK LIMITS
	ORNAMENTAL TREE		PROPERTY BOUNDARY
	EVERGREEN TREE		RIGHT OF WAY
	DECIDUOUS SHRUB		TREE LINE
	EVERGREEN SHRUB		50' TREE TRUNK OFFSET
	ORNAMENTAL GRASS		NATIVE RESTORATION AREA
	PERENNIALS/BULBS		



DATE: _____

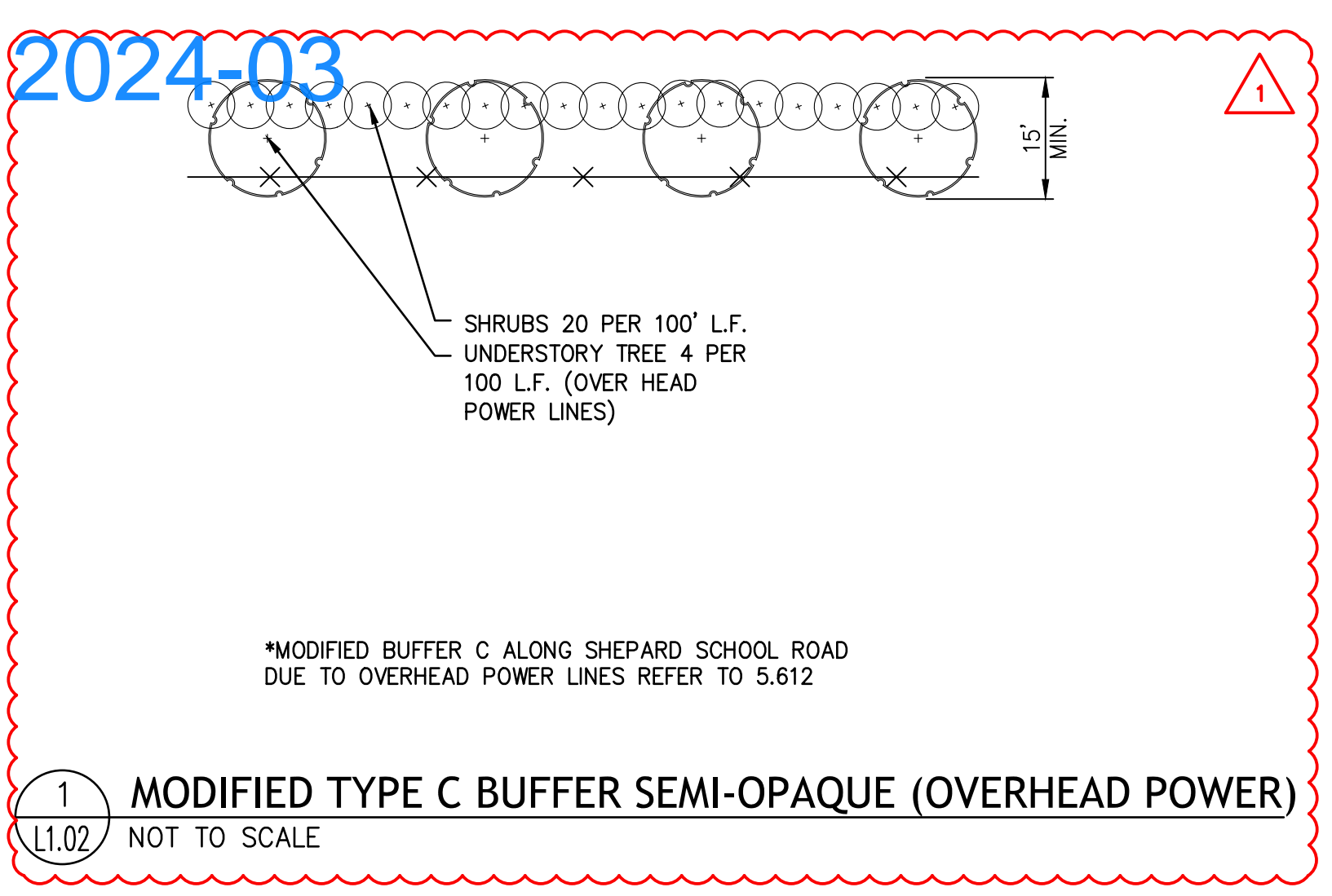
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NO.	DATE	DESCRIPTION
1	08-12-2024	REVIEW RESUBMITTAL

PROJECT NO.: 23-00285-020
DRAWN BY: CMR/SDK
CHECKED BY: SDK
DATE ISSUED: 2024/04/01

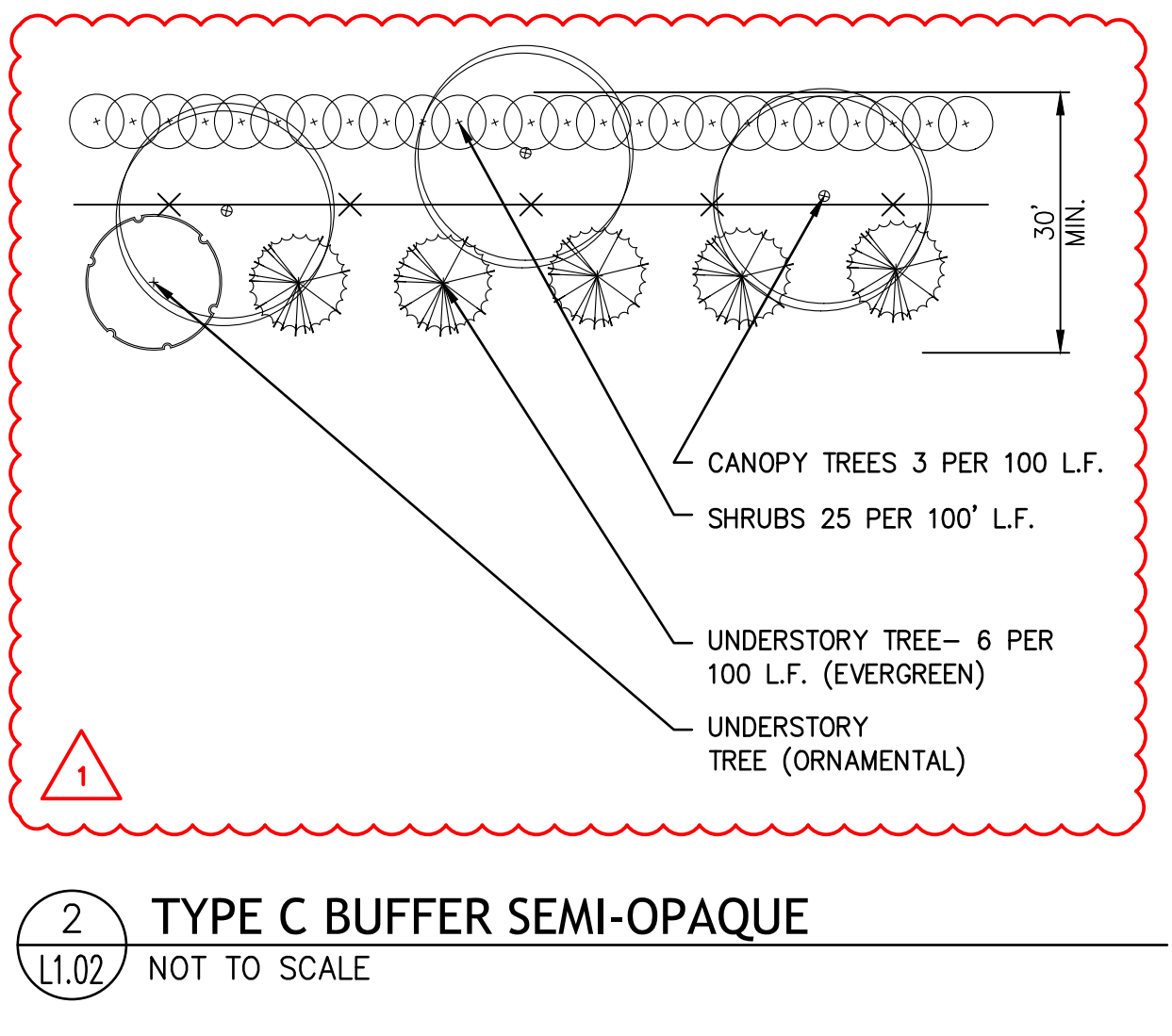
SITE LANDSCAPE PLAN ENLARGEMENT

L1.01

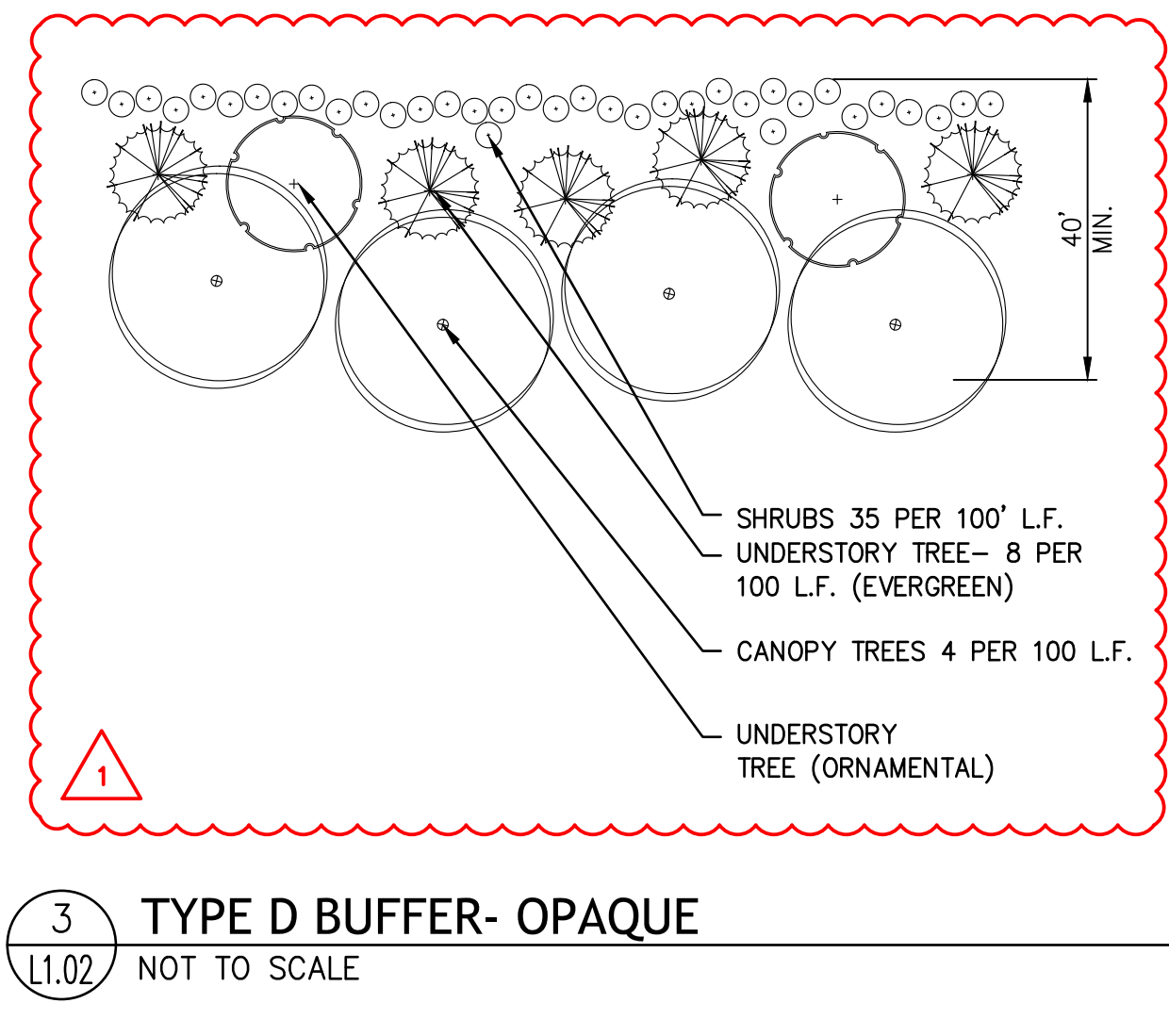
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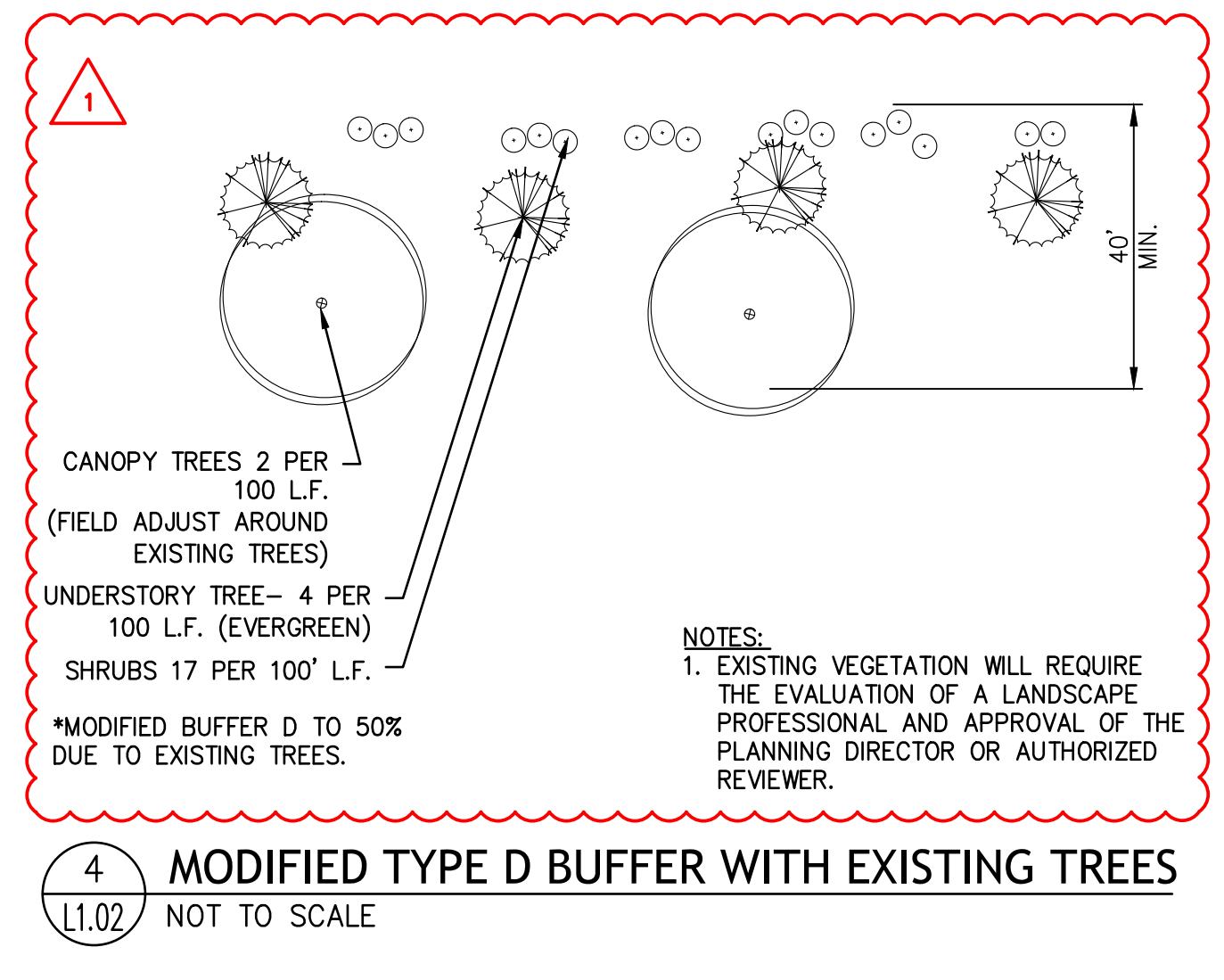
1 MODIFIED TYPE C BUFFER SEMI-OPAQUE (OVERHEAD POWER)
L1.02 NOT TO SCALE



2 TYPE C BUFFER SEMI-OPAQUE
L1.02 NOT TO SCALE

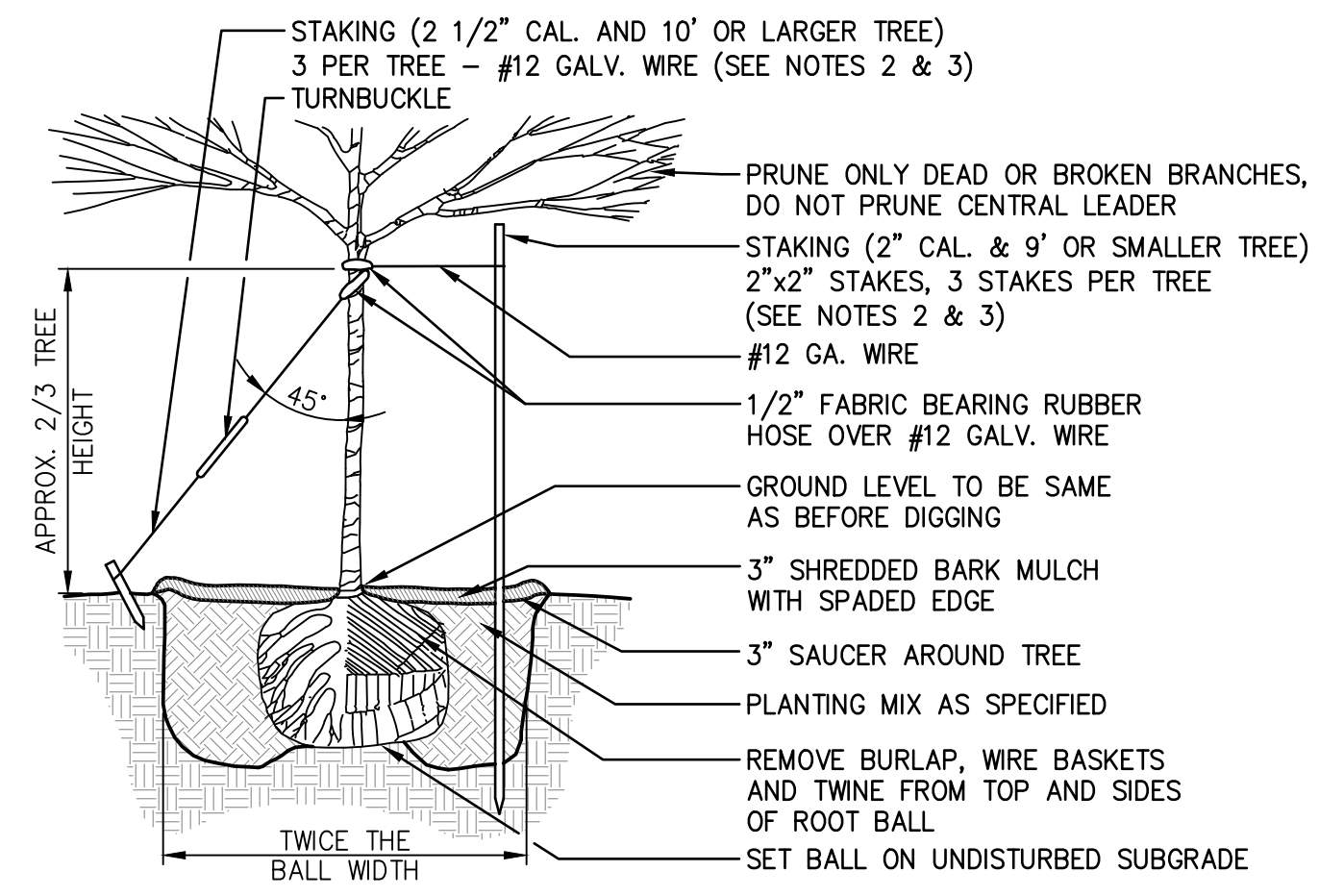


3 TYPE D BUFFER- OPAQUE
L1.02 NOT TO SCALE



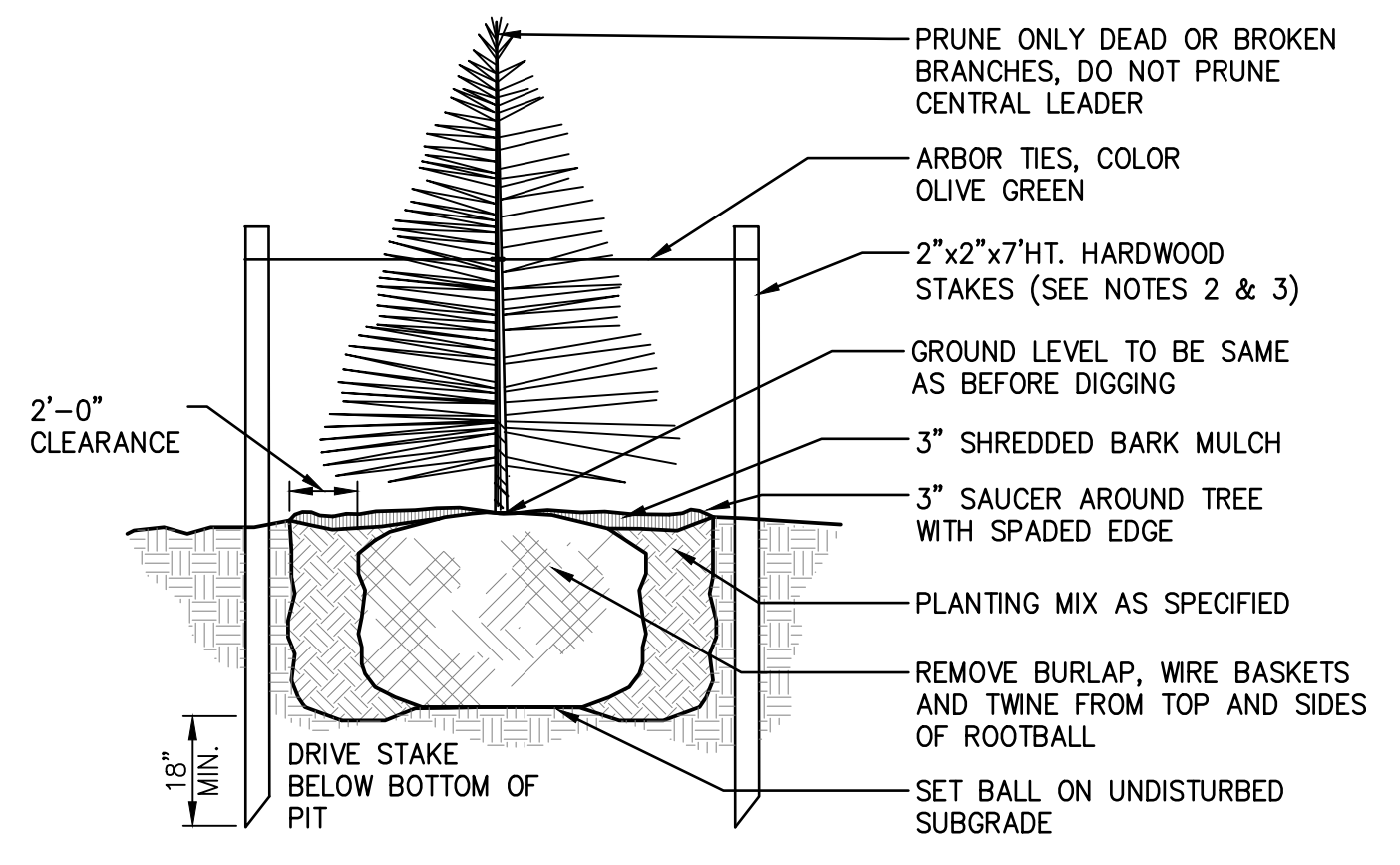
4 MODIFIED TYPE D BUFFER WITH EXISTING TREES
L1.02 NOT TO SCALE

- NOTES:**
1. REMOVE BURLAP, WIRE BASKETS AND TWINE FROM TOP AND SIDES OF ROOT BALL. CENTER TREE IN HOLE SET TOP OF BALL 1" ABOVE FINISH GRADE.
 2. STAKING & GUYING TREES IS OPTIONAL, HOWEVER THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLED TREES STAYING PLUMB AND STABLE. IF A NON-STAKED TREE MOVES OUT OF PLUMB DURING THE WARRANTY PERIOD THE CONTRACTOR SHALL STRAIGHTEN & STAKE THE TREE AT NO ADDITIONAL COST TO THE OWNER.
 3. THE CONTRACTOR SHALL RETURN TO REMOVE ALL STAKES, GUYS & ASSOCIATED HARDWARE ON THE TREES ONE YEAR AFTER STAKING OR PER THE DIRECTION OF THE OWNER OR LANDSCAPE ARCHITECT.



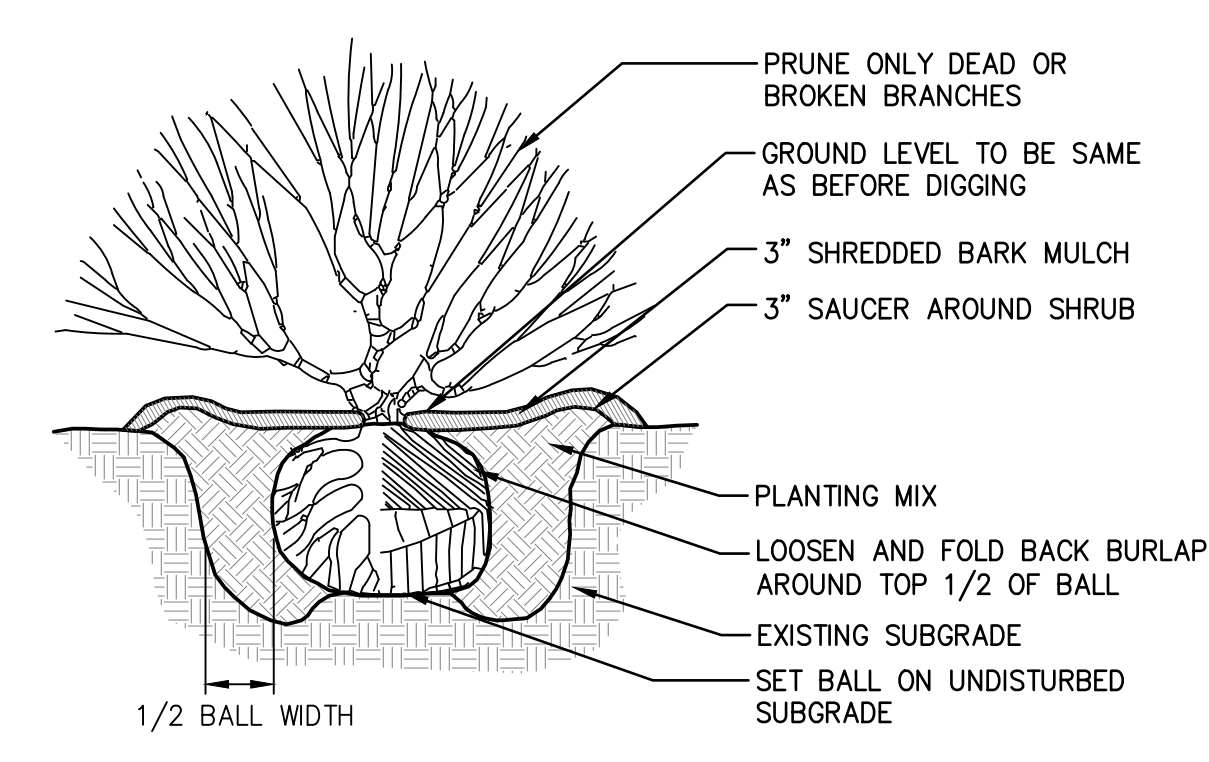
5 DECIDUOUS TREE PLANTING
L1.02 NOT TO SCALE

- NOTES:**
1. REMOVE BURLAP, WIRE BASKETS AND TWINE FROM TOP AND SIDES OF ROOT BALL. CENTER TREE IN HOLE. SET TOP OF BALL 1" ABOVE FINISH GRADE.
 2. STAKING & GUYING TREES IS OPTIONAL, HOWEVER THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLED TREES STAYING PLUMB AND STABLE. IF A NON-STAKED TREE MOVES OUT OF PLUMB DURING THE WARRANTY PERIOD THE CONTRACTOR SHALL STRAIGHTEN & STAKE THE TREE AT NO ADDITIONAL COST TO THE OWNER.
 3. THE CONTRACTOR SHALL RETURN TO REMOVE ALL STAKES, GUYS & ASSOCIATED HARDWARE ON THE TREES ONE YEAR AFTER STAKING OR PER THE DIRECTION OF THE OWNER OR LANDSCAPE ARCHITECT.



6 EVERGREEN TREE PLANTING
L1.02 NOT TO SCALE

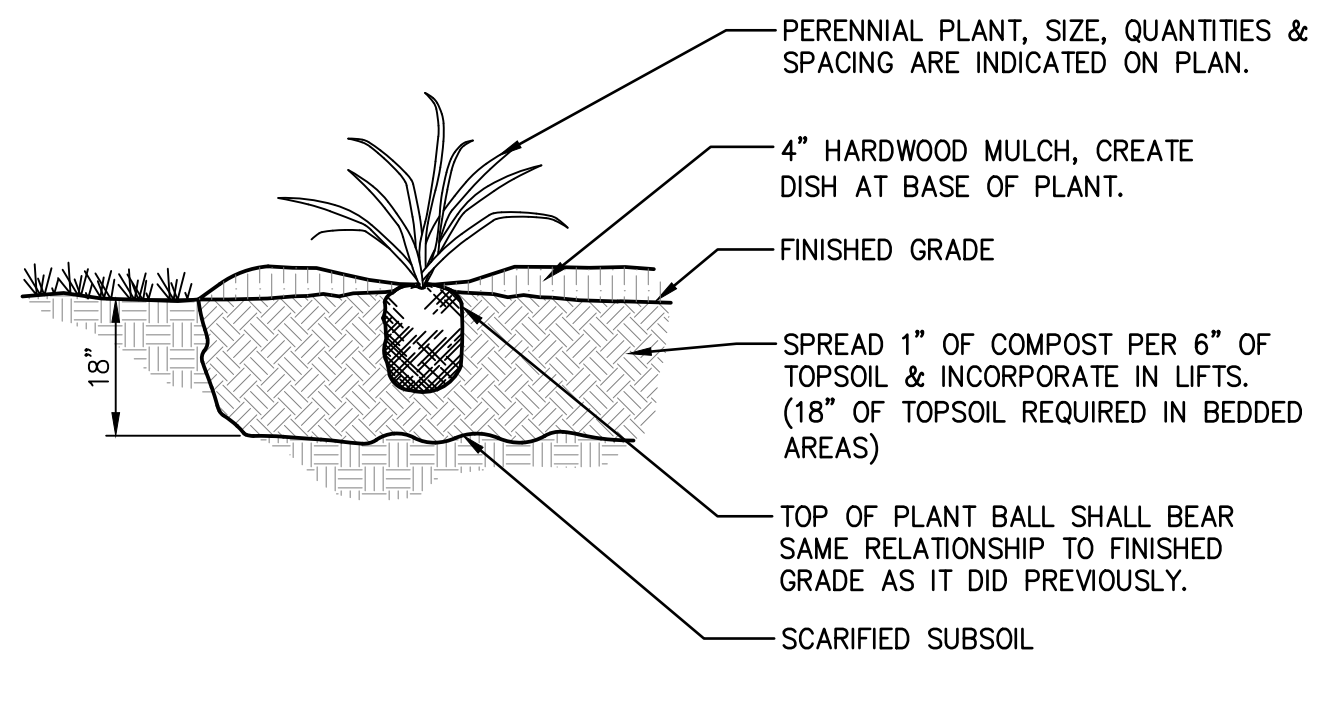
- NOTES:**
1. PLANTING MIX TO CONSIST OF 1" COMPOST PER 6" OF TOPSOIL.
 2. COMPOST SHALL CONSIST OF STERILIZED, COMPOSTED MATERIAL (SWEET PEAT OR OTHER APPROVED EQUAL). CONTRACTOR SHALL SUBMIT SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION OF PLANTS.
 3. MULCH TO FORM CONTINUOUS SHRUB BEDS.
- *TREE SPECIES FROM APPROVED LIST FROM TOWNOFZEULON.ORG



7 SHRUB PLANTING
L1.02 NOT TO SCALE

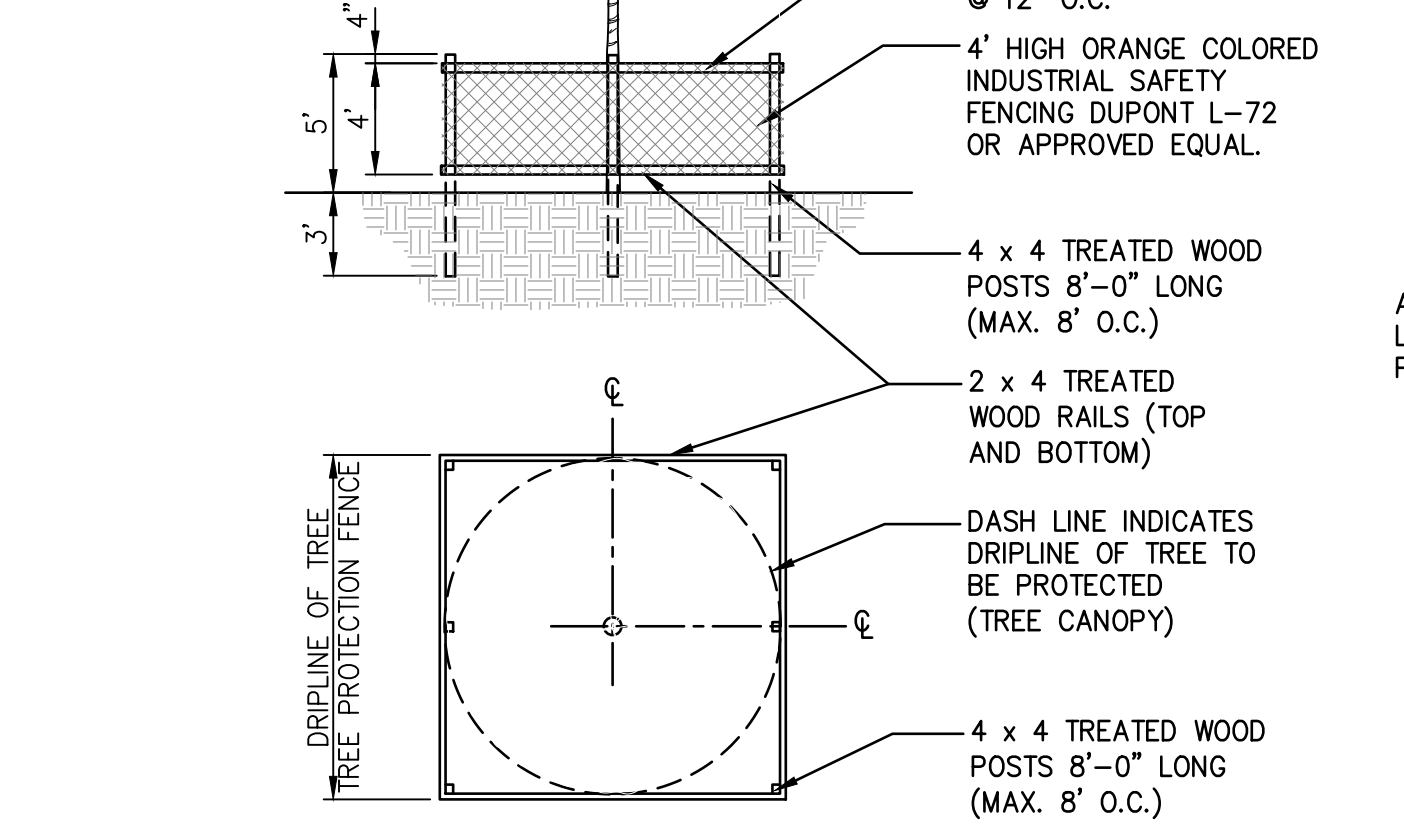
PLANT LIST		
ABBR.	BOTANICAL NAME	COMMON NAME
SHADE TREES		
AC SA	ACER SACCHARUM	SUGAR MAPLE
CA DE	CASTANEA DENTATA	AMERICAN CHESTNUT
CE OC	CELTIS OCCIDENTALIS	HACKBERRY
FA GR	FAGUS GRANDIFOLIA	AMERICAN BEECH
NY SY	NYSSA SYLVATICA	BLACK GUM
QU BI	QUERCUS BICOLOR	SWAMP WHITE OAK
TA DI	TAXODIUM DISTICHUM	BALD CYPRESS
TI AM	TILIA AMERICANA	AMERICAN BASSWOOD
EVERGREEN TREES		
AB CO	ABIES CONCOLOR	WHITE FIR
JU VI	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR
PI AB	PICEA ABIES	NORWAY SPRUCE
PI PU	PICEA P. 'BABY BLUE EYES'	BLUE SPRUCE
PI ST	PINUS STROBUS	EASTERN WHITE PINE
TS CA	TSUGA CANADENSIS	CANADIAN HEMLOCK
ORNAMENTAL TREES		
AM LA	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY
BE NI	BETULA NIGRA	RIVER BIRCH
CE CA	CERCIS CANADENSIS	EASTERN REDBUD
CR PU	CRATAEGUS PUNCTATA	OHIO HAWTHORN
OS VI	OSTRYA VIRGINIANA	EASTERN HOP HORNBEAM
SHRUBS		
CO SE	CORNUS SERICEA 'BAILEI'	REDOSIER DOGWOOD
HY QU	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA
IL ME	ILEX X M. 'BLUE PRINCESS'	BLUE PRINCESS HOLLY
PH OP	PHYSOCARPUS OPULIFOLIUS	NINEBARK
RO PA	ROSA PALUSTRIS	SWAMP ROSE
SA DI	SALIX DISCOLOR	PUSSY WILLOW
SA CA	SAMBUCUS CANADENSIS	COMMON ELDERBERRY
VI DE	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM

- NOTE:**
COMPOST SHALL CONSIST OF STERILIZED, COMPOSTED MATERIAL (SWEET PEAT OR OTHER APPROVED EQUAL). CONTRACTOR SHALL SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF PLANTS.

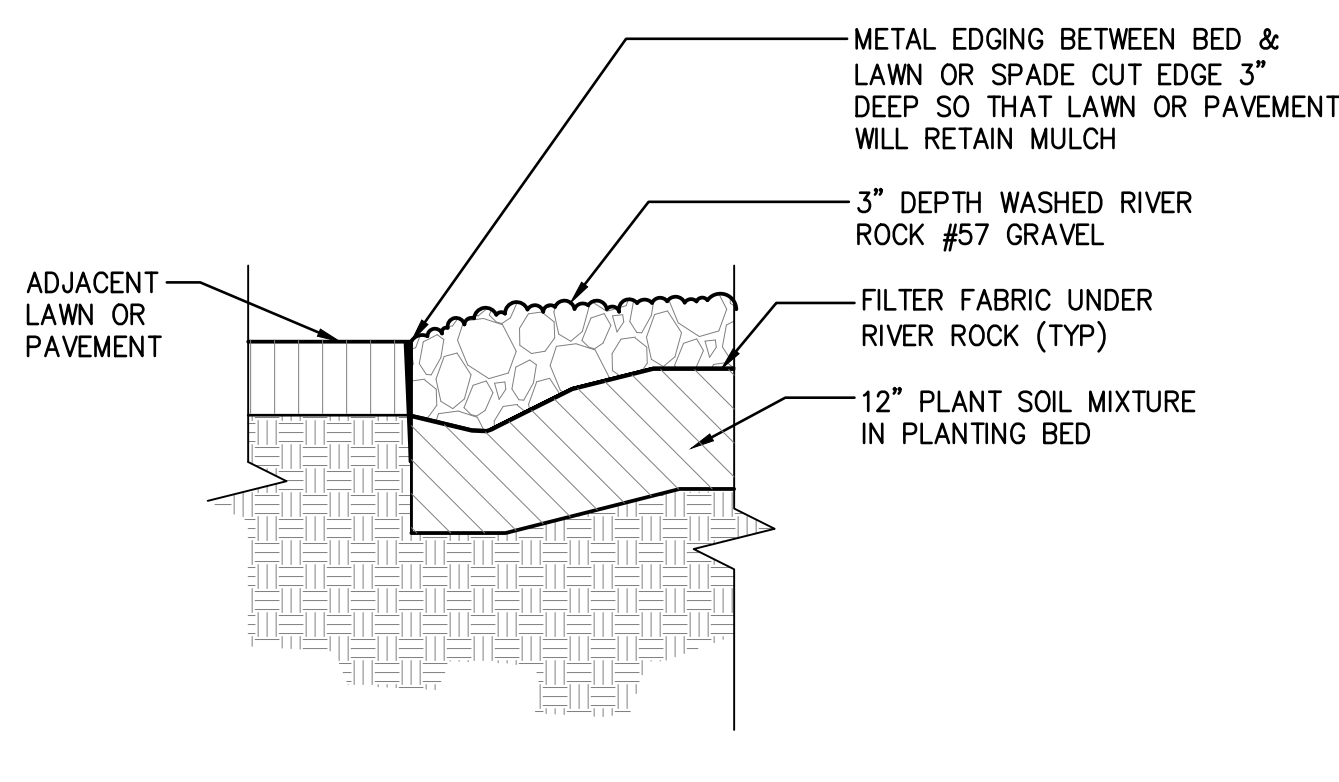


8 PERENNIAL PLANTING
L1.02 NOT TO SCALE

- NOTES:**
1. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION.
 2. GRADING, STOCKPILING OF MATERIALS, VEHICLES, ETC. NOT ALLOWED INSIDE TREE PROTECTION AREA.



9 TYPICAL TREE PROTECTION
L1.02 NOT TO SCALE



10 PLANTING BED METAL EDGING
L1.02 NOT TO SCALE

ZEBULON CAMPGROUND
ROGER HONBARRIER & RYAN RIMMELE

30% CDS

DATE:

REVISIONS		
NO.	DATE	DESCRIPTION
1	08-12-2024	REVIEW RESUBMITTAL
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-	-	-
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-	-	-

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LANDSCAPE PLAN
DETAILS

L1.02



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ZEBULON CAMPGROUND
ROGER HONBARRIER & RYAN RIMMELE

30% CDS

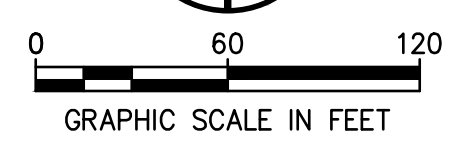
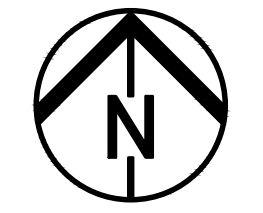
DATE: _____

REVISIONS		
Δ	DATE	DESCRIPTION

PROJECT NO.: 23-00285-020
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DATE ISSUED: 2024/04/01

LIGHTING PLAN LEGEND

- SA SINGLE ARM MOUNT POST (18)
- WM WALL MOUNT (15)
- CM CEILING MOUNT (15)
- UP UPLIGHT (4)
- LG LGOOSE (1)
- FL FLOOD LIGHT (2)



LIGHTING PLAN

E1.00



ZEBULON CAMPGROUND
ROGER HONBARRIER & RYAN RIMMELE

30% CDS

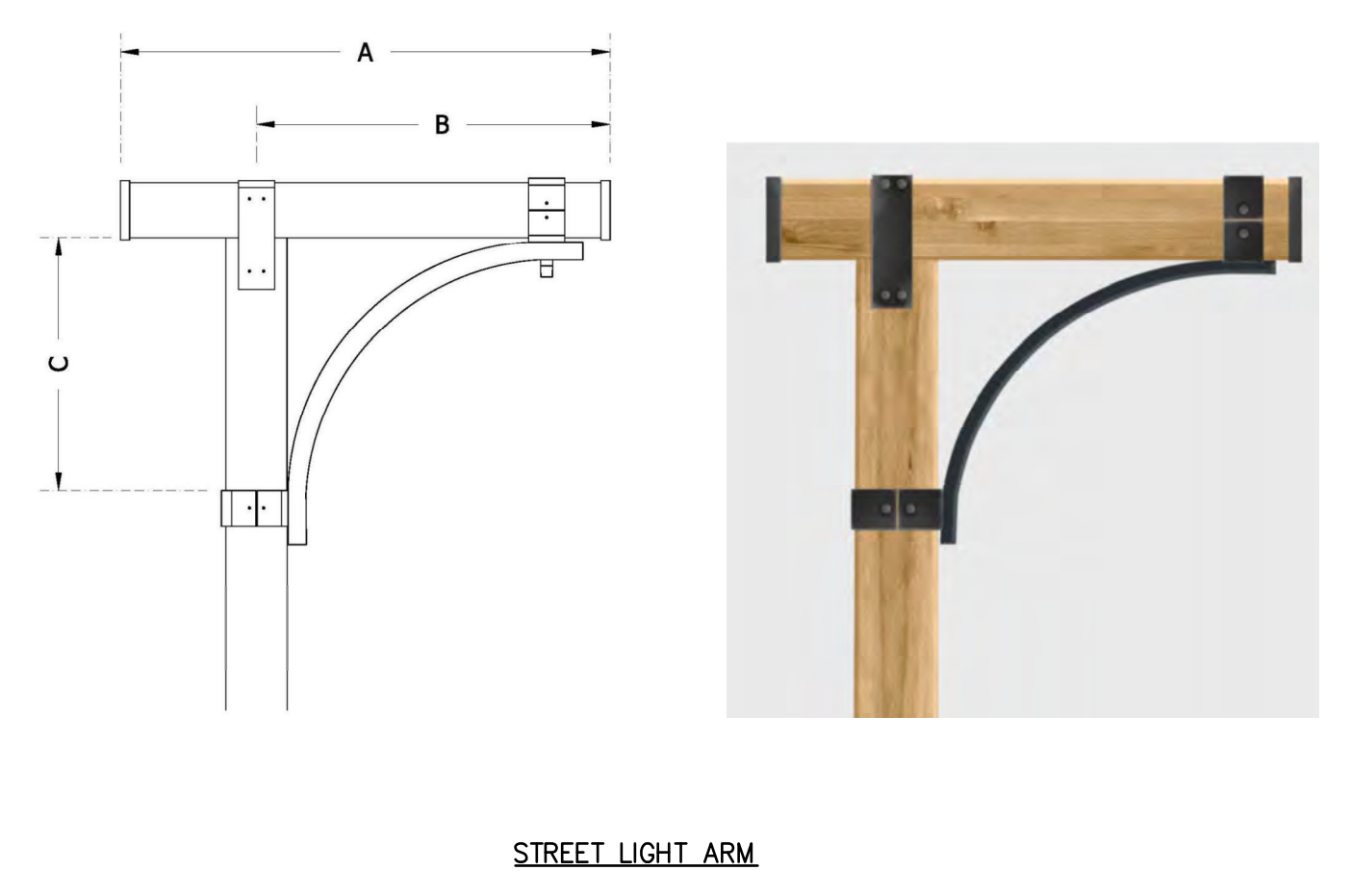
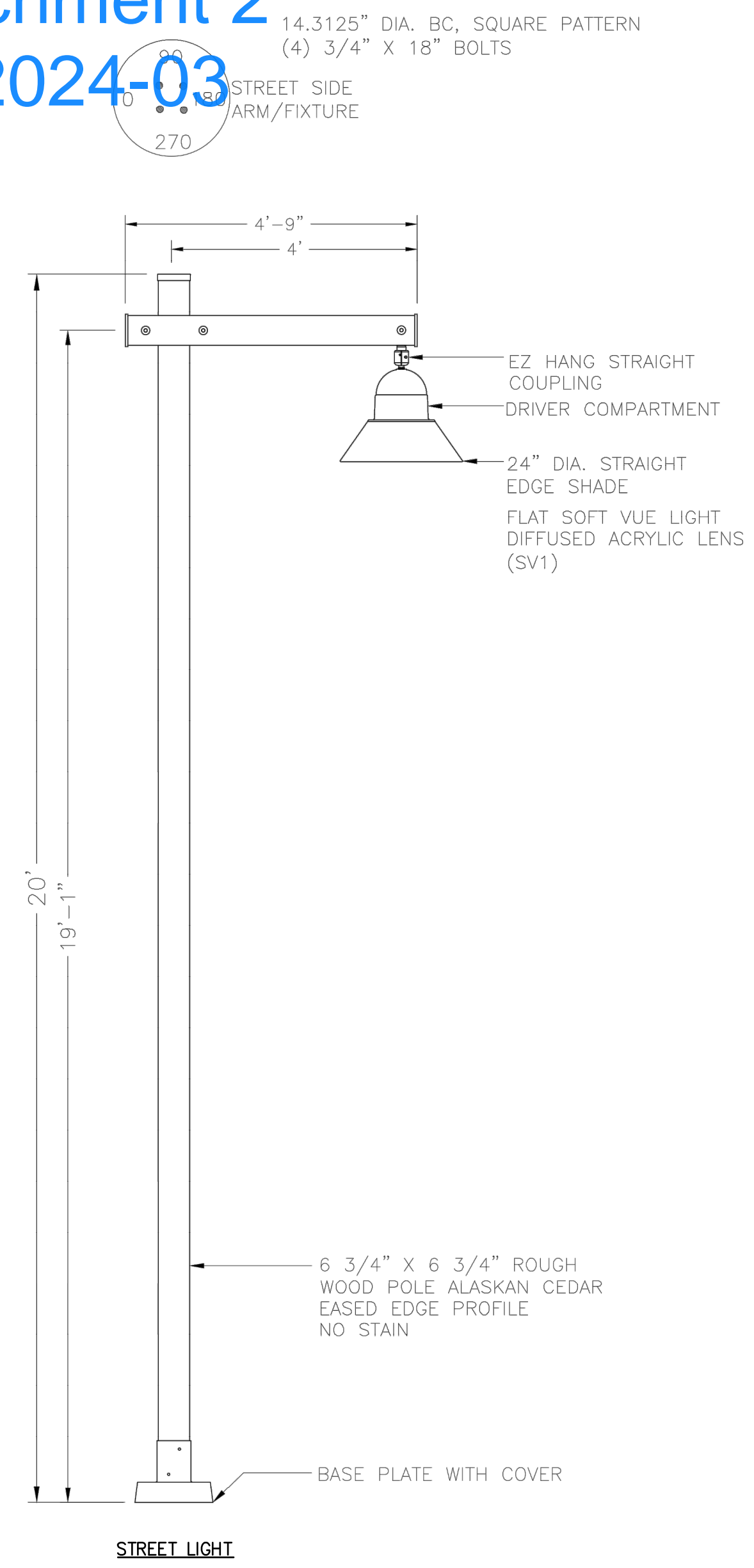
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REVISIONS		
Δ	DATE	DESCRIPTION

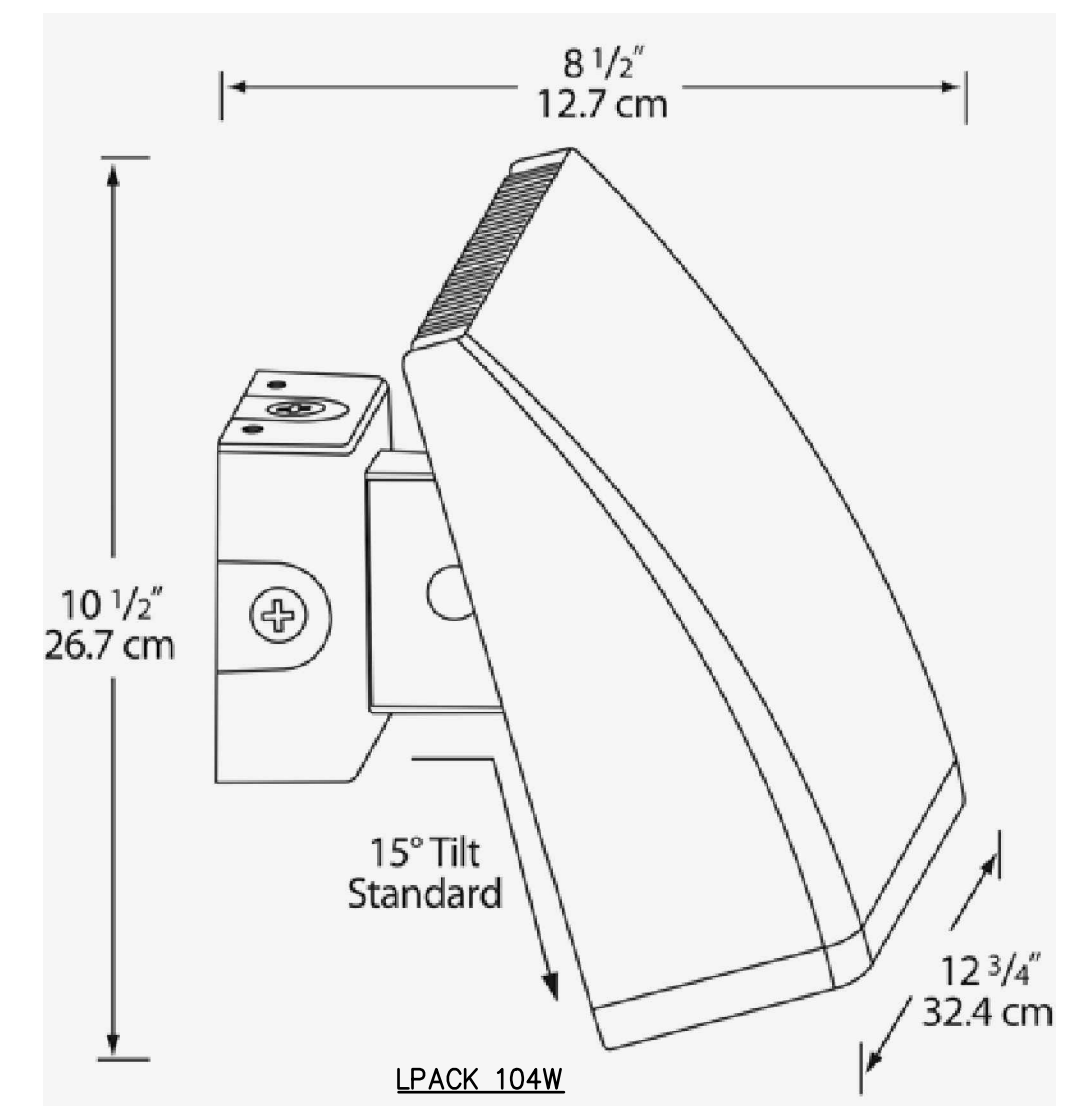
PROJECT NO.: 23-00285-020
DRAWN BY: CMR/SDK
CHECKED BY: SDK
DATE ISSUED: 2024/04/01

LIGHTING PLAN
DETAILS

E1.01



STREET LIGHT ARM

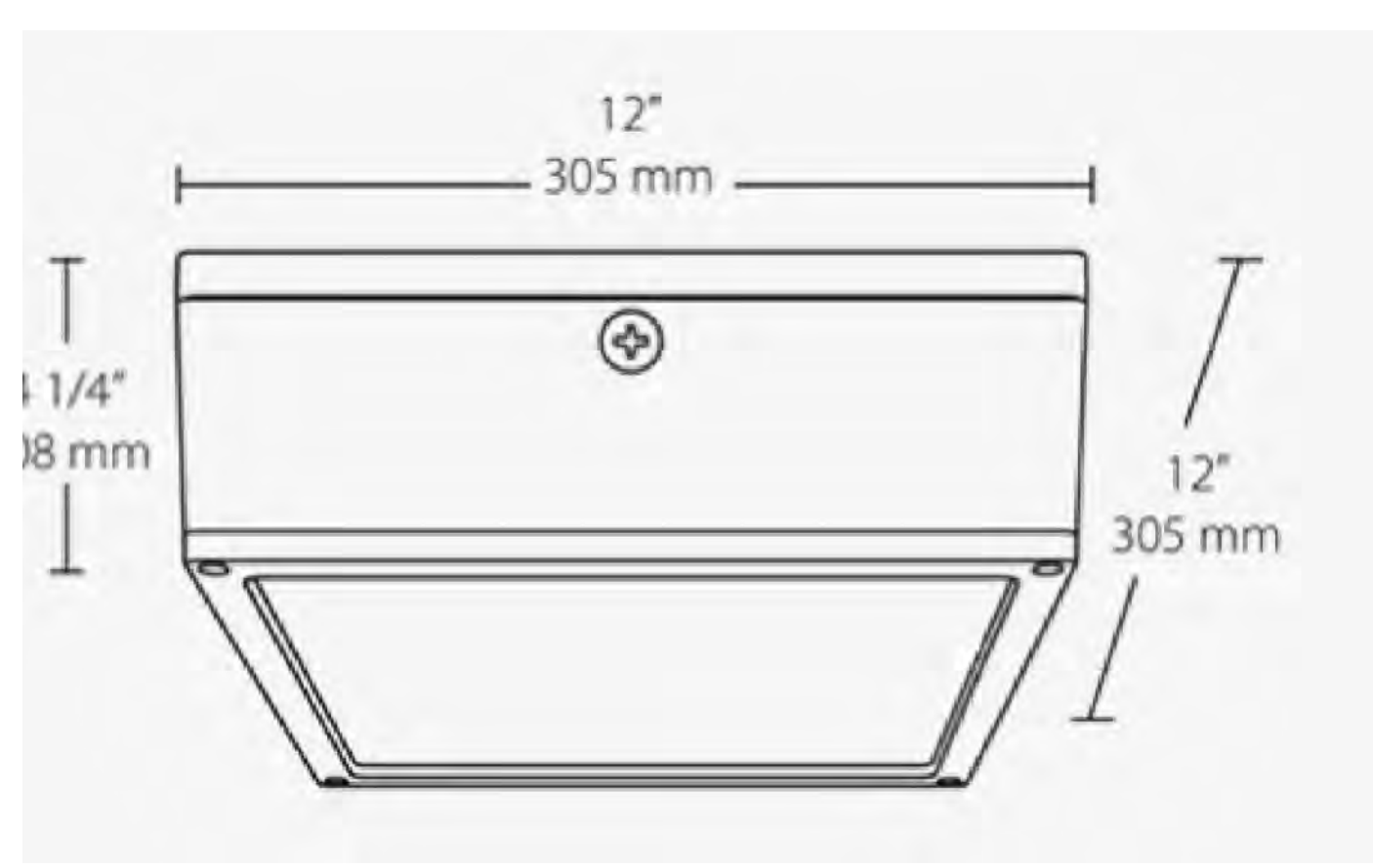


2 WALL MOUNT (WM)
E1.01 NOT TO SCALE



Blank Top Solid Rings Stepped (BSS)

LIGHT FIXTURE



3 CEILING MOUNT (CH)
E1.01 NOT TO SCALE



LED GOOSENECK



6 FLOOD LIGHT (FL)
E1.01 NOT TO SCALE

1 SINGLE ARM MOUNT POST (SA)
E1.01 NOT TO SCALE



4 MONUMENT SIGN SPOT LIGHT (SL)
E1.01 NOT TO SCALE

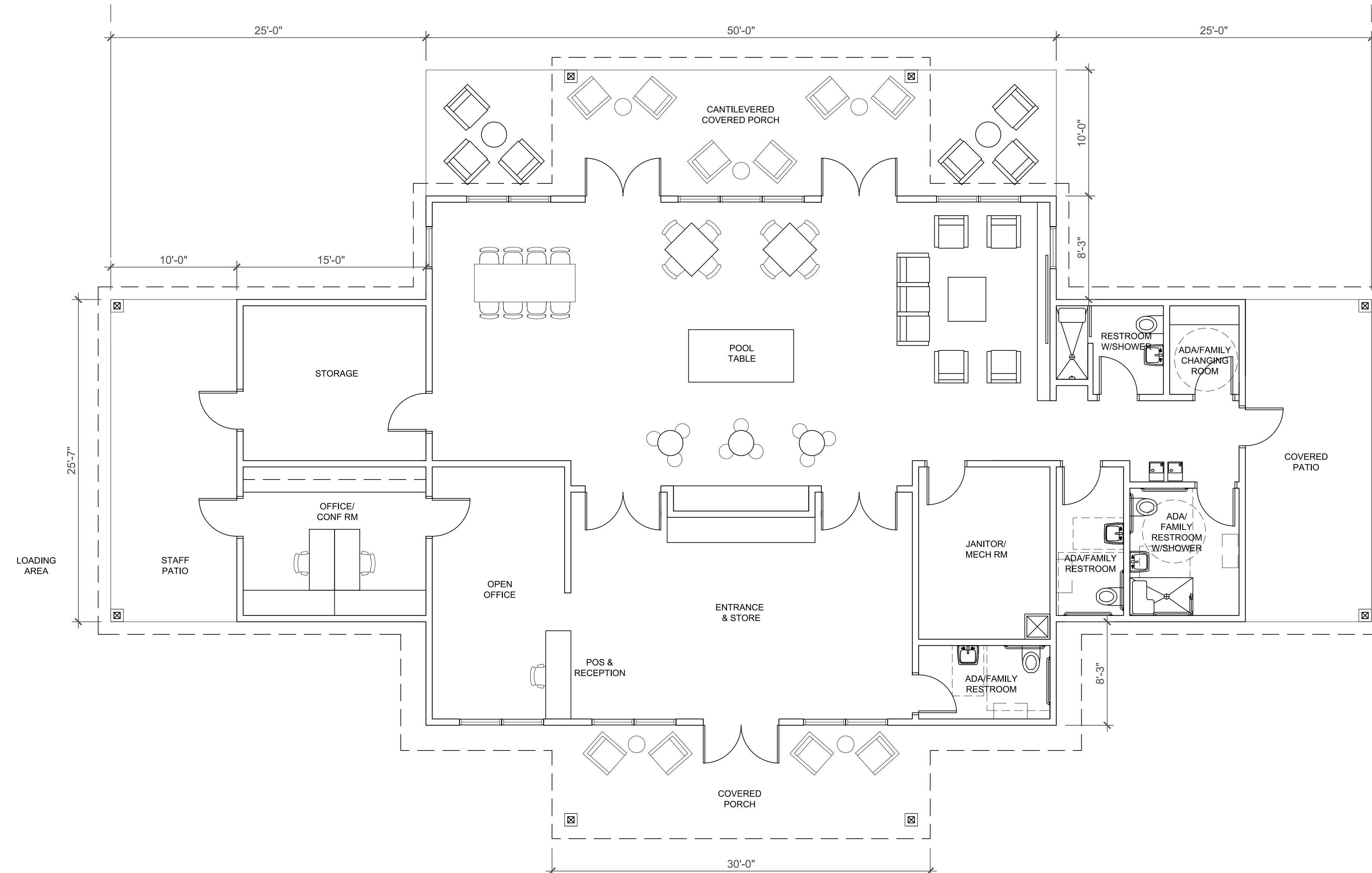


5 LGOOSE (LG)
E1.01 NOT TO SCALE

ENVIRONMENTAL DESIGN GROUP ZEBULON CAMPGROUND - 30% DESIGN/CONSTRUCTION PERMITS ELEC 23-00285-020 - 04/12/2024 11:01:03 PM

ARCHITECTURAL PLAN ENLARGEMENT NOTES

1. THE CLIENT WILL APPLY FOR THE APPROPRIATE SUBMITTALS UPON COMPLETION OF CONSTRUCTION DOCUMENTS WHICH WILL BE DEVELOPED IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL REQUIREMENTS.



CLUBHOUSE FLOOR PLAN (+/- 2,750 SF WITH 1,000 SF PATIO)
SCALE: 1/64" = 1'-0"

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ZEBULON CAMPGROUND
ROGER HONBARRIER & RYAN RIMMELE

30% CDS

DATE: _____

REVISIONS		
Δ	DATE	DESCRIPTION

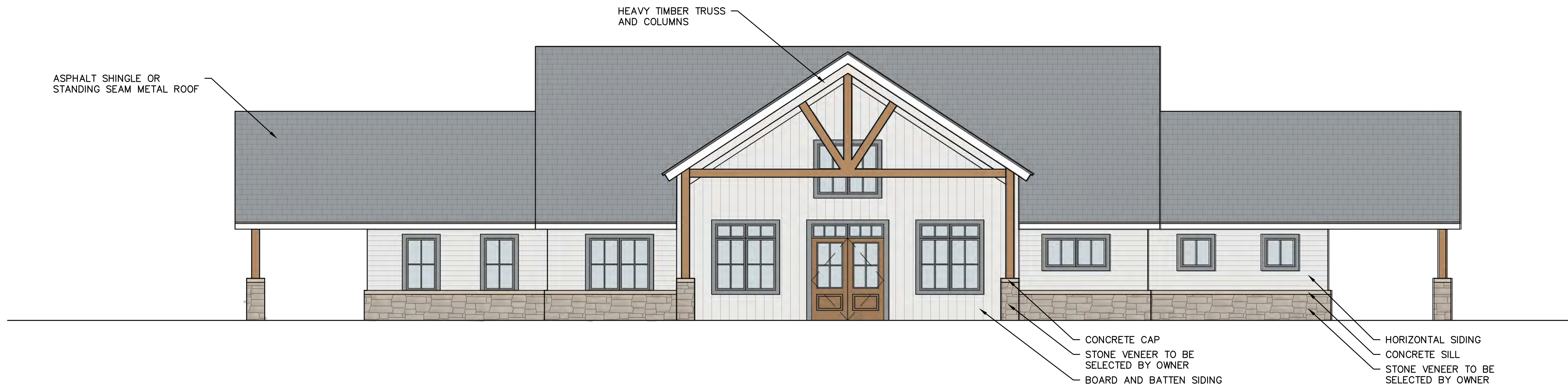
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DRAWN BY: CMR/SDK
CHECKED BY: SDK
DATE ISSUED: 2024/04/01

ARCHITECTURAL PLAN
ENLARGEMENT

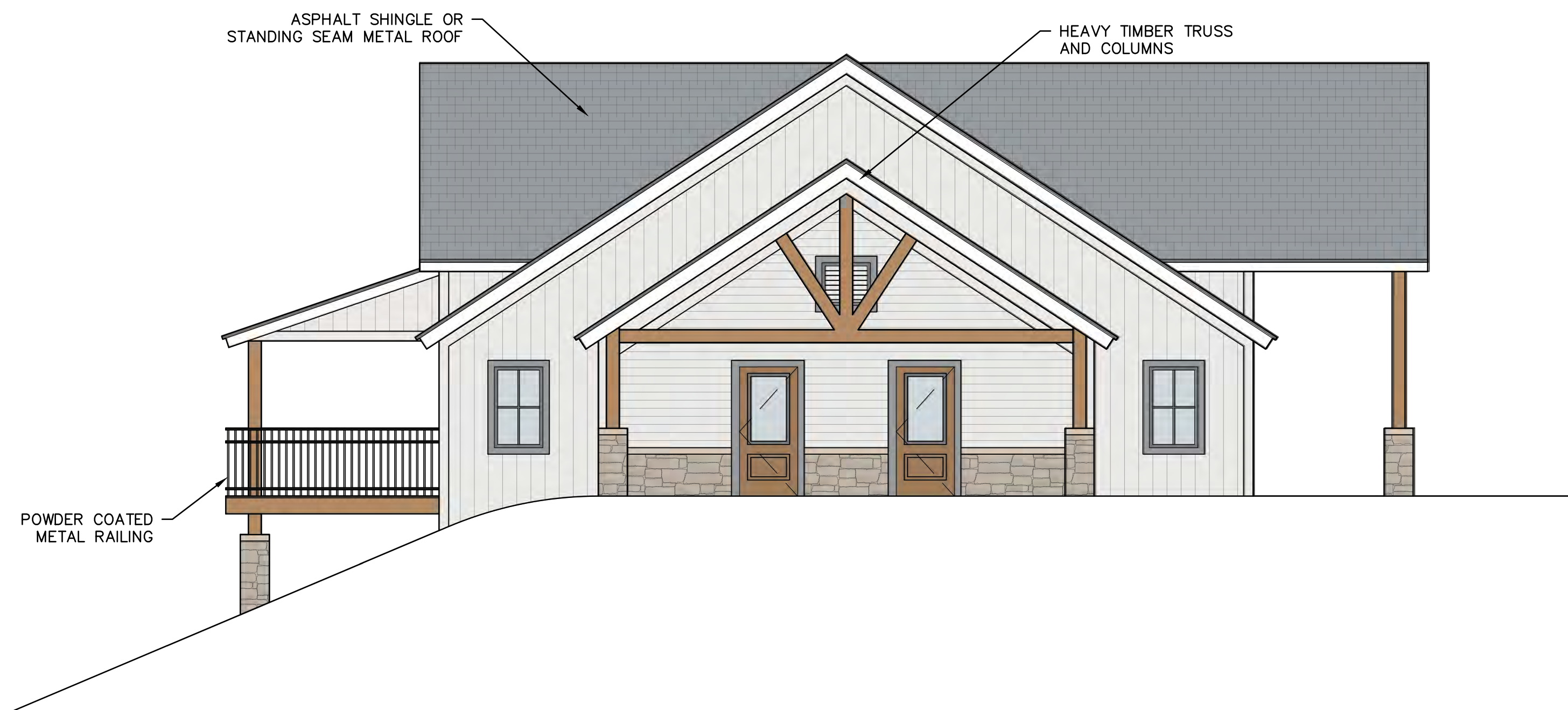
A1.00

ARCHITECTURAL PLAN ENLARGEMENT NOTES

- BASIS OF DESIGN SIDING MATERIALS:
 - HORIZONTAL SIDING: HARDIE PANEL, SELECT CEDARMILL, ARCTIC WHITE
 - BOARD AND BATTEN SIDING: HARDIE PANEL, SELECT CEDARMILL, ARCTIC WHITE, AND HARDIE TRIM BATTEN BOARDS, SMOOTH GRAIN, ARCTIC WHITE



CLUBHOUSE SOUTH ELEVATION
SCALE: 1/64" = 1'-0"



CLUBHOUSE WEST ELEVATION
SCALE: 1/64" = 1'-0"

ZEBULON CAMPGROUND
ROGER HONBARRIER & RYAN RIMMELE

30% CDS

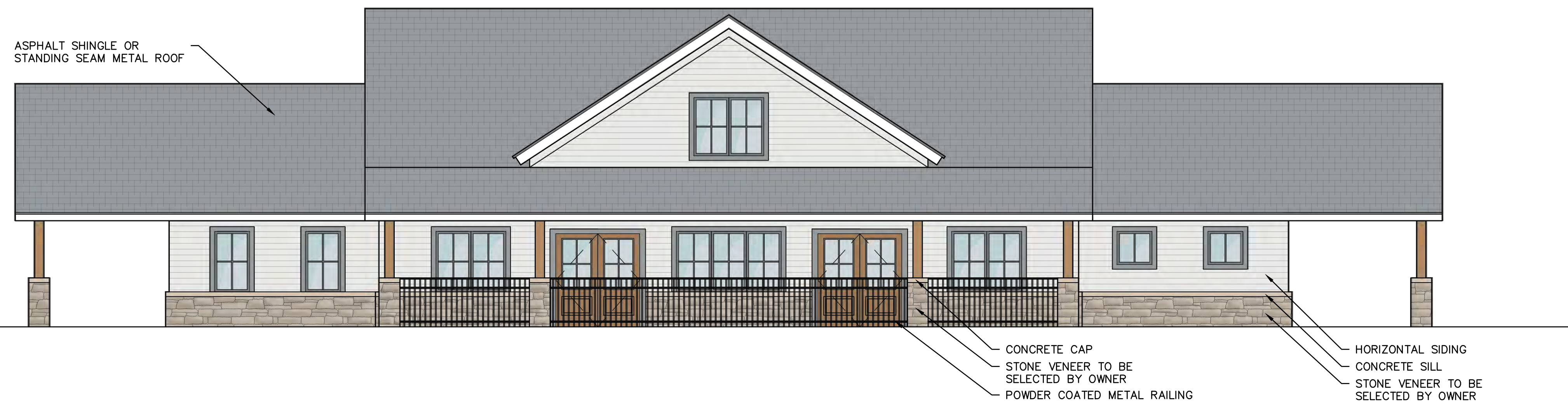
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REVISIONS		
Δ	DATE	DESCRIPTION

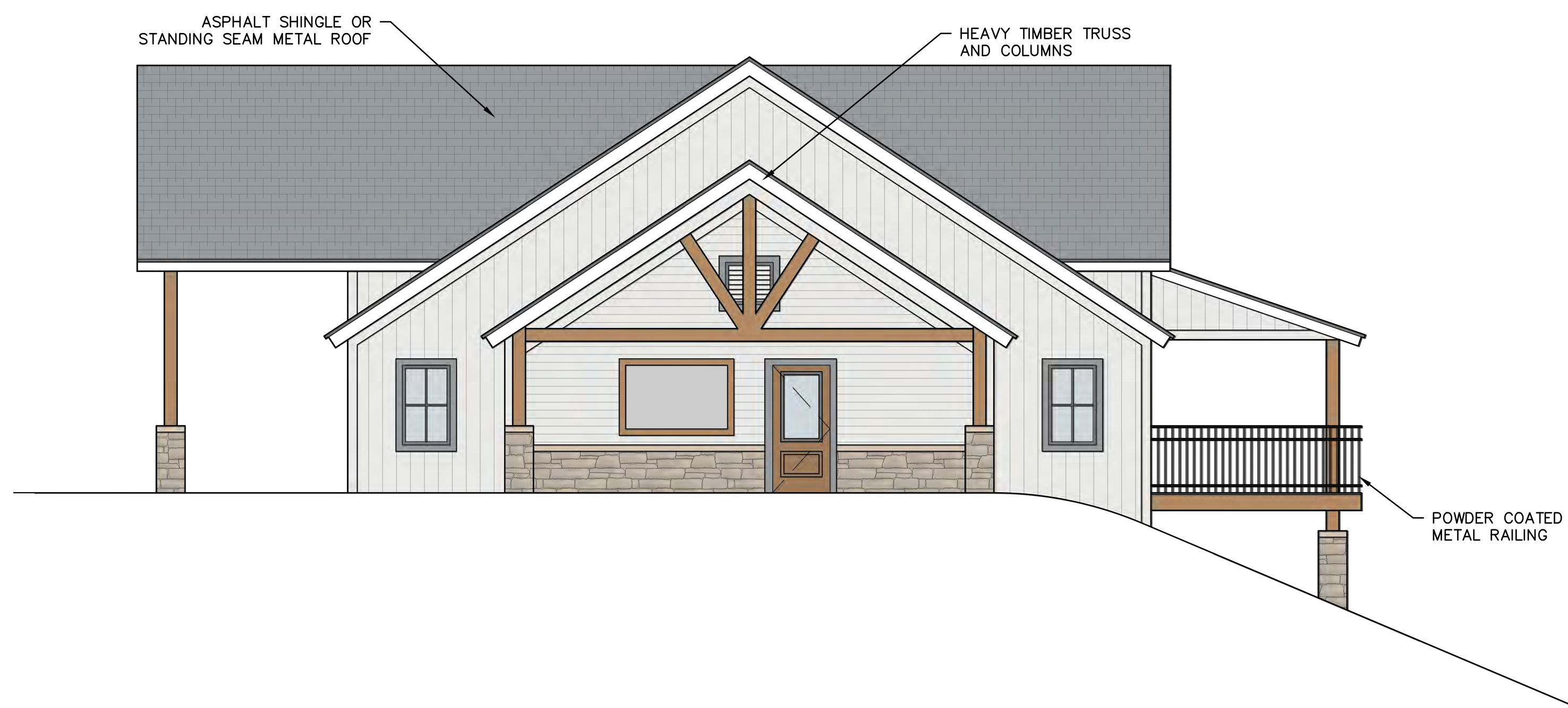
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ARCHITECTURAL PLAN
ENLARGEMENT

A1.01



CLUBHOUSE NORTH ELEVATION
SCALE: 1/64" = 1'-0"



CLUBHOUSE EAST ELEVATION
SCALE: 1/64" = 1'-0"

ZEBULON CAMPGROUND
ROGER HONBARRIER & RYAN RIMMELE

30% CDS

DATE: _____

REVISIONS		
△	DATE	DESCRIPTION

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DRAWN BY: CMR/SDK
CHECKED BY: SDK
DATE ISSUED: 2024/04/01

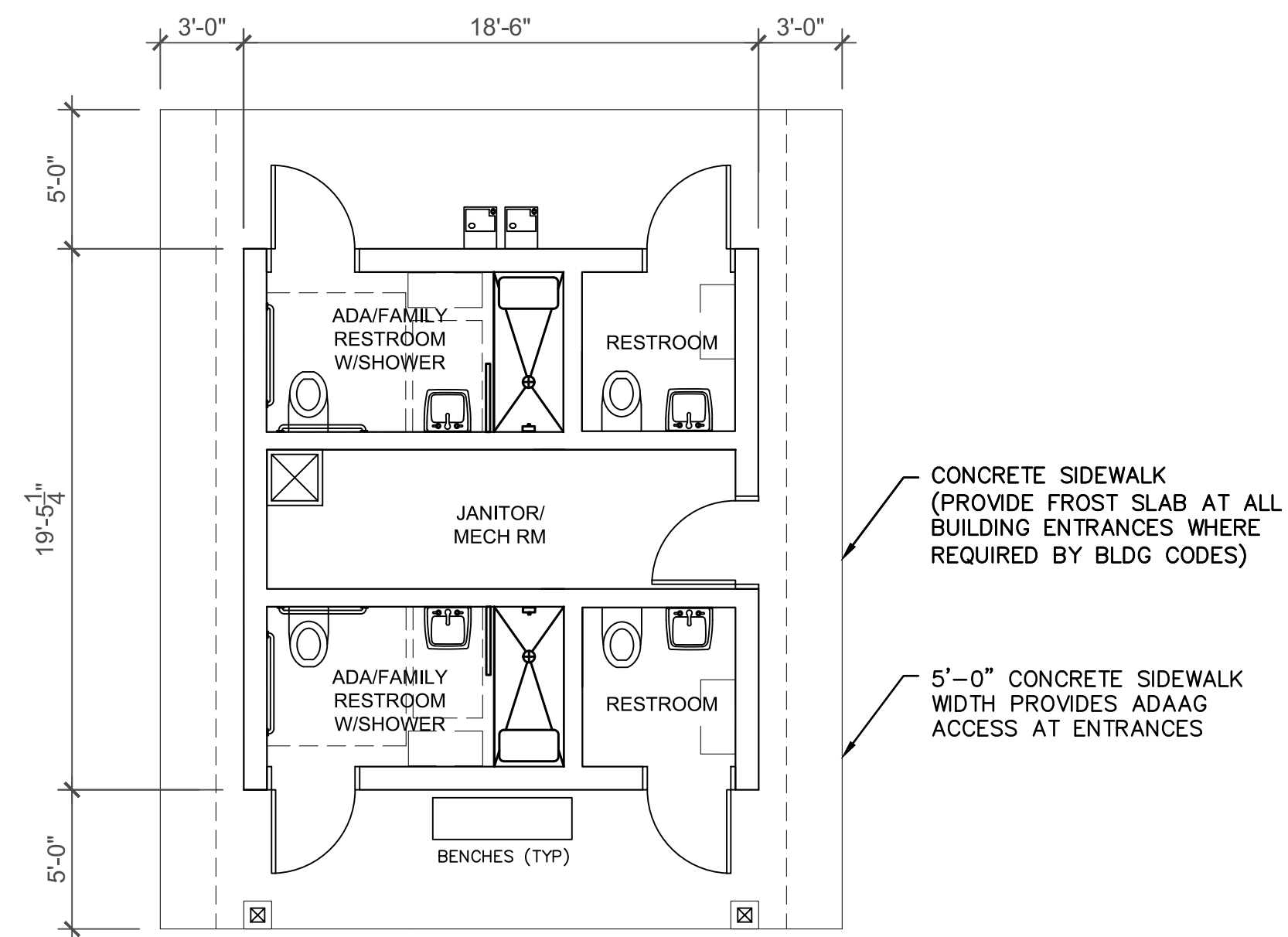
ARCHITECTURAL PLAN
ENLARGEMENT

A1.02

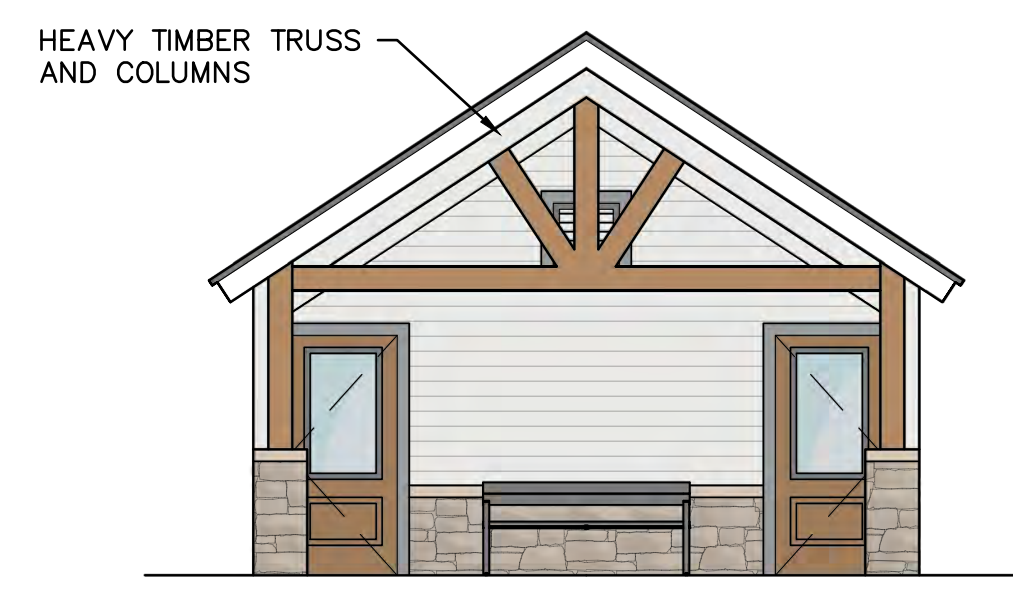
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ARCHITECTURAL PLAN ENLARGEMENT NOTES

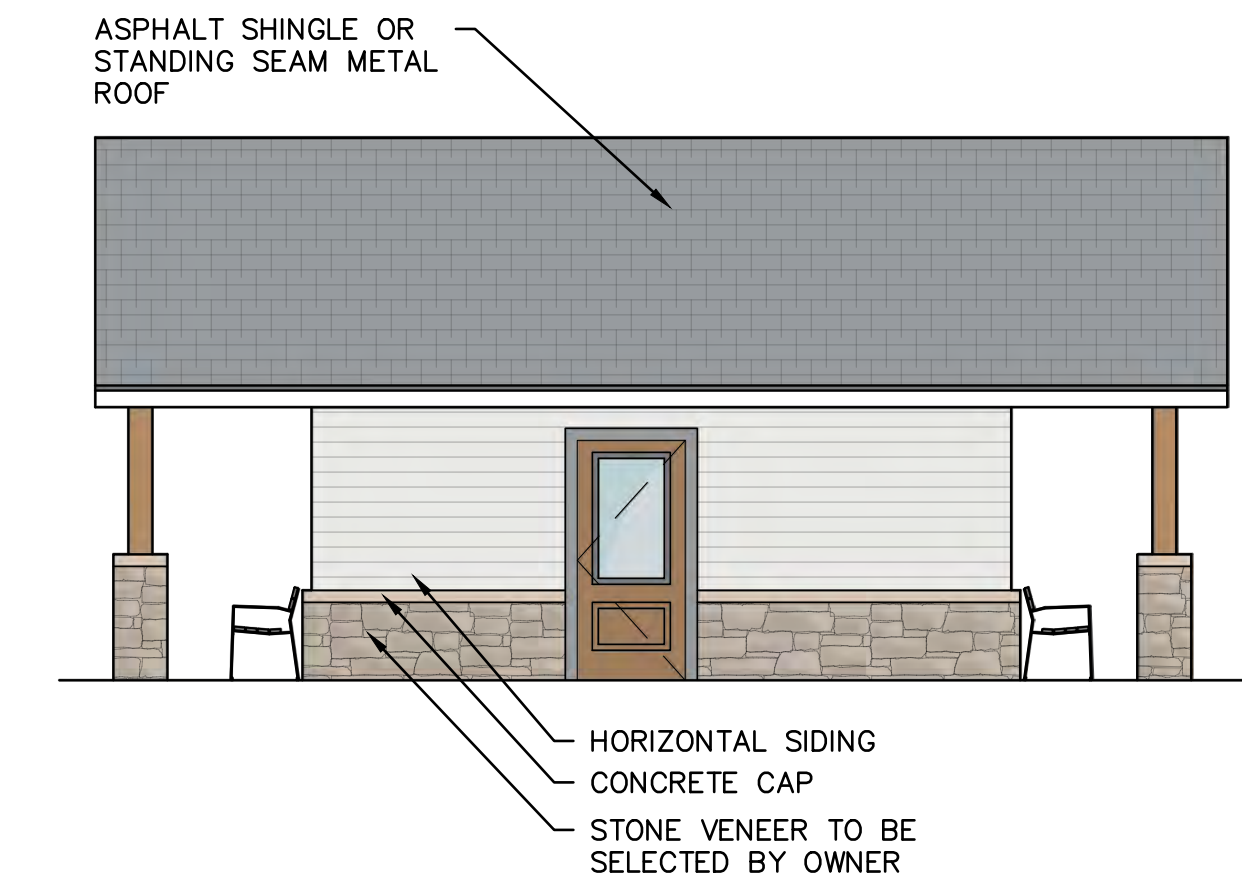
- BASIS OF DESIGN SIDING MATERIALS:
 - HORIZONTAL SIDING: HARDIE PANEL, SELECT CEDARMILL, ARCTIC WHITE
 - BOARD AND BATTEN SIDING: HARDIE PANEL, SELECT CEDARMILL, ARCTIC WHITE, AND HARDIE TRIM BATTEN BOARDS, SMOOTH GRAIN, ARCTIC WHITE



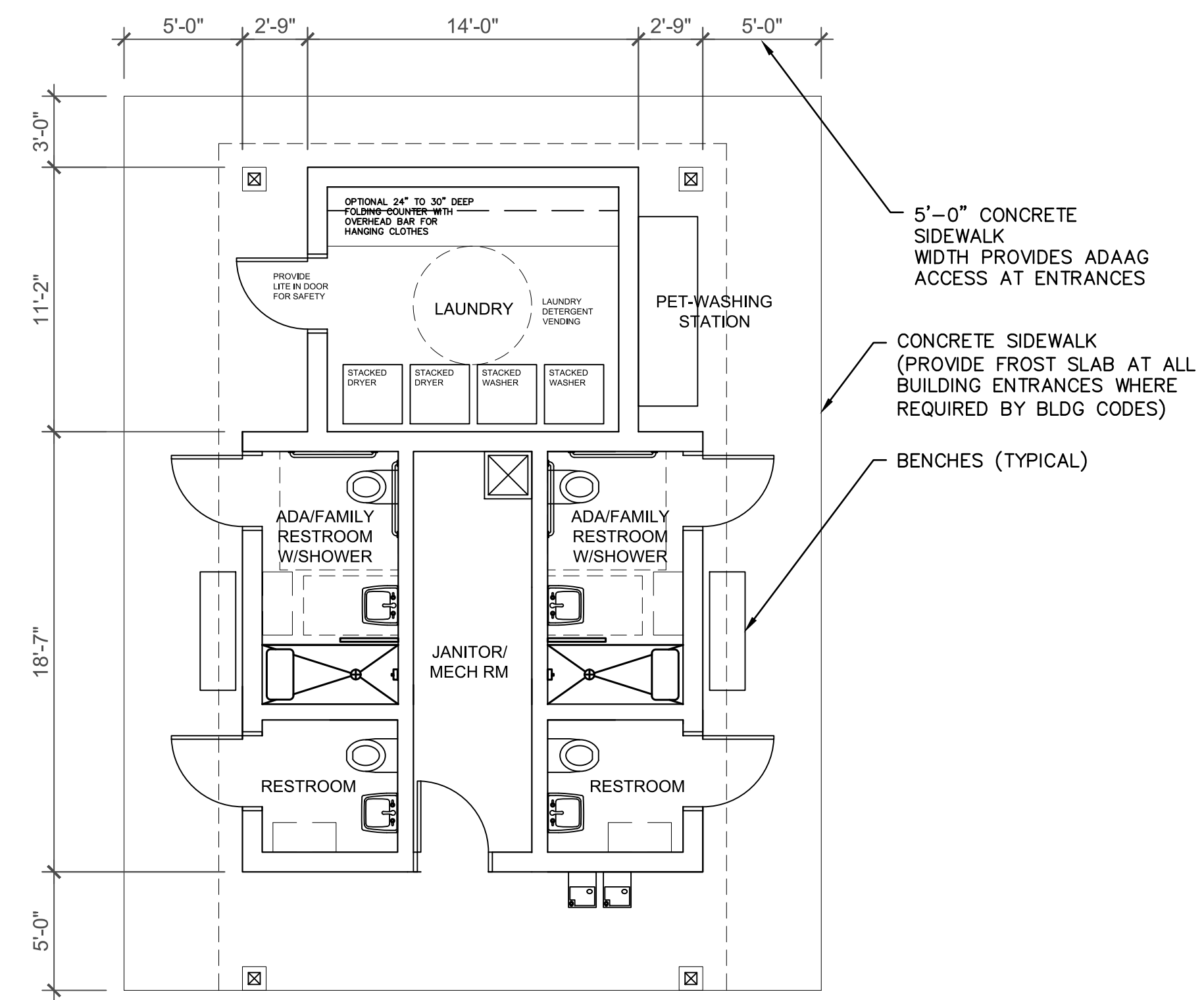
NE T/SH HOUSE PLAN
 SCALE: 1/64" = 1'-0"



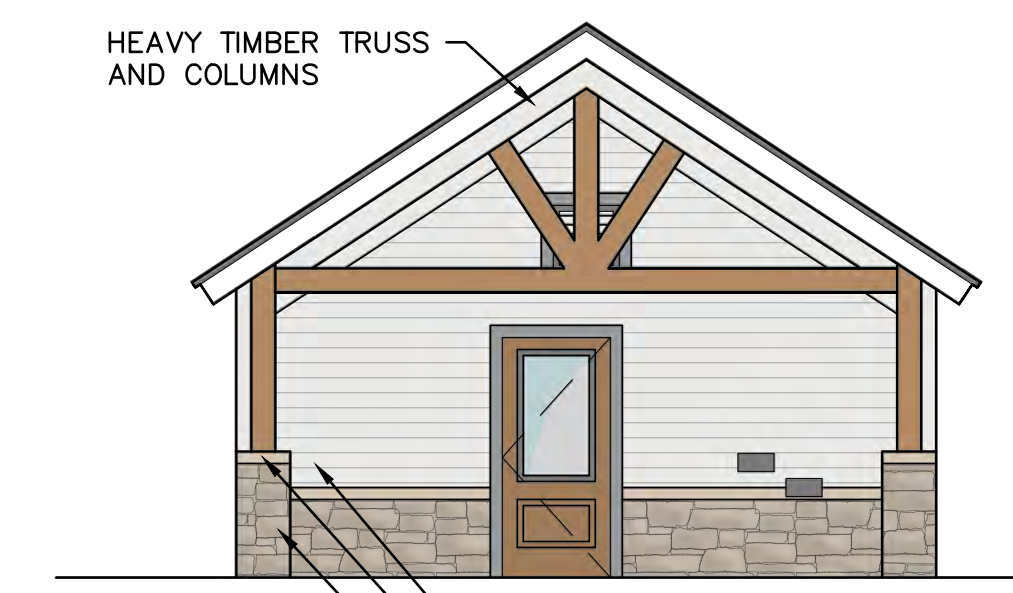
NORTH ELEVATION



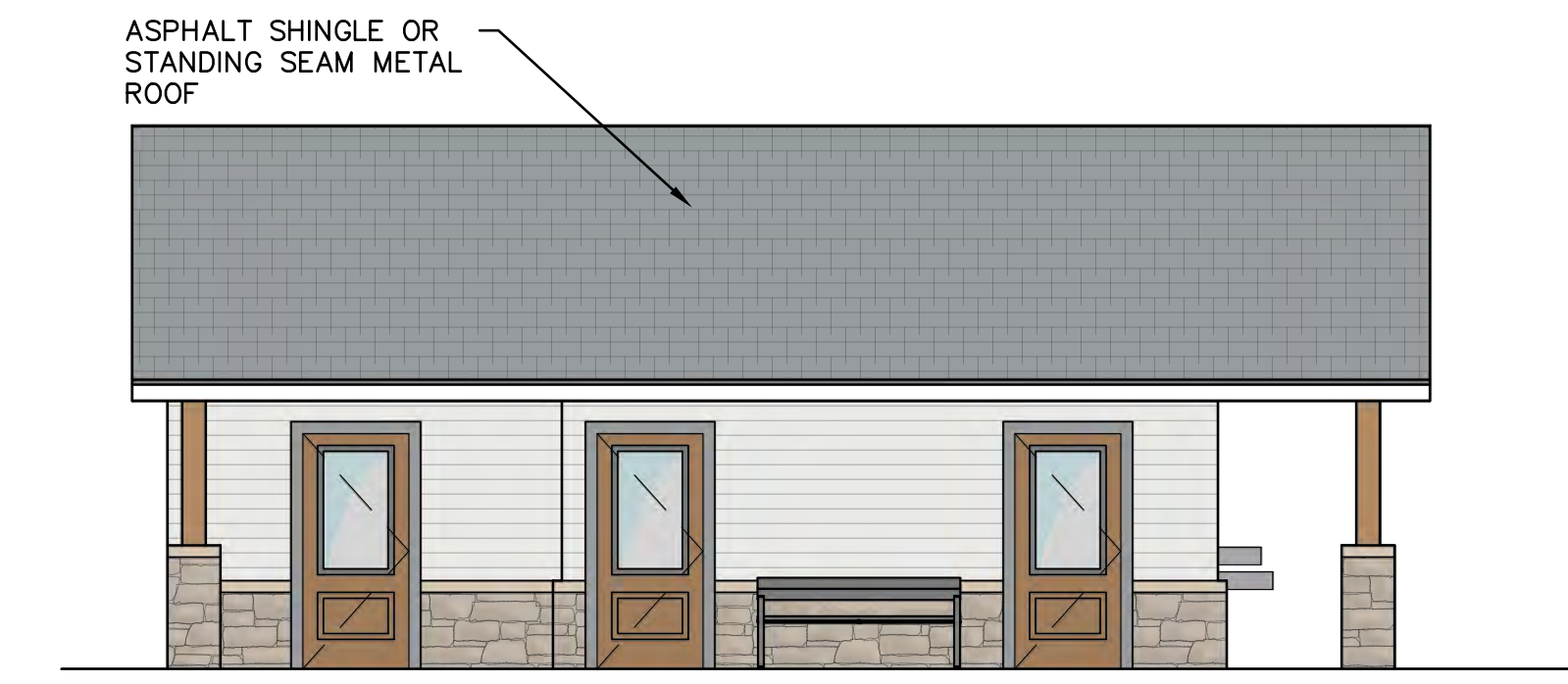
EAST ELEVATION



SE T/SH HOUSE W/LAUNDRY & DOG WASH STATION PLAN
 SCALE: 1/64" = 1'-0"



SOUTH ELEVATION



EAST ELEVATION

ZEBULON CAMPGROUND
 ROGER HONBARRIER & RYAN RIMMELE

30% CDS

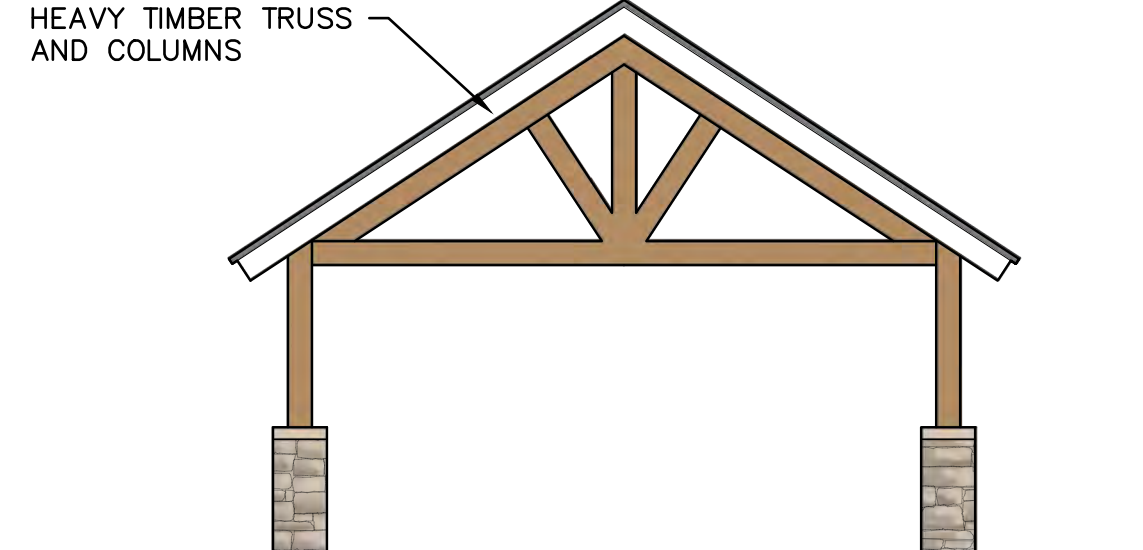
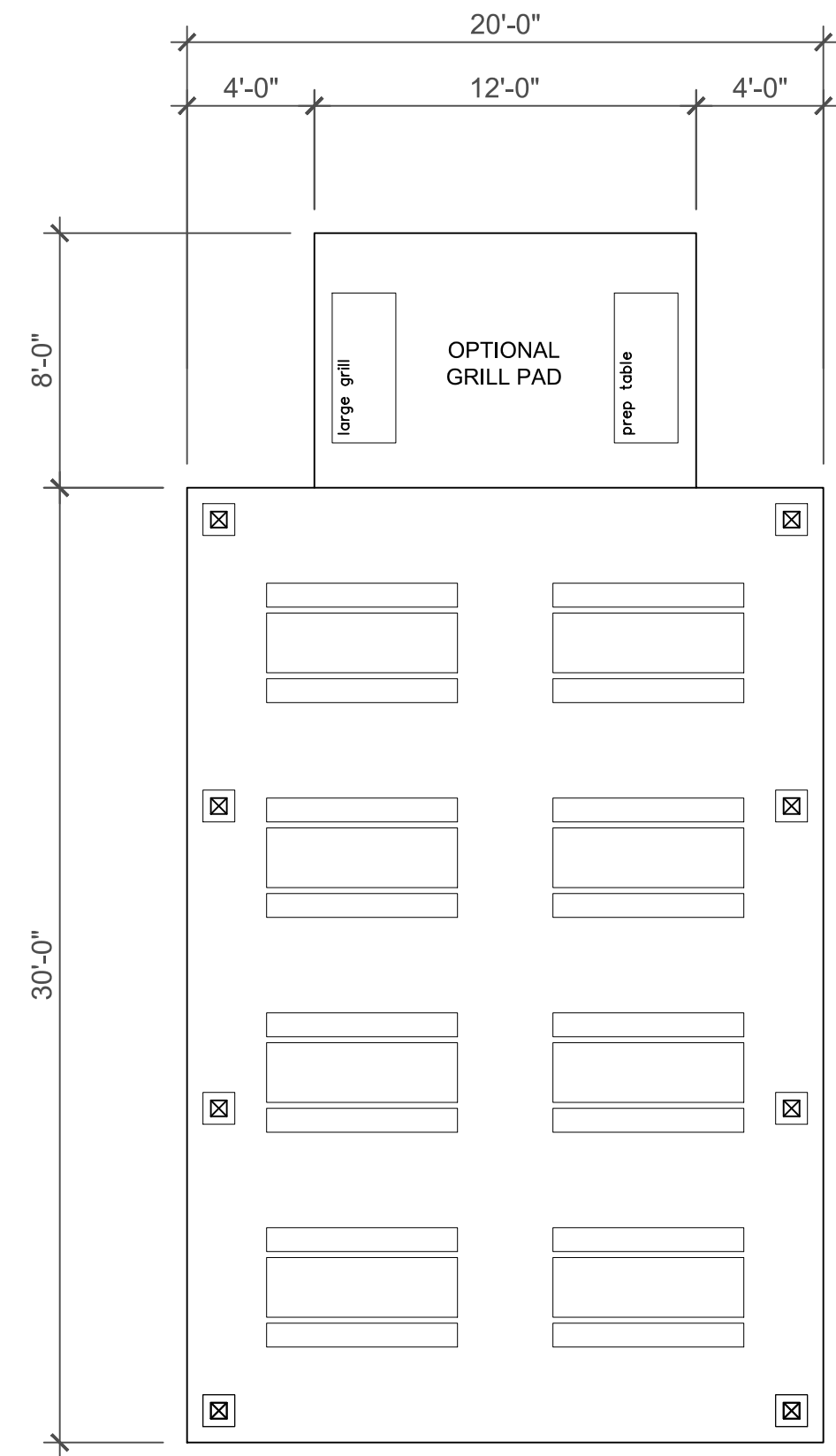
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REVISIONS		
NO.	DATE	DESCRIPTION

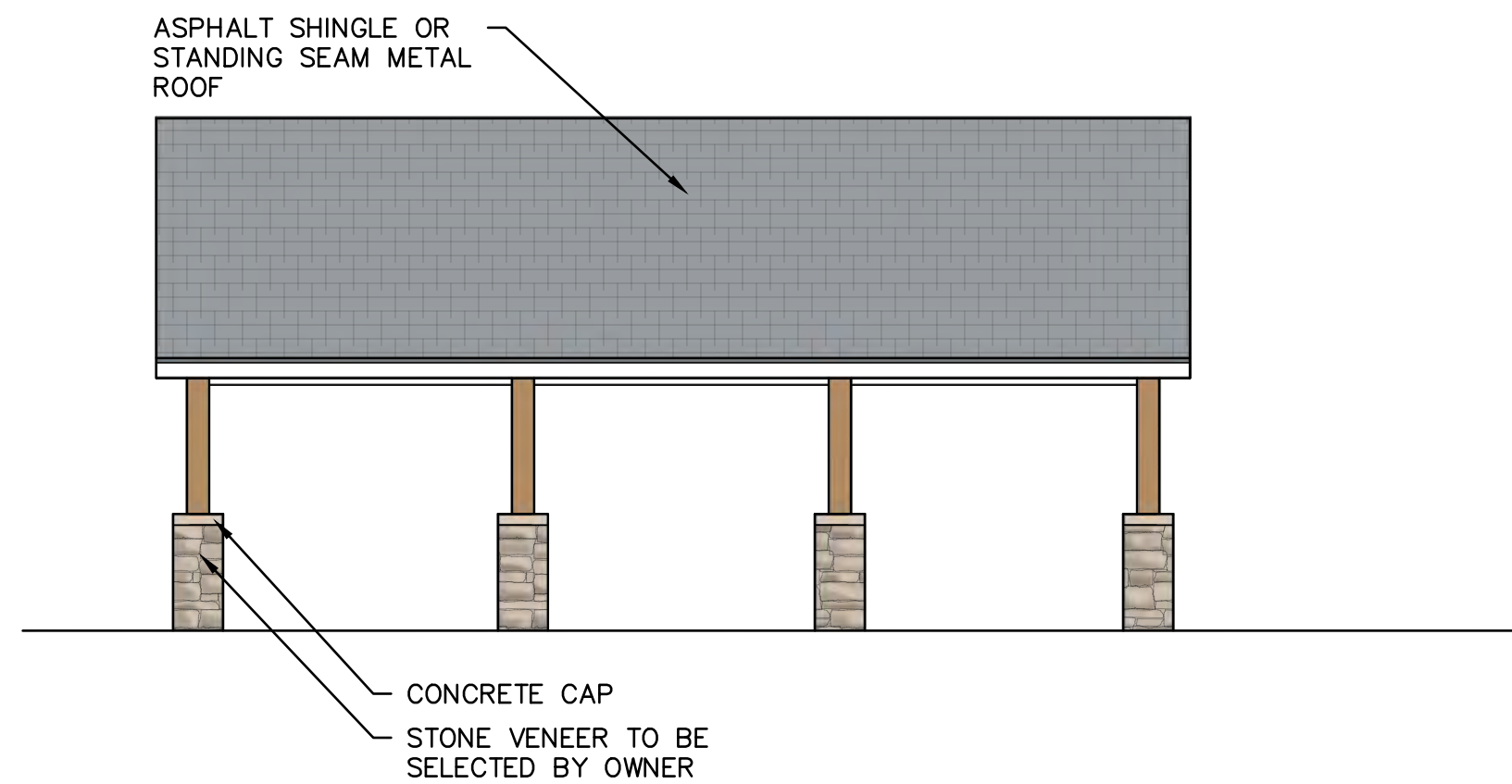
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 DRAWN BY: CMR/SDK
 CHECKED BY: SDK
 DATE ISSUED: 2024/04/01

ARCHITECTURAL PLAN
 ENLARGEMENT

#####



SOUTH ELEVATION



EAST ELEVATION

SHELTER PLAN
SCALE: 1/64" = 1'-0"

ZEBULON CAMPGROUND
ROGER HONBARRIER & RYAN RIMMELE

30% CDS

DATE: _____

REVISIONS		
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PROJECT NO.: 23-00285-020
DRAWN BY: CMR/SDK
CHECKED BY: SDK
DATE ISSUED: 2024/04/01

ARCHITECTURAL PLAN
ENLARGEMENT

#####

**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
Total Proposed Site Trips			129	18	6	12	23	15	8
<i>Current Zoning: LUC 210 Single Family Detached 70 d.u.</i>			728	54	13	41	71	45	26
Additional Site Trips due to Rezoning			-599	-36	-7	-29	-48	-30	-18

References: *Trip Generation Manual*, 11th 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

**1800 SHEPARD SCHOOL ROAD
CAMPGROUND AND RECREATIONAL VEHICLE PARK
PLANNED DEVELOPMENT (PD) DISTRICT
ADDITIONAL CONSIDERATIONS
(FOR INFORMATIONAL PURPOSES)**

The following is provided for informational purposes to demonstrate the type of Campground and Recreational Vehicle Park that the applicant is envisioning:

- A. The Project shall have staff on-site 24 hours a day when registered campground/recreational vehicle park guests are present on the property. Additionally, the Project shall maintain a gated entry into the campground.
- B. The following rules and regulations shall be enforced by the Project Owner:

CHECK-IN & CHECK-OUT TIMES:

RV/Tent Sites

- Check-In Time: 1 p.m.
- Check-Out Time: 11 a.m.

Yurts/Glamping Units:

- Check-In Time: 3 p.m.
- Check-Out Time: 11 a.m.

QUIET HOURS:

Quiet hours are from 10:00 p.m. to 8:00 a.m. Bright exterior lighting, generators, loud music, excessive noises, and/or other loud noises or behaviors that may disturb guests, as determined by park staff in their sole and absolute discretion, are not permitted during quiet hours.

OCCUPANCY:

A maximum of 1 Camper/RV, 2 vehicles, 6 people and 2 pets are allowed per site. Extra guests/visitors must register at the Resort Office during office hours. Visitors must follow all rules and regulations. Registered guests are responsible for the behavior of visitors.

SPEED LIMIT:

The maximum speed throughout the park is 8.5 MPH. This is to ensure the safety of all guests. Failure to obey speed limits may result in removal from the property without refund.

PETS:

Pets must be on a leash at all times. Guests must clean up after their pet immediately. Excessive barking, growling or aggressive behavior, as to be determined by park staff in their sole and absolute discretion, will not be tolerated.

SMOKING/VAPING:

Smoking, vaping, and all forms of tobacco use is prohibited inside any resort building or rental unit. Smoking is allowed on your own site as long as it is done so in a way that does not directly or indirectly impact the experience of other guests, as determined by park staff in their sole and absolute discretion.

ALCOHOL:

Alcohol must be consumed responsibly and discreetly on your own site. Excessively loud, combative, belligerent, or disruptive behavior, as determined by park staff in their sole and absolute discretion, will not be tolerated.

MOTORIZED TRANSPORTATION:

Gas powered scooters, dirt bikes, ATV's, golf carts or any other loud vehicles shall not be operated on site. Electric golf carts, scooters, and bikes are permitted during daylight hours at speeds not to exceed the maximum speed limit for the park.

GARBAGE:

All trash should be deposited in the dumpsters located throughout the property. Trash shall not be burned or dumped in firepits.

CAMPFIRES:

Campfires are permitted in designated fire pits only. Fires must be supervised at all times and fully extinguished when you leave the fire pit site.

WASHING VEHICLES:

Guests' personal cars, RV's and golf carts may not be washed or rinsed on property at any time.



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 ¹

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%

¹ “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%

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	<p>Single Family Homes (Expedited Subdivision or Recombination) 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.</p>
60 Base Points	<p>Change of Use 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.</p>
45 Base Points	<p>Business Office/Finance/ Insurance / Professional Services Center - Large 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.</p>
45 Base Points	<p>Manufacturing/Industrial Employment Center 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>

	<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>Governmental Uses/Public Administration 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>Single Use Retail Newly constructed single use, stand-alone building used primarily for retail, restaurant, or similar commercial use.</p>
40 Base Points	<p>Hotels, Motels, or other Accommodation Service Establishments 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>Arts/Entertainment/Museums 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>Amusement, Sports or Recreational Establishment 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>Mixed Use Development (Transit Oriented) 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	Mixed Use Development (Urban Infill) 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	Mixed Use Development (Greenfield) 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	Housing Services for the Elderly Establishments 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	Mixture of Use Development (Retail/Office-Institutional/Commercial) 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	Retail/Commercial Center 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	Business Office/Finance/ Insurance / Professional Services Center – Medium 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

	<p>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.</p>
30 Base Points	<p>Business Office/Finance/ Insurance / Professional Services Center – Small 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.</p>
30 Base Points	<p>Multi-Tenant Retail Center 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.</p>
30 Base Points	<p>Single Use Office Newly constructed single use, stand-alone building used primarily for office and professional.</p>
30 Base Points	<p>Bungalow Court or Pocket Neighborhood Newly constructed Bungalow Court or Pocket Neighborhood per the standards of the Unified Development Ordinance.</p>
30 Base Points	<p>Distribution/Trucking Center Newly constructed center of at least 500,000 square feet where products and resources are transported to and delivered from via truck or rail.</p>
25 Base Points	<p>Warehouse Newly constructed center of at least 500,000 square feet where products and resources are stored.</p>
25 Base Points	<p>Religious Institutions Any facility such as a church, temple, synagogue, mosque or monastery used for worship by a non-profit organization and their customarily related uses.</p>
20 Base Points	<p>Intensive Industrial Uses: Uses classified as Special Land Uses within the Industrial Classification.</p>

20 Base Points	Multi-Family Residential & Condo Units
20 Base Points	Major Subdivision 4- 25 Lots Any subdivision of land of four (4) – 25 Lots.
10 Base Points	Major Subdivision 26 lots or more Any subdivision of land of 26 or more lots.
Board Determination	All Other Uses Not Categorized 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

Section 1A - Abatement of Nonconformities		(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

Section 1B - Roadway Infrastructure Not Warranted by TIA/UDO/CTP		(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

Section 1C - Off-Site Public Greenway Improvements		(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

Section 1D – Off-Site Bike-Ped Improvements		(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

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

Section 2B - Parking		(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

Section 2C - Stormwater SCM's		(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

Section 2D - Building/Site Design		(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

Section 2E - Infill/Redevelopment		(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

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

Section 2G – LEED Certification		(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

Section 3A – Outdoor Enhancement		(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

Section 3B – Transit (Pursuant to location being adjacent to a planned or active transit route)		(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

Section 4A - Private Greenway		(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

Section 4B – Pool (Combinations may be approved by TRC)		(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

Section 4C - Outdoor Deck/Patio		(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

Section 4D - Pool Amenities		(Max - 2 points)
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	Jacuzzi/Hot Tub/Whirlpool	2
	Water Playground with apparatus	2
	Sauna/Steam room	2

Section 4E - Clubhouse		(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

Section 4F - Additional Active Recreation		(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

Section 4G – Additional Urban Open Space Enhancements (Within Non Residential Zoning Districts)		(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

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)		(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)

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*, 11th 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
Total Proposed Site Trips			129	18	6	12	23	15	8
<i>Current Zoning: LUC 210 Single Family Detached 70 d.u.</i>			728	54	13	41	71	45	26
Additional Site Trips due to Rezoning			-599	-36	-7	-29	-48	-30	-18

References: *Trip Generation Manual*, 11th 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.

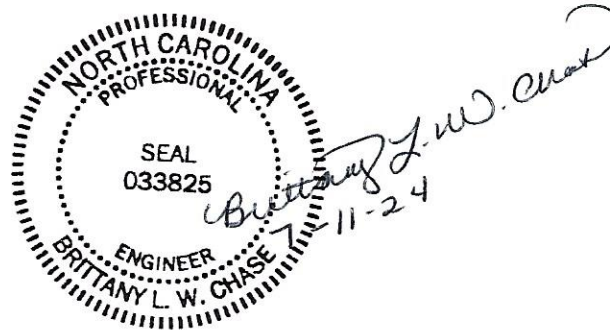
As published in the Town of Zebulon’s *Unified Development Ordinance*, a Traffic Impact Analysis (TIA) is required for site plan approval if the proposed development is expected to generate 50 peak hour trips and for rezoning cases if the proposed development is expected to generate 150 peak hour trips. 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,



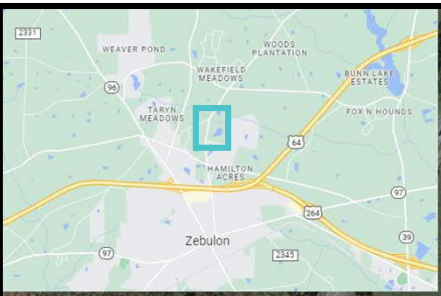
Brittany Chase, P.E.
Exult Engineering

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



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, 7th 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 (10th 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

diamond interchange has (2) 12-ft lanes and 1 ft paved shoulders. The raw data for this KOA study is provided as an attachment.

The traffic type and use are similar, consisting of passenger vehicles and recreational vehicles, with trailers for boats, four-wheelers or campers. A vehicle and a trailer combination have a passenger car equivalent (PCE) of 2. The resulting trip generation is shown in the Table below.

TRIP GENERATION TABLE																
Base Camp Eagle																
Base Camp	Number of Sites	ITE Code	Average	Design Hour Rates						Average	Design Hour Traffic					
			Saturday Rate	AM Entering	AM Exiting	PM Entering	PM Exiting	SAT Entering	SAT Exiting	Saturday Traffic	AM IN	AM OUT	PM IN	PM OUT	SAT IN	SAT OUT
Camp / RV	57	*	2.36	0.14	0.12	0.16	0.09	0.30	0.33	135	8	7	9	5	17	19
TOTAL TRIPS:										135	8	7	9	5	17	19
<i>Directional Distribution</i>				55%	45%	64%	36%	48%	52%							
<i>Average Rate (in PCE's)</i>				0.26	0.26	0.25	0.25	0.63	0.63							
<i>*KOA Camground count 7/20/16 (Silt, CO)</i>																
SHAC - Vehicles or combination > 20 ft = 2 PCE's																

Trip Distribution and Assignment

The distribution and assignment of site generated trips are based upon the primary access and activities oriented toward Eagle, with the understanding users will maintain significant traffic toward Sylvan Lake and the National Forest for recreation. Existing Saturday directional distribution is approximately 55% (N) / 45% (S) at Brush Creek Road and Sylvan Lake Road near the Town of Eagle, and 40% (N) / 60% (S) at Brush Creek Road and Frost Creek Road. The existing distributions are calculated from the existing traffic volume figure provided as an attachment.

For this analysis, the trip distribution was conservatively split 60% (N) toward Eagle and 40% (S) toward Sylvan Lake. The following Table shows the assignment of traffic PCE's generated during the Design hour.

TRIP DISTRIBUTION TABLE							
Base Camp Eagle							
<i>Trip Distribution</i>		AM	PM	SAT			
To/From Eagle (N)		60%	60%	60%			
To/From Sylvan (S)		40%	40%	40%			
Based primary access and activities toward Eagle							
Design Hour Traffic PCE's							
		AM		PM		SAT	
<i>Turning</i>	<i>Movement</i>	IN	OUT	IN	OUT	IN	OUT
SB	Left IN	5		5		10	
WB	Right OUT		4		3		11
WB	Left OUT		3		2		8
NB	Right IN	3		4		7	
TOTAL PCE MOVEMENTS:		8	7	9	5	17	19

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*

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.

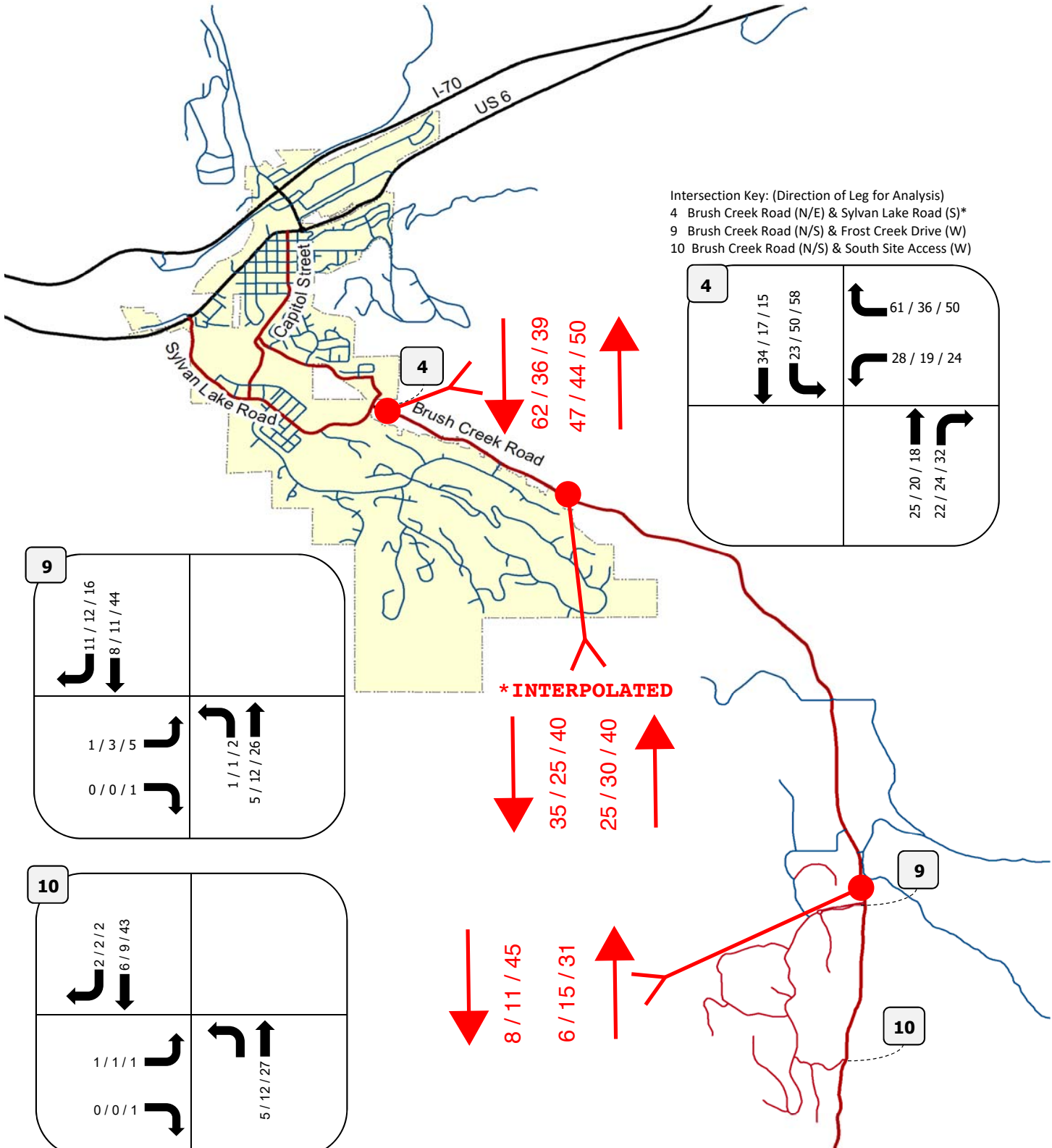
As a primary access to Brush Creek, Sylvan Lake, and the National Forest; Brush Creek Road experiences its heaviest volumes on summer weekends. Peak hour Saturday two-way volumes as interpolated from the Frost Creek Study are anticipated to increase from 80 vph in 2015 to 450 vph near Base Camp Eagle.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



MCDOWELL ENGINEERING LLC
 TRANSPORTATION ENGINEERING CONSULTANTS
 Project Number: M1158
 Prepared By: KJS
 Frost Creek, Eagle, Colorado

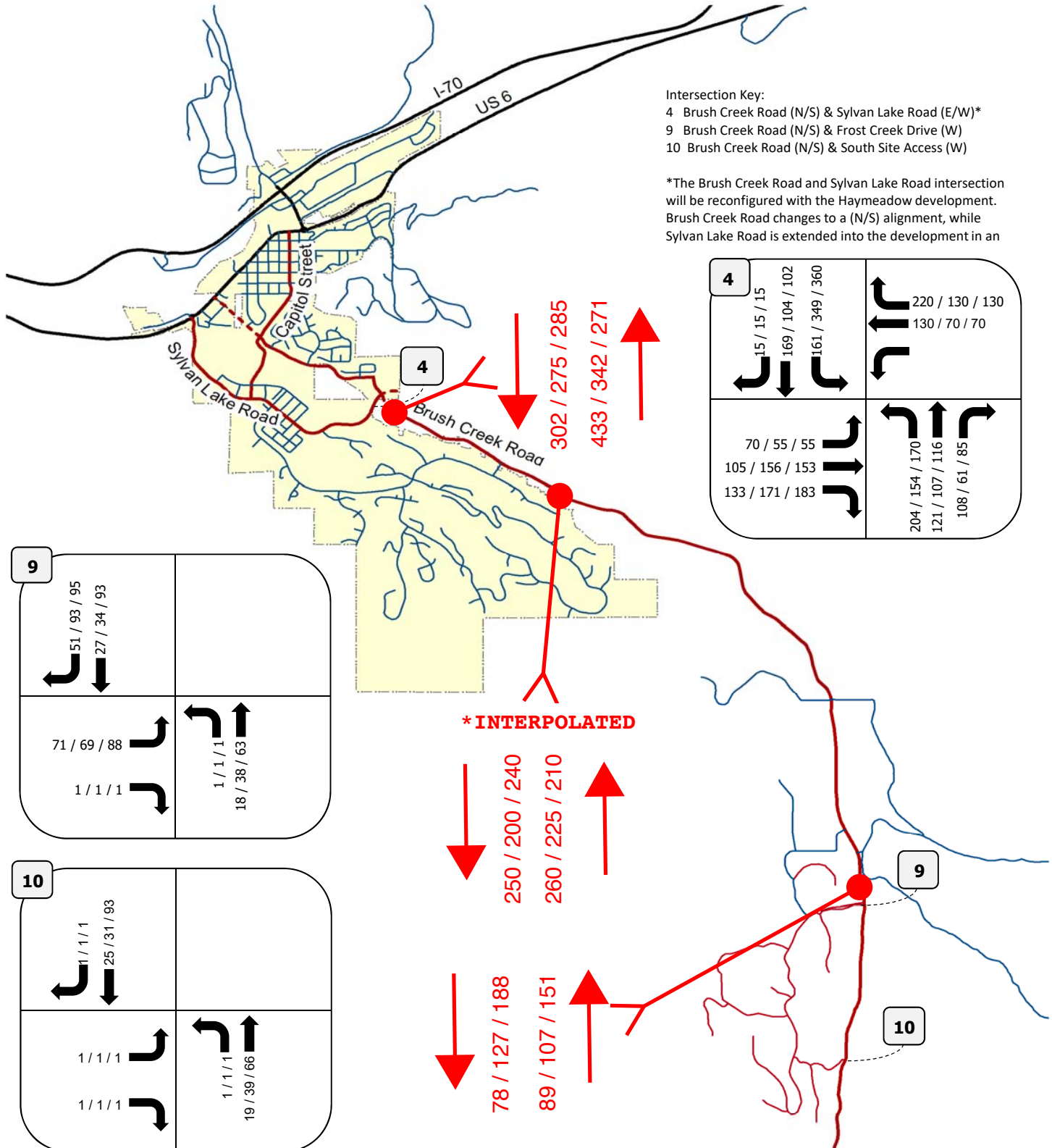


LEGEND:
 AM/PM/SAT Volumes = XX / XX / XX vph
 Turning Movements

January 11, 2017

Figure 7: Year 2035 Background Traffic

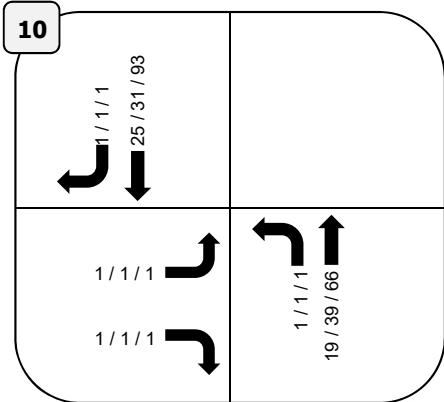
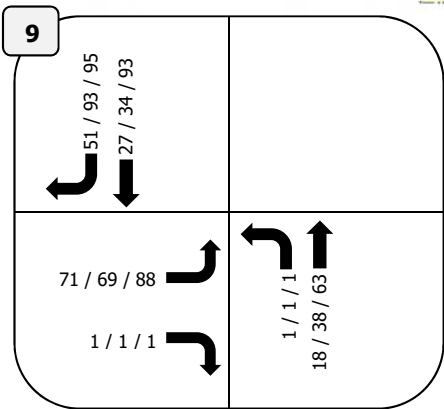
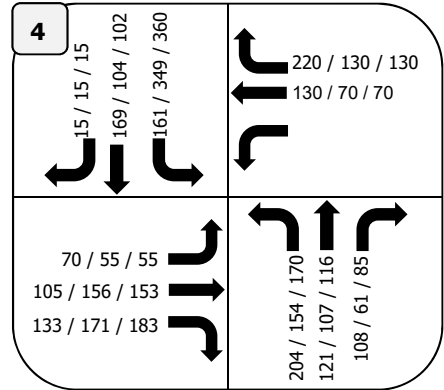
***INTERPOLATED VALUES AT 3220 BRUSH CREEK ROAD**



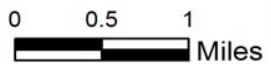
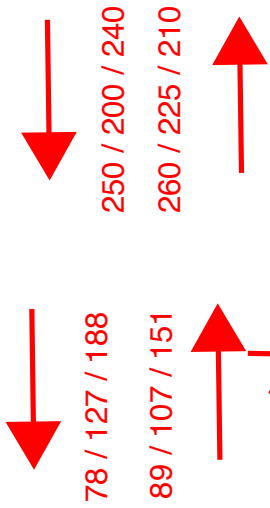
Intersection Key:

- 4 Brush Creek Road (N/S) & Sylvan Lake Road (E/W)*
- 9 Brush Creek Road (N/S) & Frost Creek Drive (W)
- 10 Brush Creek Road (N/S) & South Site Access (W)

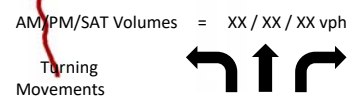
*The Brush Creek Road and Sylvan Lake Road intersection will be reconfigured with the Haymeadow development. Brush Creek Road changes to a (N/S) alignment, while Sylvan Lake Road is extended into the development in an



*** INTERPOLATED**



LEGEND :



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
Silt, Colorado

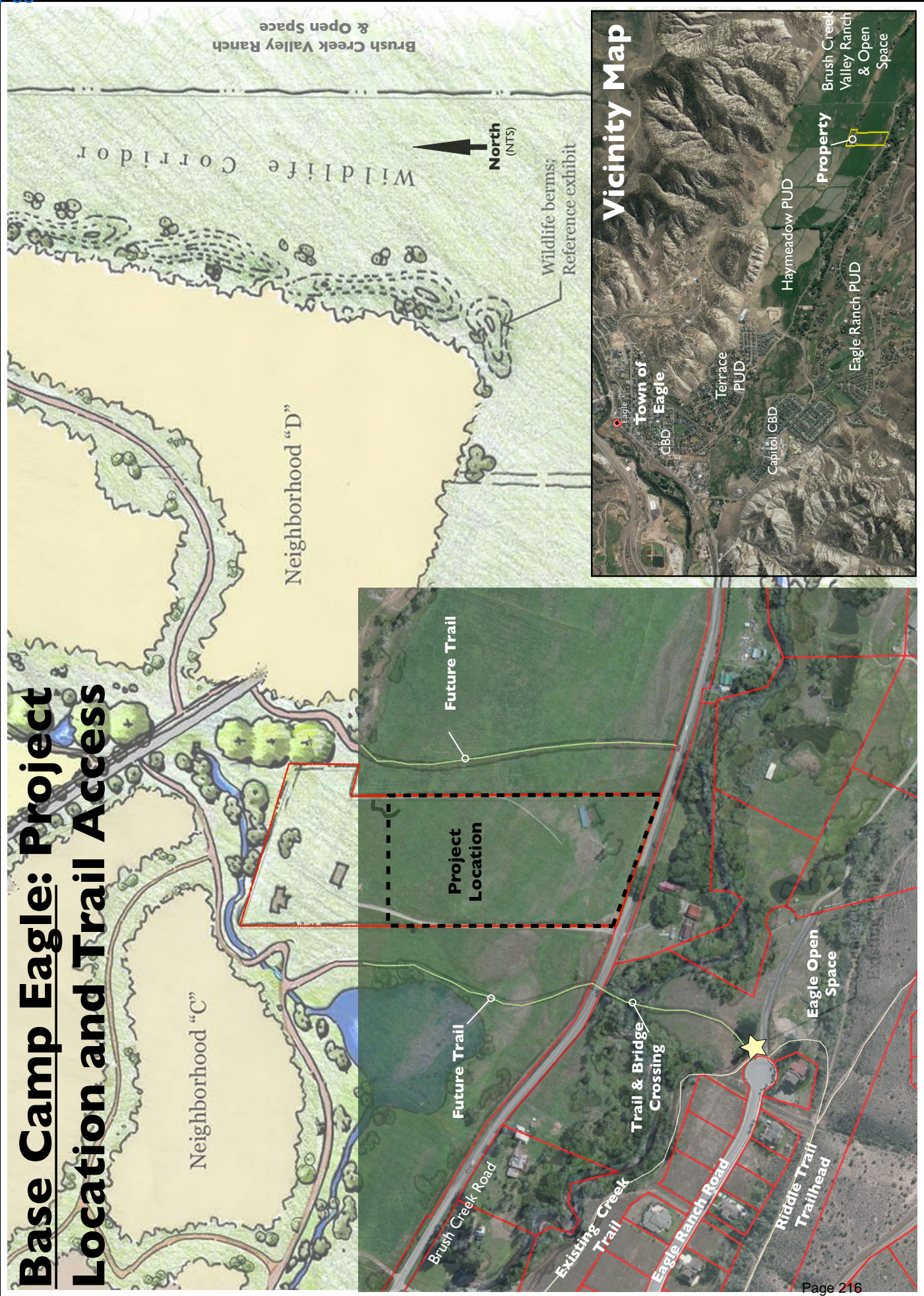
Observed Site-Generated Traffic¹

ITE Code	Units	Trip Generation Rates			Average Weekday	Average Saturday	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
Existing Land Use												
Campground ²	73 Units	0.15	0.15	0.37	1.51	2.36	55%	6	64%	7	48%	13
# Cars/Pickups								2		4		6
# Large Vehicles (Campers or RVs)								4		3		7
Trucks in PCEs ²								8		6		14
Total PCEs ² at driveway		0.26	0.25	0.63			10	9	10	8	20	26

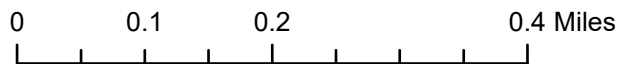
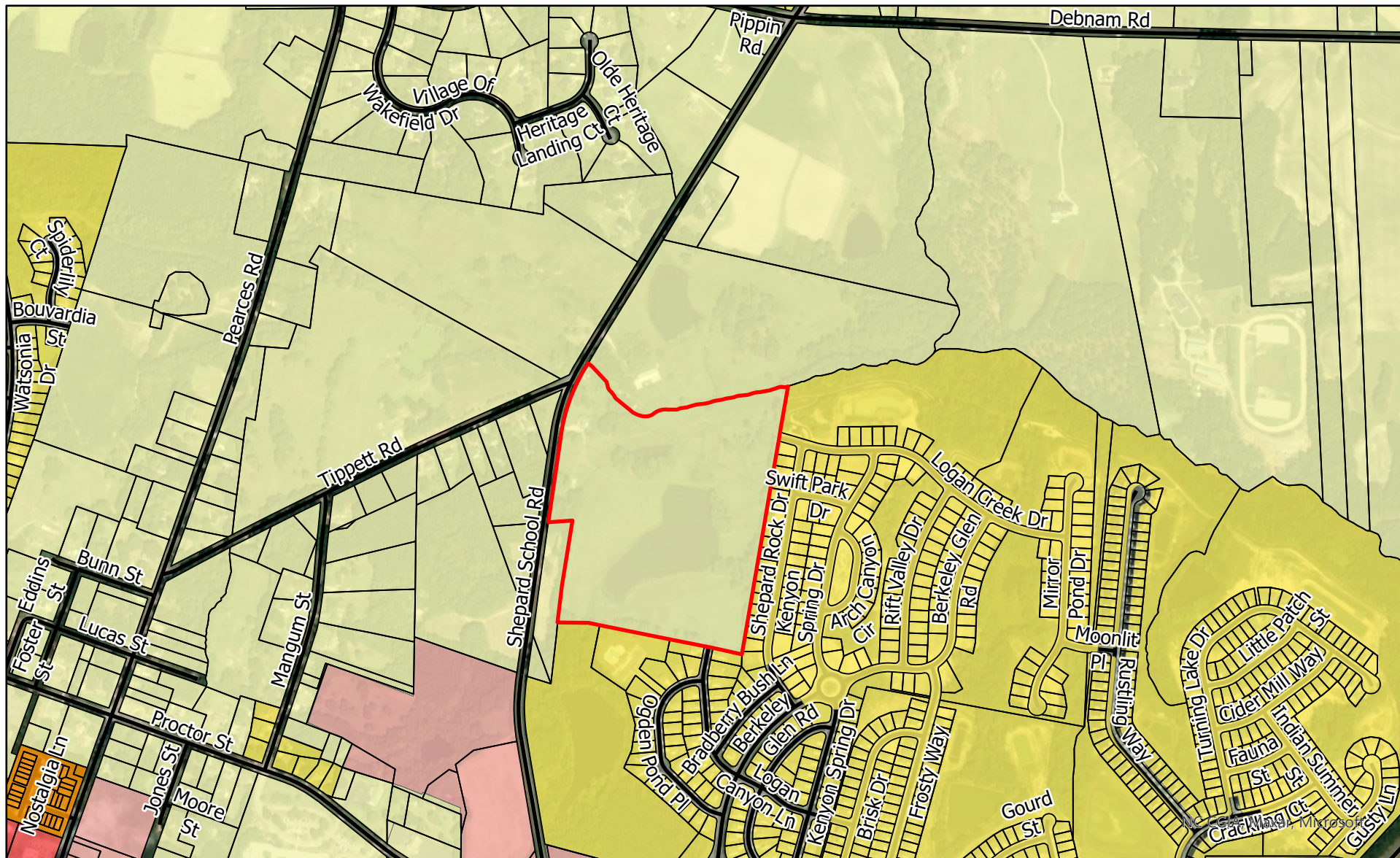
¹ Values obtained from KOA Campground in Silt, CO.

² 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



Future Land Use



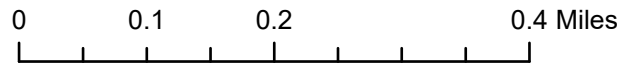
- 1800 Shepards School Rd
- Parcels
- Streets
- General Residential (GR)
- Residential Mix (RM)
- Suburban Commercial (SC)
- General Commercial (GC)




Zebulon_FutureLandUse

Land Use/Character

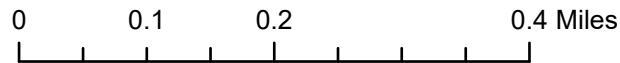
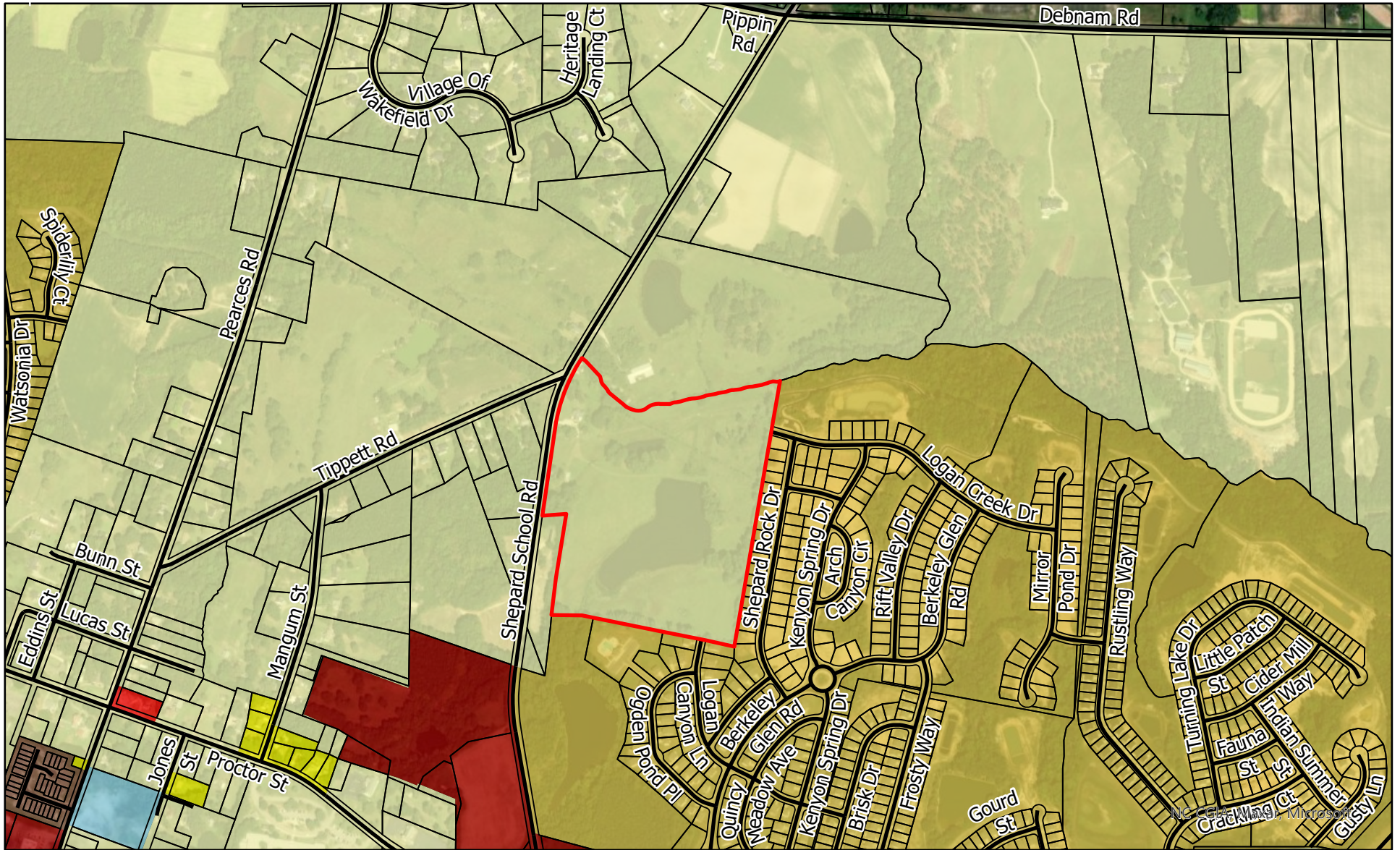
- Suburban Residential (SR)

Aerial Map



-  1800 Shepards School Rd
-  Parcels
-  Streets

Zoning Map



1800 Shepards School Rd

Parcels

Streets

Zoning Districts

R2, Residential Suburban

R4, Residential Neighborhood

RMF, Residential Multi-Family

R-13 SUD, Residential 13 - Special Use Districts

GC, General Commercial

HC, Heavy Commercial

OI, Office and Institutional

CZ, Conditional Zoning



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 11th 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 11th 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 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 6th & 13th

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.

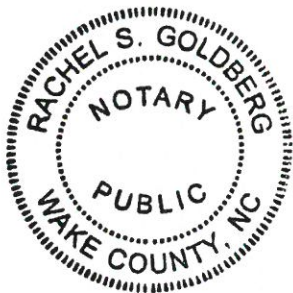
Date: March 26, 2024

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

	PIN	Property Address	Owner	Mailing Address 1	Mailing Address 2
1					
2	2706235429	428 TIPPETT RD	ALSTON, LARRY DARNELL ALSTON, 428 TIPPETT RD		ZEBULON NC 27597-7897
3	2706237563	504 TIPPETT RD	WHITE, JERRY W WHITE, SUSAN R 504 TIPPETT RD		ZEBULON NC 27597-7899
4	2706344813	1833 SHEPARD SCHOOL RD	CHAMBLEE, JACKIE CHAMBLEE, H 1833 SHEPARD SCHOOL RD		ZEBULON NC 27597-7920
5	2706413802	209 QUINCY MEADOW AVE	SFR JV-HD TL BORROWER A LLC TRICON AMERICAN HOMES LLC		15771 RED HILL AVE STE 100
6	2706217463	901 PROCTOR ST	SHEPARD SCHOOL LLC 2700 GRESHAM LAKE RD		RALEIGH NC 27615-4215
7	2706138980	501 TIPPETT RD	TIPPETT, REX B TRUSTEE DOROTHY 8920 CORBIN RD		WENDELL NC 27591-8360
8	2706228986	1617 SHEPARD SCHOOL RD	PACE, JOSHUA 2014 TENNESSE RD		DURHAM NC 27704
9	2706239506	508 TIPPETT RD	VELAZQUEZ, PEDRO 508 TIPPETT RD		ZEBULON NC 27597-7899
10	2706456184	0 SHEPARD SCHOOL RD	HOCUTT, JAMES P TRUSTEE HOCU 2337 NC HIGHWAY 39		ZEBULON NC 27597-6803
11	2706223044	0 SHEPARD SCHOOL RD	DUNN, WILLIE MCKINLEY 9736 METROPOLITAN DR		ZEBULON NC 27597-7629
12	2706414757	212 QUINCY MEADOW AVE	BTR SCATTERED SITE OWNER 2 LL(5001 PLAZA ON THE LK STE 200		AUSTIN TX 78746-1053
13	2706520715	925 RIFT VALLEY DR	STARLIGHT HOMES NORTH CAROL USA SIMS		4025 LAKE BOONE TRL STE 200
14	2706520608	921 RIFT VALLEY DR	STARLIGHT HOMES NORTH CAROL USA SIMS		4025 LAKE BOONE TRL STE 200
15	2706520602	917 RIFT VALLEY DR	STARLIGHT HOMES NORTH CAROL USA SIMS		4025 LAKE BOONE TRL STE 200
16	2706520505	913 RIFT VALLEY DR	STARLIGHT HOMES NORTH CAROL USA SIMS		4025 LAKE BOONE TRL STE 200
17	2706429498	909 RIFT VALLEY DR	STARLIGHT HOMES NORTH CAROL USA SIMS		4025 LAKE BOONE TRL STE 200
18	2706415735	713 KENYON SPRING DR	COOPER, HERMAN LAMONT COOF 713 KENYON SPRING DR		ZEBULON NC 27597-9430
19	2706337118	1800 SHEPARD SCHOOL RD	TIPPETT, JOE WAYNE TANT, GARLA PO BOX 204		ZEBULON NC 27597-0204
20	2706247517	1805 SHEPARD SCHOOL RD	TIPPETT, JOE WAYNE TANT, GARLA PO BOX 204		ZEBULON NC 27597-0204
21	2706442211	0 SHEPARD SCHOOL RD	TIPPETT, JOE WAYNE TANT, GARLA PO BOX 204		ZEBULON NC 27597-0204
22	2706330742	0 SHEPARD SCHOOL RD	TIPPETT, JOE WAYNE TANT, GARLA PO BOX 204		ZEBULON NC 27597-0204
23	2706417955	728 KENYON SPRING DR	MHL NORTH CAROLINA LLC 6836 CARNEGIE BLVD STE 430		ZEBULON NC 27597-0204
24	2706412731	201 QUINCY MEADOW AVE	MHL NORTH CAROLINA LLC 6836 CARNEGIE BLVD STE 430		CHARLOTTE NC 28211-2668
25	2706421291	721 BRADBERRY BUSH LN	JONES, TRAVIS JAMAR 721 BRADBERRY BUSH LN		CHARLOTTE NC 28211-2668
26	2706412927	712 BRADBERRY BUSH LN	FIREBIRD SFE I LLC 5001 PLAZA ON THE LK STE 200		ZEBULON NC 27597-9432
27	2706421165	717 BRADBERRY BUSH LN	BACHER, ALEXIS MARIE BACHER, F 717 BRADBERRY BUSH LN		AUSTIN TX 78746-1053
28	2706417813	720 KENYON SPRING DR	MHL NORTH CAROLINA LLC 6836 CARNEGIE BLVD STE 430		ZEBULON NC 27597-9432
29	2706414609	204 QUINCY MEADOW AVE	WILLIAMS, LEONARD JR 204 QUINCY MEADOW AVE		CHARLOTTE NC 28211-2668
30	2706412766	205 QUINCY MEADOW AVE	ARGUETA, JOSUE LARGUETA, DAN 205 QUINCY MEADOW AVE		ZEBULON NC 27597-9428

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	SHEPARDS PARK OWNERS ASSOCI	14025 LAKE BOONE TRL STE 200	RALEIGH NC 27607-3087
52	2706318974	1016 LOGAN CANYON LN	MATHI, VENKATA SEETARAMAIAH	#22803 MILLTOWN FARM CT	ASHBURN VA 20148-6759
53	2706327381	104 OGDEN POND PL	ASHE, RICHARD WAYNE ASHE,	SH/ 104 OGDEN POND PL	ZEBULON NC 27597-9423
54	2706411846	704 BRADBERRY BUSH LN	CPI/AMHERST SFR PROGRAM OWN	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
55	2706317872	141 OGDEN POND PL	WILSON, LATISA	141 OGDEN POND PL	ZEBULON NC 27597-9423
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	2706429068	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, 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 85261-4090
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	2706422881	741 SHEPARD ROCK DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
83	2706423808	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	861 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
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112	2706423483	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	2706425246	801 KENYON SPRING DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
117	2706425313	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	2706438661 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-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
152	2706439498	876 KENYON SPRING DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
153	2706427823	836 KENYON SPRING DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
154	2706424347	809 KENYON SPRING DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
155	2706429200	804 BERKELEY GLEN RD	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
156	2706433157	765 SHEPARD ROCK DR	CW-SHEPARDS 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	2706413847	213 QUINCY MEADOW AVE	SFR JV-1 2021-1 BORROWER LLC	TRICON AMERICAN HOMES	1508 BROOKHOLLOW DR
159	2706417839	724 KENYON SPRING DR	CPI/AMHERST SFR PROGRAM II OM 5001 PLAZA ON THE LK STE 200		AUSTIN TX 78746-1053
160	2706422062	716 BRADBERRY BUSH LN	CPI/AMHERST SFR PROGRAM II OM 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 OM 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	CPI/AMHERST SFR PROGRAM II OM 5001 PLAZA ON THE LK STE 200		AUSTIN TX 78746-1053
167	2706439631	301 LOGAN CREEK DR	CW-SHEPARDS 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-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
171	2706427089	736 KENYON SPRING DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
172	2706434093	756 SHEPARD ROCK DR	CW-SHEPARDS 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	2706425649	825 KENYON SPRING DR	CW-SHEPARDS 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 27591-9158
177	2706328077	1008 LOGAN CANYON LN	AMNL ASSET COMPANY 1 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
178	2706429858	812 KENYON SPRING DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
179	2706439482	872 KENYON SPRING DR	CW-SHEPARDS PARK LLC	8655 S PRIEST DR	TEMPE AZ 85284-1903
180	2706422668	733 SHEPARD ROCK DR	CW-SHEPARDS 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 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					

HOA Contacts:

189	Development Namt 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



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.



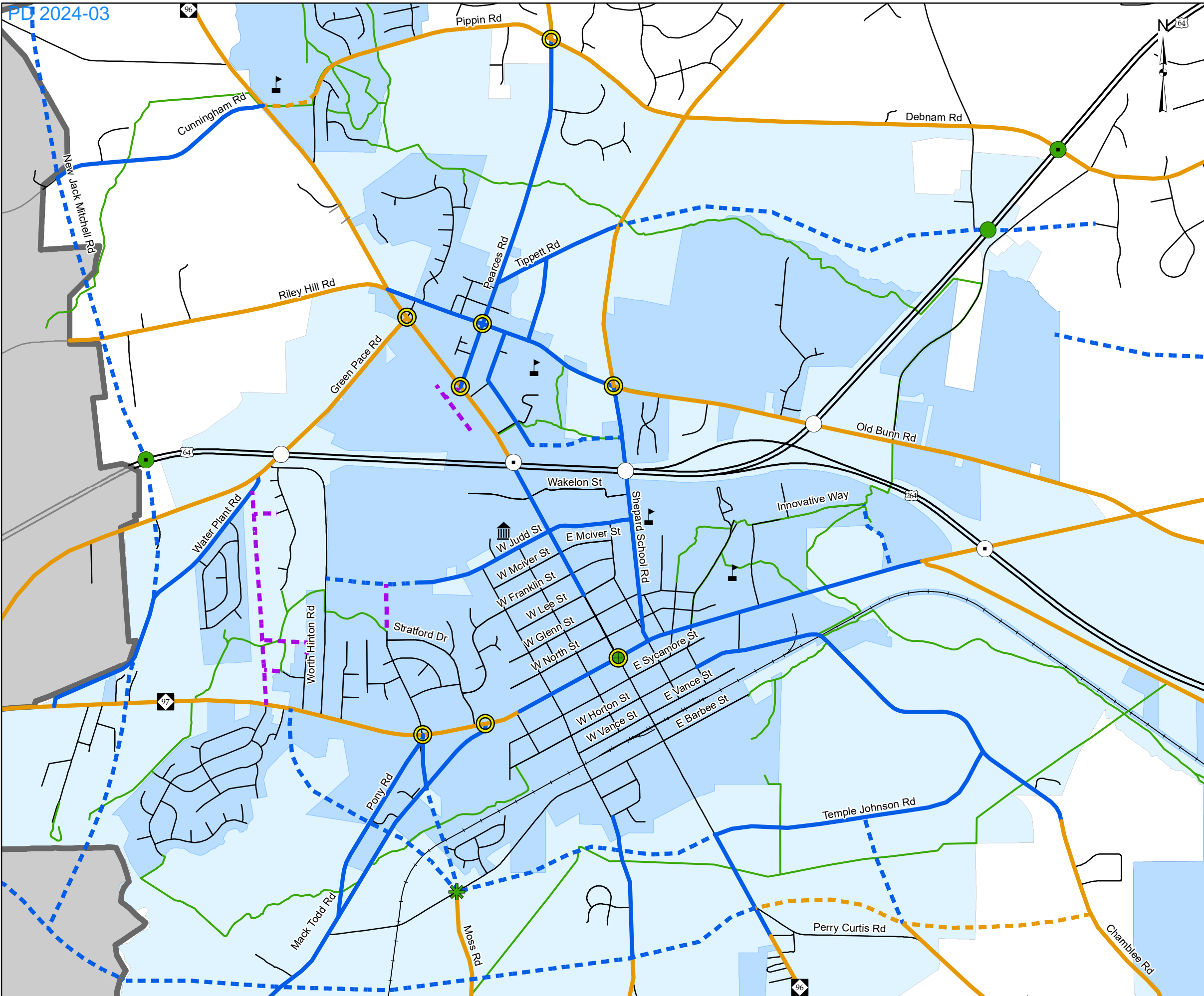
Subdivisions around Pippin Road in north Zebulon.

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.

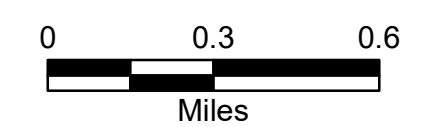


TOWN OF ZEBULON
2045 COMPREHENSIVE
TRANSPORTATION PLAN

CTP MAP - TOWN FOCUS

LEGEND

- | | | | |
|--|-------------------------------|--|------------------------------------|
| | Town Hall | | 4-Lane Divided Widening / Altering |
| | School | | 4-Lane Divided New Roadway |
| | New Grade Separation | | 2-Lane Divided Widening / Altering |
| | New Interchange | | 2-Lane Divided New Roadway |
| | New Roundabout | | 2-Lane Undivided New Roadway |
| | Intersection Improvements | | Greenway |
| | Existing Interchange | | Roads |
| | Existing Grade Separation | | Railroad |
| | Priority Intersection | | County Outline |
| | Zebulon Town Limits | | CTP Study Area |
| | Extraterritorial Jurisdiction | | |



Base Map: November 2020

Topic: TA 2024-05 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.

Staff Recommendation:

Staff Recommends accepting and consideration of public comment and referring the matter to the Planning Board for recommendation.

Attachments:

1. Draft Text Amendment

STAFF REPORT
TA 2024-05
UDO LEGISLATIVE TEXT AMENDMENT UPDATES
SEPTEMBER 16, 2024

2. 2023 North Carolina Legislative Related to Planning and Development Regulation
3. Public Hearing Notification Affidavit

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	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	4.4.7.I
Produce Stand	P	P	P	P	P	P	P	P	.	.	.	P	P	P	A	4.4.7.U
Solar Energy Systems	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	4.4.7.V
Stable (horses)	P	P	.	.	.	.	.	.	.	.	.	.	.	.	A	4.4.7.W
Swimming Pool/Hot Tub	P	P	P	P	P	P						P	P	P	A	4.4.7.X
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	4.4.7.Y
<u>Wagering, Sports</u>	<u>.</u>	<u>.</u>	<u>.</u>	<u>.</u>	<u>.</u>	<u>.</u>	<u>.</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>S</u>	<u>.</u>	<u>.</u>	<u>P</u>	<u>A</u>	4.4.7.Z
Wind Energy Conversion	.	P	P	P	P	P	P	P	P	P	P	P	.	.	A	4.4.7.AA

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

4.3. Use-Specific Standards

4.3.3. Residential Use Types

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:

TABLE 4.3.3.P.3: SINGLE-FAMILY SITE ACCESS STANDARDS	
LOT CONFIGURATION [1]	ALLOWABLE VEHICULAR ACCESS POINT LOCATION (LOT LINE) [2]
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
<p>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.</p>	

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.

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.

ARTICLE 5: DEVELOPMENT STANDARDS

5.8. Parking and Loading

5.8.5. Parking Lot Configuration

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 be 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.

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.

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

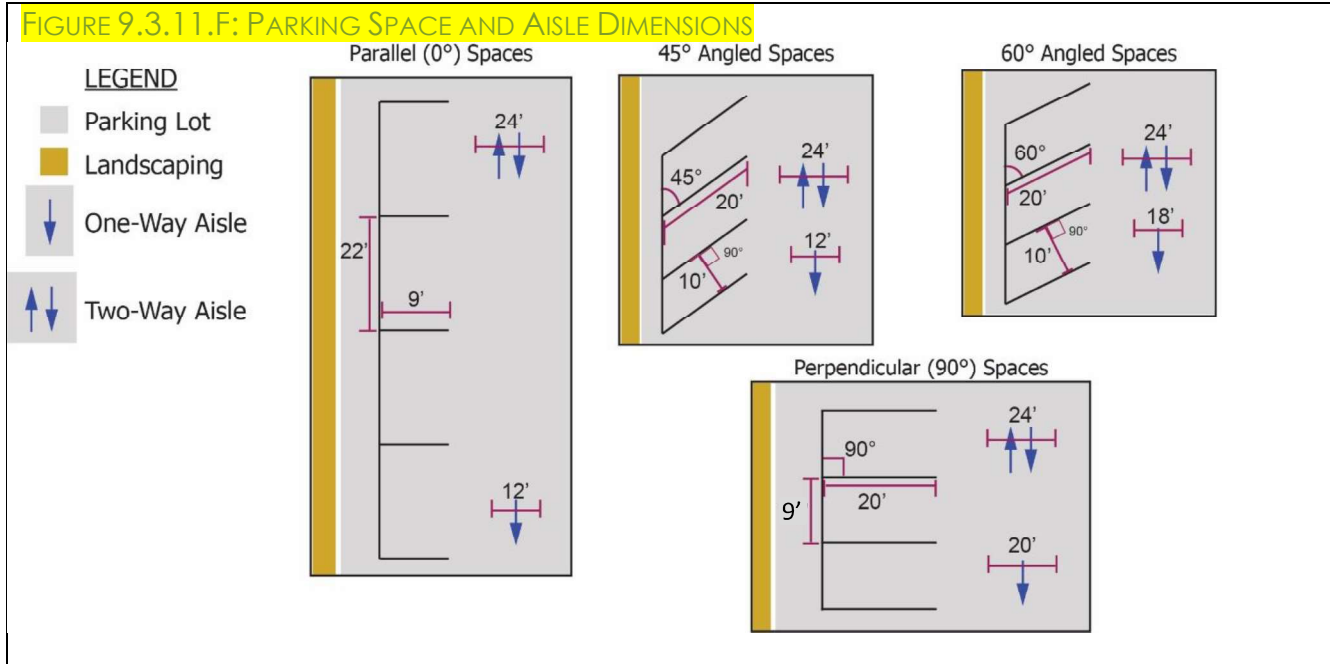
When the minimum number of off-street parking spaces is based on the number of employees, the computations shall be based on the number of employees on the largest shift.

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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[Jim Joyce](#) is an assistant professor of public law and government at the School of Government. [Adam Lovelady](#) is a professor of public law and government at the School of Government. Both specialize in land use planning and development regulation.

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;¹ parks-and-trails programs;² and the Major Events, Games, and Attractions Fund.³
- For Dare County, the City of Raleigh, and Wake County, be mindful of new zoning exemptions.⁴
- 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."⁵ 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 ejectment. [S.L. 2023-5](#) (S.B. 53) adds

5. 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](#).⁶

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.”⁷

Cities likewise may not require a property owner to connect to the city sewer system unless the system has adequate capacity.⁸

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).⁹

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.¹⁰

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.²² 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.

22. 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 11th 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

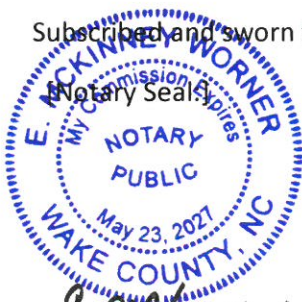
Catherine Farrell

9/11/2024

Catherine Farrell

Date

Subscribed and sworn to before me, this 11th 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 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 6th & 13th

ZEBULON

NORTH CAROLINA

**TOWN OF ZEBULON
PLANNING BOARD MEETING
ZEBULON PLANNING BOARD
SEPTEMBER 16, 2024
FOLLOWING THE 6:00 PM JPH**

I. CALL TO ORDER

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

- a. February 12, 2024
- b. March 11, 2024

IV. NEW BUSINESS

- a. **RZ 2024-02 - 1616 Mack Todd Rd:** Request from Seth Huntsinger, for a rezoning to the Residential Suburban (R2) zoning district from Wake County zoning R-40.
- b. **RZ 2024-03 – 545 W Barbee St:** A request by CSD Engineering on behalf of Ralph Rojas, for a rezoning to the Heavy Industrial (HI) zoning district from Residential Suburban (R2) zoning.
- c. **PD 2024-03 – 1800 Shepards School Rd:** A request by Longleaf Law Partners, for a rezoning to a Planned Development (PD) zoning district for the use of an RV Campground.
- d. **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.

V. ADJOURNMENT

**Zebulon
Planning Board
Minutes
February 12, 2024**

Present: David Lowry, Domenick Schilling, Laura Jenkins, Stephanie Jenkins, Michael Clark-Planning, Adam Culpepper-Planning, Stacie Paratore-Deputy Town Clerk, Eric Vernon-Town Attorney

David Lowry called the meeting to order.

APPROVAL OF AGENDA

David Lowry asked to remove the Comprehensive Plan update discussion from the agenda.

Stephanie Jenkins made a motion, second by Domenick Schilling to approve the agenda as amended. There was no discussion and the motion passed unanimously.

NEW BUSINESS

A. PD 2024-01 Zebulon South

Adam Culpepper presented the planned development request to develop 320 residential units on 118.62 acres at 751 S. Wakefield Rd, 700 S. Arendell Ave., 0 S. Wakefield St., and 0 S. Arendell Ave.

The standards under section 2.2.25.J for a planned development were:

1. Health, safety and welfare
2. Appropriate for location
3. Reasonable in the public interest
4. Other relevant factors

The public hearing notification process was detailed. The aerial map, zoning map, future land use plan, timeline, and concept plan were shown. The applicant was proposing to dedicate a portion of the property for a proposed future fire station.

Adam Culpepper explained the conditions that exceeded the UDO requirements:

- All detached rear loaded homes shall have a sidewalk connection from the front door to the public sidewalk (Condition 7).
- The clubhouse and pool shall be completed before the 150th Certificate of Occupancy (Condition 8).
- Zebulon South will apply a maximum 35% impervious requirement (Condition 9).
- Provide a minimum 15% Tree Save (Condition 10)
- One bus stop area, including a shelter, a bench, a trash can, and at least 5 bicycle spaces shall be provided with the second phase of development (Condition 12).
- A single family detached home shall be developed and donated as part of Built to Honor, Wounded Warrior Homes, Operation Coming Home, Operation Finally Home, or similar organization providing homes to veterans (Condition 14).

The conditions meeting the UDO included:

- All Road Improvements on a DOT road will be approved by NCDOT (Condition 11)
- Some of the following amenities will be included :
 - a minimum of two larger parking spaces designed for food trucks or delivery vehicles (mobile vendors), with an electrical outlet available;
 - one covered seating area with at least 10 designated public seating spaces will be provided adjacent to the Mobile Vendor spaces.
 - at least one outdoor grill will be provided adjacent to the covered seating area.
- Greenway Alignment will be reviewed and approved by TRC during construction drawings.
- the grave site(s) located at 0 N Arendell Ave (PIN 2705513114) shall be relocated prior to approval of construction drawings

The conditions deviating from the UDO included:

- Minimum driveway stem length shall be 20' (Condition 2).
- Single family detached rear load lots shall have a minimum lot size of 4,800 sf (Condition 3)
- Single family detached front load lots shall have a minimum lot size of 6,000 sf (Condition 4)
- Single family attached lots shall have a minimum lot size of 1,260 sf (Condition 5)
- The minimum lot width for front loaded lots shall be 50' reduced from 70' (Condition 6)

The road improvements would include:

- NC-96 / Site Access 1:
 - 50-foot southbound right-turn lane (with appropriate taper)
 - 100-feet IPS (Internal Protected Stem) along Site Access 1**
- NC-96 / Site Access 2:
 - 50-foot southbound right-turn lane (with appropriate taper)
 - 100-feet IPS along Site Access 2**
- South Wakefield Street / Site Access 3:
 - 50-foot southbound left-turn lane (with appropriate taper)
 - 100-feet IPS along Site Access 3**

The applicant received 68 points under the Town's Utility Allocation Policy.

Domenick Schilling asked about the revision to Perry Curtis Road. Adam Culpepper explained it was a minor revision and the correction would pull the traffic to a 90-degree angle to South Arendell. There was discussion about the road revisions and access points.

Domenick Schilling stated he had concerns about traffic and the need for commercial development. Adam Culpepper explained commercial developers looked at rooftops and median household income of the area to bring in businesses.

Domenick Schilling made a motion, second by Laura Johnson to recommend approval of PD 2024-01 Zebulon South. There was no discussion and the vote was split 2 to 2 with Laura Johnson and Domenick Schilling voting in favor and David Lowry and Stephenie Jenkins in opposition.

David Lowry made a motion, second by Domenick Schilling to table PD 2024-01 Zebulon South to the March 11, 2024 Planning Board meeting.

David Lowry explained he wanted more information about the graveyard relocation, traffic and the clarify matters with the Traffic Impact Analysis. Domenick Schilling wanted more information about the proposed fire station. Michal Clark explained the budget amendment request for the February 13 regular meeting would be for due diligence to assess if the site would be suitable for a future fire station.

Ashley Honeycutt Terrazas spoke about the process of the cemetery relocation.

There was no further discussion and the motion passed with a vote 3 to 1 with David Lowry, Laura Johnson and Domenick Schilling voting in favor and Stephanie Jenkins voting in opposition.

B. RZ 2024-01 321 Hospital Road

Adam presented the zoning map amendment request for 321 Hospital Road to rezone the .34 acres from Office Institutional (OI) to General Commercial (GC).

The standards under section 2.2.25.J for a rezoning were:

1. Health, safety and welfare
2. Appropriate for location
3. Reasonable in the public interest
4. Other relevant factors

The public hearing notification process was detailed. The zoning map and future land use plan was shown.

Laura Johnson asked about the intended use for the property. Michael Germano stated the intended use would be an import logistics operation. Traffic would not be impacted by the business.

Laura Johnson made a motion, second by Stephanie Jenkins to recommend approval of RZ 2024-01 321 Hospital Road. There was no discussion and the motion passed unanimously.

DEVELOPMENT UPDATES

Michael Clark provided development updates.

Laura Johnson made a motion, second by Stephanie Jenkins to adjourn. There was no discussion and the motion passed unanimously.

Adopted this the 8th day of April 2024.

David Lowry—Chair

SEAL

Stacie Paratore, CMC—Deputy Town Clerk

**Zebulon
Planning Board
Minutes
March 11, 2024**

Present: David Lowry, Domenick Schilling, Laura Jenkins, Stephanie Jenkins, Niya Moton, George Roa, Kyle Adams, Michael Clark-Planning, Adam Culpepper-Planning, Stacie Paratore-Deputy Town Clerk, Sam Slater-Town Attorney

David Lowry called the meeting to order.

APPROVAL OF AGENDA

Laura Johnson made a motion, second by Stephanie Jenkins to approve the agenda. There was no discussion and the motion passed unanimously.

ELECTION OF VICE-CHAIR

David Lowry made a motion, second by Stephanie Jenkins to nominate Domenick Schilling as vice-chair. There was no discussion and the motion passed unanimously.

ADOPTION OF MINUTES

Laura Johnson made a motion, second by Stephanie Jenkins to adopt the September 18, 2023, October 9, 2023 and December 11, 2023 minutes. There was no discussion and the motion passed unanimously.

NEW BUSINESS

A. PD 2024-01 Zebulon South

Adam Culpepper presented the planned development request to develop 320 residential units on 118.62 acres at 751 S. Wakefield Rd, 700 S. Arendell Ave., 0 S. Wakefield St., and 0 S. Arendell Ave. The matter was tabled from the Planning Board's February 12, 2024 meeting.

The standards under section 2.2.25.J for a planned development were:

1. Health, safety and welfare
2. Appropriate for location
3. Reasonable in the public interest
4. Other relevant factors

The public hearing notification process was detailed. The aerial map, zoning map, future land use plan, timeline, and concept plan were shown. The applicant was proposing to dedicate a portion of the property for a proposed future fire station.

The conditions deviating from the UDO included:

- Minimum driveway stem length shall be 20' (Condition 2).
- Single family detached rear load lots shall have a minimum lot size of 4,800 sf (Condition 3)
- Single family detached front load lots shall have a minimum lot size of 6,000 sf (Condition 4)
- Single family attached lots shall have a minimum lot size of 1,260 sf (Condition 5)

- The minimum lot width for front loaded lots shall be 50' reduced from 70' (Condition 6)

The road improvements would include:

- NC-96 / Site Access 1:
 - 50-foot southbound right-turn lane (with appropriate taper)
 - 100-feet IPS (Internal Protected Stem) along Site Access 1**
- NC-96 / Site Access 2:
 - 50-foot southbound right-turn lane (with appropriate taper)
 - 100-feet IPS along Site Access 2**
- South Wakefield Street / Site Access 3:
 - 50-foot southbound left-turn lane (with appropriate taper)
 - 100-feet IPS along Site Access 3**

The applicant received 68 points under the Town's Utility Allocation Policy. Only 60 points were required under the Town's policy.

Ashley Honeycutt Terrazas introduced those who were in attendance to answer any questions the Planning Board had. Information about the site was given and the significance of location to the downtown area. There were also details given about how the development met the Town's future land use plan. Ashley Honeycutt Terrazas spoke about the changes made to meet the requests of the Board and Planning Board including 174 spaces for guest parking where only 80 were required, an HOA advisory Board, open active space, multi-use paths, dog waste stations along the trails, a bus pick-up location, 50% open space, 50% tree save, a green stormwater control mechanism, a pollinator garden, and a modified type D buffer on Arendell. It was stated the developer met and exceeded the design guidelines outlined in the Town's UDO.

There were details given about the donation of land for the fire station. Ashley Honeycutt Terrazas explained the condition was re-worded so the land would be dedicated to the Town for a permitted use under R-6.

Domenick Schilling asked about the feasibility of the fire station. Adam Culpepper explained Chief Perry engaged the consultant to perform the full-scale analysis on the property to ensure the property was a good fit for a fire station.

Ashley Honeycutt Terrazas gave details about the connector road from Arendell to Wakefield that the developer was providing with the project.

Jeff Hochanadel with the Timmons Group spoke about the Traffic Impact Analysis ("TIA") process and his report.

George Road asked if the additional cars would impact the timing que. Mr. Hochandel explained the study further. Per the analysis there was adequate capacity. There was a question about those wanting to go north on Arendell out of the development. Mr. Hochandel explained there would be a stop sign at the exit of the development and adequate gaps available.

Ashley Honeycutt Terrazas spoke about the state and county mandated process to relocate the four gravesites on the property. The archaeologist prepared a report answering the questions that were asked at the Joint Public Hearing.

David Lowry asked if they had heard back from any of the 55 potential family members of the gravesites. Ashley Honeycutt Terrazas explained they had heard back from some, but it was mostly questions about geology research. Rob Rudloff spoke about the responses they had received. There were no objections to the relocation.

Domenick Schilling asked about the developer's plan for the gravesites if the relocation was not approved. Ashley Honeycutt Terrazas stated the area could be fenced off and made as an open space.

Ashley Honeycutt Terrazas further reviewed the updates that were made since the Joint Public Hearing including language for land dedication, adding active recreation for teens, and addressing concerns of affordable housing.

Niya Moton asked how the three affordable homes would be marketed. Rob Rudloff spoke about programs builders can work through for those looking for affordable housing.

Stephanie Jenkins asked about the price point for all the homes. Ashley Honeycutt Terrazas explained the development was years away from build out and did not know what the prices would be at that time.

Niya Moton had questions about the affordable home prices. Ashley Honeycutt Terrazas stated the price would be based on the HUD numbers at the time the homes were finished. Michal Clark further explained the affordable homes would be priced according to the HUD calculation for affordable housing.

George Roa asked if there was a percentage requirement for affordable housing. Michael Clark stated a housing study was included in the FY 25 budget. Based upon the outcome of the study the results could drive text amendment changes. The developer was adding affordable homes on their own to bring to the new neighborhood.

Stephanie Jenkins had a question about the square footage of the homes in the development. Rob Rudloff estimated the townhomes to be approximately 1,700 sq ft to 3,000 sq ft for single family homes.

Ashley Honeycutt Terrazas explained a crosswalk and bump out was added to make the crosswalk safer for pedestrians crossing the road for the private trail.

Niya Moton questioned if the HOA could regulate rentals. Ashley Honeycutt Terrazas explained the developer was unable to regulate occupancy in a zoning ordinance. A rental restriction could be added by the HOA Advisory Board if they chose to do so. The HOA Advisory Board would be established after 25% of the neighborhood was built.

David Lowry asked about the garbage pickup for the attached homes. Adam Culpeper explained that would be determined by Public Works.

Domenick Schilling made a motion, second by Laura Johnson to recommend approval of PD 2024-01 Zebulon South. There was no discussion and the motion failed with a vote 3 to 4 with Domenick

Schilling, Laura Johnson and David Lowry voting in favor and Stephanie Jenkins, George Roa, Niya Motion and Kyle Adams voting in opposition.

George Roa stated he wanted to look more into the traffic study and information about the affordable homes.

Ashley Honeycutt Terrazas spoke about the impact fees that the Town would receive to mitigate growth that was already coming. It was also explained how the development was also bringing more housing variety.

George Roa stated he was pro-growth but had concerns about the wetlands on the property and the number of homes being placed on the property as well as the deviations in the conditions.

David Lowry explained how the developer had agreed to all the requests that were made.

Sam Slater stated the Planning Board's job was to make a recommendation, but if one was not made within 30 days the Board of Commissioners could act without a recommendation.

Stephanie Jenkins spoke about her concerns of homes being packed into the area and the increased traffic it would bring.

Domenick Schilling explained in order to get the commercial growth wanted, the Town needed the residential communities like what was being proposed.

George Roa made a motion, second by Stephane Jenkins to recommend denial of PD 2024-01 Zebulon South.

George Roa stated deviations from the UDO was his reason to recommend denial with the developer not meeting standard 4.

There was no further discussion and the motion passed with a vote 4 to 3 with Stephanie Jenkins, George Roa, Niya Motion and Kyle Adams voting in favor and Domenick Schilling, Laura Johnson and David Lowry voting in opposition.

DEVELOPMENT UPDATES

Adam Culpepper provided development updates.

Laura Johnson made a motion, second by Stephanie Jenkins to adjourn. There was no discussion and the motion passed unanimously.

Adopted this the 12th day of August 2024.

David Lowry—Chair

SEAL

Stacie Paratore, CMC—Deputy Town Clerk