

ZEBULON
BOARD OF COMMISSIONERS
AGENDA
November 6, 2023
6:00pm

1. PLEDGE OF ALLEGIANCE

2. APPROVAL OF AGENDA

3. SCHOOL RECOGNITION

A. Zebulon Middle School

- i. Daniel Antonio Velasquez – Student
- ii. Ashely Smith– Teacher

4. PROCLAMATION

A. MacLellan Bagpipes

B. Operation Green Light

5. PUBLIC COMMENT

All wishing to speak must sign up prior to 5:50pm. The comment period will be no longer than 15 minutes with speakers having three minutes each to speak. No speaker can speak on a public hearing item or any item that would need to be discussed under Closed Session. Speakers cannot give their minutes to another speaker. If you would like to submit comments to be read into the record at the meeting, please send comments, of 400 words or less, to Lisa Markland at lmarkland@townofzebulon.org by 3:00pm on November 6, 2023.

6. CONSENT

A. Minutes

- i. September 21, 2023 – Work Session
- ii. October 9, 2023 – Joint Public Hearing

B. Finance

- i. Wake County Tax Report – August 2023

C. Public Works

- i. Sidney Creek Phase 1D Infrastructure Acceptance (Resolution 2024-10)

7. OLD BUSINESS

A. Administration

- i. Remote Meeting Policy (Ordinance 2024-12)

8. NEW BUSINESS

A. Planning

- i. Public Hearing
- ii. Chamblee Lake Annexation (Ordinance 2024-19)
- iii. PD 2023-01 Chamblee Lake

B. Police

- i. Text Amendment - Town Code §98.02: "Functions, Events, or Dances where alcohol is served": (Ordinance 2024-20)

C. General

- i. Health Insurance Renewal

9. BOARD COMMENTS

10. MANAGERS REPORT

- A. Development Update
- B. Human Resources Update
- C. Monthly Financial Report (attached as addendum)

11. ADJOURN

ZEBULON

NORTH CAROLINA

PROCLAMATION MACLELLAN BAGPIPES

WHEREAS, Roderick MacLellan, born in Scotland and a graduate of Glasgow School of Arts emigrated to the United States in 1980; and

WHEREAS, Roderick MacLellan began making bagpipes in 1991 and founded MacLellan Bagpipes in 1995; and

WHEREAS, Roderick's research has enabled his bagpipes to stay true to the sound created by Scotland pipe-makers of the late 19th century; and

WHEREAS, MacLellan Bagpipes is recognized internationally as one of the top bagpipe manufacturers in the world; and

WHEREAS, in 2022, MacLellan Bagpipes located within the Town of Zebulon Downtown Overlay District and Zebulon's National Register Historic District; and

WHEREAS, MacLellan Bagpipes has played an important role in creating a vibrant Downtown by participating in local and community events; and

WHEREAS, in July, MacLellan Bagpipes was selected among 130 nominees to participate in the North Carolina Chamber of Commerce's 2023 Coolest Thing Made in North Carolina competition; and

WHEREAS, after three rounds of public voting, more than 45,000 votes were cast for manufacturing companies participating in the contest; and

WHEREAS, through the participation of the Zebulon Community and supporters from across the State of North Carolina, MacLellan Bagpipes was selected as the 2023 Top 5 Coolest Things Made in North Carolina in the Small Business Category; and

NOW, THEREFORE, I, Mayor Glenn L. York of the Town of Zebulon, do hereby proclaim recognition of MacLellan Bagpipes by the North Carolina Chamber of Commerce as one of the Coolest Things Made in North Carolina for 2023 and call upon all citizens of the Town of Zebulon to join in celebrating this accomplishment.

Proclaimed this 6th day of November 2023

Glenn L. York – Mayor

SEAL

Lisa M. Markland, CMC – Town Clerk

PROCLAMATION

Supporting Operation Green Light for Veterans

WHEREAS, the residents of the Town of Zebulon have great respect, admiration, and the utmost gratitude for all the men and women who have selflessly served our country and this community in the Armed Forces; and

WHEREAS, the contributions and sacrifices of those who served in the Armed Forces have been vital in maintaining the freedoms and way of life enjoyed by our citizens; and

WHEREAS, the Town of Zebulon seeks to honor individuals who have made countless sacrifices for freedom by placing themselves in harm's way for the good of all; and

WHEREAS, veterans continue to serve our community in the American Legion, Veterans of Foreign Wars, religious groups, civil service, and help fellow former service members access federal health, disability and compensation benefits each year; and

WHEREAS, Approximately 200,000 service members transition to civilian communities annually; and

WHEREAS, studies indicate that more than half of service members experience high levels of stress during transition from military to civilian life, which includes being at a high risk for suicide during their first year after military service; and

WHEREAS, the Town of Zebulon appreciates the sacrifices of our United States military personnel and believes specific recognition should be granted;

NOW THEREFORE BE IT PROCLAIMED by the Zebulon Board of Commissioners that the week of November 6 – 12, 2023 is recognized as Operation Greenlight, which is a time to shine a light on the service of veterans and encourages our citizens to recognize the importance of honoring all those who made immeasurable sacrifices to preserve freedom by displaying green lights in a window of their place of business or residence.

Adopted this the 6th day of November 2023

Glenn L. York – Mayor

SEAL

Lisa M. Markland, CMC – Town Clerk



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

TEL 919 856 6180
FAX 919 856 5699

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

October 3, 2023

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

Dear Ms. Markland:

The Wake County Board of Commissioners, in regular session on October 2, 2023, approved and accepted the enclosed tax report for the Town of Zebulon.

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

Sincerely,

A handwritten signature in black ink that reads "Yvonne Gilyard".

Yvonne Gilyard
Clerk to the Board

Wake County Board of Commissioners

Enclosure(s)



Wake County Tax Administration

Rebate Details
08/01/2023 - 08/31/2023

ZEBULON

DATE 09/10/2023
TIME 10:52:56 PM
PAGE 1

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

854391	190.39	30.00	0.00	0.00	220.39	08/03/2023	0006994777	2023	2022	000000	PREVO, SHANNON ELYSE
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SUBTOTALS FOR INDIVIDUAL PROPERTY ACCOUNTS	190.39	30.00	0.00	0.00	220.39	1	Properties Rebated				
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INDIVIDUAL REAL ESTATE ACCOUNTS

854146	1,463.33	0.00	0.00	0.00	1,463.33	08/08/2023	0000022143	2023	2023	000000	MOSS-GADSON, LESLIE M
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SUBTOTALS FOR INDIVIDUAL REAL ESTATE ACCOUNTS	1,463.33	0.00	0.00	0.00	1,463.33	1	Properties Rebated				
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TOTAL REBATED FOR ZEBULON	1,653.72	30.00	0.00	0.00	1,683.72	2	Properties Rebated for City				
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Wake County Tax Administration

Rebate Details
08/01/2023 - 08/31/2023

ZEBULON

DATE 09/10/2023
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Grand Total: 89,477.09 800.00 374.68 0.00 90,651.77 136 Properties Rebated for All Cities

Zebulon Board of Commissioners
Work Session
Minutes
September 21, 2023

Present: Mayor Glenn York, Beverly Clark, Quentin Miles, Jessica Harrison, Shannon Baxter, Larry Loucks, Joe Moore-Town Manager, Lisa Markland-Town Clerk, Chris Ray-Public Works, Sheila Long-Parks and Recreation, Bobby Fitts-Finance, Jacqui Boykin-Police, Michael Clark-Planning, Shannon Johnson-Community and Economic Development, Eric Vernon-Attorney

Mayor York called the meeting to order at 5:10pm.

APPROVAL OF AGENDA

Commissioner Loucks made a motion, second by Commissioner Clark to approve the agenda. There was no discussion and the motion passed unanimously.

Commissioner Bater asked for the clerk position to be added to the next work session. Mayor York stated he would send information for the Board's input then could move forward with the job description.

FY '24 QUARTERLY REPORT: POLICE

Jacqui Boykin spoke about the department's calls for service. There was a 10% increase in calls for service since 2020. Details about the Town's crime rate was given stating violent crimes had decreased since FY '20. The number of cases investigated increased 38% and crimes were being solved at a rate above the state and national averages.

Details about minimum staffing, response times and community outreach hours were detailed. Some program updates included a new Police Planner, Governor's Highway Safety Program Statewide Traffic Enforcement Program Reporting System, flock cameras, career development, and the need for a new Police K9. There was discussion about budgeting for K9 expenses.

Personnel updates from the department were given. Dustin Dobson was promoted to Sergeant; Tivon Howard was promoted to Special Operations Sergeant and Jason Bridges was promoted to Detective Sergeant. Chief Boykin shared information about department vacancies, how those positions were advertised and the low number of applications. Ideas for attracting applicants included raising the hiring salary and residency incentives.

There was discussion about the types of crime the department was seeing, the use of flock cameras to help reduce crime and efforts to diversify the department.

FY '24 QUARTERLY REPORT: PARKS AND RECREATION

Sheila Long spoke about the vision goals for the department. The focus was to maximize resources and impacts by implementing the Master Plan and expanding those who are served.

The Parks and Recreation Advisory Board raised funds for a financial aid program distributing \$710 in FY '23. The collected recreation impact fees totaled \$4,097,000. There would be future discussions about how those funds would be spent.

The department currently managed 165.12 acres of park land and open space and six acres were added in FY '23. There were details given about the possible addition of parcels in FY '24. Ms. Long spoke about the trends in sports since 2019 showing there was a rapid growth in soccer. There was discussion about the increased numbers in summer camps, fitness programs, event attendance and general program registration.

Ms. Long reviewed the change in staffing needs from FY '10 to FY '24. The future staff needs were also shown and how the department planned to serve a growing community.

Examples of community engagement for How We Play and the Gill Street playground project were discussed. Commissioner Baxter asked about the opportunity for the public to make comments on the need for a bathroom at Gill Street Park. There was conversation about getting public feedback on amenities at the parks.

Other community engagement resources the department was utilizing included the Youth Service Provider Network, HAS Zebulon, Community Coalition, Eastern Wake Food Family, Eastern Wake Business Alliance, and Eastern Wake Community Connections Team.

Sheila Long stated a tree fell on the bridge at the Community Park. There were plans to replace the bridge and staff would come back to the Board with more information.

Mayor York stated there would be a 10-minute recess.

The meeting was reconvened at 7:08pm.

FY '24 QUARTERLY REPORT: PLANNING AND ECONOMIC DEVELOPMENT

Michael Clark gave an overview of the Planning division and Economic Development division. The increase in numbers for residential permitting from FY '18 was detailed. Current planning included day to day developer led projects, public hearings, rezonings, annexation, special use permits and variances. The current numbers for each of those were given as well as the current projects.

Long Range Planning was explained. The regional partners included the City of Raleigh Public Utility Department, Wake County Building Services, Wake County Environmental Services, NCDOT, CAMPO Technical Coordinating Committee (TCC), Wake County Planning and City of Raleigh Utility Advisory Board.

The code enforcement numbers were reviewed. The Town had one staff member who handled 169 notices of violation last year with a 93% closure rate. The violation process was explained and there was information given about how a process worked without a seated Board of Adjustment.

The new Planning staff in FY '23 included Adam Culpepper as the Senior Planning and Shannon Johnson as the Economic Development Specialist. Cate Farrell was promoted to Planner II.

The goals for the department in FY '24 included:

- Continue to provide exceptional customer service
- Hiring two Planner I positions and second Code Enforcement Officer
- Revisit Code Enforcement tracking
- Update Land Use and Transportation Plans
- Update UDO
- Revisit Utility Allocation Policy calculation

There was a question about what Planning was doing to address the Spanish speaking community. Mr. Clark stated they were looking at hiring someone who was bilingual and looking at opportunities on how to translate their documents.

ECONOMIC DEVELOPMENT

Shannon Johnson spoke about the work she was doing on program development. Staff attended 55 meetings and three conferences. The 2022 development opportunities request for information from Wake EDC was detailed and how the requests were handled.

Ms. Johnson explained what a community and economic development strategic plan was and spoke about the next steps in the development of the plan.

There was a comment about the Town needing more grocery stores and restaurants. Shannon Johnson spoke about how rooftops were necessary to qualify for businesses. The strategic plan would assist in getting the data and pushing the information out to businesses.

Commissioner Miles asked about the timeframe for Economic Development to be its own department. Joe Moore explained it would be driven by workload.

MIGHTY CON SPONSORSHIP

Joe Moore explained staff was bringing back a request for sponsorship that the Board asked to be put on the agenda. The fee schedule, cost recovery policy and special event standard were discussed. It was stated that fees could not be waived for a for-profit business holding a special event.

Details about the Wake Forest Comic Con event were given. The available options for the Mighty Con event included: no change, have a non-profit resubmit the application, amend the policies or a private sponsorship.

Commissioner Loucks had questions about the event and thought it would be great to have it downtown but wanted events to pay for themselves.

Commissioner Baxter said she did a public records request on this matter and found it to be incomplete. It was also stated Comic World had been in the community for a long time and needed a better understanding of what their options were to hold the Mighty Con event. Sheila Long spoke about how Comic World could have a non-profit resubmit the application to have the fees waived. Ms. Long gave details about her meeting with Comic World explaining as the event was submitted there was nothing she could do about a fee waiver under the Town's policy.

There was discussion about the rental cost for the community center and what the rental cost would be for a 501(c)3. Commissioner Loucks suggested Comic World having a non-profit sponsor the event.

Mayor York stated there would be a 5-minute recess.

The meeting was called back into session at 8:51pm.

GOVERNING BOARD PROCEDURE MANUAL

A. Remote Meetings

Joe Moore stated Commissioner Miles added remote meetings to the agenda to have a discussion among the Board.

Commissioner Miles stated 11 days' notice for remote participation was too long and needed to be shortened. There was consensus among the Board to change the notification for a planned absence to seven days.

There was discussion about communication to the Mayor being in writing. If a Board member were absent for a meeting, an email or text message would be sufficient.

Commissioner Miles asked about a policy if someone cannot attend a meeting that had already begun. There was consensus that the Board member could join the meeting remotely but could not participate. A member would need to let others know six hours prior to the meeting.

Joe Moore reviewed the quote from Sound Advice to add video and audio-conferencing capabilities to the Council Chambers. The quote to add video content was \$9,000 and audio was \$5,300. Commissioner Baxter stated she would rather spend the \$9,000 now than to have to do it years later. There was agreement from Commissioners Harrison and Clark.

B. Travel and Training

Joe Moore explained each Commissioner and the Mayor had a budget for travel and training and there was no policy on how that money could be spent. Staff was gathering feedback on whether the Board wanted staff to create a policy on travel and training in the procedure manual.

Commissioner Loucks suggested the Mayor make the call on who attends conferences and how money was spent.

Commissioner Harrison thought each individual had budgeted funds and when it ran out that was all the funds available for that person.

There was discussion about a Board member using another Board member's budgeted funds. There was consensus that a procedure manual was not needed, and the Board would manage their own budget.

GOVERNING BOARD MEETING SCHEDULE

Joe Moore stated the Mayor had a conflict with the mini retreat date.

Commissioner Harrison made a motion, second by Commissioner Miles to begin the mini retreat on September 28, 2023 at 1:00pm. There was no discussion and the motion passed unanimously.

Commissioner Harrison made a motion, second by Commissioner Loucks to adjourn. There was no discussion and the motion passed unanimously.

Adopted this the 6th day of November 2023.

Glenn L. York—Mayor

SEAL

Lisa M. Markland, CMC—Town Clerk

**Zebulon
Joint Public Hearing
Minutes
October 9, 2023**

Present: Glenn York, Quentin Miles, Beverly Clark, Shannon Baxter, Larry Loucks, Jessica Harrison, Joe Moore-Town Manager, Lisa Markland-Town Clerk, Stacie Paratore-Deputy Town Clerk, Michael Clark-Planning, Sheila Long-Parks and Recreation, Bobby Fitts-Finance, Chris Ray-Public Works, Jacqui Boykin-Police, Chris Perry-Fire, Kaleb Harmon-Communications, Sam Slater-Attorney

Planning Board Present: David Lowry, Michael Germano, Laura Johnson, Domenick Schilling, Stephanie Jenkins, Peggy Alexander

Mayor York called the meeting to order at 6:00pm.

APPROVAL OF THE AGENDA

Commissioner Loucks made a motion, second by Commissioner Clark to approve the agenda. There was no discussion and the motion passed unanimously.

PUBLIC HEARING

A. PD 2023-01 Chamblee Lake

Michael Clark stated this was a Planned Development request to develop 355 residential units on 136 acres at 1509 Chamblee Road. The current zoning was Wake County R-30.

The standards under section 2.2.24.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 aerial map, zoning map, future land use plan, timeline, concept plan and proposed elevations were shown. The applicant exceeded the UDO requirements for architectural guidelines. The proposed road improvements were at the following locations:

- Chamblee Road and Site Drive #1
- Chamblee Road and Site Drive #2
- Chamblee Road and Site Drive #3
- Perry Curtis Road and Site Drive #4
- Perry Curtis Road and NC 96
- Wake County Line Road and NC 39
- Perry Curtis Road/Wake County Line Road and Chamblee Road
- NC 39 and Old US 264 Hwy

The applicant earned 73 points under the Utility Allocation Policy with items including planting a pollinator garden, installation of native shade trees, stormwater SCM's, on street parking, and making 10% of the townhomes deed restricted affordable.

Ashley Terrazas, attorney from Parker Poe, gave a site overview and information about the development. The project featured 232 single-family detached, 123 single-family attached and 194 parking spaces. The neighborhood was located 1.5 miles from the stadium and the goal was to support the stadium.

A map of the neighborhood was shown, and Ms. Terrazas gave information about the housing mixture meeting the goals of planned development in the Town's UDO. The amenities were reviewed including a clubhouse, pool, playground, pavilion, pocket parks, dog park and 2 spaces for mobile vendors. There was three times the requirement of open space, some of the natural features were preserved, the 5-acre pond would include a fishing dock and walking trails, pollinator gardens would be planted in the amenity areas, a fountain to aerate the SCMs and an enhanced 30ft streetscape buffer on Chamblee Road.

There was discussion about the six miles of walking trail and the walkability of the development. Ms. Terrazas stated there were 37 architectural commitments and spoke about each of those. Sample elevations of 3D images were shown.

It was explained all front-loaded single-family attached homes would be deed restricted affordable for households earning no more than 80% of the Area Median Income for seven years. Ms. Terrazas gave details about the condition and spoke about affordable housing.

Details of the utility infrastructure were given including an increase resiliency of utilities in the area with over a mile of new 12-inch water line, new gravity sewer lines throughout the community, and move overhead utility lines underground.

The applicant went above the UDO requirements for community engagement by hosting two in-person community meetings and individual on-site meetings with neighbors, Town planning and engineering staff and Board members. There were changes made after the meetings which Ms. Terrazas spoke about. A full Traffic Impact Analysis ("TIA") and addendum were done for the project. Both the TIA and addendum were approved by NCDOT and the Town's contracted Traffic Engineer.

Other concerns expressed by neighbors were issues with stormwater and erosion. Mr. Terrazas spoke about how those issues would be mitigated.

The goals of the Town's "Grow Zebulon" Comprehensive Plan were shown and how the community met the Town's goals and policies for suburban residential planned development.

Mayor York stated there would be a five-minute recess.

The meeting was reconvened at 6:55pm.

Commissioner Miles asked about plans for the HOA. Ms. Terrazas stated the community would be turned over to an HOA which typically occurred once the neighborhood was built out.

Commissioner Baxter stated the Area Median Income (“AMI”) for Wake County was different than that of Zebulon with the median home income being \$44,000. There was also disagreement with points awarded under the Utility Allocation Policy, with 10% of the Townhomes being deed restricted affordable was misleading.

There was a question about the 30ft landscape buffer on Chamblee Road. Ms. Terrazas provided details about the buffer and the southern property line.

There was more discussion about 10% of the product type being deed restrictive verses 10% of the development. Commissioner Baxter asked about police and fire having the first right of refusal to the townhomes. Attorney Sam Slater explained the Town could not restrict who buys homes based on their occupation. There was discussion about identifying home buyers.

Commissioner Loucks asked about the number of homes included in the TIA. Nate Bowman, the traffic engineer, stated they did the study with 360 homes and there was discussion about the average daily trips.

Michael Germano asked about protected crosswalks. Mr. Bowman explained they would work with NCDOT. It was also asked if the development would connect to future greenways. Ms. Terrazas stated no greenways were planned because the applicant wanted to leave the natural area to protect the trees and have less impact but could look into it further.

David Lowry commended staff and developers for their work and the community engagement on the project. Mr. Lowry suggested adding signals at the crosswalk and asked to see an example of a modified three lane road with parking which was shown. Mr. Lowry expressed concerns over response times for police and fire.

There was more discussion about affordable housing.

Domenick Schilling asked for clarification about when the HOA would be turned over to the neighborhood. Reese Bridges with DR Horton explained the turnover would happen once the neighborhood was fully sold and spoke about their engagement through the process.

Mayor York opened the Public Hearing.

Mayor York asked if anyone wished to speak in favor.

Jim Edwards, the property owner, stated he had numerous offers on the property but this development would be good for Zebulon and spoke about what the development would provide.

Mayor York asked if anyone else to speak in favor. There were none.

Mayor York asked if anyone wished to speak in opposition.

Joint Public Hearing
Minutes
October 9, 2023

James Fountain expressed concerns over affordable housing, flooding on the property, odor issues from the nearby wastewater plant, water, traffic and animals being affected by the development.

Bob Robertson had concerns about his well going dry with the development going in.

Sylvia Robertson asked how much the homes would be. Michael Clark stated the Joint Public Hearing was not a time for questions and answers and she could meet with staff to discuss the price range of the homes.

James Fountain also added that Chamblee Lake drains to Buckhorn Lake in Wilson.

Mayor York asked if anyone else wished to speak in opposition. There were none.

Mayor York asked if anyone wished to speak neither for nor against but just had something to share. There were none.

Mayor York asked if there were any more questions. There were none.

Mayor York closed the public hearing and referred the matter to the Planning Board.

Commissioner Loucks made a motion, second by Commissioner Miles to adjourn the meeting. There was no discussion and the motion passed unanimously.

Adopted this the 6th day of November 2023.

Glenn L. York—Mayor

SEAL

Lisa M. Markland, CMC—Town Clerk

STAFF REPORT
RESOLUTION 2024-10
SIDNEY CREEK PHASE 1-D
ROADWAY, AND STORM DRAINAGE ACCEPTANCE
NOVEMBER 6, 2023

Topic: Resolution 2024-10 – Sidney Creek Phase 1-D Infrastructure Acceptance

Speaker: Chris D. Ray, Public Works Director (if pulled from Consent)

From: Chris D. Ray, Public Works Director

Prepared by: Chris D. Ray, Public Works Director

Approved by:  Joseph M. Moore II, PE, Town Manager

Executive Summary:

The Board of Commissioners will consider accepting roadway and storm-drainage infrastructure constructed with Sidney Creek Phase 1-D for ownership and maintenance by the Town of Zebulon.

Background:

The Town of Zebulon follows a practice where the Board considers acceptance (i.e., ownership and maintenance) of roadway and storm drain infrastructure installed in new subdivisions. In advance of this consideration, Staff determines whether the infrastructure complies and meets the conditions of permits and Town standards.

DRSFA, LLC has completed the construction of roadway and stormwater infrastructure in Sidney Creek Phase 1-D. Sidney Creek Phase 1-D will include 52 single family lots (with a total of 828 lots for all phases). The plat is expected to be recorded with the Wake County Registrar of Deeds. Staff and third-party inspectors/engineers have certified all completed work meets or exceeds Town standards and requirements, and City of Raleigh Utility Standards.

Discussion:

The Board must accept the dedication of streets, curb and gutter, street signage, and storm drainage for ownership and maintenance if the dedicated work is consistent with the UDO and complies with the latest version of Town standards.

Policy Analysis:

The infrastructure was installed per Special Use Permit 2019-06 (September 9, 2019). The infrastructure complies with the latest version of the “Town of Zebulon Street & Storm Drainage Standards and Specifications” and is consistent with the Town of Zebulon Uniform Development Ordinance section 6.10.4 for dedication of roadways.

Infrastructure Amount and Value

Sidney Creek will dedicate four (4) streets totaling 2,228’ LF linear feet (.42 miles), and 2053 linear foot (~ .39.miles) of storm drainage valued at \$422,225.40.

The infrastructure will be added to the Town’s Capital assets (re. Comprehensive Annual Financial Report). Upon acceptance, the Town will own and maintain 38.93 miles of street and 29.78 miles of stormwater pipe.

STAFF REPORT
RESOLUTION 2024-10
SIDNEY CREEK PHASE 1-D
ROADWAY, AND STORM DRAINAGE ACCEPTANCE
NOVEMBER 6, 2023

Maintenance Cost

In addition to Staff's annual inspection and cleaning efforts, the Town of Zebulon annually contracts the cleaning of approximately 10% (2.9-miles) of the Town's stormwater system (FY '24 Budget \$40,000). This work is done to meet one component of the "Pollution Prevention and Good Housekeeping" objectives of the Town's permit (National Pollutant Discharge Elimination System # NCS000557) with the NC Department of Environmental Quality (the permit regulating how the Town operates its stormwater system). The acceptance of Sidney Creek 1-D increases the storm drain network by approximately 1.5%.

Streets are designed to have a useful life of 20 years; therefore, the Town needs to repave approximately 1.95 miles of street annually estimated at \$400,000. The acceptance of Sidney Creek increases the street network by approximately 1.5%.

Revenue Streams

Maintenance costs for street paving are supported by the following dedicated revenues:

- a) "Powell Bill" (gas tax) ~ \$ 210,000 (Zebulon's share of this revenue collected by the State has grown proportionally with increasing population and street mileage).
- b) Vehicle Tag Fee ~ \$185,000 (this revenue will grow as new residents register their vehicles within the Town's limits).

There are no dedicated revenue sources to support stormwater maintenance (0.7¢ on the property tax rate is dedicated toward stormwater capital improvements). Staff is reviewing options for the Board to consider a stormwater fee.

Warranty and Insurance

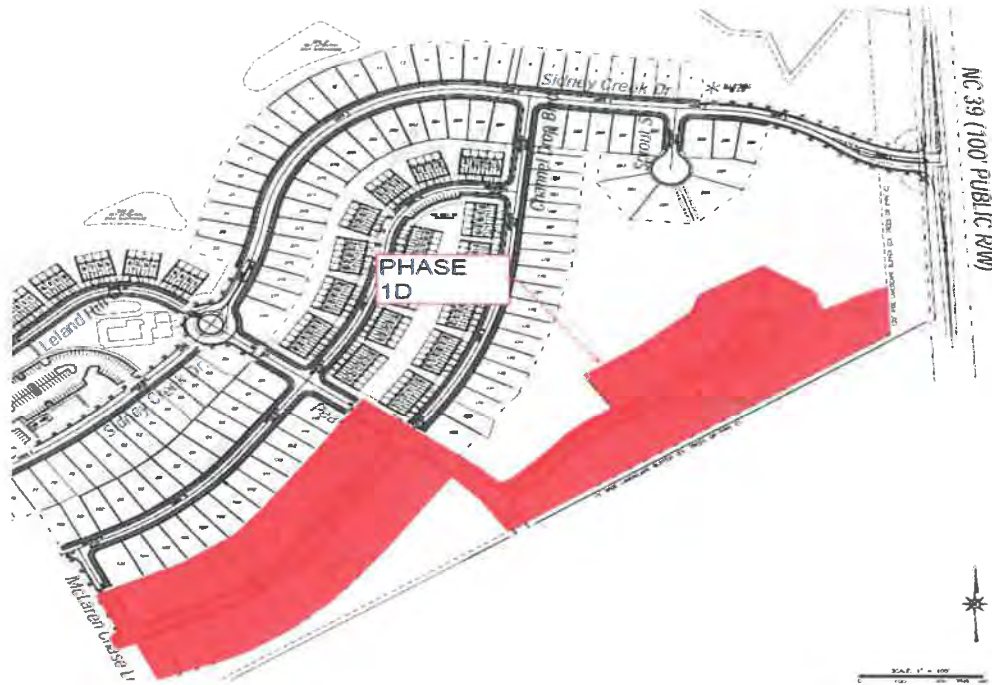
The Town received a one-year warranty on all the dedicated assets. Staff will conduct an 11-month warranty inspection prior to the final overlay to ensure any issues or failures are repaired prior to the final asphalt overlay by the developer.

The Town received a Subdivision Bond in the amount of \$365,641.45 to ensure the final completion of outstanding items (e.g., final asphalt overlay, striping, signage, sidewalks, roadway and concrete repairs, etc.). The final completion of these items are intentionally delayed to minimize the damage that may occur as individual lots are constructed. The Site Improvement Performance Bond is automatically renewed or revised annually to reflect items completed. The Site Improvement Performance Bond remains active until all items have been completed. All inspection and development fees of \$231,908.03 were collected from the developer.

Staff Recommendation:

Staff recommends approval of Resolution 2024-10 to accept Sidney Creek Phase 1-D roadway and storm drainage infrastructure, warranty, and site improvements bond.

STAFF REPORT
RESOLUTION 2024-10
SIDNEY CREEK PHASE 1-D
ROADWAY, AND STORM DRAINAGE ACCEPTANCE
NOVEMBER 6, 2023



Attachments:

1. Closeout Documents
 - Engineer certification of roadway lengths and dedicated infrastructure values
 - Engineer Certification for Roadways and Stormwater
 - Engineering Estimate for Letter of Credit/Bond
 - Subdivision Bond – Liberty Mutual
 - Developer warranty/guaranty– Stormwater/Roadway
 - Developer warranty/guaranty – water and sewer
 - Third party engineering reports for sub-grade, stone, and asphalt
 - Engineering certification – Water and sewer
 - Developer – Release of Lien
 - Contractor – Release of Lien
 - Notice of conditional acceptance – City of Raleigh
 - Proof of payment for streetlights
 - Proof of payment for Town Inspections and fees
2. As-Built Drawings
3. Resolution 2024-10

Let
8-14-23
APPROVED AS
Submitted (1)

Engineer's Certification

I, J. Andrews Stocks, as a duly registered Professional Engineer in the State of North Carolina, having been authorized to observe periodically the construction of the project segments as listed below:

Sidney Creek Phase 1D – Channel Drop Loop Sta. 21+25.20 to Sta. 31+00.79,
Peakhurst Drive Sta. 9+85.00 to Sta. 12+54.85, McLaren Chase Dr. Sta. 10+00.00 to
Sta. 11+50.62 and Randwick Valley Ct. in Zebulon, NC.
 (Project and Name of Location)

for the DRSFA, LLC, hereby state that, to the best of my
 (Project Owner)

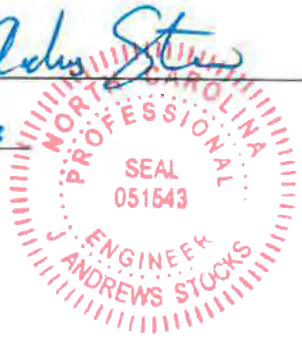
abilities; due care and diligence was used in the observation of the project construction such that the Roadway System was observed to be built within substantial compliance and general intent of the Town of Zebulon Standards and Specifications.

The following table depicts the Roadway Lengths:

Public Roadway Data Table			
Street Name	Classification	Length of New Road	Width of ROW
Channel Drop Loop	Local Street	975 LF	50' ROW
Peakhurst Drive	Residential Collector	270 LF	60' ROW
McLaren Chase Dr.	Local Street	151 LF	50' ROW
Randwick Valley Ct.	Local Street	832 LF	50' ROW
Total		2,228 LF	

Signature *J. Andrews Stocks* Registration No. 051543

Date: 4-24-23



Stocks Engineering, P.A.

P.O. Box 1108 Nashville, North Carolina 27856
 252.459.8196 (v) 252.459.8197 (f)

Dedicated Infrastructure Cost Estimate

PROJECT NAME Sidney Creek Ph 1D
 NEIGHBORHOOD: Phase 1D
 SECTION NO. **52 Lots-Dedicated Infrastructure**
 LOTS: 52 L.F. STREET: +/- 2,228 LF
 LOCATION: Zebulon, NC
 OWNER: **DRSFA, LLC**
 ESTIMATOR: JAS 5-30-23

L-OK
8-14-23
Approved AS
Submit

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
----------	-------------	----------	------	------------	-------

SEDIMENTATION AND EROSION CONTROL

1	Not Bond Item	1	EA	\$ -	\$ -
					Subtotal \$ -

CLEARING/GRUBBING EARTHWORK FOR STREETS

1	No Bond Item	1	LS	\$ -	\$ -
					Subtotal \$ -

STORM DRAINAGE (PUBLIC ONLY)

1	18" RCP (1,770 LF Public)	1	LS	\$ 61,312.80	\$ 61,312.80
2	24" RCP (120 LF Public)	1	LS	\$ 6,150.00	\$ 6,150.00
3	36" RCP (55 LF Public)	1	LS	\$ 4,228.13	\$ 4,228.13
4	36" FES	1	EA	\$ 2,614.00	\$ 2,614.00
5	24" FES	2	EA	\$ 1,461.80	\$ 2,923.60
6	Drainage Structures (33)	1	LS	\$ 85,213.80	\$ 85,213.80
					Subtotal \$ 162,442.33

WATER MAINS AND SERVICES

1	No Bond Item	1	LS	\$ -	\$ -
					Subtotal \$ -

SEWER MAINS AND SERVICES

1	No Bond Item	1	LS	\$ -	\$ -
					Subtotal \$ -

STREET PAVING, CURB & GUTTER

1	CABC Stone - 8"	1	LS	\$ 83,222.10	\$ 83,222.10
2	Stone Under Curb & Gutter - 6"	1	LS	\$ 13,072.86	\$ 13,072.86
3	Curb & Gutter - 30"	1	LS	\$ 75,498.23	\$ 75,498.23
4	Asphalt 1st lift 2" - 9.5SFC	5,090	SY	\$ 11.50	\$ 58,535.00
5	Asphalt 1st lift 2.5" - 119.0C	2,023	SY	\$ 14.56	\$ 29,454.88
					Subtotal \$ 259,783.07

MISCELLANEOUS & FINAL

1	No Bond Item	1	LS	\$ -	\$ -
					Subtotal \$ -

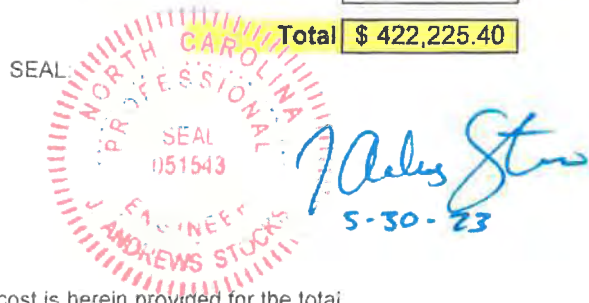
ESC through Miscellaneous and Final

Subtotal \$ 422,225.40

Total \$ 422,225.40

ROADWAY LENGTHS

Channel Drop Loop	975 LF
Peakhurst Dr.	270 LF
McLaren Chase Dr.	151 LF
Randwick Valley Ct.	832 LF
Total	2,228 LF



NOTE:

On behalf of DRSFA, LLC, an engineer's opinion of cost is herein provided for the total cost of the site improvements for Sidney Creek, Phase 1D, that is to be dedicated to the Town of Zebulon. It is anticipated that these site improvements will be completed within one year and dedicated to the Town then.



Monday, April 24, 2023

Engineer's Certification

RE: Sidney Creek Phase 1D

To Whom it may Concern:

I, **J. Andrew Stocks**, as a duly registered Professional Engineer in the State of North Carolina, having been authorized to observe periodically the construction of the project segments as listed below:

Sidney Creek Phase 1D

For the **DRSFA, LLC**, hereby state that, to the best of my abilities; due care and diligence was used in the observation of the project construction such that the Roadway System and Stormwater Infrastructure was observed to be built within substantial compliance and general intent of the Town of Zebulon Standards and Specification with the following items yet to be completed:

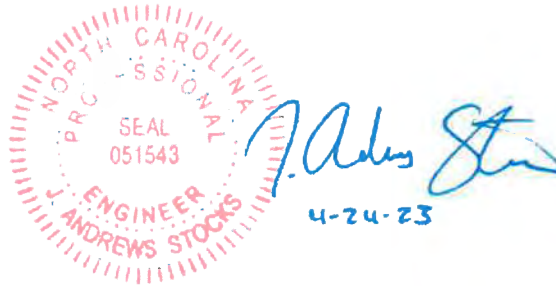
1. Concrete Sidewalk and HC Ramps
2. Final Lift of Asphalt
3. Pavement Striping
4. SCM Conversions
5. Little River Greenway
6. Street Signage
7. Dog Park

Please contact our office with any questions.

Sincerely,
STOCKS Engineering, PA

J. Andrews Stocks

J. Andrew Stocks, PE
Project Manager



*Approved AS Submitted
8-14-23*

JAS/ProjectFolder/2018-001 DRB-Zebulon-Chamblee Road Site/As Builts/Ph 1D Certifications and Bond Letters/ Engineers Certification"

J. Michael Stocks, PE
Stocks Engineering, PA (C-1874)
801 East Washington Street
PO Box 1108
Nashville, NC 27856

252.459.8196 (voice)
252.459.8197 (fax)
252.903.6891 (mobile)
mstocks@stocksengineering.com

3



Tuesday, May 30, 2023

Chris Ray
Town of Zebulon – Public Works Dept.
100 N. Arendell Avenue
Zebulon, NC 27597

West
8-14-23

cray@townofzebulon.org

*APPROVED AS
Submitted*

RE: Sidney Creek Ph 1D – Completion Bond
Phase 1D–52 Lots

Dear Mr. Ray:

Please find attached the estimated bond amounts needed to complete the improvements for Phase 1D – 52 Lots at Sidney Creek. The scope is to include, but not necessarily limited to, maintenance and completion of ESC measures, seeding and/or final stabilization, paving, striping, signage, and sidewalks.

The Town of Zebulon Bond Amount should be in the amount of \$365,641.45 (see attached)

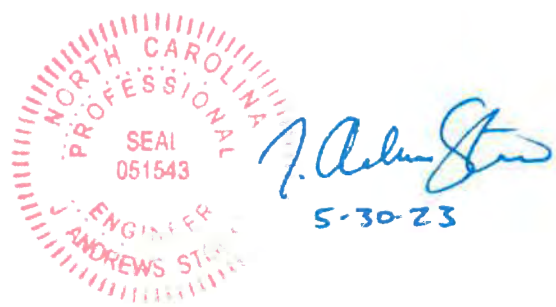
Please see the attached spreadsheet for the estimated cost of completion for the outstanding items. I would anticipate that this estimate would be valid for one year from the most recent date of this letter. The amount will be covered by a Bond.

Should you have any comments or questions, please contact our office.

Sincerely,
STOCKS Engineering, PA

J. Andrews Stocks

J. Andrew Stocks, PE
Project Manager



JAS/ProjectFolder/2018-001 DRB-Zebulon-Chamblee Road Site/As Builts/Ph 1D Certifications and Bond Letters/Bond Letter SC Ph 1D Completion Bond"

J. Michael Stocks, PE
Stocks Engineering, PA (C-1874)
801 East Washington Street
PO Box 1108
Nashville, NC 27856

252.459.8196 (voice)
252.459.8197 (fax)
252.903.6891 (mobile)
mstocks@stocksengineering.com

Last Approved AS submitted 8/19/23

Stocks Engineering, P.A. P.O.Box 1108 Nashville, North Carolina 27856 252.459.8196 (v) 252.459.8197 (f)	PROJECT NAME: Sidney Creek Ph 1D
	NEIGHBORHOOD: Phase 1D
	SECTION NO. 52 Lots - Bond Amount
	LOTS: 52 L.F. STREET: +/- 2,228 LF
	LOCATION: Zebulon, NC
	OWNER: DRSFA, LLC
ESTIMATOR: JAS 5-30-23	

Bond Amount Phase 1D - 52 Lots

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
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SEDIMENTATION AND EROSION CONTROL

1	Not Bond Item	1	EA	\$ -	\$ -
					Subtotal \$ -

CLEARING/GRUBBING EARTHWORK FOR STREETS

1	No Bond Item	1	LS	\$ -	\$ -
					Subtotal \$ -

STORM DRAINAGE

1	SCM Conversion - Plantings, Fence, etc.	1	LS	\$ 40,000.00	\$ 40,000.00
					Subtotal \$ 40,000.00

WATER MAINS AND SERVICES

1	No Bond Item	1	LS	\$ -	\$ -
					Subtotal \$ -

SEWER MAINS AND SERVICES

1	No Bond Item	1	LS	\$ -	\$ -
					Subtotal \$ -

STREET PAVING, CURB & GUTTER

1	Sidewalk	22,280	SF	\$ 4.00	\$ 89,120.00
2	Collector Street Final Layer of Asphalt	2,023	SY	\$ 8.90	\$ 18,004.70
3	Local Street Final Layer of Asphalt	5,090	SY	\$ 6.02	\$ 30,641.80
4	Roadway and Concrete Repairs	1	ALLOW	\$ 15,000.00	\$ 15,000.00
5	Handicap Ramps	14	EA	\$ 1,200.00	\$ 16,800.00
					Subtotal \$ 169,566.50

MISCELLANEOUS & FINAL

1	Striping	1	LS	\$ 4,420.00	\$ 4,420.00
2	Signage	1	LS	\$ 24,946.35	\$ 24,946.35
3	Mail Kiosk	1	LS	\$ -	\$ -
4	Dog Park	1	LS	\$ 5,373.50	\$ 5,373.50
					Subtotal \$ 34,739.85

ESC through Miscellaneous and Final	Subtotal	\$ 244,306.35
	Construction Total	\$ 244,306.35

Soft Cost per TOZ - % of Const. Subtotal

1	Design/CA	15%	\$ 36,645.95
2	Const. CPI	15%	\$ 36,645.95
3	Geotechnical	1%	\$ 2,443.06
4	Construction Staking	Allow	\$ 3,000.00
5	Construction Inspections	13 Day	\$ 9,360.00

TOZ Total Amount to Bond	\$ 332,401.32
Bond Amount at 110%	\$ 365,641.45



ORIGINAL FILE
PLANNING
DRAFT APPROVED
9-14-23

SUBDIVISION BOND

BOND NO. Draft

KNOW ALL MEN BY THESE PRESENTS, That we, the undersigned DRSFA, as Principal

2099 Gaither Road, Suite 600, Rockville, MD 20850
(Full Name [top line] and Address [bottom line])

(hereinafter called Principal) and Liberty Mutual Insurance Company as Surety (hereinafter called Surety) are held and firmly bound unto Town of Zebulon - Public Works Department

100 N. Arendell Avenue, Zebulon, NC 27597
(Full Name [top line] and Address [bottom line])

(hereinafter called Obligee) in the penal sum of Three Hundred Sixty Five Thousand Six Hundred Forty One Dollars and 45/100 (\$365,641.45) Dollars, the payment of which well and truly to be made, we hereby jointly and severally bind ourselves our heirs, executors, administrators, successors and assigns.

THE CONDITIONS OF THIS OBLIGATION ARE SUCH, THAT

WHEREAS, the principal has presented for the approval of the Obligee a plat of a subdivision of lots and lands to be known as Sidney Creek Ph 1D

WHEREAS, before said plat can be given final approval, it is required under the ordinances or regulation of said Obligee that the following improvements:

Completion Bond for Infrastructure Improvements

shall have been completed or that, in lieu of such completion, the subdivider shall furnish to the Obligee a bond guaranteeing that such improvements will be completed in accordance with the applicable specifications and within the period of time allowed,

NOW, THEREFORE, if said principal shall fully and faithfully perform all the work specified to be done within the time prescribed and in accordance with the plans and specifications therefor, to which reference is hereby made, the same being a part hereof as though fully incorporated herein; then this obligation shall be void, otherwise to remain in full force and effect.

SIGNED, SEALED AND DATED _____

DRSFA

Special Instructions: It is a condition of this Bond that it shall expire on the Expiry Date listed below, provided it will be deemed automatically extended without amendment for (1 year from the present or any future expiration date of this Bond unless at least sixty (60) days prior to the then expiration date we notify the Beneficiary by registered letter or other receipted means of postal delivery that we elect not to consider this Bond renewed for such additional period. If such notice is given, then during such notice period (i.e. the sixty (60) day period commencing on the date of such notice and ending with the then applicable expiration date of this Bond), this Bond shall remain in full force and effect and Beneficiary may draw up to the full amount of the sum when accompanied by the statement above.

By: _____
Principal

Liberty Mutual Insurance Company

BY: Diane S. Loughry Bond Attorney-in-fact

3

DRSFA, LLC
3000 RDU Center Dr., Suite 202
Morrisville, NC 27560
(919) 747-4670

Last
Approved
AS
Submitted
8-11-23

Tuesday, May 30, 2023

DEVELOPER'S GUARANTY

Re : Town of Zebulon, N.C. (the "Town")
Sidney Creek Phase 1D – Channel Drop Loop Sta. 21+25.20 to Sta. 31+00.79,
Peakhurst Drive Sta. 9+85.00 to Sta. 12+54.85, McLaren Chase Dr. Sta. 10+00.00
to Sta. 11+50.62 and Randwick Valley Ct.

DRSFA, LLC (the "Developer") provides the following Statement of Guaranty and
Warranty on the referenced project: Sidney Creek Phase 1D.

Developer guarantees and warrants that all material and equipment furnished, and all
work performed on the storm water system and street construction in Phase 1D – Channel
Drop Loop, Peakhurst Dr., McLaren Chase Dr., and Randwick Valley Ct. (the "Work")
conforms with the Town's requirements, and that this guaranty and warranty will remain
in full force and effect for a period of one year from the date of the acceptance of the
Work. Developer hereby agrees to indemnify, defend, and hold harmless the Town from
and against all costs, loss and damages, including attorney's fees, arising from the failure
of the Work to conform to the Town's standards.

Developer has executed this Developer's Guaranty this 12th day of JUNE
2023

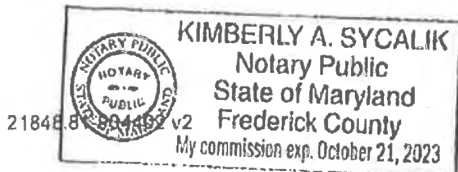
DRSFA, LLC

By: Paul J. Yeager
Name: Paul Yeager, Vice President
DRSFA, LLC

Sworn to and subscribed before me this
12th day of JUNE, 2023

Kimberly A Sycalik
NOTARY PUBLIC

Commission Expires: 10/21/2023
SEAL



66

DRSFA, LLC
3000 RDU Center Dr., Suite 202
Morrisville, NC 27560
(919) 747-4670

LOK
APPROVED
AS SUBMITTED
8-14-23

Tuesday, May 30, 2023

DEVELOPER'S GUARANTY

Re : City of Raleigh, N.C.
Sidney Creek Phase 1D – Channel Drop Loop Sta. 21+25.20 to Sta. 31+00.79,
Peakhurst Drive Sta. 9+85.00 to Sta. 12+54.85, McLaren Chase Dr. Sta. 10+00.00
to Sta. 11+50.62 and Randwick Valley Ct.

DRSFA, LLC provides the following Statement of Warranty on the referenced project:
Sidney Creek Ph 1D.

DRSFA, LLC guarantees and warrants that all material and equipment furnished, and all work performed on the water system and sanitary sewer services installed in Phase 1D – Channel Drop Loop, Peakhurst Dr., McLaren Chase Dr., and Randwick Valley Ct. conforms with the City of Raleigh's requirements, and that this warranty will remain in full force and effect for a period of one year from the date of the acceptance of the work.

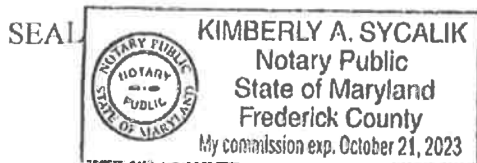
DRSFA, LLC has executed this guarantee this 10th day of JUNE, 2023

Paul S. Yeager
Paul Yeager, Vice President
DRSFA, LLC

Sworn to and subscribed before me this
10th day of JUNE, 2023

Kimberly A Sycalik
NOTARY PUBLIC

Commission Expires: 10/21/2023



7



August 25, 2023

Frederic Morin
Dan Ryan Builders
3000 RDU Center Drive, Ste 202
Morrisville, NC 27560

*Lead
Approved
AS submitted
9-14-23*

Reference: Summary of Interior Roadways
Sidney Creek
Zebulon, North Carolina
TME Project No.: 210185C

Dear Mr. Morin:

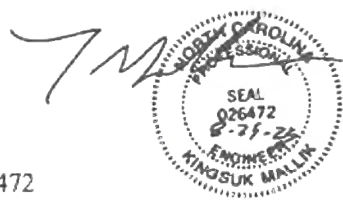
TM Engineering Inc. has provided construction testing services for the interior roadways within Phases 1C, 1D, and 2 of the Sidney Creek project in Zebulon, North Carolina. These services included the observation of soil subgrades and aggregate base course.

Subgrade conditions were evaluated by proofrolls and probing with a one-half inch diameter steel probe rod. The contractor conducted repairs necessary to provide adequate stability in identified areas to repair near surface issues which included extra stone and additional geogrid reinforcement in some areas. The aggregate base course was also evaluated by proofroll. Any minor movements identified by the proofroll were removed of surface stone and replaced with extra asphalt. Periodic stone density tests were performed on the aggregate base course which produced results of 99.3% to 100% compaction at the test locations. Stone depth was checked periodically at testing locations and found to have 8 inches of stone in place. Additionally, conditions observed by proofrolls or testing are representative of the conditions at the time and could be altered for many reasons such as weather or construction traffic. This letter provides a summary of observations documented in our field reports and is not a warranty. No performance guarantee shall be assumed.

TM Engineering appreciates the opportunity to have provided you with our services on this project. Please contact us if you should have questions regarding this report or if we may be of further assistance.

Sincerely,

TM Engineering, Inc.



Toby Mallik, P.E.
NC Registration No. 026472

David Truesdale
Director of Construction

Table 1

Asphalt Thickness And Density Measurements

Sidney Creek Phase I - D

Geotechnologies Project No.: 1-21-0247-CA

Core #	Mix Type	Dry Weight	Weight In Water	SSD Weight	Volume	Specific Gravity	RICE	Percent Compaction	Thickness (in.)
1	RS 9.5C	2199.0	1196.6	2200.1	1003.5	2.191	2.438	89.9	2.50
2	RS 9.5C	2175.4	1208.7	2177.4	968.7	2.246	2.438	92.1	2.25
3	RS 9.5C	2090.2	1182.9	2091.9	909.0	2.299	2.438	94.3	2.25
4	RS 9.5C	1853.4	1035.8	1855.7	819.9	2.261	2.438	92.7	2.00
5	RS 9.5C	1883.5	1044.2	1885.0	840.8	2.240	2.438	91.9	2.00
6	RS 9.5C	1911.8	1056.8	1913.5	856.7	2.232	2.438	91.5	2.125
7	RS 9.5C	1894.4	1067.1	1895.8	828.7	2.286	2.438	93.8	2.125
8	RS 9.5C	1311.5	723.7	1312.8	589.1	2.226	2.438	91.3	1.50
Average RS 9.5B								92.2	2.09

Depth Required

2"
2"
2.5"
2.5"
2"
2"
2"

Local
Local
Collector
Collector
Local
Local
Local
Local

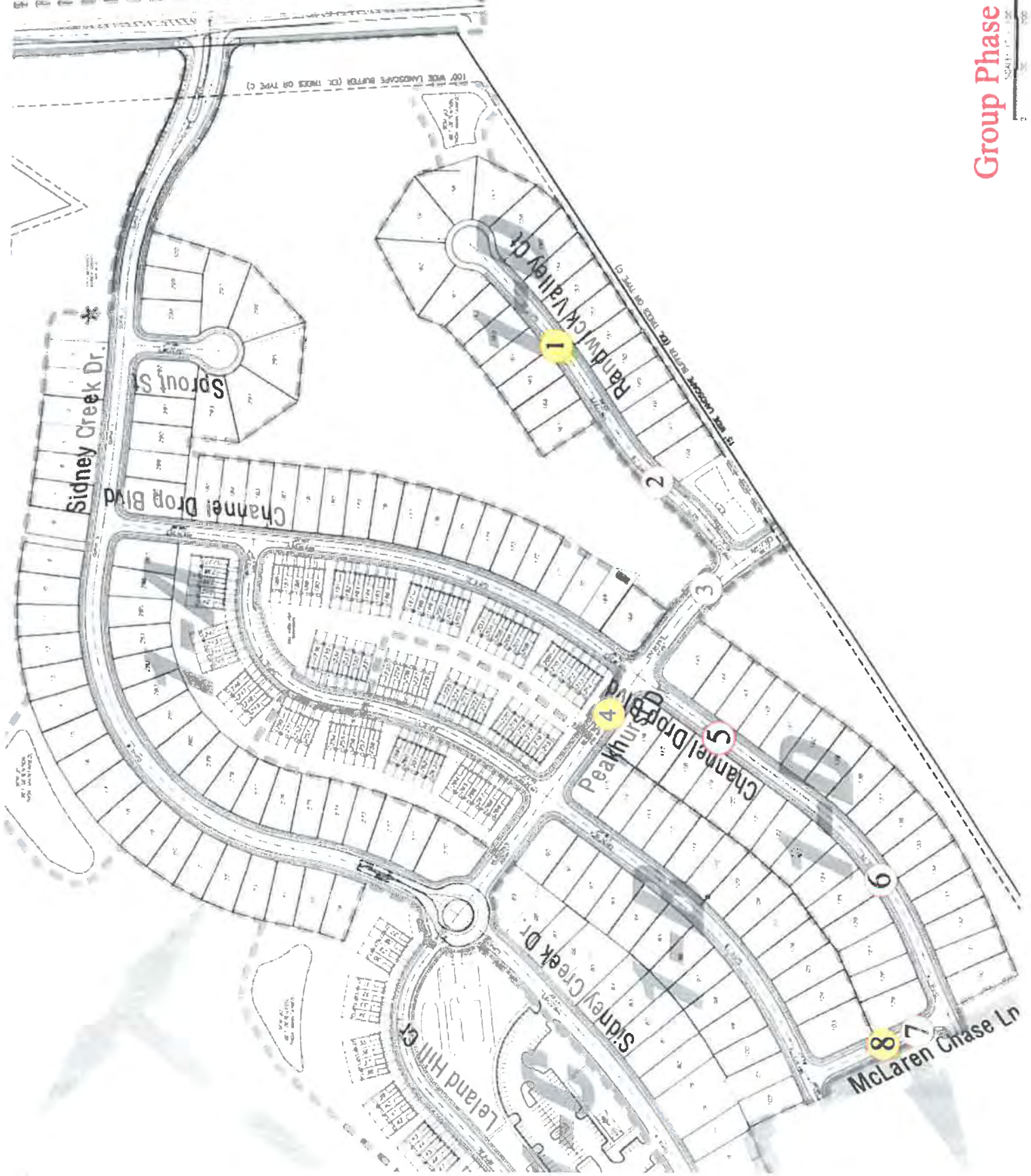
Note: The JMF used for this mix is 1-18-1332-271. The required average compaction for RS 9.5C is 92.0%

OTF
Approved As Submitted
with 11 Percent From District
9/18/23

NC 39 (100' PUBLIC R/W)



Group Phase I-J





NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
 DAILY CORE LOCATION & LOT SUMMARY

12-2002

DATE

PROJECT NO.: SPRNEY CREEK MAP / RI. NO.:

CONTRACTOR: BRYHE

PLANT LOCATION: G. LAKE

BASE TYPE: STONE LANE DESC:

BASELINE:

TYPE MIX: R19C JMF NO.: 18-0278-271

PROJECT ENGINEER:

CORE #	TEST SECTION			RANDOM #			LENGTH / WIDTH x RANDOM #			TEST SECTION BEGINNING STATION #	CORE LOCATION		CORE SAMPLE THICKNESS	PERCENT COMPACTION
	TEST SECTION NO.	LENGTH A	WIDTH B	LENGTH C	WIDTH D	LENGTH E=A x C	WIDTH F=B x D	STATION G+E	DIST. FROM BASELINE F					
4										G		2 1/2	93.0	
5										G		2 1/2	94.2	

DATE FREEMAN 50967
 * PRINT CERTIFIED QMS TECHNICIAN'S NAME WITH CAMS*

CONSTRUCTION TYPE:
 THE "NEW" CONSTRUCTION CATEGORY WILL BE DEFINED AS PAVEMENTS EXCLUSIVE OF IRREGULAR AREAS MEETING ALL THREE OF THE FOLLOWING CRITERIA:
 1) PAVEMENT PLACED ON A NEW AGGREGATE OR SOIL BASE COMPACTED TO THE SPECIFIED DENSITY OR PAVEMENT PLACED ON A NEW ASPHALT MIX LAYER (EXCLUDING WEDGING AND LEVELING);
 2) PAVEMENT WHICH IS WITHIN A DESIGNATED TRAVEL LANE OF THE FINAL TRAFFIC PATTERN; AND
 3) PAVEMENT WHICH IS 4.0 FEET (1.2 METERS) OR WIDER AS AN EXCEPTION, WHEN THE FIRST LAYER OF MIX IS PLACED ON AN UNPRIMED AGGREGATE BASE AND IS 2.0 INCHES (50 MILLIMETERS) OR LESS IN THICKNESS, THE LAYER WILL BE INCLUDED IN THE "OTHER" CONSTRUCTION CATEGORY.
 THE "OTHER" CONSTRUCTION CATEGORY WILL INCLUDE ALL PAVEMENT EXCEPT AS DESCRIBED ABOVE AND ALSO ALL S 475 A MIX TYPES.

LOT PASSES
 LOT FAILS

NOTE: CONTRACTOR MUST BE NOTIFIED BY LETTER OF ANY PAY ADJUSTMENTS OR PAVEMENT REMOVAL.

* BY PROVIDING THIS DATA UNDER MY SIGNATURE AND/OR HICAMS CERTIFICATION NUMBER, I ATTEST TO THE ACCURACY AND VALIDITY OF THE DATA CONTAINED ON THIS FORM, AND CERTIFY THAT NO DELIBERATE MISREPRESENTATION OF TEST RESULTS IN ANY MANNER HAS OCCURRED

NEW OTHER

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

REV. 09-23-2014

COREDRY Core Sample Constant Weight & Density Determination and Comparison

PROJECT No.: SIDNEY CREEK TYPE MIX: PA19C JMF No.: 18-0228-271
 CONTRACTOR: BLY THE PLANT LOCATION: C. Lake Min. % Compaction Required:

Date Placed	Sample Number	Sample Height	Initial Dry Weight (A)	.05% Weight (B x .0005)	Weight after 1 st Series	Weight after 2 nd Series	Weight Loss (grams) (1-2)	Weight after 3 rd Series	Weight Loss (grams) (2-3)	Weight after 4 th Series	Weight Loss (grams) (3-4)	Weight after 5 th Series	Weight Loss (grams) (4-5)	**QA/QC Technician Initials
	4		2372.8		2371.3									
	5		2225.6		2227.7									

*Note: The Initial weight (A) is the weight obtained just prior to placing specimen into the CoreDry.
 *When the difference after 2 complete series (1 & 2) is less than the Initial weight x .05% (A x .0005), then constant weight has been achieved.

Date Placed	Sample Number	Dry Weight	SSD	In Water Weight	QA Sp. Gr.	QC Sp. Gr.	Target Sp. Gr.	QA %	QC %	Limits of Precision (VIN)	Date Tested	Entered into HCAMS	**QA/QC Technician Signature
	4	2371.3	2373.7	1397.1		2314	2467	93.8					
	5	2227.7	2230.6	1222.5		2325		94.7					

NOTE: CURRENT FORM IS TO BE SENT TO QA AS SOON AS TEST RESULTS ARE KNOWN BY QC LAB TECHNICIAN (OMS MANUAL - SECTION E).
 **NOTE: BY PROVIDING THIS DATA UNDER MY SIGNATURE AND/OR HCAMS CERTIFICATION NUMBER, I ATTEST TO THE ACCURACY AND VALIDITY OF THE DATA CONTAINED ON THIS FORM AND CERTIFY THAT NO DELIBERATE MISREPRESENTATION OF TEST RESULTS, IN ANY MANNER, HAS OCCURRED.

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

DAILY CORE LOCATION & LOT SUMMARY

12-2002

DATE

PROJECT NO.: SYDNEY CREEK MAP / RT. NO.: RAMDULICK
 BASE TYPE: STONE LANE DESC.: PEAK HURST
 TYPE MK: R59.5C JMF NO.: 18-1332-271

CONTRACTOR: BLITZ
 BASELINE: CHA NAGEL DROP
MC LAREN CHISE

PLANT LOCATION: G LAKE

PROJECT ENGINEER:

CORE #	TEST SECTION			RANDOM #			LENGTH / WIDTH x RANDOM #		TEST SECTION BEGINNING STATION # G	CORE LOCATION		CORE SAMPLE THICKNESS	PERCENT COMPACTION
	TEST SECTION NO.	LENGTH A	WIDTH B	LENGTH C	WIDTH D	LENGTH E=A x C	WIDTH F=B x D	STATION G+E		DIST FROM BASELINE F			
1												2 7/8	94.9
2												2 1/2	93.9
3												2 1/8	90.8
6												1 3/4	93.5
7												2	92.7
8												2	94.1
9												2 1/2	93.1
10												1 7/8	92.4
LOT AVERAGE													

QMS TECHNICIAN'S NAME: DME Freeman 50967

CONSTRUCTION TYPE: THE "NEW" CONSTRUCTION CATEGORY WILL BE DEFINED AS PAVEMENTS, EXCLUSIVE OF IRREGULAR AREAS MEETING ALL THREE OF THE FOLLOWING CRITERIA:
 1) PAVEMENT PLACED ON A NEW AGGREGATE OR SOIL BASE COMPACTED TO THE SPECIFIED DENSITY OR PAVEMENT PLACED ON A NEW ASPHALT MIX LAYER (EXCLUDING WEDGING AND LEVELING);
 2) PAVEMENT WHICH IS WITHIN A DESIGNATED TRAVEL LANE OF THE FINAL TRAFFIC PATTERN; AND
 3) PAVEMENT WHICH IS 4.0 FEET (1.2 METERS) OR WIDER AS AN EXCEPTION, WHEN THE FIRST LAYER OF MIX IS PLACED ON AN UNPREPARED AGGREGATE BASE AND IS 2.0 INCHES (50 MILLIMETERS) OR LESS IN THICKNESS, THE LAYER WILL BE INCLUDED IN THE "OTHER" CONSTRUCTION" CATEGORY.
 THE "OTHER" CONSTRUCTION CATEGORY WILL INCLUDE ALL PAVEMENT EXCEPT AS DESCRIBED ABOVE AND ALSO ALL S 4.75 A MIX TYPES.

* CERTIFIED QMS TECHNICIAN'S SIGNATURE

* PRINT QMS TECHNICIAN'S NAME: DME Freeman

* CERTIFIED QC PLANT TECHNICIAN'S SIGNATURE

* PRINT QC PLANT TECHNICIAN'S NAME: _____

LOT PASSES

LOT FAILS

NOTE: CONTRACTOR MUST BE NOTIFIED BY LETTER OF ANY PAY ADJUSTMENTS OR PAVEMENT REMOVAL.

* BY PROVIDING THIS DATA UNDER MY SIGNATURE AND/OR HCCAMS CERTIFICATION NUMBER, I ATTEST TO THE ACCURACY AND VALIDITY OF THE DATA CONTAINED ON THIS FORM AND CERTIFY THAT NO DELIBERATE MISREPRESENTATION OF TEST RESULTS IN ANY MANNER HAS OCCURRED.

NEW OTHER

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

COREDRY Core Sample Constant Weight & Density Determination and Comparison

PROJECT No.: SIDNEY CREEK

TYPE NO.: RS9.5C

JMF No.: 18-1332-27

CONTRACTOR: BLYTHE

PLANT LOCATION: G. LAKE

Date Placed	Sample Number	Sample Weight (g)	Initial Dry Weight (g)	85% Weight (p. 2.020)	Weight after 1 st Series	Weight after 2 nd Series	Weight Loss (grams) (1-2)	Weight after 3 rd Series	Weight Loss (grams) (3-4)	Weight after 4 th Series	Weight Loss (grams) (4-5)	Weight after 5 th Series	Weight Loss (grams) (5-6)	**QA/QC Technician Initials
	1		2336.5		2336.0									
	2		2068.2		2067.9									
	3		1931.8		1930.3									
	6		1585.7		1585.2									
	7		1696.4 1696.4		1695.9									
	8		1776.4		1776.1									
	9		2262.4		2262.6									
	10		1463.3		1462.1									

Min. % Compaction Required:

*Note: The initial weight (4) is the weight obtained just prior to placing specimen into the CoreDry.

*When the difference after 2 complete series (1 & 2) is less than the initial weight x .05% (A x .0005), then constant weight has been achieved.

Date Placed	Sample Number	Dry Weight	SSD	In Water Weight	QA Sp. Gr.	QC Sp. Gr.	Target Sp. Gr.	QA %	QC %	Limits of Precision (MIN)	Date Tested	Entered into ECAMS	**QA/QC Technician Signature
	1	2336.0	2337.4	1326.3		2.310	2.434	2.438	94.9				
	2	2067.9	2069.1	1165.7		2.289			93.9				
	3	1930.3	1932.5	1000.2		2.237	2.213		87.6	20.8			
	6	1585.2	1586.6	891.0		2.279			93.5				
	7	1696.4	1697.5	946.9		2.259			92.7				
	8	1776.4	1777.1	1003.1		2.295			94.1				
	9	2268.6	2270.9	1273.3		2.270			93.1				
	10	1462.1	1463.6	819.9		2.254			92.4				

NOTE: CURRENT FORM IS TO BE SENT TO QA AS SOON AS TEST RESULTS ARE KNOWN BY QC LAB TECHNICIAN (OBS MANUAL - SECTION 12).

**NOTE: BY PROVIDING THIS DATA UNDER MY SIGNATURE AND/OR ECAMS CERTIFICATION NUMBER, I ATTEST TO THE ACCURACY AND VALIDITY OF THE DATA CONTAINED ON THIS FORM AND CERTIFY THAT NO DELIBERATE MISREPRESENTATION OF TEST RESULTS, IN ANY MANNER, HAS OCCURRED.

Table 1

Asphalt Thickness And Density Measurements

Sidney Creek Phase I - D

Geotechnologies Project No.: 1-21-0247-CA

Core #	Mix Type	Dry Weight	Weight In Water	SSD Weight	Volume	Specific Gravity	RICE	Percent Compaction	Thickness (in.)
1	RS 9.5C	2199.0	1196.6	2200.1	1003.5	2.191	2.438	89.9	2.50
2	RS 9.5C	2175.4	1208.7	2177.4	968.7	2.246	2.438	92.1	2.25
3	RS 9.5C	2090.2	1182.9	2091.9	909.0	2.299	2.438	94.3	2.25
4	RS 9.5C	1853.4	1035.8	1855.7	819.9	2.261	2.438	92.7	2.00
5	RS 9.5C	1883.5	1044.2	1885.0	840.8	2.240	2.438	91.9	2.00
6	RS 9.5C	1911.8	1056.8	1913.5	856.7	2.232	2.438	91.5	2.125
7	RS 9.5C	1894.4	1067.1	1895.8	828.7	2.286	2.438	93.8	2.125
8	RS 9.5C	1311.5	723.7	1312.8	589.1	2.226	2.438	91.3	1.50
Average RS 9.5B							2.438	92.2	2.09

Depth Derived

2"
2"
2.5"
2.5"
2"
2"
2"
2"

LOCH
LOCA

Note: The JMF used for this mix is 1-18-1332-271. The required average compaction for RS 9.5C is 92.0%

PLS ASK Geo-TECH (Z) TWO CORES WITHIN 10 FEET OF ORIGINAL CORES:

FOR ADDITIONAL

ASK 8/14/23

- # 1 (Compaction (concern)) - 1B + 1C (New Numbers)
- # 4 (Thickness (concern)) - 4B + 4C (New Numbers)
- # 8 (Thickness (concern)) - 8B + 8C (New Numbers)

PLS Re-submit w/ Add'l Data.



Monday, April 24, 2023

Engineer's Certification Public Water

RE: Sidney Creek Phase 1D

✓ OK APPROVED AS SUBMITTED 8-14-23

To Whom it may Concern:

I, **J. Andrew Stocks**, as a duly registered Professional Engineer in the State of North Carolina, having been authorized to observe periodically the construction of the project segments as listed below:

Sidney Creek Phase 1D

For the **DRSFA, LLC**, hereby state that, to the best of my abilities; due care and diligence was used in the observation of the project construction such that by my inspection and the observation of the CORPUD Inspectors the constructed improvements and my review of the as-built survey data, I hereby certify that the (1) public improvements, (2) private improvements, and (3) public safety of the above referenced project as constructed are in compliance with the requirements of the improvements as prescribed in the approved Construction Drawings, approved design documents, and/or any approved modifications, except as noted in red on the 'As-Builts' drawings. Furthermore, I certify that the red-noted do not adversely affect the required performance or public safety aspects of the improvements.

J. Andrew Stocks, PE
Project Manager

SEAL:



JAS/ProjectFolder://2018-001 DRB-Zebulon-Chamblee Road Site/As Builts/Ph 1D Certifications and Bond Letters/"Engineers Certification Water"

J. Michael Stocks, PE
Stocks Engineering, PA (C-1874)
801 East Washington Street
PO Box 1108
Nashville, NC 27856

252.459.8196 (voice)
252.459.8197 (fax)
252.903.6891 (mobile)
mstocks@stocksengineering.com



Monday, April 24, 2023

Engineer's Certification Public Sewer

RE: Sidney Creek Phase 1D

Handwritten notes:
✓ [Signature]
8-14-23
Approved As
Submitted

To Whom it may Concern:

I, **J. Andrew Stocks**, as a duly registered Professional Engineer in the State of North Carolina, having been authorized to observe periodically the construction of the project segments as listed below:

Sidney Creek Phase 1D

For the **DRSFA, LLC**, hereby state that, to the best of my abilities; due care and diligence was used in the observation of the project construction such that by my inspection and the observation of the CORPUD Inspectors the constructed improvements and my review of the as-built survey data, I hereby certify that the (1) public improvements, (2) private improvements, and (3) public safety of the above referenced project as constructed are in compliance with the requirements of the improvements as prescribed in the approved Construction Drawings, approved design documents, and/or any approved modifications, except as noted in red on the 'As-Builts' drawings. Furthermore, I certify that the red-noted do not adversely affect the required performance or public safety aspects of the improvements.

J. Andrew Stocks, PE
Project Manager

- SEAL:



JAS/ProjectFolder//2018-001 DRB-Zebulon-Chambiee Road Site/As Builts/Ph 1D Certifications and Bond Letters/Engineers Certification Sewer

J. Michael Stocks, PE
Stocks Engineering, PA (C-1874)
801 East Washington Street
PO Box 1108
Nashville, NC 27856

252.459.8196 (voice)
252.459.8197 (fax)
252.903.6891 (mobile)
mstocks@stocksengineering.com

LIEN WAIVER AND RELEASE

APPROVED
AS
SUBMITTED
8-4-23

I, the undersigned, am a general contractor, subcontractor, materialman, or other person furnishing services or labor or materials pursuant to any and all contract(s) with DRSFA, LLC, as indicated by my respective signature below, in the construction or repair of improvements upon real estate owned by DRSFA, LLC, and described as follows:

All work related to the installation of roadway and stormwater infrastructure located within Sidney Creek Phase 1D – Channel Drop Loop Sta. 21+25.20 to Sta. 31+00.79, Peakhurst Drive Sta. 9+85.00 to Sta. 12+54.85, McLaren Chase Dr. Sta. 10+00.00 to Sta. 11+50.62 and Randwick Valley Ct. as shown on construction plans prepared by Stocks Engineering PA.


In consideration of the sum of \$1,000 to me if hand paid, receipt whereof is hereby acknowledged, and other benefits accruing to me, and acknowledging that I have been fully paid under said contract(s) with respect to all work done by me or materials furnished by the above mentioned party and its agents and intending to be legally bound hereby, I do hereby waive, release and quit-claim all right that I may now or hereafter have or claim upon the land and improvements as described and I do further warrant that I have not and will not assign my right for payment, nor my right to perfect a lien against said property, and that I have the right to execute this waiver and release thereof.

I respectively warrant that all amounts payable by me upon the aforesaid premises have been fully paid and no amount of said labor has been claimed, demanded, or filed against said premises.

It is understood and agreed that my complete hereto is for all services rendered, work done and material furnished hereon and to be signed in any and all capacities.


Witness the following signature and seal this 5 day of June, 2023.

Contractor/Subcontractor/Materialman

 (Signature)
Name: Joe K. West
Title: President
Company: Kenneth West, Inc

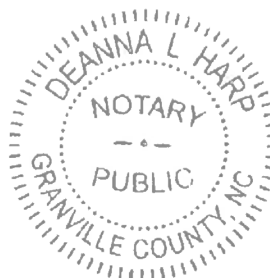
State of Nc County/City of Wake / Garner ;

Subscribed and sworn to before me this 5 day of June, 2023.


Notary Public

My Commission Expires: 3-3-26

Subdivision: Sidney Creek Ph 1D





Letter Approved & Submitted 8/18/23

March 29, 2022

Chris D. Ray
Zebulon Public Works Director
450 East Horton Street
Zebulon, NC 27597

Re: Sidney Creek Materials Phase 1D

Chris,

Please allow this letter to serve as confirmation that DRSFA did not purchase any materials for the Sidney Creek development. All materials were provided by the site contractor, Kenneth West, Inc.

Sincerely,

Paul J. Yeager

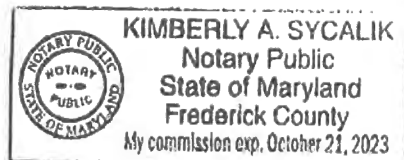
Paul Yeager
Executive Vice President / CFO

State of Maryland County of MONTGOMERY This record was acknowledged before me on the 30th of MARCH, 2022 by Paul Yeager.

Kimberly A Sycalik

KIMBERLY A SYCALIK Notary Public

My Commission Expires 10/21/2023





110

Notification of Conditional Acceptance

of Water and Wastewater Infrastructure in Raleigh Water Merger Communities
(Garner, Knightdale, Rolesville, Wake Forest, Wendell, Zebulon)

Project Name: SIDNEY CREEK

Project Phase: PHASE 1 - D

Permit Number(s): W - 3704

S - 4614

The City of Raleigh Water Department has completed field inspections and testing on the water and/or wastewater infrastructure associated with the development project/phase referenced above. Installation meets Raleigh Water specifications and the infrastructure is available for use. This preliminary acceptance is conditional on a final review of digital as-built data, project records and other submitted documentation. Formal notification of acceptance is pending and will be provided on successful completion of the conditional review.

Inspector Name: MICHAEL R. FOWLER , SR.

Date: 09 / 26 / 2023

Comments:

FINAL / SIGNED ACCEPTANCE LETTER WILL FOLLOW.

Notes on Project Phasing: Acceptance occurs after water and sewer infrastructure in an approved phase is installed, inspected/tested and the required supporting documentation has been received. Phases of construction must extend from and/or connect to existing (or concurrently accepted) infrastructure to be considered for acceptance. Acceptance boundaries are defined by the limits identified in the Raleigh Water approved utility phasing plan(s). Acceptance of unapproved sub-phases and/or partially complete phases will not be considered. Additional information can be found in the Raleigh Water Handbook at www.raleighnc.gov.

①

Service Address Logs (Work/Comm) Contacts Prerequisites Billing Meter Plans CU Details Asset Preview

Failure Reporting Inspections Map

Handwritten notes: *Approved*, *Site*, *Design*

Status: INEXTDESIGN

Site: TD-NC SE

Capital Percent: 100.00

Filter 1 - 1 of 1

Bill Status	Total Charges	Date Submitted	Date Invoiced	Date Paid	Result Set?	Total CIAC Amount
PAID	49,648.00	02/17/2022 3:37 PM	02/18/2022	03/02/2022	<input checked="" type="checkbox"/>	0.00

Filter 1 - 2 of 2

Charge Code	Description	Sub-Total
UL	UG for Lighting	46,400.00
STELECP	DEP Sales Tax Electric	3,248.00

Filter 0 - 0 of 0

11

Total Remittance

231,908.03	0.00	0.00	231,908.03
231,908.03	0.00	.00	231,908.03

DRSFA, LLC
 2099 Gaither Road, Suite 600
 ROCKVILLE, MD 20850

FIFTH THIRD BANK
 CINCINNATI, OH

13-31/420

Pay ***Two Hundred Thirty One Thousand Nine Hundred Eight Dollars 03 Cents*** Date **Sep 21, 2023** Check Number **DRSFA-00000836** Amount **\$231,908.03**

To **TOWN OF ZEBULON**
 The **1003 N. ARENDELL AVENUE**
 Order **ZEBULON, NC 27597**
 Of

DRSFA, LLC

Per 

PAYABLE IN US DOLLARS



Rec'd by Finance - 10/9/23 - Knowledge by ANDREA ARSENVAULT.



Town of Zebulon
 1003 N. ARENDELL AVENUE
 ZEBULON, NC 27597
 (919)823-1806

INVOICE #
24-00026

YOU CAN PAY ONLINE BY CREDIT/DEBIT/ACH:
 WWW.EDMUNDSGOVPAY.COM/ZEBULON
 YOU WILL NEED YOUR ACCOUNT ID AND PIN

ACCOUNT ID: STOCKS PIN: 089360
 INVOICE DATE: 09/11/23
 DUE DATE: 09/15/23

Stocks Engineering, P.A.
 PO Box 1108
 nashville, NC 27856

QUANTITY/UNIT	SERVICE ID	DESCRIPTION	UNIT PRICE	AMOUNT
		Sidney Creek 1D Fianl		
2228.0000/LF	STREETCU	Streets/Curb/Gutter Constr Ins Sidney Creek 1D Fianl	2.950000	6,572.60
2053.0000/LF	STORMDRA	Storm Drainage Constr. Inspect Sidney Creek 1D Fianl	1.200000	2,463.60
2053.0000/LF	STORMMAP	STORMWATER MAPPING FEES Sidney Creek 1D Fianl	1.750000	3,592.75
1.0000/LF	SIDEWALK	Sidewalk Construction Inspecti Sidney Creek 1D Fianl	1.000000	1.00
52.0000	RECIMPSF	RECREATION IMPACT FEE - SINGLE Sidney Creek 1D Fianl	3,000.000000	156,000.00
1.0000	MAJORSUB	MAJOR SUBDIVISION FINAL PLAT Sidney Creek 1D Fianl	300.000000	300.00
55.0000/LOT	PLAT PER	MAJ SUBDIVISION PLAT FEE/LOT Sidney Creek 1D Fianl	10.000000	550.00
53.0400	TRANSPOR	Transportation Impact Fee Sidney Creek 1D Fianl	1,177.000000	62,428.08
		TOTAL DUE:		\$ 231,908.03

Pd Full 10/9/23

PAYMENT COUPON - PLEASE DETACH AND RETURN THIS PORTION ALONG WITH YOUR PAYMENT

Town of Zebulon
 1003 N. ARENDELL AVENUE
 ZEBULON, NC 27597
 (919)823-1806

INVOICE #: 24-00026
 DESCRIPTION: Sidney Creek 1D Fianl
 ACCOUNT ID: STOCKS PIN: 089360
 DUE DATE: 09/15/23
 TOTAL DUE: \$ 231,908.03

Stocks Engineering, P.A.
 PO Box 1108
 nashville, NC 27856



SIDNEY CREEK CONSERVATION SUBDIVISION ZEBULON, NORTH CAROLINA PHASE ONE - TRC 2020-02

ZEBULON REVIEW SET - MARCH 10, 2020 JULY 6, 2020

SEAL OF THE STATE OF NORTH CAROLINA

PLANNING AND ZONING DEPARTMENT

APPROVED FOR SUBMISSION TO THE BOARD OF ZONING ADJUSTMENTS

DATE

STORMWATER CONTROL PLAN

FLOOD STUDY

STURM WATER MONT 5

STURM WATER MONT 5

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COVER	COVER SHEET
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CR-01	EXISTING SITE SURVEY
CR-02	PHASE ONE CONSTRUCTION PLAN
CR-03	STREET ALIGNMENT
CR-04	UTILITY PLAN (SEWER)
CR-05	UTILITY PLAN (WATER)
CR-06	LINE A PLAN AND PROFILE
CR-07	LINE B PLAN AND PROFILE
CR-08	STREET A PLAN AND PROFILE
CR-09	STREET B PLAN AND PROFILE
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CR-11	STREET D PLAN AND PROFILE
CR-12	STREET E PLAN AND PROFILE
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D-04 CITY OF RALEIGH WATER MAINS DETAILS

D-05 EROSION CONTROL NOTES

D-06 EROSION CONTROL DETAILS

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D-09 APR-19 EROSION CONTROL SHEET

D-10 APR-19 EROSION CONTROL SHEET

D-11 APR-19 EROSION CONTROL SHEET

D-12 APR-19 EROSION CONTROL SHEET

D-13 APR-19 EROSION CONTROL SHEET

D-14 APR-19 EROSION CONTROL SHEET

D-15 APR-19 EROSION CONTROL SHEET

D-16 APR-19 EROSION CONTROL SHEET

D-17 APR-19 EROSION CONTROL SHEET

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D-26 APR-19 EROSION CONTROL SHEET

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D-28 APR-19 EROSION CONTROL SHEET

D-29 APR-19 EROSION CONTROL SHEET

D-30 APR-19 EROSION CONTROL SHEET

D-31 APR-19 EROSION CONTROL SHEET

D-32 APR-19 EROSION CONTROL SHEET

D-33 APR-19 EROSION CONTROL SHEET

D-34 APR-19 EROSION CONTROL SHEET

D-35 APR-19 EROSION CONTROL SHEET

PROPOSED PHASE 1 LOT CONTROL

APPROVED	151
PENDING	152
RETRACTED	153
TOTAL	154

CONTRIBUTING AGENCIES

AGENCY	CONTACT	PHONE	EMAIL
WAKE COUNTY	PLANNING AND ZONING DEPARTMENT	919.853.4700	planning@wakecountygov.com
JONESBORO	PLANNING AND ZONING DEPARTMENT	919.488.3000	planning@jonesboro.org
GREENWAY	PLANNING AND ZONING DEPARTMENT	919.488.3000	planning@greenway.org

Owner/Developer:

DRSFA, LLC

801 East Washington Street

Greensboro, NC 27401

919.286.7507

info@drsfa.com

Civil Engineering:

Stooke Engineering, P.A.

801 East Washington Street

Greensboro, NC 27401

919.286.7507

info@stooke.com

Surveying:

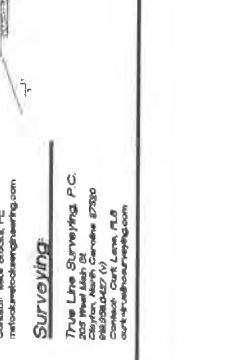
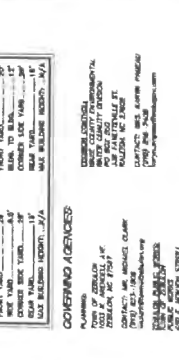
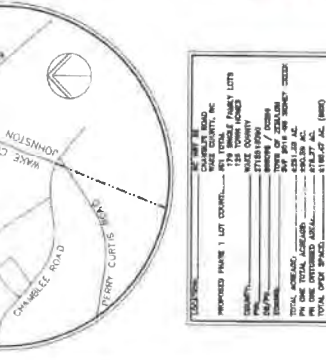
The Lyle Surveying, P.C.

207 West Main St

Waynesville, North Carolina 27586

919.862.2200

info@thelylesurveying.com



RESIDENTIAL LOCAL CROSS SECTION

CROSS SECTION

SECTION 1

SECTION 2

SECTION 3

SECTION 4

SECTION 5

SECTION 6

SECTION 7

SECTION 8

SECTION 9

SECTION 10

SECTION 11

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SECTION 50

PUBLIC IMPROVEMENT QUANTITIES TABLE

ITEM NO.	DESCRIPTION	QUANTITY	UNIT
1	20" DIAMETER CONCRETE PIPE	100	LF
2	18" DIAMETER CONCRETE PIPE	150	LF
3	16" DIAMETER CONCRETE PIPE	200	LF
4	14" DIAMETER CONCRETE PIPE	250	LF
5	12" DIAMETER CONCRETE PIPE	300	LF
6	10" DIAMETER CONCRETE PIPE	350	LF
7	8" DIAMETER CONCRETE PIPE	400	LF
8	6" DIAMETER CONCRETE PIPE	450	LF
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15	0.5" DIAMETER CONCRETE PIPE	800	LF

RESIDENTIAL LOCAL CROSS SECTION

CROSS SECTION

SECTION 1

SECTION 2

SECTION 3

SECTION 4

SECTION 5

SECTION 6

SECTION 7

SECTION 8

SECTION 9

SECTION 10

SECTION 11

SECTION 12

SECTION 13

SECTION 14

SECTION 15

SECTION 16

SECTION 17

SECTION 18

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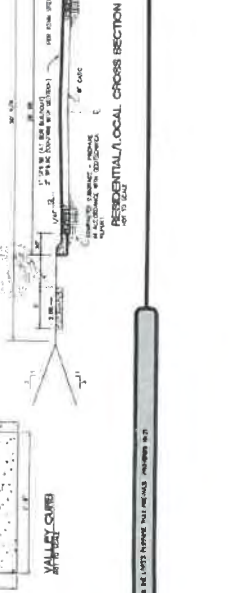
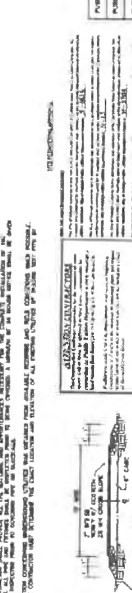
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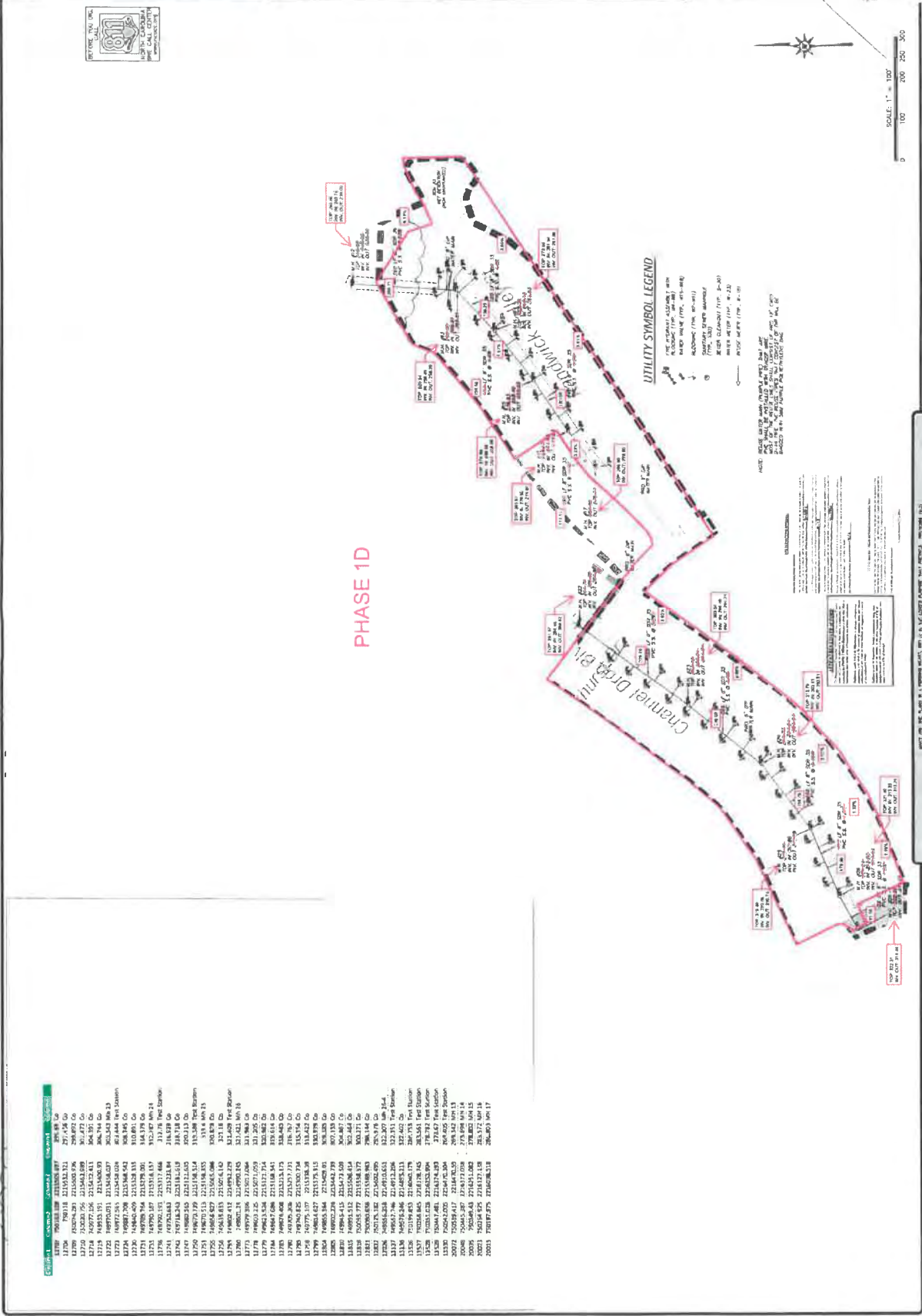
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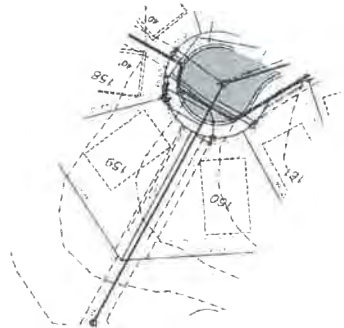
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STOCKS ENGINEERING
 100 S. HICKORY STREET
 WILSON, NC 27894
 PHONE: (757) 436-8158
 FAX: (757) 436-8158
 WWW.STOCKSENGINEERING.COM

SIDNEY CREEK, NORTH CAROLINA
ZEBULON, DAN RYAN BUILDERS



AS BUILTS
4-17-23
 PROJECT NO. 23-01
 SHEET NO. 01 OF 01



Sprout St



DATE: 04/17/23
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO. 23-01
 SHEET NO. 01 OF 01



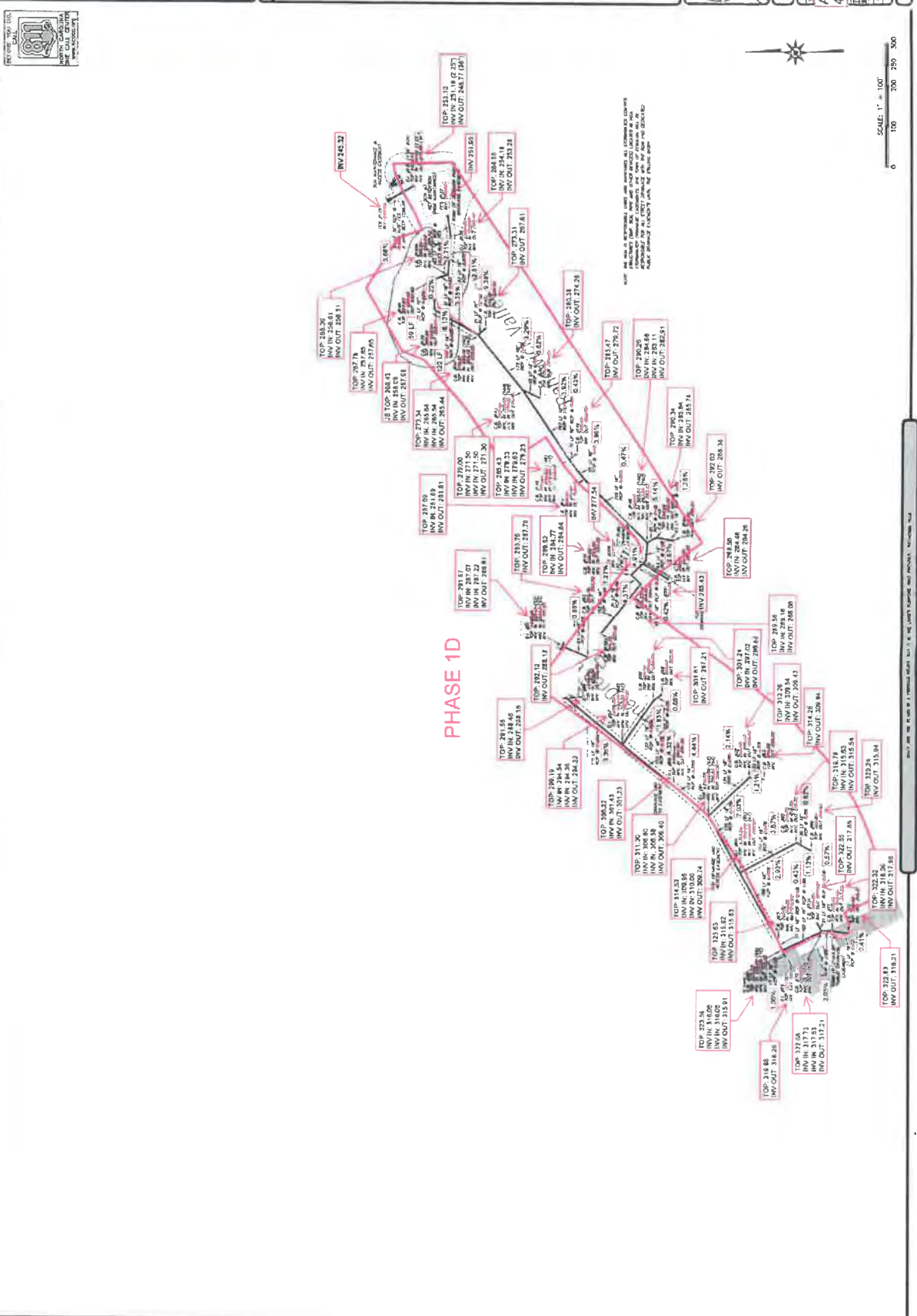
STOCKS ENGINEERING
 1000 W. 10TH ST. SUITE 100
 WASHINGTON, D.C. 20004
 (202) 638-1100
 WWW.STOCKSENG.COM

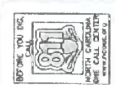
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 SIDNEY CREEK, NORTH CAROLINA
 ZEBULON, NORTH CAROLINA

AS BUILTS
 4-17-23



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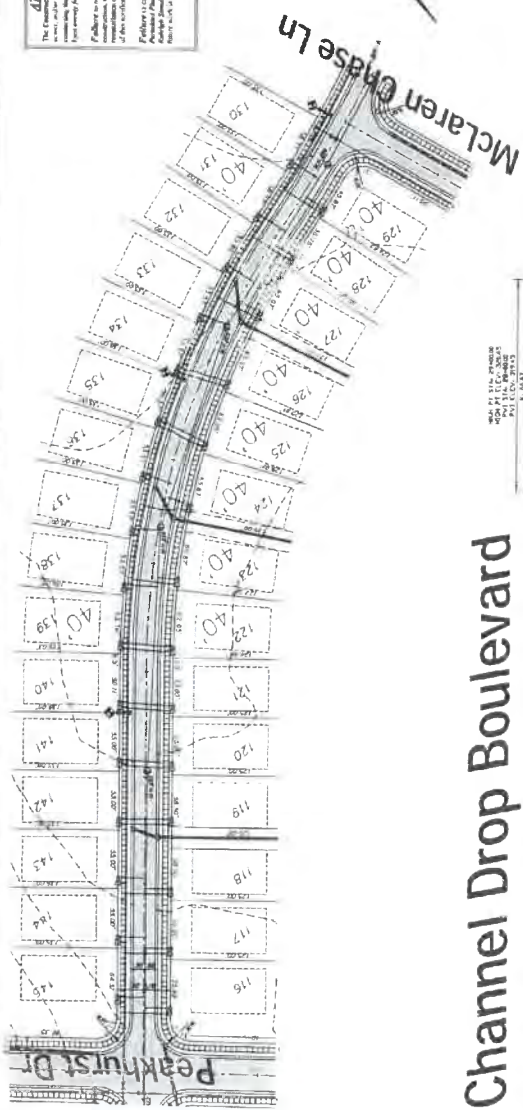




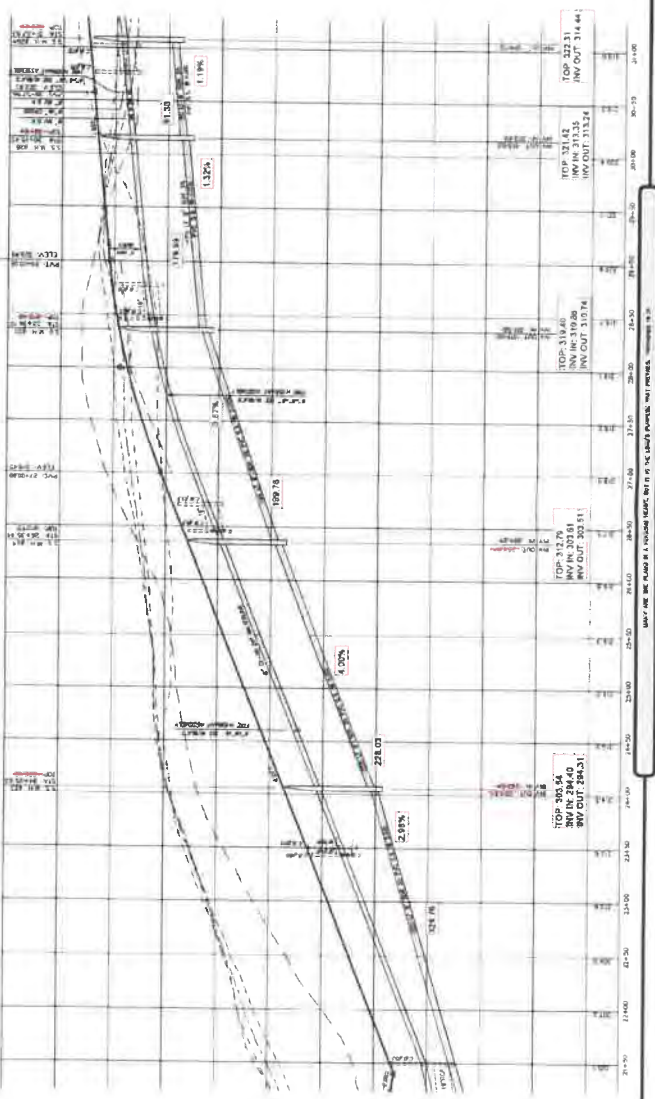
ATTENTION CONTRACTORS
 The Engineer/Contractor responsible for the issuance of this plan, and the Public Utilities Commission, are not responsible for any errors or omissions that may appear hereon. It is the responsibility of the contractor to verify all data and dimensions shown on this plan with the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.



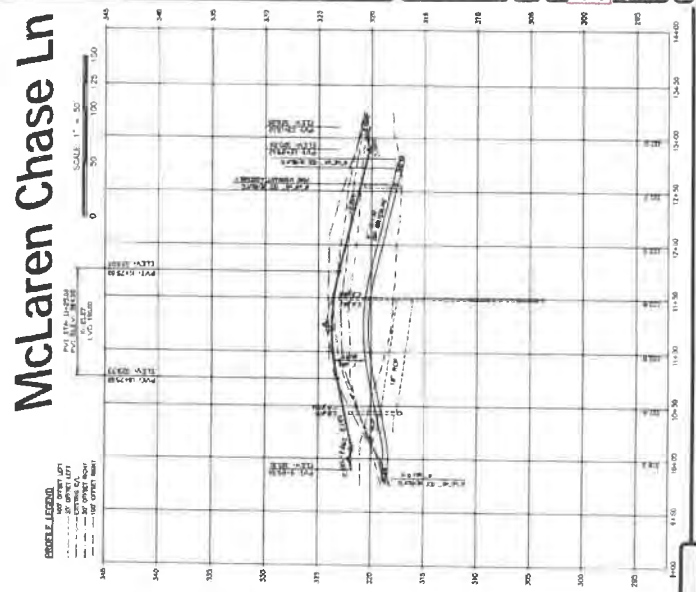
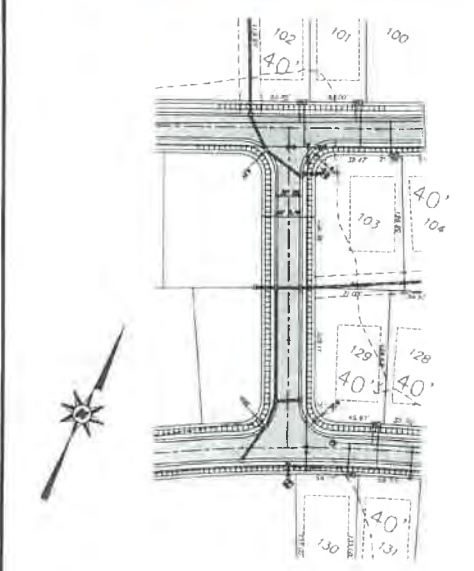
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Channel Drop Boulevard



GENERAL LEGEND
 --- 12" WATER MAIN
 --- 12" SEWER MAIN
 --- 12" WATER MAIN
 --- 12" SEWER MAIN



SEE EXHIBITS APPROVALS

Notes and Explanations for the Applicant:

The City of Raleigh requires that the applicant provide a copy of the following information to the City of Raleigh:

- 1. A copy of the approved site plan.
- 2. A copy of the approved site plan.
- 3. A copy of the approved site plan.
- 4. A copy of the approved site plan.
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- 6. A copy of the approved site plan.
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- 9. A copy of the approved site plan.
- 10. A copy of the approved site plan.

ATTENTION CONTRACTORS

The City of Raleigh requires that the contractor provide a copy of the following information to the City of Raleigh:

- 1. A copy of the approved site plan.
- 2. A copy of the approved site plan.
- 3. A copy of the approved site plan.
- 4. A copy of the approved site plan.
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- 10. A copy of the approved site plan.

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LIEN WAIVER AND RELEASE

LOK
APPROVED
AS
Submitted
8/14/23

I, the undersigned, am a general contractor, subcontractor, materialman, or other person furnishing services or labor or materials pursuant to any and all contract(s) with DRSFA, LLC, as indicated by my respective signature below, in the construction or repair of improvements upon real estate owned by DRSFA, LLC, and described as follows:

All work related to the installation of public water and public sewer infrastructure located within Sidney Creek Phase 1D – Channel Drop Loop Sta. 21+25.20 to Sta. 31+00.79, Peakhurst Drive Sta. 9+85.00 to Sta. 12+54.85, McLaren Chase Dr. Sta. 10+00.00 to Sta. 11+50.62 and Randwick Valley Ct. as shown on construction plans prepared by Stocks Engineering PA.

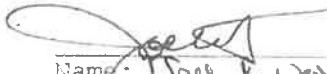
In consideration of the sum of \$1000 to be in hand paid, receipt whereof is hereby acknowledged, and other benefits accruing to me, and acknowledging that I have been fully paid under said contract(s) with respect to any work done on, or materials furnished to, the above described land and improvements and intending to be legally bound hereby, I do hereby waive, release and quitclaim all right that I may now or hereafter have in a lien upon the land and improvements above described; and I do further warrant that I have not and will not assign my claims for payment, nor my right to perfect a lien against said property, and that I have the right to execute this waiver and release hereof.

I respectively warrant that all laborers employed by me upon the abovesaid premises have been fully paid and that none of such laborers have any claim against, or lien against, said premises.

It is understood and agreed that my signature hereon is for all services rendered, work done and material furnished hereunder by me under all and all specifications.

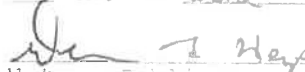
Witness the following signature and seal this 5 day of June, 2023.

Contractor/Subcontractor/Materialman

 (Signature)
Name: Jack R. West
Title: President
Company: Kenneth West, Inc.

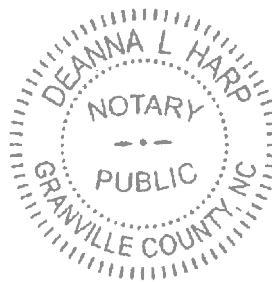
State of NC; County/City of Wake / Garner;

Subscribed and sworn to before me this 5 day of June, 2023


Notary Public

My Commission Expires: 3-3-26

Subdivision: Sidney Creek Ph 1D



Page

**RESOLUTION 2024-10
ACCEPTING ROADWAY, AND STORM DRAINAGE
INFRASTRUCTURE FOR SIDNEY CREEK PHASE 1-D**

WHEREAS, DRSFA, LLC the developers of Sidney Creek Phase 1-D requests the Town of Zebulon assume ownership and maintenance of the roadway and storm drainage infrastructure within the public right-of-way or dedicated easements of Sidney Creek Phase 1-D consisting of 2,053 linear feet (LF) of drainage infrastructure, and 2,228 LF of roadway:

- 975’ LF Channel Drop Loop
- 2070’ LF Peakhurst Drive
- 151’ LF McLaren Chase Drive
- 832’ LF Randwick Valley Court

WHEREAS, the Town of Zebulon has inspected said infrastructure; and

WHEREAS, DRSDFA, LLC has completed all punch list tasks; and

WHEREAS, the Town of Zebulon has received all required documentation needed for Dedication and Warranty; and

WHEREAS, the Town of Zebulon has received a Subdivision Bond from Liberty Mutual Surety Group for completion of final asphalt roadway overlay, five-foot sidewalk, access ramps, signage, striping, and concrete repair; and

WHEREAS, the Town of Zebulon may accept an offer of dedication of streets, sidewalks, curb and gutter, and storm drainage by resolution of the Board of Commissioners per the Town of Zebulon Uniform Development Ordinance section 6.10.4.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Town of Zebulon accepts dedication of the roadway, and storm drainage.

Adopted this 6th day of November 2023.

Glenn L. York – Mayor

SEAL

Lisa M. Markland, CMC - Town Clerk

Topic:  **Governing Board Rules of Procedure for Remote Meetings**

Speaker: Joseph M. Moore II, PE - Town Manager

Executive Summary:

The Board of Commissioners will consider Rules of Procedure for Remote Meetings.

Background:

At their Regular Meeting on September 11, 2023, the Board requested the draft Remote Meetings procedures to be further refined.

Discussion:

The discussion amongst the Board centered around whether they were interested in allowing and, financially supporting, Remote Meetings. If interested, the Board needs to adopt both the Procedure and Ordinance.

Policy Analysis:

Adding a Remote Meeting section to the Governing Board's Rules of Procedure is establishing policy for the Town. There is no precedent to provide an analysis on whether meeting remotely is consistent with Town goals, such as the Zebulon 2030 Strategic Plan.

There is no statutory requirement to provide remote attendance, but there is a statutory requirement to adopt a procedure if remote attendance by elected Board members is allowed.

Financial Analysis:

The financial impact to transform the Council Chambers compatible for virtual meetings is budgeted at \$15,000.

Staff Recommendation:

No Staff Recommendation. The decision to allow and financially support Remote Meetings is a Board preference.

Attachment(s):

1. Rules of Procedure: Remote Meetings revision
2. Ordinance 2024-12

TOWN OF ZEBULON BOARD OF COMMISSIONERS RULES OF PROCEDURE

.....

Remote Participation

1. Notice to Mayor of Remote Participation .

A Town Board member may participate remotely in a Town of Zebulon Board meeting by giving notice seven (7) days prior to the meeting. The Town Board member shall provide notice, in writing via email or text message, to the Mayor of his or her intent to participate remotely. Verbal communication of the intent will not be allowed. The Mayor will notify the Town Manager, and the Town Clerk, who will keep a record of the request.

2. Limit on Remote Participation

There shall be a limit on Town Board members' remote participation as follows:

- (1) Each Town Board member shall be limited to remote participation in Town Board meetings for three (3) times each calendar year.
- (2) Remote participate shall fall into two categories: (i) Planned Remote Participation, in which remote participation is necessary due to planned physical absence; and (ii) Emergency Remote Participation, in which remote participation is necessary due to last minute illness or other exigent circumstances.
- (3) Only one (1) Town Board member shall participate remotely via a Planned Remote Participation in any given Town Board meeting. The first Board member to make the request for Planned Remote Participation, via email to the Mayor, will be granted that privilege.
- (4) One (1) additional Town Board member may participate remotely as necessary via Emergency Remote Participation. Notice of the need for Emergency Remote Participation shall be provided to the Mayor as soon as practicable, but not later than six hours before the start of the meeting, in order to account for meeting planning and logistics.

3. Quorum

A member of the Town Board who is participating by means of simultaneous communication shall not be counted as present for quorum purposes. A quorum must be established exclusively by members physically present and in person at the site of the official meeting.

4. Process of Opening Meeting

If a Town Board member is participating remotely, immediately prior to opening the meeting, the Mayor, Mayor Pro Tem, or other presiding officer shall communicate with the member who is participating electronically to ensure simultaneous communication is working effectively. From that time forward until the adjournment of the meeting, the communication line or application shall be kept open for members of the public to observe or hear, and for members of the Town Board to actively participate in deliberations. At the start of the meeting, the Mayor, Mayor Pro Tem, or presiding official shall state orally which member is participating remotely, and such designation shall be recorded in the minutes. If a

member attending through electronic means becomes disconnected from the meeting, the Mayor, Mayor Pro Tem or presiding officer will pause the meeting for a reasonable amount of time, up to three (3) minutes, to allow the member to reconnect. If efforts to reconnect the member are unsuccessful, the meeting shall proceed through the agenda.

5. Voting and Discussion

Town Board members participating remotely are not eligible to vote on any items considered by the Public Body during the meeting. Remote participation will be limited to discussion only. The Town Board member participating remotely may share his or her views, ask questions, and otherwise participate in the ordinary course of the meeting. The Mayor, Mayor Pro Tem, or presiding officer will include the Town Board member participating remotely in the discussion by periodically recognizing that Board member.

6. Minutes

Minutes of the Town Board meeting shall be kept in the same manner as a regular meeting. The minutes of the Town Board meeting shall designate the name of the Town Board member who participated electronically, the nature of the electronic communication (telephone, video conference, or other), and the duration of the Board member's participation.

7. Public Participation

Members of the public shall have access to the Town Board meeting room and will be able to hear from a Town Board member participating remotely via the speakers inside the Town Board meeting room.

8. Quasi-Judicial Hearings

Remote Participation is not permitted in any form for any quasi-judicial hearings. Quasi-Judicial hearings shall only be conducted with a quorum of the Town Board of Commissioners who are physically present.

9. Closed Session

Remote participation is not permitted in any form for any Closed Sessions. Closed Sessions shall only be conducted with a quorum of the Town Board of Commissioners who are physically present.

ORDINANCE 2024-12

BE IT ORDAINED by the Board of Commissioners of the Town of Zebulon, that pursuant to North Carolina General Statutes 159-15, the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2024.

Section 1. To amend the General Fund budget as follows:

	INCREASE	DECREASE
REVENUES		
Fund Balance Appropriated	\$15,000.00	
EXPENDITURES		
Administration—Council Chambers A/V Equipment	15,000.00	

Section 2. Copies of this amendment shall be furnished to the Town Clerk, and to the Budget Officer, and to the Finance Officer for their direction.

Adopted: November 6, 2023


Effective: November 6, 2023

Glenn L. York - Mayor

ATTEST:

Lisa M. Markland - Town Clerk

STAFF REPORT
ORDINANCE 2024-19
1506 CHAMBLEE ROAD
ANNEXATION REQUEST
NOVEMBER 6, 2023

Topic: Ordinance 2024-19 - Chamblee Lake
Annexation
Speaker: Adam Culpepper, Senior Planner
From: Michael J. Clark, AICP, CZO, Planning Director
Prepared by: Adam Culpepper, Senior Planner
Approved by:  Joseph M. Moore II, PE, Town Manager

Executive Summary:

The Board of Commissioners will consider the voluntary annexation petition received for the 136-acre parcel at 1509 Chamblee Road (PIN 2715101559). This legislative case is associated with the Planned Development Request for the “Chamblee Lake” residential subdivision.

Background:

The governing board of any municipality may annex areas noncontiguous to its boundaries upon presentation of a petition signed by the owners of all the real property located within such area (NCGS §160A-58). The Town has certified the annexation request for sufficiency prior to the Public Hearing (See Attachment 2).

Discussion:

The discussion before the Board of Commissioners is whether to annex the subject property into the Town of Zebulon Corporate Limits.

Unified Development Ordinance Section 2.2.2.G provides the following standards for the Board to consider when rendering a decision:

1. The annexation petition bears the signatures of all landowners within the area to be annexed;
2. The area to be annexed can be adequately served by the same municipal services provided within the Town’s primary corporate limits;
3. The debt obligations from serving the subject lands do not exceed the anticipated revenues to the Town; and
4. The public health, safety, and welfare of Town residents and the residents of the lands proposed for annexation will be best served by the annexation.

Policy Analysis:

This annexation petition is consistent with the Comprehensive Plan requiring annexation of properties requesting water and sewer services to the site.

The property is located immediately adjacent to a satellite of the Town of Zebulon’s Corporate Limits, meaning its annexation is consistent with the Growth management Policies of the Comprehensive Plan.

Financial Analysis:

The Town will increase property tax revenue by approximately \$7,800 for annexing the parcel in its current state. The applicant requests rezoning the property to Planned

STAFF REPORT
ORDINANCE 2024-19
1506 CHAMBLEE ROAD
ANNEXATION REQUEST
NOVEMBER 6, 2023

Development District (PD). If approved, this development will have an estimated taxable value greater than \$102 Million, producing approximately \$590,000 per year in property tax revenue. The development also improves the economic development viability of the Stadium Area Mixed Use District (re Land Use Plan Economic Development Section pg. 8)

The subject property is within the Fire service boundary, but not contiguous to the Town's corporate boundaries, nor within the current service boundary for Public Works, Police, and Code Enforcement. Extended Public Works' services include residential trash and recycling, streetlight electricity, and street maintenance. Police services estimate the need to increase an officer for every 150 homes.

Staff Recommendation:

Staff recommends accepting public comment.

Staff also finds the annexation consistent with the Board's Comprehensive Plan policies, and meets the Town's development standards (UDO §2.2.2.G), and recommends approval of Ordinance 2024-19.

Board Options:

1. Approve Annexation: Only if the Board intends to approve the related conditional zoning request to rezone the property to Planned Development District (PD).
 - a. Effective upon adoption of Ordinance
 - b. Effective on June 30, 2024, after adoption of Ordinance
 - c. Effective on June 30, 2025, after adoption of Ordinance
2. Additional Consideration: Only if the Board also intends to table the related conditional zoning request.
 - a. Table to a future date and time
3. Deny Annexation: Only if the Board also intends to deny the related conditional zoning request.

Attachments:

1. Application
2. Certificate of Sufficiency
3. Boundary Survey
4. Aerial Map
5. ETJ Map
6. Land Use Map
7. Site Pictures
8. Public Hearing Notice
9. 150' Radius of Notified by Mailed Property Owners
10. NCGS 160A-58
11. Ordinance 2024-19



Town of Zebulon

Planning Department

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

ANNEXATION PETITION

GENERAL INFORMATION:

In accordance with Section 2.2.2 of the UDO, upon receipt of a valid petition signed by all of the owners of real property in the area described therein, the Town may annex an area either contiguous or not contiguous to its primary corporate limits when the area meets the standards set out under North Carolina General Statutes 160A-31 and 160A-58.1. The petition need not be signed by the owners of real property that is wholly exempt from property taxation under the Constitution and laws of North Carolina, nor by railroad companies, public utilities as defined in G.S. 62-3(23), or electric or telephone membership corporations.

INSTRUCTIONS:

PRE-APPLICATION MEETING: A pre-application meeting with staff in accordance with Section 2.3.2 of the UDO to verify the application requirements, processes, and procedures regarding a proposed request. To schedule a meeting, applicants must e-mail a pdf map, drawing, model, site or sketch plan to Assistant Planning Director Meade Bradshaw (mbradshaw@TownofZebulon.org) no later than five (5) working days prior to the desired meeting day.

FILE PETITION: Submit hard copy application to the Planning Department with the applicable requirements in accordance with Section 2.2.2 of the UDO.

CERTIFICATION OF SUFFICIENCY: The Town Clerk shall investigate and certify whether the petition is legally sufficient. Only legally sufficient petitions shall be considered by the Town.

REVIEW BY STAFF: The Planning and Public Works Departments review the annexation submission. Comments will be sent to the applicant via email.

LEGAL ADVERTISEMENT: A legal advertisement will be published on the Town of Zebulon's website and in a paper of general circulation once no more than 25 days and one within 10 days of the date of the public hearing.

BOARD OF COMMISSIONERS MEETING/PUBLIC HEARING:

The BOARD OF COMMISSIONERS Meeting is typically held the first Monday of each month. The Board of Commissioners will either adopt or deny an ordinance to extend the corporate limits of the Town of Zebulon.

NOTICE OF DECISION: The formal notice of decision shall be provided to the applicant in accordance with Section 2.3.9 of the UDO.

RECORDATION: If the annexation is approved by the Board of Commissioners, the Town Clerk will have the Annexation Plats recorded at the Wake County Register of Deeds. Wake County will keep one of the recorded plats, one copy will be returned to the Planning Department and the surveying company is given the remaining recorded Annexation Plat.



APPLICATION FOR ANNEXATION

Application Requirements –

The applicant requesting an annexation must submit a written application to the Zebulon Planning Department using the forms included in this packet

- Completed Application Form
- Petition Fee (Please See Fee Schedule)
- One (1) Legal Description (metes and bounds) of subject property
- Registered survey of subject property
- Certified List of Property Owners within 150 feet of subject property
- Agent Authorization Form
- Stamped envelopes addressed to Certified List of Property Owners all the homeowners

associations of those properties within 150 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



APPLICATION FOR ANNEXATION

PART 1. DESCRIPTION OF REQUEST/PROPERTY		
Street Address of the Property: 1509 Chamblee Rd, Zebulon NC		Total Acreage:
Parcel Identification Number (NC PIN): Please include all 2715101559	Deed Book: 1789	Deed Page(s): 402
Name of Project (if Applicable) Dory Meadows Chamblee Rd Planned Development	Current Zoning of the Property: R-30 (Wake County)	
Existing Use of the Property: Vacant	Proposed Use of the Property: Residential (SFD Detached and Townhomes)	
Reason for Annexation <p>The applicant is proposing a new residential development comprised of single-family detached homes, Townhomes, and their associated infrastructure and open space. In order to provide a more compact development form and preserve more open space, municipal water and sewer is required. Annexation is needed to obtain these required municipal services.</p>		

PART 2. APPLICANT/AGENT INFORMATION		
Name of Applicant/Agent: David Bergmark		
Street Address of Applicant/Agent: 2905 Meridian Parkway		
City: Durham	State: NC	Zip Code: 27713
Email of Applicant/Agent: bergmark@mcadamsco.com	Telephone Number of Applicant/Agent: 919-449-4005	Fax Number of Applicant/Agent:
Are you the owner of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Are you the owner's agent? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Note: If you are not the owner of the property, you must obtain the Owner's consent and signature giving you permission to submit this application.

PART 3. SURVEYOR INFORMATION		
Name of Surveyor: Greg Bewley		
Street Address of Surveyor: 2905 Meridian Parkway		
City: Durham	State: NC	Zip Code: 27713
Email of Surveyor: bewley@mcadamsco.com	Telephone Number of Property Owner: 919-287-0885	Fax Number of Property Owner:
<i>I hereby state that the facts related in this application and any documents submitted herewith are complete, true, correct, and accurate to the best of my knowledge.</i>		
Signature of Surveyor 	Print Name: Gregory C. Bewley	Date: 10/21/2022



APPLICATION FOR ANNEXATION

PART 4. PROPERTY OWNER INFORMATION

To the Board of Commissioners of the Town of Zebulon, North Carolina:

- 1. We, the undersigned owners of real property, respectfully request that the area described in Part 4 be annexed to the Town of Zebulon, Wake County, North Carolina.
2. The area to be annexed is [] contiguous, [X] non-contiguous (satellite) to the Town of Zebulon, North Carolina and the boundaries are as contained in the metes and bounds description attached hereto.
3. If contiguous, this annexation will include all intervening rights-of-way for streets, railroads and other areas as stated in G.S. 160A-31(f), unless otherwise stated in the annexation amendment.
4. I/We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A385.1 or G.S. 153A-344.1 must be declared and identified on this petition. I/We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

All individual owners must sign. (If additional signatures are necessary, please attach an additional sheet.)

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

Table with 3 columns: Signature of Owner, Print Name, Date. Row 1 contains handwritten signature of James P. Edwards Jr, name, and date 9/30/22.

STATE OF North Carolina
COUNTY OF Wake

Sworn and subscribed before me, Elizabeth W. Voltz, a Notary Public for the above State and County, this the 30th day of September, 2022.

Handwritten signature of Elizabeth W. Voltz, Notary Public

SEAL



10/16/2026
My Commission Expires:



**APPLICATION FOR
ANNEXATION**

COMPLETE IF A CORPORATION:

In witness whereof, said corporation has caused this instrument to be executed by its President and attested by its Secretary by order of its Board of Directors, this the ____ day of _____, 20____.

Corporate Name

SEAL

By: Attest: President (Signature)

Secretary (Signature)

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, _____, a Notary Public for the above State and County,
this the ____ day of _____, 20____.

Notary Public

SEAL

My Commission Expires:

COMPLETE IF IN A LIMITED LIABILITY COMPANY

In witness whereof, _____ a limited liability company, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this the ____ day of _____, 20____. Name of Limited Liability Company

By: _____

Signature of Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, _____, a Notary Public for the above State and County,
this the ____ day of _____, 20____.

Notary Public

SEAL

My Commission Expires:



APPLICATION FOR ANNEXATION

COMPLETE IF IN A PARTNERSHIP

In witness whereof, _____, a partnership, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this the ____ day of _____, 20____.

Name of Partnership

By: Signature of General Partner

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, _____, a Notary Public for the above State and County, this the ____ day of _____, 20____.

Notary Public

SEAL

My Commission Expires:

**Certified List of Property Owners (Wake Co. Real Estate Records) - 200 ft buffer applied (instead of 150) to be conservative.
 (NOTE: stamped envelopes provided for this full list)**

PIN_NUM	OWNER	ADDR1	ADDR2	SITE_ADDRESS
2714081891	STRICKLAND, FRANCES MARIE STRICKLAND, ROGER L	1101 FIELD MEADOWS DR	ZEBULON NC 27597-6852	1101 FIELD MEADOWS DR
2715115366	LIVERMAN, LORAINE A	1404 CHAMBLEE RD	ZEBULON NC 27597-9668	1404 CHAMBLEE RD
2714193007	FOUNTAIN, JAMES I III FOUNTAIN, LAURA E	10405 PERRY RIDGE CT	ZEBULON NC 27597-6844	10405 PERRY RIDGE CT
2715215283	POOLE, JOSHUA	1516 CARROLL HEIGHTS RD	ZEBULON NC 27597-9640	1516 CARROLL HEIGHTS RD
2704984963	MITCHELL, F WADDELL MITCHELL, JANE H	504 PERRY CURTIS RD	ZEBULON NC 27597-8877	504 PERRY CURTIS RD
2714299043	KILLETTE, PHILLIP KILLETTE, LINDA W	929 PERRY CURTIS RD	ZEBULON NC 27597-8886	929 PERRY CURTIS RD
2714282739	CRENSHAW, BARRY A	833 PERRY CURTIS RD	ZEBULON NC 27597-8884	833 PERRY CURTIS RD
2714286726	KILLETTE, PHILLIP KILLETTE, LINDA W	929 PERRY CURTIS RD	ZEBULON NC 27597-8886	905 PERRY CURTIS RD
2715116128	DOZIER, CLARA RHODES	255 DAVIS RD	ZEBULON NC 27597-7046	1412 CHAMBLEE RD
2714080800	MITCHELL, FRANK W MITCHELL, JANE H	504 PERRY CURTIS RD	ZEBULON NC 27597-8877	1108 FIELD MEADOWS DR
2715214284	ROBERTSON, ROBERT J	1512 CARROLL HEIGHTS RD	ZEBULON NC 27597-9640	1512 CARROLL HEIGHTS RD
2705912377	PATE FAMILY I LTD PTNRP	2333 ZEBULON RD	ZEBULON NC 27597-8155	0 PERRY CURTIS RD
2715217214	KHALIOUI, YOUNES	1520 CARROLL HEIGHTS RD	ZEBULON NC 27597-9640	1520 CARROLL HEIGHTS RD
2714191047	KIRIAZES, KENNETH E KIRIAZES, MARIE A	10401 PERRY RIDGE CT	ZEBULON NC 27597-6844	10401 PERRY RIDGE CT
2714195099	BRODEUR, MADELINE	10413 PERRY RIDGE CT	ZEBULON NC 27597-6844	10413 PERRY RIDGE CT
2714194057	HINNANT, HULEY JR HINNANT, GERALDINE	10409 PERRY RIDGE CT	ZEBULON NC 27597-6844	10409 PERRY RIDGE CT
2714197170	SMITH, KENNETH R SMITH, TONYA K	10417 PERRY RIDGE CT	ZEBULON NC 27597-6844	10417 PERRY RIDGE CT
2704995359	HINTON, REBECCA H	409 S ARENDELL AVE	ZEBULON NC 27597-2807	612 PERRY CURTIS RD
2715101559	CHAMBLEE, R M HEIRS; C/O JIM EDWARDS	2711 ROYSTER ST	RALEIGH NC 27608-1529	1509 CHAMBLEE RD
2715211421	HARBAR, LINDA WATKINS, ANGELA	1501 CARROLL HEIGHTS RD	ZEBULON NC 27597-9641	1501 CARROLL HEIGHTS RD
2715219341	HAUGH, PAUL G HAUGH, HEATHER W	1532 CARROLL HEIGHTS RD	ZEBULON NC 27597-9640	1532 CARROLL HEIGHTS RD
2714083747	MOZINGO, JUDY B	708 PERRY CURTIS RD	ZEBULON NC 27597-8881	708 PERRY CURTIS RD
2715116216	JUAREZ, PEDRO CARREON JUAREZ, MARIA DEL	1408 CHAMBLEE RD	ZEBULON NC 27597-9668	1408 CHAMBLEE RD
2715019636	CHAMBLEE, CAROLYN P	1922 TRAWICK RD	RALEIGH NC 27604-3839	0 CHAMBLEE RD
2714098086	SARNA, KERRY RICHARD	1001 RIDGE VALLEY WAY	ZEBULON NC 27597-6845	1001 RIDGE VALLEY WAY
2714097005	GONZALEZ, ALFONSO GONZALEZ	10303 PERRY RIDGE CT	ZEBULON NC 27597-6842	10303 PERRY RIDGE CT
2715212207	WILLIAMS, GEORGETTE	1413 CHAMBLEE RD	ZEBULON NC 27597-9669	1413 CHAMBLEE RD
2714080938	ALVAREZ-CORNEJO, AZUCENA	1104 FIELD MEADOWS DR	ZEBULON NC 27597-6852	1104 FIELD MEADOWS DR
2715410167	DAN RYAN BUILDERS - NORTH CAROLINA LLC	2099 GAITHER RD STE 600	ROCKVILLE MD 20850-4018	0 CHAMBLEE RD
2714383837	MCNABB, WILLIAM R	204 W GANNON AVE	ZEBULON NC 27597-2626	0 CHAMBLEE RD
2714093190	FOCA, KIMBERLY	706 PERRY CURTIS RD	ZEBULON NC 27597-8881	706 PERRY CURTIS RD

2715213285	TELLEZ MAGANA, MARIA TERESA	1508 CARROLL HEIGHTS RD	ZEBULON NC 27597-9640	1508 CARROLL HEIGHTS RD
2715212128	WALL, JODY C	133 W 1ST ST	WENDELL NC 27591-7600	1417 CHAMBLEE RD
2714189947	HOAD, RYAN PATRICK HOAD, JAMIE LEIGH	10421 PERRY RIDGE CT	ZEBULON NC 27597-6844	10421 PERRY RIDGE CT
2714085959	NUNEZ, RICARDO RODRIGUEZ, ANGELICA MARIA	10301 PERRY RIDGE CT	ZEBULON NC 27597-6842	10301 PERRY RIDGE CT
2714091017	OLVERA, RAMON HERNANDEZ	1100 FIELD MEADOWS DR	ZEBULON NC 27597-6852	1100 FIELD MEADOWS DR
2714495712	DRSFA LLC	2099 GAITHER RD STE 600	ROCKVILLE MD 20850-4018	1701 CHAMBLEE RD

Dory Meadows Legal Description

Being all of the land described in deed book 1789, page 402 in the Durham County Register of Deeds. Being more particularly described as:

Beginning at a point on the northern right of way line of Chamblee Road (a 60 foot public right of way), being the southwest corner of Tract One as shown on book of maps 2020, page 866 in the Durham County Register of Deeds, the point of beginning; thence across the right of way of Chamblee Road and with the western line of Tract Three, as shown on book of maps 2020, page 866, South 00°19'14" East a distance of 541.01 feet to a point on the northern line of lands now or formally owned by Linda W. and Phillip Kilette, as described in deed book 8407, page 888; thence with the common line of Kilette and others, South 89°11'35" West a distance of 3101.18 feet to a point on the eastern line of lands now or formally owned by Rebecca H. Hinton, as described in deed book 2244, page 189; thence with the common line of Hinton and others, North 02°37'04" East a distance of 1937.74 feet to an axle, being the southwest corner of lands now or formally owned by Carolyn P. Chamblee, as described in estate file 2578, page 00-E; thence with the common line of Chamblee and others, North 88°59'09" East a distance of 3001.95 feet to an iron pipe on the western line of Tract One, as shown on book of maps 2020, page 866; thence with said common line, South 00°19'14" East a distance of 1404.20 feet to the point and place of beginning; containing an area of 5,918,772 square feet or 135.88 acres.

ZEBULON

NORTH CAROLINA

1003 N. Arendell Avenue
Zebulon, NC 27597
919.823.1800

www.townofzebulon.org

Certificate of Sufficiency

Pin # 2715101559 – 1509 Chamblee Road

To the Board of Commissioners of the Town of Zebulon, North Carolina:

I, Lisa M. Markland, Clerk to the Zebulon Board of Commissioners, do hereby certify that I have investigated the petition attached hereto, and have found as a fact that said petition is signed by all the owners or their legal representative of real property lying in the area described therein, in accordance with G.S. 160A-31.

In witness whereof, I have here unto set my hand and affixed the seal of the Town of Zebulon, this 10th day of March 2023.




Lisa M. Markland, CMC—Town Clerk

Certified List of Property Owners (Wake Co. Real Estate Records) - 200 ft buffer applied (instead of 150) to be conservative.
 (NOTE: stamped envelopes provided for this full list)

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2714495712	DRSFA LLC	2099 GAITHER RD STE 600	ROCKVILLE MD 20850-4018	1701 CHAMBLEE RD



McADAMS
 The J. B. McAdams Company, Inc.
 2806 Woodland Parkway
 Durham, NC 27713
 PHONE 919.461.8000
 FAX 919.461.3249
 www.mcadams.com

CLIENT
 D. B. WORTON
 1509 CHAMBLEE ROAD
 LITTLE RIVER TOWNSHIP, WAKE COUNTY, NORTH CAROLINA 27655

CHAMBLEE ANNEXATION PLAT
 1509 CHAMBLEE ROAD
 LITTLE RIVER TOWNSHIP, WAKE COUNTY, NORTH CAROLINA



REVISIONS

PLAN INFORMATION
 PROJECT NO. 2014-004
 PROJECT 2014004-1
 CHECKED BY TSM
 DRAWN BY TSM
 SCALE 1"=100'
 DATE 10-16-2012
 SHEET

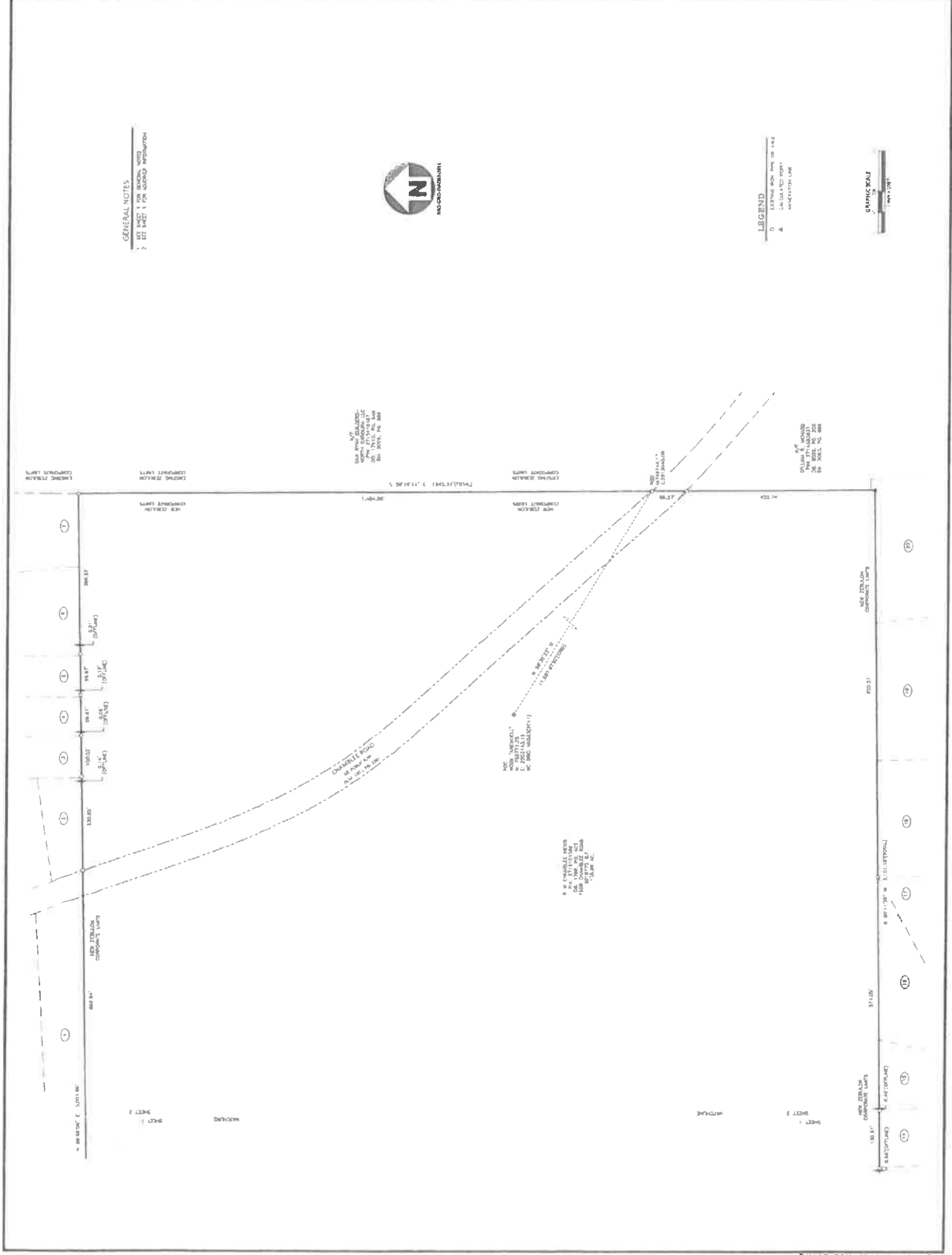
ANNEXATION PLAT

2-2

GENERAL NOTES
 1. SEE SHEET 1 FOR GENERAL NOTES
 2. SEE SHEET 1 FOR GENERAL INFORMATION



LEGEND
 1. EXISTING ROAD OR RAIL
 2. PROPOSED ROAD





[Home](#)

Wake County Real Estate Data Account Summary

[iMaps](#)
[Tax Bills](#)

Real Estate ID **0012701** PIN # **2715101559**

[Account Search](#)

Location Address Property Description
1509 CHAMBLEE RD MIDDLESEX RD

[Pin/Parcel History](#) [New Search](#)



Property Owner CHAMBLEE, R M HEIRS (Use the Deeds link to view any additional owners)	Owner's Mailing Address C/O JIM EDWARDS 2711 ROYSTER ST RALEIGH NC 27608-1529	Property Location Address 1509 CHAMBLEE RD ZEBULON NC 27597-9671
Administrative Data Old Map # 509-00000-0004 Map/Scale 2715 03 VCS 09WC900 City Fire District 23 Township LITTLE RIVER Land Class AGR-FARM ETJ WC Spec Dist(s) Zoning R-30 History ID 1 History ID 2 Acreage 136.00 Permit Date Permit #	Transfer Information Deed Date 1/1/1967 Book & Page 01789 0402 Revenue Stamps Pkg Sale Date Pkg Sale Price Land Sale Date Land Sale Price Improvement Summary Total Units 0 Recycle Units 0 Apt/SC Sqft Heated Area	Assessed Value Land Value Assessed \$1,356,390 Bldg. Value Assessed Tax Relief Land Use Value \$58,028 Use Value Deferment \$1,298,362 Historic Deferment Total Deferred Value \$1,298,362 Use/Hist/Tax Relief \$58,028 Assessed Total Value Assessed* \$1,356,390

*Wake County assessed building and land values reflect the market value as of January 1, 2020, which is the date of the last county-wide revaluation. Any inflation, deflation or other economic changes occurring after this date does not affect the assessed value of the property and cannot be lawfully considered when reviewing the value for adjustment.

The January 1, 2020 values will remain in effect until the next county-wide revaluation. Until that time, any real estate accounts created or new construction built is assessed according to the 2020 Schedule of Values.

For questions regarding the information displayed on this site, please contact the Department of Tax Administration at Taxhelp@wakegov.com or call 919-856-5400.



[Home](#)

Wake County Real Estate Data Assessment Notes

[iMaps](#)
[Tax Bills](#)

Real Estate ID **0012701** PIN # **2715101559**

[Account Search](#)

Location Address
1509 CHAMBLEE RD Property Description
MIDDLESEX RD

[Pin/Parcel History](#) [New Search](#)



Card 01 Of 01		Code Descriptions
Date	Line	Notes
12-07-2017	1	AGRICULTURAL/PUV QUESTIONNAIRE APPROVED FOR 2018/TRACT QUALIFIES
12-07-2017	2	ON ITS OWN/NO CHANGE IN ACREAGE BREAKDOWN
12-06-2012	1	agriculture use questionnaire approved for 2013
09-19-2005	1	rebate tv \$699,279 & addl bill def (\$577,329) f2005/farm use q
09-19-2005	2	approved after billing/azb
09-19-2005	1	farm use questionnaire approved/reversed rollback #12033/corr ac
09-19-2005	2	breakdown f2005
02-28-2005	1	2-28-05/MMF/FARM USE QUEST.NOT RETURNED/FULL ROLLBACK F2005
02-28-2005	2	ROLLBACK #12033/MMF
10-21-1993	1	FARM USE QUESTIONNAIRE APPROVED FOR 94/TGM
10-21-1993	2	FARM USE QUESTIONNAIRE APPROVED FOR 94/TGM

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The January 1, 2020 values will remain in effect until the next county-wide revaluation. Until that time, any real estate accounts created or new construction built is assessed according to the 2020 Schedule of Values.

For questions regarding the information displayed on this site, please contact the Department of Tax Administration at Taxhelp@wakegov.com or call 919-856-5400.

NORTH CAROLINA—Wake County.

THIS DEED, made this 3rd day of October, 1967, by

PATTIE C. WILLIAMS (Widow) Grantors,

To R. M. CHAMBLEE Grantee, all of

Wake County, North Carolina; Witnesseth: That the Grantors, in consideration of Ten Dollars and other valuable consideration to them paid by the Grantee, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do grant, bargain, sell and convey unto the Grantee, their heirs,

or successors, and assigns, the parcel(s) of land in Wake County, North Carolina, in Little River Township, adjoining the lands of Sam Horton, Tecumpsie Pace

and others, and more particularly described as follows:

A one-fourth (1/4th) undivided interest in and to the following described tract or parcel of land.

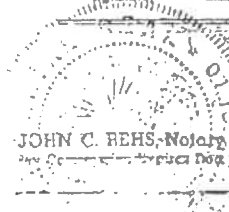
BEGINNING at a stake, Annie E. Chamblee and Tecumpsie Pace's corner in Sam Horton's line; and runs thence N. 6 1/2 deg. E. 1947 feet to a stake, being the P. G. Curtis and Annie E. Chamblee corner; thence S. 86 3/4 deg. E. 3012 feet to a stake, Curtis and Chamblee corner in Wiggs line; thence S. 4 deg. W. 1947 feet to a stake, Pace and Chamblee corner in Wiggs line; thence N. 86 3/4 deg. W. 3105 feet to the point of BEGINNING, containing 136 3/4 acres, being the same lands described in deed dated June 14, 1937, from J. W. Bunn, Trustee to Eleanor D. Chamblee and others, which said deed is recorded in Book 740 at page 512, Wake County Registry.

This property was conveyed to Grantors by deed dated June 14, 1937 recorded in Book 740 Page 512 Wake County Registry. TO HAVE AND TO HOLD the aforesaid parcel(s) of land and all privileges and appurtenances thereunto belonging to the said Grantee, their heirs, or successors, and assigns forever.

And the said Pattie C. Williams (Widow) Grantor(s), for themselves, their heirs, executors and administrators; covenant with the Grantee, their heirs, or successors, and assigns that they are seized of said premises in fee and have the right to convey the same in fee simple; that the same are free from encumbrances except as herein set forth; and that they will warrant and defend the said title to the same against the claims of all persons whomsoever.

The plural number as used herein shall equally include the singular. The masculine or feminine gender as used herein shall equally include the neuter. IN TESTIMONY WHEREOF, the said Grantors have hereunto set their hands and seals this day and year first above written.

(Type name under each signature) (SEAL) Pattie C. Williams (Widow) (SEAL) Pattie C. Williams (Widow) (SEAL)



NORTH CAROLINA—Wake County. (If acknowledgment not taken in Wake County, N. C., show county and state where taken)

Pattie C. Williams (Widow) a Notary Public, do hereby certify that each personally appeared before me this day and acknowledged the due execution of the foregoing deed of conveyance.

Witness my hand and notarial seal, this 16 day of October, 1967. My commission expires . JOHN C. REHS, Notary Public. NOTARIAL SEAL HERE (Seal must be impressed sufficiently for Notary's name to be readable) J. C. Rehs Notary Public.

NORTH CAROLINA—WAKE COUNTY

The foregoing certificate of J. C. Rehs Notary Public, is certified to be correct. This instrument was

presented for registration and recorded in this office in Book 1789 Page 402 This 20 day of Oct., 1967 at 12:15 o'clock P. M.

J. A. Rowland, Register of Deeds J. A. Rowland Deputy Register of Deeds



Aerial Map



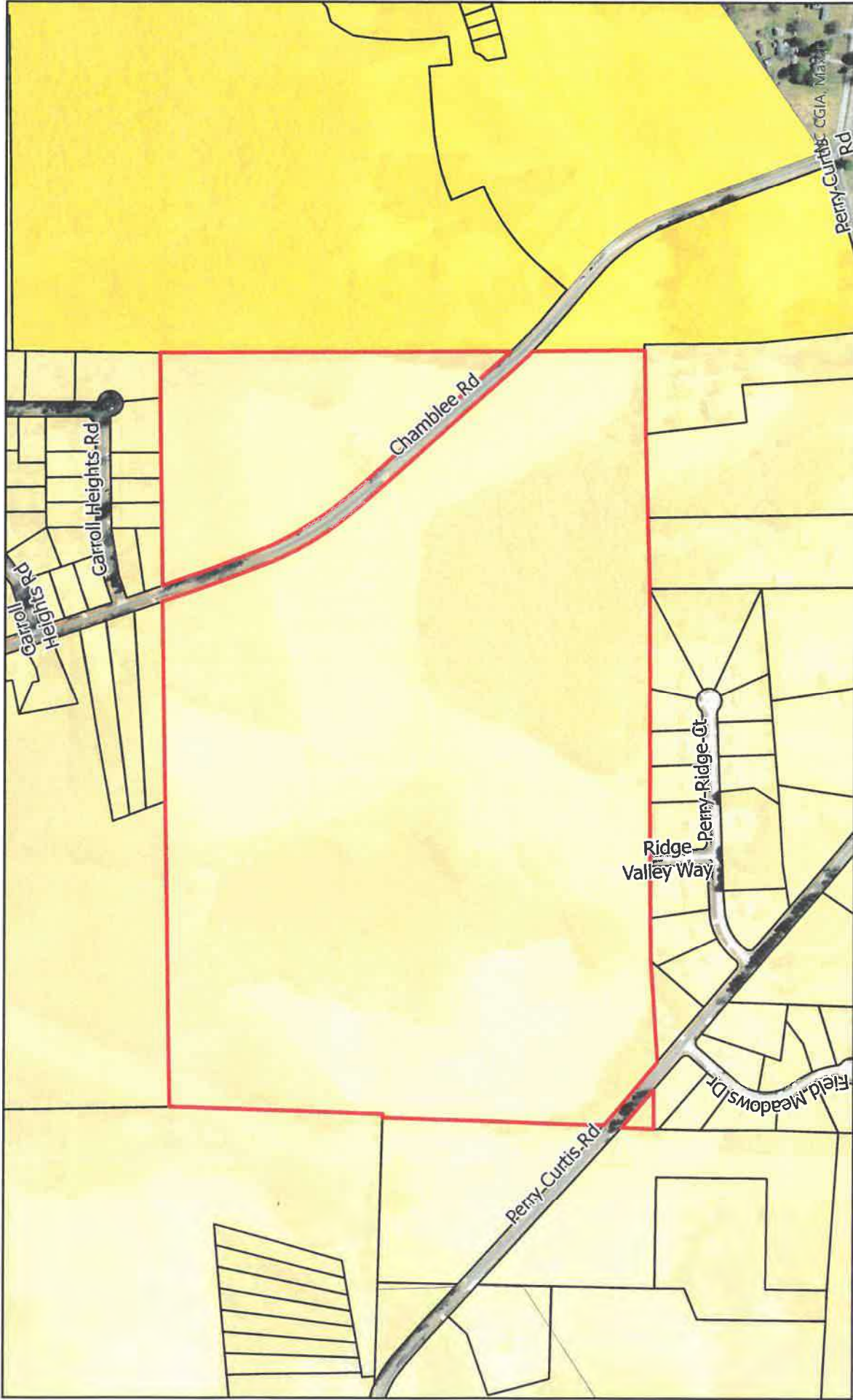
ETJ Map



- Chamblee Lake
- Parcels
- Corporate Limits
- ETJ

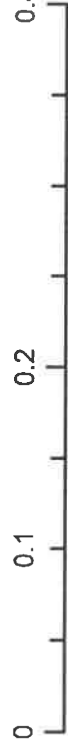


Future Land Use Map



▬ Chamblee Lake
 Parcels
Zebulon_FutureLandUse
Land Use/Character
 Suburban Residential (SR)
 General Residential (GR)

0.4 Miles









ZEBULON

NORTH CAROLINA

CASE # AN 2023-01 IDT# 891808 – Chamblee Lake Annexation

PROJECT ADDRESS 1509 Chamblee Road

PIN NUMBER: 2715101559

HEARING DATE: NOVEMBER 6, 2023

State of North Carolina

County of Wake

BEFORE ME, the undersigned Notary, Lisa M. Markland on this 23rd day of October 2023, personally appeared Michael J. Clark, 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 Michael J. Clark, acting as the Planning Director 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 **10/24/2023** (see attached mailing list and copy of mailing)
- Advertisement in a Paper of General Circulation sent on **10/23/2023** (Wake weekly, publication dates **10/27 & 11/1/2023**)
- Posting Public Hearing Signage on Property on **10/24/2023** (pictures attached)
- Posted to Planning Department Website **10/24/2023**
- Sent to E-Mail Distribution List on **10/24/2023**

[Signature]

Michael J. Clark, AICP, CZO

10/23/03

Date

Subscribed and sworn to before me, this 23rd day of October 2023.

[Notary Seal:]

[Signature]

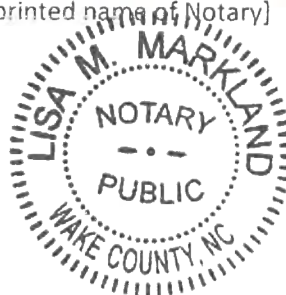
[signature of Notary]

Lisa M. Markland

[printed name of Notary]

NOTARY PUBLIC

My commission expires: 3/29, 2025.







ZEBULON
NORTH CAROLINA

Notice of Public Hearing

Notice is hereby given pursuant to the provisions of Article 2 of the Town of Zebulon Unified Development Ordinance that a public hearing will be held on **November 6, 2023 at 6:00 PM** at the **Zebulon Municipal Complex, 1003 N. Arendell Avenue**, and will be conducted by the Board of Commissioners of the Town of Zebulon for the purpose of considering the following items:

Annexation – 1509 Chamblee Rd PIN # 2715101559 A request by
D.R. Horton Inc on behalf of the property owner Chamblee, R.M.
Heirs for annexation into the Town of Zebulon’s Corporate Limits.

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) 823-1808.

Wake Weekly October 27 & November 3, 2023

ZEBULON

NORTH CAROLINA

Notificación de Audiencia Pública

Por la presente se notifica, de conformidad con las disposiciones del Artículo 2 de la Ordenanza de Desarrollo Unificado del Pueblo de Zebulon, que el **6 de noviembre de 2023 a las 6:00 PM** se celebrará una audiencia pública en el **Complejo Municipal de Zebulon, 1003 N. Arendell Avenue**, y que será llevada a cabo por la Junta de Comisionados del Pueblo de Zebulon con el propósito de considerar los siguientes puntos:

Anexión - 1509 Chamblee Rd PIN # 2715101559 Una solicitud de D.R. Horton Inc en nombre del dueño de la propiedad Chamblee, R.M. Herederos para la anexión a los límites corporativos de la ciudad de Zebulon.

Los comentarios del público pueden ser presentadas a Secretario Adjunto de la Ciudad Stacie Paratore en SParatore@TownofZebulon.org no más tarde de las 12:00 del mediodía del día de la audiencia para ser leído en el expediente. Los enlaces se proporcionarán junto con el paquete de solicitud completa y la documentación en la página web del Departamento de Planificación en <https://www.townofzebulon.org/departments/planning/public-hearing-information>. Para preguntas o información adicional, póngase en contacto con nosotros en (919) 823-1808.

Certified List of Property Owners (Wake Co. Real Estate Records) - 200 ft buffer applied (instead of 150) to be conservative.
 (NOTE: stamped envelopes provided for this full list)

PIN_NUM	OWNER	ADDR1	ADDR2	SITE_ADDRESS
2714081891	STRICKLAND, FRANCES MARIE STRICKLAND, ROGER L	1101 FIELD MEADOWS DR	ZEBULON NC 27597-6852	1101 FIELD MEADOWS DR
2715115366	LIVERMAN, LORAINE A	1404 CHAMBLEE RD	ZEBULON NC 27597-9668	1404 CHAMBLEE RD
2714193007	FOUNTAIN, JAMES I III FOUNTAIN, LAURA E	10405 PERRY RIDGE CT	ZEBULON NC 27597-6844	10405 PERRY RIDGE CT
2715215283	POOLE, JOSHUA	1516 CARROLL HEIGHTS RD	ZEBULON NC 27597-9640	1516 CARROLL HEIGHTS RD
2704984963	MITCHELL, F WADDELL MITCHELL, JANE H	504 PERRY CURTIS RD	ZEBULON NC 27597-8877	504 PERRY CURTIS RD
27142299043	KILLETTE, PHILLIP KILLETTE, LINDA W	929 PERRY CURTIS RD	ZEBULON NC 27597-8886	929 PERRY CURTIS RD
2714282739	CRENSHAW, BARRY A	833 PERRY CURTIS RD	ZEBULON NC 27597-8884	833 PERRY CURTIS RD
2714286726	KILLETTE, PHILLIP KILLETTE, LINDA W	929 PERRY CURTIS RD	ZEBULON NC 27597-8886	905 PERRY CURTIS RD
2715116128	DOZIER, CLARA RHODES	255 DAVIS RD	ZEBULON NC 27597-7046	1412 CHAMBLEE RD
2714080800	MITCHELL, FRANK W MITCHELL, JANE H	504 PERRY CURTIS RD	ZEBULON NC 27597-8877	1108 FIELD MEADOWS DR
2715214284	ROBERTSON, ROBERT J	1512 CARROLL HEIGHTS RD	ZEBULON NC 27597-9640	1512 CARROLL HEIGHTS RD
2705912377	PATE FAMILY I LTD PTNRP	2333 ZEBULON RD	ZEBULON NC 27597-8155	0 PERRY CURTIS RD
2715217214	KHALIOUJ, YOUNES	1520 CARROLL HEIGHTS RD	ZEBULON NC 27597-9640	1520 CARROLL HEIGHTS RD
2714191047	KIRIAZES, KENNETH E KIRIAZES, MARIE A	10401 PERRY RIDGE CT	ZEBULON NC 27597-6844	10401 PERRY RIDGE CT
2714195099	BRODEUR, MADELINE	10413 PERRY RIDGE CT	ZEBULON NC 27597-6844	10413 PERRY RIDGE CT
2714194057	HINNANT, HULEY JR HINNANT, GERALDINE	10409 PERRY RIDGE CT	ZEBULON NC 27597-6844	10409 PERRY RIDGE CT
2714197170	SMITH, KENNETH R SMITH, TONYA K	10417 PERRY RIDGE CT	ZEBULON NC 27597-6844	10417 PERRY RIDGE CT
2704995359	HINTON, REBECCA H	409 S ARENDELL AVE	ZEBULON NC 27597-2807	612 PERRY CURTIS RD
2715101559	CHAMBLEE, R M HEIRS; C/O JIM EDWARDS	2711 ROYSTER ST	RALEIGH NC 27608-1529	1509 CHAMBLEE RD
2715211421	HARBAR, LINDA WATKINS, ANGELA	1501 CARROLL HEIGHTS RD	ZEBULON NC 27597-9641	1501 CARROLL HEIGHTS RD
2715219341	HAUGH, PAUL G HAUGH, HEATHER W	1532 CARROLL HEIGHTS RD	ZEBULON NC 27597-9640	1532 CARROLL HEIGHTS RD
2714083747	MOZINGO, JUDY B	708 PERRY CURTIS RD	ZEBULON NC 27597-8881	708 PERRY CURTIS RD
2715116216	JUAREZ, PEDRO CARREON JUAREZ, MARIA DEL	1408 CHAMBLEE RD	ZEBULON NC 27597-9668	1408 CHAMBLEE RD
2715019636	CHAMBLEE, CAROLYN P	1922 TRAWICK RD	RALEIGH NC 27604-3839	0 CHAMBLEE RD
2714098086	SARNA, KERRY RICHARD	1001 RIDGE VALLEY WAY	ZEBULON NC 27597-6845	1001 RIDGE VALLEY WAY
2714097005	GONZALEZ, ALFONSO GONZALEZ	10303 PERRY RIDGE CT	ZEBULON NC 27597-6842	10303 PERRY RIDGE CT
2715212207	WILLIAMS, GEORGETTE	1413 CHAMBLEE RD	ZEBULON NC 27597-9669	1413 CHAMBLEE RD
2714080938	ALVAREZ-CORNEJO, AZUCENA	1104 FIELD MEADOWS DR	ZEBULON NC 27597-6852	1104 FIELD MEADOWS DR
2715410167	DAN RYAN BUILDERS - NORTH CAROLINA LLC	2099 GAITHER RD STE 600	ROCKVILLE MD 20850-4018	0 CHAMBLEE RD
2714383837	MCNABB, WILLIAM R	204 W GANNON AVE	ZEBULON NC 27597-2626	0 CHAMBLEE RD
2714093190	FOCA, KIMBERLY	706 PERRY CURTIS RD	ZEBULON NC 27597-8881	706 PERRY CURTIS RD

2715213285	TELLEZ MAGANA, MARIA TERESA	1508 CARROLL HEIGHTS RD	ZEBULON NC 27597-9640	1508 CARROLL HEIGHTS RD
2715212128	WALL, JODY C	133 W 1ST ST	WENDELL NC 27591-7600	1417 CHAMBLEE RD
2714189947	HOAD, RYAN PATRICK HOAD, JAMIE LEIGH	10421 PERRY RIDGE CT	ZEBULON NC 27597-6844	10421 PERRY RIDGE CT
2714085959	NUNEZ, RICARDO RODRIGUEZ, ANGELICA MARIA	10301 PERRY RIDGE CT	ZEBULON NC 27597-6842	10301 PERRY RIDGE CT
2714091017	OLVERA, RAMON HERNANDEZ	1100 FIELD MEADOWS DR	ZEBULON NC 27597-6852	1100 FIELD MEADOWS DR
2714495712	DRSFA LLC	2099 GAITHER RD STE 600	ROCKVILLE MD 20850-4018	1701 CHAMBLEE RD

§ 160A-58.1. Petition for annexation; standards.

(a) Upon receipt of a valid petition signed by all of the owners of real property in the area described therein, a city may annex an area not contiguous to its primary corporate limits when the area meets the standards set out in subsection (b) of this section. The petition need not be signed by the owners of real property that is wholly exempt from property taxation under the Constitution and laws of North Carolina, nor by railroad companies, public utilities as defined in G.S. 62-3(23), or electric or telephone membership corporations. A petition is not valid in any of the following circumstances:

- (1) It is unsigned.
- (2) It is signed by the city for the annexation of property the city does not own or have a legal interest in. For the purpose of this subdivision, a city has no legal interest in a State-maintained street unless it owns the underlying fee and not just an easement.
- (3) It is for the annexation of property for which a signature is not required and the property owner objects to the annexation.

(b) A noncontiguous area proposed for annexation must meet all of the following standards:

- (1) The nearest point on the proposed satellite corporate limits must be not more than three miles from the primary corporate limits of the annexing city.
- (2) No point on the proposed satellite corporate limits may be closer to the primary corporate limits of another city than to the primary corporate limits of the annexing city, except as set forth in subsection (b2) of this section.
- (3) The area must be so situated that the annexing city will be able to provide the same services within the proposed satellite corporate limits that it provides within its primary corporate limits.
- (4) If the area proposed for annexation, or any portion thereof, is subject to subdivision regulation as described in G.S. 160D-802, all of the subdivision must be included.
- (5) The area within the proposed satellite corporate limits, when added to the area within all other satellite corporate limits, may not exceed ten percent (10%) of the area within the primary corporate limits of the annexing city.

This subdivision does not apply to the Cities of Asheboro, Belmont, Claremont, Concord, Conover, Durham, Elizabeth City, Gastonia, Greenville, Hickory, Kannapolis, Kings Mountain, Locust, Lowell, Marion, Mount Airy, Mount Holly, New Bern, Newton, Oxford, Randleman, Roanoke Rapids, Rockingham, Saluda, Sanford, Salisbury, Shelby, Southport, Statesville, and Washington and the Towns of Ahoskie, Angier, Apex, Ayden, Belville, Benson, Bladenboro, Bridgeton, Bunn, Burgaw, Calabash, Carthage, Catawba, China Grove, Clayton, Columbia, Columbus, Cramerton, Creswell, Dallas, Dobson, Four Oaks, Franklin, Franklinton, Franklinville, Fuquay-Varina, Garner, Godwin, Goldston, Granite Quarry, Green Level, Grimesland, Harrisburg, Holly Ridge, Holly Springs, Hookerton, Hope Mills, Huntersville, Jamestown, Kenansville, Kenly, Knightdale, Landis, Liberty, Lillington, Louisburg, Maggie Valley, Maiden, Mayodan, Maysville, Middlesex, Midland, Mocksville, Morrisville, Mount Pleasant, Nashville, North Wilkesboro, Norwood, Oak Island, Oakboro, Ocean Isle Beach, Pembroke, Pine Level, Pollocksville, Princeton, Ramseur, Ranlo, Richlands, Rockwell, Rolesville, Rutherfordton, Shallotte, Siler City, Smithfield, Spencer, Spring Lake, Stanley, Stem, Stovall, Surf City, Swansboro, Taylorsville, Troutman,

Troy, Vass, Wallace, Warsaw, Watha, Waynesville, Weldon, Wendell, West Jefferson, Wilson's Mills, Windsor, Wingate, Yadkinville, Youngsville, and Zebulon.

(b1) Repealed by Session Laws 2004-203, ss. 13(a) and 13(d), effective August 17, 2004.

(b2) A city may annex a noncontiguous area that does not meet the standard set out in subdivision (b)(2) of this section if the city has entered into an annexation agreement pursuant to Part 6 of this Article with the city to which a point on the proposed satellite corporate limits is closer and the agreement states that the other city will not annex the area but does not say that the annexing city will not annex the area. The annexing city shall comply with all other requirements of this section.

(c) The petition shall contain the names, addresses, and signatures of all owners of real property within the proposed satellite corporate limits (except owners not required to sign by subsection (a)), shall describe the area proposed for annexation by metes and bounds, and shall have attached thereto a map showing the area proposed for annexation with relation to the primary corporate limits of the annexing city. When there is any substantial question as to whether the area may be closer to another city than to the annexing city, the map shall also show the area proposed for annexation with relation to the primary corporate limits of the other city. The city council may prescribe the form of the petition.

(d) A city council which receives a petition for annexation under this section may by ordinance require that the petitioners file a signed statement declaring whether or not vested rights with respect to the properties subject to the petition have been established under G.S. 160D-108 or G.S. 160D-108.1. If the statement declares that such rights have been established, the city may require petitioners to provide proof of such rights. A statement which declares that no vested rights have been established under G.S. 160D-108 or G.S. 160D-108.1 shall be binding on the landowner and any such vested rights shall be terminated. (1973, c. 1173, s. 2; 1989 (Reg. Sess., 1990), c. 996, s. 4; 1997-2, s. 1; 2001-37, s. 1; 2001-72, s. 1; 2001-438, s. 1; 2002-121, s. 1; 2003-30, s. 1; 2004-203, s. 13(a), (c); 2004-57, s. 1; 2004-99, s. 1; 2004-203, ss. 13(a)-(d); 2005-52, s. 1; 2005-71, s. 1; 2005-79, s. 1; 2005-173, s. 1; 2005-433, s. 9; 2006-62, s. 1; 2006-122, s. 1; 2006-130, s. 1; 2007-17, s. 1; 2007-26, ss. 1, 2(a); 2007-62, s. 1; 2007-225, s. 1; 2007-311, s. 1; 2007-342, s. 1; 2008-24, s. 1; 2008-30, s. 1; 2009-40, s. 2; 2009-53, s. 1; 2009-111, s. 1; 2009-156, s. 1; 2009-298, s. 1; 2009-323, s. 1; 2011-57, s. 1; 2012-96, s. 1; 2013-248, s. 1; 2014-30, s. 2(a); 2015-80, s. 1; 2015-81, s. 2(a); 2015-172, s. 2; 2016-48, s. 2; 2018-56, s. 1; 2019-58, s. 1; 2019-103, s. 1; 2019-160, s. 1; 2021-17, s. 2; 2021-21, s. 1; 2021-86, s. 1; 2021-87, s. 1; 2021-101, s. 1; 2022-22, s. 1; 2022-26, s. 1; 2022-62, s. 45.)

Return to: Town of Zebulon
Lisa Markland
1003 N. Arendell Avenue
Zebulon, NC 27597
Attention: Town Clerk

Ordinance 2024-19

**AN ORDINANCE TO EXTEND THE CORPORATE LIMIT OF THE
TOWN OF ZEBULON, NORTH CAROLINA**

**1509 Chamblee Road
Pin Number 2715101559**

WHEREAS, the Town of Zebulon has been petitioned under G.S. 160A-31 to annex the area as described below; and

WHEREAS, the Town of Zebulon has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at 1003 N. Arendell Avenue at 6:00 PM on November 6, 2023 after due notice by publication in the Wake Weekly on October 27, 2023 and November 3, 2023;

WHEREAS, the Town of Zebulon finds that the petition meets the requirements of G.S. 160A-31;

NOW, THEREFORE, BE IT ORDAINED, the Board of Commissioners of the Town of Zebulon, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-31, the attached following described territory (see attachment) to include the adjoining public right of way (see also

attached map) is hereby annexed and made part of the Town of Zebulon as of November 6, 2023;

Section 2. Upon and after November 6, 2023, the described territory (see attachment) and its citizens and property shall be subject to all laws, ordinances and regulations in force in the Town of Zebulon and shall be entitled to the same privileges and benefits as other parts of the Town of Zebulon. Said territory shall be subject to municipal taxes according to G.S. 160A-31

Section 3. The Mayor or Mayor Pro Tem of the Town of Zebulon shall cause to be recorded in the office of the Register of Deeds of Wake County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the County Board of Elections, as required by G.S. 163-288.1

Adopted this the 6th day of November 2023.

(SEAL)

Glenn L. York —Mayor


ATTEST:

APPROVED AS TO FORM:

Lisa M. Markland, CMC—Town Clerk

Eric A. Vernon—Town Attorney

STAFF REPORT
PLANNED DEVELOPMENT 2023-01
CHAMBLEE LAKE
NOVEMBER 6, 2023

Topic: PD 2023-01 Chamblee Lake Project Number 891828
Speaker: Michael J. Clark, AICP, CZO, Planning Director
From: Michael J. Clark, AICP, CZO, Planning Director
Prepared by: Adam Culpepper, Senior Planner
Approved by:  Joseph M. Moore II, PE, Town Manager

Executive Summary:

The Board of Commissioners will consider a Planned Development / Map Amendment Rezoning for 1509 Chamblee Road (PIN# 2715101559). This is a legislative case.

Background:

The Town received a Planned Development request to develop 355 residential units (townhomes and single-family detached units) on 136 acres at 1509 Chamblee Road. The land, owned by Chamblee, R.M. Heirs, is outside the Town's Planning Jurisdiction and zoned R-30W (Wake County zoning). The applicant is seeking annexation simultaneously with this rezoning request.

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 public health, safety, or welfare?
2. Is the request appropriate for the proposed location, and 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", which allows planned developments with a mixture of product types and increased open space to preserve an overall suburban character. (Land Use and Development Page 13, Attached).

Suburban Residential characteristics include a greater focus on the home and less on driveways consuming a large percentage of the front lawn. These characteristics are preserved through alley-loaded town homes while reserving front-loaded homes to wider lots. The applicant requests deviation for 12 front-loaded townhomes in exchange for "affordable" deed restrictions placed upon these residences. This exchange is consistent with goals of the Land Use Plan (re. Housing and Neighborhoods Pages 2 and 3, Attached)

Grow Zebulon: Comprehensive Transportation Plan (Transportation Plan):

The Transportation Plan calls for the construction of a 4-lane median divided arterial road section along Chamblee Road as well as connecting Chamblee Road to Perry Curtis Road via a 4-lane median divided arterial road.

The applicant proposes amending the CTP by reducing the 4-lane median divided road requirements to a modified 2-lane cross section design with marked on-street parking on both sides and bulb-outs at significant intersections. (re. Nate Bouquin, PE, PTOE letter). A TIA, along with recommendations from the Town's Contract Engineer, includes several recommendations as noted in the attached summary. (re. "Complete Streets, Priority Intersections, and Traffic Calming" CTP pp 36-37).

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

The Park Master Plan does not identify public parks or greenways in this general vicinity. The applicant proposes a development with private greenways, dock or similar water activation element, dog park, pocket parks, and similar recreational features throughout the development.

Unified Development Ordinance (UDO):

The UDO (Section 2.2.13) allows flexibility from some standards in exchange for a higher quality development, which more aggressively accomplishes other goals, such as amenities and diverse housing. The applicant proposes a highly amenitized mixed-product residential neighborhood with a broader range of housing values through attached and detached home options.

Fiscal Analysis:

When complete, this development will have an estimated taxable value greater than \$102 Million, producing approximately \$590,000 per year in property tax revenue. The development also improves the economic development viability of the Stadium Area Mixed Use District (re Land Use Plan Economic Development Section pg. 8).

Planning Board Recommendation:

At their meeting on October 9, 2023, the Planning Board unanimously recommended approval of the request. The Planning Board has found that the request is consistent with Section 2.2.2.6 of the UDO and the Land Use and Development section of the Comprehensive Land Use Plan.

Staff Recommendation:

Staff recommends approval of the request, finding that the conditions offered meet the spirit and intent for the requested deviations from the UDO.

Attachments:

1. Application, Site Plan, TIA
2. Future Land Use and Character Map
3. Aerial Map
4. Zoning Map
5. Site Pictures
6. Public Hearing Notice Affidavit
7. UDO Section 3.5.5 Planned Development
8. TIA Review & Developer Response
9. Comprehensive Land Use Plan (Excerpts)
10. 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 2.2.13 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 Assistant Planning Director Meade Bradshaw (mbradshaw@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 300 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 a written application to the Zebulon Planning Department using the forms included in this packet.

- Completed Application Form
- 8 Full Size Plan Sets and 1 PDF set on USB drive. (see site plan checklist)
- Comprehensive Planned Development Document
- Petition Fee (Please See Fee Schedule)
- One (1) Legal Description (metes and bounds) of subject property
- Registered survey of subject property
- Certified List of Property Owners within 150 feet of subject property
- Owner's Consent Form
- Neighborhood Meeting Packet
- Stamped envelopes addressed to Certified List of Property Owners all the homeowners associations of those properties within 150 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



APPLICATION FOR PLANNED DEVELOPMENT

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



APPLICATION FOR PLANNED DEVELOPMENT

PART 1. DESCRIPTION OF REQUEST/PROPERTY		
Street Address of the Property: 1509 Chamblee Rd, Zebulon NC	Acreage: ~136	
Parcel Identification Number (NC PIN): 2715101559	Deed Book: 001789	Deed Page(s): 00402
Existing Zoning of the Property: R-30 (Wake County)	Proposed Zoning of the Property: Planned Development (R4 base)	
Existing Use of the Property: N/A (Vacant)	Proposed Use of the Property: SFD and Townhome subdivision	
Reason for rezoning to a Planned Unit Development: In order to balance the significant amount of open space retained on site due to a multitude of environmental features, the applicant is seeking a Planned Unit Development to propose a mixed-use residential development with lot sizes and lot-orientations which require deviations from the development standards permitted within the Zebulon Unified Development Ordinance.		

PART 2. APPLICANT/AGENT INFORMATION		
Name of Applicant/Agent: David Bergmark		
Street Address of Applicant/Agent: 2905 Meridian Parkway		
City: Durham	State: NC	Zip Code: 27713
Email of Applicant/Agent: bergmark@mcadamsco.com	Telephone Number of Applicant/Agent: 919-449-4005	Fax Number of Applicant/Agent: N/A
Are you the owner of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Are you the owner's agent? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	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: CHAMBLEE, R M HEIRS, C/O Jim Edwards (Jim P. Edwards, Jr.)		
Street Address of Property Owner: 2711 ROYSTER ST		
City: RALEIGH	State: NC	Zip Code: 27608
Email of Property Owner: Jim.Edwards@constructionco.com	Telephone Number of Property Owner: 919-868-6898	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: David Bergmark	Date: 9/19/22
Signature of Owner: 	Print Name: James P. Edwards Jr	Date:



APPLICATION FOR PLANNED DEVELOPMENT

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



APPLICATION FOR PLANNED DEVELOPMENT

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

See attached Exhibit A.

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;

See attached Exhibit A.

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;

See attached Exhibit A.

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

See attached Exhibit A.

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.

See attached Exhibit A.

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

See attached Exhibit A.



APPLICATION FOR
PLANNED DEVELOPMENT

OWNER'S CONSENT FORM

Name of Project: Dary Meadows
Chamblee Rd Planned Development Submittal Date: 11-1-22

OWNER'S AUTHORIZATION

I hereby give CONSENT to D.R. Horton, McAdams (David Bergmark) 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 2.2.13. 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.

James P. Edwards, Jr. Chamblee, R M Heirs 9/19/22
Signature of Owner *Print Name* *James P. Edwards, Jr.* *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.

JAMES P. EDWARDS, JR. Chamblee, R M Heirs 9/19/22
Signature of Owner *Print Name* *James P. Edwards Jr.* *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 PLANNED DEVELOPMENT

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



APPLICATION FOR PLANNED DEVELOPMENT

PROPOSED USES

An application has been duly filed requesting that the property described in this application be rezoned from R-30 (Wake County) to Planned Development (PD). It is understood and acknowledged that if the property is rezoned as requested, the property described in this request will be perpetually bound to the use(s) authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in the Unified Development Ordinance. It is further understood and acknowledged that final plans for any specific development to be made pursuant to any such Planned Development shall be submitted for site or subdivision plan approval. Use additional pages as needed.

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

1.	Single Family Detached Dwelling	25.	
2.	Single Family Attached Dwelling	26.	
3.	Accessory Dwelling Unit	27.	
4.	Cluster Box Unit	28.	
5.	Detached Accessory Structure	29.	
6.	Guard House, Shelter, or Gatehouse	30.	
7.	Home Occupation	31.	
8.	Play Equipment	32.	
9.	Swimming Pool/Hot Tub	33.	
10.	Tool/Storage Shed	34.	
11.		35.	
12.		36.	
13.		37.	
14.		38.	
15.		39.	
16.		40.	
17.		41.	
18.		42.	
19.		43.	
20.		44.	
21.		45.	
22.		46.	
23.		47.	
24.		48.	



APPLICATION FOR PLANNED DEVELOPMENT

PROPOSED DEVELOPMENT CONDITIONS

The applicant hereby requests that the Zebulon Board of Commissioners, pursuant to Section 3.3.5 of the Unified Development Ordinance, approve the Proposed Planned Development with above listed use(s), subject to the following condition(s), requested deviations, and proposed alternative means of compliance. (Attach additional pages as needed)

See Section 5 of Planned Development Document.
Architectural design commitments are in Section 3 (pg 28).



**APPLICATION FOR
PLANNED DEVELOPMENT**

ADJACENT OWNERS

Provide a certified list of property owners subject to this application and all properties owners within 150-feet of the subject property, and any HOA Contacts for developments which fall within 300-feet of the subject property.

Parcel Address	Parcel ID Number	Owner's Name
See Attached List	200' Buffer applied.	

HOA CONTACTS

Development Name	Contact Person	Address
N/A	N/A	N/A

**Certified List of Property Owners (Wake Co. Real Estate Records) - 200 ft buffer applied (instead of 150) to be conservative.
 (NOTE: stamped envelopes provided for this full list)**

PIN_NUM	OWNER	ADDR1	ADDR2	SITE_ADDRESS
2714081891	STRICKLAND, FRANCES MARIE STRICKLAND, ROGER L	1101 FIELD MEADOWS DR	ZEBULON NC 27597-6852	1101 FIELD MEADOWS DR
2715115366	LIVERMAN, LORAINE A	1404 CHAMBLEE RD	ZEBULON NC 27597-9668	1404 CHAMBLEE RD
2714193007	FOUNTAIN, JAMES I III FOUNTAIN, LAURA E	10405 PERRY RIDGE CT	ZEBULON NC 27597-6844	10405 PERRY RIDGE CT
2715215283	POOLE, JOSHUA	1516 CARROLL HEIGHTS RD	ZEBULON NC 27597-9640	1516 CARROLL HEIGHTS RD
2704984963	MITCHELL, F WADDELL MITCHELL, JANE H	504 PERRY CURTIS RD	ZEBULON NC 27597-8877	504 PERRY CURTIS RD
2714299043	KILLETTE, PHILLIP KILLETTE, LINDA W	929 PERRY CURTIS RD	ZEBULON NC 27597-8886	929 PERRY CURTIS RD
2714282739	CRENSHAW, BARRY A	833 PERRY CURTIS RD	ZEBULON NC 27597-8884	833 PERRY CURTIS RD
2714286726	KILLETTE, PHILLIP KILLETTE, LINDA W	929 PERRY CURTIS RD	ZEBULON NC 27597-8886	905 PERRY CURTIS RD
2715116128	DOZIER, CLARA RHODES	255 DAVIS RD	ZEBULON NC 27597-7046	1412 CHAMBLEE RD
2714080800	MITCHELL, FRANK W MITCHELL, JANE H	504 PERRY CURTIS RD	ZEBULON NC 27597-8877	1108 FIELD MEADOWS DR
2715214284	ROBERTSON, ROBERT J	1512 CARROLL HEIGHTS RD	ZEBULON NC 27597-9640	1512 CARROLL HEIGHTS RD
2705912377	PATE FAMILY I LTD PTNRP	2333 ZEBULON RD	ZEBULON NC 27597-8155	0 PERRY CURTIS RD
2715217214	KHALIOUI, YOUNES	1520 CARROLL HEIGHTS RD	ZEBULON NC 27597-9640	1520 CARROLL HEIGHTS RD
2714191047	KIRIAZES, KENNETH E KIRIAZES, MARIE A	10401 PERRY RIDGE CT	ZEBULON NC 27597-6844	10401 PERRY RIDGE CT
2714195099	BRODEUR, MADELINE	10413 PERRY RIDGE CT	ZEBULON NC 27597-6844	10413 PERRY RIDGE CT
2714194057	HINNANT, HULEY JR HINNANT, GERALDINE	10409 PERRY RIDGE CT	ZEBULON NC 27597-6844	10409 PERRY RIDGE CT
2714197170	SMITH, KENNETH R SMITH, TONYA K	10417 PERRY RIDGE CT	ZEBULON NC 27597-6844	10417 PERRY RIDGE CT
2704995359	HINTON, REBECCA H	409 S ARENDELL AVE	ZEBULON NC 27597-2807	612 PERRY CURTIS RD
2715101559	CHAMBLEE, R M HEIRS; C/O JIM EDWARDS	2711 ROYSTER ST	RALEIGH NC 27608-1529	1509 CHAMBLEE RD
2715211421	HARBAR, LINDA WATKINS, ANGELA	1501 CARROLL HEIGHTS RD	ZEBULON NC 27597-9641	1501 CARROLL HEIGHTS RD
2715219341	HAUGH, PAUL G HAUGH, HEATHER W	1532 CARROLL HEIGHTS RD	ZEBULON NC 27597-9640	1532 CARROLL HEIGHTS RD
2714083747	MOZINGO, JUDY B	708 PERRY CURTIS RD	ZEBULON NC 27597-8881	708 PERRY CURTIS RD
2715116216	JUAREZ, PEDRO CARREON JUAREZ, MARIA DEL	1408 CHAMBLEE RD	ZEBULON NC 27597-9668	1408 CHAMBLEE RD
2715019636	CHAMBLEE, CAROLYN P	1922 TRAWICK RD	RALEIGH NC 27604-3839	0 CHAMBLEE RD
2714098086	SARNA, KERRY RICHARD	1001 RIDGE VALLEY WAY	ZEBULON NC 27597-6845	1001 RIDGE VALLEY WAY
2714097005	GONZALEZ, ALFONSO GONZALEZ	10303 PERRY RIDGE CT	ZEBULON NC 27597-6842	10303 PERRY RIDGE CT
2715212207	WILLIAMS, GEORGETTE	1413 CHAMBLEE RD	ZEBULON NC 27597-9669	1413 CHAMBLEE RD
2714080938	ALVAREZ-CORNEJO, AZUCENA	1104 FIELD MEADOWS DR	ZEBULON NC 27597-6852	1104 FIELD MEADOWS DR
2715410167	DAN RYAN BUILDERS - NORTH CAROLINA LLC	2099 GAITHER RD STE 600	ROCKVILLE MD 20850-4018	0 CHAMBLEE RD
2714383837	MCNABB, WILLIAM R	204 W GANNON AVE	ZEBULON NC 27597-2626	0 CHAMBLEE RD
2714093190	FOCA, KIMBERLY	706 PERRY CURTIS RD	ZEBULON NC 27597-8881	706 PERRY CURTIS RD

2715213285	TELLEZ MAGANA, MARIA TERESA	1508 CARROLL HEIGHTS RD	ZEBULON NC 27597-9640	1508 CARROLL HEIGHTS RD
2715212128	WALL, JODY C	133 W 1ST ST	WENDELL NC 27591-7600	1417 CHAMBLEE RD
2714189947	HOAD, RYAN PATRICK HOAD, JAMIE LEIGH	10421 PERRY RIDGE CT	ZEBULON NC 27597-6844	10421 PERRY RIDGE CT
2714085959	NUNEZ, RICARDO RODRIGUEZ, ANGELICA MARIA	10301 PERRY RIDGE CT	ZEBULON NC 27597-6842	10301 PERRY RIDGE CT
2714091017	OLVERA, RAMON HERNANDEZ	1100 FIELD MEADOWS DR	ZEBULON NC 27597-6852	1100 FIELD MEADOWS DR
2714495712	DRSFA LLC	2099 GAITHER RD STE 600	ROCKVILLE MD 20850-4018	1701 CHAMBLEE RD

Dory Meadows Legal Description

Being all of the land described in deed book 1789, page 402 in the Durham County Register of Deeds.
Being more particularly described as:

Beginning at a point on the northern right of way line of Chamblee Road (a 60 foot public right of way), being the southwest corner of Tract One as shown on book of maps 2020, page 866 in the Durham County Register of Deeds, the point of beginning; thence across the right of way of Chamblee Road and with the western line of Tract Three, as shown on book of maps 2020, page 866, South 00°19'14" East a distance of 541.01 feet to a point on the northern line of lands now or formally owned by Linda W. and Phillip Killete, as described in deed book 8407, page 888; thence with the common line of Killete and others, South 89°11'35" West a distance of 3101.18 feet to a point on the eastern line of lands now or formally owned by Rebecca H. Hinton, as described in deed book 2244, page 189; thence with the common line of Hinton and others, North 02°37'04" East a distance of 1937.74 feet to an axle, being the southwest corner of lands now or formally owned by Carolyn P. Chamblee, as described in estate file 2578, page 00-E; thence with the common line of Chamblee and others, North 88°59'09" East a distance of 3001.95 feet to an iron pipe on the western line of Tract One, as shown on book of maps 2020, page 866; thence with said common line, South 00°19'14" East a distance of 1404.20 feet to the point and place of beginning; containing an area of 5,918,772 square feet or 135.88 acres.

Exhibit A: Dory Meadows Planned Development Application Responses

- 1. Please provide details on how the proposed Planned Development advances the public health, safety, or welfare.**

Response: The proposed Planned Development will provide a much-needed supply of housing in a regional market that is chronically undersupplied – resulting in significant housing affordability issues due to skyrocketing home prices. Furthermore, the proposed location of this development will result in a safe and convenient neighborhood within a 5-minute drive to the Zebulon Community Park, shopping in downtown Zebulon, and a local fire station and EMS station. The development will be within a 10-minute drive of the local police station and all levels of grade schools. Finally, with over 1/3rd of the gross acreage retained as open space, the proposed Planned Development will help protect environmental health and promote a more active lifestyle.

- 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.**

Response: Though this development would constitute a satellite annexation, it abuts a previously approved satellite annexation known as Sidney Creek. Thus, municipal services are already being extended to this area. Furthermore, as indicated in Response #1, this site is less than a 10 minute drive to the areas schools, downtown shopping, and public safety facilities.

The adopted Future Land Use Map designates this area as Suburban Residential (SR) and identifies one of the Primary Land Use Types for Suburban Residential as, “Planned developments that integrate other housing types (e.g., attached residential such as patio homes or townhomes) [in addition to Detached residential dwellings], with increased open space to preserve an overall suburban character.” Thus, the proposed Planned Development with a mix of SFD detached dwellings, attached dwellings, and over 1/3rd of gross acreage as open space precisely fits the intended use and place type within the SR FLU designation.

Furthermore, this Planned Development advances the following goals and policies of the Town’s adopted Comprehensive Plan:

- [Land Use and Development – Goal 1]** – “A land use allocation and pattern that advances Zebulon’s objectives of achieving greater housing variety.....with convenient resident access to schools, recreation, shopping and Services.”

- i. **Supporting Statement(s):**
 - 1. The site is located within a 5-minute drive to Zebulon Community Park, Downtown Zebulon Shopping, Fire Station, and EMS station and less than 10 minutes from Zebulon elementary, middle, and high school.
 - 2. The proposed development includes a mix of rear-loaded homes SFD homes, front-loaded SFD homes, and Townhomes, providing a variety of housing options to suit different needs.
- b. **[Land Use and Development – Goal 3]** – “Ongoing and effective collaboration between land use and transportation planning to ensure a well-connected community with adequate means and capacity to accommodate multiple forms of circulation between local destinations.”
 - i. **Supporting Statement(s):**
 - 1. The proposed Planned Development incorporates a new E-W collector road free of driveways, which will ultimately form a new connection between Chamblee Road and Perry Curtis road to the west. This new route will form a travel alternative to the current Perry Curtis Road connection to Chamblee road – one with significantly improved access management and which aligns through the Planned Development directly to the Sidney Creek subdivision to the east. This new collector road, through its future westward extension, could be designed as the main E-W throughway to Chamblee road in lieu of the current Perry Curtis Road connection, or it could “T” into Perry Curtis Road. This decision could be made in the future based upon traffic needs at that time and with coordination with NCDOT.
- c. **[Land Use and Development – Policy C]** – “Emphasize compatible intensities and character when evaluating applications involving more intensive and/or non-residential development near existing homes and neighborhoods.
 - i. **Supporting Statement(s):**
 - 1. The proposed Planned Development locates its denser Townhome units closer to Chamblee Road, where existing infrastructure is most capable of serving it. Furthermore, the location of townhomes on the east side of Chamblee Road connects to proposed Townhomes to be established as a future phase of the Sidney Creek development. Detached single family home lots are proposed along most of the project perimeter, where the proposed PD abuts existing subdivisions such as the Perry Creek and Fieldcrest Meadow subdivisions to the south. A riparian buffer and additional undisturbed open

space is left along the site's northern boundary where it abuts the Carroll Heights subdivision.

- d. **[Land Use and Development – Policy D]** – “Promote land use outcomes that further community objectives for preventing traffic congestion, ensuring more pedestrian- and cyclist-friendly design, and support expanded and viable public transit options.”
 - i. **Supporting Statement(s):**
 - 1. As explained under the response for Goal 3 for Land Use and Development, the proposed E-W collector road will be unloaded with driveways and will enhance both vehicular, bicycle, and pedestrian connectivity. Additional trail networks within the site's open space will further support recreational bicycle and pedestrian use.
- e. **[Land Use and Development – Policy E]** – “Ensure development design respects the area's environmental assets and resource base, including waterways and their riparian buffers, unique landscapes, and mature tree stands, especially where there is potential for greenway and/or blueway acquisition.”
 - i. **Supporting Statement(s):**
 - 1. As proposed the Planned Development retains approximately 1/3rd of the site as open space (both passive and active). The site design integrates and provides convenient access to several environmental features, including riparian buffers, over 10 acres of wooded wetlands, and a 5+ acre lake. The main amenity for the development is located along this existing lake, letting the natural environment serve as an extension of and backdrop to this active open space. The site's larger residential lots back up to this lake, with a pedestrian trail network providing access along its perimeter.
- f. **[Land Use and Development – Policy G]** – “Ensure that all residential developments have multiple access points for public safety reasons and circulation options.”
 - i. **Supporting Statement(s):**
 - 1. The proposed Planned Development has multiple access points along Chamblee Road, connects to a future phase of the Sidney Creek approved development to the east, and connects to Perry Curtis Road via an the existing stub of Ridge Valley Way to the south. Roadway stubs will also be provided in 2 locations along the northern property boundary – to be extended at the time of future development.
- g. **[General Policy – G1]** – “Land uses should not detract from the enjoyment or value of neighboring properties.”
 - i. **Supporting Statement(s):**

1. All proposed uses are residential in nature, abutting existing residential uses or vacant land. A Type B buffer (20' width) is provided along the project perimeter (either as preserved vegetation or new plantings).
- h. **[General Policy – G3]** – “Adequate transportation access and circulation should be provided for uses that generate large numbers of trips. Pedestrian and bicycle access should be addressed where appropriate.”
- i. **Supporting Material:**
 1. The proposed Planned Development incorporates a new E-W collector road free of driveways, which will ultimately form a new connection between Chamblee Road and Perry Curtis road to the west. This new route will form a travel alternative to the current Perry Curtis Road connection to Chamblee road – one with significantly improved access management and which aligns through the Planned Development directly to the Sidney Creek subdivision to the east.
 2. Sidewalks shall be provided along all proposed streets and off-street pedestrian trails shall be provided to improve access to the site’s natural features and active open spaces.
- i. **[General Policy – G6]** – “Environmentally sensitive areas should be protected, including wildlife habitat areas.”
- i. **Supporting Statement(s):**
 1. The proposed site design avoids any new vehicular crossings of riparian buffers, as well as works around a significant (>10 acre) wetland area in the southeastern portion of the site. Pedestrian access is provided to these areas to allow for community enjoyment and exposure to nature, but otherwise they are left undisturbed.
- j. **[Residential Policy – R1]** – “Residential areas should not be located next to heavy industrial areas.”
- i. **Supporting Statement(s):**
 1. All adjacent zoning and existing uses are residential or agricultural in nature. No industrial areas are located adjacent to the proposed planned development.
- k. **[Residential Policy – R3]** – “Schools, parks and community facilities should be located close to or within residential neighborhoods.
- i. **Supporting Statement(s):**
 1. The site has over 4 acres of private/active open space proposed within the residential neighborhood.

2. The site is within a 5-minute drive to Zebulon Community Park, Downtown Zebulon Shopping, a Fire Station, and an EMS station.
 3. The site is less than a 10-minute drive to elementary, middle, and high schools.
- l. **[Residential Policy – R4]** – “Houses should have direct access to local residential streets but not to collector streets or thoroughfares.
 - i. **Supporting Statement(s):**
 1. No driveways are located along the site’s proposed E-W collector road. All dwelling units have direct access to a local residential street or an alley.
 - m. **[Residential Policy – R7]** – “New residential developments should include adequate area for parks and recreation facilities, schools and places of worship.
 - i. **Supporting Statement(s):**
 1. The site has over 40 acres open spaces, including over 4 acres of private, active open space.
 - n. **[Parks and Open space Policy – P5]** – “Natural features should be used as buffers or preserved open space between or around developed areas.”
 - l. **Supporting Statement(s):**
 1. The proposed Planned Development utilizes both riparian buffers and wooded woodlands to provide natural buffers between developed areas.

3. Please provide details on how the proposed Planned Development is reasonable and in the public interest.

Response: As indicated in the responses above, the proposed uses and density is aligned with the adopted Future Land Use Map and place types intended for the suburban residential designation. The site is adjacent to an large existing satellite annexation, meaning urban services have already been extended to this area and the extension of those services to this development will not incur any disproportionate ongoing costs to service agencies (police, fire, public works, etc.). Finally, the site protects a significant amount of natural areas, while providing an east-west collector road free of driveways to facilitate connectivity and ease the amount of traffic utilizing a portion of Perry Curtis road which does not have nearly as good access management as the proposed development.

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.

Response: The proposed Planned Development utilizes the natural features of the site as an asset to be built around, rather than as an obstacle to overcome. The site design integrates and provides convenient access to several environmental features, including riparian buffers, over 10 acres of wooded wetlands, and a 5+ acre lake. The main amenity for the development is located along this existing lake, letting the natural environment serve as an extension of and backdrop to this active open space. The site's larger residential lots back up to this lake, with a pedestrian trail network providing access along its perimeter. Existing wetlands and riparian buffers are preserved and used along the northern and southern property boundaries as natural perimeter buffers.

The proposed E-W collector street provides improved access and connectivity at a scale that does not split the community in terms of pedestrian cross-access. Furthermore, the absence of driveways along this collector street allows for a much more aesthetically pleasing and pedestrian friendly streetscape for the development's primary connecting street.

5. Please provide details on how the proposed planned unit development provides improved means of access, open space, and design amenities.

Response: The proposed layout provides 3 points of access along Chamblee Road, 3 local street stubs to be extended when future development is proposed, a connection which aligns with the proposed Sidney Creek street layout to the east and will provide direct access to Chamblee Road for this adjacent development, and a new collector street that when extended through 1 additional property to the west will provide an improved alternative to a portion of Perry Curtis Road for east-west movement.

Active open spaces are distributed throughout the development for convenient access and are located along the site's major internal roadway. The main amenity utilizes the large existing lake as a significant site feature. Architectural design standards are proffered for the development, as outlined in the Planned Development document.

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.

- **Response:** Due to the future land use plan's 'Suburban Residential' designation for this area, non-residential land uses are not included in the overall layout. However, the site does include a mix of housing types, lot sizes, lot orientations, and densities in the form of single family detached dwellings and townhomes. Details on dimensional standards for the sites different residential products are contained in the associated Planned Development document.

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.

Response: The proposed development is primarily surrounded by vacant land, creating an incentive for 'development' rather than 'redevelopment', as roadway and utility extensions included as part of this project make adjacent development more viable. Redevelopment opportunities in this area would likely be more limited to potential future pedestrian improvements in an existing adjacent neighborhood.

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.

Response: The layout for the proposed development is intentional in terms of its creation of public gathering areas in the form of active and passive open spaces. The primary amenity is centrally located within the development along the site's primary internal road and backing up to a large lake. This amenity will serve as the heart of this neighborhood, where both formal and informal events are held.

In addition to the site's active open spaces, the proposed Planned Development will have an extensive pedestrian trail system that facilitates the use of its public gathering areas. All local new roads shall have sidewalks on both sides.

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.

Response: The proposed layout preserves approximately 1/3rd of its acreage as passive or active open space. The result of this type of layout is a more condensed

development pattern with smaller lots served by less linear feet of infrastructure, surrounded by a significant amount of common open space in lieu of larger individual yards. The interconnected road network is only limited by the numerous environmental features which this site must accommodate.

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.

Response: As mentioned in previous responses, the site design preserves and provides convenient access to several environmental features, including riparian buffers, over 10 acres of wooded wetlands, and a 5+ acre lake. The main amenity for the development is located along this existing lake, letting the natural environment serve as an extension of and backdrop to this active open space. The site's larger residential lots back up to this lake, with a pedestrian trail network providing access along its perimeter.

Existing wetlands and riparian buffers are preserved and used along the northern and southern property boundaries in locations as natural perimeter buffers. Where these existing features are not present along the project perimeter, a minimum Type B Buffer is proposed.

To better align with nearby development, the site's Townhomes are clustered on the eastern side of the development, adjacent to approved Townhomes to be built as part of the Sidney Creek development.

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

Response: The inclusion of some front-loaded townhomes within the development helps create a more diverse and economically resilient residential offering and supports housing affordability by avoiding rear-loaded alleys within this segment.

Please refer to the associated Planned Development document for more information on proposed architectural conditions.



APPLICATION FOR
PLANNED DEVELOPMENT

OWNER'S CONSENT FORM

Name of Project: Dary Meadows
Chamblee Rd Planned Development Submittal Date: 11-1-22

OWNER'S AUTHORIZATION

I hereby give CONSENT to D.R. Horton, McAdams (David Bergmark) 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 2.2.13. 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.

James P. Edwards, Jr.
Signature of Owner

~~Chamblee, R M Heirs~~ 9/19/22
Print Name James P. Edwards, Jr. 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.

James P. Edwards, Jr.
Signature of Owner

~~Chamblee, R M Heirs~~ 9/19/22
Print Name James P. Edwards, Jr. 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.

CONTACT

PETER MARRS
 peter@marrs.com
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 2480 BUCKINGHAM ROAD, SUITE 200
 RAVENNA, NC 27105
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 Fax: 703.343.2289
 Email: info@drhorton.com



PROJECT DIRECTORY

CONCEPT PLAN
 CHAMBLEE LAKE
 1509 CHAMBLEE ROAD
 ZEBULON, NC 27105
 DATE: NOVEMBER 1, 2022
 REVISED: JULY 28, 2023

CHAMBLEE LAKE

1509 CHAMBLEE ROAD
 ZEBULON, NORTH CAROLINA
 PD 2023-01 / PROJECT NUMBER 891828

CONCEPT PLAN

PROJECT NUMBER: DRH-22004
 DATE: NOVEMBER 1, 2022
 REVISED: JULY 28, 2023

SHEET INDEX

NO.	DESCRIPTION
C1.00	EXISTING CONDITIONS
C2.00	SITE PLAN
C3.00	IMPROVED OPEN SPACE CONCEPTUAL DESIGNS
C4.00	LANDSCAPE PLAN
C5.00	UTILITY PLAN
C6.00	SITE DETAILS
C7.00	LANDSCAPE PLAN
C8.00	SITE DETAILS
C9.00	LANDSCAPE PLAN
C10.00	LANDSCAPE NOTES & DETAILS
C11.00	LANDSCAPE PLAN

REQUIRED RETRAKTS

NO.	DESCRIPTION
1	RETRACT FROM EXISTING DRIVE TO NEW DRIVE
2	RETRACT FROM EXISTING DRIVE TO NEW DRIVE
3	RETRACT FROM EXISTING DRIVE TO NEW DRIVE
4	RETRACT FROM EXISTING DRIVE TO NEW DRIVE
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19	RETRACT FROM EXISTING DRIVE TO NEW DRIVE
20	RETRACT FROM EXISTING DRIVE TO NEW DRIVE

WATER ALLOCATION POINTS

NO.	DESCRIPTION
1	WATER ALLOCATION POINT
2	WATER ALLOCATION POINT
3	WATER ALLOCATION POINT
4	WATER ALLOCATION POINT
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6	WATER ALLOCATION POINT
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19	WATER ALLOCATION POINT
20	WATER ALLOCATION POINT

USE SUPPLEMENTAL USE STANDARDS

NO.	DESCRIPTION
1	USE SUPPLEMENTAL USE STANDARD
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20	USE SUPPLEMENTAL USE STANDARD



VICINITY MAP
N.T.S.



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 www.dr-hoban.com



**CHAMBLEE LAKE
 1509 CHAMBLEE ROAD
 CONCEPT PLAN
 ZEBULON, NORTH CAROLINA**



REVISIONS

NO.	DATE	BY	DESCRIPTION
1	11.02.2022	W. J. HOBAN	ISSUE FOR PERMITS

PLAN INFORMATION

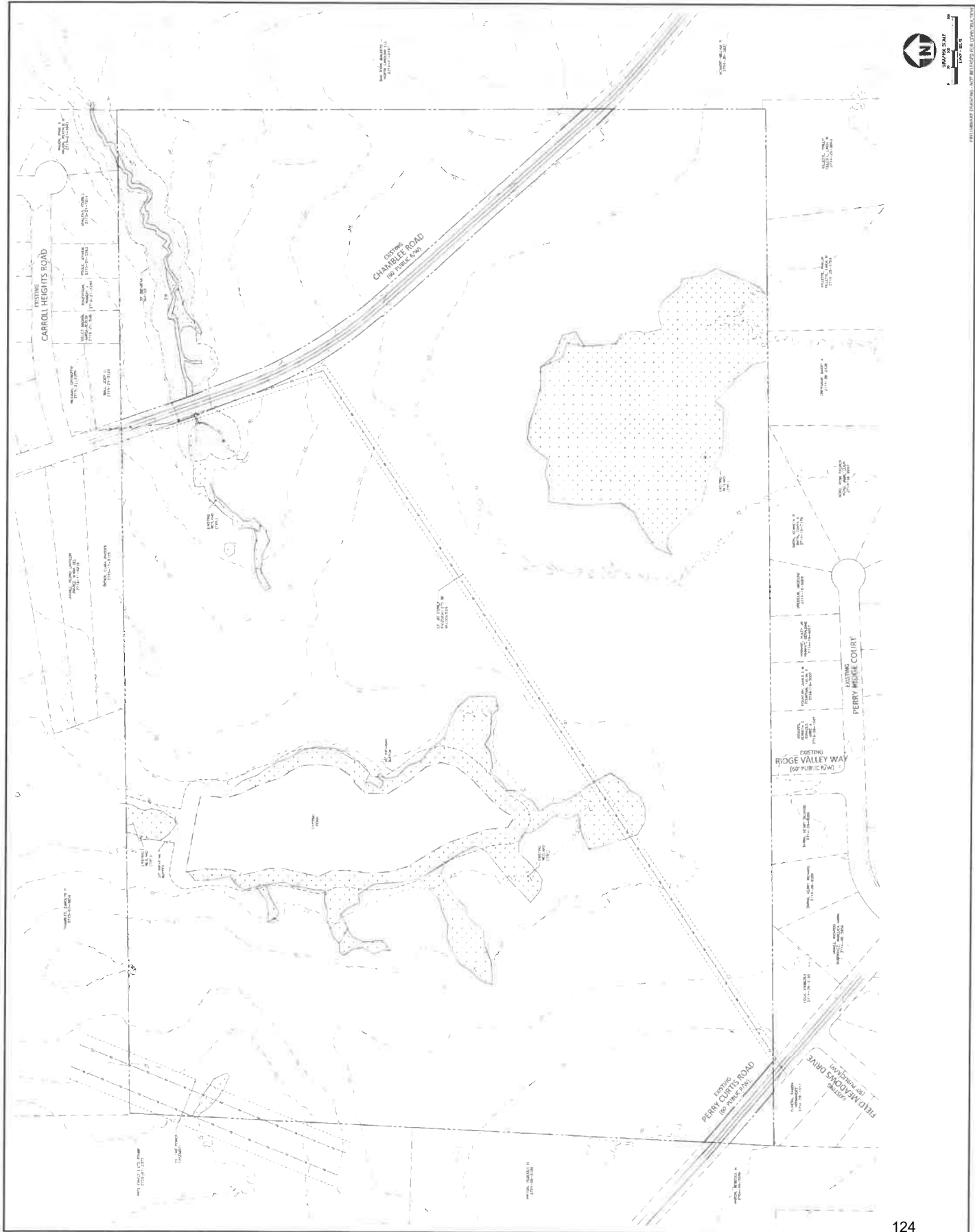
PROJECT NO.	1509-17204
DATE	03/02/2022
SCALE	1" = 10'
SHEET	11 OF 2022

EXISTING CONDITIONS

SHEET



PERMITS/AS-BUILT DRAWING. NOT FOR CONSTRUCTION.





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D.R. HORTON
America's Builder

**CHAMBLEE LAKE
 CONCEPT PLAN
 1509 CHAMBLEE ROAD
 ZEPHURUS, NORTH CAROLINA**



REVISION

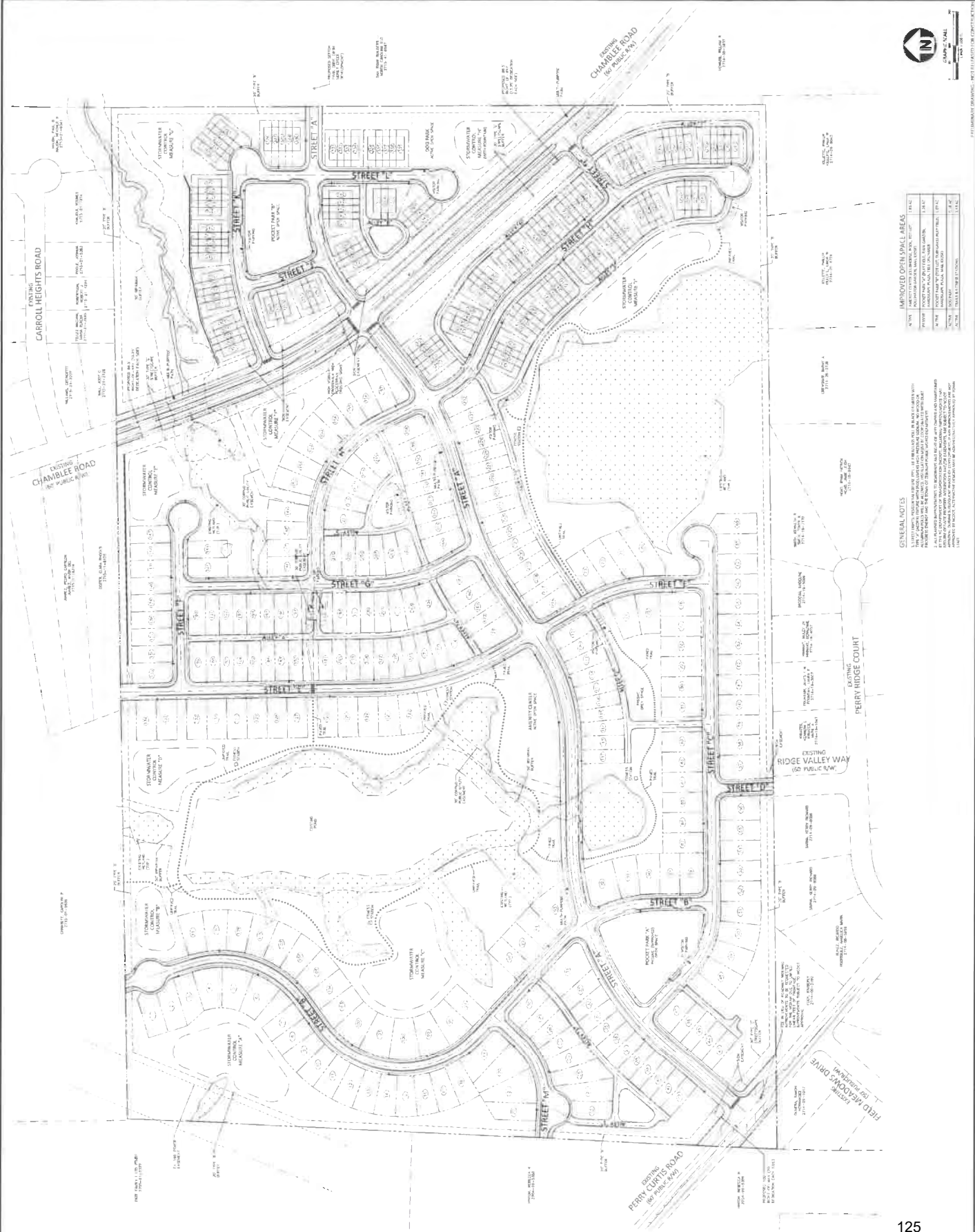
NO. DATE DESCRIPTION

PLAN INFORMATION

PROJECT NO. 2008-0004
 DATE 08/11/2008
 DRAWN BY RJS
 CHECKED BY RJS
 DATE 11/02/2008

SHEET

C2.00



IMPROVED OPEN SPACE AREAS

TYPE	AREA (SQ. FT.)	PERCENT
IN THE ROADWAY	10,000	1.0%
IN THE COURTYARD	10,000	1.0%
IN THE LOT	10,000	1.0%
TOTAL	30,000	3.0%

GENERAL NOTES

1. THIS PLAN IS A CONCEPT PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL UTILITIES ARE TO BE DEPTH TO CENTER UNLESS OTHERWISE NOTED.
4. ALL UTILITIES ARE TO BE DEPTH TO CENTER UNLESS OTHERWISE NOTED.
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6. ALL UTILITIES ARE TO BE DEPTH TO CENTER UNLESS OTHERWISE NOTED.
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8. ALL UTILITIES ARE TO BE DEPTH TO CENTER UNLESS OTHERWISE NOTED.
9. ALL UTILITIES ARE TO BE DEPTH TO CENTER UNLESS OTHERWISE NOTED.
10. ALL UTILITIES ARE TO BE DEPTH TO CENTER UNLESS OTHERWISE NOTED.



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**CHAMBLEE LAKE
CONCEPT PLAN
1509 CHAMBLEE ROAD
ZEBULON, NORTH CAROLINA**

REVISIONS

NO.	DATE	DESCRIPTION
1	11.01.2007	ISSUED FOR PERMITTING

PLAN INFORMATION

PROJECT NO.	0481-2006A
DATE	11/01/07
DESIGNED BY	DR. HOBSON
DRAWN BY	ML
SCALE	1"=50'
SHEET NO.	11 OF 2007

**SHEET
IMPROVED OPEN SPACE
CONCEPTUAL DESIGNS**

C2.01



NOTES:
1. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
2. ALL DISTANCES ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
3. ALL DISTANCES ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
4. ALL DISTANCES ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
5. ALL DISTANCES ARE TO CENTERLINE UNLESS NOTED OTHERWISE.



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 1509 CHAMBLEE ROAD, SUITE 225
 ATLANTA, GA 30324
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 EMAIL: john@drpartial.com

D.R. HORTON
America's Builder

CHAMBLEE LAKE
 CONCEPT PLAN
 1509 CHAMBLEE ROAD
 ZEBULON, NORTH CAROLINA



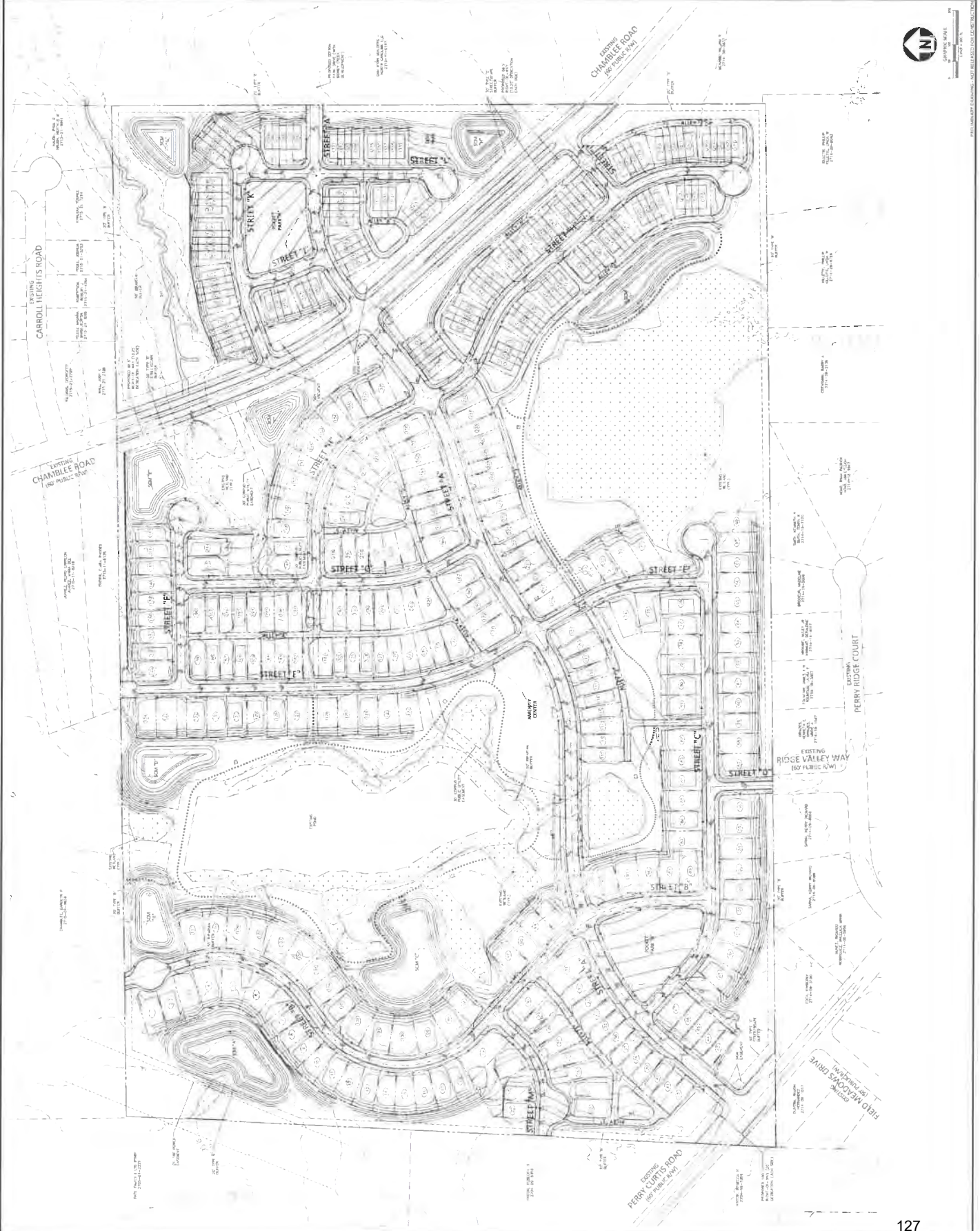
REVISIONS

NO.	DATE	DESCRIPTION
1	11.15.2023	ISSUE FOR PERMITS

PLAN INFORMATION

PROJECT NO.	1509CHAMBLEE
DATE	11/15/2023
DESIGNED BY	BJA
DRAWN BY	BJA
CHECKED BY	BJA
SCALE	AS SHOWN
DATE	11/15/2023

GRADING PLAN
C3.00



CHAMBLEE LAKE
CONCEPT PLAN
 1509 CHAMBLEE ROAD
 ZEBULON, NORTH CAROLINA



REVISIONS

NO.	DATE	DESCRIPTION
1	01.15.13	ISSUE FOR PERMITS

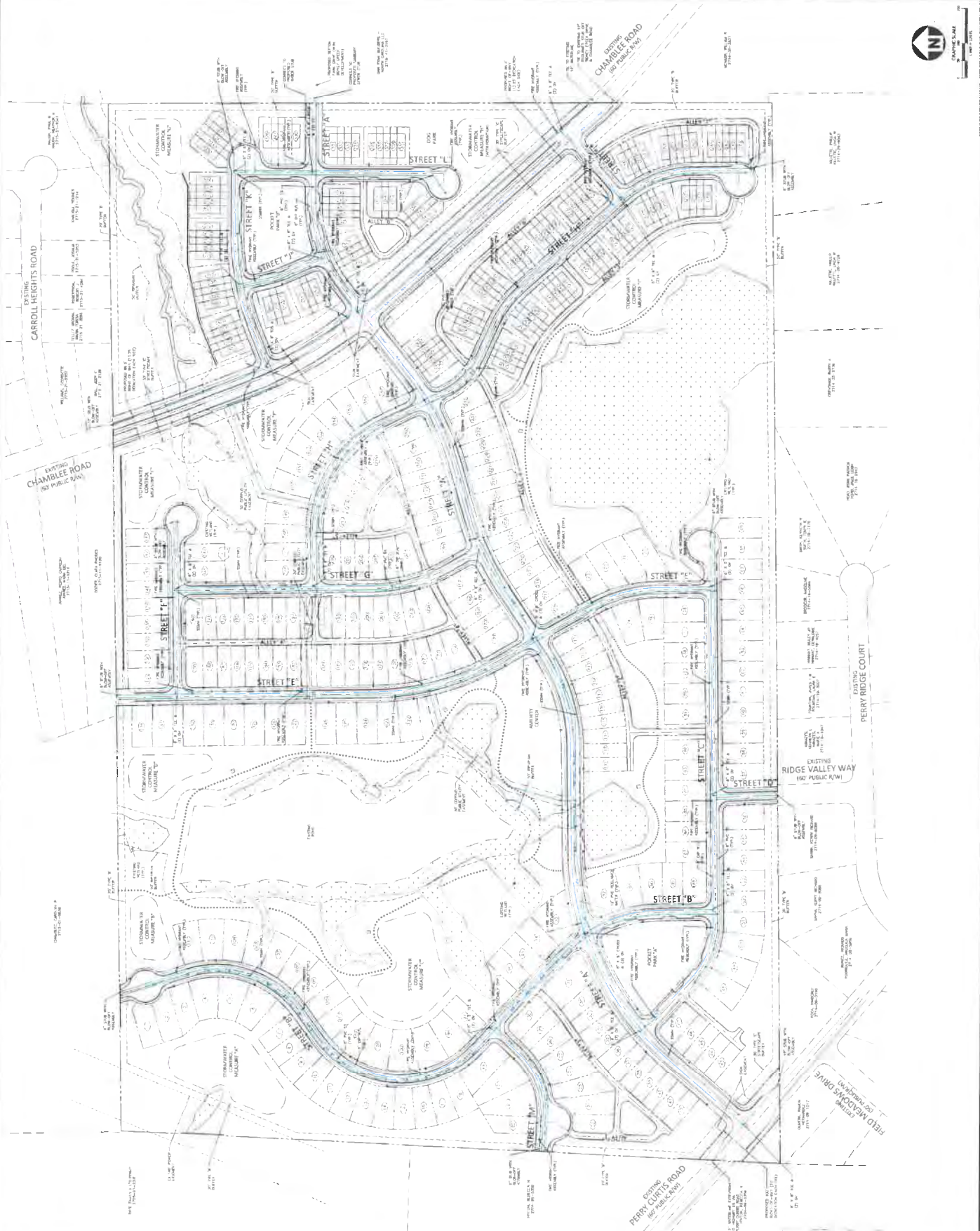
PLAN INFORMATION

PROJECT NO.	BRH-2004
PROJECT NAME	CHAMBLEE LAKE
OWNER	THE CHAMBLEE LAKES DEVELOPMENT, INC.
SCALE	1" = 100'
DATE	01.15.13
BY	DLH
CHECKED BY	DLH
DATE	01.15.13

UTILITY PLAN
C4.00



PERMITS RELEASED - NOT RELIED UPON FOR CONSTRUCTION





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 Contact: Christopher
 Email: chris@drhorton.com



CHAMBLEE LAKE
 CONCEPT PLAN
 1509 CHAMBLEE ROAD
 ZEBULON, NORTH CAROLINA



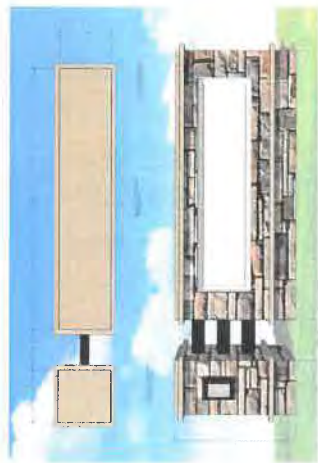
REVISIONS

No.	Date	Description
1	01.10.2022	ISSUED FOR CONSTRUCTION

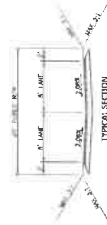
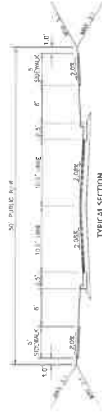
PLAN INFORMATION

PROJECT NO.	10012022-001
DATE	01.10.2022
CLIENT BY	DLA
DRAWN BY	DLA
CHECKED BY	DLA
DATE	01.10.2022

SHEET
C8.00
 SITE DETAILS



TYPICAL MONUMENT SIGN
 NOT TO SCALE





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DR. HOBSON
Architect & Designer

**CHAMBLEE LAKE
 CONCEPT PLAN
 1509 CHAMBLEE ROAD
 ZEBULON, NORTH CAROLINA**



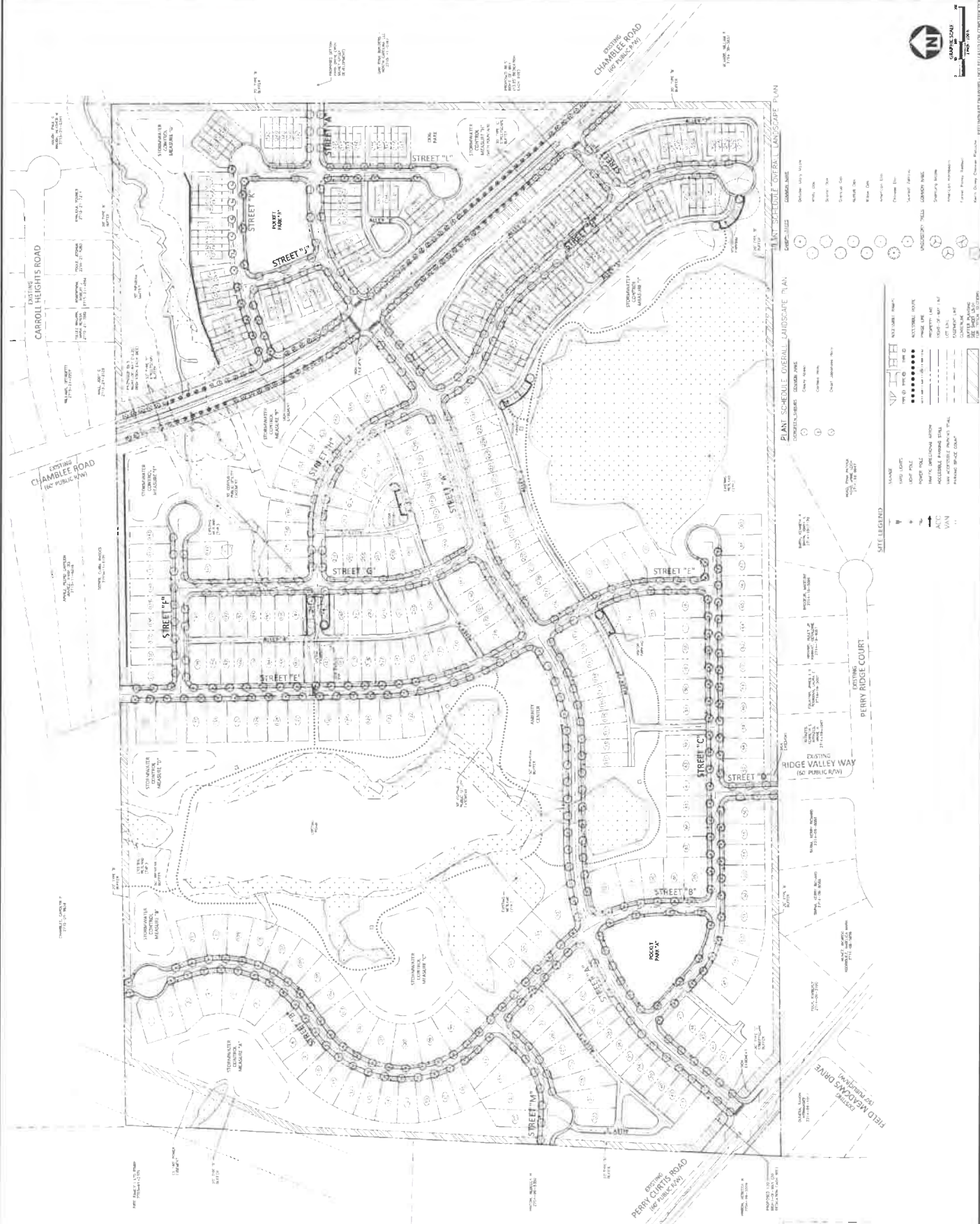
REVISIONS

NO.	DATE	DESCRIPTION
1	11/15/2011	ISSUED FOR PERMIT

PLAN INFORMATION

PROJECT NO.: DRP-22004
 SHEET NO.: 1509-01
 DATE: 11/15/2011
 DRAWN BY: JCH
 CHECKED BY: JCH

**LANDSCAPE PLAN
 1.5.00**



PLANT SCHEDULE - OVERALL LANDSCAPE PLAN

SYMBOLS

- Plant
- Plant
- Plant
- Plant

PLANT SCHEDULE

SYMBOL	PLANT NAME	PLANT SPECIES	PLANT SIZE	PLANT QUANTITY
○	Plant	Plant	Plant	Plant
□	Plant	Plant	Plant	Plant
○	Plant	Plant	Plant	Plant
○	Plant	Plant	Plant	Plant

NOTES

- 1. All plants to be installed within 30 days of final construction.
- 2. All plants to be installed in accordance with the following schedule:
- 3. All plants to be installed in accordance with the following schedule:

SITE LEGEND

Symbol	Description
Symbol	Description
Symbol	Description
Symbol	Description
Symbol	Description
Symbol	Description
Symbol	Description
Symbol	Description
Symbol	Description
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Symbol	Description



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DR. HOBSON
America's Builder

CHAMBLEE LAKE
 1509 CHAMBLEE ROAD
 CONCEPT PLAN
 ZEBULON, NORTH CAROLINA



REVISIONS

NO.	DATE	DESCRIPTION
1	11.15.2013	PRELIMINARY CONSTRUCTION

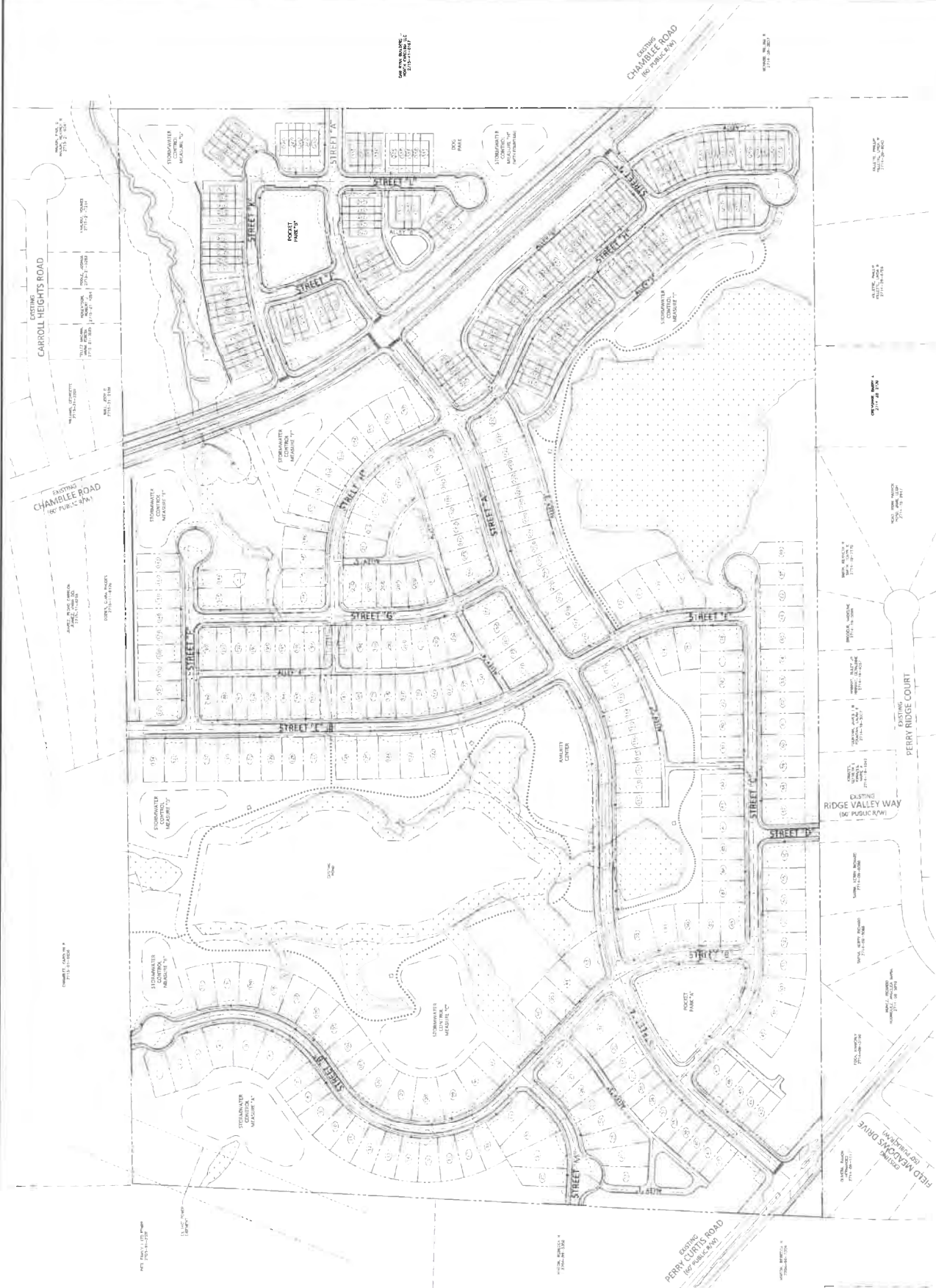
PLAN INFORMATION

PROJECT NO.	DRH 130004
DATE	11/15/2013
DESIGNED BY	DRH
CHECKED BY	DRH
SCALE	1"=100'
SHEET	13 OF 2022

LIGHTING PLAN
L6.00

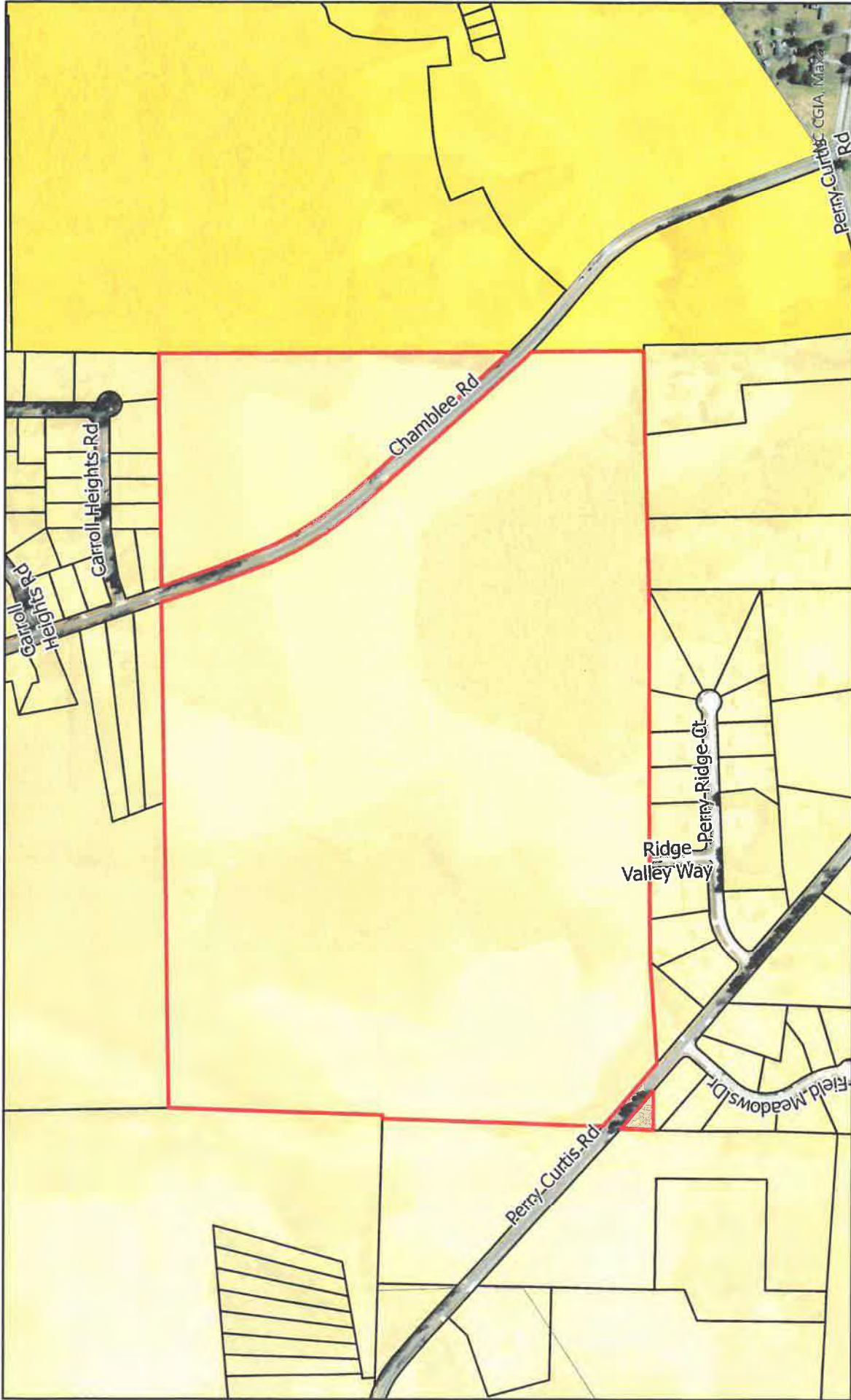


PRELIMINARY CONSTRUCTION - NOT FOR FIELD CONSTRUCTION

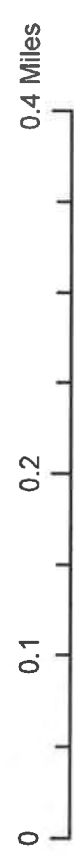


GENERAL NOTES
 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS TO EDGE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS TO CORNER UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.

Future Land Use Map



Chamblee Lake
 Parcels
Zebulon_FutureLandUse
Land Use/Character
 Suburban Residential (SR)
 General Residential (GR)



Aerial Map



Zoning Map



- Chamblee Lake
- Parcels

Zoning Districts

- R2, Residential Suburban
- R4, Residential Neighborhood







ZEBULON

NORTH CAROLINA

CASE # PD 2023-01 IDT# 891828 – Chamblee Lake

PROJECT ADDRESS 1509 Chamblee Road

PIN NUMBER: 2715101559

HEARING DATE: OCTOBER 9, 2023

State of North Carolina

County of Wake

BEFORE ME, the undersigned Notary, Stacie Paratore on this 3rd day of October 2023, personally appeared Michael J. Clark, 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 Michael J. Clark, acting as the Planning Director 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 **9/25/2023** (see attached mailing list and copy of mailing)
- Advertisement in a Paper of General Circulation sent on **9/25/2023** (Wake weekly, publication dates **9/29 & 9/6/2023**)
- Posting Public Hearing Signage on Property on **9/25/2023** (pictures attached)
- Posted to Planning Department Website **9/25/2023**
- Sent to E-Mail Distribution List on **10/1/2023**

Michael J. Clark

10/13/23

Michael J. Clark, AICP, CZO

Date

Subscribed and sworn to before me, this 3rd day of October 2023

[Notary Seal:]

Stacie Paratore

Stacie Paratore

[signature of Notary]

[printed name of Notary]

NOTARY PUBLIC

My commission expires: 6/27, 2025

STACIE PARATORE
NOTARY PUBLIC
WAKE COUNTY, N.C.

Notice of Public Hearing

Notice is hereby given pursuant to the provisions of Article 2.2.6 of the Town of Zebulon Unified Development Ordinance that a public hearing will be held on **October 9, 2023 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 891828 - PD 2023-01 – Chamblee Lake (1509 Chamblee Road)

PIN # 2715101559. A request by D.R. Horton Inc on behalf of the property owner Chamblee, R.M. Heirs, for a Rezoning to the Planned Development (PD) zoning district for the development of 355 single-family residential lots.

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) 823-1816.

Wake Weekly September 29th & October 6th





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 2.2.17.1, 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.

August 4, 2023

Michael J. Clark, AICP, CZO
Town of Zebulon
1003 North Arendell Avenue
Zebulon, NC 27597
919.823.1808

RE: Chamblee Lake – Zebulon, North Carolina – Traffic Impact Analysis Addendum

Dear Mr. Clark,

TIA ADDENDUM

This letter presents updated analysis as an addendum to the previously completed Traffic Impact Analysis (TIA) for the proposed Chamblee Lake development that was completed in November of 2022 by McAdams. The Town of Zebulon (Town) TIA reviewer issued comments dated January 9, 2023, and North Carolina Department of Transportation (NCDOT) approved the TIA on November 29, 2022. These comments and approvals are provided in the attachments. The proposed residential development will be located along Chamblee Road north of Perry Curtis Road in Zebulon, North Carolina. The purpose of this TIA Addendum is to determine the potential traffic impacts of the proposed development as it relates to the change in development density and site access from the previously completed TIA, as well as to identify transportation improvements that may be required to mitigate the development's impact on the surrounding roadway network. This addendum reviews the operations at all study intersections from the original TIA under revised Build (2027) traffic conditions. Since background assumptions are not expected to change within this addendum, capacity analysis results from Existing (2022) and No-Build (2027) conditions from the original TIA are utilized. Refer to the previously completed TIA for a breakdown of the assumed methodology and depiction of Existing (2022) and No-Build (2027) traffic volumes.

BUILD TRAFFIC

The original TIA considered a density of 211 single family detached homes and 119 townhomes. The revised analysis in this addendum considers an updated buildout density of 232 single family detached homes and 128 townhomes, as well as a proposed site driveway on Perry Curtis Road that was not previously considered at the time of preparation of the original TIA. Based on the Institute for Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition, and the suggested method of trip calculations provided in NCDOT's *Rate vs. Equation spreadsheet*, trips for the proposed development were calculated for weekday daily, weekday AM peak hour, and weekday PM peak hour. Refer to Table 1, on the following page, for the trip generation for the proposed land uses.

TABLE 1: TRIP GENERATION

Land Use (ITE Code)	Density	Calculation Methodology	Daily Trips	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
Single family detached (210)	232 units	Adjacent / Equation	2,189	40	120	160	138	81	219
Townhomes (215)	128 units	Adjacent / Equation	925	15	46	61	43	30	73
Total			3,114	55	166	221	181	111	292

Site trips were distributed according to the approved regional distributions in the original TIA with modifications made to the way traffic was assumed to enter and exit the site due to the change in the site access for the proposed site. Refer to Figure 1 in the attachments for the detailed trip distribution percentages within the study area.

The trip distribution was applied to the updated trip generation to determine the trip assignment for the proposed development at all study intersections. Refer to Figure 2 in the attachments for the site trip assignment. To determine the future traffic volumes at the study intersections with buildout of the proposed site, the No-Build (2027) traffic volumes from the original TIA were added to the updated site trip assignment to determine Build (2027) traffic volumes. Refer to Figure 3 in the attachments for the Build (2027) traffic volumes.

CAPACITY ANALYSIS

The intersections and analysis scenarios included in this study were analyzed to determine the potential impact by the proposed development and to recommend improvements to mitigate any potential impacts. The capacity analysis reviews the level of service (LOS), delay, and vehicle queues expected under each analysis scenario utilizing the methodology contained in the *Highway Capacity Manual (HCM)*, 6th Edition, published by the Transportation Research Board.

LOS is a qualitative measurement of traffic operations based on the average total vehicle delay of the movement, approach, or intersection. The HCM includes six levels of service, ranging from level "A" (free flow conditions) to level "F" (where over-saturated conditions are evident).

A computer software package, Synchro (version 11.1), was utilized for the analysis of operations within this study. Within this software package, SimTraffic was also used to review queue lengths and the operations of intersections within the context of location and spacing in the study area. The capacity analysis summary table for each study intersection provides the delay and LOS for each approach and overall intersection, when appropriate. More detailed queues and delay information is provided in the attachments.

CHAMBLEE ROAD / E. HORTON STREET + TEMPLE-JOHNSTON ROAD

The intersection of Chamblee Road / E. Horton Street and Temple-Johnston Road is an unsignalized, three-leg intersection. This intersection was analyzed under Build (2027) conditions in this addendum, with analysis of Existing (2022) and No-Build (2027) conditions provided from the previously completed TIA.

Table 2 provides the capacity analysis for the subject intersection with the lane configurations and traffic control shown in the table. Refer to the attachments for the Synchro capacity analysis reports.

TABLE 2: CAPACITY ANALYSIS SUMMARY OF CHAMBLEE ROAD / E. HORTON STREET + TEMPLE-JOHNSTON ROAD						
Conditions	APPROACH	Lane Configurations	Weekday AM Peak Hour		Weekday PM Peak Hour	
			LOS and Approach Delay (seconds)	Overall Delay (seconds)	LOS and Approach Delay (seconds)	Overall Delay (seconds)
Existing (2022) <i>From Original TIA</i>	EB ² NB ¹ SB	1 LT-RT 1 LT-TH 1 TH-RT	A (9) A (7) --	N/A	A (9) A (7) --	N/A
No-Build (2027) <i>From Original TIA</i>	EB ² NB ¹ SB	1 LT-RT 1 LT-TH 1 TH-RT	A (9) A (7) --	N/A	A (9) A (7) --	N/A
Build (2027)	EB ² NB ¹ SB	1 LT-RT 1 LT-TH 1 TH-RT	A (9) A (7) --	N/A	A (9) A (7) --	N/A

1. Level of service for major-street left-turn movement.

2. Level of service for minor-street approach.

Capacity analysis of Existing (2022), No-Build (2027), and Build (2027) conditions indicate that the minor-street approach and major-street left-turn movement at the intersection of Chamblee Road / E. Horton Street and Temple-Johnston Road are expected to operate at LOS A during the weekday AM and PM peak hours. Due to the minor impacts at this intersection by the proposed development and expected acceptable future operations, no improvements are recommended.

TEMPLE-JOHNSTON ROAD + NC 96

The intersection of Temple-Johnston Road and NC 96 is an unsignalized, three-leg intersection. This intersection was analyzed under Build (2027) conditions in this addendum, with analysis of Existing (2022) and No-Build (2027) conditions provided from the previously completed TIA.

Table 3 provides the capacity analysis for the subject intersection with the lane configurations and traffic control shown in the table. Refer to the attachments for the Synchro capacity analysis reports.

Conditions	APPROACH	Lane Configurations	Weekday AM Peak Hour		Weekday PM Peak Hour	
			LOS and Approach Delay (seconds)	Overall Delay (seconds)	LOS and Approach Delay (seconds)	Overall Delay (seconds)
Existing (2022) <i>From Original TIA</i>	WB ² NB SB ¹	1 LT-RT 1 TH-RT 1 LT-TH	B (11) -- A (8)	N/A	B (11) -- A (8)	N/A
No-Build (2027) <i>From Original TIA</i>	WB ² NB SB ¹	1 LT-RT 1 TH-RT 1 LT-TH	B (11) -- A (8)	N/A	B (11) -- A (8)	N/A
Build (2027)	WB ² NB SB ¹	1 LT-RT 1 TH-RT 1 LT-TH	B (12) -- A (8)	N/A	B (12) -- A (8)	N/A

¹ Level of service for major-street left-turn movement.

² Level of service for minor-street approach.

Capacity analysis of Existing (2022), No-Build (2027), and Build (2027) conditions indicate that the major-street left-turn movement and minor-street approach at the intersection of Temple-Johnston Road and NC 96 are expected to operate at LOS B or better during the weekday AM and PM peak hours. Based on comparison of No-Build (2027) and Build (2027) conditions, the proposed development is expected to account for a negligible increase in delay to the major-street left-turn movement and minor-street approach. Additionally, the site trips from the proposed development are not expected to have a high level of utilization for Temple-Johnston Road due to the more direct access on Perry Curtis Road. Under Build (2027) conditions, the proposed development is expected to add approximately three (3) southbound left-turns during the weekday AM peak hour and nine (9) southbound left-turns during the PM peak hour. Due to the minor impacts at this intersection by the proposed development and expected acceptable future operations, no improvements are recommended.

PERRY CURTIS ROAD + NC 96

The intersection of Perry Curtis Road and NC 96 is an unsignalized, three-leg intersection. This intersection was analyzed under Build (2027) conditions in this addendum, with analysis of Existing (2022) and No-Build (2027) conditions provided from the previously completed TIA. Based on NCDOT comments on the previously completed TIA, the following improvement is required to be constructed by the developer:

- > Construct an exclusive southbound left-turn lane on NC 96 with a minimum of 100 feet of full width storage and appropriate deceleration and taper.

Table 4 provides the capacity analysis for the subject intersection with the lane configurations and traffic control shown in the table. Refer to the attachments for the Synchro capacity analysis reports.

TABLE 4: CAPACITY ANALYSIS SUMMARY OF PERRY CURTIS ROAD + NC 96						
Conditions	A P P R O A C H	Lane Configurations	Weekday AM Peak Hour		Weekday PM Peak Hour	
			LOS and Approach Delay (seconds)	Overall Delay (seconds)	LOS and Approach Delay (seconds)	Overall Delay (seconds)
Existing (2022) <i>From Original TIA</i>	WB ² NB SB ¹	1 LT-RT 1 TH-RT 1 LT-TH	B (10) -- A (8)	N/A	B (10) -- A (8)	N/A
No-Build (2027) <i>From Original TIA</i>	WB ² NB SB ¹	1 LT-RT 1 TH-RT 1 LT-TH	B (11) -- A (8)	N/A	B (12) -- A (8)	N/A
Build (2027)	WB ² NB SB ¹	1 LT-RT 1 TH-RT 1 LT, 1 TH	B (12) -- A (8)	N/A	B (14) -- A (8)	N/A

Improvements by Developer are shown in BOLD.
 1. Level of service for major-street left-turn movement.
 2. Level of service for minor-street approach.

Capacity analysis of Existing (2022), No-Build (2027), and Build (2027) conditions indicate that the major-street left-turn movement and minor-street approach at the intersection of Perry Curtis Road and NC 96 are expected to operate at LOS B or better during the weekday AM and PM peak hours. Based on comparison of No-Build (2027) and Build (2027) conditions, the proposed development is expected to account for a minor increase in delay to the major-street left-turn movement and minor-street approach. Based on coordination with NCDOT, the developer is expected to construct a southbound left-turn lane on NC 96.

PERRY CURTIS ROAD + PERRY RIDGE COURT

The intersection of Perry Curtis Road and Perry Ridge Court is an unsignalized, three-leg intersection. This intersection was analyzed under Build (2027) conditions in this addendum, with analysis of Existing (2022) and No-Build (2027) conditions provided from the previously completed TIA.

Table 5 provides the capacity analysis for the subject intersection with the lane configurations and traffic control shown in the table. Refer to the attachments for the Synchro capacity analysis reports.

Conditions	APPROACH	Lane Configurations	Weekday AM Peak Hour		Weekday PM Peak Hour	
			LOS and Approach Delay (seconds)	Overall Delay (seconds)	LOS and Approach Delay (seconds)	Overall Delay (seconds)
Existing (2022) <i>From Original TIA</i>	WB ²	1 LT-RT	A (9)	N/A	A (9)	N/A
	NB	1 TH-RT	--			
	SB ¹	1 LT-TH	A (7)		A (7)	
No-Build (2027) <i>From Original TIA</i>	WB ²	1 LT-RT	A (9)	N/A	A (9)	N/A
	NB	1 TH-RT	--			
	SB ¹	1 LT-TH	A (8)		A (7)	
Build (2027)	WB ²	1 LT-RT	A (9)	N/A	A (9)	N/A
	NB	1 TH-RT	--			
	SB ¹	1 LT-TH	A (8)		A (7)	

1. Level of service for major-street left-turn movement.

2. Level of service for minor-street approach.

Capacity analysis of Existing (2022), No-Build (2027), and Build (2027) conditions indicate that the major-street left-turn movement and minor-street approach at the intersection of Perry Curtis Road and Perry Ridge Court are expected to operate at LOS A during the weekday AM and PM peak hours. Based on comparison of No-Build (2027) and Build (2027) conditions, the proposed development is expected to account for a negligible increase in delay to the minor-street approach and major-street left-turn movement. Due to the minor impacts at this intersection by the proposed development and expected acceptable future operations, no improvements are recommended.

PERRY RIDGE COURT + RIDGE VALLEY WAY

The intersection of Perry Ridge Court and Ridge Valley Way is an unsignalized, three-leg intersection. This intersection was analyzed under Build (2027) conditions in this addendum, with analysis of Existing (2022) and No-Build (2027) conditions provided from the previously completed TIA.

Table 6 provides the capacity analysis for the subject intersection with the lane configurations and traffic control shown in the table. Refer to the attachments for the Synchro capacity analysis reports.

Conditions	A P P R O A C H	Lane Configurations	Weekday AM Peak Hour		Weekday PM Peak Hour	
			LOS and Approach Delay (seconds)	Overall Delay (seconds)	LOS and Approach Delay (seconds)	Overall Delay (seconds)
Existing (2022) <i>From Original TIA</i>	EB ¹	1 LT-TH	A (7)	N/A	A (7)	N/A
	WB	1 TH-RT	--			
	SB ²	1 LT-RT	A (9)		A (9)	
No-Build (2027) <i>From Original TIA</i>	EB ¹	1 LT-TH	A (7)	N/A	A (7)	N/A
	WB	1 TH-RT	--			
	SB ²	1 LT-RT	A (9)		A (9)	
Build (2027)	EB ¹	1 LT-TH	A (7)	N/A	A (7)	N/A
	WB	1 TH-RT	--			
	SB ²	1 LT-RT	A (9)		A (9)	

1. Level of service for major-street left-turn movement.

2. Level of service for minor-street approach.

Capacity analysis of Existing (2022), No-Build (2027), and Build (2027) conditions indicate that the major-street left-turn movement and minor-street approach at the intersection of Perry Ridge Court and Ridge Valley Way are expected to operate at LOS A during the weekday AM and PM peak hours. Due to the minor impacts at this intersection by the proposed development and expected acceptable future operations, no improvements are recommended.

PERRY CURTIS ROAD / WAKE COUNTY LINE ROAD + CHAMBLEE ROAD

The intersection of Perry Curtis Road / Wake County Line Road and Chamblee Road is an unsignalized, three-leg intersection. This intersection was analyzed under Build (2027) conditions in this addendum, with analysis of Existing (2022) and No-Build (2027) conditions provided from the previously completed TIA.

Table 7 provides the capacity analysis for the subject intersection with the lane configurations and traffic control shown in the table. Refer to the attachments for the Synchro capacity analysis reports.

TABLE 7: CAPACITY ANALYSIS SUMMARY OF PERRY CURTIS ROAD / WAKE COUNTY LINE ROAD + CHAMBLEE ROAD						
Conditions	APPROACH	Lane Configurations	Weekday AM Peak Hour		Weekday PM Peak Hour	
			LOS and Approach Delay (seconds)	Overall Delay (seconds)	LOS and Approach Delay (seconds)	Overall Delay (seconds)
Existing (2022) <i>From Original TIA</i>	EB ¹	1 LT, 1 RT	A (7)	N/A	A (7)	N/A
	WB	1 LT, 1 TH	--			
	SB ²	1 TH, 1 RT	A (9)			
No-Build (2027) <i>From Original TIA</i>	EB ¹	1 LT, 1 RT	A (7)	N/A	A (8)	N/A
	WB	1 LT, 1 TH	--			
	SB ²	1 TH, 1 RT	A (9)			
Build (2027)	EB ¹	1 LT-TH	A (7)	N/A	A (8)	N/A
	WB	1 TH-RT	--			
	SB ²	1 LT-RT	A (10)			

1. Level of service for major-street left-turn movement.

2. Level of service for minor-street approach.

Capacity analysis of Existing (2022), No-Build (2027), and Build (2027) conditions indicate that the major-street left-turn movement and minor-street approach at the intersection of Perry Curtis Road / Wake County Line Road and Chamblee Road are expected to operate at LOS B or better during the weekday AM and PM peak hours. Due to the minor impacts at this intersection by the proposed development and expected acceptable future operations, no improvements are recommended.

The potential need for a multi-way stop control was evaluated based on the guidelines contained within the *Manual on Uniform Control Devices* (MUTCD) due to previous comments provided by the Town TIA reviewer. Weekday AM and PM peak hour traffic volumes analyzed under Build (2027) conditions were utilized to evaluate the potential need for multi-way stop control based on the vehicular volume thresholds outlined in the MUTCD. Based on the results, this intersection is not expected to satisfy the minimum volume thresholds during either the weekday AM or PM peak hours and as such, is not expected to satisfy these thresholds for the extended 8-hour period required for consideration of conversion to multi-way stop control. Based on the low expected traffic volumes at this intersection upon buildout of the development, conversion of this intersection to a multi-way stop control is not recommended. Refer to Table 14 for a summary of the multi-way stop control warrant analysis.

WAKE COUNTY LINE ROAD + NC 39

The intersection of Wake County Line Road and NC 39 is an unsignalized, three-leg intersection. This intersection was analyzed under Build (2027) conditions in this addendum, with analysis of Existing (2022) and No-Build (2027) conditions provided from the previously completed TIA. Based on NCDOT comments on the previously completed TIA, the following improvement is required to be constructed by the developer:

- > Construct an exclusive southbound right-turn lane on NC 39 with a minimum of 100 feet of full width storage and appropriate deceleration and taper.

Table 8 provides the capacity analysis for the subject intersection with the lane configurations and traffic control shown in the table. Refer to the attachments for the Synchro capacity analysis reports.

TABLE 8: CAPACITY ANALYSIS SUMMARY OF WAKE COUNTY LINE ROAD + NC 39						
Conditions	A P P R O A C H	Lane Configurations	Weekday AM Peak Hour		Weekday PM Peak Hour	
			LOS and Approach Delay (seconds)	Overall Delay (seconds)	LOS and Approach Delay (seconds)	Overall Delay (seconds)
Existing (2022) <i>From Original TIA</i>	EB ² NB ¹ SB	1 LT-TH 1 LT-TH 1 TH-RT	B (12) A (8) --	N/A	B (13) A (8) --	N/A
No-Build (2027) <i>From Original TIA</i>	EB ² NB ¹ SB	1 LT-TH 1 LT-TH 1 TH-RT	B (12) A (8) --	N/A	B (14) A (8) --	N/A
Build (2027)	EB ² NB ¹ SB	1 LT-TH 1 LT-TH 1 TH, 1 RT	C (17) A (8) --	N/A	C (19) A (9) --	N/A

Improvements by Developer are shown in BOLD.

1. Level of service for major-street left-turn movement.

2. Level of service for minor-street approach.

Capacity analysis of Existing (2022), No-Build (2027), and Build (2027) conditions indicate that the major-street left-turn movement and minor-street approach at the intersection of Wake County Line Road and NC 39 are expected to operate at LOS C or better during the weekday AM and PM peak hours. Based on comparison of No-Build (2027) and Build (2027) conditions, the proposed development is expected to account for a minor increase in delay to the major-street left-turn movement and minor-street approach. Based on coordination with NCDOT, the developer is expected to construct a southbound right-turn lane on NC 39.

NC 39 + OLD US 264

The intersection of NC 39 and Old US 264 is currently an unsignalized, four-leg intersection. This intersection was analyzed under Build (2027) conditions in this addendum, with analysis of Existing (2022) and No-Build (2027) conditions provided from the previously completed TIA. Based on coordination with City and NCDOT staff, Sidney Creek is expected to construct improvements at the subject intersection prior to the 2027 buildout of the proposed development. These improvements were included under all future year analyses (No-Build and Build conditions). The improvements included as adjacent development improvements are:

- > Monitor for signalization and install once warranted and approved by NCDOT.
- > Construct an exclusive eastbound right-turn lane on Old US 264 with a minimum of 100 feet of full width storage and appropriate deceleration and taper.
- > Construct an exclusive eastbound left-turn lane on Old US 264 with a minimum of 50 feet of full width storage and appropriate deceleration and taper.
- > Construct and exclusive westbound right-turn lane on Old US 264 with a minimum of 125 feet of full width storage and appropriate deceleration and taper.
- > Construct an exclusive westbound left-turn lane on Old US 264 with a minimum of 50 feet of full width storage and appropriate deceleration and taper.
- > Extend the existing southbound left-turn lane on NC 39 to provide a minimum of 100 feet of full width storage and appropriate deceleration and taper.

Table 9 provides the capacity analysis for the subject intersection with the lane configurations and traffic control shown in the table. Refer to the attachments for the Synchro capacity analysis reports.

TABLE 9: CAPACITY ANALYSIS SUMMARY OF NC 39 + OLD US 264						
Conditions	APPROACH	Lane Configurations	Weekday AM Peak Hour		Weekday PM Peak Hour	
			LOS and Approach Delay (seconds)	Overall Delay (seconds)	LOS and Approach Delay (seconds)	Overall Delay (seconds)
Existing (2022) <i>From Original TIA</i>	EB ² WB ² NB ¹ SB ¹	1 LT-TH-RT 1 LT-TH-RT 1 LT, 1 TH-RT 1 LT, 1 TH-RT	C (16) C (21) A (8) A (8)	N/A	F (76) D (32) A (8) A (8)	N/A
No-Build (2027) <i>From Original TIA</i>	EB WB NB SB	<u>1 LT</u> , 1 TH, <u>1 RT</u> <u>1 LT</u> , 1 TH, <u>1 RT</u> 1 LT, 1 TH-RT 1 LT, 1 TH-RT	D (38) D (38) C (29) C (25)	C (30)	D (43) D (40) C (32) C (29)	C (33)
Build (2027)	EB WB NB SB	<u>1 LT</u> , 1 TH, <u>1 RT</u> <u>1 LT</u> , 1 TH, <u>1 RT</u> 1 LT, 1 TH-RT 1 LT, 1 TH-RT	D (39) D (40) C (30) C (25)	C (31)	D (47) D (46) C (33) C (30)	D (35)

Background Improvements by Sidney Creek are shown underlined.

1. Level of service for major-street left-turn movement.

2. Level of service for minor-street approach.

Capacity analysis of Existing (2022) conditions indicate that the intersection of NC 39 and Old US 264 currently operates at LOS A for the major-street left-turn movement and at LOS D or better for the minor-street approach during the weekday AM and PM peak hours, with the exception of the eastbound approach (LOS F) during the PM peak hour. Under future 2027 conditions, the Sidney Creek adjacent development is expected to install a traffic signal in addition to constructing geometric improvements at this intersection. Capacity analysis of No-Build (2027) and Build (2027) conditions indicate that this intersection is expected to operate at an overall LOS D or better during the weekday AM and PM peak hours. The proposed development is expected to add 1 second of delay during the weekday AM peak hour and 2 seconds of delay during the weekday PM peak hour. Due to the minor impacts at this intersection by the proposed development and expected acceptable future operations, no improvements are recommended.

CHAMBLEE ROAD + SITE DRIVE #1

The proposed intersection of Chamblee Road and Site Drive #1 is expected to operate as an unsignalized, three-leg intersection. This intersection was analyzed under Build (2027) conditions. The driveway is expected to be restricted to right-in/right-out (RIRO) operations. Based on review of the capacity analysis, the following improvements are recommended to be constructed by the developer:

- > Construct Site Drive #1 as the westbound approach with one (1) ingress lane and one (1) egress lane.
- > Provide stop-control for the westbound approach of the site drive.

Table 10 provides the capacity analysis for the subject intersection with the lane configurations and traffic control shown in the table. Refer to the attachments for the Synchro capacity analysis reports.

TABLE 10: CAPACITY ANALYSIS SUMMARY OF CHAMBLEE ROAD + SITE DRIVE #1						
Conditions	A P P R O A C H	Lane Configurations	Weekday AM Peak Hour		Weekday PM Peak Hour	
			LOS and Approach Delay (seconds)	Overall Delay (seconds)	LOS and Approach Delay (seconds)	Overall Delay (seconds)
Build (2027)	WB¹ NB SB	1 RT 1 TH-RT 1 TH	A (9) -- --	N/A	A (9) -- --	N/A

Improvements by Developer are shown in **BOLD**.

1. Level of service for minor-street approach.

Capacity analysis of Build (2027) conditions indicate that the minor street approach of the intersection of Chamblee Road and Site Drive #1 is expected to operate at LOS A during the weekday AM and PM peak hours.

CHAMBLEE ROAD + SITE DRIVE #2

The proposed intersection of Chamblee Road and Site Drive #2 is expected to be an unsignalized, four-leg intersection. This intersection was analyzed under Build (2027) conditions. Based on coordination with NCDOT, exclusive left-turn lanes are expected to be required along Chamblee Road for the northbound and southbound approaches. These improvements were included under Build (2027) conditions. The improvements included as developer improvements are:

- > Construct Site Drive #2 with a full movement eastbound and westbound approach with one (1) ingress lane and one (1) egress lane for each approach.
- > Provide stop-control on the eastbound and westbound approaches of the site drives.
- > Construct an exclusive southbound left-turn lane on Chamblee Road with a minimum of 100 feet of full width storage and appropriate deceleration and taper.
- > Construct an exclusive northbound left-turn lane on Chamblee Road with a minimum of 100 feet of full width storage and appropriate deceleration and taper.

Table 11 provides the capacity analysis for the subject intersection with the lane configurations and traffic control shown in the table. Refer to the attachments for the Synchro capacity analysis reports.

Conditions	A P P R O A C H	Lane Configurations	Weekday AM Peak Hour		Weekday PM Peak Hour	
			LOS and Approach Delay (seconds)	Overall Delay (seconds)	LOS and Approach Delay (seconds)	Overall Delay (seconds)
Build (2027)	EB²	1 LT-TH-RT	A (9)	N/A	A (10)	N/A
	WB²	1 LT-TH-RT	A (10)		B (10)	
	NB ¹	1 LT, 1 TH-RT	A (7)		A (8)	
	SB ¹	1 LT, 1 TH-RT	A (7)		A (7)	

Improvements by Developer are shown in **BOLD**.

1. Level of service for major-street left-turn movement.

2. Level of service for minor-street approach.

Capacity analysis of Build (2027) conditions indicate the major-street left-turn movements at the intersection of Chamblee Road and Site Drive #2 are expected to operate at LOS A during the weekday AM and PM peak hours. The minor-street approaches are expected to operate at LOS B or better during the weekday AM and PM peak hours. Based on coordination with NCDOT, the developer is expected to construct northbound and southbound left-turn lanes on Chamblee Road.

CHAMBLEE ROAD + SITE DRIVE #3

The proposed intersection of Chamblee Road and Site Drive #3 is expected to be an unsignalized three-leg intersection. This intersection was analyzed under Build (2027) conditions. Based on coordination with NCDOT, an exclusive left-turn lane is expected to be required along Chamblee Road for the northbound approach. This improvement was included under Build (2027) conditions. The improvement included as a developer improvement is:

- > Construct Site Drive #3 as the eastbound approach with one (1) ingress lane and one (1) egress lane.
- > Provide stop-control for the eastbound approach of the site drive.
- > Construct an exclusive northbound left-turn lane on Chamblee Road with a minimum of 100 feet of full width storage and appropriate deceleration and taper.

Table 12 provides the capacity analysis for the subject intersection with the lane configurations and traffic control shown in the table. Refer to the attachments for the Synchro capacity analysis reports.

TABLE 12: CAPACITY ANALYSIS SUMMARY OF CHAMBLEE ROAD + SITE DRIVE #3						
Conditions	APPROACH	Lane Configurations	Weekday AM Peak Hour		Weekday PM Peak Hour	
			LOS and Approach Delay (seconds)	Overall Delay (seconds)	LOS and Approach Delay (seconds)	Overall Delay (seconds)
Build (2027)	EB ² NB ¹ SB	1 LT-RT 1 LT, 1 TH 1 TH-RT	A (9) A (7) --	N/A	A (9) A (8) --	N/A

Improvements by Developer are shown in **BOLD**.

1. Level of service for major-street left-turn movement.

2. Level of service for minor-street approach.

Capacity analysis of Build (2027) conditions indicate that the major-street left-turn movement and minor-street approach at the intersection of Chamblee Road and Site Drive #3 are expected to operate at LOS A during the weekday AM and PM peak hours. Based on coordination with NCDOT, the developer is expected to construct a northbound left-turn lane on Chamblee Road.

PERRY CURTIS ROAD + SITE DRIVE #4

The proposed intersection of Perry Curtis Road and Site Drive #4 is expected to be an unsignalized three-leg intersection. This intersection was analyzed under Build (2027) conditions. Based on coordination with NCDOT, a turn lane is expected to be required along Perry Curtis Road for the southbound approach. This improvement was included under Build (2027) conditions. The improvement included as a developer improvement is:

- > Construct Site Drive #4 as the westbound approach with one (1) ingress lane and one (1) egress lane.
- > Provide stop-control for the westbound approach of the site drive.
- > Construct an exclusive southbound left-turn lane on Perry Curtis Road with a minimum of 100 feet of full width storage and appropriate deceleration and taper.

Table 13 provides the capacity analysis for the subject intersection with the lane configurations and traffic control shown in the table. Refer to the attachments for the Synchro capacity analysis reports.

TABLE 13: CAPACITY ANALYSIS SUMMARY OF PERRY CURTIS ROAD + SITE DRIVE #4						
Conditions	APPROACH	Lane Configurations	Weekday AM Peak Hour		Weekday PM Peak Hour	
			LOS and Approach Delay (seconds)	Overall Delay (seconds)	LOS and Approach Delay (seconds)	Overall Delay (seconds)
Build (2027)	WB ²	1 LT-RT	A (10)	N/A	A (9)	N/A
	NB	1 TH-RT	--		--	
	SB ¹	1 LT, 1 TH	A (8)		A (8)	

Improvements by Developer are shown in **BOLD**.

1. Level of service for major-street left-turn movement.

2. Level of service for minor-street approach.

Capacity analysis of Build (2027) conditions indicate that the major-street left-turn movement and minor-street approach at the intersection of Perry Curtis Road and Site Drive #4 are expected to operate at LOS A during the weekday AM and PM peak hours. According to the NCDOT warrant for left and right-turn lanes at unsignalized driveways chart contained within the NCDOT Driveway Manual, a southbound left-turn lane on Perry Curtis Road is recommended. Based on coordination with NCDOT, the developer is expected to construct a 100-foot left-turn lane on Perry Curtis Road.

MULTI-WAY STOP CONTROL WARRANT ANALYSIS

Per coordination with Town staff on the recommendations of the November 2022 TIA, analysis of the potential need for multi-way stop control at the intersection of Perry Curtis Road / Wake County Line Road and Chamblee Road was performed to determine the potential need for conversion upon buildout of the proposed development. Weekday AM and PM peak hour traffic volumes analyzed under Build (2027) conditions were evaluated based on the vehicular volume thresholds outlined in Criteria C within the *Manual on Uniform Traffic Control Devices* (MUTCD). Refer to the Table 14 for a summary of the multi-way stop control warrant analysis under Build (2027) conditions.

TABLE 14: MULTI-WAY STOP CONTROL WARRANT ANALYSIS SUMMARY					
Conditions	Volumes (vph)		Criteria		
	Major-Street	Minor-Street	C1 + C2		C3
			Major (300 vph)	Minor (200 vph)	70% of Threshold
AM Peak Hour	119	138	N	N	N
PM Peak Hour	264	108	N	N	Y
Criteria Met	NO			NO	

Based on a review of the volume-based criteria for the intersection of Perry Curtis Road / Wake County Line Road and Chamblee Road, this intersection is not expected to satisfy these thresholds during either the weekday AM or PM peak hours and as such, is not expected to satisfy these thresholds for the extended 8-hour period required for consideration of conversion to multi-way stop control. Based on a review of the capacity analysis results of this intersection, this intersection is expected to operate at acceptable levels-of service under Build (2027) conditions. Based on the low expected traffic volumes at this intersection upon buildout of the development, conversion of this intersection to a multi-way stop control is not a recommended improvement by the proposed development.

SUMMARY / RECOMMENDATIONS

This letter presents the results of the capacity analysis of the TIA Addendum for the proposed Chamblee Lake development in Zebulon, NC. This addendum serves to provide an updated analysis of buildout conditions surrounding the proposed Chamblee Lake development as a result of a change in density and site access compared to the original TIA prepared in November of 2022 by McAdams. Based on the findings of this study and coordination during the review of the original TIA, the following improvements summarized below have been identified or are recommended to accommodate future traffic conditions. Refer to Figure 4 in the attachments for a graphical representation of the recommended improvements at the study intersections.

Improvements by Sidney Creek

NC 39 and Old US 264

- > Monitor for signalization and install once warranted and approved by NCDOT.
- > Construct an exclusive eastbound right-turn lane on Old US 264 with a minimum of 100 feet of full width storage and appropriate deceleration and taper.
- > Construct an exclusive eastbound left-turn lane on Old US 264 with a minimum of 50 feet of full width storage and appropriate deceleration and taper.
- > Construct an exclusive westbound right-turn lane on Old US 264 with a minimum of 125 feet of full width storage and appropriate deceleration and taper.
- > Construct an exclusive westbound left-turn lane on Old US 264 with a minimum of 50 feet of full width storage and appropriate deceleration and taper.
- > Extend the existing southbound left-turn lane on NC 39 to provide a minimum of 100 feet of full width storage and appropriate deceleration and taper.

Recommended Improvements by Developer

Perry Curtis Road and NC 96

- > Construct an exclusive southbound left-turn lane on NC 96 with a minimum of 100 feet of full width storage and appropriate deceleration and taper.

Wake County Line Road and NC 39

- > Construct an exclusive southbound right-turn lane on NC 39 with a minimum of 100 feet of full width storage and appropriate deceleration and taper.

Chamblee Road and Site Drive #1

- > Construct Site Drive #1 as the westbound approach with one (1) ingress lane and one (1) egress lane.
- > Provide stop-control for the westbound approach of the site drive.

Chamblee Road and Site Drive #2

- > Construct Site Drive #2 with a full movement eastbound and westbound approach with one (1) ingress lane and one (1) egress lane for each approach.
- > Provide stop-control on the eastbound and westbound approaches of the site drives.
- > Construct an exclusive southbound left-turn lane on Chamblee Road with a minimum of 100 feet of full width storage and appropriate deceleration and taper.
- > Construct an exclusive northbound left-turn lane on Chamblee Road with a minimum of 100 feet of full width storage and appropriate deceleration and taper.

Chamblee Road and Site Drive #3

- > Construct Site Drive #3 as the eastbound approach with one (1) ingress lane and one (1) egress lane.
- > Provide stop-control for the eastbound approach of the site drive.
- > Construct an exclusive northbound left-turn lane on Chamblee Road with a minimum of 100 feet of full width storage and appropriate deceleration and taper.

Perry Curtis Road and Site Drive #4

- > Construct Site Drive #4 as the westbound approach with one (1) ingress lane and one (1) egress lane.
- > Provide stop-control for the westbound approach of the site drive.
- > Construct an exclusive southbound left-turn lane on Perry Curtis Road with a minimum of 100 feet of full width storage and appropriate deceleration and taper.

If you should have any questions or comments relative to this study, please feel free to contact me at 919.287.0741.

Sincerely,

MCADAMS



Nate Bouquin, PE, PTOE

Traffic Engineering Lead, Transportation

CC: NCDOT District Office
NCDOT Congestion Management

Attachments: Town TIA Review
NCDOT TIA Review
Site Plan
Figures
Capacity Analysis Reports



Date: January 9, 2023

To: Michael Clark, AICP, CZO, Planning Director, Town of Zebulon
Nate Bouquin, PE, PTOE, Traffic Engineering Lead, McAdams

From: Sravya Suryadevara, PE, Traffic Engineering Director, WSP USA Inc.

Subject: Chamblee Property Traffic Impact Analysis Review #2

Per your request, WSP has performed a review of the Chamblee property traffic impact study submitted by McAdams, dated November 1, 2022, and the additional information provide via email on December 7, 2022. We have the following comments:

Site Plan and Site Access:

- The site plan provided with the TIA does not include the following and hence could not be reviewed:
 - a. Right-of-way lines, easements and restrictions, if any, and property lines.
 - b. Driveway approaches and roadway alignment.
 - c. Interior drives, channelization, traffic flow pattern, traffic control devices, pavement markings, internal truck, service and delivery routing, emergency vehicle access, etc.
 - d. Distance of intersecting roads, streets, driveways within the study area
 - e. Width of rights-of-way and sight distance areas
 - f. Width and type of adjacent road surface
 - g. Width, radii, and lane use of the proposed driveways or streets
 - h. Existing/proposed speed limits
 - i. Width of property frontage.
 - j. Distance between driveways being requested.
 - k. Location of sidewalks and crosswalks

- The access to/from Perry Curtis Road is provided through the Perry Ridge neighborhood via Perry Ridge Court and Ridge Valley Road although the site has frontage along Perry Curtis Road. Consider providing access directly to Perry Curtis Road to avoid traffic through an existing neighborhood.

Traffic Volumes:

- The revised Build (2027) Peak Hour Traffic Volumes along Chamblee Road are accurate. There is no need for additional analysis to reflect this change.

Conclusions/Recommendations:

- As per the Town's 2045 Comprehensive Transportation Plan (CTP), Chamblee Road, Perry Curtis Road, and Future Collector Street within the proposed development, are planned to be four-lane divided roadways. The Town expects this development to construct the collector street within the property as well as widen Perry Curtis Road and Chamblee Road along the property's frontage to provide the future cross-sections as per the Town's 2045 CTP.

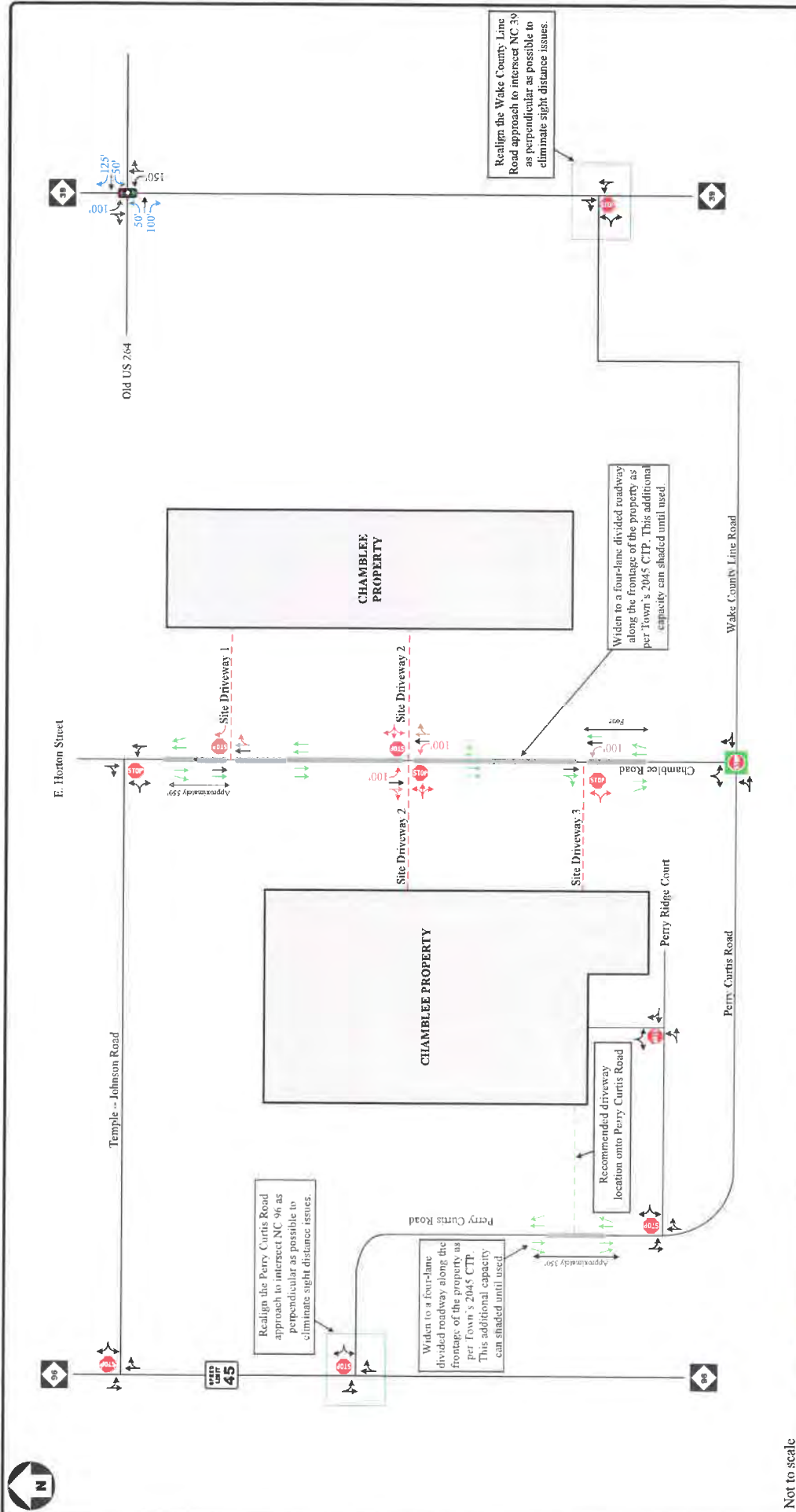
- Perry Curtis Road and Chamblee Road Intersection
 - Convert this stop-controlled intersection to an all-way stop-controlled intersection.



- NC 39 and Wake County Line Road Intersection
 - A significant portion of the site traffic (40%) is anticipated to travel through this skewed-angle intersection making a sharp left and right-turning movements between eastbound Wake County Line Road and southbound NC 39. A Google Streetview of this intersection shows tire marks of cars making these maneuvers and indicates safety concerns. The intersection is recommended to be realigned such that Wake County Line Road intersects NC 39 as close to perpendicular as possible.

- NC 96 (S Arendell Avenue) and Perry Curtis Road Intersection
 - This intersection is also a skewed angle and is recommended to be realigned such that Perry Curtis Road intersects NC 96 as close to perpendicular as possible.

The attached figure shows the recommended lane configuration. If you have any questions about this review, please do not hesitate to contact me at 984-389-2944 or sravva.suryadevara@wsp.com.



CHAMBLEE PROPERTY
ZFBULON, NC

Recommended Lane Configuration and Traffic Control

DATE: December 2022

FIGURE: 1

LEGEND

Existing Roadway	Yield Control
Future Roadway	Stop Control
Turning Movement	Signal Control
Storage Length	Recommended Stop Control
Posted Speed Limit	
Improvements by Chamblee Property	
Improvements by Sidlery Creek	
Recommended by Town / WSP	
Median	





STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

November 29, 2022

Chamblee Property
Traffic Impact Analysis Review Report
Congestion Management Section

TIA Project: SC-2022-329
Division: 5
County: Wake



Clarence B. Bunting, IV, P.E. Regional Engineer
Charles Sorrell, Project Design Engineer

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
TRANSPORTATION MOBILITY & SAFETY DIVISION
1561 MAIL SERVICE CENTER
RALEIGH, NC 27699-1561

Telephone: (919) 814-5000
Fax: (919) 771-2745
Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Location:
750 N. GREENFIELD PARKWAY
GARNER, NC 27529

Chamblee Property TIA

SC-2022-329

Zebulon

Wake County

Per your request, the Congestion Management Section (CMS) of the Transportation Mobility and Safety Division has completed a review of the subject site. The comments and recommendations contained in this review are based on data for background conditions presented in the Traffic Impact Analysis (TIA) and are subject to the approval of the local District Engineer's Office and appropriate local authorities.

Date Initially Received by CMS	11/1/22	Date of Site Plan	N/A
Date of Complete Information	11/14/22	Date of Sealed TIA	11/1/22

Proposed Development

The TIA assumes the development is to be completed by 2027 and consist of the following:

Land Use	Land Use Code	Size
Single-Family Detached Housing	210	211 units
Single-Family Attached Housing	215	119 units

Trip Generation - Unadjusted Volumes During a Typical Weekday

	IN	OUT	TOTAL
AM Peak Hour	55	148	203
PM Peak Hour	164	103	267
Daily Trips			2,862

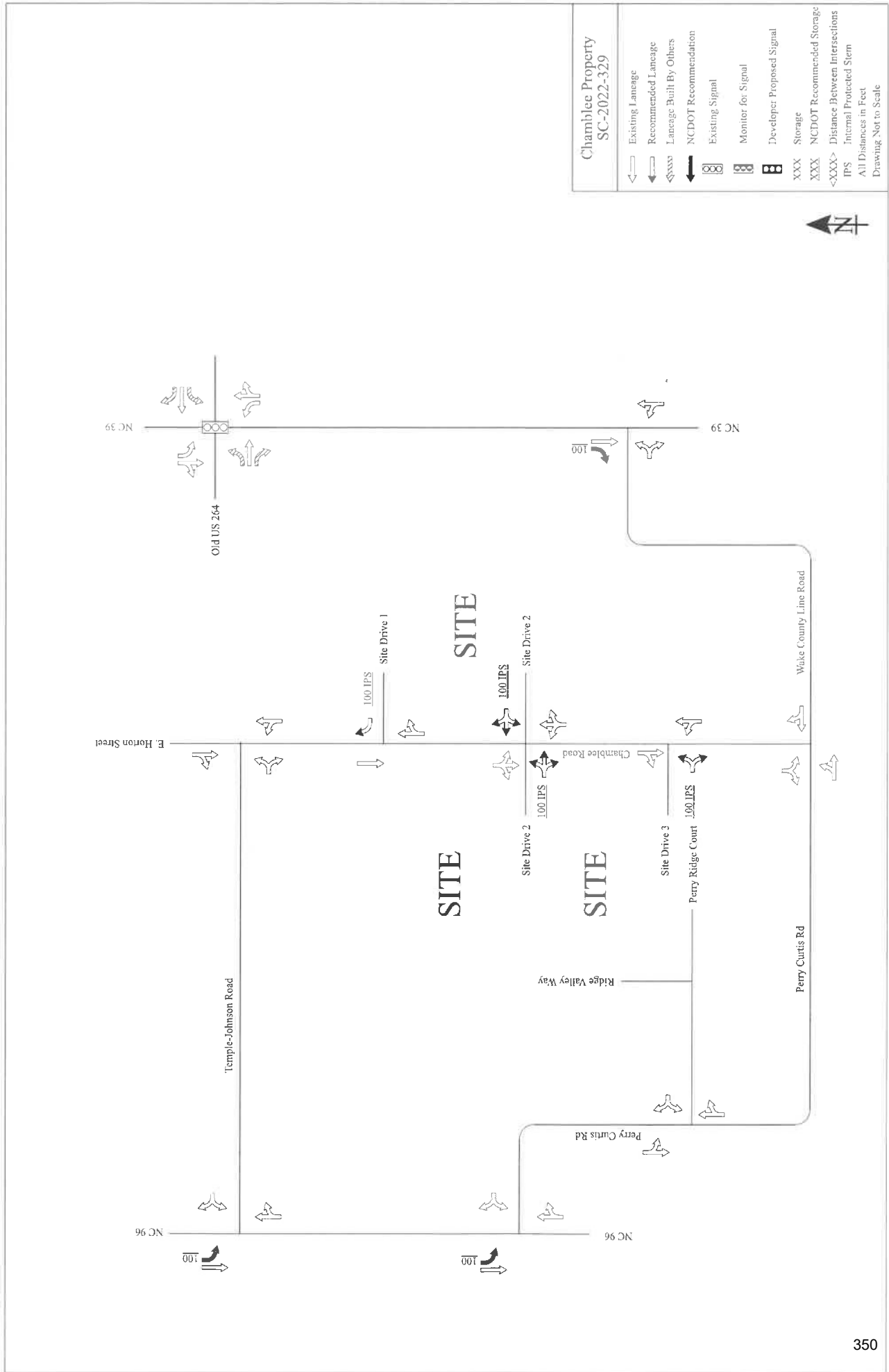
General Reference

For reference to various documents applicable to this review please reference the following link: <https://connect.ncdot.gov/resources/safety/Pages/Congestion-Management.aspx>

Once the driveway permit has been approved and issued, a copy of the final driveway permit requirements should be forwarded to this office. If we can provide further assistance, please contact the Congestion Management Section.

Improvements By Others

The analysis includes background improvements by others. If these improvements are not in place at the time of construction, the site should provide these improvements or analysis demonstrating mitigation is not necessary.



**Chamblee Property
SC-2022-329**

- Existing Laneage
- Recommended Laneage
- Laneage Built By Others
- NCDOT Recommendation
- Existing Signal
- Monitor for Signal
- Developer Proposed Signal
- Storage
- NCDOT Recommended Storage
- Distance Between Intersections
- Internal Protected Stern
- All Distances in Feet
- Drawing Not to Scale



MCADAMS
The Architects, Planners, Engineers, and Surveyors
2505 Westpark Parkway
Raleigh, NC 27617
919.875.4100
www.mcadams.com

CLIENT
D.R. HORTON, INC.
2508 FAULKNER BLVD. SUITE 200
Raleigh, NC 27617
PHONE: 919.875.4027
EMAIL: info@drhorton.com



**CHAMBLEE LAKE
CONCEPT PLAN
1509 CHAMBLEE ROAD
ZEBULON, NORTH CAROLINA**



REVISIONS

NO.	DATE	DESCRIPTION
1	11.17.2022	ISSUED FOR PERMITS

PLAN INFORMATION

PROJECT NO.	DRH 22004
PROPOSED BY	MCADAMS
DRAWN BY	RAJ
SCALE	1" = 100'
DATE	11.17.2022

SHEET

SITE PLAN
C2.00



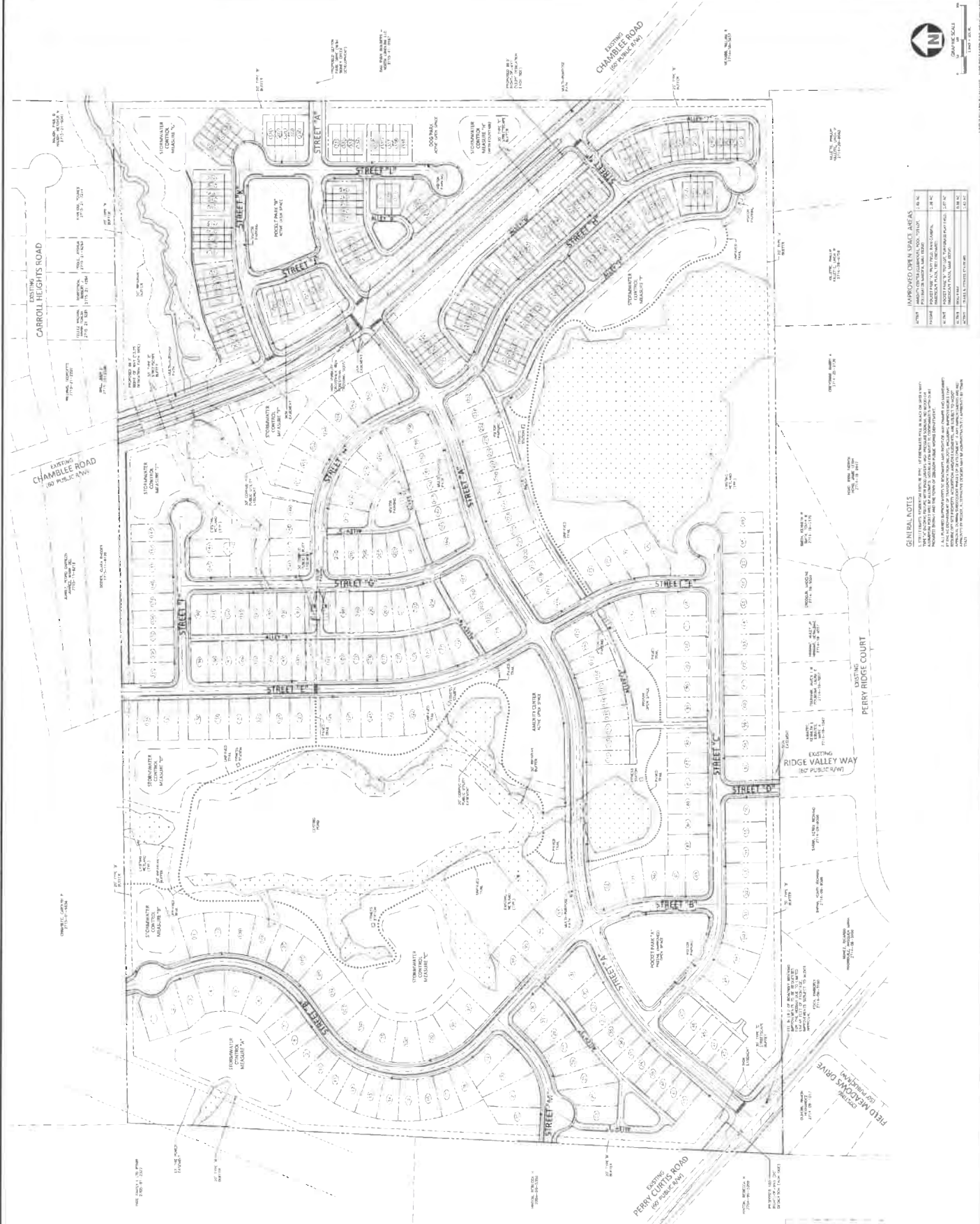
GRAPHIC SCALE
1" = 100'

IMPROVED OPEN SPACE AREAS

NO.	DESCRIPTION	AREA (SQ. FT.)
1	STREET SIDE PLANTING	1,200
2	LANDSCAPED DRIVEWAYS	1,500
3	LANDSCAPED SIDEWALKS	1,000
4	LANDSCAPED BIKEWAYS	500
5	LANDSCAPED PLAY AREAS	2,000
6	LANDSCAPED TRAILS	1,000
7	LANDSCAPED PARKS	1,500
8	LANDSCAPED SPORTS AREAS	1,000
9	LANDSCAPED COMMUNITY CENTERS	1,000
10	LANDSCAPED COMMUNITY GREEN SPACES	1,000
11	LANDSCAPED COMMUNITY ARTS SPACES	1,000
12	LANDSCAPED COMMUNITY CULTURAL SPACES	1,000
13	LANDSCAPED COMMUNITY RECREATION SPACES	1,000
14	LANDSCAPED COMMUNITY LEARNING SPACES	1,000
15	LANDSCAPED COMMUNITY WELLNESS SPACES	1,000
16	LANDSCAPED COMMUNITY SENIORS SPACES	1,000
17	LANDSCAPED COMMUNITY YOUTH SPACES	1,000
18	LANDSCAPED COMMUNITY FAMILY SPACES	1,000
19	LANDSCAPED COMMUNITY SOCIAL SPACES	1,000
20	LANDSCAPED COMMUNITY GATHERING SPACES	1,000
21	LANDSCAPED COMMUNITY MEETING SPACES	1,000
22	LANDSCAPED COMMUNITY WORK SPACES	1,000
23	LANDSCAPED COMMUNITY STORAGE SPACES	1,000
24	LANDSCAPED COMMUNITY OFFICE SPACES	1,000
25	LANDSCAPED COMMUNITY LABORATORY SPACES	1,000
26	LANDSCAPED COMMUNITY CLASSROOM SPACES	1,000
27	LANDSCAPED COMMUNITY LIBRARY SPACES	1,000
28	LANDSCAPED COMMUNITY MUSEUM SPACES	1,000
29	LANDSCAPED COMMUNITY GALLERY SPACES	1,000
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46	LANDSCAPED COMMUNITY DISPLAY SPACES	1,000
47	LANDSCAPED COMMUNITY STORAGE SPACES	1,000
48	LANDSCAPED COMMUNITY OFFICE SPACES	1,000
49	LANDSCAPED COMMUNITY LABORATORY SPACES	1,000
50	LANDSCAPED COMMUNITY CLASSROOM SPACES	1,000

GENERAL NOTES

1. ALL DISTANCES SHOWN ARE APPROXIMATE AND SHOULD BE VERIFIED BY THE FIELD ENGINEER.
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STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

Roy Cooper
Governor

J. Eric Boyette
Secretary

September 1, 2023

Chamblee Property
Traffic Impact Analysis Review Report
Congestion Management Section

TIA Project: SC-2023-329R1
Division: 5
County: Wake



Nicholas C. Lineberger, P.E. Regional Engineer
Daniel W. Collins, Project Design Engineer

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
OFFICE OF THE CHIEF ENGINEER
1536 MAIL SERVICE CENTER
RALEIGH, NC 27699-1536

Telephone 919-707-2500
Fax: 919-733-9428
Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Location:
1 SOUTH WILMINGTON STREET
RALEIGH, NC 27601

Chamblee Property

SC-2023-329R1

Zebulon

Wake County

Per your request, the Congestion Management Section (CMS) of the Transportation Mobility and Safety Division has completed a review of the subject site. The comments and recommendations contained in this review are based on data for background conditions presented in the Traffic Impact Analysis (TIA) and are subject to the approval of the local District Engineer's Office and appropriate local authorities.

Date Initially Received by CMS	08/04/23	Date of Site Plan	07/28/23
Date of Complete Information	08/04/23	Date of Sealed TIA	N/A

Proposed Development

The TIA assumes the development is completed by 2027 and consists of the following:

Land Use	Land Use Code	Size
Single-Family Detached Housing	210	232 d.u.
Single-Family Attached Housing	215	128 d.u.

Trip Generation - Unadjusted Volumes During a Typical Weekday

	IN	OUT	TOTAL
AM Peak Hour	55	166	221
PM Peak Hour	181	111	292
Daily Trips			3,114

General Reference

For reference to various documents applicable to this review please reference the following link: <https://connect.ncdot.gov/resources/safety/Pages/Congestion-Management.aspx>

Once the driveway permit has been approved and issued, a copy of the final driveway permit requirements should be forwarded to this office. If we can provide further assistance, please contact the Congestion Management Section.

Improvements By Others

The analysis includes background improvements by others. If these improvements are not in place at the time of construction, the site should provide these improvements or analysis demonstrating mitigation is not necessary.

TIA Not Sealed

The TIA submitted was not sealed by a professional engineer. This review serves as a preliminary review of the draft TIA. A sealed TIA should be submitted before final approval

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.



Key Planning Issues and Considerations

Through the Zebulon Today and Plan Direction phases of the comprehensive planning effort, a set of **10 Plan Priorities** was identified based on input from the Town's Board of Commissioners, Planning Board, other community stakeholders, the results of varied public engagement activities, and Town staff and the consultant team. Six of the 10 strategic items are most relevant to the Housing and Neighborhoods portion of the CLUP:

- Connect, connect, connect the Zebulon community – in all ways.
- Fortify a resilient economic (and tax) base.
- Secure new and renewed partnerships.
- Protect and reinforce community character.
- Build community – ONE community.
- Think BIG but share costs wisely.

Framework for Action

This Framework for Action section builds off of the Plan Priorities highlighted above. The actions below involve tangible steps that will, in the long run, lead to achievement of the goals in this Housing and Neighborhoods section in line with the plan's Guiding Principles.

Goals for Housing and Neighborhoods

1. A quantity and diversity of housing options that makes living in Zebulon attainable for a wide range of age groups and income levels.
2. Appealing housing and neighborhood choices for families drawn by Zebulon's employment opportunities, small town charm, recreational assets and other amenities.
3. Neighborhoods that are safe and comfortable for all residents.
4. Preserved and enhanced integrity and value of existing neighborhoods, and quality design of newer residential areas to ensure their livability and long-term sustainability.

Suburban Residential character of an existing in-town neighborhood along W. Franklin Street, near Whitley Park.



Policies for Housing and Neighborhoods

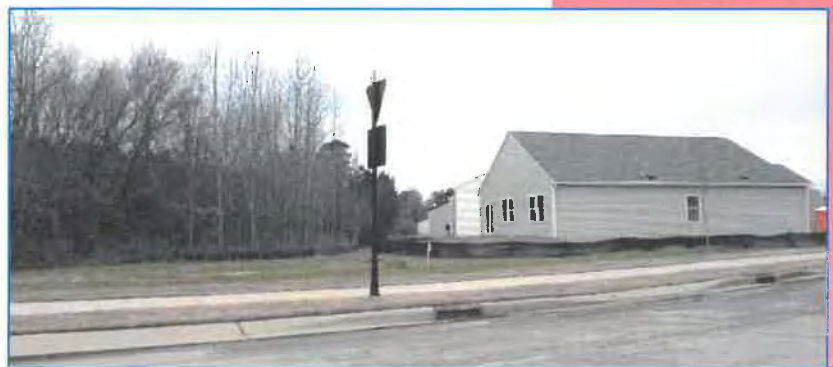
In making decisions that involve public resource allocation, regulatory matters and physical improvements, among others, Zebulon will:

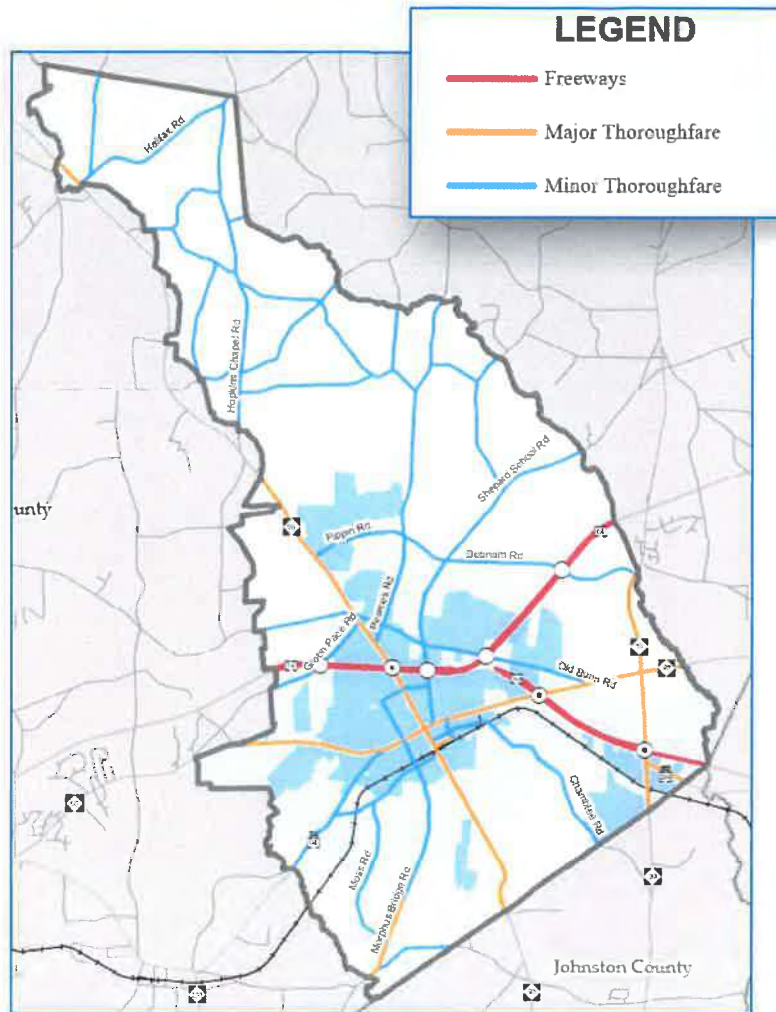
- A. Continue to apply development regulations and standards which ensure that new and redeveloped residential properties are compatible with the character of their surrounding area.
- B. Maintain a regulatory framework that encourages an array of residential options – through new development, redevelopment, adaptive re-use of structures and maintenance of existing housing stock – to respond to the need for varied housing types, sizes and price points that are attainable for prospective owners and renters at all levels of income.
- C. In cooperation with public and private partners, consider the entire spectrum of tools for assisting people in attaining their ownership or rental goals and methods for spurring and guiding the supply side of the market to pursue projects that will address local needs.
- D. Evaluate and improve any permitting processes that could hinder desired and compatible housing construction, renovation and preservation within the Town’s jurisdiction.
- E. Continue to promote developments that mix rather than isolate varied housing types, with common amenities to be enjoyed by all residents.
- F. Support development of assisted living and higher-level care facilities and other residential options intended specifically for those hoping to age in place rather than leave Zebulon during life transitions.
- G. Encourage mixed-use development proposals that include a residential component, especially where this will support retail viability and transit ridership, place residents near education and local employment options, and provide living options for seniors and others close to transit, parks and shopping, medical and other services.
- H. Promote quality design of residential developments near greenways, parks, trails and preserved open spaces that capitalizes on this proximity.
- I. Support the ongoing appeal of Zebulon’s neighborhoods through effective code compliance and by using public investments in streets, sidewalks, infrastructure, parks and trails, and pedestrian/bicycle safety measures, along with routine maintenance practices for all of the above.



Attached housing option in the Wakelon Townhomes development along PEARCES ROAD.

Importance of the interface between natural areas and suburban development as in the Shepards Park development along Old Bunn Road.





Map 7: NCDOT CTP Facility Classifications

The Zebulon UDO defines the Street Classifications for Interstate, Principal Arterial, Minor Arterial, Major Collector, Minor Collector, Local, Cul-de-Sac, and Alley in Section 6.10.2.

Existing Conditions

Capacity Analysis


Roadway segments were analyzed using the methodology outlined in the 2010 Highway Capacity Manual (HCM) published by the Transportation Research Board.

The HCM defines capacity as “the maximum hourly rate at which persons or vehicles can reasonably be expected to traverse a point or uniform section of a lane or roadway during a given time period under prevailing roadway, traffic, and control conditions.” Level of service (LOS) is a term used to represent different driving conditions and is defined as a “qualitative measure describing operational conditions within a traffic stream, and their perception by motorists and/or passengers.” Level of service varies from Level “A” representing free flow, to Level “F” where breakdown conditions are evident. Refer to Table 3 for HCM levels of service and related average daily traffic (ADT) volume. Although roadway capacity is typically associated with an hourly traffic



STAFF REPORT
ORDINANCE 2024-20
TEXT AMENDMENT SECTION 98.02
NOVEMBER 6, 2023

Topic: Text Amendment (Town Code §98.02: “Functions, Events, or Dances where alcohol is served”): Ordinance 2024-20

Speaker: Jacqui Boykin, Police Chief
From: Jacqui Boykin, Police Chief
Prepared by: Jacqui Boykin, Police Chief
Approved by:  Joseph M. Moore II, PE, Town Manager

Executive Summary:

The Board of Commissioners will consider amending Chapter 98 of the Code of Ordinances to revise and clarify what venues require permits and the number of officers required for public and private events where alcoholic beverages are served.

Background:

Town Ordinance 98.20 (Functions, Events, or Dances Where Alcohol is Served) outlines what venues require permits to host a public or private event, function, or dance where alcohol is being served, and details when police officers must be hired for security at such events. Codified in 2004, the ordinance did not reflect a variety of alcohol establishments currently operating within Town, nor represent current best practices for officer safety and security.

As currently written, the ordinance exempting “any entertainment lounge having a capacity of 50 or restaurants located in and affiliated with Five County Stadium, hotels, motels, restaurants or licensed nightclubs” does not reflect the different alcohol establishments growing in popularity over the last decade.

The existing ordinance’s requirements (One police officer per 100-199 attendees, Two officers per 200-299 attendees, and Three officers per 300-399 attendees, etc.) does not represent current best practices (1 officer per 100 attendees, 2 officers per 101-200 attendees, 3 officers for 201-300 attendees, etc.).

Many local governments legislate the permitting and officer staffing at events where alcohol is served to protect the event property, prevent uninvited people from entering the event, control crowds, and supervise guests. Officers also assist with ensuring alcohol laws are being followed, such as underaged drinking, hours in which alcohol can be served, and impaired driving.

Under the proposed amendment, motels would be removed as an exemption and traditional alcohol establishments, such as breweries, distilleries, and wineries would be added as an exemption. The proposed amendment would bring policy in line with officer safety best and current practices.

Discussion:

The Board will consider the text amendment recommendations and either vote to approve the changes or make other comments for consideration.

STAFF REPORT
ORDINANCE 2024-20
TEXT AMENDMENT SECTION 98.02
NOVEMBER 6, 2023

Policy Analysis:

Many local governments legislate the permitting and officer staffing at events where alcohol is served to protect the event property, prevent uninvited people from entering the event, control crowds, and supervise guests. Officers also assist with ensuring alcohol laws are being followed, such as underaged drinking, hours in which alcohol can be served, and impaired driving.

Financial Analysis:

Dedicating manpower to an event reduces the necessity for pulling officers off patrol duties to address special event issues that might arise.

Staff Recommendation:

Staff Recommends approving on the proposed Text Amendment to Town Code §98.02: "Functions, Events, or Dances where alcohol is served".

Attachments:

1. Ordinance 2024-20

**ORDINANCE 2024-20
AMENDMENT TO SECTION 98.20 FUNCTIONS,
EVENTS OR DANCES WHERE ALCOHOL IS SERVED**

§ 98.20 FUNCTIONS, EVENTS OR DANCES WHERE ALCOHOL IS SERVED.

A. No person shall give or hold a public or private event, function or dance where alcoholic beverages are being served (except at a legally operated private club or a private residence) unless that person shall first obtain a permit issued by the Chief of Police or his or her designee. The Chief of Police or their designee shall issue a permit after first determining:

(1) The person obtaining a permit has, at their own expense, arranged to have one jurisdictional law enforcement officer present continuously for the duration of the function, dance or event. The number of officers required shall be determined as follows:

0-99 Attendees	1 Officer
100-199 Attendees	2 Officers
200-299 Attendees	3 Officers
1 additional officer will be required per 100 attendees past 200.	

(2) The function, event or dance is being held in a manner so as to comply with all federal, state and local laws and ordinances;

(3) The function, event or dance will not create a fire hazard, traffic hazard or other safety hazard to the attendees or the general public; and

(4) The function, event or dance will not violate the Town of Zebulon Noise Chapter unless a permit for relief from allowable noise levels has been issued.

B. The Chief of Police or their designee is authorized to revoke any permit granted and disburse all attendees in the event that any of the aforementioned standards are not being complied with or in the event that a permit has not been properly obtained.

C. Exceptions:

(1) Any traditional alcohol establishment, such as breweries, distilleries, wineries, and entertainment lounge(s) having a capacity of 50 or more persons located in and affiliated with Five County Stadium, hotels, restaurants or licensed nightclubs may provide music and dancing facilities for their guests without first obtaining a permit and employing the law enforcement officers outlined in division (A) above. Provided that the establishment is continuously and adequately supervised by personnel employed by the establishment and that the establishment takes all reasonable steps to ensure order and decorum in the establishment and the surrounding areas where the establishment's patrons might reasonably be expected to congregate during and following a function; and

(2) In the event that any establishment fails to supervise patrons and to reasonably maintain order and decorum, then the Chief of Police or their designee shall warn the establishment and upon a subsequent failure to supervise and maintain order shall revoke the exception herein and no further events shall be held in that establishment without first obtaining the permit outlined in the preceding divisions of this section.

Adopted this the 6th day of November 2023

Glenn L. York – Mayor

SEAL

Lisa M. Markland, CMC – Town Clerk

Topic: 2024 Insurance Proposal and Renewal

Speaker: Bobby Fitts - Finance Director
Lisa Markland – HR Director introducing
Alex Doberstein – IBA

From: Bobby Fitts, Finance Director and Lisa Markland, HR Director

Prepared by: Bobby Fitts, Finance Director and Lisa Markland, HR Director

Approved by:  Joseph M. Moore II, PE, Town Manager

Executive Summary:

The Board will consider insurance quotes for the 2024 Benefits Plan.

Background:

The Town renews employee benefit plans on January 1 each year. Independent Benefits Advisors (IBA) is the Town’s partner and representative in negotiating renewals with the insurance companies. The following renewal options were discussed with the Board at their Mini-Retreat on October 26, 2023:

1. Accept Negotiated renewal with Blue Cross Blue Shield (BCBS).
2. Shop for quotes from other insurance carriers.
3. Increase Employee Contribution
4. Decrease Employee Coverage
5. Increase Employee Contribution and Decrease Coverage
6. Move from Fully Insured to Level-Funded.

Discussion:

Based upon Mini-Retreat feedback, Staff presents the following options for Board consideration:

1. BCBS renewal of current coverage as a Level-Funded plan (Option 1+6).
2. BCBS renewal of reduced coverage as a Level-Funded plan (Option 4+6).

The Board may decide on November 6, 2023, but not later than November 16, 2023.

Fiscal Analysis:

Current Coverage

The total cost for FY 2024 is \$735,000 and the budget is \$779,000. “Current Coverage” does not require a budget transfer. No transfer is needed due to vacancies within some departments so far this year.

Reduced Coverage

The cost for FY 2024 is \$705,000 and the budget is \$779,000. “Reduced Coverage” creates a budget surplus of \$74,000 in FY 2024. Employees could “buy-up” through wellness contributions to a savings account.

Policy:

Continuing to provide better benefits to our employees has always been the Town's goal and is in keeping with the Family Core Value of "supporting our families at home, work and in the community".

This also meets the goal of the 2030 Strategic Plan of Growing Smart by using the savings to grow the benefits offered to employees so that we can recruit and retain high quality employees. The financial savings achieved by IBA negotiating on the Town's behalf make it possible to reinvest it in our employees by enhancing the benefits the Town provides.

Staff Recommendation:

Staff recommends "Reduced Coverage with buy-up" with surplus divided among employees to maintain dependent care premiums at 2023 rates and/or deposited into savings account for wellness participation.

Attachments:

None

Topic: FY 2024 Monthly Financial Report Addendum

Executive Summary:

A monthly report summarizing the status of the Town's revenues and expenditures.

Background:

Monthly Financial Reports are provided to inform the Board of revenue and expenditure trends throughout the year. The enclosed statements are through October 20, 2023.

Information:

Expenditures

With approximately 4 months of Fiscal Year 2024 complete, the Town has spent approximately 22% (~ \$5,932,000) of its General Fund budget of \$27,281,671. Note the larger, early year expenditures (e.g., vehicle and equipment purchases, debt service payments, property & liability and workers compensation premiums) have been paid. Descriptions of some early revenue activity are provided below.

Revenues

- Property Tax (the Town's largest revenue stream)
 - + FY 2024 collections: \$1,146,102 collected to date (~ 10.7% of budget).
 - + Observations:
 - # 51% more than collected last fiscal year (\$758,106).
 - # Three months of vehicle taxes have been collected for FY 2024.
- Sales Tax (second largest revenue stream)
 - + July's sales (reports lag 3-months):
 - # \$17,465 (9.3%) more collected than last July for all sales tax.
 - # \$7,798 (9.6%) more collected than last July for "local" sales tax.
 - # "Local" sales tax (Article 39) is generated within, and returns to, Wake County.
 - # For every \$100,000 in local sales, \$3.55 comes back to the Town of Zebulon.
- Utilities Tax (~ 5% of revenue stream): 1st Quarter disbursement arrives December 15.
- Permits & Zoning
 - + \$85,577 collected total (35% of budgeted revenues (\$250,000))
 - + 49.3% more than what was collected this time last fiscal year (\$57,998).
- Parks & Recreation
 - + 63,658 collected total (62% of budgeted revenues (\$102,000))
 - + 10.9% more than what was collected this month last fiscal year (\$57,412).
- Transportation Impact Fees
 - + \$293,920 collected to date in FY 2024
 - + 61.9% more than what was collected last fiscal year (\$181,564).
 - + Revenue placed in reserve for transportation projects to be spent within 10 years

- Recreation Impact Fees
 - + \$858,000 collected to date in FY 2024
 - + 66% more than what was collected last fiscal year (\$564,000).
 - + Collections since inception of fee (January 2022) ~ \$4,589,000

Policy Analysis: N/A

Financial Analysis: Budgeted revenue in FY 2024 is \$27,281,671 while year to date revenue collected is \$6,141,987 (22.5% of budgeted). Budgeted revenue includes \$6.4M Fund Balance.

Staff Recommendation:

No staff recommendation or Board action is necessary. These are informational only.

Attachments:

1. General Fund Fiscal Year 2024 Expenditure Statement and Revenue Statement (as of October 20, 2023)
2. Sales Tax Collection Report – FY 2024

Sales Tax

FY 2024

Month	Article 39 (1) *	Article 40 (1/2)	Article 42 (1/2)	Article 44 (1/2)	City Hold Harmless	FY 24 Totals	Prior Year (FY 2023)	% Inc (Dec) from Prior Yr
July	\$ 89,122	\$ 38,656	\$ 44,762	(0)	\$ 32,237	\$ 204,776	\$ 187,311	9.3%
August	-	-	-	-	-	-	\$ 203,381	-100.0%
September	-	-	-	-	-	-	\$ 202,821	-100.0%
October	-	-	-	-	-	-	\$ 197,664	-100.0%
November	-	-	-	-	-	-	\$ 188,169	-100.0%
December	-	-	-	-	-	-	\$ 225,394	-100.0%
January	-	-	-	-	-	-	\$ 187,935	-100.0%
February	-	-	-	-	-	-	\$ 144,614	-100.0%
March	-	-	-	-	-	-	\$ 212,514	-100.0%
April	-	-	-	-	-	-	\$ 177,123	-100.0%
May	-	-	-	-	-	-	\$ 207,702	-100.0%
June	-	-	-	-	-	-	\$ 216,208	-100.0%
Total	\$ 89,122	\$ 38,656	\$ 44,762	(0)	\$ 32,237	\$ 204,776	\$ 187,311	9.3%

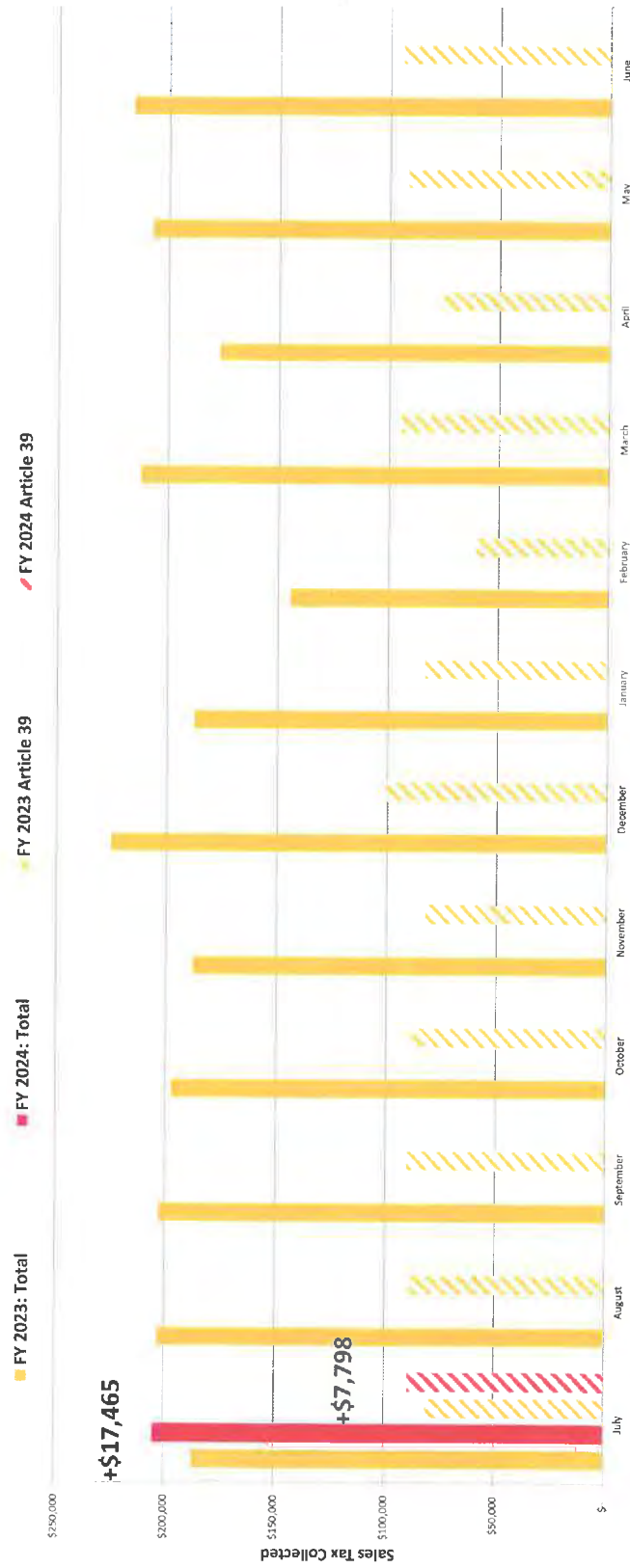
Sales Tax

FY 2023

Month	Article 39 (1) *	Article 40 (1/2)	Article 42 (1/2)	Article 44 (1/2)	City Hold Harmless	FY 23 Totals	Prior Year (FY 2022)	% Inc (Dec) from Prior Yr
July	\$ 81,324	\$ 35,456	\$ 40,808	(1)	\$ 29,723	\$ 187,311	\$ 125,560	49.2%
August	89,152	37,948	44,690	1	31,591	203,381	162,100	25.5%
September	90,401	37,188	45,331	(9)	29,910	202,821	167,034	21.4%
October	88,724	35,842	44,468	(2)	28,631	197,664	167,586	17.9%
November	82,782	35,160	41,563	1	28,664	188,169	169,657	10.9%
December	100,596	41,335	50,512	0	32,950	225,394	201,425	11.9%
January	83,332	34,713	41,782	0	28,106	187,935	140,273	34.0%
February	61,030	28,403	30,601	(6)	24,586	144,614	148,707	-2.8%
March	94,803	38,927	47,461	9	31,315	212,514	181,841	16.9%
April	75,803	34,229	38,068	(10)	29,033	177,123	186,154	-4.9%
May	91,708	38,501	45,971	0	31,521	207,702	180,133	15.3%
June	93,849	40,893	47,128	10	34,329	216,208	195,892	10.4%
Total	\$ 1,033,506	\$ 438,596	\$ 518,383	(6)	\$ 360,358	\$ 2,350,837	\$ 2,076,362	16.0%

* Net proceeds of the Article 39 tax are returned to the county of origin.

Monthly Summary of Sales Tax Collected



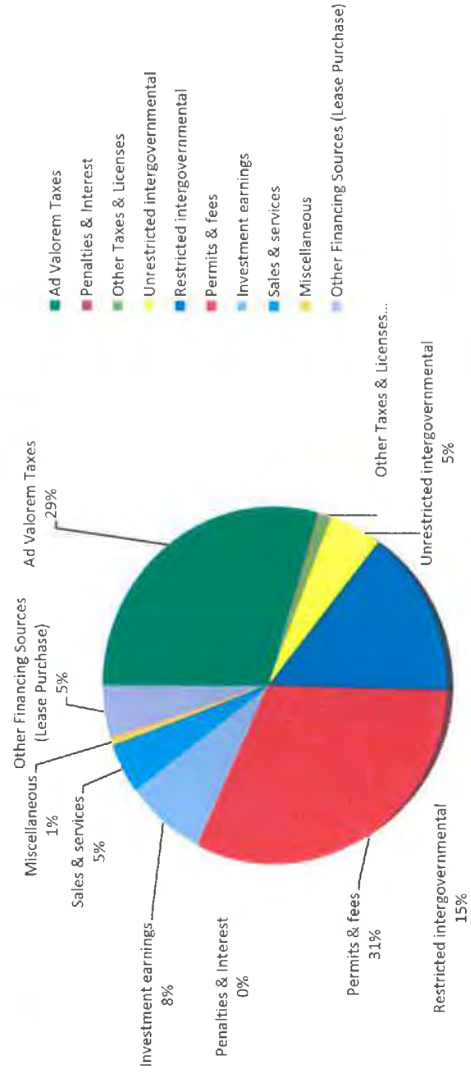


TOWN OF ZEBULON
 Revenue Statement: 2023 - 2024
 for Accounting Period 6/30/2024
 GENERAL FUND

As of 10/20/2023

<u>Revenue Categories</u>	<u>Estimated Revenue</u>	<u>Revenue YTD</u>	<u>% Collected</u>	<u>% of Total Revenue YTD</u>
Ad Valorem Taxes	\$10,722,500	\$1,255,582	11.7%	20.4%
Penalties & Interest	\$15,000	\$6,142	40.9%	0.1%
Other Taxes & Licenses	\$185,500	\$51,690	27.9%	0.8%
Unrestricted intergovernmental	\$3,233,000	\$204,776	6.3%	3.3%
Restricted intergovernmental	\$2,512,000	\$626,811	25.0%	10.2%
Permits & fees	\$772,750	\$1,337,257	173.1%	21.8%
Investment earnings	\$300,000	\$333,419	111.1%	5.4%
Sales & services	\$972,000	\$196,885	20.3%	3.2%
Miscellaneous	\$82,000	\$28,691	35.0%	0.5%
Other Financing Sources (Lease Purchase)	\$232,000	\$215,000	92.7%	3.5%
Transfers in from other funds	\$1,885,733	\$1,885,733	100.0%	30.7%
Fund Balance Appropriated	\$6,369,188	\$0	0.0%	0.0%
Total Revenues	\$27,281,671	\$6,141,987	22.5%	100%

Town of Zebulon General Fund % of Total Revenue To Date - FY 2024





TOWN OF ZEBULON

Expenditure Statement: 2023 - 2024
for Accounting Period 6/30/2024
GENERAL FUND

As of 10/20/2023

<u>Dept #</u>	<u>Department</u>	<u>Approp Amount</u>	<u>Expenditure YTD</u>	<u>% Exp.</u>
410	GOVERNING BODY	\$607,116	\$88,610	14.6%
420	FINANCE	\$517,155	\$151,067	29.2%
430	ADMINISTRATION	\$1,580,725	\$332,722	21.0%
490	PLANNING AND ZONING	\$825,330	\$201,465	24.4%
500	PUBLIC WORKS-PROPERTY & PROJECT MGMT	\$2,756,855	\$392,826	14.2%
510	POLICE	\$3,926,975	\$1,158,190	29.5%
520	PUBLIC WORKS-OPERATIONS	\$9,339,237	\$1,629,353	17.4%
530	FIRE	\$3,695,574	\$1,006,519	27.2%
570	POWELL BILL	\$232,686	\$2,349	1.0%
590	ENGINEERING	\$139,000	\$3,315	2.4%
620	PARKS & RECREATION	\$2,043,418	\$498,574	24.4%
690	COMMUNITY & ECONOMIC DEVELOPMENT	\$1,617,600	\$467,211	28.9%
Total Expenditures		\$27,281,671	\$5,932,201	21.7%