

ZEBULON
BOARD OF COMMISSIONERS
AGENDA
May 1, 2023
6:00pm

Meetings are recorded to YouTube.

1. PLEDGE OF ALLEGIANCE

2. APPROVAL OF AGENDA

3. SCHOOL RECOGNITION

A. Wakelon Elementary School

- i. Alani Simpson – Student
- ii. Keoshia Allen – Teacher

4. PROCLAMATION

A. Municipal Clerks Week

B. Public Service Week

C. Police Week

D. Public Works Week

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 markland@townofzebulon.org by 3:00pm on May 1, 2023.

6. CONSENT

A. Minutes

- i. March 29, 2023 – Special Called Meeting
- ii. April 3, 2023 – Regular Meeting
- iii. April 10, 2023 – Joint Public Hearing

B. Finance

- i. Monthly Financial Reports
- ii. Wake County Tax Report – February 2023

C. Police

- i. Ordinance 2023-37 – Police Vehicle Replacement – Appropriation of Fleet Reserve Fund Balance

7. OLD BUSINESS

A. Planning

- i. Utility Allocation Amendment
- ii. TIA Text Amendment – Ordinance 2023-38
- iii. Clifton Grove Annexation – Ordinance 2023-30

8. NEW BUSINESS

A. Parks and Recreation

- i. Angel Prints Corporation: Special Event Application – Resolution 2023-25

B. Planning

- i. Public Hearings
 - 1. The Fetching Post Annexation: Ordinance 2023-41
 - 2. O Parks Village Road Annexation: Ordinance 2023-42
 - 3. Old US 264 HWY Annexation: Ordinance 2023-43
 - 4. Wall Purdy Annexation: Ordinance 2023-40
- ii. Ordinance 2023-39 – Conditional Zoning Wall Purdy Tract

C. General

- i. Ordinance 2023-36 – Reallocation of Retention Bonus Funds

9. BOARD COMMENTS

10. MANAGERS REPORT

- A. Development Update*
- B. Human Resources Update*
- C. FY'24 Budget Update*

11. CLOSED SESSION

- A. Per N.C. General Statute § 143-318.11(a)(5): "... to instruct the [Town] staff or negotiating agents concerning the position to be taken by or on behalf of the [Town] in negotiating the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease; ..."
- B. Per N.C. General Statute § 143-318.11(a)(6): To evaluate Manager's performance

12. ADJOURN

ZEBULON

NORTH CAROLINA

PROCLAMATION MUNICIPAL CLERKS WEEK April 30 - May 6, 2023

WHEREAS, The Office of the Municipal Clerk, a time honored and vital part of local government exists throughout the world, and

WHEREAS, The Office of the Municipal Clerk is the oldest among public servants, and

WHEREAS, The Office of the Municipal Clerk provides the professional link between the citizens, the local governing bodies and agencies of government at other levels, and

WHEREAS, Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all.

WHEREAS, The Municipal Clerk serves as the information center on functions of local government and community.

WHEREAS, Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Municipal Clerk through participation in education programs, seminars, workshops and the annual meetings of their state, province, county and international professional organizations.

WHEREAS, It is most appropriate that we recognize the accomplishments of the Office of the Municipal Clerk.

NOW, THEREFORE, we, the Board of Commissioners of the Town of Zebulon, do recognize the week of April 30 through May 6, 2023 as Municipal Clerks Week, and further extend appreciation to our Municipal Clerk and to all Municipal Clerks for the vital services they perform and their exemplary dedication to the communities they represent.

Adopted this the 1st day of May, 2023

Glenn L. York—Mayor

Seal

Lisa M. Markland, CMC—Town Clerk

ZEBULON

NORTH CAROLINA

PROCLAMATION
PUBLIC SERVICE WEEK
May 7 - 13, 2023

WHEREAS, the residents of Zebulon, North Carolina, are served every day by public employees at the federal, state, local levels of government; and,

WHEREAS, each day the talented and dedicated Town of Zebulon public employees work to keep the Town operating by ensuring proper management of municipal services and strategic implementation of public resources; and

WHEREAS, in often difficult circumstances, our public employees are the unsung heroes that protect and enhance the quality of life for our residents, businesses, and visitors; and

WHEREAS, the public employees of the Town of Zebulon are committed to exhibiting the highest standards of professional excellence, creativity, skill, and customer service; and

WHEREAS, Public Service Recognition Week has been celebrated the first part of May since 1985 to honor the men and women who serve our nation as federal, state, county, and local government employees.

NOW THEREFORE, the Zebulon Board of Commissioners, do hereby announce and proclaim May 7–13, 2023 as PUBLIC SERVICE RECOGNITION WEEK and encourage all citizens to recognize the accomplishments and contributions of government employees at all levels – federal, state, and local.

Adopted this the 1st day of May 2023.

Glenn L. York—Mayor

Seal

Lisa M. Markland, CMC—Town Clerk

ZEBULON

NORTH CAROLINA

PROCLAMATION
NATIONAL POLICE APPRECIATION WEEK
May 14 - May 20, 2023

WHEREAS, in 1963 the Congress and President of the United States have designated May 15 as Peace Officers' Memorial Day, and the week in which May 15 falls as National Police Week; and

WHEREAS, there are approximately 900,000 law enforcement officers serving across the United States, including the dedicated members of the Town of Zebulon Police Department; and

WHEREAS, the members of the Zebulon Police Department play an essential role in safeguarding the rights and freedoms of our community; and

WHEREAS, it is important that all citizens know and understand the duties, responsibilities, and sacrifices of their law enforcement agencies, and that officers of the Town of Zebulon recognize their duty to serve the people by safeguarding life and property, by protecting them against violence and disorder, and by protecting the innocent against deception and the weak against oppression; and

WHEREAS, the men and women of law enforcement of the Town of Zebulon unceasingly provide a vital public service by their faithful and loyal devotion to their responsibilities have rendered a dedicated service to this community and in so doing, have established for themselves an enviable and enduring reputation for preserving the rights and security of all citizens;

NOW, THEREFORE, the Town of Zebulon Board of Commissioners proclaims the week of May 14 – May 20, 2023 as Police Week and call upon all citizens of Zebulon and upon all patriotic, civic, and educational organizations to observe May 15, 2023, as Peace Officers' Memorial Day in which people may join in commemorating law enforcement officers, past and present, who have made the ultimate sacrifice in service to their community or have become disabled in the performance of their duty.

ADOPTED this the 1st day of May 2023.

SEAL

Glenn L. York—Mayor

Lisa M. Markland, CMC—Town Clerk

ZEBULON

NORTH CAROLINA

PROCLAMATION NATIONAL PUBLIC WORKS WEEK May 21 – May 27, 2023

WHEREAS, Public Works professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and the public health, high quality of life, and well-being of the citizens of Zebulon; and

WHEREAS, those facilities and services could not be provided without the dedicated efforts of Public Works professionals; and

WHEREAS, those individuals build, operate, maintain and administer the streets, sidewalks, stormwater infrastructure, solid waste and recycling collections, public buildings, and other structures and facilities that are vital to the citizens of Zebulon; and

WHEREAS, it is in the interest of the public for citizens, civic leaders and children to continue to gain information and to understand the role Public Works plays in the Town of Zebulon; and

WHEREAS, 2023 marks the 63rd annual National Public Works Week;

NOW, THEREFORE, the Board of Commissioners of the Town of Zebulon joins the American Public Works Association in recognizing the contributions of Public Works professionals to the health, safety and quality of life in Zebulon and proclaims the week of May 21 through May 27, 2023 as “National Public Works Week.”

ADOPTED this the 1st day of May 2023

Glenn L. York – Mayor

Seal

Lisa M. Markland, CMC – Town Clerk

Zebulon Board of Commissioners
Special Called Meeting
Minutes
March 29, 2023

Present: Glenn York, Beverly Clark, Quentin Miles, Shannon Baxter, Larry Loucks, Joe Moore-Town Manager, Mike Clark-Planning, Lisa Markland-Town Clerk

This was a meeting of the Boards from Wendell, Knightdale, Rolesville and Zebulon as well as their Town Managers, clerks and various other staff members.

Mayor Glenn York welcomed everyone and introduced the speakers for the evening. Brandon Jones with NCDOT and Kimberly Moore from Congresswoman Ross's office.

A meal was shared beginning at 6:00pm before presentations began at 6:30pm.

There was a presentation by Brandon Jones, Division Five Engineer with NCDOT gave a presentation on transportation and traffic. He explained the funding options available and how the point system worked. Brandon explained about all way stops, signals and the timeframe to get those items in place.

Bridge replacement was discussed and how the needs were met. The role of CAMPO in projects, contingency and other funding and how that funding worked.

Commissioner Miles left the meeting.

Commissioner Shannon Baxter introduced Kimberly Moore with Congresswoman Ross's office.

Kimberly Moore gave a presentation on funding and how to work to get it funded. Ms. Moore stated that it had to be over \$100k and should be creative and think outside the box. Needed to show it was a good idea and a viable project.

Criteria for projects were the project would happen with or without their help, there were other pots of money invested, and it covered multiple areas. It was stated that a regional water partnership project was a \$3 million project that got funded. Their office normally submitted 15 projects to appropriations and some that were submitted previously were body cameras, solar panels, Triangle water partnership, Garner Senior Center, Pleasant Grove Community Center, GoTriangle bus stops in Wake County, Small Business Development Program, and they want to be a part of affordable housing. Anything that could help the vulnerable community like the elderly and homelessness were projects they wanted to fund. All the criteria was on the website for Congresswoman Ross's office. The applications would be submitted online as a Google doc and the deadline was March 16th.

Board of Commissioners
Minutes
March 29, 2023

They were looking for projects that were shovel ready and could spend their appropriation within 12 months. It could not be something that would take three years to complete.

Commissioner Baxter spoke about SB317 and that it should not go through. Several other municipalities are pushing back on this currently. Mayor York said that the Wake Mayors had talked about SB317 and would be writing something in opposition.

Mayor York recognized Joe Moore to give an update for Zebulon.

Joe Moore, stated that Zebulon was joining the Main Street program, looking at a bond referendum, Five County Stadium.

Rolesville stated a lot was going on, but he would keep it short. Rolesville was listed as the safest place in NC. The Main Street project was underway for \$21 million.

Mark Swan, with Knightdale, said they also had a great deal going on. They had a new communications director, received accreditation for Parks and Recreation, another fire station was breaking ground, and finally Harper Park playground had been installed.

Virginia Grey, with Wendell, said that they broke ground on the Pleasant Grove Community center, traffic calming and pedestrian study with all way stops was underway, closing sidewalk gaps by the park, facility improvements, a new gazebo at town square, new shelter and bathroom at the park, 40th anniversary as a tree city celebration, the Towns 120th anniversary, Buffalo Creek and Main Street greenway, and finally to wrap up what Wendell had going on was Hollywood Park – neighborhood park and amenities.

The next meeting of the EWLGA would be in Wendell

Glenn York thanked Brandon Jones and Kimberly Moore for their presentation, and Hugh Gallagher the new chef at the stadium.

The meeting wrapped up at 8:45pm.

Adopted this the 1st day of May 2023.

Glenn L. York—Mayor

SEAL

Lisa M. Markland, CMC—Town Clerk

Zebulon Board of Commissioners
Minutes
April 3, 2023

Present: Glenn York, Quentin Miles, Larry Loucks, Jessica Harrison, Shannon Baxter, Beverly Clark, Joe Moore-Town Manager, Lisa Markland-Town Clerk, Chris Ray-Public Works, Jacqui Boykin-Police, Chris Perry-Fire, Sheila Long-Parks & Recreation, Bobby Fitts-Finance, Teresa Piner-Planning, Adam Culpepper-Planning, Edwin Killelte-Police, Eric Vernon-Town Attorney

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

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner Harrison.

APPROVAL OF AGENDA

Commissioner Miles asked to move Ordinance 2023-33 – recognition of sponsorships for special events, Ordinance 2023-34 – CIP reallocation and Resolution 2023-24 – Shepard Park infrastructure acceptance from consent.

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

SCHOOL RECOGNITION

Mayor York recognized student Harper McKoy and teacher Mandy Bailey both from Zebulon Elementary School.

PUBLIC COMMENT

Susan Pearce, from ZDAC, gave an update including the St. Patrick's Day event, youth art in the alleyway, grants the non-profit applied for and encouraged all to attend their monthly meetings.

Jenny Privette, from Friends of Wakelon, handed out minutes from the November 11, 2007 Board of Commissioners meeting about establishing the plaza space in front of Town Hall. Ms. Privette wanted to get approval to place a bench on the plaza in honor of Peggy Wilder.

Kaitlyn Gooch spoke about her non-profit's Saddle Up and Read Fun day on April 15 from 11:00am to 4:00pm.

CONSENT

A. Minutes

Commissioner Baxter made a motion, second by Commissioner Loucks to approve the minutes of the March 6, 2023 regular meeting. There was no discussion and the motion passed unanimously.

Commissioner Baxter made a motion, second by Commissioner Loucks to approve the minutes of the March 13, 2023 joint public hearing. There was no discussion and the motion passed unanimously.

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Commissioner Baxter made a motion, second by Commissioner Loucks to approve the minutes of the March 16, 2023 work session. There was no discussion and the motion passed unanimously.

B. Finance

Commissioner Baxter made a motion, second by Commissioner Loucks to approve the monthly financial report. There was no discussion and the motion passed unanimously.

Commissioner Baxter made a motion, second by Commissioner Loucks to approve the Wake County tax report – January 2023. There was no discussion and the motion passed unanimously.

OLD BUSINESS

A. Planning

i. Clifton Grove Annexation

a. Ordinance 2023-30

Joe Moore presented the annexation petition for five parcels located at 921, 1015 Pearces Road and 0, 9102, 9136 Pippin Road. The applicant was DR-Horton and the current zoning was R2 Residential. The properties were adjacent to contiguous and satellite corporate boundaries.

Staff explained water and sewer were available. The sewer ran along the west boundary, and it was stated if annexation was denied the City of Raleigh could still allow connection into the system at a higher rate.

The annexation standards under 2.2.2.G included:

- Owner approval
- Services can be provided
- Cost/return
- Public health, safety and welfare

It was explained the developer was responsible for any right-of-way, utility and infrastructure improvements. Staff recommended approval of Ordinance 2023-30.

Commissioner Miles asked how the City of Raleigh was able to supersede the Town and allow connection to the water and sewer system. Eric Vernon spoke about the Merger Agreement with the City of Raleigh and their rights to provide services outside of Town limits.

Commissioner Baxter asked if the Utility Allocation Policy was in place for the development. Joe Moore stated the development was submitted before the policy was adopted.

Commissioner Loucks wanted an updated Traffic Impact Analysis (“TIA”) to be performed. Staff explained the applicant could provide more information.

Ashley Honeycutt Terrazas, from Parker Poe, presented the project and spoke about some issues that were brought up at the joint public hearing and the focus on the site plan. Ms. Honeycutt Terrazas gave details of the conservation subdivision stating it conserved 52% of land as open space and would increase vehicular connectivity.

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The TIA was approved by staff and NCDOT and Ms. Honeycutt Terrazas gave details of the study. Under North Carolina law traffic impact on the properties was not pertinent to the annexation and could not be considered for the approval of the annexation. A map of Zebulon's planning jurisdiction was shown and details of the Residential 2 (R2) zoning district were given. The legal requirements of annexation petitions were detailed as well as information about connections to public utilities. The annexation policies in the Town's comprehensive plan were shown. Ms. Honeycutt Terrazas spoke about the benefits of annexing the property.

Commissioner Harrison understood the importance of the annexation but had concerns of the quality of public services and the new homes affecting the water pressure and quality of water.

Ashley Honeycutt Terrazas stated the developer was required to provide the same level of service.

Jonathan Cooper stated the water quality and pressure issues in Weaver's Pond was a case-by-case scenario and how the City of Raleigh tests to ensure proper level of services. The developer was responsible for any required upgrade. Mr. Cooper spoke about why a conversation subdivision was chosen and the benefits of that type of development.

Mr. Cooper stated there was a build out date incorporated into the TIA and spoke about how the future development numbers were factored into the analysis.

Joe Moore explained how water pressure worked.

Commissioner Miles asked about affordable housing. Ms. Honeycutt Terrazas explained there could not be conditions placed upon an annexation and staff worked with applicants to make sure the project was above and beyond what was required in the UDO.

Commissioner Harrison made a motion to approve Ordinance 2023-30 with a delayed annexation date of two years.

Eric Vernon stated the delay needed to be by fiscal year.

Commissioner Harrison withdrew her motion to continue discussion.

Commissioner Baxter inquired about the anticipated time of build out. Mr. Cooper stated it was typically 18 to 30 months and gave details of completion items and timeline.

Commissioner Loucks asked what work could not be done if the annexation was delayed until June 30, 2024. Joe Moore stated the service was already there and there would not be a delay. The City of Raleigh could allow the utility connection.

Mr. Cooper explained there was utility access. Any new resident would pay double water rates until the effective date of the annexation and would not pay Town taxes until that time.

Eric Vernon disagreed and stated the development needed to be annexed in order to obtain building permits under the UDO.

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Commissioner Baxter made a motion, second by Commissioner Miles to table Ordinance 2023-30 until the May 2023 meeting.

Commissioner Baxter explained she wanted more guidance from the Town Attorney and the Planning Department.

Commissioner Loucks stated if the annexation was delayed until June 30, 2024, he wanted to know what the Town had to do and what the developer was able to do during that timeframe.

There was no further discussion and the motion passed with a vote 4 to 1 with Commissioners Loucks, Harrison, Miles and Baxter voting in favor and Commissioner Clark voting in opposition.

B. General

i. Bee City USA Designation

Joe Moore stated staff performed a cursory policy and financial analysis and spoke about the financial impacts based on the guidelines from Bee City. Staff recommended incorporating the discussion into the FY 2024 budget.

Commissioner Baxter stated staff had not researched a pest management plan and wanted the project to move forward. Staff was looking into the details of the programs offered in other municipalities.

Commissioner Harrison was excited about the opportunity for the Town and wanted to make sure she had all budget information before moving forward with a decision.

Joe Moore stated staff would bring the recommended budget forward in May and would include the designation with associated costs.

Commissioner Miles made a motion, second by Commissioner Harrison to table the Bee City Designation to the May 1, 2023 meeting. There was no further discussion and the motion passed 4 to 1 with Commissioners Loucks, Harrison, Clark and Miles voting in favor and Commissioner Baxter voting in opposition.

ii. Bond Referendum – Determination to Proceed

Joe Moore stated if the Board wanted to move forward with the bond referendum on the November ballot a notice of intent must be adopted by the May 1, 2023 meeting. Staff recommended delaying a notice of intent for fire, facility and parks bond and to analyze a notice of intent for a transportation bond.

There was a discussion about the N. Arendell widening project being included in the transportation bond. Staff stated including the widening project was a consideration and would also investigate CAMPO funding and earmark funding through congress for the project.

A bond attorney would be brought in when the notice of intent was adopted. Eric Vernon gave details on how bond counsel was chosen.

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Commissioner Loucks made a motion, second by Commissioner Miles to direct staff to analyze a notice of intent for the transportation bond. There was no further discussion and the motion passed unanimously.

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

The meeting resumed at 7:50pm.

iii. Board Compensation

Joe Moore presented the compensation chart for Mayors and Commissioners based upon location and population.

Commissioner Loucks pointed out the health insurance cost to the Town was \$6,996 per Board member and the opt out pay was \$4,748. He stated he felt those who opted out were being penalized. Lisa Markland explained most other communities do not give the option to opt out and to receive a stipend.

Commissioner Baxter stated more funds could be budgeted to cover health insurance costs and did not agree with those getting penalized for opting out of the Town's insurance.

There was a question about the Board's 5% raise. Joe Moore stated the merit increase was based on performance percentage allocated to Town employees, however Board members received the full percentage increase which was up to 5% in FY 2023.

There was consensus among the Board to discuss a Board pay increase at the April work session.

Commissioner Baxter made a motion, second by Harrison to table Board compensation to the April work session. There was no further discussion and the motion passed unanimously.

iv. Main Street Advisory Board Appointments

Teresa Piner spoke about the 10 applicants for the North Carolina Main Street Advisory Board and stated Damon Damphie withdrew his application. Staff recommended approval of a minimum of five members but the Board could appoint up to seven members.

There was discussion about a person serving on multiple appointed boards. There was consensus among the Board to allow those to serve on multiple appointed boards.

The applicants were:

- Michael Croitour
- Crystal Flowers
- Michael Germano
- Narcisa Johnson
- Rachel Lock
- Anthony Pirrello
- Cyrus Stacey

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- Latonya McCabe
- Kristine Ross
- Quinton Crosson-Taylor

The Board voted by ballots. Lisa Markland read the results and the following applicants were appointed to the Main Street Board.

- Crystal Flowers
- Narcisa Johnson
- Rachel Lock
- Cyrus Stacey
- Quinton Crosson-Taylor
- Latonya McCabe
- Kristine Ross

NEW BUSINESS

A. Public Works

- i. Green Pace/Arendell Signal Project
 - a. Ordinance 2023-35
 - b. Bid Decision

Chris Ray gave an overview of the project. Mr. Ray spoke about the bidding process and stated the lowest responsible bidder was Fred Smith.

Commissioner Miles inquired about the location of the contractors for Fred Smith and how it could include local businesses to be a part of the project. Mr. Ray explained that process and that the Town could not require the contractor to use certain vendors.

Commissioner Baxter made a motion, second by Commissioner Loucks to approve Ordinance 2023-35.

Commissioner Miles asked how local vendors could be involved in the Town's projects. Staff encouraged bidders to go to NCDOT's website to be added to their system and to become eligible to work on their projects.

Commissioner Harrison recommended holding a class or training to walk local contractors through the bidding process for municipalities.

Commissioner Miles stated he was working on scheduling a round table for local businesses.

There was no further discussion and the motion passed unanimously.

Commissioner Baxter made a motion, second by Commissioner Harrison to award the bid to Fred Smith.

Commissioner Miles asked how potential citizens are able to see the bids. Chris Ray explained the bidding process and that it was public information.

There was no further discussion and the motion passed unanimously.

B. Parks and Recreation

i. Ordinance 2023-33 – Recognition of Sponsorships for Special Events

Commissioner Miles asked staff to explain the sponsorship process. Sheila Long provided details of the process.

There was discussion about the compensation process and recognition levels.

Commissioner Baxter wanted to see additional details on the tiers for sponsorships.

There was a concern about an unsavory organization advertising for an event. Ms. Long stated staff was working on a policy and standards to investigate best practices.

Commissioner Loucks applauded staff for getting sponsorships and would like to know who the sponsorship was from when a budget revision was requested.

Commissioner Miles had concerns that someone could use a sponsorship to promote a political campaign. Eric Vernon gave clarification of what was allowable for political campaigning.

Commissioner Loucks made a motion, second by Commissioner Miles to approve Ordinance 2023-33.

Commissioner Baxter asked to see how donors were broken up in the future.

There was no further discussion and the motion passed unanimously.

ii. Ordinance 2023-34 – CIP Reallocation

Commissioner Miles asked why funds were moved from the Gill Street Park project. Sheila Long stated the funds were allocated for the Gill Street Park picnic area and the project came in under budget. The funds were not being taken away from the park since the project was completed.

Commissioner Clark made a motion, second by Commissioner Miles to approve Ordinance 2023-24.

There was discussion about funding for the scrubber at the Community Center.

There was no further discussion and the motion passed unanimously.

C. Public Works

i. Resolution 2023-24 – Shepard Park Infrastructure Acceptance

Commissioner Miles asked about the alternatives for road ownership and maintenance. Chris Ray explained the Town must accept dedication and ownership of the roadway and storm drainage infrastructure since it was part of the special use permit.

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

BOARD OF COMMISSIONERS

A. Branding Update

Commissioner Miles asked for an update of the branding process. Joe Moore stated staff met with the branding consultant for an update on the feedback they received and were working on the tagline and logo revisions. The updates would go before the Board in late May or early June.

B. Personnel Policy

Commissioner Miles inquired about an update on the personnel policy. Joe Moore provided an update and spoke about the process. A presentation would be made to the Board at their April work session.

BOARD COMMENTS

Commissioner Loucks reminded everyone there were openings on the Board of Adjustment and spoke about Senate Bill 317 on workforce housing.

Commissioner Harrison thanked everyone who came to the meeting and recognized Michael Clark for his wealth of knowledge as the Town's Planning Director.

Commissioner Baxter congratulated Barnanne Creech for being Wake County's teacher of the year, Senior Police Officer Oliver completing instructor's school, and gave details on ways to support the Town's Special Olympics efforts. A firefighter was injured during a recent fire and Commissioner Baxter thanked him for protecting the community. There was information given about upcoming spring events.

Mayor York congratulated the Chamber of Commerce for their 75th year and thanked Commissioner Baxter for inviting Kimberly Moore to the EWLGA and the information she provided.

Commissioner Miles thanked those who were willing to serve on the Main Street Advisory Board, thanked staff for their hard work and recognized Captain Kilette in his recent completion of training in Quantico.

MANAGER'S REPORT

Adam Culpepper gave a monthly development update.

Lisa Markland provided a Human Resources update.

Joe Moore gave an overview of topics for the upcoming work session on April 20.

Jacqui Boykin recognized Captain Kilette for the completion of the FBI National Academy class 285. Captain Kilette thanked Chief Boykin for her support and was honored to represent the Town of Zebulon.

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Mayor York stated the Board needed a motion to go into closed session to instruct staff concerning the position to be taken in negotiating the acquisition of real property per GS 143-381.11(a)(5).

Commissioner Baxter made a motion, second by Commissioner Miles to go into closed session. There was no discussion and the motion passed unanimously.

NOTE: In closed session, Commissioner Baxter made a motion, second by Commissioner Loucks to come out of closed session. 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 1st day of May 2023.

Glenn L. York—Mayor

SEAL

Lisa M. Markland, CMC—Town Clerk

**Zebulon
Joint Public Hearing
Minutes
April 10, 2023**

Present: Glenn York, Quentin Miles, Beverly Clark, Shannon Baxter, Jessica Harrison, Larry Loucks, Joe Moore-Town Manager, Stacie Paratore-Deputy Town Clerk, Michael Clark-Planning, Adam Culpepper-Planning, Sam Slater-Attorney

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

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

APPROVAL OF THE AGENDA

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

PUBLIC HEARING

A. TA – 2023-04 Traffic Impact Analysis Amendments
Mayor York opened the Public Hearing.

Michael Clark stated this was a text amendment to section 6.13 of the Zebulon Unified Development Ordinance to lower the thresholds and expand the study area for Transportation Impact Analysis. An explanation of a Traffic Impact Analysis (“TIA”) was given. A TIA factored in the scope, current traffic patterns, future traffic with the proposed build and with no build, and the recommended improvements. The proposed text amendment to UDO 6.13 would lower the threshold to require a TIA, expand the study area and provide clarification. The current and proposed TIA thresholds were detailed. The proposed amendment would change the peak hour trips to 50 and average daily trips to 150. It was also stated with the proposed amendment certain developments, uses and existing traffic conditions would trigger the threshold for a TIA to be performed.

An example of the ¼ mile radius study area was shown on a map. The proposed text amendment changed the study area to ½ mile, and that example was shown. Mr. Clark spoke about how the amendment would give clarification.

Mayor York asked if the Board had any questions.

Commissioner Baxter asked if the Planning Director was able to subtract study areas. Staff confirmed the Planning Director was able to add and subtract study areas.

Mayor York asked if the Board had any more questions. There were none.

Joint Public Hearing
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Mayor York asked if the Planning Board had any questions.

Michael Germano asked if there was a criteria on how growth rate was determined. Michael Clark explained it was a fluctuating number determined by the Town and NCDOT.

David Lowry asked if the proposed text amendment required more staff time. Michael Clark spoke about the structure. The applicant paid the fees for the engineer review and extra reports would have a minimal impact on staff.

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

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

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

Mayor York asked if anyone wished to speak neither for or against. 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 Baxter to adjourn the meeting. There was no discussion and the motion passed unanimously.

Adopted this the 1st day of May 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

April 18, 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 April 17, 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 cursive script that reads "Yvonne Gilyard".

Yvonne Gilyard
Clerk to the Board
Wake County Board of Commissioners

Enclosure(s)



Wake County Tax Administration

Rebate Details

02/01/2023 - 02/28/2023

DATE

03/05/2023

TIME

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ZEBULON

REBATE NUMBER	PROPERTY	CITY TAG	LATE LIST	BILLED INTEREST	TOTAL REBATED	PROCESS DATE	ACCOUNT NUMBER	TAX YEAR	YEAR FOR	BILLING TYPE	OWNER
BUSINESS ACCOUNTS											
838156	0.00	0.00	0.25	0.00	0.25	02/03/2023	0006156932	2022	2022	007200	HUGHES NETWORK SYSTEMS LLC
838129	0.00	0.00	2.07	0.00	2.07	02/03/2023	0006150517	2022	2022	007200	DISH NETWORK LLC
SUBTOTALS FOR BUSINESS ACCOUNTS	0.00	0.00	2.32	0.00	2.32		2	Properties Rebated			
TOTAL REBATED FOR ZEBULON	0.00	0.00	2.32	0.00	2.32		2	Properties Rebated for City			



Wake County Tax Administration

Rebate Details

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ZEBULON

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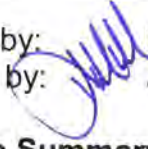
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REBATE NUMBER	PROPERTY	CITY TAG	LATE LIST	BILLED INTEREST	TOTAL REBATED	PROCESS DATE	ACCOUNT NUMBER	TAX YEAR	BILLING FOR TYPE	OWNER
Grand Total:	20,797.79	1,320.00	1,813.81	0.00	23,931.60		151	Properties Rebated for All Cities		

Topic: FY 2023 Monthly Financial Statement Update

Speaker: Bobby Fitts, Finance Director (if pulled from Consent)

Prepared by: Bobby Fitts, Finance Director

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

Executive Summary:

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

Background:

The attached financials include information through April 14, 2023.

Information:

Expenditures

Approximately 9 ½ months (79%) into Fiscal Year 2023, the Town has spent approximately 55% (~ \$12,761,798) of its General Fund budget of \$23,436,529. Some departments with higher expenditures reflect large purchases made early in the fiscal year (e.g., excavator, annual property & liability and workers compensation premiums, annual software fees, and completed paving project).

Revenues

- Property Tax (50% of annual revenues (the Town's largest revenue stream))
 - + FY 2023 collections: \$9,883,141 collected to date (~108.5% of budget).
 - + Observations:
 - # Tax base growth: 23.8% more than collected last fiscal year (\$7,964,886). Initial assessed value totals show a 20% increase (\$260 million) over last year. This would equate to roughly \$2 million in additional tax revenue.
 - # Vehicle taxes: Nine months of vehicle taxes have been collected for FY 2023 is 17.1% higher than last year. To date this year, we have collected on 390 more vehicles registered within Town limits than we did last year through the same period (+9.1%). A total of 484 additional vehicles year over year.
- Sales Tax (12% of annual revenues (second largest revenue stream))
 - + January's sales (reports lag 3-months):
 - # \$47,662 (34.0%) more collected than last January for all sales tax.
 - # \$24,073 (40.6%) more collected than last January for "local" sales tax.
 - # "Local" sales tax (Article 39) is generated within, and returns to, Wake County.
- Utilities Sales Tax (5% of revenue stream): Third quarter distribution received 6/15.
- Permits & Zoning
 - + \$186,851 collected total (75% of budgeted revenues (\$250,000))
 - + 12.6% more than what was collected this month to date last fiscal year (\$166,013). Single-Family Dwelling permits were down to 6 in January after a busy stretch from September to December that averaged 42/month. Activity picked back up in February and March with 36 and 49 permits issued respectively.

- Parks & Recreation
 - + \$155,969 collected total (180% of budgeted revenues (\$86,500))
 - + 57.7% more than what was collected this month last fiscal year (\$98,924).
- Transportation Impact Fees
 - + \$671,879 collected to date. This reflects 422 homes and 270 townhomes. Homes and townhomes respectively generate 9.43 and 7.2 trips per day on average.
 - + 138% more than what was collected last fiscal year (\$281,650)
- Recreation Impact Fees
 - + \$2,076,000 collected to date. This reflects 692 single-family homes which are \$3,000 per unit.
 - + \$3,419,000 has been collected since inception

Policy Analysis: N/A

Financial Analysis:

Budgeted revenue in FY 2023 is \$23,436,529 while year to date revenue collected is \$17,868,719 (76.2% of budgeted).

Staff Recommendation:

No staff recommendation or Board action is necessary. This update is informational only.

Attachments:

1. General Fund Fiscal Year 2023 Expenditure Statement and Revenue Statement (as of April 14, 2023)
2. Sales Tax – FY 2023

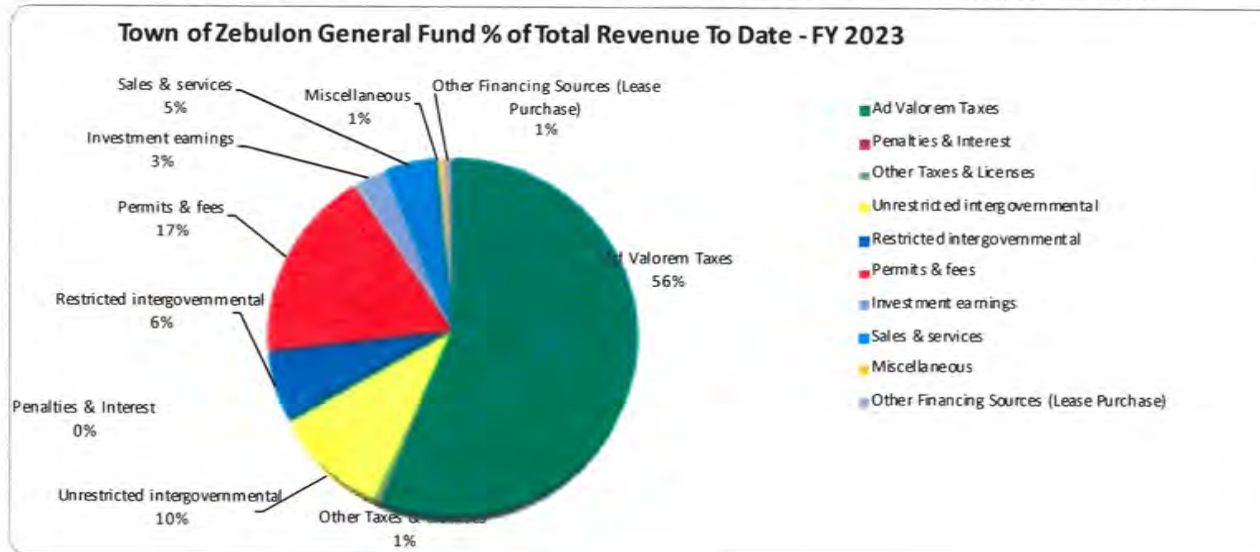
ZEBULON

NORTH CAROLINA

TOWN OF ZEBULON
 Revenue Statement: 2022 - 2023
 for Accounting Period 6/30/2023
 GENERAL FUND

As of 4/14/2023

<u>Revenue Categories</u>	<u>Estimated Revenue</u>	<u>Revenue YTD</u>	<u>% Collected</u>	<u>% of Total Revenue YTD</u>
Ad Valorem Taxes	\$9,152,000	\$10,000,434	109.3%	56.0%
Penalties & Interest	\$15,000	\$24,192	161.3%	0.1%
Other Taxes & Licenses	\$175,500	\$126,165	71.9%	0.7%
Unrestricted intergovernmental	\$2,576,800	\$1,752,625	68.0%	9.8%
Restricted intergovernmental	\$2,114,760	\$1,161,702	54.9%	6.5%
Permits & fees	\$1,006,750	\$3,130,195	310.9%	17.5%
Investment earnings	\$3,000	\$599,562	19985.4%	3.4%
Sales & services	\$955,900	\$820,975	85.9%	4.6%
Miscellaneous	\$130,809	\$97,868	74.8%	0.5%
Other Financing Sources (Lease Purchase)	\$155,000	\$155,000	0.0%	0.9%
Fund Balance Appropriated	\$7,151,010	\$0	0.0%	0.0%
Total Revenues	\$23,436,529	\$17,868,719	76.2%	100%



ZEBULON

NORTH CAROLINA

TOWN OF ZEBULON
Expenditure Statement:2022 - 2023
for Accounting Period 6/30/2023
GENERAL FUND

As of 4/14/2023

<u>Dept #</u>	<u>Department</u>	<u>Approp Amount</u>	<u>Expenditure YTD</u>	<u>% Exp.</u>
410	GOVERNING BODY	\$668,715	\$308,902	46.2%
420	FINANCE	\$460,200	\$371,922	80.8%
430	ADMINISTRATION	\$1,529,088	\$849,908	55.6%
490	PLANNING AND ZONING	\$655,280	\$453,249	69.2%
500	PUBLIC WORKS-PROPERTY & PROJECT MGMT	\$2,136,151	\$1,154,687	54.1%
510	POLICE	\$3,546,151	\$2,630,467	74.2%
520	PUBLIC WORKS-OPERATIONS	\$6,456,642	\$2,310,528	35.8%
530	FIRE	\$3,294,210	\$2,202,060	66.8%
570	POWELL BILL	\$513,772	\$468,953	91.3%
620	PARKS & RECREATION	\$2,613,420	\$1,921,776	73.5%
690	COMMUNITY & ECONOMIC DEVELOPMENT	\$1,562,900	\$89,345	5.7%
	Total Expenditures	\$23,436,529	\$12,761,798	54.5%

Sales Tax

FY 2023

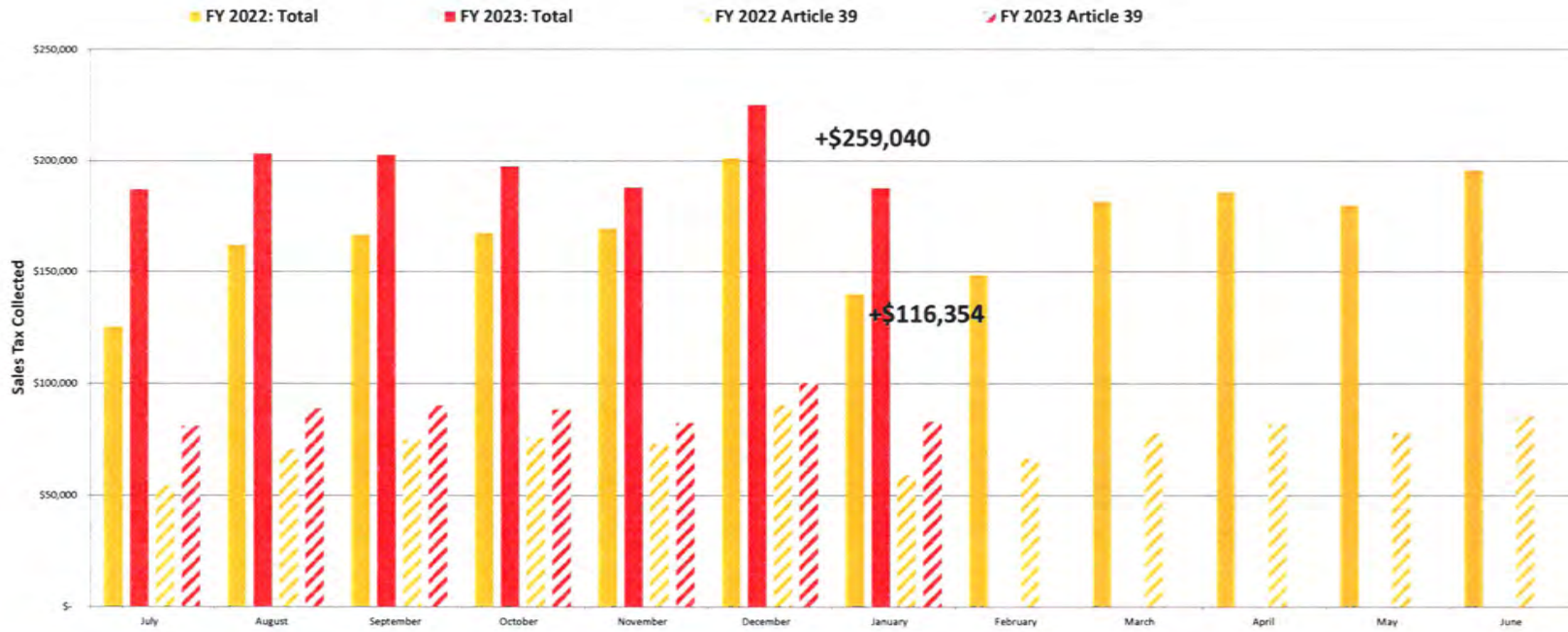
Month	Article 39 (1) *	Article 40 (1/2)	Article 42 (1/2)	Article 44 (1/2)	City Hold Harmless	FY 22 Totals	Prior Year (FY 2022)	% Inc (Dec) from Prior Yr
July	\$ 81,324	\$ 35,456	\$ 40,808	\$ (1)	\$ 29,723	\$ 187,311	\$ 125,560	49.2%
August	89,152	37,948	44,690	1	31,591	203,381	162,100	25.5%
September	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	-	-	-	-	-	-	148,707	-100.0%
March	-	-	-	-	-	-	181,841	-100.0%
April	-	-	-	-	-	-	186,154	-100.0%
May	-	-	-	-	-	-	180,133	-100.0%
June	-	-	-	-	-	-	195,892	-100.0%
Total	\$ 616,312	\$ 257,642	\$ 309,155	\$ (9)	\$ 209,575	\$ 1,392,675	\$ 1,133,634	22.9%

FY 2022

Month	Article 39 (1) *	Article 40 (1/2)	Article 42 (1/2)	Article 44 (1/2)	City Hold Harmless	FY 22 Totals	Prior Year (FY 2021)	% Inc (Dec) from Prior Yr
July	\$ 54,740	\$ 23,633	\$ 27,374	\$ (8)	\$ 19,820	\$ 125,560	\$ 106,293	18.1%
August	70,908	30,305	35,575	0	25,312	162,100	98,134	65.2%
September	75,195	30,242	37,636	(8)	23,969	167,034	107,017	56.1%
October	76,033	30,096	38,111	1	23,345	167,586	105,056	59.5%
November	73,190	32,351	36,680	0	27,435	169,657	111,773	51.8%
December	90,634	36,407	45,390	6	28,988	201,425	128,204	57.1%
January	59,259	27,588	29,798	(0)	23,629	140,273	107,034	31.1%
February	67,203	26,858	33,643	(3)	21,007	148,707	85,810	73.3%
March	78,105	34,810	39,178	(0)	29,749	181,841	121,143	50.1%
April	82,591	34,357	41,347	4	27,856	186,154	115,436	61.3%
May	78,526	33,955	39,398	0	28,254	180,133	120,866	49.0%
June	85,604	36,686	42,943	(0)	30,659	195,892	129,315	51.5%
Total	\$ 891,987	\$ 377,287	\$ 447,074	\$ (8)	\$ 310,023	\$ 2,026,362	\$ 1,336,082	51.7%

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

Monthly Summary of Sales Tax Collected



STAFF REPORT
ORDINANCE 2023-37
POLICE VEHICLE REPLACEMENT
APPROPRIATION OF FUND BALANCE (FLEET RESERVE)
MAY 1, 2023

Topic: Ordinance 2023-37 – Police Vehicle Replacement – Appropriation of Fund Balance (Fleet Reserve)

Speaker: Bobby Fitts, Finance Director (if pulled from Consent)

From: Bobby Fitts, Finance Director

Prepared by: Bobby Fitts, Finance Director

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

Executive Summary:

Appropriating funds from the Fleet Improvements reserve account to supplement insurance proceeds to replace a damaged vehicle.

Background:

On January 23, 2023, a 2018 Dodge Charger Police car was involved in an accident resulting in the vehicle being deemed a total loss. At their March 6, 2023 meeting, the Board appropriated \$36,352 of insurance proceeds towards the replacement of this vehicle. The differential cost to replace the vehicle is \$31,000.

Discussion:

The Board of Commissioners must appropriate funds from the Fleet Reserve portion of fund balance through a Budget Adjustment in order to replace this vehicle. Adoption of the attached ordinance will appropriate funds toward replacing this vehicle.

Fiscal Analysis:

The Fleet Improvements – Regular reserve account has a balance of \$222,522 (re. Annual Comprehensive Financial Report, June 30, 2022).

Policy Analysis:

The Local Government Budget and Fiscal Control Act (NCGS 159-15) and the Town of Zebulon Budget Ordinance (FY '23) requires Board approval of amendments to the budget ordinance.

Staff Recommendation:

Staff recommends approval of Ordinance 2023-37.

Attachments:

1. Ordinance 2023-37

ORDINANCE 2023-37

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, 2023.

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

	INCREASE	DECREASE
REVENUES		
Fund Balance Appropriated	\$31,000.00	
EXPENDITURES		
Police—Vehicles	31,000.00	

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: May 1, 2023


Effective: May 1, 2023

Glenn L. York - Mayor

ATTEST:

Lisa M. Markland, CMC - Town Clerk

STAFF REPORT
UTILITY ALLOCATION
POLICY AMENDMENT
MAY 1, 2023

Topic: Utility Allocation Policy Amendment
Speaker: Michael J. Clark, CZO, AICP, Planning Director
From: Michael J. Clark, CZO, AICP, Planning Director
Prepared by: Michael J. Clark, CZO, AICP, Planning Director
Approved by:  Joseph M. Moore II, PE, Town Manager

Executive Summary:

The Utility Allocation Policy (UAP) amendments address small-scale commercial development, infill residential development, and affordable housing concerns.

Background:

The Town adopted the Utility Allocation Policy (UAP) in June 2022. The policy leverages the Town's ownership of water and sewer allocation to gain higher quality development. Before adopting the policy, the Board requested increasing the minimum threshold for connection, while decreasing many of the base points for several different development types. The changes were intended to incentivize a greater quality of development as it relates to the goals and objectives of the Town.

This point structure is proving unobtainable for smaller commercial uses and small scale in-fill projects, and this will result in affordability issues.

The following amendments are proposed for consideration:

- Restructure the Base Points for Selected Use and Creating Additional Use Types
- Eliminate the Bonus Point Category Point Maximums
- Restructure the Bonus Point Subcategory Point Maximums
- Provide additional Bonus Point Subcategories
- Provide additional Bonus Point Options.

The changes are intended to achieve the following goals:

1. Improve the probability for small-scale commercial development. Often locally owned and operated, this development can move into the community and address non-residential demand.
2. Encourage infill development. This development is a more efficient use of land, often in locations with existing utilities, municipal services, and infrastructure.
3. Encourage the development of affordable housing. This development eases demand for housing by providing housing options for everyone.

Discussion:

The Board will consider adopting the noted amendments to the Utility Allocation Policy.

Policy Analysis:

The proposed policy amendment is fine-tuning a tool to achieve the 2030 Strategic Plan's Growing Smart goal, and directly addresses the Comprehensive Land Use Plan's further refined strategy of using utilities as leverage to obtain high quality developments.

STAFF REPORT
UTILITY ALLOCATION
POLICY AMENDMENT
MAY 1, 2023

Financial Analysis:

The current point structure restricts, if not prohibits, needed development within the community, especially smaller non-residential options. This results in roadway improvements not being constructed, loss of tax income from property taxes, and potential loss of sales taxes if those customers shop/eat in other counties.

As proposed, the UAP will continue to require higher quality of development but provides for a much more expansive range of opportunities to obtain additional points.

Staff Recommendation:

Staff recommends approval of proposed amendments to the Utility Allocation Policy

Attachments:

1. Utility Allocation Policy Amendments



MUNICIPAL UTILITY ALLOCATION POLICY

Statement of Purpose and Goals

Introduction

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

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

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

Land Use and the Tax Base

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

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

Zebulon Tax Base (Past Five Years)

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

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

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

Development Goals for the Full Build-Out of Zebulon

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

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

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

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

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

<u>Upon Adoption-January 2021</u> 80.5% 0.5% 19%

GOAL #3: Encourage Mixed Use Development to improve pedestrian connectivity to non-residential activity.

Policy and Procedures

Water Allocation

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

Wastewater Connection

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

General Conditions & Requirements

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

Compliance Required

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

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

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

Utility Allocation Application Process

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

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

Qualification for water allocation is judged by:

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

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

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

1. Nonconformity Abatement and Public Infrastructure Improvements
2. Green Development Standards
3. Gateway and Transit Improvements
4. Amenities ~~(Only for Projects with Residential Components)~~
5. Affordable Housing
6. Other

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

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

Expiration of Allocation Award

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

Annual Review of Policy & Appeals

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

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

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

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

6030 Base Points	Single Family Homes (Expedited Subdivision or Recombination) Newly constructed Single Family Homes built upon new lots created via the <u>minor subdivision, exempt subdivision, expedited subdivision (3 or fewer lots) or recombination process.</u>
6030 Base Points	Change of Use This category captures renovation, rehabilitation, up-fit or retrofit of existing buildings or portions of buildings that pre-date this policy and require a code summary sheet, change in building occupancy, certificate of occupancy, building permit and/or building inspections <u>and do not increase the utility demand from the previous use of the building.</u>
450 Base Points	Business Office/Finance/ Insurance / Professional Services Center - Large Qualifying projects must exceed 100,000 square feet of heated floor space and create at least 150 employment positions that exceed the average annual Wake County salary according to Wake County Economic Development or the Employment Security Commission. Employees perform professional, scientific, and technical services for others. Such services require a high degree of expertise and training and provide high salaried employment opportunities. Examples include software engineering, legal, medical, accounting, consulting, architectural, biomedical, chemical, research and development, and administrative services. Finance or Insurance Centers shall also pool financial risks by underwriting insurance and annuities. Some establishments support employee benefit programs. Examples include bank or credit union headquarters, brokerages, investments, insurance, financing, and data processing establishments.
4540 Base Points	Manufacturing/Industrial Employment Center Manufacturing or Industrial establishments in this category exceed 200,000 square feet of floor space located in plants, factories, or mills and employ power-

	<p>driven machines and materials-handling equipment. They may also employ workers who assemble or create new products by hand, without the characteristic machinery-intensive enterprise. Many manufacturing establishments process products of agriculture, forestry, fishing, mining, or quarrying as well as products of other manufacturing establishments. Most manufacturing establishments have some form of captive services (e.g., research and development, and administrative operations, such as accounting, payroll, or management) in conjunction on-site.</p>
4540 Base Points	<p>Governmental Uses/Public Administration This category encompasses centers for all government functions; it includes federal, state, and local government agencies that administer, oversee, and manage public programs and budgets and have executive, legislative, or judicial authority. Establishments develop policy, create laws, adjudicate civil and criminal legal cases, and provide for public safety and national defense.</p>
4020 Base Points	<p>Single Use Retail Newly constructed single use, stand-alone building used primarily for retail, restaurant, or similar commercial use.</p>
4038 Base Points	<p>Hotels, Motels, or other Accommodation Service Establishments This category serves lodging and short-term accommodations for travelers. They may offer a wide range of services, from overnight sleeping space to full-service hotel suites. They may offer these services in conjunction with other activities, such as entertainment or recreation. Stays in these establishments are generally less than one month. This classification does not include boarding or rooming houses.</p>
4038 Base Points	<p>Arts/Entertainment/Museums These establishments operate facilities or provide services for a variety of cultural, entertainment, and performing art functions. Establishments include those that produce, promote, or participate in live performances, events, or exhibits intended for public viewing; those that preserve and exhibit objects and sites of historical, cultural, or educational interest; and those that operate facilities or provide services to serve activities associated with the aforementioned.</p>
4038 Base Points	<p>Amusement, Sports or Recreational Establishment Establishments in this category operate either indoor or outdoor facilities offering family activities (i.e. sports, recreation, or amusement) and provide services, such as facilitating amusement in places operated by others, operating recreational sports groups and leagues. Examples include golf courses, indoor sports venues, bowling alleys, miniature golf courses, athletic clubs, skating rinks and arcades. This category may be used in conjunction with a commercial or residential development as a mixed use development.</p>
4038 Base Points	<p>Mixed Use Development (Transit Oriented) Newly constructed or substantially rehabilitated collection of vertically mixed retail, office and residential uses in multi-story buildings centered within a one-<u>quarter-half</u> mile radius of an existing rail or bus transit station or the intersection</p>

	of Horton Street and North Arendell Avenue in Downtown Zebulon. In order to qualify as mixed use, developments must dedicate at least one-third of the total heated square footage to residential use and the remainder to a mix of retail and office uses. All three use types must be represented and at least 10% of the heated square footage must be dedicated to street level, storefront retail uses.
4038 Base Points	Mixed Use Development (Urban Infill) Newly constructed or substantially rehabilitated collection of vertically mixed retail, office and residential uses in a multi-story building on a previously developed parcel within the corporate limits. In order to qualify as mixed use, developments must dedicate at least one-third of the total heated square footage to residential use and the remainder to a mix of retail and office uses. All three use types must be represented and at least 10% of the heated square footage must be dedicated to street level, storefront retail uses.
4035 Base Points	Mixed Use Development (Greenfield) Newly constructed collection of vertically mixed retail, office and residential uses in a multi-story building or buildings on a previously undeveloped parcel. In order to qualify as mixed use, developments must dedicate at least one-third of the total heated square footage to residential use and the remainder to a mix of retail and office uses. All three use types must be represented and at least 10% of the heated square footage must be dedicated to street level, storefront retail uses.
3530 Base Points	Housing Services for the Elderly Establishments This category offers housing services for the aged, not requiring a license from the North Carolina Department of Health and Human Services, such as independent retirement housing, multi-unit assisted housing with services (MAHS), and continuing care retirement centers. All facilities must provide, but not necessarily be limited to, the following services/facilities: On-site laundry facilities, on site management, guaranteed transportation services at least four days per week, on-site exercise facilities, on-site computer access, and a clubhouse/common lounge area for all residents.
3528 Base Points	Mixture of Use Development (Retail/Office-Institutional/Commercial) Newly constructed collection of horizontally arranged uses including retail, office-institutional and commercial within a master planned project on a previously undeveloped parcel or parcels totaling at least 10 acres. Mixture of use projects must include at least two (2) use types with at least 25% of the space devoted to each use type included in the development.
3028 Base Points	Retail/Commercial Center Newly constructed center of at least 50,000 square feet, typically containing an anchor such as a grocery store and other smaller spaces and/or outparcels for subordinate uses. Uses are entirely consumer-driven and include all manner of retail, service and office possibilities.
3028 Base Points	Business Office/Finance/ Insurance / Professional Services Center – Medium Qualifying projects must exceed 50,000 square feet of heated floor space and create at least 75 employment positions that exceed the average annual Wake County salary according to Wake County Economic Development or the

	Employment Security Commission. Employees perform professional, scientific, and technical services for others. Such services require a high degree of expertise and training and provide high salaried employment opportunities. Examples include software engineering, legal, medical, accounting, consulting, architectural, biomedical, chemical, research and development, and administrative services. Finance or Insurance Centers shall also pool financial risks by underwriting insurance and annuities. Some establishments support employee benefit programs. Examples include bank or credit union headquarters, brokerages, investments, insurance, financing, and data processing establishments.
3025 Base Points	Business Office/Finance/ Insurance / Professional Services Center – Small Qualifying projects 50,000 square feet of heated floor space or less. Employees perform professional, scientific, and technical services for others. Such services require a high degree of expertise and training and provide high salaried employment opportunities. Examples include software engineering, legal, medical, accounting, consulting, architectural, biomedical, chemical, research and development, and administrative services. Finance or Insurance Centers shall also pool financial risks by underwriting insurance and annuities. Some establishments support employee benefit programs. Examples include bank or credit union headquarters, brokerages, investments, insurance, financing, and data processing establishments.
3025 Base Points	Multi-Tenant Retail Center Newly constructed center 50,000 square feet or less, typically containing a more than one tenant space within a single structure. Uses are entirely consumer-driven and include all manner of retail, service and office possibilities.
3020 Base Points	Single Use Office Newly constructed single use, stand-alone building used primarily for office and professional.
30 Base Points	<u>Bungalow Court or Pocket Neighborhood</u> <u>Newly constructed Bungalow Court or Pocket Neighborhood per the standards of the Unified Development Ordinance.</u>
30 Base Points	Distribution/Trucking Center Newly constructed center of at least 500,000 square feet where products and resources are transported to and delivered from via truck or rail.
25 Base Points	Warehouse Newly constructed center of at least 500,000 square feet where products and resources are stored.
25- Base Points	Religious Institutions Any facility such as a church, temple, synagogue, mosque or monastery used for worship by a non-profit organization and their customarily related uses.
2015 Base Points	Intensive Industrial Uses: Uses classified as Special Land Uses within the Industrial Classification.

2010 Base Points	Multi-Family Residential & Condo Units
20 Base Points	Major Subdivision 4- 25 Lots Any subdivision of land of four (4) – 25 Lots.
10 Base Points	Major Subdivision 26 lots or more Any subdivision of land of five (526) or more lots.
Board Determination	All Other Uses Not Categorized This category of use captures all other uses not categorized elsewhere. Allocations for such uses are left to the discretion of the Town's Board of Commissioners upon recommendation of the Planning Board and acted on a case-by-case basis.

BONUS POINTS

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

NOTE: No bonus points are given for UDO requirements.

CATEGORY 1 – Non-Conformity Abatement and Public Infrastructure Improvements

~~(Max 20 Points)~~

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

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

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

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

CATEGORY 2. Green Development Standards/ Building & Site Design

~~(Max 20 Points)~~

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

Section 2B - Parking and Stormwater SCM's		(Max – 150 points)
	Structured Parking Facilities - must reduce footprint by 20%	10
	EV Charging Stations (two-port)	53
	Provision of on-street public parking (1 point per stall up to 105 Max)	1 - 105

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

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

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

<u>Section 2F - Historic Preservation</u>		
	Historic Structure Preservation via Deed Restriction (Determined by TRC)	10

<u>Section 2G – LEED Certification</u>		<u>(Max – 10 points)</u>
	<u>Neighborhood/Subdivision-LEED Certification for Neighborhood Development (LEED ND)</u>	<u>105</u>
	Platinum LEED Certification	10
	Gold LEED Certification	8
	Silver LEED Certification	6
	Bronze LEED Certification	4
	<u>Green Homes-LEED Certified Certification</u>	<u>25</u>

*Building Types are defined in Article 5 of the Town of Zebulon Unified Development Ordinance.

CATEGORY 3 – Outdoor Enhancement and Transit Improvements

(Max 20 Points)

Section 3A – Outdoor Enhancement		(Max – 120 points)
	Construction of a Parkway Street Section on a Collector level street	5
	Construction or Preservation of Gateway Landscaping or Structure (Subject to Comprehensive Plan Consistency and TRC approval)	5
	Restoration of Historic Structure (Must be approved by TRC)	5
	Installation of Fountain or mechanical ariation in stormwater pond	5
	Outdoor Display of Public Art (Subject to TRC Approval)	4
	Public Facing Outdoor Mural (Subject to TRC Approval)	4
	Maintenance of Roadside Gateway Plant Bed (requires maintenance agreement)	3
	Planting Pollinator Garden (225 Square Foot Minimum)	3
	Exclusive use of xeriscaping techniques and drought tolerant species	3
	Enhanced Roadside Landscaping (Subject to TRC Approval)	2
	Enhanced Buffer Landscaping (Subject to TRC Approval)	2
	Construction of a Parkway Street Section on a Local level street	2
	Installation of Native Shade Tree Species (per Tree <u>up to 10 Trees</u>)	1

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

CATEGORY 4 - Amenities (~~Only for Projects with Residential Components~~)

(Max 20 Points)

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

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

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

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

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

Section 4F - Additional Active Recreation		(Max - 10 points)
	Gymnasium (regulation size indoor basketball court)	10
	Baseball/Softball Field (regulation size)	5
	Football/Soccer Field (regulation size)	5
	Skate Park	5
	Tennis Courts (two regulation courts, fenced)	5
	Multi-Use Hardcourt (two regulation basketball courts, <u>street hockey</u> , fenced)	5
	Pickleball Court (three regulation courts, fenced)	5
	Pocket Park – <u>58,000</u> square feet	<u>35</u>
	IPEMA Certified Playground Equipment	4
	Lighted Field of Play for nighttime use	3
	Electronic Scoreboard or Covered Dugouts or Bleachers	3
	Community Garden – 15-foot by 15-foot, with water access and potting shed.	3

Section 4G – Additional Urban Open Space Enhancements (Within Non Residential Zoning Districts)		(Max – 10 points)
	<u>Fountain</u>	<u>2</u>
	<u>Canopy Including Fixed Permanent Seating</u>	<u>2</u>
	<u>Drinking Fountain with Pet Fountain</u>	<u>2</u>
	<u>Permanent Game Tables</u>	<u>1</u>
	<u>Permanent Tables with Shade Cover</u>	<u>1</u>
	<u>All Weather Bulletin Board</u>	<u>1</u>

	<u>Covered or Internal Bicycle Parking</u>	<u>1</u>
	<u>Artist-Design Bicycle Racks</u>	<u>1</u>
	<u>Little Free Library</u>	<u>1</u>
	<u>Drinking Fountain</u>	<u>1</u>
	<u>Public Work Bike Stand With Tools</u>	<u>1</u>

CATEGORY 5 – Affordable Housing


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

CATEGORY 6 – Other

(Max 5 Points)

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

STAFF REPORT
TRANSPORTATION IMPACT ANALYSIS
TEXT AMENDMENT
ORDINANCE 2023-38
MAY 1, 2023

Topic: Ordinance 2023-38 – Section 6.13 - TIA Text Amendment
Speaker: Michael J. Clark, CZO, AICP, Planning Director
From: Michael J. Clark, CZO, AICP, Planning Director
Prepared by: Michael J. Clark, CZO, AICP, Planning Director
Approved by:  Joseph M. Moore II, PE, Town Manager

Executive Summary:

The Board of Commissioners will consider text amendments to Section 6.13 of the Zebulon Unified Development Ordinance regarding Transportation Impact Analysis regulations.

Background:

As part of the development process, the Town requires applicants to conduct a Transportation Impact Analysis (TIA) on projects anticipated to generate traffic above a defined threshold. A TIA examines how the proposed traffic impacts surrounding intersections and road segments and identifies if any improvements are required to mitigate the additional traffic.

The proposed text amendments will lower the thresholds for when a TIA is required and will automatically require TIAs to be performed based on particular uses, regardless of traffic generation. The amendments also increase the radius of intersections to be studied.

The Board of Commissioners held a Joint Public Hearing regarding the proposed amendment on April 10, 2023. No one from the public spoke in favor of, or in opposition to, the proposed amendments.

Discussion:

The discussion before the Board involves the following proposed changes to the Town's Transportation Impact Analysis (UDO § 6.13):

1. **Thresholds**
Lowering the peak hour trips from 100 down to 50 and including 150 average daily trips (ADT) as an additional threshold.
2. **Applicability Metrics**
Inclusion of metrics beyond trips, such as acreage, building lots, people, square footage, proximity to intersections, and pre-existing traffic conditions.
3. **Study Area Boundary**
Increasing the study area of surrounding intersections from ¼ miles up to ½ mile (and within 1-mile radius for higher traffic generating projects).

STAFF REPORT
TRANSPORTATION IMPACT ANALYSIS
TEXT AMENDMENT
ORDINANCE 2023-38
MAY 1, 2023

The Unified Development Ordinance UDO (§2.2.20.G) provides the following standards for the Board of Commissions when considering Text Amendments:

1. *Enhances the public's health, safety, and welfare;*
2. *Is consistent with the Town's adopted policy guidance;*
3. *Is not in conflict with any provision of this Ordinance or the Town Code of Ordinances;*
4. *Is required by changed conditions;*
5. *Addresses a demonstrated community need;*
6. *Addresses an unforeseen matter not present when the Ordinance was adopted;*
7. *Is consistent with the purpose and intent of the zoning districts in this Ordinance, or would improve compatibility among uses and ensure efficient development within the Town;*
8. *Would result in a logical and orderly development pattern;*
9. *Addresses other factors determined to be relevant by the Board of Commissioners;*
10. *Would not result in significantly adverse impacts on the natural environment, including water, air, noise, stormwater management, wildlife, vegetation, and the natural functioning of the environment.*

Policy Analysis:

The proposed amendments are consistent with the Comprehensive Land Use Plan and Comprehensive Transportation Plan. Additionally, they further the strategy to Grow Smart in the 2030 Strategic Plan.

Financial Analysis:

In accordance with Chapter 6 of the Unified Development Ordinance, the developer is responsible for the construction of infrastructure improvements, including roadway and intersection improvements, as part of the development. The TIA provides a systematic approach, backed by quantitative data, to justify requiring developers to address those road improvements. This transfers the costs of these road improvements from the Town to the developer.

Planning Board Recommendation

The Planning Board unanimously recommended approval of the proposed amendments at their meeting on April 10, 2023, finding the amendments are consistent with the Comprehensive Land Use Plan, Comprehensive Transportation Plan, and applicable standards of Section 2.2.20.G of the UDO.

Staff Recommendation:

Staff recommends approval of Ordinance 2023-38 regarding the amendments to Section 6.13 of the Zebulon UDO finding the standards of Section 2.2.20.G have been met.

Attachments:

1. Ordinance 2023-38

ORDINANCE 2023-38
AMENDMENT TO SECTION 6.13
TRANSPORTATION IMPACT ANALYSIS – TIA

6.13. TRANSPORTATION IMPACT ANALYSIS

6.13.1. INTRODUCTION

The Town of Zebulon requires that the traffic and circulation impacts of proposed development projects be analyzed. The traffic impacts of proposed developments are to be analyzed through the preparation of a traffic impact analysis (TIA) prepared in conformance with the Town of Zebulon requirements. The TIA must be prepared, signed and sealed by a traffic engineer or a civil engineer registered in the State of North Carolina, qualified to practice traffic engineering. This section identifies the required format and methodology that is generally required to be utilized in the study preparation, subject to the review and approval of the Town of Zebulon.

6.13.2. PURPOSE

The purpose of the TIA is to identify the impacts on capacity, level of service (LOS), and safety, which are likely to be created by a proposed development. A TIA report should identify the improvements needed to:

- A. Ensure safe ingress to and egress from a site;
- B. Maintain adequate street capacity on adjacent public streets;
- C. Ensure safe and reasonable traffic operating conditions on streets and at intersections in the vicinity of a proposed development;
- D. Avoid creation of or mitigate existing hazardous traffic conditions;
- E. Minimize the impact of nonresidential traffic on residential neighborhoods in the community; and
- F. Protect the substantial public investment in the existing street system.

6.13.3. APPLICABILITY

- A. A TIA shall be required for any new development projects utilizing a development plan, site plan, and preliminary plat that can be anticipated to generate at least ~~100-50~~ vehicle trips in either the a.m. or p.m. peak hour, or exceeding 150 average daily trips (as determined by Institute of Transportation Engineers Standards).
- B. Any redevelopment projects to an existing building that involve a rezoning of the property or a special use permit shall be required to provide a TIA if the projects are anticipated to generate at least 250 vehicle trips in either the a.m. or p.m. peak hour (as determined by Institute of Transportation Engineers Standards). ~~and would require a special use permit.~~
- C. A TIA shall be required for any new school development or school redevelopment projects utilizing a development plan, site plan, and preliminary plat that can be anticipated to generate at least 100 vehicle trips in either the a.m. or p.m. peak hour. Trip generation calculations shall be determined using the North Carolina Department of Transportation (NCDOT) Municipal and School Transportation Assistance (MSTA) Traffic Calculator. Final approval of such developments may require comments, recommendations, and approval from the NCDOT Division Office based on an analysis and evaluation of the capacity and efficiency of the anticipated development's roadway network. Any roadway modifications or improvements necessitated by the proposed development should be designed and constructed in conformance with the current NCDOT design and construction guidelines.
- D. Town staff reserves the right to require a TIA if operational or safety concerns exist. Some additional factors for determination may include any nonresidential use meeting one or more of the following:
 - 1. covering more than two (2) acres;
 - 2. including more than three (3) building lots;
 - 3. providing an assembly area for more than four hundred (400) persons;
 - 4. involving office or sales floor area over twenty thousand (20,000) square feet;
 - 5. within one hundred fifty (150) lineal feet of any intersection of two (2) designated Thoroughfares

- 6. within five hundred (500) lineal feet of any public road intersection currently operating as a Level of Service D, E or F;
- ~~C~~.7. and/or involving service or delivery vehicles in excess of one (1) ton.

~~D-E~~. Whenever a TIA is required and meets the standards set forth in this section pursuant to division ~~(D)(1)-(2)~~ and ~~(3)~~ A, B, C, or D above, the TIA report shall be incorporated and included as part of the Technical Review Committee (TRC) submittal packet.

6.13.4. PRE-APPLICATION CONFERENCE

The applicant shall schedule a pre-application meeting with the Planning Director to discuss procedures, standards, and regulations required for TIA submittal and approval.

6.13.5. MEMORANDUM OF UNDERSTANDING

The traffic engineer shall submit a memorandum of understanding (MOU) to the Planning Director to document the agreements made during the pre-application conference which discusses the criteria used in the analysis of the TIA. The MOU may be received by the town via email, fax, or mail. The traffic engineer shall not begin work on the TIA until the Town has approved the MOU.

6.13.6. PERIOD OF VALIDITY

A TIA report and traffic counts shall be valid for a specific site for no more than one year, so long as no significant modifications to the development proposed for the site that substantially increase the traffic impact are made.

6.13.7. TRAFFIC IMPACT ANALYSIS REPORT ELEMENTS

The TIA shall follow standard transportation engineering processes for determining trip generation and distribution including trip generation category, diversion assumptions, distribution assumptions, the adequacy of the road network to serve the proposed development, and whether off-site road dedication and improvements should be made to mitigate the effects of the development proposed in the application. The data and methods used in the TIA shall be based upon the latest editions of Institute of Transportation Engineers (ITE) manuals. A TIA shall address the factors listed below:

A. EXECUTIVE SUMMARY

At the beginning of the TIA, the executive summary shall summarize the analysis and conclusions and identify recommended transportation improvements.

B. SITE DESCRIPTION

The TIA shall contain reports, graphics, illustrations, narratives, and a site plan that describe the characteristics of the site and adjacent land uses as well as expected development in the vicinity that will influence future traffic conditions. A description of potential uses and traffic generation to be evaluated shall be provided. A description of the proposed development, including access plans, staging plans, and an indication of land use and intensity, shall be provided.

C. STUDY AREA

The study area shall include all proposed access points, all signalized intersections and all non-signalized intersections having side-street average daily traffic counts of ~~4,000~~2,000 vehicles per day or more within ~~one-quarter~~one-half mile of the property lines on all streets adjoining the site in accordance with Table 6.13.7.C: Study Area Boundaries. If the estimated trip generation for the project is over ~~5,000~~2,500 trips per day, then the study area shall include all proposed access points, all signalized intersections, and all non-signalized intersections having side-street average daily traffic counts of ~~4,000~~2,000 vehicles per day or more within ~~one-half~~one mile of the property lines on all adjoining streets. The potential traffic from any approved project shall be considered in the study as determined by the Planning Director. The Planning Director has the right to add or subtract study area intersections based on specific study area characteristics, and local traffic patterns.

TABLE 6.13.7.C: STUDY AREA BOUNDARIES		
ELEMENT	< 5,000 2,500 TRIPS PER DAY	> 5,000 2,500 TRIPS PER DAY
All proposed access points	Yes	Yes
All signalized intersections within 1/4 1/2 mile	Yes	Yes
All signalized intersections more than 1/4 1/2 mile but within 1/2 one mile of site	No	Yes
All non-signalized intersections within 1/4 1/2 mile of the site with at least 4,000 2,500 average daily trips	Yes	Yes
All non-signalized intersections more than 1/4 1/2 mile but within 1/2 one mile of the site with at least 4,000 2,500 average daily trip	No	Yes

.....

6.13.11. FORMAT AND SUBMITAL OF REPORT

- A. Five copies of the final printed report must be bound and submitted to the Planning Department.
- B. The report should contain discussion of all of the major facets of the study including background data, traffic data collected, trip generation, trip distribution and assignment, analysis of conditions with and without the proposed project, recommended mitigation measures, and appendices with pertinent data.
- C. Renderings of the proposed development are recommended for inclusion in the report.
- D. If necessary, copies relating to projects impacting state roads should be submitted to the North Carolina Department of Transportation (NCDOT) District Office as well as the NCDOT Traffic Engineering Branch.
- E. The report must be signed and sealed by a traffic engineer registered in the State of North Carolina on the cover or table of contents page.
- F. The report shall include a graphic map with aerial photo of the studied intersections with labels showing the different LOS scenarios listed in subsection D above and a list of recommended improvements.

Adopted this the 1st day of May, 2023.

Glenn L. York – Mayor

SEAL

Lisa M. Markland, CMC – Town Clerk


STAFF REPORT
ORDINANCE 2023-30
921 & 1015 PEARCES ROAD,
0, 9102, 9136 PIPPIN ROAD
ANNEXATION REQUEST
MAY 1, 2023

Topic: Ordinance 2023-30 - 921 & 1015 Pearces Road;
0, 9102, 9136 Pippin Road - Annexation Request

Speaker: Michael J. Clark, AICP, CZO, Planning Director

From: Michael J. Clark, AICP, CZO, Planning Director

Prepared by: Michael J. Clark, AICP, CZO, Planning Director

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

Executive Summary:

The Board of Commissioners will consider the voluntary annexation petition for 5 parcels, at 921 & 1015 Pearces Road and at 0, 9102, 9136 Pippin Road.

Background:

The governing board of any municipality may annex any area contiguous to its boundaries upon presentation of a petition signed by the owners of all the real property located within such area (NCGS §160A-58.1). The Town Clerk has certified the annexation request for sufficiency.

The Board of Commissioners held a public hearing at the March 6, 2023, meeting. No one from the public was present to speak in favor or opposition to the requested annexation. The Board voted to table the decision to April 3, 2023, and again to May 1, 2023.

Discussion:

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

Unified Development Ordinance Section 2.2.2.G provides standards for the Board to consider when rendering a decision. These are as follows:

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

Policy Analysis:

This annexation petition is consistent with the Comprehensive Plan requiring annexation of properties requesting water and sewer services to the site. The property is located within the Town of Zebulon's Extraterritorial Jurisdiction, meaning its annexation was expected and is keeping with the Comprehensive Plan.

STAFF REPORT
ORDINANCE 2023-30
921 & 1015 PEARCES ROAD,
0, 9102, 9136 PIPPIN ROAD
ANNEXATION REQUEST
MAY 1, 2023

Financial Analysis:

The Town will increase annual property tax revenue by approximately \$14,000 by annexing the parcels in their current state. The estimated tax revenue generated post development is approximately \$362,000 per year.

Staff Recommendation:

Staff recommends approval of the annexation through adoption of Ordinance 2023-30.

Attachments:

1. Application
2. Certificate of Sufficiency
3. Boundary Survey
4. Aerial Map
5. Zoning Map
6. ETJ Map
7. Land Use Map
8. NCGS 160A-31
9. Site Pictures
10. Ordinance 2023-30



APPLICATION FOR ANNEXATION

PART 1. DESCRIPTION OF REQUEST/PROPERTY		
Subject Address of the Property: 481 Pearles Rd / 10 Pippin Rd / 9136 Pippin Rd		Total Acreage: 120.52 AC
Parcel Identification Number (NC PDN): Please include all	Deed Book	Deed Page(s)
2706-06-4044	015098	02507
2706-07-5465	017407	01064
1796-96-0562	014535	02323
1796-96-4306	017828	02500
2706-15-4262	017360	01001
Name of Project (if Applicable): Clifton Grove		Current Zoning of the Property:
Existing Use of the Property: Vacant Farm / SF House		Proposed Use of the Property: Conservation Subdivision
Reason for Annexation: Utility Connections		

PART 2. APPLICANT/AGENT INFORMATION		
Name of Applicant/Agent: DR Horton - Central Carolina		
Street Address of Applicant/Agent: 2000 Arcial Center Parkway, Ste 110		
City: Mooresville	State: NC	Zip Code: 27560
Email of Applicant/Agent: J.Copper1@DRHorton.com	Telephone Number of Applicant/Agent:	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: Randy D MASON		
Street Address of Surveyor: 1017 PASSPORT WAY		
City: CARY	State: NC	Zip Code: 27513
Email of Surveyor: RMASON@M-iii.com	Telephone Number of Property Owner: 919-368-5127	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 Surveyor: 	Print Name: Randy Mason	Date: 10/3/22



APPLICATION FOR ANNEXATION

PART 4. PROPERTY OWNER INFORMATION

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

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

All individual owners must sign. (If additional signatures are necessary, please attach an additional sheet.)		
<i>I hereby state that the facts related in this application and any documents submitted herewith are complete, true, correct, and accurate to the best of my knowledge.</i>		
<i>Signature of Owner:</i>	<i>Print Name:</i>	<i>Date:</i>
<i>Signature of Owner:</i>	<i>Print Name:</i>	<i>Date:</i>
<i>Signature of Owner:</i>	<i>Print Name:</i>	<i>Date:</i>
<i>Signature of Owner:</i>	<i>Print Name:</i>	<i>Date:</i>
<i>Signature of Owner:</i>	<i>Print Name:</i>	<i>Date:</i>
<i>Signature of Owner:</i>	<i>Print Name:</i>	<i>Date:</i>

STATE OF _____
 COUNTY OF _____

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 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, Watson Family II, LLC a limited liability company, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this the 4 day of NOVEMBER, 2022. Name of Limited Liability Company WATSON FAMILY II, LLC

By: JOHNNY WATSON

Johnny Watson
Signature of Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, S. Elaine HUDSPETH, a Notary Public for the above State and County, this the 4 day of NOVEMBER, 2022.

S. Elaine HUDSPETH
Notary Public

SEAL

S ELAINE HUDSPETH
Notary Public
North Carolina
Forsyth County

11/4/22
My Commission Expires: _____

Metes and Bounds Description
for the Annexation of the
Watson Family II, LLC Parcels

Being the perimeter of those tracts or parcels of land, identified in the Wake County Geographic Information System with PIN #2706-06-4049, #1796-96-0562, #1796-96-4306, 2706-15-4262 and # 2706-07-5465, standing in the name of the Watson Family II, LLC, lying and being in the Little River Township, Wake County, North Carolina and being more particularly described as follows:

Beginning at a point, thence, S 02° 45' 28" W for a distance of 536.13 feet to a point, thence S 02° 45' 23" W for a distance of 834.51 feet to a point, thence N 89° 51' 39" E for a distance of 425.54 feet to a point, thence S 89° 56' 27" E for a distance of 243.94 feet to a point, thence S 03° 20' 19" W for a distance of 299.66 feet to a point, thence N 89° 30' 22" E for a distance of 499.89 feet to a point, thence N 89° 30' 22" E for a distance of 30.84 feet to a point, thence S 08° 04' 41" W for a distance of 25.70 feet to a point, thence S 10° 05' 52" W for a distance of 52.97 feet to a point, thence S 13° 26' 38" W for a distance of 92.03 feet to a point, thence S 15° 46' 14" W for a distance of 115.23 feet to a point, thence S 16° 15' 32" W for a distance of 48.14 feet to a point, thence N 65° 47' 26" W for a distance of 30.35 feet to a point, thence N 65° 47' 26" W for a distance of 190.16 feet to a point, thence S 24° 47' 55" W for a distance of 66.53 feet to a point, thence N 71° 43' 16" W for a distance of 61.37 feet to a point, thence S 31° 01' 11" W for a distance of 153.99 feet to a point, thence S 58° 14' 14" E for a distance of 309.44 feet to a point, thence S 58° 14' 14" E for a distance of 31.08 feet to a point, thence S 16° 35' 55" W for a distance of 158.25 feet to a point, thence S 16° 51' 04" W for a distance of 80.52 feet to a point, thence S 16° 22' 51" W for a distance of 120.00 feet to a point, thence N 80° 27' 03" W for a distance of 30.18 feet to a point, thence N 80° 27' 03" W for a distance of 25.20 feet to a point, thence N 76° 51' 37" W for a distance of 210.82 feet to a point, thence N 76° 50' 51" W for a distance of 53.14 feet to a point, thence N 77° 21' 57" W for a distance of 658.62 feet to a point, thence S 01° 45' 44" W for a distance of 76.66 feet to a point, thence N 88° 01' 23" W for a distance of 1103.82 feet to a point, thence N 88° 00' 09" W for a distance of 973.89 feet to a point, thence N 87° 55' 26" W for a distance of 61.02 feet to a point, thence N 12° 43' 33" E for a distance of 107.21 feet to a point, thence N 12° 43' 33" E for a distance of 11.50 feet to a point, thence N 12° 43' 33" E for a distance of 115.82 feet to a point, thence N 12° 37' 26" E for a distance of 215.55 feet to a point, thence N 38° 59' 02" W for a distance of 19.71 feet to a point, thence N 50° 24' 12" W for a distance of 23.40 feet to a point, thence N 30° 24' 01" W for a distance of 3.81 feet to a point, thence N 45° 44' 05" E for a distance of 10.75 feet to a point, thence N 33° 47' 08" E for a distance of 26.64 feet to a point, thence N 09° 04' 46" W for a distance of 25.99 feet to a point, thence N 40° 54' 04" E for a distance of 20.67 feet to a point, thence N 19° 55' 29" E for a distance of 16.04 feet to a point, thence N 01° 42' 15" W for a distance of 5.16 feet to a point, thence N 24° 46' 34" W for a distance of 8.46 feet to a point, thence N 41° 24' 18" W for a distance of 9.29 feet to a point, thence N 52° 44' 31" W for a distance of 5.97 feet to a point, thence N 01° 13' 41" W for a distance of 9.56 feet to a point, thence N 09° 43' 21" E for a distance of 8.72 feet to a point, thence N 34° 30' 46" W for a distance of 17.68 feet to a point, thence N 14° 28' 30" E for a distance of 9.41 feet to a point, thence N 21° 09' 01" E for a distance of 20.63 feet to a point,

thence N 14° 30' 39" E for a distance of 24.54 feet to a point, thence N 13° 48' 52" E for a distance of 22.93 feet to a point, thence N 27° 18' 34" W for a distance of 8.92 feet to a point, thence N 33° 51' 51" E for a distance of 21.33 feet to a point, thence N 05° 34' 30" E for a distance of 27.48 feet to a point, thence N 72° 29' 22" W for a distance of 15.79 feet to a point, thence N 00° 30' 42" E for a distance of 12.35 feet to a point, thence N 09° 55' 28" E for a distance of 13.91 feet to a point, thence N 05° 23' 37" E for a distance of 23.38 feet to a point, thence N 17° 10' 13" E for a distance of 14.74 feet to a point, thence N 05° 25' 59" W for a distance of 25.58 feet to a point, thence N 12° 26' 31" E for a distance of 13.66 feet to a point, thence N 41° 47' 48" W for a distance of 21.79 feet to a point, thence N 81° 46' 39" W for a distance of 13.54 feet to a point, thence N 16° 37' 57" E for a distance of 26.88 feet to a point, thence N 14° 09' 46" E for a distance of 11.32 feet to a point, thence N 53° 17' 33" E for a distance of 22.07 feet to a point, thence N 34° 14' 54" E for a distance of 20.63 feet to a point, thence N 85° 59' 34" E for a distance of 7.63 feet to a point, thence N 49° 34' 48" E for a distance of 4.92 feet to a point, thence N 23° 29' 40" E for a distance of 44.49 feet to a point, thence N 27° 40' 08" E for a distance of 0.62 feet to a point, thence N 15° 21' 19" W for a distance of 19.51 feet to a point, thence N 36° 53' 28" E for a distance of 22.34 feet to a point, thence N 26° 41' 42" E for a distance of 12.19 feet to a point, thence N 10° 39' 05" W for a distance of 20.83 feet to a point, thence N 03° 51' 44" E for a distance of 9.69 feet to a point, thence N 08° 09' 51" W for a distance of 11.86 feet to a point, thence N 21° 20' 34" E for a distance of 28.89 feet to a point, thence N 08° 13' 38" W for a distance of 22.55 feet to a point, thence N 04° 50' 41" E for a distance of 11.01 feet to a point, thence N 22° 54' 37" E for a distance of 18.79 feet to a point, thence N 37° 31' 01" E for a distance of 27.11 feet to a point, thence N 41° 36' 52" E for a distance of 9.80 feet to a point, thence N 31° 55' 19" E for a distance of 18.89 feet to a point, thence N 54° 09' 28" E for a distance of 26.49 feet to a point, thence N 23° 14' 09" E for a distance of 10.90 feet to a point, thence N 37° 02' 35" E for a distance of 23.07 feet to a point, thence N 22° 08' 05" E for a distance of 9.31 feet to a point, thence N 29° 59' 54" E for a distance of 11.54 feet to a point, thence N 35° 37' 59" E for a distance of 16.98 feet to a point, thence N 29° 26' 31" E for a distance of 25.06 feet to a point, thence N 11° 23' 53" W for a distance of 1.24 feet to a point, thence N 01° 07' 33" E for a distance of 15.93 feet to a point, thence N 01° 38' 35" E for a distance of 20.63 feet to a point, thence N 08° 03' 40" W for a distance of 14.39 feet to a point, thence N 15° 22' 52" W for a distance of 21.06 feet to a point, thence N 02° 14' 55" W for a distance of 18.04 feet to a point, thence N 02° 22' 48" E for a distance of 8.83 feet to a point, thence N 18° 56' 14" W for a distance of 18.67 feet to a point, thence N 33° 02' 11" W for a distance of 21.22 feet to a point, thence N 18° 09' 29" W for a distance of 23.08 feet to a point, thence N 24° 36' 03" W for a distance of 22.95 feet to a point, thence N 29° 26' 40" W for a distance of 27.24 feet to a point, thence N 42° 43' 49" W for a distance of 33.91 feet to a point, thence N 32° 25' 07" W for a distance of 23.83 feet to a point, thence N 31° 28' 41" W for a distance of 18.76 feet to a point, thence N 34° 18' 48" W for a distance of 33.00 feet to a point, thence N 36° 35' 37" W for a distance of 63.21 feet to a point, thence N 33° 07' 06" W for a distance of 27.79 feet to a point, thence N 34° 43' 47" W for a distance of 26.15 feet to a point, thence N 21° 17' 54" W for a distance of 31.84 feet to a point, thence N 11° 19' 05" W for a distance of 23.75 feet to a point, thence N 00° 34' 52" W for a distance of 20.68 feet to a point, thence N 13° 20' 58" W for a distance of 29.26 feet to a point, thence N 15° 20' 46" W for a distance of 19.25 feet to a point, thence N 05° 04' 13" W for a distance of 28.90 feet to a point, thence N 01° 29' 19" W for a distance of 12.92 feet to a point, thence N 09° 00' 55" E for a distance of 17.94 feet to a point,

thence N 12° 02' 10" W for a distance of 19.74 feet to a point, thence N 09° 11' 51" W for a distance of 5.99 feet to a point, thence N 18° 50' 10" W for a distance of 15.64 feet to a point, thence N 08° 13' 40" W for a distance of 28.88 feet to a point, thence N 10° 42' 30" W for a distance of 20.12 feet to a point, thence N 16° 45' 28" W for a distance of 26.19 feet to a point, thence N 74° 23' 52" E for a distance of 1.26 feet to a point, thence S 15° 36' 08" E for a distance of 30.00 feet to a point, thence S 15° 36' 08" E for a distance of 218.00 feet to a point, thence N 74° 23' 52" E for a distance of 200.00 feet to a point, thence S 15° 36' 08" E for a distance of 82.13 feet to a point, thence N 74° 08' 06" E for a distance of 99.79 feet to a point, thence N 74° 24' 14" E for a distance of 100.40 feet to a point, thence N 74° 21' 04" E for a distance of 99.75 feet to a point, thence N 74° 45' 46" E for a distance of 102.91 feet to a point, thence N 73° 56' 36" E for a distance of 116.16 feet to a point, thence N 21° 49' 22" W for a distance of 155.79 feet to a point, thence N 68° 30' 01" E for a distance of 50.13 feet to a point, thence N 68° 20' 41" E for a distance of 238.68 feet to a point, thence N 01° 42' 57" W for a distance of 135.00 feet to a point, thence N 77° 28' 15" E for a distance of 204.99 feet to a point, thence N 80° 18' 53" E for a distance of 62.18 feet to a point, thence S 06° 02' 23" E for a distance of 386.11 feet to a point, thence S 88° 23' 00" E for a distance of 611.67 feet to a point, thence N 06° 01' 25" W for a distance of 470.68 feet to a point, thence N 85° 05' 46" E a distance of 348.58 feet to the point and place of beginning, containing 120.52 acres, more or less.



Mark W. Yarbrough, PLS L-3396

01/19/23

Date



Seal

AN2023-02 Attachment 1

OWNER

JUAREZ, BENITO JUAREZ, ANA ISABEL
BOBBITT, ANNE B RAY, MARTHA B
BALLESTEROS, MARIA ANGELICA
ACEVEDO, YUDITH ELVIRA
WEAVERS POND ASSOC LLC
SHIELDS, DONNA L
OWENS, CASSANDRA PATRICE OWOH, STEVEN EDGAR
COONEY, SAMANTHA TOTH, MELISSA
OBE, TOKUNBO O OBE, FOLUSHO O
WEAVERS POND HOMEOWNERS ASSOCIATION INC
ROGERS, HARRY L
TARYN LAKE HOMEOWNERS ASSOCIATION INC
PRF PROPERTIES LLC lots23-50
MEJIA, JUAN D JR
GONZALEZ-VIERA, CASSANDRA EDITH SANCHEZ, DAVID FABIAN NIETO
WEAVERS POND TOWNHOME OWNERS ASSOCIATION INC
ROJAS, RAUL JR ULLRICH-ROJAS, LUCY MARIA
BMSS1 LLC
HARRATH, AYMANE HARRATH, SOFIA
CASPER, PAUL M JR CASPER, DEBBIE T
GUTIERREZ, ANGELICA GUTIERREZ, ESMERALDA
WATSON FAMILY II LLC
HALL, TIMOTHY A HALL, TWANDA A
MARSHALL, JEFFREY A
GREEN, VIVIAN B
BRASWELL, ANGELIA S BRASWELL, RONALD KEITH
PRUITT, DEREK C PRUITT, AMANDA M
ZEBULON UNITED METHODIST CHURCH TRUSTEES OF THE
DOMALESKI, GARY DOMALESKI, GAIL
TAYLOR-HERNANDEZ, DOLORES M
HINTON, BETH ANN
MEJIA, JUAN D JR
ZENIL, NAHUM FUENTES LINARES, REBECA NATERAS

ADDR1

9116 PIPPIN RD
1938 ZEBULON RD
9100 PIPPIN RD
9108 PIPPIN RD
9407 BARTONS CREEK RD
PO BOX 157
3124 GINGER LAKE CT
9112 PIPPIN RD
600 ROSE MALLOW DR
11010 RAVEN RIDGE RD
608 ROSE MALLOW DR
2000 AERIAL CENTER PKWY STE 110A
9407 BARTONS CREEK RD
9128 PIPPIN RD
9124 PIPPIN RD
4020 WAKE FOREST RD STE 102F
604 ROSE MALLOW DR
1140 KILDAIRE FARM RD STE 209
612 ROSE MALLOW DR
PO BOX 9
2921 GREENRIDGE VIEW LN
6220 FORESTVILLE RD
2909 GREENRIDGE VIEW LN
2917 GREENRIDGE VIEW LN
2925 GREENRIDGE VIEW LN
9201 PIPPIN RD
2801 HUNTERS COVE CT
121 W GANNON AVE
2913 GREENRIDGE VIEW LN
9137 PIPPIN RD
9124 HUNTERS GREENE DR
9128 PIPPIN RD
9205 LITTLE RIDGE PL

AN2023-02 Attachment 1

WHEELER, LANCE J WHEELER, CECILY A
BEDDINGFIELD, LARRY R
PERRY, LAURA ELIZABETH ELLIS, JUSTIN WADE
MILLS, JANICE MCCRAW HEIRS
RAY, MICHAEL K RAY, AMY G
ARMSTRONG, JASON R ARMSTRONG, ANGELA S
TIMBERLAKE, ROBERT F TIMBERLAKE, SHELLEY E
CASPER, PAUL M JR CASPER, DEBBIE T
DUKE, JANET LYNN
CREECH, MICHAEL C CREECH, KELLY A
STANLEY, KARI B
CARTER, DANIEL C CARTER, BARBIE A
HALL, TIMOTHY A HALL, TWANDA A
HEWITT, EMORY EUGENE III HEWITT, JENNIE H
HENDREN, JASON L HENDREN, AMY S
WATERS, JAMES F WATERS, DONNA D
TANT, ODELL C TANT, SARAH T
WIRTH, LARRY F WIRTH, SUSAN J
BUTLER ROAD ASSOC LLC
TARYN LAKE HOMEOWNERS ASSOCIATION INC
ZENIL, NAHUM FUENTES LINARES, REBECA NATERAS
REDDICK, RICHARD BRUCE REDDICK, CLINT HARLAN
RODRIGUEZ, RAFAEL RODRIGUEZ, CHRISTINE
TANT, ODELL C TANT, SARAH T
RICOSSA, MARIA MAGDALENA TRUSTEE THE 1997 MARIA MAGDALENA RICOSSA REVOCABLE TRUST

9116 HUNTERS GREENE DR
9205 PIPPIN RD
2800 HUNTERS COVE CT
9209 PIPPIN RD
9108 HUNTERS GREENE DR
2805 GREENRIDGE VIEW LN
2813 GREENRIDGE VIEW LN
PO BOX 9
4632 HOPKINS CHAPEL RD
905 PEARCES RD
9204 LITTLE RIDGE PL
1021 PEARCES RD
2909 GREENRIDGE VIEW LN
2465 VILLAGE OF WAKEFIELD DR
2461 VILLAGE OF WAKEFIELD DR
2457 VILLAGE OF WAKEFIELD DR
912 PEARCES RD
2453 VILLAGE OF WAKEFIELD DR
PO BOX 568
2000 AERIAL CENTER PKWY STE 110A
9205 LITTLE RIDGE PL
1009 PEARCES RD
9309 WAKEFIELDS OAK GROVE DR
912 PEARCES RD
2469 VILLAGE OF WAKEFIELD DR

AN2023-02 Attachment 1

ADDR2

ZEBULON NC 27597-7863
ZEBULON NC 27597-8146
ZEBULON NC 27597-7863
ZEBULON NC 27597-7863
RALEIGH NC 27615-9707
ZEBULON NC 27597-0157
ZEBULON NC 27597-5737
ZEBULON NC 27597-7863
ZEBULON NC 27597-5407
RALEIGH NC 27614-8837
ZEBULON NC 27597-5407
MORRISVILLE NC 27560
RALEIGH NC 27615-9707
ZEBULON NC 27597-7863
ZEBULON NC 27597-7863
RALEIGH NC 27609-6866
ZEBULON NC 27597-5407
CARY NC 27511-4597
ZEBULON NC 27597-5407
ZEBULON NC 27597-0009
ZEBULON NC 27597-7374
RALEIGH NC 27604-8618
ZEBULON NC 27597-7374
ZEBULON NC 27597-7374
ZEBULON NC 27597-7374
ZEBULON NC 27597-7866
ZEBULON NC 27597-7306
ZEBULON NC 27597-2623
ZEBULON NC 27597-7374
ZEBULON NC 27597-7864
ZEBULON NC 27597-7309
ZEBULON NC 27597-7863
ZEBULON NC 27597-7387

AN2023-02 Attachment 2

ZEBULON NC 27597-7309
ZEBULON NC 27597-7866
ZEBULON NC 27597-7306
ZEBULON NC 27597-7866
ZEBULON NC 27597-7309
ZEBULON NC 27597-7391
ZEBULON NC 27597-7391
ZEBULON NC 27597-0009
ZEBULON NC 27597-9097
ZEBULON NC 27597-7812
ZEBULON NC 27597-7387
ZEBULON NC 27597-7814
ZEBULON NC 27597-7374
ZEBULON NC 27597-7336
ZEBULON NC 27597-7336
ZEBULON NC 27597-7336
ZEBULON NC 27597-7811
ZEBULON NC 27597-7336
ZEBULON NC 27597-0568
MORRISVILLE NC 27560-9294
ZEBULON NC 27597-7387
ZEBULON NC 27597-7814
ZEBULON NC 27597-7339
ZEBULON NC 27597-7811
ZEBULON NC 27597-7336



LIMITED LIABILITY COMPANY ANNUAL REPORT

SOSID: 0463182
Date Filed: 3/9/2022
Elaine F. Marshall
North Carolina Secretary of State
CA2022 068 03676

NAME OF LIMITED LIABILITY COMPANY: WATSON FAMILY, II, LLC

SECRETARY OF STATE ID NUMBER: 0463182 STATE OF FORMATION: NC

REPORT FOR THE CALENDAR YEAR: 2022



Filing Office Use Only
Changes

SECTION A: REGISTERED AGENT'S INFORMATION

1. NAME OF REGISTERED AGENT: JOHNNY WATSON

2. SIGNATURE OF THE NEW REGISTERED AGENT:

SIGNATURE CONSTITUTES CONSENT TO THE APPOINTMENT

3. REGISTERED AGENT OFFICE STREET ADDRESS & COUNTY 4. REGISTERED AGENT OFFICE MAILING ADDRESS

6220 Forestville Road

6220 Forestville Road

Raleigh, NC 27604 Wake

Raleigh, NC 27604 Wake

SECTION B: PRINCIPAL OFFICE INFORMATION

1. DESCRIPTION OF NATURE OF BUSINESS: Farm Property Owner

2. PRINCIPAL OFFICE PHONE NUMBER: 9192663982

3. PRINCIPAL OFFICE EMAIL

Privacy Redaction

4. PRINCIPAL OFFICE STREET ADDRESS

5. PRINCIPAL OFFICE MAILING ADDRESS



6220 Forestville Road

6220 Forestville Road

Raleigh, NC 27604 Wake

Raleigh, NC 27604 Wake

6. Select one of the following if applicable. (Optional see instructions)

checkbox

The company is a veteran-owned small business

checkbox

The company is a service-disabled veteran-owned small business

SECTION C: COMPANY OFFICIALS (Enter additional company officials in Section E.)

NAME: Johnny P Watson

NAME:

NAME:

TITLE: Manager

TITLE:

TITLE:

ADDRESS:

ADDRESS:

ADDRESS:

6220 Forestville Rd.

Raleigh, NC 27604 Wake

SECTION D: CERTIFICATION OF ANNUAL REPORT Section D must be completed in its entirety by a person/business entity.

Signature of Johnny P. Watson

SIGNATURE

3-2-22

DATE

Form must be signed by a Company Official listed under Section C of This form.

Johnny Watson

Print or Type Name of Company Official

Manager

Print or Type Title of Company Official

SUBMIT THIS ANNUAL REPORT WITH THE REQUIRED FILING FEE OF \$200

MAIL TO: Secretary of State, Business Registration Division, Post Office Box 29525, Raleigh, NC 27626-0525

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- Add Entity to My Email Notification List
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- Print a Pre-Populated Annual Report form
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Limited Liability Company

Legal Name

WATSON FAMILY, II, LLC

Information

SosId: 0463182

Status: Current-Active ⓘ

Date Formed: 6/26/1998

Citizenship: Domestic

Annual Report Due Date: April 15th

CurrentAnnual Report Status:

Registered Agent: Watson, Johnny

Addresses

Mailing

6220 Forestville Road
Raleigh, NC 27604

Principal Office

6220 Forestville Road
Raleigh, NC 27604

Reg Office

6220 Forestville Road
Raleigh, NC 27604

Reg Mailing

6220 Forestville Road
Raleigh, NC 27604

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Manager

Johnny P Watson
6220 Forestville Rd.
Raleigh NC 27604



1003 N. Arendell Avenue
Zebulon, NC 27597
919.823.1800

www.townofzebulon.org

Certificate of Sufficiency

Pin # 2706064049 – 1015 Pearces Road
Pin # 2706075465 – 0 Pippin Road
Pin # 1796960562 – 9102 Pippin Road
Pin # 1796964306 – 9136 Pippin Road
Pin # 2706154262 – 921 Pearces Road

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

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

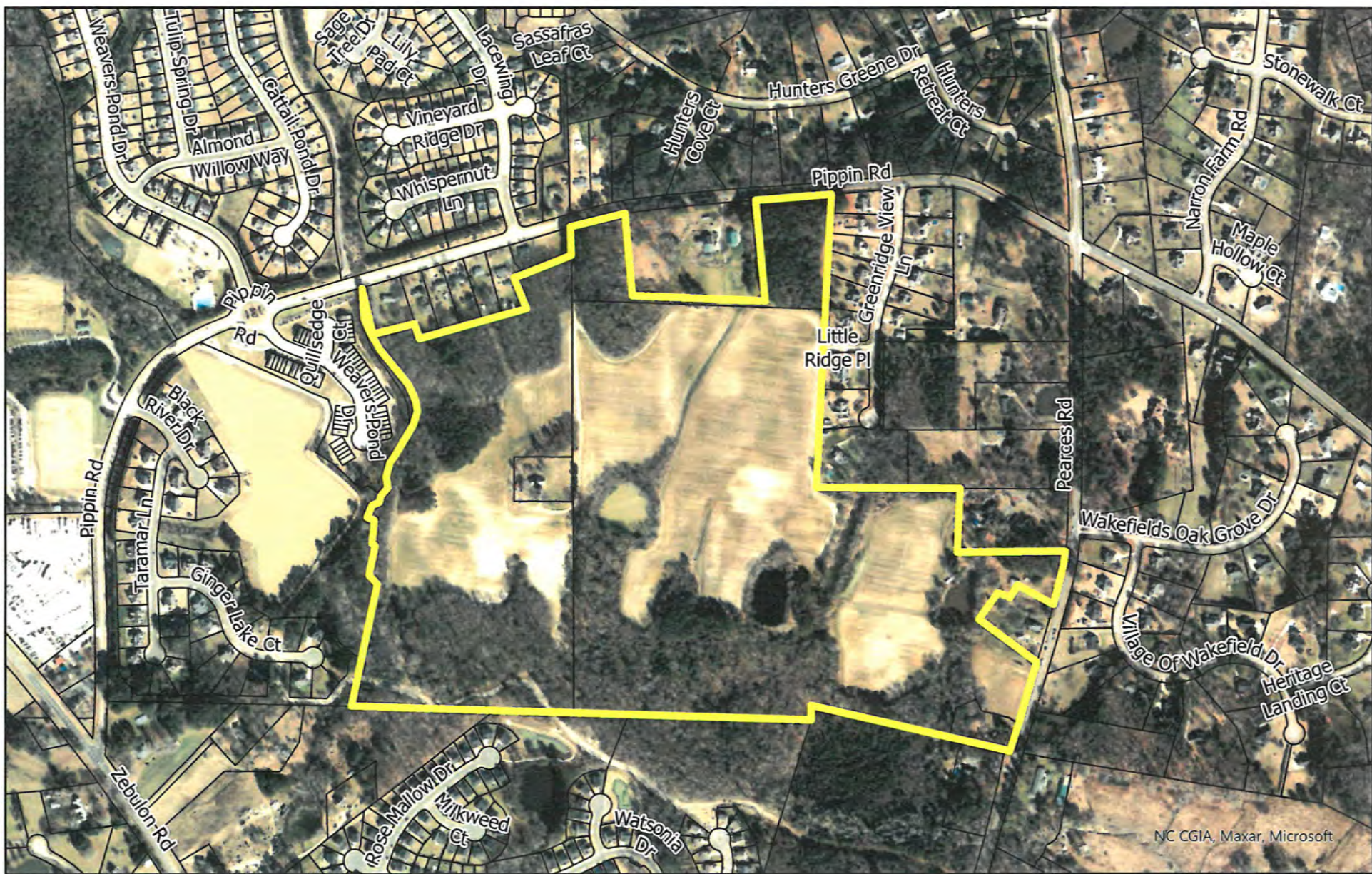
In witness whereof, I have here unto set my hand and affixed the seal of the Town of Zebulon, this 10th day of February 2022.



A handwritten signature in blue ink that reads "Lisa M. Markland". The signature is written in a cursive style and is positioned above a horizontal line.



Lisa M. Markland, CMC—Town Clerk

Attachment 4 - Aerial Map

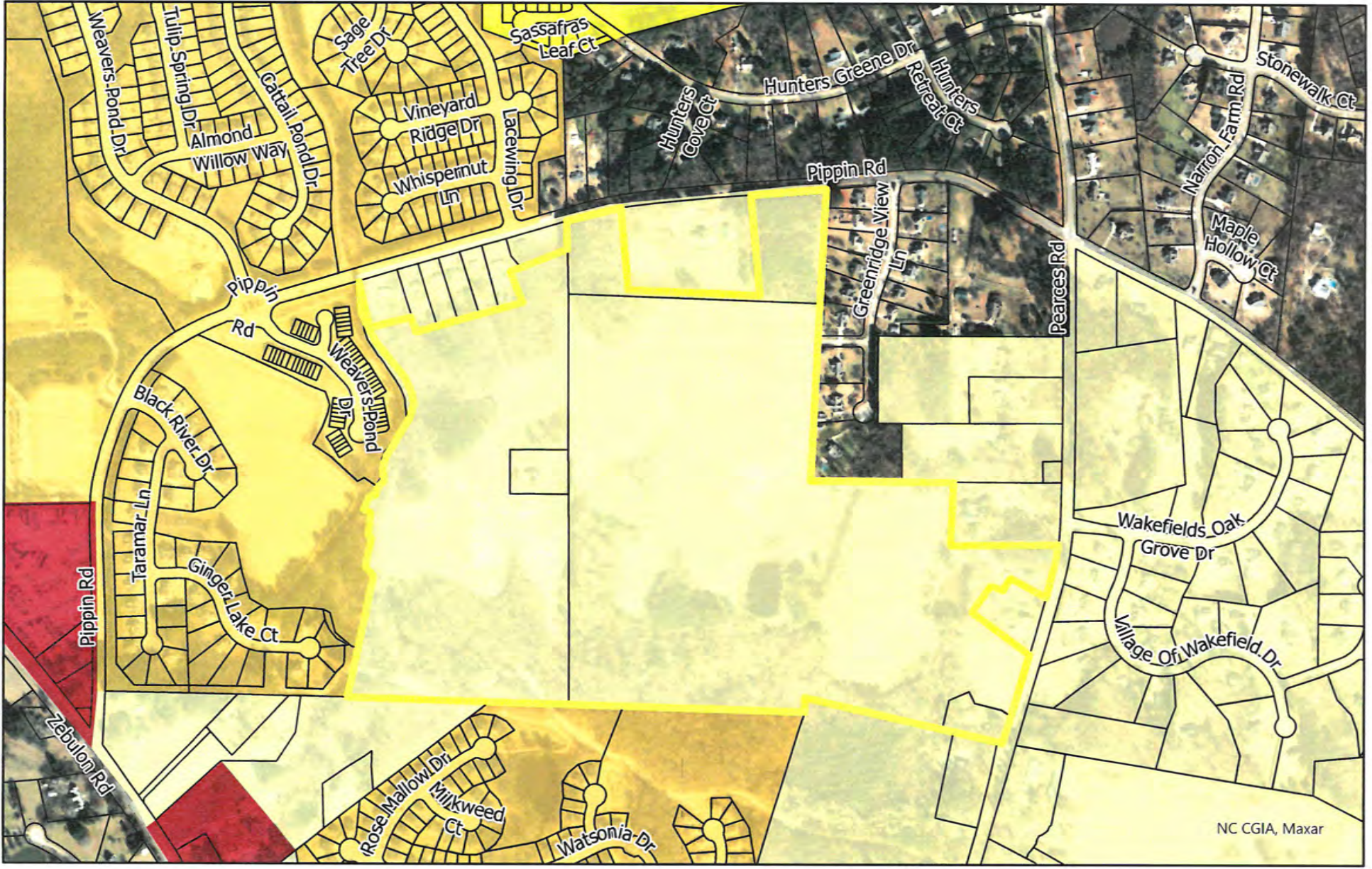


NC CGIA, Maxar, Microsoft

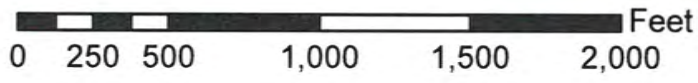


-  Subject Property
-  Parcels

Attachment 5 - Zoning Map

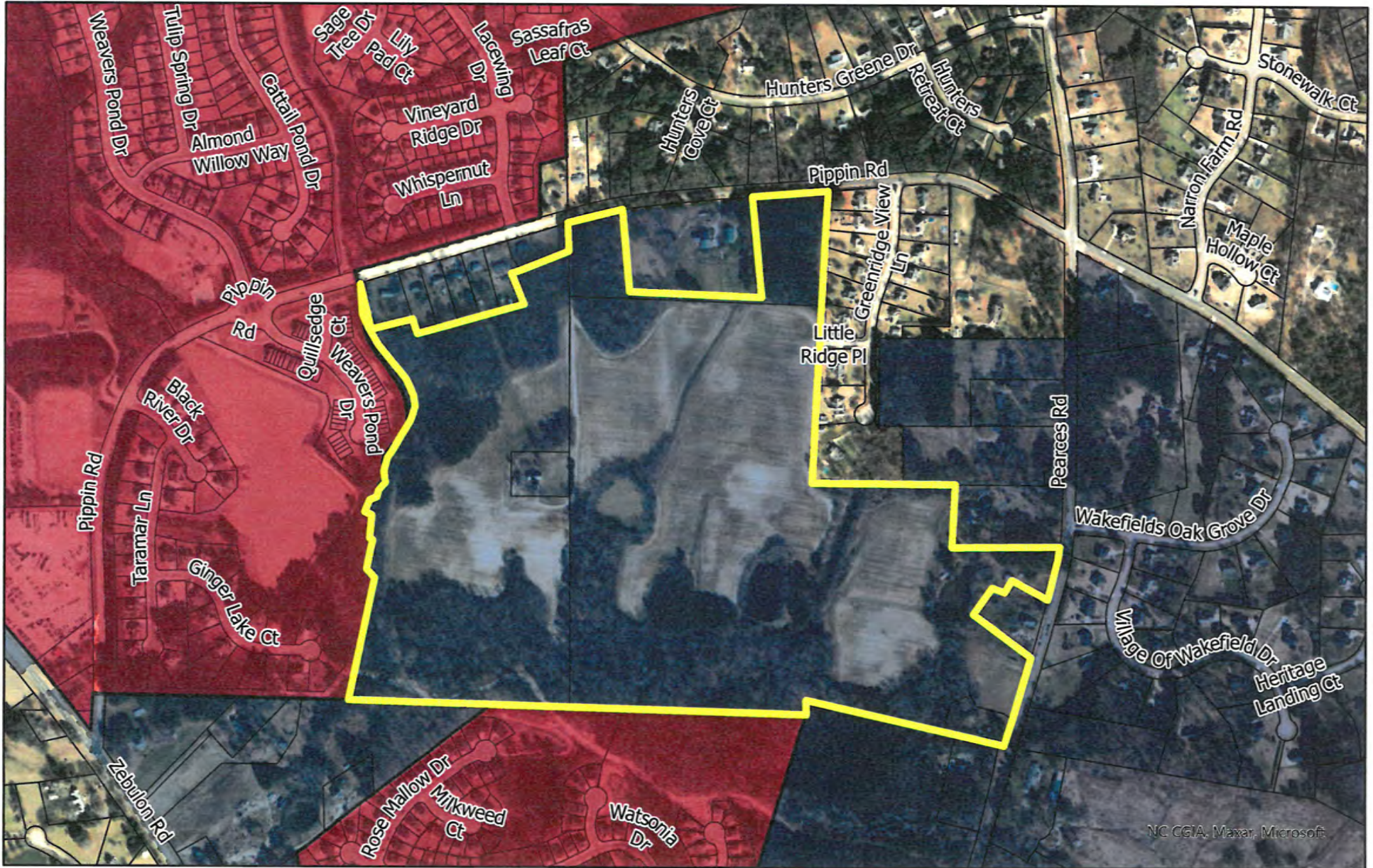


NC CGIA, Maxar



- Subject Property
- Parcels
- Zoning Districts**
- R2, Residential Suburban
- R4, Residential Neighborhood
- R-13 SUD, Residential 13 - Special Use Districts
- UC Maxar Commercial

Attachment 6 - ETJ Map

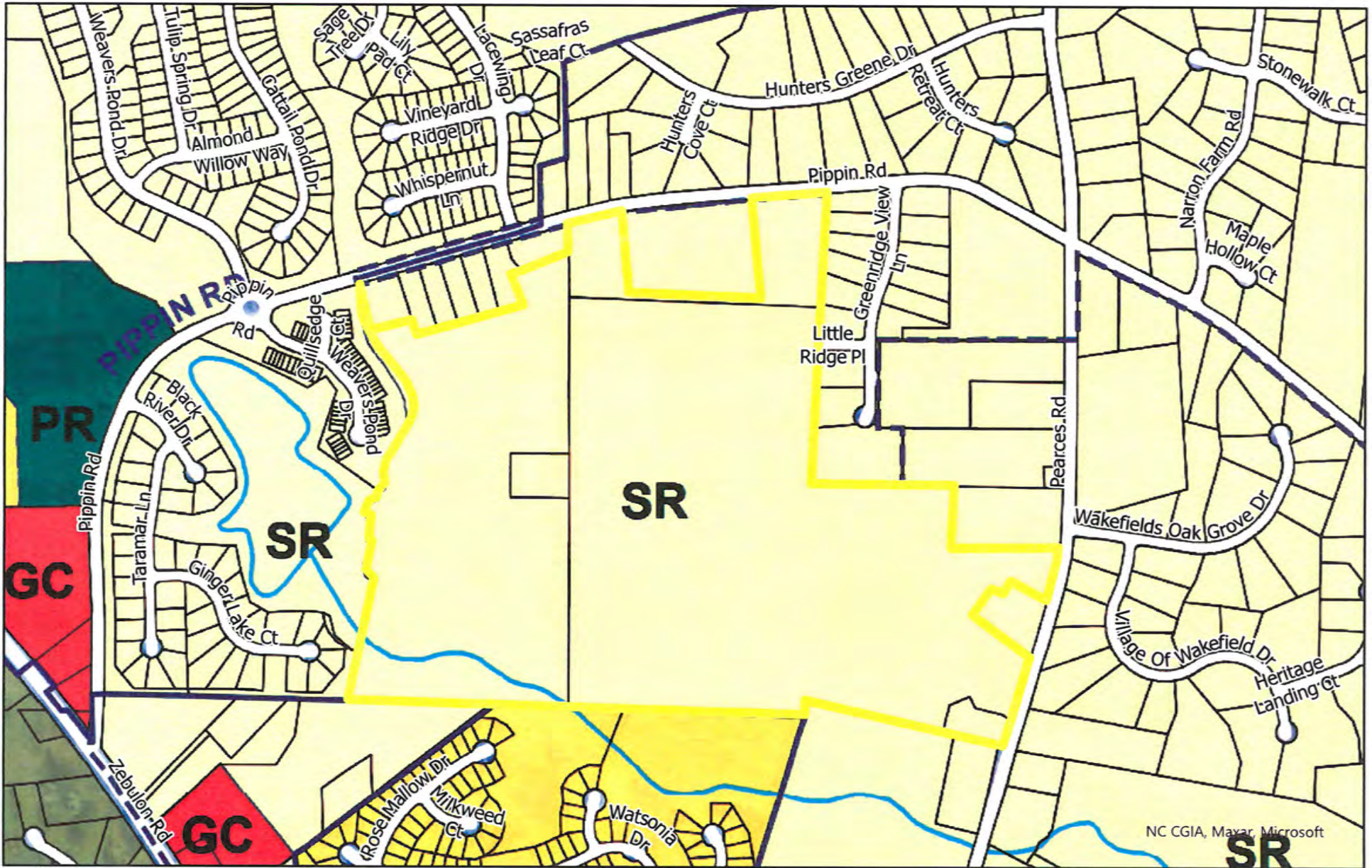


NC CGIA, Maxar, Microsoft

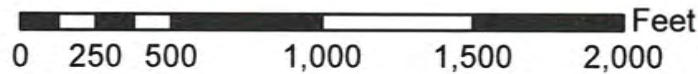


-  Subject Property
-  Corporate Limits
-  Zebulon ETJ
-  Parcels

Attachment 7 - Land Use Map



NC CGIA, Maxar, Microsoft



- Subject Property
- Suburban Residential (SR)
- Rural Conservation (RC)
- Parks and Recreation (PR)
- General Commercial (GC)
- General Residential (GR)

§ 160A-31. Annexation by petition.

(a) The governing board of any municipality may annex by ordinance any area contiguous to its boundaries upon presentation to the governing board of a petition signed by the owners of all the real property located within such area. The petition shall be signed by each owner of real property in the area and shall contain the address of each such owner.

(b) The petition shall be prepared in substantially the following form:

DATE:

To the _____ (name of governing board) of the (City or Town) of _____

1. We the undersigned owners of real property respectfully request that the area described in paragraph 2 below be annexed to the (City or Town) of _____
2. The area to be annexed is contiguous to the (City or Town) of _____ and the boundaries of such territory are as follows:

(b1) Notwithstanding the provisions of subsections (a) and (b) of this section, if fifty-one percent (51%) of the households in an area petitioning for annexation pursuant to this section have incomes that are two hundred percent (200%) or less than the most recently published United States Census Bureau poverty thresholds, the governing board of any municipality shall annex by ordinance any area the population of which is no more than ten percent (10%) of that of the municipality and one-eighth of the aggregate external boundaries of which are contiguous to its boundaries, upon presentation to the governing board of a petition signed by the owners of at least seventy-five percent (75%) of the parcels of real property in that area. A municipality shall not be required to adopt more than one ordinance under this subsection within a 36-month period.

(b2) The petition under subsection (b1) of this section shall be prepared in substantially the following form:

DATE:

To the _____ (name of governing board) of the (City or Town) of _____

1. We the undersigned owners of real property believe that the area described in paragraph 2 below meets the requirements of G.S. 160A-31(b1) and respectfully request that the area described in paragraph 2 below be annexed to the (City or Town) of _____.
2. The area to be annexed is contiguous to the (City or Town) of _____, and the boundaries of such territory are as follows:

(c) Upon receipt of the petition, the municipal governing board shall cause the clerk of the municipality to investigate the sufficiency thereof and to certify the result of the investigation. For petitions received under subsection (b1) or (j) of this section, the clerk shall receive the evidence provided under subsection (l) of this section before certifying the sufficiency of the petition. Upon receipt of the certification, the municipal governing board shall fix a date for a public hearing on the question of annexation, and shall cause notice of the public hearing to be published once in a newspaper having general circulation in the municipality at least 10 days prior to the date of the public hearing; provided, if there be no such paper, the governing board shall have notices posted in three or more public places within the area to be annexed and three or more public places within the municipality.

(d) At the public hearing persons resident or owning property in the area described in the petition and persons resident or owning property in the municipality shall be given an opportunity to be heard. The governing board shall then determine whether the petition meets the requirements of this section. Upon a finding that the petition that was not submitted under subsection (b1) or (j) of this section meets the requirements of this section, the governing board shall have authority to pass an ordinance annexing the territory described in the petition. The governing board shall have authority to make the annexing ordinance effective immediately or

on the June 30 after the date of the passage of the ordinance or the June 30 of the following year after the date of passage of the ordinance.

(d1) Upon a finding that a petition submitted under subsection (j) of this section meets the requirements of this section, the governing body shall have the authority to adopt an annexation ordinance for the area with an effective date no later than 24 months after the adoption of the ordinance.

(d2) Upon a finding that a petition submitted under subsection (b1) of this section meets the requirements of this section, the governing body shall, within 60 days of the finding, estimate the capital cost to the municipality of extending water and sewer lines to all parcels within the area covered by the petition and estimate the annual debt service payment that would be required if those costs were financed by a 20-year revenue bond. If the estimated annual debt service payment is less than five percent (5%) of the municipality's annual water and sewer systems revenue for the most recent fiscal year, then the governing body shall within 30 days adopt an annexation ordinance for the area with an effective date no later than 24 months after the adoption of the ordinance. If the estimated annual debt service payment is greater than or equal to five percent (5%) of the municipality's annual water and sewer systems revenue for the most recent fiscal year, then the governing body may adopt a resolution declining to annex the area. If such a resolution is adopted, the governing body shall immediately submit a request to the Local Government Commission to certify that its estimate of the annual debt service payment is reasonable based on established governmental accounting principles.

(1) If the Local Government Commission certifies the estimate, the municipality is not required to annex the area and no petition to annex the area may be submitted under subsection (b1) of this section for 36 months following the certification. During the 36-month period, the municipality shall make ongoing, annual good faith efforts to secure Community Development Block Grants or other grant funding for extending water and sewer service to all parcels in the areas covered by the petition. If sufficient funding is secured so that the estimated capital cost to the municipality for extending water and sewer service, less the funds secured, would result in an annual debt service payment cost to the municipality of less than five percent (5%) of the municipality's annual water and sewer systems revenue for the most recent fiscal year, then the governing body shall within 30 days adopt an annexation ordinance for the area with an effective date no later than 24 months after the adoption of the ordinance.

(2) If the Local Government Commission notifies the governing board that the estimates are not reasonable based on established governmental accounting principles and that a reasonable estimate of the annual debt service payment is less than five percent (5%) of the municipality's annual water and sewer systems revenue for the most recent fiscal year, then the governing body shall within 30 days of the notification adopt an annexation ordinance for the area with an effective date no later than 24 months after the adoption of the ordinance.

(d3) Municipal services shall be provided to an area annexed under subsections (b1) and (j) of this section in accordance with the requirements of Part 7 of this Article.

(e) From and after the effective date of the annexation ordinance, the territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in such municipality and shall be entitled to the same privileges and benefits as other parts of such municipality. Real and personal property in the newly annexed territory on the January 1 immediately preceding the beginning of the fiscal year in which the annexation becomes

effective is subject to municipal taxes as provided in G.S. 160A-58.10. If the effective date of annexation falls between June 1 and June 30, and the effective date of the privilege license tax ordinance of the annexing municipality is June 1, then businesses in the area to be annexed shall be liable for taxes imposed in such ordinance from and after the effective date of annexation.

(f) For purposes of this section, an area shall be deemed "contiguous" if, at the time the petition is submitted, such area either abuts directly on the municipal boundary or is separated from the municipal boundary by the width of a street or street right-of-way, a creek or river, or the right-of-way of a railroad or other public service corporation, lands owned by the municipality or some other political subdivision, or lands owned by the State of North Carolina. A connecting corridor consisting solely of a street or street right-of-way may not be used to establish contiguity. In describing the area to be annexed in the annexation ordinance, the municipal governing board may include within the description any territory described in this subsection which separates the municipal boundary from the area petitioning for annexation.

(g) The governing board may initiate annexation of contiguous property owned by the municipality by adopting a resolution stating its intent to annex the property, in lieu of filing a petition. The resolution shall contain an adequate description of the property, state that the property is contiguous to the municipal boundaries and fix a date for a public hearing on the question of annexation. Notice of the public hearing shall be published as provided in subsection (c) of this section. The governing board may hold the public hearing and adopt the annexation ordinance as provided in subsection (d) of this section.

(h) A city council which receives a petition for annexation under this section may by ordinance require that the petitioners file a signed statement declaring whether or not vested rights with respect to the properties subject to the petition have been established under G.S. 160A-385.1 or G.S. 153A-344.1. 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. 160A-385.1 or G.S. 153A-344.1 shall be binding on the landowner and any such vested right shall be terminated.

(i) A municipality has no authority to adopt a resolution or petition itself under this Part for annexation of property it does not own or have any legal interest in. For the purpose of this subsection, a municipality has no legal interest in a State-maintained street unless it owns the underlying fee and not just an easement.

(j) Using the procedures under this section, the governing board of any municipality may annex by ordinance any distressed area contiguous to its boundaries upon presentation to the governing board of a petition signed by at least one adult resident of at least two-thirds of the resident households located within such area. For purposes of this subsection, a "distressed area" is defined as an area in which at least fifty-one percent (51%) of the households in the area petitioning to be annexed have incomes that are two hundred percent (200%) or less than the most recently published United States Census Bureau poverty thresholds. The municipality may require reasonable proof that the petitioner in fact resides at the address indicated.

(k) The petition under subsection (j) of this section shall be prepared in substantially the following form:

DATE:

To the _____ (name of governing board) of the (City or Town) of _____
1. We the undersigned residents of real property believe that the area described in paragraph 2 below meets the requirements of G.S. 160A-31(j) and respectfully request that the area described in paragraph 2 below be annexed to the (City or Town) of _____.

2. The area to be annexed is contiguous to the (City or Town) of _____, and the boundaries of such territory are as follows:

(l) For purposes of determining whether the percentage of households in the area petitioning for annexation meets the poverty thresholds under subsections (b1) and (j) of this section, the petitioners shall submit to the municipal governing board any reasonable evidence that demonstrates the area in fact meets the income requirements of that subsection. The evidence presented may include data from the most recent federal decennial census, other official census documents, signed affidavits by at least one adult resident of the household attesting to the household size and income level, or any other documentation verifying the incomes for a majority of the households within the petitioning area. Petitioners may select to submit name, address, and social security number to the clerk, who shall in turn submit the information to the Department of Revenue. Such information shall be kept confidential and is not a public record. The Department shall provide the municipality with a summary report of income for households in the petitioning area. Information for the report shall be gleaned from income tax returns, but the report submitted to the municipality shall not identify individuals or households. (1947, c. 725, s. 8; 1959, c. 713; 1973, c. 426, s. 74; 1975, c. 576, s. 2; 1977, c. 517, s. 4; 1987, c. 562, s. 1; 1989 (Reg. Sess., 1990), c. 996, s. 3; 2011-57, s. 3; 2011-396, s. 10.)

Attachment 9
3/6/2023



PUBLIC HEARING NOTICE

A Public Hearing has been scheduled for this property. For more information, please contact the Town of Zebulon Planning Department.

Clifton Grove

Annexation



TownOfZebulon.org

(919) 823-1809

ZEBULON

NORTH CAROLINA

Attachment 9
3/6/2023



Attachment 9
3/6/2023



Attachment 9
3/6/2023



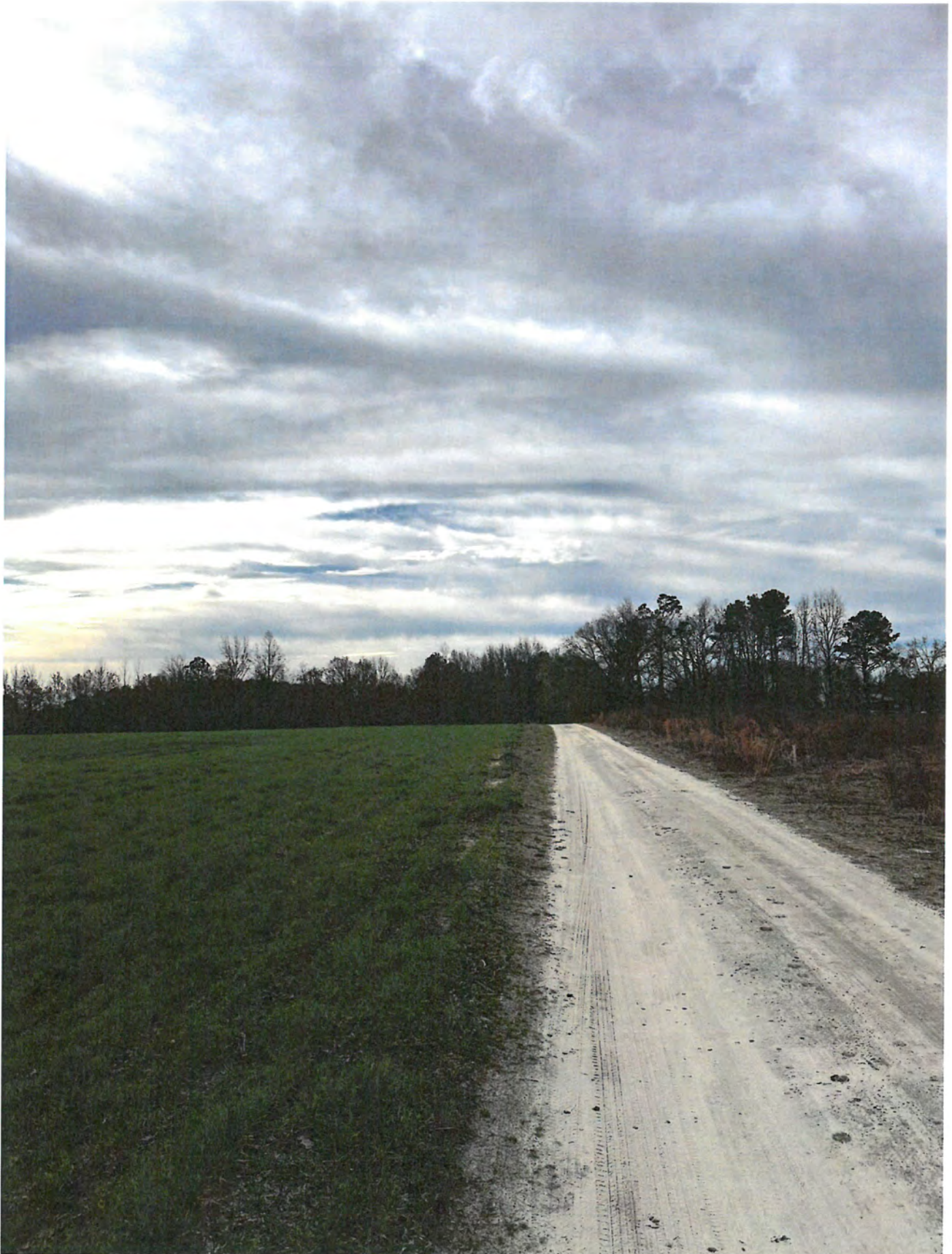
Attachment 9
3/6/2023



Attachment 9
3/6/2023



Attachment 9
3/6/2023



Attachment 9
3/6/2023



Attachment 9
3/6/2023



Attachment 9
3/6/2023



Attachment 9
3/6/2023



Attachment 9
3/6/2023



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

Ordinance 2023-30

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

**Project AN 2023-02 — 921 & 1015 Pearces Road; 0, 9102 & 9136 Pippin Road
Pin Numbers 2706064049, 2706075465, 1796960563, 1796964306, 2706154262**

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 March 6, 2023 after due notice by publication in the Wake Weekly on February 24, 2023 and March 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 March 6, 2023;

Section 2. Upon and after March 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-58.10.

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 1st day of May 2023.

(SEAL)

Glenn L. York — Mayor

ATTEST:

APPROVED AS TO FORM:

Lisa M. Markland, CMC—Town Clerk

Eric A. Vernon—Town Attorney

STAFF REPORT
RESOLUTION 2023-25
ANGEL PRINTS CORPORATION
SPECIAL EVENT APPLICATION
MAY 1, 2023

Topic: Angel Prints Corporation: Special Event Application

Speaker: Sheila Long, Parks & Recreation Director
Prepared by: Sheila Long, Parks & Recreation Director
Approved by: Joseph M. Moore II, PE, Town Manager

Executive Summary:

The Board of Commissioners will consider Angel Prints Corporation's application to use the facilities at Zebulon Municipal Complex on October 14, 2023.

Background:

Since relocating Town Hall operations to the current Municipal Complex, the Board has made the grounds available for various community driven events. Flags for Heroes, Zebulon Takes the Cake 5k, and Walk for Life are examples of events held at the Municipal Complex by non-profits with approval from the Board.

Angel Prints Corporation is a non-profit led by Zebulon residents, Brandon & Toshina Wiggins. Their goal is to bring awareness to pregnancy loss, stillbirth, and infant loss as well as share compassion and hope to those mothers, couples, and families who have experienced this type of tragedy. Last year, the Board approved Angel Prints Corporation to host the first annual "Remembering Our Little Angels" 3k awareness walk at Zebulon Town Hall. The event will include an awareness walk and ceremony that will include a windmill garden that will stay in play for 7 days.

Staff has reviewed an application from Angel Prints Corporation to utilize the Municipal Complex to host their second annual awareness walk. Any funds raised will be used towards bringing awareness and providing support to families in need.

- Police Department: Based on the event description, additional security is not necessary.
- Parks and Recreation Department: Angel Prints Corporation will provide a Certificate of Insurance and name the Town of Zebulon as additionally insured.

Event Date: Saturday, October 14th, 2023
Event Set Up: 7 AM-10 AM
Event Time: 10AM-Noon
Breakdown: Noon-12:30 PM

An interdepartmental team has reviewed the event request and identified the expectations of the applicant. The applicant will sign a Special Event Agreement and work closely with Town staff to close the front circle drive and oversee the event if approval is granted by the Board.

STAFF REPORT
RESOLUTION 2023-25
ANGEL PRINTS CORPORATION
SPECIAL EVENT APPLICATION
MAY 1, 2023

Discussion:

The discussion before the Board is whether to allow Angel Prints Corporation use of the Municipal Complex facilities to conduct an awareness walk and ceremony that will include a windmill garden that will stay in play for 7 days. The Board will also consider fee waiver as requested by the applicant and authorize the Town Manager as the signatory to the license in Resolution 2023-25.

Policy Guidance:

This event falls under the purview of the Special Event Standard. The event meets the standards to use the Municipal Complex and is within the capacity of Staff to close right of way.

The event meets the standards for fee reduction or waiver.

Board Criteria for Fee Waiver or Reduction	Meets	Does Not Meet
Represents a non-profit organization as defined by state or federal tax law.	x	
Zebulon based group, chapter, organization.	x	
Community focused event.	x	
Recreational event in nature.	x	
Event is open to the general public.	X, walk will be fee based	
Purpose to facilitate a positive impact to the community.	x	
Meets the Strategic Plan		
Vibrant Downtown		
Small Town Life	x	
Growing Smart		

Fiscal Analysis:

Per the FY '23 Fee Schedule, up to \$1,406.25 could be charged for this type of event. Analysis of the details of this specific event, reveal direct personnel and equipment expenses to the Town are estimated at \$206.00.

The applicant requests fees be waived in support of the fundraiser. The Board may reduce or waive the FY '23 Fees associated with this type of event. If waived, Staff may request a Budget Adjustment to cover these expenses before the end of the fiscal year, but the direct personnel and equipment expenses to the Town are considered within budget margin.

STAFF REPORT
RESOLUTION 2023-25
ANGEL PRINTS CORPORATION
SPECIAL EVENT APPLICATION
MAY 1, 2023

Staff Recommendation:

Staff recommends use of the Municipal Complex through adoption of Resolution 2023-25. Staff recommends the Board consider the Fiscal Analysis before considering the request to waive fees.

Attachments:

1. Resolution 2023-25
2. Board of Commissioners Consideration for Event Authorization
3. Staff Review
4. Application
5. Letter Requesting Fees to be waived
6. Map

**RESOLUTION 2023-25
TO AUTHORIZE USE OF TOWN HALL
ON OCTOBER 14, 2023**

WHEREAS, the Board of Commissioner adopted Special Event standards on November 17, 2022 to provide guidance for Staff and the Board to consider when private groups seek to host events on public property such as streets; and

WHEREAS, the 2030 Strategic Plan identifies Small Town Life as a Focus Area and strives to developing more activities and locations to gather with family and neighbors; and

WHEREAS, the Town encourages the private sector to participate and contribute to preserve and enhance Zebulon's Small Town Life; and

WHEREAS, the Town has received a request from the Angel Print Corporation to host an awareness walk for pregnancy loss, stillbirth, and infant loss at Zebulon Municipal Complex; and

WHEREAS, the Angel Print Corporation successfully planned and implemented this event in Zebulon in last year; and

WHEREAS, the Board has considered a request by the Angel Prints Corporation for the Town to waive fees associated with the event as permitted by the Special Event Standard; and

NOW, THEREFORE, BE IT RESOLVED, the Town of Zebulon does hereby approve the request to use Zebulon Municipal Complex to host an awareness walk on October 14, 2023, as described in the submitted special event application. The Town [does not waive, partially waives, completely waives] fees as permitted by the Special Event Standard for the requested event. The Town reserves the right to cancel or cause the interruption of the event when, in the sole discretion of the Town, such act is necessary in the interest of public safety or protection of public property. The Town Manager or designee will execute an event agreement with event organizers.

Adopted the 1st day of May, 2023

Glenn L. York - Mayor

SEAL

Lisa M. Markland, CMC - Town Clerk

Board of Commissioners Considerations for Event Authorization

The Board of Commissioners will consider each application on a case-by-case basis on the quarterly application consideration schedule set forth herein. Event application approval or denial rests solely with the Board of Commissioners. In order to assist the Board of Commissioners in deciding whether to permit private use of public property for an event, the Board of Commissioners will consider the following:

1. Nonprofit status or public purpose of the applicant and/or event.
2. The applicant's substantial presence in the community, including but not necessarily a permanent physical presence.
3. The applicant's history of positive contributions to the Town of Zebulon, its institutions and citizens.
4. Whether the event stimulates or encourages community participation in nonprofit/civic activities.
5. The event's consistency with the plans, goals and policies of the Town.
6. Potential for damage to property or harm to people arising from the nature and size of the proposed activity.
7. Ability of the Town to support the proposed activity.
8. Ability of the Organization to implement the event.

Criteria for Reduced Fee Consideration

The Board of Commissioners will review fee reduction requests on a case-by-case basis. Reduction and/or waiver of fees is not guaranteed and is at the discretion of the Board.

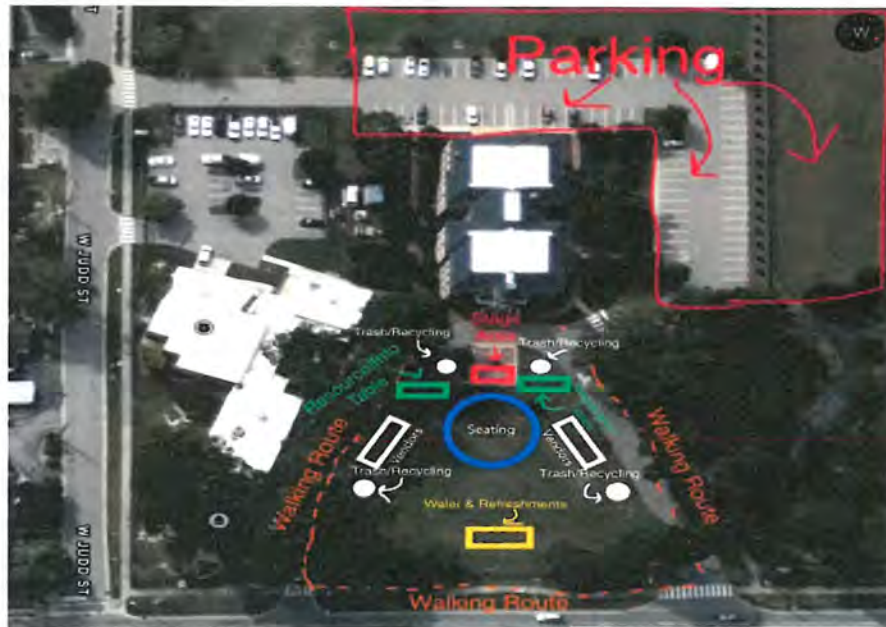
Application, permit, and late fees cannot be waived. Fee reduction and/or waiver may only be authorized by the Board of Commissioners by action taken at a regular Board of Commissioners meeting at the time of the application. The following criteria will be used when determining consideration of reduced or waived fees for special event implementation.

1. The requesting applicant must represent a non-profit organization as defined by state or federal tax law.
2. Priority will be given to Zebulon based groups / chapters / organizations.
3. The proposed event is community focused and / or recreational in nature.
4. The proposed event is open to the general public.
5. The proposed event has been planned to facilitate a positive impact to the community.
6. The proposed event meets the town's strategic plan.

Special Event Standard Staff Review

1. The nature of the event and how it can serve the Town of Zebulon and its residents.

Angel Prints Corporation seeks to host the second annual "Remembering Our Little Angles" 3k awareness walk at Zebulon Town Hall. The event will include an awareness walk and ceremony that will include a windmill garden that will stay in play for 7 days in lieu of the balloon release as completed last year.



2. The dates and times during which the proposed event will occur including setup and breakdown time.

Event Date: Saturday, October 14th, 2023
Event Set Up: 7 AM-10 AM
Event Time: 10AM-Noon
Breakdown: Noon-12:30 PM

3. The location(s) of the Special Event and whether the location(s) inhibit the safe flow of vehicular and pedestrian traffic in the Town.

The applicant does not request to close any roads. The event will utilize the front lawn of Town Hall and will seek closure of the front circle at town hall to keep event participants safe. The walking route will utilize the sidewalk on Arendell Ave in front of Town hall.

- Whether the activities are in compliance with other applicable laws and Town ordinances.

The temporary waiver of Town sound ordinances for an event is handled by the Zebulon Police Department. If granted, a sound ordinance waiver gives the event planner permission to use amplified noise within the areas designated by the Special Event Permit. Event planners should be mindful of the impacts of the sound on the surrounding neighborhoods.

- Whether the event serves a public purpose or is to benefit non-profit community service organizations.

Angel Prints Corporation is a non-profit led by Zebulon residents, Brandon & Toshina Wiggins. Their goal is to bring awareness to pregnancy loss, stillbirth, and infant loss as well as share compassion and hope to those mothers, couples, and families who have experienced this type of tragedy.

- The general health, safety, and welfare of the participants in/or attending the event and the citizens of Zebulon.

The Fire Department has reviewed the request. The impacts to their operation are minimal. Access within the event grounds for emergency personnel is manageable as proposed.

The Police Department has reviewed the request. The scope and size of the event appear to provide a minimal impact on department operations. The police department does not see a need to require law enforcement presence.

A Certificate of Insurance naming the Town of Zebulon will be required as noted in the Special Event Standard.

Bathrooms will be accessible in Town Hall.

- The impact and/or cost of the event on Town support services.

Event Fees	
Half Day Complex Rental Fee	\$600
Security Deposit	\$600
Parks & Recreation	
Standard Staff- 5.5 hours @ \$37.5 (\$25 * 150% night & weekend)	\$206.25

Adm. Oversight – 2 hours @ \$45 (not charged)	\$NA
Public Works	
Barricades (3) locations – included in rental fee	\$NA
Manpower – 2-man crew – 6 hrs.@ \$30.25- included in rental fee	\$NA
Adm. Oversight – 2 hours @ \$49.50- included in rental fee	\$NA

Fire: No impact or additional cost to the Town.

Police: No impact or additional cost to the Town.

8. The frequency of the event or similar event(s).

The Board authorized this event last year for the same purpose and general time frame. This event stays confined within the Municipal Complex grounds and adjacent sidewalk.

9. If alcohol will be served

The applicant does not indicate alcohol will be served or consumed.



Zebulon Events Committee Public Event Application

The events committee reviews public event requests that may impact town operations such as facility or street use, public safety and closing down a street in order to determine next steps to support safe and successful community events. For more information about the public event application process contact the Zebulon Parks and Recreation Department at (919) 823-1814 or slong@townofzebulon.org.

Applicant Information

Company/Organization Name : Angel Prints Corporation
Address 3201 Lacewing Drive City Zebulon State N.C Zip Code 27597
Event Contact Person: Brandon Wiggins E-mail angelprintsorg@gmail.com
Daytime Phone Number 919-518-4289 Cell Phone Number 919-518-4289

Event Name: "Remembering Our Little Angels" 3k Awareness Walk - 2023
Event Location: Zebulon Town Hall
Event Date: 10-14-2023 Alternate Date: 11-04-2023
Set Up Time: 7:00AM Event Time: 10:00AM
Break Down Time: 12:30PM
Number of Attendees: 150 people

Event Description and anticipated activities: A brief ceremony and 3k walk centered around raising awareness for preganacy loss and infant loss with potential remembrance activities including a windmill garden (with a request for windmills to remain in place for 7 days after the event), bubbles, and/or a remembrance wall.

Please list any event partners or anticipated sponsors: Anticipated sponsors to include last year's sponsors (McDonalds, Food Lion, Carlie C's IGA, Lowes Foods, RENEW Body Care LLC, WiTek Technology & Marketing Solutions, LLC, Glenn Lewis Insurance, E-Zurdo Trucking, Starbucks) and others.

Requested support from the town (if any) : Mayoral proclamation of Oct. 15 being the official Pregnancy Loss & Infant Loss Awareness Day and the month of October being recognized as Pregnancy Loss & Infant Loss Awareness Month for the Town of Zebulon.

Be aware of the below requirements which may impact your event. The events committee will respond with information concerning items on this list as it pertains to your events.

- Certificate of Insurance
- Noise Ordinances
- Permits & Fire Code: Tents
- Alcohol Permits
- Street Closure notifications
- Impacted Neighbor Notification
- NCDOT Notification of street closure
- Sidewalk Encroachment Permit
- Off-Duty Law Enforcement
- Health Department Regulations
- Sign Permits
- Crowd Manager

Mark any of the following that apply to your proposed event:

- Alcohol sale/distribution
- Street closure
- Sidewalk closure
- Use of Tents
- Band, DJ, or Amplified Sound
- Stage
- Food Trucks
- Bounce Houses
- Requires Power
- Vendors

Anticipated Safety Measures: First aid kits will be on-site with CPR-trained volunteers.

Anticipated Sanitary Measures (Restroom, trash cans, litter pick up):

Trash cans to be positioned along walking route. Event volunteers will be responsible for trash pick up both during and after the event.

If your event is scheduled to take place at a town facility or park. Please note that all rental rates, applications, and guidelines still apply to your event.

Please submit a site map with your application.

SUBMITTING THE APPLICATION:

Town of Zebulon
Attn: Sheila Long
1003 N. Arendell Ave.
Zebulon, NC 27597
or
Slong@townofzebulon.org

Signature: Brandon Wiggins

Date: 03-21-2023



Angel Prints Corporation (EIN: 85-0839183) (SOSID: 2386096)
PO Box 397, Zebulon, NC 27597 | angelprintsorg@gmail.com | 919-518-4289

March 27, 2023

To Whom It May Concern:

We would like to first express a sincere and heartfelt thanks to Mayor Glenn York and the Town of Zebulon for your consideration in allowing us to host our second annual Remembering Our Little Angels 3k Awareness Walk at Zebulon Town Hall. The warm and heartfelt support that we have received from the Zebulon community has truly been inspiring. Since our first awareness walk last October, we have expanded our outreach program, become an official chapter for National Share Pregnancy Loss & Infant Loss Support, and established mission-critical relationships with medical facilities and various community organizations.

We have never been more committed to our mission of bringing awareness to and providing support for pregnancy loss, infant loss, and stillbirth and we sincerely hope that this year's awareness walk will allow us the opportunity to continue this work in an increased capacity and on a larger scale. To assist us in these efforts, we would like to request that all fees associated with hosting our awareness walk be waived. This gesture of kindness would aid us in our efforts of continuing our mission and also help make this event an even greater success than the last one!

In addition, we would also like to ask if the Town of Zebulon could provide folding chairs for our event if they are available. This would help us ensure seating availability for our guests and event volunteers.

Thank you for your time and consideration.

With Much Gratitude & Appreciation,

Brandon & Toshina Wiggins

Brandon & Toshina Wiggins
Founders, Angel Prints Corporation

Angel Prints Corporation is a fiscal sponsor of Fiscal Sponsorship Allies Inc. (EIN: 85-0839183), a charitable subsidiary of Charitable Allies Inc. an Indiana nonprofit public benefit corporation located at 9100 Purdue Road, Suite 115, Indianapolis, IN 46261 qualified as exempt from federal income tax under §501(c)(3) of the Internal Revenue Code ("Code") and classified as a public charity under Code §509(a)(3).



angel prints

FOREVER PRINTED IN OUR HEARTS

REMEMBERING OUR LITTLE ANGELS AWARENESS WALK 2023

SITE MAP & DIAGRAM

3K Walk - Walking Route



- Utilizing front driveway and sidewalk in front of Town Hall property.
- This route worked out well during last year's walk.

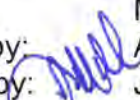


3K Walk - Ceremony Space

- Ceremony to be held on Town Hall front lawn.



STAFF REPORT
ORDINANCE 2023-41
871 W. BARBEE ST
ANNEXATION REQUEST
MAY 1, 2023

Topic: Ordinance 2023-41 - The Fetching Post 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 one parcel totaling 7.11 acres of land at 871 W Barbee St. This is a legislative case and is a condition of the Special Land Use approved on May 21, 2019.

Background:

The governing board of any municipality may annex any area contiguous to its boundaries upon presentation of a petition signed by the owners of all the real property located within such area (NCGS §160A-31). The Town has certified the annexation request for sufficiency prior to the Public Hearing (See Attachment 2).

Per a Special Use Permit condition of the subject property (SUP-2019-03 Condition of Approval #4), "An annexation petition must be filed and the property annexed by the Town of Zebulon prior to Certificate of Occupancy by Wake County". The property has already been developed with a dog kennel, and the Final Certificate of Occupancy is subject to the approval of the proposed annexation.

Discussion:

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

Unified Development Ordinance Section 2.2.2.G provides standards for the Board to consider when rendering a decision. These are as follows:

1. The annexation petition bears the signatures of all landowners within the area to be annexed;
2. The area to be annexed can be adequately served by the same municipal services provided within the Town's primary corporate limits;
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 property requesting water and sewer services to the site. The property is located immediately adjacent to the Town of Zebulon's Corporate Limits, meaning its annexation is keeping with the Growth management Policies of the Comprehensive Plan.

STAFF REPORT
ORDINANCE 2023-41
871 W. BARBEE ST
ANNEXATION REQUEST
MAY 1, 2023

Financial Analysis:

The Town will increase property tax revenue by approximately \$1,100 based on the current assessed value.

Staff Recommendation:

Upon conclusion of the Public Hearing, Staff recommends approval Ordinance 2023-41 for the annexation as it is consistent with Comprehensive Plan policies, UDO section 2.2.2.G, and was a condition of approval of Special Land Use 2019-03.

Board Options

1. Approve Annexation:
 - a. Effective upon adoption of Ordinance
 - b. Effective on June 30, 2023 after adoption of Ordinance
 - c. Effective on June 30, 2024 after adoption of Ordinance
2. Additional Consideration:
 - a. Table to a future date and time
3. Deny Annexation

Attachments:

1. Application
2. Certificate of Sufficiency
3. Boundary Survey
4. Aerial Map
5. Zoning Map
6. ETJ Map
7. Land Use Map
8. Site Pictures
9. Public Hearing Notice
10. 750' Radius of Notified by Mailed Property Owners
11. NCGS 160A-31
12. Ordinance 2023-41



APPLICATION FOR ANNEXATION

PART 1. DESCRIPTION OF REQUEST/PROPERTY		
Street Address of the Property: <i>571 W Barbree St. Zebulon</i>	Total Acreage: <i>7.110</i>	
Parcel Identification Number (NC PIN): Please include all <i>2709100745</i>	Deed Book: <i>017249</i>	Deed Page(s): <i>01961</i>
Name of Project (if Applicable) <i>The Fetching Post</i>	Current Zoning of the Property: <i>R2</i>	
Existing Use of the Property: <i>Dog boarding facility</i>	Proposed Use of the Property: <i>Dog boarding facility</i>	
Reason for Annexation <i>As required by Special Use Permit issued June 3, 2019.</i>		

PART 2. APPLICANT/AGENT INFORMATION		
Name of Applicant Agent: <i>Amy Brown-Pearce</i>		
Street Address of Applicant Agent: <i>648 Oliva Way</i>		
City: <i>Selma</i>	State: <i>NC</i>	Zip Code: <i>27576</i>
Email of Applicant Agent: <i>thefetchingpost@thefetchingpost.com</i>	Telephone Number of Applicant Agent: <i>919 269 0075</i>	Fax Number of Applicant/Agent: <i>919.269.8687</i>
Are you the owner of the property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Are you the owner's agent? <input type="checkbox"/> Yes <input type="checkbox"/> No	Note: If you are not the owner of the property, you must obtain the Owner's consent and signature giving you permission to submit this application.

PART 3. SURVEYOR INFORMATION		
Name of Surveyor: <i>Williams Pearce & Associates</i>		
Street Address of Surveyor: <i>1000 N. Arendell Ave</i>		
City: <i>Zebulon</i>	State: <i>NC</i>	Zip Code: <i>27597</i>
Email of Surveyor: <i>dow@wpsurvey.com</i>	Telephone Number of Property Owner: <i>919 269 0075</i> <i>919 649 0891</i>	Fax Number of Property Owner: <i>919 269 8687</i>
<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 <i>Danny O. Williams</i>	Print Name: <i>DANNY O. WILLIAMS</i>	Date: <i>2-14-23</i>



PART 4. PROPERTY OWNER INFORMATION

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

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

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

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

<i>Signature of Owner:</i> 	<i>Print Name:</i> Amy M Brown-Pearce	<i>Date:</i> 02-10-23
<i>Signature of Owner:</i> 	<i>Print Name:</i> Tracy B Pearce	<i>Date:</i> 2-10-23
<i>Signature of Owner:</i>	<i>Print Name:</i>	<i>Date:</i>
<i>Signature of Owner:</i>	<i>Print Name:</i>	<i>Date:</i>
<i>Signature of Owner:</i>	<i>Print Name:</i>	<i>Date:</i>
<i>Signature of Owner:</i>	<i>Print Name:</i>	<i>Date:</i>
<i>Signature of Owner:</i>	<i>Print Name:</i>	<i>Date:</i>

STATE OF North Carolina
COUNTY OF Wake

Sworn and subscribed before me, Cathy L Sneed, a Notary Public for the above State and County, this the 10 day of February, 2023.

Cathy L Sneed
Notary Public

SEAL



March 17, 2027
My Commission Expires:

Town of Zebulon Special Use Permit Granted

SUP 2019-03 – The Fetching Post

On June 3, 2019, the Board of Commissioners for the Town of Zebulon convened a meeting to consider taking action regarding an application for a Special Use Permit for an animal kennel located within the Residential-20 zoning district.

Applicant: Amy Brown-Pearce
579 W Barbee Street
Zebulon, NC 27597

Property Owner: Amy Brown-Pearce
579 W Barbee Street
Zebulon, NC 27597

Pin Number: 2705100745

Approved use of property: Animal Kennel

Zoning District: Residential-20 (R-20)

Parcel Size: Approximately 7.11 acres

Having heard all the evidence and arguments presented at the a joint quasi-judicial hearing held on May 21, 2019, the Board of Commissioners finds that the application is complete, that the applicant has demonstrated that the findings of fact as indicated in §152.038(B) of the Town of Zebulon Code of Ordinances have been met for the development proposed, and the purpose indicated is hereby approved with the conditions listed below, subject to all applicable provisions of the Zebulon Code of Ordinances, including §152.060 Vested Right.

Expiration Date: June 7, 2021

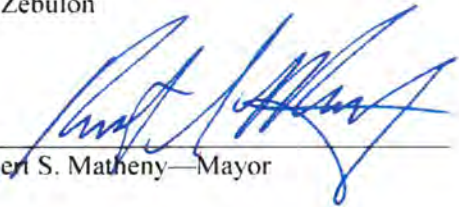
Attachment 1

Condition(s) of Approval:

- 1) No outdoor animal activity from the hours of 8 pm - 8 am.
- 2) No outdoor kennels.
- 3) Any outdoor animal activity areas must be enclosed with fencing.
- 4) An annexation petition must be filed and the property annexed by the Town of Zebulon prior to Certificate of Occupancy by Wake County.

IN WITNESS WHEREOF, the Town of Zebulon has caused this permit to be issued in its name.

Town of Zebulon

By: 
Robert S. Matheny—Mayor

Attest: 
Lisa M. Markland—Town Clerk





1003 N. Arendell Avenue
Zebulon, NC 27597
919.823.1800

www.townofzebulon.org

Certificate of Sufficiency


Pin # 2705100745 – 571 W. Barbee Street

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

MINOR SUBDIVISION FOR AMY BROWN PEARCE TOWN OF ZEBULON WAKE COUNTY NORTH CAROLINA

REFERENCE: DEED BOOK 8379 PG 783
BOOK OF MAPS 2007 PG 1916
PIM # 2705.17-10-0832
ZONED TR

SETBACKS:
FRONT - 30'
REAR - 25'
SIDE - 10'
CORNER SIDE - 30'

NOTE: AREA COMPUTED BY COORDINATE METHOD.
NOTE: NO NCGS MONUMENT WITHIN 2000'.
NOTE: THIS PROPERTY IS SUBJECT TO EASEMENTS
AND RESTRICTIONS OF RECORD.

NOTE: THIS PURPOSE OF THIS PLAT IS TO RELOCATE
THE BOUNDARY OF THE PROPERTY PREVIOUSLY RECORDED
IN BOOK OF MAPS 2007 PAGE 1916.

State of North Carolina
County of Wake
I, Mark A. Hedrick, Register of Deeds of the State of North Carolina,
do hereby certify that the foregoing plat is a true and correct copy of the original
as filed in my office on this 15th day of August, 2008.

15/8/2008
Mark A. Hedrick
Register of Deeds

DRAWN BY: JDV & BCV
CHECKED BY: JDV
DATE: 11-19-2007
SCALE: 1" = 100'
JOB: 046627MAPS
FB

LEGEND:
• EXISTING IRON PIPE
• NEW IRON PIPE
• EXISTING PK NAIL
• NEW PK NAIL

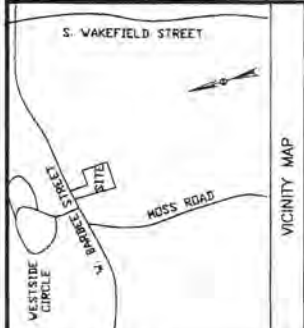


Phone (919)269-9605

P.O. Box 892, Zebulon, N.C. Professional Land Surveyors



Course	Bearing	Distance
L1	N 85°01'17\"	50.687'
L2	N 83°10'16\"	46.943'
L3	N 60°29'08\"	46.943'
L4	N 56°35'37\"	11.551'
L5	N 56°35'37\"	39.167'



STATE OF NORTH CAROLINA
COUNTY OF WAKE
I, DAVID Q. WILLIAMS, PROFESSIONAL LAND SURVEYOR NO. 1247,
do hereby certify that the above plat is a true and correct copy of the original
as filed in my office on this 15th day of August, 2008.

DAVID Q. WILLIAMS, PROFESSIONAL LAND SURVEYOR NO. 1247
REGISTERED & RECORDED ON
01/09/2008 AT 16:39:21

BOOK: 046627 PAGE: 08651

FILED FOR REGISTRATION
DATE: 11-19-2007
REGISTER OF DEEDS
WAKE COUNTY

15/8/2008
Mark A. Hedrick
Register of Deeds

ASST. DEPUTY
BOOK: 046627 PG 2051

WILLIAMS - PEARCE & ASSOC., P.A. Professional Land Surveyors

Attachment 3

EXHIBIT "A"

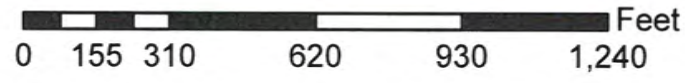
Being Lot 2 as shown on plat by Williams-Pearce & Associates, PA entitled "Minor Subdivision for Amy Brown Pearce", dated November 19, 2007 and recorded in Book of Map 2008 Page 51 and being described as follows:



Beginning at an iron pipe being the northwest corner of said lot and iron being located S 09 degrees 44 minutes 45 seconds East 333.88' from a pk nail in the centerline intersection of W. Barbee St. & Westside Circle; thence from point of beginning South 84 degrees 19 minutes 21 seconds East 121.71' to a new iron pipe; thence South 07 degrees 27 minutes 40 seconds West 137.00 to an existing iron pipe; thence South 82 degrees 32 minutes 24 seconds East 395.20' to an existing iron pipe; thence South 07 degrees 36 minutes 01 seconds West 634.38' to an existing iron pipe; thence North 83 degrees 36 minutes 02 seconds West 421.33' to an existing iron pipe; thence North 00 degrees 32 minutes 40 seconds East 781.05' to the point of beginning and containing 7.110 acres as shown of referenced recorded plat.

Attachment 4 - Aerial Map

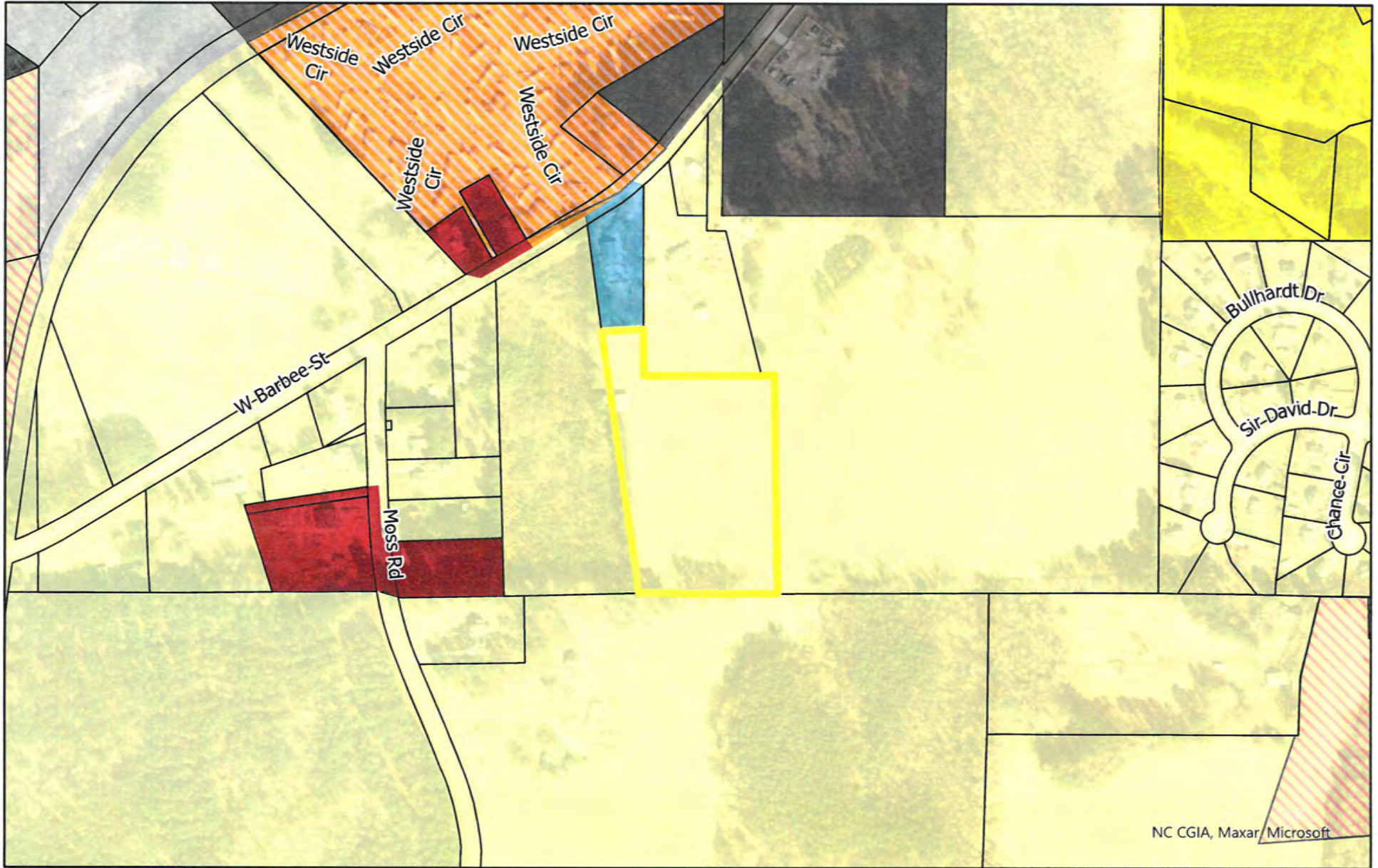


NC CGIA, Maxar, Microsoft

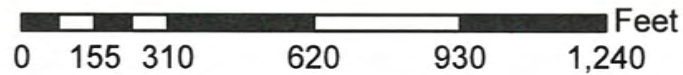


-  Parcels
-  Subject Property (571 W Barbee St)

Attachment 5 - Zoning Map



Planning
ZEBULON
 NORTH CAROLINA

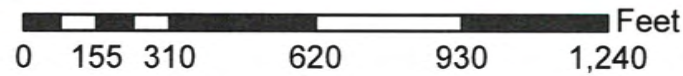






- Subject Property (571 W Barbee St)
- Parcels
- Zoning Districts**
- R2, Residential Suburban
- R4, Residential Neighborhood
- R6, Residential Urban
- HC, Heavy Commercial
- LI, Light Industrial
- HI, Heavy Industrial
- OI, Office and Institutional
- MHO, Manufactured Home Overlay

Attachment 6 - ETJ Map

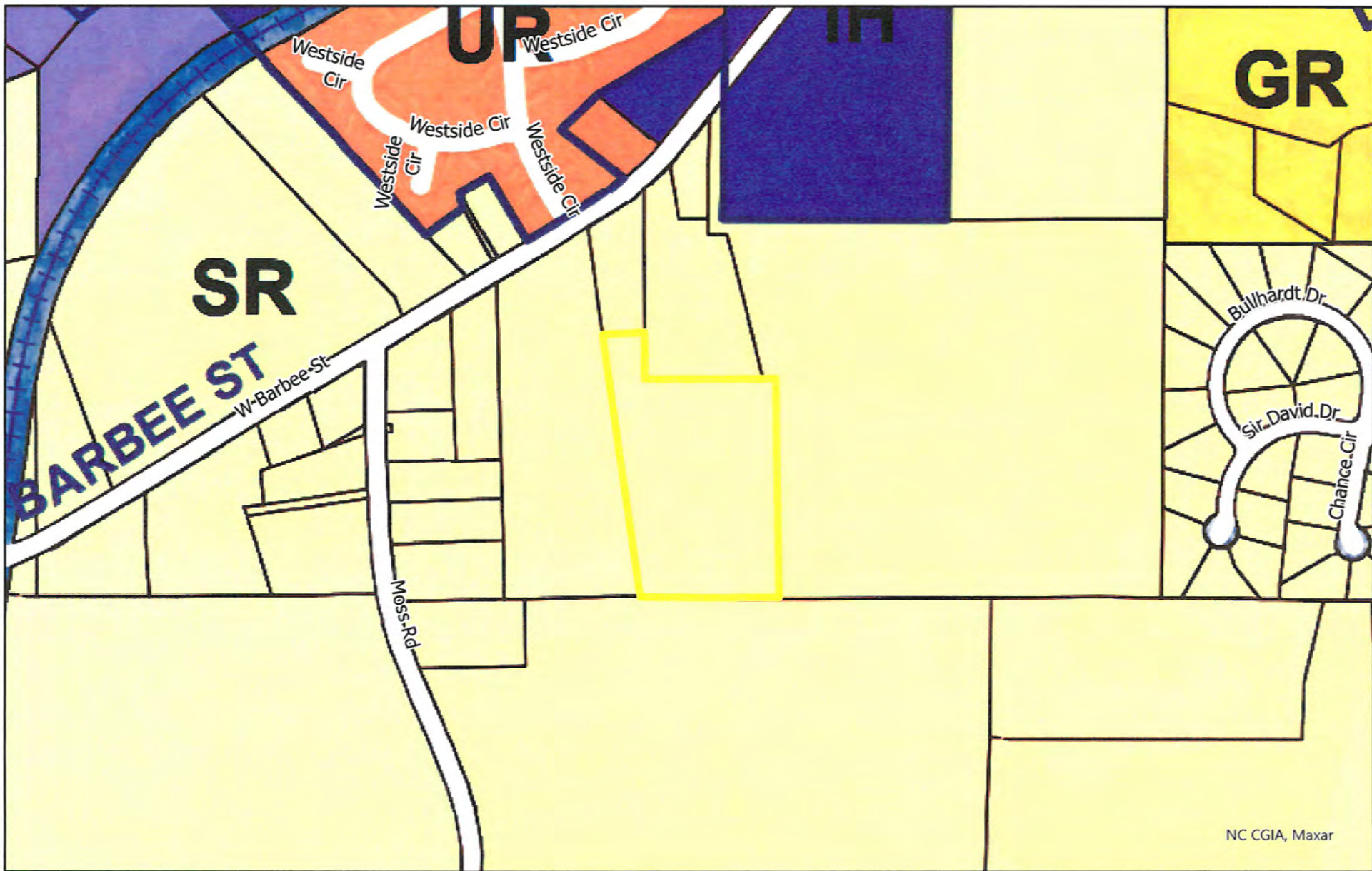


NC CGIA, Maxar

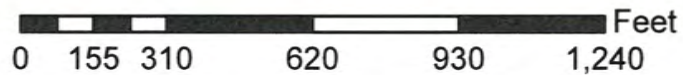


-  Subject Property (571 W Barbee St)
-  Parcels
-  Corporate Limits
-  Zebulon ETJ

Attachment 7 - Land Use Map



NC CGIA, Maxar



- Subject Property (571 W Barbee St)
- Future Land Use**
- Suburban Residential (SR)
- General Residential (GR)
- Industrial Heavy (IH)
- Urban Residential (UR)
- Industrial Light (IL)

Attachment 8
5/1/2023



Attachment 8
5/1/2023



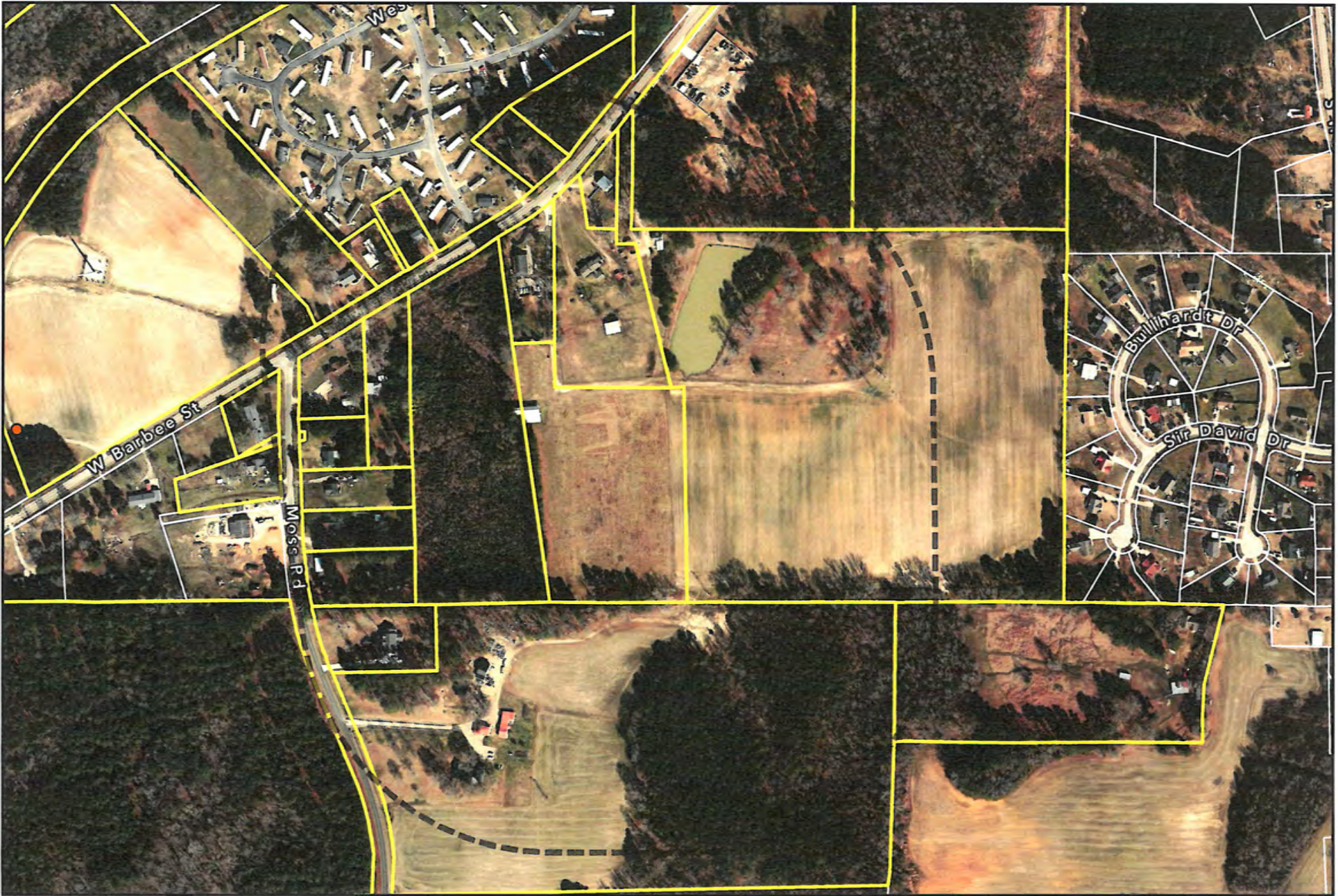
Attachment 9

Notice of Public Hearing

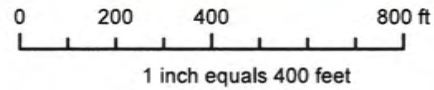
Notice is hereby given pursuant to the provisions of Article 2.2.2 of the Town of Zebulon Unified Development Ordinance that a public hearing will be held on **May 1, 2023 at 6:00 PM** at the **Zebulon Municipal Complex, 1003 N. Arendell Avenue**, and will be conducted by the Board of Commissioners of the Town of Zebulon for the purpose of considering the following items:

Annexation – 571 W Barbee St PIN #2705100745 A request by applicant Amy Brown Pearce 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.



Attachment 10 - 750-Foot Radius



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

§ 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 2023-41

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

**871 W. Barbee Street – The Fetching Post
Pin Number 2705100745**

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 May 1, 2023 after due notice by publication in the Wake Weekly on April 21, 2023 and April 28, 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 March 6, 2023;

Section 2. Upon and after May 1, 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-58.10.

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 1st day of May 2023.

(SEAL)

Glenn L. York —Mayor


ATTEST:

APPROVED AS TO FORM:

Lisa M. Markland, CMC—Town Clerk

Eric A. Vernon—Town Attorney

STAFF REPORT
ORDINANCE 2023-42
0 PARKS VILLAGE ROAD
ANNEXATION REQUEST
MAY 1, 2023

Topic: Ordinance 2023-42 0 Parks Village Road - Annexation Public Hearing
Speaker: Michael J. Clark, AICP, CZO, Planning Director
From: Michael J. Clark, AICP, CZO, Planning Director
Prepared by: Michael J. Clark, AICP, CZO, Planning Director
Approved by:  Joseph M. Moore II, PE, Town Manager

Executive Summary:

The Board of Commissioners will consider the voluntary annexation petition for a parcel at 0 Parks Village Road, (PIN 2706709420). This is a legislative case.

Background:

The governing board of any municipality may annex any area contiguous to its boundaries upon presentation of a petition signed by the owners of all the real property located within such area (NCGS §160A-31). 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 tract of land into the Town of Zebulon Corporate Limits.

Unified Development Ordinance Section 2.2.2.G provides standards for the Board to consider when rendering a decision. These are as follows:

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

Policy Analysis:

This annexation petition is consistent with the Comprehensive Plan requiring annexation of properties requesting water and sewer services to the site. The property is located within the Town of Zebulon's Extraterritorial Jurisdiction, meaning its annexation was expected and consistent with the Comprehensive Plan.

Financial Analysis:

The Town will increase property tax revenue by approximately \$3,200 per year for annexing the parcels in their current state. The applicant has a 38-unit residential conservation subdivision in review with the Technical Review Committee expected to generate approximately \$46,000 per year.

STAFF REPORT
ORDINANCE 2023-42
0 PARKS VILLAGE ROAD
ANNEXATION REQUEST
MAY 1, 2023

The parcel is immediately adjacent to a residential subdivision (Barrington) and the additional costs for police and public works would be offset by the property tax income generated. The subject tract is already served by Zebulon Fire Department as part of existing interlocal agreements with Wake County.

Staff Recommendation:

Staff recommends accepting public comment and approving Ordinance 2023-42 for the annexation as request funding that it is consistent with Comprehensive Plan policies and UDO Section 2.2.2.G.

Attachments:

1. Application
2. Certificate of Sufficiency
3. Aerial Map
4. Zoning Map
5. ETJ Map
6. Land Use Map
7. Site Pictures
8. Public Hearing Notice
9. 750' Radius of Notified by Mailed Property Owners
10. NCGS 160A-31
11. Ordinance 2023-42



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 Planning Director Michael Clark (mclark@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 an application through the Town of Zebulon IDT Web Portal. As noted below some materials must be brought in person to the Zebulon Planning Department to complete the application process. Access to IDT can be found on the Town of Zebulon Website or through this link (<https://townofzebulon.idtplans.com/secure/>)

- **Materials to Submit through the Town of Zebulon IDT Web Portal:**
 - Completed Application Form
 - One (1) Legal Description (metes and bounds) of subject property
 - Registered survey of subject property
 - Certified List of Property Owners within 750 feet of subject property
 - Agent Authorization Form
- **Materials to Submit in Person with the Town of Zebulon Planning Department:**
 - Stamped envelopes addressed to Certified List of Property Owners all the homeowners associations of those properties within 750 feet of the outer boundary subject property or properties. Affixed with the following return address:
Town of Zebulon
Planning Department
1003 N. Arendell Ave
Zebulon, NC 27597
 - Petition Fee (Please See Fee Schedule)
(Can be paid online but applicants must let Planning Staff know prior to paying)



APPLICATION FOR ANNEXATION

PART 1. DESCRIPTION OF REQUEST/PROPERTY		
Street Address of the Property: 0 Parks Village Road		Total Acreage: 21.85
Parcel Identification Number (NC PIN): Please include all 2706709420	Deed Book: 019221	Deed Page(s): 01781
Name of Project (if Applicable) Old Bunn Road	Current Zoning of the Property: R-2	
Existing Use of the Property: Raw Land	Proposed Use of the Property: Residential Subdivision	
Reason for Annexation To connect to public water and sewer utilities for future residential subdivision		

PART 2. APPLICANT/AGENT INFORMATION		
Name of Applicant/Agent: Davidson Homes		
Street Address of Applicant/Agent: 1903 N. Harrison Avenue Suite 200		
City: Cary	State: NC	Zip Code: 27513
Email of Applicant/Agent: kmulder@davidsonhomesllc.com	Telephone Number of Applicant/Agent: 919-255-2602	Fax Number of Applicant/Agent: NA
Are you the owner of the property? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Are you the owner's agent? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Note: If you are not the owner of the property, you must obtain the Owner's consent and signature giving you permission to submit this application.

PART 3. SURVEYOR INFORMATION		
Name of Surveyor: Stokes Surveying & Mapping, PLLC		
Street Address of Surveyor: 1425 Rock Quarry Road Suite 105-B		
City: Raleigh	State: NC	Zip Code: 27610
Email of Surveyor: mike@stokes-surveying.com	Telephone Number of Property Owner: 919-977-7825	Fax Number of Property Owner: NA
<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: Michael Stokes	Date: 2-16-23



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

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

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

Table with 3 columns: Signature of Owner, Print Name, Date. Row 1: Signature (handwritten), Print Name: Levi Mixon, Date: 2/14/23. Rows 2-7 are empty.

STATE OF Alabama
COUNTY OF Jefferson

Sworn and subscribed before me, Sarah J. Gooden, a Notary Public for the above State and County, this the 14th day of February, 2023.

Sarah J. Gooden
Notary Public

SEAL





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, BC Joyner, LLC a limited liability company, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this the 14th day of February, 2023. Name of Limited Liability Company

By: BC Joyner, LLC _____

[Handwritten signature]

Signature of Member/Manager

Alabama
STATE OF NORTH CAROLINA
COUNTY OF WAKE Jefferson

Sworn and subscribed before me, Sarah J. Gooden, a Notary Public for the above State and County, this the 14th day of February, 2023.

[Handwritten signature]
Notary Public

SEAL





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____.

SEAL

Notary Public

My Commission Expires:

DESCRIPTION OF ANNEXATION AREA AND NEW TOWN OF ZEBULON LIMITS

BEGINNING AT AN EXISTING IRON PIPE IN THE EASTERN MARGIN
OF THE RIGHT OF WAY OF HIGHWAY 64,
HAVING STATE PLANE COORDINATES OF
N: 761120.31', E: 2208046.49' (NAD83/NSRS2011);
THENCE S 78°53'38" E A DISTANCE OF 138.77' TO AN EXISTING IRON PIPE;
THENCE S 78°27'44" E A DISTANCE OF 173.72' TO AN EXISTING IRON PIPE;
THENCE S 07°03'46" W A DISTANCE OF 71.05' TO AN EXISTING IRON PIPE;
THENCE S 07°03'46" W A DISTANCE OF 140.00' TO A POINT;
THENCE S 07°03'46" W A DISTANCE OF 104.09' TO A POINT;
THENCE S 07°03'46" W A DISTANCE OF 105.00' TO A POINT;
THENCE S 79°28'49" E A DISTANCE OF 225.72' TO A POINT IN THE CENTER
OF PARKS VILLAGE ROAD, S.R. 2341;
THENCE ALONG THE CENTER OF PARKS VILLAGE ROAD, S.R. 2341
THE FOLLOWING COURSES AND DISTANCES:
S 06°19'05" W A DISTANCE OF 24.52';
S 06°07'41" W A DISTANCE OF 77.90';
S 06°04'11" W A DISTANCE OF 72.39';
S 06°04'11" W A DISTANCE OF 14.38';
S 06°11'20" W A DISTANCE OF 42.74';
THENCE DEPARTING FROM THE CENTERLINE OF PARKS VILLAGE ROAD, S.R. 2341
N 83°24'19" W A DISTANCE OF 389.18' TO A POINT;
THENCE S 08°48'19" W A DISTANCE OF 45.58' TO A POINT;
THENCE N 81°05'40" W A DISTANCE OF 12.46' TO A POINT;
THENCE S 06°39'01" W A DISTANCE OF 122.80' TO A POINT;
S 80°30'40" E A DISTANCE OF 24.39' TO A POINT;
THENCE S 80°30'52" E A DISTANCE OF 161.42' TO A POINT;
THENCE S 83°25'18" E A DISTANCE OF 218.64' TO A POINT IN THE CENTERLINE
OF PARKS VILLAGE ROAD, S.R. 2341;
THENCE ALONG THE CENTERLINE OF PARKS VILLAGE ROAD, S.R. 2341
THE FOLLOWING COURSES AND DISTANCES:
S 06°34'42" W A DISTANCE OF 121.18';
S 06°52'48" W A DISTANCE OF 87.26';
S 07°50'50" W A DISTANCE OF 143.10';
S 09°12'58" W A DISTANCE OF 69.41' TO A POINT IN THE
INTERSECTION OF THE CENTERLINE OF PARKS VILLAGE ROAD, S.R. 2341
AND THE CENTERLINE OF OLD BUNN ROAD, S.R. 2320;
THENCE ALONG THE CENTERLINE OF OLD BUNN ROAD, S.R. 2320
THE FOLLOWING COURSES AND DISTANCES:
N 78°02'40" W A DISTANCE OF 188.46';
N 78°02'40" W A DISTANCE OF 921.87';
N 77°34'01" W A DISTANCE OF 252.82';
THENCE DEPARTING FROM THE CENTERLINE OF OLD BUNN ROAD,
S.R. 2320 AND FOLLOWING THE EASTERN MARGIN OF THE
RIGHT OF WAY OF HIGHWAY 64 N 39°20'35" E A DISTANCE OF 44.86' TO A ;
THENCE N 39°20'35" E A DISTANCE OF 204.10' TO A CONCRETE MONUMENT;
THENCE N 42°58'28" E A DISTANCE OF 208.53' TO AN EXISTING IRON PIPE;
THENCE N 42°34'17" E A DISTANCE OF 969.59' TO AN EXISTING IRON PIPE;
WHICH IS THE POINT OF BEGINNING,
HAVING AN AREA OF 23.49 ACRES INCLUDING THAT AREA WITHIN THE RIGHTS
OF WAY OF OLD BUNN ROAD, S.R. 2320 AND PARKS VILLAGE ROAD, S.R. 2341,
ACCORDING TO A SURVEY BY STOKES SURVEYING & MAPPING, PLLC DATED 2-16-2023



VICINITY MAP (NTS)

LEGEND

- EXISTING IRON PIPE
- EXISTING IRON ROD
- IRON ROD SET
- EXISTING CONCRETE MONUMENT
- △ CALCULATED/SET POINT
- E.T.L. EXISTING TOWN LIMITS
- N.T.L. NEW TOWN LIMITS



I, MICHAEL STOKES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (REFERENCES SHOWN HEREON), THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON. THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000 OR GREATER. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-36 AS AMENDED.



WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL.
THIS 16th DAY OF FEBRUARY, A.D. 2023
SIGNATURE: *Michael S. Stokes*
MICHAEL S. STOKES L-4996

I, MICHAEL STOKES, CERTIFY THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

LINE	BEARING	DISTANCE
1	S 07°03'46"	71.00'
2	S 08°19'05"	74.53'
3	S 06°07'41"	77.90'
4	S 06°04'11"	72.39'
5	S 06°04'11"	74.38'
6	S 08°11'20"	45.70'
7	S 08°48'19"	45.58'
8	N 81°05'40"	152.40'
9	S 80°30'40"	154.59'
10	S 08°52'48"	87.26'
11	S 07°12'58"	69.41'
12	N 39°20'35"	44.86'

DESCRIPTION OF ANNEXATION AREA AND NEW TOWN OF ZEBULON LIMITS.
BEGINNING AT AN EXISTING IRON PIPE IN THE EASTERN MARGIN OF THE RIGHT OF WAY OF HIGHWAY 64, HAVING STATE PLANE COORDINATES OF N. 761120.31', E. 2208048.49' (NA083/NSRS2011); THENCE S 78°53'38" E A DISTANCE OF 138.77' TO AN EXISTING IRON PIPE; THENCE S 78°27'44" E A DISTANCE OF 173.72' TO AN EXISTING IRON PIPE; THENCE S 07°03'45" W A DISTANCE OF 71.00' TO AN EXISTING IRON PIPE; THENCE S 07°03'46" W A DISTANCE OF 140.00' TO A POINT; THENCE S 07°03'46" W A DISTANCE OF 104.00' TO A POINT; THENCE S 07°03'46" W A DISTANCE OF 105.00' TO A POINT; THENCE S 79°28'49" E A DISTANCE OF 225.72' TO A POINT IN THE CENTER OF PARKS VILLAGE ROAD, S.R. 2341; THENCE ALONG THE CENTER OF PARKS VILLAGE ROAD, S.R. 2341 THE FOLLOWING COURSES AND DISTANCES:
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THENCE ALONG THE CENTERLINE OF OLD BUNN ROAD, S.R. 2320 THE FOLLOWING COURSES AND DISTANCES:
N 78°02'40" W A DISTANCE OF 188.46';
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THENCE N 39°20'35" E A DISTANCE OF 204.10' TO A CONCRETE MONUMENT;
THENCE N 42°58'28" E A DISTANCE OF 208.53' TO AN EXISTING IRON PIPE;
THENCE N 42°34'17" E A DISTANCE OF 999.59' TO AN EXISTING IRON PIPE; WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 23.49 ACRES INCLUDING THAT AREA WITHIN THE RIGHTS OF WAY OF OLD BUNN ROAD, S.R. 2320 AND PARKS VILLAGE ROAD, S.R. 2341, ACCORDING TO A SURVEY BY STOKES SURVEYING & MAPPING, PLLC DATED 2-16-2023.

STOKES
SURVEYING & MAPPING, PLLC
Firm License # P-1139
1425-1018 Rock Quarry Rd.
Raleigh, NC 27619
(919)971-7891
www.stokes-surveying.com

JOINT ANNEXATION PLAT
OLD BUNN ROAD TRACT
Property of:
J. ROY JOYNER HEIRS

SHEET 1 OF 1	
SCALE: 1" = 100'	REVISION:
DRAWN BY: MGS	COUNTY: WAKE
CHECKED BY: MGS	DOWNSHIP: LITTLE RIVER
FILED BY: MGS	ZONING: R-2
CADD FILE: 22157	DATE: 02-16-2023

OWNER	ADDR1	ADDR2	PROPDESC	SITE_ADDRESS
AUTUMN LAKES OWNERS ASSOCIATION INC	513 CRACKLING CT	ZEBULON NC 27597-9436	SM PT BELL LD	0 PARKS VILLAGE RD
IH6 PROPERTY NORTH CAROLINA LP	321 GUSTY LN	ZEBULON NC 27597-9710	LO7 AUTUMN LAKES PH1 BM2019 -00454	321 GUSTY LN
KRISH PROPERTIES LLC	1140 KILDAIRE FARM RD STE 209	CARY NC 27511-4597	RALEIGH TARBORO RD	1400 OLD BUNN RD
KRISH PROPERTIES LLC	1140 KILDAIRE FARM RD STE 209	CARY NC 27511-4597	DELLA HICKS PROP	1424 OLD BUNN RD
AUTUMN LAKES OWNERS ASSOCIATION INC.	513 CRACKLING CT	ZEBULON NC 27597-9436	LO319 AUTUMN LAKES PH3 BM2021 -01608	201 INDIAN SUMMER ST
JOYNER, RICHARD PATRICK	1311 OLD BUNN RD	ZEBULON NC 27597-9586	RECMB-BOUNDARY J ROY JOYNER HEIRS BM1995 -00171	1311 OLD BUNN RD
AUTUMN LAKES OWNERS ASSOCIATION INC	6500 CREEDMOOR RD STE 212	RALEIGH NC 27613-3698	LOOS3 AUTUMN LAKES PH3 BM2021 -01606	448 GUSTY LN
AUTUMN LAKES OWNERS ASSOCIATION INC	6500 CREEDMOOR RD STE 212	RALEIGH NC 27613-3698	LOOS2 AUTUMN LAKES PH3 BM2021 -01608	0 GUSTY LN
SARFO, EMMANUEL SARFO, DEBORAH	533 GUSTY LN	ZEBULON NC 27597-3314	LO337 AUTUMN LAKES PH3 BM2021 -01608	533 GUSTY LN
THRASH, BRANDON PATRICK LLOYD YOUNES, SARAH HANY	525 GUSTY LN	ZEBULON NC 27597-3314	LO338 AUTUMN LAKES PH3 BM2021 -01608	525 GUSTY LN
BRANTLEY, VESTER R HEIRS C/O K W BRANTLEY TRUSTEE	304 ROSEMARY LN	GREENVILLE SC 29615-2016	RALEIGH TARBORO RD	1300 OLD BUNN RD
BUNN, KIMBERLY	504 PARKS VILLAGE RD	ZEBULON NC 27597-8799	BUNN LD	504 PARKS VILLAGE RD
KOKKIRALA, NIHARIKA	317 GUSTY LN	ZEBULON NC 27597-9710	LO8 AUTUMN LAKES PH1 BM2019 -00454	317 GUSTY LN
COLEY, PEGGY S	509 PARKS VILLAGE RD	ZEBULON NC 27597-8899	509 PARKS VILLAGE RD	509 PARKS VILLAGE RD
COLEY, PEGGY S	509 PARKS VILLAGE RD	ZEBULON NC 27597-8899	505 PARKS VILLAGE RD	505 PARKS VILLAGE RD
BC JOYNER LLC	336 JAMES RECORD RD SW	HUNTSVILLE AL 35824-1514	0 PARKS VILLAGE RD	0 PARKS VILLAGE RD
WHITLEY, LINDA	740 CRACKLING CT	ZEBULON NC 27597-6085	LO102 J. ROY JOYNER HEIRS BM2022 -02165	740 CRACKLING CT
MUPR 3 ASSETS LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053	LO313 AUTUMN LAKES PH3 BM2021 -01608	449 GUSTY LN
MUPR 3 ASSETS LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053	LO320 AUTUMN LAKES PH3 BM2021 -01608	452 GUSTY LN
MUPR 3 ASSETS LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053	LO322 AUTUMN LAKES PH3 BM2021 -01608	500 GUSTY LN
MUPR 3 ASSETS LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053	LO324 AUTUMN LAKES PH3 BM2021 -01608	504 GUSTY LN
MUPR 3 ASSETS LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053	LO325 AUTUMN LAKES PH3 BM2021 -01608	508 GUSTY LN
MUPR 3 ASSETS LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053	LO326 AUTUMN LAKES PH3 BM2021 -01608	516 GUSTY LN
MUPR 3 ASSETS LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053	LO328 AUTUMN LAKES PH3 BM2021 -01608	520 GUSTY LN
AUGUSTONO, DONNA	456 GUSTY LN	ZEBULON NC 27597-3313	LO329 AUTUMN LAKES PH3 BM2021 -01608	456 GUSTY LN
BUNN, KIMBERLY C	504 PARKS VILLAGE RD	ZEBULON NC 27597-8799	LO323 AUTUMN LAKES PH3 BM2021 -01608	0 PARKS VILLAGE RD
BOWLES, LECYNTHIA	517 GUSTY LN	ZEBULON NC 27597-3314	LO1 BARRINGTON PH1 BM2019 -00634	517 GUSTY LN
AUTUMN LAKES OWNERS ASSOCIATION INC	513 CRACKLING CT	ZEBULON NC 27597-9436	LO339 AUTUMN LAKES PH3 BM2021 -01608	500 CRACKLING CT
GUPTON, ALEXIS	316 GUSTY LN	ZEBULON NC 27597-9710	Open Space Lot 1 Autumn Lakes PH1 BM2019 -00454	316 GUSTY LN
BOLDS, DONIECE	309 GUSTY LN	ZEBULON NC 27597-9710	LO5 AUTUMN LAKES PH1 BM2019 -00454	309 GUSTY LN
JOYNER, KAYLA	320 GUSTY LN	ZEBULON NC 27597-9710	LO9 AUTUMN LAKES PH1 BM2019 -00454	320 GUSTY LN
CARTER, FALISCIA	304 GUSTY LN	ZEBULON NC 27597-9710	LO6 AUTUMN LAKES PH1 BM2019 -00454	304 GUSTY LN
GALVEZ, ISABEL DIAZ	6109 BUFFALO RD	RALEIGH NC 27616-6298	LO2 AUTUMN LAKES PH1 BM2019 -00454	513 PARKS VILLAGE RD
FLANAGAN, SHELLY	312 GUSTY LN	ZEBULON NC 27597-9710	LO1	312 GUSTY LN
RODRIGUEZ, TRACY L PERNAS, VICENTE O RODRIGUEZ	517 PARKS VILLAGE RD	ZEBULON NC 27597-8899	LO4 AUTUMN LAKES PH1 BM2019 -00454	517 PARKS VILLAGE RD
MUPR 3 ASSETS LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053	LO1 WOOD LD	204 INDIAN SUMMER ST
MUPR 3 ASSETS LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053	LO341 AUTUMN LAKES PH3 BM2021 -01608	205 INDIAN SUMMER ST
MUPR 3 ASSETS LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053	LO318 AUTUMN LAKES PH3 BM2021 -01608	216 INDIAN SUMMER ST
MUPR 3 ASSETS LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053	LO344 AUTUMN LAKES PH3 BM2021 -01608	212 INDIAN SUMMER ST
MUPR 3 ASSETS LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053	LO343 AUTUMN LAKES PH3 BM2021 -01608	208 INDIAN SUMMER ST
MUPR 3 ASSETS LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053	LO342 AUTUMN LAKES PH3 BM2021 -01608	209 INDIAN SUMMER ST
MUPR 3 ASSETS LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053	LO317 AUTUMN LAKES PH3 BM2021 -01608	

OWNER	ADDR1	ADDR2	PROPDESC	SITE_ADDRESS
MUPR 3 ASSETS LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053	LO316 AUTUMN LAKES PH3 BM2021 -01608	213 INDIAN SUMMER ST
MUPR 3 ASSETS LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053	LO315 AUTUMN LAKES PH3 BM2021 -01608	217 INDIAN SUMMER ST
DFC BARRINGTON LLC	13000 SAWGRASS VILLAGE CIR STE 24	PONTE VEDRA BEACH FL 32082-5021	LO1B DFC BARRINGTON & H&H CONSTRUC UNRCD SRVY	601 PARKS VILLAGE RD
DFC BARRINGTON LLC	13000 SAWGRASS VILLAGE CIR STE 24	PONTE VEDRA BEACH FL 32082-5021	LO1C DFC BARRINGTON & H&H CONSTRUC UNRCD SRVY	0 PARKS VILLAGE RD
DFC BARRINGTON LLC	13000 SAWGRASS VILLAGE CIR STE 24	PONTE VEDRA BEACH FL 32082-5021	LO3A-1 DFC BARRINGTON & H&H CONSTRUC UNRCD SRVY	0 PARKS VILLAGE RD
DFC BARRINGTON LLC	13000 SAWGRASS VILLAGE CIR STE 24	PONTE VEDRA BEACH FL 32082-5021	LO3A-2 DFC BARRINGTON & H&H CONSTRUC UNRCD SRVY	0 OLD BUNN RD
DFC BARRINGTON LLC	13000 SAWGRASS VILLAGE CIR STE 24	PONTE VEDRA BEACH FL 32082-5021	LO3A-3 DFC BARRINGTON & H&H CONSTRUC UNRCD SRVY	0 OLD BUNN RD
DFC BARRINGTON LLC	13000 SAWGRASS VILLAGE CIR STE 24	PONTE VEDRA BEACH FL 32082-5021	LO3B DFC BARRINGTON & H&H CONSTRUC UNRCD SRVY	0 OLD BUNN RD
AUTUMN LAKES OWNERS ASSOCIATION INC	513 CRACKLING CT	ZEBULON NC 27597-9436	OPEN SPACE LOT 4 AUTUMN LAKES PH1 BM2021 -01606	644 CRACKLING CT
GONZALEZ, JOSELIN MIRANDA MIRANDA GONZALEZ, ANA LAURA	1551 OLD BUNN RD	ZEBULON NC 27597-9590	PROP RICHARD & BETTY DONOVAN BM1989 -1082	1551 OLD BUNN RD
LGI HOMES - NC LLC C/O DAVID HENSLEY	3037 SHERMAN DR	LANCASTER SC 29720-0063	LO314 AUTUMN LAKES PH3 BM2021 -01608	744 CRACKLING CT
LGI HOMES - NC LLC C/O DAVID HENSLEY	3037 SHERMAN DR	LANCASTER SC 29720-0063	LO331 AUTUMN LAKES PH3 BM2021 -01608	528 GUSTY LN
LGI HOMES - NC LLC C/O DAVID HENSLEY	3037 SHERMAN DR	LANCASTER SC 29720-0063	LO332 AUTUMN LAKES PH3 BM2021 -01608	532 GUSTY LN
LGI HOMES - NC LLC C/O DAVID HENSLEY	3037 SHERMAN DR	LANCASTER SC 29720-0063	LO333 AUTUMN LAKES PH3 BM2021 -01608	536 GUSTY LN
LGI HOMES - NC LLC C/O DAVID HENSLEY	3037 SHERMAN DR	LANCASTER SC 29720-0063	LO334 AUTUMN LAKES PH3 BM2021 -01608	540 GUSTY LN
LGI HOMES - NC LLC C/O DAVID HENSLEY	3037 SHERMAN DR	LANCASTER SC 29720-0063	LO336 AUTUMN LAKES PH3 BM2021 -01608	537 GUSTY LN
LGI HOMES - NC LLC C/O DAVID HENSLEY	3037 SHERMAN DR	LANCASTER SC 29720-0063	LO340 AUTUMN LAKES PH3 BM2021 -01608	200 INDIAN SUMMER ST
LGI HOMES - NC LLC C/O DAVID HENSLEY	3037 SHERMAN DR	LANCASTER SC 29720-0063	LO340 AUTUMN LAKES PH3 BM2021 -01608	524 GUSTY LN
JOYNER, JIMMY Y JOYNER, RUTH T	403 PARKS VILLAGE RD	LANCASTER SC 29720-0063	LO330 AUTUMN LAKES PH3 BM2021 -01608	403 PARKS VILLAGE RD
HATCHER, TENISHA	445 GUSTY LN	ZEBULON NC 27597-8798	LO101 J. ROY JOYNER HEIRS BM2022 -02165	445 GUSTY LN
LGI HOMES - NC LLC C/O DAVID HENSLEY	3037 SHERMAN DR	ZEBULON NC 27597-3313	LO321 AUTUMN LAKES PH3 BM2021 -01608	512 GUSTY LN
ARMSTRONG, RYAN D	308 GUSTY LN	LANCASTER SC 29720-0063	LO327 AUTUMN LAKES PH3 BM2021 -01608	308 GUSTY LN
KRISH PROPERTIES LLC	1140 KILDAIRE FARM RD STE 209	ZEBULON NC 27597-9710	LO3 AUTUMN LAKES PH1 BM2019 -00454	0 OLD BUNN RD
		CARY NC 27511-4597	HICKS LAND	

ZEBULON

NORTH CAROLINA

1003 N. Arendell Avenue
Zebulon, NC 27597
919.823.1800

www.townofzebulon.org

Certificate of Sufficiency
Pin # 2706709420 – 0 Parks Village 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 1st day of March 2023.





Lisa M. Markland, CMC—Town Clerk



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 Planning Director Michael Clark (mclark@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.

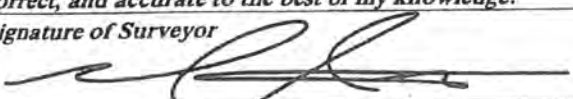
RECORDATION: If the annexation is approved by the Board of Commissioners, the Town Clerk will have the Annexation Plats recorded at the Wake County Register of Deeds. Wake County will keep one of the recorded plats, one copy will be returned to the Planning Department and the surveying company is given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



APPLICATION FOR
ANNEXATION

PART 1. DESCRIPTION OF REQUEST/PROPERTY		
Street Address of the Property: 0 Parks Village Road		Total Acreage: 21.85
Parcel Identification Number (NC PIN): Please include all 2706709420	Deed Book: 019221	Deed Page(s): 01781
Name of Project (if Applicable) Old Bunn Road	Current Zoning of the Property: R-2	
Existing Use of the Property: Raw Land	Proposed Use of the Property: Residential Subdivision	
Reason for Annexation To connect to public water and sewer utilities for future residential subdivision		

PART 2. APPLICANT/AGENT INFORMATION		
Name of Applicant/Agent: Davidson Homes		
Street Address of Applicant/Agent: 1903 N. Harrison Avenue Suite 200		
City: Cary	State: NC	Zip Code: 27513
Email of Applicant/Agent: kmulder@davidsonhomesllc.com	Telephone Number of Applicant/Agent: 919-255-2602	Fax Number of Applicant/Agent: NA
Are you the owner of the property? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Are you the owner's agent? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Note: If you are not the owner of the property, you <u>must</u> obtain the Owner's consent and signature giving you permission to submit this application.

PART 3. SURVEYOR INFORMATION		
Name of Surveyor: Stokes Surveying & Mapping, PLLC		
Street Address of Surveyor: 1425 Rock Quarry Road Suite 105-B		
City: Raleigh	State: NC	Zip Code: 27610
Email of Surveyor: mike@stokes-surveying.com	Telephone Number of Property Owner: 919-977-7825	Fax Number of Property Owner: NA
<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: Michael Stokes	Date: 2-16-23



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, BC Joyner, LLC a limited liability company, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this the 14th day of February 2023. Name of Limited Liability Company

By: BC Joyner, LLC

Handwritten signature of BC Joyner, LLC

Signature of Member/Manager

Alabama
STATE OF NORTH CAROLINA
COUNTY OF WAKE Jefferson

Sworn and subscribed before me, Sarah J. Gooden, a Notary Public for the above State and County, this the 14th day of February, 2023.

Handwritten signature of Sarah J. Gooden
Notary Public

SEAL



DESCRIPTION OF ANNEXATION AREA AND NEW TOWN OF ZEBULON LIMITS

BEGINNING AT AN EXISTING IRON PIPE IN THE EASTERN MARGIN OF THE RIGHT OF WAY OF HIGHWAY 64, HAVING STATE PLANE COORDINATES OF N: 761120.31', E: 2208046.49' (NAD83/NSRS2011);
THENCE S 78°53'38" E A DISTANCE OF 138.77' TO AN EXISTING IRON PIPE;
THENCE S 78°27'44" E A DISTANCE OF 173.72' TO AN EXISTING IRON PIPE;
THENCE S 07°03'46" W A DISTANCE OF 71.05' TO AN EXISTING IRON PIPE;
THENCE S 07°03'46" W A DISTANCE OF 140.00' TO A POINT;
THENCE S 07°03'46" W A DISTANCE OF 104.09' TO A POINT;
THENCE S 07°03'46" W A DISTANCE OF 105.00' TO A POINT;
THENCE S 79°28'49" E A DISTANCE OF 225.72' TO A POINT IN THE CENTER OF PARKS VILLAGE ROAD, S.R. 2341;
THENCE ALONG THE CENTER OF PARKS VILLAGE ROAD, S.R. 2341
THE FOLLOWING COURSES AND DISTANCES:
S 06°19'05" W A DISTANCE OF 24.52';
S 06°07'41" W A DISTANCE OF 77.90';
S 06°04'11" W A DISTANCE OF 72.39';
S 06°04'11" W A DISTANCE OF 14.38';
S 06°11'20" W A DISTANCE OF 42.74';
THENCE DEPARTING FROM THE CENTERLINE OF PARKS VILLAGE ROAD, S.R. 2341
N 83°24'19" W A DISTANCE OF 389.18' TO A POINT;
THENCE S 08°48'19" W A DISTANCE OF 45.58' TO A POINT;
THENCE N 81°05'40" W A DISTANCE OF 12.46' TO A POINT;
THENCE S 06°39'01" W A DISTANCE OF 122.80' TO A POINT;
S 80°30'40" E A DISTANCE OF 24.39' TO A POINT;
THENCE S 80°30'52" E A DISTANCE OF 161.42' TO A POINT;
THENCE S 83°25'18" E A DISTANCE OF 218.64' TO A POINT IN THE CENTERLINE OF PARKS VILLAGE ROAD, S.R. 2341;
THENCE ALONG THE CENTERLINE OF PARKS VILLAGE ROAD, S.R. 2341
THE FOLLOWING COURSES AND DISTANCES:
S 06°34'42" W A DISTANCE OF 121.18';
S 06°52'48" W A DISTANCE OF 87.26';
S 07°50'50" W A DISTANCE OF 143.10';
S 09°12'58" W A DISTANCE OF 69.41' TO A POINT IN THE INTERSECTION OF THE CENTERLINE OF PARKS VILLAGE ROAD, S.R. 2341 AND THE CENTERLINE OF OLD BUNN ROAD, S.R. 2320;
THENCE ALONG THE CENTERLINE OF OLD BUNN ROAD, S.R. 2320
THE FOLLOWING COURSES AND DISTANCES:
N 78°02'40" W A DISTANCE OF 188.46';
N 78°02'40" W A DISTANCE OF 921.87';
N 77°34'01" W A DISTANCE OF 252.82';
THENCE DEPARTING FROM THE CENTERLINE OF OLD BUNN ROAD, S.R. 2320 AND FOLLOWING THE EASTERN MARGIN OF THE RIGHT OF WAY OF HIGHWAY 64 N 39°20'35" E A DISTANCE OF 44.86' TO A :
THENCE N 39°20'35" E A DISTANCE OF 204.10' TO A CONCRETE MONUMENT;
THENCE N 42°58'28" E A DISTANCE OF 208.53' TO AN EXISTING IRON PIPE;
THENCE N 42°34'17" E A DISTANCE OF 969.59' TO AN EXISTING IRON PIPE;
WHICH IS THE POINT OF BEGINNING,
HAVING AN AREA OF 23.49 ACRES INCLUDING THAT AREA WITHIN THE RIGHTS OF WAY OF OLD BUNN ROAD, S.R. 2320 AND PARKS VILLAGE ROAD, S.R. 2341,
ACCORDING TO A SURVEY BY STOKES SURVEYING & MAPPING, PLLC DATED 2-16-2023



LEGEND

- EXISTING IRON PIPE
- EXISTING IRON ROAD
- ROAD ROAD SET
- ▬ EXISTING CONCRETE MONUMENT
- ▲ CALCULATED/SET POINT
- EXISTING ROAD LIMITS
- NEW ROAD LIMITS

LINE NUMBER	BEARING	DISTANCE
1	S 70° 23' 48" E	138.77
2	S 07° 03' 48" E	173.32
3	S 07° 03' 48" E	271.65
4	S 07° 03' 48" E	134.09
5	S 07° 03' 48" E	108.00
6	S 70° 26' 49" E	271.72
7	S 02° 11' 20" E	24.52
8	S 02° 01' 41" E	73.90
9	S 02° 04' 11" E	72.35
10	S 02° 04' 11" E	14.28
11	S 02° 11' 20" E	42.74
12	N 87° 24' 19" E	309.18
13	N 87° 24' 19" E	45.58
14	N 87° 00' 40" E	12.46
15	N 87° 00' 40" E	122.82
16	S 89° 30' 40" E	24.36
17	N 87° 00' 40" E	161.42
18	S 82° 55' 18" E	716.84
19	S 02° 34' 41" E	131.18
20	S 02° 52' 48" E	81.26
21	S 07° 30' 50" E	143.10
22	S 09° 12' 58" E	89.41
23	N 77° 34' 01" E	321.87
24	N 77° 34' 01" E	262.89
25	N 77° 02' 40" W	188.41
26	N 78° 02' 40" W	321.87
27	N 77° 34' 01" E	321.87

DESCRIPTION OF AMBINATION AREA AND NEW TOWN OF 250000 LIMITS

BEGINNING AT AN EXISTING IRON PIPE ON THE EASTERN MARGIN OF THE RIGHT OF WAY OF HIGHWAY 64;

HAVING START POINT COORDINATES OF
 N 78°12'03" E 220944.48 (NAD83/1983/2011);

THENCE S 70°23'48" E A DISTANCE OF 138.77 TO AN EXISTING IRON PIPE;

THENCE S 07°03'48" E A DISTANCE OF 173.32 TO AN EXISTING IRON PIPE;

THENCE S 07°03'48" E A DISTANCE OF 271.65 TO AN EXISTING IRON PIPE;

THENCE S 07°03'48" E A DISTANCE OF 134.09 TO A POINT;

THENCE S 07°03'48" E A DISTANCE OF 108.00 TO A POINT;

THENCE S 70°26'49" E A DISTANCE OF 271.72 TO A POINT ON THE CENTER OF PARKS VILLAGE ROAD, S.B. 2341;

THENCE ALONG THE CENTER OF PARKS VILLAGE ROAD, S.B. 2341 THE FOLLOWING COURSES AND DISTANCES:

S 02°11'20" E A DISTANCE OF 24.52

S 02°01'41" E A DISTANCE OF 73.90

S 02°04'11" E A DISTANCE OF 72.35

S 02°04'11" E A DISTANCE OF 14.28

S 02°11'20" E A DISTANCE OF 42.74

THENCE DEPARTING FROM THE CENTERLINE OF PARKS VILLAGE ROAD, S.B. 2341

N 87°24'19" E A DISTANCE OF 309.18 TO A POINT;

THENCE S 89°30'40" W A DISTANCE OF 45.58 TO A POINT;

THENCE N 87°00'40" E A DISTANCE OF 12.46 TO A POINT;

THENCE S 89°30'40" E A DISTANCE OF 122.82 TO A POINT;

S 89°30'40" E A DISTANCE OF 24.36 TO A POINT;

THENCE S 87°00'40" E A DISTANCE OF 161.42 TO A POINT;

THENCE S 82°55'18" E A DISTANCE OF 716.84 TO A POINT ON THE CENTERLINE OF PARKS VILLAGE ROAD, S.B. 2341;

THENCE ALONG THE CENTERLINE OF PARKS VILLAGE ROAD, S.B. 2341 THE FOLLOWING COURSES AND DISTANCES:

S 02°34'41" E A DISTANCE OF 131.18

S 02°52'48" E A DISTANCE OF 81.26

S 07°30'50" E A DISTANCE OF 143.10

S 09°12'58" E A DISTANCE OF 89.41 TO A POINT ON THE INTERSECTION OF THE CENTERLINE OF PARKS VILLAGE ROAD, S.B. 2341 AND THE CENTERLINE OF OLD BUNN ROAD, S.B. 2320

THENCE ALONG THE CENTERLINE OF OLD BUNN ROAD, S.B. 2320 THE FOLLOWING COURSES AND DISTANCES:

N 77°02'40" W A DISTANCE OF 188.41

N 78°02'40" W A DISTANCE OF 321.87

N 77°34'01" E A DISTANCE OF 321.87

THENCE DEPARTING FROM THE CENTERLINE OF OLD BUNN ROAD, S.B. 2320 AND FOLLOWING THE EASTERN MARGIN OF THE RIGHT OF WAY OF HIGHWAY 64 N 39°20'35" E A DISTANCE OF 44.86 TO A POINT;

THENCE N 39°20'35" E A DISTANCE OF 208.55 TO AN EXISTING IRON PIPE;

THENCE N 47°38'28" E A DISTANCE OF 208.55 TO AN EXISTING IRON PIPE;

THENCE N 47°38'28" E A DISTANCE OF 349.59 TO AN EXISTING IRON PIPE WHICH IS THE POINT OF BEGINNING.

HAVING AN AREA OF 23.49 ACRES INCLUDING THAT AREA WITHIN THE RIGHTS OF WAY OF OLD BUNN ROAD, S.B. 2320 AND PARKS VILLAGE ROAD, S.B. 2341 ACCORDING TO A SURVEY BY STOKES SURVEYING & MAPPING, FILE 0402 2-18-2023



STOKES
 SURVEYING & MAPPING, LLC
 1000 S. BUNN ROAD, SUITE 200
 RALEIGH, NC 27601
 (919) 877-8877
 www.stokesurveying.com

OLD BUNN ROAD TRACT
 Part of
 J. ROY ANDERSON BEZEL

DATE: NORTH CAROLINA	DATE: NORTH CAROLINA
DATE: NORTH CAROLINA	DATE: NORTH CAROLINA
DATE: NORTH CAROLINA	DATE: NORTH CAROLINA

SOSID: 2330613
Date Filed: 2/8/2023 3:10:00 PM
Elaine F. Marshall
North Carolina Secretary of State
C2023 037 01522

STATE OF NORTH CAROLINA
DEPARTMENT OF THE SECRETARY OF STATE

STATEMENT OF CHANGE OF REGISTERED
OFFICE AND/OR REGISTERED AGENT

Pursuant to §55D-31 of the General Statutes of North Carolina, the undersigned entity submits the following for the purpose of changing its registered office and/or registered agent in the State of North Carolina.

INFORMATION CURRENTLY ON FILE

The name of the entity is: BC JOYNER, LLC

Entity Type: Corporation, Foreign Corporation, Nonprofit Corporation, Foreign Nonprofit Corporation,
 Limited Liability Company, Foreign Limited Liability Company, Limited Partnership, Foreign Limited Partnership,
 Limited Liability Partnership, Foreign Limited Liability Partnership

The street address and county of the entity's registered office currently on file is:

Number and Street: 176 Mine Lake Court, Suite 100

City, State, Zip Code: Raleigh, NC 27615

County: Wake

The mailing address *if different from the street address* of the registered office currently on file is:

The name of the current registered agent is: Universal Registered Agents, Inc.

NEW INFORMATION

1. The street address and county of the new registered office of the entity is:
(complete this item only if the address of the registered office is being changed)

Number and Street: 212 S. Tryon Street, Suite 1000

City, State, Zip Code: Charlotte, NC 28281

County: Mecklenburg

2. The mailing address *if different from the street address* of the new registered office is:
(complete this item only if the address of the registered office is being changed)

3. The name of the new registered agent and the new agent's consent to appointment appears below:
(complete this item only if the name of the registered agent is being changed)

COGENCY GLOBAL INC.

Type or Print Name of New Agent



** Signature & Title*

Timothy Mayville, Assistant Secretary

4. The address of the entity's registered office and the address of the business office of its registered agent, as changed, will be identical.

5. This statement will be effective upon filing, unless a date and/or time is specified:

This is the 6th day of February, 2023.

BC JOYNER, LLC

Entity Name

Adam Davidson, President

Signature

Type or Print Name and Title

Notes: Filing fee is \$5.00. This document must be filed with the Secretary of State.

* Instead of signing here, the new registered agent may sign a separate written consent to the appointment, which must be attached to this statement.

CORPORATIONS DIVISION

P. O. BOX 29622

RALEIGH, NC 27626-0622

Revised January 2002

Form BE-06

**ACTION ON WRITTEN CONSENT OF THE SOLE MEMBER OF
BUILT CAPITAL, LLC**

The undersigned, being the sole Member of Built Capital, LLC, a Delaware limited liability company (the "*Company*") hereby adopts the following resolutions and consent to the taking of all actions set forth therein, with the intent that said resolutions shall have the same force and effect as if adopted at a special meeting of the Member of the Company:

WHEREAS, the Member of the Company deems it to be in the best interests of the Company to authorize and empower the Authorized Officer (as herein defined) to take certain actions on behalf of the Company.

NOW, THEREFORE, LET IT BE:

RESOLVED, that Levi Mixon (hereinafter the "*Authorized Officer*") be, and hereby is, authorized and empowered in the name and on behalf of this Company and its subsidiaries, as set forth on **Schedule 1** hereto, to execute and deliver any documents and contracts, including modifications, amendments and extensions thereof, which may be required in connection with certain transactions of the Company; *provided, however*, that the Authorized Officer may not execute and deliver documents related to any of the following without the express authorization of Adam Davidson: (i) enter into or increase loan documents evidencing any indebtedness of the Company, other than any loan facilities deemed to be nonrecourse against the Borrower and/or any guarantors or any loan facilities deemed to be recourse or nonrecourse against any subsidiaries set forth on **Schedule 1**, (ii) modify the terms of any guaranty, or (iii) incur any obligations in excess of Five Thousand Dollars (\$5,000.00) other than any loan facilities deemed to be recourse or nonrecourse against any subsidiaries set forth on **Schedule 1**; and

FURTHER RESOLVED, that the Authorized Officer be, and hereby is, authorized and directed to take all such other actions as he shall deem necessary, desirable, advisable or appropriate to consummate, effectuate, carry out or further the transactions contemplated by and the intent and purposes of the foregoing resolutions.

[Remainder of Page Left Intentionally Blank; Signature Page Follows]

SCHEDULE 1

Built Capital, LLC Subsidiaries

BC Cain Park, LLC, an Alabama limited liability company
BC Laurenwood Preserve, LLC, an Alabama limited liability company
BC Mountainbrook, LLC, a Georgia limited liability company
BC Riverwood, LLC, a Georgia limited liability company
DH Adams Vineyard, LLC, a North Carolina limited liability company
DH Bakers Farm, LLC, an Alabama limited liability company
DH Highland Crossing, LLC, a North Carolina limited liability company
DH Magnolia Preserve, LLC, an Alabama limited liability company
DH Meadows, LLC, a Tennessee limited liability company
DH North Ridge, LLC, an Alabama limited liability company
DH Rivers Edge, LLC, a Tennessee limited liability company
DH Riverton, LLC, an Alabama limited liability company
DH Stapleton Park, LLC, a Georgia limited liability company
BC River Road Estates, LLC, an Alabama limited liability company
BC Pikes Ridge, LLC, an Alabama limited liability company
BC Kendall Downs, LLC, an Alabama limited liability company
BC Lot Facility I, LLC, a Delaware limited liability company
DH Bridgewater West, LLC, a North Carolina limited liability company
BC Enclave at Cypress Springs, LLC, a Texas limited liability company
BC Rivers Edge, LLC, a Tennessee limited liability company
BC HSV Meadows, LLC, an Alabama limited liability company
BC Durham Farms, LLC, an Alabama limited liability company
BC Monteagle Cove, LLC, an Alabama limited liability company
BC Balch Road, LLC, an Alabama limited liability company

[Schedule 1 to Action on Written Consent]

BC Gregory Village, LLC a North Carolina limited liability company
BC Sandy Plains, LLC a Georgia limited liability company
BC Huntley Meadows, LLC a Georgia limited liability company
BC Conroe, LLC, a Texas limited liability company
BC Millers Mill, LLC, a Georgia limited liability company
BC Buies Creek, LLC, a North Carolina limited liability company
BC Dickerson, LLC, a Tennessee limited liability company
BC Blue Springs, LLC, an Alabama limited liability company
BC Joyner, LLC a North Carolina limited liability company
BC Stagecoach LLC, a North Carolina limited liability company
BC Eagle Rock LLC, a North Carolina limited liability company
BC Sage Road LLC, a Tennessee limited liability company
BC Calista Farms, LLC, a Tennessee limited liability company
BC Marler Lakes, LLC, an Alabama limited liability company
BC Twinleaf, LLC, an Alabama limited liability company
BC Carpenter Woods, LLC, a North Carolina limited liability company
BC Huggins Farm, LLC, an Alabama limited liability company
BC Walkers Hill, LLC, an Alabama limited liability company
BC Little Burwell, LLC, an Alabama limited liability company
Built Capital Model Home Fund II, LLC, a Delaware limited liability company
Built Capital Model Home Fund III, LLC, a Delaware limited liability company
BC Culley Crossing, LLC, an Alabama limited liability company
BC Buchanan Crossing, LLC, a North Carolina limited liability company
BC Geranium Park, LLC, a Georgia limited liability company
BC Still Spring Ridge, LLC, a Tennessee limited liability company
BC Palmer Cove, LLC, an Alabama limited liability company

[Schedule 1 to Action on Written Consent]

- BC Creek Grove GH, LLC, an Alabama limited liability company
- BC Barnetts Crossing, LLC, an Alabama limited liability company
- BC Ricketts Farm, LLC, an Alabama limited liability company
- BC Watts Glen, LLC, an Alabama limited liability company
- BC Creek Grove HH, LLC, an Alabama limited liability company
- BC Lot Facility III, LLC, a Delaware limited liability company
- BC Burton Road, LLC, a North Carolina limited liability company
- BC Ricketts Farm P3, LLC, an Alabama limited liability company
- BC Village at Spring Creek, LLC, a Tennessee limited liability company
- BC Wehunt Meadows, LLC, a Georgia limited liability company
- BC Wellers Knoll, LLC, a North Carolina limited liability company



[Home](#)

Wake County Real Estate Data Account Summary

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

Real Estate ID **0501835** PIN # **2706709420**

Account
Search

Location Address Property Description
0 PARKS VILLAGE RD LO102 J. ROY JOYNER HEIRS BM2022-02165

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



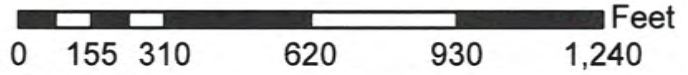
Property Owner BC JOYNER LLC <small>(Use the Deeds link to view any additional owners)</small>		Owner's Mailing Address 336 JAMES RECORD RD SW HUNTSVILLE AL 35824-1514		Property Location Address 0 PARKS VILLAGE RD ZEBULON NC 27597-	
Administrative Data		Transfer Information		Assessed Value	
Old Map #	422--	Deed Date	12/14/2022	Land Value Assessed	\$568,100
Map/Scale	2706 04	Book & Page	19221 1781	Bldg. Value Assessed	
VCS	09ZB900	Revenue Stamps	1528.00	Tax Relief	
City		Pkg Sale Date		Land Use Value	
Fire District	23	Pkg Sale Price		Use Value Deferment	
Township	LITTLE RIVER	Land Sale Date	12/14/2022	Historic Deferment	
Land Class	VACANT	Land Sale Price	\$764,000	Total Deferred Value	
ETJ	ZB	Improvement Summary		Use/Hist/Tax Relief	
Spec Dist(s)		Total Units	0	Assessed	
Zoning	R2	Recycle Units	0	Total Value Assessed*	\$568,100
History ID 1		Apt/SC Sqft			
History ID 2		Heated Area			
Acreage	21.85				
Permit Date					
Permit #					



*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.

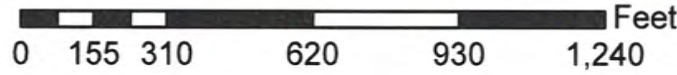
For questions regarding the information displayed on this site, please contact the Department of Tax Administration at Taxhelp@wakegov.com or call 919-856-5400.

Attachment 3 - Aerial Map



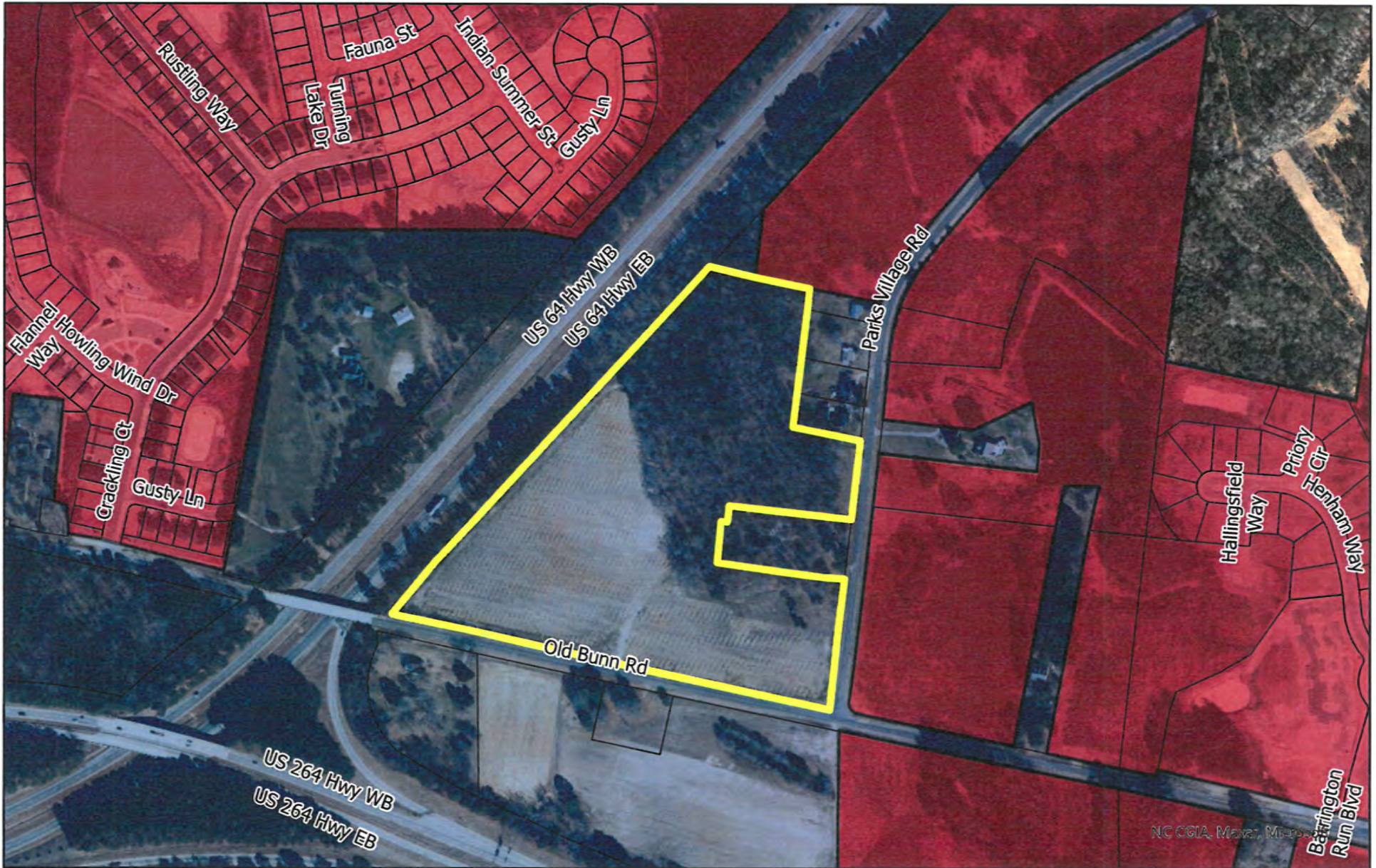
-  Subject Property (0 Parks Village Rd)
-  Parcels

Attachment 4 - Zoning Map

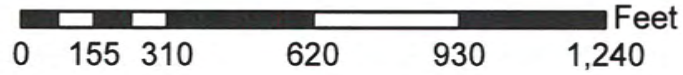






- Subject Property (0 Parks Village Rd)
- Parcels
- Zoning Districts**
- R4, Residential Neighborhood
- R-13 SUD, Residential 13 - Special Use Districts

Attachment 5 - ETJ Map

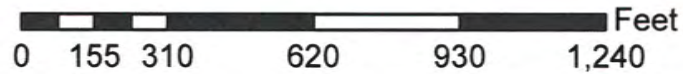
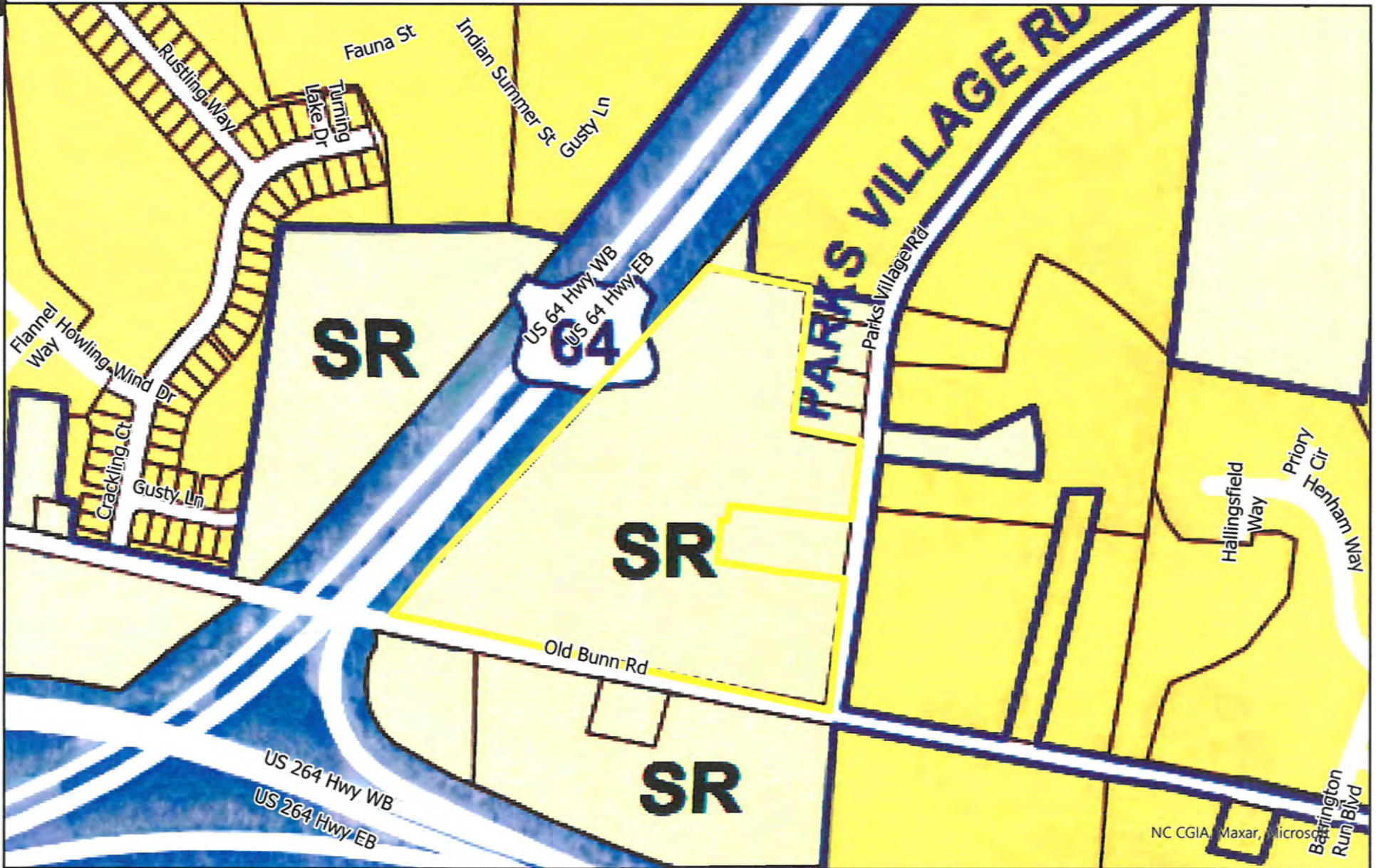


Planning
ZEBULON
NORTH CAROLINA



-  Corporate Limits
-  Zebulon ETJ
-  Parcels
-  Subject Property (0 Parks Village Rd)

Attachment 6 - Land Use Map



Subject Property (0 Parks Village Rd)

Future Land Use

- General Residential (GR)
- Suburban Residential (SR)

Attachment 7 Site Pictures - Woodland Crossings



Attachment 7 Site Pictures – Woodland Crossings

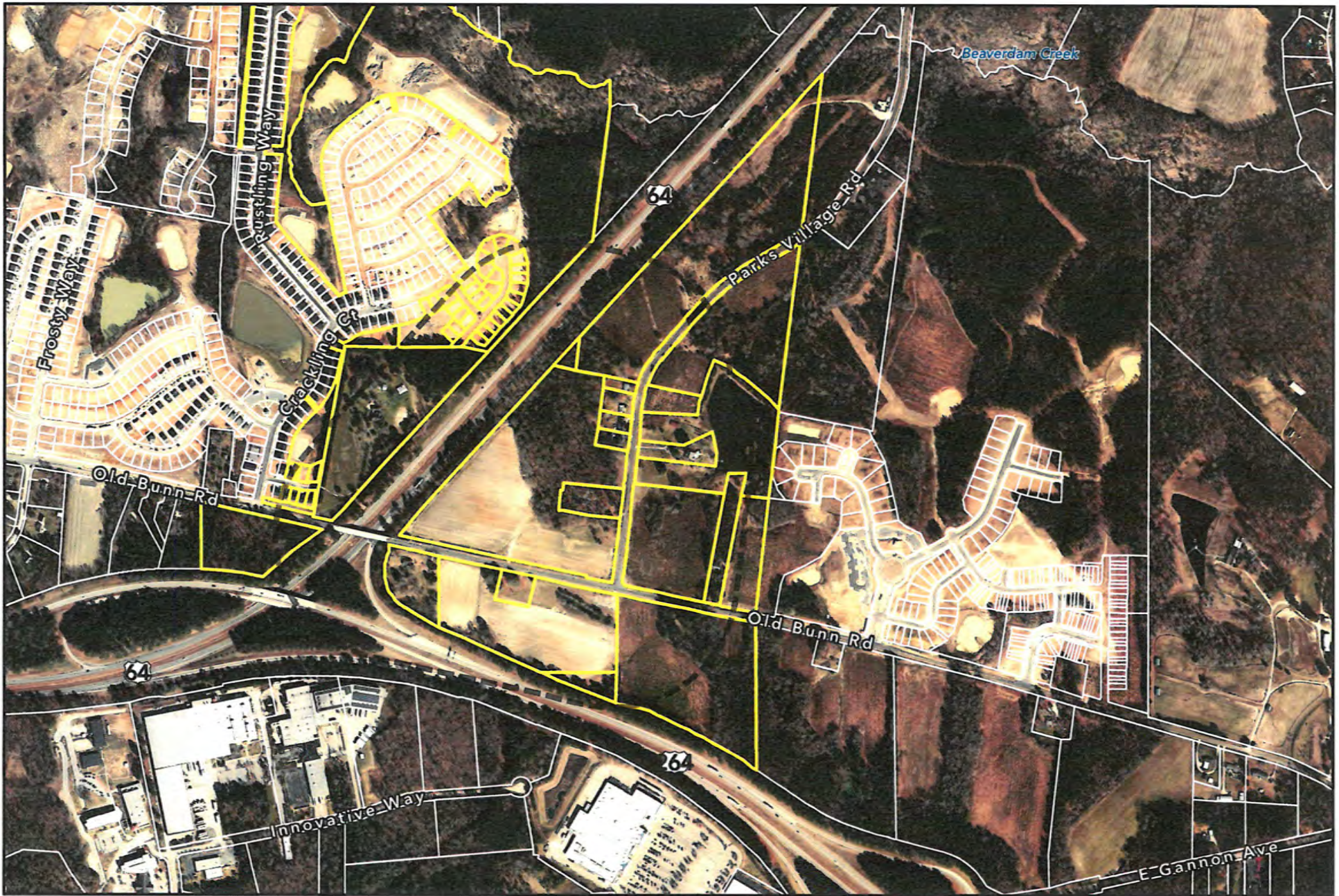


Notice of Public Hearing

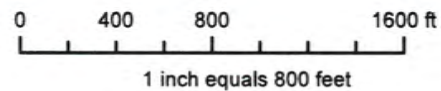
Notice is hereby given pursuant to the provisions of Article 2.2.2 of the Town of Zebulon Unified Development Ordinance that a public hearing will be held on **May 1, 2023 at 6:00 PM** at the **Zebulon Municipal Complex, 1003 N. Arendell Avenue**, and will be conducted by the Board of Commissioners of the Town of Zebulon for the purpose of considering the following items:

Annexation – 0 Park Village Rd PIN #2706709420 . A request by applicant Davidson Homes, LLC. 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.



Attachment 9 - 750-Foot Radius Map



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

§ 160A-31. Annexation by petition.

(a) The governing board of any municipality may annex by ordinance any area contiguous to its boundaries upon presentation to the governing board of a petition signed by the owners of all the real property located within such area. The petition shall be signed by each owner of real property in the area and shall contain the address of each such owner.

(b) The petition shall be prepared in substantially the following form:

DATE:

To the _____ (name of governing board) of the (City or Town) of _____

1. We the undersigned owners of real property respectfully request that

the area described in paragraph 2 below be annexed to the (City or Town) of _____

2. The area to be annexed is contiguous to the (City or Town) of _____ and the boundaries of such territory are as follows:

(b1) Notwithstanding the provisions of subsections (a) and (b) of this section, if fifty-one percent (51%) of the households in an area petitioning for annexation pursuant to this section have incomes that are two hundred percent (200%) or less than the most recently published United States Census Bureau poverty thresholds, the governing board of any municipality shall annex by ordinance any area the population of which is no more than ten percent (10%) of that of the municipality and one-eighth of the aggregate external boundaries of which are contiguous to its boundaries, upon presentation to the governing board of a petition signed by the owners of at least seventy-five percent (75%) of the parcels of real property in that area. A municipality shall not be required to adopt more than one ordinance under this subsection within a 36-month period.

(b2) The petition under subsection (b1) of this section shall be prepared in substantially the following form:

DATE:

To the _____ (name of governing board) of the (City or Town) of _____

1. We the undersigned owners of real property believe that the area described in paragraph 2 below meets the requirements of G.S. 160A-31(b1) and respectfully request that the area described in paragraph 2 below be annexed to the (City or Town) of _____

2. The area to be annexed is contiguous to the (City or Town) of _____, and the boundaries of such territory are as follows:

(c) Upon receipt of the petition, the municipal governing board shall cause the clerk of the municipality to investigate the sufficiency thereof and to certify the result of the investigation. For petitions received under subsection (b1) or (j) of this section, the clerk shall receive the evidence provided under subsection (l) of this section before certifying the sufficiency of the petition. Upon receipt of the certification, the municipal governing board shall fix a date for a public hearing on the question of annexation, and shall cause notice of the public hearing to be published once in a newspaper having general circulation in the municipality at least 10 days prior to the date of the public hearing; provided, if there be no such paper, the governing board shall have notices posted in three or more public places within the area to be annexed and three or more public places within the municipality.

(d) At the public hearing persons resident or owning property in the area described in the petition and persons resident or owning property in the municipality shall be given an opportunity to be heard. The governing board shall then determine whether the petition meets the requirements of this section. Upon a finding that the petition that was not submitted under subsection (b1) or (j) of this section meets the requirements of this section, the governing board

shall have authority to pass an ordinance annexing the territory described in the petition. The governing board shall have authority to make the annexing ordinance effective immediately or on the June 30 after the date of the passage of the ordinance or the June 30 of the following year after the date of passage of the ordinance.

(d1) Upon a finding that a petition submitted under subsection (j) of this section meets the requirements of this section, the governing body shall have the authority to adopt an annexation ordinance for the area with an effective date no later than 24 months after the adoption of the ordinance.

(d2) Upon a finding that a petition submitted under subsection (j) of this section meets the requirements of this section, the governing body shall have the authority to adopt an annexation ordinance for the area with an effective date no later than 24 months after the adoption of the ordinance.

(1) If the Local Government Commission certifies the estimate, the municipality is not required to annex the area and no petition to annex the area may be submitted under subsection (b1) of this section for 36 months following the certification. During the 36-month period, the municipality shall make ongoing, annual good faith efforts to secure Community Development Block Grants or other grant funding for extending water and sewer service to all parcels in the areas covered by the petition. If sufficient funding is secured so that the estimated capital cost to the municipality for extending water and sewer service, less the funds secured, would result in an annual debt service payment cost to the municipality of less than five percent (5%) of the municipality's annual water and sewer systems revenue for the most recent fiscal year, then the governing body shall within 30 days adopt an annexation ordinance for the area with an effective date no later than 24 months after the adoption of the ordinance.

(2) If the Local Government Commission notifies the governing board that the estimates are not reasonable based on established governmental accounting principles and that a reasonable estimate of the annual debt service payment is less than five percent (5%) of the municipality's annual water and sewer systems revenue for the most recent fiscal year, then the governing body shall within 30 days of the notification adopt an annexation ordinance for the area with an effective date no later than 24 months after the adoption of the ordinance.

(d3) Municipal services shall be provided to an area annexed under subsections (b1) and (j) of this section in accordance with the requirements of Part 7 of this Article.

(e) From and after the effective date of the annexation ordinance, the territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in such municipality and shall be entitled to the same privileges and benefits as other parts of such municipality. Real and personal property in the newly annexed territory on the January 1 immediately preceding the beginning of the fiscal year in which the annexation becomes effective is subject to municipal taxes as provided in G.S. 160A-58.10. If the effective date of annexation falls between June 1 and June 30, and the effective date of the privilege license tax ordinance of the annexing municipality is June 1, then businesses in the area to be annexed shall be liable for taxes imposed in such ordinance from and after the effective date of annexation.

(f) For purposes of this section, an area shall be deemed "contiguous" if, at the time the petition is submitted, such area either abuts directly on the municipal boundary or is separated from the municipal boundary by the width of a street or street right-of-way, a creek or river, or the right-of-way of a railroad or other public service corporation, lands owned by the municipality or some other political subdivision, or lands owned by the State of North Carolina.

A connecting corridor consisting solely of a street or street right-of-way may not be used to establish contiguity. In describing the area to be annexed in the annexation ordinance, the municipal governing board may include within the description any territory described in this subsection which separates the municipal boundary from the area petitioning for annexation.

(g) The governing board may initiate annexation of contiguous property owned by the municipality by adopting a resolution stating its intent to annex the property, in lieu of filing a petition. The resolution shall contain an adequate description of the property, state that the property is contiguous to the municipal boundaries and fix a date for a public hearing on the question of annexation. Notice of the public hearing shall be published as provided in subsection (c) of this section. The governing board may hold the public hearing and adopt the annexation ordinance as provided in subsection (d) of this section.

(h) A city council which receives a petition for annexation under this section may by ordinance require that the petitioners file a signed statement declaring whether or not vested rights with respect to the properties subject to the petition have been established under G.S. 160D-108 or G.S. 160D-108.1. If the statement declares that such rights have been established, the city may require petitioners to provide proof of such rights. A statement which declares that no vested rights have been established under G.S. 160D-108 or G.S. 160D-108.1 shall be binding on the landowner and any such vested right shall be terminated.

(i) A municipality has no authority to adopt a resolution or petition itself under this Part for annexation of property it does not own or have any legal interest in. For the purpose of this subsection, a municipality has no legal interest in a State-maintained street unless it owns the underlying fee and not just an easement.

(j) Using the procedures under this section, the governing board of any municipality may annex by ordinance any distressed area contiguous to its boundaries upon presentation to the governing board of a petition signed by at least one adult resident of at least two-thirds of the resident households located within such area. For purposes of this subsection, a "distressed area" is defined as an area in which at least fifty-one percent (51%) of the households in the area petitioning to be annexed have incomes that are two hundred percent (200%) or less than the most recently published United States Census Bureau poverty thresholds. The municipality may require reasonable proof that the petitioner in fact resides at the address indicated.

(k) The petition under subsection (j) of this section shall be prepared in substantially the following form:

DATE:

To the _____ (name of governing board) of the (City or Town) of _____

1. We the undersigned residents of real property believe that the area described in paragraph 2 below meets the requirements of G.S. 160A-31(j) and respectfully request that the area described in paragraph 2 below be annexed to the (City or Town) of _____

2. The area to be annexed is contiguous to the (City or Town) of _____, and the boundaries of such territory are as follows:

(l) For purposes of determining whether the percentage of households in the area petitioning for annexation meets the poverty thresholds under subsections (b1) and (j) of this section, the petitioners shall submit to the municipal governing board any reasonable evidence that demonstrates the area in fact meets the income requirements of that subsection. The evidence presented may include data from the most recent federal decennial census, other official census documents, signed affidavits by at least one adult resident of the household attesting to the household size and income level, or any other documentation verifying the incomes for a majority of the households within the petitioning area. Petitioners may select to submit name, address, and social security number to the clerk, who shall in turn submit the information to the Department

of Revenue. Such information shall be kept confidential and is not a public record. The Department shall provide the municipality with a summary report of income for households in the petitioning area. Information for the report shall be gleaned from income tax returns, but the report submitted to the municipality shall not identify individuals or households. (1947, c. 725, s. 8; 1959, c. 713; 1973, c. 426, s. 74; 1975, c. 576, s. 2; 1977, c. 517, s. 4; 1987, c. 562, s. 1; 1989 (Reg. Sess., 1990), c. 996, s. 3; 2011-57, s. 3; 2011-396, s. 10; 2022-62, s. 44.)

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

Ordinance 2023-42

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

**0 Parks Village Road
Pin Number 2706709420**

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 May 1, 2023 after due notice by publication in the Wake Weekly on April 21, 2023 and April 28, 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 March 6, 2023;

Section 2. Upon and after May 1, 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-58.10.

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 1st day of May 2023.

(SEAL)

Glenn L. York — Mayor


ATTEST:

APPROVED AS TO FORM:

Lisa M. Markland, CMC—Town Clerk

Eric A. Vernon—Town Attorney

STAFF REPORT
ORDINANCE 2023-43
OLD US 264 Hwy
ANNEXATION REQUEST
MAY 1, 2023

Topic: Ordinance 2023-43 - Old US 264 HWY
Annexation Public Hearing
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 3 parcels totaling 14.02 acres of land at along Old US 264 Hwy (PINs 2705879178, 2705973150, 2705968943). This is a legislative case.

Background:

The governing board of any municipality may annex any area contiguous to its boundaries upon presentation of a petition signed by the owners of all the real property located within such area (NCGS §160A-31). The Town has certified the annexation request for sufficiency prior to the Public Hearing (See Attachment).

Discussion:

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

Unified Development Ordinance Section 2.2.2.G provides standards for the Board to consider when rendering a decision. These are as follows:

1. The annexation petition bears the signatures of all landowners within the area to be annexed;
2. The area to be annexed can be adequately served by the same municipal services provided within the Town's primary corporate limits;
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 properties are located immediately adjacent to the Town of Zebulon's Corporate Limits, meaning its annexation is keeping with the Growth management Policies of the Comprehensive Plan.

Financial Analysis:

The Town will increase property tax revenue by approximately \$3,000 per lot for annexing the vacant parcels. Improvements to Lot 2, including the construction of the proposed Tractor Supply store would increase the Town property tax revenue by approximately

STAFF REPORT
ORDINANCE 2023-43
OLD US 264 Hwy
ANNEXATION REQUEST
MAY 1, 2023

\$11,000. Any improvements to the remaining lots would provide additional property tax revenue for the Town of Zebulon.

Any infrastructure extension and connection costs would be paid by a developer when the property is developed. The Town's service responsibilities would be subject to the nature of the proposed development.

Staff Recommendation:

Following acceptance of public comments, Staff recommends approval of Ordinance 2023-43 for the requested annexation as it is consistent with Comprehensive Plan policies and UDO Section 2.2.2.G.

Board Options:

1. Approve Annexation:
 - a. Effective upon adoption of Ordinance
 - b. Effective on June 30, 2023 after adoption of Ordinance
 - c. Effective on June 30, 2024 after adoption of Ordinance
2. Additional Consideration:
 - a. Table to a future date and time
3. Deny Annexation

Attachments:

1. Application
2. Certificate of Sufficiency
3. Boundary Survey
4. Aerial Map
5. Zoning Map
6. ETJ Map
7. Land Use Map
8. Site Pictures
9. Public Hearing Notice
10. 750' Radius of Notified by Mailed Property Owners
11. NCGS 160A-31
12. Ordinance 2023-43



APPLICATION FOR ANNEXATION

PART 1. DESCRIPTION OF REQUEST/PROPERTY		
Street Address of the Property: Old US Highway 264		Total Acreage: 4.29
Parcel Identification Number (NC PIN): Please include all 2705879178	Deed Book: 019275	Deed Page(s): 01185
Name of Project (if Applicable) Tractor Supply	Current Zoning of the Property: HC-Heavy Commercial	
Existing Use of the Property: Vacant	Proposed Use of the Property:	
Reason for Annexation		

PART 2. APPLICANT/AGENT INFORMATION		
Name of Applicant/Agent: Old 264 Retail, LLC		
Street Address of Applicant/Agent: 1025 Dresser Court		
City: Raleigh	State: NC	Zip Code: 27609
Email of Applicant/Agent: baker@bellcommercial.net	Telephone Number of Applicant/Agent: 919-803-8169	Fax Number of Applicant/Agent:
Are you the owner of the property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Are you the owner's agent? <input type="checkbox"/> Yes <input type="checkbox"/> No	Note: If you are not the owner of the property, you must obtain the Owner's consent and signature giving you permission to submit this application.

PART 3. SURVEYOR INFORMATION		
Name of Surveyor: Bowman North Carolina, LTD		
Street Address of Surveyor: 4006 Barrett Drive Suite 104		
City: Raleigh	State: NC	Zip Code: 27609
Email of Surveyor: Rick Wooten	Telephone Number of Property Owner: 704-344-8200	Fax Number of Property Owner: 704-344-8288
<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: Rick Wooten	Date: 2/28/23



APPLICATION FOR ANNEXATION

PART 4. PROPERTY OWNER INFORMATION

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

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

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

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

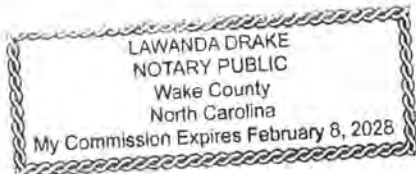
Table with 3 columns: Signature of Owner, Print Name, Date. Row 1: Edward R. Bell, Edward Rickenbaker Bell, 4/19/2023. Rows 2-7 are blank.

STATE OF North Carolina
COUNTY OF Wake

Sworn and subscribed before me, Lawanda Drake, a Notary Public for the above State and County, this the 19 day of April, 2023.

Lawanda Drake
Notary Public

SEAL



2-8-28
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, Old 264 Retail, LLC a limited liability company, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this the 19 day of April, 2023. Name of Limited Liability Company

By: Edward Rickenbaker Bell _____

Handwritten signature of Edward R. Bell

Signature of Member/Manager

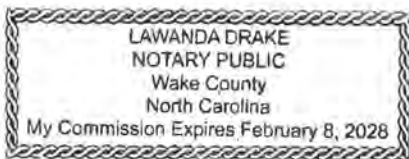
STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Lawanda Drake, a Notary Public for the above State and County, this the 19 day of April, 2023

Handwritten signature of Lawanda Drake

Notary Public

SEAL



2-8-28

My Commission Expires: _____



APPLICATION FOR ANNEXATION

PART 1. DESCRIPTION OF REQUEST/PROPERTY		
Street Address of the Property: Old US Highway 264		Total Acreage: 3.77
Parcel Identification Number (NC PIN) Please include all 2705-07-0000 2705973150	Deed Book: 019275 006057	Deed Page(s) 01679 00604
Name of Project (if Applicable) Tractor Supply	Current Zoning of the Property: HC-Heavy Commercial	
Existing Use of the Property Vacant	Proposed Use of the Property: Retail Store	
Reason for Annexation		

PART 2. APPLICANT/AGENT INFORMATION		
Name of Applicant/Agent: Sea Mountain Ventures II, LLC		
Street Address of Applicant/Agent: 1100 East Morehead Street		
City: Charlotte	State: NC	Zip Code: 28204
Email of Applicant/Agent: asellner@primaxproperties.com	Telephone Number of Applicant/Agent: 704-344-8200	Fax Number of Applicant/Agent: 704-344-8288
Are you the owner of the property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Are you the owner's agent? <input type="checkbox"/> Yes <input type="checkbox"/> No	Note: If you are not the owner of the property, you <u>must</u> obtain the Owner's consent and signature giving you permission to submit this application.

PART 3. SURVEYOR INFORMATION		
Name of Surveyor: Bowman North Carolina, LTD		
Street Address of Surveyor: 4006 Barrett Drive Suite 104		
City: Raleigh	State: NC	Zip Code: 27609
Email of Surveyor: Rick Wooten	Telephone Number of Property Owner: 704-344-8200	Fax Number of Property Owner: 704-344-8288
<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: Rick Wooten	Date: 2/28/23



APPLICATION FOR ANNEXATION

PART 4. PROPERTY OWNER INFORMATION

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

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

Table with 3 columns: Signature of Owner, Print Name, Date. Row 1: Marie McLucas, 2/24/2023. Other rows are blank.

STATE OF North Carolina
COUNTY OF Mecklenburg

Sworn and subscribed before me, Elizabeth J. Garner, a Notary Public for the above State and County, this the 24th day of February, 2023.

Elizabeth J. Garner
Notary Public

SEAL



My Commission Expires 7/15/2025

My Commission Expires:



APPLICATION FOR ANNEXATION

COMPLETE IF A CORPORATION:

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

Corporate Name

SEAL

By: Attest: President (Signature)

Secretary (Signature)

STATE OF NORTH CAROLINA
COUNTY OF WAKE

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

SEAL

Notary Public

My Commission Expires:

COMPLETE IF IN A LIMITED LIABILITY COMPANY

In witness whereof, Sea Mountain Ventures II, L.L.C. a limited liability company, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this the 24 day of April 2023. Name of Limited Liability Company

By: Marie McLucas

Signature of Member/Manager (Handwritten signature)

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Kristin Moye a Notary Public for the above State and County, this the 24 day of April, 2023

SEAL

Notary Public (Handwritten signature)

My commission expires March 7, 2027

My Commission Expires:





APPLICATION FOR ANNEXATION

PART 1. DESCRIPTION OF REQUEST/PROPERTY		
Street Address of the Property: Old US Highway 264		Total Acreage: 4.29
Parcel Identification Number (NC PIN): Please include all 2705968943	Deed Book: 019275	Deed Page(s): 01185
Name of Project (if Applicable): Tractor Supply	Current Zoning of the Property: HC-Heavy Commercial	
Existing Use of the Property: Vacant	Proposed Use of the Property:	
Reason for Annexation		

PART 2. APPLICANT/AGENT INFORMATION		
Name of Applicant/Agent: Old 264 Retail, LLC		
Street Address of Applicant/Agent: 1025 Dresser Court		
City: Raleigh	State: NC	Zip Code: 27609
Email of Applicant/Agent: baker@bellcommercial.net	Telephone Number of Applicant/Agent: 919-803-8169	Fax Number of Applicant/Agent:
Are you the owner of the property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Are you the owner's agent? <input type="checkbox"/> Yes <input type="checkbox"/> No	Note: If you are not the owner of the property, you must obtain the Owner's consent and signature giving you permission to submit this application.

PART 3. SURVEYOR INFORMATION		
Name of Surveyor: Bowman North Carolina, LTD		
Street Address of Surveyor: 4006 Barrett Drive Suite 104		
City: Raleigh	State: NC	Zip Code: 27609
Email of Surveyor: Rick Wooten	Telephone Number of Property Owner: 704-344-8200	Fax Number of Property Owner: 704-344-8288
<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: Rick Wooten	Date: 2/28/23



APPLICATION FOR ANNEXATION

PART 4. PROPERTY OWNER INFORMATION

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

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

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

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

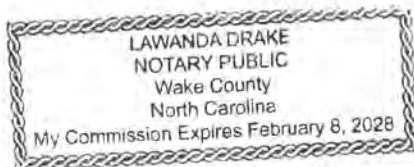
Table with 3 columns: Signature of Owner, Print Name, Date. Row 1: Edward R. Bell, Edward Rickenbaker Bell, 4/19/2023. Rows 2-7 are blank.

STATE OF North Carolina
COUNTY OF Wake

Sworn and subscribed before me, Lawanda Drake, a Notary Public for the above State and County, this the 19 day of April, 2023

Lawanda Drake
Notary Public

SEAL



2-8-28
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, Old 264 Retail, LLC _____ a limited liability company, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this the 19 day of April 2023. Name of Limited Liability Company

By: Edward Rickenbaker Bell _____

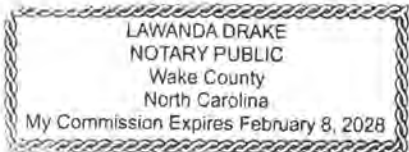
Edward R. Bell
Signature of Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Lawanda Drake _____, a Notary Public for the above State and County, this the 19 day of April, 2023.

Lawanda Drake
Notary Public

SEAL



2, 8, 28
My Commission Expires: _____

ZEBULON

NORTH CAROLINA

1003 N. Arendell Avenue
Zebulon, NC 27597
919.823.1800

www.townofzebulon.org

Certificate of Sufficiency
Pin # 2705973150 – 0 Old US 264 Hwy

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 24th day of April 2023.




Lisa M. Markland, CMC—Town Clerk

ZEBULON

NORTH CAROLINA

1003 N. Arendell Avenue
Zebulon, NC 27597
919.823.1800

www.townofzebulon.org

Certificate of Sufficiency
Pin # 2705968943 – 0 Old US 264 Hwy

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 24th day of April 2023.





Lisa M. Markland, CMC—Town Clerk

ZEBULON

NORTH CAROLINA

1003 N. Arendell Avenue
Zebulon, NC 27597
919.823.1800

www.townofzebulon.org

Certificate of Sufficiency
Pin # 2705879178 – 0 Old US 264 Hwy

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 24th day of April 2023.




Lisa M. Markland, CMC – Town Clerk

Attachment 4 - Aerial Map



Attachment 5 - Zoning Map

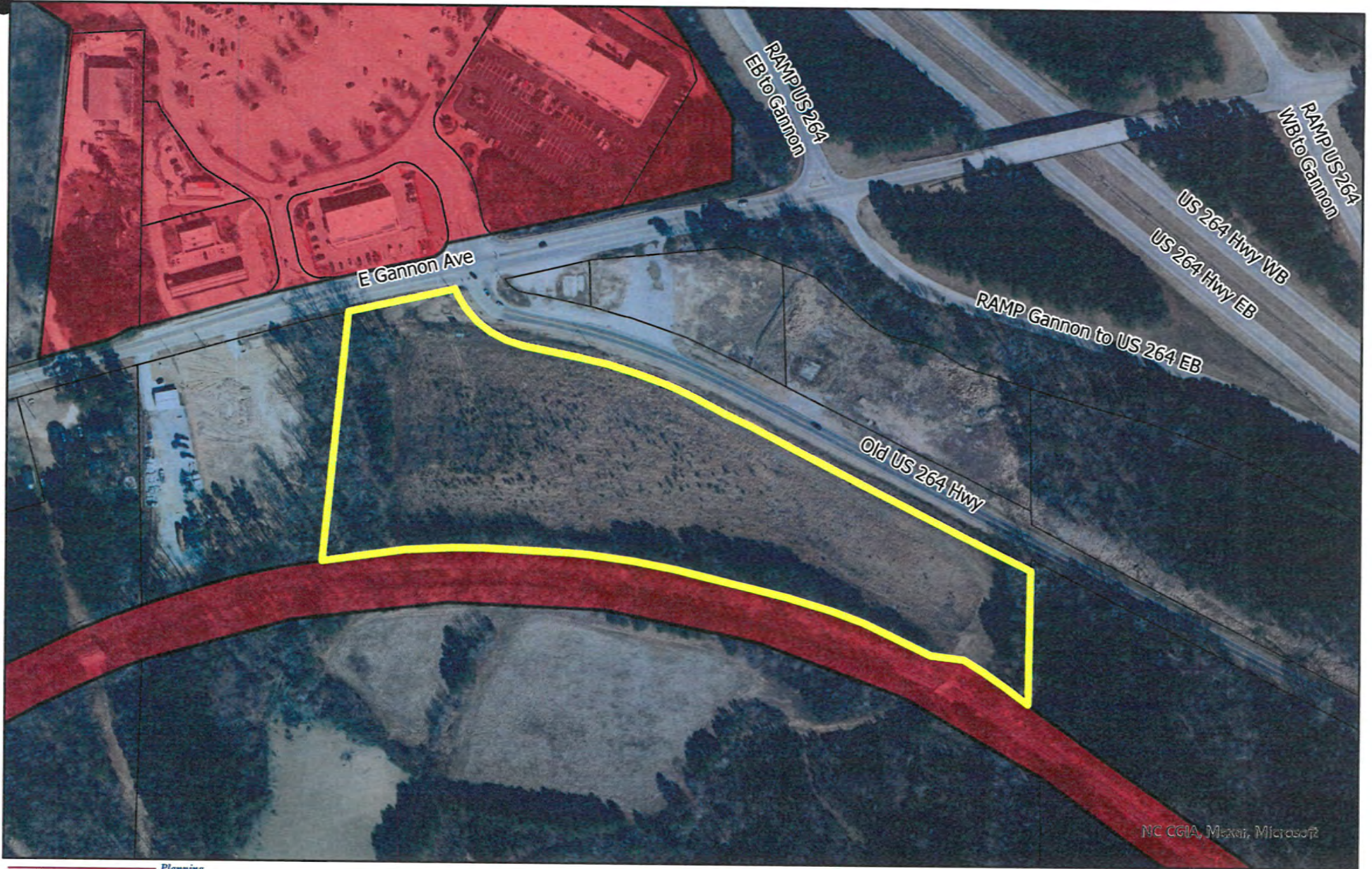


NC CGIA, Maxar, Microsoft

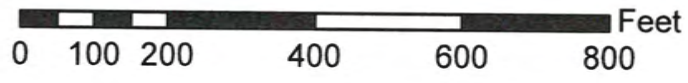


- Parcels
- Subject Property (0 Old US 264 Hwy)
- Zoning Districts**
- R2, Residential Suburban
- R-13 SUD, Residential 13 - Special Use Districts
- HC, Heavy Commercial
- HI, Heavy Industrial

Attachment 6 - ETJ Map



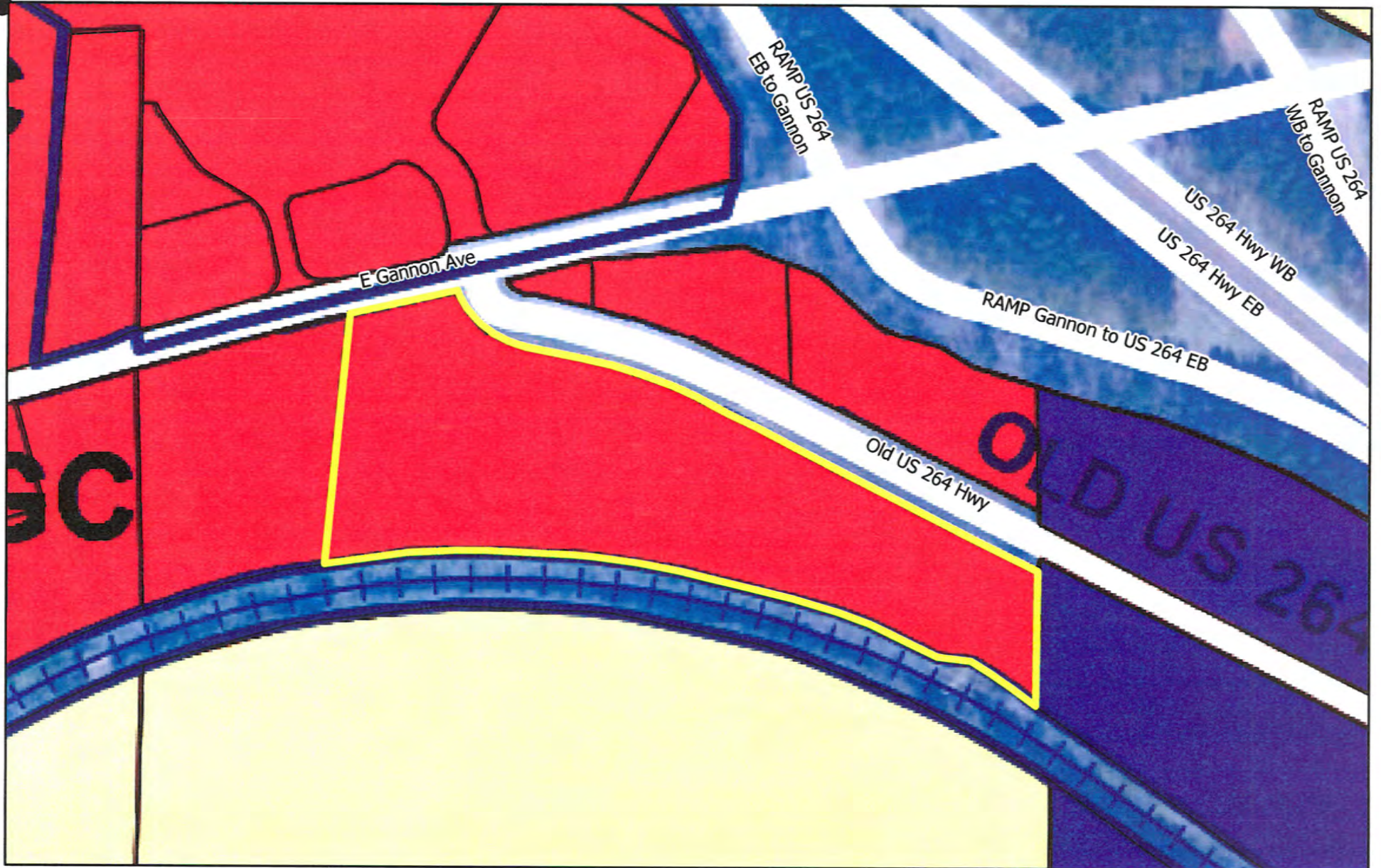
Planning
ZEBULON
NORTH CAROLINA



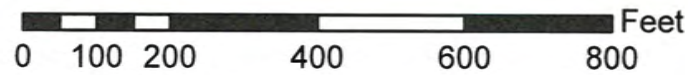
- Corporate Limits
- Zebulon ETJ
- Parcels
- Subject Property (0 Old US 264 Hwy)

NC CGIA, Metkat, Microsoft

Attachment 7 - Land Use Map



Planning
ZEBULON
NORTH CAROLINA



- Subject Property (0 Old US 264 Hwy)
- Parcels
- Future Land Use**
- General Commercial (GC)
- Industrial Light (IL)
- Suburban Residential (SR)

Attachment 8
5/1/2023



Attachment 8
5/1/2023

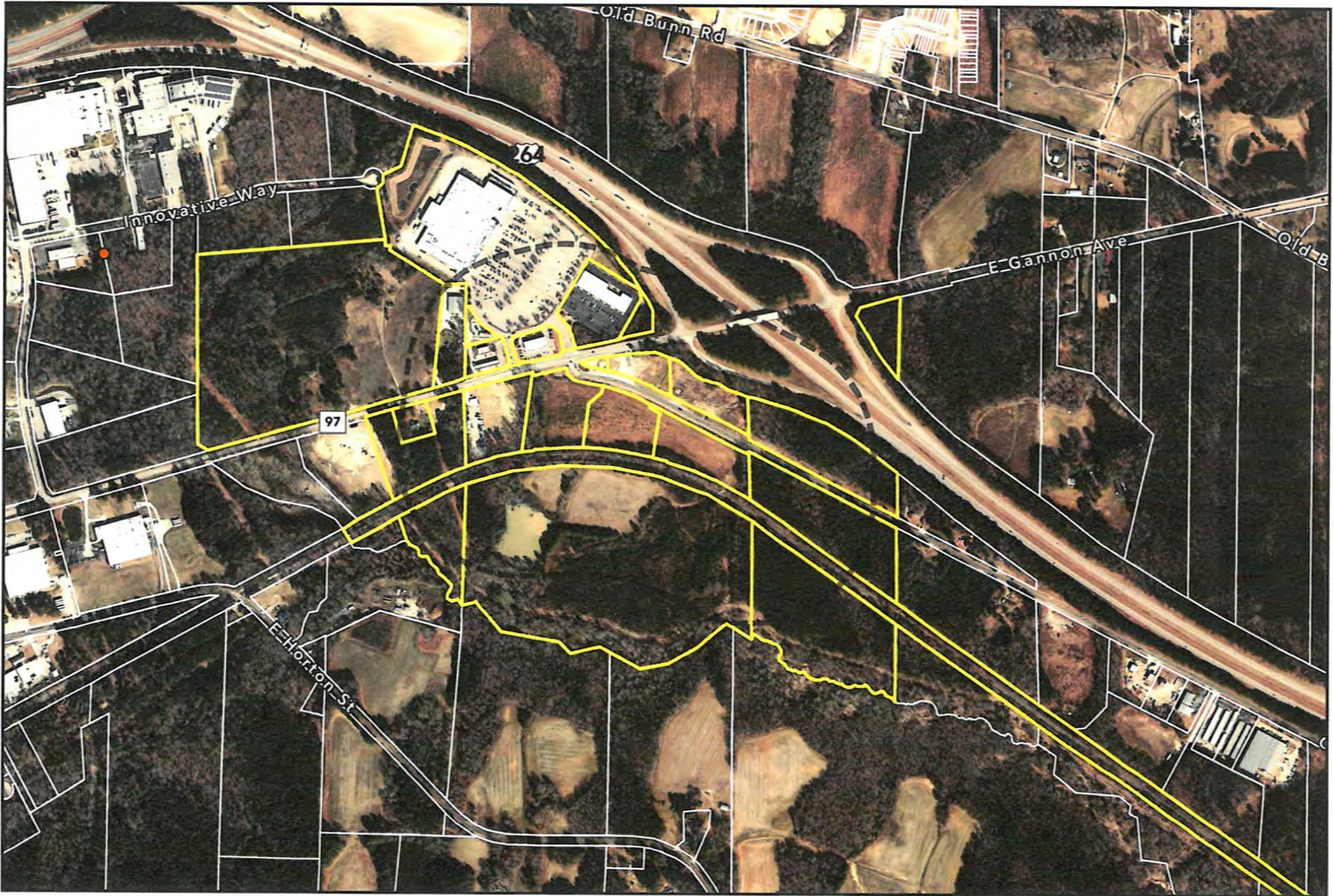


Notice of Public Hearing

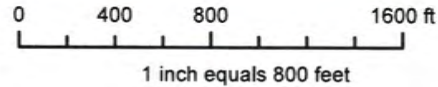
Notice is hereby given pursuant to the provisions of Article 2.2.2 of the Town of Zebulon Unified Development Ordinance that a public hearing will be held on **May 1, 2023 at 6:00 PM** at the **Zebulon Municipal Complex, 1003 N. Arendell Avenue**, and will be conducted by the Board of Commissioners of the Town of Zebulon for the purpose of considering the following items:

*Annexation – 0 Old US Highway 264 PIN #2705879178,
2705973150, 2705968943* A request by applicant Sea Mountain Ventures II, LLC 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.



Attachment 10 - 750-foot Radius



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

§ 160A-31. Annexation by petition.

(a) The governing board of any municipality may annex by ordinance any area contiguous to its boundaries upon presentation to the governing board of a petition signed by the owners of all the real property located within such area. The petition shall be signed by each owner of real property in the area and shall contain the address of each such owner.

(b) The petition shall be prepared in substantially the following form:

DATE:

To the _____ (name of governing board) of the (City or Town) of _____

1. We the undersigned owners of real property respectfully request that

the area described in paragraph 2 below be annexed to the (City or Town) of _____

2. The area to be annexed is contiguous to the (City or Town) of _____ and the boundaries of such territory are as follows:

(b1) Notwithstanding the provisions of subsections (a) and (b) of this section, if fifty-one percent (51%) of the households in an area petitioning for annexation pursuant to this section have incomes that are two hundred percent (200%) or less than the most recently published United States Census Bureau poverty thresholds, the governing board of any municipality shall annex by ordinance any area the population of which is no more than ten percent (10%) of that of the municipality and one-eighth of the aggregate external boundaries of which are contiguous to its boundaries, upon presentation to the governing board of a petition signed by the owners of at least seventy-five percent (75%) of the parcels of real property in that area. A municipality shall not be required to adopt more than one ordinance under this subsection within a 36-month period.

(b2) The petition under subsection (b1) of this section shall be prepared in substantially the following form:

DATE:

To the _____ (name of governing board) of the (City or Town) of _____

1. We the undersigned owners of real property believe that the area described in paragraph 2 below meets the requirements of G.S. 160A-31(b1) and respectfully request that the area described in paragraph 2 below be annexed to the (City or Town) of _____

2. The area to be annexed is contiguous to the (City or Town) of _____, and the boundaries of such territory are as follows:

(c) Upon receipt of the petition, the municipal governing board shall cause the clerk of the municipality to investigate the sufficiency thereof and to certify the result of the investigation. For petitions received under subsection (b1) or (j) of this section, the clerk shall receive the evidence provided under subsection (l) of this section before certifying the sufficiency of the petition. Upon receipt of the certification, the municipal governing board shall fix a date for a public hearing on the question of annexation, and shall cause notice of the public hearing to be published once in a newspaper having general circulation in the municipality at least 10 days prior to the date of the public hearing; provided, if there be no such paper, the governing board shall have notices posted in three or more public places within the area to be annexed and three or more public places within the municipality.

(d) At the public hearing persons resident or owning property in the area described in the petition and persons resident or owning property in the municipality shall be given an opportunity to be heard. The governing board shall then determine whether the petition meets the requirements of this section. Upon a finding that the petition that was not submitted under subsection (b1) or (j) of this section meets the requirements of this section, the governing board

shall have authority to pass an ordinance annexing the territory described in the petition. The governing board shall have authority to make the annexing ordinance effective immediately or on the June 30 after the date of the passage of the ordinance or the June 30 of the following year after the date of passage of the ordinance.

(d1) Upon a finding that a petition submitted under subsection (j) of this section meets the requirements of this section, the governing body shall have the authority to adopt an annexation ordinance for the area with an effective date no later than 24 months after the adoption of the ordinance.

(d2) Upon a finding that a petition submitted under subsection (j) of this section meets the requirements of this section, the governing body shall have the authority to adopt an annexation ordinance for the area with an effective date no later than 24 months after the adoption of the ordinance.

(1) If the Local Government Commission certifies the estimate, the municipality is not required to annex the area and no petition to annex the area may be submitted under subsection (b1) of this section for 36 months following the certification. During the 36-month period, the municipality shall make ongoing, annual good faith efforts to secure Community Development Block Grants or other grant funding for extending water and sewer service to all parcels in the areas covered by the petition. If sufficient funding is secured so that the estimated capital cost to the municipality for extending water and sewer service, less the funds secured, would result in an annual debt service payment cost to the municipality of less than five percent (5%) of the municipality's annual water and sewer systems revenue for the most recent fiscal year, then the governing body shall within 30 days adopt an annexation ordinance for the area with an effective date no later than 24 months after the adoption of the ordinance.

(2) If the Local Government Commission notifies the governing board that the estimates are not reasonable based on established governmental accounting principles and that a reasonable estimate of the annual debt service payment is less than five percent (5%) of the municipality's annual water and sewer systems revenue for the most recent fiscal year, then the governing body shall within 30 days of the notification adopt an annexation ordinance for the area with an effective date no later than 24 months after the adoption of the ordinance.

(d3) Municipal services shall be provided to an area annexed under subsections (b1) and (j) of this section in accordance with the requirements of Part 7 of this Article.

(e) From and after the effective date of the annexation ordinance, the territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in such municipality and shall be entitled to the same privileges and benefits as other parts of such municipality. Real and personal property in the newly annexed territory on the January 1 immediately preceding the beginning of the fiscal year in which the annexation becomes effective is subject to municipal taxes as provided in G.S. 160A-58.10. If the effective date of annexation falls between June 1 and June 30, and the effective date of the privilege license tax ordinance of the annexing municipality is June 1, then businesses in the area to be annexed shall be liable for taxes imposed in such ordinance from and after the effective date of annexation.

(f) For purposes of this section, an area shall be deemed "contiguous" if, at the time the petition is submitted, such area either abuts directly on the municipal boundary or is separated from the municipal boundary by the width of a street or street right-of-way, a creek or river, or the right-of-way of a railroad or other public service corporation, lands owned by the municipality or some other political subdivision, or lands owned by the State of North Carolina.

A connecting corridor consisting solely of a street or street right-of-way may not be used to establish contiguity. In describing the area to be annexed in the annexation ordinance, the municipal governing board may include within the description any territory described in this subsection which separates the municipal boundary from the area petitioning for annexation.

(g) The governing board may initiate annexation of contiguous property owned by the municipality by adopting a resolution stating its intent to annex the property, in lieu of filing a petition. The resolution shall contain an adequate description of the property, state that the property is contiguous to the municipal boundaries and fix a date for a public hearing on the question of annexation. Notice of the public hearing shall be published as provided in subsection (c) of this section. The governing board may hold the public hearing and adopt the annexation ordinance as provided in subsection (d) of this section.

(h) A city council which receives a petition for annexation under this section may by ordinance require that the petitioners file a signed statement declaring whether or not vested rights with respect to the properties subject to the petition have been established under G.S. 160D-108 or G.S. 160D-108.1. If the statement declares that such rights have been established, the city may require petitioners to provide proof of such rights. A statement which declares that no vested rights have been established under G.S. 160D-108 or G.S. 160D-108.1 shall be binding on the landowner and any such vested right shall be terminated.

(i) A municipality has no authority to adopt a resolution or petition itself under this Part for annexation of property it does not own or have any legal interest in. For the purpose of this subsection, a municipality has no legal interest in a State-maintained street unless it owns the underlying fee and not just an easement.

(j) Using the procedures under this section, the governing board of any municipality may annex by ordinance any distressed area contiguous to its boundaries upon presentation to the governing board of a petition signed by at least one adult resident of at least two-thirds of the resident households located within such area. For purposes of this subsection, a "distressed area" is defined as an area in which at least fifty-one percent (51%) of the households in the area petitioning to be annexed have incomes that are two hundred percent (200%) or less than the most recently published United States Census Bureau poverty thresholds. The municipality may require reasonable proof that the petitioner in fact resides at the address indicated.

(k) The petition under subsection (j) of this section shall be prepared in substantially the following form:

DATE:

To the _____ (name of governing board) of the (City or Town) of _____

1. We the undersigned residents of real property believe that the area described in paragraph 2 below meets the requirements of G.S. 160A-31(j) and respectfully request that the area described in paragraph 2 below be annexed to the (City or Town) of _____
2. The area to be annexed is contiguous to the (City or Town) of _____, and the boundaries of such territory are as follows:

(l) For purposes of determining whether the percentage of households in the area petitioning for annexation meets the poverty thresholds under subsections (b1) and (j) of this section, the petitioners shall submit to the municipal governing board any reasonable evidence that demonstrates the area in fact meets the income requirements of that subsection. The evidence presented may include data from the most recent federal decennial census, other official census documents, signed affidavits by at least one adult resident of the household attesting to the household size and income level, or any other documentation verifying the incomes for a majority of the households within the petitioning area. Petitioners may select to submit name, address, and social security number to the clerk, who shall in turn submit the information to the Department

of Revenue. Such information shall be kept confidential and is not a public record. The Department shall provide the municipality with a summary report of income for households in the petitioning area. Information for the report shall be gleaned from income tax returns, but the report submitted to the municipality shall not identify individuals or households. (1947, c. 725, s. 8; 1959, c. 713; 1973, c. 426, s. 74; 1975, c. 576, s. 2; 1977, c. 517, s. 4; 1987, c. 562, s. 1; 1989 (Reg. Sess., 1990), c. 996, s. 3; 2011-57, s. 3; 2011-396, s. 10; 2022-62, s. 44.)

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

Ordinance 2023-43

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

**Old US 264 Hwy – Tractor Supply
Pin Numbers 2705879178, 2705973150, 2705968943**

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 May 1, 2023 after due notice by publication in the Wake Weekly on April 21, 2023 and April 28, 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 March 6, 2023;

Section 2. Upon and after May 1, 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-58.10.

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 1st day of May 2023.

(SEAL)

Glenn L. York —Mayor


ATTEST:

APPROVED AS TO FORM:

Lisa M. Markland, CMC—Town Clerk

Eric A. Vernon—Town Attorney

STAFF REPORT
ORDINANCE 2023-40
0 WEAVERS POND DRIVE
ANNEXATION REQUEST
MAY 1, 2023

Topic: Ordinance 2023-40 - Wall Purdy Tract
Annexation Public Hearing
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 43.61 acres parcel of land at 0 Weavers Pond Road (PIN 1797701367). This is a legislative case and is associated with the Conditional Rezoning Request for the "Weavers Pointe" residential subdivision.

Background:

The governing board of any municipality may annex areas not contiguous to its boundaries upon presentation of a petition signed by the owners of all the real property located within such area (NCGS §160A-58.1). The Town has certified the annexation request for sufficiency prior to the Public Hearing (See Attachment 2).

Discussion:

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

Unified Development Ordinance Section 2.2.2.G provides standards for the Board to consider when rendering a decision. These are as follows:

1. The annexation petition bears the signatures of all landowners within the area to be annexed;
2. The area to be annexed can be adequately served by the same municipal services provided within the Town's primary corporate limits;
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 the Town of Zebulon's Corporate Limits, meaning its annexation is keeping with the Growth management Policies of the Comprehensive Plan.

STAFF REPORT
ORDINANCE 2023-40
0 WEAVERS POND DRIVE
ANNEXATION REQUEST
MAY 1, 2023

Financial Analysis:

The Town will increase property tax revenue by approximately \$3,770 for annexing the parcel in its current state. The applicant is requesting rezoning the property to R4-C. If approved, the rezoning will allow the applicant to develop 87 single-family detached homes estimated to increase annual property tax revenue to \$108,000.

The subject property is contiguous to the Town's corporate boundaries, within the Fire service boundary, and outside the current service boundary for Public Works, Police, and Code Enforcement. Extended Public Works' services include residential trash and recycling, street light electricity, and street maintenance. Police services increase an officer for every 150 homes.

Staff Recommendation:

Staff recommends acceptance of public comment. Furthermore, staff recommends approval of Ordinance 2023-40 for the annexation as it is consistent with Comprehensive Plan policies and meets the standards of Section 2.2.2.G of the UDO.

Board Options:

1. Approve Annexation: - Only if the Board intends to approve the related conditional zoning request.
 - a. Effective upon adoption of Ordinance
 - b. Effective on June 30, 2023 after adoption of Ordinance
 - c. Effective on June 30, 2024 after adoption of Ordinance
2. Additional Consideration - Only if the Board intends to table the related conditional zoning request.
 - a. Table to a future date and time
3. Deny Annexation - - Only if the Board intends to deny the related conditional zoning request.

Attachments:

1. Application
2. Certificate of Sufficiency
3. Boundary Survey
4. Aerial Map
5. Zoning Map
6. ETJ Map
7. Land Use Map
8. Site Pictures
9. Public Hearing Notice
10. 150' Radius of Notified by Mailed Property Owners
11. NCGS 160A-58.1
12. Ordinance 2023-40



APPLICATION FOR
ANNEXATION

PART 1. DESCRIPTION OF REQUEST/PROPERTY		
Street Address of the Property: 0 Weavers Pond Drive		Total Acreage: 43.61
Parcel Identification Number (NC PIN). Please include all 1797701367	Deed Book: 014676	Deed Page(s): 00016
Name of Project (if Applicable) Wall Purdy Rezoning	Current Zoning of the Property: R40W (Wake County)	
Existing Use of the Property: vacant	Proposed Use of the Property: single family residential community with R4-C zoning	
Reason for Annexation Annexation is required as part of rezoning request as parcel is located outside of the Town's current planning jurisdiction		

PART 2. APPLICANT/AGENT INFORMATION		
Name of Applicant/Agent: Weaver's Pond Development Company, LLC		
Street Address of Applicant/Agent: 4020 Wake Forest Road, Suite 102F		
City: Raleigh	State: NC	Zip Code: 27609-5221
Email of Applicant/Agent: jbarron@morningstarlawgroup.com	Telephone Number of Applicant/Agent: 919-590-0371	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 <u>must</u> obtain the Owner's consent and signature giving you permission to submit this application.

PART 3. SURVEYOR INFORMATION		
Name of Surveyor: Michael A. Moss, PLS CMP Professional Land Surveyors		
Street Address of Surveyor: 333 S. White St		
City: Wake FOrest	State: NC	Zip Code: 27587
Email of Surveyor: mike@cmppls.com	Telephone Number of Property Owner:	Fax Number of Property Owner:
<i>I hereby state that the facts related in this application and any documents submitted herewith are complete, true, correct, and accurate to the best of my knowledge.</i>		
Signature of Surveyor <i>Michael A. Moss</i>	Print Name: Michael A. Moss	Date: 7-20-22



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

Table with 3 columns: Signature of Owner, Print Name, Date. Contains signatures and names for Wall Purdy Family LLC, Philip Randolph Isley, and Elizabeth Isley Riley. Includes handwritten dates like 7/27/2022.

STATE OF North Carolina
COUNTY OF Wake

Sworn and subscribed before me, Hayden B. Tompkins, a Notary Public for the above State and County, this the 27th day of July, 2022.

Handwritten signature of Hayden B. Tompkins, Notary Public

SEAL



4/11/2023
My Commission Expires:



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

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

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

Table with 3 columns: Signature of Owner, Print Name, Date. Row 1: Wall Purdy Family LLC, 7.29.22. Row 2: Philip Randolph Isley. Row 3: Elizabeth Isley Riley.

STATE OF _____
COUNTY OF _____

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 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, Wall Purdy Family, LLC a limited liability company, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this the 28 day of July 2022. Name of Limited Liability Company

By: Phyllis Purdy

Signature of Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Misty Gallman, a Notary Public for the above State and County, this the 28 day of July, 2022.

Notary Public

SEAL

My Commission Expires: Aug 4, 2022





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:

Legal Description

Metes and Bounds

BEGINNING AT A NEW IRON PIPE AT THE NORTHEAST CORNER OF THE PROPERTY, SAID CORNER BEING S 00°10'44"W A DISTANCE OF 87.35' FROM AN EXISTING IRON BAR WITH GRID COORDINATES OF N(y)= 771,511.41' E(x)= 2,197,644.87'; THENCE S 00°10'44"W A DISTANCE OF 2010.35' TO A BENT EXISTING IRON BAR; THENCE N 88°12'52"W A DISTANCE OF 416.94' TO A NEW IRON PIPE ON THE EASTERN RIGHT-OF-WAY OF WEAVERS POND DRIVE; THENCE N 88°12'52"W A DISTANCE OF 60.00' TO A NEW IRON PIPE ON THE WESTERN RIGHT-OF-WAY OF WEAVERS POND DRIVE; THENCE N 88°12'52"W A DISTANCE OF 644.22' TO A NEW IRON PIPE; THENCE N 00°13'56"W A DISTANCE OF 421.10' TO A NEW IRON PIPE; THENCE N 29°25'35"E A DISTANCE OF 559.05' TO A NEW IRON PIPE; THENCE N 02°35'08"W A DISTANCE OF 555.92' TO A NEW IRON PIPE; THENCE N 01°13'47"W A DISTANCE OF 277.68' TO A NEW IRON PIPE; THENCE N 23°12'17"E A DISTANCE OF 126.59' TO A NEW IRON PIPE; THENCE N 05°21'34"W A DISTANCE OF 130.41' TO A NEW IRON PIPE; THENCE S 88°38'39"E A DISTANCE OF 444.40' TO A NEW IRON PIPE; THENCE S 89°49'16"E A DISTANCE OF 403.01' TO A NEW IRON PIPE; WHICH IS THE POINT OF BEGINNING, CONTAINING AN AREA OF 1,899,564.67 SQUARE FEET, 43.608 ACRES.

CERTIFIED LIST OF OF PROPERTY OWNERS AND HOME OWNERS ASSOCIATIONS

OWNER	ADDR1	ADDR2	ADDR3
KINMANN, KEVIN A KINMANN, ANGELA L	9005 STOCKFIELD LN	ZEBULON NC 27597-6995	
AVERETTE, JAMES R TRUSTEE AVERETTE, LINDA G TRUSTEE	1701 FERRELL MEADOWS DR	ZEBULON NC 27597-9512	
FENDERSON, CHRISTIAN	2129 BLUE IRIS WAY	ZEBULON NC 27597-9270	
BUNN FAMILY IRREVOCABLE TRUST II	313 OLD BATTLE BRIDGE RD	WENDELL NC 27591-9077	
BALCH, DANIEL M BALCH, CATHY A	9000 STOCKFIELD LN	ZEBULON NC 27597-6994	
WALL PURDY FAMILY LLC ISLEY, PHILIP RANDOLPH	JAMES B BLACK III AGENT	3309 FELTON FL	RALEIGH NC 27612-5001
WALL PURDY FAMILY LLC ISLEY, PHILIP RANDOLPH	JAMES B BLACK III AGENT	3309 FELTON FL	RALEIGH NC 27612-5001
MITCHELL, STEPHEN A	CONNIE BRAYBOY	PO BOX 1275	ZEBULON NC 27597-1275
CRABTREE, HEATHER H CRABTREE, MICHAEL D	1809 FERRELL MEADOWS DR	ZEBULON NC 27597-9414	
BUNN, LENA H HEIRS	C/O LILLIAN M BUNN	3800 CAMP MANGUM WYND	RALEIGH NC 27612-5340
MITCHELL, STEPHEN A	CONNIE BRAYBOY	PO BOX 1275	ZEBULON NC 27597-1275
NARRON, CAROLYN B BUNN, JESSIE THOMAS	2870 WYCLIFF RD	RALEIGH NC 27607-3035	
NARRON, CAROLYN B BUNN, JESSIE THOMAS	2870 WYCLIFF RD	RALEIGH NC 27607-3035	
NARRON, CAROLYN B BUNN, JESSIE THOMAS	2870 WYCLIFF RD	RALEIGH NC 27607-3035	
CEESAY, DAM JAW CEESAY, AWA	2140 BLUE IRIS WAY	ZEBULON NC 27597-9270	
MASON, MARK S	1813 FERRELL MEADOWS DR	ZEBULON NC 27597-9414	
WHITLOW, RICHARD K WHITLOW, SUSAN B	9008 STOCKFIELD LN	ZEBULON NC 27597-6994	
JORDAN, ANGELICA JORDAN, CHAVIS	1644 SAGE TREE DR	ZEBULON NC 27597-6083	
AVERETTE, LINDA G TRUSTEE AVERETTE, JAMES R TRUSTEE	1701 FERRELL MEADOWS DR	ZEBULON NC 27597-9512	
LEVINE, DAVID D	6004 ABELIA CT	ZEBULON NC 27597-9719	
BEDOYA, JOSE JOAN	560 YULEE DR	ZEBULON NC 27597	
CRETENS, SHAWN A CRETENS, JACQUELINE A	1805 FERRELL MEADOWS DR	ZEBULON NC 27597-9414	
SHAHEEN, BRANDON R	2824 ZEBULON RD	ZEBULON NC 27597-8164	
DURDIN, MICHAEL S DURDIN, RICHAEAL ESTHER	1821 FERRELL MEADOWS DR	ZEBULON NC 27597-9414	
BURCHETTE, JEFFREY BURCHETTE, HEATHER	1801 FERRELL MEADOWS DR	ZEBULON NC 27597-9414	
JONES, MILTON P TRUSTEE FEGGAN & ALLIE B JONES FAMILY LVNG RVCBLE TRUST	1829 ZEBULON RD	ZEBULON NC 27597-8145	
SCOTT, NATHANIEL LOVELACE-SCOTT, YAKIMA	564 YULEE DR	ZEBULON NC 27597	
SHUSTER, STEVEN M	2156 BLUE IRIS WAY	ZEBULON NC 27597-9270	
GULATI, NIKHIL GULATI, MEENAKSHI	412 SPOKANE WAY	CARY NC 27519-6746	
REAMS, SHERITA WITHERSPOON REAMS, REGINALD L	2144 BLUE IRIS WAY	ZEBULON NC 27597-9270	
SELLERS, TIARA DENEEN BRYANT, TRAVIS LEE	1653 SAGE TREE DR	ZEBULON NC 27597-6083	
PEREZ-VARGAS, BRAYAN	2712 ZEBULON RD	ZEBULON NC 27597-8162	
BROWN-GARDNER, COFFEE DENNING GARDNER, DAVARUS T	1648 SAGE TREE DR	ZEBULON NC 27597-6083	
ROBINSON, DAVID L III	604 YULEE DR	ZEBULON NC 27597	
WEAVERS POND DEVELOPMENT CO LLC	9407 BARTONS CREEK RD	RALEIGH NC 27615-9707	
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MILES, QUENTIN O TANNER, JOCELIN C	9004 FERRELL RD	ZEBULON NC 27597-8112	
MOODY, WALTER ELWOOD JR LEITCH, JESSICA GRACE	1585 SAGE TREE DR	ZEBULON NC 27597-8082	
JOYNER, KENNETH	6000 ABELIA CT	ZEBULON NC 27597-9719	
BEZERRA, LUCILENE TORRES JAILLET, ZACHARY AARON	937 GOLDEN PLUM LN	ZEBULON NC 27597-9725	
KNOLL, ERICA RUTH, LILLIAN	933 GOLDEN PLUM LN	ZEBULON NC 27597-9725	
OOGA, ISAAC M OOGA, MARY N	913 GOLDEN PLUM LN	ZEBULON NC 27597-9725	
RORIE, BRETTE NICOLE	917 GOLDEN PLUM LN	ZEBULON NC 27597-9725	
MASON, RAQUEL MASON, KENT	1581 SAGE TREE DR	ZEBULON NC 27597-8082	
SINGH, JASJEET SINGH, PREETI	1408 EVERETTE FIELDS RD	MORRISVILLE NC 27560-7172	
NELSON, WESLEY D NELSON, INDIA SPELL	6001 ABELIA CT	ZEBULON NC 27597-9719	
EDWARDS, IESHA EDWARDS, MICHAEL	1500 SAGE TREE DR	ZEBULON NC 27597-8083	
WEAVERS POND DEVELOPMENT CO LLC	9407 BARTONS CREEK RD	RALEIGH NC 27615-9707	
WEAVERS POND DEVELOPMENT CO LLC	9407 BARTONS CREEK RD	RALEIGH NC 27615-9707	
LOVE, RALPH EDWARD JR LOVE, TIA T	901 GOLDEN PLUM LN	ZEBULON NC 27597-9725	
PELZER, VICTORIA	929 GOLDEN PLUM LN	ZEBULON NC 27597-9725	
WEAVERS POND DEVELOPMENT CO LLC	9407 BARTONS CREEK RD	RALEIGH NC 27615-9707	
MCKOY, DAVID KENYATTA	925 GOLDEN PLUM LN	ZEBULON NC 27597-9725	
YOUNG, LOUIS ANTHONY YOUNG, KIMBERLY DEWON	909 GOLDEN PLUM LN	ZEBULON NC 27597-9725	
KILKUSKIE, INELL M STANTON	4176 WEAVERS POND DR	ZEBULON NC 27597-6271	
HALEY, JOSHUA HALEY, RACHEL J	1604 SAGE TREE DR	ZEBULON NC 27597-6083	
RACKLEY, MELANIE	4189 WEAVERS POND DR	ZEBULON NC 27597-6271	
SPELLER, ZACHARY SPELLER, DE VEDA	5028 SILVER SPRUCE WAY	ZEBULON NC 27597-9727	
ESDALE, JOSE ESDALE, FIDELIA	4164 WEAVERS POND DR	ZEBULON NC 27597-6271	
OCHOA TORRES, SUSANA IRENE RAMIREZ TORRES, LUIS ALEXIS	889 GOLDEN PLUM LN	ZEBULON NC 27597-9724	

OSAFO, ALEX	4173 WEAVERS POND DR	ZEBULON NC 27597-8271	
HILLS, TASHA CALHOUN	893 GOLDEN PLUM LN	ZEBULON NC 27597-9724	
RICHARDSON, CHRYSYAL	885 GOLDEN PLUM LN	ZEBULON NC 27597-9724	
GONZALEZ, STEVEN RODRIGUEZ, JENNIFER	5025 SILVER SPRUCE WAY	ZEBULON NC 27597-9727	
WILSON, LASHEENA N WILSON, RUFUS H JR	1577 SAGE TREE DR	ZEBULON NC 27597-6082	
TUCK, SARAH	921 GOLDEN PLUM LN	ZEBULON NC 27597-9725	
MARTINEZ, JOSEPH V JR MARTINEZ, AMANDA L	5029 SILVER SPRUCE WAY	ZEBULON NC 27597-9727	
BRYAN, ALICIA	4180 WEAVERS POND DR	ZEBULON NC 27597-8271	
NEWKIRK, GENIA LARESE	897 GOLDEN PLUM LN	ZEBULON NC 27597-9724	
FIGUEROA, ARMANDO ODOM, KAYLEIGH	905 GOLDEN PLUM LN	ZEBULON NC 27597-9725	
WEAVERS POND DEVELOPMENT CO LLC	9407 BARTONS CREEK RD	RALEIGH NC 27615-9707	
WEAVERS POND DEVELOPMENT CO LLC	9407 BARTONS CREEK RD	RALEIGH NC 27615-9707	
WITHROW, KENNETH W WITHROW, REBECCA	1629 SAGE TREE DR	ZEBULON NC 27597-6083	
BANKS, STEPHANIE BANKS, TAVIAN	1616 SAGE TREE DR	ZEBULON NC 27597-6083	
DAN RYAN BUILDERS - NORTH CAROLINA LLC	2099 GAITHER RD STE 600	ROCKVILLE MD 20850-4018	
VIERA, MELANIE G LANGLEY, TEHREL M	1649 SAGE TREE DR	ZEBULON NC 27597-6083	
MCCLARY, SHANTELL HAWKINS, TIFFANY	1621 SAGE TREE DR	ZEBULON NC 27597-6083	
AL-AWAR, SHADY	1817 FERRELL MEADOWS DR	ZEBULON NC 27597-9414	
PARKER-MINCEY, JEREMY	600 YULEE DR	ZEBULON NC 27597	
FLORES, DAVID FLORES, PAOLA	4168 WEAVERS POND DR	ZEBULON NC 27597-8271	
MADDEN, KAMERON MADDEN, DAVELLE	1636 SAGE TREE DR	ZEBULON NC 27597-6083	
ROTHMAN, JENNIFER KUZO	2133 BLUE IRIS WAY	ZEBULON NC 27597-9270	
HILL, DIEVA SESSOMS, KELVIN JR	2148 BLUE IRIS WAY	ZEBULON NC 27597-9270	
CHAUHAN, RAJAT	412 EUPHORIA CIR	CARY NC 27519-5556	
THOMPSON, ASHLEY JOLANE	1625 SAGE TREE DR	ZEBULON NC 27597-6083	
LONIE, COURTNEY DUHAMEL, JUSTIN	1609 SAGE TREE DR	ZEBULON NC 27597-6083	
CUTTINO, GRACE	1637 SAGE TREE DR	ZEBULON NC 27597-6083	
COPPEDGE, TARNISHA	2128 BLUE IRIS WAY	ZEBULON NC 27597-9270	
HOSKINSON, CHRISTOPHER MICHAEL HOSKINSON, LAURA	1641 SAGE TREE DR	ZEBULON NC 27597-6083	
JONES, ANTHONY JR	5024 SILVER SPRUCE WAY	ZEBULON NC 27597-9727	
TOLER, DARRYL KENYETTA TOLER, KYRA UNDERDUE	1628 SAGE TREE DR	ZEBULON NC 27597-6083	
BURNS, PRINCE SEAN ANTHO BURNS, SHANA M	1632 SAGE TREE DR	ZEBULON NC 27597-6083	
LOPEZ, ALDO ALFREDO TEYTUD DE, SANTIAGO ISAMAR	1613 SAGE TREE DR	ZEBULON NC 27597-6083	
MOORE, RON STEVAN MOORE, LEZEL K	1617 SAGE TREE DR	ZEBULON NC 27597-6083	
MENDOZA, CARLA	1657 SAGE TREE DR	ZEBULON NC 27597-6083	
BAKER, LAUREN ASTER ROBERTSON, WHITNEY	2157 BLUE IRIS WAY	ZEBULON NC 27597-9270	
MONTANEZ, KAROL ILEANA BRUNO COLLAZO, GIAN CARLO CUSTODIO	1633 SAGE TREE DR	ZEBULON NC 27597-6083	
CARRILLO, BERNARDO	10713 NC HIGHWAY 210	FOUR OAKS NC 27524-9459	
MAJETTE, WENDELL DANTE MAJETTE, CHRISTY LEWIS	2136 BLUE IRIS WAY	ZEBULON NC 27597-9270	
MASON, KYLE EVERETT MASON, JESSICA	1624 SAGE TREE DR	ZEBULON NC 27597-6083	
MCGEE, THOMASINA ELIZABETH	2132 BLUE IRIS WAY	ZEBULON NC 27597-9270	
BELLAMY, DANYAE SHARELL BELLAMY, DANIEL	1652 SAGE TREE DR	ZEBULON NC 27597-6083	
HINES, DONTAVIOUS J	4172 WEAVERS POND DR	ZEBULON NC 27597-8271	
ALVAREZ, JORGE ANTONIO URRUT DE LA CRUZ, ALFONSINA DE JESUS	1640 SAGE TREE DR	ZEBULON NC 27597-6083	
WATKINS, DONTÉ BELL, DONNIECE	2152 BLUE IRIS WAY	ZEBULON NC 27597-9270	
PACHECO-AGUILAR, NADIA	1612 SAGE TREE DR	ZEBULON NC 27597-6083	
CURRENT OCCUPANT	2632 ZEBULON RD	ZEBULON NC 27597-8164	
CURRENT OCCUPANT	2620 ZEBULON RD	ZEBULON NC 27597-8164	
CURRENT OCCUPANT	0 ZEBULON RD	ZEBULON NC 27597-8184	
CURRENT OCCUPANT	8608 FERRELL RD	ZEBULON NC 27597-8112	
CURRENT OCCUPANT	2702 ZEBULON RD	ZEBULON NC 27597-8164	
CURRENT OCCUPANT	2704 ZEBULON RD	ZEBULON NC 27597-8164	
CURRENT OCCUPANT	2708 ZEBULON RD	ZEBULON NC 27597-8164	
CURRENT OCCUPANT	8917 FERRELL RD	ZEBULON NC 27597-8112	
CURRENT OCCUPANT	556 YULEE DR	ZEBULON NC 27597	
CURRENT OCCUPANT	0 WEAVERS POND DR	ZEBULON NC 27597-8271	
CURRENT OCCUPANT	0 GOLDEN PLUM LN	ZEBULON NC 27597-9725	
CURRENT OCCUPANT	6005 ABELIA CT	ZEBULON NC 27597-9719	
CURRENT OCCUPANT	550 YULEE DR	ZEBULON NC 27597	
CURRENT OCCUPANT	0 YULEE DR	ZEBULON NC 27597	
CURRENT OCCUPANT	0 SAGE TREE DR	ZEBULON NC 27597-6083	
CURRENT OCCUPANT	2148 BLUE IRIS WAY	ZEBULON NC 27597-9270	
CURRENT OCCUPANT	2153 BLUE IRIS WAY	ZEBULON NC 27597-9270	
CURRENT OCCUPANT	1658 SAGE TREE DR	ZEBULON NC 27597-6083	

ZEBULON

NORTH CAROLINA

1003 N. Arendell Avenue
Zebulon, NC 27597
919.823.1800

www.townofzebulon.org

Certificate of Sufficiency
Pin # 1797701367 – 0 Weavers Pond Drive

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.

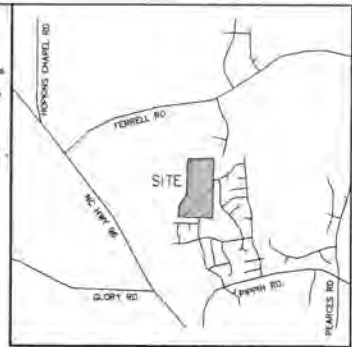
In witness whereof, I have here unto set my hand and affixed the seal of the Town of Zebulon, this 24th day of April 2023.



Lisa M. Markland, CMC—Town Clerk

I, L. JORDAN PARKER, JR. CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL ON THIS DAY OF _____, 2022.

N/F WALL PURDY FAMILY, LLC
 O.S. 14676, PG. 16
 S.M. 2020, PG. 204
 PIN #1797.04-71-3206
 156.392 AC. +/-
 RELAYING BY DEED



VICINITY MAP

PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-4655

THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE IN PARAGRAPHS 1-4 PARCELS OF LAND.

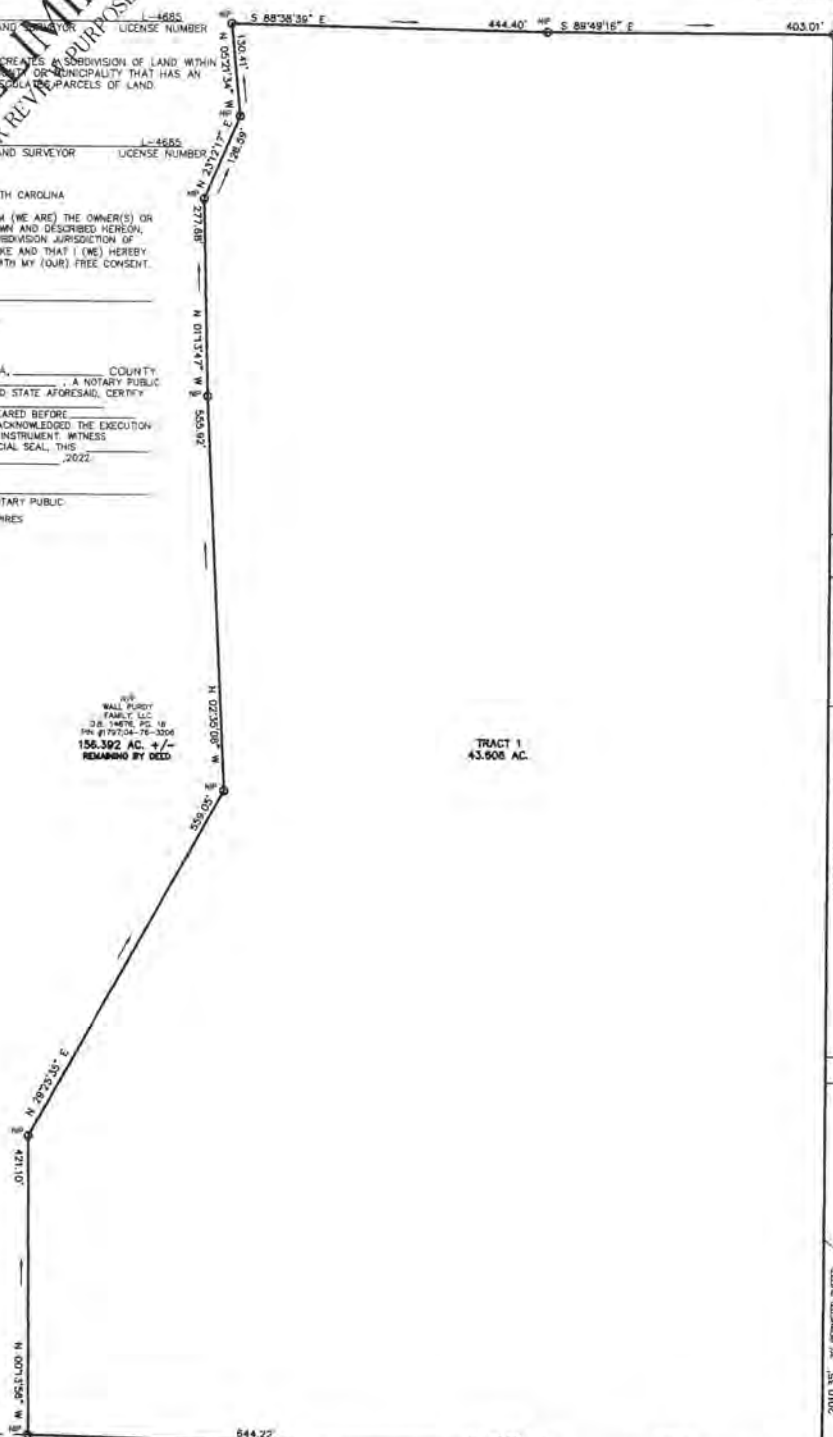
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-4655

WAKE COUNTY, NORTH CAROLINA
 I CERTIFY THAT I AM (WE ARE) THE OWNER(S) OR THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS IN THE SUBDIVISION JURISDICTION OF THE COUNTY OF WAKE AND THAT I (WE) HEREBY ADOPT THIS PLAT WITH MY (OUR) FREE CONSENT.

OWNER: _____
 DATE: _____

NORTH CAROLINA, _____ COUNTY
 I, _____, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY I PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND OFFICIAL SEAL, THIS DAY OF _____, 2022.

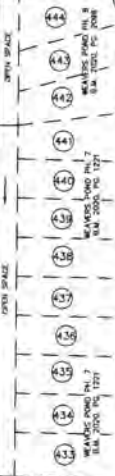
NOTARY PUBLIC
 MY COMMISSION EXPIRES _____



TRACT 1
 43.908 AC.

N/F WEAVERS POND DEVELOPMENT, LLC
 O.S. 14647, PG. 118
 S.M. 2020, PG. 204
 PIN #1797.04-71-3206

WALLE DRIVE
 80' PUBLIC R/W



R/WP MAINTENANCE & ACCESS EASEMENT
 S.M. 2016, PG. 199

N/F WEAVERS POND DEVELOPMENT, LLC
 O.S. 14647, PG. 118
 S.M. 2020, PG. 204
 PIN #1797.04-71-3206

LEGEND:

- DP - EXISTING HIGH PIPE
- DB - EXISTING IRON BAR
- DEB - BENT IRON PIPE
- REB - BENT IRON BAR
- CM - CONCRETE MONUMENT
- EPH - EXISTING P.V. HALL
- SPH - SET P.V. HALL
- HP - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOX
- EB - ELECTRIC BOX
- TEL - TELEPHONE PEDESTAL
- PP - POWER POLE
- OL - OVERHEAD LINE
- LP - LIGHT POLE
- WM - WATER METER
- WV - WATER VALVE
- SC - SEWER CLEAN-OUT
- CC - CONCRETE
- CB - CATCH BASIN
- Q - MANHOLE
- PH - FIRE HYDRANT
- HOA - HOME OWNERS ASSOCIATION PRIVATE DRAINAGE EASEMENT
- CY - COMMUNICATOR VAULT

PLANNING DIRECTOR AND REVIEW OFFICER OF WAKE COUNTY, CERTIFY THAT THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION AND THAT IT MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING BECAUSE OF ITS "EXEMPT" STATUS; THE COUNTY HAS NOT REVIEWED THIS PLAT FOR COMPLIANCE WITH APPLICABLE LOT STANDARDS AND OTHER SUBDIVISION REGULATIONS (e.g., ROAD STANDARDS). PROSPECTIVE PURCHASERS SHOULD BE AWARE THAT PLANS FOR BUILDING AND DEVELOPMENT MAY BE DENIED FOR LOTS THAT DO NOT MEET APPLICABLE COUNTY STANDARDS.

APPROVAL EXPIRES IF NOT RECORDED ON OR BEFORE _____

DATE _____ PLANNING DIRECTOR/REVIEW OFFICER

- NOTES:**
- 1) AREA COMPUTED BY COORDINATE METHOD.
 - 2) THERE IS NO MONUMENT WITHIN 2000' OF THIS PROPERTY.
 - 3) THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES, CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-781-4200).
 - 4) NO BUILDING IS PERMITTED WITHIN 20' OF A WATERSUPPLY WATERSHED BUFFER.

LINE	BEARING	DISTANCE
L-1	S. 00°10'44" W	87.30'

LINE TYPE LEGEND

- PROPERTY LINE - LINE SURVEYED
- - - RIGHT-OF-WAY
- ALIGNED LINE - LINE NOT SURVEYED
- OVERHEAD LINE
- BUILDING SETBACK
- EASEMENT
- BUFFER
- FLOOD HAZARD SOLE

EXEMPT SUBDIVISION FOR
WEAVERS POND DEVELOPMENT, LLC
 OWNER: WALL PURDY FAMILY, LLC
 REF: D.B. 14676, PG. 16
 LITTLE RIVER TOWNSHIP
 WAKE COUNTY, NORTH CAROLINA



SCALE 1"=120'

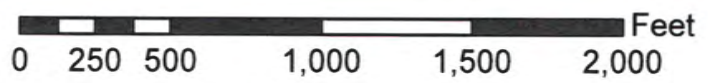
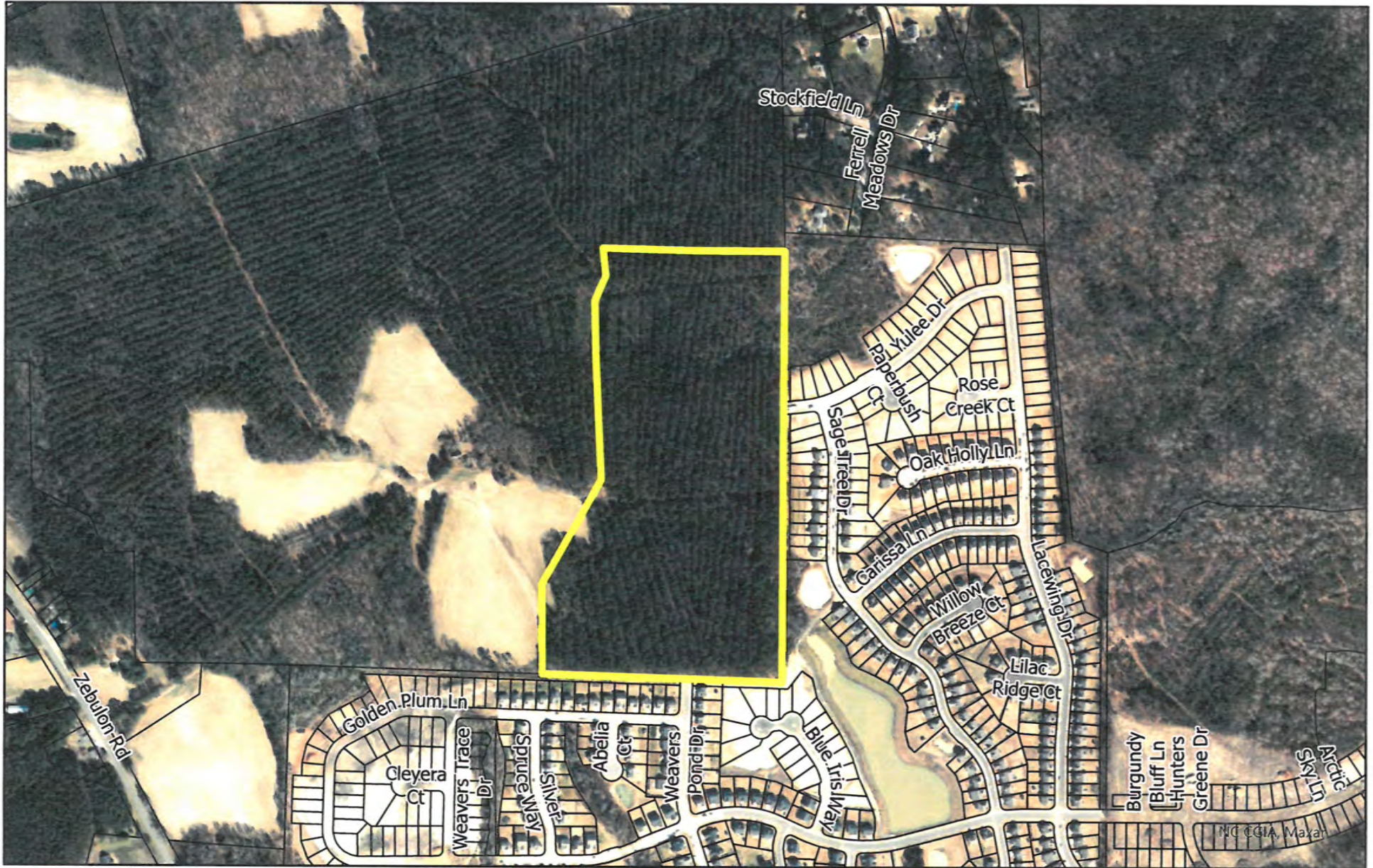
MAY 27, 2022
 ZONED R-40W
 PIN #1797.04-61-3206





CAWTHORNE, MOSS & PANCIERA, P.C.
 PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

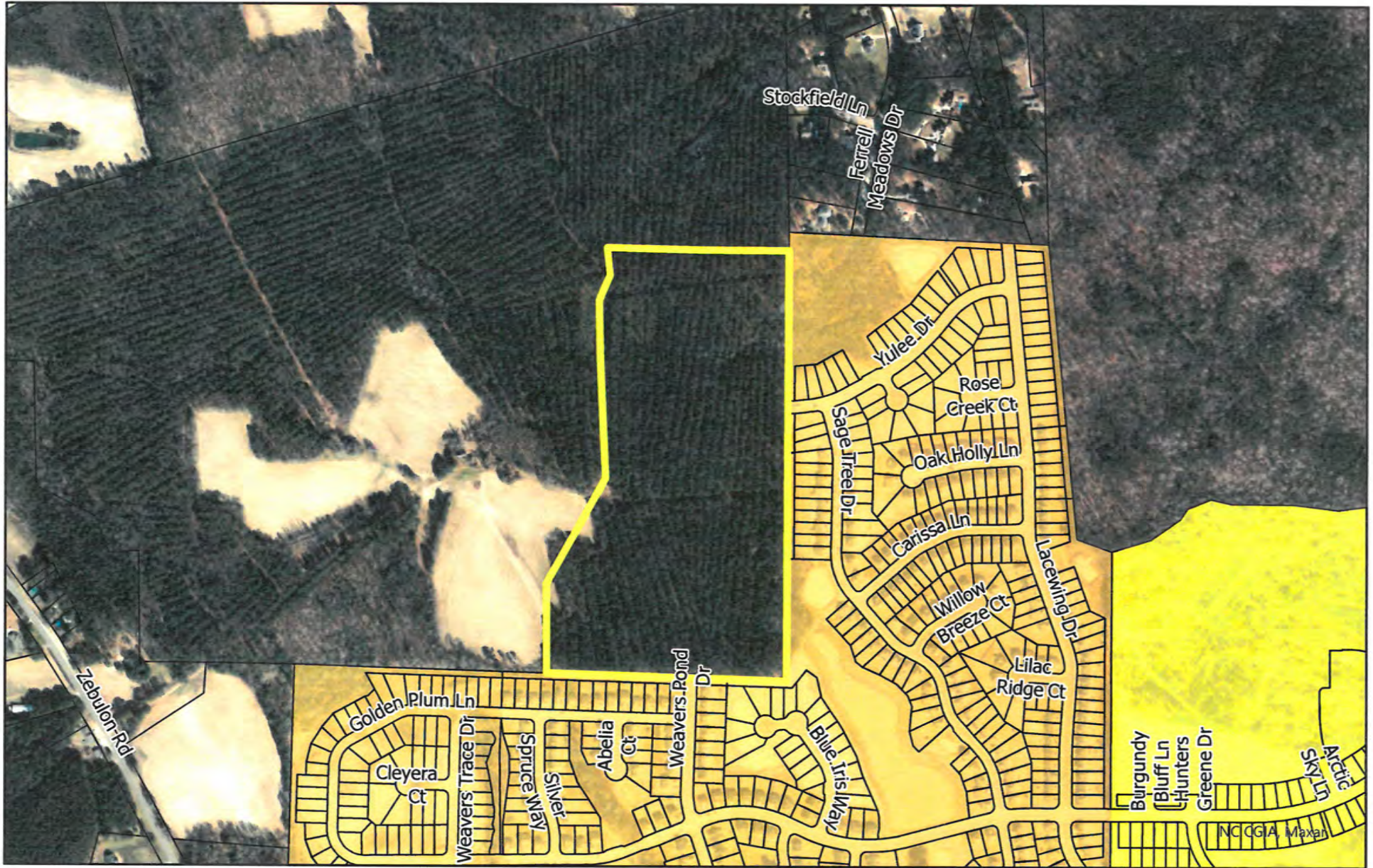
WEAVERS POND SUBDIVISION

Attachment 4 - Aerial Map

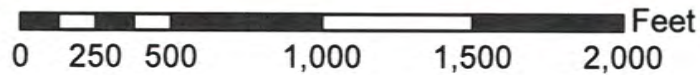






-  Subject Property (0 Weavers Pond Dr)
-  Parcels

Attachment 5 - Zoning Map

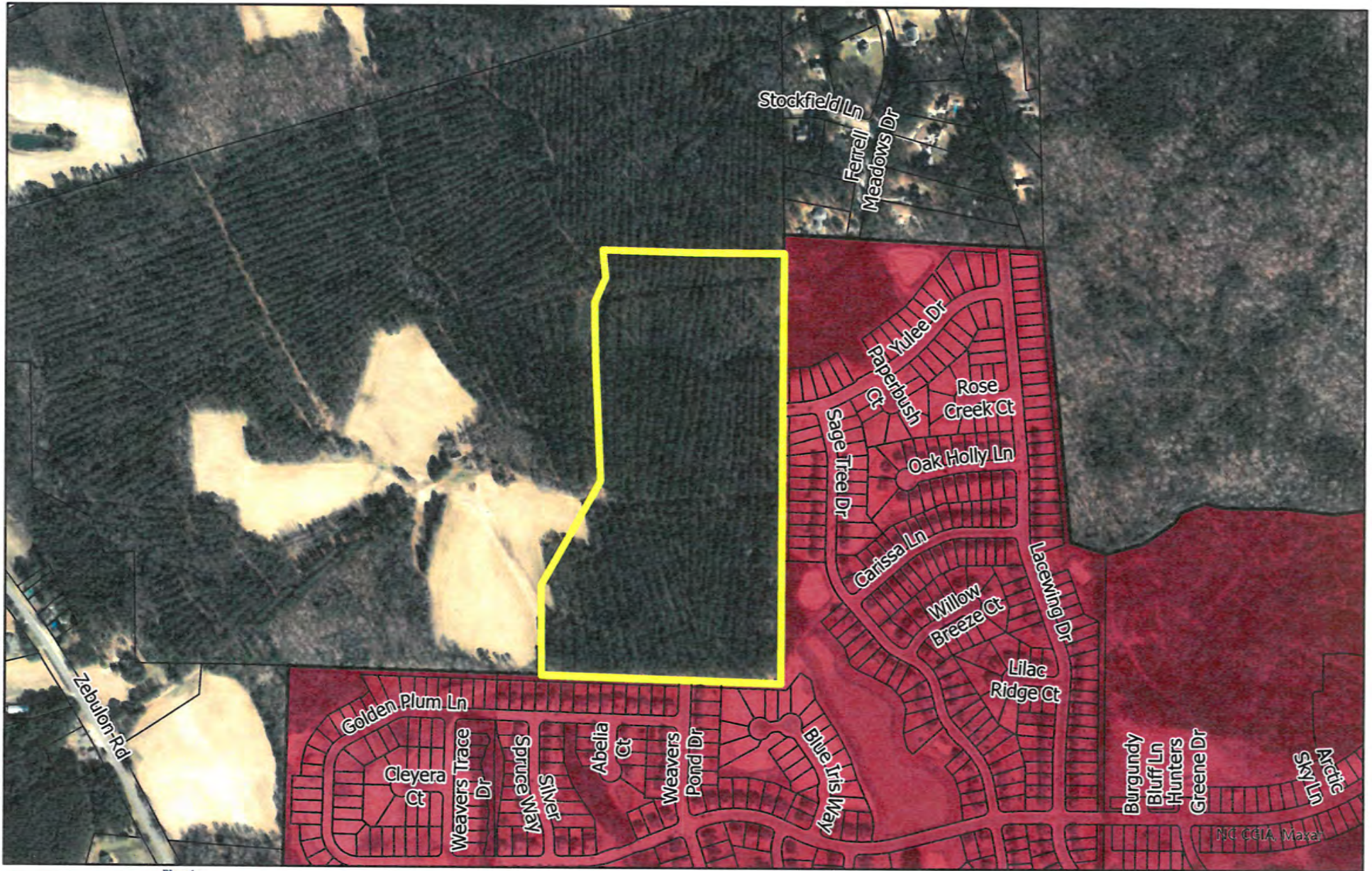


Planning
ZEBULON
NORTH CAROLINA







-  Parcels
-  Subject Property (0 Weavers Pond Dr)
- Zoning Districts**
-  R4, Residential Neighborhood
-  R-13 SUD, Residential 13 - Special Use Districts

Attachment 6 - ETJ Map



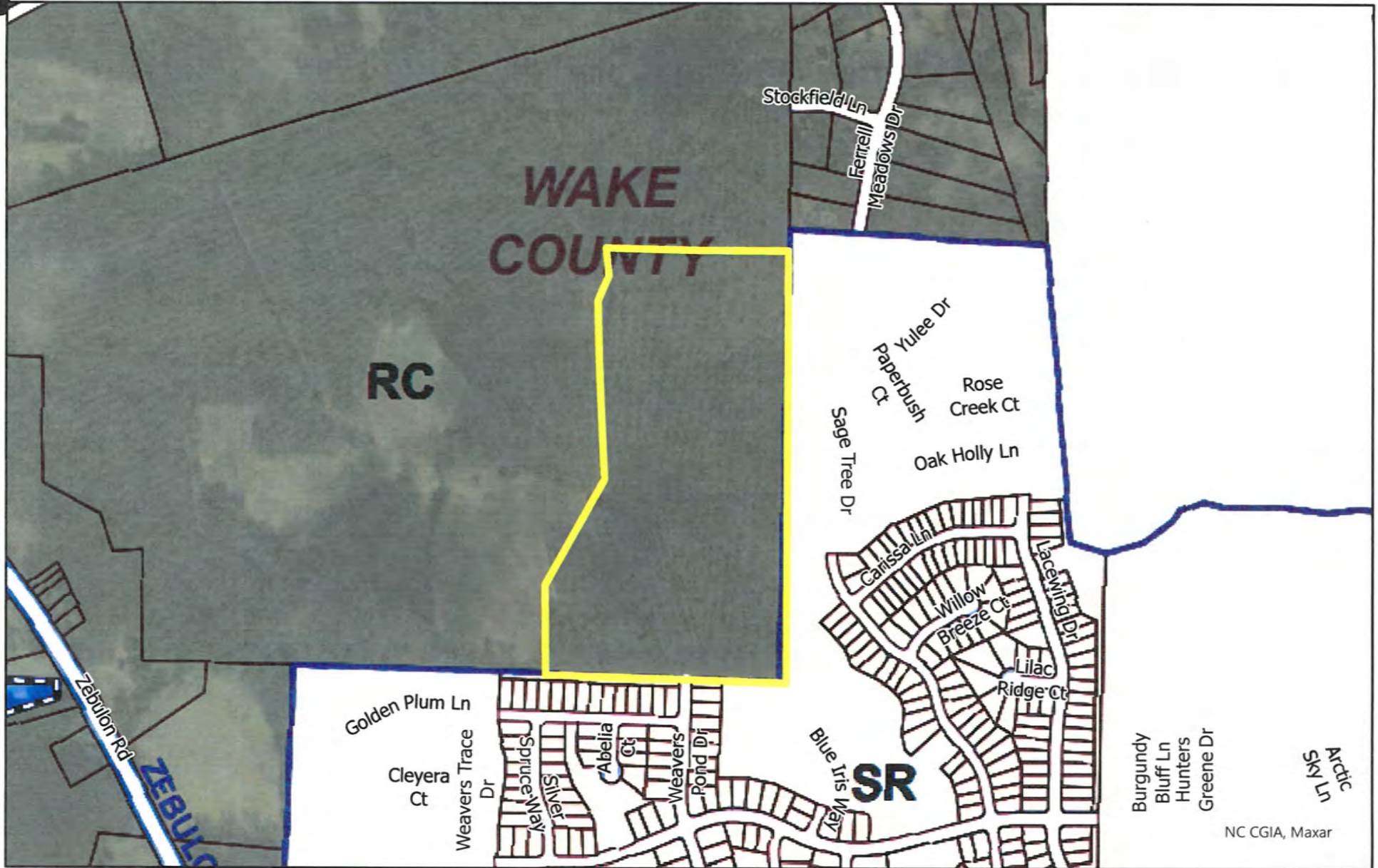
Planning
ZEBULON
NORTH CAROLINA



-  Subject Property (0 Weavers Pond Dr)
-  Corporate Limits
-  Zebulon ETJ
-  Parcels

NC CGIA, Makers

Attachment 7 - Land Use Map



Subject Property (0 Weavers Pond Dr)
 Parcels

Future Land Use
 Suburban Residential (SR)
 Rural Conservation (RC)

Attachment 8 - Site Pictures



View of property at the end of Yulee Dr

Attachment 8 - Site Pictures



View north on property near Yulee Dr

Attachment 8 - Site Pictures



View west on property

Attachment 8 - Site Pictures



View south on property (remaining trees on the left)

Attachment 8 - Site Pictures



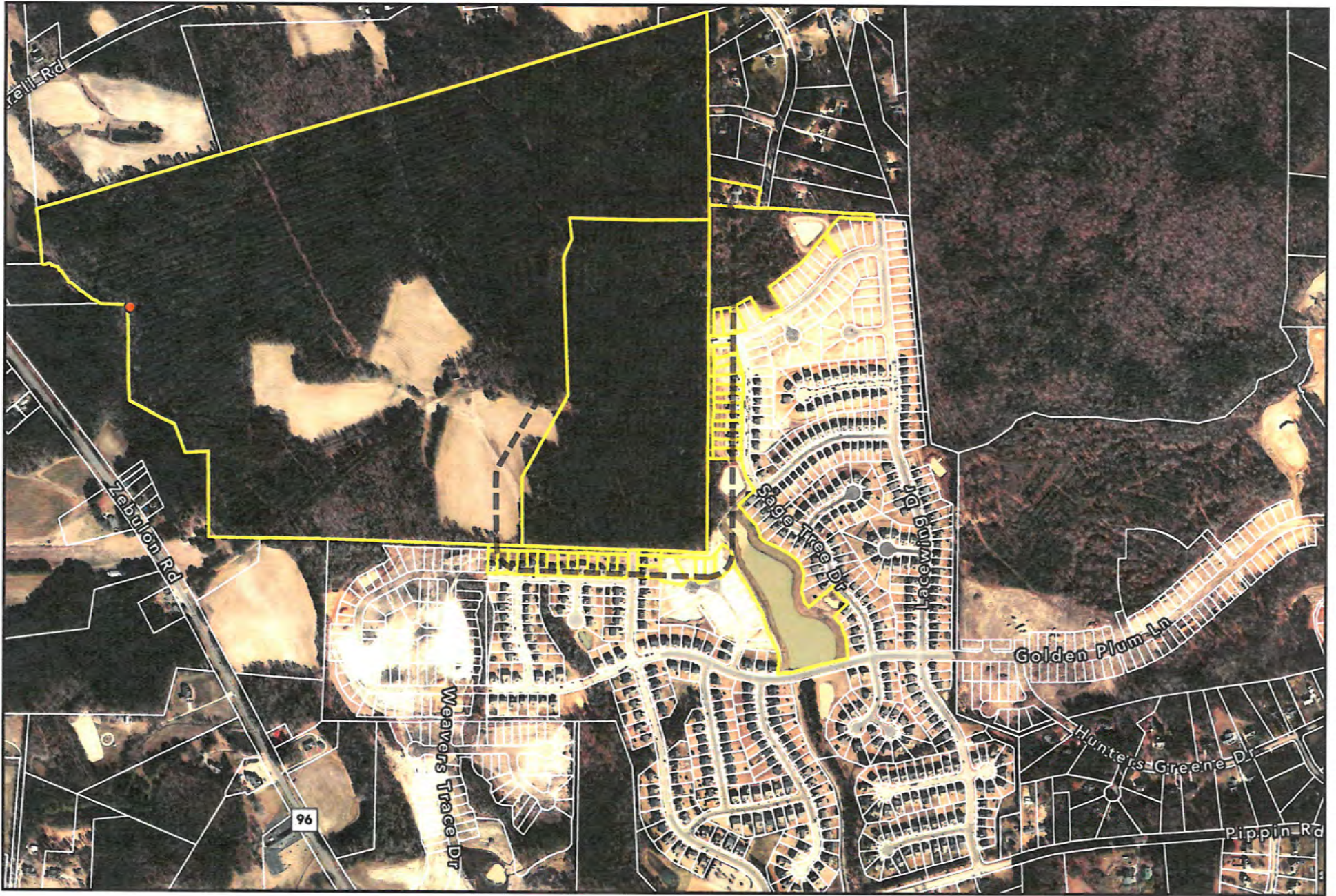
Existing buffer between Weaver's Pond and Subject Property

Notice of Public Hearing

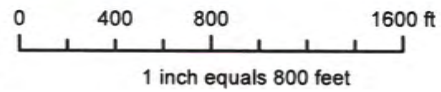
Notice is hereby given pursuant to the provisions of Article 2.2.2 of the Town of Zebulon Unified Development Ordinance that a public hearing will be held on **May 1, 2023 at 6:00 PM** at the **Zebulon Municipal Complex, 1003 N. Arendell Avenue**, and will be conducted by the Board of Commissioners of the Town of Zebulon for the purpose of considering the following items:

Annexation – 0 Weavers Pond Rd PIN #1797701367 A request by applicants Morningstar Law Group and Weavers Pond Development Company LLC 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.



Attachment 10 - 150-Foot Radius Map



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

§ 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 2023-40

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

**0 Weavers Pond Drive – Wall Purdy Tract
Pin Number 1797701367**

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 May 1, 2023 after due notice by publication in the Wake Weekly on April 21, 2023 and April 28, 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 March 6, 2023;

Section 2. Upon and after May 1, 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-58.10.

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 1st day of May 2023.

(SEAL)

Glenn L. York —Mayor


ATTEST:

APPROVED AS TO FORM:

Lisa M. Markland, CMC—Town Clerk

Eric A. Vernon—Town Attorney

STAFF REPORT
CONDITIONAL ZONING
ORDINANCE 2023-39
0 WEAVERS POND DR
MAY 1, 2023

Topic: Ordinance 2023-39 - 0 Weavers Pond Dr
Speaker: Michael J. Clark, CZO, AICP, Planning Director
From: Michael J. Clark, CZO, AICP, 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 Conditional Zoning Map Amendment for 0 Weavers Pond Dr (PIN# 1797701367).

Background:

Weaver's Pond Development Company, LLC, requests rezoning a 43.61-acre parcel from R-40W (Wake County zoning) to Residential Neighborhood - Conditional (R4-C) District for the development of an 87-lot residential subdivision. The development would connect to the adjacent Weaver's Pond subdivision through the extension of Weavers Pond Dr and Yulee Dr. The property is currently outside of the Town's Planning Jurisdiction and is seeking annexation simultaneously with this rezoning request.

A Joint Public Hearing was held on March 13, 2023.

Discussion:

The Unified Development Ordinance (§2.2.6.K) provides the following standards as the basis for the Board's on the rezoning request:

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

Policy Analysis:

Comprehensive Land Use Plan:

The Future Land Use and Character Map designates the future use of the property as Rural Conservation (RC) because part of the original tract of land is within the watershed protection area designated for the Little River Reservoir. The property was subdivided and the area requesting rezoning is not within the watershed protection area.

Approval of this rezoning application would amend the Future Land Use and Character Map for this parcel to Suburban Residential (SR) which is intended to be less dense and preserve more open space than what is typical in an urban residential setting.

STAFF REPORT
CONDITIONAL ZONING
ORDINANCE 2023-39
0 WEAVERS POND DR
MAY 1, 2023

Unified Development Ordinance:

The Applicant proposes limiting the uses to single-family detached dwelling, community garden, park (public or private) and utility, minor. The Applicant has proposed site design and architecture conditions for the Board to consider (see Attachments).

All conditions and details on the concept plan meet the spirit and intent of the UDO. If approved, the applicant would proceed with Technical Review Committee (TRC) review of final site plan and construction drawings before development can begin.

Financial Analysis:

Rezoning the property to R4-C will allow the applicant to develop 87 single-family detached homes. The median tax value of a single-family residence in Zebulon is \$216,181.¹ The development is estimated to generate approximately \$108,000 annually.

The subject property is contiguous to the Town's corporate boundaries. If approved, the homes would require the extension of Public Works, Police, and Code Enforcement services. The proposed development is within the current Fire service boundary.

Public Works service includes trash and recycling, street light electricity, and street maintenance. Police service estimates every 150 new homes generate the need for a new police officer

Planning Board Recommendation:

At the April 10, 2023, meeting, the Planning Board recommend denial of the request by a 4-3 vote, noting the lack of a vehicle connection to Ferrell Meadows Drive and increased traffic through Weaver's Pond did not meet Standard #3.

Staff Recommendation:

Staff recommends approval of Ordinance 2023-39 for the proposed conditional rezoning request as amended by the applicant, finding that the request is consistent with the Standards of Section 2.2.6.K of the UDO and the Housing Section of the Comprehensive Land Use Plan.

Attachments:

1. Application, Site Plan, Renderings, and TIA
2. Future Land Use and Character Map
3. Aerial Map
4. Zoning Map
5. Little River Watershed Map
6. Site Pictures
7. Ordinance 2023-39

¹ Wake County Tax Administration, January 1, 2022.



APPLICATION FOR
CONDITIONAL REZONING MAP AMENDMENT

PART 1. DESCRIPTION OF REQUEST/PROPERTY		
Street Address of the Property: 0 Weavers Pond Dr		Acreage: 43.61
Parcel Identification Number (NC PIN): 1797701367	Deed Book: 014676	Deed Page(s): 00016
Existing Zoning of the Property: R40W (Wake County)	Proposed Zoning of the Property: R4-C	
Existing Use of the Property: Vacant Parcel	Proposed Use of the Property: Single family detached	
Reason for Conditional Rezoning: The purpose of the rezoning is to facilitate a single family detached residential community containing up to 2.0 dwelling units per acre with associated amenities and open space consistent with the requirements of the Town of Zebulon Unified Development Ordinance.		

PART 2. APPLICANT/AGENT INFORMATION		
Name of Applicant/Agent: Weaver's Pond Development Company, LLC		
Street Address of Applicant/Agent: 4020 Wake Forest Rd, STE 102F		
City: Raleigh	State: North Carolina	Zip Code: 27609-5221
Email of Applicant/Agent: jbarron@morningstarlawgroup.com	Telephone Number of Applicant/Agent: 919-590-0371	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. PROPERTY OWNER INFORMATION		
Name of Property Owner: Wall Purdy Family LLC		
Street Address of Property Owner: 3309 Felton Pl.		
City: Raleigh	State: North Carolina	Zip Code: 27612-5001
Email of Property Owner: jbblack3@gmail.com	Telephone Number of Property Owner: 919-880-2029	Fax Number of Property Owner:
<i>I hereby state that the facts related in this application and any documents submitted herewith are complete, true, correct, and accurate to the best of my knowledge.</i>		
Signature of Applicant:	Print Name: Weaver's Pond Development Company, LLC; Grey Berry, Agent	Date:
Signature of Owner: 	Print Name: Phyllis Purdy	Date: 11-28-2023



APPLICATION FOR
CONDITIONAL REZONING MAP AMENDMENT
LEGISLATIVE CONSIDERATIONS – CONDITIONAL REZONING

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 conditional zoning district rezoning is in the public interest. These considerations do not exclude the legislative consideration of any other factor that is relevant to the public interest. Failure to adequately address the findings below may result in denial of the application. Please attach additional pages if necessary. The petition is justified based on the facts as they relate to the Standards in Section 2.2.6.K of the UDO as follows:

1. Please explain how the proposed Conditional Rezoning advances the public health, safety, or welfare
The subject property is currently zoned R40W in Wake County. The proposed conditional rezoning to R4-C will bring much needed housing to the area while conserving the rural aesthetics of the district as designated in the Future Land Use and Character map.
2. Please explain how the proposed conditional rezoning is appropriate for its proposed location, and is consistent with the purposes, goals, objectives, and policies of the town's adopted policy guidance;
The Zebulon Comprehensive Plan Future Land Use and Character map designates the subject property as a Rural Conservation (RC) district. The applicant acknowledges that the proposed rezoning requires an amendment to the Comprehensive Plan. However, the applicant submits the change is reasonable and in the public interest. First, the subject property abuts Weaver's Pond to the south and east. Weaver's Pond has been developed to include single family detached dwellings of lots that are of complimentary size to those proposed in this R4-C rezoning request.
3. Please explain how an approval of the conditional rezoning is reasonable and in the public interest;
The proposed conditional rezoning will bring much needed housing to the area and will do so in a manner that is complimentary to the existing Weaver's Pond community, which borders the subject property to the south and the east.
4. Please explain how the concept plan associated with the conditional rezoning is consistent with this Ordinance; and
The concept plan associated with the conditional rezoning is consistent with the provisions of Chapter 5 and Chapter 6 of the UDO, along with the other relevant provisions. The plan has been developed to include access and circulation consistent with the ordinance requirements. Further, the concept plan will ensure a high quality development that addresses the open space, design and other key features of the UDO.
5. Please explain how the proposed conditional rezoning addresses any other factors as the Board of Commissioners may determine to be relevant. These include but are not limited to the proposed uses requested and any requested deviations and proposed alternative means of compliance.
The proposed rezoning provides conditions that require the proposed development to meet or exceed the requirements of the Town of Zebulon's Unified Development Ordinance. The conditions can be found on the attached conditions page.



PROPOSED CONDITIONAL USES

An application has been duly filed requesting that the property described in this application be rezoned from R40W (Wake County) to R4-C. 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 Conditional Zoning 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.	community garden	26.	
3.	park (public or private)	27.	
4.	utility, minor	28.	
5.		29.	
6.		30.	
7.		31.	
8.		32.	
9.		33.	
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24.		48.	



OWNER'S CONSENT FORM

Name of Project: The Wall Purdy Tract Submittal Date: _____

OWNER'S AUTHORIZATION

I hereby give CONSENT to Weaver's Pond Development Company, LLC, Grey Berry, Agent (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 2.2.6 M. of the Town of Zebulon Unified Development Ordinance, that lands subject to a conditional rezoning 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.

Phyllis Purdy
Signature of Owner

Phyllis Purdy
Print Name

7-28-2022
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.

Phyllis Purdy
Signature of Owner

Phyllis Purdy
Print Name

7-28-2022
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.

Attachment 1 - CZ 2023-02 - REVISED CONDITIONS

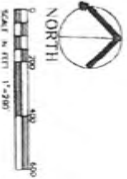
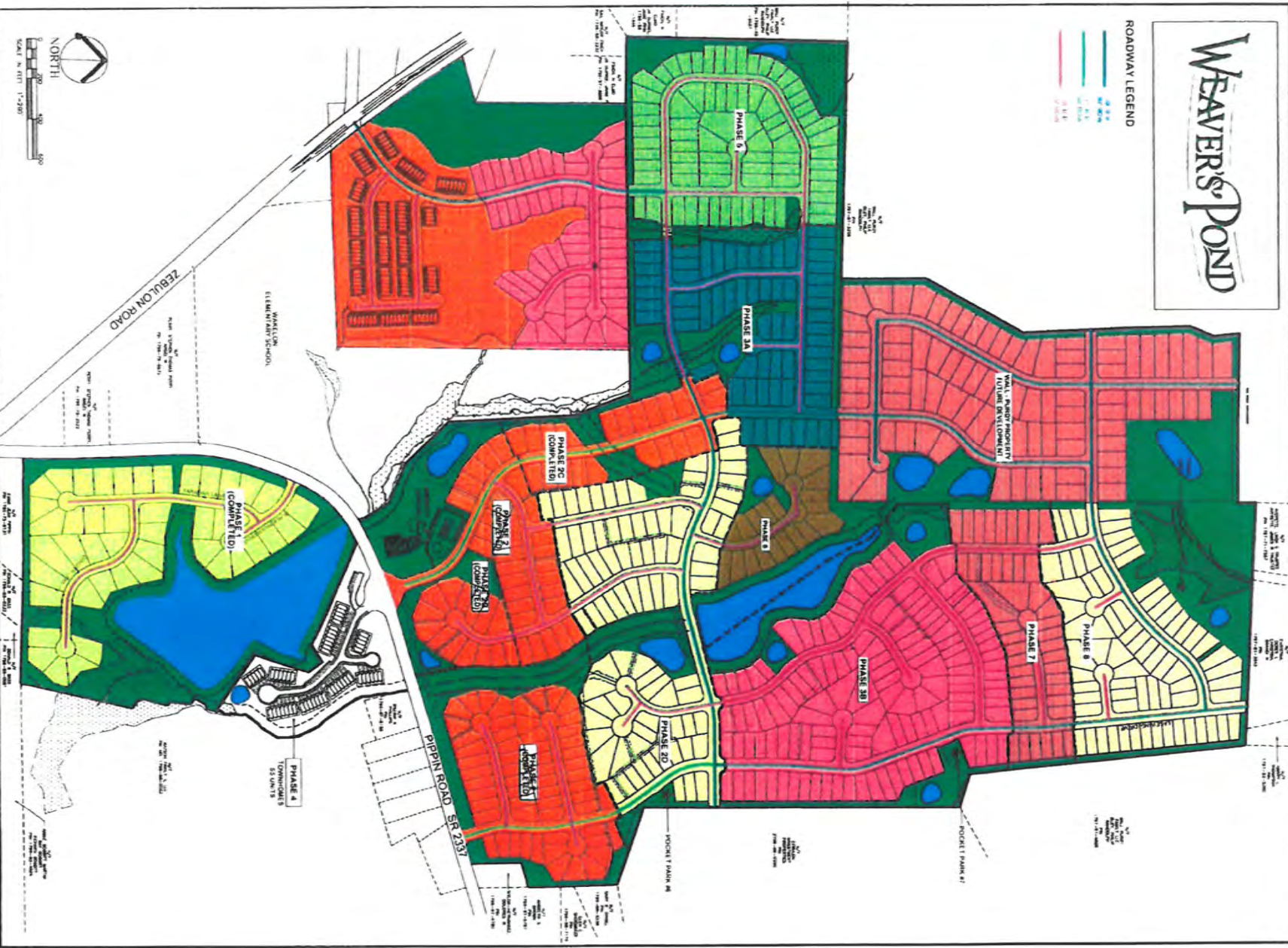
1. ALL LOTS SHALL BE A MINIMUM OF 8,700 SQUARE FEET.
2. ALL LOT WIDTHS SHALL BE A MINIMUM OF 70'.
3. ALL DWELLINGS WILL HAVE A MINIMUM TWO-CAR GARAGE.
4. GARAGE DOORS WILL HAVE WINDOWS AND CARRIAGE HARDWARE.
5. GARAGES: GARAGE DOORS SHALL BE RECESSED BEHIND THE FRONT PLAIN OF THE HOME A MINIMUM OF 8". WHERE A HOME PROVIDES A FRONT PORCH, THE GARAGE MAY EXTEND BEYOND THE FRONT PLAIN OF THE HOME, PROVIDED THE FRONT PORCH EXTENDS BEYOND THE FRONT PLAIN OF THE GARAGE A MINIMUM OF 1'.
6. SIDE LOADED GARAGES SHALL BE REQUIRED ON A MINIMUM OF 20% OF THE HOMES CONSTRUCTED. SIDE LOADED GARAGES AND "J" DRIVEWAYS SHALL BE ALLOWED A SIDE SETBACK OF 5'.
7. FOR ALL LOTS, THE ENTIRE YARD WILL BE SODDED.
8. EXTERIOR BUILDING MATERIALS: EXTERIOR SIDING WILL BE PRIMARILY FIBER CEMENT WITH BRICK OR STONE ACCENTS. THE USE OF VINYL SIDING SHALL BE PROHIBITED, EXCEPT FOR TRIM ELEMENTS OF THE DWELLING UNIT FACADE. SIDING STYLES WILL INCLUDE HORIZONTAL, SHAKE, OR BOARD AND BATTEN DESIGN. AT LEAST TWO (2) OF THE FOLLOWING MATERIALS SHALL BE USED ON EACH UNIT FIBER-CEMENT, MASONRY BRICK, BRICK VENEER, MASONRY STONE, STONE VENEER, OR SYNTHETIC STONE.
9. FOUNDATIONS: FOUNDATIONS SHALL BE RAISED ABOVE THE FINISHED GRADE – AS MEASURED ALONG THE FRONT, STREET FACING FINISHED GRADE OF THE BUILDING PAD - A MINIMUM OF 18". FOUNDATION TYPES TO BE MAY INCLUDE, STEM WALL, RAISED SLAB, OR CRAWL SPACE.
10. AMENITIES WILL INCLUDE A DOG PARK, WALKING TRAILS, AND MAINTAINED OPEN SPACE. ALL OPEN SPACE AND AMENITIES WILL BE MAINTAINED BY THE HOA
11. A MINIMUM OF 8" ROOF OVERHANG SHALL BE PROVIDED ALONG THE FRONT AND BACK OF EACH DWELLING UNIT.
12. A 10-FOOT UNDISTURBED BUFFER WILL BE MAINTAINED AROUND THE DEVELOPMENT. WHERE EXISTING PLANTS DO NOT MEET THE REQUIREMENTS OF THE UDO, PLANTINGS WILL BE SUPPLEMENTED TO MEET THE REQUIREMENT.
13. REQUIRED DECORATIVE FEATURES EACH UNIT SHALL UTILIZE AT LEAST ONE OF THE FOLLOWING: A DECORATIVE FRONT DOOR (MINIMUM 25% GLAZING); WINDOW TRANSOM, DOOR SIDELIGHTS, OR DOOR TRANSOM.
14. WINDOW TREATMENTS: WINDOWS ON FRONT ELEVATIONS SHALL OFFER EITHER TRIM OR SHUTTERS. TRIM ALONG HEADERS AND SILLS SHALL BE A MINIMUM OF 3" WIDE. SHUTTERS ARE DECORATIVE AND

Attachment 1, CZ 2023-02 REVISED CONDITIONS

- MAY OR MAY NOT BE "OPERATIONAL". SHUTTERS SHALL HAVE A MINIMUM WIDTH OF 18".
15. PORCHES: FRONT PORCHES SHALL EXTEND BEYOND THE FRONT PLAIN OF THE GARAGE ON 20% OF THE HOMES CONSTRUCTED. FRONT PORCHES SHALL BE ALLOWED TO EXTEND BEYOND THE FRONT SETBACK OF THE BUILDING ENVELOPE A MAXIMUM OF 10'.
 16. FRONT PORCHES SHALL WRAP AROUND THE CORNER OF THE FRONT FAÇADE ON A MINIMUM OF 20% OF THE HOMES CONSTRUCTED.
 17. ALL HOMES WILL HAVE A REAR PATIO OR DECK OF AT LEAST 100 SQUARE FEET.
 18. ACCESSORY BUILDINGS SHALL BE CONSTRUCTED OF MATERIALS THAT MATCH THE SINGLE-FAMILY DWELLING.
 19. IN ORDER TO PROMOTE VARIATION IN HOME APPEARANCE, NO FRONT ELEVATION OR PRIMARY SIDING COLOR SHALL BE CONSTRUCTED WITHIN TWO HOUSES OF AN IDENTICAL ELEVATION OR PRIMARY SIDING COLOR ON THE SAME SIDE OF THE STREET OR ACROSS THE STREET. FOR CORNER LOTS, NO IDENTICAL ELEVATION OR PRIMARY SIDING COLOR WILL BE CONSTRUCTED DIAGONALLY ACROSS AN INTERSECTION.
 20. HOMEOWNERS ASSOCIATION WILL LIMIT THE NUMBER OF RENTAL HOMES TO A MAXIMUM OF 10%. THIS RESTRICTION SHALL BE RECORDED IN HOA COVENANTS, CONDITIONS AND RESTRICTIONS.
 21. ALL HOME DESIGN AND CONSTRUCTION SHALL CONFORM TO SECTION 5.2 OF THE TOWN OF ZEBULON'S UNIFIED DEVELOPEMNT ORDINACE.

WEAVERS' POND

ROADWAY LEGEND



PLD
 PROJECT DEVELOPMENT
 CONSULTANTS, INC.

Weavers' Pond
 MASTER PLAN

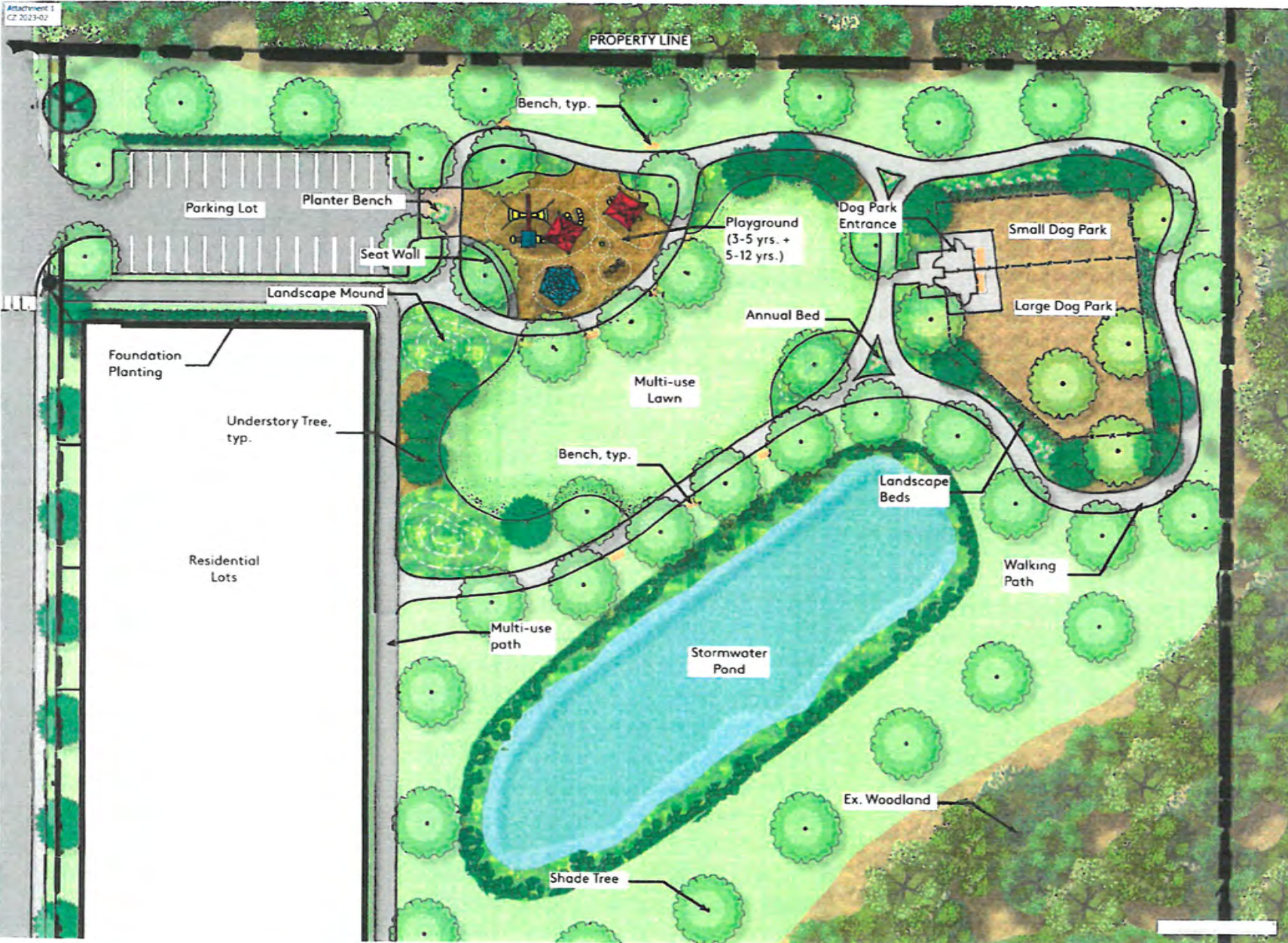
PROJECT: FDCWSPUP
 ISSUED: 24 MARCH 2023
 DWG NO: MP.1



EXISTING
WEAVERS POND
SUBDIVISION

EXISTING
WEAVERS POND
SUBDIVISION

NORTH



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**PRELIMINARY AMENITY
CONCEPT PLAN**
FOR FUTURELL DEVELOPMENT, LLC
2620 ZEBULON ROAD, ZEBULON NC, 27597

PROJECT	P25	DATE	
FILE	LA1.01	DATE	11/15/23
DESIGN			
DESIGNED BY	EJS		
CHECKED BY	JEA		
PROJECT	AMENITY AREA ENLARGEMENT		

Attachment 1
CZ 2023-02

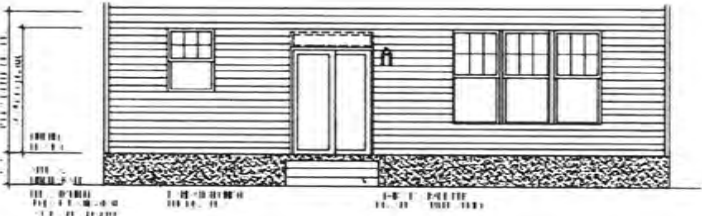
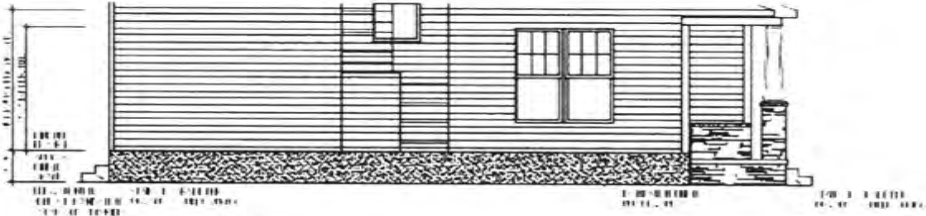
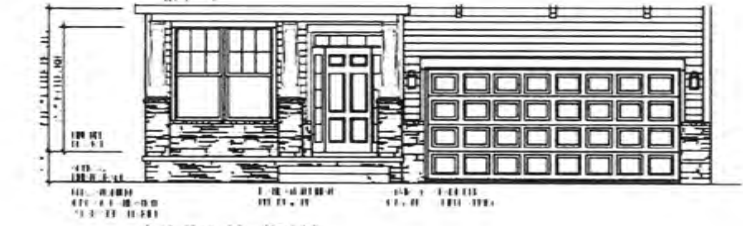


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Attachment 1
CZ 2023-02



ELEV











Attachment 1
CZ 2023-02





Attachment 1
CZ 2023-02



Attachment 1
CZ 2023-02



Attachment 1
CZ 2023-02



Attachment 1
CZ 2023-02



Attachment 1
CZ 2023-02



RAMEY KEMP ASSOCIATES

TOGETHER WE ARE LIMITLESS



July 29, 2022

Mr. Meade Bradshaw
Assistant Planning Director
Town of Zebulon
1003 N. Arendell Avenue
Zebulon, NC 27597
P: (919) 269-7455
E: mbradshaw@townofzebulon.org

Subject: **Traffic Assessment**
Weaver's Pointe - Zebulon, North Carolina

Dear Mr. Bradshaw:

This letter provides a summary of a Traffic Assessment prepared for the Weaver's Pointe residential development located north of Pippin Road and east of NC 96 (Zebulon Road) in Zebulon, North Carolina. Refer to the attachments for the site location map. The purpose of the study is to determine how traffic generated by the proposed development is expected to impact the surrounding roadways and intersections.

The proposed additional phase is expected to consist of 105 single-family homes and is anticipated to be completed by 2024. Site access will be provided via connections to the existing Weaver's Pond and Weaver's Ridge developments via Yulee Drive and Golden Plum Lane.

Refer to the attachments for a copy of the preliminary site plan and for an illustration of the existing lane configurations within the study area.

Study Area

Based on coordination with the Town of Zebulon (Town) and the North Carolina Department of Transportation (NCDOT), the study area consists of the following intersections:

- NC 96 (Zebulon Road) & Pippin Road
- NC 96 (Zebulon Road) & Glory Road
- Pippin Road & Pearces Road

Analysis Scenarios

All capacity analyses were performed utilizing Synchro (Version 10.3). All study intersections were analyzed during the weekday AM and PM peak hours and PM school peak hours under the following proposed traffic scenarios:

- 2022 Existing Traffic Conditions
- 2025 (Build +1) No-Build Traffic Conditions
- 2025 (Build +1) Build Traffic Conditions



Attachment 1
CZ 2023-02

2022 Existing Traffic Volumes

Through coordination with the Town and NCDOT, existing peak hour traffic volumes were determined based on previously conducted turning movement counts collected as part of the Weaver’s Pond and Weaver’s Ridge traffic studies. Previously collected turning movement counts were grown from the year collected to the 2022 existing analysis year using a 3% annual growth rate.

Peak hour turning movement counts were conducted at the following study intersections during the weekday AM and PM peak hours at the listed dates:

- NC 96 (Zebulon Road) & Pippin Road - August 30th, 2017
- NC 96 (Zebulon Road) & Glory Road - April 10th, 2019
- Pippin Road & Pearces Road - October 3rd, 2017

It should be noted that the Weaver’s Pond development is currently fully build-out with the exception of Phase 5 (73 single-family homes). Therefore, the traffic associated with the currently built portion of the development was added to the grown traffic counts to accurately model existing traffic conditions. Refer to Table 1 below, for a breakdown of the expected trip generation of Weaver’s Pond and how the expected development trips were applied in this study.

Table 1: Weaver’s Pond Development Traffic

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	AM Peak Hour Trips (vph)		PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Weaver’s Pond Full Buildout (From Weaver’s Pond TIA)						
Single-Family Housing (210)	525 DU	5,000	99	295	331	194
Townhouse (230)	55 DU	400	4	20	19	10
Total		5,400	103	315	350	204
Weaver’s Pond Phase 5 (To Be Built)						
Single-Family Housing (210) (Approx. 14% of Total SFH)	73 DU	695	14	41	46	27
Existing Development (Currently Built)						
Existing Weaver’s Pond Development (As of 2022)		4,705	89	274	304	177

Volumes were balanced along NC 96 (Zebulon Road) to account for any variance associated with the different count dates. Volumes were not balanced along Pippin Road due to the reasonable imbalance in comparison to the land uses between the intersections along Pippin Road. A copy of the count data is attached to this report. Refer to the attachments for an illustration of the 2022 existing weekday AM and PM peak hour traffic volumes.



Attachment 1
CZ 2023-02

Background Traffic Volumes

Based on a review of traffic growth patterns and adjacent development information, background traffic volumes were determined by projecting 2022 existing traffic volumes to the 2025 build-out year using a 3% annual growth rate. It should be noted that the balanced 2022 existing traffic volumes were not rebalanced after the growth rate was applied for the 2025 projected traffic volumes, which can result in minor vehicles imbalances due to rounding. Refer to the attachments for an illustration of the 2025 projected peak hour traffic volumes. Through coordination with the Town and NCDOT, the following adjacent developments were identified to be included in this study:

- Weaver’s Pond (Phase 5)
- Weaver’s Ridge
- Taryn Lake & Taryn Creek
- Pearces Road

Refer to the attachments for an illustration of the adjacent development peak hour traffic volumes.

It should be noted that per the completed traffic study for Weaver’s Ridge, it was assumed that a portion of the Weaver’s Pond development site traffic would be rerouted to utilize the future site driveway along NC 96 (Zebulon Road). Refer to the attachments for an illustrations of this rerouted development traffic.

Future Improvements

Through coordination with the Town and NCDOT, it was determined that the future improvements associated with Weaver’s Ridge should be considered in the analysis of future conditions. Geometric improvements are expected at both study intersections along NC 96 by these developments.

2025 No-Build Traffic Volumes

The 2025 no-build traffic volumes were determined by projecting the 2022 existing peak hour traffic to the year 2025, and adding the adjacent development trips. Refer to the attachments for an illustration of the 2025 no-build peak hour traffic volumes.

Trip Generation

Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE *Trip Generation Manual*, 11th Edition. Refer to Table 2, for a detailed breakdown of the proposed site trip generation.

Table 2: Trip Generation Summary

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	AM Peak Hour Trips (vph)		PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Single-Family Housing (210)	105 units	1,055	20	58	66	38



It is estimated that the proposed development will generate approximately 1,055 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 78 trips (20 entering and 58 exiting) will occur during the weekday AM peak hour and 104 trips (66 entering and 38 exiting) will occur during the weekday PM peak hour.

Trip Distribution and Assignment

The primary site trips are distributed based on the locations of existing traffic patterns, population centers adjacent to the study area, and engineering judgment. A summary of the overall distributions is below:

- 50% to/from the south via NC 96 (Zebulon Road)
- 25% to/from the south via NC 96 (Zebulon Road)
- 20% to/from the north via Pearces Road
- 5% to/from the south via Pearces Road

It should be noted that the regional distributions were based on the approved distributions from the Weaver’s Pond and Weaver’s Ridge traffic studies. Refer to the attachments for illustrations of the site trip distribution and site trip assignment, respectively.

2025 Build Traffic

To estimate the 2025 build traffic conditions with the site fully built-out, the total site trips were added to the 2025 no-build traffic volumes. Refer to the attachments for an illustration of the 2025 build peak hour traffic volumes.

Capacity Analysis

Study intersections were analyzed using the methodology outlined in the Highway Capacity Manual (HCM), 6th Edition published by the Transportation Research Board. Capacity and level of service are the design criteria for this traffic study. A computer software package, Synchro (Version 10.3), was used to complete the analyses for most of the study area intersections. Please note that the unsignalized capacity analysis does not provide an overall level of service for an intersection; only delay for an approach with a conflicting movement.

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 control delay per vehicle for both signalized and unsignalized intersections. Control delay as defined by the HCM includes “initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay”. An average control delay of 50 seconds at a signalized intersection results in LOS “D” operation at the intersection.

Attachment 1
 CZ 2023-02

Table 3 Highway Capacity Manual - Levels-of-Service and Delay

UNSIGNALIZED INTERSECTION		SIGNALIZED INTERSECTION	
LEVEL OF SERVICE	AVERAGE CONTROL DELAY PER VEHICLE (SECONDS)	LEVEL OF SERVICE	AVERAGE CONTROL DELAY PER VEHICLE (SECONDS)
A	0-10	A	0-10
B	10-15	B	10-20
C	15-25	C	20-35
D	25-35	D	35-55
E	35-50	E	55-80
F	>50	F	>80

The study intersections were analyzed under 2022 existing, 2025 no-build, and 2025 build traffic conditions with lane configurations and traffic control shown in Tables 4-6. Refer to Tables 4-6 for a summary of the analysis results. The Synchro capacity analysis reports are attached to this report.



Attachment 1
CZ 2023-02

Table 4: Analysis Summary of NC 96 (Zebulon Road) and Pippin Road

ANALYSIS SCENARIO	A P P R O A C H	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2022 Existing Conditions	WB NB SB	1 LT-RT 1 TH, 1 RT 1 LT, 1 TH	C B B	B (18)	D C B	C (22)
2025 No-Build Conditions	WB NB SB	1 LT-RT 1 TH, 1 RT 1 LT, 1 TH	C B B	C (21)	D C B	C (26)
2025 Build Conditions	WB NB SB	1 LT-RT 1 TH, 1 RT 1 LT, 1 TH	C C B	C (22)	D C B	C (27)

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

Capacity analysis of 2022 existing, 2025 no-build, and 2025 build traffic conditions indicates that this intersection is expected to operate at an overall LOS C or better during the weekday AM and PM peak hours under all analysis scenarios. Additionally, all intersection approaches are expected to operate at LOS D or better during the weekday AM and PM peak hours. Due to the expected acceptable operation of this intersection upon buildout of the proposed development, no improvements are recommended at this intersection by the development.



Attachment 1
CZ 2023-02

Table 5: Analysis Summary of NC 96 (Zebulon Road) and Glory Road / Weaver’s Ridge Site Drive

ANALYSIS SCENARIO	A P P R O A C H	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2022 Existing Conditions	EB NB SB	1 LT-RT 1 LT-TH 1 TH-RT	C ² A ¹ -	N/A	C ² A ¹ -	N/A
2025 No-Build Conditions	EB <u>WB</u> NB SB	1 LT-TH-RT <u>1 LT, 1 TH-RT</u> 1 LT-TH, <u>1 RT</u> <u>1 LT-TH-RT</u>	D ² F ² A ¹ A ¹	N/A	E ² F ² A ¹ A ¹	N/A
2025 Build Conditions	EB <u>WB</u> NB SB	1 LT-TH-RT <u>1 LT, 1 TH-RT</u> 1 LT-TH, <u>1 RT</u> <u>1 LT-TH-RT</u>	D ² F ² A ¹ A ¹	N/A	F ² F ² A ¹ A ¹	N/A
2025 Build Conditions Signalized to meet UDO	EB <u>WB</u> NB SB	1 LT-TH-RT <u>1 LT, 1 TH-RT</u> 1 LT-TH, <u>1 RT</u> <u>1 LT-TH-RT</u>	D D B B	B (17)	D D A B	B (13)

Improvements and/or revised lane configurations by Weaver’s Ridge are shown underlined.
Improvements and/or revised lane configurations by the development 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 2022 existing traffic conditions indicates that the major-street left-turn movement on NC 96 (Zebulon Road) are expected to operate at LOS A during the weekday AM and PM peak hours and that the minor-street approach of Glory Road are expected to operate at LOS C during the weekday AM and PM peak hours.

Under future traffic conditions, the Weaver’s Ridge development is expected to construct the westbound approach of this intersection and provide a dedicated northbound right-turn lane on NC 96 (Zebulon Road). Under 2025 no-build and 2025 build traffic conditions, the major-street left-turn movement on NC 96 (Zebulon Road) are expected to operate at LOS A during the weekday AM and PM peak hours. The eastbound minor-street approach of Glory Road is expected to operate at LOS D during the weekday AM peak hour and at LOS E/F during the weekday PM peak hour. The westbound minor-street approach of Weaver’s Ridge Site Drive is expected to operate at LOS F during both the weekday AM and PM peak hours.

Per the Town’s UDO, if a site access operates at LOS D or worse, additional site access points may need to be considered. It should be noted that the proposed Weaver’s Pointe development has interconnectivity with the northern section of the Weaver’s Pond development which two (2) site access points along Pippin Road. Drivers will likely use an alternative site access if they experience significant delay at the more convenient site access.



In order to meet the Town’s UDO, improvements must be identified to improve the intersection to an acceptable level-of-service. Signalization and/or additional capacity along NC 96 (Zebulon Road) would be necessary for significant improvement at the intersection. A traffic signal was considered at this intersection and 2025 build peak hour traffic volumes were analyzed utilizing the criteria contained in the *Manual on Uniform Traffic Control Devices* (MUTCD). A traffic signal was warranted during both the weekday AM and PM peak hours under 2025 build traffic conditions; however, it is not expected that this intersection would satisfy the 8-hour and 4-hour warrants, which NCDOT favors for installation of a traffic signal. These longer period warrants are not typically met for residential and school areas due to the distinct peak traffic periods for these types of development. For these reasons, signalization is not recommended at this intersection. A traffic signal was analyzed at the intersection to meet the Town’s UDO requirements. With a signal, the intersection is expected to operate at LOS D with all approaches operating at LOS D or better during the weekday AM and PM peak hours.

Based on a review of SimTraffic simulations, queues for the westbound minor-street approach are expected to be fairly minor and excessive queuing is not expected on this approach upon buildout of the proposed development without signalization. Therefore, no improvements are recommended at this intersection by the proposed development.

Table 6: Analysis Summary of Pippin Road and Pearces Road

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2022 Existing Conditions	EB	1 LT-TH-RT	B ²	N/A	C ²	N/A
	WB	1 LT-TH-RT	B ²		C ²	
	NB	1 LT-TH-RT	A ¹		A ¹	
	SB	1 LT-TH-RT	A ¹		A ¹	
2025 No-Build Conditions	EB	1 LT-TH-RT	C ²	N/A	C ²	N/A
	WB	1 LT-TH-RT	C ²		C ²	
	NB	1 LT-TH-RT	A ¹		A ¹	
	SB	1 LT-TH-RT	A ¹		A ¹	
2025 Build Conditions	EB	1 LT-TH-RT	C ²	N/A	D ²	N/A
	WB	1 LT-TH-RT	C ²		C ²	
	NB	1 LT-TH-RT	A ¹		A ¹	
	SB	1 LT-TH-RT	A ¹		A ¹	

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

Capacity analysis of 2022 existing, 2025 no-build, and 2025 build traffic conditions indicates that the major-street left-turn movements on Pearces Road are expected to operate at LOS A during the weekday AM and PM peak hours and that the minor-street approaches of Pippin Road are expected to operate at LOS D or better during the weekday AM and PM peak hours under all analysis scenarios. Due to the expected acceptable operation of this intersection upon buildout of the proposed development, no improvements are recommended at this intersection by the development.

Attachment 1
CZ 2023-02

Recommendations

Based on the findings of this study, the planned future geometric improvements committed by other developments are expected to accommodate future traffic conditions upon buildout of the proposed development. See a more detailed description of the recommended improvements below. Refer to the attachments for an illustration of the committed roadway improvements by other developments and future lane configurations expected within the study area.

Improvements by Weaver's Ridge

NC 96 (Zebulon Road) and Glory Road / Weaver's Ridge Site Drive

- Provide site access via westbound approach with one ingress lane and two egress lanes striped as one left-turn lane and one shared through/right-turn lane.
- Provide designated northbound right-turn lane with at least 100 feet of storage and appropriate decel and taper.
- Provide designated southbound left-turn lane with at least 50 feet of storage and appropriate decel and taper.
- Monitor intersection for signalization.

Improvements by Weaver's Pointe

NC 96 (Zebulon Road) and Glory Road / Weaver's Ridge Site Drive

- Monitor intersection for signalization.

Attachment 1
CZ 2023-02

Findings and Summary

Based on the findings of this study, specific geometric improvements have been identified and are recommended to accommodate future traffic conditions and to mitigate the development’s proportional impact on the surround transportation network.

If you should have any questions, please feel free to contact me at (919) 872-5115.

Sincerely,



Caroline Cheeves, P.E.
Traffic Engineering Project Manager
Infrastructure Consulting Services, Inc.
dba

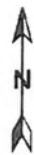
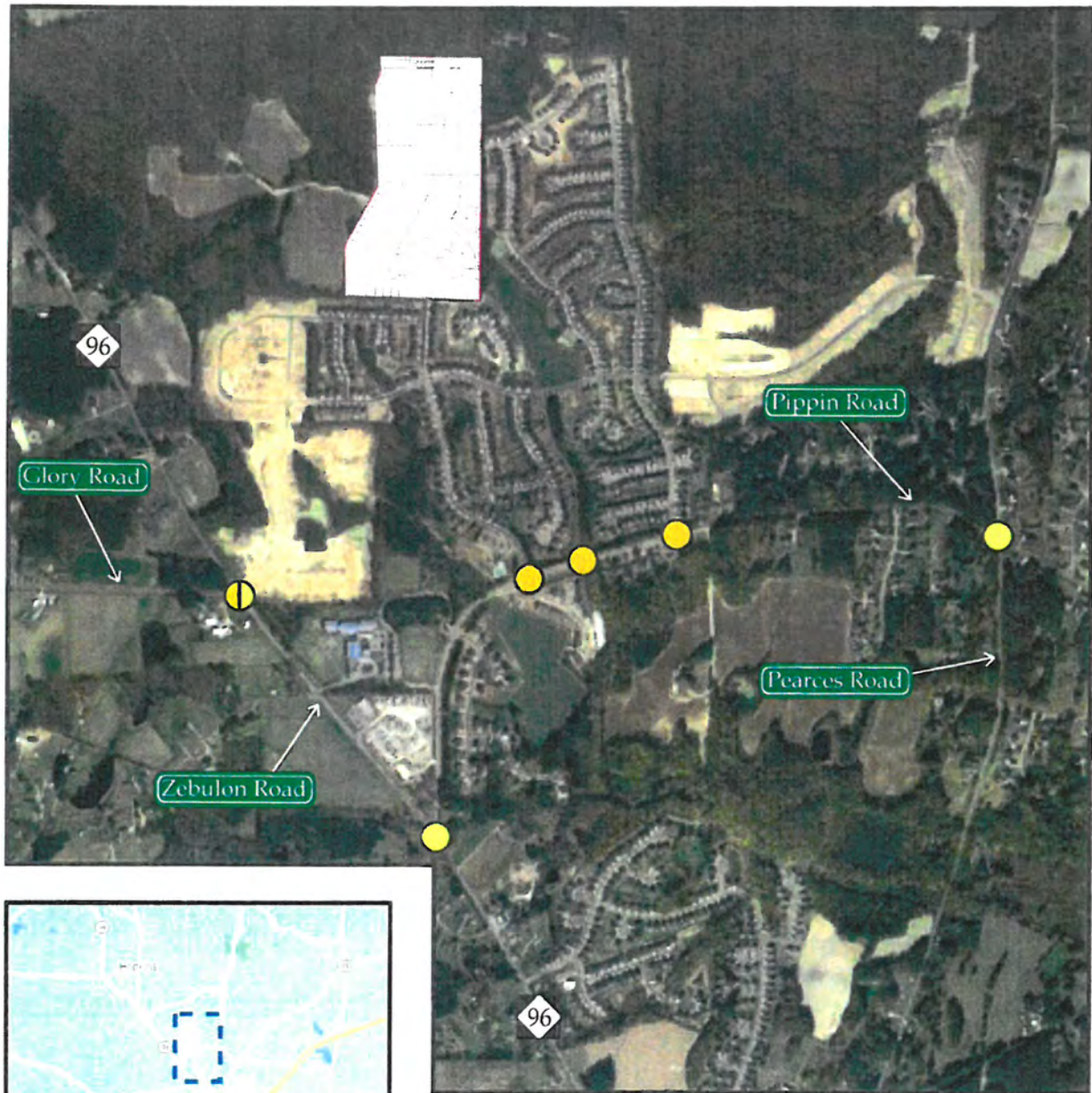
Ramey Kemp Associates
License # F-1489






- Attachments:
- Figures
 - Traffic Counts
 - Adjacent Development Information
 - Synchro Reports
 - MUTCD Signal Warrant Analysis


Attachment 1, CZ 2023-02 - REVISED Traffic Counts

Intersection	Approach	TIA 2022 Volumes		3/23/2023		Difference		Percentages	
		AM	PM	AM	PM	AM	PM	AM	PM
Pippin Rd & NC 96	SB	624	607	414	578	-210	-29	-34%	-5%
	WB	270	218	217	147	-53	-71	-20%	-33%
	NB	497	776	510	644	13	-132	3%	-17%
	EB	0	0	0	0	0	0		
	Total	1391	1601	1141	1369	-250	-232	-18%	-14%
NC 96 & Glory Rd	SB	619	604	334	548	-285	-56	-46%	-9%
	WB	0	0	32	18	32	18		
	NB	452	617	500	438	48	-179	11%	-29%
	EB	5	4	4	9	-1	5	-20%	125%
	Total	1076	1225	870	1013	-206	-212	-19%	-17%
Pearces Rd & Pippin Rd	SB	346	256	237	175	-109	-81	-32%	-32%
	WB	79	96	83	112	4	16	5%	17%
	NB	82	349	130	275	48	-74	59%	-21%
	EB	106	87	65	83	-41	-4	-39%	-5%
	Total	613	788	515	645	-98	-143	-16%	-18%




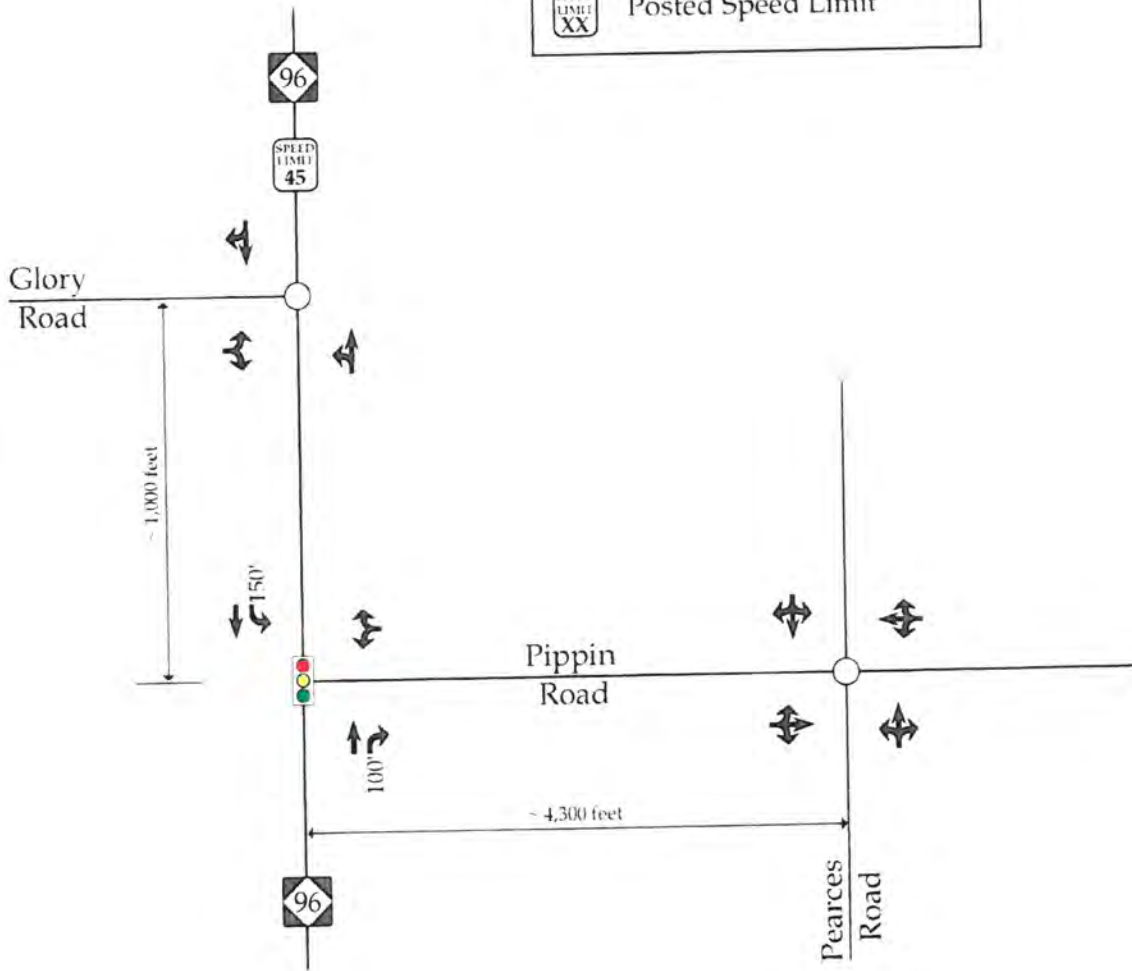
LEGEND

-  Study Intersection
-  Proposed Site Access
-  Study Area

	Weaver's Pointe Zebulon, NC	Site Location Map	
		Scale: Not to Scale	

LEGEND

- Unsignalized Intersection
- ➔ Existing Lane
- x Storage (In Feet)
-  Posted Speed Limit



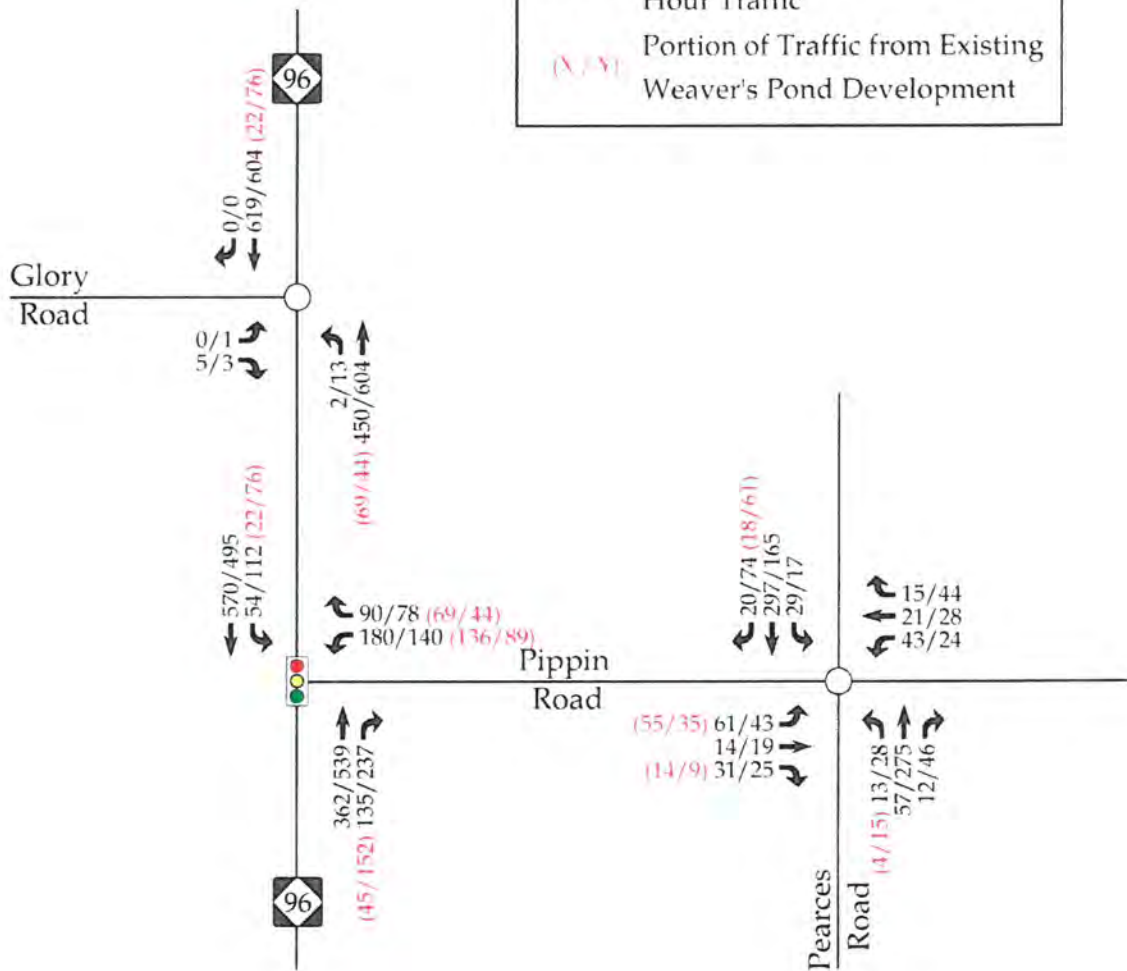
Weaver's Pointe
Zebulon, NC

2022 Existing
Lane Configurations


Scale: Not to Scale

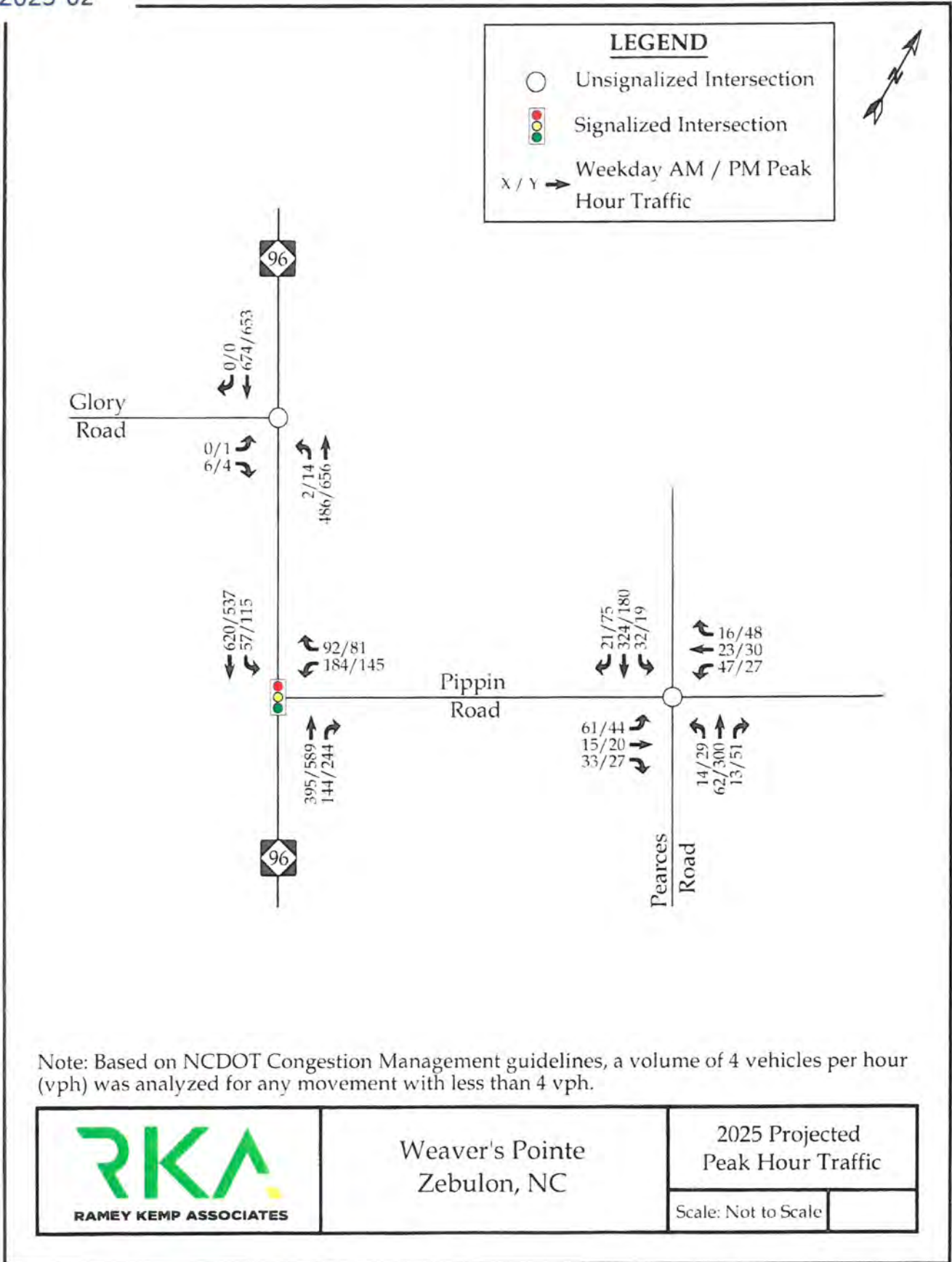
LEGEND

- Unsignalized Intersection
- 🚦 Signalized Intersection
- X / Y → Weekday AM / PM Peak Hour Traffic
- (X / Y) Portion of Traffic from Existing Weaver's Pond Development




Note: Based on NCDOT Congestion Management guidelines, a volume of 4 vehicles per hour (vph) was analyzed for any movement with less than 4 vph.

	Weaver's Pointe Zebulon, NC	2022 Existing Peak Hour Traffic	
		Scale: Not to Scale	



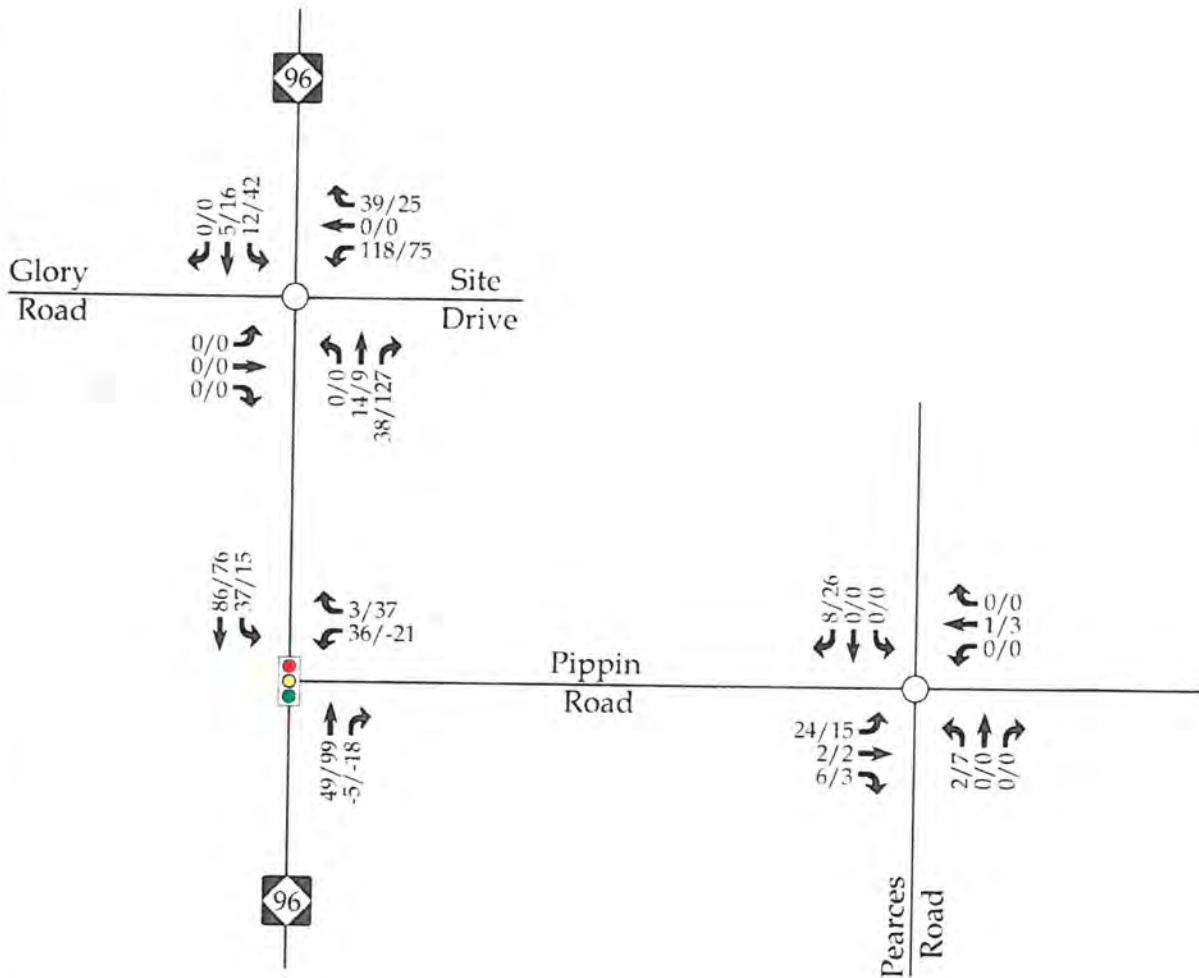
Note: Based on NCDOT Congestion Management guidelines, a volume of 4 vehicles per hour (vph) was analyzed for any movement with less than 4 vph.

	Weaver's Point Zebulon, NC	2025 Projected Peak Hour Traffic	
		Scale: Not to Scale	

LEGEND

- Unsignalized Intersection
- 🚦 Signalized Intersection
- X / Y → Weekday AM / PM Peak Hour Adjacent Development Trips

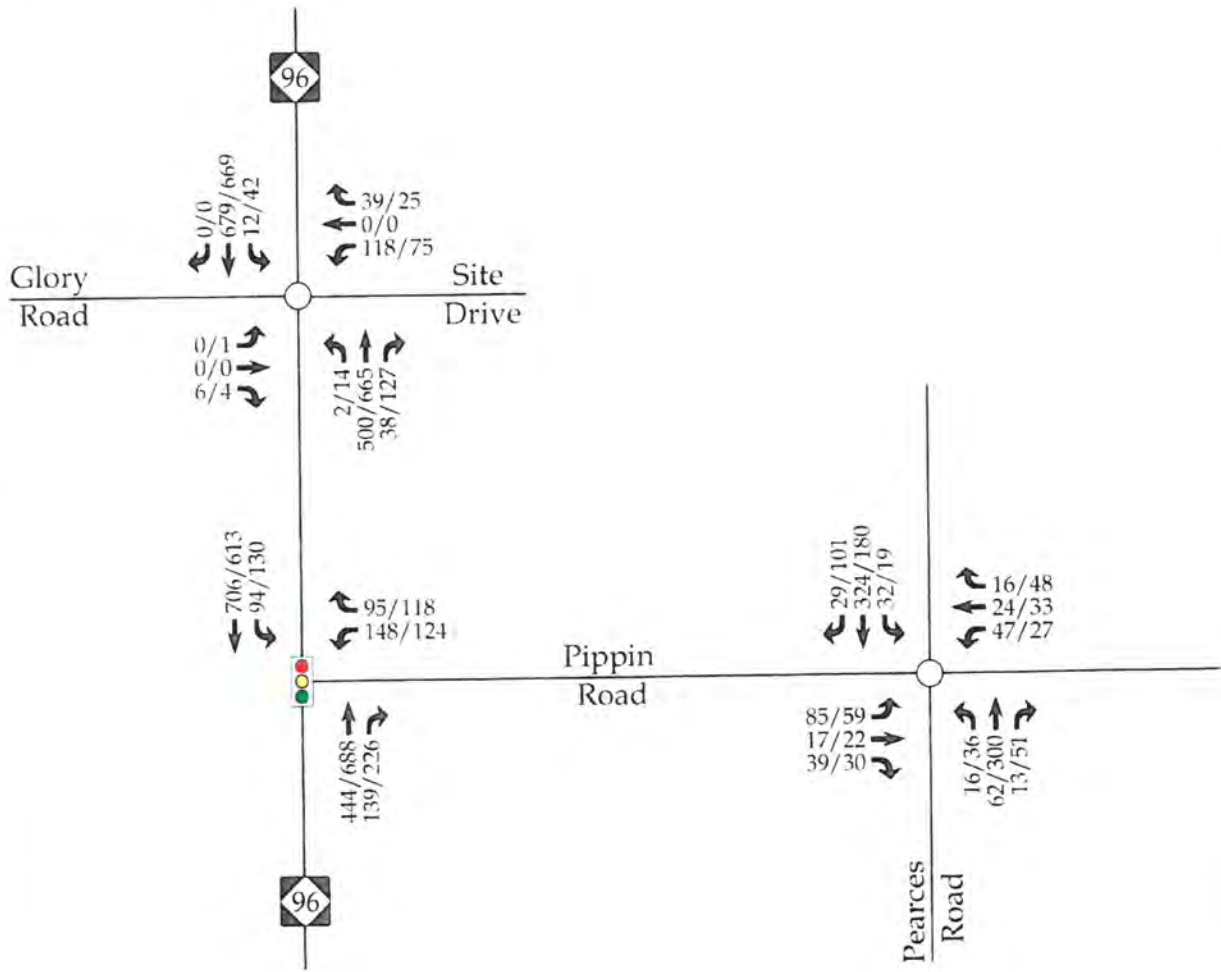
*Note: Negative numbers are the result of rerouted Weaver's Pond traffic with the addition of the Weaver's Ridge site driveway on NC 96.



	Weaver's Pointe Zebulon, NC	Peak Hour Adjacent Development Trips	
		Scale: Not to Scale	

LEGEND

- Unsignalized Intersection
- 🚦 Signalized Intersection
- X / Y → Weekday AM / PM Peak Hour Traffic

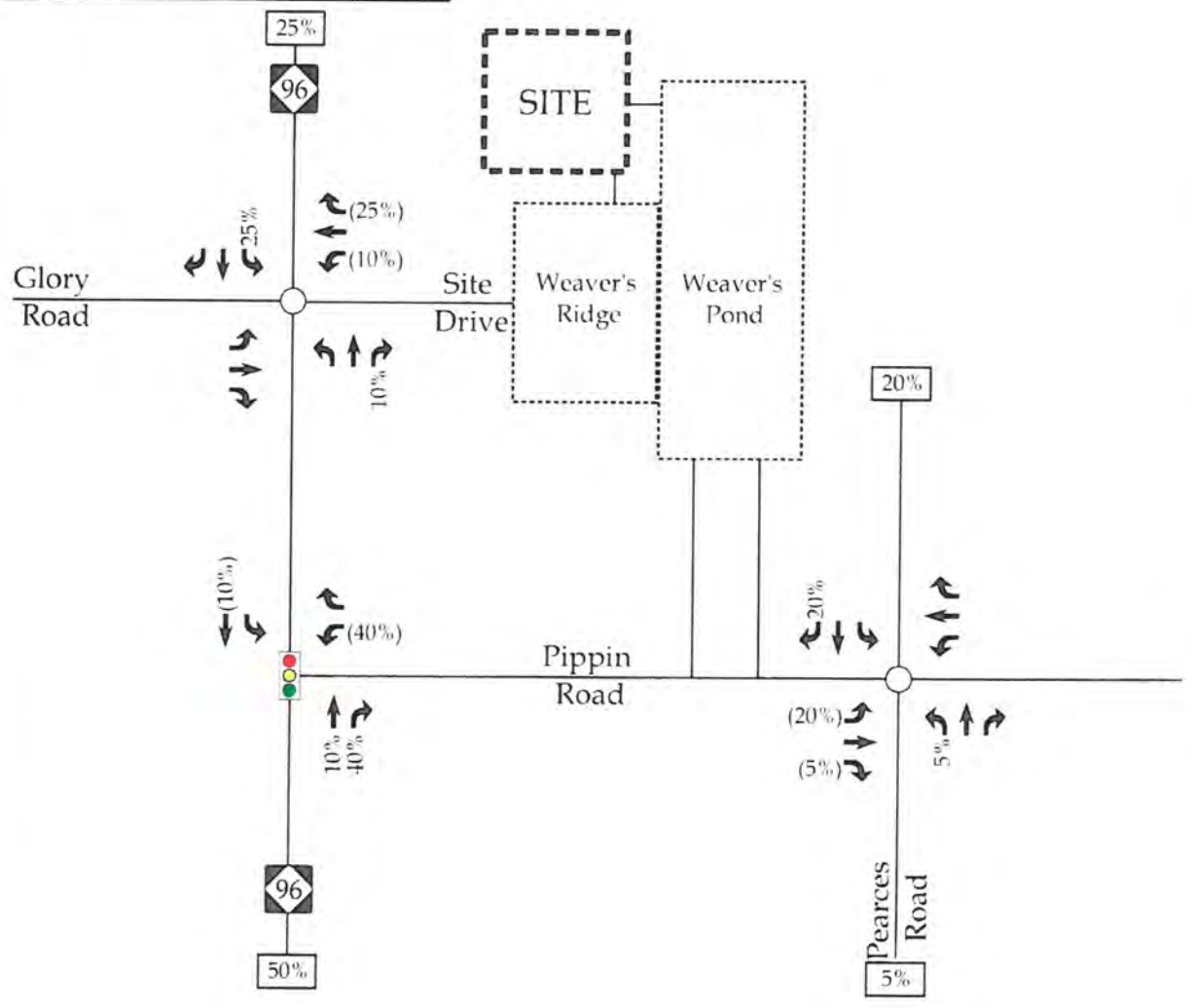


Note: Based on NCDOT Congestion Management guidelines, a volume of 4 vehicles per hour (vph) was analyzed for any movement with less than 4 vph.

	Weaver's Pointe Zebulon, NC	2025 No-Build Peak Hour Traffic	
		Scale: Not to Scale	

LEGEND

- Unsignalized Intersection
- 🚦 Signalized Intersection
- X% → Entering Trip Distribution
- (Y%) → Exiting Trip Distribution
- XX% Regional Trip Distribution



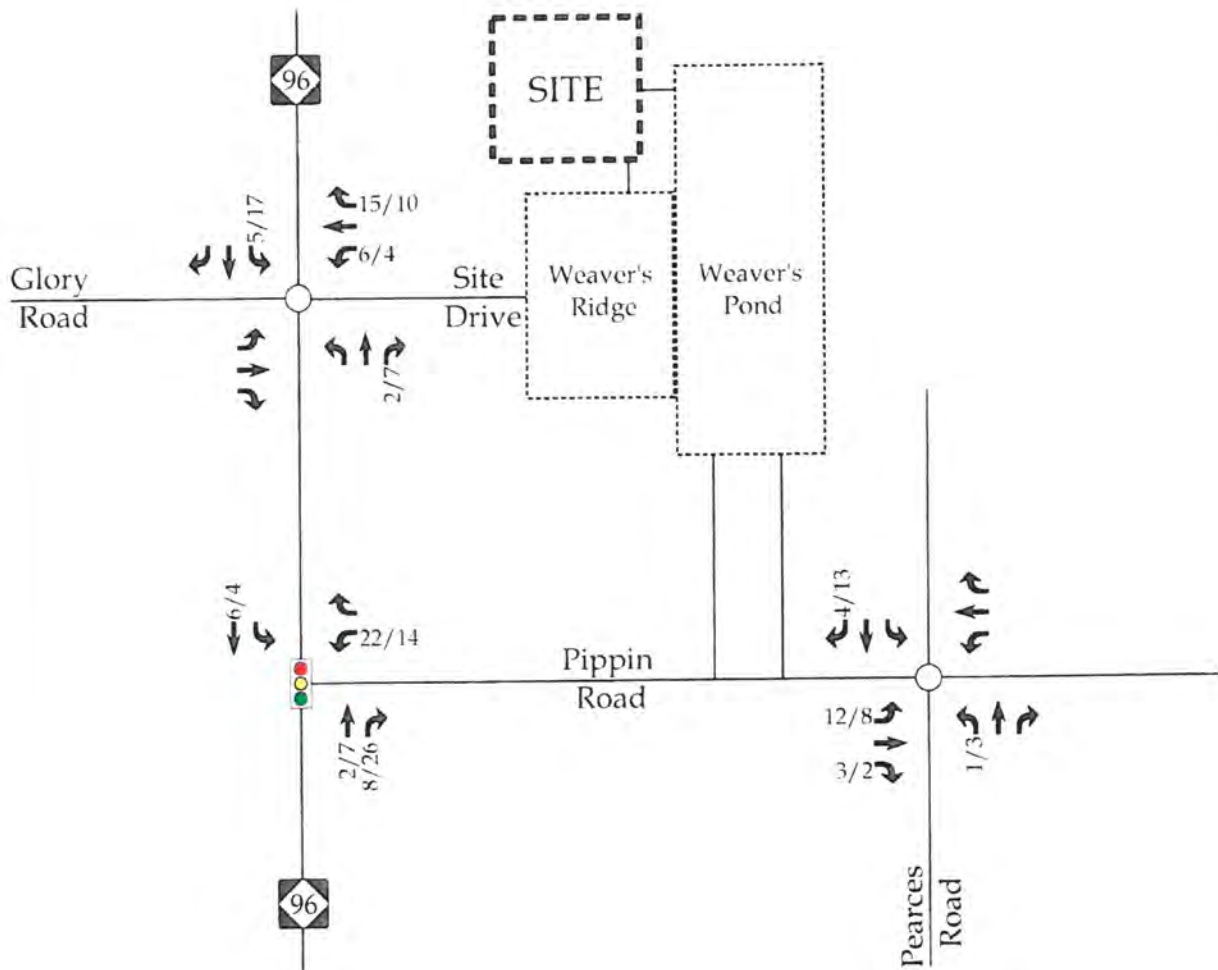
Weaver's Pointe
Zebulon, NC

Site Trip Distribution

Scale: Not to Scale

LEGEND

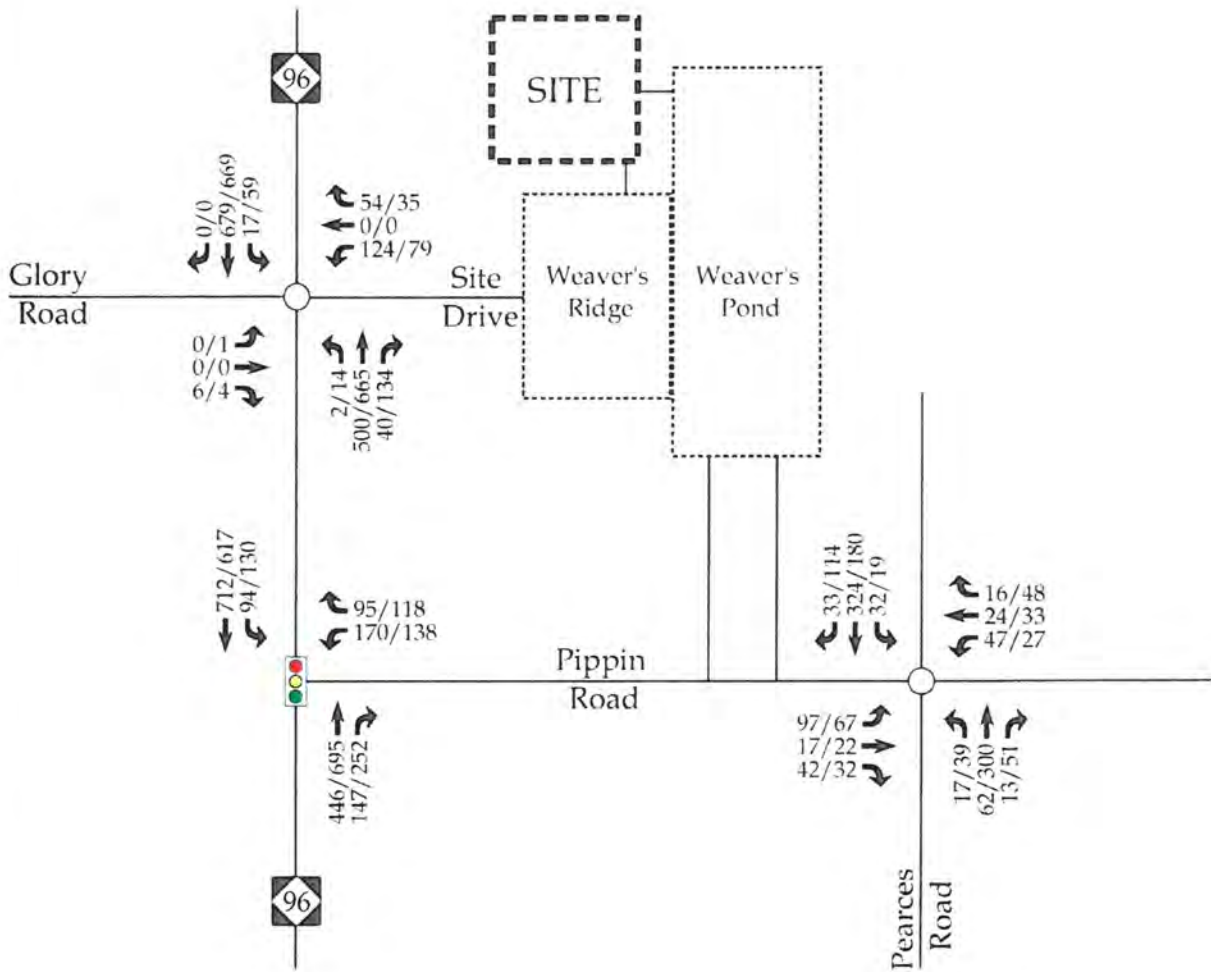
- Unsignalized Intersection
- 🚦 Signalized Intersection
- X / Y → Weekday AM / PM Peak Hour Site Trips



	Weaver's Pointe Zebulon, NC	Site Trip Assignment	
		Scale: Not to Scale	

LEGEND

- Unsignalized Intersection
- 🚦 Signalized Intersection
- X / Y → Weekday AM / PM Peak Hour Traffic



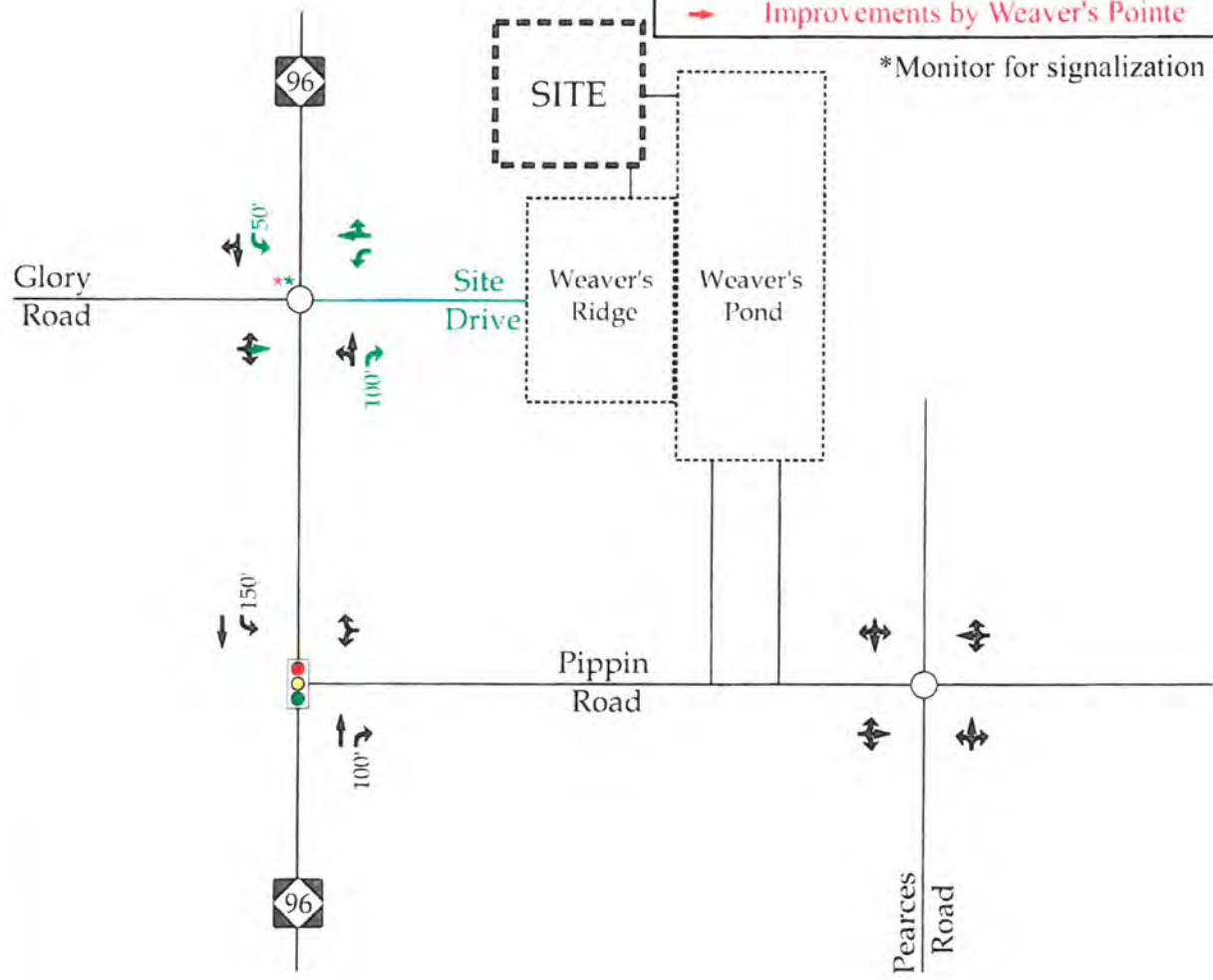
Note: Based on NCDOT Congestion Management guidelines, a volume of 4 vehicles per hour (vph) was analyzed for any movement with less than 4 vph.

	Weaver's Pointe Zebulon, NC	2025 Build Peak Hour Traffic	
		Scale: Not to Scale	



LEGEND

- Unsignalized Intersection
- 🚦 Signalized Intersection
- ➡ Existing Lane
- x' Storage (In Feet)
- ➡ Improvements by Weaver's Ridge
- ➡ Improvements by Weaver's Pointe



Weaver's Pointe
Zebulon, NC

Recommended Lane Configurations	
Scale: Not to Scale	



5808 Faringdon Place, Suite 100
Raleigh, NC 27609
PH: 919 872-5115

File Name : NC 96 and Pippin Road
Site Code : 00083017
Start Date : 8/30/2017
Page No : 1

Groups Printed- Cars & Trucks

Start Time	Pippin Road From North					NC 96 From East					From South					NC 96 From West					Total	Total	Total
	Right	Thru	Left	TRKS	...	Right	Thru	Left	TRKS	...	Right	Thru	Left	TRKS	...	Right	Thru	Left	TRKS	...			
06:00 AM	3	0	4	0	7	1	50	0	2	51	0	0	0	0	0	0	41	1	8	42	10	100	110
06:15 AM	3	0	3	0	6	5	55	0	0	60	0	0	0	0	0	0	52	0	2	52	2	118	120
06:30 AM	1	0	12	0	13	3	84	0	3	87	0	0	0	0	0	0	82	2	1	84	4	184	188
06:45 AM	6	2	17	1	25	6	90	0	3	96	0	0	0	0	0	0	91	1	4	92	8	213	221
Total	13	2	36	1	51	15	279	0	8	294	0	0	0	0	0	0	266	4	15	270	24	615	639
07:00 AM	9	0	22	0	31	16	70	3	1	89	0	0	0	0	0	0	81	8	6	89	7	209	216
07:15 AM	11	0	21	0	32	6	75	0	0	81	0	0	0	0	0	0	71	4	2	75	2	188	190
07:30 AM	5	0	14	0	19	22	89	1	3	112	0	0	0	0	0	0	121	6	1	127	4	258	262
07:45 AM	5	0	7	0	12	9	62	0	3	71	0	0	0	0	0	0	152	6	5	158	8	241	249
Total	30	0	64	0	94	53	296	4	7	353	0	0	0	0	0	0	425	24	14	449	21	896	917
08:00 AM	4	0	8	0	12	20	86	0	5	106	0	0	0	0	0	0	107	8	8	115	13	233	246
08:15 AM	4	0	9	0	13	27	70	0	2	97	0	0	0	0	0	0	89	8	5	97	7	207	214
08:30 AM	4	0	9	0	13	27	57	0	2	84	0	0	0	0	0	0	86	16	5	102	7	199	206
08:45 AM	4	0	16	1	20	38	62	0	4	100	0	0	0	0	0	0	72	11	4	83	9	203	212
Total	16	0	42	1	58	112	275	0	13	387	0	0	0	0	0	0	354	43	22	397	36	842	878
09:00 AM	8	1	70	0	79	50	56	0	9	106	0	0	0	0	0	0	77	11	6	88	15	273	288
09:15 AM	9	0	34	0	43	17	43	0	1	60	0	0	0	0	0	0	80	12	4	92	5	195	200
09:30 AM	5	0	13	0	18	13	64	0	4	77	0	0	0	0	0	0	56	3	4	59	8	154	162
09:45 AM	3	0	4	0	7	7	45	0	6	52	0	0	0	0	0	0	72	1	5	73	11	132	143
Total	25	1	121	0	147	87	208	0	20	295	0	0	0	0	0	0	285	27	19	312	39	754	793
10:00 AM	4	0	6	1	10	10	40	0	3	50	0	0	0	0	0	0	55	4	4	59	8	119	127
10:15 AM	4	0	6	0	10	4	54	0	3	58	0	0	0	0	0	0	36	2	4	38	7	106	113
10:30 AM	7	0	13	0	20	4	48	0	3	52	0	0	0	0	0	0	56	4	1	60	4	132	136
10:45 AM	6	0	6	0	12	6	45	0	6	51	0	0	0	0	0	0	54	5	2	59	8	122	130
Total	21	0	31	1	52	24	187	0	15	211	0	0	0	0	0	0	201	15	11	216	27	479	506
11:00 AM	0	0	9	0	9	9	43	0	3	52	0	0	0	0	0	0	54	6	5	60	8	121	129
11:15 AM	2	0	7	1	9	7	43	0	4	50	0	0	0	0	0	0	52	6	3	58	8	117	125
11:30 AM	5	0	12	1	17	9	45	0	2	54	0	0	0	0	0	0	49	3	2	52	5	123	128
11:45 AM	4	0	10	0	14	10	45	0	4	55	0	0	0	0	0	0	42	3	6	45	10	114	124
Total	11	0	38	2	49	35	176	0	13	211	0	0	0	0	0	0	197	18	16	215	31	475	506
12:00 PM	3	0	10	2	13	12	52	0	5	64	0	0	0	0	0	0	50	1	3	51	10	128	138
12:15 PM	6	0	10	1	16	9	65	0	5	74	0	0	0	0	0	0	48	3	2	51	8	141	149
12:30 PM	3	0	12	0	15	13	50	0	3	63	0	0	0	0	0	0	44	4	3	48	6	126	132
12:45 PM	3	0	12	0	15	11	46	0	3	57	0	0	0	0	0	0	43	0	3	43	6	115	121
Total	15	0	44	3	59	45	213	0	16	258	0	0	0	0	0	0	185	8	11	193	30	510	540



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Groups Printed- Cars & Trucks

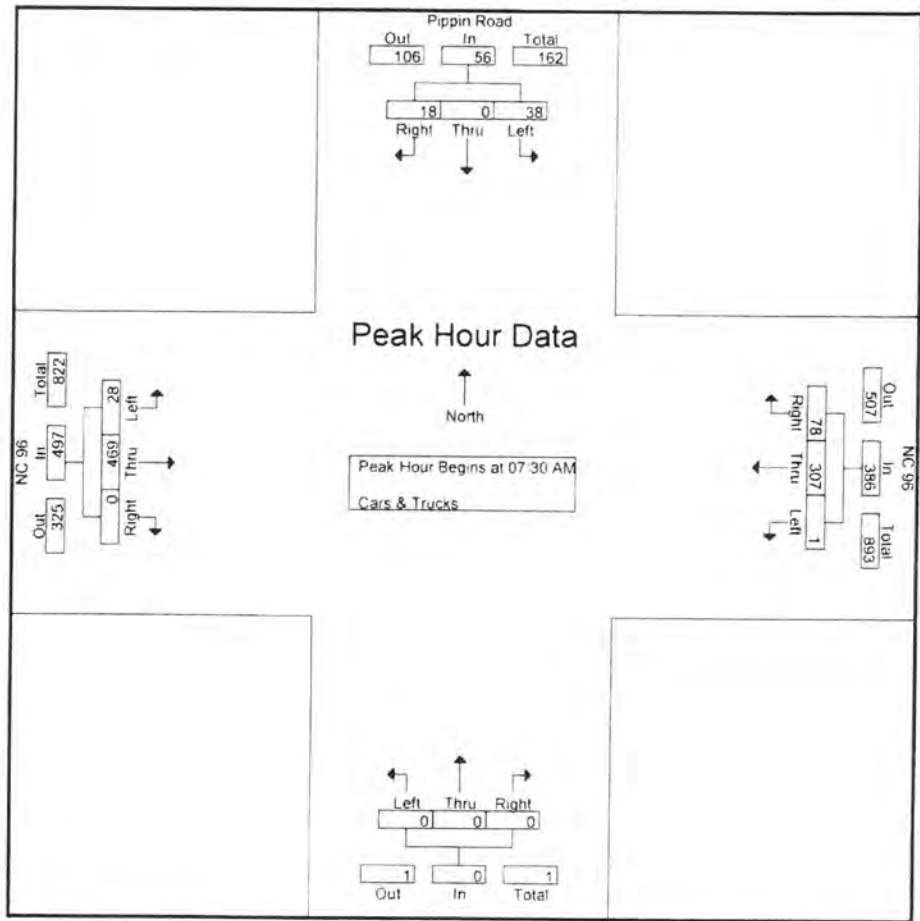
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	Right	Thru	Left	TRKS	Other	Right	Thru	Left	TRKS	Other	Right	Thru	Left	TRKS	Other	Right	Thru	Left	TRKS	Other			
01 00 PM	5	0	2	0	7	3	59	0	4	62	0	0	0	0	0	0	54	3	5	57	9	126	135
01 15 PM	3	0	5	1	8	3	62	0	2	65	0	0	0	0	0	0	48	5	6	53	9	126	135
01 30 PM	1	0	5	1	6	16	73	0	12	89	0	0	0	0	0	0	56	3	2	59	15	154	169
01 45 PM	3	0	5	0	8	6	61	0	6	67	0	0	0	0	0	0	36	5	5	41	11	116	127
Total	12	0	17	2	29	28	255	0	24	283	0	0	0	0	0	0	194	16	18	210	44	522	566
02 00 PM	3	0	11	1	14	9	78	0	6	87	0	0	0	0	0	0	65	4	4	69	11	170	181
02 15 PM	6	0	8	0	14	7	63	0	5	70	0	0	0	0	0	0	72	3	6	75	11	159	170
02 30 PM	6	0	6	1	12	5	71	0	3	76	0	0	0	0	0	0	67	3	8	70	12	158	170
02 45 PM	8	0	8	1	16	12	79	0	2	91	0	0	0	0	0	0	89	3	7	92	10	199	209
Total	23	0	33	3	56	33	291	0	16	324	0	0	0	0	0	0	293	13	25	306	44	686	730
03 00 PM	5	0	10	0	15	15	82	0	1	97	0	0	0	0	0	0	68	7	3	75	4	187	191
03 15 PM	2	0	12	1	14	31	93	0	4	124	0	0	0	0	0	0	79	5	6	84	11	222	233
03 30 PM	6	0	9	0	15	26	77	0	3	103	0	0	0	0	0	0	79	6	7	85	10	203	213
03 45 PM	6	0	25	1	31	20	75	0	1	95	0	0	0	0	0	0	72	6	0	78	2	204	206
Total	19	0	56	2	75	92	327	0	9	419	0	0	0	0	0	0	298	24	16	322	27	816	843
04 00 PM	12	0	48	1	60	17	90	0	4	107	0	0	0	0	0	0	97	9	7	106	12	273	285
04 15 PM	4	0	11	0	15	12	114	0	2	126	0	0	0	0	0	0	90	4	5	94	7	235	242
04 30 PM	11	0	18	1	29	9	119	0	4	128	0	0	0	0	0	0	81	6	2	87	7	244	251
04 45 PM	8	0	20	0	28	11	123	0	2	134	0	0	0	0	0	0	73	10	3	83	5	245	250
Total	35	0	97	2	132	49	446	0	12	495	0	0	0	0	0	0	341	29	17	370	31	997	1028
05 00 PM	4	0	4	0	8	13	94	0	4	107	0	0	0	0	0	0	83	6	2	89	6	204	210
*** BREAK ***																							
05 30 PM	4	0	7	1	11	18	125	0	1	143	0	0	0	0	0	0	95	6	1	101	3	255	258
05 45 PM	12	0	14	0	26	24	125	0	3	149	0	0	0	0	0	0	127	9	1	136	4	311	315
Total	20	0	25	1	45	55	344	0	8	399	0	0	0	0	0	0	305	21	4	326	13	770	783
06 00 PM	7	0	10	0	17	18	107	0	0	125	0	0	0	0	0	0	95	8	3	103	3	245	248
06 15 PM	6	0	13	2	19	13	108	0	3	121	0	0	0	0	0	0	76	8	2	84	7	224	231
06 30 PM	7	0	7	0	14	9	86	0	2	95	0	0	0	0	0	0	104	4	1	108	3	217	220
*** BREAK ***																							
Total	20	0	30	2	50	40	301	0	5	341	0	0	0	0	0	0	275	20	6	295	13	686	699
Grand Total	260	3	634	20	897	668	3596	4	166	4270	0	0	0	0	0	0	3619	262	194	3881	380	9048	9428
Apprch %	29	0.3	70.7			15.6	84.3	0.1			0	0	0	0	0	0	93.2	6.8			4	96	
Total %	2.9	0	7			9.9	7.4	39.6	0	47.2	0	0	0	0	0	0	40	2.9		42.9	4	96	



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Site Code : 00083017
Start Date : 8/30/2017
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Start Time	Pippin Road From North				NC 96 From East				From South				NC 96 From West				Int Total
	Right	Thru	Left	App Total	Right	Thru	Left	App Total	Right	Thru	Left	App Total	Right	Thru	Left	App Total	
Peak Hour Analysis From 06:00 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	5	0	14	19	22	89	1	112	0	0	0	0	0	121	6	127	258
07:45 AM	5	0	7	12	9	62	0	71	0	0	0	0	0	152	6	158	241
08:00 AM	4	0	8	12	20	86	0	106	0	0	0	0	0	107	8	115	233
08:15 AM	4	0	9	13	27	70	0	97	0	0	0	0	0	89	8	97	207
Total Volume	18	0	38	56	78	307	1	386	0	0	0	0	0	469	28	497	939
% App Total	32.1	0	67.9		20.2	79.5	0.3		0	0	0		0	94.4	5.6		
PHF	900	000	679	737	722	862	250	862	000	000	000	000	000	771	875	786	910

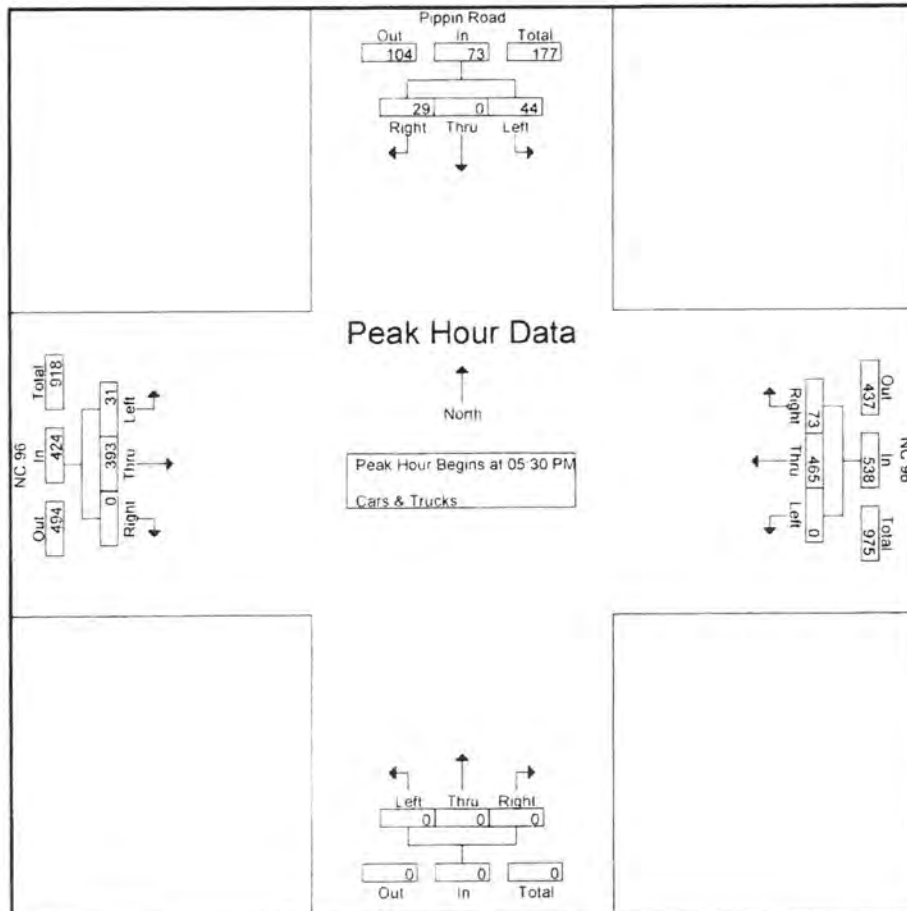




5808 Faringdon Place, Suite 100
Raleigh, NC 27609
PH: 919 872-5115

File Name : NC 96 and Pippin Road
Site Code : 00083017
Start Date : 8/30/2017
Page No : 4

Start Time	Pippin Road From North				NC 96 From East				From South				NC 96 From West				Int Total
	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	
Peak Hour Analysis From 12:00 PM to 06:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:30 PM																	
05:30 PM	4	0	7	11	18	125	0	143	0	0	0	0	0	95	6	101	255
05:45 PM	12	0	14	26	24	125	0	149	0	0	0	0	0	127	9	136	311
06:00 PM	7	0	10	17	18	107	0	125	0	0	0	0	0	95	8	103	245
06:15 PM	6	0	13	19	13	108	0	121	0	0	0	0	0	76	8	84	224
Total Volume	29	0	44	73	73	465	0	538	0	0	0	0	0	393	31	424	1035
% App. Total	39.7	0	60.3		13.6	86.4	0		0	0	0	0	0	92.7	7.3		
PHF	604	000	786	702	760	930	000	903	000	000	000	000	000	774	861	779	832





5808 Faringdon Place, Suite 100
Raleigh NC 27609
PH. 919 872-5115

File Name : NC 96 and Glory Road
Site Code : 00041019
Start Date : 4/10/2019
Page No : 1

Groups Printed- Cars & Trucks

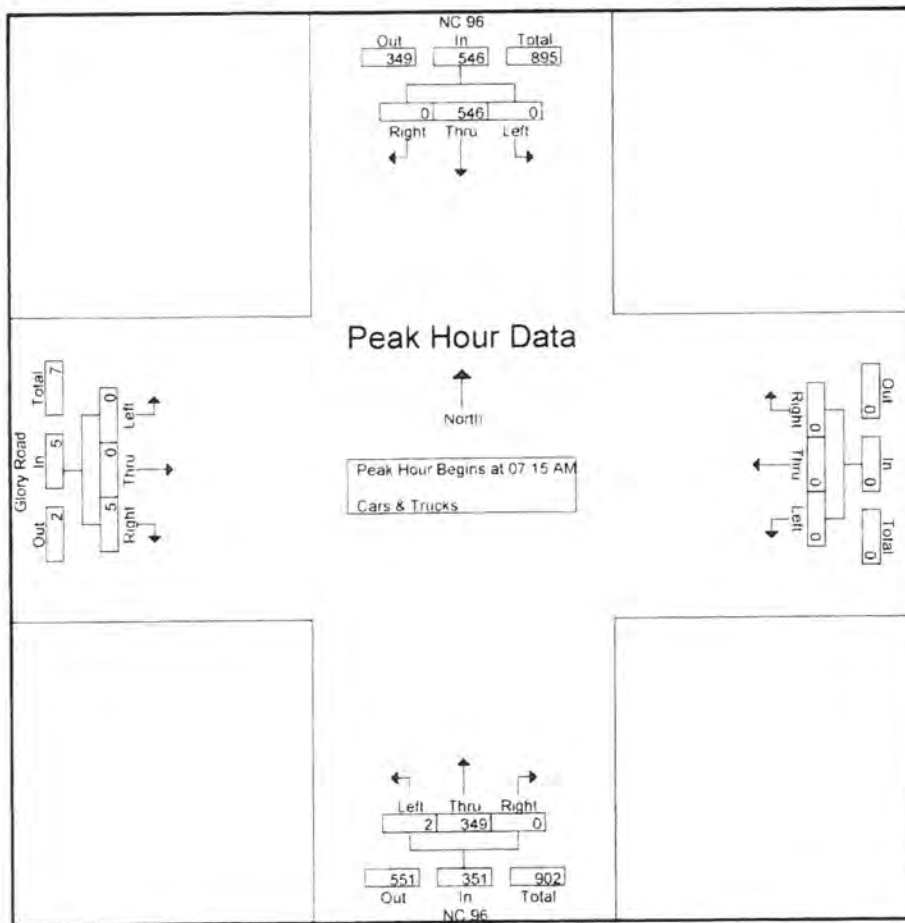
Start Time	NC 96 From North					From East					NC 96 From South					Glory Road From West					
	Right	Thru	Left	TRKS	App. Total	Right	Thru	Left	TRKS	App. Total	Right	Thru	Left	TRKS	App. Total	Right	Thru	Left	TRKS	App. Total				
07 00 AM	0	92	0	3	92	0	0	0	0	0	0	90	2	4	92	0	0	1	0	1	7	185	192	
07 15 AM	0	114	0	5	114	0	0	0	0	0	0	107	0	2	107	1	0	0	0	1	7	222	229	
07 30 AM	0	153	0	1	153	0	0	0	0	0	0	82	1	3	83	1	0	0	0	1	4	237	241	
07 45 AM	0	151	0	6	151	0	0	0	0	0	0	83	0	4	83	2	0	0	0	2	10	236	246	
Total	0	510	0	15	510	0	0	0	0	0	0	362	3	13	365	4	0	1	0	5	28	880	908	
08 00 AM	0	128	0	4	128	0	0	0	0	0	0	77	1	1	78	1	0	0	0	1	5	207	212	
08 15 AM	0	110	0	7	110	0	0	0	0	0	0	78	1	4	79	2	0	1	0	3	11	192	203	
08 30 AM	1	78	0	5	79	0	0	0	0	0	0	85	1	4	86	2	0	0	0	2	9	167	176	
*** BREAK ***																								
Total	1	316	0	16	317	0	0	0	0	0	0	240	3	9	243	5	0	1	0	6	25	566	591	
*** BREAK ***																								
04 00 PM	0	89	0	1	89	0	0	0	0	0	0	98	0	1	98	2	0	0	0	2	2	189	191	
04 15 PM	0	90	0	1	90	0	0	0	0	0	0	98	0	0	98	1	0	0	0	1	1	189	190	
04 30 PM	0	95	0	4	95	0	0	0	0	0	0	117	1	1	118	2	0	0	0	2	5	215	220	
04 45 PM	0	106	0	5	106	0	0	0	0	0	0	104	1	2	105	2	0	0	0	2	7	213	220	
Total	0	380	0	11	380	0	0	0	0	0	0	417	2	4	419	7	0	0	0	7	15	806	821	
05 00 PM	0	107	0	4	107	0	0	0	0	0	0	129	3	6	132	1	0	0	0	1	10	240	250	
05 15 PM	0	119	0	3	119	0	0	0	0	0	0	100	1	1	101	1	0	0	0	1	4	221	225	
05 30 PM	0	140	0	3	140	0	0	0	0	0	0	160	4	5	164	1	0	1	0	2	8	306	314	
05 45 PM	0	117	0	2	117	0	0	0	0	0	0	121	4	0	125	0	0	0	0	0	2	242	244	
Total	0	483	0	12	483	0	0	0	0	0	0	510	12	12	522	3	0	1	0	4	24	1009	1033	
Grand Total	1	1689	0	54	1690	0	0	0	0	0	0	1529	20	38	1549	19	0	3	0	22	92	3251	3353	
Apprch %	0	1	99	9	0	0	0	0	0	0	0	98	7	13	86	4	0	13	6					
Total %	0	51	8	0	51	8	0	0	0	0	0	46	9	0	47	5	0	6	0	7	2	7	97	3



5808 Faringdon Place, Suite 100
Raleigh, NC 27609
PH: 919 872-5115

File Name : NC 96 and Glory Road
Site Code : 00041019
Start Date : 4/10/2019
Page No : 2

Start Time	NC 96 From North				From East				NC 96 From South				Glory Road From West				Int. Total
	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	0	114	0	114	0	0	0	0	0	107	0	107	1	0	0	1	222
07:30 AM	0	153	0	153	0	0	0	0	0	82	1	83	1	0	0	1	237
07:45 AM	0	151	0	151	0	0	0	0	0	83	0	83	2	0	0	2	236
08:00 AM	0	128	0	128	0	0	0	0	0	77	1	78	1	0	0	1	207
Total Volume	0	546	0	546	0	0	0	0	0	349	2	351	5	0	0	5	902
% App. Total	0	100	0	100	0	0	0	0	0	99.4	0.6	100	100	0	0	100	95.1
PHF	0.00	0.892	0.00	0.892	0.00	0.00	0.00	0.00	0.00	0.815	0.500	0.820	0.625	0.000	0.000	0.625	0.951

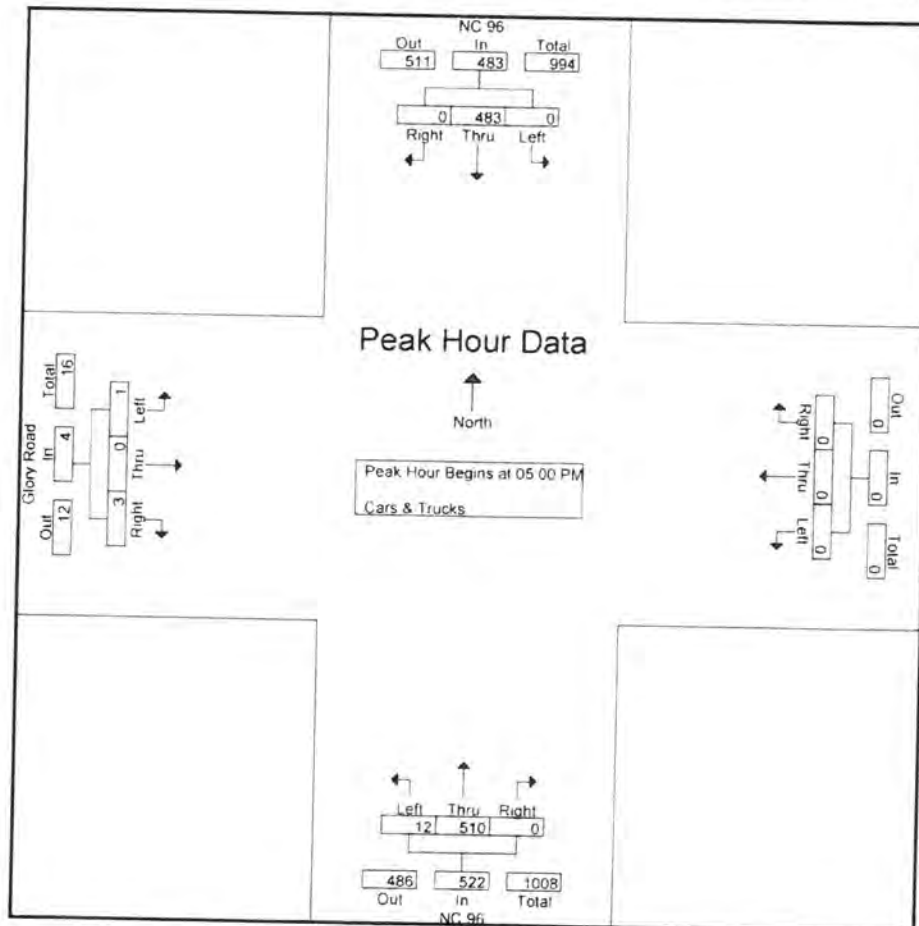




5808 Faringdon Place, Suite 100
Raleigh, NC 27609
PH 919 872-5115

File Name : NC 96 and Glory Road
Site Code : 00041019
Start Date : 4/10/2019
Page No : 3

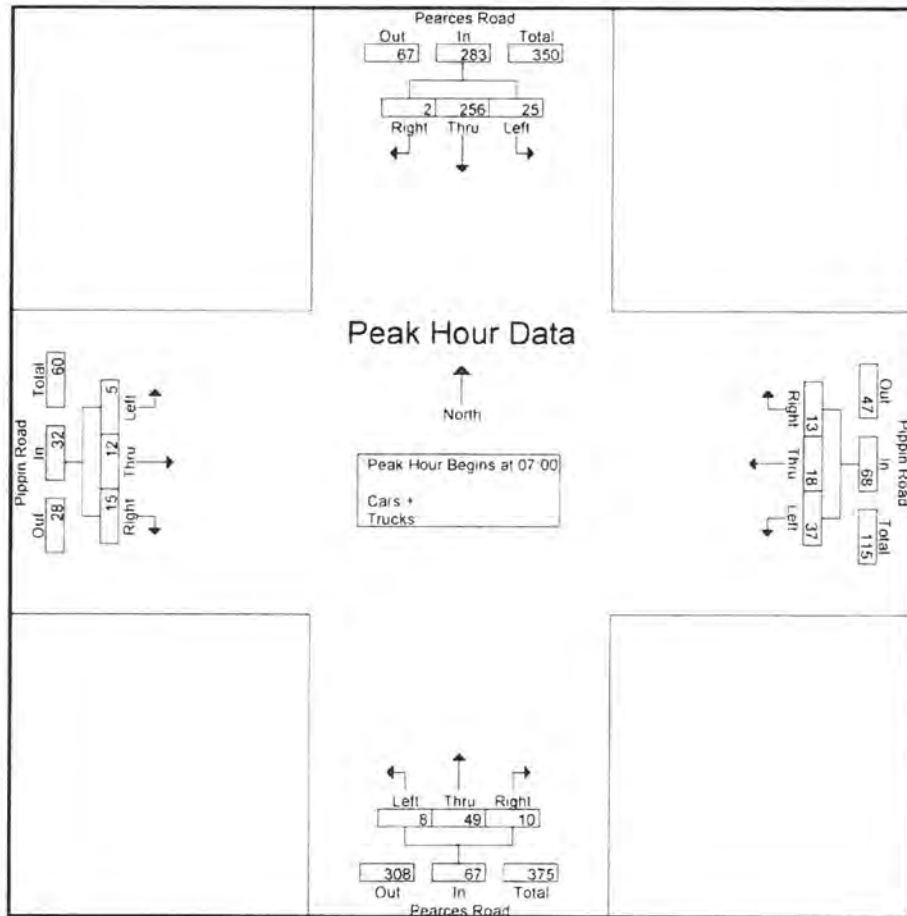
Start Time	NC 96 From North				From East				NC 96 From South				Glory Road From West				Int Total
	Right	Thru	Left	App Total	Right	Thru	Left	App Total	Right	Thru	Left	App Total	Right	Thru	Left	App Total	
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	0	107	0	107	0	0	0	0	0	129	3	132	1	0	0	1	240
05:15 PM	0	119	0	119	0	0	0	0	0	100	1	101	1	0	0	1	221
05:30 PM	0	140	0	140	0	0	0	0	0	160	4	164	1	0	1	2	306
05:45 PM	0	117	0	117	0	0	0	0	0	121	4	125	0	0	0	0	242
Total Volume	0	483	0	483	0	0	0	0	0	510	12	522	3	0	1	4	1009
% App Total	0	100	0		0	0	0		0	97.7	2.3		75	0	25		
PHF	0.00	0.863	0.00	0.863	0.00	0.00	0.00	0.00	0.00	0.797	0.750	0.796	0.750	0.00	0.250	0.500	0.824



Burns Service Inc.
1202 Langdon Terrace Drive
Indian Trail, NC, 28079

File Name : Zebulon(Pearces and Pippin) AM Peak
Site Code :
Start Date : 10/3/2017
Page No : 2

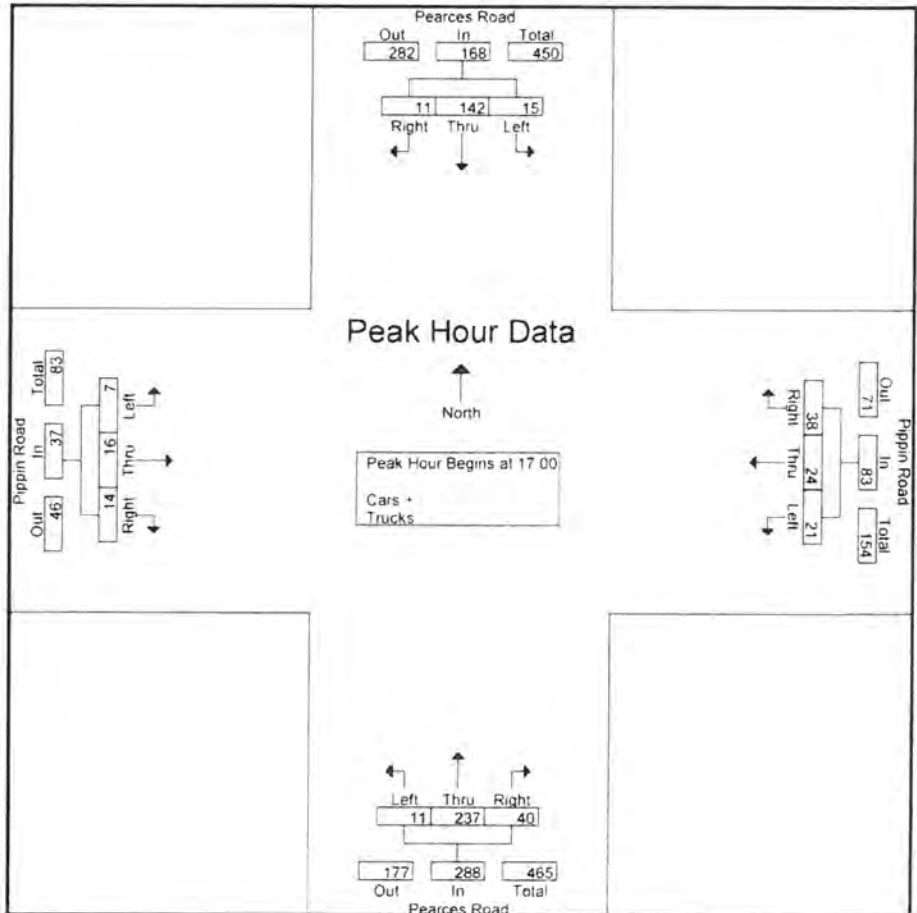
Start Time	Pearces Road Southbound				Pippin Road Westbound				Pearces Road Northbound				Pippin Road Eastbound				Int. Total
	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:00																	
07:00	0	0	5	5	2	3	11	16	0	10	4	14	1	0	0	1	109
07:15	0	62	6	69	1	7	12	20	4	11	3	18	5	4	3	12	119
07:30	1	50	9	60	4	2	8	14	2	19	1	22	6	3	1	10	106
07:45	0	71	5	76	6	6	6	18	4	9	0	13	3	5	1	9	116
Total Volume	2	256	25	283	13	18	37	68	10	49	8	67	15	12	5	32	450
% App. Total	0.7	90.5	8.8		19.1	26.5	54.4		14.9	73.1	11.9		46.9	37.5	15.6		
PHF	.500	.877	.694	.907	.542	.643	.771	.850	.625	.645	.500	.761	.625	.600	.417	.667	.945



Burns Service Inc.
1202 Langdon Terrace Drive
Indian Trail, NC, 28079

File Name : Zebulon(Pearces and Pippin) PM Peak
Site Code :
Start Date : 10/3/2017
Page No : 2

Start Time	Pearces Road Southbound				Pippin Road Westbound				Pearces Road Northbound				Pippin Road Eastbound				Int. Total
	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 17:00																	
17:00	1	31		39	11	3	1	16	9	53	3	65	3		1	9	129
17:15	1	35	3	39	8	8	6	22	8	49	1	58	0	3	2	5	124
17:30	2	31	2	35	7	4	6	17	11	69	4	85	3	4	4	11	148
17:45	7	45	3	55	11	9	8	28	11	66	3	80	8	4	0	12	175
Total Volume	11	142	15	168	38	24	21	83	40	237	11	288	14	16	7	37	576
% App. Total	6.5	84.5	8.9		45.8	28.9	25.3		13.9	82.3	3.8		37.8	43.2	18.9		
PHF	.393	.789	.536	.764	.792	.667	.656	.741	.833	.859	.688	.847	.438	.800	.438	.771	.823



TRAFFIC IMPACT ANALYSIS

FOR

WEAVER'S POND UPDATE

LOCATED

IN

ZEBULON, NORTH CAROLINA

Prepared For:
Weavers Pond Development Co., LLC
9407 Bartons Creek Road
Raleigh, NC 27615

Prepared By:
Ramey Kemp & Associates, Inc.
5808 Faringdon Place, Suite 100
Raleigh, NC 27609
License #C-0910



MARCH 2018

RKA Project No. 17162

Prepared By: CAB

Reviewed By: JTR

WEAVER'S POND

ROADWAY LEGEND



GREENWAY LEGEND

- 10' GREENWAY WITH 20' EASEMENT DEVELOPER RESPONSIBLE FOR CONSTRUCTION
- 20' EASEMENT DEDICATED TO TOWN TOWN RESPONSIBLE FOR FUTURE 10' GREENWAY CONSTRUCTION
- 10' SINGLE FAMILY
- 20' EASEMENT DEDICATED TO TOWN TOWN RESPONSIBLE FOR FUTURE 10' GREENWAY CONSTRUCTION
- 10' TOWNHOMES
- 20' EASEMENT DEDICATED TO TOWN DEVELOPER RESPONSIBLE FOR 5' PRIVATE PAVED TRAIL

LOT COUNTS

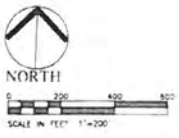
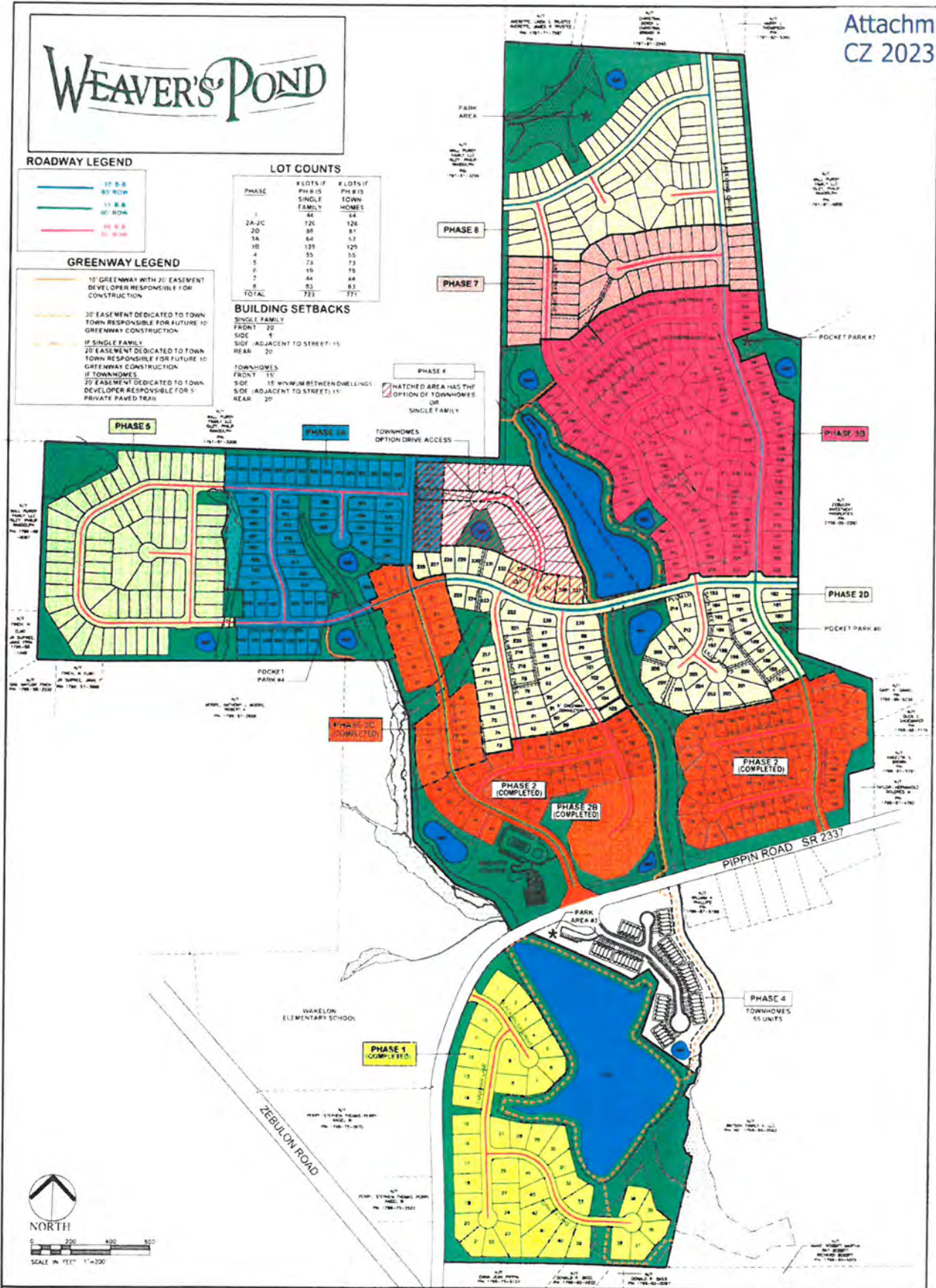
PHASE	# LOTS IF SINGLE FAMILY	# LOTS IF TOWNHOMES
1	44	44
2A-2C	126	126
2D	88	87
3A	64	57
3B	139	125
4	55	55
5	73	73
6	19	19
7	44	44
8	83	83
TOTAL	723	771

BUILDING SETBACKS

- SINGLE FAMILY**
FRONT 20'
SIDE 8'
SIDE ADJACENT TO STREET 15'
REAR 20'
- TOWNHOMES**
FRONT 15'
SIDE 15' MINIMUM BETWEEN DWELLINGS
SIDE ADJACENT TO STREET 15'
REAR 20'

HATCHED AREA HAS THE OPTION OF TOWNHOMES OR SINGLE FAMILY

TOWNHOMES OPTION DRIVE ACCESS



PLD
PREMIER LAND DESIGN, LLC
3030 Lakeside Blvd, Suite 100, Raleigh, NC 27607

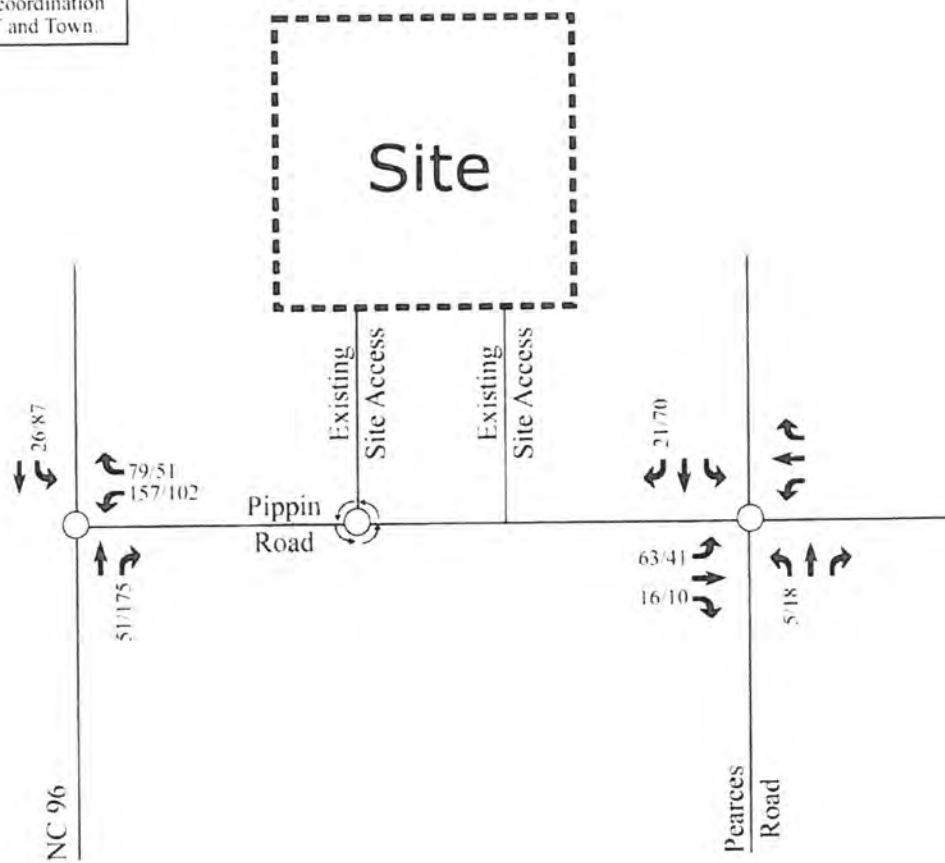
WEAVER'S POND
MASTER PLAN


PROJECT: FDCUP-1P
ISSUED: 27 SEP 2017
DWG NO: MP.1

LEGEND

- Unsignalized Intersection
- X Y → AM / PM Peak Hour Site Trips
- ⊙ Roundabout

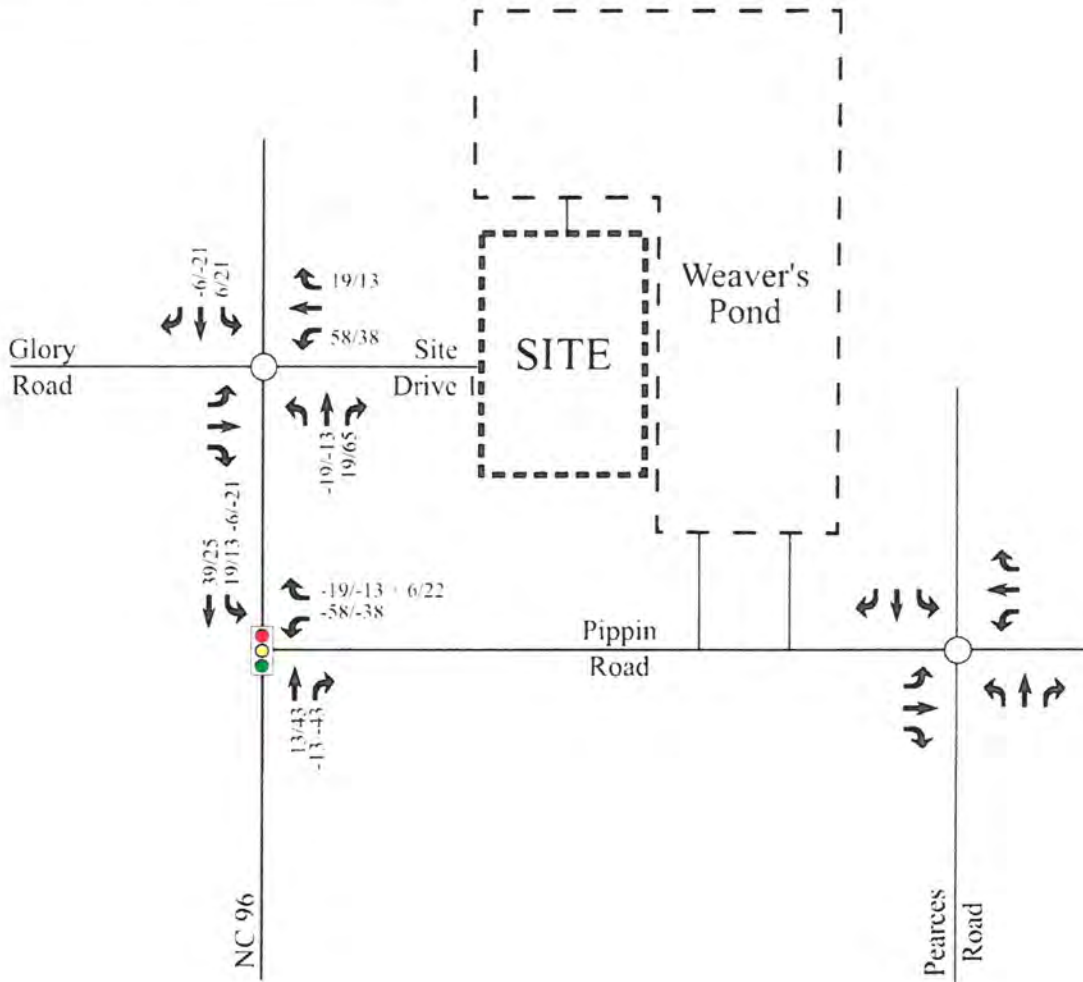
* The existing site drives were not included in the study area for this TIA through coordination with the NCDOT and Town.




 RAMEY KEMP & ASSOCIATES <small>TRANSPORTATION ENGINEERS</small>	Weaver's Pond Development Zebulon, NC	Primary Site Trip Assignment - Option 1	
		Scale: Not to Scale	Figure 9A

LEGEND

- Unsignalized Intersection
- 🚦 Signalized Intersection
- X / Y → Weekday AM / PM Peak Hour Site Trips

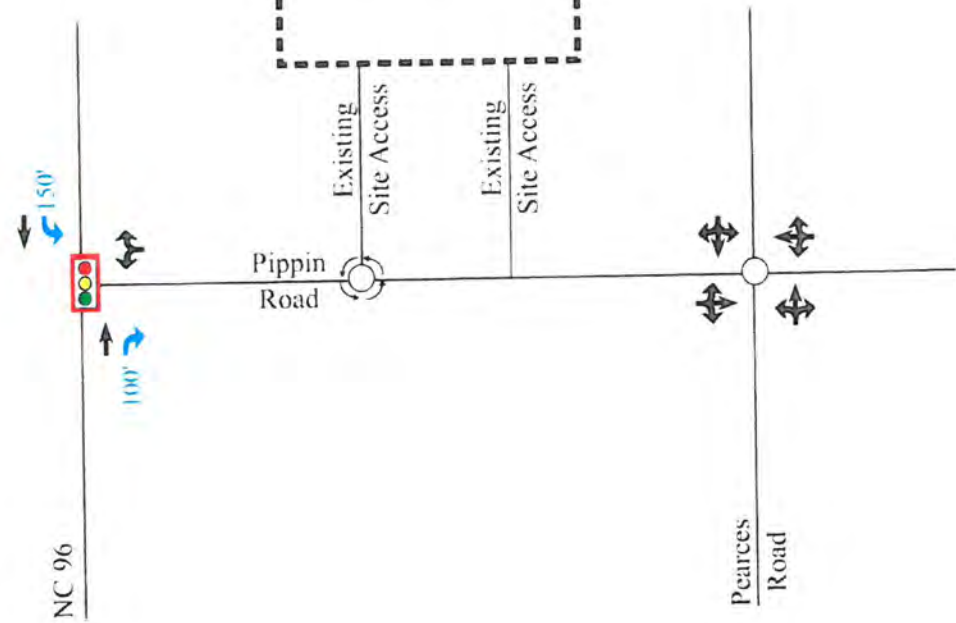


	Weaver's Ridge Zebulon, NC	Rerouted Weaver's Pond Phases 3A and 5 Site Traffic	
		Scale: Not to Scale	Figure 10



LEGEND

- Unsignalized Intersection
- ➔ Existing Lane
- ⊙ Roundabout
- 🚦 Recommended Signal Installation by Developer
- ➡ Improvements That Will Reduce Traffic Queues

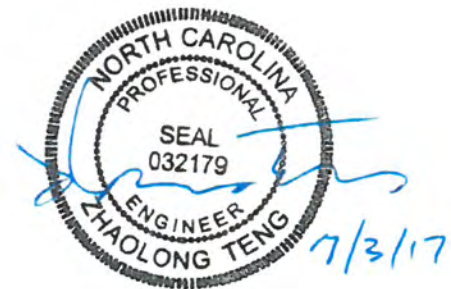


	Weaver's Pond Development Zebulon, NC	Recommended Lane Configuration	
		Scale: Not to Scale	Figure 11

Traffic Impact Analysis Taryn Lake & Taryn Creek Zebulon, NC

Prepared for:
DR Horton Inc.
2000 Aerial Center Parkway
Suite 110
Morrisville, NC 27560

Prepared by:
Accelerate Engineering, PLLC
July 3, 2017



Accelerate Engineering, PLLC
License No. P-1442



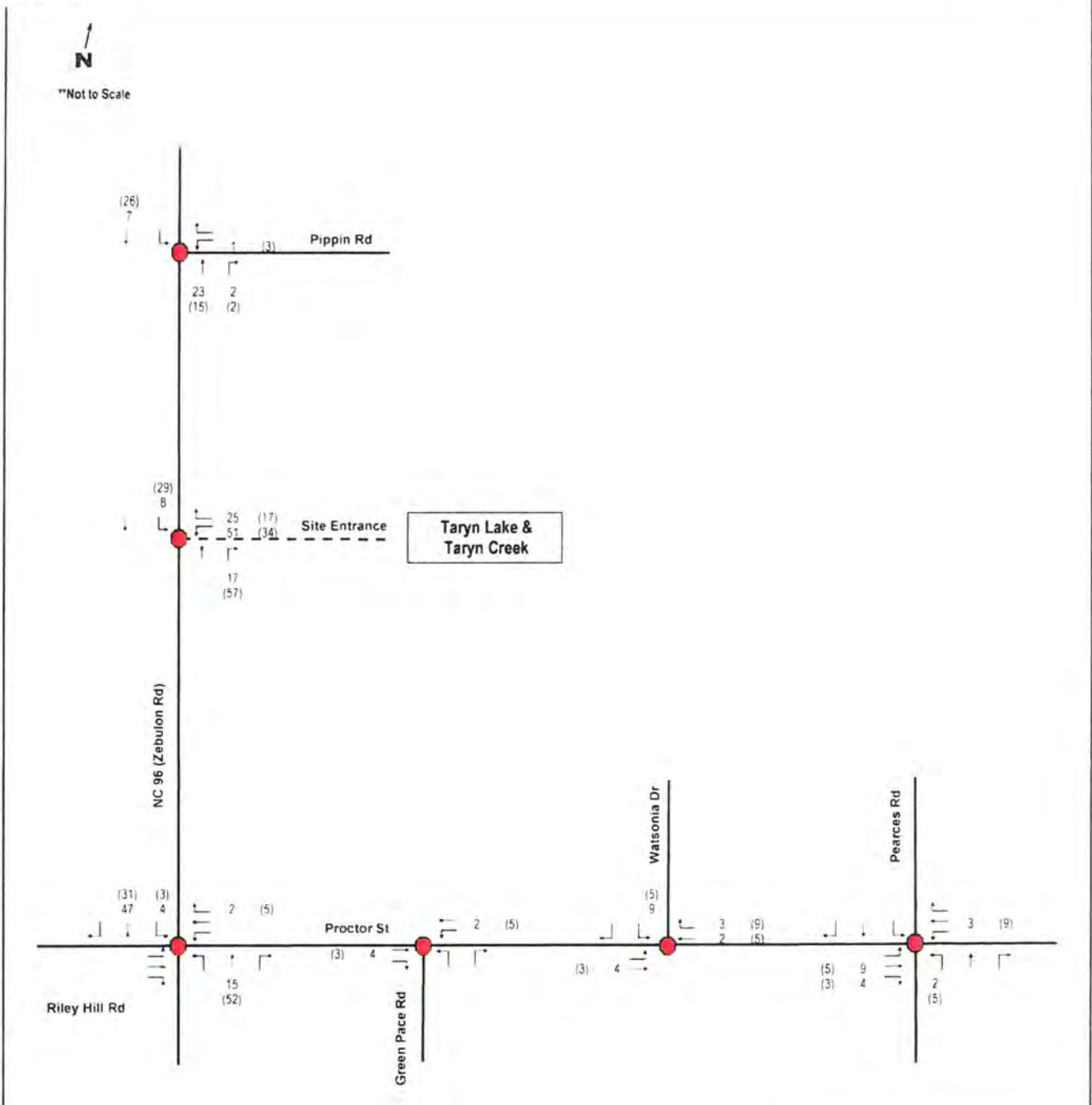
Figure 2
Site Plan

DRAFT



Taryn Lake and Taryn Creek
Overall Development





Legend	
—	Existing Roadway
- -	Proposed Roadway
	Signalized Intersection
	Unsignalized Intersection
XX	AM Peak Hour Traffic Volume
(XX)	PM Peak Hour Traffic Volume

Table 1: Trip Generation Summary

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	AM Peak Hour Trips (vph)		PM Peak Hour Trips (vph)	
			Enter	Enter	Enter	Exit
Single-Family Detached Housing (210)	58 units	630	11	35	38	22
Multifamily Housing (Low-Rise) (Townhomes) (220)	124 units	900	14	45	45	27
Total Trips		1,530	25	80	83	49

It is estimated that the proposed development will generate approximately 1,530 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 105 trips (25 entering and 80 exiting) will occur during the weekday AM peak hour and 132 trips (83 entering and 49 exiting) will occur during the weekday PM peak hour.

Site Trip Distribution and Assignment

Trip distribution percentages used in assigning site traffic for this development were estimated based on a combination of existing traffic patterns, population centers adjacent to the study area, and engineering judgment. All trip distributions were approved by the Town and NCDOT during the scoping process. It is estimated that trips will be regionally distributed as follows:

- 20% to/from the north via Pearces Road
- 5% to/from the south via Pearces Road
- 50% to/from the south via Zebulon Road (NC 96)
- 25% to/from the north via Zebulon Road (NC 96)

It should be noted that based on engineering judgement it was determined that 100% of site trips will exit the site using the full movement site driveway located along Zebulon Road (NC 96). The site trip distribution is shown in Figure 8. Refer to Figure 9 for the site trip assignment.

It should be noted that based on the layout of the site and the surrounding roadways it was determined that 100% of the new site trips will exit the site using the full movement site driveway to be located along Zebulon Road (NC 96) as the majority (75%) of the Weaver's Pond development was assigned to Zebulon Road (NC 96).

It is not expected that the traffic from the proposed development will utilize the Weaver's Pond access; however, it is expected that a portion of the Weaver's Pond development will utilize the new site drive along Zebulon Road (NC 96). Based on coordination with the NCDOT and Town, Phases 3A and 5 of the Weaver's Pond Master Plan are proposed to be rerouted from the Weaver's Pond access on Pippin Road to the new Zebulon Road (NC 96) site drive aligned with Glory Road. Phases 3A and 5 include 137 homes combined, or

Conclusions

This traffic study was conducted to determine the potential traffic impacts for the proposed Weaver's Ridge residential development located east of Zebulon Road (NC 96) across from Glory Road in Zebulon, North Carolina.

The proposed residential development is assumed to consist of 124 townhomes and 58 single-family homes. The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- Existing (2019) Traffic Conditions
- Background (2023) Traffic Conditions
- Combined (2023) Traffic Conditions
- Combined (2023) Traffic Conditions with Improvements

It is estimated that the proposed development will generate approximately 1,530 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 105 trips (25 entering and 80 exiting) will occur during the weekday AM peak hour and 132 trips (83 entering and 49 exiting) will occur during the weekday PM peak hour.

Recommendations

Based on the findings of this study, specific geometric improvements have been identified and are recommended to accommodate future traffic conditions. See a more detailed description of the recommended improvements below. Refer to Figure 12 for an illustration of the recommended lane configuration for the proposed development.

Committed Improvements by Weaver's Pond

Zebulon Road (NC 96) and Pippin Road

- Provide designated northbound right-turn lane with at least 100 feet of storage and appropriate decel and taper.
- Provide designated southbound left-turn lane with at least 150 feet of storage and appropriate decel and taper.
- Install traffic signal at intersection when warranted.

Recommended Improvements by Developer

Zebulon Road (NC 96) and Glory Road / Site Drive 1

- Provide site access via westbound approach with one ingress lane and two egress lanes striped as one left-turn lane and one shared through/right-turn lane.
- Provide designated northbound right-turn lane with at least 100 feet of storage and appropriate decel and taper.
- Provide designated southbound left-turn lane with at least 50 feet of storage and appropriate decel and taper.
- Monitor intersection for signalization.

If you should have any questions, please feel free to contact me at (919) 872-5115.

Sincerely,

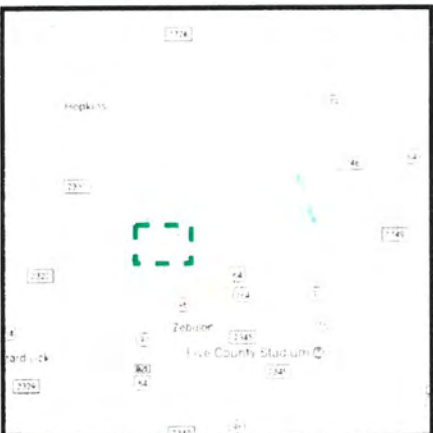
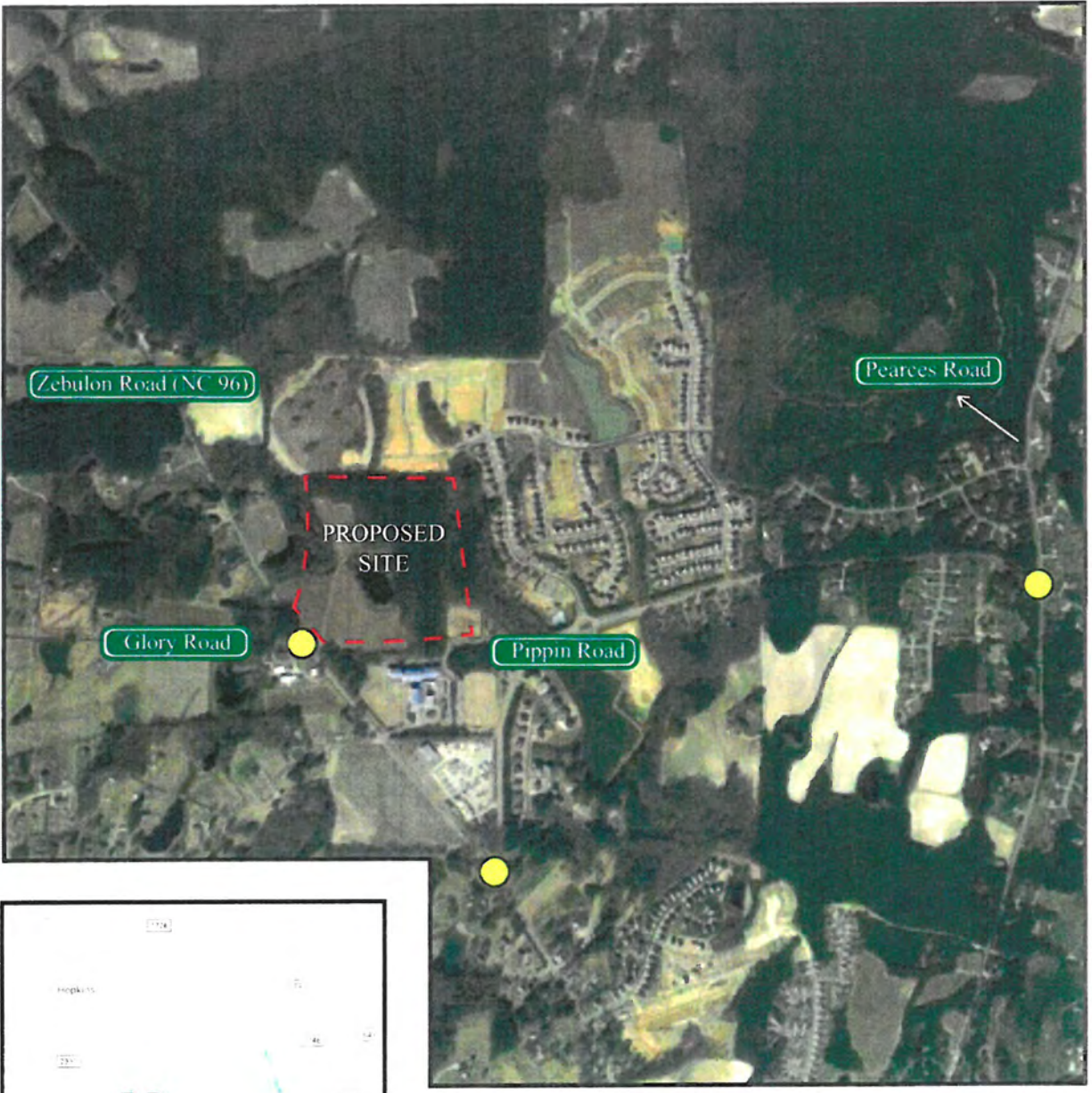


Joshua Reinke, P.E.
Transportation Engineer
Ramey Kemp & Associates, Inc.


NC Corporate License # C-0910

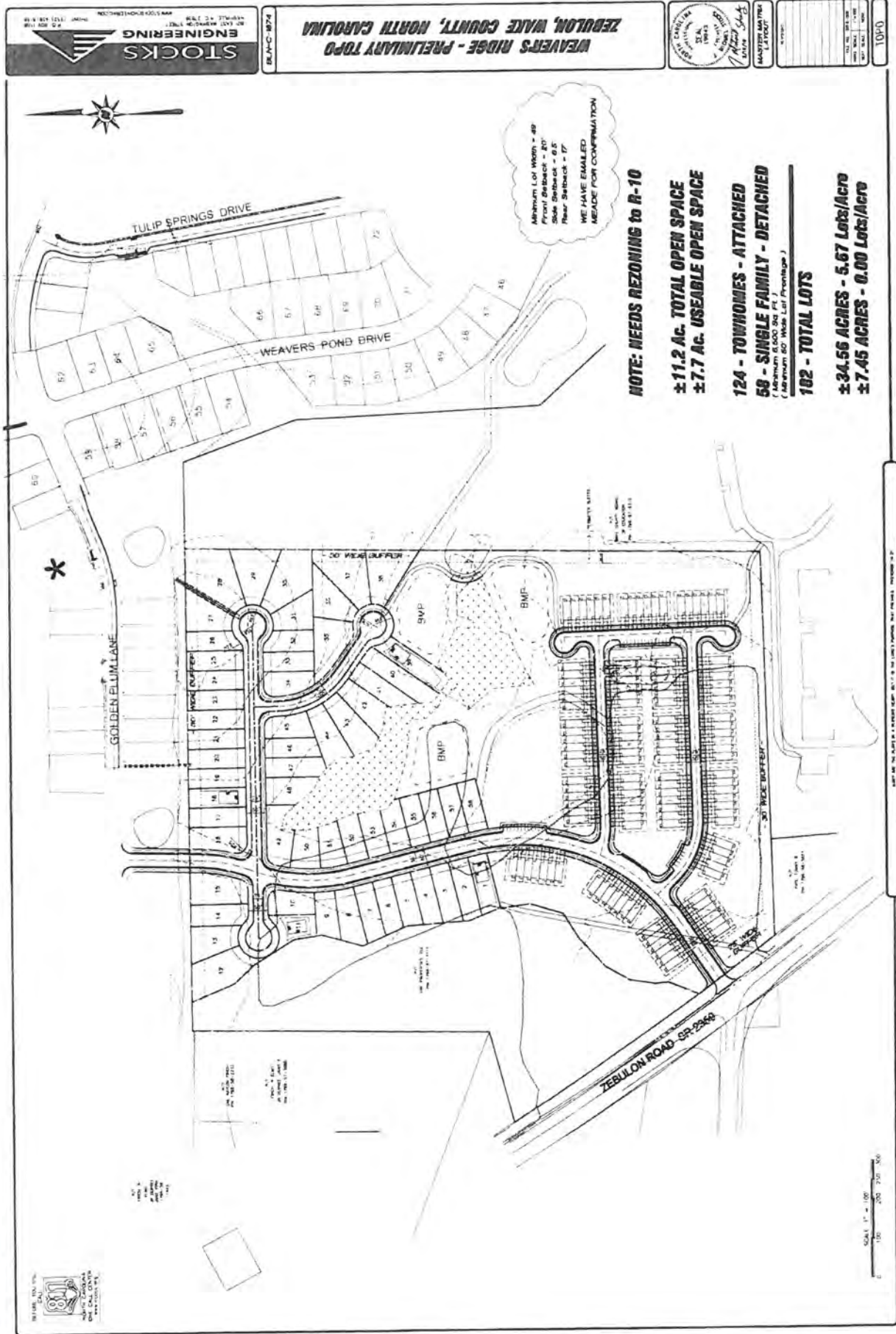
Attachments: Appendix





- LEGEND**
- - - Proposed Site Location
 - Study Intersection
 - - - Study Area

	Weaver's Ridge Zebulon, NC		Site Location Map	
			Scale: Not to Scale	Figure 1

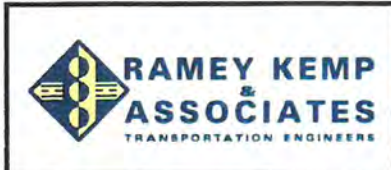
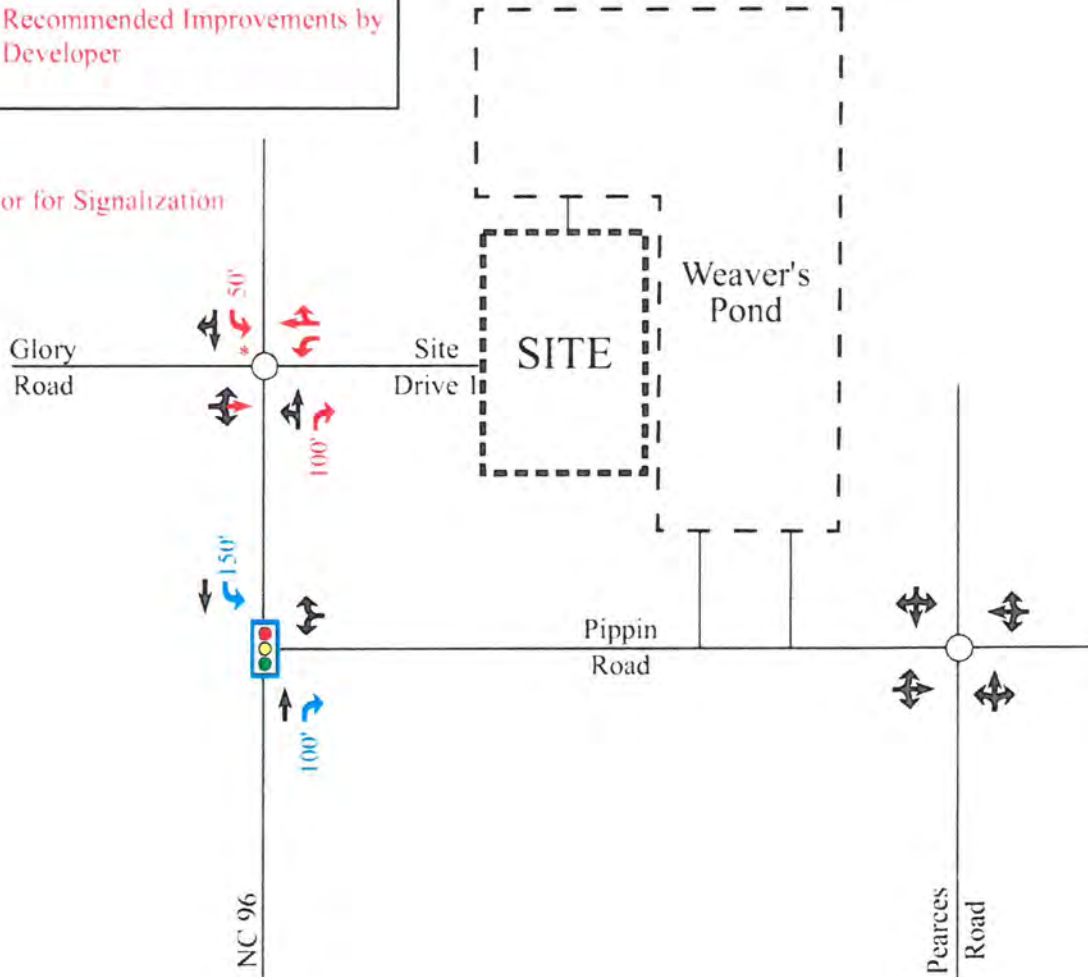


LEGEND

- Unsignalized Intersection
- 🚦 Signalized Intersection
- ➡ Existing Lane
- ➡ Improvements Committed to by Weaver's Pond
- ➡ Recommended Improvements by Developer



* Monitor for Signalization



Weaver's Ridge
Zebulon, NC

Recommended Lane Configuration	
Scale: Not to Scale	Figure 12

Attachment 1 CZ 2023-02

Lanes, Volumes, Timings
1: Zebulon Road (NC 96) & Pippin Road

07/28/2022

	↙	↖	↑	↗	↘	↓
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↙		↑	↗	↘	↓
Traffic Volume (vph)	180	90	362	135	54	570
Future Volume (vph)	180	90	362	135	54	570
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0		100	150	
Storage Lanes	1	0		1	1	
Taper Length (ft)	25				100	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Fit	0.955			0.850		
Fit Protected	0.968				0.950	
Satd. Flow (prot)	1722	0	1863	1583	1770	1863
Fit Permitted	0.968				0.950	
Satd. Flow (perm)	1722	0	1863	1583	1770	1863
Right Turn on Red		No		No		
Satd. Flow (RTOR)						
Link Speed (mph)	35		45			45
Link Distance (ft)	1250		1120			2533
Travel Time (s)	24.4		17.0			38.4
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	200	100	402	150	60	633
Shared Lane Traffic (%)						
Lane Group Flow (vph)	300	0	402	150	60	633
Turn Type	Prot		NA	pm+ov	Prot	NA
Protected Phases	4		2	4	1	6
Permitted Phases				2		
Detector Phase	4		2	4	1	6
Switch Phase						
Minimum Initial (s)	7.0		12.0	7.0	7.0	12.0
Minimum Split (s)	14.0		19.0	14.0	14.0	19.0
Total Split (s)	45.0		59.0	45.0	16.0	75.0
Total Split (%)	37.5%		49.2%	37.5%	13.3%	62.5%
Maximum Green (s)	38.0		52.0	38.0	9.0	68.0
Yellow Time (s)	5.0		5.0	5.0	5.0	5.0
All-Red Time (s)	2.0		2.0	2.0	2.0	2.0
Lost Time Adjust (s)	-2.0		-2.0	-2.0	-2.0	-2.0
Total Lost Time (s)	5.0		5.0	5.0	5.0	5.0
Lead/Lag			Lag		Lead	
Lead-Lag Optimize?			Yes		Yes	
Vehicle Extension (s)	3.0		3.0	3.0	3.0	3.0
Recall Mode	Min		Min	Min	None	Min
Act Effct Green (s)	20.0		25.9	54.2	10.6	33.8
Actuated g/C Ratio	0.31		0.40	0.84	0.16	0.52
v/c Ratio	0.56		0.54	0.11	0.21	0.65
Control Delay	25.9		21.1	2.9	32.2	14.9
Queue Delay	0.0		0.0	0.0	0.0	0.0
Total Delay	25.9		21.1	2.9	32.2	14.9
LOS	C		C	A	C	B
Approach Delay	25.9		16.1			16.4
Approach LOS	C		B			B

Attachment 1 CZ 2023-02

Lanes, Volumes, Timings
1: Zebulon Road (NC 96) & Pippin Road

07/28/2022

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Queue Length 50th (ft)	106		137	16	22	157
Queue Length 95th (ft)	218		267	31	69	328
Internal Link Dist (ft)	1170		1040			2453
Turn Bay Length (ft)				100	150	
Base Capacity (vph)	1156		1533	1530	327	1752
Starvation Cap Reductn	0		0	0	0	0
Spillback Cap Reductn	0		0	0	0	0
Storage Cap Reductn	0		0	0	0	0
Reduced v/c Ratio	0.26		0.26	0.10	0.18	0.36

Intersection Summary

Area Type: Other
 Cycle Length: 120
 Actuated Cycle Length: 64.6
 Natural Cycle: 60
 Control Type: Actuated-Uncoordinated
 Maximum v/c Ratio: 0.65
 Intersection Signal Delay: 18.1 Intersection LOS: B
 Intersection Capacity Utilization 53.8% ICU Level of Service A
 Analysis Period (min) 15

Splits and Phases: 1: Zebulon Road (NC 96) & Pippin Road



Attachment 1 CZ 2023-02

Lanes, Volumes, Timings
1: Zebulon Road (NC 96) & Pippin Road

07/28/2022

	↙	↖	↑	↗	↘	↓
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↙		↑	↗	↘	↓
Traffic Volume (vph)	148	95	444	139	94	706
Future Volume (vph)	148	95	444	139	94	706
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0		100	150	
Storage Lanes	1	0		1	1	
Taper Length (ft)	25				100	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.947			0.850		
Flt Protected	0.971				0.950	
Satd. Flow (prot)	1713	0	1863	1583	1770	1863
Flt Permitted	0.971				0.950	
Satd. Flow (perm)	1713	0	1863	1583	1770	1863
Right Turn on Red		No		No		
Satd. Flow (RTOR)						
Link Speed (mph)	35		45			45
Link Distance (ft)	1250		1120			2533
Travel Time (s)	24.4		17.0			38.4
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	164	106	493	154	104	784
Shared Lane Traffic (%)						
Lane Group Flow (vph)	270	0	493	154	104	784
Turn Type	Prot		NA	pm+ov	Prot	NA
Protected Phases	4		2	4	1	6
Permitted Phases				2		
Detector Phase	4		2	4	1	6
Switch Phase						
Minimum Initial (s)	7.0		12.0	7.0	7.0	12.0
Minimum Split (s)	14.0		19.0	14.0	14.0	19.0
Total Split (s)	39.0		61.0	39.0	20.0	81.0
Total Split (%)	32.5%		50.8%	32.5%	16.7%	67.5%
Maximum Green (s)	32.0		54.0	32.0	13.0	74.0
Yellow Time (s)	5.0		5.0	5.0	5.0	5.0
All-Red Time (s)	2.0		2.0	2.0	2.0	2.0
Lost Time Adjust (s)	-2.0		-2.0	-2.0	-2.0	-2.0
Total Lost Time (s)	5.0		5.0	5.0	5.0	5.0
Lead/Lag			Lag		Lead	
Lead-Lag Optimize?			Yes		Yes	
Vehicle Extension (s)	3.0		3.0	3.0	3.0	3.0
Recall Mode	Min		Min	Min	None	Min
Act Effect Green (s)	20.5		31.2	58.9	12.6	44.5
Actuated g/C Ratio	0.27		0.41	0.78	0.17	0.59
v/c Ratio	0.58		0.64	0.13	0.36	0.72
Control Delay	32.6		24.9	3.8	38.0	15.8
Queue Delay	0.0		0.0	0.0	0.0	0.0
Total Delay	32.6		24.9	3.8	38.0	15.8
LOS	C		C	A	D	B
Approach Delay	32.6		19.9			18.4
Approach LOS	C		B			B

Attachment 1 CZ 2023-02

Lanes, Volumes, Timings
1: Zebulon Road (NC 96) & Pippin Road

07/28/2022

	↙	↖	↑	↗	↘	↓
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Queue Length 50th (ft)	111		191	19	44	224
Queue Length 95th (ft)	238		365	38	119	463
Internal Link Dist (ft)	1170		1040			2453
Turn Bay Length (ft)				100	150	
Base Capacity (vph)	832		1404	1420	379	1707
Starvation Cap Reductn	0		0	0	0	0
Spillback Cap Reductn	0		0	0	0	0
Storage Cap Reductn	0		0	0	0	0
Reduced v/c Ratio	0.32		0.35	0.11	0.27	0.46

Intersection Summary

Area Type: Other

Cycle Length: 120

Actuated Cycle Length: 75.9

Natural Cycle: 60

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.72

Intersection Signal Delay 21.0

Intersection Capacity Utilization 59.5%

Analysis Period (min) 15

Intersection LOS: C
ICU Level of Service B

Splits and Phases: 1: Zebulon Road (NC 96) & Pippin Road



Attachment 1 CZ 2023-02

Lanes, Volumes, Timings
1: Zebulon Road (NC 96) & Pippin Road

07/28/2022

	↙	↖	↑	↗	↘	↓
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↙		↑	↗	↘	↓
Traffic Volume (vph)	170	95	446	147	94	712
Future Volume (vph)	170	95	446	147	94	712
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0		100	150	
Storage Lanes	1	0		1	1	
Taper Length (ft)	25				100	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.951			0.850		
Flt Protected	0.969				0.950	
Satd. Flow (prot)	1717	0	1863	1583	1770	1863
Flt Permitted	0.969				0.950	
Satd. Flow (perm)	1717	0	1863	1583	1770	1863
Right Turn on Red		No		No		
Satd. Flow (RTOR)						
Link Speed (mph)	35		45			45
Link Distance (ft)	1250		1120			2533
Travel Time (s)	24.4		17.0			38.4
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	189	106	496	163	104	791
Shared Lane Traffic (%)						
Lane Group Flow (vph)	295	0	496	163	104	791
Turn Type	Prot		NA	pm+ov	Prot	NA
Protected Phases	4		2	4	1	6
Permitted Phases				2		
Detector Phase	4		2	4	1	6
Switch Phase						
Minimum Initial (s)	7.0		12.0	7.0	7.0	12.0
Minimum Split (s)	14.0		19.0	14.0	14.0	19.0
Total Split (s)	40.0		61.0	40.0	19.0	80.0
Total Split (%)	33.3%		50.8%	33.3%	15.8%	66.7%
Maximum Green (s)	33.0		54.0	33.0	12.0	73.0
Yellow Time (s)	5.0		5.0	5.0	5.0	5.0
All-Red Time (s)	2.0		2.0	2.0	2.0	2.0
Lost Time Adjust (s)	-2.0		-2.0	-2.0	-2.0	-2.0
Total Lost Time (s)	5.0		5.0	5.0	5.0	5.0
Lead/Lag			Lag		Lead	
Lead-Lag Optimize?			Yes		Yes	
Vehicle Extension (s)	3.0		3.0	3.0	3.0	3.0
Recall Mode	Min		Min	Min	None	Min
Act Effct Green (s)	21.9		32.2	61.2	12.4	45.3
Actuated g/C Ratio	0.28		0.41	0.78	0.16	0.58
v/c Ratio	0.61		0.65	0.13	0.37	0.73
Control Delay	33.2		25.5	3.6	40.2	17.0
Queue Delay	0.0		0.0	0.0	0.0	0.0
Total Delay	33.2		25.5	3.6	40.2	17.0
LOS	C		C	A	D	B
Approach Delay	33.2		20.0			19.7
Approach LOS	C		C			B

Attachment 1 CZ 2023-02

Lanes, Volumes, Timings
1: Zebulon Road (NC 96) & Pippin Road

07/28/2022

Lane Group	↙	↖	↑	↗	↘	↓
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Queue Length 50th (ft)	125		199	21	45	240
Queue Length 95th (ft)	264		377	38	125	503
Internal Link Dist (ft)	1170		1040			2453
Turn Bay Length (ft)				100	150	
Base Capacity (vph)	835		1376	1419	344	1671
Starvation Cap Reductn	0		0	0	0	0
Spillback Cap Reductn	0		0	0	0	0
Storage Cap Reductn	0		0	0	0	0
Reduced v/c Ratio	0.35		0.36	0.11	0.30	0.47

Intersection Summary

Area Type: Other

Cycle Length: 120

Actuated Cycle Length: 78.1

Natural Cycle: 60

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.73

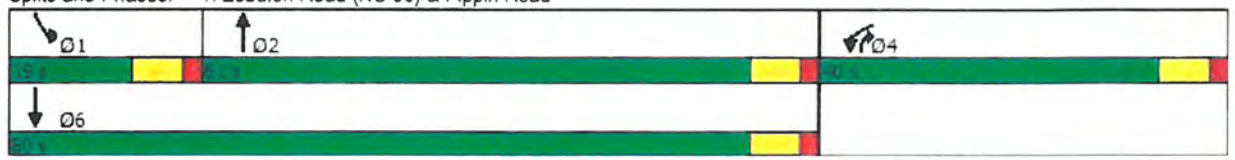
Intersection Signal Delay: 22.0

Intersection Capacity Utilization 61.0%

Analysis Period (min) 15

Intersection LOS: C
ICU Level of Service B

Splits and Phases: 1: Zebulon Road (NC 96) & Pippin Road



Attachment 1 CZ 2023-02

Lanes, Volumes, Timings
1: Zebulon Road (NC 96) & Pippin Road

07/28/2022

	↙	↖	↑	↗	↘	↓
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↙		↑	↗	↘	↓
Traffic Volume (vph)	140	78	539	237	112	495
Future Volume (vph)	140	78	539	237	112	495
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0		100	150	
Storage Lanes	1	0		1	1	
Taper Length (ft)	25				100	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.952			0.850		
Flt Protected	0.969				0.950	
Satd. Flow (prot)	1718	0	1863	1583	1770	1863
Flt Permitted	0.969				0.950	
Satd. Flow (perm)	1718	0	1863	1583	1770	1863
Right Turn on Red		No		No		
Satd. Flow (RTOR)						
Link Speed (mph)	35		45			45
Link Distance (ft)	1250		1120			2533
Travel Time (s)	24.4		17.0			38.4
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	156	87	599	263	124	550
Shared Lane Traffic (%)						
Lane Group Flow (vph)	243	0	599	263	124	550
Turn Type	Prot		NA	pm+ov	Prot	NA
Protected Phases	4		2	4	1	6
Permitted Phases				2		
Detector Phase	4		2	4	1	6
Switch Phase						
Minimum Initial (s)	7.0		12.0	7.0	7.0	12.0
Minimum Split (s)	14.0		19.0	14.0	14.0	19.0
Total Split (s)	34.0		65.0	34.0	21.0	86.0
Total Split (%)	28.3%		54.2%	28.3%	17.5%	71.7%
Maximum Green (s)	27.0		58.0	27.0	14.0	79.0
Yellow Time (s)	5.0		5.0	5.0	5.0	5.0
All-Red Time (s)	2.0		2.0	2.0	2.0	2.0
Lost Time Adjust (s)	-2.0		-2.0	-2.0	-2.0	-2.0
Total Lost Time (s)	5.0		5.0	5.0	5.0	5.0
Lead/Lag			Lead		Lag	
Lead-Lag Optimize?			Yes		Yes	
Vehicle Extension (s)	3.0		3.0	3.0	3.0	3.0
Recall Mode	Min		Min	Min	None	Min
Act Effct Green (s)	19.8		36.0	61.1	13.3	54.6
Actuated g/C Ratio	0.23		0.42	0.72	0.16	0.64
v/c Ratio	0.61		0.76	0.23	0.45	0.46
Control Delay	38.8		28.5	4.4	43.3	9.4
Queue Delay	0.0		0.0	0.0	0.0	0.0
Total Delay	38.8		28.5	4.4	43.3	9.4
LOS	D		C	A	D	A
Approach Delay	38.8		21.1			15.7
Approach LOS	D		C			B

Attachment 1 CZ 2023-02

Lanes, Volumes, Timings
1: Zebulon Road (NC 96) & Pippin Road

07/28/2022

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Queue Length 50th (ft)	115		259	39	60	129
Queue Length 95th (ft)	242		463	67	148	250
Internal Link Dist (ft)	1170		1040			2453
Turn Bay Length (ft)				100	150	
Base Capacity (vph)	621		1376	1137	353	1673
Starvation Cap Reductn	0		0	0	0	0
Spillback Cap Reductn	0		0	0	0	0
Storage Cap Reductn	0		0	0	0	0
Reduced v/c Ratio	0.39		0.44	0.23	0.35	0.33

Intersection Summary

Area Type: Other

Cycle Length: 120

Actuated Cycle Length: 85.1

Natural Cycle: 60

Control Type: Actuated-Uncoordinated

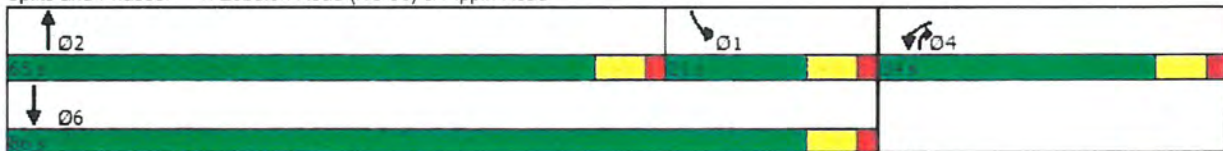
Maximum v/c Ratio: 0.76

Intersection Signal Delay: 21.5 Intersection LOS: C

Intersection Capacity Utilization 59.6% ICU Level of Service B

Analysis Period (min) 15

Splits and Phases: 1: Zebulon Road (NC 96) & Pippin Road



Attachment 1 CZ 2023-02

Lanes, Volumes, Timings
1: Zebulon Road (NC 96) & Pippin Road

07/28/2022

	↙	↖	↑	↗	↘	↓
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↙		↑	↗	↘	↓
Traffic Volume (vph)	124	118	688	226	130	613
Future Volume (vph)	124	118	688	226	130	613
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0		100	150	
Storage Lanes	1	0		1	1	
Taper Length (ft)	25				100	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.934			0.850		
Flt Protected	0.975				0.950	
Satd. Flow (prot)	1696	0	1863	1583	1770	1863
Flt Permitted	0.975				0.950	
Satd. Flow (perm)	1696	0	1863	1583	1770	1863
Right Turn on Red		No		No		
Satd. Flow (RTOR)						
Link Speed (mph)	35		45			45
Link Distance (ft)	1250		1120			2533
Travel Time (s)	24.4		17.0			38.4
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	138	131	764	251	144	681
Shared Lane Traffic (%)						
Lane Group Flow (vph)	269	0	764	251	144	681
Turn Type	Prot		NA	pm+ov	Prot	NA
Protected Phases	4		2	4	1	6
Permitted Phases				2		
Detector Phase	4		2	4	1	6
Switch Phase						
Minimum Initial (s)	7.0		12.0	7.0	7.0	12.0
Minimum Split (s)	14.0		19.0	14.0	14.0	19.0
Total Split (s)	32.0		68.0	32.0	20.0	88.0
Total Split (%)	26.7%		56.7%	26.7%	16.7%	73.3%
Maximum Green (s)	25.0		61.0	25.0	13.0	81.0
Yellow Time (s)	5.0		5.0	5.0	5.0	5.0
All-Red Time (s)	2.0		2.0	2.0	2.0	2.0
Lost Time Adjust (s)	-2.0		-2.0	-2.0	-2.0	-2.0
Total Lost Time (s)	5.0		5.0	5.0	5.0	5.0
Lead/Lag			Lead		Lag	
Lead-Lag Optimize?			Yes		Yes	
Vehicle Extension (s)	3.0		3.0	3.0	3.0	3.0
Recall Mode	Min		Min	Min	None	Min
Act Effct Green (s)	22.1		48.5	75.8	13.8	67.6
Actuated g/C Ratio	0.22		0.48	0.76	0.14	0.68
v/c Ratio	0.72		0.85	0.21	0.59	0.54
Control Delay	50.4		32.9	3.8	55.6	10.4
Queue Delay	0.0		0.0	0.0	0.0	0.0
Total Delay	50.4		32.9	3.8	55.6	10.4
LOS	D		C	A	E	B
Approach Delay	50.4		25.7			18.3
Approach LOS	D		C			B

Attachment 1 CZ 2023-02

Lanes, Volumes, Timings
1: Zebulon Road (NC 96) & Pippin Road

07/28/2022

Lane Group	↙	↘	↑	↗	↘	↓
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Queue Length 50th (ft)	168		431	40	92	208
Queue Length 95th (ft)	291		633	61	#188	318
Internal Link Dist (ft)	1170		1040			2453
Turn Bay Length (ft)				100	150	
Base Capacity (vph)	477		1223	1193	276	1536
Starvation Cap Reductn	0		0	0	0	0
Spillback Cap Reductn	0		0	0	0	0
Storage Cap Reductn	0		0	0	0	0
Reduced v/c Ratio	0.56		0.62	0.21	0.52	0.44

Intersection Summary

Area Type: Other
 Cycle Length: 120
 Actuated Cycle Length: 100.1
 Natural Cycle: 70
 Control Type: Actuated-Uncoordinated
 Maximum v/c Ratio: 0.85
 Intersection Signal Delay: 26.0 Intersection LOS: C
 Intersection Capacity Utilization 70.0% ICU Level of Service C
 Analysis Period (min) 15
 # 95th percentile volume exceeds capacity, queue may be longer.
 Queue shown is maximum after two cycles.

Splits and Phases: 1: Zebulon Road (NC 96) & Pippin Road



Attachment 1 CZ 2023-02

Lanes, Volumes, Timings
1: Zebulon Road (NC 96) & Pippin Road

07/28/2022

	↙	↖	↑	↗	↘	↓
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↖		↑	↗	↘	↑
Traffic Volume (vph)	138	118	695	252	130	617
Future Volume (vph)	138	118	695	252	130	617
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0		100	150	
Storage Lanes	1	0		1	1	
Taper Length (ft)	25				100	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.938			0.850		
Flt Protected	0.974				0.950	
Satd. Flow (prot)	1702	0	1863	1583	1770	1863
Flt Permitted	0.974				0.950	
Satd. Flow (perm)	1702	0	1863	1583	1770	1863
Right Turn on Red		No		No		
Satd. Flow (RTOR)						
Link Speed (mph)	35		45			45
Link Distance (ft)	1250		1120			2533
Travel Time (s)	24.4		17.0			38.4
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	153	131	772	280	144	686
Shared Lane Traffic (%)						
Lane Group Flow (vph)	284	0	772	280	144	686
Turn Type	Prot		NA	pm+ov	Prot	NA
Protected Phases	4		2	4	1	6
Permitted Phases				2		
Detector Phase	4		2	4	1	6
Switch Phase						
Minimum Initial (s)	7.0		12.0	7.0	7.0	12.0
Minimum Split (s)	14.0		19.0	14.0	14.0	19.0
Total Split (s)	32.0		68.0	32.0	20.0	88.0
Total Split (%)	26.7%		56.7%	26.7%	16.7%	73.3%
Maximum Green (s)	25.0		61.0	25.0	13.0	81.0
Yellow Time (s)	5.0		5.0	5.0	5.0	5.0
All-Red Time (s)	2.0		2.0	2.0	2.0	2.0
Lost Time Adjust (s)	-2.0		-2.0	-2.0	-2.0	-2.0
Total Lost Time (s)	5.0		5.0	5.0	5.0	5.0
Lead/Lag			Lead		Lag	
Lead-Lag Optimize?			Yes		Yes	
Vehicle Extension (s)	3.0		3.0	3.0	3.0	3.0
Recall Mode	Min		Min	Min	None	Min
Act Effct Green (s)	22.9		49.5	77.6	13.8	68.5
Actuated g/C Ratio	0.22		0.49	0.76	0.14	0.67
v/c Ratio	0.74		0.85	0.23	0.60	0.55
Control Delay	52.0		33.7	3.9	56.9	10.7
Queue Delay	0.0		0.0	0.0	0.0	0.0
Total Delay	52.0		33.7	3.9	56.9	10.7
LOS	D		C	A	E	B
Approach Delay	52.0		25.7			18.7
Approach LOS	D		C			B

Attachment 1 CZ 2023-02

Lanes, Volumes, Timings
1: Zebulon Road (NC 96) & Pippin Road

07/28/2022

Lane Group	↙	↖	↑	↗	↘	↓
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Queue Length 50th (ft)	182		453	45	95	222
Queue Length 95th (ft)	#323		644	68	#188	323
Internal Link Dist (ft)	1170		1040			2453
Turn Bay Length (ft)				100	150	
Base Capacity (vph)	468		1198	1196	270	1514
Starvation Cap Reductn	0		0	0	0	0
Spillback Cap Reductn	0		0	0	0	0
Storage Cap Reductn	0		0	0	0	0
Reduced v/c Ratio	0.61		0.64	0.23	0.53	0.45

Intersection Summary

Area Type: Other
 Cycle Length: 120
 Actuated Cycle Length: 101.8
 Natural Cycle: 70
 Control Type: Actuated-Uncoordinated
 Maximum v/c Ratio: 0.85
 Intersection Signal Delay: 26.5 Intersection LOS: C
 Intersection Capacity Utilization 71.2% ICU Level of Service C
 Analysis Period (min) 15
 # 95th percentile volume exceeds capacity, queue may be longer.
 Queue shown is maximum after two cycles.

Splits and Phases: 1. Zebulon Road (NC 96) & Pippin Road



Attachment 1
CZ 2023-02

HCM 6th TWSC
2: Zebulon Road (NC 96) & Glory Road

07/28/2022

Intersection

Int Delay, s/veh 0.2

Movement EBL EBR NBL NBT SBT SBR

Lane Configurations	Y			↑	↑	
Traffic Vol, veh/h	4	5	4	450	619	4
Future Vol, veh/h	4	5	4	450	619	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	4	6	4	500	688	4

Major/Minor Minor2 Major1 Major2

Conflicting Flow All	1198	690	692	0	-	0
Stage 1	690	-	-	-	-	-
Stage 2	508	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	205	445	903	-	-	-
Stage 1	498	-	-	-	-	-
Stage 2	604	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	204	445	903	-	-	-
Mov Cap-2 Maneuver	204	-	-	-	-	-
Stage 1	495	-	-	-	-	-
Stage 2	604	-	-	-	-	-

Approach EB NB SB

HCM Control Delay, s	17.8	0.1	0
HCM LOS	C		

Minor Lane/Major Mvmt NBL NBT EBLn1 SBT SBR

Capacity (veh/h)	903	-	292	-	-
HCM Lane V/C Ratio	0.005	-	0.034	-	-
HCM Control Delay (s)	9	0	17.8	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Attachment 1 CZ 2023-02

HCM 6th TWSC

2: Zebulon Road (NC 96) & Glory Road/Weaver's Ridge Site Drive

07/28/2022

Intersection

Int Delay, s/veh 15.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕		↕	↕			↕	↕	↕	↕	
Traffic Vol, veh/h	4	4	6	118	4	39	4	500	38	12	679	4
Future Vol, veh/h	4	4	6	118	4	39	4	500	38	12	679	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	-	-	100	50	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	4	7	131	4	43	4	556	42	13	754	4

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1391	1388	756	1352	1348	556	758	0	0	598	0	0
Stage 1	782	782	-	564	564	-	-	-	-	-	-	-
Stage 2	609	606	-	788	784	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	120	143	408	~127	151	531	853	-	-	979	-	-
Stage 1	387	405	-	510	508	-	-	-	-	-	-	-
Stage 2	482	487	-	384	404	-	-	-	-	-	-	-
Platoon blocked, %												
Mov Cap-1 Maneuver	106	140	408	~120	148	531	853	-	-	979	-	-
Mov Cap-2 Maneuver	106	140	-	~120	148	-	-	-	-	-	-	-
Stage 1	384	400	-	506	504	-	-	-	-	-	-	-
Stage 2	436	484	-	369	399	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	27.9	135.1	0.1	0.2
HCM LOS	D	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	853	-	-	173	120	428	979	-	-
HCM Lane V/C Ratio	0.005	-	-	0.09	1.093	0.112	0.014	-	-
HCM Control Delay (s)	9.2	0	-	27.9	179.1	14.5	8.7	-	-
HCM Lane LOS	A	A	-	D	F	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.3	7.7	0.4	0	-	-

Notes

~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Attachment 1 CZ 2023-02

HCM 6th TWSC
2: Zebulon Road (NC 96) & Glory Road/Weaver's Ridge Site Drive

07/28/2022

Intersection												
Int Delay, s/veh	18.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕		↕	↕			↕	↕	↕	↕	
Traffic Vol, veh/h	4	4	6	124	4	54	4	500	40	17	679	4
Future Vol, veh/h	4	4	6	124	4	54	4	500	40	17	679	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	-	-	100	50	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	4	7	138	4	60	4	556	44	19	754	4
Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	1412	1402	756	1364	1360	556	758	0	0	600	0	0
Stage 1	794	794	-	564	564	-	-	-	-	-	-	-
Stage 2	618	608	-	800	796	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	116	140	408	~ 125	148	531	853	-	-	977	-	-
Stage 1	381	400	-	510	508	-	-	-	-	-	-	-
Stage 2	477	486	-	379	399	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	98	136	408	~ 118	144	531	853	-	-	977	-	-
Mov Cap-2 Maneuver	98	136	-	~ 118	144	-	-	-	-	-	-	-
Stage 1	378	392	-	506	504	-	-	-	-	-	-	-
Stage 2	416	483	-	361	391	-	-	-	-	-	-	-
Approach	EB		WB		NB			SB				
HCM Control Delay, s	29.1		144.5		0.1			0.2				
HCM LOS	D		F									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR			
Capacity (veh/h)	853	-	-	165	118	448	977	-	-			
HCM Lane V/C Ratio	0.005	-	-	0.094	1.168	0.144	0.019	-	-			
HCM Control Delay (s)	9.2	0	-	29.1	205.3	14.4	8.8	-	-			
HCM Lane LOS	A	A	-	D	F	B	A	-	-			
HCM 95th %tile Q(veh)	0	-	-	0.3	8.5	0.5	0.1	-	-			
Notes												
~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon												

Attachment 1 CZ 2023-02

Lanes, Volumes, Timings

2: Zebulon Road (NC 96) & Glory Road/Weaver's Ridge Site Drive

07/28/2022

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	4	4	6	124	4	54	4	500	40	17	679	4
Future Volume (vph)	4	4	6	124	4	54	4	500	40	17	679	4
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	0		100	50		0
Storage Lanes	0		0	1		0	0		1	1		0
Taper Length (ft)	25			25			25			100		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.937			0.859				0.850		0.999	
Flt Protected		0.987		0.950						0.950		
Satd. Flow (prot)	0	1723	0	1770	1600	0	0	1863	1583	1770	1861	0
Flt Permitted		0.987		0.950				0.996		0.950		
Satd. Flow (perm)	0	1723	0	1770	1600	0	0	1855	1583	1770	1861	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		55			30			45			45	
Link Distance (ft)		1719			1308			2533			1115	
Travel Time (s)		21.3			29.7			38.4			16.9	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	4	4	7	138	4	60	4	556	44	19	754	4
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	15	0	138	64	0	0	560	44	19	758	0
Turn Type	Split	NA		Split	NA		Perm	NA	pm+ov	Prot	NA	
Protected Phases	4	4		8	8			2	8	1	6	
Permitted Phases							2		2			
Detector Phase	4	4		8	8		2	2	8	1	6	
Switch Phase												
Minimum Initial (s)	7.0	7.0		7.0	7.0		12.0	12.0	7.0	7.0	12.0	
Minimum Split (s)	14.0	14.0		14.0	14.0		19.0	19.0	14.0	14.0	19.0	
Total Split (s)	14.0	14.0		23.0	23.0		69.0	69.0	23.0	14.0	83.0	
Total Split (%)	11.7%	11.7%		19.2%	19.2%		57.5%	57.5%	19.2%	11.7%	69.2%	
Maximum Green (s)	7.0	7.0		16.0	16.0		62.0	62.0	16.0	7.0	76.0	
Yellow Time (s)	5.0	5.0		5.0	5.0		5.0	5.0	5.0	5.0	5.0	
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0	2.0	2.0	2.0	2.0	
Lost Time Adjust (s)		-2.0		-2.0	-2.0			-2.0	-2.0	-2.0	-2.0	
Total Lost Time (s)		5.0		5.0	5.0			5.0	5.0	5.0	5.0	
Lead/Lag							Lead	Lead			Lag	
Lead-Lag Optimize?							Yes	Yes			Yes	
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	
Recall Mode	None	None		None	None		C-Min	C-Min	None	None	C-Min	
Act Effect Green (s)		9.3		16.6	16.6			81.5	106.0	9.5	87.5	
Actuated g/C Ratio		0.08		0.14	0.14			0.68	0.88	0.08	0.73	
v/c Ratio		0.11		0.57	0.29			0.44	0.03	0.14	0.56	
Control Delay		53.3		56.8	48.4			11.0	0.4	53.5	11.6	
Queue Delay		0.0		0.0	0.0			0.0	0.0	0.0	0.0	
Total Delay		53.3		56.8	48.4			11.0	0.4	53.5	11.6	
LOS		D		E	D			B	A	D	B	
Approach Delay		53.3			54.2			10.2			12.6	
Approach LOS		D			D			B			B	

Attachment 1 CZ 2023-02

Lanes, Volumes, Timings

2: Zebulon Road (NC 96) & Glory Road/Weaver's Ridge Site Drive

07/28/2022



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Queue Length 50th (ft)		11		101	45			3	0	14	183	
Queue Length 95th (ft)		33		161	84			494	m1	38	504	
Internal Link Dist (ft)		1639			1228			2453			1035	
Turn Bay Length (ft)									100	50		
Base Capacity (vph)		133		279	252			1285	1385	139	1376	
Starvation Cap Reductn		0		0	0			0	0	0	0	
Spillback Cap Reductn		0		0	0			0	0	0	0	
Storage Cap Reductn		0		0	0			0	0	0	0	
Reduced v/c Ratio		0.11		0.49	0.25			0.44	0.03	0.14	0.55	

Intersection Summary

Area Type: Other
 Cycle Length: 120
 Actuated Cycle Length: 120
 Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBT, Start of Green
 Natural Cycle: 75
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 0.57
 Intersection Signal Delay: 17.4
 Intersection LOS: B
 Intersection Capacity Utilization 60.1%
 ICU Level of Service B
 Analysis Period (min) 15
 m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 2: Zebulon Road (NC 96) & Glory Road/Weaver's Ridge Site Drive



HCM 6th TWSC
2: Zebulon Road (NC 96) & Glory Road

07/28/2022

Intersection						
Int Delay, s/veh	0.2					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	Y			4	4	
Traffic Vol, veh/h	4	4	13	604	604	4
Future Vol, veh/h	4	4	13	604	604	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	4	4	14	671	671	4

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	1372	673	675	0	-	0
Stage 1	673	-	-	-	-	-
Stage 2	699	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	161	455	916	-	-	-
Stage 1	507	-	-	-	-	-
Stage 2	493	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	157	455	916	-	-	-
Mov Cap-2 Maneuver	157	-	-	-	-	-
Stage 1	495	-	-	-	-	-
Stage 2	493	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	21.1	0.2	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	916	-	233	-	-
HCM Lane V/C Ratio	0.016	-	0.038	-	-
HCM Control Delay (s)	9	0	21.1	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Attachment 1
CZ 2023-02

HCM 6th TWSC
2: Zebulon Road (NC 96) & Glory Road/Weaver's Ridge Site Drive

07/28/2022

Intersection													
Int Delay, s/veh	12.1												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations		↕		↕	↕			↕	↕	↕	↕	↕	
Traffic Vol, veh/h	4	4	4	75	4	25	14	665	127	42	669	4	
Future Vol, veh/h	4	4	4	75	4	25	14	665	127	42	669	4	
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None	
Storage Length	-	-	-	0	-	-	-	-	100	50	-	-	
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-	
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-	
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90	
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	
Mvmt Flow	4	4	4	83	4	28	16	739	141	47	743	4	

Major/Minor	Minor2	Minor1		Major1		Major2						
Conflicting Flow All	1697	1751	745	1614	1612	739	747	0	0	880	0	0
Stage 1	839	839	-	771	771	-	-	-	-	-	-	-
Stage 2	858	912	-	843	841	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	73	86	414	84	104	417	861	-	-	768	-	-
Stage 1	360	381	-	393	410	-	-	-	-	-	-	-
Stage 2	352	353	-	358	380	-	-	-	-	-	-	-
Platoon blocked, %												
Mov Cap-1 Maneuver	61	78	414	~74	94	417	861	-	-	768	-	-
Mov Cap-2 Maneuver	61	78	-	~74	94	-	-	-	-	-	-	-
Stage 1	346	358	-	378	394	-	-	-	-	-	-	-
Stage 2	313	340	-	328	357	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	49	179.6	0.2	0.6
HCM LOS	E	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	861	-	-	95	74	283	768	-	-
HCM Lane V/C Ratio	0.018	-	-	0.14	1.126	0.114	0.061	-	-
HCM Control Delay (s)	9.3	0	-	49	241.6	19.3	10	-	-
HCM Lane LOS	A	A	-	E	F	C	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.5	6.2	0.4	0.2	-	-

Notes

-: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Attachment 1
CZ 2023-02

HCM 6th TWSC

2: Zebulon Road (NC 96) & Glory Road/Weaver's Ridge Stie Drive

07/28/2022

Intersection												
Int Delay, s/veh	15.9											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕		↕	↕			↕	↕	↕	↕	
Traffic Vol, veh/h	4	4	4	79	4	35	14	665	134	59	669	4
Future Vol, veh/h	4	4	4	79	4	35	14	665	134	59	669	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	-	-	100	50	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	4	4	88	4	39	16	739	149	66	743	4

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1744	1797	745	1652	1650	739	747	0	0	888	0	0
Stage 1	877	877	-	771	771	-	-	-	-	-	-	-
Stage 2	867	920	-	881	879	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	68	80	414	~79	99	417	861	-	-	763	-	-
Stage 1	343	366	-	393	410	-	-	-	-	-	-	-
Stage 2	348	350	-	341	365	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	54	70	414	~68	87	417	861	-	-	763	-	-
Mov Cap-2 Maneuver	54	70	-	~68	87	-	-	-	-	-	-	-
Stage 1	330	334	-	378	394	-	-	-	-	-	-	-
Stage 2	300	337	-	304	333	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	55.1	214.2	0.2	0.8
HCM LOS	F	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	861	-	-	85	68	300	763	-	-
HCM Lane V/C Ratio	0.018	-	-	0.157	1.291	0.144	0.086	-	-
HCM Control Delay (s)	9.3	0	-	55.1	310.6	19	10.2	-	-
HCM Lane LOS	A	A	-	F	F	C	B	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.5	7.1	0.5	0.3	-	-

Notes
 ~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Attachment 1 CZ 2023-02

Lanes, Volumes, Timings

2: Zebulon Road (NC 96) & Glory Road/Weaver's Ridge Site Drive

07/28/2022

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔		↔	↔			↑	↑	↑	↑	
Traffic Volume (vph)	4	4	4	79	4	35	14	665	134	59	669	4
Future Volume (vph)	4	4	4	79	4	35	14	665	134	59	669	4
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	0		100	50		0
Storage Lanes	0		0	1		0	0		1	1		0
Taper Length (ft)	25			25			25			100		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.955			0.864				0.850		0.999	
Flt Protected		0.984		0.950				0.999		0.950		
Satd. Flow (prot)	0	1750	0	1770	1609	0	0	1861	1583	1770	1861	0
Flt Permitted		0.984		0.950				0.979		0.950		
Satd. Flow (perm)	0	1750	0	1770	1609	0	0	1824	1583	1770	1861	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		55			30			45			45	
Link Distance (ft)		1719			1404			2533			1320	
Travel Time (s)		21.3			31.9			38.4			20.0	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	4	4	4	88	4	39	16	739	149	66	743	4
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	12	0	88	43	0	0	755	149	66	747	0
Turn Type	Split	NA		Split	NA		Perm	NA	pm+ov	Prot	NA	
Protected Phases	4	4		8	8			2	8	1	6	
Permitted Phases							2		2			
Detector Phase	4	4		8	8		2	2	8	1	6	
Switch Phase												
Minimum Initial (s)	7.0	7.0		7.0	7.0		12.0	12.0	7.0	7.0	12.0	
Minimum Split (s)	14.0	14.0		14.0	14.0		19.0	19.0	14.0	14.0	19.0	
Total Split (s)	14.0	14.0		23.0	23.0		69.0	69.0	23.0	14.0	83.0	
Total Split (%)	11.7%	11.7%		19.2%	19.2%		57.5%	57.5%	19.2%	11.7%	69.2%	
Maximum Green (s)	7.0	7.0		16.0	16.0		62.0	62.0	16.0	7.0	76.0	
Yellow Time (s)	5.0	5.0		5.0	5.0		5.0	5.0	5.0	5.0	5.0	
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0	2.0	2.0	2.0	2.0	
Lost Time Adjust (s)		-2.0		-2.0	-2.0			-2.0	-2.0	-2.0	-2.0	
Total Lost Time (s)		5.0		5.0	5.0			5.0	5.0	5.0	5.0	
Lead/Lag							Lag	Lag		Lead		
Lead-Lag Optimize?							Yes	Yes		Yes		
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	
Recall Mode	None	None		None	None		C-Min	C-Min	None	None	C-Min	
Act Effct Green (s)		9.0		13.4	13.4			78.1	95.5	10.7	91.0	
Actuated g/C Ratio		0.08		0.11	0.11			0.65	0.80	0.09	0.76	
v/c Ratio		0.09		0.45	0.24			0.64	0.12	0.42	0.53	
Control Delay		53.5		56.2	50.5			6.2	1.0	60.3	9.3	
Queue Delay		0.0		0.0	0.0			0.0	0.0	0.0	0.0	
Total Delay		53.5		56.2	50.5			6.2	1.0	60.3	9.3	
LOS		D		E	D			A	A	E	A	
Approach Delay		53.5			54.4			5.4			13.4	
Approach LOS		D			D			A			B	

Attachment 1
CZ 2023-02

Lanes, Volumes, Timings

2: Zebulon Road (NC 96) & Glory Road/Weaver's Ridge Site Drive

07/28/2022



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Queue Length 50th (ft)		9		65	31			74	0	49	150	
Queue Length 95th (ft)		29		114	65			169	m13	98	431	
Internal Link Dist (ft)		1639			1324			2453			1240	
Turn Bay Length (ft)									100	50		
Base Capacity (vph)		131		265	241			1191	1297	157	1411	
Starvation Cap Reductn		0		0	0			0	0	0	0	
Spillback Cap Reductn		0		0	0			0	0	0	0	
Storage Cap Reductn		0		0	0			0	0	0	0	
Reduced v/c Ratio		0.09		0.33	0.18			0.63	0.11	0.42	0.53	

Intersection Summary

Area Type: Other

Cycle Length: 120

Actuated Cycle Length: 120

Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBT, Start of Green

Natural Cycle: 80

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.64

Intersection Signal Delay: 12.7

Intersection LOS: B

Intersection Capacity Utilization 68.3%

ICU Level of Service C

Analysis Period (min) 15

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 2: Zebulon Road (NC 96) & Glory Road/Weaver's Ridge Site Drive



Attachment 1
CZ 2023-02

HCM 6th TWSC
3: Pearces Road & Pippin Road

07/28/2022

Intersection												
Int Delay, s/veh	4.9											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	61	14	31	43	21	15	13	57	12	29	297	20
Future Vol, veh/h	61	14	31	43	21	15	13	57	12	29	297	20
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	300	2	2	2	2
Mvmt Flow	68	16	34	48	23	17	14	63	13	32	330	22

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	523	509	341	528	514	70	352	0	0	76	0	0
Stage 1	405	405	-	98	98	-	-	-	-	-	-	-
Stage 2	118	104	-	430	416	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	465	467	701	461	464	993	1207	-	-	1523	-	-
Stage 1	622	598	-	908	814	-	-	-	-	-	-	-
Stage 2	887	809	-	603	592	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	426	449	701	414	446	993	1207	-	-	1523	-	-
Mov Cap-2 Maneuver	426	449	-	414	446	-	-	-	-	-	-	-
Stage 1	615	582	-	897	804	-	-	-	-	-	-	-
Stage 2	837	799	-	544	577	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	14.8	14.3	1.3	0.6
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1207	-	-	485	476	1523	-
HCM Lane V/C Ratio	0.012	-	-	0.243	0.184	0.021	-
HCM Control Delay (s)	8	0	-	14.8	14.3	7.4	0
HCM Lane LOS	A	A	-	B	B	A	A
HCM 95th %tile Q(veh)	0	-	-	0.9	0.7	0.1	-

Attachment 1
CZ 2023-02

HCM 6th TWSC
3: Pearces Road & Pippin Road

07/28/2022

Intersection												
Int Delay, s/veh	6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↕			↕		
Traffic Vol, veh/h	85	17	39	47	24	16	16	62	13	32	324	29
Future Vol, veh/h	85	17	39	47	24	16	16	62	13	32	324	29
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	94	19	43	52	27	18	18	69	14	36	360	32

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	583	567	376	591	576	76	392	0	0	83	0	0
Stage 1	448	448	-	112	112	-	-	-	-	-	-	-
Stage 2	135	119	-	479	464	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	424	433	670	419	428	985	1167	-	-	1514	-	-
Stage 1	590	573	-	893	803	-	-	-	-	-	-	-
Stage 2	868	797	-	568	564	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	382	413	670	365	408	985	1167	-	-	1514	-	-
Mov Cap-2 Maneuver	382	413	-	365	408	-	-	-	-	-	-	-
Stage 1	581	555	-	879	790	-	-	-	-	-	-	-
Stage 2	810	784	-	497	547	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	17.7	15.9	1.4	0.6
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1167	-	-	438	427	1514	-	-
HCM Lane V/C Ratio	0.015	-	-	0.358	0.226	0.023	-	-
HCM Control Delay (s)	8.1	0	-	17.7	15.9	7.4	0	-
HCM Lane LOS	A	A	-	C	C	A	A	-
HCM 95th %tile Q(veh)	0	-	-	1.6	0.9	0.1	-	-

Attachment 1
CZ 2023-02

HCM 6th TWSC
3: Pearces Road & Pippin Road

07/28/2022

Intersection												
Int Delay, s/veh	6.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	97	17	42	47	24	16	17	62	13	32	324	33
Future Vol, veh/h	97	17	42	47	24	16	17	62	13	32	324	33
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	108	19	47	52	27	18	19	69	14	36	360	37

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	588	572	379	598	583	76	397	0	0	83	0	0
Stage 1	451	451	-	114	114	-	-	-	-	-	-	-
Stage 2	137	121	-	484	469	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	421	430	668	414	424	985	1162	-	-	1514	-	-
Stage 1	588	571	-	891	801	-	-	-	-	-	-	-
Stage 2	866	796	-	564	561	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	378	410	668	358	404	985	1162	-	-	1514	-	-
Mov Cap-2 Maneuver	378	410	-	358	404	-	-	-	-	-	-	-
Stage 1	578	553	-	876	787	-	-	-	-	-	-	-
Stage 2	808	782	-	491	544	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	18.8	16.1	1.5	0.6
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1162	-	-	432	420	1514	-	-
HCM Lane V/C Ratio	0.016	-	-	0.401	0.23	0.023	-	-
HCM Control Delay (s)	8.1	0	-	18.8	16.1	7.4	0	-
HCM Lane LOS	A	A	-	C	C	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	1.9	0.9	0.1	-	-

Attachment 1
CZ 2023-02

HCM 6th TWSC
3: Pearces Road & Pippin Road

07/28/2022

Intersection												
Int Delay, s/veh	4.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↕			↕		
Traffic Vol, veh/h	43	19	25	24	28	44	28	275	46	17	165	74
Future Vol, veh/h	43	19	25	24	28	44	28	275	46	17	165	74
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	48	21	28	27	31	49	31	306	51	19	183	82
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	696	681	224	681	697	332	265	0	0	357	0	0
Stage 1	262	262	-	394	394	-	-	-	-	-	-	-
Stage 2	434	419	-	287	303	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	356	373	815	364	365	710	1299	-	-	1202	-	-
Stage 1	743	691	-	631	605	-	-	-	-	-	-	-
Stage 2	600	590	-	720	664	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	298	355	815	323	347	710	1299	-	-	1202	-	-
Mov Cap-2 Maneuver	298	355	-	323	347	-	-	-	-	-	-	-
Stage 1	721	678	-	612	587	-	-	-	-	-	-	-
Stage 2	513	572	-	661	651	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	17.6		15.7		0.6		0.5					
HCM LOS	C		C									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR				
Capacity (veh/h)	1299	-	-	381	442	1202	-	-				
HCM Lane V/C Ratio	0.024	-	-	0.254	0.241	0.016	-	-				
HCM Control Delay (s)	7.8	0	-	17.6	15.7	8	0	-				
HCM Lane LOS	A	A	-	C	C	A	A	-				
HCM 95th %tile Q(veh)	0.1	-	-	1	0.9	0	-	-				

Attachment 1
CZ 2023-02

HCM 6th TWSC
3: Pearces Road & Pippin Road

07/28/2022

Intersection												
Int Delay, s/veh	5.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↕			↕		
Traffic Vol, veh/h	59	22	30	27	33	48	36	300	51	19	180	101
Future Vol, veh/h	59	22	30	27	33	48	36	300	51	19	180	101
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	66	24	33	30	37	53	40	333	57	21	200	112
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	785	768	256	769	796	362	312	0	0	390	0	0
Stage 1	298	298	-	442	442	-	-	-	-	-	-	-
Stage 2	487	470	-	327	354	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	310	332	783	318	320	683	1248	-	-	1169	-	-
Stage 1	711	667	-	594	576	-	-	-	-	-	-	-
Stage 2	562	560	-	686	630	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	247	311	783	273	300	683	1248	-	-	1169	-	-
Mov Cap-2 Maneuver	247	311	-	273	300	-	-	-	-	-	-	-
Stage 1	682	652	-	570	552	-	-	-	-	-	-	-
Stage 2	464	537	-	618	616	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	23.2		18.4		0.7		0.5					
HCM LOS	C		C									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR				
Capacity (veh/h)	1248	-	-	319	387	1169	-	-				
HCM Lane V/C Ratio	0.032	-	-	0.387	0.31	0.018	-	-				
HCM Control Delay (s)	8	0	-	23.2	18.4	8.1	0	-				
HCM Lane LOS	A	A	-	C	C	A	A	-				
HCM 95th %tile Q(veh)	0.1	-	-	1.8	1.3	0.1	-	-				

Attachment 1
CZ 2023-02

HCM 6th TWSC
3: Pearces Road & Pippin Road

07/28/2022

Intersection												
Int Delay, s/veh	6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↕			↕		
Traffic Vol, veh/h	67	22	32	27	33	48	39	300	51	19	180	114
Future Vol, veh/h	67	22	32	27	33	48	39	300	51	19	180	114
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	74	24	36	30	37	53	43	333	57	21	200	127

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	799	782	264	784	817	362	327	0	0	390	0	0
Stage 1	306	306	-	448	448	-	-	-	-	-	-	-
Stage 2	493	476	-	336	369	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	304	326	775	311	311	683	1233	-	-	1169	-	-
Stage 1	704	662	-	590	573	-	-	-	-	-	-	-
Stage 2	558	557	-	678	621	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	240	304	775	265	290	683	1233	-	-	1169	-	-
Mov Cap-2 Maneuver	240	304	-	265	290	-	-	-	-	-	-	-
Stage 1	672	647	-	563	547	-	-	-	-	-	-	-
Stage 2	458	532	-	609	607	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	25.4	18.9	0.8	0.5
HCM LOS	D	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1233	-	-	308	378	1169	-	-
HCM Lane V/C Ratio	0.035	-	-	0.437	0.317	0.018	-	-
HCM Control Delay (s)	8	0	-	25.4	18.9	8.1	0	-
HCM Lane LOS	A	A	-	D	C	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	2.1	1.3	0.1	-	-

Traffic Signal Warrant Analysis

Warrants 1 - 3 (Volume Warrants)

	Weaver's Pointe
	22390
	2025 Build

Major Street (N/S Road)	NC 96 (Zebulon Road)	Minor Street (E/W Road)	Glory Road / Site Access
Analyzed with	1 approach lane	Analyzed with	2 or more approach lanes
Total Approach Volume	2779 vehicles	Total Approach Volume	303 vehicles
Total Ped/Bike Volume	0 crossings	Total Ped/Bike Volume	0 crossings
Right turn reduction of	100 percent applied	Right turn reduction of	0 percent applied

No high speed or isolated community reduction applied to the Volume Warrant thresholds.

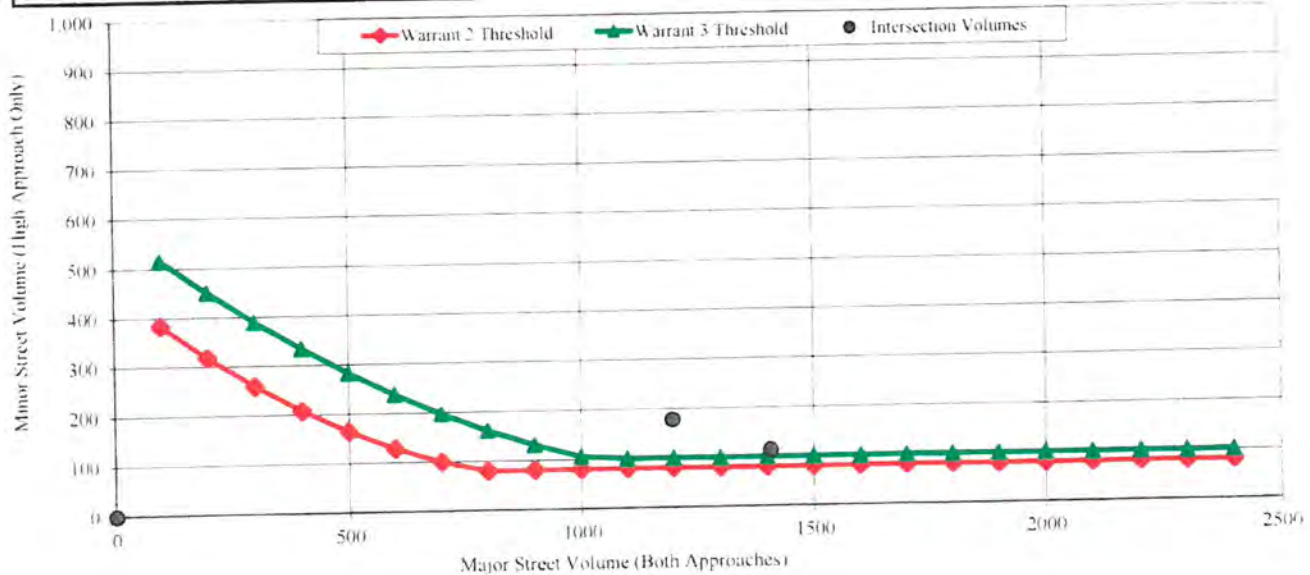
	Condition A	Condition B	Condition A+B*
Condition Satisfied?	Not Satisfied	Not Satisfied	Not Satisfied
Required values reached for	1 hour	2 hours	2 (Cond. A) & 2 (Cond. B)
Criteria - Major Street (veh/hr)	350	525	280 (Cond. A) & 420 (Cond. B)
Criteria - Minor Street (veh/hr)	140	70	112 (Cond. A) & 56 (Cond. B)

* Should be applied only after an adequate trial of other alternatives that could cause less delay and inconvenience to traffic has failed to solve the traffic problems.

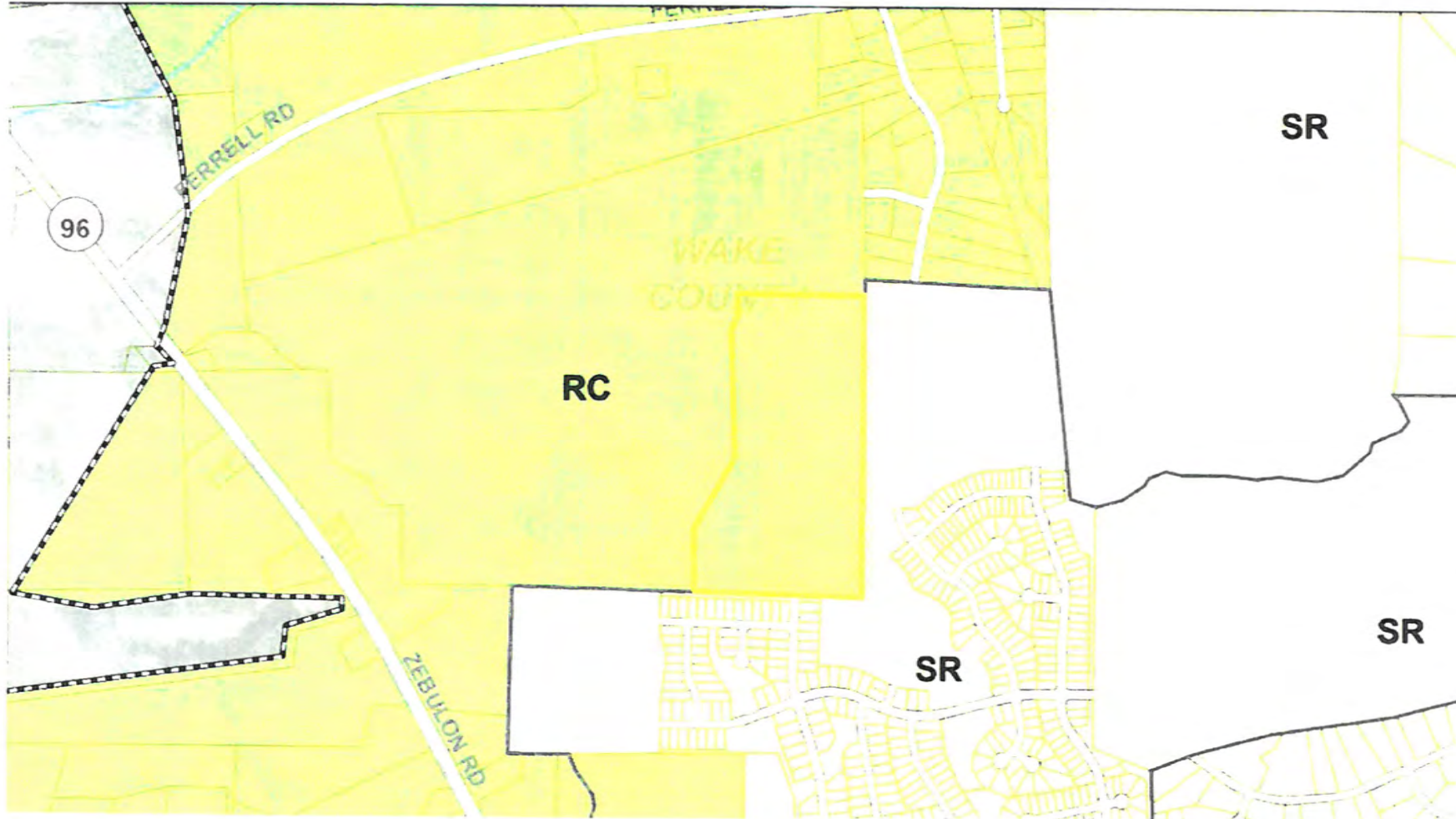
Condition Satisfied?	Not Satisfied
Required values reached for	2 hours
Criteria	See Figure Below

	Condition A	Condition B
Condition Satisfied?	Not Satisfied	Satisfied
Required values reached for	1422 total, 178 minor, 0 delay	2 hours
Criteria - Total Approach Volume (veh in one hour)	800	See Figure Below
Criteria - Minor Street High Side Volume (veh in one hour)	100	
Criteria - Minor Street High Side Delay (veh-hrs)	4	

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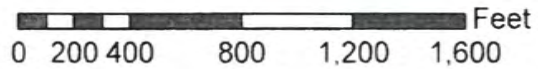
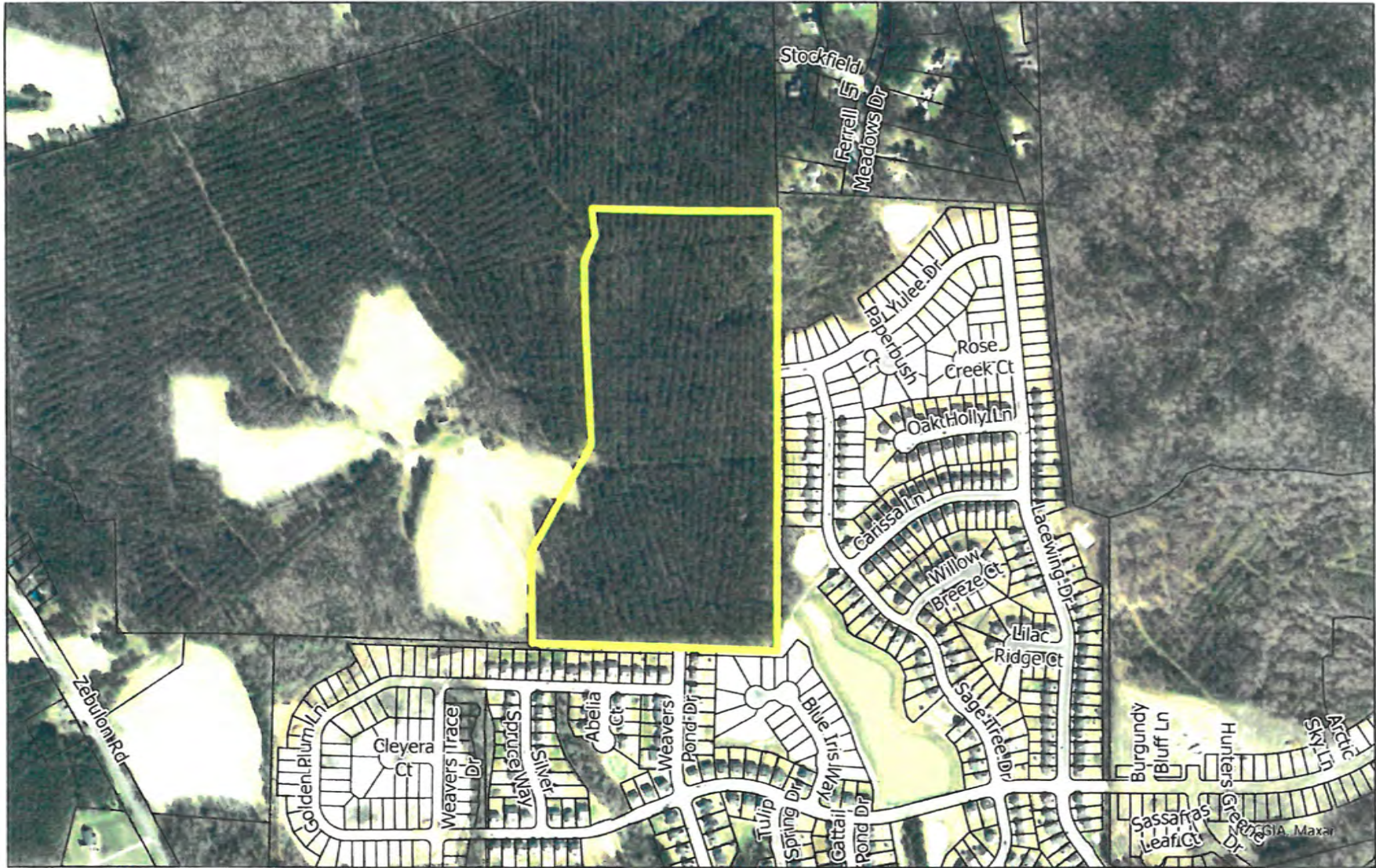




Attachment 2 - Future Land Use and Character Map



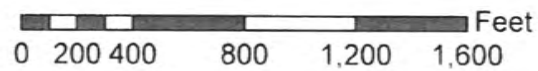
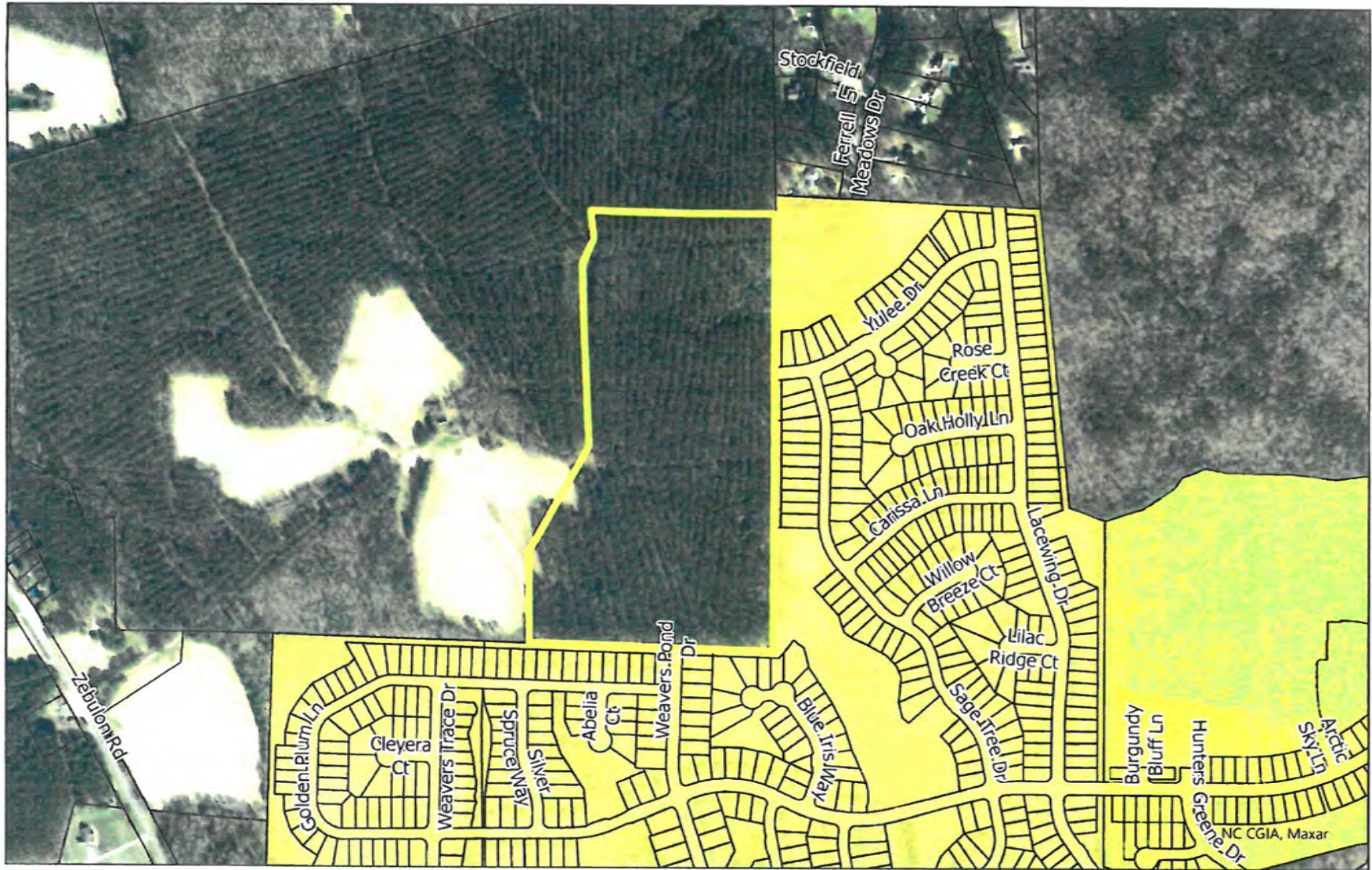
-  General Residential (GR)
-  Suburban Residential (SR)
-  Rural Conservation (RC)
-  Comprehensive Plan Study Area

Attachment 3 - Aerial Map



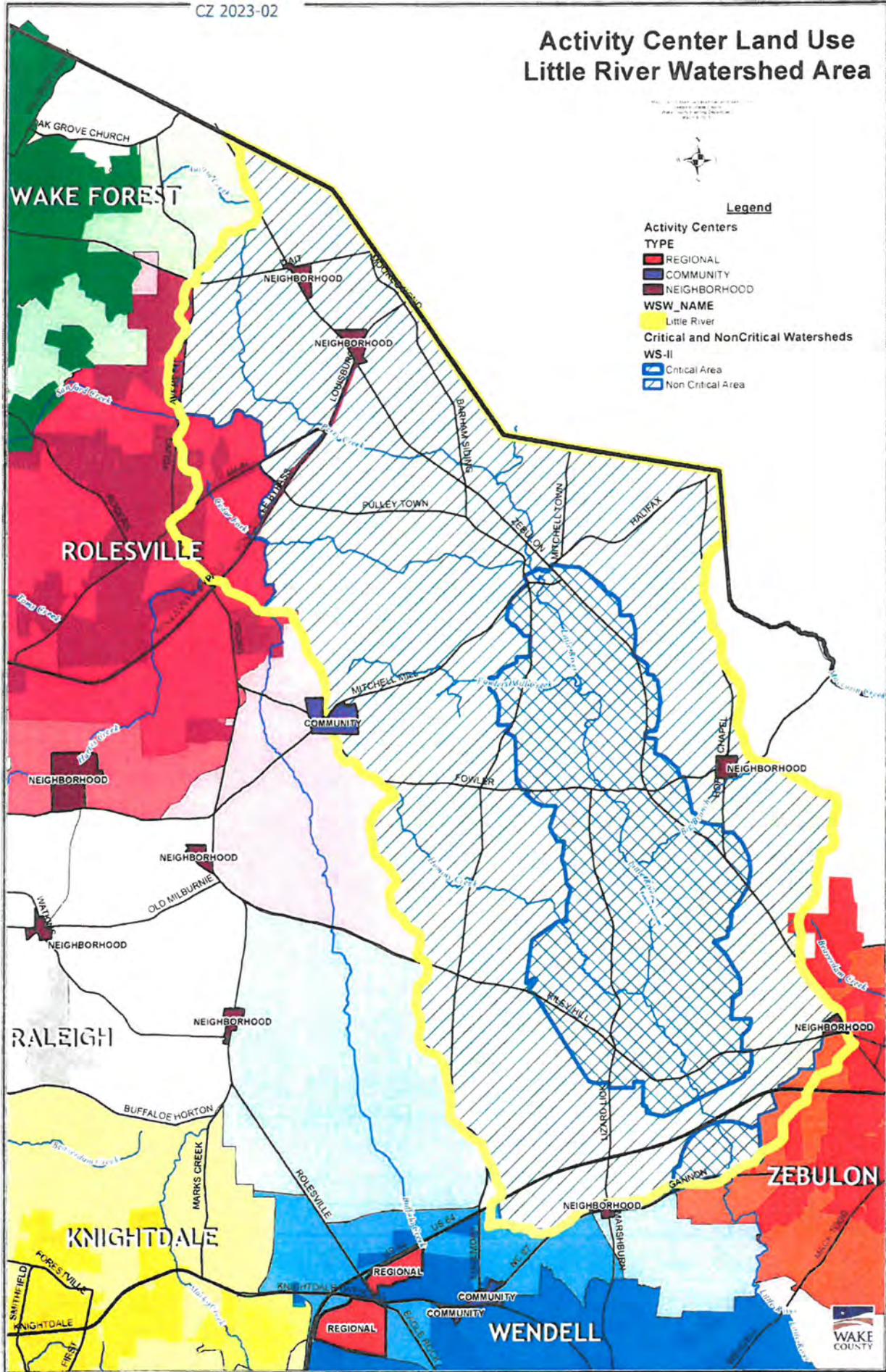
-  Subject Property (0 Weavers Pond Dr)
-  Parcels

Attachment 4 - Zoning Map



- Subject Property (0 Weavers Pond Dr)
- Parcels
- Zoning Districts**
- R4, Residential Neighborhood
- R-13 SUD, Residential 13 - Special Use Districts

Activity Center Land Use Little River Watershed Area



Attachment 6 - Site Pictures



View of property at the end of Yulee Dr

Attachment 6 - Site Pictures



View north on property near Yulee Dr

Attachment 6 - Site Pictures



View west on property

Attachment 6 - Site Pictures



View south on property (remaining trees on the left)

Attachment 6 - Site Pictures



Existing buffer between Weaver's Pond and Subject Property

ORDINANCE 2023-39
AMENDMENT TO CONDITIONAL ZONING MAP FOR
0 WEAVERS POND DRIVE – WEAVERS POINT (PIN# 1797701367)

The proposed Conditional Zoning Map Amendment for approximately 43.61 acres located at 0 Weavers Pond Drive (Pin# 1797701367) would be rezoned from R-40W to Residential Neighborhood – Conditional (R4-C) District in accordance with Section 2.2.6 of the Town of Zebulon Unified Development and NCGS 160D-703, with the following proposed conditions:

1. All lots shall be a minimum of 8,700 square feet.
2. All lot widths shall be a minimum of 70’.
3. All dwellings will have a minimum two-car garage.
4. Garage doors will have windows and carriage hardware.
5. Garages: garage doors shall be recessed behind the front plain of the home a minimum of 8”. Where a home provides a front porch, the garage may extend beyond the front plain of the home, provided the front porch extends beyond the front plain of the garage a minimum of 1’.
6. Side loaded garages shall be required on a minimum of 20% of the homes constructed. Side loaded garages and “J” driveways shall be allowed a side setback of 5’.
7. For all lots, the entire yard will be sodded.
8. Exterior building materials: exterior siding will be primarily fiber cement with brick or stone accents. the use of vinyl siding shall be prohibited, except for trim elements of the dwelling unit facade. Siding styles will include horizontal, shake, or board and batten design. At least two (2) of the following materials shall be used on each unit fiber-cement, masonry brick, brick veneer, masonry stone, stone veneer, or synthetic stone.
9. Foundations: foundations shall be raised above the finished grade – as measured along the front, street facing finished grade of the building pad - a minimum of 18”. Foundation types to be may include stem wall, raised slab, or crawl space.
10. Amenities will include a dog park, walking trails, and maintained open space. all open space and amenities will be maintained by the HOA.
11. A minimum of 8" roof overhang shall be provided along the front and back of each dwelling unit.
12. A 10-foot undisturbed buffer will be maintained around the development. where existing plants do not meet the requirements of the udo, plantings will be supplemented to meet the requirement.
13. Required decorative features each unit shall utilize at least one of the following: a decorative front door (minimum 25% glazing); window transom, door sidelights, or door transom.

14. Window treatments: windows on front elevations shall offer either trim or shutters. trim along headers and sills shall be a minimum of 3" wide. Shutters are decorative and may or may not be "operational". shutters shall have a minimum width of 18".
15. Porches: front porches shall extend beyond the front plain of the garage on 20% of the homes constructed. front porches shall be allowed to extend beyond the front setback of the building envelop a maximum of 10'.
16. Front porches shall wrap around the corner of the front façade on a minimum of 20% of the homes constructed.
17. All homes will have a rear patio or deck of at least 100 square feet.
18. Accessory buildings shall be constructed of materials that match the single-family dwelling.
19. In order to promote variation in home appearance, no front elevation or primary siding color shall be constructed within two houses of an identical elevation or primary siding color on the same side of the street or across the street. for corner lots, no identical elevation or primary siding color will be constructed diagonally across an intersection.
20. Homeowners' association will limit the number of rental homes to a maximum of 10%. This restriction shall be recorded in HOA covenants, conditions and restrictions.
21. All home design and construction shall conform to section 5.2 of the town of Zebulon's Unified Development Ordinance.

*All other applicable Unified Development Ordinance requirements shall remain as written and the requirements by other agencies will be reviewed and regulated at the time of Technical Review Committee review process.

Adopted this the 1st day of May 2023.

Glenn L. York – Mayor

SEAL

Lisa M. Markland, CMC – Town Clerk

STAFF REPORT
ORDINANCE 2023-36
REALLOCATION OF RETENTION BONUS FUNDS
MAY 1, 2023

Topic: Ordinance 2023-36 – Reallocation of Retention Bonus Funds
Speaker: Bobby Fitts, Finance Director (if pulled from Consent)

From: Bobby Fitts, Finance Director
Prepared by: Bobby Fitts, Finance Director
Approved by: Joseph M. Moore II, PE, Town Manager

Executive Summary:

Reallocation of Retention Funds from single departmental line item to individual departments.

Background:

The FY 2023 budget included retention bonuses. The bonuses were a response to Wake County's decision to share retention bonuses with Cost-Share fire departments. The retention funds were budgeted wholly in the Administration department under a single line-item called "Retention Pay". The funds were placed in a single line-item to clarify and simplify how, and how much, the Town was contributing. This action also eliminated confusion with the different percentages and formulas employed by the County in distributing the bonuses.

To maintain an accurate accounting of how the disbursements affect an employee's withholdings (e.g., FICA, retirement) the funds must be charged to their individual departments. Reallocation of funds to individual departments accurately accounts for these withholdings.

Discussion:

The Board of Commissioners must authorize reallocations exceeding \$10,000.

Policy Analysis:

NCGS 159-15, as part of The Local Government Budget and Fiscal Control Act and the Budget Ordinance (FY '23) require Board approval of amendments to the budget ordinance.

Fiscal Analysis:

The funds were budgeted and disbursed. The ordinance reconciles the accounting of the Retention Pay in advance of the Annual Audit.

Staff Recommendation:

Approval of Ordinance 2023-36 is required.

Attachment:

1. Ordinance 2023-36

ORDINANCE 2023-36

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, 2023.

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

	INCREASE	DECREASE
REVENUES		
EXPENDITURES		
Finance — Salaries	\$4,000.00	
Finance – FICA	300.00	
Finance – Retirement	650.00	
Administration – Salaries	9,000.00	
Administration – FICA	690.00	
Administration – Retirement	1,000.00	
Planning – Salaries	8,500.00	
Planning – FICA	650.00	
Planning – Retirement	1,450.00	
PW Prop Mgmt – Salaries	11,500.00	
PW Prop Mgmt – FICA	880.00	
PW Prop Mgmt – Retirement	1,970.00	
Police – Civilian Salaries (Non LEO)	2,000.00	
Police – Salaries	42,000.00	
Police – FICA	3,360.00	
Police – Retirement	7,900.00	
PW Operations – Salaries	10,000.00	
PW Operations – FICA	750.00	
PW Operations – Retirement	1,700.00	
Fire – Salaries	39,500.00	
Fire – FICA	3,000.00	
Fire – Retirement	6,750.00	
Parks & Recreation – Salaries	14,000.00	
Parks & Recreation – FICA	1,050.00	
Parks & Recreation – Retirement	2,400.00	
Administration – Retention Pay		175,000.00

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: May 1, 2023

Effective: May 1, 2023

Glenn L. York - Mayor

ATTEST:

Lisa M. Markland, CMC - Town Clerk