

**TOWN OF ZEBULON
JOINT PUBLIC HEARING AGENDA
BOARD OF COMMISSIONERS AND PLANNING BOARD
May 14, 2018
7:00pm**

I. CALL TO ORDER

II. PUBLIC HEARING

A. RZ 2018-02 – A request by Timothy R. Peele to rezone approximately 0.5 acres of land located at 110 W. McIver Street. The request is to rezone the parcel from R-10 (Residential) to Transitional Residential (TR). [NC PIN: 2705 17 7653].

III. ADJOURNMENT

A. RZ 2018-02 – A request by Timothy R. Peele to rezone approximately 0.5 acres of land located at 110 W. McIver Street. The request is to rezone the parcel from R-10 (Residential) to Transitional Residential (TR). [NC PIN: 2705 17 7653].

Case Information:

Applicant(s): Timothy R. Peele

Property Owner(s): Timothy R. Peele & Claudia M. Peele

Property Information:

Location:	Acreage	Current Zoning	Existing Conditions
110 W McIver Street	0.45	R-10	Residential

Surrounding Property Owners, Land Use and Current Zoning:

	Property Owner	Current Land Use	Current Zoning
North	Prenby Massey Meyers	Residential Multi-Family	TR
South	Whitley Street Assoc LLC	Residential Two Family	R-10
East	Charles Davida Hunter	Medical Office	TR
West	Linda Rao	Residential Single Family	R-10

Staff Report:

1. Background Information

- A. This request is to rezone a 0.45-acre parcel of land located at 110 W McIver Street from Residential (R-10) to Transitional Residential (TR).
- B. The request area is located with the Town limits.
- C. The requested area is currently zoned Residential (R-10).

2. Application Information

- A. The applicant submitted an Application for Zoning Map Amendment. This application is included as Attachment 7 to this agenda.

3. Zoning

- A. Most of the surrounding properties are zoned residential, with the next largest portions zoned Transitional Residential and heavy business. One surrounding property is zoned light industrial. Roughly half of the directly adjacent property is zoned residential, with the other half is zoned Transitional Residential.

- B. Residential districts are designed and intended to secure for the persons who reside there a comfortable, healthy, safe and pleasant environment in which to live, sheltered from incompatible and disruptive activities that properly belong in nonresidential districts.
- C. The R-13 and R-10 districts are designed primarily to accommodate single-family detached residential development uses at medium densities in areas served by public water and sewer facilities.
- D. The Transitional Residential district is designed to provide for a mixture of residences and office and institutional uses in area on dividing lines between residential uses and businesses, or major traffic generators, or areas whose characters are in transition.
- E. Heavy business zoned districts are designed to accommodate the widest range of commercial activities. These activities may include retail sales, service operations, restaurants, gas stations, services stations, offices and other commercial uses.
- F. The manufacturing/industrial districts are designed primarily to accommodate enterprises engaged in the manufacturing, processing, creating, repairing, renovating, painting, cleaning, or assembling of goods, merchandise or equipment.

4. Land Use

- A. The Town's adopted Comprehensive Plan classifies the parcel and surrounding areas as Traditional Neighborhood.
- B. Traditional Neighborhood is characterized by mixed housing types with a grid or connected street pattern. Houses are oriented to the street with shorter front yards and detached garages, some with alleys. The land use allows for limited commercial uses serving neighborhoods. Necessary facilities would be located on the outskirts of neighborhoods, such as grocery store, pharmacies, schools, and fire stations.
- C. The proposed rezoning does not conform with the Town's adopted land use in the Comprehensive Plan, because the property is internal to McIver Street thereby placing it in the strictly residential area of the Traditional Neighborhood district. The current Transitional Residential properties along N Arendell Avenue serve as the outskirts protecting residential properties as described in the Comprehensive Plan.

5. Transportation

- A. The property is located adjacent to the northwestern corner of the intersection of W McIver Street and N Arendell Avenue.
- B. N Arendell Avenue (NC96) is a four lane road with a sidewalk along the western right-of-way and a posted speed limit of 35 mph in the vicinity.

- C. W McIver Street is a two-lane neighborhood street with a posted speed limit of 25mph that runs perpendicular to N Arendell Avenue. Parallel parking spaces are delineated near the intersection and individuals frequently parallel park along W McIver Street for nearby businesses.
- D. The limited commercial uses allowed in Transitional Residential are shown to produce a greater number of trips than medium density residential uses.
- E. The transportation update to go before the Board of Commissioners May 7, 2018 calls for the portion of N Arendell Avenue to be three lanes with two 14 foot travel lanes and a 12 foot two-way center turn lane with curb, gutters, and sidewalk, along both sides.
- F. The Town's adopted Comprehensive Plan calls for bikeways and sidewalks along N Arendell Avenue and a sidewalk along W McIver Street adjacent to the property.
- G. Commercial uses allowed for in the Transitional Residential district would increase commercial traffic on McIver Street, which is intended to remain a residential street in the Comprehensive Plan and Transportation Plans.

6. Greenway, Bicycle & Pedestrian Master Plan

- A. The Town's adopted Greenway, Bicycle and Pedestrian Plan calls for bicycle and pedestrian improvements along N Arendell Avenue near the property.

7. Water and Sewer Allocation Policy

- A. Water and sewer are currently serving the property.
- B. Some uses classified under Transitional Residential carry a higher industry standard for water and sewer usage than a two-bedroom single family home.
- C. Water and sewer allocation requests will be handled if a change in use is proposed for the property.

8. Permitted Uses Comparison

- A. The complete list of the Permitted Uses Table is located in §152.129 of the Zebulon Code of Ordinances and is provided as Attachment 8.

Attachments:

- (1) Wake County Tax Card
- (2) Deed
- (3) Notice of Public Hearing
- (4) Certification of Notice to Property Owners
- (5) Notified Property Owners List
- (6) Maps – Vicinity, Notified Property Owners, Zoning, Land Use
- (7) Zoning Map Amendment Petition
- (8) Permitted Uses Table

(9) Consistency Statement Information

Public Notice:

A notice of public hearing was mailed to all property owners within 150 feet of the subject property on April 24, 2018, satisfying the mailing requirement of 20 days prior to hearing. The site was posted with public hearing signs. A notice of public hearing was published in the Zebulon Times on May 3, 2018 and May 10, 2018.

Staff Recommendation:

Staff recommends denial of RZ 2018-02 based on its interior location to the residential neighborhood and its location on a residential street. Staff also recommends that the Board address previous discussions of how wide the Transitional Residential district should be along N Arendell Avenue. This discussion is best suited to be had as a part of a more comprehensive update to land use planning and growth policies for the Town as a whole.

Requested Action:

Refer RZ 2018-02 to the Planning Board.

**TOWN OF ZEBULON
PLANNING BOARD AGENDA
Zebulon Municipal Complex
May 14, 2018
7:00pm**

IV. CALL TO ORDER

V. APPROVAL OF AGENDA

VI. ADOPTION OF MINUTES

A. October 9, 2017

B. April 9, 2018

VII. NEW BUSINESS

A. RZ 2018-02 – A request by Timothy R. Peele to rezone approximately 0.5 acres of land located at 110 W. McIver Street. The request is to rezone the parcel from R-10 (Residential) to Transitional Residential (TR). [NC PIN: 2705 17 7653].

VIII. STAFF REPORT

IX. ADJOURNMENT

PLANNING BOARD
Minutes
October 9, 2017

Present: Darrell Jones, Kenny Waldroup, Gene Blount, Larry Ray, Shannon Baxter, Laura Johnson, Julie Spriggs-Planning, Mackenzie Day-Planning, Toby Hampson-Attorney, Lisa Markland-Clerk

Absent: David Covington

The meeting was called to order by Darrell Jones at 8:31pm.

Gene Blount made a motion, second by Larry Ray to approve the agenda. There was no discussion and the motion passed unanimously.

MINUTES

Laura Johnson made a motion, second by Gene Blount to approve the minutes of September 11, 2017. There was no discussion and the motion passed unanimously.

NEW BUSINESS

SU 2018-02—Request by Weavers Pond Development to amend the special use permit
Darrell Jones asked if staff had any additional comments to share.

Julie Spriggs stated that she had no additional comments and asked if the Board had any comments or questions.

Kenny Waldroup stated that he was comfortable recommending approval of the amendment with the proposed conditions.

Larry Ray asked about condition 60 and if it was with the original verbiage. Julie Spriggs stated that was correct and Kenny Waldroup agreed with that.

Shannon Baxter asked if that was the only point of contention.

Mark Hetrick stated that the addition of five lots, as well.

Julie Spriggs stated that they could amend the application and motion for the five lots to be added. Kenny Waldroup said that he would be comfortable with adding the five lots and he saw that as a technical correction.

Darrell Jones asked if there were any questions.

Shannon Baxter asked for clarification if there would not be a problem with the boosters and the psi and the operation below $\frac{3}{4}$ of a tank. Julie said that was correct.

Larry Ray asked Kenny Waldroup if when the pumps came on would that affect people outside the subdivision that did not have booster pumps. Kenny stated it would not.

Toby Hampson cautioned the board on getting additional information that was not part of the evidence received during the hearing.

Julie Spriggs clarified that the applicant did take into consideration the parcels numbers for the townhomes so they (the five lots) did not have to be added to the application so that could be stricken from the motion.

Kenny Waldroup made a motion, second by Laura Johnson to recommend approval, to the Board of Commissioners, of SU 2018-02 with the 61 conditions as recommended by staff. There was no discussion and the motion passed unanimously.

STAFF REPORT

There were no staff updates at this time.

Larry Ray made a motion, second by Laura Johnson to adjourn the meeting. There was no discussion and the motion passed unanimously.

Date

Darrell Jones—Chairman

SEAL

Lisa M. Markland, CMC—Town Clerk

**Town of Zebulon
Planning Board
Minutes
April 9, 2018**

Present: Larry Ray, Gene Blount, David Covington, Shannon Baxter, Laura Johnson, Mark Hetrick-Planning, Lisa Markland-Clerk, Eric Vernon-Attorney, Julie Spriggs

Absent: Kenny Waldroup

Mark Hetrick called the meeting to order at 7:50pm and stated that the chair and vice chair were unable to be present and the Board would have to elect an acting chair.

Larry Ray nominated Shannon Baxter. Laura Johnson made a motion, second by Gene Blount to appoint Shannon Baxter as the acting chair for the meeting. There was no discussion and the motion passed unanimously.

Lisa Markland let Shannon Baxter know that the agenda needed to be approved prior to going into discussion in new business.

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

NEW BUSINESS

A. ZA 2018-01

Shannon Baxter asked if staff had any additional information to share. Mark Hetrick stated he had nothing additional to add.

Larry Ray asked who would be responsible for roadway improvements between developed land and farm land. Mark said it would depend on how quickly land developed and the Town could collect a fee-in-lieu from developers and it could possibly stay vacant until development occurred.

Shannon Baxter requested clarification on the proposed traffic circle on Gannon Avenue. Mark explained the Northeast Area study showed a proposed one lane traffic circle. He added that the plan would have the ability to require developers to install or pay a fee-in-lieu for signal improvements, widening of lanes or a traffic circle. Signal Improvements could include widening the existing intersection or adding turn lanes. Mark stated there was existing right-of-way that may accommodate turn lanes or improvements but additional property could be needed depending on the design.

Laura Johnson requested more information about the traffic issues created from the bypass. Mark said intersection improvements would help with that, but would be a more involved study. A transportation engineer would be needed to study the traffic patterns and share the options available.

Planning Board
Minutes
April 9, 2018

Gene Blount asked if the Town owned the right-of-way where a road was widened was the right of way automatically extended. Mark Hetrick explained it depended on the utilities as well as whether it was an existing or a new road.

Gene Blount had a concern about tractor trailers traveling through a single lane traffic circle. It was stated that tractor trailers could use a single lane traffic circle without any problem.

Laura Johnson wanted to know who would be paying for the improvements. Mark said that the developers would be required to make certain roadway improvements to accommodate for the additional traffic depending on the impact and need. Developers paid an impact fee for roadway projects.

There was concern about who would pay for the traffic circle and it was explained that developers would and/or the Town was able to apply for grants to help fund a traffic circle under certain circumstances.

Shannon Baxter wanted to know about the tax implications of the Town annexing farmland. Mark stated all annexations were voluntary. Larry Ray asked about the land that was annexed in the Wakefield area. Joe Moore clarified there was a change in state law regarding annexation after that time.

Shannon Baxter asked if there were any more questions. There were none.

Gene Blount made a motion, second by Laura Johnson to recommend approval of ZA 2018-01 to the Board of Commissioners. There was no discussion and the motion passed unanimously.

Julie Spriggs informed the Board that a Joint Public Hearing would be held in May and June.

Laura Johnson made a motion, second by Larry Ray to adjourn the meeting. There was no discussion but the motion passed unanimously.

Date

Lisa M. Markland, CMC—Town Clerk

SEAL

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Staff Recommendation:

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Requested Action:

Recommend RZ 2018-02 to the Board of Commissioners.

Attachment 1

RZ 2018-02

Wake County Tax Card

Wake County Real Estate

[iMaps](#)



[Home](#)

Data

Account Summary

[Tax Bills](#)

Real Estate ID
0041273

PIN # **2705177653**

Location Address Property Description
110 W MCIVER ST LO26 & 27 WAKELON BLJ

Account Search

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



Account | Buildings | Land | Deeds | Notes | Sales | Photos | ^{Tax} Bill | Map

Property Owner PEELE, TIMOTHY R & CLAUDIA M (Use the Deeds link to view any additional owners)		Owner's Mailing Address 502 BERLIN WAY MORRISVILLE NC 27560-9293	Property Location Address 110 W MCIVER ST ZEBULON NC 27597-2336
Administrative Data Old Map # 055-00000-0027 Map/Scale 2705 05 VCS 09ZB012 City ZEBULON Fire District Township LITTLE RIVER Land Class R-<10-HS ETJ ZB Spec Dist(s) Zoning R-10 History ID 1 History ID 2 Acreage .45 Permit Date Permit #	Transfer Information Deed Date 7/16/2014 Book & Page 15721 1810 Revenue Stamps Pkg Sale Date 8/2/2007 Pkg Sale Price \$105,000 Land Sale Date Land Sale Price Improvement Summary Total Units 1 Recycle Units 1 Apt/SC Sqft Heated Area 1,170	Assessed Value Land Value \$26,000 Assessed Bldg. Value \$77,567 Assessed Tax Relief Land Use Value Use Value Deferment Historic Deferment Total Deferred Value Use/Hist/Tax Relief Assessed Total Value \$103,567 Assessed*	

*Wake County assessed building and land values reflect the market value as of January 1, 2016, 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, 2016 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 2016 Schedule of Values.

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

Attachment 2

RZ 2018-02

Deed

Excise Tax \$0.00

Recording Information:

NORTH CAROLINA GENERAL WARRANTY DEED

Pursuant to N.C.G.S. 105-317.2 the property is NOT the primary residence of the Grantor

Tax Lot No. 41273 Parcel Identifier No.

Verified by County on the day of
By

Mail after recording to Grantee

This instrument was prepared by Douglas Evan Portnoy

Brief description for the Index

LOTS 26 AND 27, WAKELON

THIS DEED made this 11th day of July, 2014, by and between,

Grantor

TIMOTHY R. PEELE and wife,
CLAUDIA M. PEELE

502 Berlin Way
Morrisville, NC 27560

Grantee

TIMOTHY R. PEELE and wife,
CLAUDIA M. PEELE

502 Berlin Way
Morrisville, NC 27560

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that

Certain lot or parcel of land situated in the City of Zebulon Little River Township,
Wake County, North Carolina and more particularly described as follows:

**BEING ALL OF LOTS 26 AND 27, BLOCK J OF THE MAP OF WAKELON RECORDED
IN BOOK OF MAPS 1885, PAGE 153, WAKE COUNTY REGISTRY**

The purpose of this conveyance is to vest title in the Grantee as Tenancy by the Entirety

The property hereinabove described was acquired by Grantor by instrument recorded in

Book 12689 Page 2275 , County of Wake

A map showing the above described property is recorded in Plat Book 1..... page 153.....

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to The Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

- 1. Subject to all easements, rights of way, restrictions of record, if any, affecting the subject property.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its Corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name)

By: ^-----

President

Timothy R. Peele (SEAL)
TIMOTHY R. PEELE

Claudia M. Peele (SEAL)
CLAUDIA M. PEELE



.SEAL-STAMP STATE OF NORTH CAROLINA, Wake County.

I, a Notary Public of the County and State aforesaid, certify that -----

TIMOTHY R. PEELE AND CLAUDIA M. PEELE ----- Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this 11th day of July, 2014 -----

My commission expires: 12/13/16 -----
Mary Trang Notary Public

SEAL-STAMP NORTH CAROLINA, Wake ----- County.

I, a Notary Public of the County and State aforesaid, certify that -----, Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument

Witness my hand and official stamp or seal, this _____ day of -----

My commission expires: ----- Notary Public

The foregoing Certificate (s) of -----

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in Book and Page shown on the first page hereof.

----- REGISTER OF DEEDS FOR ----- COUNTY

By ----- Deputy/Assistant-Register of Deeds

BK015721PG01812



BOOK:015721 PAGE:01810 - 01812



Please retain yellow trailer page

It is part of the recorded document and must be submitted with the original for re-recording.

**Laura M. Riddick
Register of Deeds**

Wake County Justice Center
300 South Salisbury Street, Suite 1700
Raleigh, NC 27601

New Time Stamp

\$25 Non-Standard Fee

Additional Document Fee

Additional Reference Fee

This Customer Group

This Document

____ # of Time Stamps Needed

____ 3 # of Pages H

Attachment 3

RZ 2018-02

Notice of Public Hearing



Town of Zebulon

The Town of Friendly People

Notice of Public Hearing

Notice is hereby given that the Town of Zebulon will hold a Public Hearing on **May 14, 2018, at 7:00 p.m.** in the **Council Chambers (2nd Floor), Zebulon Municipal Complex, 1003 N. Arendell Avenue, Zebulon, NC 27597**. The hearing will be conducted by the Board of Commissioners and the Planning Board sitting jointly for the purpose of considering the following item(s):

RZ 2018-02 A request by Timothy R. Peele to rezone approximately 0.5 acres of land located at 110 W. McIver Street. The request is to rezone the parcel from R-10 (Residential) to Transitional Residential (TR). [NC PIN: 2705 17 7653].

For further information, please contact the Zebulon Planning Department (919) 823-1810 or visit the Town's website at www.townofzebulon.org.

Zebulon Times 5/3/18 and 5/10/18

FIRE DEPARTMENT
113 E. Vance Street
Zebulon, NC 27597
(919) 269-6487
Facsimile (919) 269-2618

POLICE DEPARTMENT
1001 N. Arendell Avenue
Zebulon, NC 27597
(919) 269-7455
Facsimile (919) 269-0312

TOWN HALL
1003 N. Arendell Avenue
Zebulon, NC 27597
(919) 269-7455
Facsimile (919) 269-6200

PUBLIC WORKS DEPARTMENT
450 E. Horton Street
Zebulon, NC 27597
(919) 269-5285
Facsimile (919) 269-2617

Attachment 4

RZ 2018-02

Certification of Notice to Property
Owners



Town of Zebulon

The Town of Friendly People

Certification of Notice to Property Owners

I, Mackenzie Day, Planner I do hereby certify to the Board of Commissioners of the Town of Zebulon, that, in accordance with the provisions of § 152.083 of the Zebulon Code of Ordinance, the owners of properties within 150 feet of the lots that are the subject of this zoning classification request were mailed, by first class mail, notice of the hearing.

RZ 2018-02 A request by Timothy R. Peele to rezone approximately 0.5 acres of land located at 110 W. McIver Street. The request is to rezone the parcel from R-10 (Residential) to Transitional Residential (TR). [NC PIN: 2705 17 7653].

Applicant

Timothy R. Peele
502 Berlin Way
Morrisville, NC 27560-9293

Owner

Timothy R. & Claudia M. Peele
502 Berlin Way
Morrisville, NC 27560-9293

Notified Property Owners

See attached sheet for list of Notified Property Owners


Mackenzie Day


Date

FIRE DEPARTMENT
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Zebulon, NC 27597
(919) 269-6487
Facsimile (919) 269-2618

POLICE DEPARTMENT
1001 N. Arendell Avenue
Zebulon, NC 27597
(919) 269-7455
Facsimile (919) 269-0312

TOWN HALL
1003 N. Arendell Avenue
Zebulon, NC 27597
(919) 269-7455
Facsimile (919) 269-6200

PUBLIC WORKS DEPARTMENT
450 E. Horton Street
Zebulon, NC 27597
(919) 269-5285
Facsimile (919) 269-2617

Map_ID	PIN_NUM	OWNER
0	2705177653	PEELE, TIMOTHY R PEELE, CLAUDIA M
1	2705178818	GRM ENTERPRISES INC
2	2705178781	HUNTER, CHARLES DAVID
3	2705179644	NARRON, ANTHONY CRAIG NARRON, ROBIN W
4	2705270521	ZEBULON CHAMBER OF COMMERCE INC
5	2705270483	HERRING, E H
6	2705179366	HERRING, ANNIE MILDRED HEIRS
7	2705179424	CUTCHINS, JAMES C JR EDDINS, ROBERT J
8	2705178378	WHITLEY STREET ASSOC LLC
9	2705178305	HOUSE, ERIC N
10	2705177316	MARTIN, JULIA L
11	2705177205	MURPHY, RONALD J MURPHY, KAREN B
12	2705176321	WHITLEY, JUDITH PERRY
13	2705176569	RAO, LINDA
14	2705176506	PROCTOR, WILLIAM ROBERT
15	2705175448	MALLARD, CINDY DEBNAM MALLARD, GARY LEE
16	2705174589	HARDY, KATIE E
17	2705174646	TYNDALL, CAROLE JEANNETTE
18	2705174703	GRIFFIN, WILLIAM BRADLEY GRIFFIN, LINDA P
19	2705175733	ROGERS, RICK S ROHN, NANCY L
20	2705176728	MEYERS, PRENBY MASSEY
21	2705177812	MEYERS, PRENBY MASSEY

Attachment 5

RZ 2018-02

Notified Property Owners List

Map_ID	PIN_NUM	OWNER
0	2705177653	PEELE, TIMOTHY R PEELE, CLAUDIA M
1	2705178818	GRM ENTERPRISES INC
2	2705178781	HUNTER, CHARLES DAVID
3	2705179644	NARRON, ANTHONY CRAIG NARRON, ROBIN W
4	2705270521	ZEBULON CHAMBER OF COMMERCE INC
5	2705270483	HERRING, E H
6	2705179366	HERRING, ANNIE MILDRED HEIRS
7	2705179424	CUTCHINS, JAMES C JR EDDINS, ROBERT J
8	2705178378	WHITLEY STREET ASSOC LLC
9	2705178305	HOUSE, ERIC N
10	2705177316	MARTIN, JULIA L
11	2705177205	MURPHY, RONALD J MURPHY, KAREN B
12	2705176321	WHITLEY, JUDITH PERRY
13	2705176569	RAO, LINDA
14	2705176506	PROCTOR, WILLIAM ROBERT
15	2705175448	MALLARD, CINDY DEBNAM MALLARD, GARY LEE
16	2705174589	HARDY, KATIE E
17	2705174646	TYNDALL, CAROLE JEANNETTE
18	2705174703	GRIFFIN, WILLIAM BRADLEY GRIFFIN, LINDA P
19	2705175733	ROGERS, RICK S ROHN, NANCY L
20	2705176728	MEYERS, PRENBY MASSEY
21	2705177812	MEYERS, PRENBY MASSEY

Attachment 6

RZ 2018-02

Maps



Vicinity Map

RZ 2018-02

JPH May 14, 2018



Path: W:\Zebulon\Projects\Rezoning\RZ 2018-02 110 W. McIver Street Vicinity.mxd

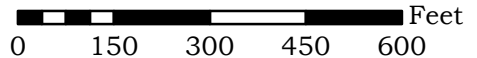


Case: RZ 2018-02
Acreage: 0.45
Current Zoning: R-10
Proposed Zoning: TR
Parcel Address: 110 W. McIver Street
Property Owner: Timothy & Claudia Peele
PIN: 2705 17 7653

Legend

-  Request Area
-  Notified Property Owners

1 inch = 300 feet

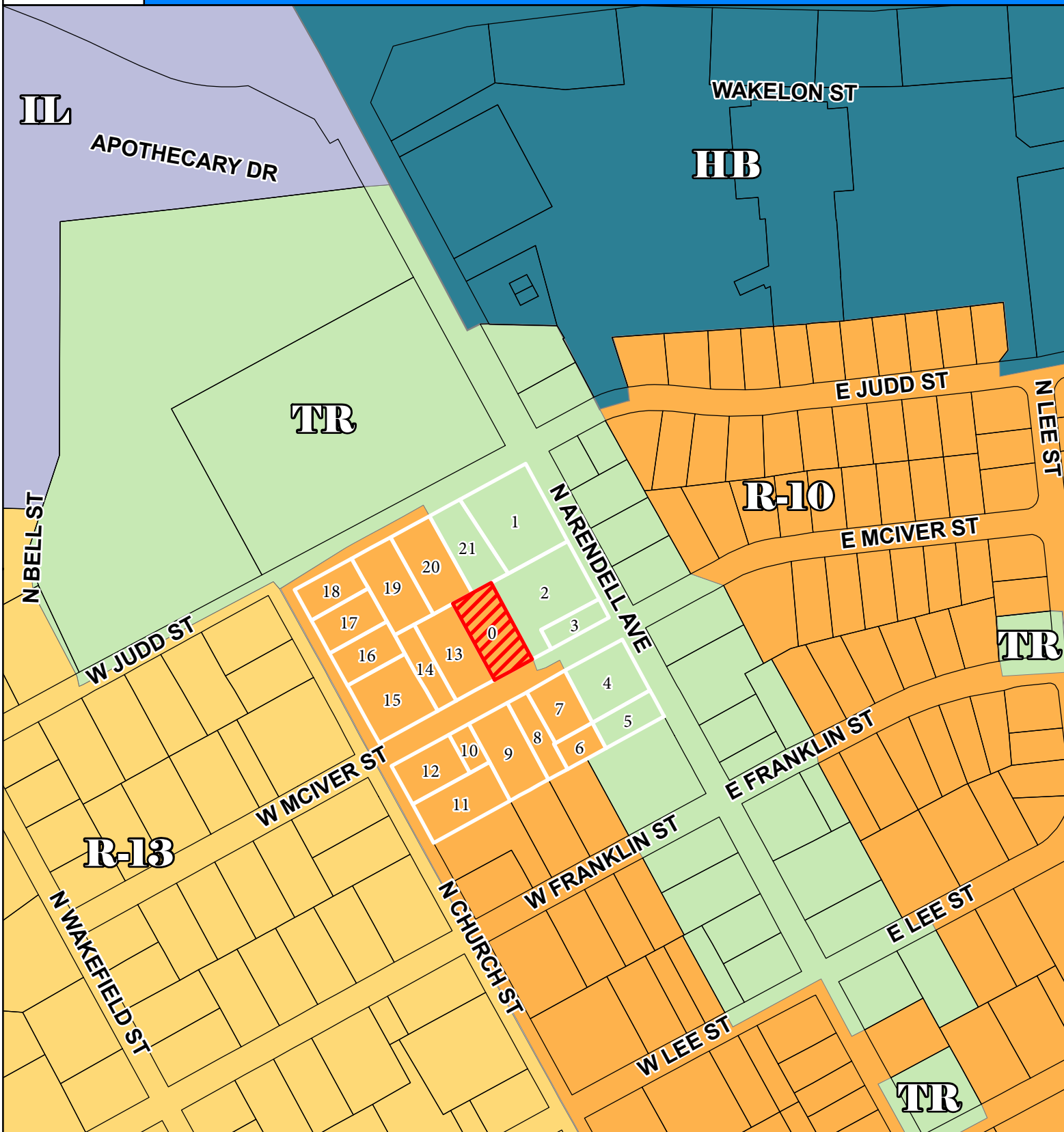




Zoning Map

RZ 2018-02

JPH May 14, 2018



Path: W:\Zebulon\Projects\Rezoning\RZ 2018-02 110 W. McIver Street Zoning.mxd



Case: RZ 2018-02
Acreage: 0.45
Current Zoning: R-10
Proposed Zoning: TR
Parcel Address: 110 W. McIver Street
Property Owner: Timothy & Claudia Peele
PIN: 2705 17 7653

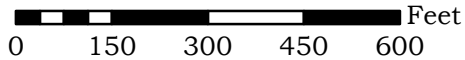
Legend



Request Area

Notified Property Owners

1 inch = 300 feet

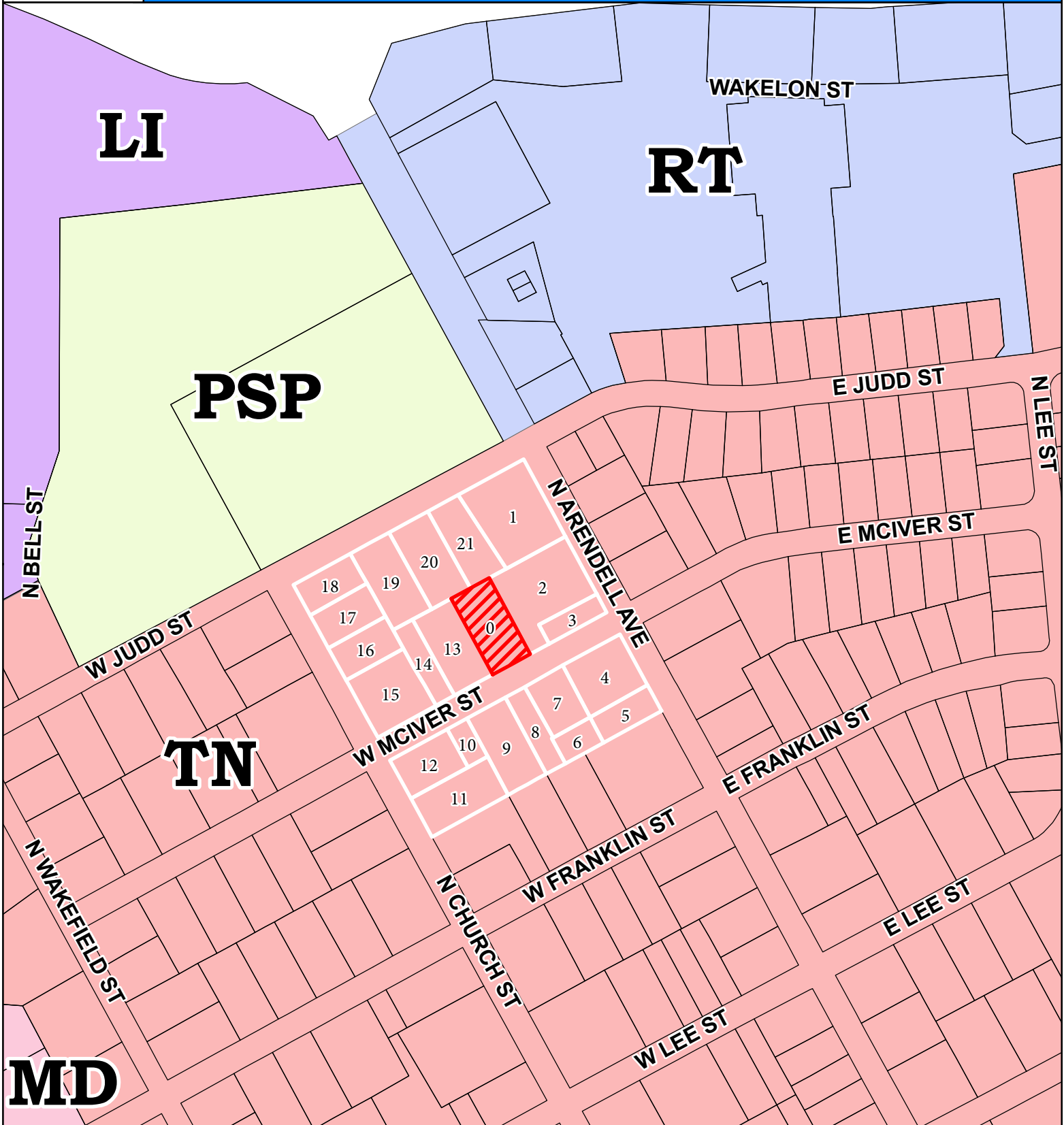




Land Use Map

RZ 2018-02

JPH May 14, 2018



MD



Case: RZ 2018-02
 Acreage: 0.45
 Current Zoning: R-10
 Proposed Zoning: TR
 Parcel Address: 110 W. McIver Street
 Property Owner: Timothy & Claudia Peele
 PIN: 2705 17 7653

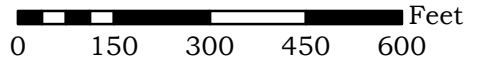
Legend



Request Area

Notified Property Owners

1 inch = 300 feet



Attachment 7

RZ 2018-02

Zoning Map Amendment Application



Town of Zebulon

Planning Department

1003 N. Arendell Avenue, Zebulon, NC 27597
Phone: (919) 823-1810 Fax: (919) 269-6200
www.townofzebulon.org

ZONING MAP AMENDMENT PETITION

GENERAL INFORMATION

A Zoning Map Amendment is intended to provide flexibility by allowing certain types of uses in areas where such a use is determined to not have an adverse effect on surrounding properties; the proposed amendment advances the public health, safety, and welfare; and supports the adopted plans and policies of the town. The Board of Commissioners shall not regard as controlling any advantages or disadvantages to an individual requesting an amendment, but shall consider the impact of the proposed change on the public at large. The Board of Commissioners shall consider whether the entire range of permitted uses and development in the requested classification is appropriate for the property (or properties) in question.

INSTRUCTIONS

1. **Application Procedure** – The applicant requesting a Zoning Map Amendment must submit a written application to the Zebulon Planning Department using the forms included in this packet. The non-refundable application fee is \$600.00.
2. **Public Hearing Procedure** – Upon submittal of a complete application, the Planning Department will schedule the application for a joint public hearing before the Planning Board and the Board of Commissioners. APPLICANTS ARE STRONGLY ENCOURAGED TO CONTACT PLANNING STAFF AS SOON AS POSSIBLE TO ADDRESS ANY QUESTIONS ABOUT THE PUBLIC HEARING. Notices of the public hearing will be mailed to all property owners having property located within 150 feet of the property being considered for a Zoning Map Amendment. At the public hearing, the applicant, proponents, and opponents will be given the opportunity to offer evidence in favor of or against the proposal. After completion of the public hearing, the Planning Board will deliberate and forward its recommendation to the Board of Commissioners for final consideration. Deadline dates and Joint Public Hearing dates can be found on the Town of Zebulon's website or by scanning the QR Code located at the end of this application packet.



APPLICATION FOR Zoning Map Amendment

PART 1. APPLICANT/AGENT INFORMATION		
Name of Applicant/Agent: Timothy R. Peele		
Street Address of Applicant/Agent: 502 Berlin Way		
City: Morrisville	State: NC	Zip Code: 27560
Email of Applicant/Agent: timpeele@gmail.com	Telephone Number of Applicant/Agent: (919) 757-6804	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 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 2. DESCRIPTION OF REQUEST/PROPERTY		
Street Address of the Property: 110 W. Mciver Street	Acreage: .45 acres	
Parcel Identification Number (NC PIN): 2705177653	Deed Book: 15721	Deed Page(s): 1810
Existing Zoning of the Property: R-10	Proposed Zoning of the Property: TR	
Existing Use of the Property: Residential - Rental Property	Proposed Use of the Property: Residential / Low Impact Commercial	
Reason for Rezoning: <p style="text-align: center;">The lot at 110 W. Mciver St. has experienced an overflow of traffic from neighboring commercial use and is well placed for low impact commercial rezoning.</p>		

PART 3. PROPERTY OWNER INFORMATION		
Name of Property Owner: Timothy R. Peele & Claudia M. Peele		
Street Address of Property Owner: 502 Berlin Way		
City: Morrisville	State: NC	Zip Code: 27560
Email of Property Owner: timpeele@gmail.com	Telephone Number of Property Owner: (919) 757-6804	Fax Number of Property Owner:
<i>I hereby state that the facts related in this application and any documents submitted herewith are complete, true, correct, and accurate to the best of my knowledge.</i>		
<i>Signature of Applicant:</i> 	<i>Print Name:</i> Timothy R. Peele	<i>Date:</i> 3/16/2018
<i>Signature of Owner:</i> 	<i>Print Name:</i> Timothy R. Peele	<i>Date:</i> 3/16/2018

FOR OFFICE USE ONLY	
Application Received By:	Application Date:
File Name:	Case #:
Filing Fees Paid:	Date Fees Received:
Date of Public Hearing:	Date of Decision: <div style="float: right; margin-top: 5px;"> <input type="checkbox"/> Approved <input type="checkbox"/> Denied </div>



APPLICATION FOR Zoning Map Amendment

PART 1. APPLICANT/AGENT INFORMATION

Name of Applicant/Agent: Timothy R. Peele		
Street Address of Applicant/Agent: 502 Berlin Way		
City: Morrisville	State: NC	Zip Code: 27560
Email of Applicant/Agent: timpeele@gmail.com	Telephone Number of Applicant/Agent: (919) 757-6804	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 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.

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Proposed Use of the Property: Residential / Low Impact Commercial	
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Email of Property Owner: timpeele@gmail.com	Telephone Number of Property Owner: (919) 757-6804	Fax Number of Property Owner:

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

Signature of Applicant: 	Print Name: Timothy R. Peele	Date: 3/16/2018
Signature of Owner: 	Print Name: Claudia M. Peele	Date: 3/16/2018

FOR OFFICE USE ONLY

Application Received By:	Application Date:
File Name:	Case #:
Filing Fees Paid:	Date Fees Received:
Date of Public Hearing:	Date of Decision: <input type="checkbox"/> Approved <input type="checkbox"/> Denied



REQUIRED FINDINGS OF FACT

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 stated as follows:

1. Would a valid public purpose be served by classifying the property in questions to the proposed use district?

Yes

No

Comments:

110 W. Mciver St. is a great location in close proximity to N. Arendell Ave. / 64 Bypass and the Zebulon Town Hall. Rezoning this property would allow quick access from one of the main traffic arteries in Zebulon to serve a public purpose.

2. Is there a public need to classify additional land within the proposed use district?

Yes

No

Comments:

A TR rezoning would bring a property online that joins TR property to the east with no property line buffer and is impacted by overflow street parking from businesses on the street. The property will accommodate parking without added strain to the public street during normal business hours.

3. Why is this site especially appropriate for the proposed use district?

To the northeast and east of 110 W. Mciver St., is 913, 903 and 901 N. Arendell Ave. Each of these properties are zoned as TR properties. The complete rear of the property is viewed from the parking lot of 903 N. Arendell Ave. with no buffer of view. The front of 110 W. Mciver is diagonally across to the east from 815 N. Arendell Ave. that is currently operated by the Zebulon Chamber of Commerce and the NC DMV license plate office. 110 W. Mciver includes a 1,170-square foot structure that sits on a .45-acre lot which is comparable to similar TR zoned properties in proximity.

4. Will all uses which are allowed by general use permits within the proposed district be appropriate on the subject property and harmonious with adjacent properties?

Yes

No

Comments:

The property would meet the TR zoning guidelines of the town. The proposal would be similar to the recently renovated location by Dr. Todd Beedle on 705 N. Arendell Ave. The property is well placed for low impact commercial rezoning and would maintain a harmonious balance in the community.

5. Explain why this proposed amendment will confer a special benefit or restriction or allow a certain use on the property proposed to be reclassified:

As Zebulon grows its family residential base, it is a hope that the income of those families will increase over time and require additional resources to provide services to the community. This TR application is not to add a burden to the town or to the street, but to provide a service of relief and benefit to this specific area with a low impact commercial zoning opportunity in meeting the needs of a growing community.

6. Is the property to be reclassified small in area in comparison with surrounding properties that will not be reclassified?

Yes

No

Comments:

Rezoning 110 W. Mciver St. to TR will not significantly increase TR nor will it significantly impact the surrounding residential areas.

Attachment 8

RZ 2018-02

Permitted Uses Table

§152.129 PERMITTED USES TABLE

Use Description	Zones																Supplemental Regulations			
	R-30/R-20	RMH-30 RMH-20	R-13	RMH 13	R-10	RMH-10	R-8	RMH-8	R-80W	R-40W	RMF	TR	MA	CB	GB	HB		IL	IH	
ABC store																				
Accessory building	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	§152.133
Adult day care center												S	S		S	S				
Adult day care home												G								
Adult establishments and cabarets																	S			
Agricultural production; crops	G		G						G	G										
Agricultural production; livestock	G								G	G								S	S	
Agricultural product; equipment sales and service															G	G	G	G		
Agricultural product; warehousing																		G	G	
Airports, public and private																		S	S	
Amphitheaters																	S	S	S	
Animal kennel, breeder, or shelter*	S								S	S								S	S	
Antiques and gift retail stores															G	G	G			
Apartment on second floor															G					
Appliances; service and retail sales															G	G	G			
Armories																	G	G	G	
Art galleries												S			G	G	G			
Arts and crafts; supply and retail sales															G	G	G			
Asphalt plants or products manufacturing and refining																		S	S	
Assembly, fabrication, production or processing of goods and materials using processes that ordinarily do not create noise, smoke, fumes, odors, glare, health or safety hazards outside of the building. Typically involves the work of artisans or craftsman. May also include micro-brews, micro-distilleries, micro-wineries, or other similar facilities as part of a microbrewery or other beverage tasting facilities.															G	G	G	G	G	*Outside storage of raw materials or finished products is not allowed; all storage must be located entirely within an enclosed building
Auction; auto or equipment																		G	G	
Auction house															G	G	G			
Auditorium, assembly, and conference halls; primary use																	S	S	S	

§152.129 PERMITTED USES TABLE

Use Description	Zones																Supplemental Regulations			
	R-30/R-20	RMH-30	RMH-20	R-13	RMH 13	R-10	RMH-10	R-8	RMH-8	R-80W	R-40W	RMF	TR	MA	CB	GB		HB	IL	IH
Automatic teller machines															G	G	G	G	G	
Automobile accessories sales																G	G	G		
Automobile and truck assembling, painting, upholstering, rebuilding, reconditioning, body and fender works, truck repairing or overhauling, tire retreading or recapping, and similar uses																		G	G	G
Automobile, motorcycle race tracks, demolition derbies																			S	S
Automobile, motorcycle sales and operation, not including junked or wrecked vehicles, conducted within a completely enclosed building																G	G	G	G	G
Automobile repair shops including body and fender work conducted within a completely enclosed building																G	G	G	G	G
Automobile rental																	G	G	G	G
Automobile sales; new and used																	G	G	G	G
Automobile, washing and detailing shops																G	G	G	G	
Automobile wash; self-service and automatic																	G	G		
Bait and tackle shop																G	G	G		
Bakeries, retail																G	G	G		
Bakeries, wholesale																		G	G	G
Banks and savings and loan, and similar financial institutions													G	G	G	G	G			
Barber shops													G		G	G	G			
Bar, nightclub, lounge, tavern, and pub															S	S	S	S	S	
Bed and breakfast inns	S			S		S		S		S	S		G	G	G	G	G			
Beauty shops, supplies, salons, and cosmetics store																G	G	G		
Bicycle and motorbike sales and repair																G	G	G	G	
Billiard and pool halls																S	S	S		
Bingo hall																		S	S	
Blueprint and drafting service													G		G	G	G			

§152.129 PERMITTED USES TABLE

Use Description	Zones																Supplemental Regulations			
	R-30/R-20	RMH-30	RMH-20	R-13	RMH 13	R-10	RMH-10	R-8	RMH-8	R-80W	R-40W	RMF	TR	MA	CB	GB		HB	IL	IH
Boats, watercraft, and marine equipment sales, rental, and repair																G	G	G	G	
Books, reading materials and stationary sales															G	G	G			
Bottling plants															S	S	S	G	G	
Bowling alleys															G	G	G	S	S	
Broadcasting studios, radio, and television															G	G	G	G		
Brick and stone yard; manufacturing and wholesale																		G	G	
Brick and stone yard; retail																	G	G		
Builders supply store															G	G	G	G	G	
Bulk plants																		G	G	
Bulk storage of inflammable liquids or other hazardous substances																			S	
Bus stations															G	G	G	G	G	
Cabinet and woodworking shops																G	G	G	G	
Camera and photography supply store															G	G	G			
Canvas, tent, and awning sales and service															G	G	G	G		
Carpet, rug, bag cleaning establishment															G	G	G	G		
Car wash																G	G	G		
Catering establishments															G	G	G			
Cemeteries or mausoleums													S	S	S	S	S	S	S	
Child care home	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G			
Child care institution	S																S	S	S	
Churches, synagogues, temples, and other places of worship, rectories, Sunday Schools	G	G	G	G	G	G	G	G	G	G	G	G	G				G	G		
Cigars, cigarette, and tobacco; retail stores															G	G	G			
Cigars, cigarette, and tobacco; wholesale																	G	G	G	
Circuses, carnivals, carousels, roller coasters, ferris wheels, fairgrounds, trade shows, race tracks, stage shows, arts and craft shows, drive-in theaters, commercial stables, etc.																	S	S	S	

§152.129 PERMITTED USES TABLE

Use Description	Zones																	Supplemental Regulations		
	R-30/R-20	RMH-30	RMH-20	R-13	RMH 13	R-10	RMH-10	R-8	RMH-8	R-80W	R-40W	RMF	TR	MA	CB	GB	HB		IL	IH
Clay, stone, concrete, cement processing and sales																			G	G
Clothing, apparel, and accessory; manufacturing																			G	G
Clothing, apparel, and accessory; new and used retail sales															G	G	G			
Clubs; civic, social, and fraternal (non-profit)	S	S	S	S	S	S	S	S	S	S	S	S	S		G	G	G	G	G	
Clubs; private and entertainment																	S			
Coal, wood lots	S																	S	S	
Colleges, universities including fraternity, sorority houses, dormitories, and incidental uses when on the same unit of property	S			S		S						S	S	S		S	S	S	S	
Commercial parking lots and garages															G	G	G			
Community centers													S	S	S	S	S	S	S	
Compartmentalized storage for individual storage of residential and commercial goods																	G	G	G	
Computer maintenance, repair, services, and sales															G	G	G			
Condominiums	S			S		S						S	S	S	S	S	S	S		
Construction storage yards, lumber yards																	G	G	G	
Convenient stores															G	G	G			
Consignment or secondhand shops															G	G	G			
Correctional facility, penal institutions, jails																		S	S	
Country clubs	S																	S	S	
Crafts supplies, hobby and fabric sales															G	G	G			
Crematorium														S			S	S	S	
Dairy, ice cream, and coffee shops															G	G	G			
Day care center	S	S	S	S	S	S	S	S	S	S	S	S	S	S			G			
Department stores															G	G	G			
Distribution center, product																		G	G	
Drive-in theaters																	S	S	S	
Drug stores, pharmacies														G	G	G	G			
Dry cleaners															G	G	G			
Duplex	S			S		S			S	S	S	S	S							

§152.129 PERMITTED USES TABLE

Use Description	Zones																	Supplemental Regulations				
	R-30/R-20	RMH-30	RMH-20	R-13	RMH 13	R-10	RMH-10	R-8	RMH-8	R-80W	R-40W	RMF	TR	MA	CB	GB	HB		IL	IH		
Dwellings, boarding and rooming houses	S			S		S		S					S									
Dwellings, conservation subdivision	S			S		S		S													§152.139	
Dwellings, single family detached	G	G	G	G	G	G	G	G	G	G	G	G	G									
Dwellings, single family residence with accessory apartment	S	S	S	S	S	S	S	S	S	S	S	G	G									
Dwellings, townhouses	S			S		S		S				S	S	S	S	S	S	S	S			
Dwellings, two family	G			G		G		G														
Egg processing																			G	G		
Electric and electronic machinery, equipment, shops, supplies and sales																G	G	G	G			
Electronic game machine parlors																S	S	S				
Electronic game machines, accessory to allowable uses																G	G	G				
Engineering supplies and equipment sales																G	G	G	G			
Excavation; processing and sale of minerals and stone																			S	S		
Exhibition buildings, galleries or show rooms																G	G	G	G	G		
Family care home	G	G	G	G	G	G	G	G	G	G	G	G										§152.1464
Farm supply, hay, grain, and feed stores																		S	G	G		
Flammable liquids or gases, bulk storage in quantities less than 100,000 gallons																		S	S	S		
Flea markets, used or new merchandise sales and promotion																		S	S			
Florist; retail sales																G	G	G				
Flowers, plants, and garden supply sales	S															G	G	G				
Food and beverage processing																		G	G	G		
Formal wear and costume rental store																G	G	G				
Foundry																			S	G		
Funeral homes													S	S	S	S	S					
Furniture, home furnishings, and equipment;																			G	G		
Furniture, home furnishings, and equipment; retail sales																G	G	G	G			

§152.129 PERMITTED USES TABLE

Use Description	Zones																Supplemental Regulations				
	R-30/R-20	RMH-30	RMH-20	R-13	RMH 13	R-10	RMH-10	R-8	RMH-8	R-80W	R-40W	RMF	TR	MA	CB	GB		HB	IL	IH	
Furniture re-upholstering and repair																G	G	G	G	G	
Garbage landfills and incinerators																				S	
Garden stores and garden centers; retail sales																G	G	G	G		
Gift stores																G	G	G			
Glass and mirror shop																G	G	G			
Golf courses, including par three and miniature courses	S									S	S							S	S	S	
Golf driving ranges	S									S	S							S	G	G	
Grocery, supermarket, and food stores																G	G	G			
Group care home	S	S	S	S	S	S	S	S	S	S	S	S	S								
Gun, weapons, firearms, and ammunition sales shops																G	G	G			
Gymnasiums																	G	G	G		
Halfway house	S	S	S	S	S	S	S	S	S	S	S	S	S								
Handicapped, aged or infirm home	G	G	G	G	G	G	G	G	G	G	G	G	S								
Handicapped, aged or infirm institution	S											S	S	G				S			
HVAC, plumbing, hardware, supplies, equipment, and building materials sales																G	G	G	G		
Health club, spa, fitness center, gymnasium and exercise facilities (indoors)																G	G	G			
Hobby shops																G	G	G			
Home occupations	G	G	G	G	G	G	G	G	G	G	G	G	G								See §152.143
Hospitals														S							
Hotels and motels																S	S	S	S	S	
Ice plants																			G	G	
Intermediate care home	S	S	S	S	S	S	S	S	S	S	S	S	S	G							
Intermediate care institution	S											S	S	G							
Internet café																			S		
Jewelry, precious stones and metals; sales and service																G	G	G			
Junkyards																			S	S	
Laboratories conducting research or testing entirely indoors using processes that ordinarily do not create noise, smoke, fumes, odors or health and safety hazards outside of the building*																G	G	G	G	G	

§152.129 PERMITTED USES TABLE

Use Description	Zones																Supplemental Regulations			
	R-30/R-20	RMH-30	RMH-20	R-13	RMH 13	R-10	RMH-10	R-8	RMH-8	R-80W	R-40W	RMF	TR	MA	CB	GB		HB	IL	IH
Laboratories, experimental photo or motion picture, film, research and testing																		G	G	
Laboratories, medical, research														G				G	G	G
Land clearing and inert debris landfill																		S	S	
Laundries, cleaners, and laundromats; self-service															G	G	G	G		
Laundries; cleaning plants, and linen supply																	S	G	G	
Leather and leather products manufacturing																		G	G	
Libraries													G	G						
Locksmith, gunsmith, and keyshops															G	G	G	G		
Machine shops																	G	G	G	
Machinery (heavy) sale, repair, rental, or storage																	S	G	G	
Manufactured home manufacturing																		G	G	
Manufactured home sales																	S	G	G	
Manufactured homes -		G			G				G											
Manufactured homes - Class B		G			G				G											
Manufactured homes - Class C		G			G				G											
Manufactured home parks		S			S				S											
Manufacturing and maintenance of electric and neon signs, billboard and commercial advertising structures and light sheet metal products, including heating and ventilating ducts and equipment, cornices, eaves and the like																		G	G	
Manufacturing and sales of auto accessories																		G	G	

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	R-30/R-20	RMH-30	RMH-20	R-13	RMH 13	R-10	RMH-10	R-8	RMH-8	R-80W	R-40W	RMF	TR	MA	CB	GB		HB	IL	IH
Manufacturing, compounding, assembling, or treatment of articles or merchandise from the following previously prepared materials: bone, cellophane, canvas, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, precious or semiprecious metals or stone, shell, textiles, wood (excluding																		G	G	
Manufacturing, compounding, processing, packaging, or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, soap, toiletries, and food products																		G	G	
Manufacturing, creating, repairing, assembling of goods or products entirely within an enclosed building																		G	G	
Manufacturing of musical instruments, toys, novelties, and rubber and metal stamps																		G	G	
Manufacturing of pottery and figurines or similar ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas																		G	G	
Manufacturing musical instrument																		G	G	
Martial arts school															G	G	G			
Medical equipment and supplies sales															G	G	G			
Metal shops involving fabrication of sheet metal																		G	G	
Modular home (one family detached)	G	G	G	G	G	G	G	G	G	G	G	G	G							
Monument works, stone works																		G	G	G
Motorcycle and all terrain vehicle (ATV) sales, service, repair, and rental															G	G	G	G	G	

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	R-30/R-20	RMH-30	RMH-20	R-13	RMH 13	R-10	RMH-10	R-8	RMH-8	R-80W	R-40W	RMF	TR	MA	CB	GB		HB	IL	IH
Movie theaters															S	G	G			
Moving, transfer, and storage companies																		G	G	
Museum																	G	G		
Multi-family apartment, conversion, and townhouse	S			S		S		S				G	S							
Musical instrument, equipment, and record sales															G	G	G			
Nail care salons and spas															G	G	G			
Nursery (horticultural) and greenhouses	S																G	G		
Nursing care home	S	S	S	S	S	S	S	S	S	S	S	S	S							
Nursing care institution	S											S	S	G						
Office; business and professional													G		G	G	G			
Office; medical, dental, paramedical, chiropractor, massage, physical, and occupational therapy													G	G	G	G	G			
Office equipment, and supply store; retail sales															G	G	G	G		
Offices of permitted uses													G	G	G	G	G	G	G	
Opticians													G	G	G	G	G			
Paint and wallpaper stores															G	G	G	G		
Pawn shops															G	G	G			
Pet store and grooming													S		G	G	G			
Photographic studios, development, processing and finishing															G	G	G			
Planing and sawmills																		G	G	
Planned commercial and mixed use developments																S	S	S	S	
Poultry processing and dressing plants																			G	
Printing and binding establishments															G	G	G	G	G	
Privately owned recreational facilities such as tennis courts, swimming pools, etc.	S															S	S			
Propane and natural gas retail stores																G	G	G		
Public buildings; police, fire, rescue squad stations, museums, art galleries, parks	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	
Public recreational facilities; tennis courts, swimming pools, etc.	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G			

§152.129 PERMITTED USES TABLE

Use Description	Zones																Supplemental Regulations		
	R-30/R-20	RMH-30 RMH-20	R-13	RMH 13	R-10	RMH-10	R-8	RMH-8	R-80W	R-40W	RMF	TR	MA	CB	GB	HB		IL	IH
Public utilities, static transformer stations, transmission lines and towers and telephone exchanges, radio and television towers and transmitting or relay stations, including service and storage yards	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	
Quarries or other extraction industries																	S	S	
Racetrack, indoor																	S	S	S
Racetrack, outdoor																	S	S	
Railroad freight stations, switching, storage, freight yards, maintenance, and fueling stations																S	S	S	
Railway stations														G	G	G	G	G	
Recreational facility; indoor (private and non-profit)																S	S	S	
Recreational facility; outdoor (private)	S															S	S	S	
Recycling deposit station (principal use)	S															S	S	S	
Recycling processing facility																	S	S	
Repair and servicing shops conducted entirely within an enclosed structure														G	G	G	G	G	
Restaurants, including all eating establishments except: bars, nightclubs, lounges,														G	G	G	S	S	
Roller skating rinks														G	G	G	S	S	
Salvage yards																	S	S	
Septic tank cleaning service																	S	S	
Schools (academic): kindergarden, elementary, secondary, public or private	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Schools (non-academic): commercial, vocational, public or private to include music and dance studios	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Seasonal sales (Christmas trees, plants and pumpkins)															G	G	G	G	§152.1463
Service and repair establishments, including but not limited to small item repair shops and rental shops; conducted entirely within an enclosed structure														G	G	G	G	G	

§152.129 PERMITTED USES TABLE

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Service station type I															G	G	G	G	G	
Service station type II																S	G			
Service station type III																S	G			
Sheet metal, roofing shops																	G	G	G	
Shoe repair															G	G	G			
Shooting range; indoor															G	G	G			
Shooting range; outdoor																	S	S	S	
Sign and banner shop, retail sales															G	G	G			
Sign painting and fabrication shop																	G	G	G	
Small-scale solar collection systems	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	§152.1469
Solar Farms	S	S																S	S	§152.1469
Sporting goods and apparel shops															G	G	G			
Stables, commercial	S																	S	S	
Swimming pools sales, service, and supplies																	S	G	G	
Tailor, dressmaking, and alteration shop															G	G	G			
Tanning salons, primary and accessory uses															G	G	G			
Tattoo parlor															S	S	S			
Tax preparation service															G	G	G			
Taxi stands															G	G	G	G	G	
Television sales and repair															G	G	G			
Theater															G	G	G			
Thrift stores															G	G	G			
Tobacco storage and processing; commercial and industrial operations																		G	G	
Tool and die shop, wrought iron shop, blacksmith or machine shop																		G	G	
Toys, retail sales															G	G	G			
Trailer sales, service, and rental																	G	G	G	
Travel agency															G	G	G			
Travel trailer parks	S																	S	S	
Truck and utility trailer rental facility; primary use																	G	G	G	
Truck washing facility; accessory use																		G	G	
Truck washing facility; primary use																		S	S	
Upholstery shop																	G	G		

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Veterinary and animal clinics and hospitals (non-boarding)															G	G	G			
Video rental stores; primary and accessory use															G	G	G			
Warehousing, general															G	G	G	G	G	
Watch and clock, repair and sales															G	G	G			
Welding shop																	G	G	G	
Well drilling services																		G	G	
Wholesale establishments, sales, distribution, and operations																		G	G	
Wholesale storage of petroleum, gasoline, and oil																				S
Wind energy facilities; principle or accessory uses	S									S	S						S	S	S	
Woodworking shops																		G	G	
Wrecker service; automobile and vehicle towing service																	S	G	G	

Attachment 9

RZ 2018-02

Consistency Statement Information

RZ 2018-02 Consistency Statement Chart

		Requirements	Example Motions	Reasoning
No changes to Ordinances or Plans	Option 1	A statement approving the zoning amendment and describing its consistency with the Town of Zebulon Comprehensive Plan, Zebulon Zoning Ordinance, and any other official plan that is applicable, explaining why the action taken is reasonable and in the public interest.	<p>I move we recommend approval of RZ 2018-02 based upon review of, and consistency with, the Town of Zebulon Comprehensive Plan, Zebulon Zoning Ordinance, and any other official plan that is applicable. The request is consistent with the Zebulon Comprehensive Plan, Zebulon Code of Ordinances and adopted policies in that:</p> <p><insert reasoning why the action is reasonable and in the public interest></p>	
	Option 2	A statement rejecting the zoning amendment and describing its inconsistency with the Town of Zebulon Comprehensive Plan, Zebulon Zoning Ordinance, and any other official plan that is applicable, explaining why the action taken is reasonable and in the public interest.	<p>I move we recommend disapproval of RZ 2018-02 based upon review of, and inconsistency with, the Town of Zebulon Comprehensive Plan, Zebulon Zoning Ordinance, and any other official plan that is applicable. The request is inconsistent with the Zebulon Comprehensive Plan, Zebulon Code of Ordinances and adopted policies in that:</p> <p><insert reasoning why the action is reasonable and in the public interest></p>	
With changes to Ordinances or Plans	Option 3	<p>A statement approving the zoning amendment and containing <u>at least all</u> of the following:</p> <p>a. A declaration that the approval is also deemed an amendment to Town of Zebulon Comprehensive Plan, Zebulon Zoning Ordinance, and any other official plan that is applicable. The Board shall not require any additional request or application.</p> <p>b. An explanation of the change in conditions the Board took into account in amending the zoning ordinance to meet the development needs of the community.</p> <p>c. Why the action was reasonable and in the public interest.</p>	<p>I move we recommend approval of RZ 2018-02 as an amendment to the Zebulon Code of Ordinances. The amendment will update the existing ordinance by replacing outdated language and processes, allowing electronic mail as a delivery method. The amendment is reasonable and in the public interest because it makes the judicial review process easier to understand.</p>	