



NOTICE OF NEIGHBORHOOD MEETING

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Dear Neighbor:

You are invited to a neighborhood meeting to review and discuss the development proposal at:

(Address)

(Pin Numbers)

in accordance with the Town of Zebulon Neighborhood Meeting procedures. This meeting is intended to be a way for the applicant to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the Town. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is officially submitted. Once an application has been submitted to the Town, it may be tracked using the Interactive Development Map located on the Town of Zebulon website at <https://www.townofzebulon.org/services/planning>.

A Neighborhood Meeting is requested because this project will include:

- Conditional Rezoning
- Planned Unit Development
- Site Plan within the Downtown Core or Downtown Periphery Zoning Districts
- Zoning Map Amendment (results in more intensive uses or increased density)
- Special Use Permit (Quasi-Judicial Hearing)

*Quasi-Judicial Hearing: The Board of Commissioners cannot discuss the project prior to the public hearing.

The following is a description of the proposed (also see attached map(s) and/or plan sheet(s)):

Estimated Submittal Date: _____

MEETING INFORMATION:

Property Owner(s) Name(s) _____

Applicant(s) _____

Contact Information (e-mail/phone) _____

Meeting Address: _____

Date of Meeting: _____

Time of Meeting: _____

**Meetings shall occur between 5:00 p.m.-9:00 p.m. on a Monday through Thursday (excluding Town recognized holidays). If you have questions about the general process for this application, please contact the Planning Department at 919-823-1809. You may also find information about the Zebulon Planning Department and on-going planning efforts at <https://www.townofzebulon.org/services/planning>



1922 Zebulon Road

Town of Zebulon, NC

- Meeting Location - 1922 Zebulon Road, Zebulon, NC 27597
 - Meeting Date – Wednesday, September 25
 - Meeting Time – 5:00 PM – 7:00 PM
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Meeting Agenda –

1. Welcome and Introductions – 5:00 PM
2. Meeting Purpose
3. Conditional Rezoning Process
4. Project Description
5. Questions and Answers
6. Ajournment – 7:00 PM

Please sign in on one of the attendee sign-in sheets provided. Handouts of the conceptual site plan are available and located beside the sign-in sheet.



PROJECT CONTACT INFORMATION

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



INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

PROVIDING INPUT TO THE PLANNING BOARD OR BOARD OF COMMISSIONERS:

Each Board of Commissioners meeting agenda includes a Public Forum time when anyone is permitted to speak for three (3) minutes on any topic with the exception of items listed as Public Hearings for that meeting. The Board of Commissioners meets on the 1st Monday of each month at 7:00 p.m. and Joint Public Hearings are scheduled for the 2nd Monday of every Month. (except for holidays, see schedule of meetings at <https://www.townofzebulon.org/agendas-minutes>. You may also contact Board of Commissioners at <https://www.townofzebulon.org/government/board-commissioners>.

PRIVATE AGREEMENTS AND EASEMENT NEGOTIATION:

The Town of Zebulon cannot enforce private agreements between developers and neighbors and is not a party to the easement and right-of-way negotiation that occurs between developers and neighboring property owners for easements or rights-of-way that are necessary to build the project.

It is recommended that all private agreements be made in writing and that if a property owner feels it necessary, they should obtain private legal counsel in order to protect their interests in both private agreements and during easement negotiations. The only conditions that the Town of Zebulon can enforce are those conditions that are made a part of the conditional zoning of the property by agreement of the developer and the Town.

As an example, if a developer offers to build a fence for a neighbor to mitigate some impact, the Town can only enforce the construction of the fence if the fence becomes a condition of the rezoning. This would occur by the developer offering the condition as part of their conditional zoning application package or at the Joint Public Hearing on the conditional zoning and the Town accepting it as a condition. Private agreements regarding a fence being constructed will not be enforced by the Town.

To request that any agreement with a developer is made a part of the conditional zoning at the time of approval, you may ask at the public hearing if the agreement is included in the conditions. If it is not, you may request that the Board of Commissioners not approve the rezoning without the agreement being included in the conditions (note that it is up to Board of Commissioners whether to approve or deny the rezoning but they cannot impose conditions that the applicant does not agree to add). The developer's proposed conditions can be viewed any time after a rezoning is submitted on the Town of Zebulon Interactive Development Map which can be found at: <https://www.townofzebulon.org/services/planning/whats-coming-zebulon>

DOCUMENTATION:

Neighbors to a requested new development and/or rezoning are strongly encouraged to fully document (such as through dated photographs) the condition of their property before any work is initiated for the new development. Stormwater controls installed on developed property are not designed to and will likely not remove 100% of the soil particles transported by stormwater runoff. As a result, creeks and ponds could become cloudy for a period of time after rain events.

REVISIONS

NO.	DATE	DESCRIPTION



KANE & ASSOCIATES, PLLC
107 VANDER BRIDGE, SUITE 202
WASHINGTON, NORTH CAROLINA
PHONE: 252.328.5300
FIRM NC LICENSE NUMBER: P-2929


CLIENT:
JAMES CARROLL
2828 ZEBULON ROAD
ZEBULON, NC 27592

**CONDITIONAL
REZONING SITE PLAN**

CONCEPTUAL SITE PLAN
1922 ZEBULON ROAD
CONDITIONAL REZONING
TOWN OF ZEBULON, NORTH CAROLINA



SCALE: 1"=20'
NORTH



SEAL
STATE OF NORTH CAROLINA
NO. 1368
JAMES CARROLL
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 12/31/2024

HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=20'
DATE: 09/12/2024
SHEET NUMBER: **C-2.0**

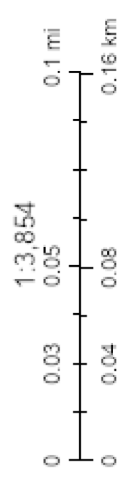


PRELIMINARY DRAWING
NOT RELEASED FOR CONSTRUCTION

Vicinity Map



2/16/2024, 12:44:00 PM



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