



APPLICATION FOR ZONING MAP AMENDMENT

PART 1. DESCRIPTION OF REQUEST/PROPERTY		
Street Address of the Property: 1228 WATER PLANT RD ; 1800 W GANNON AVE		Acreage: 19.96
Parcel Identification Number (NC PIN): 1795254279; 1795145894	Deed Book: 000470	Deed Page(s): 00250
Existing Zoning of the Property: Wake County R80	Proposed Zoning of the Property: Zebulon R1	
Existing Use of the Property: Public park	Proposed Use of the Property: Public park	
Reason for Rezoning: Expanding services at Town owned and operated park by gaining access to water for new restroom facility.		

PART 2. APPLICANT/AGENT INFORMATION		
Name of Applicant/Agent: Town of Zebulon (Nick Rummage, Parks Manager)		
Street Address of Applicant/Agent: 1003 N Arendell Ave		
City: Zebulon	State: NC	Zip Code: 27597
Email of Applicant/Agent: nrummage@townofzebulon.org	Telephone Number of Applicant/Agent: 919-823-1839	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. PROPERTY OWNER INFORMATION		
Name of Property Owner: Town of Zebulon (Sheila Long, Parks & Recreation Director)		
Street Address of Property Owner: 1003 N Arendell Ave		
City: Zebulon	State: NC	Zip Code: 27597
Email of Property Owner: slong@townofzebulon.org	Telephone Number of Property Owner: 919-823-1814	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: Nick Rummage	Date: 9/13/24
Signature of Owner: 	Print Name: Sheila Long	Date: 9-13-24



LEGISLATIVE CONSIDERATIONS – ZONING MAP AMENDMENT

The applicant shall propose site-specific standards and conditions that take into account the following considerations, which are considerations that are relevant to the legislative determination of whether or not the proposed zoning district is in the public interest. These considerations do not exclude the legislative consideration of any other factor that is relevant to the public interest. Failure to adequately address the findings below may result in denial of the application. Please attach additional pages if necessary. The petition is justified based on the facts as they relate to the Standards in Section 2.2.25 J of the UDO as follows:

1. Please explain how the proposed Zoning Map Amendment advances the public health, safety, or welfare
The zoning map amendment advances the public health, safety and welfare by allowing the already Town owned and operated park to expand the services currently available on these parcels. It will allow for water service to be connected so that new restrooms facilities may be constructed.
2. Please explain how the proposed Zoning Map Amendment is appropriate for its proposed location, and is consistent with the purposes, goals, objectives, and policies of the town’s adopted policy guidance;
Parks are an allowed amenity in zone R1. This zoning will not change the use of either parcel and will be consistent with purposed, goals, objectives and policies of the town's adopted guidance.
3. Please explain how an approval of the Zoning Map Amendment is reasonable and in the public interest;
The approval of the Zoning Map Amendment is reasonable because it does not change the use or density of either parcel from how it is currently being used and is in the public interested because it will allow for new and expanded amenities at the park on these parcels.
4. Please explain how the proposed Zoning Map Amendment addresses any other factors as the Board of Commissioners may determine to be relevant. These include but are not limited to the proposed uses requested and any requested deviations and proposed alternative means of compliance.
These parcels have been owned and operated by the Town of Zebulon since 1920 but have never been annexed into the corporate limits of the town. The planning jurisdiction of the town currently touches the eastern border of these parcels. In order to move forward with the construction of the approved master plan for this park, and to be able to collect on the \$500,000 PARTF grant that was awarded in the fall of 2023, water access and new restrooms will be required. Without annexing into the Town limits, access to City of Raleigh water system will not be granted.



APPLICATION FOR ZONING MAP AMENDMENT

OWNER'S CONSENT FORM

Name of Project: Little River Park - Phase 1 Submittal Date: 9/11/2024

OWNER'S AUTHORIZATION

I hereby give CONSENT to Nick Rummage, Parks Manager (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify I have full knowledge the property I have an ownership interest in is the subject of this application. I acknowledge and agree that, pursuant to Section 2.2.25 of the Town of Zebulon Unified Development Ordinance, that lands subject to a zoning map amendment shall be subject to all the standards, conditions, and plans approved as part of that application. These standards, plans, and approved conditions are perpetually binding on the land as an amendment to this Ordinance and the Official Zoning Map and may only be changed in accordance with the procedures established in this Ordinance. Development located outside the Town of Zebulon's corporate limits shall comply with all Town policies related to annexation and the extension of utilities. I understand that all other applicable standards and regulations of the UDO will remain applicable to the subject lands unless specifically listed as conditions or deviations as part of this request. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I acknowledge that additional information may be required to process this application. I further consent to the Town of Zebulon to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

Signature of Owner: [Handwritten Signature] Sheila Long 9-13-24
Print Name Date

CERTIFICATION OF PROPERTY OWNER

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

Signature of Owner: [Handwritten Signature] Sheila Long 9-13-24
Print Name Date

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

