



Town of Zebulon

Planning Department

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

PLANNED DEVELOPMENT APPLICATION

GENERAL INFORMATION:

A Planned Development in accordance with Section 2.2.15 and 3.5.5 of the UDO is intended to provide flexibility by establishing site specific regulations including permitted uses, dimensional standards, phasing schedules and additional details to allow for a development that is better than what would otherwise be permitted under the strict interpretation of the UDO. All site-specific standards and conditions must be consistent with the objectives of these regulations, the adopted Comprehensive Land Use Plan, Transportation Plan, and Vision 2030 Strategic Plan. The review process established in this part provides for the accommodation of such uses by a reclassification of property into a Planned Development, subject to site-specific standards and conditions.

INSTRUCTIONS:

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

NEIGHBORHOOD MEETING: Neighborhood meetings are required in accordance with Section 2.3.4 of the UDO prior to application submission. The applicant is required to notify property owners and any neighborhood association that represents citizens within that area within 750 feet of the subject property via first class mail a minimum of 10 days in advance of the neighborhood meeting. The applicant shall use their own return address on the envelopes as the meeting is a private meeting between the developer and the neighbors. The applicant shall submit the "Certified List of Property Owners" and "Neighborhood Meeting Packet" forms included in this application packet with their initial submittal.

ANNEXATION REQUIREMENTS: If a property or portion thereof subject to this rezoning is outside the corporate limits and ETJ, an annexation petition is **required** to be submitted on the same day as this application in accordance with section 2.2.2 of the UDO.



APPLICATION FOR PLANNED DEVELOPMENT

APPLICATION PROCEDURE – The applicant requesting a Planned Development must submit an application through the Town of Zebulon GeoCivix Web Portal. As noted below some materials must be brought in person to the Zebulon Planning Department to complete the application process. Access to GeoCivix can be found on the Town of Zebulon Website or through this link (<https://townofzebulon.geocivix.com/secure/>)

• **Materials to Submit through the Town of Zebulon GeoCivix Web Portal:**

- Completed Application Form
- PDF Plan Set (See site plan checklist)
- Comprehensive Planned Development Document
- 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
- Owner's Consent Form
- Neighborhood Meeting Packet
- Utility Allocation Checklist

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)

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



PART 1. DESCRIPTION OF REQUEST/PROPERTY		
Street Address of the Property: 0, 1928, & 1938 Zebulon Road		Acreage: 15.42 total acres
Parcel Identification Number (NC PIN): 1796748489*, 1796854029**, 1796845839***	Deed Book: 07-E*, 78-E**, 004633***	Deed Page(s): 2368*, 783**, 00665***
Existing Zoning of the Property: HC, R2	Proposed Zoning of the Property: PD	
Existing Use of the Property: SF Residence, Vacant	Proposed Use of the Property: Mixed-Use: retail/commercial & multi-family	
Reason for rezoning to a Planned Unit Development: To create a single parcel with a mix of compatible uses providing commercial, retail and residential options to the area.		

PART 2. APPLICANT/AGENT INFORMATION		
Name of Applicant/Agent: Spectrum Investment Solutions, LLC		
Street Address of Applicant/Agent: 2500 Stonington Drive		
City: Apex	State: NC	Zip Code: 27523
Email of Applicant/Agent: ranjeetagarwala@hotmail.com	Telephone Number of Applicant/Agent: 361-228-2071	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: Lonnie P. Stancil, Jr.		
Street Address of Property Owner: 1938 Zebulon Road, Zebulon, NC 27597-8146		
City: Zebulon	State: NC	Zip Code: 27597-8146
Email of Property Owner:	Telephone Number of Property Owner:	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: RANJEET AGARWALA	Date: 11/26/24
Signature of Owner: 	Print Name: LONNIE P. STANCIL JR	Date: 11.26.24



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Street Address of the Property: 0, 1928, & 1938 Zebulon Road		Acreage: 15.42 total acres
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Name of Applicant/Agent: Spectrum Investment Solutions, LLC		
Street Address of Applicant/Agent: 2500 Stonington Drive		
City: Apex	State: NC	Zip Code: 27523
Email of Applicant/Agent: ranjeetagarwala@hotmail.com	Telephone Number of Applicant/Agent: 361-228-2071	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: Martha B Stancil		
Street Address of Property Owner: 1938 Zebulon Road, Zebulon, NC 27597-8146		
City: Zebulon	State: NC	Zip Code: 27597-8146
Email of Property Owner:	Telephone Number of Property Owner:	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: RANJEET AGARWALA	Date: 11/26/24
Signature of Owner: 	Print Name: Martha B. Stancil	Date:



LEGISLATIVE CONSIDERATIONS – PLANNED DEVELOPMENT

The applicant shall propose site-specific standards and conditions that take into account the following considerations, which are considerations that are relevant to the legislative determination of whether or not the proposed planned development is in the public interest. These considerations do not exclude the legislative consideration of any other factor that is relevant to the public interest. Failure to adequately address the findings below may result in denial of the application. Please provide responses to the following standards as outlined in Section 2.2.15 of the Unified Development Ordinance.

1. Please provide details on how the proposed Planned Development advances the public health, safety, or welfare
2. Please provide details on how the proposed Planned Development is appropriate for its proposed location, and is consistent with the purposes, goals, objectives, and policies of the Town’s adopted policy guidance.
3. Please provide details on how the proposed Planned Development is reasonable and in the public interest.
4. Please provide details on how the proposed Planned Unit Development provides for innovative land planning and site design concepts that support a high quality of life and achieve a high quality of development, environmental sensitivity, energy efficiency, and other Town goals and objectives.
5. Please provide details on how the proposed planned unit development provides improved means of access, open space, and design amenities;



APPLICATION FOR PLANNED DEVELOPMENT

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

7. Please provide details on how the proposed Planned Unit Development creates a system of incentives for redevelopment and infill in order to revitalize established areas;

8. Please provide details on how the proposed Planned Unit Development promotes a vibrant public realm by placing increased emphasis on active ground floor uses, pedestrian-oriented building façade design, intensive use of sidewalks, and establishment of public gathering areas;

9. Please provide details on how the proposed Planned Unit Development provides for efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs; and

10. Please provide details on how the proposed Planned Unit Development provides quality design and environmentally sensitive development that respects surrounding established land use character and respects and takes advantage of a site's natural and man-made features, such as trees, estuaries, shorelines, special flood hazard area, and historic features.

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



OWNER'S CONSENT FORM

Name of Project: Zebulon Mixed Use Submittal Date: _____

OWNER'S AUTHORIZATION

I hereby give CONSENT to Spectrum Investment Solutions, LLC (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 2.2.15. of the Town of Zebulon Unified Development Ordinance, that lands subject to a Planned Development shall be subject to all the standards, conditions, and plans approved as part of that application. These standards, plans, and approved conditions are perpetually binding on the land as an amendment to this Ordinance and the Official Zoning Map and may only be changed in accordance with the procedures established in this Ordinance. Development located outside the Town of Zebulon's corporate limits shall comply with all Town policies related to annexation and the extension of utilities. I understand that all other applicable standards and regulations of the UDO will remain applicable to the subject lands unless specifically listed as conditions or deviations as part of this request. I understand that any false, inaccurate, or incomplete information provided by me, or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I acknowledge that additional information may be required to process this application. I further consent to the Town of Zebulon to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

[Signature]
Signature of Owner

Lonnie T. Stancik
Print Name

11-26-24
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]
Signature of Owner

Lonnie T. Stancik
Print Name

11-26-24
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.



OWNER'S CONSENT FORM

Name of Project: Zebulon Mixed Use Submittal Date: _____

OWNER'S AUTHORIZATION

I hereby give CONSENT to Spectrum Investment Solutions, LLC (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 2.2.15. of the Town of Zebulon Unified Development Ordinance, that lands subject to a Planned Development shall be subject to all the standards, conditions, and plans approved as part of that application. These standards, plans, and approved conditions are perpetually binding on the land as an amendment to this Ordinance and the Official Zoning Map and may only be changed in accordance with the procedures established in this Ordinance. Development located outside the Town of Zebulon's corporate limits shall comply with all Town policies related to annexation and the extension of utilities. I understand that all other applicable standards and regulations of the UDO will remain applicable to the subject lands unless specifically listed as conditions or deviations as part of this request. I understand that any false, inaccurate, or incomplete information provided by me, or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I acknowledge that additional information may be required to process this application. I further consent to the Town of Zebulon to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

Martha B. Stancil
Signature of Owner

Martha B. Stancil
Print Name

11-26-2024
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.

Martha B. Stancil
Signature of Owner

Martha B. Stancil
Print Name

11-26-2024
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.



CONCEPT PLAN REQUIREMENTS

Every applicant requesting Planned Development approval shall submit **8 copies** and **1 pdf (e-mail or USB Drive)** of a concept plan drawing with the application for a Planned Development. The concept plan shall contain sufficient information to adequately determine the type of development being proposed. The concept plan drawing shall include, at a minimum, the following features unless otherwise specified by the Planning Department:

**CHECK IF
SUBMITTED**

ITEM

- 1. Plot plan showing all existing and planned structures, building setback lines, perimeter boundaries, and easements. _____
- 2. Elevation drawings of all buildings indicating the proposed exterior finish materials. _____
- 3. Landscaping plan, lighting, fencing, screening, and walls, indicating all heights and locations. _____
- 4. Location of all ingress and egress. _____
- 5. Off-street parking and loading facilities, with calculations showing how the quantities were obtained. _____
- 6. All pedestrian walks and open areas for use by residents, tenants, or the public. _____
- 7. Proposed land uses indicating areas in square feet. _____
- 8. The location and types of all signs, including lighting and heights, with elevation drawings. _____
- 9. Existing and/or proposed street names. _____
- 10. Proposed potable or reuse water, wastewater connections, and storm sewer line; proposed grading and drainage patterns; proposed water and sewer allocations. _____
- 11. Such additional items and conditions, including design standards as the Planning Board and Board of Commissioners deems necessary. _____
- 12. Trip generation data and TIA if applicable in accordance with Section 6.13 of the UDO. _____



PROPOSED USES

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

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

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24.		48.	

Adjacent Property Owners

Parcel Address	PIN	Owner's Name
2012 ZEBULON RD	1796850087	BASS, DONALD R BASS, CONNIE M
1936 ZEBULON RD	1796850222	BASS, DONALD R BASS, CONNIE M
1922 ZEBULON RD	1796842254	CARROLL, JAMES W JR
6208 WATSONIA DR	1796844780	SANTANA, SHAWN SANTANA, NATALIE
704 ROSE MALLOW DR	1796845447	ROMERO, STEPHANIE GRACIANO, JUAN ROMERO
3124 GINGER LAKE CT	1796853492	OWENS, CASSANDRA PATRICE OWOH, STEVEN EDGAR
705 ROSE MALLOW DR	1796847401	HARRIS, BARBARETTE D MOORE, JULIA
700 ROSE MALLOW DR	1796845573	LAS CASAS LLC
6209 WATSONIA DR	1796844623	GREWAY, ELIZABETH GREWAY, DAVID
6205 WATSONIA DR	1796844566	LEON, MAYNOR ZELADA, EVELYN MARGARITA UMANA
701 ROSE MALLOW DR	1796847427	GREEN, JUDGETTE NATHAINE
624 ROSE MALLOW DR	1796859022	WHITE, JONATHAN M MACHADO, MARIA
3116 GINGER LAKE CT	1796850484	PETERKIN, LAVELLE EDWARDS, LASHONDRA
600 ROSE MALLOW DR	1796952158	OBE, TOKUNBO O OBE, FOLUSHO O
1017 MILKWEED CT	1796849639	FOURY, FRANCOIS ZAKI, CHERINE
709 ROSE MALLOW DR	1796846395	SUTTON, DONNA K
3117 GINGER LAKE CT	1796852625	WEAVERS POND HOMEOWNERS ASSOCIATION INC
3118 GINGER LAKE CT	1796852461	WEAVERS POND HOMEOWNERS ASSOCIATION INC
628 ROSE MALLOW DR	1796848989	VEGA, ALJENIS VEGA, MELISSA
653 ROSE MALLOW DR	1796847684	ELLEBY-LYONS, AMANDA L LYONS, CURTIS
629 ROSE MALLOW DR	1796849887	PIERGA, PATRICK M PIERGA, JUSTINA
1005 MILKWEED CT	1796941634	BASKARADOSS, ARUN ARUN, PRIYA
1004 MILKWEED CT	1796942812	LEWIS, KARENZO HASKINS, LATASHA OSHIA
644 ROSE MALLOW DR	1796847804	CAREY, DEBORA
625 ROSE MALLOW DR	1796940930	BYNUM, TY'QWAN
608 ROSE MALLOW DR	1796951116	ROGERS, HARRY L
1000 MILKWEED CT	1796942734	JACKSON, DAVID R JACKSON, KIM P
609 ROSE MALLOW DR	1796941989	WADE-SERVICE, EVETTE SERVICE, SHORNE
1001 MILKWEED CT	1796942607	YAPI, JACK YAPI, AMANDA CORRINE
1013 MILKWEED CT	1796940618	BASKARADOSS, ARUN ARUN, PRIYA
6204 WATSONIA DR	1796845765	PROGRESS RESIDENTIAL BORROWER 6 LLC
632 ROSE MALLOW DR	1796848946	BELLEVUE, KELYNE DEPARD, ERNSO
1009 MILKWEED CT	1796940666	BASKARADOSS, ARUN ARUN, PRIYA
617 ROSE MALLOW DR	1796941927	PROGRESS RESIDENTIAL BORROWER 6 LLC
640 ROSE MALLOW DR	1796847848	PROGRESS RESIDENTIAL BORROWER 6 LLC
616 ROSE MALLOW DR	1796950120	MALIK, MUHAMMAD H NADEEM, TOOBA
0 WILD LILAC CT	1796845472	TARYN LAKE HOMEOWNERS ASSOCIATION INC
601 ROSE MALLOW DR	1796954052	TARYN LAKE HOMEOWNERS ASSOCIATION INC
6132 WATSONIA DR	1796942595	TARYN LAKE HOMEOWNERS ASSOCIATION INC
6160 WATSONIA DR	1796848595	WASHAYA, TINASHE CLAUDIO WASHAYA, SIBUSISIWE LORRAINE
6148 WATSONIA DR	1796940572	MATHEWS, JULIANA MARYDI SYKES, RONALD B A
652 ROSE MALLOW DR	1796846743	SFR JV-2 2022-1 BORROWER LLC
9102 PIPPIN RD	1796960562	DR HORTON INC
6164 WATSONIA DR	1796848547	JONES, TIERRA LA JOYCE JONES, BRIAN DEVOE
912 LOOSESTRIFE CT	1796940307	CONSTANZA, ANA LILIAN
6156 WATSONIA DR	1796849554	NISBET, CAROL S
6152 WATSONIA DR	1796940513	EDMUNDSON, ANTONIO EDMUNDSON, ERICKA
909 LOOSESTRIFE CT	1796847396	VIRDEN, LAURENCE L SR VIRDEN, KYLA S
636 ROSE MALLOW DR	1796847992	INVITATION HOMES 7 LP
6144 WATSONIA DR	1796941532	PROGRESS RESIDENTIAL BORROWER 14 LLC
913 LOOSESTRIFE CT	1796848422	MCLAWHORN, CHRISTOPHER MCLAWHORN, JACINTA
1012 MILKWEED CT	1796941815	GONZALEZ, YAMILET LEIVA SATIESTEBAN PEREZ, LUIS ALBERTO

620 ROSE MALLOW DR	1796859076	BBOD PROPERTIES LLC
0 TARAMAR LN	1796861299	WEAVERS POND HOMEOWNERS ASSOCIATION INC
645 ROSE MALLOW DR	1796848754	IH6 PROPERTY NORTH CAROLINA LP LIMITED PARTNERSHIP
604 ROSE MALLOW DR	1796951270	ROJAS, RAUL JR ULLRICH-ROJAS, LUCY MARIA
605 ROSE MALLOW DR	1796952030	WILLIAMS, CORDELIA VANIELE
3126 GINGER LAKE CT	1796854560	BMSS1 LLC
912 WILD LILAC CT	1796843583	CHOVATIA, JAYDEEPKUMAR VAGHASIA, POOJA
621 ROSE MALLOW DR	1796940974	PROGRESS RESIDENTIAL BORROWER 5 LLC
612 ROSE MALLOW DR	1796950173	HARRATH, AYMANE HARRATH, SOFIA
3122 GINGER LAKE CT	1796852493	HENKEL, JAMES HENKEL, DEBRA
3123 GINGER LAKE CT	1796854539	BERRY, GREYSON D
3121 GINGER LAKE CT	1796853656	ESSIEN-HART, EUNICE JOHNSON, IDELLA BRIANA-ALICE
637 ROSE MALLOW DR	1796848799	LASHLEY, SHONTAE D
657 ROSE MALLOW DR	1796847568	PROGRESS RESIDENTIAL BORROWER 6 LLC
648 ROSE MALLOW DR	1796846769	ROZARIO, MARY MAGDALENE ROZARIO, JAYANTA SYLVESTER
649 ROSE MALLOW DR	1796848619	DUPREE, TINA
656 ROSE MALLOW DR	1796846636	PROGRESS RESIDENTIAL BORROWER 6 LLC