



Town of Zebulon

Planning Department

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

ZONING MAP AMENDMENT PETITION

GENERAL INFORMATION:

In accordance with section 2.2.25 of the UDO, a Zoning Map Amendment provides a uniform means for reviewing and deciding proposed amendments to the Official Zoning Map whenever the public necessity, general welfare, the Town's adopted policy guidance, or appropriate land use practices justify or require doing so. This procedure sets out the requirements for amendments to the zoning district designation of land within the Town's planning jurisdiction as well as for land coming into the Town's planning jurisdiction via annexation in accordance with the standards in Sections 160A-382 through 160A-385 of the North Carolina General Statutes.

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 on the Town's website 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 ZONING MAP AMENDMENT

APPLICATION PROCEDURE: The applicant requesting a Zoning Map Amendment 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
 - 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 (If Required)
- **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 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.



APPLICATION FOR ZONING MAP AMENDMENT

PART 1. DESCRIPTION OF REQUEST/PROPERTY		
Street Address of the Property: 1616 Mack Todd Road Zebulon, NC 27597	Acreage: 2.78	
Parcel Identification Number (NC PIN): 1794572709	Deed Book: 17063	Deed Page(s): 0880
Existing Zoning of the Property: WC R-40	Proposed Zoning of the Property: R-2 Zebulon	
Existing Use of the Property: Residential single home	Proposed Use of the Property: Same	
Reason for Rezoning: Well water is currently contaminated and unsafe to drink. Requesting rezoning to access water line in front of home supplied by City of Raleigh.		

PART 2. APPLICANT/AGENT INFORMATION		
Name of Applicant/Agent: Seth Huntsinger		
Street Address of Applicant/Agent: 1616 Mack Todd Road		
City: Zebulon	State: NC	Zip Code: 27597
Email of Applicant/Agent: sch1992@yahoo.com	Telephone Number of Applicant/Agent: 919-337-2685	Fax Number of Applicant/Agent:
Are you the owner of the property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Are you the owner's agent? <input type="checkbox"/> Yes <input type="checkbox"/> No	Note: If you are not the owner of the property, you must obtain the Owner's consent and signature giving you permission to submit this application.

PART 3. PROPERTY OWNER INFORMATION		
Name of Property Owner: Seth Huntsinger		
Street Address of Property Owner: 1616 Mack Todd Road		
City: Zebulon	State: NC	Zip Code: 27597
Email of Property Owner: sch1992@yahoo.com	Telephone Number of Property Owner: 919-337-2685	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.

<i>Signature of Applicant:</i> 	<i>Print Name:</i> Seth Huntsinger	<i>Date:</i> 7-29-24
<i>Signature of Owner:</i> 	<i>Print Name:</i> Seth Huntsinger	<i>Date:</i> 7-29-24



APPLICATION FOR ZONING MAP AMENDMENT

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:

<p>1. Please explain how the proposed Zoning Map Amendment advances the public health, safety, or welfare</p> <p>This amendment advances the public health, safety and welfare in establishing safe clean drinking water access to my property which is currently unsafe, which was found when Wake County tested my well water. I have beyond high parts of Radon (above 12,000) Traces of Gross Alpha, Gross Beta and Uranium were found in my water. When speaking to the county and explaining past issues with water and having to add sytems already, and the levels I currently have now, Wake County also agreed in that annexing to the town and accessing the Water line that runs in front of my property would be my best bet. These advances applies not only for me, but my family that lives with me, my wife, Jada Huntsinger.</p>
<p>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;</p> <p>According to the Town UDO in section 1.4.1 the town UDO is to keep both Residents and Visitors safe. I beleive this applies in the situatuion of quality of water, as it is essential to life. While not annexed yet, I beleive this falls on me currently in my situation. Section 3.3 under General Residential Zoning Districts the first line states: "The residential zoning districts are proposed to provide a comfortable, healthy, safe, and pleasant environment in which to live and recreate." I beleive annexing me and allowing water access fulfills that statement in the Town UDO. Section C in that same section states: " Protect residential areas from fires, explosions, toxic fumes and substances, and other public safety hazards;" as Radon is a cause for Lung Cancer and Stomach Cancer and released in the air in the household creating a toxic living enviroment this aligns with the towns policies, goals and objectives. Also as shown on the map it shows only around 6 parcels not already included in the current Zebulon limits/ Annexation. I beleive this is something as the town gross inevitable to be annexed in the future, as we are curently in the Zebulance future development map.</p>
<p>3. Please explain how an approval of the Zoning Map Amendment is reasonable and in the public interest;</p> <p>I beleive that as the water line is already existent in front of my property and only having to add a meter is beyond a reasonable request to obtain clean and safe drining water. In the matter of public intrest I beleive the area I am in is a growing one, and the fact of having clean water vs contaminated would be in the public intrest and make this small area more attractive. Especially as my well is not the onlly one contaminated which in my mind points to the ground no longer being addiquete for well use. My neighbor who was placing a mobile home failed his well test and has had no progress as of writing this.</p>
<p>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.</p> <p>I beleive this address the factors of public saftey and well being. I also am a veteran of the Marine Corps, and having done two deployments, I am currently clasified as 40% disabled by the VA and fall under the Presidents PACT Act and Burn pit registry, so enviromental health risks are nothing that havent already affected me, I beleive in doing all I can to not add to that. Hence why I am aiming for this amendment. The proposed use is simply to have clean, safe drinking water for me and my family and if we were to move potential new residents.</p>



APPLICATION FOR ZONING MAP AMENDMENT

OWNER'S CONSENT FORM

Name of Project: 1616 Mack Todd Annex Submittal Date: 7-29-2024

OWNER'S AUTHORIZATION

I hereby give CONSENT to Seth Huntsinger(myself) (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] Print Name: Seth Huntsinger Date: 7-29-24

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] Print Name: Seth Huntsinger Date: 7-29-29

*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.



APPLICATION FOR ZONING MAP AMENDMENT

ADJACENT OWNERS AND HOA CONTACTS:

Provide a certified list of property owners subject to this application and all properties owners within 750-feet feet of the subject property, and any HOA Contacts for developments which fall within 750-feet of the subject property.

Parcel Address	Parcel ID Number	Owner's Name
1700 OLD ZEBULON RD	1794466994	KNOTT, MARSH WENDELL JR
1560 MACK TODD RD	1794587386	WHITLEY, BRENDA R WHITLEY, STACEY LANDON
5172 WENDELL BLVD	1794562710	PARRISH REALTY CO OF ZEBULON INC
0 WENDELL BLVD	1794572042	WENDELL TOWN OF THE & ZEBULON TOWN OF THE
0 MACK TODD RD	1794860874	RIVER EDGE ACRES
0 MACK TODD RD	1794581745	ADAMS, JOHN MARK
0 MACK TODD RD	1794487475	ADAMS, DAVID JONATHAN
1617 MACK TODD RD	1794576511	HILL, DANNY CHRISTOPHER HILL, BARRY LORAN
1605 MACK TODD RD	1794579839	COLLINS, JERADA L HEIRS
0 OLD ZEBULON RD	1794474416	WENDELL TOWN OF THE & ZEBULON TOWN OF THE
1620 MACK TODD RD	1794572507	PEARCE, MARK TYLER
1618 MACK TODD RD	1794476989	PEARCE, LISA S
1625 MACK TODD RD	1794574346	IRONWOOD CORE GROUP LLC
1637 MACK TODD RD	1794679909	GORDON, DANNY ROLAN
1570 MACK TODD RD	1794586275	ADAMS, DAVID JONATHAN ADAMS, JOHN MARK
1604 MACK TODD RD	1794575935	MILLAN, JORGE REFUGIO MUNOZ GONZALEZ, ARACELI RODRIGUEZ

HOA Contacts:

Development Name	Contact Name	Contact Address