

**ZEBULON**  
**BOARD OF COMMISSIONERS**  
**AGENDA**  
**April 1, 2024**  
**6:00pm**

**1. PLEDGE OF ALLEGIANCE**

**2. APPROVAL OF AGENDA**

**3. RECOGNITIONS AND PROCLAMATIONS**

*A. Zebulon Elementary School*

- i. Adam Khaloui – Student
- ii. Porsha Lennon – Teacher

**4. PUBLIC COMMENT**

All wishing to speak must sign up prior to 5:50pm. The comment period will be no longer than 15 minutes with speakers having three minutes each to speak. No speaker can speak on a public hearing item or any item that would need to be discussed under Closed Session. Speakers cannot give their minutes to another speaker. If you would like to submit comments to be read into the record at the meeting, please send comments, of 400 words or less, to Stacie Paratore at [sparatore@townofzebulon.org](mailto:sparatore@townofzebulon.org) by 3:00pm on April 1, 2024.

**5. CONSENT AGENDA**

*A. Minutes*

- i. February 12, 2024 Joint Public Hearing
- ii. February 13, 2024 Regular Meeting

*B. Finance*

- i. Wake County Tax Report – January 2024
- ii. Cell Tower Lease Extension

*C. Police*

- i. New Blue CARE Program – Appropriation of Grant Proceeds – Ordinance 2024-38

*D. Public Works*

- i. Mack Todd Road Water Line: Easement Dedication

## **6. OLD BUSINESS**

### *A. Planning*

- i. 321 Hospital Road Rezoning – Ordinance 2024-37
- ii. Zebulon South Planned Development – Ordinance 2024-39

### *B. Parks and Recreation*

- i. 8Kickoff Race – Resolution 2024-19

## **7. NEW BUSINESS**

### *A. Planning*

- i. Public Hearing – 901 Proctor Street Annexation
- ii. 901 Proctor Street Annexation – Ordinance 2024-40

### *B. Fire*

- i. Fire/EMS Station USDA Grant Acceptance
- ii. Fire/EMS Station – Construction Manager at Risk (CMAR)
- iii. Fire/Ems Station – Memorandum of Understanding with Wake County (Ordinance 2024-41 and Ordinance 2024-42)

## **8. BOARD COMMENTS**

## **9. MANAGERS REPORT**

## **10.ADJOURN**

**Zebulon  
Joint Public Hearing  
Minutes  
February 12, 2024**

Present: Glenn York, Quentin Miles, Beverly Clark, Shannon Baxter, Jessica Harrison, Amber Davis, Joe Moore-Town Manager, Stacie Paratore-Deputy Town Clerk, Michael Clark-Planning, Adam Culpepper-Planning, Sheila Long-Parks and Recreation, Bobby Fitts-Finance, Chris Ray-Public Works, Jacqui Boykin-Police, Chris Perry-Fire, Kaleb Harmon-Communications, Sam Slater-Attorney

Planning Board Present: David Lowry, Laura Johnson, Domenick Schilling, Stephanie Jenkins

Mayor York called the meeting to order at 6:00pm.

**APPROVAL OF THE AGENDA**

Commissioner Baxter made a motion, second by Commissioner Harrison to approve the agenda. There was no discussion and the motion passed unanimously.

**PUBLIC HEARING**

A. PD 2024-01 Zebulon South

Mayor York opened the public hearing.

Adam Culpepper explained the rules for a public hearing.

The standards under section 2.2.25.J for a planned development were:

1. Health, Safety and Welfare
2. Appropriate for location
3. Reasonable in the public interest
4. Other relevant factors

The planned development request was to develop 320 residential units on 118.62 acres at 751 S. Wakefield Rd, 700 S. Arendell Ave., 0 S. Wakefield St., and 0 S. Arendell Ave.

The public hearing notification process was detailed. The aerial map, zoning map, future land use plan, timeline, and concept plan were shown. The applicant was proposing to dedicate a portion of the property for a proposed future fire station. Chief Perry gave details on the preliminary design that was done for the property and explained the location was consistent with the Fire Department's needs. A request would go before the Board at their regular meeting for a feasibility study to determine if the property could accommodate a fire station.

Adam Culpepper explained the conditions that exceeded the UDO requirements:

- All detached rear loaded homes shall have a sidewalk connection from the front door to the public sidewalk (Condition 7).

- The clubhouse and pool shall be completed before the 150<sup>th</sup> Certificate of Occupancy (Condition 8).
- Zebulon South will apply a maximum 35% impervious requirement (Condition 9).
- Provide a minimum 15% Tree Save (Condition 10)
- One bus stop area, including a shelter, a bench, a trash can, and at least 5 bicycle spaces shall be provided with the second phase of development (Condition 12).
- A single family detached home shall be developed and donated as part of Built to Honor, Wounded Warrior Homes, Operation Coming Home, Operation Finally Home, or similar organization providing homes to veterans (Condition 14).

The conditions meeting the UDO included:

- All Road Improvements on a DOT road will be approved by NCDOT (Condition 11)
- Some of the following amenities will be included:
  - a minimum of two larger parking spaces designed for food trucks or delivery vehicles (mobile vendors), with an electrical outlet available;
  - one covered seating area with at least 10 designated public seating spaces will be provided adjacent to the Mobile Vendor spaces.
  - at least one outdoor grill will be provided adjacent to the covered seating area.
- Greenway Alignment will be reviewed and approved by TRC during construction drawings.
- The grave site(s) located at 0 N Arendell Ave (PIN 2705513114) shall be relocated prior to approval of construction drawings

The conditions deviating from the UDO included:

- Minimum driveway stem length shall be 20' (Condition 2).
- Single family detached rear load lots shall have a minimum lot size of 4,800sf (Condition 3)
- Single family detached front load lots shall have a minimum lot size of 6,000sf (Condition 4)
- Single family attached lots shall have a minimum lot size of 1,260sf (Condition 5)
- The minimum lot width for front loaded lots shall be 50' reduced from 70' (Condition 6)

The road improvements would include:

- NC-96 / Site Access 1:
  - 50-foot southbound right-turn lane (with appropriate taper)
  - 100-feet IPS (Internal Protected Stem) along Site Access 1\*\*
- NC-96 / Site Access 2:
  - 50-foot southbound right-turn lane (with appropriate taper)
  - 100-feet IPS along Site Access 2\*\*
- South Wakefield Street / Site Access 3:
  - 50-foot southbound left-turn lane (with appropriate taper)
  - 100-feet IPS along Site Access 3\*\*

The applicant received 68 points under the Town's Utility Allocation Policy. Commissioner Baxter asked if there would be a crosswalk for the private greenway. Staff stated that could be requested as a condition.

Commissioner Miles left the meeting at 6:23pm.

Ashley Honeycutt Terrazas, the attorney for the applicant, gave a site overview of the property. The future land use plan was shown and how the development fit in with the plan. Ms. Terrazas spoke about the housing variety and amenities offered in the neighborhood. Details about how the development changed to meet the requests of the Board and citizens as well as the policies of the Town's planning documents. Some of the amenity items included public gathering areas, greenways, a bus pickup location, and over 50% of open space. The architectural commitments were shown as well as the different elevations for the single-family homes and townhomes. The applicant was committing to build a "Built to Honor Home" that would dedicate a single family detached home to a wounded veteran for their family.

The project's consistency to the Town's Comprehensive Transportation Plan was detailed. Ms. Terrazas spoke about the donation of 2.5 acres for a fire station. The Grow Zebulon Comprehensive Plan key goals and policies were stated and how the development aligned with those goals.

Commissioner Baxter asked about the HOA covenants and when the HOA turnover would happen. Ms. Terrazas stated the covenants had not been developed at this time and the HOA turnover to the residents would take place at full buildout.

Commissioner Baxter asked about the graveyard moving process and Rob Rudloff gave those details. An archaeological consultant was hired to perform a cemetery study showing there were four gravesites to be relocated to the Oak Wood Cemetery.

Commissioner Baxter asked if there would be a gap in the multi-use paths along Wakefield St. and Arendell Ave. Adam Culpepper spoke about the requirements of the developer and as development occurred to the south and north those paths would connect.

Concerns were expressed by Commissioner Baxter about traffic. Ms. Terrazas spoke about the TIA that was done and the impacts were not triggered by the development. The transportation impact fees would provide the funding for future road improvements.

Commissioner Baxter asked for a safe crossing for the private greenway section that crossed the main connector street. Ms. Terrazas stated they would look at adding a bump-out to minimize the distance.

Commissioner Harrison stated it would be beneficial to see deed restricted homes in new developments, commended the developer for including the home for a veteran and asked if the 2.5-acre parcel would still be donated to the Town if a fire station was unable to be located in that area. Ms. Terrazas stated they could investigate the language and update it to give more clarity.

Commissioner Davis explained she was looking forward to hearing more about affordable housing and liked the "Built to Honor Home". There was a question about the bus stop location. Ms. Terrazas explained Wake County Public Schools had to approve the location.

A question was asked by David Lowry about the future maintenance of the lift station, and it was explained that would be maintained by the City of Raleigh Public Utilities. It was suggested

another amenity option other than a soccer field could be used. Some suggestions were teen amenities, basketball court, pickleball court, work out stations, and bike repair station.

Domenick Schilling asked about the narrow lots for front loaded homes. There would be a variety of homes of rear loaded and front loaded homes.

There was a question of whether it was possible to align access site two with Perry Curtis Road and Ms. Terrazas explained there would be a large environmental impact. Mr. Schilling had concerns about traffic and safety at the intersections. Staff stated Chamblee Lake included a realignment to the intersection to not turn at an angle to Arendell.

Jeff Hochanadel, the traffic engineer, gave details of the traffic analysis. There was some queuing shown for traffic but did operate acceptably.

Mayor York asked if there were any more questions. There were none.

Mayor York asked if anyone wished to speak in favor. There were none.

Mayor York asked if anyone wished to speak in opposition.

Nicholas Walton stated he had concerns about the development causing the Town to be part of a ponzi scheme.

Scott Carpenter expressed concerns about the size of the development and his desire for the land to be used for a hospital, high school, or an additional park.

Gerald Lanier had concerns about the Town's growth and infrastructure.

Mayor York asked if there was anyone else who wished to speak in opposition. There were none.

Mayor York asked if anyone wished to speak neither for nor against. There were none.

Mayor York closed the public hearing and referred the matter to the Planning Board.

Mayor York stated there would be a ten-minute break.

The meeting was reconvened at 7:46pm.

B. RZ 2024-01 321 Hospital Rd.

Mayor York opened the public hearing.

Adam Culpepper presented the zoning map amendment request for 321 Hospital Road to rezone the .34 acres from Office Institutional (OI) to General Commercial (GC).

The standards under section 2.2.25.J for a rezoning were:

1. Health, Safety and Welfare
2. Appropriate for location
3. Reasonable in the public interest
4. Other relevant factors

The public hearing notification process was detailed. The zoning map and future land use plan was shown.

Michael Germano stated he was available to answer any questions.

Commissioner Baxter asked about current zoning to the future land use and the property West of Pony Road. Staff explained that the property was zoned RM – Residential Multifamily and had a 55 plus community.

Mayor York asked if the Board had any more question. There were none.

Mayor York asked if the Planning Board had any questions.

David Lowry asked about the advantages for the rezoning. Michael Germano stated the rezoning would bring the property more in line with the use.

Mayor York asked if anyone wished to speak in favor. There were none.

Mayor York asked if anyone wished to speak in opposition.

Nicholas Walton stated the property should be zoned mixed use and not commercial.

Mayor York asked if anyone else wished to speak in opposition. There were none.

Mayor York asked if anyone wished to speak neither for nor against but just had something to share. There were none.

Mayor York closed the public hearing and referred the matter to the Planning Board.

Commissioner Clark made a motion, second by Commissioner Harrison to adjourn the meeting. There was no discussion and the motion passed unanimously.

Adopted this the 1<sup>st</sup> day of April 2024.

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Glenn L. York—Mayor

SEAL

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Lisa M. Markland, CMC—Town Clerk

**Zebulon Board of Commissioners**  
**Minutes**  
**February 13, 2024**

Present: Mayor Glenn York, Quentin Miles, Amber Davis, Jessica Harrison, Shannon Baxter, Beverly Clark, Joe Moore-Town Manager, Stacie Paratore-Deputy Town Clerk, Chris Ray-Public Works, Jacqui Boykin-Police, Chris Perry-Fire, Sheila Long-Parks & Recreation, Bobby Fitts-Finance, Michael Clark-Planning, Kaleb Harmon-Communications, Eric Vernon-Town Attorney

Mayor York called the meeting to order at 6:10pm.

**PLEDGE OF ALLEGIANCE**

The pledge of allegiance was led by Wakelon Elementary School student Naudia Newkirk.

**SCHOOL RECOGNITION**

Mayor York recognized student Naudia Newkirk and teacher Christa Vick both from Wakelon Elementary School.

**APPROVAL OF AGENDA**

Commissioner Baxter asked to move Personnel Policy, Assistant Town Manager Position, Branding Update, and Main Street MOU and Bylaws from Board Comments to Old Business.

Commissioner Davis asked to move the Bond Referendum Funding Bond Counsel – Ordinance 2024-27, Drone Purchase – Ordinance 2024-28, Police Station HVAC Replacement – Ordinance 2024-29 and Professional Services Budget Amendment – Ordinance 2024-30 from Consent.

Commissioner Harrison asked to revise the January 8, 2024 meeting minutes to read: Commissioner Harrison made a motion, second by Commissioner Baxter to direct the Town attorney to file an action to condemn a portion of property owned by the Boys & Girls Club located at the intersection of Shepard School Road and Old Bunn Road. The scope of the condemnation is as follows:

1. Along Shepard School Road, (i) permanent right of way, (ii) permanent utility easement and (iii) temporary construction easement.
2. Along Old Bunn Road, (i) temporary construction easement.

Joe Moore stated Chief Boykin wanted to add recognition of staff.

Commissioner Baxter made a motion, second by Commissioner Davis to approve the agenda as amended. There was no discussion and the motion passed unanimously.

**RECOGNITION AND PROCLAMATIONS**

Jacqui Boykin recognized Andrew Crumpler for his completion of the Law Enforcement Advanced Certification.



Commissioner Harrison read the Proclamation for Family, Career and Community Leaders of America Week.

Commissioner Harrison read the Proclamation for Career and Technical Education Month.

**PUBLIC COMMENT**

Joe Chamblee spoke about the property on 200 E. Horton Street and asked the Board to save the house.

John Saffold gave updates from the Chamber of Commerce and thanked the Board for their support at Deck the Halls and for the Town’s Chamber membership.

Dallas Pearce spoke on behalf of the Downtown Merchants Association and read a letter that was sent to the Board before the meeting.

Mike Weeks spoke on behalf of the Downtown Merchants Association and expressed concerns about the proposal for the Main Street Program.

Helga Graff expressed concerns about the property at 200 E. Horton Street and the property on the corner of Poplar and Vance. Ms. Graff gave her thoughts on what could be done with the property.

Scott Carpenter asked the Board to put a moratorium on land acquisition by the Town and wanted to see closed session minutes for property purchase.

Stacie Paratore read comments submitted by Dr. Crohan about his concerns regarding the Main Street Project.

**CONSENT**

*A. Minutes*

Commissioner Clark made a motion, second by Commissioner Baxter to approve the minutes of the October 19, 2023 work session. There was no discussion and the motion passed unanimously.

Commissioner Clark made a motion, second by Commissioner Baxter to approve the minutes of the November 6, 2023 regular meeting. There was no discussion and the motion passed unanimously.

Commissioner Clark made a motion, second by Commissioner Baxter to approve the minutes of the November 16, 2023 work session. There was no discussion and the motion passed unanimously.

Commissioner Clark made a motion, second by Commissioner Baxter to approve the minutes of the December 4, 2023 regular meeting. There was no discussion and the motion passed unanimously.

Commissioner Clark made a motion, second by Commissioner Baxter to approve the minutes of the January 8, 2024 regular meeting as amended. There was no discussion and the motion passed unanimously.

Commissioner Clark made a motion, second by Commissioner Baxter to approve the minutes of the January 18, 2024 work session. There was no discussion and the motion passed unanimously.

*B. Finance*

Commissioner Clark made a motion, second by Commissioner Baxter to approve the Wake County tax report for November 2023. There was no discussion and the motion passed unanimously.

*C. Governing Board Schedule*

Commissioner Clark made a motion, second by Commissioner Baxter to approve Governing Board Meeting Schedule. There was no discussion and the motion passed unanimously.

**OLD BUSINESS**

*A. Personnel Policy – Sponsor Miles/Co-Sponsor Harrison*

Commissioner Miles asked for an update on the Personnel Policy. Joe Moore explained Professor Maynard completed his portion and Dr. Jordon was reviewing the policy. Commissioner Baxter asked for a date the policy would be brought back before the Board. Staff would provide a schedule to the Board at the March regular meeting.

*B. Assistant Town Manager Position – Sponsor Miles/Co-Sponsor Harrison*

Commissioner Miles asked for an update on the Assistant Town Manager position. Joe Moore stated there needed to be relief in the HR Department and would begin the Assistant Town Manager search after the IT Director was hired. Commissioner Baxter asked for an action plan to be presented to the Board for the hiring process and closing date for the applications at the March regular meeting.

*C. Branding Update – Sponsor Miles/Co-Sponsor Harrison*

Commissioner Miles asked for a branding update. Commissioner Baxter expressed her concerns that a branding logo that was not approved was being used in official publication.

Joe Moore explained staff was bringing requested FY 25 budgets. One of the presentations for the capital budget was Community and Economic Development at the April meeting. This would be an update and potential next steps.

*D. Main Street MOU and Bylaws – Sponsor Davis/Co-Sponsor Miles*

Commissioner Davis spoke about concerns over the makeup of the Main Street Board and asked how the Bylaws would be changed. Joe Moore explained that would be a Board direction. The Board had already given direction to staff and the application may have already gone to the Secretary of State's office. Commissioner Baxter suggested waiting until after the Main Street Conference to provide an opportunity to speak with other communities.

Commissioner Davis made a motion, second by Commissioner Miles to revisit the Main Street Board membership at the March 28, 2024 work session. There was no discussion and the motion passed unanimously.

**NEW BUSINESS**

*A. General*

i. Board Appointments

Stacie Paratore explained there were four in-Town vacancies on the Planning Board, three vacancies on the Parks and Recreation Advisory Board and two in-town vacancies, one alternate ETJ vacancy, one ETJ vacancy and one alternate in-town vacancy on the Board of Adjustment.

Dexter De'Andre Privette spoke about his reasons for wanting to serve on the Parks and Recreation Advisory Board.

David Lowry spoke about his reasons for wanting to serve on the Planning Board.

Commissioner Baxter made a motion, second by Commissioner Harrison to appoint David Lowry to the Planning Board. There was no discussion and the motion passed unanimously.

Commissioner Harrison made a motion, second by Commissioner Baxter to appoint Dexter De'Andre Privette to the Parks and Recreation Advisory Board. There was no discussion and the motion passed unanimously.

Commissioner Baxter made a motion, second by Commissioner Clark to table the remaining board appointments to the March 4, 2024 meeting. There was no discussion and the motion passed unanimously.

*B. Public Works*

i. Carolina Coastal Railroad

- a. Memorandum of Understanding
- b. Ordinance 2024-31

Chris Ray presented the Memo of Understanding with Coastal Carolina Railway, LLC (CCR) for public access and utility installation in the north alley by Whitley Galleries. The estimated cost to complete the work was \$24,000.

Commissioner Baxter asked about the increase in taxes. Chris Ray stated the projections were done by Shannon Johnson and were a yearly estimate.

Commissioner Baxter inquired about the fencing to be installed. Staff stated it would be permanent decorative fence with limited maintenance.

Commissioner Miles made a motion, second by Commissioner Baxter to approve Ordinance 2024-31. There was no discussion and the motion passed unanimously.

Commissioner Baxter made a motion, second by Commissioner Harrison to approve the Memorandum of Understanding. There was no discussion and the motion passed unanimously.

ii. Construction Closeout Coordinator Budget Amendment – Ordinance 2024-32  
Chris Ray presented the budget amendment to fund the Construction Closeout Coordinator position. This position would create additional capacity for the Director to focus on project management duties.

Commissioner Baxter made a motion, second by Commissioner Davis to approve Ordinance 2024-32. There was no discussion and the motion passed unanimously.

*C. Fire*

i. Zebulon South Fire Station Assessment Budget Amendment – Ordinance 2024-32  
Joe Moore stated a proposed development Zebulon South included a parcel to dedicate for a future fire station location. Staff conducted a station location analysis and determined that the location was well suited to provide timely response to the area and was well positioned regarding other current and future proposed station locations, but it is unclear whether the site was suitable for constructing a fire station. A feasibility and site plan study were needed to investigate whether a suitable fire station could be constructed on the site and to develop a conceptual site plan.

There were concerns expressed about spending the money to perform the investigative work.

Commissioner Baxter made a motion, second by Commissioner Miles to table Ordinance 2024-32 to the February 15, 2024 work session. There was no discussion and the motion passed unanimously.

Mayor York stated there would be a five-minute break.

The meeting reconvened at 7:42pm.

*D. General*

i. Bond Referendum Funding Bond Counsel – Ordinance 2024-27  
Commissioner Davis asked if there was a breakdown of bond counsel services. Bobby Fitts explained the budget amendment reappropriated funds to support the legal, financial, and public educational components of a bond referendum. There was discussion about the expected expenditures.

Commissioner Baxter made a motion, second by Commissioner Davis to approve Ordinance 2024-27 amended to pay \$39,000 of the bond counsel expenses and updated information for the March meeting. There was no discussion and the motion passed unanimously.

ii. Drone Purchase – Ordinance 2024-28  
Commissioner Davis asked about the type of drone that was being purchased. Jacqui Boykin offered information about the drone and drone program.

Commissioner Clark made a motion, second by Commissioner Baxter to approve Ordinance 2024-28. There was no discussion and the motion passed unanimously.

iii. Police Station HVAC Replacement – Ordinance 2024-29

Amber Davis asked for an invoice. Chris Ray explained the project had not been completed and this was a budget amendment to fund the replacement of Roof Top Units (RTU's) at the Police Department. The project would be funded with funds saved from the pool demolition project.

Commissioner Baxter made a motion, second by Commissioner Harrison to approve Ordinance 2024-29. There was no discussion and the motion passed unanimously.

iv. Professional Services Budget Amendment – Ordinance 2024-30

Commissioner Davis asked why the engineer searches were unsuccessful. Joe Moore explained engineers were in high demand and spoke about the competitive market.

Commissioner Harrison made a motion, second by Commissioner Clark to approve Ordinance 2024-30. There was no discussion and the motion passed unanimously.

**BOARD COMMENTS**

Commissioner Baxter congratulated Commissioner Miles on his completion of the Advanced Leadership course, Mayor York for being recognized by the NAACP and spoke about upcoming community center events.

Commissioner Davis also congratulated Commissioner Miles and Mayor York.

Commissioner Clark thanked those who attended the meeting and congratulated Commissioner Miles and Mayor York.

Commissioner Harrison congratulated Commissioner Miles and Mayor York, spoke about how the traffic light at Green Pace and Arendell has helped traffic, and reminded everyone about the African American Experience on February 18.

Mayor York thanked those who supported him for the NAACP Humanitarian award and stated Preservation Zebulon was hosting a tax credit workshop.

**MANAGER'S REPORT**

Michael Clark gave a monthly development update.

Bobby Fitts reported the following budget transfers:

Planning:

Moved \$1,700 from Travel & Training to Materials & Supplies

Fire:

Moved \$10,000 from Career Ladder to Part-time Salaries

Board of Commissioners  
Minutes  
February 13, 2024

Parks & Recreation:

Moved \$10,000 to Part-time Salaries (Community Center) - \$2,000 from Cultural & Recreation Programs, \$2,000 from Computers, \$3,000 from Community Center Programs and \$3,000 from

Community Center Materials & Supplies;

Moved \$4,000 from Sustainability to Part-time Salaries (Parks Maintenance)

**CLOSED SESSION**

The Board needed a motion to go into closed session under NC GS 143-381.11(a)(6) for the purpose of personnel discussions.

Commissioner Miles made a motion, second by Commissioner Harrison to go into closed session. There was no discussion and the motion passed unanimously.

NOTE: In closed session, Commissioner Harrison made a motion, second by Commissioner Clark to come out of closed session. There was no discussion and the motion passed unanimously.

Commissioner Miles made a motion, second by Commissioner Baxter to adjourn. There was no discussion and the motion passed unanimously.

Adopted this the 1<sup>st</sup> day of April 2024.

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Glenn L. York—Mayor

SEAL

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Lisa M. Markland, CMC—Town Clerk



**Board of Commissioners**  
P.O. Box 550 • Raleigh, NC 27602

TEL 919 856 6180  
FAX 919 856 5699

SHINICA THOMAS, CHAIR  
SUSAN EVANS, VICE-CHAIR  
VICKIE ADAMSON  
MATT CALABRIA  
DON MIAL  
CHERYL STALLINGS  
TARA WATERS

March 5, 2024

Ms. Lisa Markland  
Town Clerk  
Town of Zebulon  
1003 North Arendell Avenue  
Zebulon, North Carolina 27597

Dear Ms. Markland:

The Wake County Board of Commissioners, in regular session on March 4, 2024, approved and accepted the enclosed tax report for the Town of Zebulon.

The attached adopted actions are submitted for your review; no local board action is required.

Sincerely,

A handwritten signature in cursive script that reads "Yvonne Gilyard".

Yvonne Gilyard  
Clerk to the Board

Wake County Board of Commissioners

Enclosure(s)



Wake County Tax Administration

Rebate Details

01/01/2024 - 01/31/2024

ZEBULON

DATE 02/04/2024 TIME 11:17:45 PM PAGE 1

REBATE NUMBER	PROPERTY	CITY TAG	LATE LIST	BILLED INTEREST	TOTAL REBATED	PROCESS DATE	ACCOUNT NUMBER	TAX YEAR	BILLING YEAR	OWNER
869119	0.00	0.00	1.46	0.00	1.46	01/19/2024	0006138200	2023	2023	MUZAK
867499	185.78	0.00	18.58	0.00	204.36	01/03/2024	0006798045	2023	2023	PMA PROPERTIES II, LLC
869131	0.00	0.00	5.27	0.00	5.27	01/19/2024	0006570304	2023	2023	ASCENTUM CAPITAL LLC
867498	148.63	0.00	0.00	0.00	148.63	01/03/2024	0006798045	2022	2022	PMA PROPERTIES II, LLC

SUBTOTALS FOR BUSINESS ACCOUNTS 334.41 0.00 25.31 0.00 359.72 4 Properties Rebated

INDIVIDUAL PROPERTY ACCOUNTS

867482	2.88	30.00	0.00	0.00	32.88	01/03/2024	0006479818	2023	2023	CAMPBELL, ERNEST L
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SUBTOTALS FOR INDIVIDUAL PROPERTY ACCOUNTS 2.88 30.00 0.00 0.00 32.88 1 Properties Rebated

INDIVIDUAL REAL ESTATE ACCOUNTS

868719	258.75	0.00	0.00	0.00	258.75	01/16/2024	0000488883	2023	2023	PAUL, ELIZABETH
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SUBTOTALS FOR INDIVIDUAL REAL ESTATE ACCOUNTS 258.75 0.00 0.00 0.00 258.75 1 Properties Rebated





**Wake County Tax Administration**

Rebate Details

01/01/2024 - 01/31/2024

ZEBULON

DATE 02/04/2024 TIME 11:17:45 PM PAGE 2

REBATE NUMBER	PROPERTY	CITY TAG	LATE LIST	BILLED INTEREST	TOTAL REBATED	PROCESS DATE	ACCOUNT NUMBER	TAX YEAR	BILLING YEAR	OWNER
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TOTAL REBATED FOR ZEBULON	596.04	30.00	25.31	0.00	651.35				6	Properties Rebated for City
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Wake County Tax Administration

Rebate Details

01/01/2024 - 01/31/2024

ZEBULON

DATE

02/04/2024

TIME

11:17:45 PM

PAGE


1

REBATE NUMBER	PROPERTY	CITY TAG	LATE LIST	BILLED INTEREST	TOTAL REBATED	PROCESS DATE	ACCOUNT NUMBER	TAX YEAR	BILLING YEAR	OWNER
	33,425.74	360.00	1,764.35	0.00	35,550.09					

Grand Total: 33,425.74 360.00 1,764.35 0.00 35,550.09 121 Properties Rebated for All Cities

STAFF REPORT  
CELL TOWER LEASE EXTENSION (CROWN CASTLE)  
APRIL 1, 2024

**Topic: Cell Tower Lease Extension (Crown Castle)**

Speaker: Bobby Fitts, Finance Director (if pulled from Consent)  
From: Bobby Fitts, Finance Director  
Prepared by: Bobby Fitts, Finance Director  
Approved by:  Joseph M. Moore II, PE, Town Manager

**Executive Summary:**

Lease agreement for the cell tower managed by Crown Castle, LLC at 220 E. Vance St.

**Background:**

The Town has leased the 0.22-acre parcel (75' wide x 125' deep) at 220 E. Vance Street to the cell tower providers since 1994. The amendment (attached) extends the lease fifteen years (three additional five-year extensions).

**Discussion:**

The discussion before the Board is consideration of the lease agreement.

**Fiscal Analysis:**

The amendment includes a 20% increase over the current \$34,500 annual rent. Subsequent year's rent would increase by the CPI.

**Policy & Program Analysis:**

This property has been used as a cell tower for thirty years. There is no other viable Town use for this property.

**Staff Recommendation:**

Staff recommends approving the Second Amendment to the Agreement with Crown Castle GT Company LLC.

**Attachment(s):**

1. Second Amendment to Land Lease Agreement

SECOND AMENDMENT TO LAND LEASE AGREEMENT  
(BU 816297)

THIS SECOND AMENDMENT TO LAND LEASE AGREEMENT (“Second Amendment”) is dated as of the date of Landlord’s signature, and made effective as of the date of the last party to sign, by and between TOWN OF ZEBULON (“Landlord”), and CROWN CASTLE GT COMPANY LLC, a Delaware limited liability company (“Tenant”).

WHEREAS, Landlord and GTE Mobilnet of the Southeast Incorporated, a North Carolina corporation (“GTE”), entered into a Land Lease Agreement dated May 7, 1994 (as amended and assigned, the “Agreement”), whereby Landlord leased to GTE a portion of land being described as a 3,000 square feet portion of that property (said leased portion, together with those certain access, utility and/or maintenance easements and/or rights of way granted in the Agreement being the “Leased Premises”) located at 220 East Vance Street (Tax Parcel #2705446961), Zebulon, Wake County, State of North Carolina, and being further described in Book 0372, Page 138 in the Wake County Register of Deeds (“Registry”). Notice of the Agreement is provided by, and the Leased Premises is described in that certain Memorandum of Lease (“Memorandum”) dated May 20, 1994, and recorded on August 11, 1994, in Book 6237, Page 304 in the Registry; and

WHEREAS, GTE Mobilnet of Raleigh, Incorporated, as successor in interest in the Agreement to GTE, assigned its right, title and interest in the Agreement to Tenant pursuant to that Assignment and Assumption Agreement dated April 1, 2000, and recorded in Book 9197, Page 1773 in the Registry; and

WHEREAS, Landlord and Tenant entered into that First Amendment to Land Lease Agreement dated April 6, 2009 (“First Amendment”), which increased the size of the Leased Premises to be approximately 9,375 square feet, and extended the term of the Agreement to March 31, 2024, among other changes, a memorandum of which is recorded in Book 13601, Page 659 in the Registry; and

WHEREAS, the term of the Agreement commenced on April 1, 1994, and has an original term, including all extension terms, that will expire on March 31, 2024 (“Original Term”), and Landlord and Tenant now desire to amend the terms of the Agreement to provide for additional extension terms beyond the Original Term, and to make other changes.

NOW THEREFORE, in exchange for the mutual promises contained herein, Landlord and Tenant agree to amend the Agreement as follows:

1. Any capitalized terms not defined herein shall have the meanings ascribed to them in the Agreement. The recitals in this Second Amendment are incorporated herein by this reference.
2. Section 7 of the Agreement is amended by replacing “five (5)” with “eight (8)”, thereby adding three (3) additional five (5)-year extension terms to the Agreement beyond the Original Term, and extending its total term to March 31, 2039, unless sooner terminated as provided in the Agreement.

3. As additional consideration for amending the Agreement in accordance with this Second Amendment, on April 1, 2024, the annual rent shall increase by an amount equal to twenty percent (20%) of the annual rent in effect for the immediately preceding year. Following such increase, the annual rent shall continue to adjust pursuant to the terms of the Agreement. This rent increase replaces and is in lieu of the regular rent increase scheduled to occur pursuant to the Agreement on the same date.

4. Section 9 of the Agreement is amended by deleting Tenant's notice address and inserting the following:

Tenant: Crown Castle GT Company LLC  
c/o Crown Castle USA Inc.  
General Counsel  
Attn: Legal-Real Estate Department  
2000 Corporate Drive  
Canonsburg, Pennsylvania 15317-8564

5. As additional consideration for amending the Agreement in accordance with this Second Amendment, Tenant agrees to pay to Landlord Fifteen Thousand Dollars (\$15,000.00) within sixty (60) days of full execution of this Second Amendment by both parties.

6. Representations, Warranties and Covenants of Landlord. Landlord represents, warrants and covenants to Tenant as follows:

(a) Landlord is duly authorized to and has the full power and authority to enter into this Second Amendment and to perform all of Landlord's obligations under the Agreement as amended hereby. Landlord has complied with all applicable laws in entering into this Second Amendment, including, without limitation, any laws requiring prior public notice or opportunity for bidding on same, and Tenant is relying on such compliance in entering into this Second Amendment.

(b) Tenant is not currently in default under the Agreement, and to Landlord's knowledge, no event or condition has occurred or presently exists which, with notice or the passage of time or both, would constitute a default by Tenant under the Agreement.

(c) Landlord agrees to provide such further assurances as may be requested to carry out and evidence the full intent of the parties under the Agreement as amended hereby, and ensure Tenant's continuous and uninterrupted use, possession and quiet enjoyment of the Leased Premises under the Agreement as amended hereby.

(d) Landlord acknowledges that the Leased Premises, as defined, shall include any portion of Landlord's property on which communications facilities or other Tenant improvements exist on the date of this Second Amendment.

7. Tenant reserves the right, at its discretion and at its sole cost, to obtain a survey ("Survey") specifically describing the Leased Premises and any access and utility easements associated therewith. Tenant shall be permitted to attach the Survey as an exhibit to this Second

Amendment and any related memorandum for recording, which shall update and replace the existing description, at any time prior to or after closing of this Second Amendment.

8. IRS Form W-9. Landlord agrees to provide Tenant with a completed IRS Form W-9, or its equivalent, upon execution of this Second Amendment and at such other times as may be reasonably requested by Tenant. In the event the Leased Premises is transferred, the succeeding Landlord shall have a duty at the time of such transfer to provide Tenant with a completed IRS Form W-9, or its equivalent, and other related paper work to effect a transfer in rent to the new Landlord. Landlord's failure to provide the IRS Form W-9 within thirty (30) days after Tenant's request shall be considered a default and Tenant may take any reasonable action necessary to comply with IRS regulations including, but not limited to, withholding applicable taxes from rent payments.

9. In all other respects, the remainder of the Agreement shall remain in full force and effect. Any portion of the Agreement that is inconsistent with this Second Amendment is hereby amended to be consistent with this Second Amendment. All of the provisions hereof shall inure to the benefit of and be binding upon Landlord and Tenant, and their personal representatives, heirs, successors and assigns. This Second Amendment may be executed in two or more counterparts, each of which shall be deemed an original and all of which shall constitute one and the same instrument, it being understood that all parties need not sign the same counterparts.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Landlord and Tenant have signed this instrument under seal, and have caused this Second Amendment to be duly executed on the day and year first written above.

LANDLORD:

Town of Zebulon

By: \_\_\_\_\_(SEAL)

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

IN WITNESS WHEREOF, Landlord and Tenant have signed this instrument under seal, and have caused this Second Amendment to be duly executed on the day and year first written above.

TENANT:

Crown Castle GT Company LLC,  
a Delaware limited liability company

By: \_\_\_\_\_(SEAL)  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_



Prepared By:  
Parker Poe Adams & Bernstein LLP  
P.O. Box 389  
Raleigh, NC 27602

Return to:  
Crown Castle  
8020 Katy Freeway  
Houston, Texas 77024

Cross Index with Book 6237, Page 304  
Book 13601, Page 659

Tax Map #: 2705446961

## MEMORANDUM OF SECOND AMENDMENT TO LAND LEASE AGREEMENT

THIS MEMORANDUM OF SECOND AMENDMENT TO LAND LEASE AGREEMENT ("Amended Memorandum") is dated as of the date of Landlord's signature, and made effective as of the date of the last party to sign, by and between TOWN OF ZEBULON ("Landlord"), with a mailing address of 1003 N. Arendell Avenue, Zebulon, NC 27597, and CROWN CASTLE GT COMPANY LLC, a Delaware limited liability company ("Tenant"), with a mailing address of c/o Crown Castle USA Inc., 2000 Corporate Drive, Canonsburg, Pennsylvania 15317-8564.

WHEREAS, Landlord and GTE Mobilnet of the Southeast Incorporated, a North Carolina corporation ("GTE"), entered into a Land Lease Agreement dated May 7, 1994 (as amended and assigned, the "Agreement"), whereby Landlord leased to GTE a portion of land being described as a 3,000 square feet portion of that property (said leased portion, together with those certain access, utility and/or maintenance easements and/or rights of way granted in the Agreement being the "Leased Premises") located at 220 East Vance Street (Tax Parcel #2705446961), Zebulon, Wake County, State of North Carolina, and being further described in Book 0372, Page 138 in the Wake County Register of Deeds ("Registry"). Notice of the Agreement is provided by, and the Leased Premises is described in that certain Memorandum of Lease ("Memorandum") dated May 20, 1994, and recorded on August 11, 1994, in Book 6237, Page 304 in the Registry; and

WHEREAS, GTE Mobilnet of Raleigh, Incorporated, as successor in interest in the Agreement to GTE, assigned its right, title and interest in the Agreement to Tenant pursuant to that

Site Name: Zebulon  
BU: 816297  
PPAB 9787978v3

Assignment and Assumption Agreement dated April 1, 2000, and recorded in Book 9197, Page 1773 in the Registry; and

WHEREAS, Landlord and Tenant entered into that First Amendment to Land Lease Agreement dated April 6, 2009 ("First Amendment"), which increased the size of the Leased Premises to be approximately 9,375 square feet, and extended the term of the Agreement to March 31, 2024, among other changes, a memorandum of which is recorded in Book 13601, Page 659 in the Registry; and

WHEREAS, the term of the Agreement commenced on April 1, 1994, and has an original term, including all extension terms, that will expire on March 31, 2024 ("Original Term"), and Landlord and Tenant now desire to amend the terms of the Agreement to provide for additional extension terms beyond the Original Term, and to make other changes; and

WHEREAS, Landlord and Tenant made and entered into a Second Amendment to Land Lease Agreement of even date herewith ("Second Amendment") and pursuant to the terms of, and for that consideration recited in, the Second Amendment, the parties wish to hereby amend certain provisions of the Agreement, and provide this Amended Memorandum as notice thereof, as follows:

1. Landlord does hereby lease and grant unto Tenant, its successors and assigns, the Leased Premises for three (3) additional five (5) year extension terms beyond the Original Term, such that the Original Term and all extension terms of the Agreement expire on March 31, 2039, unless sooner terminated as provided in the Agreement.

2. The description of the Leased Premises is as provided in that Memorandum of First Amendment to Land Lease Agreement and Grant of Easement recorded in the Registry in Book 13601, Page 659. A copy of such description is attached hereto as Exhibit A.

3. This Amended Memorandum contains only selected provisions of the Second Amendment, and reference is made to the full text of the Agreement and the Second Amendment for their full terms and conditions, which are incorporated herein by this reference. Except as otherwise provided in the Second Amendment and this Amended Memorandum, the terms and conditions of the Agreement remain in full force and effect. This Amended Memorandum may be executed in two or more counterparts, each of which shall be deemed an original and all of which shall constitute one and the same instrument, it being understood that all parties need not sign the same counterparts. A copy of the Agreement and its amendments are located at the office of the Tenant.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Landlord and Tenant have signed this instrument under seal, and have caused this Amended Memorandum to be duly executed on the day and year first written above.

LANDLORD:

Town of Zebulon

By: \_\_\_\_\_ (SEAL)  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing Memorandum of Second Amendment to Land Lease Agreement under seal: Town of Zebulon, by \_\_\_\_\_, its \_\_\_\_\_.

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

[SEAL OR STAMP]

IN WITNESS WHEREOF, Landlord and Tenant have signed this instrument under seal, and have caused this Amended Memorandum to be duly executed on the day and year first written above.

TENANT:

Crown Castle GT Company LLC,  
a Delaware limited liability company

By: \_\_\_\_\_ (SEAL)

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing Memorandum of Second Amendment to Land Lease Agreement under seal: Crown Castle GT Company LLC, a Delaware limited liability company, by \_\_\_\_\_, its \_\_\_\_\_.

Date: \_\_\_\_\_

By: \_\_\_\_\_

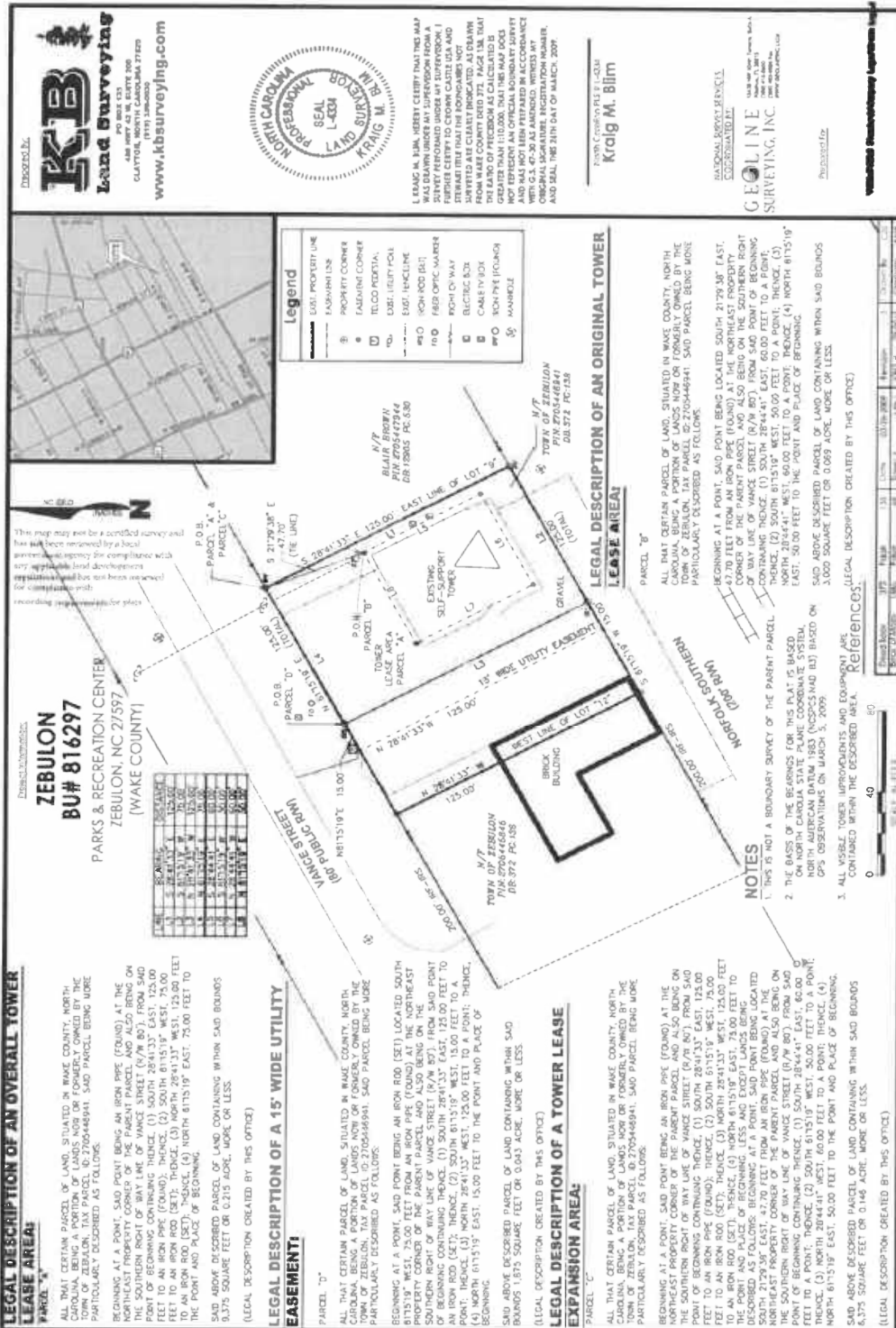
Print Name: \_\_\_\_\_

Notary Public

My Commission Expires: \_\_\_\_\_

[SEAL OR STAMP]

# EXHIBIT A



Site Name: Zebulon  
 BU: 816297  
 PPAB 9787978v3

**SITE NAME: ZEBULON – BU# 816297  
PARCEL "A" LEGAL DESCRIPTION OF  
AN OVERALL TOWER LEASE AREA  
TAX PARCEL ID: 2705446941  
OWNER: THE TOWN OF ZEBULON**

**PARCEL "A"**

ALL THAT CERTAIN PARCEL OF LAND, SITUATED IN WAKE COUNTY, NORTH CAROLINA, BEING A PORTION OF LANDS NOW OR FORMERLY OWNED BY THE TOWN OF ZEBULON, TAX PARCEL ID:2705446941. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING AN IRON PIPE (FOUND) AT THE NORTHEAST PROPERTY CORNER OF THE PARENT PARCEL AND ALSO BEING ON THE SOUTHERN RIGHT OF WAY LINE OF VANCE STREET (R/W 80'). FROM SAID POINT OF BEGINNING CONTINUING THENCE, (1) SOUTH 28°41'33" EAST, 125.00 FEET TO AN IRON PIPE (FOUND); THENCE, (2) SOUTH 61°15'19" WEST, 75.00 FEET TO AN IRON ROD (SET); THENCE, (3) NORTH 28°41'33" WEST, 125.00 FEET TO AN IRON ROD (SET); THENCE, (4) NORTH 61°15'19" EAST, 75.00 FEET TO THE POINT AND PLACE OF BEGINNING.

SAID ABOVE DESCRIBED PARCEL OF LAND CONTAINING WITHIN SAID BOUNDS 9,375 SQUARE FEET OR 0.215 ACRE, MORE OR LESS.

(LEGAL DESCRIPTION CREATED BY THIS OFFICE)



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Kraig M. Blim  
Professional Land Surveyor #L-4334

**SITE NAME: ZEBULON – BU# 816297  
PARCEL "B" LEGAL DESCRIPTION OF  
AN ORIGINAL TOWER LEASE AREA  
TAX PARCEL ID: 2705446941  
OWNER: THE TOWN OF ZEBULON**

**PARCEL "B"**

ALL THAT CERTAIN PARCEL OF LAND, SITUATED IN WAKE COUNTY, NORTH CAROLINA, BEING A PORTION OF LANDS NOW OR FORMERLY OWNED BY THE TOWN OF ZEBULON, TAX PARCEL ID:2705446941. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING LOCATED SOUTH 21°29'38" EAST, 47.70 FEET FROM AN IRON PIPE (FOUND) AT THE NORTHEAST PROPERTY CORNER OF THE PARENT PARCEL AND ALSO BEING ON THE SOUTHERN RIGHT OF WAY LINE OF VANCE STREET (R/W 80'). FROM SAID POINT OF BEGINNING CONTINUING THENCE, (1) SOUTH 28°44'41" EAST, 60.00 FEET TO A POINT; THENCE, (2) SOUTH 61°15'19" WEST, 50.00 FEET TO A POINT; THENCE, (3) NORTH 28°44'41" WEST, 60.00 FEET TO A POINT; THENCE, (4) NORTH 61°15'19" EAST, 50.00 FEET TO THE POINT AND PLACE OF BEGINNING.

SAID ABOVE DESCRIBED PARCEL OF LAND CONTAINING WITHIN SAID BOUNDS 3,000 SQUARE FEET OR 0.069 ACRE, MORE OR LESS.

(LEGAL DESCRIPTION CREATED BY THIS OFFICE)



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Kraig M. Blim  
Professional Land Surveyor #L-4334

**SITE NAME: ZEBULON - BU# 816297**  
**PARCEL "C" LEGAL DESCRIPTION OF**  
**A TOWER LEASE EXPANSION AREA**  
**TAX PARCEL ID: 2705446941**  
**OWNER: THE TOWN OF ZEBULON**

**PARCEL "C"**

ALL THAT CERTAIN PARCEL OF LAND, SITUATED IN WAKE COUNTY, NORTH CAROLINA, BEING A PORTION OF LANDS NOW OR FORMERLY OWNED BY THE TOWN OF ZEBULON, TAX PARCEL ID:2705446941. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING AN IRON PIPE (FOUND) AT THE NORTHEAST PROPERTY CORNER OF THE PARENT PARCEL AND ALSO BEING ON THE SOUTHERN RIGHT OF WAY LINE OF VANCE STREET (R/W 80'). FROM SAID POINT OF BEGINNING CONTINUING THENCE, (1) SOUTH 28°41'33" EAST, 125.00 FEET TO AN IRON PIPE (FOUND); THENCE, (2) SOUTH 61°15'19" WEST, 75.00 FEET TO AN IRON ROD (SET); THENCE, (3) NORTH 28°41'33" WEST, 125.00 FEET TO AN IRON ROD (SET); THENCE, (4) NORTH 61°15'19" EAST, 75.00 FEET TO THE POINT AND PLACE OF BEGINNING. LESS AND EXCEPT LANDS BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, SAID POINT BEING LOCATED SOUTH 21°29'38" EAST, 47.70 FEET FROM AN IRON PIPE (FOUND) AT THE NORTHEAST PROPERTY CORNER OF THE PARENT PARCEL AND ALSO BEING ON THE SOUTHERN RIGHT OF WAY LINE OF VANCE STREET (R/W 80'). FROM SAID POINT OF BEGINNING CONTINUING THENCE, (1) SOUTH 28°44'41" EAST, 60.00 FEET TO A POINT; THENCE, (2) SOUTH 61°15'19" WEST, 50.00 FEET TO A POINT; THENCE, (3) NORTH 28°44'41" WEST, 60.00 FEET TO A POINT; THENCE, (4) NORTH 61°15'19" EAST, 50.00 FEET TO THE POINT AND PLACE OF BEGINNING.

SAID ABOVE DESCRIBED PARCEL OF LAND CONTAINING WITHIN SAID BOUNDS 6,375 SQUARE FEET OR 0.146 ACRE, MORE OR LESS.

(LEGAL DESCRIPTION CREATED BY THIS OFFICE)

\_\_\_\_\_  
Kraig M. Blim  
Professional Land Surveyor #L-4334





**SITE NAME: ZEBULON - BU# 816297  
PARCEL "D" LEGAL DESCRIPTION OF  
A 15' WIDE UTILITY EASEMENT  
TAX PARCEL ID: 2705446941  
OWNER: THE TOWN OF ZEBULON**

**PARCEL "D"**

ALL THAT CERTAIN PARCEL OF LAND, SITUATED IN WAKE COUNTY, NORTH CAROLINA, BEING A PORTION OF LANDS NOW OR FORMERLY OWNED BY THE TOWN OF ZEBULON, TAX PARCEL ID:2705446941. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING AN IRON ROD (SET) LOCATED SOUTH 61°15'19" WEST, 75.00 FEET FROM AN IRON PIPE (FOUND) AT THE NORTHEAST PROPERTY CORNER OF THE PARENT PARCEL AND ALSO BEING ON THE SOUTHERN RIGHT OF WAY LINE OF VANCE STREET (R/W 80'). FROM SAID POINT OF BEGINNING CONTINUING THENCE, (1) SOUTH 28°41'33" EAST, 125.00 FEET TO AN IRON ROD (SET); THENCE, (2) SOUTH 61°15'19" WEST, 15.00 FEET TO A POINT; THENCE, (3) NORTH 28°41'33" WEST, 125.00 FEET TO A POINT; THENCE, (4) NORTH 61°15'19" EAST, 15.00 FEET TO THE POINT AND PLACE OF BEGINNING.

SAID ABOVE DESCRIBED PARCEL OF LAND CONTAINING WITHIN SAID BOUNDS 1,875 SQUARE FEET OR 0.043 ACRE, MORE OR LESS.

(LEGAL DESCRIPTION CREATED BY THIS OFFICE)



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Kraig M. Blim  
Professional Land Surveyor #L-4334

STAFF REPORT  
ORDINANCE 2024-38  
NEW BLUE CARE PROGRAM  
APPROPRIATION OF GRANT PROCEEDS  
APRIL 1, 2024

**Topic:** New Blue CARE Program: Appropriation of Grant Proceeds

Speaker: Jacqui Boykin, Police Chief (if pulled from Consent)

From: Bobby Fitts, Finance Director

Jacqui Boykin, Police Chief

Prepared by: Bobby Fitts, Finance Director

Approved by: Joseph M. Moore II, PE, Town Manager

**Executive Summary:**

Appropriating grant proceeds towards equipping interns serving in co-responder capacity.

**Background:**

The New Blue Fellowship program encourages law enforcement officers to revise their profession with innovative ideas. For her capstone project in 2023, Detective Kerry Burke developed the framework for a Community Advocacy and Resource Enhancement (CARE) program. The program introduces social workers as co-responders to youth who've experienced violence and/or traumatic events and pairs them and their families with need-appropriate resources.

New Blue offers micro grants to implement programs, such as CARE. The Town is the recipient of a \$5000 award to be used for equipment and supplies needed for the social worker interns.

**Discussion:**

The Board of Commissioners must recognize grant proceeds through a Budget Adjustment to appropriate grant funds towards their intended purpose. Adoption of the attached ordinance will appropriate funds toward purchasing supplies and equipment.

**Policy Analysis:**

NCGS 159-15, as part of The Local Government Budget and Fiscal Control Act, allows amendments to the budget ordinance with Board approval.

**Staff Recommendation:**

Staff recommends approval of Ordinance 2024-38.

**Attachments:**

1. Ordinance 2024-38

ORDINANCE 2024-38

BE IT ORDAINED by the Board of Commissioners of the Town of Zebulon, that pursuant to North Carolina General Statutes 159-15, the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2024.

Section 1. To amend the General Fund budget as follows:

	INCREASE	DECREASE
REVENUES		
CARE Grant	\$5,000.00	
EXPENDITURES		
Police – Materials and Supplies	5,000.00	

Section 2. Copies of this amendment shall be furnished to the Town Clerk, and to the Budget Officer, and to the Finance Officer for their direction.

Adopted: April 1, 2024


Effective: April 1, 2024

\_\_\_\_\_  
Glenn L. York - Mayor

ATTEST:

\_\_\_\_\_  
Lisa M. Markland - Town Clerk

**Topic: Mack Todd Road Water Line: Easement Dedication**

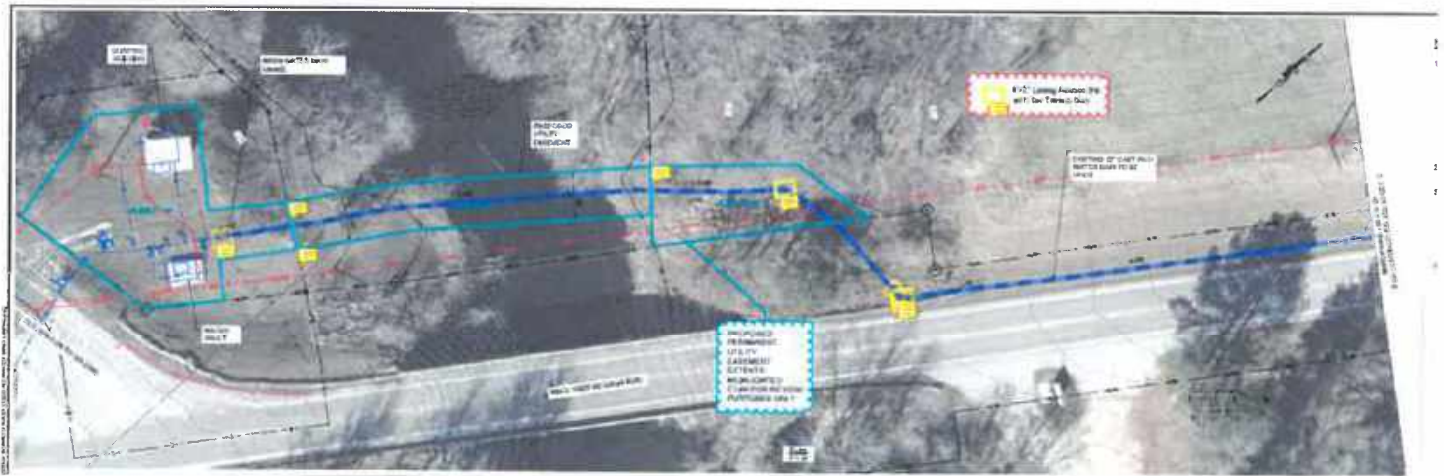
Speaker: Chris D. Ray, Public Works Director (if pulled from Consent)  
From: Chris D. Ray, Public Works Director  
Prepared by: Chris D. Ray, Public Works Director  
Approved by:  Joseph M. Moore II, PE, Town Manager

**Executive Summary:**

Dedicating easement for an existing 12" waterline located on Mack Todd Road.

**Background:**

The proposed waterline easement allows the City of Raleigh to continue maintenance on an existing 12" waterline in service since the 1970's.



The Town of Zebulon is required to provide an easement for water, sewer and reclaimed water utilities to the City of Raleigh when clear easement has not been secured previously (Merger Agreement (10/2/2006)).

**Discussion:**

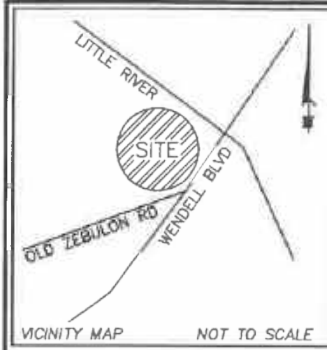
The Board of Commissioners must dedicate easement for the existing 12" waterline located on Mack Todd Road

**Fiscal Analysis:** N/A

**Policy Analysis:** The execution of this easement is consistent with the Merger Agreement.

**Attachments:**

1. Easement Plat
2. Deed of Easement

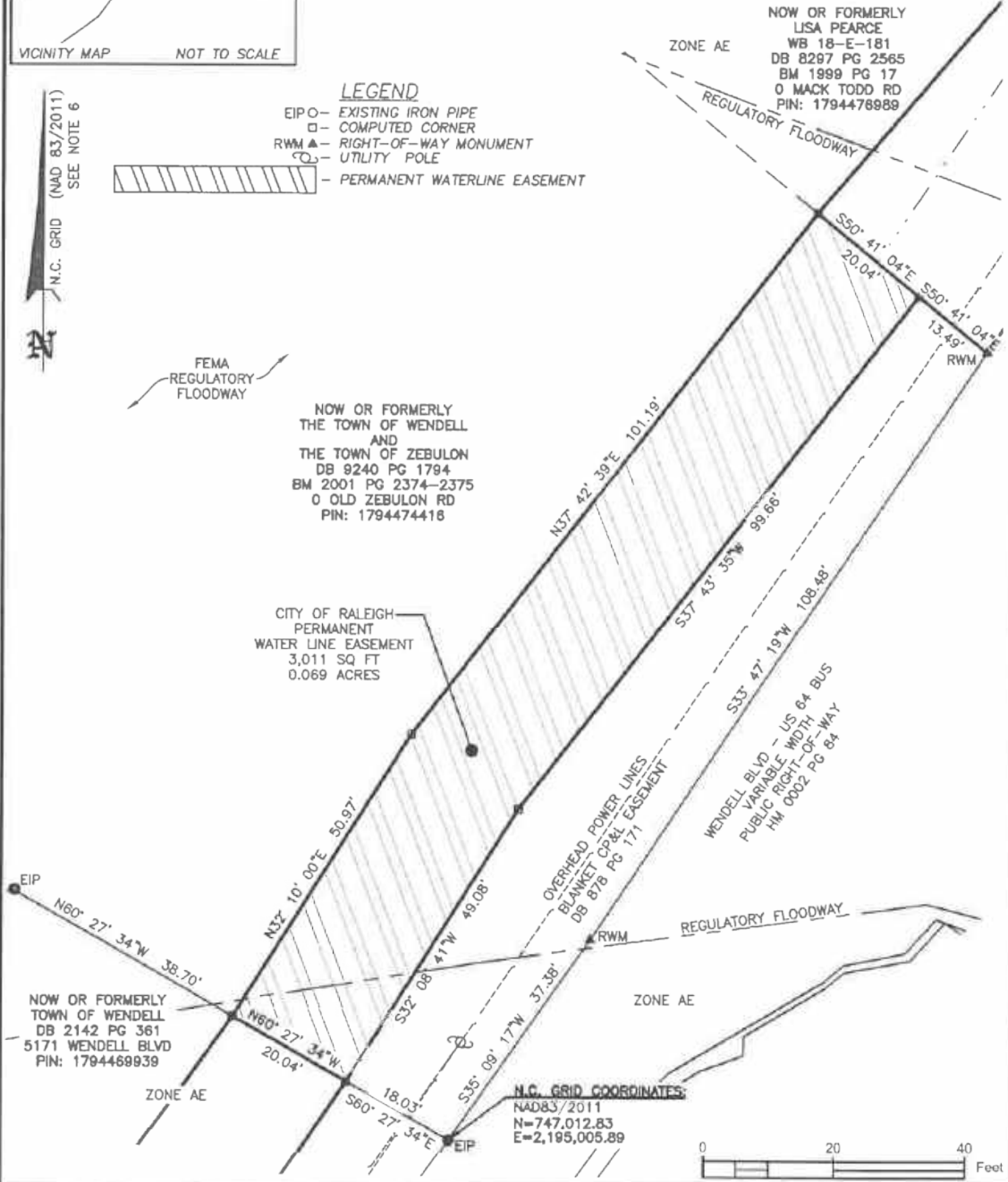


**NOTES:**

- 1)- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND MEASURED IN FEET UNLESS OTHERWISE NOTED.
- 2)- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH. THE DEED RECORDS SHOWN WERE TAKEN FROM COUNTY TAX RECORDS.
- 3)- AREA COMPUTED BY COORDINATE METHOD.
- 4)- THIS PROPERTY IS LOCATED WITHIN A FEMA FLOOD HAZARD AREA AS SHOWN ON FEMA FIRM 3720179400K, EFFECTIVE JULY 19, 2022.
- 5)- THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHTS-OF-WAY OF RECORD.
- 6)- THE N.C. GRID COORDINATES SHOWN WERE DETERMINED USING REAL TIME KINEMATIC GPS OBSERVATIONS TAKEN ON THE DATE OF THIS SURVEY.

**LEGEND**

- EIP ○ - EXISTING IRON PIPE
- - COMPUTED CORNER
- RWM ▲ - RIGHT-OF-WAY MONUMENT
- - UTILITY POLE
- ▨ - PERMANENT WATERLINE EASEMENT



I HEREBY CERTIFY THAT THIS PLAT WAS DONE IN ACCORDANCE WITH STANDARD SURVEYING PRACTICES. E.O.C.: 1:210,000  
L-4501

SURVEYOR \_\_\_\_\_ LICENSE NUMBER \_\_\_\_\_

ALL DISTANCES SHOWN ARE HORIZONTAL GROUND MEASURED IN FEET. AREAS COMPUTED BY COORDINATES. FILE NAME: 3423 EASE PLATS

Book of Maps 2001 Vol. -- Page 1974-1975 Deed Book 9240 Pg. 1794 County WAKE

LOT -- SUBDIVISION AQUISITION OF PARRISH REALTY COMPANY

Surv'd: MR Drawn: MR Chk'd: CCJ Job No.: 3423 Date: 05/10/23 Scale: 1"=20'

COOPER AND ASSOCIATES SURVEYORS, P.A.  
(C-1461)  
P.O. Box 3444  
CARY, NC 27519  
404 E. CHATHAM ST. SUITE E  
CARY, NC 27511  
OFFICE - (919)469-1760  
EMAIL: SURVEYS@COOPERSURVEYORS.COM

EASEMENT PLAT  
GRANTOR: TOWN OF WENDELL  
TOWN OF ZEBULON  
GRANTEE: CITY OF RALEIGH  
MARKS CREEK TNSP., WAKE COUNTY, NORTH CAROLINA

Instrument Prepared By:  
Brief Description for Index:  
Parcel Identifier:

Raleigh-City Attorney's Office  
0 Old Zebulon Rd

Project Name:  
Mail After Recording To:

Zebulon Watermain Lining Project (WS-2023-47)  
City Real Estate Office (JB)  
Post Office Box 590  
Raleigh, North Carolina 27602

Revenue:

**STATE OF NORTH CAROLINA**  
**COUNTY OF WAKE**

**DEED OF EASEMENT**  
**WITH SPECIAL WARRANTY FOR**  
**WATERLINE EASEMENT**

THIS DEED OF EASEMENT is made and executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the Town of Zebulon, a North Carolina municipal corporation, with a mailing address of 1003 N. Arendell Ave. Zebulon, NC 27597, and the Town of Wendell, a North Carolina municipal corporation, with a mailing address of 409 Landing View Dr. Wendell, NC 27591, hereinafter referred to as the "Grantors", to the City of Raleigh, hereinafter referred to as the "City", with a mailing address of 222 W. Hargett Street, Raleigh, NC, 27601.

**WHEREAS**, the Grantors are the Owners of the land(s) hereinafter described, and have agreed to convey to the City, according to the terms set forth below, the easement(s) hereinafter described;

The designation "Grantors" as used herein shall include the singular and plural, as required, and the masculine and neuter gender, as appropriate.

**NOW, THEREFORE**, for valuable consideration paid to the Grantors, receipt of which is hereby acknowledged, the Grantors have bargained and sold, and do hereby grant, sell and convey unto the City, its successors and assigns, those rights-of-way, privileges, and Easements enumerated and described hereinbelow, and as more particularly identified and described in Exhibit A, attached, as follows:

**1 WATERLINE EASEMENT**

An easement to construct, install, improve, remove, replace inspect, repair, maintain and use a system of pipelines or mains for public water supply and distribution purposes, together with all appurtenant facilities and equipment necessary or convenient thereto.

Further Specific Terms and Conditions applicable to the Water Line easement are as follows:

- a) The City is authorized to remove and keep removed from the easement all trees, vegetation, and other obstructions as necessary to maintain, repair or protect the water line or lines and appurtenances. The Grantors will, however, be allowed to (1) construct, maintain, and use the easement area for paved or unpaved drives and parking areas; and (2) plant and maintain shallow-rooted ground cover material within the easement area; provided all risk of damage to any such improvements caused by maintenance or repair of the water line and appurtenant facilities shall be with the Grantors.
- b) Nothing herein shall be construed to grant to the City any right of access through or over any property of the Grantors other than that lying within the easement herein described and conveyed.
- c) The Grantors shall retain fee simple ownership of the property through and over which this easement passes; provided however, no use may be made of the property which interferes or is inconsistent with the City's full, reasonable use of the easement for water line purposes.
- d) Following the installation of a water main and appurtenant facilities within the easement, the City shall re-grade, mulch, and re-seed, or otherwise restore, all disturbed areas, in accordance with generally accepted landscaping and engineering practices.

GRANTORS and GRANTEE specifically acknowledge and agree that included within the rights retained by Grantors are all rights and privileges for Grantors, or either of them, to utilize the Easement Area for a public greenway.

THE PROPERTY INTEREST HEREIN DESCRIBED AND CONVEYED does not include a primary residence.

TO HAVE AND TO HOLD the above-described permanent easements, running with the land, for the respective purposes enumerated above, unto the City of Raleigh, its successors and assigns, in perpetuity.

The Grantors hereby, for themselves, their heirs, successors, and assigns, hereby warrant and covenant that they have done nothing to impair such title as they have received and, subject to the matters set forth above, agree to warrant and defend the title to said property against the lawful claims of all persons claiming by, through or under said Grantors, but no further.

**(The balance of this page is intended to be blank.)**

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, on the day and year first above written.

\_\_\_\_\_  
Glenn L. York, Mayor (SEAL)

Attest:

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(print name and title)

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I certify that the following **person(s)** personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document for the purpose stated therein and in the capacity indicated: Glenn L. York, Mayor.

Witness my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public

(SEAL)

\_\_\_\_\_  
Notary's printed or typed name

My Commission Expires: \_\_\_\_\_



IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, on the day and year first above written.

\_\_\_\_\_(SEAL)  
Virginia R. Gray, Mayor

Attest:

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(print name and title)

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I certify that the following **person(s)** personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document for the purpose stated therein and in the capacity indicated: Virginia R. Gray, Mayor.

Witness my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public

(SEAL)

\_\_\_\_\_  
Notary's printed or typed name

My Commission Expires: \_\_\_\_\_

PROPERTY DESCRIPTION APPROVED:

- Engineering Services Director/Designee
- Assistant Public Utilities Department Director
- Parks, Recreation & Cultural Resources Director
- Transportation Department Director/Designee

CITY ATTORNEY'S OFFICE  
APPROVED AS TO FORM:

- BP
- BW
- CS
- JR
- KK

STAFF REPORT  
ORDINANCE 2024-37  
ZONING MAP AMENDMENT 2024-01  
321 HOSPITAL RD  
APRIL 1, 2024

**Topic:** Ordinance 2024-37 - RZ 2024-01 – 321 Hospital Rd,  
**Speaker:** Adam Culpepper, Senior Planner  
**From:** Michael J. Clark, AICP, CNU-A, Planning Director  
**Prepared by:** Adam Culpepper, Senior Planner  
**Approved by:** Joseph M. Moore II, PE, Town Manager

**Executive Summary:**

Zoning Map Amendment for 321 Hospital Road (PIN# 1795932665). This is a legislative case.

**Background:**

The Applicant, Germano Architecture + Interiors, PLLC (Michael Germano) requests rezoning a .34-acre parcel from Office Institutional (OI) District to General Commercial (GC) District. The property is located on the west side of Hospital Rd with a secondary frontage on the eastern side to Pony Rd.

The applicant is not proposing any conditions and if approved, all uses permitted within the GC-General Commercial Zoning District would be permitted at the subject property.

At the March 4<sup>th</sup> Board of Commissioners Meeting the Board voted to table their decision to April 1, 2024

**Discussion:**

Unified Development Ordinance (UDO) Section 2.2.25.J provides the following standards for the Board to base their decision on the rezoning request:

1. Whether the proposed rezoning advances the public health, safety, or welfare;
2. Whether, and the extent to which the proposed rezoning is appropriate for its proposed location, and is consistent with the purposes, goals, objectives, and policies of the Town's adopted policy guidance;
3. Whether an approval of the rezoning is reasonable and in the public interest;
4. Any other factors as the Board of Commissioners may determine to be relevant.

**Policy Analysis:**

Comprehensive Land Use Plan:

The Future Land Use and Character Map designates the future use of the property as General Commercial (GC). The GC designation is for commercial retail, office, and service uses located primarily along portions of major roadway corridors for high visibility and accessibility (re. Grow Zebulon: Comprehensive Land Use Plan (Land Use and Development section pg.18)). Primary land use types within this designation include automobile service-related enterprises, restaurant chains and "big box" commercial stores.

STAFF REPORT  
ORDINANCE 2024-37  
ZONING MAP AMENDMENT 2024-01  
321 HOSPITAL RD  
APRIL 1, 2024

Unified Development Ordinance:

The applicant proposes no changes to the site as part of this Zoning Map Amendment. Any modifications to the site must adhere to Town regulations in accordance with the Unified Development Ordinance.

**Financial Analysis:**

Amending the Zoning Map at the subject property to GC will allow the applicant to use the site for a wider array of commercial uses than permitted under the OI district. The economic impact of the zoning map amendment will be minimal as the subject property was already used as commercial office space.

**Planning Board Recommendation:**

At their meeting on February 12, 2024, the Planning Board recommended approval of the request. The Planning Board found the request consistent with Section 2.2.25 of the UDO and the Land Use and Development section of the Comprehensive Land Use Plan.

**Staff Recommendation:**

Staff Recommends approval of the proposed rezoning request as presented.

**Attachments:**

1. Application
2. Future Land Use Map
3. Aerial Map
4. Zoning Map
5. Labeled Site Photos
6. Public Hearing Notification Affidavit
7. Principle Use Table Excerpt
8. Ordinance 2024-37



# Town of Zebulon

## Planning Department

1003 N. Arendell Avenue, Zebulon, NC 27597  
Phone: (919) 823-1810 Fax: (919) 887-2824  
[www.townofzebulon.org](http://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](mailto: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
  - PDF Plan Set (see site plan checklist)
  - 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: <b>321 Hospital Road, Zebulon NC 27597</b>		Acreage: <b>.34</b>
Parcel Identification Number (NC PIN): <b>1795932665</b>	Deed Book: <b>18056</b>	Deed Page(s): <b>2394</b>
Existing Zoning of the Property: <b>OI</b>	Proposed Zoning of the Property: <b>GC</b>	
Existing Use of the Property: <b>Vacant - Formerly Dentist</b>	Proposed Use of the Property: <b>Wholesale Sales</b>	
Reason for Rezoning: <b>To allow for proposed use of property and bring parcel in line with the Town's Future Land Use Map.</b>		

PART 2. APPLICANT/AGENT INFORMATION		
Name of Applicant/Agent: <b>Germano Architecture + Interiors, pllc (Michael Germano)</b>		
Street Address of Applicant/Agent: <b>106 N Arendell Ave</b>		
City: <b>Zebulon</b>	State: <b>NC</b>	Zip Code: <b>27597</b>
Email of Applicant/Agent: <b>michael@germanoai.com</b>	Telephone Number of Applicant/Agent: <b>919.823.1894</b>	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	<b>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.</b>

PART 3. PROPERTY OWNER INFORMATION		
Name of Property Owner: <b>MiCy LLC</b>		
Street Address of Property Owner: <b>6013 Reedy Creek Rd</b>		
City: <b>Raleigh</b>	State: <b>NC</b>	Zip Code: <b>27607</b>
Email of Property Owner: <b>6.cyrus@gmail.com</b>	Telephone Number of Property Owner: <b>919.565.6365</b>	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> Michael Germano	<i>Date:</i> 11/12
<i>Signature of Owner:</i> Cyrus Stacey	<i>Print Name:</i> Cyrus Stacey	<i>Date:</i> 04/12



**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
This rezoning will allow for a currently vacant property to be re-established. We hope that this property will be a catalyst for redevelopment in the surrounding area.
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;
The proposed change is in line with the Town's Future Land Use Map.
3. Please explain how an approval of the Zoning Map Amendment is reasonable and in the public interest;
The proposed change is in line with the Town's Future Land Use Map and stated goals of the Zebulon 2030 plan.
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.
No deviations from the UDO are being requested. This is only a zoning map amendment request.





OWNER'S CONSENT FORM

Name of Project: MiCy, llc Offices Submittal Date: 12/11/2023

OWNER'S AUTHORIZATION

I hereby give CONSENT to Germano Architecture + Interiors, pllc (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.

Cyrus Stacey Signature of Owner Print Name Date 04/12/2023

CERTIFICATION OF PROPERTY OWNER

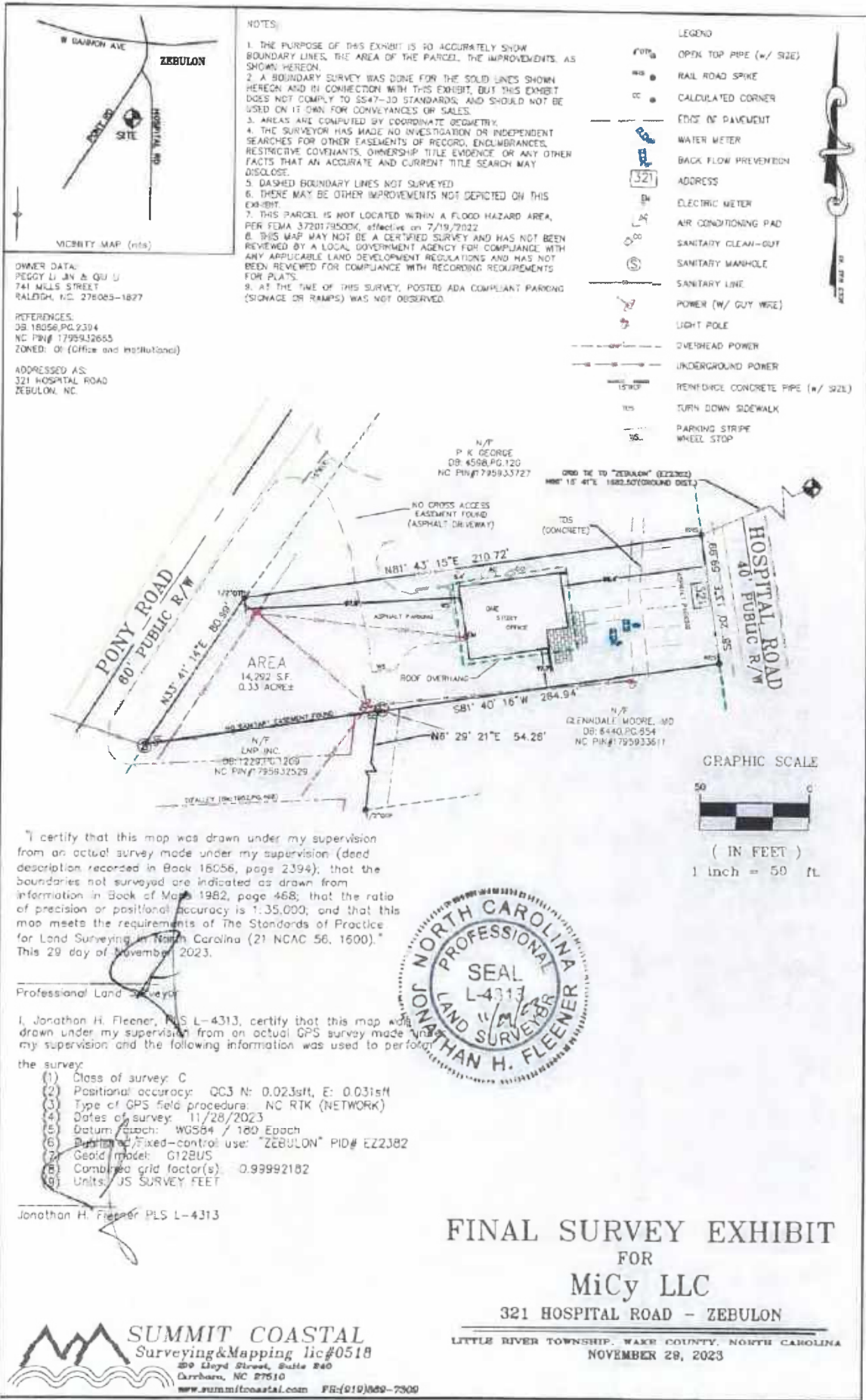
I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Zebulon, North Carolina,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

Cyrus Stacey Signature of Owner Print Name Date 04/12/2023

\*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.



Address	Owner	PIN	Mailing Address 1	Mailing Address 2	Mailing Address 3
605 MACK TODD RD	HERITAGE BAPTIST CHURCH INC	1795926902	615 MACK TODD RD	ZEBULON NC 27597-9396	
601 W GANNON AVE	FAMILY DOLLAR STORES OF ZEBULON INC	1795942082	ATTN: REAL ESTATE TAX	500 VOLVO PKWY	CHESAPEAKE VA 23320-1604
313 HOSPITAL RD	ZEBULON CAPITAL LLC	1795933427	313 HOSPITAL RD	ZEBULON NC 27597-2542	
615 W GANNON AVE	TIDEWATER INVESTORS I LLC	1795832846	1011 W GANNON AVE	ZEBULON NC 27597-2130	
319 HOSPITAL RD	MOORE, GLENDALE MD	1795933611	PO BOX 28510	RALEIGH NC 27611-8510	
315 HOSPITAL RD	WINDLEY, HEBER W III WINDLEY, GINA M	1795933514	4017 WENDY LN	ZEBULON NC 27597-7631	
535 MACK TODD RD	JNCJ PROPERTIES LLC	1795929933	621 WALTERS DR	WAKE FOREST NC 27587-6180	
508 W GANNON AVE	DANIEL G KAMIN ZEBULON ENTERPRISES	1795947549	PO BOX 10234	PITTSBURGH PA 15232-0234	
323 HOSPITAL RD	GEORGE, P K	1795933727	4000 WINSTON HILL DR APT 204	CARY NC 27513-8151	
721 MACK TODD RD	HERITAGE BAPTIST CHURCH INC	1795923580	615 MACK TODD RD	ZEBULON NC 27597-9396	
304 PONY RD	LNP INC	1795931422	PARRISH REALTY C/O RENEE BAKER	PO BOX 1128	ZEBULON NC 27597-1128
308 PONY RD	LNP INC	1795932529	PARRISH REALTY C/O RENEE BAKER	PO BOX 1128	ZEBULON NC 27597-1128
302 PONY RD	LNP INC	1795931540	PARRISH REALTY C/O RENEE BAKER	PO BOX 1128	ZEBULON NC 27597-1128
307 HOSPITAL RD	SOUTH ATLANTIC CONFERENCE ASSOCIATION OF SEVENTH D	1795931395	307 HOSPITAL RD	ZEBULON NC 27597-2542	
603 W GANNON AVE	M M FOWLER INC	1795941010	4220 NEAL RD	DURHAM NC 27705-2322	
600 MACK TODD RD	LNP INC	1795930080	PARRISH REALTY C/O RENEE BAKER	PO BOX 1128	ZEBULON NC 27597-1128
323 PONY RD	FAMILY DOLLAR STORES OF ZEBULON INC	1795931971	ATTN: REAL ESTATE TAX	500 VOLVO PKWY	CHESAPEAKE VA 23320-1604
613 W GANNON AVE	TIDEWATER INVESTORS I LLC	1795846170	1011 W GANNON AVE	ZEBULON NC 27597-2130	
701 W GANNON AVE	TIDEWATER INVESTORS I LLC	1795844193	1011 W GANNON AVE	ZEBULON NC 27597-2130	
509 W GANNON AVE	VENTAS GC ZEBULON LP	1795938962	INVITATION HOMES-TAX DEPT	1717 MAIN ST STE 2000	DALLAS TX 75201-4657
550 W GANNON AVE	VRA-VIHARI LLC	1795945228	101 W HARPER ST	SNOW HILL NC 28580-1323	
303 PONY RD	THE CARRINGTON APARTMENTS LP	1795837655	125 OLD CHAPIN RD	LEXINGTON SC 29072-2005	
535 W GANNON AVE	COLLADO, LLC	1795935786	MARIA M COLLADO-RAMIREZ	7125 FALLS GLEN CT	RALEIGH NC 27614-7174
521 DUGGINS OAK DR	ZEBULON GREEN ASSOCIATES LIMITED PARTNERSHIP	1795833158	2939 BREEZEWOOD AVE STE 201	FAVETTEVILLE NC 28303-5497	
606 W GANNON AVE	COMPLIANT INVESTCO LLC	1795940436	907 POINCIANA LN	ZEBULON NC 27597	
321 HOSPITAL RD	JIN, PEGGY LI, JI QIU	1795932665	741 MILLS ST	RALEIGH NC 27608-1827	
609 W GANNON AVE	ZEBULON TOWN LLC	1795848082	1080 NW 115TH AVE	PLANTATION FL 33323-2518	
350 PONY RD	ARUKA LLC	1795930243	10 MIDDLETON DR	ZEBULON NC 27597-9246	
301 HOSPITAL RD	301 HOSPITAL ROAD LLC	1795933227	5561 MCNEELY DR STE 203	RALEIGH NC 27612-7625	
301 PONY RD	COSTA, BARNARD	1795931805	4544 N NEW HOPE RD	RALEIGH NC 27604-4343	



**NOTES:**

1. THE PURPOSE OF THIS EXHIBIT IS TO ACCURATELY SHOW BOUNDARY LINES, THE AREA OF THE PARCEL, THE IMPROVEMENTS, AS SHOWN HEREON.
2. A BOUNDARY SURVEY WAS DONE FOR THE SOLID LINES SHOWN HEREON AND IN CONNECTION WITH THIS EXHIBIT, BUT THIS EXHIBIT DOES NOT COMPLY TO SS47-3D STANDARDS, AND SHOULD NOT BE USED ON IT OWN FOR CONVEYANCES OR SALES.
3. AREAS ARE COMPUTED BY COORDINATE GEOMETRY.
4. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCHES FOR OTHER EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
5. DASHED BOUNDARY LINES NOT SURVEYED
6. THERE MAY BE OTHER IMPROVEMENTS NOT DEPICTED ON THIS EXHIBIT.
7. THIS PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD AREA, PER FEMA 3720179500K, effective on 7/19/2022
8. THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.
9. AT THE TIME OF THIS SURVEY, POSTED ADA COMPLIANT PARKING (SIGNAGE OR RAMP) WAS NOT OBSERVED.

**LEGEND**

- OPEN TOP PIPE (w/ SIZE)
- RAIL ROAD SPIKE
- CALCULATED CORNER
- EDGE OF PAVEMENT
- WATER METER
- BACK FLOW PREVENTION
- ADDRESS
- ELECTRIC METER
- AIR CONDITIONING PAD
- SANITARY CLEAN-OUT
- SANITARY MANHOLE
- SANITARY LINE
- POWER (W/ GUY WIRE)
- LIGHT POLE
- OVERHEAD POWER
- UNDERGROUND POWER
- REINFORCED CONCRETE PIPE (w/ SIZE)
- TURN DOWN SIDEWALK
- PARKING STRIPE WHEEL STOP

**OWNER DATA:**  
 PEGGY L. JIN & QIU U  
 741 MILLS STREET  
 RALEIGH, NC 27605-1827

**REFERENCES:**  
 35 18056, PG. 2394  
 NC PIN# 179932665  
 ZONED: OI (Office and Institutional)

**ADDRESSED AS:**  
 321 HOSPITAL ROAD  
 ZEBULON, NC

"I certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 18056, page 2394), that the boundaries not surveyed are indicated as drawn from information in Book of Maps 1982, page 468, that the ratio of precision or positional accuracy is 1:35,000; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600)." This 29 day of November, 2023.

Professional Land Surveyor

I, Jonathan H. Fleener, PLS L-4313, certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

- (1) Class of survey: C
- (2) Positional accuracy: QC3 N: 0.023sf, E: 0.031sf
- (3) Type of GPS field procedure: NC RTK (NETWORK)
- (4) Dates of survey: 11/28/2023
- (5) Datum epoch: WGS84 / 180 Epoch
- (6) Datum and Fixed-control use: "ZEBULON" PID# E22382
- (7) Geoid model: G12BUS
- (8) Combined grid factor(s): 0.99992182
- (9) Units: US SURVEY FEET

Jonathan H. Fleener PLS L-4313



**FINAL SURVEY EXHIBIT**  
 FOR  
**MiCy LLC**  
 321 HOSPITAL ROAD - ZEBULON

LITTLE RIVER TOWNSHIP, WAKE COUNTY, NORTH CAROLINA  
 NOVEMBER 29, 2023











# zoning\_map\_amendment\_-\_2023

Final Audit Report

2023-12-11

Created:	2023-12-04
By:	Germano Architecture Interiors, pllc (office@germanoai.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAakuwBKOY7oZgd3wAxAIW8ObK8yYtd021V

## "zoning\_map\_amendment\_-\_2023" History

-  Document created by Germano Architecture Interiors, pllc (office@germanoai.com)  
2023-12-04 - 7:12:04 PM GMT - IP address: 71.65.192.124
-  Document emailed to Cyrus Stacey (6.cyrus@gmail.com) for signature  
2023-12-04 - 7:12:12 PM GMT
-  Email viewed by Cyrus Stacey (6.cyrus@gmail.com)  
2023-12-04 - 7:15:46 PM GMT - IP address: 66.249.83.200
-  Document e-signed by Cyrus Stacey (6.cyrus@gmail.com)  
Signature Date: 2023-12-04 - 7:16:16 PM GMT - Time Source: server- IP address: 76.218.234.142
-  Document emailed to Michael Germano (michael@germanoai.com) for signature  
2023-12-04 - 7:16:18 PM GMT
-  Email viewed by Michael Germano (michael@germanoai.com)  
2023-12-04 - 7:16:37 PM GMT - IP address: 71.65.192.124
-  Document e-signed by Michael Germano (michael@germanoai.com)  
Signature Date: 2023-12-11 - 2:33:59 PM GMT - Time Source: server- IP address: 71.65.192.124
-  Agreement completed.  
2023-12-11 - 2:33:59 PM GMT

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$700.00

Parcel Identifier No. 0063138 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
By: \_\_\_\_\_

Mail/Box to: GRANTEE

This instrument was prepared by: Kohn Law, PLLC, 205 W. Millbrook Road, Ste. 210, Raleigh, NC 27609

Brief description for the Index: LOT Broughton LD - .34 AC, Hospital Road.

THIS DEED made this 27<sup>th</sup> day of December, 2023, by and between

**GRANTOR**  
Peggy Jin, unmarried, and Ji Qiu Li, unmarried  
741 Mills Street  
Raleigh, NC 27608

**GRANTEE**  
MiCy LLC a North Carolina limited liability company  
6013 Reedy Creek Road  
Raleigh, NC 27607

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of Zebulon, \_\_\_\_\_ Township, Wake County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 18056 page 2394.  
All or a portion of the property herein conveyed    includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.

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, other than the following exceptions:

Ad valorem taxes for the current year (prorated through the date of Settlement); utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

\_\_\_\_\_  
 (Entity Name) Peggy Jin (SEAL)  
 Print/Type Name: Peggy Jin

By: \_\_\_\_\_  
Ji Qiu Li by Peggy Jin A.J.F. (SEAL)  
 Print/Type Name: Ji Qiu Li

Print/Type Name & Title: \_\_\_\_\_  
(SEAL)

By: \_\_\_\_\_  
 Print/Type Name & Title: \_\_\_\_\_  
Print/Type Name: \_\_\_\_\_ (SEAL)

By: \_\_\_\_\_  
 Print/Type Name & Title: \_\_\_\_\_  
Print/Type Name: \_\_\_\_\_ (SEAL)

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

I, the undersigned, a Notary Public of the County and State aforesaid, do hereby certify that Peggy Jin, whose identity has been proven by satisfactory evidence, said evidence being:

- I have personal knowledge of the identity of the principal(s);
- I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a \_\_\_\_\_

A credible witness has sworn to the identity of the principal(s);

personally appeared before me this day and acknowledged the execution of the foregoing instrument. And further that Peggy Jin, Attorney-In-Fact for Ji Qiu Li, personally appeared before me this day, and being first duly sworn, deposes that she executed the foregoing annexed instrument for and on behalf of Ji Qiu Li, and that her authority to execute and acknowledge the said instrument is contained in a duly executed, acknowledged and recorded Power of Attorney in the Office of the Register of Deeds of Wake County, recorded in Book 10494, Page 389, Wake County Registry, and the said instrument was executed under and by virtue of the authority given by said instrument granting her Power of Attorney; and the said Peggy Jin acknowledged the due execution of the foregoing instrument for the purposes expressed therein for herself and on behalf of Ji Qiu Li.

Witness my hand and seal, this the 8th day of December, 2023.

Howard S. Kohn  
 Notary Public  
 Print Name: Howard S. Kohn  
 My Commission Expires: 7/14/24



[AFFIX NOTARY SEAL BELOW - NOTE THAT SEAL MUST BE FULLY LEGIBLE]

(Official Seal)

## EXHIBIT A

BEGINNING at an iron stake in the eastern right of way line of SR 2367 (Pony Road), said iron stake being the southwestern corner of the parcel of land described by Deed recorded in Book 2218, Page 243, Wake county Registry, runs thence from said point of BEGINNING with the eastern right of way line of SR 2367 North 37 degrees 32 minutes 27 seconds East 80.79 feet to an iron stake; runs thence North 85 degrees 30 minutes East 210.98 feet to a railroad spike in the western right of way line of SR 2372 (Hospital Road), runs thence with said right of way South 04 degrees 30 minutes East 60.00 feet to a railroad spike; runs thence South 85 degrees 30 minutes West 265.08 feet to an iron stake in the eastern right of way line of SR 2367, the point and place of BEGINNING, and being all of the certain tract or parcel of land containing 0.33 acres as shown by map and survey of Turning Point Surveying PLLC dated May 15, 1997 for TRB Investments, L.L.C.





# Town of Zebulon

## Planning Department

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

## INSTRUCTION PACKET AND AFFIDAVIT FOR NEIGHBORHOOD MEETINGS

### GENERAL INFORMATION:

In accordance with Section 2.3.4 of the Unified Development Ordinance, the purpose of the neighborhood meeting is to inform landowners and occupants of nearby lands about a development application that is going to be reviewed under this Ordinance, and to provide the applicant an opportunity to hear comments and concerns about the development proposal prior to the public hearing process. The neighborhood meeting is proposed as a means of resolving potential conflicts and outstanding issues with nearby landowners, where possible, in a more informal context.

### WHEN IS A NEIGHBORHOOD MEETING REQUIRED?

- Conditional Rezoning
- Planned Developments
- Site Plans in the Downtown Core or Downtown Periphery Zoning Districts
- Special Use Permits; or
- Zoning Map Amendments that establish a more dense or intense zoning district.

### INSTRUCTIONS

Prior to submitting an application for the applications listed above the applicant must conduct at least one (1) Neighborhood Meeting. The applicant shall submit all forms included in this packet with the initial application submittal in accordance with Section 2.3.4 of the Town of Zebulon Unified Development Ordinance.

The Neighborhood Meeting must be held in accordance with the following rules:

- These groups and individuals must be invited to the meeting:
- The applicant is required to notify the Planning Department, all property owners within 750 feet of the subject property, and any neighborhood association that represents citizens in the area via first class mail a minimum of 10 days in advance of the neighborhood meeting, not including the day of mailing. The applicant shall use their own return address on the envelopes as the meeting is a private meeting between the applicant and the neighbors.

The applicant shall include with the meeting notice a vicinity map in addition to either the existing zoning map of the area or preliminary plans of the proposed development (see Handout requirements below).

- The meeting must be held within specific timeframes and meet certain requirements:
- The meeting must be held for a minimum of two (2) hours, Monday through Thursday, during the 5:00 p.m. - 9:00 p.m. time period. The meeting cannot be held on a Town recognized holiday (which coincide with the State of North Carolina recognized holidays).
- The meeting shall be held at a place that is generally accessible to neighbors that reside in close proximity to the land subject to the application.
- A sign-in sheet must be used in order to verify attendance. Ensure each attendee signs in. Please note if any person(s) refuses to sign in. Note if no one attended.



## INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

### HANDOUT REQUIREMENTS:

For any process requiring a legislative or quasi-judicial hearing, preliminary plans of the proposed development must be available at the meeting to help facilitate discussion. Neighbors may request emailed/mailed copies of the maps or plans from the applicant by checking the “send plans” box on the sign-in sheet; applicant shall provide reduced copies upon request.

Printed copies must equal the number of notices required to be sent.

Contact information for the applicant’s representative must be provided on the attached “Project Contact Information” form.

“Common Construction Issues & Who to Call” sheet (attached) must be included as part of the handout.

A copy of the handout must be included as part of the Neighborhood Meeting report.

The agenda of the meeting shall include:

Explanation of all processes the meeting is being held for (rezoning, subdivision, etc.).

Explanation of future meetings (additional neighborhood meetings, Planning Board, Board of Commissioners, etc.).

Explanation of development proposal – uses and conditions for rezonings, layout for subdivision and site plans, and builder/end user if known/public knowledge.

Questions or concerns by attendees, and responses by the applicant, if any, must be noted. Provide blank comment sheets or notecards for neighbors to submit written comments. The applicant shall also include any questions and concerns received via written correspondence (such as email) or phone call along with responses provided by the applicant.

The applicant shall be responsible for notifying any neighbors who check the “Send Plans & Updates” box on the sign-in sheet of any additional neighborhood meetings and the actual submittal date to the Town with a link to the Town of Zebulon’s Interactive Development Map.

For accountability purposes, please submit the following with your application:

- A copy of the letter mailed to neighbors and neighborhood organizations (use attached invitation template);
- A list of those persons and neighborhood organizations invited to the meeting;
- A copy of the sign-in sheet (use attached sign-in sheet template);
- A summary of the meeting and a list of any changes made to the project as a result of the neighborhood comments (use attached meeting summary template);
- The affidavit, signed, dated, and notarized (use attached affidavit template); and
- One reduced copy of the maps and/or plans presented to the neighbors at the Neighborhood Meeting.



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:

321 Hospital Road, Zebulon NC 27597

1795932665

(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)):

The property is being proposed to be rezoned from Office/Institutional to General Commercial to bring the property in-line with the Town of Zebulon Future Land Use Map.

Blank lines for description of the proposed project.

Estimated Submittal Date:

MEETING INFORMATION:

Property Owner(s) Name(s) MiCy, LLC

Applicant(s) Germano Architecture + Interiors, pllc

Contact Information (e-mail/phone) michael@germanoai.com / 919.404.8085

Meeting Address: 114 N Arendell Ave. Zebulon NC 27597

Date of Meeting: January 2, 2024

Time of Meeting: 5:00pm-7:00pm

\*\*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



## INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

### PROJECT CONTACT INFORMATION

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.

<b>Development Contacts:</b> MICy LLC		
Project Name: MICy Rezoning		Zoning: GC
Location: 321 Hospital Rd, Zebulon NC 27597		
Property PIN(s): 1795932665		Acreage/Square Feet: .34 acres
Property Owner: MICy LLC		
Address: 6013 Reedy Creek Rd		
City: Raleigh	State: NC	Zip: 27607
Phone: 919.821.7477		Email: 6cyrus@gmail.com
Developer: N/A		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email:
<del>Engineer:</del> Architect: Germano Architecture + Interiors, pllc		
Address: 106 N Arendell Ave		
City: Zebulon	State: NC	Zip: 27597
Phone: 919.404.8085	Fax:	Email: michael@germanoai.com
Builder (if known): N/A		
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 1<sup>st</sup> Monday of each month at 7:00 p.m. and Joint Public Hearings are scheduled for the 2<sup>nd</sup> 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.



# INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

## NEIGHBORHOOD MEETING SIGN-IN SHEET:

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.

Project Name: MiCy Rezoning

Meeting Address: 114 N Arendell Ave. Zebulon NC 27597

Date of Meeting: January 2 2024 Time of Meeting: 5:00pm

Property Owner(s) Names: MiCy, LLC

Applicants: Germano Architecture + Interiors, pllc

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number and email address. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

	Name/ Organization	Address	Phone#	E-mail
1	Germano Arch+Int	106 N Arendell	919 494 8086	michael@germanoai.com
2	MiCy	6013 Reedy Creek Rd	919-369-2742	l.cyrus@gmail.com
3	Glenn Dale Moore	P.O. Box 28510 Raleigh	(919) 271-5825	
4	Sheldon Blair	380 Parry Rd	919 558 3352	Sheldon.Blair@outlook.com
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Attach Additional Sheets If Necessary.



INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

SUMMARY OF DISCUSSION FROM THE 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.

Project Name: Hospital Road Rezoning

Meeting Address: 114 N. ARENDSELL AVE ZEBULON NC 27597

Date of Meeting: 1/2/2024 Time of Meeting: 5:00-7:00

Property Owner(s) Names: Macy LLC

Applicants: Macy LLC, Germano Architecture + Interiors

Please summarize the questions/comments and your response from the Neighborhood Meeting in the spaces below (attach additional sheets, if necessary). Please state if/how the project has been modified in response to any concerns. The response should not be "Noted" or "No Response". There has to be documentation of what consideration the neighbor's concern was given and justification for why no change was deemed warranted.

Question/ Concern #1 What will take place at the building?

Applicant Response: Property owner will use existing building for office space to support import/export business operations.

Question/ Concern #2

Applicant Response:

Question/ Concern #3

Applicant Response:

Question/ Concern #4

Applicant Response:



INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

AFFIDAVIT OF CONDUCTING A NEIGHBORHOOD MEETING, SIGN-IN SHEET AND ISSUES/RESPONSES SUBMITTAL

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.

I, MICHAEL GERMANO, do hereby declare as follows:
Print Name

- 1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Master Subdivision Plan, or Special Use Permit.
2. The meeting invitations were mailed to the Zebulon Planning Department, all property owners within 750 feet of the subject property and any neighborhood association that represents citizens in the area via first class mail a minimum of 10 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at 14 N. ACENDAL AVE (location/address) on 1/2/2024 (date) from 5:00p (start time) to 7:00p (end time).
4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

1/3/2024 By: [Signature]
Date

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Kacie E. Germano, a Notary Public for the above State and County, on this the 3rd day of January, 2023.

SEAL



Notary Public

[Signature]

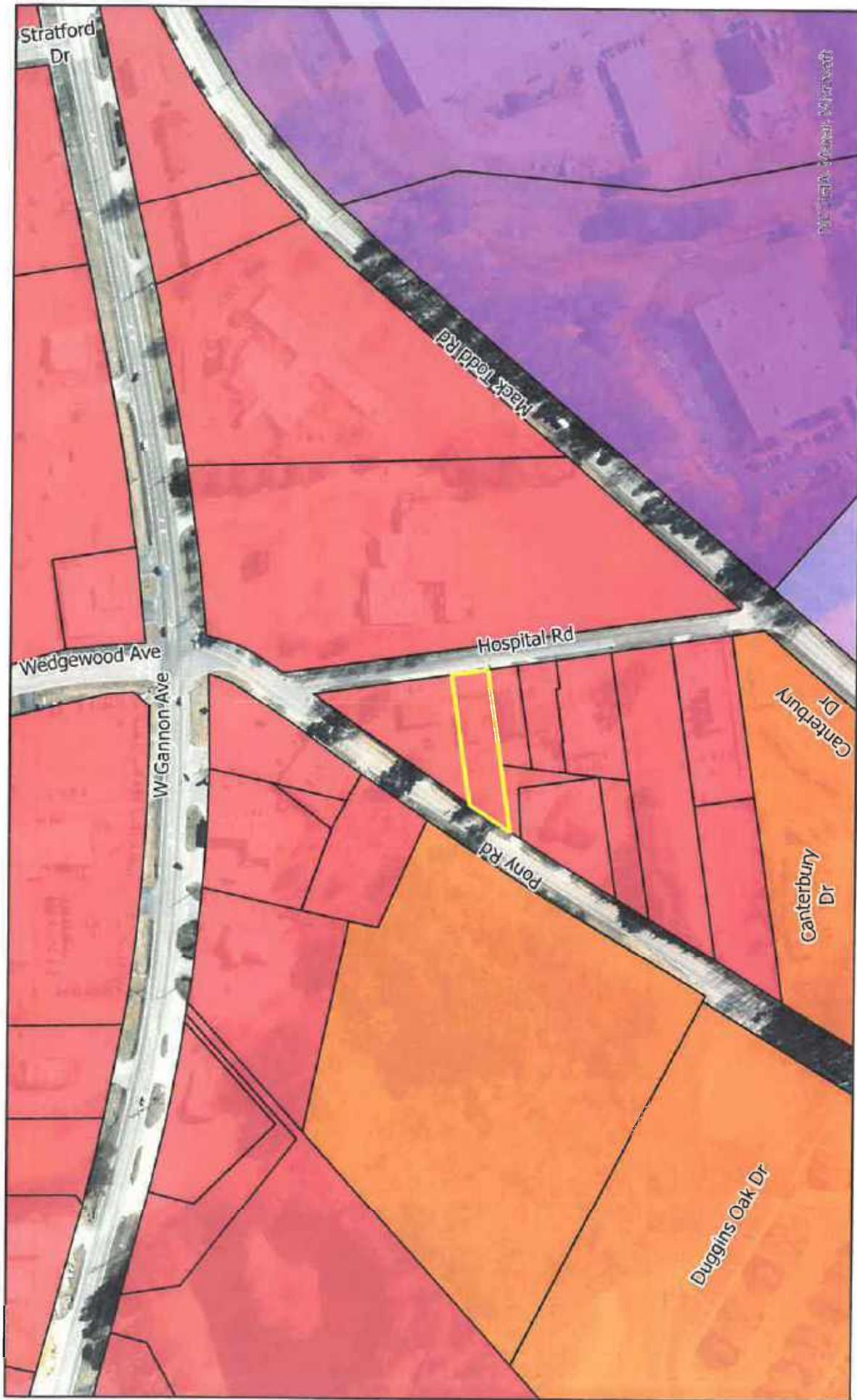
Print Name Kacie E. Germano

My Commission Expires:

Dec. 25, 2028



# Future Land Use and Character Map



■ General Commercial (GC)  
■ Industrial Light (IL)  
■ Industrial Heavy (IH)

321 Hospital Rd  
 Parcels

**Zebulon\_FutureLandUse**  
**Land Use/Character**  
■ Residential Mix (RM)

# Aerial Map



321 Hospital Rd  
Parcels



# Zoning Map



- HC, Heavy Commercial
- LI, Light Industrial
- HI, Heavy Industrial
- OI, Office and Institutional
- RMF, Residential Multi-Family





View of the site from Hospital Road



View of the site from Pony Road

# ZEBULON

NORTH CAROLINA

CASE # RZ 2024-01 IDT# 1195805- 321 Hospital Road

PROJECT ADDRESS 321 Hospital Road

PIN NUMBER: 1795932665

HEARING DATE: February 12, 2024

State of North Carolina

County of Wake

BEFORE ME, the undersigned Notary, Lisa M. Markland on this 30<sup>th</sup> day of January 2024, personally appeared Michael J. Clark, known to me to be a credible person and of lawful age, who being by me first duly sworn, on his oath, deposes and says:

I Michael J. Clark, acting as the Planning Director for the Town of Zebulon, affirm that the following Public Notice Procedures have been completed in accordance with applicable North Carolina General Statute and Town of Zebulon Unified Development Ordinance Section 2.3.6 have been satisfied for the above referenced hearing.

- First Class Mailing Sent on 1/29/2024 (see attached mailing list and copy of mailing)
- Advertisement in a Paper of General Circulation sent on 1/29/2024 (Wake weekly, publication dates 2/2 & 2/9/2024)
- Posting Public Hearing Signage on Property on 1/29/2024 (pictures attached)
- Posted to Planning Department Website 1/29/2024
- Sent to E-Mail Distribution List on 1/29/2024

Michael J. Clark

1/30/2024

Michael J. Clark, AICP, CNU-A

Date

Subscribed and sworn to before me, this 30<sup>th</sup> day of January 2024.

[Notary Seal]



Lisa M. Markland

Lisa M. Markland

[signature of Notary]

[printed name of Notary]

NOTARY PUBLIC

My commission expires: 3/29, 2025.







## Notice of Public Hearing

Notice is hereby given pursuant to the provisions of Article 2.2.6 of the Town of Zebulon Unified Development Ordinance that a public hearing will be held on **February 12, 2024 at 6:00 PM** at the **Zebulon Municipal Complex, 1003 N. Arendell Avenue**, and will be conducted by the Board of Commissioners and Planning Board of the Town of Zebulon for the purpose of considering the following items:

***IDT Project Number 886895 - PD 2024-01 – Zebulon South (751 S Wakefield St)***

*PIN # 2704492511, 2705512202, 2705413075* . A request by Andrew Suriano of Deacon Development on behalf of property owners Harold Narron and Fred Corbett, Joseph Temple Sr and Alexander Harrison, Watson Family II LLC, for a rezoning to the Planned Development (PD) zoning district for the development of a 320 unit Planned Development.

***IDT Project Number 1195805 - RZ 2024-01 – 321 Hospital Rd***

*PIN # 2705191832*. A request by Germano Architecture and Interiors, PLLC on behalf of the property owners MiCy LLC., for a Zoning Map Amendment to the General Commercial (GC) zoning district.

Public comments may be submitted to Deputy Town Clerk Stacie Paratore at [SParatore@TownofZebulon.org](mailto:SParatore@TownofZebulon.org) no later than 12:00 Noon on the day of the hearing to be read into the record. Links will be provided along with the full application packet and documentation on the Planning Department web page at <https://www.townofzebulon.org/departments/planning/public-hearing-information> For questions or additional information, please contact us at (919) 823-1816.

Wake Weekly February 2<sup>nd</sup> & 9<sup>th</sup>

**Table 4.2.3: Principal Use Table**

A=Allowed (if listed in a PD master plan), P=Permitted subject to applicable use-specific standards; S=Requires approval of a special use permit and compliance with applicable use-specific standards;

Use Type [1]	Commercial	Mixed Use
	GC	OI
<b>RESIDENTIAL USE CLASSIFICATION</b>		
Assisted Living Facility	P	P
Boarding/ Rooming House	-	S
Bungalow Court	-	S
Continuing Care Retirement Center	P	P
Duplex Dwelling	S	P
Family Care Home	P	P
Group Home	-	S
Halfway House	-	S
Live/Work Dwelling	P	P
Manufactured Dwelling	-	[3]
Multi-family Dwelling	P	P
Pocket Neighborhood	-	P
Nursing Home	P	P
Single-family Attached Dwelling	P	P
Single-family Detached Dwelling	P	P
Triplex/Quadplex	P	P
Upper-story Residential	P	P
<b>INSTITUTIONAL USE CLASSIFICATION</b>		
Adult Day Care Center	P	P
Antenna Collocation, Major	P	P
Antenna Collocation, Minor	P	P
Arboretum or Formal Garden	P	P
Auditorium	P	P
Blood/Tissue Collection	-	S
Broadcasting Studio	P	-
Cemetery, Columbarium, or Mausoleum	S	S
Child Day Care Center	P	P
Child Day Care, Drop In	P	P
College or University	S	P
Community/Youth/ Senior Center	P	P
Cultural Facility, Library, or Museum	P	P
Drug/Alcohol Treatment Facility	S	P

**Table 4.2.3: Principal Use Table**

A=Allowed (if listed in a PD master plan); P=Permitted subject to applicable use-specific standards; S=Requires approval of a special use permit and compliance with applicable use-specific standards;

Use Type [1]	Commercial	Mixed Use
	GC	OI
Fire/EMS/Police Station	P	P
Fraternal Club or Lodge	P	P
Government Office	P	P
Helicopter Landing Pad	-	S
Hospital	-	S
Indoor Private Recreation	P	P
Outdoor Private Recreation	P	P
Park (public or private)	P	P
Passenger Terminal	P	P
Post Office	P	P
Psychiatric Treatment Facility	-	S
Religious Institution	P	P
School, Elementary	P	P
School, High/Middle	P	P
School, Vocational	-	P
Small Wireless Facility	P	P
Telecommunications Tower, Minor or Concealed	S	S
Temporary Wireless Facility	P	P
Urgent Care Facility	P	P
Utility, Major	P	P
Utility, Minor	P	P
<b>COMMERCIAL USE CLASSIFICATION</b>		
Animal Day Care / Grooming	P	-
Art Gallery	P	P
Artisan Studio	P	P
Auction House	P	-
Automotive Repair and Servicing (without painting/ bodywork)	P	-
Automotive Sales and Rentals	P	-
Automotive Parts and Accessories Sales	P	-
Bar, Cocktail Lounge, or Private Club	S	-
Bed and Breakfast	P	P
Boat and Marine Rental, Sales, and Service	P	-

**Table 4.2.3: Principal Use Table**

A=Allowed (if listed in a PD master plan); P=Permitted subject to applicable use-specific standards; S=Requires approval of a special use permit and compliance with applicable use-specific standards;

Use Type [1]	Commercial	Mixed Use
	GC	OI
Bottle Shop (with on premise consumption)	S	-
Business Incubator	P	P
Campground	P	-
Car Wash or Automobile Detailing	P	-
Catering Establishment	P	-
Check Cashing/Payday Lending Establishment	S	-
Clothing Rental	P	-
Coffee Shop	P	P
Commercial Recreation, Indoor	P	-
Computer-Related Services	P	-
Convenience Store (no gasoline sales)	P	-
Convenience Store (with gasoline sales)	P	-
Co-Working Space	P	P
Event Venue	P	-
Financial Services Establishment	P	P
Funeral-Related Services	S	-
Games of Skill	S	-
Grocery Store	P	-
Gymnasium/ Fitness Center	P	P
Hair, Nails, and Skin-Related Services	P	P
Hotel or Motel	P	-
Laundry or Cleaning Service	P	-
Microbrewery, Microwinery, or Microdistillery	P	-
Nightclub or Dance Hall	P	-
Office, Medical	P	P
Office, Professional	P	P
Office, Sales or Service	P	P
Package and Printing Service	P	P
Park and Ride Facility	P	P
Parking Lot	P	P
Parking Structure	P	P

**Table 4.2.3: Principal Use Table**

A=Allowed (if listed in a PD master plan); P=Permitted subject to applicable use-specific standards; S=Requires approval of a special use permit and compliance with applicable use-specific standards;

Use Type [1]	Commercial	Mixed Use
	GC	OI
Pawn Shop	P	-
Pharmacy	P	S
Pool Hall	S	-
Repair Shop	P	-
Restaurant Indoor/Outdoor Seating	P	P
Restaurant with Drive-through/Drive-up Service	P	P
Restaurant, Walk-up Only	P	P
Retail, Bulky Item	S	-
Retail, Large Format	S	-
Retail Use, Other	P	-
Self Service Storage, Internal Access Only	S	-
Specialty Eating Establishment	P	S
Tattoo and Piercing Establishment	P	-
Theatre	P	-
Vape, Tobacco, and CBD Shop	P	-
Veterinary Clinic	P	-
<b>INDUSTRIAL USE CLASSIFICATION</b>		
Makerspace	P	-
Research and Development	-	S
<b>AGRICULTURAL USE CLASSIFICATION</b>		
Agricultural Support Services	P	-
Farmer's Market	P	-
Plant Nursery	P	-

**NOTES:**

[1] Some use types may be further limited in allowable zoning districts or may require a different procedure for establishment in accordance with [Section 4.7, Prohibited Uses](#), or [Section 3.8](#)

[2] Uses are defined in Article 9, Measurement and Definitions.

[3] Manufactured housing is only permitted on lots in the manufactured home overlay district.

**ORDINANCE 2024-37  
AMENDMENT TO ZONING MAP FOR  
321 HOSPITAL ROAD (Pin # 1795932665)**

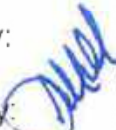
The proposed Amendment to the official Zoning Map as described in Section 2.2.25 of the Unified Development Ordinance for approximately 0.34 acres located at 321 Hospital Road is hereby rezoned from Office Institutional (OI) District to General Commercial (GC) District in accordance with Section 2.2.25 of the Town of Zebulon Unified Development Ordinance and the attached map.

Adopted this the 1<sup>st</sup> day of April 2024

\_\_\_\_\_  
Glenn L. York – Mayor

SEAL

\_\_\_\_\_  
Lisa M. Markland, CMC – Town Clerk

**Topic:** Ordinance 2024-39 - Zebulon South, PD2024-01  
**Speaker:** Michael J. Clark, AICP, CNU-A, Planning Director  
**From:** Michael J. Clark, AICP, CNU-A, Planning Director  
**Prepared by:** Michael J. Clark, AICP, CNU-A, Planning Director  
Adam Culpepper, Senior Planner  
**Approved by:**  Joseph M. Moore II, PE, Town Manager

**Executive Summary:**

The Board of Commissioners will consider a Planned Development Rezoning for 751 S Wakefield St (PIN# 2704492511), 700 S Arendell Ave (PIN# 2705512202), 0 S Wakefield (PIN# 2705413075). This is a legislative case.

**Background:**

The Town received a Planned Development request to develop 320 residential units (townhomes and single-family detached units) on 116.14 acres. The land is owned by Harold Narron and Fred Corbett (PIN# 2704492511); Joseph Temple Sr and Alexander Harrison (PIN# 2705512202); Watson Family II LLC (PIN# 2705413075), and is currently in the Town of Zebulon ETJ, and zoned R-2 and R-4.

**Discussion:**

The Board shall consider the following questions to determine whether the rezoning is consistent with the intent of the Unified Development Ordinance (Section 2.2.24.J):

1. Does the request advance the public health, safety, or welfare?
2. Is the request appropriate for its proposed location, and is consistent with the purposes, goals, objectives, and Town's policies?
3. Is the request reasonable and in the public interest?
4. Are there other factors which the Board of Commissioners determines relevant?

**Policy Analysis:**

Grow Zebulon: Comprehensive Land Use Plan (Land Use Plan):

The application is consistent with the Town's Land Use Plan goals for density in proximity to downtown. The Land Use Plan designated this area "Suburban Residential" and "General Residential", which allows a mixture of product types, with increased open space to preserve an overall suburban character and encourages density with the inclusion of single family attached lots (see Land Use and Development excerpt). This increased density is both appropriate for a site less than 0.75 miles from Downtown Zebulon and a nearby customer base to spur additional economic growth within Downtown.

The application is consistent with the Town's Land Use Plan goals to encourage a mixture of housing product types to allow for a diversity of occupant opportunities by providing different lot widths (see Housing and Neighborhoods excerpt).

The application is consistent with the Town's Land Use Plan goals of financially sustainable and supported growth (see Growth Capacity excerpt). Specifically, supporting "... public safety services to ensure superior levels of service, police and fire

responsiveness, and a safe and secure community as Zebulon Grows” through the donation of land for a site identified as the “optimal” location of Fire Station #3 (estimated value of \$250,000 to \$500,000) A fire station on this site will improve response times to developments on the south and east side of the community, such as Chamblee Lake, Sidney Creek, and Five County Stadium.

Grow Zebulon: Comprehensive Transportation Plan (Transportation Plan):

This application meets the goals of the Town's Transportation Plan by constructing a 4-lane median divided arterial road section along the properties fronting Arendell Ave. and Wakefield St., and the 2-lane median divided arterial road connecting Arendell Ave. to Wakefield St. The application exceeds the Town's Transportation Plan through an enhanced design for the 2-lane arterial between Arendell and Wakefield with bulb-outs on both sides to increase pedestrian safety.

Play Zebulon: Parks and Recreation Master Plan (Park Master Plan):

The application meets the goals of the Town's Park Master Plan with a greenway through the site.

Unified Development Ordinance (UDO):

The application is consistent with the goals of the Town's UDO of granting flexibility in exchange for a higher quality development, such as amenities and diverse housing. Deviations in lot widths are offered to provide a wider range of housing product types, extensive architectural commitments, sidewalk and greenway networks, pocket parks, a pool, and other amenities. The relatively smaller lot width deductions allow the applicant to propose a project with more amenities than otherwise permitted under the strict interpretation of the UDO.

**Fiscal Analysis:**

The proposed development will annually generate approximately \$405,000 in property tax revenue. The development will also deposit \$385,000 in Transportation Impact Fees, and \$960,000 in Parks and Recreation Impact Fees. The dedication of land for Fire Station #3 represents a savings of \$250,000 to \$500,000 to the Town.

If the application is denied, the property may develop approximately 140 single-family dwellings. This neighborhood of a singular and more exclusive housing product, will still generate traffic, increase fire service calls, and impact the Town's park system and recreation services without generating property tax revenue, traffic impact fees or parks and recreation impact fees, while still leaving the Town in search of land to acquire for Fire Station #3.

**Planning Board Recommendation:**

At the March 12, 2024 Planning Board meeting, the Board voted 4-3 to recommend denial of the proposed request, citing that standard 4 of Section 2.2.24.J was not met in that the deviations related to lot width and lot access were too great and concerns regarding increased traffic generation.



**Staff Recommendation:**

Staff recommends approving Ordinance 2024-39 for Zebulon South (PD2024-01) as amended by the applicant, finding that the request is consistent with the Standards of Section 2.2.25.J and 3.5.5 of the UDO, Comprehensive Transportation Plan, Comprehensive Parks and Recreation Plan, and the Land Use Plan Land Use and Development Goals 1 and 3, Growth Capacity Goal 3, Housing and Neighborhoods Goal 2, and Policy E.

**Attachments:**

1. Application
2. Site Plan
3. Amended Planned Development Narrative
4. Utility Allocation Worksheet
5. TIA Review Letter from Town Engineer
6. TIA Applicant Response
7. TIA
8. Future Land Use and Character Map
9. Aerial Map
10. Zoning Map
11. Site Pictures
12. Public Hearing Notice Affidavit
13. UDO Section 3.5.5 Planned Development
14. Comprehensive Land Use Plan (Excerpts)
15. Comprehensive Transportation Plan (Excerpts)
16. Ordinance 2024-39



# Town of Zebulon

## Planning Department

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

## PLANNED DEVELOPMENT APPLICATION

### GENERAL INFORMATION:

A Planned Development in accordance with Section 2.2.13 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 Assistant Planning Director Meade Bradshaw ([mbradshaw@TownofZebulon.org](mailto:mbradshaw@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 300 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 PROCEDURE** – The applicant requesting a Planned Development must submit a written application to the Zebulon Planning Department using the forms included in this packet.

- Completed Application Form
- 8 Full Size Plan Sets and 1 PDF set on USB drive. (see site plan checklist)
- Comprehensive Planned Development Document
- Petition Fee (Please See Fee Schedule)
- One (1) Legal Description (metes and bounds) of subject property
- Registered survey of subject property
- Certified List of Property Owners within 150 feet of subject property
- Owner's Consent Form
- Neighborhood Meeting Packet
- Stamped envelopes addressed to Certified List of Property Owners all the homeowners associations of those properties within 150 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



## APPLICATION FOR PLANNED DEVELOPMENT

**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.



# APPLICATION FOR PLANNED DEVELOPMENT

<b>PART 1. DESCRIPTION OF REQUEST/PROPERTY</b>		
Street Address of the Property: <b>751 S Wakefield St &amp; 700 S Arendell Ave</b>		Acreage: <b>118.6 acres</b>
Parcel Identification Number (NC PIN): <b>2704492511, 2705512202, 2705413075</b>	Deed Book: <b>see attached</b>	Deed Page(s): <b>see attached</b>
Existing Zoning of the Property: <b>R2, R4</b>	Proposed Zoning of the Property: <b>Planned Development</b>	
Existing Use of the Property: <b>Agriculture</b>	Proposed Use of the Property: <b>single family attached &amp; detached residential</b>	
Reason for rezoning to a Planned Unit Development:  Deacon Development Corp. is under contract to purchase the properties that are subject to this application. The applicant desires to develop the properties into a high quality master planned community that will provide a variety of housing types and amenities. By utilizing the Planned Development ("PD") zoning, the master plan containing site specific regulations will guide the development resulting in a well-integrated mix of housing types, lot sizes and densities with open space and preservation of environmentally sensitive area. The flexibility offered by a PD will result in a more efficient use of the land and network of utilities and streets.		

<b>PART 2. APPLICANT/AGENT INFORMATION</b>		
Name of Applicant/Agent: <b>Andrew Suriano Deacon Development</b>		
Street Address of Applicant/Agent: <b>PO Box 1080</b>		
City: <b>Wake Forest</b>	State: <b>NC</b>	Zip Code: <b>27588</b>
Email of Applicant/Agent: <b>andrew@deaconcompanies.com</b>	Telephone Number of Applicant/Agent: <b>919-608-3542</b>	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	<b>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.</b>

<b>PART 3. PROPERTY OWNER INFORMATION</b>		
Name of Property Owner: <b>see attached</b>		
Street Address of Property Owner:		
City:	State:	Zip Code:
Email of Property Owner:	Telephone Number of Property Owner:	Fax Number of Property Owner:
<b><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></b>		
Signature of Applicant:  <i>Andrew Suriano</i>	Print Name: <b>Andrew Suriano</b>	Date: <b>10/31/2022</b>
Signature of Owner:	Print Name:	Date:

PIN 2704492511  
751 S Wakefield St  
DB 3452 PG 715  
Narron, Harold Corbett, C Fred  
3941 Zebulon Rd  
Zebulon, NC 27597  
Email:  
Phone:

PIN 2705512202  
700 S Arendell Ave  
DB 8545 PG 1076  
Temple, Joseph Wood Sr Hughes, Harrison Alexander  
PO Box 548  
Zebulon, NC 27597-0548  
Email:  
Phone:

PIN 2705413075  
O S Wakefield St  
DB 8099 PG 2738  
Watson Family II LLC  
6220 Forestville Rd  
Raleigh, NC 27604  
Email:  
Phone:



**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 2.2.13 of the Unified Development Ordinance.

<p>1. Please provide details on how the proposed Planned Development advances the public health, safety, or welfare</p> <p>Consistent with the Grow Zebulon Comprehensive Land Use Plan ("LUP"), the master planned community will provide both quality and a variety of residential choices for existing residents of Zebulon and newcomers to the community. The development will provide a safe internal street system that is pedestrian friendly. Active open space amenities together with a system of trails will promote a healthy lifestyle for the residents and provide community gathering areas. Transportation improvements associated with the development will increase connectivity and improve the safety of the community's transportation network. The PD allows for extensive preservation of environmentally sensitive areas that will be accessible via a system of trails integrated into the development.</p>
<p>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.</p> <p>The LUP classifications for the property are Suburban Residential ("SR") and General Residential ("GR"). The LUP specifically identifies a PD as being a primary land use type in the SR and GR LUP classifications. The proposed PD is consistent with the LUP. The development will have an integrated mix of housing types, consistent with the LUP's recommendations for providing a diverse stock of residential choices. 35% of the residential uses are proposed to be attached single family dwellings. The balance of the residential dwellings will be single family homes on lots that range from 4,800 sq. ft to 7,200 sq. ft. The diverse housing choices will promote varied price points, consistent with the LUP. The development will include extensive open space and recreational areas, consistent with the LUP.</p>
<p>3. Please provide details on how the proposed Planned Development is reasonable and in the public interest.</p> <p>The development will be consistent with the goals and policies for housing and neighborhoods found in the LUP. The development as proposed is consistent with the LUP map classifications. The development will be a master planned community that provides quantity and diversity of housing options. Active and passive open spaces and recreational features will provide the residents with excellent on-site amenities. Improvements to the transportation network will increase community connectivity and provide a safe internal street system that is pedestrian friendly.</p>
<p>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.</p> <p>PD allows for development flexibility and promotes innovative land planning and site design. The master plan utilizes existing wetlands, open space and larger lots as an external buffers of the development, mitigating affects of the development on the surrounding community. Open space, common amenities and an integrated system of walking trails support a high quality of life for the residents of the development. The site design incorporates in a variety of lot sizes supporting the LUP's goal of increasing a diverse housing stock for the community</p>
<p>5. Please provide details on how the proposed planned unit development provides improved means of access, open space, and design amenities;</p> <p>The development includes the construction of a street connecting S. Wakefield Street and S. Arendell Street, improving community connectivity. The internal street network includes three (3) access points to existing public roads promoting access options for residents of the development. The development provides over eleven (11) acres of open space, including over five (5) acres of active open space. Walking trails traverse open space and environmentally sensitive areas providing a unique amenity for a development of this size. An on-site swimming pool and clubhouse provide pedestrian accessible amenities for the residents of the development.</p>



## 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;

Three hundred and forty (340) residential lots are proposed. 35% of the lots are designed for single family attached homes and 65% are designed for detached single family homes. The master plan contains four (4) minimum lot sizes: 20' x 100' (2,000 SF); 40' x 120' (4,800 SF); 50' x 120' (6,000 SF); and 60' x 120' (7,200 SF). 10% of the total area is development is designed as open space that includes active and passive recreational opportunities. The maximum density proposed is 2.9 dwelling units per acre.

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;

The development will be a quality master planned community and substantial real estate investment on the fringe of downtown Zebulon. Retail and services offered in downtown Zebulon will benefit, as residents of the development will be a short distance from downtown. The development will help mitigate the presence of the solar farm to the North of the development and result in increased property values for surrounding properties.

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;

A major benefit of a master planned community is that it creates a sense of place in contrast with a traditional residential subdivision. The active open space includes a playground, swimming pool, clubhouse, and dog park, providing public gathering spaces and on-site amenities. The development will have an extensive network of sidewalks and a walking trail through the open space and in close proximity to environmentally sensitive 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

The properties have significant amounts of environmentally sensitive areas. These areas are substantially preserved by the design of the master plan. The environmentally sensitive areas, to a large degree, or located on the perimeter of the development, allowing for concentration of infrastructure improvements in the central area of the development.

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.

The master plan utilizes existing wetlands, open space and larger lots as an external buffers of the development, mitigating affects of the development on the surrounding community while preserving environmentally significant land features. Stormwater control measures are strategically located near environmentally sensitive areas, which provide additional buffer areas internal to the development and externally to the surrounding community.

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

The development is consistent with the LUP and the Town's Unified Development Ordinance. It will offer residents a variety of housing choices in a quality master planned community on the fringe of downtown Zebulon.



APPLICATION FOR  
PLANNED DEVELOPMENT

Watson Family II LLC

OWNER'S CONSENT FORM

Name of Project: Zebulon South Submittal Date: 11/01/2022

OWNER'S AUTHORIZATION

I hereby give CONSENT to Andrew Suriano, Deacon Development (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 2.2.13. 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.

DocuSigned by:  
Johnny Watson Signature of Owner  
Johnny Watson Print Name  
10/28/2022 | 11:22 AM PDT 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.

DocuSigned by:  
Johnny Watson Signature of Owner  
Johnny Watson Print Name  
10/28/2022 | 11:22 AM PDT Date

\*Owner of record as shown by the Wake County Revenue Department ([www.wakegov.com](http://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 PLANNED DEVELOPMENT

Temple

## OWNER'S CONSENT FORM

Name of Project: Zebulon South

Submittal Date: 11/01/2022

### OWNER'S AUTHORIZATION

I hereby give CONSENT to Andrew Suriano, Deacon Development (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.

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<small>Declassified by</small> <u>Joseph W Temple, Jr.</u>	<small>Declassified by</small> <u>Joseph W Temple, Jr.</u>	<u>10/31/2022   8:20 AM PDT</u>
<small>Declassified by</small> <u>Holly T Hughes</u>	<small>Declassified by</small> <u>Harrison Alexander Hughes</u>	<u>10/29/2022   7:28 AM CDT</u>
<b>Signature of Owner</b>	<b>Print Name</b>	<b>Date</b>
		<u>10/31/2022   10:26 AM CDT</u>

### 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.

<small>Declassified by</small> <u>Joseph W Temple, Jr.</u>	<small>Declassified by</small> <u>Joseph W Temple, Jr.</u>	<u>10/31/2022   8:20 AM PDT</u>
<small>Declassified by</small> <u>Holly T Hughes</u>	<small>Declassified by</small> <u>Harrison Alexander Hughes</u>	<u>10/29/2022   7:28 AM CDT</u>
<b>Signature of Owner</b>	<b>Print Name</b>	<b>Date</b>
		<u>10/31/2022   10:26 AM CDT</u>

\*Owner of record as shown by the Wake County Revenue Department ([www.wakegov.com](http://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 PLANNED DEVELOPMENT

Narron

## OWNER'S CONSENT FORM

Name of Project: Zebulon South Submittal Date: 11/01/2022

### OWNER'S AUTHORIZATION

I hereby give CONSENT to Andrew Suriano, Deacon Development (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 2.2.13. 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.

DocuSigned by:  
Charles K. Corbett Charles K. Corbett 10/28/2022 | 10:57 AM PDT  
*Signature of Owner* *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.

DocuSigned by:  
Charles K. Corbett Charles K. Corbett 10/28/2022 | 10:57 AM PDT  
*Signature of Owner* *Print Name* *Date*

\*Owner of record as shown by the Wake County Revenue Department ([www.wakegov.com](http://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.	<u>✓</u>
2.	Elevation drawings of all buildings indicating the proposed exterior finish materials.	<u>✓</u>
3.	Landscaping plan, lighting, fencing, screening, and walls, indicating all heights and locations.	<u>✓</u>
4.	Location of all ingress and egress.	<u>✓</u>
5.	Off-street parking and loading facilities, with calculations showing how the quantities were obtained.	<u>✓</u>
6.	All pedestrian walks and open areas for use by residents, tenants, or the public.	<u>✓</u>
7.	Proposed land uses indicating areas in square feet.	<u>✓</u>
8.	The location and types of all signs, including lighting and heights, with elevation drawings.	<u>N/A</u>
9.	Existing and/or proposed street names.	<u>✓</u>
10.	Proposed potable or reuse water, wastewater connections, and storm sewer line; proposed grading and drainage patterns; proposed water and sewer allocations.	<u>✓</u>
11.	Such additional items and conditions, including design standards as the Planning Board and Board of Commissioners deems necessary.	<u>✓</u>
12.	Trip generation data and TIA	<u>✓</u>



### PROPOSED USES

An application has been duly filed requesting that the property described in this application be rezoned from R2 & R4 to Planned Development. 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.

1.	Single Family Attached Dwelling	25.	
2.	Single Family Detached Dwelling	26.	
3.		27.	
4.		28.	
5.		29.	
6.		30.	
7.		31.	
8.		32.	
9.		33.	
10.		34.	
11.		35.	
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19.		43.	
20.		44.	
21.		45.	
22.		46.	
23.		47.	
24.		48.	





## APPLICATION FOR PLANNED DEVELOPMENT

### ADJACENT OWNERS

Provide a certified list of property owners subject to this application and all properties owners within 150-foot feet of the subject property, and any HOA Contacts for developments which fall within 300-feet of the subject property.

Parcel Address	Parcel ID Number	Owner's Name
717 S ARENDELL AVE	2705518689	CHURCH OF GOD EASTERN NC STATE OFFICE
609 S ARENDELL AVE	2705526056	MCNABB, INEZ PITTS HEIRS
0 MORPHUS BRIDGE RD	2704287413	RAPER, F WAYNE TRUSTEE RAPER, JEAN D TRUSTEE
1051 PULLEY GORDON RD	2704484644	AGARWAL ASSOCIATES LLC
729 S ARENDELL AVE	2705516356	VILLALPANDO, MIGUEL ANGEL
707 S WAKEFIELD ST	2705305594	BLOUNT, BARBARA ANN
700 S ARENDELL AVE	2705512202	TEMPLE, JOSEPH WOOD SR HUGHES, HARRISON ALEXANDER
0 S WAKEFIELD ST	2705413075	WATSON FAMILY II LLC
604 S ARENDELL AVE	2705429117	DEAN, ATWELL STUART
301 SIR DAVID DR	2705303716	BARRERA, EMILIO VILLEGAS ARMENTA, BERTHA CORTEZ
751 S WAKEFIELD ST	2704492511	NARRON, HAROLD CORBETT, C FRED
745 S ARENDELL AVE	2705610110	HILL, TIMOTHY GORDON HILL, LILLIAN AVENT
812 S WAKEFIELD ST	2704392692	CARRILLO, JOSE SANTOS CARRILLO, MARY D
738 S WAKEFIELD ST	2705303119	SHAW, SHIRLEY D
300 SIR DAVID DR	2705302989	C W S SYSTEMS INC
737 S ARENDELL AVE	2705518284	HOLLAND, JIMMY LEON HOLLAND, HELEN M
728 S WAKEFIELD ST	2705303434	GILL, WILLIAM E GILL, GENEVIEVE M
720 S WAKEFIELD ST	2705303532	GILL, W E GILL, GENEVIEVE M
0 N ARENDELL AVE	2705513114	TEMPLE, J M
697 S WAKEFIELD ST	2705306724	BRADSHAW, BETTIE SUE
631 S WAKEFIELD ST	2705306922	CONYERS, BEVERLY A CONYERS, CASSANDRA L
614 S ARENDELL AVE	2705520074	CREECH, ROBERT E CREECH, KATHEY P
828 S WAKEFIELD ST	2704297696	SILBER, EVA TRUSTEE EVA SILBER LIVING TRUST THE
610 S WAKEFIELD ST	2705302674	HERNANDEZ, LYDIA FABIOLA MATEO
601 S WAKEFIELD ST	2705315336	SANTOS, ALEJANDRO WILIBALDO ROSALES CASTILLO, ELIA ORTEGA
753 S ARENDELL AVE	2705601920	FOX, JEFFERY M FOX, PENNY M
701 S WAKEFIELD ST	2705305694	STANCIL, L J
505 S WAKEFIELD ST	2705410911	VINSON, MARTHA H
709 S WAKEFIELD ST	2705306404	HINTON, MARY E HEIRS HOLDER, MARY A HEIRS
755 S ARENDELL AVE	2705601533	ESTRADA, JILBER VELAZQUEZ
611 S WAKEFIELD ST	2705316119	MCCULLERS, JAMIE
1028 S ARENDELL AVE	2704693410	JAYS ARENDELL PROPERTIES LLC
621 S WAKEFIELD ST	2705316027	GARCIA, LAURA A REYES, GERARDO REYES

### HOA CONTACTS

Development Name	Contact Person	Address
Lindsey Pointe	DAVID BULLOCK CONSTRUCTION INC	2805 AUBURN KNIGHTDALE RD RALEIGH NC 27610-9712



APPLICATION FOR PLANNED DEVELOPMENT

ADJACENT OWNERS

Provide a certified list of property owners subject to this application and all properties owners within 150-feet of the subject property, and any HOA Contacts for developments which fall within 300-feet of the subject property.

Table with 3 columns: Parcel Address, Parcel ID Number, Owner's Name. Contains data for parcels on Pulley Gordon Rd, Arendell Ave, and Wakefield St.

HOA CONTACTS

Table with 3 columns: Development Name, Contact Person, Address. Intended for listing HOA contact information.

Beginning at an existing iron pipe along the eastern right of way of Pulley Gordon Road, having a North Carolina State Plane Coordinate (NAD 1983-2011) value of North 749044.53 feet, East 2203638.58 feet. Thence S89° 06' 44"W, 43.52' to a point in the centerline of Pulley Gordon Road; thence with the centerline of Pulley Gordon Road N31° 40' 13"W, 17.82' to a point; thence with a curve to the right having a radius of 745.63', a length of 258.84', and a chord bearing and distance of N21° 43' 32"W, 257.54' to a point; thence N11° 46' 51"W, 141.30' to a point in the centerline of South Wakefield Street; thence with the centerline of South Wakefield Street with a curve to the left having a radius of 898.66', a length of 224.11', and a chord bearing and distance of N1° 14' 44"E, 223.53' to a point; thence N5° 53' 55"W, 188.25' to a point; thence with a curve to the right having a radius of 2330.34', a length of 135.93', and a chord bearing and distance of N4° 13' 39"W, 135.91' to a point; thence N2° 33' 23"W, 47.94' to a point; thence with a curve to the right having a radius of 1695.94', a length of 104.97', and a chord bearing and distance of N0° 47' 00"W, 104.96' to a point; thence with a curve to the left having a radius of 4451.25', a length of 133.35', and a chord bearing and distance of N0° 07' 54"E, 133.35' to a point; thence N0° 43' 36"W, 120.66' to a point; thence leaving the centerline of the aforesaid road S88° 41' 25"E, 331.00' to an existing iron pipe; thence N0° 50' 44"W, 407.57' to an existing iron pipe; thence N89° 19' 57"W, 330.04' to a point in the centerline of South Wakefield Street; thence with the centerline of South Wakefield Street N0° 43' 36"W, 59.99' to a point; thence leaving the aforesaid centerline S89° 19' 57"E, 330.02' to an existing iron pipe; thence N0° 44' 29"W, 389.63' to an existing iron pipe; thence N89° 53' 37"W, 129.83' to an existing iron pipe; thence N3° 52' 53"E, 233.74' to an existing iron pipe; thence S89° 15' 00"E, 1384.54' to an existing iron pipe; thence N1° 20' 40"E, 480.67' to an existing iron pipe; thence N78° 36' 17"E, 124.17' to an existing iron pipe; thence continuing N78° 36' 17"E, 30.59' to a point in the centerline of South Arendell Avenue; thence with the centerline of South Arendell Avenue S28° 50' 24"E, 761.08' to a point; thence S28° 50' 24"E, 425.02' to a point; thence S29° 13' 43"E, 667.05' to a point; thence leaving the centerline of the aforesaid road N88° 26' 36"W, 584.64' to an existing iron pipe; thence S89° 11' 28"W, 68.13' to a 5/8" capped iron rod set; thence S2° 12' 27"E, 1759.55' to a 5/8" capped iron rod set; thence S88° 17' 33"W, 346.50' to an existing iron pipe; thence N3° 17' 33"E, 478.27' to an existing iron pipe; thence S89° 06' 44"W, 1540.50' to the Beginning, containing 118.61 acres more, or less.

**SAVE AND EXCEPT** the cemetery that exist on the above-described property, described as Beginning at the southeast corner of the cemetery, having a North Carolina State Plane Coordinate (NAD 1983-2011) value as North 751140.59', East 2205340.06'. Thence N90° 00' 00"W, 30.56' to a point; thence N0° 00' 00"E, 32.27' to a point; thence N90° 00' 00"E, 30.56' to a point; thence S0° 00' 00"E, 32.27' to the Beginning, containing 986 square feet more, or less.

**THIS DESCRIPTION IS PROVIDED WITHOUT THE BENEFIT OF A TITLE COMMITMENT**



September 22, 2022

## Notice of Proposed Zoning Change

Wake County PINs 2705-41-3075, 2704-49-2511, & 2705-51-2202

Dear Property Owner:

On behalf of the applicant and property owners, Timmons Group would like to invite you to attend a neighborhood information meeting concerning the following proposal. Timmons Group will be submitting a request to rezone the property located between the intersections of S Wakefield Street and Morphus Bridge Road and the intersection at S Arendell Ave and Perry Curtis Road. The parcels under consideration are shown on the attached map.

The existing zoning is Zebulon Residential Neighborhood District (R4) & Residential Suburban District (R2), and the proposed zoning classification requested is Zebulon Planned Development District (PD). The proposed rezoning will not change the existing zoning status of surrounding properties. The proposed development will consist of a variety of lot sizes, including attached and detached single family.

Per Town of Zebulon ordinance requirements, we are notifying you of this meeting because your property is located within the written notification area for public hearings. While this meeting is not a public hearing, it is an opportunity for you to meet with the owners and/or applicants to hear about their intention to rezone the land. You are encouraged to ask questions and express concerns so that we may help you to understand the proposed project more fully. There will not be an in-person meeting.

The meeting participation options are as follows:

1. An online virtual meeting to be held on October 05, 2022 at 6:00 pm.
  - a) Virtual meeting link:  
<https://timmons.zoom.us/j/99067768952?pwd=MGU0WGRRampkMWgvOGhOYVgrUEgzQT09>
  - b) Password: **942736**
  - c) Instructions: You may join from any browser. Upon joining, you be placed in the waiting room until the meeting host allows entrance. At the start of the meeting, we will take some time to gather the required information (Name, Address, Email and Phone number) though the chat feature on screen.

2. A toll-free conference call for audio only access to the virtual meeting held on October 05, 2022 at 6:00 pm.

a) Call about five (5) minutes prior to the aforementioned date and time:

- Phone Number: +1 646 558 8656

b) You may be asked to dial the following information:

- Meeting ID: **990 6776 8952**
- Password: **942736**

If you have any questions about this neighborhood information meeting, or if you are unable to attend and would like to leave comments for our consideration, please feel free to contact me at 919-866-4509 or [beth.blackmon@timmons.com](mailto:beth.blackmon@timmons.com).

Thank you for your interest.

Sincerely,

A handwritten signature in blue ink that reads "Beth Blackmon". The signature is written in a cursive, flowing style.

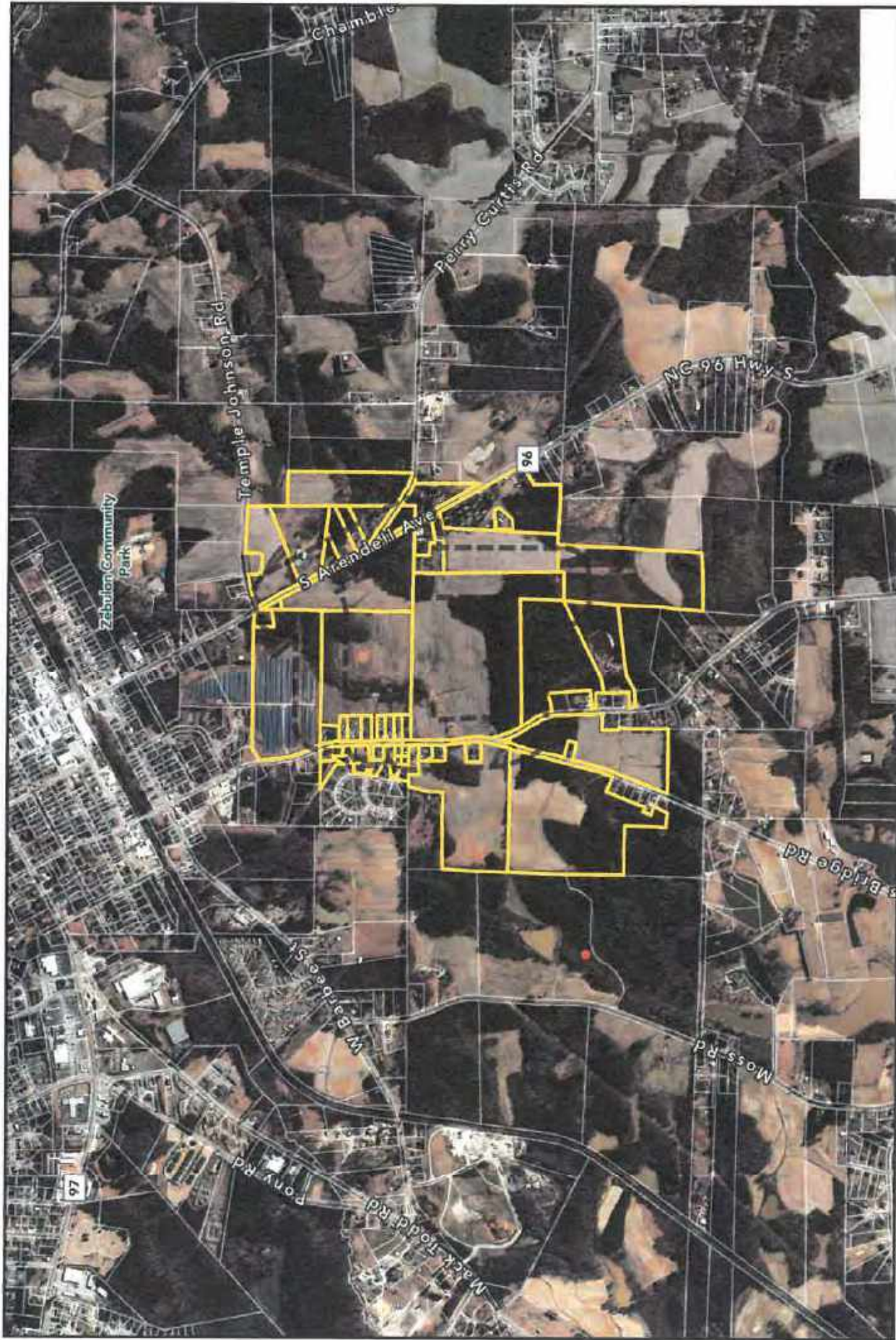
Beth Blackmon, PE  
Sr. Project Manager



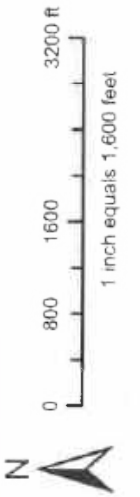
**Disclaimer**  
 iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for informational purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



### Zebulon South Neighborhood Meeting



**Disclaimer**  
 Maps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



**Zebulon South Mailing List**

PIN_NUM	OWNER	ADDR1	ADDR2
2704484644	AGARWAL ASSOCIATES LLC	2000 KILLEARN MILL CT	CARY NC 27513-4293
2705303716	BARRERA, EMILIO VILLEGAS ARMENTA, BE	301 SIR DAVID DR	ZEBULON NC 27597-6801
2705305594	BLOUNT, BARBARA ANN	707 S WAKEFIELD ST	ZEBULON NC 27597-2567
2705306724	BRADSHAW, BETTIE SUE	697 S WAKEFIELD ST	ZEBULON NC 27597-2565
2705302989	C W S SYSTEMS INC	500 W MONROE ST STE 3600	CHICAGO IL 60661-3779
2704392692	CARRILLO, JOSE SANTOS CARRILLO, MARY	812 S WAKEFIELD ST	ZEBULON NC 27597-2568
2705518689	CHURCH OF GOD EASTERN NC STATE OFFI	PO BOX 100	KENLY NC 27542-0100
2705306922	CONYERS, BEVERLY A CONYERS, CASSAND	631 S WAKEFIELD ST	ZEBULON NC 27597-2565
2705520074	CREECH, ROBERT E CREECH, KATHEY P	13713 POSSUM TRACK RD	RALEIGH NC 27614-9381
2705311337	DAVID BULLOCK CONSTRUCTION INC	2805 AUBURN KNIGHTDALE RD	RALEIGH NC 27610-9712
2705429117	DEAN, ATWELL STUART	604 S ARENDELL AVE	ZEBULON NC 27597-8202
2705601533	ESTRADA, JILBER VELAZQUEZ	106 WOODGATE DR	GARNER NC 27529-2738
2705601920	FOX, JEFFERY M FOX, PENNY M	753 S ARENDELL AVE	ZEBULON NC 27597-8205
2705301515	FUENTES, BAYRON JOSUE LOPEZ HILARIO,	709 CHANCE CIR	ZEBULON NC 27597-6809
2705316027	GARCIA, LAURA A REYES, GERARDO REYES	621 S WAKEFIELD ST	ZEBULON NC 27597-2565
2705302523	GILL, W E	PO BOX 474	ZEBULON NC 27597-0474
2705303532	GILL, W E GILL, GENEVIEVE M	PO BOX 474	ZEBULON NC 27597-0474
2705302424	GILL, WILLIAM E GILL, GENEVIEVE M	PO BOX 474	ZEBULON NC 27597-0474
2705303434	GILL, WILLIAM E GILL, GENEVIEVE M	PO BOX 474	ZEBULON NC 27597-0474
2705301927	HANNAH, KRystal	304 SIR DAVID DR	ZEBULON NC 27597-6800
2705302674	HERNANDEZ, LYDIA FABIOLA MATEO	610 S WAKEFIELD ST	ZEBULON NC 27597-2564
2705302314	HICKS, MELVILLE HOWARD JR	PO BOX 660	ZEBULON NC 27597-0660
2705610110	HILL, TIMOTHY GORDON HILL, LILLIAN AVI	745 S ARENDELL AVE	ZEBULON NC 27597-8205
2705306404	HINTON, MARY E HEIRS HOLDER, MARY A	709 S WAKEFIELD ST	ZEBULON NC 27597-2567
2705518284	HOLLAND, JIMMY LEON HOLLAND, HELEN	737 S ARENDELL AVE	ZEBULON NC 27597-8205
2704693410	JAYS ARENDELL PROPERTIES LLC	2709 BELMONT VIEW LOOP	CARY NC 27519-7725
2705506134	LONG, RANDALL S	908 S ARENDELL AVE	ZEBULON NC 27597-8208
2704485074	MARTIN, COY BERKLEY SR MARTIN, COY B	2202 NC 561 HWY	LOUISBURG NC 27549-8469
2705316119	MCCULLERS, JAMIE	611 S WAKEFIELD ST	ZEBULON NC 27597-2565
2705526056	MCNABB, INEZ PITTS HEIRS	1900 LITTLE ELM TRL APT 70	CEDAR PARK TX 78613-2834
2704492511	NARRON, HAROLD CORBETT, C FRED	3941 ZEBULON RD	ZEBULON NC 27597-8187
2705509203	PARKER, LARRY N	900 S ARENDELL AVE	ZEBULON NC 27597-8208
2704597445	PARKER, LARRY N PARKER, TAMMY M	900 S ARENDELL AVE	ZEBULON NC 27597-8208
2704574734	PARKER, LARRY N PARKER, TAMMY M	900 S ARENDELL AVE	ZEBULON NC 27597-8208
2704287413	RAPER, F WAYNE TRUSTEE RAPER, JEAN D	1317 MORPHUS BRIDGE RD	WENDELL NC 27591-8377
2705312399	ROSSMAN, MAXINE	108 REGGIE OWENS DR	HARBINGER NC 27941-9704
2705315336	SANTOS, ALEJANDRO WILIBALDO ROSALE	PO BOX 332	WENDELL NC 27591-0332
2705303119	SHAW, SHIRLEY D	738 S WAKEFIELD ST	ZEBULON NC 27597-2566
2704297696	SILBER, EVA TRUSTEE EVA SILBER LIVING	15117 MELBOURNE RD	RALEIGH NC 27606-1747
2705301759	SPRUILL, JOSEPH PAUL SPRUILL, CONNIE S	305 SIR DAVID DR	ZEBULON NC 27597-6801
2705305694	STANCIL, L J	701 S WAKEFIELD ST	ZEBULON NC 27597-2567
2705513114	TEMPLE, J M	PO BOX 548	ZEBULON NC 27597-0548
2705614179	TEMPLE, JOSEPH WOOD	PO BOX 548	ZEBULON NC 27597-0548
2705512202	TEMPLE, JOSEPH WOOD SR HUGHES, HAR	PO BOX 548	ZEBULON NC 27597-0548
2705302076	TISDALE, ALICE KIRK DUNN, MARY FRANCI	748 S WAKEFIELD ST	ZEBULON NC 27597-2566
2705300426	VILLAFRANCA, IRIS	713 CHANCE CIR	ZEBULON NC 27597-6809
2705516356	VILLALPANDO, MIGUEL ANGEL	110 LEGEND VALLEY LN UNIT 13	ZEBULON NC 27597-9503
2705410911	VINSON, MARTHA H	500 PERRY CURTIS RD	ZEBULON NC 27597-8877
2705413075	WATSON FAMILY II LLC	6220 FORESTVILLE RD	RALEIGH NC 27604-8618
2705520074	Current Resident	614 S ARENDELL AVE	ZEBULON NC 27597
2705303532	Current Resident	720 S WAKEFIELD ST	ZEBULON NC 27597
2705303434	Current Resident	728 S WAKEFIELD ST	ZEBULON NC 27597
2705302314	Current Resident	734 S WAKEFIELD ST	ZEBULON NC 27597
2704485074	Current Resident	1131 PULLEY GORDON RD	ZEBULON NC 27597
2705312399	Current Resident	600 S WAKEFIELD ST	ZEBULON NC 27597

2705315336	Current Resident	601 S WAKEFIELD ST	ZEBULON NC 27597
	Current Resident	100 Bingo Blvd	ZEBULON NC 27597
	Current Resident	100 Bingo Blvd LT 27	ZEBULON NC 27597
	Current Resident	100 Green Grove Ln	ZEBULON NC 27597
	Current Resident	100 Green Grove Ln LT 5	ZEBULON NC 27597
	Current Resident	100 Legend Valley Ln	ZEBULON NC 27597
	Current Resident	100 Legend Valley Ln LT 12	ZEBULON NC 27597
	Current Resident	100 Long Park Dr	ZEBULON NC 27597
	Current Resident	100 Long Park Dr LOT 1	ZEBULON NC 27597
	Current Resident	100 Rocky Road Dr	ZEBULON NC 27597
	Current Resident	100 Rocky Road Dr LT 19	ZEBULON NC 27597
	Current Resident	100 Royal View Dr	ZEBULON NC 27597
	Current Resident	100 Royal View Dr LT 34	ZEBULON NC 27597
	Current Resident	1007 S Arendell Ave	ZEBULON NC 27597
	Current Resident	1014 S Arendell Ave	ZEBULON NC 27597
	Current Resident	1020 S Arendell Ave	ZEBULON NC 27597
	Current Resident	1028 S Arendell Ave	ZEBULON NC 27597
	Current Resident	105 Rocky Road Dr	ZEBULON NC 27597
	Current Resident	105 Rocky Road Dr LT 15	ZEBULON NC 27597
	Current Resident	106 Long Park Dr	ZEBULON NC 27597
	Current Resident	106 Long Park Dr LT 11	ZEBULON NC 27597
	Current Resident	108 Long Park Dr	ZEBULON NC 27597
	Current Resident	108 Long Park Dr LT 10	ZEBULON NC 27597
	Current Resident	110 Bingo Blvd	ZEBULON NC 27597
	Current Resident	110 Bingo Blvd LT 28	ZEBULON NC 27597
	Current Resident	110 Green Grove Ln	ZEBULON NC 27597
	Current Resident	110 Green Grove Ln LT 6	ZEBULON NC 27597
	Current Resident	110 Legend Valley Ln LT 13	ZEBULON NC 27597
	Current Resident	110 Long Park Dr	ZEBULON NC 27597
	Current Resident	110 Long Park Dr LT 9	ZEBULON NC 27597
	Current Resident	110 Rocky Road Dr	ZEBULON NC 27597
	Current Resident	111 Rocky Road Dr LT 20	ZEBULON NC 27597
	Current Resident	110 Royal View Dr	ZEBULON NC 27597
	Current Resident	110 Royal View Dr LT 23	ZEBULON NC 27597
	Current Resident	1100 S Arendell Ave	ZEBULON NC 27597
	Current Resident	115 Rocky Road Dr	ZEBULON NC 27597
	Current Resident	115 Rocky Road Dr LT 16	ZEBULON NC 27597
	Current Resident	120 Bingo Blvd	ZEBULON NC 27597
	Current Resident	120 Bingo Blvd LT 29	ZEBULON NC 27597
	Current Resident	120 Legend Valley Ln	ZEBULON NC 27597
	Current Resident	120 Legend Valley Ln LT 14	ZEBULON NC 27597
	Current Resident	120 Long Park Dr	ZEBULON NC 27597
	Current Resident	120 Long Park Dr LT 8	ZEBULON NC 27597
	Current Resident	120 Rocky Road Dr	ZEBULON NC 27597
	Current Resident	120 Rocky Road Dr LT 21	ZEBULON NC 27597
	Current Resident	120 Royal View Dr	ZEBULON NC 27597
	Current Resident	120 Royal View Dr LT 24	ZEBULON NC 27597
	Current Resident	125 Legend Valley Ln	ZEBULON NC 27597
	Current Resident	125 Legend Valley Ln LT 33	ZEBULON NC 27597
	Current Resident	125 Rocky Road Dr	ZEBULON NC 27597
	Current Resident	125 Rocky Road Dr LT 17	ZEBULON NC 27597
	Current Resident	130 Bingo Blvd	ZEBULON NC 27597
	Current Resident	130 Bingo Blvd LT 30	ZEBULON NC 27597
	Current Resident	130 Long Park Dr	ZEBULON NC 27597
	Current Resident	130 Long Park Dr LT 7	ZEBULON NC 27597
	Current Resident	130 Rocky Road Dr	ZEBULON NC 27597

Current Resident	130 Rocky Road Dr LT 22	ZEBULON NC 27597
Current Resident	130 Royal View Dr	ZEBULON NC 27597
Current Resident	130 Royal View Dr LT 25	ZEBULON NC 27597
Current Resident	135 Rocky Road Dr	ZEBULON NC 27597
Current Resident	135 Rocky Road Dr LT 18	ZEBULON NC 27597
Current Resident	140 Bingo Blvd	ZEBULON NC 27597
Current Resident	140 Bingo Blvd LT 31	ZEBULON NC 27597
Current Resident	140 Royal View Dr	ZEBULON NC 27597
Current Resident	150 Bingo Blvd	ZEBULON NC 27597
Current Resident	150 Bingo Blvd LT 32	ZEBULON NC 27597
Current Resident	805 S Arendell Ave	ZEBULON NC 27597
Current Resident	805 S Arendell Ave Lot LT 4	ZEBULON NC 27597
Current Resident	845 S Arendell Ave	ZEBULON NC 27597


NORTH CAROLINA  
WAKE COUNTY

AFFIDAVIT OF MAILING

I, Elizabeth Ange, Project Engineer III with Timmons Group, being first duly sworn, deposes and says as follows:

1. That I am a project engineer regarding a rezoning petition to be filed with the Town of Zebulon (the "Town"), for a project known as "Zebulon South" (the "Project").
2. In accordance with the Town's Unified Development Ordinance (the "UDO"), a Neighborhood Meeting for the Project was scheduled for and did occur on October 5, 2022.
3. In accordance with the Town's UDO, a notice of the Neighborhood Meeting was mailed to those individuals and property addresses identified on the exhibit attached hereto. To the best of my knowledge, the individuals identified on the attached exhibit are all of the landowners and occupants within 300 linear feet of the outer perimeter of the site where the Project is proposed.
4. The notice of the Neighborhood Meeting was mailed no less than ten days prior to the date of the Neighborhood Meeting.

This the 22 day of September, 2022.

  
 Elizabeth Ange  
 Project Engineer III  
 Timmons Group  
 5410 Trinity Road, Suite 102  
 Raleigh, NC 27607

NORTH CAROLINA  
COUNTY OF Wake

BEFORE ME, the undersigned authority, this day personally appeared Elizabeth Ange, who, being first duly sworn, deposes and says that she has read the foregoing Affidavit of Mailing and knows the facts contained therein to be true and correct to the best of her knowledge and belief.

SWORN TO AND SUBSCRIBED before me this Oct. 12, 2022.

  
 \_\_\_\_\_, Notary Public

My commission expires: 8/8/26

(SEAL)  
 Karen L. Haas  
 NOTARY PUBLIC  
 Wake County  
 North Carolina  
 My Commission Expires August 8, 2026

202122500189







Meeting Sign-in Sheet			
Project:	Zebulon South	Meeting Date:	5-Oct-22
Faciliator:	Timmons Group	Place/ Room:	Zoom

Name	Address	Phone	Email	Sent presentation to
Beth Blackmon	5410 Trinity Rd, Suite 102, Raleigh NC 27607	919-866-4509	beth.blackmon@timmons.com	
Elizabeth Ange	5410 Trinity Rd, Suite 102, Raleigh NC 27607	984-255-2366	elizabeth.ange@timmons.com	
John Adcock	PO Box 1478, Fuquay-Varina, NC 27526	919-552-6600	john@adcocklawfirm.com	
Andrew Suriano	PO Box 1080, Wake Forest, NC 27588	919-608-3542	andrew@deaconcompanies.com	
Jeff Hochanadel	5410 Trinity Rd, Suite 102, Raleigh NC 27607	919-866-4511	jeff.hochanadel@timmons.com	
Hunter Mullins	5410 Trinity Rd, Suite 102, Raleigh NC 27607	919-532-3272	hunter.mullins@timmons.com	
Lynn McNabb	1900 Little Elm Trail Apt. 70, Cedar Park Tx		mcnabbvolunteer1@aol.com	X
Tracie Hicks	PO Box 251, Pittsfield, ID	919-868-7592	tracie.hicks@whitetailproperties.com	
Jane McCullers	611 S Wakefield St, Zebulon NC 27597		jamie.mccullers@yahoo.com	X
Temple	PO Box 548, Zebulon NC 27597			
Chuck, Fred Corbett				
Apurva			JAYSAREndellProperties@gmail.com	X
Jack Yen			jackyen@gmail.com	X



Summary of Discussion From the Neighborhood Meeting			
<b>Project:</b>	Zebulon South	<b>Meeting Date:</b>	Wednesday, October 5, 2022
<b>Applicant:</b>	Timmons Group - Beth Blackmon	<b>Place/ Room:</b>	Zoom
<b>Contact Information:</b>	beth.blackmon@timmons.com 919-866-4509	<b>Time:</b>	6:00 PM

Summary of questions/ comments and responses from the neighborhood meeting:

**Questions/ Concern #1:** Is there a chance that I might have to move?

**Applicant Response:** No ma'am, your property is not on site and we are not allowed to put anything on your property. Additionally, there is environmental, streams and wetlands, behind your home and will likely not be putting anything except recreation area behind you.

**Questions/ Concern #2:** Are you going to build the thoroughfare road? That will be good for the town!

**Applicant Response:** Yes, because it shows on the transportation plan, it is required to be built. It is a 2 lane divided road.

**Questions/ Concern #3:** What's the plan for this site? Will there be a new development?

**Applicant Response:** There are 3 properties and the developer is going to submit a rezoning application to rezone to PD, Planned Development. The PD allows for an initiative design. As of right now, it is proposed to be a residential development with single family housing and townhomes. The proposed density is 2.67 du/a. 314 lots are proposed, 108 are rear load lots.



# ZEBULON SOUTH NEIGHBORHOOD MEETING

October 5, 2022

TIMMONS GROUP 

INTRODUCTIONS

PURPOSE OF MEETING

THE DEVELOPMENT PROCESS

PROJECT INFORMATION

LOCATION

CURRENT ZONING

FUTURE LAND USE MAP

COMPREHENSIVE TRANSPORTATION PLAN

EXISTING CONDITIONS

PD REZONING TIMELINE

Q&A

# AGENDA



TIMMONS GROUP

# INTRODUCTIONS

## TIMMONS GROUP:

Beth Blackmon, PE

Sr. Project Manager

919-866-4509

[beth.blackmon@timmons.com](mailto:beth.blackmon@timmons.com)

## ADCOCK LAW FIRM:

John Adcock, Esq.

919-552-6600

[john@adcocklawfirm.com](mailto:john@adcocklawfirm.com)

Attendees



TIMMONS GROUP

# **PURPOSE**

## **WHO RECEIVED NOTIFICATION?**

Property owners within 300 feet of the proposal

## **WHY ARE WE HOLDING THIS MEETING?**

Unified Development Ordinance requirement to meet with adjacent property owners

To have an opportunity before submittal to receive feedback

To improve the proposal with that feedback

## **HOW WILL WE DO THAT?**

Following tonight's meeting, the applicant & Town staff will discuss your comments

Look for ways to improve the proposal using your comments



**TIMMONS GROUP**

# THE DEVELOPMENT PROCESS

## PLANNED DEVELOPMENT REZONING (PD)

Master plan rezoning with concept plan and conditions to guide future development

## PRELIMINARY SUBDIVISION PLAT/CONSTRUCTION DOCUMENTS

Detailed subdivision plans to establish streets, lot layout and utilities

Proposing single family detached homes and attached townhomes

Both rear load and front load homes will be proposed

Reviewed by staff for conformance with PD master plan rezoning

Detailed plans to be utilized for construction of infrastructure

Including erosion control, road improvements, streets, utilities and stormwater



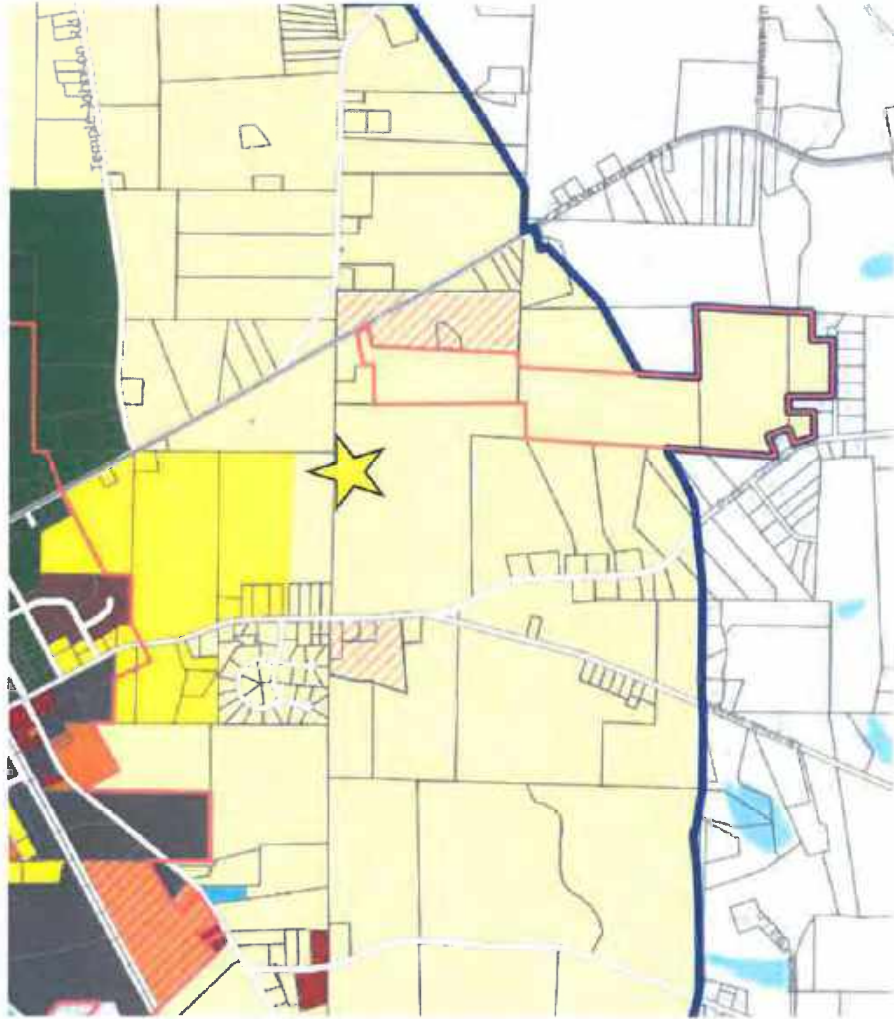
**TIMMONS GROUP**



# LOCATION



# CURRENT ZONING



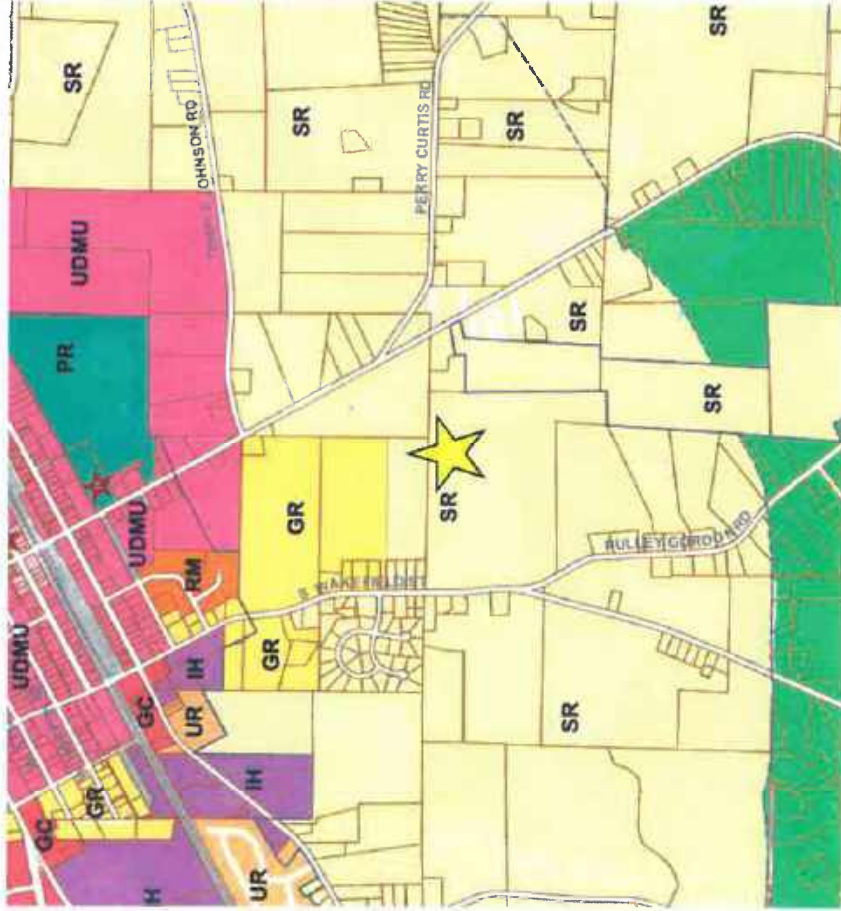
R2, RESIDENTIAL SUBURBAN

R4, RESIDENTIAL NEIGHBORHOOD



**TIMMONS GROUP**

# FUTURE LAND USE MAP



Suburban Residential (SR)  
General Residential (GR)

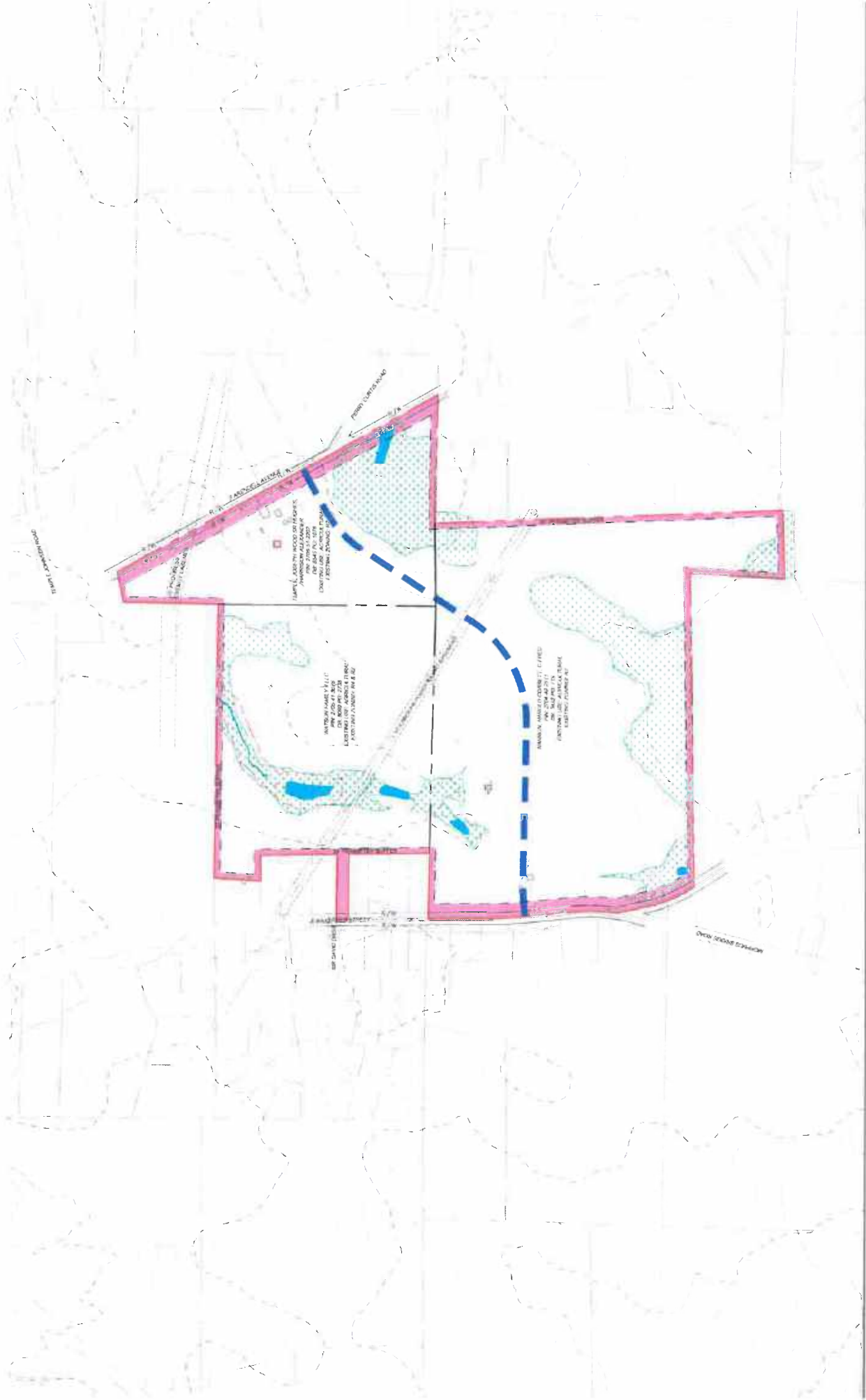


# COMPREHENSIVE TRANSPORTATION PLAN



- 4-Lane Divided Widening / Altering (Solid Orange Line)
- 4-Lane Divided New Roadway (Dashed Orange Line)
- 2-Lane Divided Widening / Altering (Solid Blue Line)
- 2-Lane Divided New Roadway (Dashed Blue Line)
- 2-Lane Undivided New Roadway (Dashed Purple Line)
- Greenway (Solid Green Line)





# ZEBULON SOUTH

Existing Conditions - October 4, 2022



# PD REZONING TIMELINE

NEIGHBORHOOD MEETING DATE:  
October 5, 2022

ANTICIPATED APPLICATION SUBMITTAL DATE:  
November 1, 2022

ANTICIPATED JOINT PUBLIC HEARING MEETING:  
January 23, 2023

ANTICIPATED PLANNING BOARD RECOMMENDATION:  
January 30, 2023

ANTICIPATED BOARD OF COMMISSIONERS DECISION:  
February 6, 2023



# Q & A

## TIMMONS GROUP:

Beth Blackmon, PE

Sr Project Manager

919-866-4509

[beth.blackmon@timmons.com](mailto:beth.blackmon@timmons.com)

## ADCOCK LAW FIRM:

John Adcock, Esq.

919-552-6600

[john@adcocklawfirm.com](mailto:john@adcocklawfirm.com)

## ZEBULON PLANNING DEPARTMENT CONTACT:

Michael Clark

Planning Director

919-828-1808

[mclark@townofzebulon.org](mailto:mclark@townofzebulon.org)



INS GROUP

RALEIGH NC 275  
Research Triangle Region  
28 SEP 2022 PM 3 L



ROSSMAN, MAXINE  
108 REGGIE OWENS DR  
HARBINGER NC 27941-9704

11095930100109200080

INT

27597-6003  
27941-970408

276 NEE 1 42310210/03/22  
FORWARD TIME EXP RTH TO SEND  
ROSSMAN  
600 S WAKEFIELD ST  
ZEBULON NC 27597-2564  
RETURN TO SENDER  
[Barcode]

Returned Letter



INS GROUP

RALEIGH NC 275  
Research Triangle Region  
28 SEP 2022 PM 3 L



ROSSMAN, MAXINE  
108 REGGIE OWENS DR  
HARBINGER NC 27941-9704

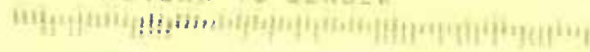
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600 S WAKEFIELD ST  
ZEBULON NC 27597-2564

1A9S9300X0Z00Z000000

INT

27597-2564  
27941-970408

RETURN TO SENDER



DNS GROUP

RALEIGH NC 275  
Research Triangle Region  
28 SEP 2022 PM 3 L



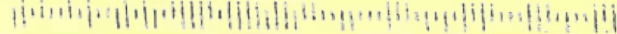
Current Resident  
110 Royal View Dr LT 23  
ZEBULON NC 27597

NIXIE 276 CE 1 6210/08/22

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

27597-0558  
27607>6003

BC: 27607600327 \*0580-02677-28-41



28 SEP 2022 PM 3 L



TEMPLE, JOSEPH WOOD  
PO BOX 548  
ZEBULON NC 27597-0548

NIXIE 276 NEE 1 2210210/01/22

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

INT  
27597-0548

MANUAL PROC REQ \*0280-02599-28-41



28 SEP 2022 PM 3 L



TEMPLE, JOSEPH WOOD  
HARRISON ALEXANDER  
PO BOX 548  
ZEBULON NC 27597-0548

*Temple*

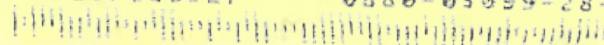
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\* 276 NEE 1 220210/08/22

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FWD  
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27597-0548

BC: 27607600327 \*0580-03099-28-41



1: 94009227802812

*Joseph*

*Tempe Temple*

RALEIGH NC 275  
Research Triangle Region  
28 SEP 2022 PM 3 L



TEMPLE, J M  
PO BOX 548  
ZEBULON NC 27597-0548

(4)

^1: 94009227802812

FWD  
27607>6003  
27597-054848

\* 276 NCE 1 22C0210/08/22  
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NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
BC: 27607600327 \*0880-02709-28-41

BEHNKE, DEBRA ANN  
4313 FRIENDSHIP RD  
APEX NC 27539-8759

*NSN*

27539-87591  
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HINTON, MARY E HEIRS HOLDER, MARY  
A HEIRS  
709 S WAKEFIELD ST  
ZEBULON NC 27597-2567

300920560813980

MS5  
27597-256709  
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BC: 27607600327 \*0780-00772-28-41

RALEIGH NC 275  
Research Triangle Region  
28 SEP 2022 PM 3 L



Current Resident  
720 S WAKEFIELD ST  
ZEBULON NC 27597

NIXIE 276 CE 1 0210/05/22

RETURN TO SENDER  
NO MAIL RECEIPTABLE  
UNABLE TO FORWARD

8009208888711959

27597-25661 NMB BC: 27607600327 \*0880-02957-28-41  
27607>6003

28 SEP 2022 PM 3 L



Current Resident  
728 S WAKEFIELD ST  
ZEBULON NC 27597

NIXIE 276 CE 2 0210/05/22

RETURN TO SENDER  
NO MAIL RECEIPTABLE  
UNABLE TO FORWARD

8009208888711959

27597-25661 NMB BC: 27607600327 \*0880-02713-28-41  
27607>6003

Research Triangle Region  
28 SEP 2022 PM 4 L



Current Resident  
734 S WAKEFIELD ST  
ZEBULON NC 27597

NIXIE 276 CE 1 0210/05/22

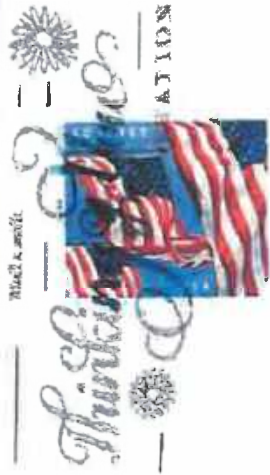
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UNABLE TO FORWARD

8009208888711959

27597-25661 NMB BC: 27607600327 \*0980-01557-28-41  
27607>6003

**INS GROUP**

RALEIGH NC 275  
Research Triangle Region  
28 SEP 2022 PM 2 L



Current Resident  
111 Rocky Road Dr LT 20  
ZEBULON NC 27597

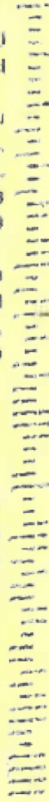
100920580871950

NSN  
~~27507-5053~~ 11

NIXIE 276 4E 1 0210/05/22

RETURN TO SENDER  
NO SUCH NUMBER  
UNABLE TO FORWARD

BC: 27607600227 \*0780-00779-28-41



**INS GROUP**

RALEIGH NC 275  
Research Triangle Region  
16 SEP 2022 PM 3 L



DNS GROUP

RALEIGH NC 275  
Research Triangle Region  
28 SEP 2022 PM 3 L



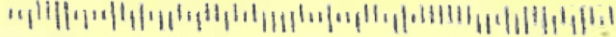
Current Resident  
110 Royal View Dr  
ZEBULON NC 27597

NIXIE 276 4E 1 0210/09/22

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

58 27597 VAC  
9998 > 9999

MANUAL PROC REQ \*0880-02688-28-41



# ZEBULON SOUTH

## PRELIMINARY PLAN

TOWN OF ZEBULON, WAKE COUNTY, NORTH CAROLINA

### SITE DATA

**PROJECT:**  
**ENGINEER:**  
 ZEBULON SOUTH  
 TIMMONS GROUP  
 3410 TRINITY ROAD, SUITE 102  
 RALEIGH, NC 27609  
 PHONE: 919-480-6000  
 FAX: 919-480-6003  
 WWW.TIMMONSGROUP.COM  
 E MAIL: BT@TIMMONSGROUP.COM

**DEVELOPER:**  
 DEACON DEVELOPMENT GROUP  
 PO BOX 1080  
 WAKE FOREST, NC 27988  
 WWW.DEACONDEVELOPMENT.COM  
 ANDREW@DEACONCOMPANIES.COM  
 ANDREW@DEACON.COM

**PROPERTY LOCATION:**  
 751 S WAKEFIELD ROAD  
 700 S ARDENWELL AVE  
 0 S WAKEFIELD STREET  
 0 S ARDENWELL AVE

**APN:**  
 2706-41-0275, 2704-40-2511, &  
 2706-41-2302, 2706-41-3114

**EXISTING ZONING:**  
 RA & R2

**PROPOSED ZONING:**  
 PD

**EXISTING USE:**  
 AGRICULTURAL

**TOTAL TRACT AREA:**  
 11.842 ACRES



VICINITY MAP - 1" = 500'

### OWNERS OF RECORD

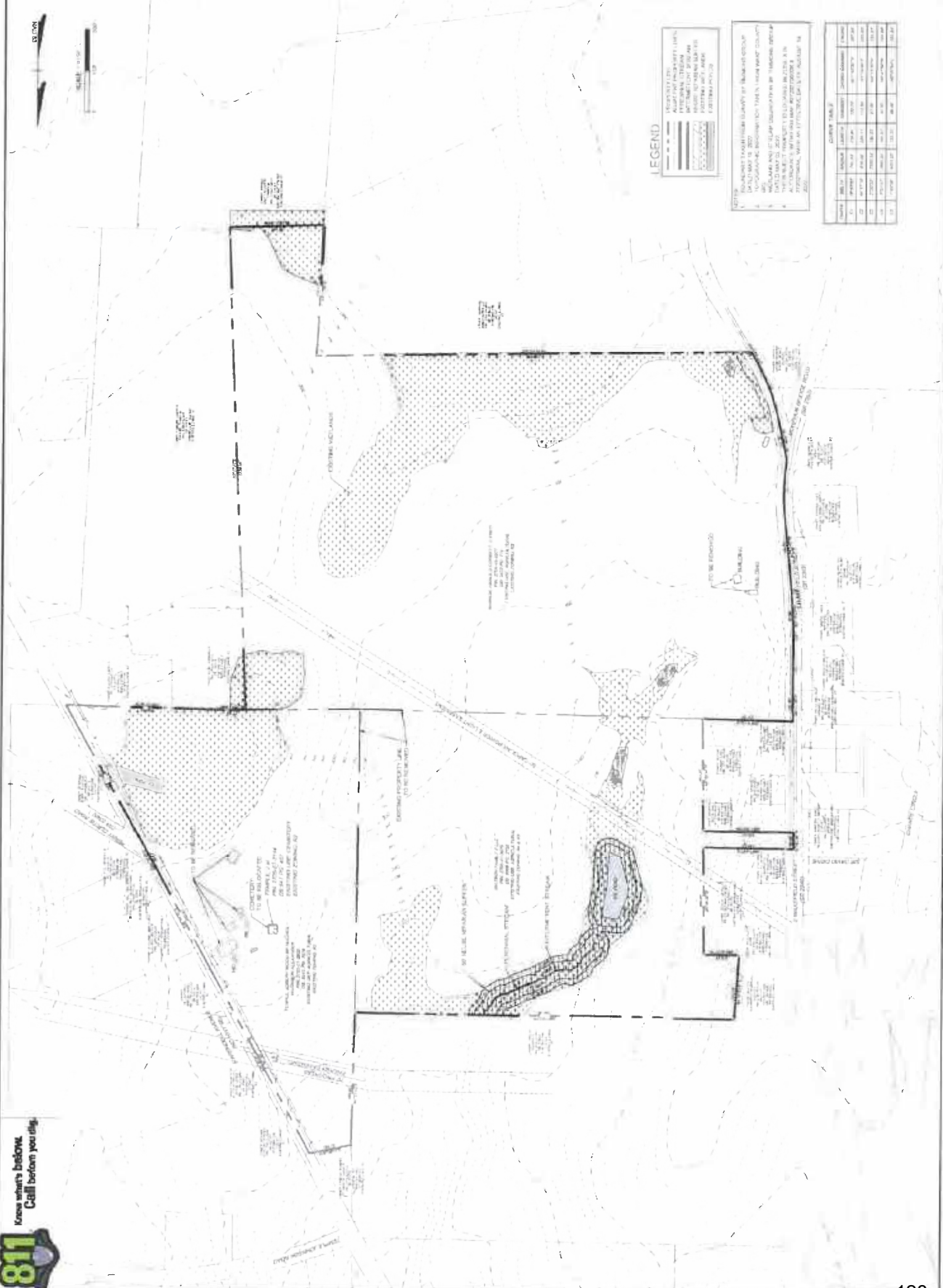
TRN 2706-41-0275  
 MORTON HANCOCK COMPANY, LIMITED  
 1000 W. WILSON ROAD  
 WELLSVILLE, NC 27987  
 PHONE: 815-41-3872  
 WWW.MORTONHANCOCK.COM  
 MORTON@MORTONHANCOCK.COM  
 MORTON@MORTONHANCOCK.COM

TRN 2704-40-2511  
 TIMMEL, JOSEPH WOOD, JR. PARTNER  
 170 WILSON ROAD  
 WELLSVILLE, NC 27987  
 PHONE: 815-41-3114  
 WWW.TIMMELGROUP.COM  
 TIMMEL@TIMMELGROUP.COM

Sheet Number	Sheet Title	Scale
001A	COVER	AS SHOWN
01A	EXISTING ZONING MAP	AS SHOWN
02A	GENERAL SITE PLAN	AS SHOWN
03A	DETAILED SITE PLAN SHEET 1 OF 4	AS SHOWN
04A	DETAILED SITE PLAN SHEET 2 OF 4	AS SHOWN
05A	DETAILED SITE PLAN SHEET 3 OF 4	AS SHOWN
06A	DETAILED SITE PLAN SHEET 4 OF 4	AS SHOWN
07A	CONCEPTUAL LAYOUT PLAN	AS SHOWN
08A	CONCEPTUAL LAYOUT PLAN SHEET 1 OF 2	AS SHOWN
09A	CONCEPTUAL LAYOUT PLAN SHEET 2 OF 2	AS SHOWN
10A	CONCEPTUAL LAYOUT PLAN SHEET 3 OF 4	AS SHOWN
11A	CONCEPTUAL LAYOUT PLAN SHEET 4 OF 4	AS SHOWN
12A	CONCEPTUAL LAYOUT PLAN SHEET 5 OF 4	AS SHOWN
13A	CONCEPTUAL LAYOUT PLAN SHEET 6 OF 4	AS SHOWN
14A	CONCEPTUAL LAYOUT PLAN SHEET 7 OF 4	AS SHOWN
15A	CONCEPTUAL LAYOUT PLAN SHEET 8 OF 4	AS SHOWN
16A	CONCEPTUAL LAYOUT PLAN SHEET 9 OF 4	AS SHOWN
17A	CONCEPTUAL LAYOUT PLAN SHEET 10 OF 4	AS SHOWN
18A	CONCEPTUAL LAYOUT PLAN SHEET 11 OF 4	AS SHOWN
19A	CONCEPTUAL LAYOUT PLAN SHEET 12 OF 4	AS SHOWN
20A	CONCEPTUAL LAYOUT PLAN SHEET 13 OF 4	AS SHOWN
21A	CONCEPTUAL LAYOUT PLAN SHEET 14 OF 4	AS SHOWN
22A	CONCEPTUAL LAYOUT PLAN SHEET 15 OF 4	AS SHOWN
23A	CONCEPTUAL LAYOUT PLAN SHEET 16 OF 4	AS SHOWN
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29A	CONCEPTUAL LAYOUT PLAN SHEET 22 OF 4	AS SHOWN
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84A	CONCEPTUAL LAYOUT PLAN SHEET 77 OF 4	AS SHOWN
85A	CONCEPTUAL LAYOUT PLAN SHEET 78 OF 4	AS SHOWN
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89A	CONCEPTUAL LAYOUT PLAN SHEET 82 OF 4	AS SHOWN
90A	CONCEPTUAL LAYOUT PLAN SHEET 83 OF 4	AS SHOWN
91A	CONCEPTUAL LAYOUT PLAN SHEET 84 OF 4	AS SHOWN
92A	CONCEPTUAL LAYOUT PLAN SHEET 85 OF 4	AS SHOWN
93A	CONCEPTUAL LAYOUT PLAN SHEET 86 OF 4	AS SHOWN
94A	CONCEPTUAL LAYOUT PLAN SHEET 87 OF 4	AS SHOWN
95A	CONCEPTUAL LAYOUT PLAN SHEET 88 OF 4	AS SHOWN
96A	CONCEPTUAL LAYOUT PLAN SHEET 89 OF 4	AS SHOWN
97A	CONCEPTUAL LAYOUT PLAN SHEET 90 OF 4	AS SHOWN
98A	CONCEPTUAL LAYOUT PLAN SHEET 91 OF 4	AS SHOWN
99A	CONCEPTUAL LAYOUT PLAN SHEET 92 OF 4	AS SHOWN
100A	CONCEPTUAL LAYOUT PLAN SHEET 93 OF 4	AS SHOWN



**TIMMONS GROUP**  
 NORTH CAROLINA LICENSE NO. C-1652  
 713 S WAKEFIELD STREET, ZEBULON, WAKE COUNTY, NORTH CAROLINA  
 COVER  
 490004  
 DATE: 11/11/2011  
 DRAWN BY: J. B. BROWN  
 CHECKED BY: J. B. BROWN  
 APPROVED BY: J. B. BROWN  
 SCALE: AS SHOWN  
 SHEET NO. 1 OF 100  
 PROJECT NO. 11-0001  
 CLIENT: TOWN OF ZEBULON



**LEGEND**

- EXISTING UTILITY EASEMENT
- EXISTING VEHICLE EASEMENT
- EXISTING EASEMENT
- EXISTING PROPERTY LINES
- EXISTING EASEMENT LINES

NOTES:  
 1. THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DEEDS FOR THE PROPERTY.  
 2. THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DEEDS FOR THE PROPERTY.  
 3. THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DEEDS FOR THE PROPERTY.  
 4. THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DEEDS FOR THE PROPERTY.  
 5. THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DEEDS FOR THE PROPERTY.

**COUNTY TABLE**

NO.	NAME	AREA	PERCENT	PERCENT	PERCENT	PERCENT
01	ALBANY	1,000.00	100.00	100.00	100.00	100.00
02	ALLEN	1,000.00	100.00	100.00	100.00	100.00
03	ANDERSON	1,000.00	100.00	100.00	100.00	100.00
04	BEAUFORT	1,000.00	100.00	100.00	100.00	100.00
05	BERTHOUD	1,000.00	100.00	100.00	100.00	100.00
06	BURKE	1,000.00	100.00	100.00	100.00	100.00
07	CHAMBERLAIN	1,000.00	100.00	100.00	100.00	100.00
08	CHARLOTTE	1,000.00	100.00	100.00	100.00	100.00
09	CATAWBA	1,000.00	100.00	100.00	100.00	100.00
10	CAYNE	1,000.00	100.00	100.00	100.00	100.00
11	CONWAY	1,000.00	100.00	100.00	100.00	100.00
12	DAVIE	1,000.00	100.00	100.00	100.00	100.00
13	DEKALB	1,000.00	100.00	100.00	100.00	100.00
14	DURHAM	1,000.00	100.00	100.00	100.00	100.00
15	FAYETTE	1,000.00	100.00	100.00	100.00	100.00
16	GASTON	1,000.00	100.00	100.00	100.00	100.00
17	GUILFORD	1,000.00	100.00	100.00	100.00	100.00
18	HAMPSHIRE	1,000.00	100.00	100.00	100.00	100.00
19	HARRIS	1,000.00	100.00	100.00	100.00	100.00
20	HEMPHREYS	1,000.00	100.00	100.00	100.00	100.00
21	HOUSTON	1,000.00	100.00	100.00	100.00	100.00
22	INDIAN LANE	1,000.00	100.00	100.00	100.00	100.00
23	JACKSONVILLE	1,000.00	100.00	100.00	100.00	100.00
24	JOHNSTON	1,000.00	100.00	100.00	100.00	100.00
25	LAGEDON	1,000.00	100.00	100.00	100.00	100.00
26	LENOIR	1,000.00	100.00	100.00	100.00	100.00
27	LYONS	1,000.00	100.00	100.00	100.00	100.00
28	MAKON	1,000.00	100.00	100.00	100.00	100.00
29	MARTIN	1,000.00	100.00	100.00	100.00	100.00
30	MCDONOUGH	1,000.00	100.00	100.00	100.00	100.00
31	MICHAEL	1,000.00	100.00	100.00	100.00	100.00
32	MORRIS	1,000.00	100.00	100.00	100.00	100.00
33	MURKIN	1,000.00	100.00	100.00	100.00	100.00
34	NORTH CAROLINA	1,000.00	100.00	100.00	100.00	100.00
35	OHIO	1,000.00	100.00	100.00	100.00	100.00
36	ORANGE	1,000.00	100.00	100.00	100.00	100.00
37	OSWEGO	1,000.00	100.00	100.00	100.00	100.00
38	PAYSON	1,000.00	100.00	100.00	100.00	100.00
39	PEDERSEN	1,000.00	100.00	100.00	100.00	100.00
40	PERDUE	1,000.00	100.00	100.00	100.00	100.00
41	ROBERTSON	1,000.00	100.00	100.00	100.00	100.00
42	ROCKWELL	1,000.00	100.00	100.00	100.00	100.00
43	ROSEN	1,000.00	100.00	100.00	100.00	100.00
44	SANDERS	1,000.00	100.00	100.00	100.00	100.00
45	SARGENT	1,000.00	100.00	100.00	100.00	100.00
46	SEASIDE	1,000.00	100.00	100.00	100.00	100.00
47	SEMPER	1,000.00	100.00	100.00	100.00	100.00
48	SPENCER	1,000.00	100.00	100.00	100.00	100.00
49	STANLEY	1,000.00	100.00	100.00	100.00	100.00
50	SWAIN	1,000.00	100.00	100.00	100.00	100.00
51	TAYLOR	1,000.00	100.00	100.00	100.00	100.00
52	TENNANT	1,000.00	100.00	100.00	100.00	100.00
53	TRIMBLE	1,000.00	100.00	100.00	100.00	100.00
54	WALTON	1,000.00	100.00	100.00	100.00	100.00
55	WELLS	1,000.00	100.00	100.00	100.00	100.00
56	WILKINSON	1,000.00	100.00	100.00	100.00	100.00
57	YAMHOUBEE	1,000.00	100.00	100.00	100.00	100.00
58	ZIPPERLIN	1,000.00	100.00	100.00	100.00	100.00

**TIMMONS GROUP**  
 NORTH CAROLINA LICENSE NO. C-1652

751 S. WARRINGTON STREET, FARMINGTON, NORTH CAROLINA 27834  
 EXISTING CONDITIONS

DATE: 4/20/04  
 SHEET NO. 128  
 C.L.D.

FROM: JOHN A. TIMMONS, P.E.  
 TO: JOHN A. TIMMONS, P.E.

PROJECT: ZEBULON SOUTH

SCALE: 1" = 20'

DATE: 4/20/04

PROJECT: ZEBULON SOUTH

SCALE: 1" = 20'

DATE: 4/20/04



**SITE DATA**

PROPOSED PROJECT: PHASE 2, 3, & 4 DEVELOPMENT  
 TOTAL ESTIMATED TRACT AREA: 1.12 AC  
 EXISTING ZONING: R-2 (SINGLE-FAMILY RESIDENTIAL)  
 PROPOSED ZONING: R-3 (DUAL-FAMILY RESIDENTIAL)  
 PROPOSED DENSITY: 12 UNITS PER ACRE  
 TOTAL UNITS PROPOSED: 134 UNITS  
 15% OPEN SPACE REQUIREMENT: 17.1 UNITS  
 OPEN SPACE PROVIDED: 18 UNITS (WITH WETLANDS)  
 DENSITY VARIANCE: 12 UNITS PER ACRE (PROPOSED) VS 15 UNITS PER ACRE (MAXIMUM ALLOWED)  
 TOTAL PARKING SPACES PROVIDED: 134 (1:1 RATIO)  
 TOTAL JARVIS FEES: \$10,000 PER UNIT (TOTAL: \$1,340,000)  
 TOTAL LOT AREA: 148,000 SQ. FT. (3.36 AC)

**LOT DATA**

ALL LOTS SHALL BE DEEDS WITH EASEMENTS ATTACHED TO THE LOTS TO BE OFFERED FOR SALE AND SHALL BE CONVEYED BY DEED TO THE BUYER.  
 THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE PROJECT.  
 THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE PROJECT.  
 THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE PROJECT.

**STREET TABLE**

STREET NAME	TYPE	WIDTH	RIGHT-OF-WAY
PHASE 1 DRIVE	LOCAL	30'	60'
PHASE 2 DRIVE	LOCAL	30'	60'
PHASE 3 DRIVE	LOCAL	30'	60'
PHASE 4 DRIVE	LOCAL	30'	60'
WETLAND 1 DRIVE	LOCAL	30'	60'
WETLAND 2 DRIVE	LOCAL	30'	60'
WETLAND 3 DRIVE	LOCAL	30'	60'
WETLAND 4 DRIVE	LOCAL	30'	60'
WETLAND 5 DRIVE	LOCAL	30'	60'
WETLAND 6 DRIVE	LOCAL	30'	60'

**SETBACK TABLE**

SETBACK TYPE	MINIMUM SETBACK
FRONT SETBACK	10'
REAR SETBACK	5'
SIDE SETBACK	5'
WETLAND SETBACK	25'

**OPEN SPACE TABLE**

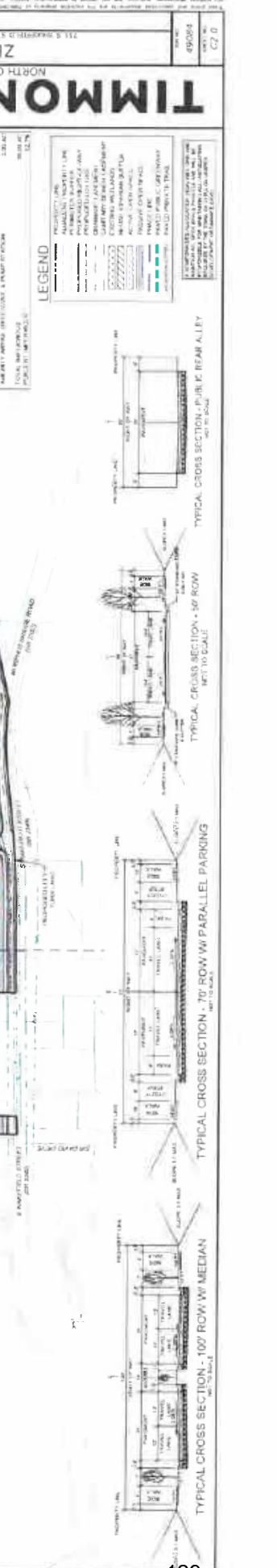
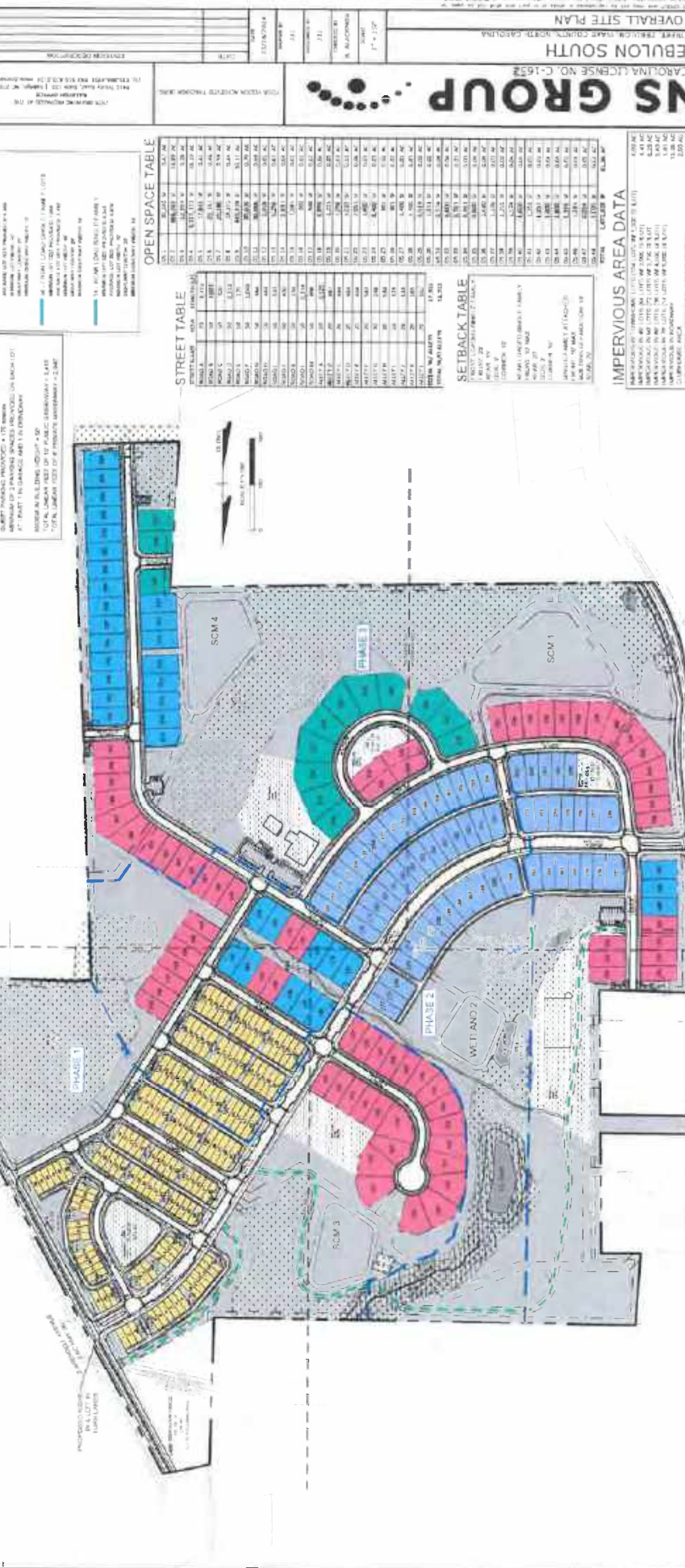
SPACE TYPE	AREA (SQ. FT.)	WIDTH	PERCENTAGE OF TOTAL AREA
WETLAND 1	10,000	30'	6.8%
WETLAND 2	10,000	30'	6.8%
WETLAND 3	10,000	30'	6.8%
WETLAND 4	10,000	30'	6.8%
WETLAND 5	10,000	30'	6.8%
WETLAND 6	10,000	30'	6.8%
TOTAL WETLANDS	60,000		41.2%

**IMPERVIOUS AREA DATA**

AREA TYPE	AREA (SQ. FT.)	PERCENTAGE OF TOTAL IMPERVIOUS AREA
DRIVEWAYS	10,000	10.0%
PARKING	20,000	20.0%
ROADS	10,000	10.0%
ROOFS	20,000	20.0%
WALKWAYS	5,000	5.0%
DECKS	2,000	2.0%
POOLS	2,000	2.0%
SCREENED PATIOS	2,000	2.0%
TERRAZZO	2,000	2.0%
SCREENED PATIOS	2,000	2.0%
TERRAZZO	2,000	2.0%
TOTAL IMPERVIOUS AREA	78,000	78.0%

**LEGEND**

- PROPOSED IMPERVIOUS AREA
- EXISTING IMPERVIOUS AREA
- PROPOSED OPEN SPACE
- EXISTING OPEN SPACE
- PROPOSED PARKING
- EXISTING PARKING
- PROPOSED DRIVEWAYS
- EXISTING DRIVEWAYS
- PROPOSED ROADS
- EXISTING ROADS
- PROPOSED ROOFS
- EXISTING ROOFS
- PROPOSED WALKWAYS
- EXISTING WALKWAYS
- PROPOSED DECKS
- EXISTING DECKS
- PROPOSED POOLS
- EXISTING POOLS
- PROPOSED SCREENED PATIOS
- EXISTING SCREENED PATIOS
- PROPOSED TERRAZZO
- EXISTING TERRAZZO



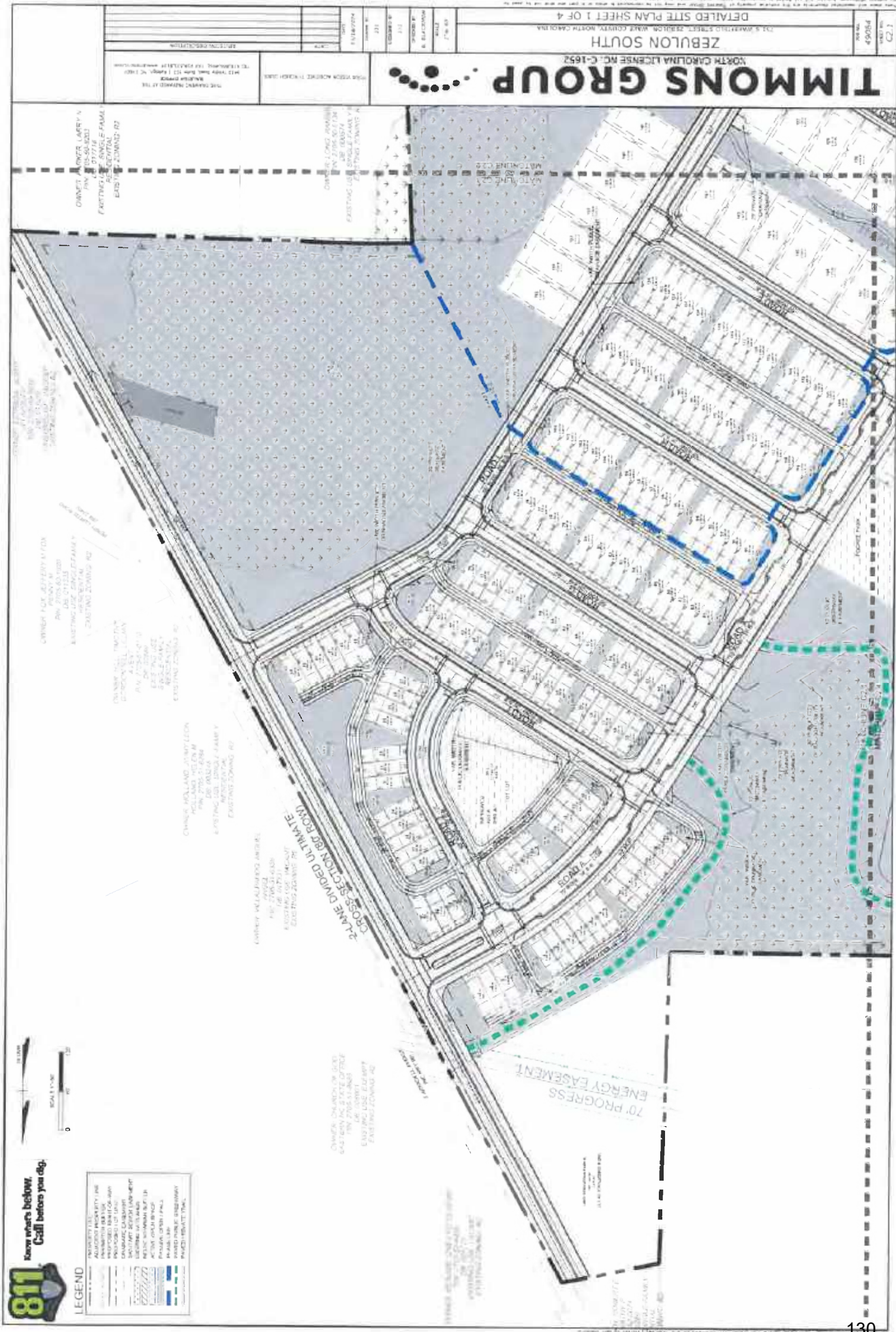
OVERALL SITE PLAN  
 NORTH CAROLINA LICENSE NO. C-1632  
 ZEBULON SOUTH  
 711 S. HUNTER ST. ZEBULON, NC 28592  
 ENGINEER EXPLANATION  
 DATE: 11/25/2015  
 PROJECT NO. 2015-001



Know what's below.  
Call before you dig.

### LEGEND

- UNSATURATED AREA
- ALLOYED IRONWATER LINE
- PROPOSED IMPROVEMENTS
- EXISTING UTILITY
- CONCRETE
- GRAVEL
- ASPHALT DRIVEWAY
- CONCRETE DRIVEWAY
- PAVED SIDEWALK
- PAVED DRIVEWAY
- PAVED SIDEWALK
- PAVED DRIVEWAY
- PAVED SIDEWALK
- PAVED DRIVEWAY



**TIMMONS GROUP**

NORTH CAROLINA LICENSE NO. C-1652

PROJECT NO. 105-36-2023	SHEET NO. 4	DATE 08/24/23	DRAWN BY J. SMITH	PROJECT DESCRIPTION: THIS DRAWING REQUIRES THE REVIEW AND APPROVAL OF THE LOCAL GOVERNMENT.
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**ZEBULON SOUTH**

70' PROGRESS ENERGY EASEMENT

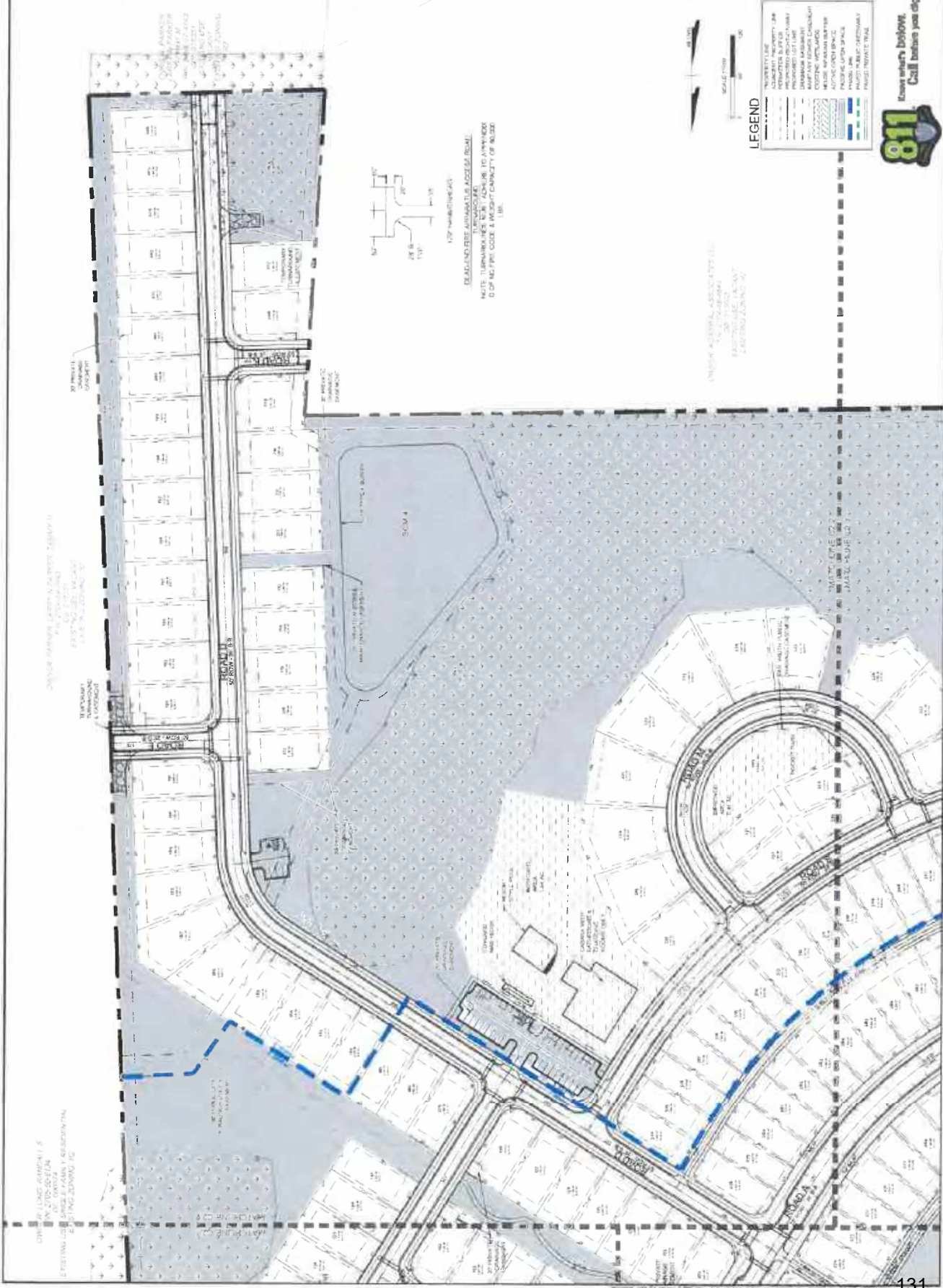
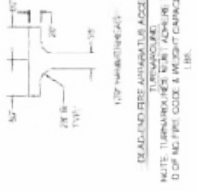
DETAILED SITE PLAN SHEET 1 OF 4

THIS DRAWING WAS PREPARED AT THE OFFICE OF THE ARCHITECT AND ENGINEER AT THE ADDRESS LISTED BELOW.
DATE OF PREPARATION: 7-17-21
PROJECT NO: ZEBULON SOUTH
CLIENT: J. D. JONES
DESIGNER: J. D. JONES



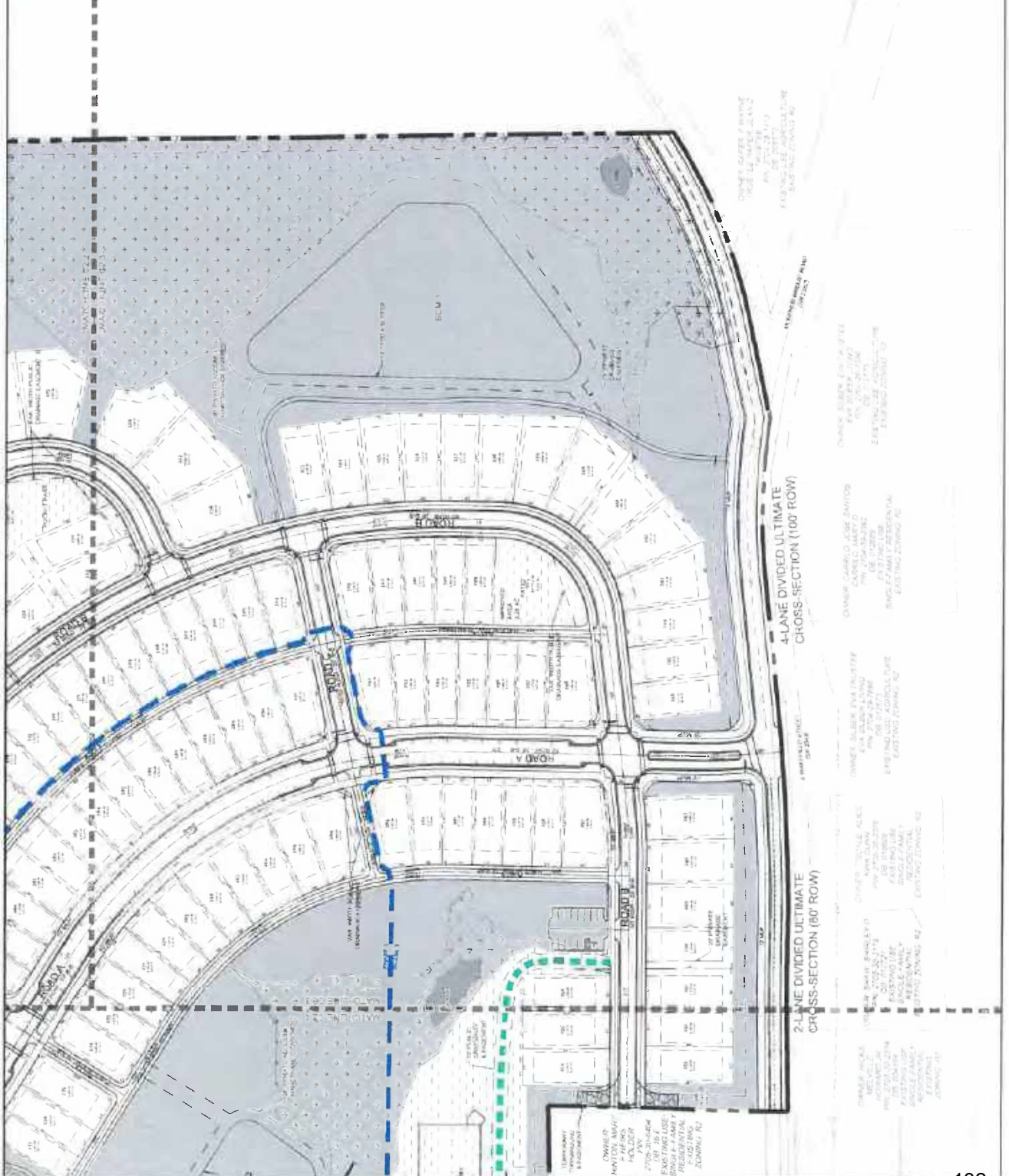
**LEGEND**

	UTILITY LINE
	PROPOSED PAVEMENT
	PROPOSED LOT LINE
	EXISTING PAVEMENT
	EXISTING LOT LINE
	PUBLIC UTILITY RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY



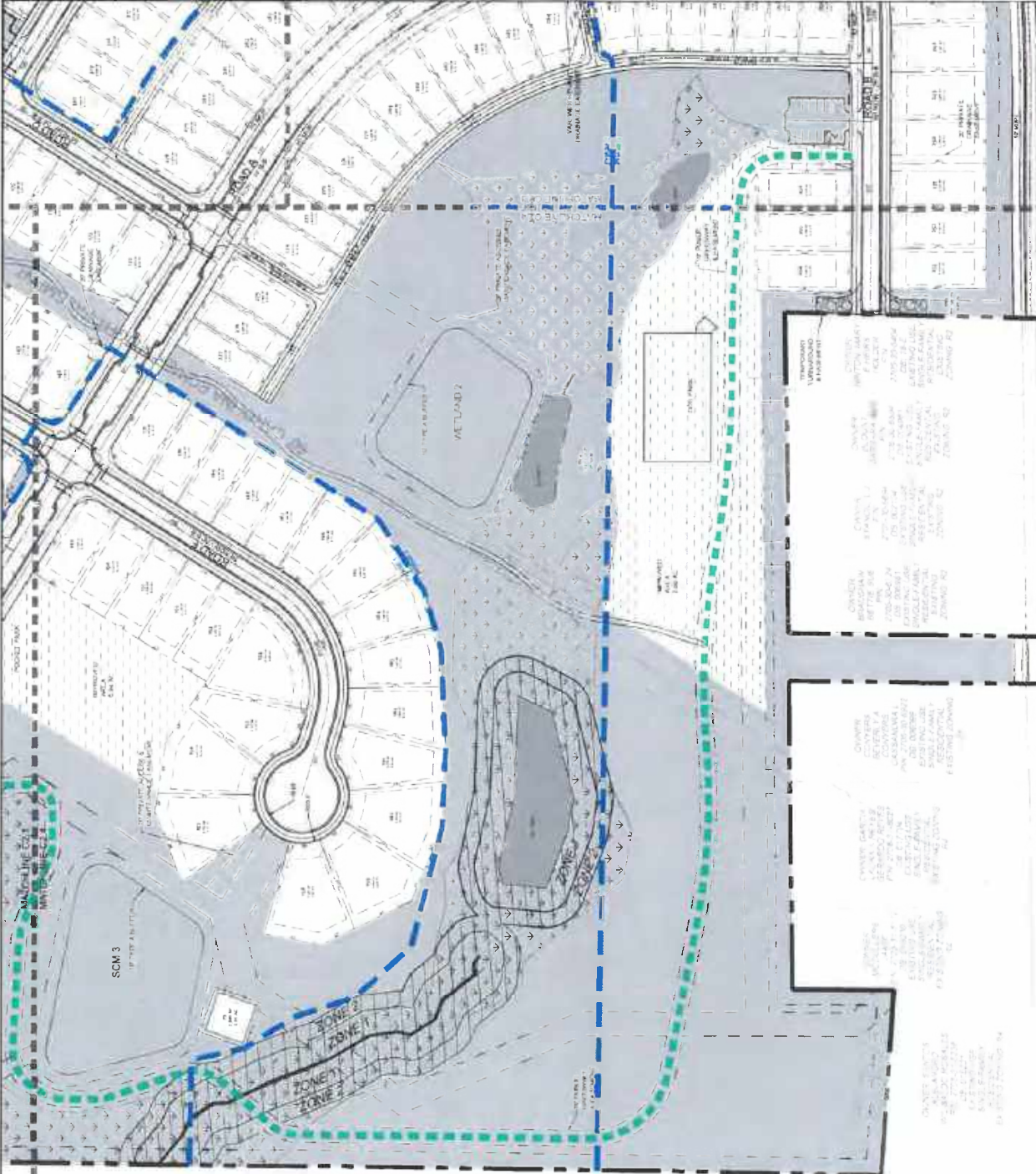
**811**  
 Know what's below.  
 Call before you dig.

**LEGEND**  
 PROPOSED: 1" = 40'  
 EXISTING: 1" = 40'  
 1. PROPOSED PROPERTY LINE  
 2. PROPOSED RIGHT OF WAY  
 3. PROPOSED DRIVEWAY  
 4. PROPOSED DRIVEWAY  
 5. PROPOSED DRIVEWAY  
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 98. PROPOSED DRIVEWAY  
 99. PROPOSED DRIVEWAY  
 100. PROPOSED DRIVEWAY



DATE	01/20/17
PROJECT	711 S. WASHINGTON STREET
DRAWN BY	ALAN
CHECKED BY	ALAN
SCALE	AS SHOWN
TITLE	711 S. WASHINGTON STREET
PROJECT NO.	17-0001
DATE	01/20/17

2-LANE DIVIDED (ULTIMATE)  
 CROSS-SECTION (80' ROW)



**OWNER: BIRDAWAY SUBDIVISION #1 PART**

**OWNER: BIRDAWAY SUBDIVISION #2 PART**

**OWNER: BIRDAWAY SUBDIVISION #3 PART**

**OWNER: BIRDAWAY SUBDIVISION #4 PART**

**OWNER: BIRDAWAY SUBDIVISION #5 PART**

**OWNER: BIRDAWAY SUBDIVISION #6 PART**

**OWNER: BIRDAWAY SUBDIVISION #7 PART**

**OWNER: BIRDAWAY SUBDIVISION #8 PART**

**OWNER: BIRDAWAY SUBDIVISION #9 PART**

**OWNER: BIRDAWAY SUBDIVISION #10 PART**

**OWNER: BIRDAWAY SUBDIVISION #11 PART**

**OWNER: BIRDAWAY SUBDIVISION #12 PART**

**OWNER: BIRDAWAY SUBDIVISION #13 PART**

**OWNER: BIRDAWAY SUBDIVISION #14 PART**

**OWNER: BIRDAWAY SUBDIVISION #15 PART**

**OWNER: BIRDAWAY SUBDIVISION #16 PART**

**OWNER: BIRDAWAY SUBDIVISION #17 PART**

**OWNER: BIRDAWAY SUBDIVISION #18 PART**

**OWNER: BIRDAWAY SUBDIVISION #19 PART**

**OWNER: BIRDAWAY SUBDIVISION #20 PART**

THESE ZONES ARE SUBJECT TO THE ZONING ORDINANCES OF THE TOWN OF ZEBULON, NORTH CAROLINA. THE ZONING ORDINANCES MAY BE VIEWED AT THE TOWN OF ZEBULON, 711 S. WASHINGTON STREET, ZEBULON, NC 27592.



**LEGEND**

- INDICATES LINE
- ADJACENT PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED DRIVEWAY
- PROPOSED SIDEWALK
- PROPOSED BIKEWAY
- PROPOSED UTILITY
- PROPOSED OPEN SPACE
- PROPOSED PAVED DRIVEWAY
- PROPOSED PAVED SIDEWALK
- PROPOSED PAVED BIKEWAY
- PROPOSED PAVED DRIVEWAY
- PROPOSED PAVED SIDEWALK
- PROPOSED PAVED BIKEWAY

**811** Know what's below. Call before you dig.



**811** Know what's below. Call before you dig.

SCALE 1"=50'

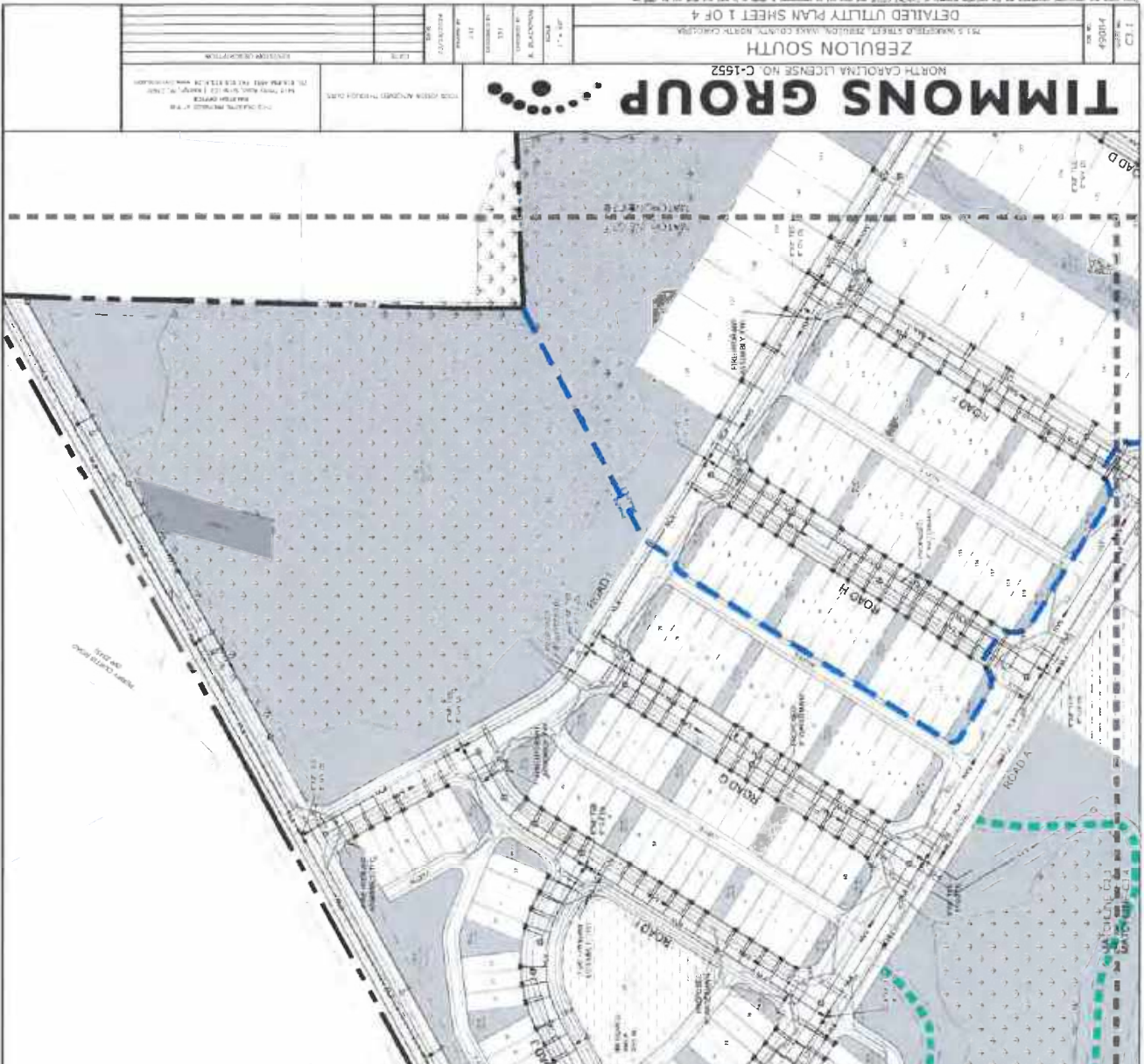
NO CONSTRUCTION TO OCCUR UNTIL ALL TOWNS OF ZEBULON, GA, 30152 AND NEIGHBORING JURISDICTIONS ARE NOTIFIED BY MAIL AND RECEIVED.

**LEGEND**

PROPOSED UTILITY LINE	EXISTING UTILITY LINE
PROPOSED SANITARY MAIN	EXISTING SANITARY MAIN
PROPOSED WATER MAIN	EXISTING WATER MAIN
PROPOSED GAS MAIN	EXISTING GAS MAIN
PROPOSED FIBER OPTIC	EXISTING FIBER OPTIC
PROPOSED TELEPHONE	EXISTING TELEPHONE
PROPOSED CABLE TV	EXISTING CABLE TV
PROPOSED SLOTTED DRAINAGE	EXISTING SLOTTED DRAINAGE
PROPOSED CURB	EXISTING CURB
PROPOSED SIDEWALK	EXISTING SIDEWALK
PROPOSED DRIVEWAY	EXISTING DRIVEWAY
PROPOSED DRIVE	EXISTING DRIVE
PROPOSED ROAD	EXISTING ROAD
PROPOSED LOT	EXISTING LOT
PROPOSED LOT AREA	EXISTING LOT AREA
PROPOSED LOT DIMENSIONS	EXISTING LOT DIMENSIONS
PROPOSED LOT CORNERS	EXISTING LOT CORNERS
PROPOSED LOT CENTER POINTS	EXISTING LOT CENTER POINTS
PROPOSED LOT AREA CALCULATIONS	EXISTING LOT AREA CALCULATIONS
PROPOSED LOT DIMENSION CALCULATIONS	EXISTING LOT DIMENSION CALCULATIONS
PROPOSED LOT CORNER CALCULATIONS	EXISTING LOT CORNER CALCULATIONS
PROPOSED LOT CENTER POINT CALCULATIONS	EXISTING LOT CENTER POINT CALCULATIONS
PROPOSED LOT AREA CALCULATIONS	EXISTING LOT AREA CALCULATIONS
PROPOSED LOT DIMENSION CALCULATIONS	EXISTING LOT DIMENSION CALCULATIONS
PROPOSED LOT CORNER CALCULATIONS	EXISTING LOT CORNER CALCULATIONS
PROPOSED LOT CENTER POINT CALCULATIONS	EXISTING LOT CENTER POINT CALCULATIONS

**UTILITY LEGEND**

PROPOSED UTILITY LINE	EXISTING UTILITY LINE
PROPOSED SANITARY MAIN	EXISTING SANITARY MAIN
PROPOSED WATER MAIN	EXISTING WATER MAIN
PROPOSED GAS MAIN	EXISTING GAS MAIN
PROPOSED FIBER OPTIC	EXISTING FIBER OPTIC
PROPOSED TELEPHONE	EXISTING TELEPHONE
PROPOSED CABLE TV	EXISTING CABLE TV
PROPOSED SLOTTED DRAINAGE	EXISTING SLOTTED DRAINAGE
PROPOSED CURB	EXISTING CURB
PROPOSED SIDEWALK	EXISTING SIDEWALK
PROPOSED DRIVEWAY	EXISTING DRIVEWAY
PROPOSED DRIVE	EXISTING DRIVE
PROPOSED ROAD	EXISTING ROAD
PROPOSED LOT	EXISTING LOT
PROPOSED LOT AREA	EXISTING LOT AREA
PROPOSED LOT DIMENSIONS	EXISTING LOT DIMENSIONS
PROPOSED LOT CORNERS	EXISTING LOT CORNERS
PROPOSED LOT CENTER POINTS	EXISTING LOT CENTER POINTS
PROPOSED LOT AREA CALCULATIONS	EXISTING LOT AREA CALCULATIONS
PROPOSED LOT DIMENSION CALCULATIONS	EXISTING LOT DIMENSION CALCULATIONS
PROPOSED LOT CORNER CALCULATIONS	EXISTING LOT CORNER CALCULATIONS
PROPOSED LOT CENTER POINT CALCULATIONS	EXISTING LOT CENTER POINT CALCULATIONS

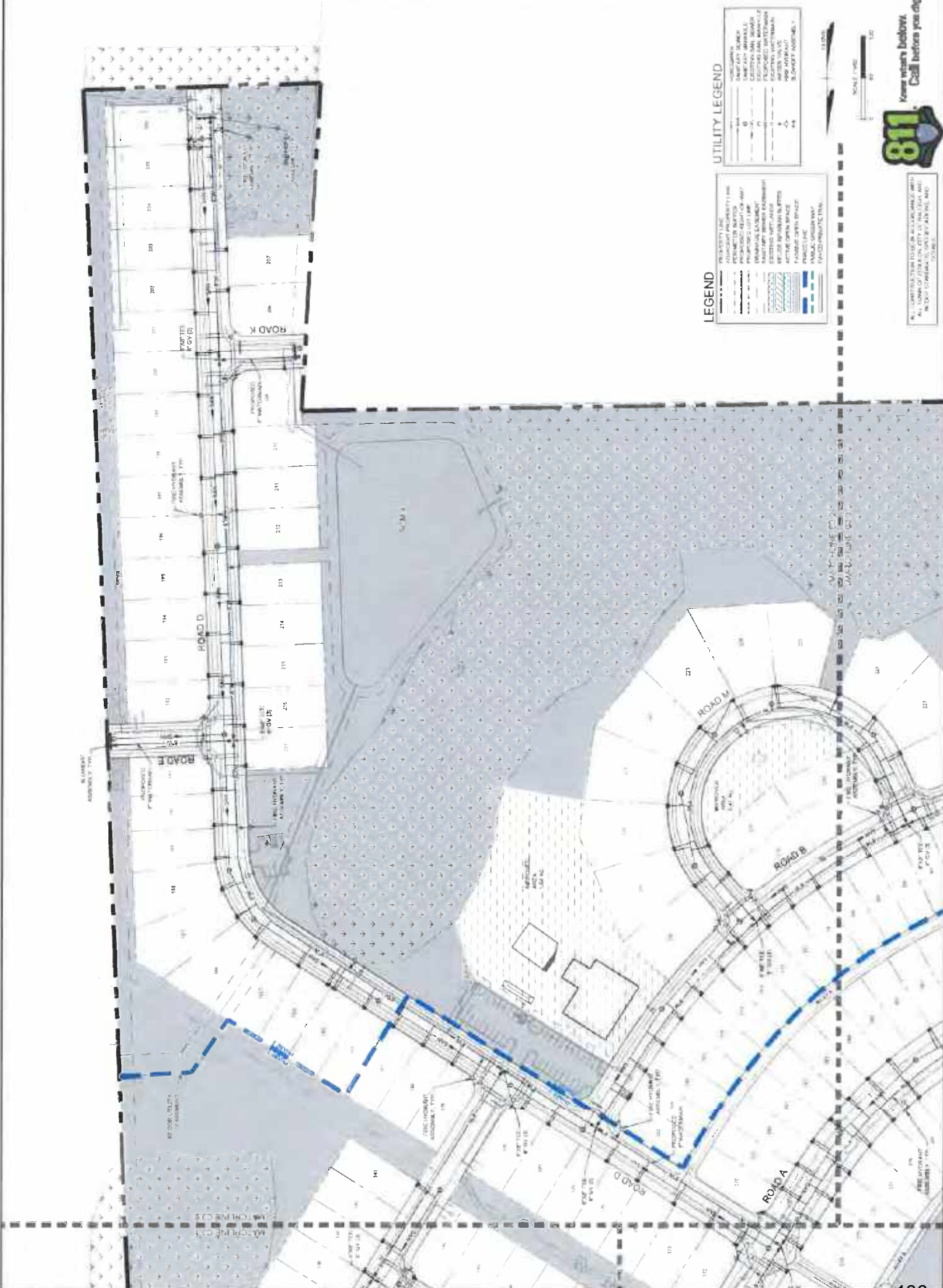


**TIMMONS GROUP**  
 NORTH CAROLINA LICENSE NO. C-1552  
 7515 WINDFEST STREET, ZEBULON, WAKE COUNTY, NORTH CAROLINA  
 DETAILED UTILITY PLAN SHEET 1 OF 4

DATE: 10/15/2014  
 DRAWN BY: J. B. HARRIS  
 CHECKED BY: J. B. HARRIS  
 APPROVED BY: J. B. HARRIS  
 SEALED BY: J. B. HARRIS  
 STAMPED BY: J. B. HARRIS  
 SIGNED BY: J. B. HARRIS



NO DRAWING REVISIONS AT THIS TIME  
 ALL DIMENSIONS ARE IN FEET AND INCHES  
 UNLESS OTHERWISE SPECIFIED



**811 Know what's below. Call before you dig.**

ALL UTILITIES FROM EXISTING UTILITIES AND ALL UTILITIES FROM THE CITY OF ZEBULON, CITY OF FAYETTEVILLE AND THE COUNTY OF ZEBULON, WAKE COUNTY, NORTH CAROLINA.



# TIMMONS GROUP

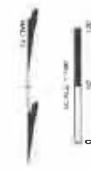
NORTH CAROLINA LICENSE NO. C-1652

TOWN OF ZEBULON

PROJECT: SUBDIVISION

NO.	DATE	DESCRIPTION
1	4/17/14	ISSUED FOR PERMITS
2	4/20/14	ISSUED FOR PERMITS

**811** Know what's below. Call before you dig.

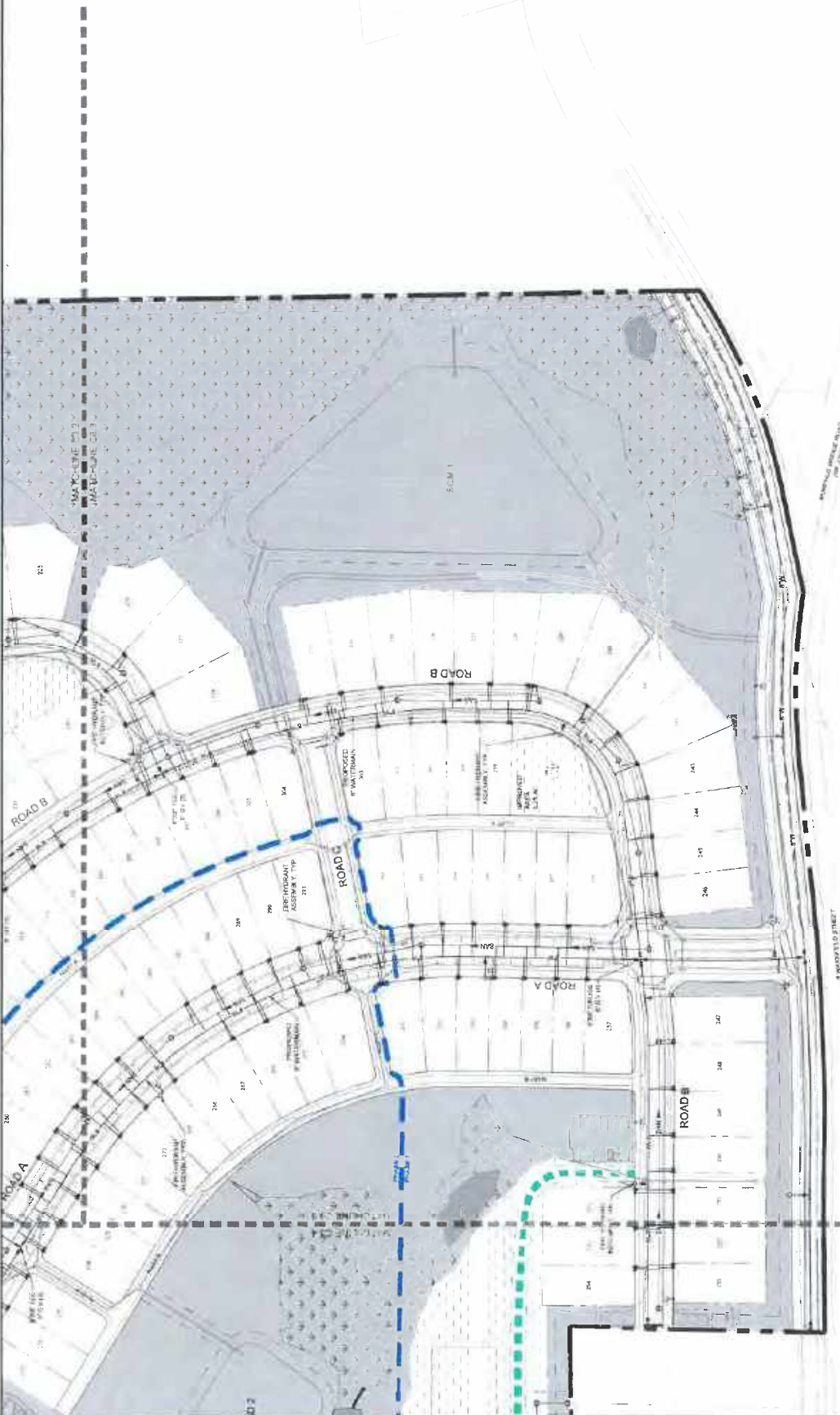


### UTILITY LEGEND

SYMBOL	DESCRIPTION
---	ELECTRICITY
---	TELEPHONE
---	CABLE TV
---	SEWER
---	WATER
---	NATURAL GAS
---	ASBESTOS
---	UNDERGROUND STORAGE TANKS
---	POWERSHED
---	PROPOSED

### LEGEND

---	PROPERTY LINE
---	PROPERTY EASEMENT
---	PROPOSED DRIVEWAY
---	PROPOSED DRIVEWAY
---	PROPOSED DRIVEWAY
---	PROPOSED DRIVEWAY
---	PROPOSED DRIVEWAY
---	PROPOSED DRIVEWAY
---	PROPOSED DRIVEWAY
---	PROPOSED DRIVEWAY





OVERALL GRADING & DRAINAGE PLAN

SHEET 4-90854

DATE 10/12/04

SCALE 1" = 30'

ZEBULON SOUTH

NORTH CAROLINA LICENSE NO. C-1652



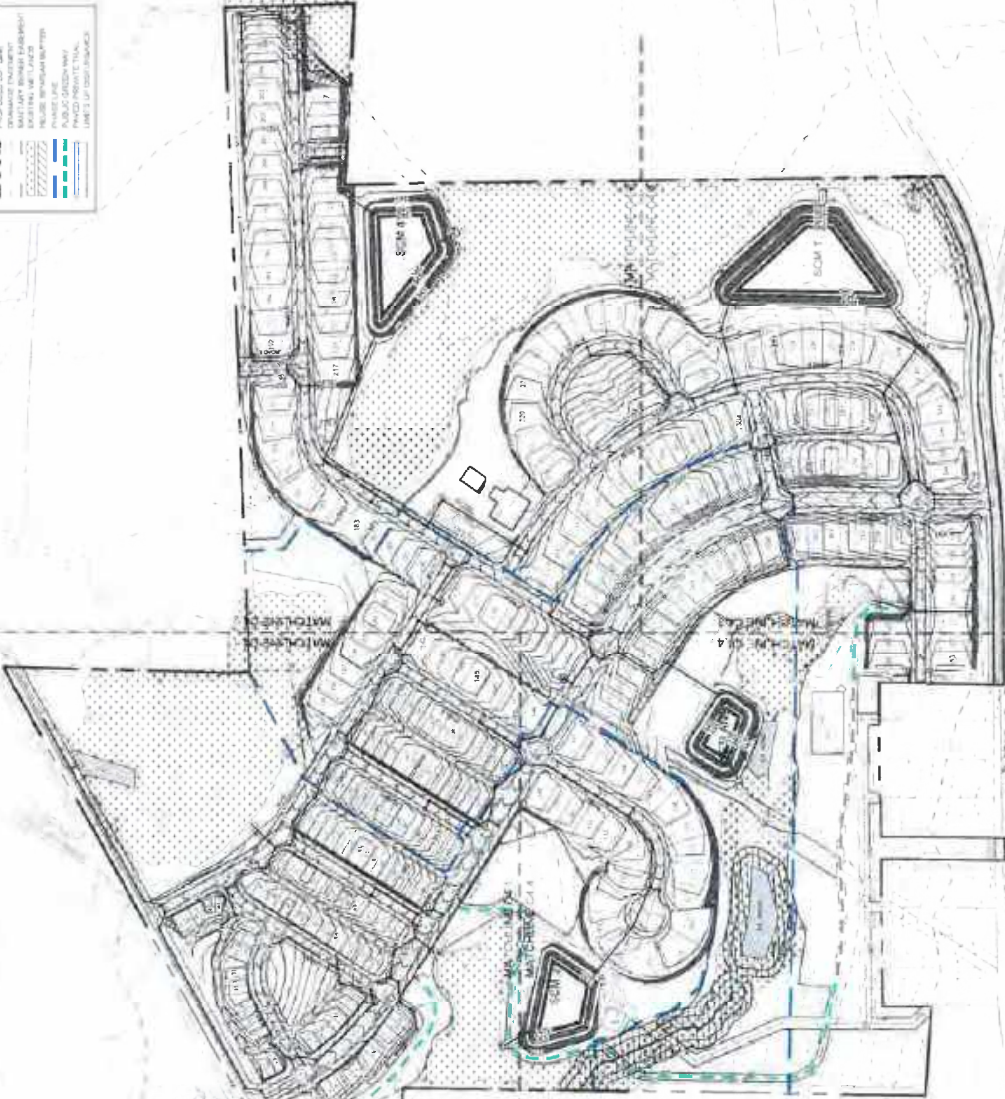
**TIMMONS GROUP**

DATE: 10/12/04  
PROJECT: ZEBULON SOUTH  
SHEET: 4-90854



**LEGEND**

[Symbol]	PROPERTY LINE
[Symbol]	PROPOSED LOT LINES
[Symbol]	PROPOSED DRIVEWAYS
[Symbol]	PROPOSED SIDEWALKS
[Symbol]	PROPOSED PAVEMENT
[Symbol]	PROPOSED GRADE
[Symbol]	PROPOSED EROSION CONTROL
[Symbol]	PROPOSED UTILITIES
[Symbol]	PROPOSED EXISTING UTILITIES
[Symbol]	PROPOSED EXISTING DRIVEWAYS
[Symbol]	PROPOSED EXISTING SIDEWALKS
[Symbol]	PROPOSED EXISTING PAVEMENT
[Symbol]	PROPOSED EXISTING GRADE
[Symbol]	PROPOSED EXISTING UTILITIES
[Symbol]	PROPOSED EXISTING EROSION CONTROL
[Symbol]	PROPOSED EXISTING LOT LINES



Know when to call.  
Call before you dig.



# TIMMONS GROUP



THIS DRAWING IS ONE OF THE  
 DRAWINGS REQUIRED FOR THE  
 ZEBULON SOUTH PROJECT.  
 THE ZEBULON SOUTH PROJECT IS  
 A DEVELOPMENT OF 1,000  
 LOTS IN ZEBULON, NORTH  
 CAROLINA.



811  
 Know what's below.  
 Call before you dig.



**LEGEND**

	PROPOSED UTILITY
	PROPOSED PROPERTY LINE
	PROPOSED LOT LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED EASEMENT
	PROPOSED SETBACK
	PROPOSED UTILITY RIGHT-OF-WAY
	PROPOSED PRIVATE WAY
	PROPOSED RIGHT-OF-WAY

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751 S. WAKEFIELD STREET, ZEBULON, NORTH CAROLINA 27892

ZEBULON SOUTH

DETAILED GRADING & DRAINAGE PLAN SHEET 2 OF 4

SHEET NO. C4.7

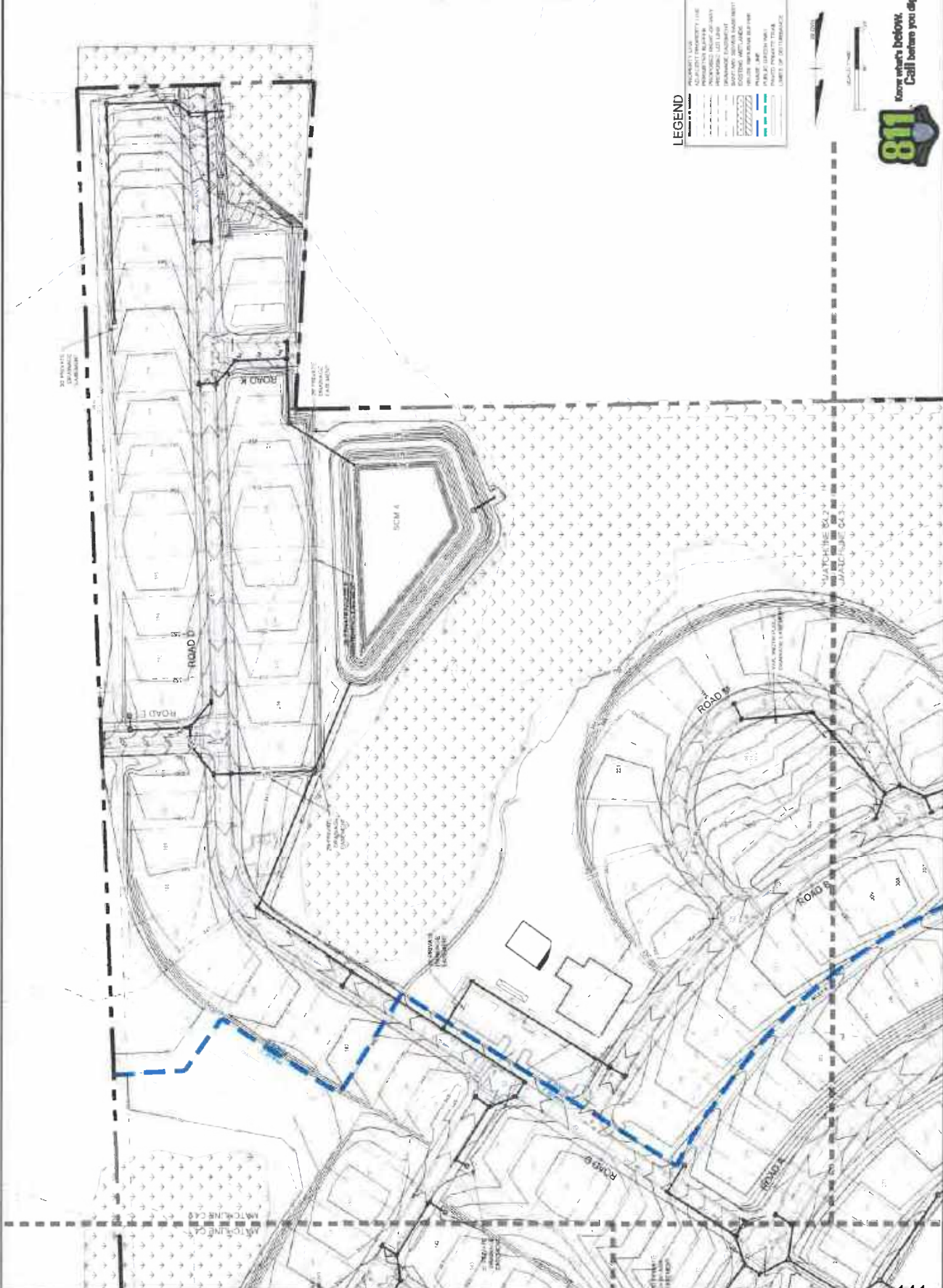
45084

NORTH CAROLINA LICENSE NO. C-1652

# TIMMONS GROUP



1115 BAYVIEW DRIVE, SUITE 100, WAKEFIELD, NC 27888  
919.488.4444  
WWW.TIMMONSGROUP.COM



**LEGEND**

[Symbol]	PROPOSED LOT LINES
[Symbol]	EXISTING LOT LINES
[Symbol]	PROPOSED DRIVEWAYS
[Symbol]	EXISTING DRIVEWAYS
[Symbol]	PROPOSED SIDEWALKS
[Symbol]	EXISTING SIDEWALKS
[Symbol]	PROPOSED CONCRETES
[Symbol]	EXISTING CONCRETES
[Symbol]	PROPOSED ASPHALTS
[Symbol]	EXISTING ASPHALTS
[Symbol]	PROPOSED GRAVELS
[Symbol]	EXISTING GRAVELS
[Symbol]	PROPOSED SANDS
[Symbol]	EXISTING SANDS
[Symbol]	PROPOSED CLAYS
[Symbol]	EXISTING CLAYS
[Symbol]	PROPOSED ROCKS
[Symbol]	EXISTING ROCKS
[Symbol]	PROPOSED VEGETATION
[Symbol]	EXISTING VEGETATION
[Symbol]	PROPOSED UTILITIES
[Symbol]	EXISTING UTILITIES
[Symbol]	PROPOSED EROSION CONTROL
[Symbol]	EXISTING EROSION CONTROL
[Symbol]	PROPOSED DRAINAGE
[Symbol]	EXISTING DRAINAGE
[Symbol]	PROPOSED FLOODING
[Symbol]	EXISTING FLOODING
[Symbol]	PROPOSED LIMIT OF DISTURBANCE
[Symbol]	EXISTING LIMIT OF DISTURBANCE



**811**  
Know what's below.  
Call before you dig.

**TIMMONS GROUP**  
 NORTH CAROLINA LICENSE NO. C-1652



NO. OF SHEETS	4
SHEET NO.	3
DATE	03/15/2017
PROJECT	ZEBULON SOUTH
CLIENT	THE PRIME REALTY TRUST
DESIGNER	THE PRIME REALTY TRUST
APPROVED	
DATE	

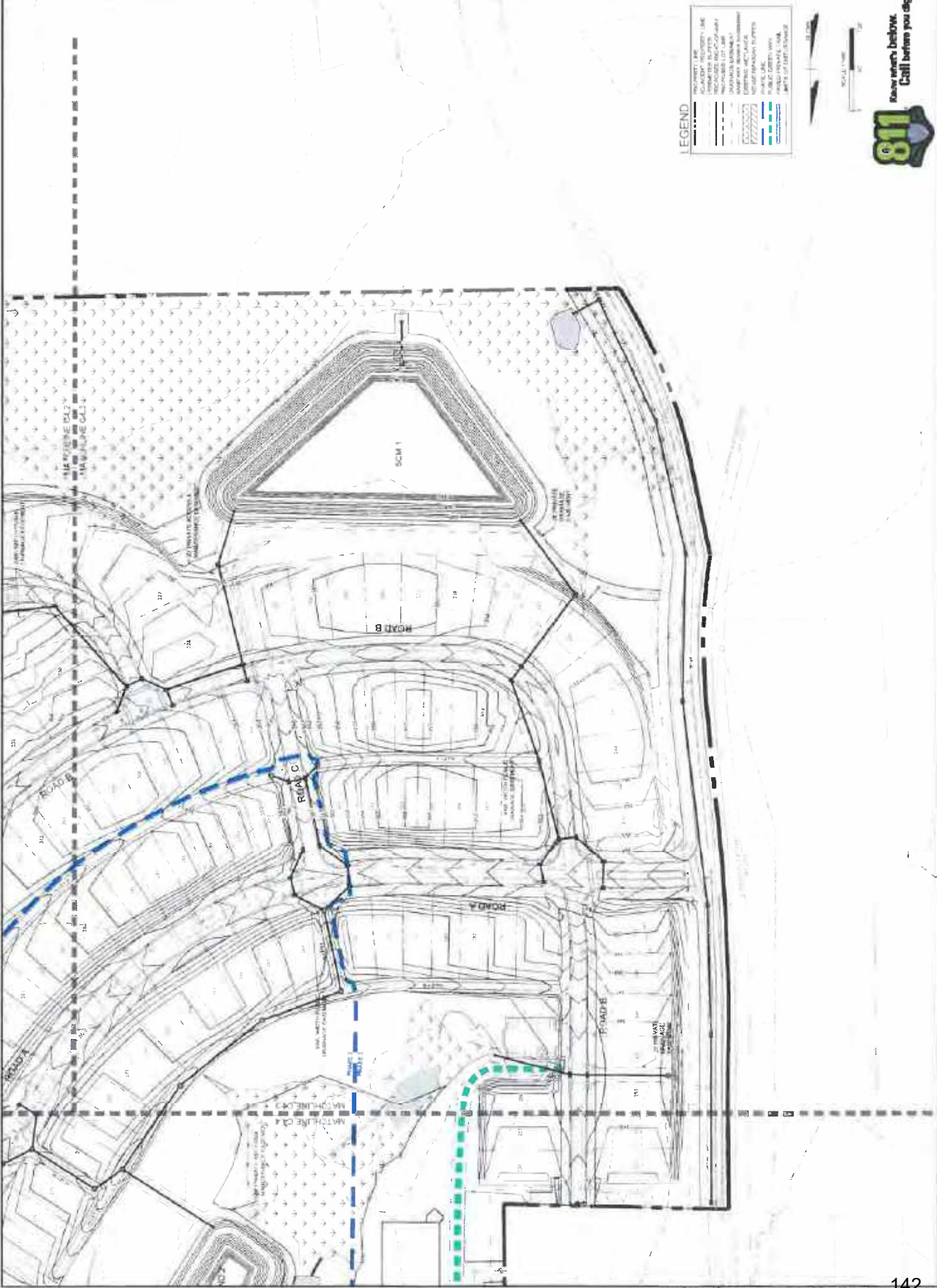
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**LEGEND**

	PROPERTY LINE
	EASEMENT
	ADJACENT SURVEY BOUNDARY
	EASEMENT BOUNDARY
	EXISTING STRUCTURE
	NEW STRUCTURE
	PROPOSED STRUCTURE
	PROPOSED STRUCTURE
	PROPOSED STRUCTURE
	PROPOSED STRUCTURE
	PROPOSED STRUCTURE



# TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

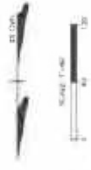


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**LEGEND**

	PROPOSED LIMITS
	FINAL LIMITS
	PROPOSED GRADING
	FINAL GRADING
	PROPOSED DRAINAGE
	FINAL DRAINAGE
	WETLAND
	POND
	UTILITY
	EASEMENT
	RIGHT OF WAY
	PROPERTY LINE
	MATCHLINE



**811**  
 Know what's below.  
 Call before you dig.



**LEGEND**

- INDICATE TREE
- ADJUSTIVE PLANTING
- PLANTING SPECIES
- PLANTING SIZE
- PLANTING DATE
- PLANTING METHOD
- PLANTING MATERIAL
- PLANTING SPECIES
- PLANTING SIZE
- PLANTING DATE
- PLANTING METHOD
- PLANTING MATERIAL

**STREET TREE PLANT SCHEDULE**

PLANTING	SPECIES	PLANTING NAME	PLANTING DATE	PLANTING METHOD	PLANTING MATERIAL
○	SP	SP	SP	SP	SP
○	SP	SP	SP	SP	SP
○	SP	SP	SP	SP	SP
○	SP	SP	SP	SP	SP
○	SP	SP	SP	SP	SP
○	SP	SP	SP	SP	SP

**TYPICAL FOUNDATION PLANTING DETAIL**



**TYPICAL FOUNDATION PLANTING DETAIL**




**TYPICAL FOUNDATION PLANTING DETAIL**



**TYPICAL FOUNDATION PLANTING DETAIL**



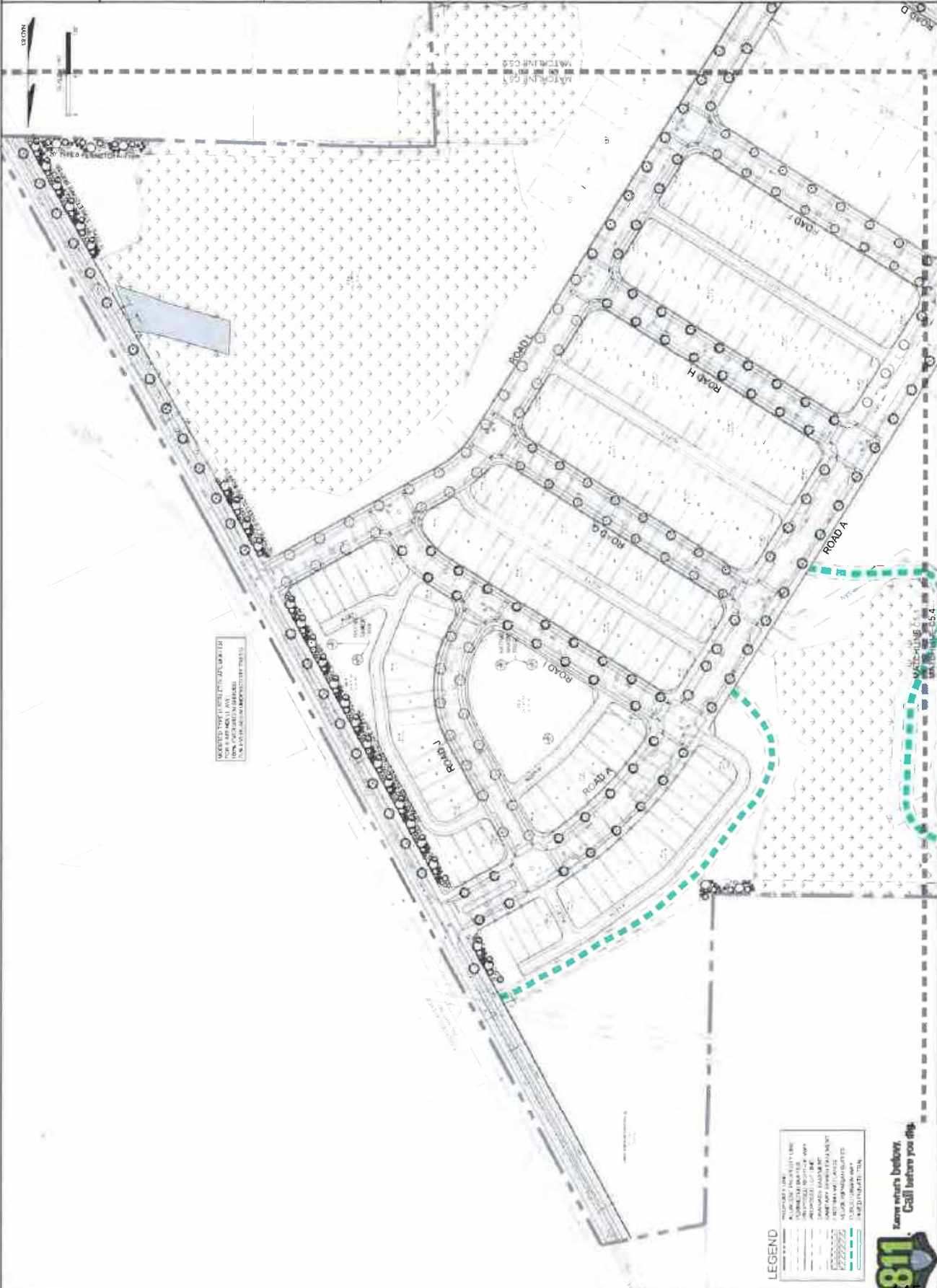
**TYPICAL FOUNDATION PLANTING DETAIL**



**TYPICAL FOUNDATION PLANTING DETAIL**





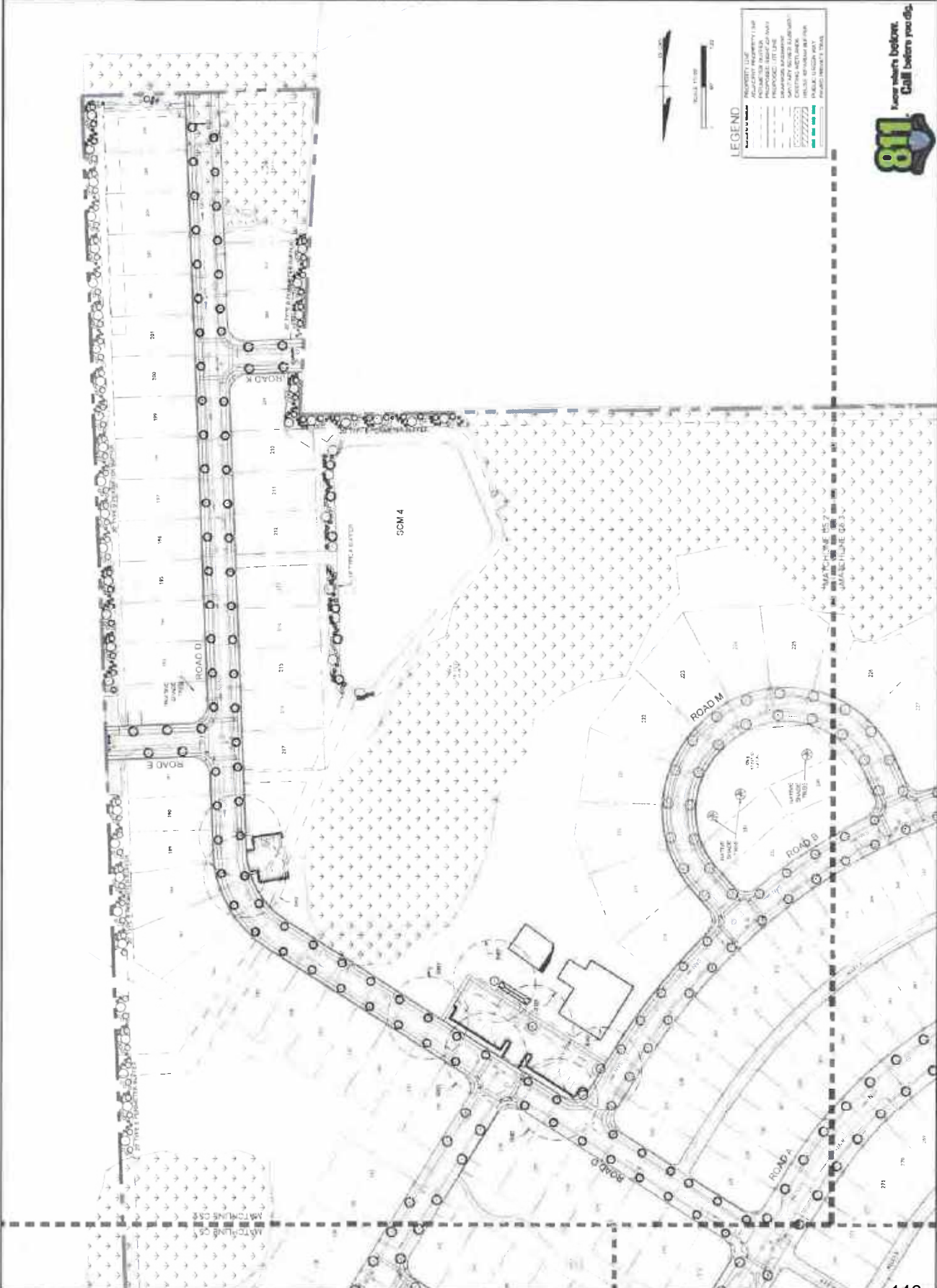


ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE  
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**LEGEND**

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**811**  
 Know what's below.  
 Call before you dig.



**TIMMONS GROUP**  
 NORTH CAROLINA LICENSE NO. C-1652

751 S. WAKEFIELD STREET, ZEBULON, WAKE COUNTY, NORTH CAROLINA  
 DETAILED LANDSCAPE PLAN SHEET 3 OF 4

DATE: 11-1-10  
 DRAWN BY: A. HARRISON  
 CHECKED BY: J. HARRISON  
 PROJECT NO. 311  
 SHEET NO. 311  
 DATE: 11-1-10

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SCALE: 1" = 20'

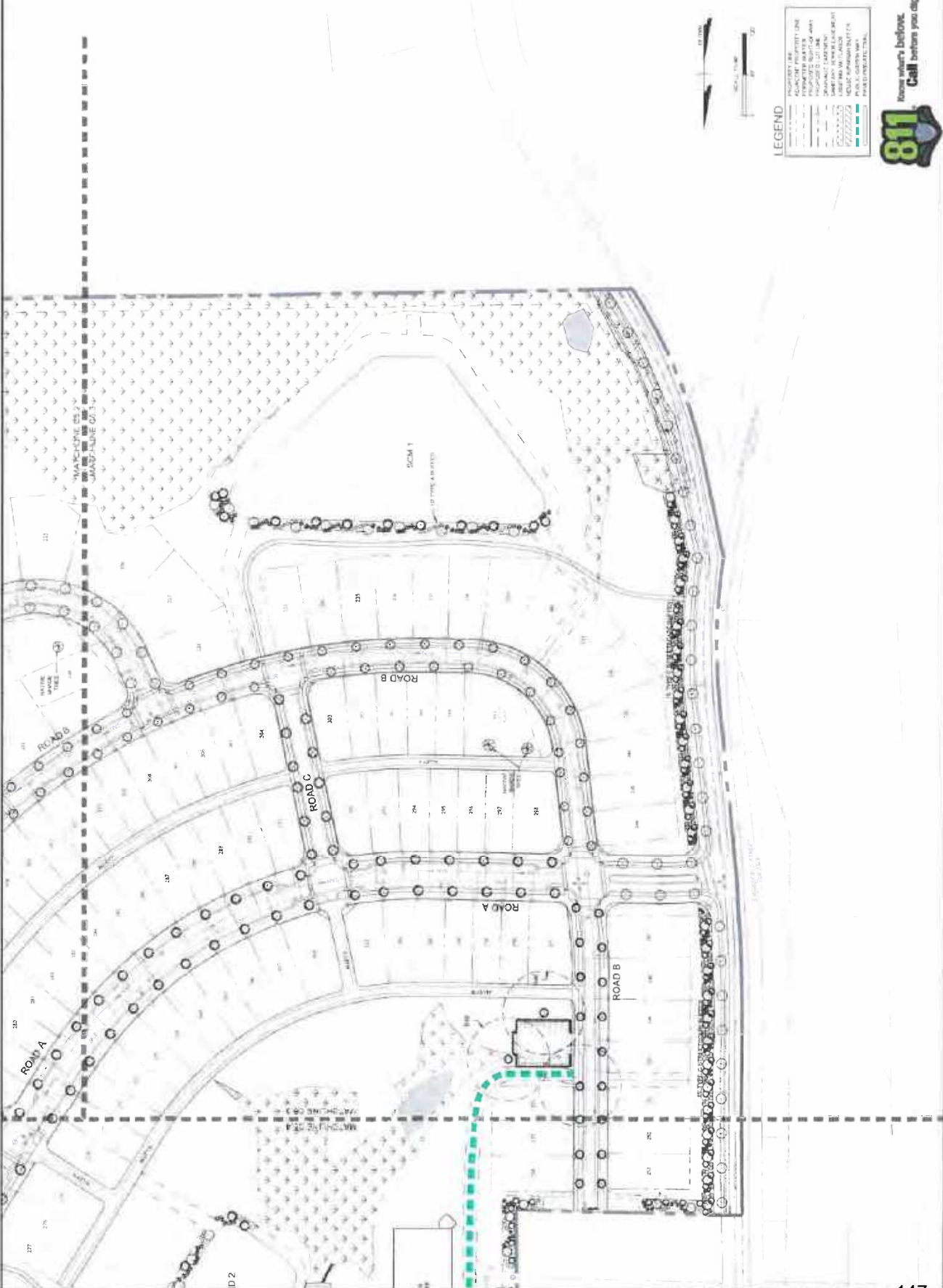
DATE: 11-1-10

SCALE: 1" = 20'

DATE: 11-1-10

SCALE: 1" = 20'

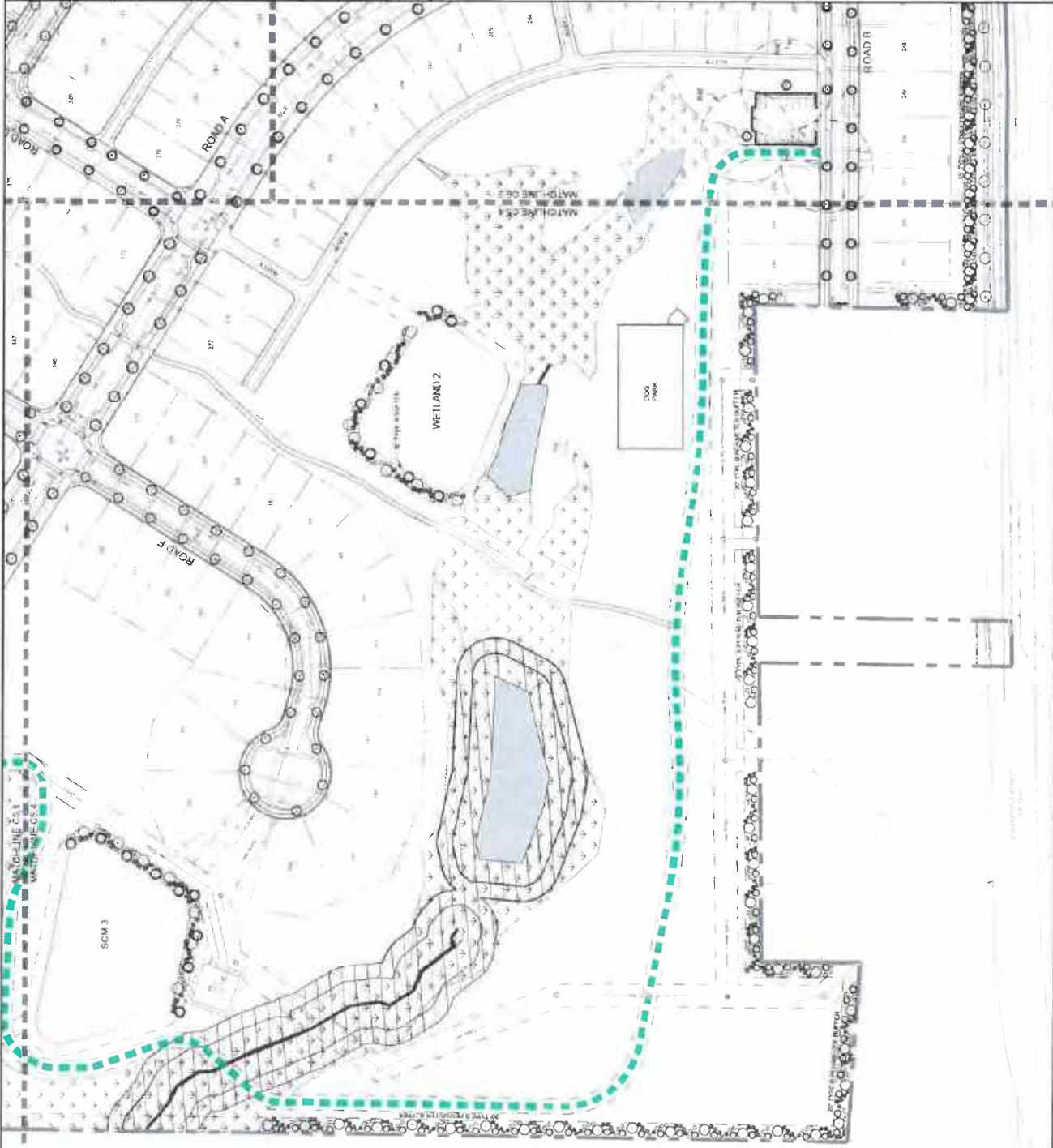
DATE: 11-1-10



**811**  
 Know what's below.  
 Call before you dig.

# TIMMONS GROUP

THE MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ALL APPLICABLE REGULATORY AGENCIES.



**LEGEND**

	PROPERTY LINE
	WETLAND
	ROAD
	PARKING
	UTILITY
	PLANTING
	MATCHLINE
	PUBLIC WATER
	PRIVATE WATER

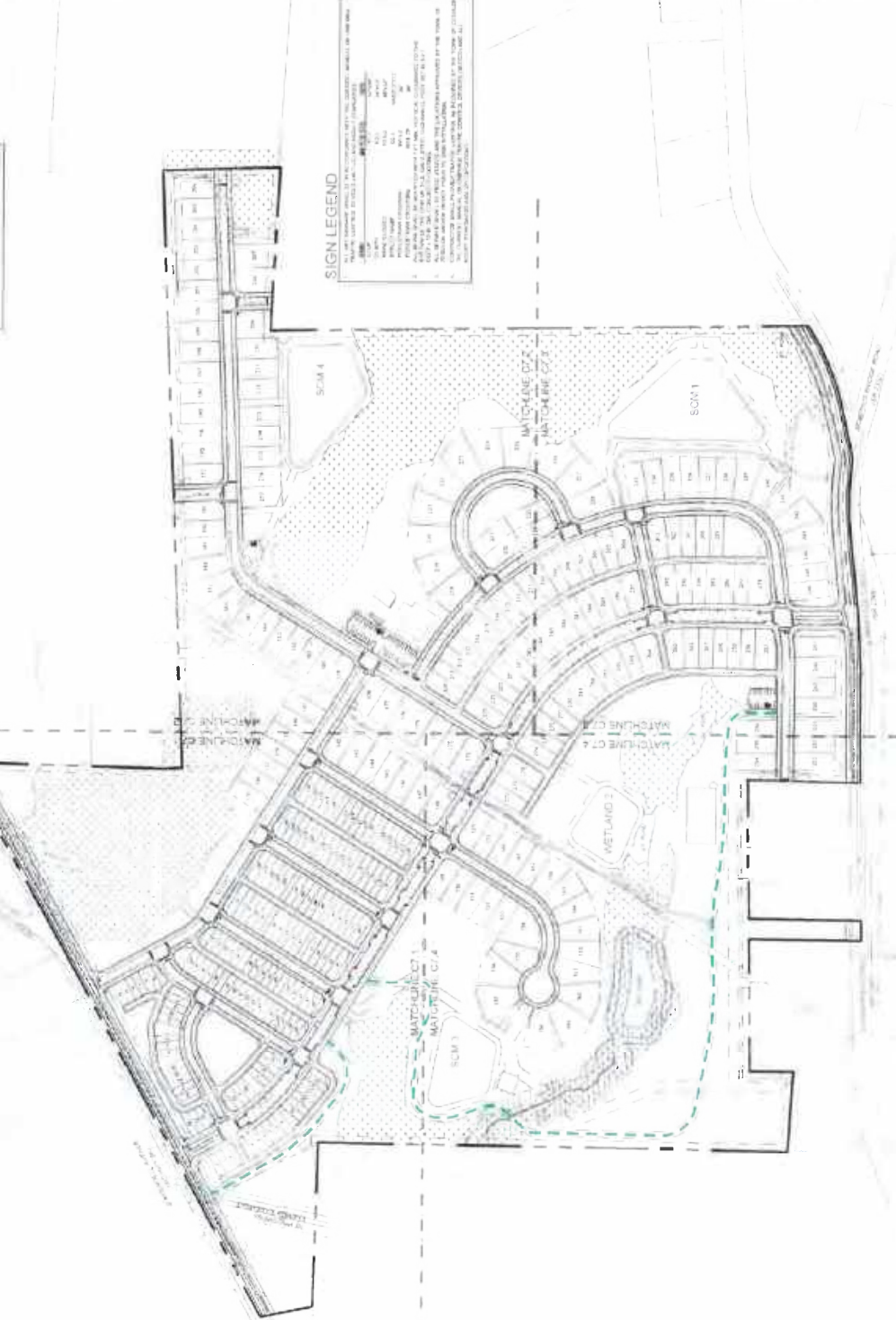
811  
 Know what's below.  
 Call before you dig.



NO. DRAWING REVISED BY DATE  
 1 0000 J.L.P. 03/20/09  
 DATE PLOTTED: 03/20/09 10:44 AM  
 PLOTTER: HP DesignJet 1000

**LEGEND**

PROPOSED DRIVE	EXISTING DRIVE
PROPOSED DRIVE WAY	EXISTING DRIVE WAY
PROPOSED DRIVE CURB	EXISTING DRIVE CURB
PROPOSED DRIVE CURB	EXISTING DRIVE CURB
PROPOSED DRIVE CURB	EXISTING DRIVE CURB
PROPOSED DRIVE CURB	EXISTING DRIVE CURB
PROPOSED DRIVE CURB	EXISTING DRIVE CURB



**SIGN LEGEND**

1. ALL SIGN AREAS SHALL BE MAINTAINED BY THE HOMEOWNER OR PROPERTY OWNER.  
 2. ALL SIGN AREAS SHALL BE MAINTAINED BY THE HOMEOWNER OR PROPERTY OWNER.  
 3. ALL SIGN AREAS SHALL BE MAINTAINED BY THE HOMEOWNER OR PROPERTY OWNER.  
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 30. ALL SIGN AREAS SHALL BE MAINTAINED BY THE HOMEOWNER OR PROPERTY OWNER.  
 31. ALL SIGN AREAS SHALL BE MAINTAINED BY THE HOMEOWNER OR PROPERTY OWNER.  
 32. ALL SIGN AREAS SHALL BE MAINTAINED BY THE HOMEOWNER OR PROPERTY OWNER.



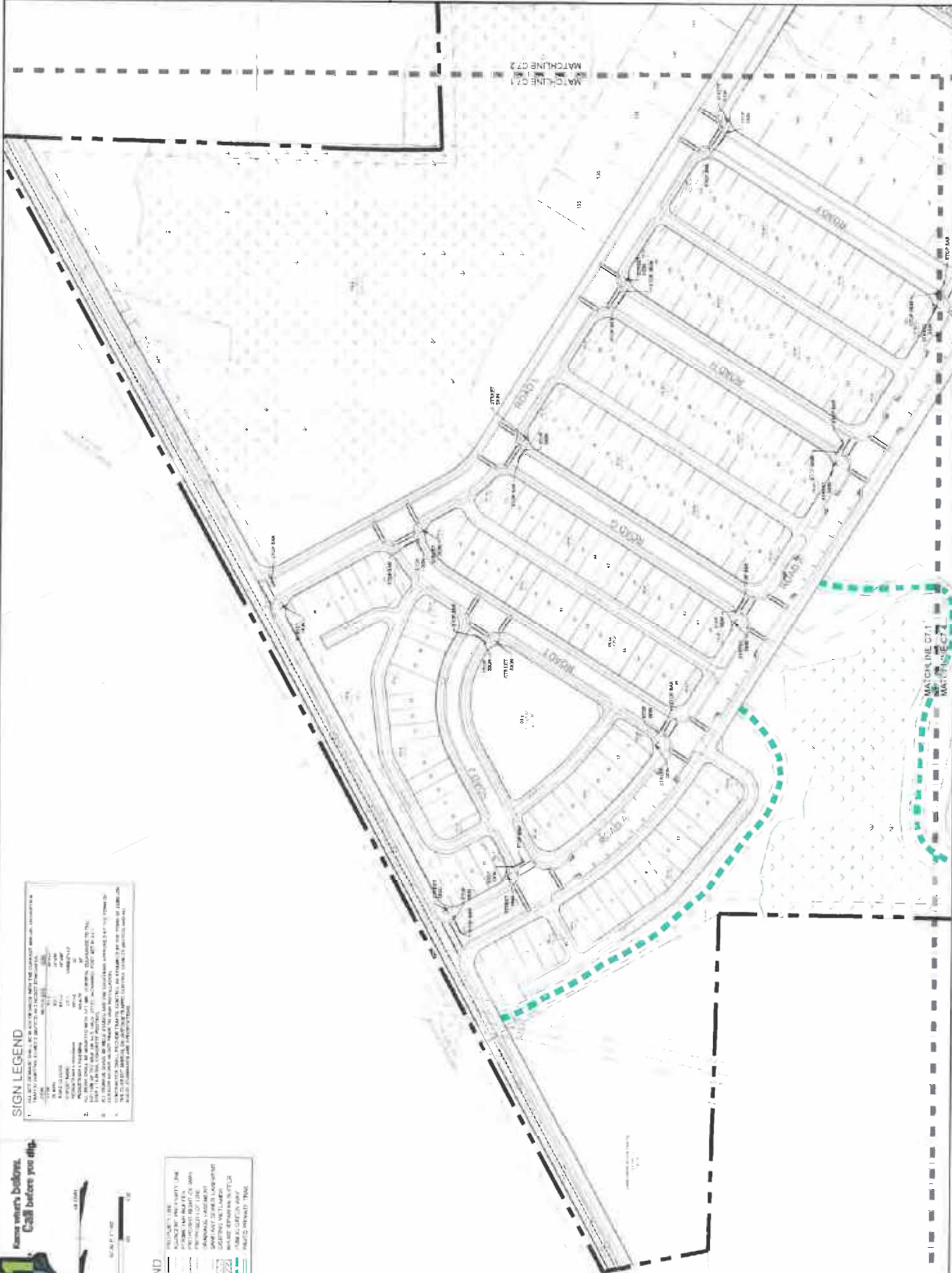
**SIGN LEGEND**

- 1. ALL SIGN MATERIALS TO BE APPROVED BY THE COUNTY ROAD DEPARTMENT. CONTACT: COUNTY ROAD DEPARTMENT, 1000 S. GARDNER ST., WYOMING, NC 28138. PHONE: (704) 836-7600.
- 2. ALL SIGN MATERIALS TO BE APPROVED BY THE COUNTY ROAD DEPARTMENT. CONTACT: COUNTY ROAD DEPARTMENT, 1000 S. GARDNER ST., WYOMING, NC 28138. PHONE: (704) 836-7600.
- 3. ALL SIGN MATERIALS TO BE APPROVED BY THE COUNTY ROAD DEPARTMENT. CONTACT: COUNTY ROAD DEPARTMENT, 1000 S. GARDNER ST., WYOMING, NC 28138. PHONE: (704) 836-7600.
- 4. ALL SIGN MATERIALS TO BE APPROVED BY THE COUNTY ROAD DEPARTMENT. CONTACT: COUNTY ROAD DEPARTMENT, 1000 S. GARDNER ST., WYOMING, NC 28138. PHONE: (704) 836-7600.



**LEGEND**

- PROPOSED SIGN
- EXISTING SIGN
- PROPOSED SIGN TO BE REMOVED
- PROPOSED SIGN TO BE REPLACED
- PROPOSED SIGN TO BE REPAIRED
- PROPOSED SIGN TO BE REPAIRED AND REPAINTED
- PROPOSED SIGN TO BE REPAIRED AND REPAINTED AND REPAINTED
- PROPOSED SIGN TO BE REPAIRED AND REPAINTED AND REPAINTED AND REPAINTED
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**TIMMONS GROUP**  
NORTH CAROLINA LICENSE NO. C-1657  
131 S. HARRIS ST., ZEBULON, NC 28592

**ZEBULON SOUTH**  
DETAILED SIGNS & MARKINGS PLAN SHEET 1 OF 4

DATE	
PROJECT	
SCALE	
DESIGNER	
CHECKER	
DATE	
PROJECT	
SCALE	
DESIGNER	
CHECKER	
DATE	
PROJECT	
SCALE	
DESIGNER	
CHECKER	
DATE	

715 WAKERSFIELD STREET, ZEBULON, WAKE COUNTY, NORTH CAROLINA

# TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652  
**ZEBULON SOUTH**  
DETAILED SIGNS & MARKINGS PLAN SHEET 2 OF 4

SHEET NO. C7.2

DATE 4/20/2014

SCALE: AS SHOWN

DRAWN BY: A.A.

CHECKED BY: J.W.

DATE: 4/20/2014

PROJECT NO: 14-0010

DATE: 4/20/2014

DATE: 4/20/2014

DATE: 4/20/2014

DATE: 4/20/2014

DATE: 4/20/2014

DATE: 4/20/2014

DATE: 4/20/2014

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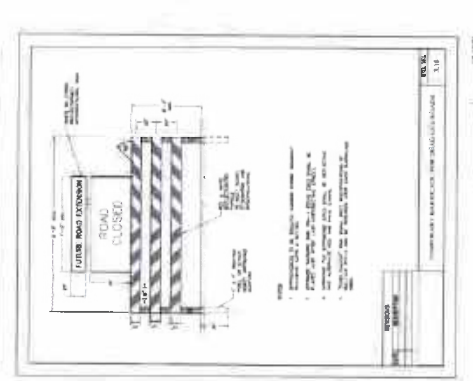
DATE: 4/20/2014

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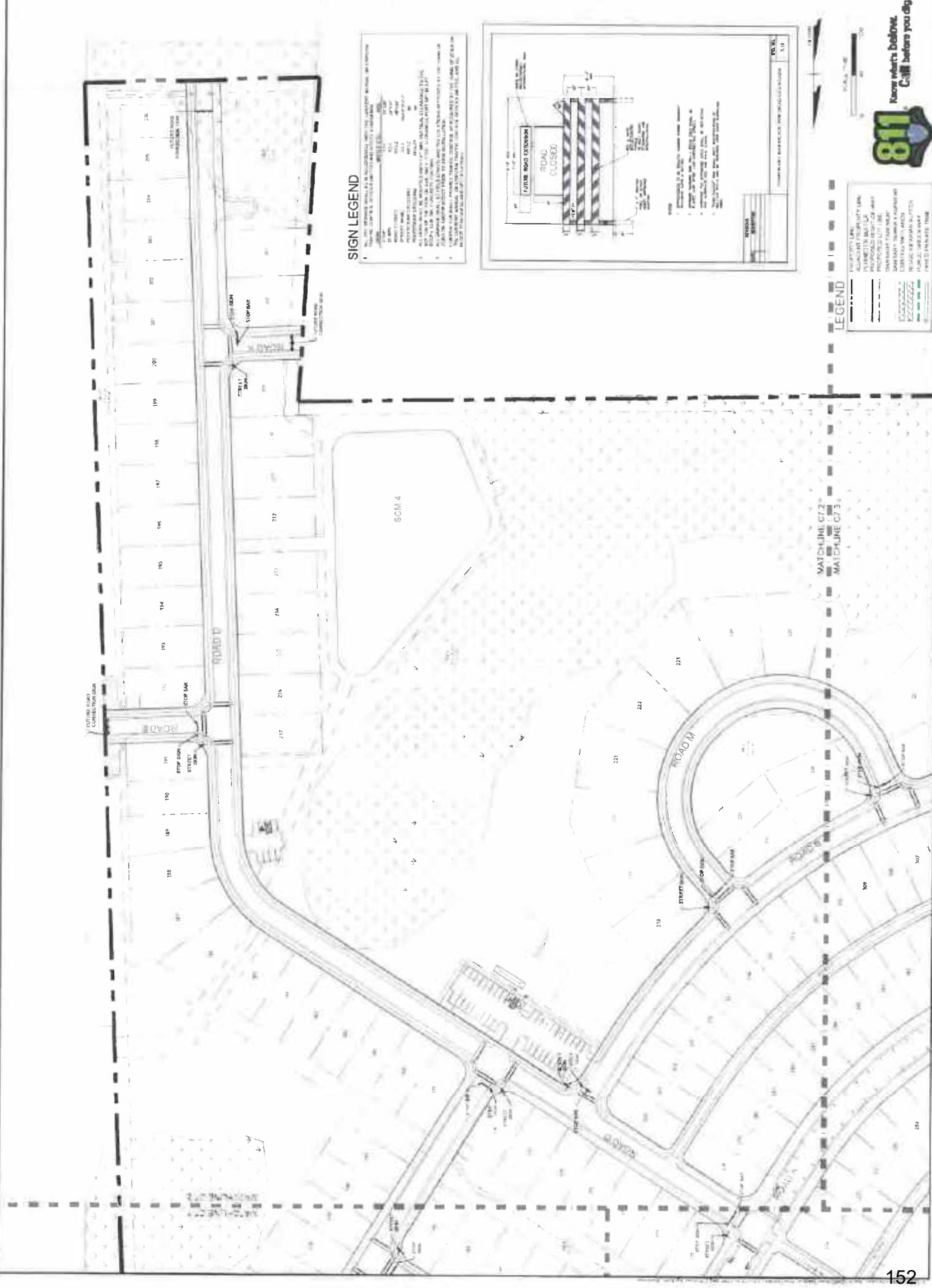
**SIGN LEGEND**

1. THE SIGNS SHOWN IN THIS PLAN SHALL BE INSTALLED IN ACCORDANCE WITH THE 2011 NORTH CAROLINA SIGN MANUAL, 8TH EDITION, AND THE 2011 NORTH CAROLINA SIGN MANUAL, 9TH EDITION, WHERE APPLICABLE.

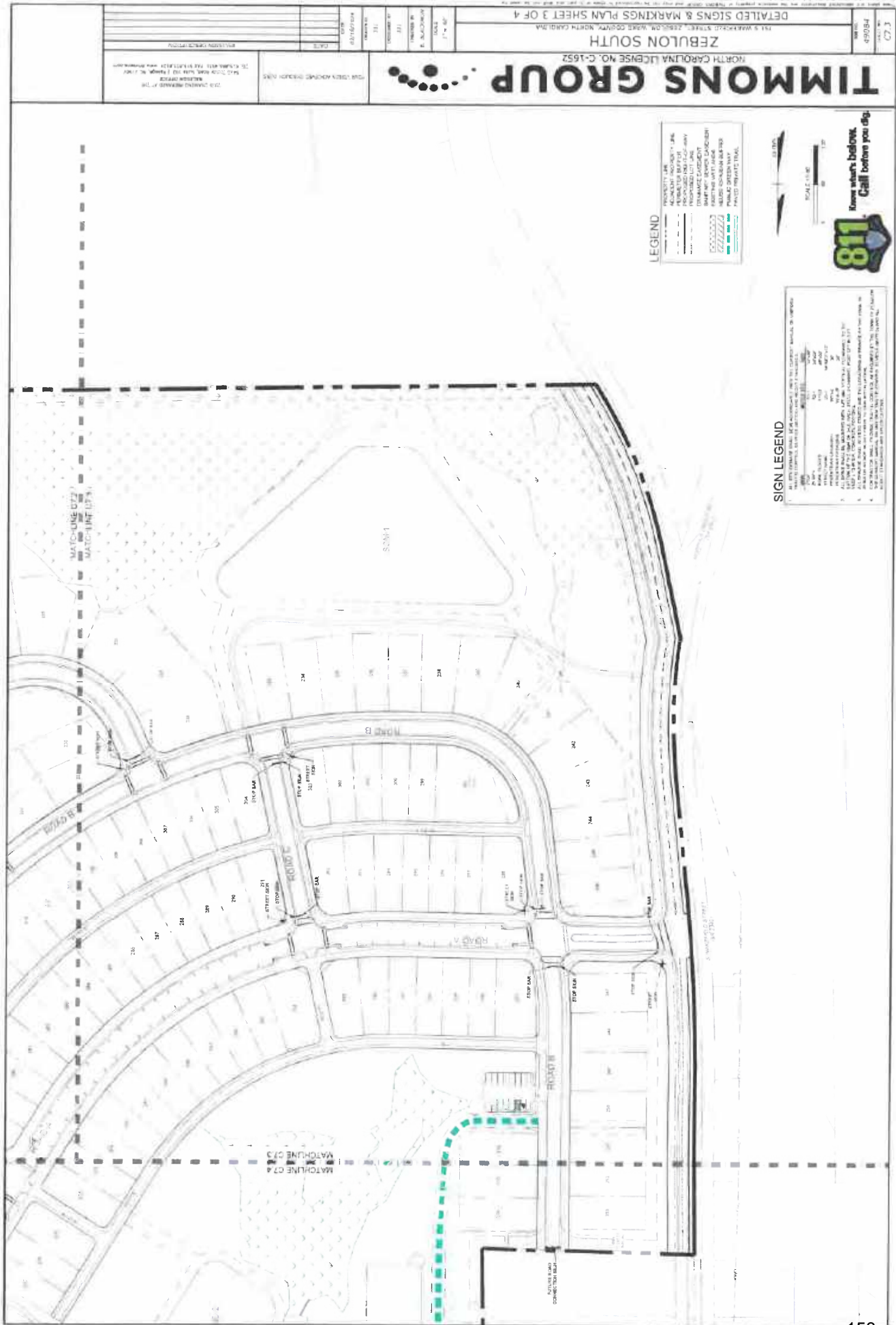
2. ALL SIGNS SHALL BE MOUNTED ON 12\"/>

**LEGEND**

UNIMPAVED SURFACE  
PAVEMENT BATTLES  
STOP SIGN  
STOP SIGN  
STOP SIGN







**TIMMONS GROUP**  
 NORTH CAROLINA LICENSE NO. C-1652

734 S WARRICK ST., ZEBULON, WAKE COUNTY, NORTH CAROLINA  
 DETAILED SIGNS & MARKINGS PLAN SHEET 3 OF 4

DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 SCALE: 1" = 40'

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**LEGEND**

- PRIORITY LINE
- ADJACENT PROPERTY LINE
- EXISTING UTILITY LINE
- PROPOSED UTILITY LINE
- EXISTING DRIVEWAY
- PROPOSED DRIVEWAY
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXISTING CURB
- PROPOSED CURB
- EXISTING PAVEMENT
- PROPOSED PAVEMENT

**811**  
 Know what's below.  
 Call before you dig.

SCALE 1" = 40'

UTILITY

**SIGN LEGEND**

- ALL SIGNS SHALL BE MANUFACTURED BY THE MANUFACTURER OF RECORD OR APPROVED BY THE MANUFACTURER OF RECORD.
- ALL SIGNS SHALL BE MADE OF ALUMINUM OR POLYESTER WITH A MINIMUM THICKNESS OF 0.0156 INCHES.
- ALL SIGNS SHALL BE MADE OF ALUMINUM OR POLYESTER WITH A MINIMUM THICKNESS OF 0.0156 INCHES.
- ALL SIGNS SHALL BE MADE OF ALUMINUM OR POLYESTER WITH A MINIMUM THICKNESS OF 0.0156 INCHES.
- ALL SIGNS SHALL BE MADE OF ALUMINUM OR POLYESTER WITH A MINIMUM THICKNESS OF 0.0156 INCHES.





**FIRE PIT AREA** SCALE: 1"=30'



**FOOD TRUCK AREA** SCALE: 1"=30'



**POLLINATOR GARDEN AREA** SCALE: 1"=30'



**TOT-LOT AREA** SCALE: 1"=30'

NOTE:  
 AMENITY CENTER AND POCKET PARK DESIGNS  
 ARE CONCEPTUAL IN NATURE AND SUBJECT TO  
 CHANGE BASED UPON FINAL DESIGN AND REVIEW.  
 ELEMENTS SHOWN ARE INTENDED TO DEPICT  
 POSSIBLE OPEN SPACE CONFIGURATIONS AND  
 ARRANGEMENT OF SITE ELEMENTS.

# TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

ZEBULON SOUTH  
323 S WAREHOUS STREET ZEBULON, WARE COUNTY, NORTH CAROLINA

DETAILED AMENITY PLAN

DATE	11/11/2014	
BY	J. HARRIS	
PROJECT	ZEBULON SOUTH	
CLIENT	TIMMONS GROUP	
SCALE	AS SHOWN	
REVISION		
NO. 1	DATE	DESCRIPTION
1	11/11/2014	ISSUED FOR PERMITTING
2	11/11/2014	ISSUED FOR PERMITTING
3	11/11/2014	ISSUED FOR PERMITTING
4	11/11/2014	ISSUED FOR PERMITTING
5	11/11/2014	ISSUED FOR PERMITTING
6	11/11/2014	ISSUED FOR PERMITTING
7	11/11/2014	ISSUED FOR PERMITTING
8	11/11/2014	ISSUED FOR PERMITTING
9	11/11/2014	ISSUED FOR PERMITTING
10	11/11/2014	ISSUED FOR PERMITTING

**NOTE:**  
AMENITY CENTER AND POCKET PARK DESIGNS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE BASED UPON FINAL DESIGN AND REVIEW. ELEMENTS SHOWN ARE INTENDED TO DEPICT POSSIBLE OPEN SPACE CONFIGURATIONS AND ARRANGEMENT OF SITE ELEMENTS.

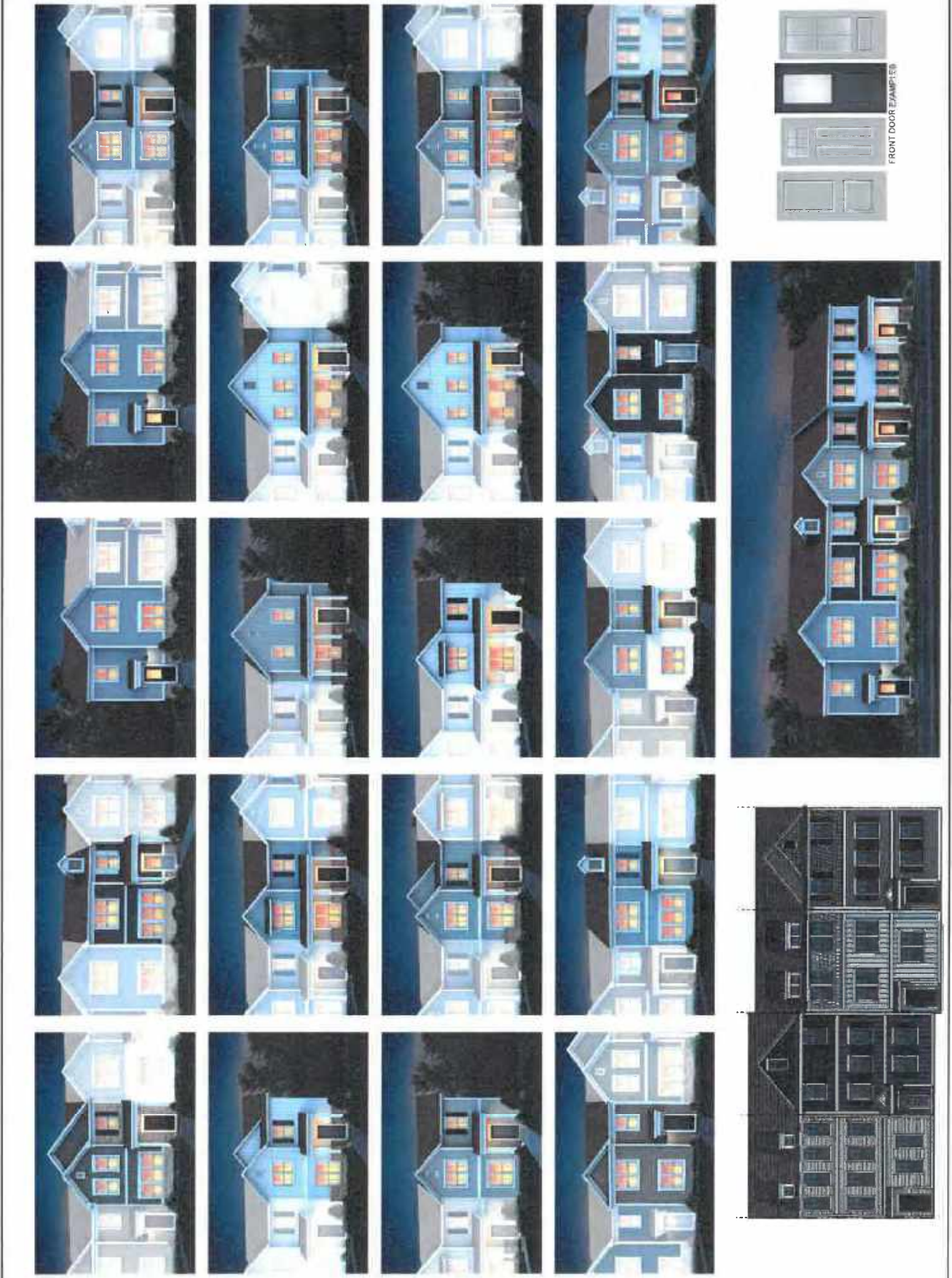


**TIMMONS GROUP**  
 NORTH CAROLINA LICENSE NO. C-1632

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 STORAGE AND RETRIEVAL SYSTEM.



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NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30	NO. 31	NO. 32	NO. 33	NO. 34	NO. 35	NO. 36	NO. 37	NO. 38	NO. 39	NO. 40	NO. 41	NO. 42	NO. 43	NO. 44	NO. 45	NO. 46	NO. 47	NO. 48	NO. 49	NO. 50	NO. 51	NO. 52	NO. 53	NO. 54	NO. 55	NO. 56	NO. 57	NO. 58	NO. 59	NO. 60	NO. 61	NO. 62	NO. 63	NO. 64	NO. 65	NO. 66	NO. 67	NO. 68	NO. 69	NO. 70	NO. 71	NO. 72	NO. 73	NO. 74	NO. 75	NO. 76	NO. 77	NO. 78	NO. 79	NO. 80	NO. 81	NO. 82	NO. 83	NO. 84	NO. 85	NO. 86	NO. 87	NO. 88	NO. 89	NO. 90	NO. 91	NO. 92	NO. 93	NO. 94	NO. 95	NO. 96	NO. 97	NO. 98	NO. 99	NO. 100
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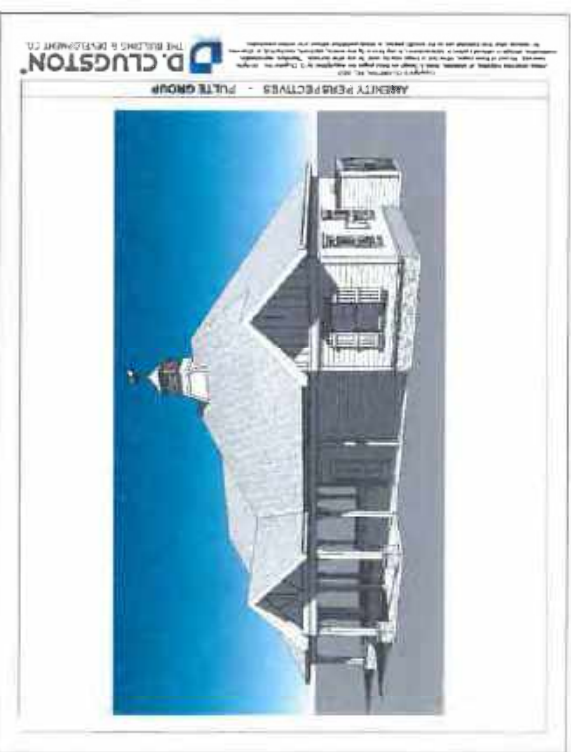
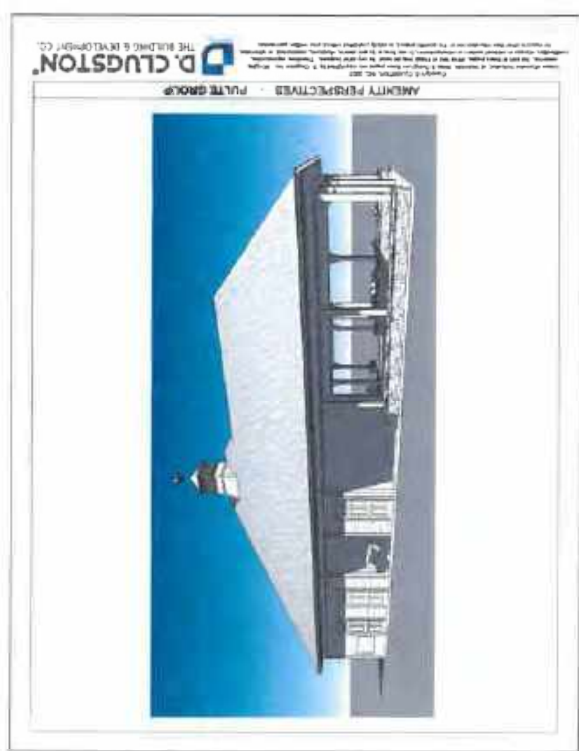
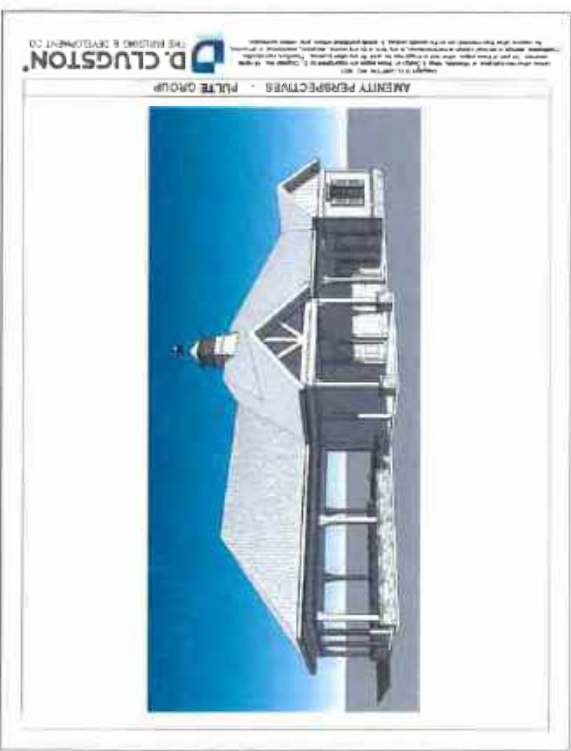
CONCEPTUAL AMENITY  
 751 S WAREFIELD STREET, ZEBULON, WAKE COUNTY, NORTH CAROLINA  
 ZEBULON SOUTH  
 NORTH CAROLINA LICENSE NO. C-1652

NO. 10  
 49,000 \$  
 NO. 11  
 C9.3



# TIMMONS GROUP

CONCEPTUAL AMENITY  
 751 S WAREFIELD STREET, ZEBULON, WAKE COUNTY, NORTH CAROLINA  
 ZEBULON SOUTH  
 NORTH CAROLINA LICENSE NO. C-1652



# ZEBULON SOUTH

## Comprehensive Planned Development Document

751 S. Wakefield Street and S. Arendell  
Avenue Zebulon, North Carolina



5410 Trinity Road  
Suite 102  
Raleigh, NC 27607

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# Zebulon South

## Prepared For:

### TOWN OF ZEBULON

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## 1.0 Introduction

Zebulon South is a proposed residential community utilizing the Town of Zebulon Planned Development Zoning as outlined in the Unified Development Ordinance (UDO). The assemblage is made up of three parcels with frontage on both S. Wakefield Street and S. Arendell Avenue. The total existing tract area is about 118.6 acres.

The development is bordered to the north by an existing solar farm. To the east across S. Arendell Avenue are existing single-family homes and a church. South and southeast of the property are existing single-family homes and agricultural fields as well as wooded properties. Existing single-family homes and agricultural fields are located west of the property.

Zebulon South PD will be a phased development of a high-quality master planned community that will provide a variety of housing types and amenities. By utilizing the PD zoning, the master plan containing site specific regulations will guide the development resulting in a well-integrated mix of housing types, lot sizes and densities with open space and preservation of environmentally sensitive areas. The flexibility offered by a PD zoning will result in a more efficient use of the land and network of utilities and streets.

The proposed community will consist of single family detached and attached residential development. The current zoning is R-2 and R-4. The Grow Zebulon Comprehensive Land Use Plan (LUP) designations are General Residential (GR) and Suburban Residential (SR) for the property. The LUP specifically identifies a PD as being a primary land use type in the SR and GR LUP classifications. The development will have an integrated mix of housing types, consistent with the LUP's recommendations for providing a diverse stock of residential choices. The diverse housing choices will promote varied price points, consistent with the LUP. The proposed zoning is Planned Development (PD) which is consistent with the LUP designations.

With over 50% open space (five times the minimum requirement) and at least 15% tree save (three times the minimum requirement), Zebulon South preserves a significant amount of environmentally sensitive areas in the design of the Master Plan, consistent with Land Use and Development Policy E, General Policies G1 and G6, Residential Policy R4, and Parks and Open Space Policy P5. The preserved areas, to a large degree, are located on the perimeter of the development, allowing for concentration of infrastructure improvements in the central area of the development. The Master Plan utilizes existing wetlands, open space and larger lots as buffer for the development, mitigating effects of the development on the surrounding community. Open space, common amenities and an integrated system of walking trails, including a publicly accessible greenway, support a high quality of life for the residents in and around the development. Open space shall exceed the Town of Zebulon minimum requirement for PD zoning.

The development includes the construction of a collector street connecting S. Wakefield Street and S. Arendell Street as shown on the Grow Zebulon Comprehensive Transportation Plan, at a location where it will clearly be a safe distance from the Perry Curtis/S. Arendell intersection, improving connectivity for the community. This is consistent with Land Use and Development Goal 3, Land Use and Development Policy G, General Policy G3, and Residential Policy R3. The internal street network includes three access points to existing public roads promoting access options for residents of the development.

Finally, the proposed project will provide an additional benefit for all current and future area residents: dedication of land for a needed second fire station in the growing southern Zebulon, or any other public-serving use, as decided by the Town. The location of the land dedication is shown on the master plan, is centrally located for a public use to serve Southern Zebulon.

## 2.0 Vicinity Map

Zebulon South PD is located between S. Wakefield Street and S. Arendell Ave as shown on the vicinity map in Figure 1.



FIGURE 1

### 3.0 Permitted Uses

Zebulon South PD proposes to allow the development of residential uses including Single Family Detached and Single Family Attached along with accessory uses as permitted in the R6 zoning district. Figure 2 below provides a listing of the proposed permitted uses. The uses are subject to the regulations of the Town of Zebulon UDO.

Use Category	Specific Use	PD
Residential Uses	Single Family Detached and permitted accessory uses	P
	Single Family Attached and permitted accessory uses	P

FIGURE 2

In addition, on the portion of the Master Plan designated as the "Land Dedication Parcel," all permitted and special uses in R6 shall be permitted, including the "Fire/EMS/Police Station" use.

### 4.0 Design Controls

#### 1. Residential Development Area - 116.1 acres

**Density:**

Maximum Density: 2.75 dwelling units per acre  
 Units: 320 dwelling units  
 (maximum 186 SF detached & 134 SF attached)

**Building Height:**

Maximum Building Height / # of stories: 50 feet / 3 stories

**Building Setbacks:**

**Single Family Detached Front Loaded:**

Front: 20'  
 Side: 5'  
 Corner Side: 10'  
 Rear: 15'

**Single Family Detached Rear Loaded:**

Front:	10' max
Side:	5'
Corner Side:	10'
Rear:	20'

**Single Family Attached Rear Loaded:**

Front:	10' max
Building Separation:	10'
Rear:	20'

**Buffers:**

Streetscape Buffers: 15' Type C Streetscape Buffer (Wakefield St)  
15' Modified Type D\* Streetscape Buffer (Arendell Ave)  
\*For additional opacity, this buffer shall be comprised of 100% evergreen shrubs and 75% evergreen understory trees

Perimeter Buffers: 20' Type B Perimeter Buffer

Existing vegetation shall be utilized to the extent possible. All streetscape and perimeter buffers shall be provided in accordance with the Town of Zebulon UDO. Landscaped perimeter and street buffers shall include native and adaptive species only.

Disturbance within the buffer is only allowed as follows:

- a. Construction of driveways, public streets and walkways perpendicular to the buffer strip shall be allowed where such construction is necessary for safe ingress and egress to the site. The nature and limits of such construction must be designated on the approved master subdivision plan.
- b. Notwithstanding any other provision pertaining to buffers, City of Raleigh public utilities and easements shall be allowed, parallel and otherwise, within

buffers, and the area within such easements shall still count towards buffer and undisturbed buffer calculations.

2. **Land Dedication Parcel Development Area - 2.48 Acres**

**Building Setbacks**

Front:	20'
Side:	20'
Corner Side:	5'
Rear:	5'

**Maximum Lot Coverage:** 85%

**Building Height:**

Maximum Building Height / # of stories: 50 feet / 3 stories

**Buffers**

Streetscape Buffers: 15' Type C Streetscape Buffer

Perimeter Buffers: 20' Type B Perimeter Buffer adjacent to parcels with residential or recreational uses; no perimeter buffer required adjacent to PIN 2705410911

Existing vegetation shall be utilized to the extent possible. All streetscape and perimeter buffers shall be provided in accordance with the Town of Zebulon UDO. Landscaped perimeter and street buffers shall include native and adaptive species only.

Disturbance within the buffer is allowed as follows:

- a. Construction of driveways, public streets and walkways perpendicular to the buffer strip shall be allowed where such construction is necessary for safe ingress and egress to the site. The nature and limits of such construction must be designated on the approved site plan.
- b. Notwithstanding any other provision pertaining to buffers, City of Raleigh public utilities and easements shall be allowed, parallel and otherwise, within

buffers, and the area within such easements shall still count towards buffer and undisturbed buffer calculations.

- c. Any other necessary disturbances shall be permitted, as approved by the Technical Review Committee.

## 5.0 Architectural Standards

To encourage multiple architectural styles, buildings will be any variety of Craftsman, Traditional, Colonial, etc. While each of the architectural offerings proposed will have its own identity, a number of common threads will link the homes in the development, including color palettes, materials, roofing, and decorative garage doors. Elevations have been included in an effort to represent the bulk, massing, scale and architectural style of the development.

These standards do not apply to the Land Dedication Parcel.

### Requirements for All Homes:

#### Roofs:

Roof lines shall vary to reduce the scale of the structure and add visual interest. Roof shapes (flat, hip, mansard, gable, or shed for example) and material shall be architecturally compatible with façade elements and the rest of the structure. Shed roofs may be used on porches and dormers.

3-tab/235 shingles are not permitted.

#### Façades:

The principal structure's front façade must incorporate recesses and projections along at least 50% of the length of the façade. Windows, awnings, and porch area shall total at least 50% of the façade length abutting a public street.

Façades shall incorporate a repeating pattern of change in color, texture, and material modules.

No venting will be provided on any front facades except that when a bathroom is located on the front of the unit, a vent of a similar color to either the siding or the trim may be provided on the front of the unit.

#### Entryways:

Doors shall have built-in windows; alternatively, a solid door is allowed provided side lights (side windows) are installed immediately adjacent to the solid door. Double front doors are allowed as an option.

Front doors shall be illuminated.

Variations in color schemes and textures are encouraged in order to articulate entryways so as to give greater recognition to these features.



An option to include an overhang on rear exterior doors shall be provided. When this option is chosen by homeowner, the overhang shall extend at least 24 inches.

**Windows:**

All street-facing exterior windows shall have trim and screens. Trim shall be a minimum of 3 inches wide.

**Materials and Color Palette:**

Predominant exterior building materials shall be high quality materials including brick, wood, stone, fiber cement, and/or wood composite.

Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.

Trim color shall be distinct from façade color.

Front and side porches with open foundations shall have brick or stone piers and openings shall be fully screened with evergreen plantings.

A varied color palette shall be utilized on homes throughout the subdivision and shall include siding, trim, shutter, and accent colors complementing the siding colors.

Porch railings, if included on homes, shall be a complimentary color of the house and shall be made of either aluminum, or composite material.

Accessory buildings, if constructed, shall be of similar materials and colors as the primary single-family home.

All homes will have two or more of the following design features on the front façade (not including foundation):

- a. stone
- b. brick
- c. lap siding
- d. shakes
- e. board and batten
- f. window pediments
- g. recessed windows
- h. side and/or front window box bays
- i. roof gables
- j. roof dormers
- k. roofline cornices

**J. metal roofing as accent**

m. columns

n. shutters

o. other decorative features approved by the Planning Director

### **Screening:**

All residential structures shall have screening by vinyl privacy fence installed on the sides or rear of the structure to prevent visibility of roll out refuse carts from the public right-of-way or adjacent properties.

Vegetative screening for HVAC units shall be provided.

### **Requirements for Single-family Detached Front Loaded Homes:**

1. Each home shall have a minimum of one story and a maximum of three stories.
2. Each home may have a raised slab foundation. Raised slab foundation shall contain stone or brick.
3. Finished floor elevations shall comply with UDO Section 4.3.3.P.1.
4. UDO 4.3.3.P.2 - Single-family detached dwellings shall be configured so that each side of the dwelling includes some form of ingress or egress capable of allowing emergency exit from or entrance into the dwelling. Windows, doors, or other wall penetrations shall be credited towards these standards. Skylights shall also be credited towards these standards in cases where there is sufficient access to the ground from the room.
5. Front porches shall extend beyond the front plane of the garage by a minimum of 12" on 25% of the homes constructed. Front Porches shall be allowed to extend beyond the minimum front setback a maximum of 10".
6. Garage doors must have windows, decorative details or carriage-style hardware.
7. Each garage will either have one light on each side or two lights above the garage door.
8. Eaves shall project at least 8 inches from the wall of the structure.
9. All gutter downspouts shall discharge to the side or rear of the structure.
10. The front elevation and all sides that abut a public street shall contain a minimum of 10% masonry (brick or stone) and shall contain a minimum of two siding materials (i.e. stone and hardiplank or brick and shake).
11. A minimum 18-inch masonry (brick or stone) water table on the front façade shall be provided.
12. On at least 30% of units, masonry (brick or stone) shall extend the full height of the ground floor.
13. Each front porch shall contain a covered stoop.
14. No single family detached home shall be constructed with a front elevation or color palette that is identical to the home on either side of it.

### **Requirements for Single-family Detached Rear Loaded Homes:**

15. Each home shall have a minimum of one story and a maximum of three stories.
16. Each home may have a raised slab foundation or crawl space. Raised slab foundation shall contain stone or brick.
17. Finished floor elevations shall comply with UDO Section 4.3.3.P.1.

- 18.UDO 4.3.3.P.2 - Single-family detached dwellings shall be configured so that each side of the dwelling includes some form of ingress or egress capable of allowing emergency exit from or entrance into the dwelling. Windows, doors, or other wall penetrations shall be credited towards these standards. Skylights shall also be credited towards these standards in cases where there is sufficient access to the ground from the room.
- 19.Eaves shall project at least 8 inches from the wall of the structure.
- 20.All gutter downspouts shall discharge to the side or rear of the structure.
- 21.The front elevation of each unit shall contain a minimum of 10% masonry (brick or stone) and shall contain a minimum of two siding materials (i.e. stone and hardiplank or brick and shake).
- 22.A minimum 24-inch masonry (brick or stone) water table on the front façade shall be provided.
- 23.All sides of a principal structure that face an abutting public street shall have architectural and decorative features as described above.
- 24.No single family detached home shall be constructed with a front elevation or color palette that is identical to the home on either side of it.

#### **Requirements for Single-family Attached Rear Loaded Homes:**

- 25.Each home shall have a minimum of two stories and a maximum of three stories.
- 26.Each home may have a raised slab foundation.
- 27.The front elevation and all sides that abut a public street shall contain a minimum of 10% masonry (brick or stone) and shall contain a minimum of two siding materials (i.e. stone and hardiplank or brick and shake).
- 28.No two consecutive units within a single building shall contain the exact same front elevation regarding materials or color palette.
- 29.All sides of a principal structure that face an abutting public street shall have architectural and decorative features as described above.
- 30.The building façade cannot be a single mass; it must be broken up by home articulations of at least 12 inches, at minimum, between every two homes.
- 31.The roofline of each attached building cannot be a single mass; it must be broken up either horizontally and/or vertically between, at a minimum every two homes.

#### **Requirements for Amenities:**

A mail kiosk shall be located adjacent to the clubhouse and pool. The kiosk shelter shall be designed with similar architectural style, materials and color palette as the homes in the neighborhood. Cluster mailboxes shall meet the requirements of Section 6.12.7 of the Town of Zebulon UDO.

The clubhouse shall match residential buildings with regard to style, materials and color palette.

#### **Architectural Guidelines:**

We commit to the architectural requirements in Section 5.2.4 of the UDO. We will work with Town Planning and Building staff to provide additional architectural features with the exception of Section 5.2.4.E.3.e. Garage doors will not be required to be located at least two or more feet behind the front porch or the primary entrance to the dwelling.

## 6.0 Parking and Loading

All Residential Development Area parking and loading areas shall comply with applicable requirements of the Town of Zebulon UDO Section 5.8. Guest parking shall be constructed for each phase to meet the requirements of that phase, and the total number of guest parking spaces shall exceed the minimum requirement by 76 spaces, which is almost double the requirement.

Recognizing the unique parking needs of fire stations and other public-serving uses, and in order to give additional site design flexibility for public-serving development, the Land Dedication Parcel shall not be subject to the requirements of Zebulon UDO Section 5.8. Parking configuration for this parcel shall be approved by the Technical Review Committee upon a showing that the provided parking will adequately serve the fire station or other public-serving development.

## 7.0 Signs

All signage shall comply with applicable standards and requirements of the Town of Zebulon UDO Section 5.11.

## 8.0 Infrastructure

### 8.1 Public Water

Public water will be provided via extensions of the existing City of Raleigh water system. Existing water is located in S. Arendell Avenue closer to the Town of Zebulon near Temple Johnson Road. Water infrastructure will be extended from the current terminus and along the site frontage of S. Arendell Avenue and S. Wakefield Street. Infrastructure shall be extended throughout the site as required for development to provide public water to all lots.

### 8.2 Sanitary Sewer

Public sanitary sewer will be provided via extensions of the existing City of Raleigh sanitary system. A pump station will be constructed on site. Existing gravity sanitary sewer is located north of the site closer to the Town of Zebulon near Temple Johnson Road. The forcemain connection will be made to this existing gravity sewer. The gravity sanitary sewer infrastructure will be extended throughout the site as required.

### 8.3 Streets and Alleys

All streets shall be in conformance with the Town of Zebulon Transportation Plan and shall be constructed to Town of Zebulon standards and specifications. The project proposes an 70' right-of-way two-lane collector street with on-street parking protected by bump-outs and 10' multiuse paths on either side for additional pedestrian and cyclist safety, and has been shown on the Master Plan connecting S. Wakefield Street and S. Arendell Avenue. This section will create the connectivity envisioned in the CTP, with a cross section that will fit in the proposed neighborhood. The collector street construction shall follow the phasing of the project. Each section shall be constructed within the phase which it is located.

The ultimate cross section of S. Arendell Avenue is an 80' right-of-way 2-lane median divided roadway. The ultimate cross section of S. Wakefield Street starts as an 80' right-of-way 2-lane median divided roadway that transitions on the south side of the proposed collector street to a 100' right-of-way 4-lane median divided roadway. This project shall construct half of the cross-section along the property frontage. The Parks and Recreation Master Plan proposes a greenway along each of these roads. These greenways shall be incorporated as a 10' mixed use path along the roadway in place of a traditional 5' sidewalk.

Alleys shall be located within a 20' right-of-way with 10' of asphalt pavement width.

## 8.4 Pedestrian Connectivity

Zebulon South has over 6 miles of greenways, multiuse paths, trails, and sidewalks. Sidewalks shall be provided on both sides of all streets throughout Zebulon South PD. Alleys shall not have sidewalks. Multiuse paths will also be provided on Wakefield St and S Arendell Ave, and will connect the greenway to Wakefield St. Multiuse paths are provided on both sides of Road A. The neighborhood sections shall also be connected for pedestrians by several 6' paved private trails, which will include at least three (3) exercise stations along the trails.

The public greenway shown on the Town's Comprehensive Transportation Plan shall be constructed through the site along the north side of the development. A private trail shall connect the sidewalk system to the public greenway approximately as shown on the Master Plan.

## 9.0 Stormwater Management

The proposed development will meet all applicable requirements and standards as outlined in the Town of Zebulon Street and Storm Drainage Standard and Specifications Manual. Zebulon South PD will meet all stormwater quantity and quality reduction requirements. Proposed stormwater control measures (SCMs) will typically consist of wet ponds and other approved measures. SCMs will be located within open space areas and be maintained by the HOA. At least one stormwater control pond shall contain a fountain. At least seventy-five percent (75%) of any required plants in the Stormwater Control Measure ponds, excluding grasses, shall be pollinator plants such as native milkweeds and other nectar-rich flowers.

## 10.0 Natural Resources and Environmental Data

The development site consists mostly of agricultural fields along with wooded areas surrounding the streams, wetlands and existing pond.

Existing streams and wetlands have been delineated and buffered as required by Town, State and Federal agencies. The site is located within the Neuse River Basin. Any impacts requiring permits shall be obtained and permitted through the Town of Zebulon, NC Division of Water Resources and US Army Corps of Engineers as applicable.

No special flood hazard areas are located onsite per FEMA FIRM Map 3720270500k & 3720270400L dated 7/19/2022.

## 11.0 Pocket Parks and Open Space

Active and passive open spaces and recreational features will provide the residents with excellent on-site amenities. An integrated system of walking trails traverses open space and environmentally sensitive areas providing a unique amenity for the development. The development provides over eleven acres of open space, including over five acres of active open space. An on-site swimming pool and clubhouse provide pedestrian accessible amenities for the residents of the development.

### **Pool:**

- Minimum 1,000 square foot water surface area

### **Clubhouse:**

- No meeting space, bathrooms and changing rooms only

### **Tot Lot:**

- Minimum 600 square feet including ASTM fall zones
- IPEMA Certified Playground Equipment
- Target age: 2-12 years

### **Yard Games:**

- At least one amenity area shall provide a yard game, such as cornhole or outdoor ping pong
- Target age: 12+

### **Dog Park:**

- Minimum 6,000 square feet of fenced area
- Fence shall be a minimum of 4' tall galvanized or vinyl-coated chain link fence
- Shall include a minimum of two benches, one trash can and one dog waste station

### **Pocket Park:**

- Minimum of 8,000 square feet of area for multi-purpose play
- May include benches, paths, trashcans and enhanced landscaping
- Located adjacent to the greenway, along the Arendell/Wakefield St connector
- Pollinator Garden

### **Private Trails:**

- Minimum 6' wide paved trail connecting from sidewalk system to Public Greenway as illustrated on Master Plan. At least two (2) dog waste stations and three (3) exercise stations will be provided along trails.

## 12.0 Homeowner's Association

Prior to the issuance of the first certificate of occupancy for the development, a Homeowner's Association (HOA) shall be formed to govern the affairs of the development. The HOA shall be responsible for maintaining the common areas of the development including any shared stormwater facilities, landscaping, hardscape structures (such as signage, irrigation, lighting, and fountains) and recreation amenities. The Homeowners Association shall appoint two residents to the advisory board at 25% resident occupied, two residents at 50% occupied and two residents at 75% occupied.

## 13.0 Residential Lot Landscaping

Individual residential lots shall be landscaped per Town of Zebulon UDO for foundation plantings and site landscaping.

Foundation plantings consisting of evergreen shrubs or decorative grasses with a minimum height of 18 inches shall be located within 10 feet of any foundation wall visible from a public street excluding alleys. Shrubs shall maintain a maximum on-center placement of three feet.

Site landscaping consisting of one canopy tree for every 2,000 square feet of lot area is required. Canopy trees may be located anywhere within the residential lot except where limited by easements, sight distance triangles or buffer areas.

HVACs and ground-based mechanical equipment shall be screened utilizing evergreen shrubs on sides visible from a public street.

## 14.0 Consistency with Comprehensive Plan and Land Use Map

Zebulon South PD is consistent with the Town of Zebulon Comprehensive Plan and Land Use Map goals and objectives. The development is located in SR and GR land use categories where PD zoning is a recommended land use type particularly where a mix of housing types and varying densities is proposed.

Proposing both single-family detached and attached product supports the Town's desire for a variety of housing types and price points. This draws new residents and provides additional housing choices for existing residents.

The site design incorporates in a variety of lot sizes supporting the goal of increasing a diverse housing stock for the Town. The variety ensures additional housing choices as well as a variety of price points.

Providing more concentrated development while preserving environmentally sensitive areas and perimeter buffers provides a transition to the existing single-family homes and agricultural properties adjacent to the development.

The integrated system of streets, sidewalks, trails and greenways provide a cohesive pedestrian and vehicular network adhering to the Town's Comprehensive Transportation Plan and provided a thoughtfully planned neighborhood.

## 15.0 Compliance with the UDO

This Master Plan shall be the primary governing document for the development of Zebulon South PD. All standards and regulations in this Master Plan shall control over general standards of the UDO. Provided, however, that if a specific regulation is not addressed in this Master Plan, UDO regulations shall control. Zebulon South PD will comply with all other relevant portions of the Town of Zebulon Unified Development Ordinance.

## 16.0 Preliminary Residential Plan Review

Pursuant to UDO Section 3.5.5.B.4, the applicant requests an exemption from subsequent residential preliminary plan review. This PD includes a master plan that is detailed and meets the requirements for a residential preliminary plan. Therefore, upon approval of this PD, the applicant shall be exempt from subsequent residential preliminary plan review.

## 17.0 Additional Zoning Conditions (not applicable to Land Dedication Parcel)

In addition to conditions contained throughout the visual and written document, additional written voluntary conditions have been offered to ensure a quality development.

1. Single family detached rear load lots shall have a minimum lot size of 4,800 sf.
2. Single family detached front load lots shall have a minimum lot size of 6,000 sf.
3. Single family attached lots shall have a minimum lot size of 1,260 sf.
4. The minimum lot width for front loaded lots shall be 50' reduced from 70'.
5. All single family detached rear loaded homes shall have a sidewalk connection from the front door or porch to the public sidewalk.
6. The clubhouse and pool shall be completed before the 150<sup>th</sup> Certificate of Occupancy for any dwelling is issued.
- 8.. Zebulon South will apply a maximum 35% impervious requirement for the development as a whole (based on total acreage).
9. The applicant commits to provide a minimum 15% Tree Save, three times the minimum requirement.
10. All planned improvements to roadways and right-of-way owned and maintained by the NC Department of Transportation (NCDOT), including improvements that require off-site property acquisition and/or easements, are subject to NCDOT approval during subsequent phases of development. If any improvements are not approved by NCDOT, alternative designs may be administratively approved by Town staff.



11. If a bus pickup location is approved by Wake County Public Schools in the neighborhood, one bust stop area, including a shelter, a bench, a trash can, and at least 5 bicycle spaces shall be provided with the second phase of development.
12. To support community gatherings and active neighborhoods, the applicant commits to providing one neighborhood congregation area, to include:
  - a. a minimum of two (2) larger parking spaces designed for food trucks or delivery vehicles (mobile vendors), with an electrical outlet available;
  - b. one (1) covered seating area with at least 10 designated public seating spaces will be provided adjacent to the Mobile Vendor spaces.
  - c. at least one (1) outdoor grill will be provided adjacent to the covered seating area,

This area may be classified as active open space under UDO § 5.7.

13. The development shall include a minimum of three (3) affordable single-family detached ownership units (the "Affordable Units"), which shall be located on different streets in the neighborhood. The Developer shall vet qualified buyers for the Affordable Units and shall ensure, in the first sale of the Affordable Units, that they are affordable households earning no more than eighty percent (80%) of the Area Median Income (AMI). Prior to Subdivision closeout, the Developer shall submit documentation and an affidavit of compliance with this zoning condition. Following the first sale of each of the Affordable Units, Developer shall have no further obligations under this condition.
14. Final alignment of the greenway will be reviewed and approved by TRC during construction drawings.
15. Unless not approved by Wake County, the grave site(s) located at 0 N Arendell Ave (PIN 2705513114) shall be relocated prior to approval of construction drawings.

## 18.0 Land Dedication Parcel

The owner shall designate, for the benefit of the Town, a minimum of 2 acres of land (excluding right-of-way dedication and easements required for frontage improvements) located on Hwy 96/Arendell Ave abutting the property lines of Wake County PINs 2705410911 (Deed book 16651/page 25) and 2705520074 (Deed book 9289/page 1838) for the future development of a Town of Zebulon Fire Station or other public-serving use, as determined by the Town (the "Land Dedication Parcel"). The location of the Land Dedication Parcel is identified on the Master Plan, and the surveyed boundary line will be identified and approved by the Town prior to Final Plat approval for the phase of development adjacent to the Land Dedication Parcel. After approval of the boundary line, but no later than the approval of the Final Plat for the phase of development adjacent to the Land Dedication Parcel, the developer shall dedicate to the Town an easement (or superior title) by deed or other instrument, approved by the Town Attorney as to form, for the Land Dedication Parcel. The Residential Development Area developer shall construct all curb, gutter, road widening and pedestrian improvements on Arendell Ave for the Land Dedication Parcel and stub potable water and sanitary sewer to the Land Dedication Parcel prior to plat recordation, or provide a surety for completion thereof. The actual design,

construction, and installation of the fire station and associated amenities, or other permitted public use as determined by the Town, shall be done by the Town, or another public entity and are not commitments of this zoning case. This zoning condition may also be satisfied by the Town Manager, or his/her designee, stating, in writing, that the Town does not wish to accept the land for the development of a fire station or other public use.

## 19.0 Transportation Impact Analysis Summary

A Traffic Impact Analysis (TIA) was conducted by the Timmons Group in accordance with the Zebulon (Town) Unified Development Ordinance (UDO) and the North Carolina Department of Transportation (NCDOT) capacity analysis guidelines. A full copy of the TIA was submitted for review and approval with the PD submittal, and a voluntary additional analysis incorporating anticipated traffic from the nearby recently-approved Chamblee Lake PD was submitted for review and approval with the applicant's final master plan submittal. The listed recommended improvements are subject to further review and final approval by NCDOT.

### Study Area

The study area for the TIA was determined through coordination with the Town and NCDOT and consists of the following existing intersections:

- NC 96 and Site Access #1
- NC 96 and Site Access #2
- S Wakefield St and Site Access # 3
- NC 97 and S Wakefield St
- NC 97 and NC 96
- NC 96 and W Barbee St
- NC 96 and Perry Curtis Rd

### Recommended Improvements

Based on the analysis of the TIA (including improvements to be installed by the Chamblee Lake development), the following improvements have been recommended to be constructed by the developer to both mitigate traffic impacts by the proposed development.

#### NC 96 and Site Access #1

- Site Access 1 to include a two-lane cross-section with one eastbound egress lane and one westbound ingress lane.
- Provide stop control on the eastbound approach of the site drive.
- Construct a southbound right-turn lane on NC 96 with a minimum of 50 feet of full-width storage and appropriate deceleration and taper.
- Construct a northbound left-turn lane on NC 96 with a minimum of 100 feet of full-width storage and appropriate deceleration and taper.

#### NC 96 and Site Access #2

- Site Access 2 to include a two-lane cross-section with one eastbound egress lane and one westbound ingress lane.

- Provide stop control on the eastbound approach of the site drive.
- Construct a southbound right-turn lane on NC 96 with a minimum of 50 feet of full-width storage and appropriate deceleration and taper.
- Construct a northbound left-turn lane on NC 96 with a minimum of 100 feet of full-width storage and appropriate deceleration and taper.

Wakefield St and Site Access #3

- Site Access 3 to include a two-lane cross-section with one westbound egress lane and one eastbound ingress lane.
- Provide stop control on the westbound approach of the site drive.
- Construct a southbound left-turn lane on Wakefield Street with a minimum of 50 feet of full-width storage and appropriate deceleration and taper.

## 19.1 Additional Transportation & Pedestrian Safety Enhancements

### Safety Enhancements at Pulley Gordon Road/Morphus Bridge Road Intersection

During construction drawing review, Residential Development Area developer shall work with NCDOT, Town staff, and Town transportation engineering reviewers provide safety enhancements to the Pulley Gordon Road/Morphus Bridge Road intersection in the existing right-of-way and pavement and right-of-way and frontage improvements required to be dedicated by the developer at this intersection. These safety enhancements are subject to approval by the Technical Review Committee and NCDOT.

### Safety Enhancements on NC 96 between Zebulon Community Park and Zebulon Community Center

During construction drawing review, Residential Development Area developer shall work with NCDOT, Town staff, and Town transportation engineering reviewers provide safety enhancements to the section of NC 96 between the entrance to the Zebulon Community Park and entrance to the Zebulon Community Center, in the existing right-of-way and pavement. These enhancements will include a crosswalk and/or appropriate warning signage. These safety enhancements are subject to approval by the Technical Review Committee and NCDOT.

## MUNICIPAL UTILITY ALLOCATION POLICY

### Statement of Purpose and Goals

#### *Introduction*

Drinking water supplies throughout the greater City of Raleigh distribution system are finite, subject to disruption by drought and/or other calamity and Zebulon’s allocation is contractually limited. The Town staff, the Planning Board, and the Board of Commissioners have given a great deal of thought and study as to the best utilization of this valuable resource to benefit current and future citizens.

The Town of Zebulon’s municipal water and sewer capacity is a valuable resource that must be conserved and apportioned to new development projects that promote the Town’s policy of ensuring a diversified tax base and housing supply. Such an allocation policy will tend to promote diversity of housing available to a wide cross section of citizens of diverse socio-economic backgrounds and promote economic viability and sustainability by providing for retail and other commercial development within the Town of Zebulon.

In order to preserve and enhance property values, manage its limited water supply as a vital natural resource, promote economic development, and incentivize smart growth practices, the allocation of Zebulon’s potable water capacity shall hereafter be in accordance with this policy.

#### *Land Use and the Tax Base*

The local government expense of providing fire and police protection, schools, parks, social services, water and sewage systems and other essential public services to residential neighborhoods is generally greater than the ad valorem tax revenue generated by such neighborhoods. On the other hand, the cost of providing services to commercial and industrial development is generally less than the tax revenue accruing to the local government. Having a predominantly residential tax base would require the Town of Zebulon over time to assess a higher tax levy to raise funds to provide essential services or to reduce the level of public services provided. This is one reason among many why local governments including Zebulon strive to achieve a balance of both residential and non-residential growth.

Zebulon’s historical development is transitioning from industrial to residential, leading to a current tax base of approximately 40% residential and 60% commercial/industrial. The following table shows Zebulon’s tax base over the past five years <sup>1</sup>

**Zebulon Tax Base (Past Five Years)**

Fiscal Year	Commercial	Residential
2021-2022	60%	40%
2020-2021	65%	35%
2019-2020	72%	28%
2018-2019	73%	27%
2017-2018	71%	29%

<sup>1</sup> “Tax Base Components | Wake County Government,” *Wake County North Carolina*, <https://www.wakegov.com/departments-government/tax-administration/data-files-statistics-and-reports/tax-base-components>

As shown in the table above, the residential tax base has steadily increased proportionally over the past five years. This trend in the tax base data, combined with the vested planned residential development in the coming years, demonstrates the need for the Town to address this shift through policy. The Zebulon Board of Commissioners believes that it is fiscally responsible and otherwise in the public interest to promote and encourage non-residential development in the jurisdiction as an alternative to rapid residential development to keep the ratio between the two development types well balanced. A goal of maintaining a tax base of 60% residential and 40% commercial/industrial is hereby established.

***Development Goals for the Full Build-Out of Zebulon***

Communities without a wide variety of housing types and styles also put pressure on the Wake County Public School System which remains committed to having students of a wide range of socio-economic backgrounds attend each local school. In addition to the goal of maintaining a balanced tax base, the Town of Zebulon is committed to achieving a balance of housing types within its jurisdiction.

This commitment is consistent with both the Town’s Strategic Plan and Comprehensive Plan. The *Town of Zebulon: Vision 2030 Strategic Plan* lists “Growing Smart” as one of its three focus areas, calling for the planning of appropriate land uses and affordability of the community. The *Grow Zebulon Comprehensive Land Use Plan* identifies six guiding principles for the town. Two of those principles are “Zebulon will be BALANCED” and “Zebulon will be PRUDENT.” A balance should be achieved for the Town’s tax base, its land uses, and its housing types to allow for an affordable community with employment and business opportunities that will help the community prosper. The achievement of balance in Zebulon will contribute to the Town being prudent. As stated previously, a local government’s cost of providing services to commercial properties is generally less than that of residential properties. Having a balanced tax base that is not proportionally over-saturated with residential properties will contribute to keeping the Town financially sound.

Below are three development goals that are integral to the utility allocation policy and the future of the Town. These development goals apply to the entire, future Zebulon jurisdiction including the ETJ, short-range and long-range urban service areas.

**GOAL #1:** Maintain 60%-40% ratio of residential to non-residential tax values.

<u>Upon Adoption January 2021</u> 60% Residential - 40% Non-Residential
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**GOAL #2:** Residential Housing Percentage Breakdown  
SFD|TH|MF – 75%|10%|15% (Note – Duplex counted as MF)

<u>Upon Adoption January 2021</u> 80.5%   0.5%   19%
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**GOAL #3:** Encourage Mixed Use Development to improve pedestrian connectivity to non-residential activity.

## Policy and Procedures

### *Water Allocation*

All existing parcels of real property within the corporate limits of Zebulon, regardless of proposed acreage, shape, or location as of the adoption of this ordinance are entitled to **115 gallons per day** of water allocation to build and sustain a single family or a limited business or commercial use. No additional water allocation will be awarded for proposed development except in accordance with the requirements of this policy.

### *Wastewater Connection*

All projects considered for utility allocation must provide a wastewater system connection with adequate receiving capacity, as determined by the Wake County Health Department and/or City of Raleigh Public Utilities Department and approved by the Town of Zebulon Planning Director.

### *General Conditions & Requirements*

- All proposed projects must be within the existing corporate limits or have filed a valid and complete petition for Voluntary Annexation.
- All proposed projects under consideration must have a complete application submitted for the appropriate Master Plan, Subdivision, Site Plan, Special Use Permit, Conditional Zoning Request, Zoning Compliance Permit, Building Permit, or any other necessary approval.
- All projects are subject to a Utility Allocation or Developer's Agreement approved by the Town's Board of Commissioners. If the Developer/Applicant fails to meet all terms of that agreement the unused allocation will be reclaimed, no new building permits will be issued, and no new connections to the water or wastewater systems will be permitted. Active building permits will have certificates of occupancy held until mitigating measures are agreed to by all parties.
- Projects with proven vested rights upon adoption of this ordinance will be permitted to finish their projects as previously approved.
- Public water may be utilized for irrigation purposes so long as the Primary Use associated with the site has previously gained water allocation through the Town.
- Any third parties who buy land to build upon are bound by the approved Utility Allocation Agreement or Development Agreement for that property. If the agreement is not fulfilled, the above terms and conditions still apply regardless of who owns the land.

### *Compliance Required*

This policy allocates municipal water in gallons per day for new development proposals, master plans, site plans, building plans, and/or structures seeking construction approval. Each phase of a phased development must comply with the terms and development schedule of an approved Utility Allocation Agreement before the next phase can begin or the development risks loss of previously reserved allocation.

Previously dedicated but unused allocation can be reclaimed by the Town's Board of Commissioners for:

- (1) the lack of compliance with any existing Utility Allocation or Developer's Agreement;
- (2) violation of applicable town policy provision, ordinance standard, condition of approval;
- (3) violation of federal or state regulation; or
- (4) other good cause.

### *Utility Allocation Application Process*

Upon receiving a new development proposal requesting water capacity, the Planning Staff shall direct the Developer/Applicant to demonstrate the project's qualifications. A Developer/Applicant shall state on the appropriate application, and stipulate within an approved Utility Allocation Agreement, the use or uses proposed to be built as part of the project along with the construction design and materials. Town action on the request will be deferred until the application is complete and the requested information has been provided.

Proposed projects shall complete the UTILITY ALLOCATION WORKSHEET according to its instructions to determine the total number of points achieved. The Utility Allocation Application package will be reviewed for completeness and compliance by the Technical Review Committee (TRC) in conjunction with the applicable development approval for the subject property (conditional rezoning, planned development, site plan, etc.).

Qualification for water allocation is judged by:

- The level of developer investment
- Anticipated increases in the Town's ad valorem tax base
- Construction and dedication of public infrastructure
- Provision of employment opportunities for Zebulon citizens
- Provisions of diversified housing stock
- Preservation of open space
- Protection of existing tree canopy
- Conservation of existing habitat
- The provision of recreational amenities for current or future Zebulon residents

Projects must be awarded **60 TOTAL POINTS** or more to merit water allocation.

Points are awarded in two categories, BASE POINTS and BONUS POINTS. BONUS POINTS are broken down into six categories.

1. Nonconformity Abatement and Public Infrastructure Improvements
2. Green Development Standards
3. Gateway and Transit Improvements
4. Amenities
5. Affordable Housing
6. Other

Unless a project can gain all necessary BONUS POINTS from a single improvement identified in the approved list, improvements must be made from at least two of the categories of BONUS POINTS.

All features and/or improvements that earn a projects BONUS POINTS must be clearly shown on a development plan for each application type.

### *Expiration of Allocation Award*

A developer/applicant who has secured allocation according to this policy and hasn't progressed in construction plan approval, building permit approval, or on-site construction for a period of 12 months will lose the award of allocation without benefit.

### *Annual Review of Policy & Appeals*

This policy shall be reviewed in January of each year and, when appropriate, readjusted by the Town's Board of Commissioners. The Town's overall progress on policy goals will be considered and the multipliers and/or point thresholds readjusted accordingly.

Appeals of any provision of this ordinance shall be decided upon by the Town's Board of Commissioners upon receiving a recommendation from the Planning Board.

### BASE POINTS: List of Preferred Land Uses and Required Characteristics:

The uses listed below have been determined to be the most desirable and important uses for the Town of Zebulon to promote and maintain economic and housing diversity. Only projects that completely meet the stated performance characteristics will be considered for utility allocation. Please select one of the following Base Point classifications.

60 Base Points	<b>Single Family Homes (Expedited Subdivision or Recombination)</b> Newly constructed Single Family Homes built upon new lots created via the minor subdivision, exempt subdivision, expedited subdivision (3 or fewer lots) or recombination process.
60 Base Points	<b>Change of Use</b> This category captures renovation, rehabilitation, up-fit or retrofit of existing buildings or portions of buildings that pre-date this policy and require a code summary sheet, change in building occupancy, certificate of occupancy, building permit and/or building inspections and do not increase the utility demand from the previous use of the building.
45 Base Points	<b>Business Office/Finance/ Insurance / Professional Services Center - Large</b> Qualifying projects must exceed 100,000 square feet of heated floor space and create at least 150 employment positions that exceed the average annual Wake County salary according to Wake County Economic Development or the Employment Security Commission. Employees perform professional, scientific, and technical services for others. Such services require a high degree of expertise and training and provide high salaried employment opportunities. Examples include software engineering, legal, medical, accounting, consulting, architectural, biomedical, chemical, research and development, and administrative services. Finance or Insurance Centers shall also pool financial risks by underwriting insurance and annuities. Some establishments support employee benefit programs. Examples include bank or credit union headquarters, brokerages, investments, insurance, financing, and data processing establishments.
45 Base Points	<b>Manufacturing/Industrial Employment Center</b> Manufacturing or Industrial establishments in this category exceed 200,000 square feet of floor space located in plants, factories, or mills and employ power-



	<p>driven machines and materials-handling equipment. They may also employ workers who assemble or create new products by hand, without the characteristic machinery-intensive enterprise. Many manufacturing establishments process products of agriculture, forestry, fishing, mining, or quarrying as well as products of other manufacturing establishments. Most manufacturing establishments have some form of captive services (e.g., research and development, and administrative operations, such as accounting, payroll, or management) in conjunction on-site.</p>
45 Base Points	<p><b>Governmental Uses/Public Administration</b>  This category encompasses centers for all government functions; it includes federal, state, and local government agencies that administer, oversee, and manage public programs and budgets and have executive, legislative, or judicial authority. Establishments develop policy, create laws, adjudicate civil and criminal legal cases, and provide for public safety and national defense.</p>
40 Base Points	<p><b>Single Use Retail</b>  Newly constructed single use, stand-alone building used primarily for retail, restaurant, or similar commercial use.</p>
40 Base Points	<p><b>Hotels, Motels, or other Accommodation Service Establishments</b>  This category serves lodging and short-term accommodations for travelers. They may offer a wide range of services, from overnight sleeping space to full-service hotel suites. They may offer these services in conjunction with other activities, such as entertainment or recreation. Stays in these establishments are generally less than one month. This classification does not include boarding or rooming houses.</p>
40 Base Points	<p><b>Arts/Entertainment/Museums</b>  These establishments operate facilities or provide services for a variety of cultural, entertainment, and performing art functions. Establishments include those that produce, promote, or participate in live performances, events, or exhibits intended for public viewing; those that preserve and exhibit objects and sites of historical, cultural, or educational interest; and those that operate facilities or provide services to serve activities associated with the aforementioned.</p>
40 Base Points	<p><b>Amusement, Sports or Recreational Establishment</b>  Establishments in this category operate either indoor or outdoor facilities offering family activities (i.e. sports, recreation, or amusement) and provide services, such as facilitating amusement in places operated by others, operating recreational sports groups and leagues. Examples include golf courses, indoor sports venues, bowling alleys, miniature golf courses, athletic clubs, skating rinks and arcades. This category may be used in conjunction with a commercial or residential development as a mixed use development.</p>
40 Base Points	<p><b>Mixed Use Development (Transit Oriented)</b>  Newly constructed or substantially rehabilitated collection of vertically mixed retail, office and residential uses in multi-story buildings centered within a one-half mile radius of an existing rail or bus transit station or the intersection of</p>

	Horton Street and North Arendell Avenue in Downtown Zebulon. In order to qualify as mixed use, developments must dedicate at least one-third of the total heated square footage to residential use and the remainder to a mix of retail and office uses. All three use types must be represented and at least 10% of the heated square footage must be dedicated to street level, storefront retail uses.
40 Base Points	<b>Mixed Use Development (Urban Infill)</b> Newly constructed or substantially rehabilitated collection of mixed retail, office and residential uses in a multi-story building on a previously developed parcel within the corporate limits. In order to qualify as mixed use, developments must dedicate at least one-third of the total heated square footage to residential use and the remainder to a mix of retail and office uses. All three use types must be represented and at least 10% of the heated square footage must be dedicated to street level, storefront retail uses.
40 Base Points	<b>Mixed Use Development (Greenfield)</b> Newly constructed collection of mixed retail, office and residential uses in a multi-story building or buildings on a previously undeveloped parcel. In order to qualify as mixed use, developments must dedicate at least one-third of the total heated square footage to residential use and the remainder to a mix of retail and office uses. All three use types must be represented and at least 10% of the heated square footage must be dedicated to street level, storefront retail uses.
35 Base Points	<b>Housing Services for the Elderly Establishments</b> This category offers housing services for the aged, not requiring a license from the North Carolina Department of Health and Human Services, such as independent retirement housing, multi-unit assisted housing with services (MAHS), and continuing care retirement centers. All facilities must provide, but not necessarily be limited to, the following services/facilities: On-site laundry facilities, on site management, guaranteed transportation services at least four days per week, on-site exercise facilities, on-site computer access, and a clubhouse/common lounge area for all residents.
35 Base Points	<b>Mixture of Use Development (Retail/Office-Institutional/Commercial)</b> Newly constructed collection of horizontally arranged uses including retail, office-institutional and commercial within a master planned project on a previously undeveloped parcel or parcels totaling at least 10 acres. Mixture of use projects must include at least two (2) use types with at least 25% of the space devoted to each use type included in the development.
30 Base Points	<b>Retail/Commercial Center</b> Newly constructed center of at least 50,000 square feet, typically containing an anchor such as a grocery store and other smaller spaces and/or outparcels for subordinate uses. Uses are entirely consumer-driven and include all manner of retail, service and office possibilities.
30 Base Points	<b>Business Office/Finance/ Insurance / Professional Services Center – Medium</b> Qualifying projects must exceed 50,000 square feet of heated floor space and create at least 75 employment positions that exceed the average annual Wake County salary according to Wake County Economic Development or the

	<p>Employment Security Commission. Employees perform professional, scientific, and technical services for others. Such services require a high degree of expertise and training and provide high salaried employment opportunities. Examples include software engineering, legal, medical, accounting, consulting, architectural, biomedical, chemical, research and development, and administrative services. Finance or Insurance Centers shall also pool financial risks by underwriting insurance and annuities. Some establishments support employee benefit programs. Examples include bank or credit union headquarters, brokerages, investments, insurance, financing, and data processing establishments.</p>
30 Base Points	<p><b>Business Office/Finance/ Insurance / Professional Services Center – Small</b>  Qualifying projects 50,000 square feet of heated floor space or less. Employees perform professional, scientific, and technical services for others. Such services require a high degree of expertise and training and provide high salaried employment opportunities. Examples include software engineering, legal, medical, accounting, consulting, architectural, biomedical, chemical, research and development, and administrative services. Finance or Insurance Centers shall also pool financial risks by underwriting insurance and annuities. Some establishments support employee benefit programs. Examples include bank or credit union headquarters, brokerages, investments, insurance, financing, and data processing establishments.</p>
30 Base Points	<p><b>Multi-Tenant Retail Center</b>  Newly constructed center 50,000 square feet or less, typically containing a more than one tenant space within a single structure. Uses are entirely consumer-driven and include all manner of retail, service and office possibilities.</p>
30 Base Points	<p><b>Single Use Office</b>  Newly constructed single use, stand-alone building used primarily for office and professional.</p>
30 Base Points	<p><b>Bungalow Court or Pocket Neighborhood</b>  Newly constructed Bungalow Court or Pocket Neighborhood per the standards of the Unified Development Ordinance.</p>
30 Base Points	<p><b>Distribution/Trucking Center</b>  Newly constructed center of at least 500,000 square feet where products and resources are transported to and delivered from via truck or rail.</p>
25 Base Points	<p><b>Warehouse</b>  Newly constructed center of at least 500,000 square feet where products and resources are stored.</p>
25 Base Points	<p><b>Religious Institutions</b>  Any facility such as a church, temple, synagogue, mosque or monastery used for worship by a non-profit organization and their customarily related uses.</p>
20 Base Points	<p><b>Intensive Industrial Uses:</b>  Uses classified as Special Land Uses within the Industrial Classification.</p>

20 Base Points	<b>Multi-Family Residential &amp; Condo Units</b>	
20 Base Points	<b>Major Subdivision 4- 25 Lots</b> Any subdivision of land of four (4) – 25 Lots.	
10 Base Points	<b>Major Subdivision 26 lots or more</b> Any subdivision of land of 26 or more lots.	<b>10</b>
Board Determination	<b>All Other Uses Not Categorized</b> This category of use captures all other uses not categorized elsewhere. Allocations for such uses are left to the discretion of the Town’s Board of Commissioners upon recommendation of the Planning Board and acted on a case-by-case basis.	

## BONUS POINTS

Proposed projects can gain BONUS POINTS by agreeing to provide any of the following items over and above the UDO or Standard Specification requirements for their development proposal.

NOTE: No bonus points are given for UDO requirements.

### CATEGORY 1 – Non-Conformity Abatement and Public Infrastructure Improvements

<b>Section 1A - Abatement of Nonconformities</b>		(Max - 3 points)
	Abatement of any existing non-conforming structures	3
	Abatement of any existing non-conforming use of land	2
	Abatement of any existing non-conforming lots	1

<b>Section 1B - Roadway Infrastructure Not Warranted by TIA/UDO/CTP</b>		(Max - 10 points)
	Construction of full cross section of existing off-site public street	5
	Nearby intersection improvements	5
	Traffic signal improvements	4
	Signage or striping improvements	1

<b>Section 1C - Off-Site Public Greenway Improvements</b>		(Max - 10 points)
	Construct more than 4000 linear feet of 10-foot-wide path	10
	Construct more than 3000 linear feet of 10-foot-wide path	8
	Construct more than 2000 linear feet of 10-foot-wide path	6
	Construct more than 1000 linear feet of 10-foot-wide path	4
	Construct 500 to 1000 linear feet of 10-foot-wide path	2

<b>Section 1D – Off-Site Bike-Ped Improvements</b>		(Max – 5 points)
	Construction of off-site sidewalk improvements (Subject to TRC Approval)	2
	Construction of off-site bike lane improvements (Subject to TRC Approval)	3

### CATEGORY 2. Green Development Standards/ Building & Site Design

<b>Section 2A - Conservation of Natural Habitat Meeting Active Open Space Requirements as Defined in the UDO</b>		(Max - 10 points)
	One point per acre up to 10 acres	1 - 10

<b>Section 2B - Parking</b>		(Max – 15 points)
	Structured Parking Facilities - must reduce footprint by 20%	10
	EV Charging Stations (two-port)	5
	Provision of on-street public parking (1 point per stall up to 10 Max)	1 - 10 <b>10</b>

<b>Section 2C - Stormwater SCM's</b>		(Max – 10 points)
	Stormwater - Restored Riparian Buffer	10
	Construct a fountain or other stormwater amenity within the BMP/SCM (as approved by Staff)	4 <span style="color: red;">4</span>
	Stormwater - Landscaped Green Roof	5
	Stormwater - Underground capture system for on-site irrigation	5
	Stormwater - Bioretention	5
	Stormwater - Wetland	5 <span style="color: red;">5</span>
	Exclusive use of porous pavement in parking areas where suitable	2

<b>Section 2D - Building/Site Design</b>		(Max - 20 points)
	Compliance with residential design guidelines per Section 5.2 of the UDO	10 <span style="color: red;">10</span>
	Non-Residential building design that incorporates an active upper story.	5
	Pedestrian oriented and walkable site design which promotes alternatives to vehicular travel within the development. (Subject to TRC Approval)	5

<b>Section 2E - Infill/Redevelopment</b>		(Max – 16 points)
	Development or Redevelopment within DTC	10
	Development or Redevelopment within DTP	6
	Redevelopment of previously vacant building space over 20,000 square feet	6
	Redevelopment of previously vacant building space under 20,000 square feet	5

<b>Section 2F - Historic Preservation</b>		
	Historic Structure Preservation via Deed Restriction (Determined by TRC)	10
	Restoration of Historic Structure (Must be approved by TRC)	5

<b>Section 2G – LEED Certification</b>		(Max – 10 points)
	LEED Certification for Neighborhood Development (LEED ND)	10
	Platinum LEED Certification	10
	Gold LEED Certification	8
	Silver LEED Certification	6
	Bronze LEED Certification	4
	LEED Certified Certification	2

CATEGORY 3 – Outdoor Enhancement and Transit Improvements

<b>Section 3A – Outdoor Enhancement</b>		(Max – 12 points)
	Construction of a Parkway Street Section on a Collector level street	5

Construction or Preservation of Gateway Landscaping or Structure (Subject to Comprehensive Plan Consistency and TRC approval)	5	
Outdoor Display of Public Art (Subject to TRC Approval)	4	
Public Facing Outdoor Mural (Subject to TRC Approval)	4	
Maintenance of Roadside Gateway Plant Bed (requires maintenance agreement)	3	
Planting Pollinator Garden (225 Square Foot Minimum)	3	3
Exclusive use of xeriscaping techniques and drought tolerant species	3	
Enhanced Roadside Landscaping (Subject to TRC Approval)	2	
Enhanced Buffer Landscaping (Subject to TRC Approval)	2	
Construction of a Parkway Street Section on a Local level street	2	
Installation of Native Shade Tree Species (per Tree up to 10 Trees)	1	9

<b>Section 3B – Transit (Pursuant to location being adjacent to a planned or active transit route)</b>		(Max - 8 points)
Provision of more than 50 designated Park & Ride Stalls	8	
Provision of 25 designated Park & Ride Stalls	5	
Provision of 10 designated Park & Ride Stalls	3	
Provision of mass transit easement w/ structure (bus stop with shelter & bench)	2	

CATEGORY 4 - Amenities

<b>Section 4A - Private Greenway</b>		(Max - 3 points)
Construction of more than 3000 linear feet private greenway meeting Town of Zebulon standards	3	
Construction of more than 2000 linear feet of private greenway meeting Town of Zebulon standards	2	2
Construction of more than 1000 linear feet of private greenway meeting Town of Zebulon standards	1	

<b>Section 4B – Pool (Combinations may be approved by TRC)</b>		(Max - 8 points)
Olympic Pool and Aquatic Center	8	
Junior Olympic Pool	5	
Lap Pool (four lane minimum)	3	
Resort Style Pool	2	2
Any Other Pool	1	

<b>Section 4C - Outdoor Deck/Patio</b>		(Max - 3 points)
Deck/Patio - More than 3000 square feet	3	
Deck/Patio - More than 2000 square feet	2	
Deck/Patio - More than 1000 square feet	1	1

<b>Section 4D - Pool Amenities</b>		(Max - 2 points)
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Jacuzzi/Hot Tub/Whirlpool	2
Water Playground with apparatus	2
Sauna/Steam room	2

<b>Section 4E - Clubhouse</b>	(Max - 10 points)
Commercial Coffee Shop with at least 10 designated public seating spaces.	10
With full kitchen and over 4000 square feet of meeting space	10
With full kitchen and less than 4000 square feet of meeting space	9
Meeting space without kitchen more than 3500 square feet	8
Meeting space without kitchen 2500 - 3499 square feet	7
Meeting Space without kitchen 1500 - 2499 square feet	5
Meeting Space without kitchen less than 1500 square feet	4
No meeting space, bathrooms and changing rooms only	3 <b>3</b>
Outdoor Kitchen or Grills	2 <b>2</b>

<b>Section 4F - Additional Active Recreation</b>	(Max - 10 points)
Gymnasium (regulation size indoor basketball court)	10
Baseball/Softball Field (regulation size)	5
Football/Soccer Field (regulation size)	5
Skate Park	5
Tennis Courts (two regulation courts, fenced)	5
Multi-Use Hardcourt (two regulation basketball courts, street hockey, fenced)	5
Pickleball Court (three regulation courts, fenced)	5
Pocket Park – 5,000 square feet	3 <b>3</b>
IPEMA Certified Playground Equipment	4 <b>4</b>
Lighted Field of Play for nighttime use	3
Electronic Scoreboard or Covered Dugouts or Bleachers	3
Community Garden – 15-foot by 15-foot, with water access and potting shed.	3

<b>Section 4G – Additional Urban Open Space Enhancements (Within Non Residential Zoning Districts)</b>	(Max – 10 points)
Fountain	2
Canopy Including Fixed Permanent Seating	2
Drinking Fountain with Pet Fountain	2
Permanent Game Tables	1
Permanent Tables with Shade Cover	1
All Weather Bulletin Board	1
Covered or Internal Bicycle Parking	1
Artist-Design Bicycle Racks	1
Little Free Library	1
Drinking Fountain	1
Public Work Bike Stand With Tools	1



CATEGORY 5 – Affordable Housing

<b>Inclusion of a percentage of the provided housing stock of a proposed development cost no more than 30% of a household income not exceeding 80% of the Area Median Income (AMI)</b>		(Max – 10 Points)
	15% Affordable Housing	10
	10% Affordable Housing	5

CATEGORY 6 – Other

(Max 5 Points)

	Integrated public safety operation systems (EX. Flock Safety or others as approved by the Police Department)	3
	Smart Waste and Recycling Stations	2

Total 68



Date: January 23, 2024

To: Adam Culpepper, Senior Planner, Town of Zebulon  
Andrew Suriano, Managing Partner, Deacon Development Group  
Beth Blackmon, Senior Project Manager, Timmons Group  
Jeff Hochanadel, Principal, Timmons Group  
Ashley Honeycutt Terrazas, Associate, Parker Poe

From: Sravya Suryadevara, PE, Traffic Engineering Director, WSP USA Inc.

Subject: Zebulon South Supplemental Traffic Impact Analysis Review

---

Per your request, WSP has performed a review of the Zebulon South development traffic impact study resubmitted by Timmons Group, dated January 2024 and the supplemental memo, also dated January 2024. We have the following comments:

- Based on the updated site plan, the number of units has changed for the site since the TIA was completed. Please add a note in the body of the TIA report discussing this change and confirming that the analysis is still valid because it is more conservative than the current site plan.
- Please confirm site access locations in the Build Synchro files matches the site plan. If Site Access 2 is within 165 feet of Perry Curtis Road, this access will need to be right-in/right-out only. This is based on the 2003 NCDOT's Policy on Street and Driveway Access.
- For tables 3-1, 3-2, and 5-1 in the TIA and tables 1 and 2 in the supplemental, please provide a footnote to describe the meaning of the “#” symbol in the queue lengths.
- For tables 3-1, 3-2, 5-1, and 5-2 in the TIA and tables 1 and 2 in the supplemental, please designate which intersections are unsignalized/signalized to aid in the differentiation of queues which are in feet and queues which are number of cars.
- For tables 3-1, 3-2, 5-1, and 5-2 in the TIA and tables 1 and 2 in the supplemental, please add units for queues.
- Include NCDOT comments from July 2022 referenced in section 6 in the appendix of the TIA if available.
- Please add a complete list of recommended improvements to the supplemental memo for clarity, even though the recommendations do not change from the TIA.
- The following comment responses were provided by Timmons Group based on the initial submittal review. Please add these explanations in the body of the TIA report to provide a full picture of the analysis methodology:
  - Include discussion on why count data was not balanced between intersections and why Perry Curtis Road volumes were used for site access 1 and 2.  
TG Response: Traffic volumes were not balanced to the presence of commercial site driveways and various side streets. To provide the most accurate analyses, corridor volumes were not balanced. Site Access 1 and 2 volumes were balanced with Perry Curtis due to the driveways' proximities.
  - Please provide justification for the 3% growth rate used for background volume development.  
TG Response: The 3% growth rate is based on published AADTs.



- In the Build scenario turn lane analysis, it's mentioned that both S Wakefield Street and NC 96 will have 2026 AADTs higher than 4,000 vpd. Please clarify if this is based on the existing AADT value and an assumption of growth or if this is based on the existing AADT including an assumed growth rate.

TG Response: NC-96's AADT currently exceeds 4,000 VPD. Per future projections, this value is not projected to decrease. S Wakefield Street AADT projections are based on recent AADT counts (grown at 3% annually to 2026) and 30% of daily site trips on S Wakefield Street north of Site Access 3.

- Site access roads are listed as needing 100-feet of IPS. Please ~~define IPS as internal protected stem in the text and~~ reference the standards that guide this recommendation.

TG Response: ~~IPS was defined as "internal protected stem" in the updated TIA.~~ IPS requirements are defined in the NCDOT's Driveway Manual.

- The alignment of the S Wakefield Street/Morphius Bridge and Pully Gordon Road intersection is not ideal for safe operations, but no improvements are required currently.

We do not anticipate any of the above comments to impact the analysis or recommendations in the TIA. If you have any questions about this review, please do not hesitate to contact me at (984) 389-2944 or [sravva.suryadevara@wsp.com](mailto:sravva.suryadevara@wsp.com).



January 2<sup>nd</sup>, 2023

Michael Clark  
Planning Director  
Town of Zebulon  
1003 N. Arendell Avenue  
Zebulon, NC 27597  
919-823-1808  
mclark@townofzebulon.org

**RE: Zebulon South Memo**

Dear Mr. Clark,

This memorandum is a supplement to the Zebulon South Traffic Impact Analysis (TIA). The TIA was initially scoped with the Town of Zebulon (Town) and NCDOT in March 2022. Originally sealed June 28<sup>th</sup>, 2022, the NCDOT provided final comments on July 26<sup>th</sup>, 2022. On November 27<sup>th</sup>, 2023, WSP provided Town comments to Timmons Group. The TIA was updated and resubmitted (sealed January 2<sup>nd</sup>, 2023). At the time of scoping, there were no approved area developments that would contribute trips during the Background or Build analyses. In the interim, the Chamblee Lake Planned Development TIA was approved. Due to traffic concerns expressed by Town Council and area citizens, the project team determined that additional analyses should be conducted including the proposed Chamblee Lake Planned Development. This memorandum's purpose is to determine 1) the Zebulon South Development site trip impacts to study area intersections (including the Chamblee Lake Planned Development), and 2) if improvement recommendations are changed from the original TIA.

The following intersections were analyzed:

- NC-97 (Gannon Ave) / SR-2349 (South Wakefield Street);
- NC-97 (Gannon Ave) / NC-96 (Arendell Ave);
- NC-96 (Arendell Ave) / SR-2348 (West Barbee Street);
- NC-96 (Arendell Ave) / Site Access 1\*;
- NC-96 (Arendell Ave) / Site Access 2\*;
- NC-96 (Arendell Ave) / SR-2347 (Perry Curtis Road); and
- SR-2349 (South Wakefield Street) / Site Access 3\*.

\* Build conditions only

Upgraded 2026 Background and Build + Improvement AM and PM peak hour capacity analyses were performed including the Chamblee Lake Planned Development site trips. As discussed below, it was determined that with the Chamblee Lake Planned Development site trip addition, all study area intersection approaches are projected to perform acceptably. Therefore, no additional improvement recommendations were necessary.



## 2026 Background

**Table 1** below summarizes the intersection LOS and delay based on existing intersection geometry (see **Figure A**) and the 2026 Background traffic volumes (see **Figure D**). 2026 Background volumes were calculated by summing 2026 ambient traffic volumes (**Figure B – Zebulon South TIA Figure 3-1**) and Chamblee Lake Planned Development traffic volumes (**Figure C<sup>^</sup>** and **Appendix B**). The corresponding SYNCHRO outputs are located in **Appendix A**. As shown in **Table 1**, all intersection approaches are projected to operate acceptably during both 2026 Background peak hours. Optimized timings were used for all signalized intersection analyses (adhering to NCDOT minimum cycle length requirements).

<sup>^</sup> For purposes of analysis (and to be more conservative), it was assumed that all traffic projected along Horton Street turned right onto NC-96 south of NC-97. Traffic was then split between northbound left and through at NC-97. All traffic wishing to travel west (towards US-264) will likely utilize NC-39.

**Table 1: Intersection Approach Level of Service and Delay  
2026 Background Traffic Volumes**

Intersection	Approach / Overall	AM PEAK HOUR		PM PEAK HOUR		Movement	Turn Lane Storage (ft)	AM PEAK HOUR	PM PEAK HOUR
		Delay <sup>1</sup> (sec/veh)	LOS <sup>2</sup>	Delay <sup>1</sup> (sec/veh)	LOS <sup>2</sup>			95th Percentile Queue Length	95th Percentile Queue Length
1: 5 Wakefield Street & NC-97 (Gannon Avenue)	Eastbound	22.4	C	31.1	C	EB Left	125	10	11
		380	#744			EB Thru/Right			
	Westbound	13.9	B	11.3	B	EB Approach			
		63	77			WB Left	125	63	77
		265	237			WB Thru/Right			
	Northbound	31.8	C	46.4	D	WB Approach			
		199	169			NB Left/Thru/Right		199	169
Southbound	23.4	C	31.2	C	NB Approach				
	35	63			SB Left/Thru/Right		35	63	
Overall	20.2	C	25.1	C	SB Approach				
Overall					Overall				
2: NC-96 (Arendell Avenue) & NC-97 (Gannon Avenue)	Eastbound	33.2	C	38.0	D	EB Left	200	46	73
		367	#136			EB Thru			
	Westbound	23.6	C	26.4	C	EB Right	100	69	100
		166	348			EB Approach			
		236	226			WB Left	350	#236	#226
	Northbound	40.1	D	38.7	D	WB Thru/Right			
		124	96			WB Approach			
	Southbound	29.7	C	27.8	C	NB Left	125	124	96
		352	#462			NB Thru/Right			
		36	#77			NB Approach			
Overall	31.5	C	31.2	C	SB Left	250	36	#77	
Overall					SB Thru/Right				
Overall					SB Approach				
Overall					Overall				
3: NC-96 (Arendell Avenue) & Barbee Street	Eastbound	14.9	B	22.1	C	EB Left/Thru/Right		0.5	1.9
						EB Approach			
	Westbound	14.1	B	16.7	C	WB Left/Thru/Right		0.1	0.2
						WB Approach			
	Northbound	1.0	A	1.0	A	NB Left/Thru/Right		0.1	0.1
					NB Approach				
Southbound	0.2	A	0.1	A	SB Left/Thru/Right		0	0	
SB Approach					SB Approach				
6: NC-96 (Arendell Avenue) & Perry Curtis Road	Westbound	11.1	B	11.1	B	WB Left/Right		0.6	0.4
						WB Approach			
	Northbound	0.0	A	0.0	A	NB Thru/Right		0	0
						NB Approach			
Southbound	1.8	A	2.6	A	SB Left/Thru		0.1	0.4	
SB Approach					SB Approach				

<sup>1</sup> Overall intersection LOS and delay not reported for TWSC intersections.  
<sup>2</sup> - 95th percentile queues for unsignalized intersections reported in number of vehicles.

### 2026 Build + Improvements

The Zebulon South trip generation and distribution are located in the Zebulon South TIA (see **Section 4** and **Figure 4-2**, respectively). 2026 Build traffic volumes (see **Figure E**) were calculated by summing the 2026 Background traffic volumes (**Figure D**) and projected Zebulon South site trips (**Figure 4-2 – Zebulon South TIA**). **Table 2** below summarizes the intersection LOS and delay based on the future lane configuration (see **Figure F**) and 2026 Build traffic volumes (see **Figure E**). The corresponding SYNCHRO outputs are located in **Appendix A**. As shown in **Table 2**, all intersection approaches are projected to operate acceptably during the 2026 Build + Improvements AM and PM peak hours. Optimized timings were used for all signalized intersection analyses (adhering to NCDOT minimum cycle length requirements). Because all approaches are projected to operate acceptably, no additional study area intersection improvements are recommended.

**Table 2: Intersection Approach Level of Service and Delay  
2026 Build + Improvements Traffic Volumes**

Intersection	Approach / Overall	AM PEAK HOUR		PM PEAK HOUR		Movement	Turn Lane Storage (ft)	AM PEAK HOUR	PM PEAK HOUR
		Delay <sup>1</sup> (sec/veh)	LOS <sup>1</sup>	Delay <sup>1</sup> (sec/veh)	LOS <sup>1</sup>			#95th Percentile Queue Length	#95th Percentile Queue Length
1: S Wakefield Street & NC-97 (Garrison Avenue)	Eastbound	25.3	C	43.0	D	EB Left	125	10	11
						EB Thru/Right		405	#825
	Westbound	15.9	B	12.9	B	WB Left	125	58	90
						WB Thru/Right		287	244
						WB Approach		--	--
	Northbound	35.1	D	54.5	D	NB Left/Thru/Right		#273	#232
						NB Approach		--	--
Southbound	23.0	C	30.9	C	SB Left/Thru/Right		35	63	
					SB Approach		--	--	
Overall	23.0	C	31.8	C	Overall		--	--	
2: NC-96 (Arendell Avenue) & NC-97 (Garrison Avenue)	Eastbound	38.5	D	47.1	D	EB Left	200	48	77
						EB Thru		#439	#399
						EB Right	100	76	121
	Westbound	27.9	C	33.2	C	WB Left	350	#268	#321
						WB Thru/Right		185	385
						WB Approach		--	--
	Northbound	41.6	D	48.2	D	NB Left	125	134	196
						NB Thru/Right		#402	#494
	Southbound	27.7	C	28.0	C	NB Approach		--	--
						SB Left	250	36	#83
					SB Thru/Right		200	243	
Overall	34.8	C	37.4	D	Overall		--	--	
3: NC-96 (Arendell Avenue) & Barbee Street	Eastbound	17.0	C	36.0	D	EB Left/Thru/Right		0.6	2.8
						EB Approach		--	--
	Westbound	16.1	C	28.2	C	WB Left/Thru/Right		0.1	0.2
						WB Approach		--	--
	Northbound	0.9	A	1.0	A	NB Left/Thru/Right		0.1	0.2
					NB Approach		--	--	
Southbound	0.2	A	0.1	A	SB Left/Thru/Right		0	0	
					SB Approach		--	--	
4: NC-96 (Arendell Avenue) & Site Access 1	Eastbound	13.1	B	16.5	C	EB Left/Right		0.4	0.3
						EB Approach		--	--
	Northbound	0.1	A	0.3	A	NB Left/Thru		0	0
						NB Approach		--	--
Southbound	0.0	A	0.0	A	SB Thru		0	0	
					SB Right	50	0	0	
					SB Approach		--	--	
5: NC-96 (Arendell Avenue) & Site Access 2	Eastbound	12.3	B	14.9	B	EB Left/Right		0.4	0.1
						EB Approach		--	--
	Northbound	0.1	A	0.6	A	NB Left/Thru		0	0.1
						NB Approach		--	--
Southbound	0.0	A	0.0	A	SB Thru		0	0	
					SB Right	50	0	0	
					SB Approach		--	--	
6: NC-96 (Arendell Avenue) & Perry Curtis Road	Westbound	11.3	B	11.3	B	WB Left/Right		0.7	0.5
						WB Approach		--	--
	Northbound	0.0	A	0.0	A	NB Thru/Right		0	0
						NB Approach		--	--
Southbound	1.9	A	2.6	A	SB Left/Thru		0.1	0.1	
					SB Approach		--	--	
7: S Wakefield Street & Site Access 3	Westbound	10.1	B	9.9	A	WB Left/Right		0.3	0.2
						WB Approach		--	--
	Northbound	0.0	A	0.0	A	NB Thru/Right		0	0
						NB Approach		--	--
Southbound	1.1	A	1.5	A	SB Left		0	0.1	
					SB Thru	50	0	0	
					SB Approach		--	--	

<sup>1</sup> Overall intersection LOS and delay not reported for TWS intersections.  
<sup>2</sup> - 95th percentile queues for unsignalized intersections reported in number of vehicles.



**Conclusions**

Per the provided analyses, it was determined that Inclusion of Chamblee Lake Planned Development site trips does not result in changes to original Zebulon South TIA recommendations.

Should you have any questions regarding this memorandum, please do not hesitate to contact me.

Sincerely,

1/2/24

Jeffrey P. Hohanadel, PE, PTOE  
Principal | North Carolina Transportation Group Leader





### **LIST OF TABLES**

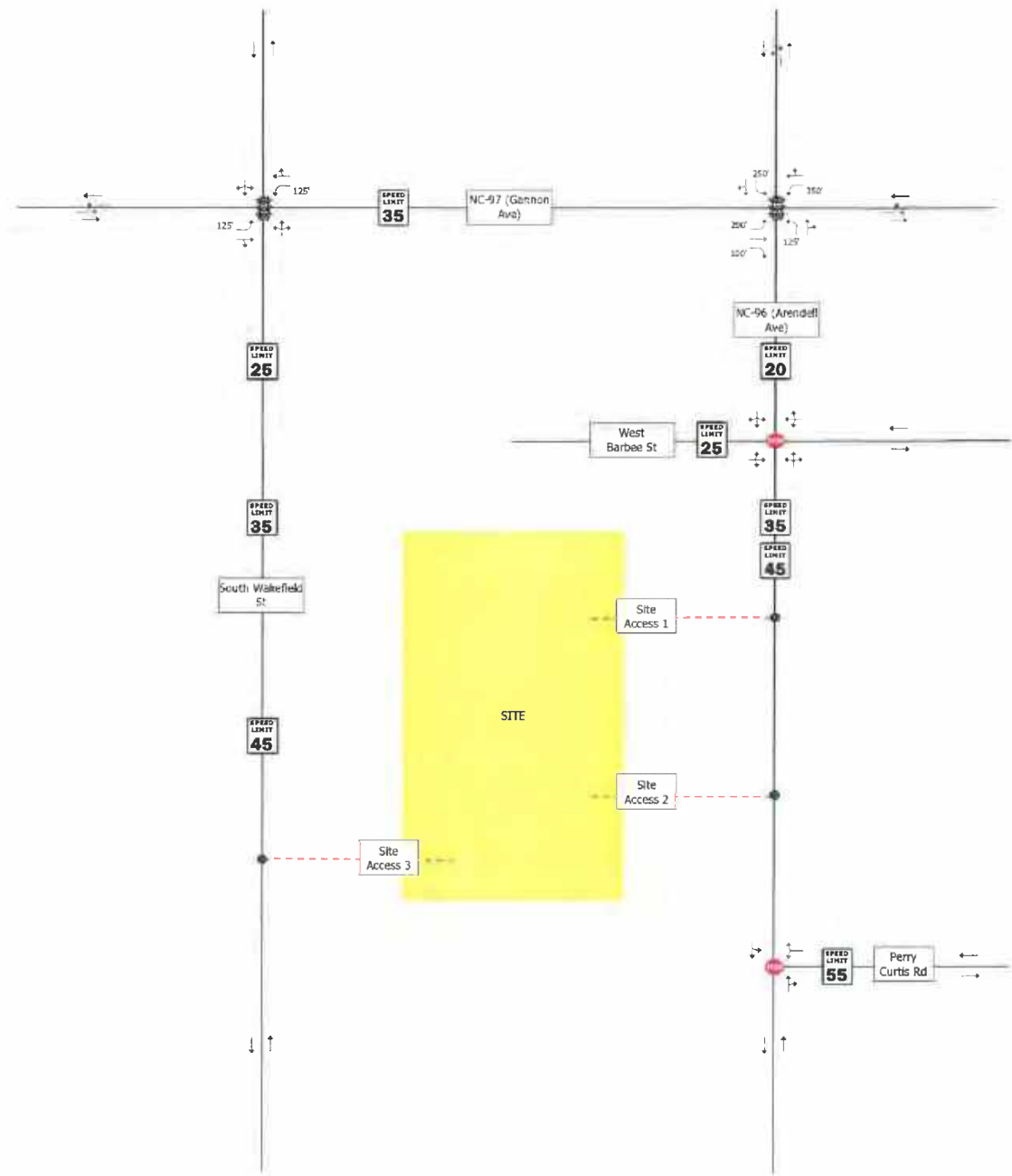
- Table 1 – Intersection Approach Level of Service and Delay –  
2026 Background Traffic Volumes
- Table 2 – Intersection Approach Level of Service and Delay –  
2026 Build + Improvements Traffic Volumes

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- FIGURE B – 2026 AMBIENT TRAFFIC VOLUMES
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- FIGURE E – 2026 BUILD TRAFFIC VOLUMES
- FIGURE F – FUTURE LANE CONFIGURATION

### **APPENDICES**

- Appendix A – Synchro Output
- Appendix B – Chamblee Lake Planned Development



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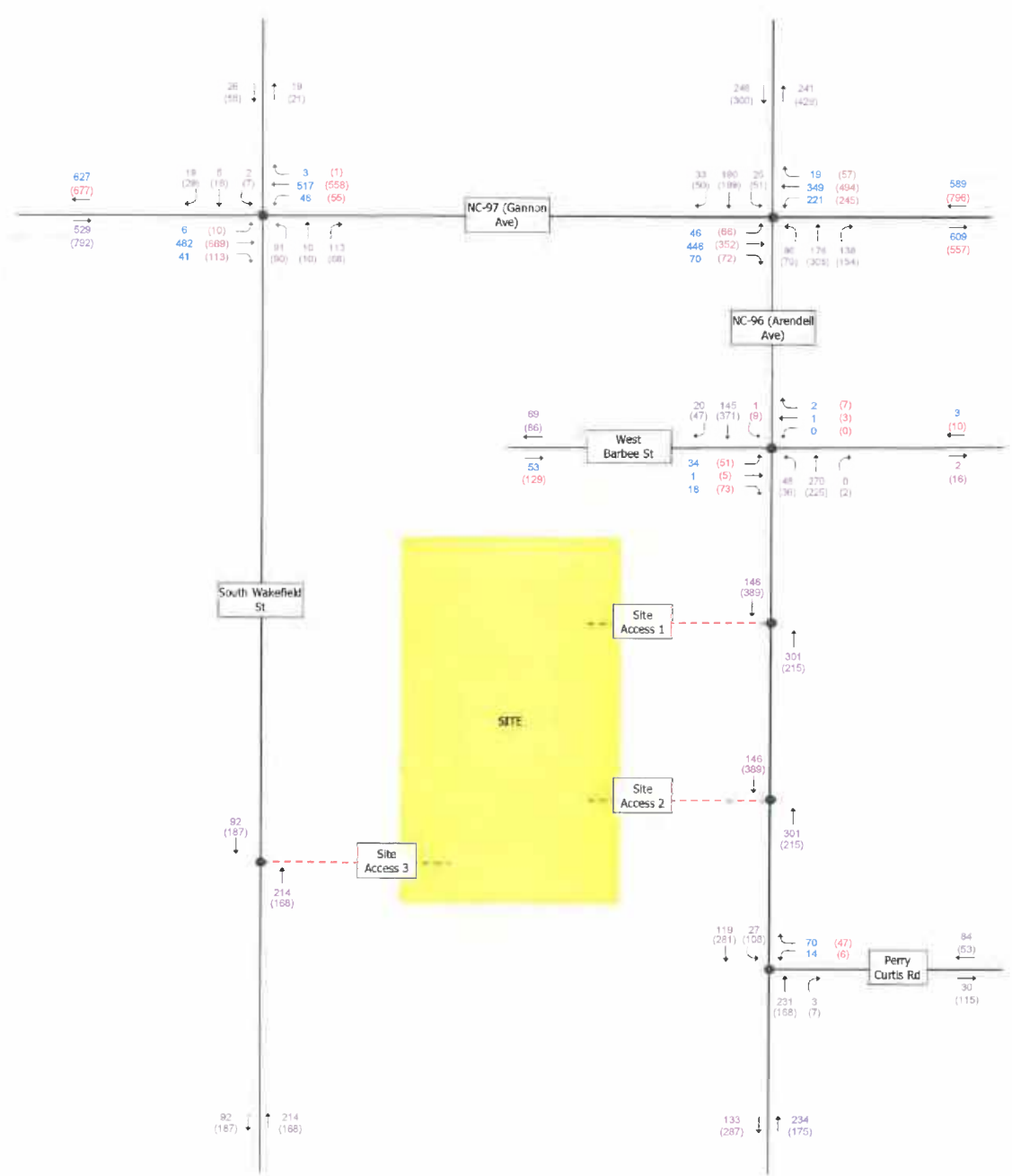
- Existing Road
- - - Proposed Road
- Signalized Intersection
- Unsignalized Intersection
- Existing Lane Configuration



### Zebulon South Traffic Impact Analysis

#### 2022 Existing Lane Configuration

Figure A  
202



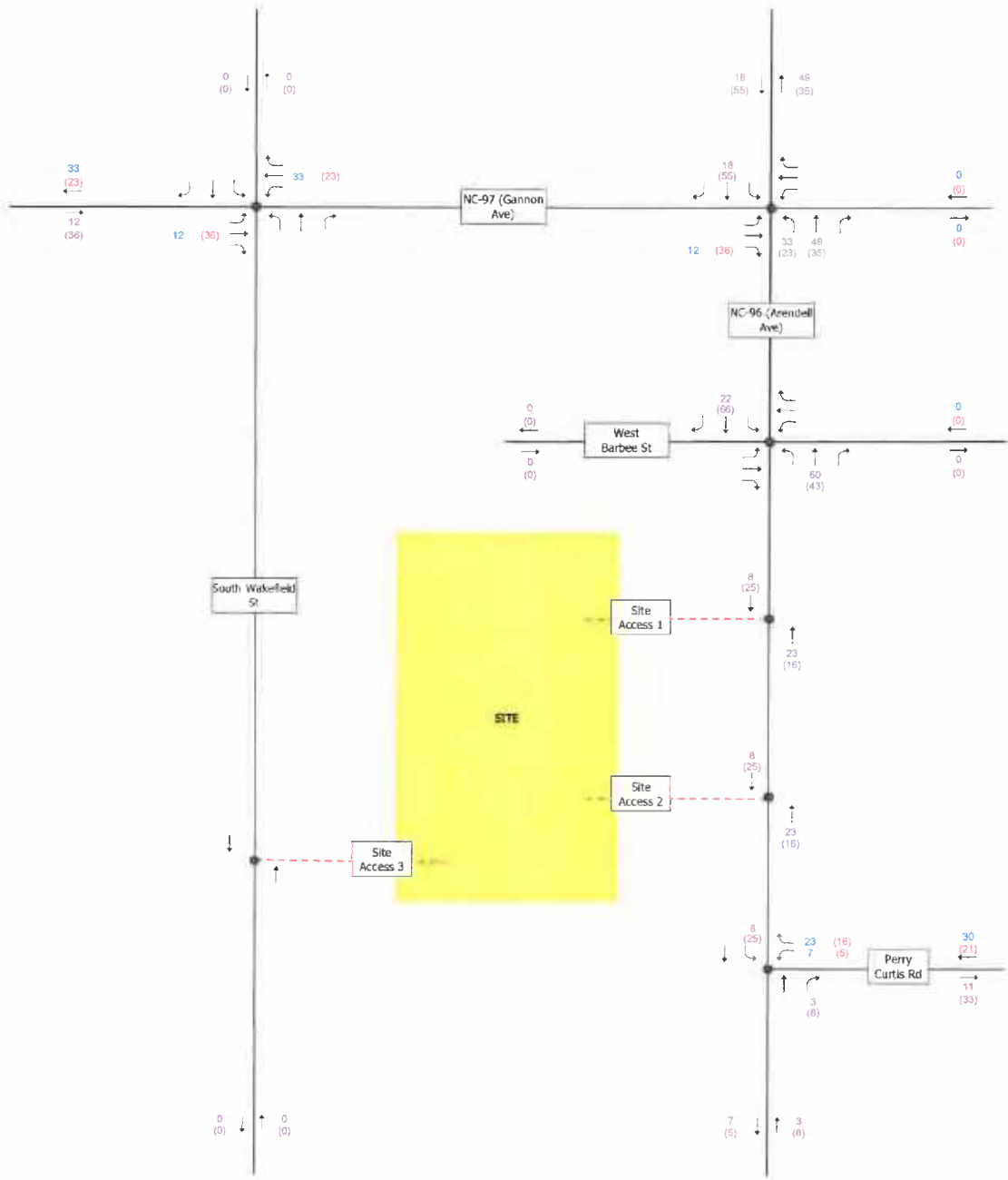
**LEGEND:**

- Existing Road
- - - Proposed Road
- XX AM Peak Hour Volume (vph)
- (XX) PM Peak Hour Volume (vph)



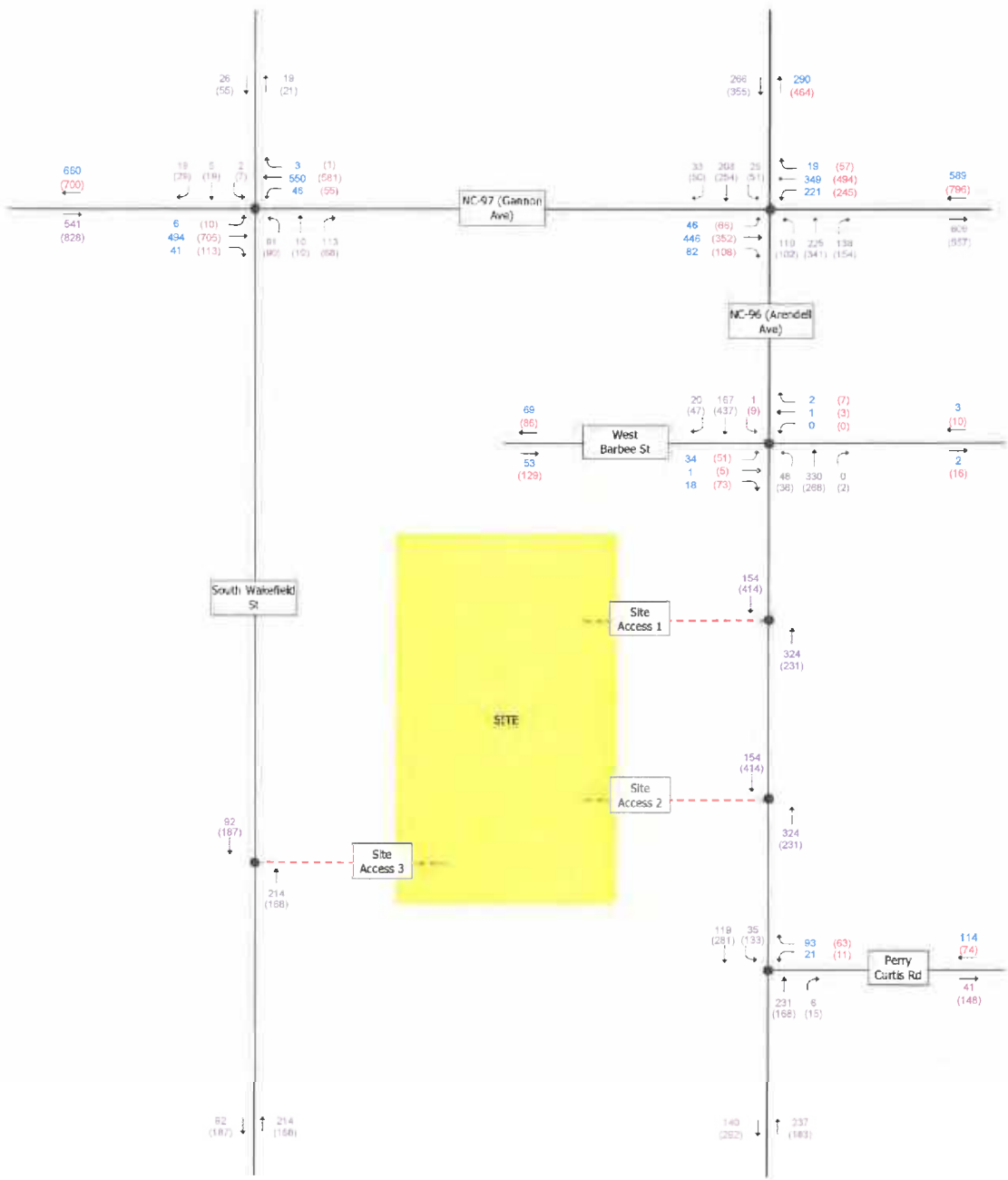
## Zebulon South Traffic Impact Analysis

### 2026 Ambient Traffic Volumes



**LEGEND:**

- Existing Road
- - - Proposed Road
- XX AM Peak Hour Volume (vph)
- (XX) PM Peak Hour Volume (vph)



**LEGEND:**

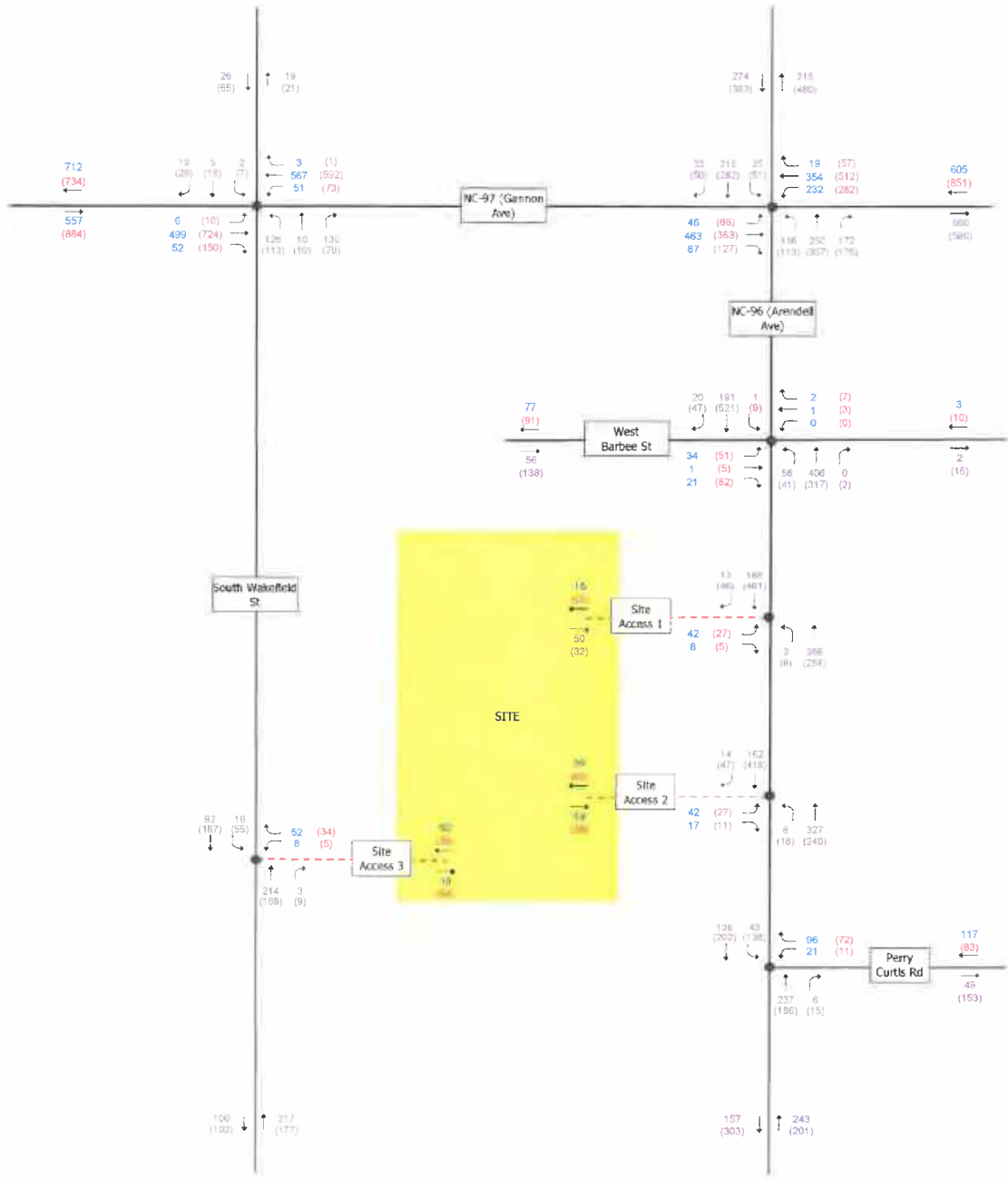
- Existing Road
- - - Proposed Road
- XX AM Peak Hour Volume (vph)
- (XX) PM Peak Hour Volume (vph)



## Zebulon South Traffic Impact Analysis

### 2026 Background Traffic Volumes

Figure D  
205



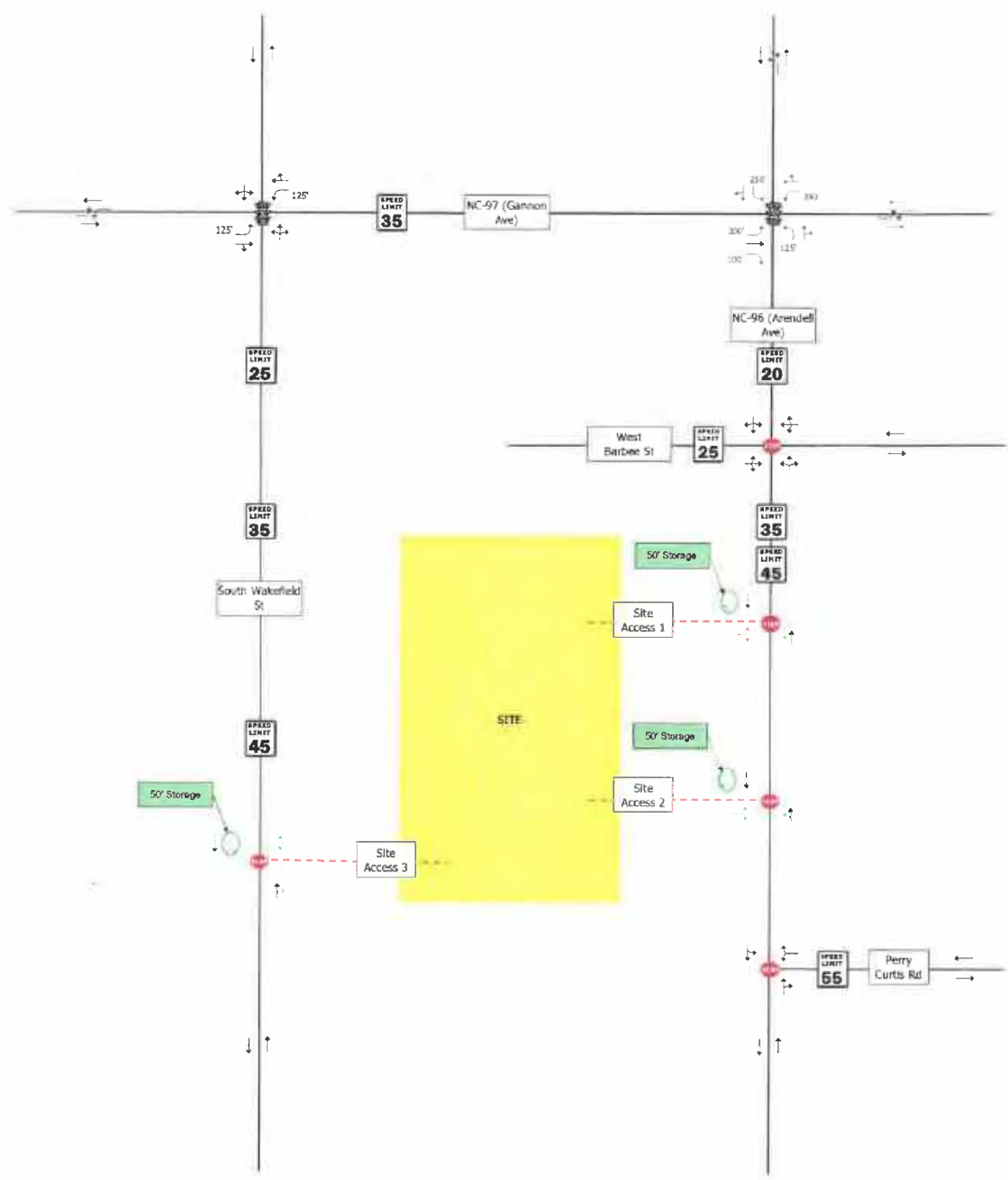
**LEGEND:**

- Existing Road
- - - Proposed Road
- XX AM Peak Hour Volume (vph)
- (XX) PM Peak Hour Volume (vph)



### Zebulon South Traffic Impact Analysis 2026 Build Traffic Volumes

Figure E  
206



**LEGEND:**

- Existing Road
- - - Proposed Road
- ⊠ Signalized Intersection
- ⊠ (with STOP sign) Unsignalized Intersection
- ↔ Existing Lane Configuration
- - - Proposed Lane Configuration

## **Appendix A – Synchro Output**



## **2026 Background Traffic Volumes**

Zebulon South TIA  
1: S Wakefield Street & NC-97 (Gannon Avenue)

12/14/2023

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	6	494	41	46	550	4	91	10	113	4	5	19
Future Volume (vph)	6	494	41	46	550	4	91	10	113	4	5	19
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Grade (%)		-1%			0%			3%				1%
Storage Length (ft)	125		0	125		0	0		0	0		0
Storage Lanes	1		0	1		0	0		0	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Flt		0.999			0.999			0.929			0.909	
Flt Protected	0.950			0.950				0.979			0.994	
Satd. Flow (prot)	1778	1850	0	1770	1861	0	0	1669	0	0	1675	0
Flt Permitted	0.432			0.950				0.848			0.952	
Satd. Flow (perm)	809	1550	0	1770	1861	0	0	1445	0	0	1604	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		35			35			25			25	
Link Distance (ft)		774			1453			1821			482	
Travel Time (s)		15.1			28.3			49.9			12.6	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	7	549	46	51	611	4	101	11	126	4	6	21
Shared Lane Traffic (%)												
Lane Group Flow (vph)	7	595	0	51	615	0	0	238	0	0	31	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width (ft)		12			12			0			0	
Link Offset (ft)		0			0			0			0	
Crosswalk Width (ft)		15			16			16			16	
Two way Left Turn Lane		Yes			Yes							
Headway Factor	0.99	0.99	0.99	1.00	1.00	1.00	1.02	1.02	1.02	1.01	1.01	1.01
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Prot	NA		Perm	NA		Perm	NA	
Protected Phases		2		1	6			8			4	
Permitted Phases	2						8			4		
Detector Phase	2	2		1	6		8	8		4	4	
Switch Phase												
Minimum Initial (s)	10.0	10.0		7.0	10.0		7.0	7.0		7.0	7.0	
Minimum Split (s)	17.0	17.0		14.0	17.0		14.0	14.0		14.0	14.0	
Total Split (s)	47.0	47.0		14.0	61.0		29.0	29.0		29.0	29.0	
Total Split (%)	52.2%	52.2%		15.6%	67.8%		32.2%	32.2%		32.2%	32.2%	
Maximum Green (s)	40.0	40.0		7.0	54.0		22.0	22.0		22.0	22.0	
Yellow Time (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	-2.0	-2.0		-2.0	-2.0		-2.0	-2.0		-2.0	-2.0	
Total Lost Time (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Lead/Lag	Lag	Lag		Lead								
Lead-Lag Optimize?	Yes	Yes		Yes								
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	Min	Min		None	Min		None	None		None	None	
Act Effct Green (s)	28.8	28.8		10.3	35.5		17.7	17.7		17.7	17.7	
Actuated g/C Ratio	0.45	0.45		0.16	0.55		0.27	0.27		0.27	0.27	
v/c Ratio	0.02	0.72		0.18	0.60		0.60	0.60		0.60	0.07	
Control Delay	13.3	22.6		35.1	12.1		31.8	31.8		23.4	23.4	

Zebulon South TIA  
 1: S Wakefield Street & NC-97 (Gannon Avenue)

12/14/2023

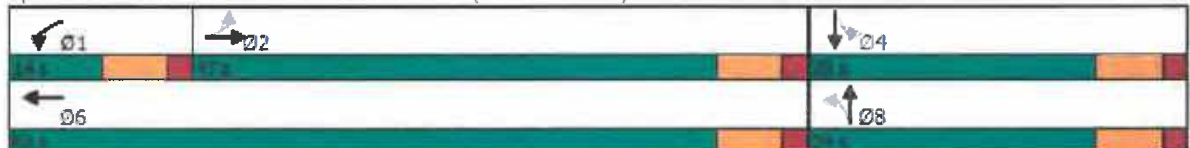


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Queue Delay	0.0	0.0		0.0	0.0			0.0			0.0	
Total Delay	13.3	22.6		35.1	12.1			31.8			23.4	
LOS	B	C		D	B			C			C	
Approach Delay		22.4			13.9			31.8			23.4	
Approach LOS		C			B			C			C	
Queue Length 50th (ft)	2	221		21	142			94			10	
Queue Length 95th (ft)	10	380		63	265			199			35	
Internal Link Dist (ft)		694			1373			1751			382	
Turn Bay Length (ft)	125			125								
Base Capacity (vph)	575	1317		281	1518			612			680	
Starvation Cap Reductn	0	0		0	0			0			0	
Spillback Cap Reductn	0	0		0	0			0			0	
Storage Cap Reductn	0	0		0	0			0			0	
Reduced v/c Ratio	0.01	0.45		0.18	0.41			0.39			0.05	

Intersection Summary

























Area Type: Other  
 Cycle Length: 90  
 Actuated Cycle Length: 64.6  
 Natural Cycle: 60  
 Control Type: Actuated-Uncoordinated  
 Maximum v/c Ratio: 0.72  
 Intersection Signal Delay: 20.2  
 Intersection LOS: C  
 Intersection Capacity Utilization: 65.7%  
 ICU Level of Service: C  
 Analysis Period (min): 15

Splits and Phases: 1: S Wakefield Street & NC-97 (Gannon Avenue)



Zebulon South TIA  
2: NC-96 (Arendell Avenue) & NC-97 (Gannon Avenue)

12/14/2023

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	46	446	82	221	349	19	119	225	138	25	208	33
Future Volume (vph)	46	446	82	221	349	19	119	225	138	25	208	33
Ideal Flow (vph/pl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Grade (%)		2%			-2%			-2%			2%	
Storage Length (ft)	200		100	350		0	125		0	250		0
Storage Lanes	1		1	1		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850		0.992			0.943			0.979	
Frt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	1844	1567	1787	1866	0	1787	1774	0	1752	1805	0
Frt Permitted	0.522			0.950			0.463			0.259		
Satd. Flow (perm)	963	1844	1567	1787	1866	0	871	1774	0	478	1805	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		35			35			20			35	
Link Distance (ft)		1453			677			1822			478	
Travel Time (s)		28.3			13.2			62.1			9.3	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	51	496	91	246	388	21	132	250	153	28	231	37
Shared Lane Traffic (%)												
Lane Group Flow (vph)	51	496	91	246	409	0	132	403	0	28	268	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane		Yes			Yes						Yes	
Heavyway Factor	1.01	1.01	1.01	0.99	0.99	0.99	0.99	0.99	0.99	1.01	1.01	1.01
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA	Perm	Prot	NA		Perm	NA		Perm	NA	
Protected Phases		2		1	6			8			4	
Permitted Phases	2		2				8			4		
Detector Phase	2	2	2	1	6		8	8		4	4	
Switch Phase												
Minimum Initial (s)	10.0	10.0	10.0	7.0	10.0		7.0	7.0		7.0	7.0	
Minimum Split (s)	24.0	24.0	24.0	14.0	17.0		24.0	24.0		14.0	14.0	
Total Split (s)	37.0	37.0	37.0	22.0	59.0		31.0	31.0		31.0	31.0	
Total Split (%)	41.1%	41.1%	41.1%	24.4%	65.6%		34.4%	34.4%		34.4%	34.4%	
Maximum Green (s)	30.0	30.0	30.0	15.0	52.0		24.0	24.0		24.0	24.0	
Yellow Time (s)	5.0	5.0	5.0	5.0	5.0		5.0	5.0		5.0	5.0	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	-2.0	-2.0	-2.0	-2.0	-2.0		-2.0	-2.0		-2.0	-2.0	
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0		5.0	5.0		5.0	5.0	
Lead/Lag	Lag	Lag	Lag	Lead								
Lead-Lag Optimize?	Yes	Yes	Yes	Yes								
Vehicle Extension (s)	3.0	3.0	3.0	2.0	3.0		2.0	2.0		2.0	2.0	
Recall Mode	Min	Min	Min	None	Min		None	None		None	None	
Walk Time (s)	7.0	7.0	7.0				7.0	7.0				
Flash Dont Walk (s)	10.0	10.0	10.0				10.0	10.0				
Pedestrian Calls (#/hr)	0	0	0				0	0				
Act Effect Green (s)	27.0	27.0	27.0	15.5	47.6		22.9	22.9		22.9	22.9	

Zebulon South TIA  
 2: NC-96 (Arendell Avenue) & NC-97 (Gannon Avenue)

12/14/2023



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Actuated g/C Ratio	0.33	0.33	0.33	0.19	0.59		0.28	0.28		0.28	0.28	
v/c Ratio	0.16	0.81	0.17	0.72	0.37		0.53	0.80		0.21	0.52	
Control Delay	21.4	36.7	21.0	45.9	10.1		35.5	41.7		28.7	29.8	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	21.4	36.7	21.0	45.9	10.1		35.5	41.7		28.7	29.8	
LOS	C	D	C	D	B		D	D		C	C	
Approach Delay		33.2			23.6			40.1			29.7	
Approach LOS		C			C			D			C	
Queue Length 50th (ft)	20	245	35	129	109		61	203		12	123	
Queue Length 95th (ft)	46	367	69	#238	166		124	#352		36	203	
Internal Link Dist (ft)		1373			597			1742			546	
Turn Bay Length (ft)	200		100	350			125			250		
Base Capacity (vph)	391	749	637	385	1311		287	585		154	629	
Starvation Cap Reductn	0	0	0	0	0		0	0		0	0	
Spillback Cap Reductn	0	0	0	0	0		0	0		0	0	
Storage Cap Reductn	0	0	0	0	0		0	0		0	0	
Reduced v/c Ratio	0.13	0.66	0.14	0.64	0.31		0.46	0.80		0.18	0.45	

Intersection Summary

Area Type: **Urban**  
 Cycle Length: 90  
 Actuated Cycle Length: 80.6  
 Natural Cycle: 65  
 Control Type: Actuated-Uncoordinated  
 Maximum v/c Ratio: 0.81  
 Intersection Signal Delay: 31.5  
 Intersection LOS: **C**  
 Intersection Capacity Utilization 78.5%  
 ICU Level of Service **D**  
 Analysis Period (min) 15  
 # 95th percentile volume exceeds capacity, queue may be longer.  
 Queue shown is maximum after two cycles.

Splits and Phases: 2: NC-96 (Arendell Avenue) & NC-97 (Gannon Avenue)



Zebulon South TIA  
3: NC-96 (Arendell Avenue) & Barbee Street

12/14/2023

Intersection												
Int Delay, s/veh	2.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↔			↔			↔			↔		
Traffic Vol, veh/h	34	4	18	4	4	4	48	330	4	4	167	20
Future Vol, veh/h	34	4	18	4	4	4	48	330	4	4	167	20
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	38	4	20	4	4	4	53	357	4	4	156	22

Major/Minor	Minor2	Minor1		Major1		Major2						
Conflicting Flow All	684	682	197	692	691	369	208	0	0	371	0	0
Stage 1	205	205	-	475	475	-	-	-	-	-	-	-
Stage 2	479	477	-	217	216	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	363	372	844	358	368	677	1353	-	-	1188	-	-
Stage 1	797	732	-	570	557	-	-	-	-	-	-	-
Stage 2	568	556	-	785	724	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	343	352	844	332	348	677	1363	-	-	1188	-	-
Mov Cap-2 Maneuver	343	352	-	332	348	-	-	-	-	-	-	-
Stage 1	758	729	-	542	530	-	-	-	-	-	-	-
Stage 2	532	529	-	759	721	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	14.9	14.1	1	0.2
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1363	-	-	425	407	1188	-	-
HCM Lane V/C Ratio	0.039	-	-	0.146	0.033	0.004	-	-
HCM Control Delay (s)	7.7	0	-	14.9	14.1	8	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %ile Q(veh)	0.1	-	-	0.5	0.1	0	-	-

Intersection						
Int Delay, s/veh	3.1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W		T			T
Traffic Vol, veh/h	21	93	231	6	35	119
Future Vol, veh/h	21	93	231	6	35	119
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	23	103	257	7	39	132

Major/Minor	Minor1	Major1	Major2	Major3	Major4
Conflicting Flow All	471	261	0	0	264
Stage 1	261	-	-	-	-
Stage 2	210	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218
Pot Cap-1 Maneuver	551	778	-	-	1300
Stage 1	783	-	-	-	-
Stage 2	825	-	-	-	-
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	533	778	-	-	1300
Mov Cap-2 Maneuver	533	-	-	-	-
Stage 1	783	-	-	-	-
Stage 2	799	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	11.1	0	1.8
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR/WBLn1	SBL	SBT
Capacity (veh/h)	-	-	717	1300
HCM Lane V/C Ratio	-	-	0.177	0.03
HCM Control Delay (s)	-	-	11.1	7.9
HCM Lane LOS	-	-	B	A
HCM 95th %tile Q(veh)	-	-	0.6	0.1

Zebulon South TIA  
1: S Wakefield Street & NC-97 (Gannon Avenue)

12/05/2023

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	10	705	113	55	581	4	90	10	68	7	19	29
Future Volume (vph)	10	705	113	55	581	4	90	10	68	7	19	29
Ideal Flow (vphp)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Grade (%)		-1%			0%			3%			1%	
Storage Length (ft)	125		0	125		0	0		0	0		0
Storage Lanes	1		0	1		0	0		0	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Flt		0.979			0.999			0.945			0.929	
Flt Protected	0.950			0.950				0.974			0.993	
Satd. Flow (prot)	1778	1833	0	1770	1861	0	0	1689	0	0	1710	0
Flt Permitted	0.418			0.950				0.815			0.956	
Satd. Flow (perm)	783	1833	0	1770	1861	0	0	1413	0	0	1646	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		35			35			25			25	
Link Distance (ft)		774			1453			1821			462	
Travel Time (s)		15.1			28.3			49.9			12.6	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	11	783	126	61	646	4	100	11	76	8	21	32
Shared Lane Traffic (%)												
Lane Group Flow (vph)	11	909	0	61	650	0	0	187	0	0	61	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width (ft)		12			12			0			0	
Link Offset (ft)		0			0			0			0	
Crosswalk Width (ft)		16			16			16			16	
Two way Left Turn Lane		Yes			Yes							
Headway Factor	0.99	0.99	0.99	1.00	1.00	1.00	1.02	1.02	1.02	1.01	1.01	1.01
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Prot	NA		Perm	NA		Perm	NA	
Protected Phases		2		1	6			8			4	
Permitted Phases	2						8			4		
Detector Phase	2	2		1	6		8	8		4	4	
Switch Phase												
Minimum Initial (s)	10.0	10.0		7.0	10.0		7.0	7.0		7.0	7.0	
Minimum Split (s)	17.0	17.0		14.0	17.0		14.0	14.0		14.0	14.0	
Total Split (s)	52.0	52.0		14.0	66.0		24.0	24.0		24.0	24.0	
Total Split (%)	57.8%	57.8%		15.6%	73.3%		26.7%	26.7%		26.7%	26.7%	
Maximum Green (s)	45.0	45.0		7.0	59.0		17.0	17.0		17.0	17.0	
Yellow Time (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	-2.0	-2.0		-2.0	-2.0		-2.0	-2.0		-2.0	-2.0	
Total Lost Time (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Lead/Lag	Lag	Lag		Lead								
Lead-Lag Optimize?	Yes	Yes		Yes								
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	2.0		3.0	2.0	
Recall Mode	Min	Min		None	Min		None	None		None	None	
Act Effort Green (s)	46.7	46.7		9.2	57.2		16.2	16.2		16.2	16.2	
Actuated g/C Ratio	0.56	0.56		0.11	0.68		0.19	0.19		0.19	0.19	
v/c Ratio	0.03	0.89		0.31	0.51		0.56	0.56		0.56	0.19	
Control Delay	10.7	31.4		42.3	8.4		46.4	46.4		31.2	31.2	



Zebulon South TIA  
 1: S Wakefield Street & NC-97 (Gannon Avenue)

12/05/2023



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Queue Delay	0.0	0.0		0.0	0.0			0.0			0.0	
Total Delay	10.7	31.4		42.3	8.4			46.4			31.2	
LOS	B	C		D	A			D			C	
Approach Delay		31.1			11.3			46.4			31.2	
Approach LOS		C			B			D			C	
Queue Length 50th (ft)	3	452		32	153			97			29	
Queue Length 95th (ft)	11	#744		72	237			189			63	
Internal Link Dist (ft)		694			1373			1751			382	
Turn Bay Length (ft)	125			125								
Base Capacity (vph)	448	1051		194	1385			327			381	
Starvation Cap Reductn	0	0		0	0			0			0	
Spillback Cap Reductn	0	0		0	0			0			0	
Storage Cap Reductn	0	0		0	0			0			0	
Reduced v/c Ratio	0.02	0.86		0.31	0.47			0.57			0.16	

Intersection Summary

Area Type: Other

Cycle Length: 90

Actuated Cycle Length: 83.6

Natural Cycle: 80

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.89

Intersection Signal Delay: 25.1

Intersection LOS: C

Intersection Capacity Utilization: 70.4%

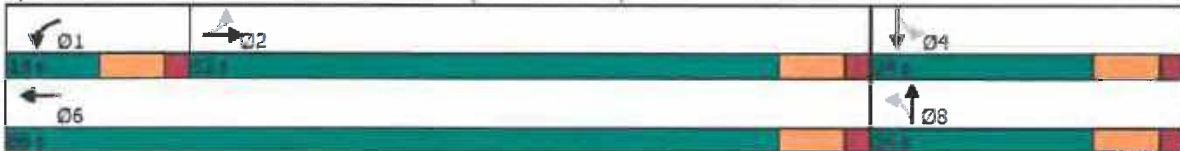
ICU Level of Service: C

Analysis Period (min): 15

# 95th percentile volume exceeds capacity, queue may be longer.

























Queue shown is maximum after two cycles.

Splits and Phases: 1: S Wakefield Street & NC-97 (Gannon Avenue)



Zebulon South TIA  
2: NC-96 (Arendell Avenue) & NC-97 (Gannon Avenue)

12/05/2023

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	66	352	198	245	494	57	102	341	154	51	254	50
Future Volume (vph)	66	352	198	245	494	57	102	341	154	51	254	50
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Grade (%)		2%			-2%			-2%			2%	
Storage Length (ft)	200		100	350		0	125		0	250		0
Storage Lanes	1		1	1		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Fr			0.850		0.985			0.953			0.975	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	1844	1567	1787	1853	0	1787	1793	0	1752	1798	0
Flt Permitted	0.433			0.950			0.418			0.170		
Satd. Flow (perm)	799	1844	1567	1787	1853	0	786	1793	0	313	1798	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		35			35			20			35	
Link Distance (ft)		1453			677			1822			478	
Travel Time (s)		28.3			13.2			62.1			9.3	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	73	391	120	272	549	63	113	379	171	57	282	56
Shared Lane Traffic (%)												
Lane Group Flow (vph)	73	391	120	272	612	0	113	550	0	57	338	0
Enter Blocked In/ersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane		Yes			Yes						Yes	
Headway Factor	1.01	1.01	1.01	0.99	0.99	0.99	0.99	0.99	0.99	1.01	1.01	1.01
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA	Perm	Prot	NA		Perm	NA		Perm	NA	
Protected Phases		2		1	6			8			4	
Permitted Phases	2		2				8			4		
Detector Phase	2	2	2	1	6		8	8		4	4	
Switch Phase												
Minimum Initial (s)	10.0	10.0	10.0	7.0	10.0		7.0	7.0		7.0	7.0	
Minimum Split (s)	24.0	24.0	24.0	14.0	17.0		24.0	24.0		14.0	14.0	
Total Split (s)	30.0	30.0	30.0	22.0	52.0		38.0	38.0		38.0	38.0	
Total Split (%)	33.3%	33.3%	33.3%	24.4%	57.8%		42.2%	42.2%		42.2%	42.2%	
Maximum Green (s)	23.0	23.0	23.0	15.0	45.0		31.0	31.0		31.0	31.0	
Yellow Time (s)	5.0	5.0	5.0	5.0	5.0		5.0	5.0		5.0	5.0	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	-2.0	-2.0	-2.0	-2.0	-2.0		-2.0	-2.0		-2.0	-2.0	
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0		5.0	5.0		5.0	5.0	
Lead/Lag	Lag	Lag	Lag	Lead								
Lead-Lag Optimize?	Yes	Yes	Yes	Yes								
Vehicle Extension (s)	3.0	3.0	3.0	2.0	3.0		2.0	2.0		2.0	2.0	
Recall Mode	Min	Min	Min	None	Min		None	None		None	None	
Walk Time (s)	7.0	7.0	7.0				7.0	7.0				
Flash Dont Walk (s)	10.0	10.0	10.0				10.0	10.0				
Pedestrian Calls (#/hr)	0	0	0				0	0				
Act Effct Green (s)	22.2	22.2	22.2	16.2	43.5		29.5	29.5		29.5	29.5	

Zebulon South TIA  
 2: NC-96 (Arendell Avenue) & NC-97 (Gannon Avenue)

12/05/2023

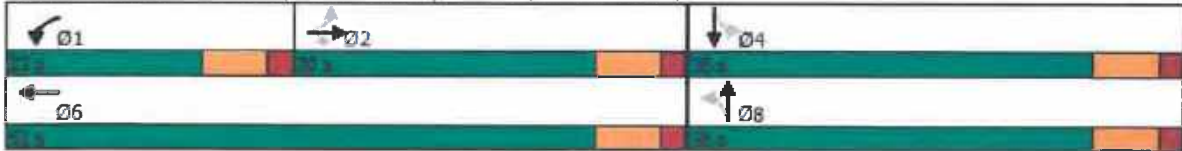


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Actuated g/C Ratio	0.27	0.27	0.27	0.19	0.52		0.35	0.35		0.35	0.35	
v/c Ratio	0.34	0.79	0.29	0.78	0.63		0.41	0.86		0.52	0.53	
Control Delay	31.3	42.4	27.5	51.2	18.3		26.5	41.3		41.7	25.4	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	31.3	42.4	27.5	51.2	18.3		26.5	41.3		41.7	25.4	
LOS	C	D	C	D	B		C	D		D	C	
Approach Delay		38.0			28.4			36.7			27.8	
Approach LOS		D			C			D			C	
Queue Length 50th (ft)	33	203	53	149	235		47	281		25	147	
Queue Length 95th (ft)	73	#336	100	#276	348		96	#462		#77	230	
Internal Link Dist (ft)		1073			597			1742			398	
Turn Bay Length (ft)	200		100	350			125			250		
Base Capacity (vph)	244	564	479	371	1065		217	724		126	726	
Starvation Cap Reductn	0	0	0	0	0		0	0		0	0	
Spillback Cap Reductn	0	0	0	0	0		0	0		0	0	
Storage Cap Reductn	0	0	0	0	0		0	0		0	0	
Reduced v/c Ratio	0.30	0.69	0.25	0.73	0.57		0.36	0.76		0.45	0.47	

Intersection Summary

Area Type: Other  
 Cycle Length: 90  
 Actuated Cycle Length: 83.2  
 Natural Cycle: 75  
 Control Type: Actuated-Uncoordinated  
 Maximum v/c Ratio: 0.86  
 Intersection Signal Delay: 33.2  
 Intersection LOS: C  
 Intersection Capacity Utilization 87.6%  
 ICU Level of Service E  
 Analysis Period (min) 15  
 # 95th percentile volume exceeds capacity, queue may be longer.  
 Queue shown is maximum after two cycles.

Splits and Phases: 2: NC-96 (Arendell Avenue) & NC-97 (Gannon Avenue)



Intersection												
Int Delay, s/veh	3.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↔			↔			↔			↔		
Traffic Vol, veh/h	51	5	73	4	4	7	36	268	4	9	437	47
Future Vol, veh/h	51	5	73	4	4	7	36	268	4	9	437	47
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	57	6	81	4	4	8	40	298	4	10	486	52
Major/Minor	Minor2	Minor1		Major1		Major2						
Conflicting Flow All	918	914	512	956	938	300	538	0	0	302	0	0
Stage 1	532	532	-	380	380	-	-	-	-	-	-	-
Stage 2	386	382	-	576	558	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	252	273	562	238	264	740	1030	-	-	1259	-	-
Stage 1	531	526	-	642	614	-	-	-	-	-	-	-
Stage 2	637	613	-	503	512	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	235	257	562	192	249	740	1030	-	-	1259	-	-
Mov Cap-2 Maneuver	235	257	-	192	249	-	-	-	-	-	-	-
Stage 1	506	520	-	612	585	-	-	-	-	-	-	-
Stage 2	596	584	-	421	506	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	22.1		16.7		1		0.1					
HCM LOS	C		C									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR				
Capacity (veh/h)	1030	-	-	352	324	1259	-	-				
HCM Lane V/C Ratio	0.039	-	-	0.407	0.051	0.008	-	-				
HCM Control Delay (s)	8.6	0	-	22.1	16.7	7.9	0	-				
HCM Lane LOS	A	A	-	C	C	A	A	-				
HCM 95th %tile Q(veh)	0.1	-	-	1.9	0.2	0	-	-				

Intersection						
Int Delay, s/veh	2.8					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	Y		T			T
Traffic Vol, veh/h	11	63	168	15	133	281
Future Vol, veh/h	11	63	168	15	133	281
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	13	70	157	17	148	312
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	804	196	0	0	204	0
Stage 1	196	-	-	-	-	-
Stage 2	608	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	352	845	-	-	1368	-
Stage 1	837	-	-	-	-	-
Stage 2	543	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	306	845	-	-	1368	-
Mov Cap-2 Maneuver	306	-	-	-	-	-
Stage 1	837	-	-	-	-	-
Stage 2	472	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	11.1	0	2.6			
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	670	1368	-	
HCM Lane V/C Ratio	-	-	0.123	0.108	-	
HCM Control Delay (s)	-	-	11.1	8	0	
HCM Lane LOS	-	-	B	A	A	
HCM 95th %tile Q(veh)	-	-	0.4	0.4	-	

## **2026 Build + Improvement Traffic Volumes**

Zebulon South TIA  
1: S Wakefield Street & NC-97 (Gannon Avenue)

12/05/2023

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	6	499	52	51	567	4	126	10	130	4	5	19
Future Volume (vph)	6	499	52	51	567	4	126	10	130	4	5	19
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Grade (%)		-1%			0%			3%			1%	
Storage Length (ft)	125		0	125		0	0		0	0		0
Storage Lanes	1		0	1		0	0		0	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Flt		0.986			0.999			0.934			0.909	
Flt Protected	0.950			0.950				0.977			0.994	
Satd. Flow (prot)	1778	1846	0	1770	1861	0	0	1674	0	0	1675	0
Flt Permitted	0.405			0.950				0.833			0.951	
Satd. Flow (perm)	734	1846	0	1770	1861	0	0	1428	0	0	1602	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		35			35			25			25	
Link Distance (ft)		774			1453			1307			462	
Travel Time (s)		15.1			28.3			49.9			12.6	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	7	554	58	57	630	4	140	11	144	4	6	21
Shared Lane Traffic (%)												
Lane Group Flow (vph)	7	612	0	57	634	0	0	295	0	0	31	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width (ft)		12			12			0			0	
Link Offset (ft)		0			0			0			0	
Crosswalk Width (ft)		15			15			15			15	
Two way Left Turn Lane		Yes			Yes							
Headway Factor	0.99	0.99	0.99	1.00	1.00	1.00	1.02	1.02	1.02	1.01	1.01	1.01
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Prot	NA		Perm	NA		Perm	NA	
Protected Phases		2		1	6			8			4	
Permitted Phases	2						8			4		
Detector Phase	2	2		1	6		8	8		4	4	
Switch Phase												
Minimum Initial (s)	10.0	10.0		7.0	10.0		7.0	7.0		7.0	7.0	
Minimum Split (s)	17.0	17.0		14.0	17.0		14.0	14.0		14.0	14.0	
Total Split (s)	46.0	46.0		14.0	60.0		30.0	30.0		30.0	30.0	
Total Split (%)	51.1%	51.1%		15.6%	66.7%		33.3%	33.3%		33.3%	33.3%	
Maximum Green (s)	39.0	39.0		7.0	53.0		23.0	23.0		23.0	23.0	
Yellow Time (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	-2.0	-2.0		-2.0	-2.0		-2.0	-2.0		-2.0	-2.0	
Total Lost Time (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Lead/Lag	Lag	Lag		Lead								
Lead-Lag Optimize?	Yes	Yes		Yes								
Vehicle Extension (s)	3.0	3.0		3.0	3.0		2.0	2.0		2.0	2.0	
Recall Mode	Min	Min		None	Min		None	None		None	None	
Act Effct Green (s)	30.6	30.6		10.1	37.4		21.0	21.0		21.0	21.0	
Actuated g/C Ratio	0.44	0.44		0.14	0.54		0.30	0.30		0.30	0.30	
v/c Ratio	0.02	0.76		0.22	0.64		0.68	0.68		0.68	0.06	
Control Delay	14.0	25.3		37.3	14.0		35.1	35.1		23.0	23.0	

Zebulon South TIA  
 1: S Wakefield Street & NC-97 (Gannon Avenue)

12/05/2023

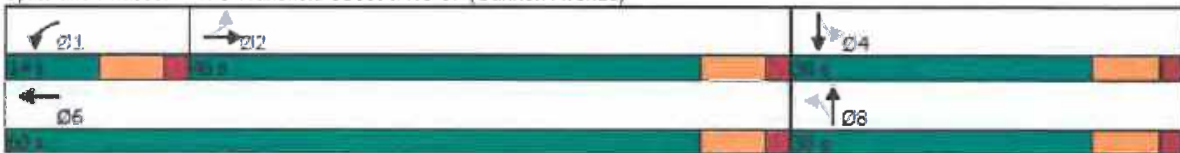


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Queue Delay	0.0	0.0		0.0	0.0			0.0			0.0	
Total Delay	14.0	25.3		37.3	14.0			35.1			23.0	
LOS	B	C		D	B			D			C	
Approach Delay		25.1			15.9			35.1			23.0	
Approach LOS		C			B			D			C	
Queue Length 50th (ft)	2	262		26	182			131			11	
Queue Length 95th (ft)	10	405		68	287			273			35	
Internal Link Dist (ft)		694			1373			1751			382	
Turn Bay Length (ft)	126			126								
Base Capacity (vph)	483	1177		257	1463			575			646	
Starvation Cap Reductn	0	0		0	0			0			0	
Spillback Cap Reductn	0	0		0	0			0			0	
Storage Cap Reductn	0	0		0	0			0			0	
Reduced v/c Ratio	0.01	0.52		0.22	0.43			0.51			0.05	

Intersection Summary

Area Type: Other  
 Cycle Length: 90  
 Actuated Cycle Length: 69.7  
 Natural Cycle: 65  
 Control Type: Actuated-Uncoordinated  
 Maximum v/c Ratio: 0.76  
 Intersection Signal Delay: 23.0 Intersection LOS: C  
 Intersection Capacity Utilization 72.9% ICU Level of Service C  
 Analysis Period (min) 15  
 # 95th percentile volume exceeds capacity, queue may be longer.  
 Queue shown is maximum after two cycles.

Splits and Phases: 1: S Wakefield Street & NC-97 (Gannon Avenue)





Zebulon South TIA  
2: NC-96 (Arendell Avenue) & NC-97 (Gannon Avenue)

12/05/2023

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	46	463	87	232	354	19	136	250	172	25	216	33
Future Volume (vph)	46	463	87	232	354	19	136	250	172	25	216	33
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Grade (%)		2%			-2%			-2%			2%	
Storage Length (ft)	230		100	350		0	125		0	230		0
Storage Lanes	1		1	1		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850		0.992			0.938			0.980	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	1844	1567	1787	1866	0	1787	1767	0	1752	1807	0
Flt Permitted	0.520			0.950			0.466			0.205		
Satd. Flow (perm)	959	1844	1567	1787	1866	0	877	1767	0	378	1807	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		35			35			20			35	
Link Distance (ft)		1453			677			1822			478	
Travel Time (s)		28.3			13.2			62.1			9.3	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	51	514	97	258	393	21	151	278	191	28	240	37
Shared Lane Traffic (%)												
Lane Group Flow (vph)	51	514	97	258	414	0	151	469	0	28	277	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width (ft)		12			12			12			12	
Link Offset (ft)		0			0			0			0	
Crosswalk Width (ft)		16			16			16			16	
Two way Left Turn Lane		Yes			Yes						Yes	
Headway Factor	1.01	1.01	1.01	0.99	0.99	0.99	0.99	0.99	0.99	1.01	1.01	1.01
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA	Perm	Prot	NA		Perm	NA		Perm	NA	
Protected Phases		2		1	6			8			4	
Permitted Phases	2		2				8			4		
Detector Phase	2	2	2	1	6		8	8		4	4	
Switch Phase												
Minimum Initial (s)	10.0	10.0	10.0	7.0	10.0		7.0	7.0		7.0	7.0	
Minimum Split (s)	24.0	24.0	24.0	14.0	17.0		24.0	24.0		14.0	14.0	
Total Split (s)	35.0	35.0	35.0	21.0	56.0		34.0	34.0		34.0	34.0	
Total Split (%)	38.9%	38.9%	38.9%	23.3%	62.2%		37.8%	37.8%		37.8%	37.8%	
Maximum Green (s)	28.0	28.0	28.0	14.0	49.0		27.0	27.0		27.0	27.0	
Yellow Time (s)	5.0	5.0	5.0	5.0	5.0		5.0	5.0		5.0	5.0	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	-2.0	-2.0	-2.0	-2.0	-2.0		-2.0	-2.0		-2.0	-2.0	
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0		5.0	5.0		5.0	5.0	
Lead/Lag	Lag	Lag	Lag	Lead								
Lead-Lag Optimize?	Yes	Yes	Yes	Yes								
Vehicle Extension (s)	3.0	3.0	3.0	2.0	3.0		2.0	2.0		2.0	2.0	
Recall Mode	Min	Min	Min	None	Min		None	None		None	None	
Walk Time (s)	7.0	7.0	7.0				7.0	7.0				
Flash Dont Walk (s)	10.0	10.0	10.0				10.0	10.0				
Pedestrian Calls (#/hr)	0	0	0				0	0				
Act Effct Green (s)	27.4	27.4	27.4	15.3	47.8		26.3	26.3		26.3	26.3	

Zebulon South TIA  
2: NC-96 (Arendell Avenue) & NC-97 (Gannon Avenue)

12/05/2023

	↖	→	↘	↙	←	↖	↙	↑	↗	↘	↓	↙
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Actuated g/C Ratio	0.33	0.33	0.33	0.18	0.57		0.31	0.31		0.31	0.31	
v/c Ratio	0.16	0.86	0.19	0.79	0.39		0.55	0.85		0.24	0.49	
Control Delay	22.9	43.1	22.5	53.8	11.8		33.9	44.1		28.7	27.6	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	22.9	43.1	22.5	53.8	11.8		33.9	44.1		28.7	27.6	
LOS	C	D	C	D	B		C	D		C	C	
Approach Delay		38.5			27.9			41.6			27.7	
Approach LOS		D			C			D			C	
Queue Length 50th (ft)	20	267	39	142	122		70	244		12	123	
Queue Length 95th (ft)	48	#439	76	#268	185		134	#407		36	200	
Internal Link Dist (ft)		1373			597			1742			268	
Turn Bay Length (ft)	200		100	350			125			250		
Base Capacity (vph)	346	666	566	344	1146		306	617		132	631	
Starvation Cap Reductn	0	0	0	0	0		0	0		0	0	
Spillback Cap Reductn	0	0	0	0	0		0	0		0	0	
Storage Cap Reductn	0	0	0	0	0		0	0		0	0	
Reduced v/c Ratio	0.15	0.77	0.17	0.75	0.36		0.49	0.76		0.21	0.44	

Intersection Summary

Area Type: Other

Cycle Length: 90

Actuated Cycle Length: 84.2

Natural Cycle: 70

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.86

Intersection Signal Delay: 34.8

Intersection LOS: C

Intersection Capacity Utilization 83.4%

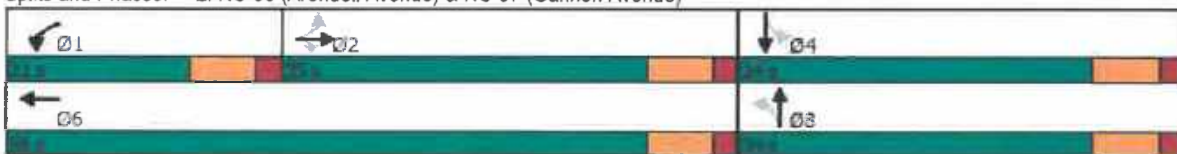
ICU Level of Service E

Analysis Period (min) 15

# 95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 2: NC-96 (Arendell Avenue) & NC-97 (Gannon Avenue)



Intersection												
Int Delay, s/veh	2.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↔			↔			↔			↔		
Traffic Vol, veh/h	34	4	21	4	4	4	56	406	4	4	191	20
Future Vol, veh/h	34	4	21	4	4	4	56	406	4	4	191	20
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	38	4	25	4	4	4	62	451	4	4	212	22
Major/Minor	Minor2		Minor1			Major1		Major2				
Conflicting Flow All	812	810	223	822	819	453	234	0	0	455	0	0
Stage 1	231	231	-	577	577	-	-	-	-	-	-	-
Stage 2	581	579	-	245	242	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	298	314	817	293	310	607	1333	-	-	1106	-	-
Stage 1	772	713	-	502	502	-	-	-	-	-	-	-
Stage 2	499	501	-	759	705	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	278	293	817	267	290	607	1333	-	-	1106	-	-
Mov Cap-2 Maneuver	278	293	-	267	290	-	-	-	-	-	-	-
Stage 1	724	710	-	471	471	-	-	-	-	-	-	-
Stage 2	460	470	-	730	702	-	-	-	-	-	-	-
Approach	EB		WB			NB		SB				
HCM Control Delay, s	17		16.1			0.9		0.2				
HCM LOS	C		C									
Minor Lane/Major Mvmt	NBL	NBT	NBREBLn	WBLn1	SBL	SBT	SBR					
Capacity (veh/h)	1333	-	-	365	339	1106	-	-				
HCM Lane V/C Ratio	0.047	-	-	0.18	0.039	0.004	-	-				
HCM Control Delay (s)	7.8	0	-	17	18.1	8.3	0	-				
HCM Lane LOS	A	A	-	C	C	A	A	-				
HCM 95th %tile Q(veh)	0.1	-	-	0.6	0.1	0	-	-				

Intersection						
Int Delay, s/veh	1.2					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	FF			FF	FF	FF
Traffic Vol, veh/h	42	8	4	366	168	13
Future Vol, veh/h	42	8	4	366	168	13
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	50
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	47	9	4	407	187	14

Major/Minor	Minor2	Major1	Major2		
Conflicting Flow All	602	187	201	0	0
Stage 1	187	-	-	-	-
Stage 2	415	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-
Pot Cap-1 Maneuver	463	855	1371	-	-
Stage 1	845	-	-	-	-
Stage 2	666	-	-	-	-
Platoon blocked, %				-	-
Mov Cap-1 Maneuver	461	855	1371	-	-
Mov Cap-2 Maneuver	461	-	-	-	-
Stage 1	842	-	-	-	-
Stage 2	666	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	13.1	0.1	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBTEBLn1	SBT	SBR
Capacity (veh/h)	1371	-	498	-
HCM Lane V/C Ratio	0.003	-	0.112	-
HCM Control Delay (s)	7.6	0	13.1	-
HCM Lane LOS	A	A	B	-
HCM 95th %tile Q(veh)	0	-	64	-

Intersection						
Int Delay, s/veh	1.3					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	W			W	W	W
Traffic Vol, veh/h	42	17	6	327	162	14
Future Vol, veh/h	42	17	6	327	162	14
Conflicting Peds. #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	50
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	47	19	7	363	180	16
Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	557	180	196	0	-	0
Stage 1	180	-	-	-	-	-
Stage 2	377	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	491	863	1377	-	-	-
Stage 1	851	-	-	-	-	-
Stage 2	694	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	488	863	1377	-	-	-
Mov Cap-2 Maneuver	488	-	-	-	-	-
Stage 1	849	-	-	-	-	-
Stage 2	694	-	-	-	-	-
Approach	EB	NB	SB			
HCM Control Delay, s	12.3	0.1	0			
HCM LOS	B					
Minor Lane/Major Mvmt	NBL	NBTEBLn1	SBT	SBR		
Capacity (veh/h)	1377	-	558	-	-	
HCM Lane V/C Ratio	0.005	-	0.117	-	-	
HCM Control Delay (s)	7.6	0	12.3	-	-	
HCM Lane LOS	A	A	B	-	-	
HCM 95th %ile Q(veh)	0	-	0.4	-	-	

Intersection						
Int Delay, s/veh	3.1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W7		T			7
Traffic Vol, veh/h	21	96	237	6	43	136
Future Vol, veh/h	21	96	237	6	43	136
Conflicting Peds. #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	23	107	263	7	48	151

Major/Minor	Minor1	Major1	Major2	Minor2	Minor3
Conflicting Flow All	514	267	0	0	270
Stage 1	267	-	-	-	-
Stage 2	247	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218
Pot Cap-1 Maneuver	521	772	-	-	1293
Stage 1	778	-	-	-	-
Stage 2	794	-	-	-	-
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	500	772	-	-	1293
Mov Cap-2 Maneuver	500	-	-	-	-
Stage 1	778	-	-	-	-
Stage 2	761	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	11.3	0	1.9
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR/WBLn1	SBL	SBT
Capacity (veh/h)	-	-	703	1293
HCM Lane V/C Ratio	-	-	0.185	0.037
HCM Control Delay (s)	-	-	11.3	7.9
HCM Lane LOS	-	-	B	A
HCM 95th %tile Q(veh)	-	-	0.7	0.1

Intersection						
Int Delay, s/veh	1.9					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W		T		T	T
Traffic Vol, veh/h	8	52	214	4	16	92
Future Vol, veh/h	8	52	214	4	16	92
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	50	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	9	58	238	4	18	102
Major/Minor	Minor1	Major1	Major2	Major2	Major2	Major2
Conflicting Flow All	378	240	0	0	242	0
Stage 1	240	-	-	-	-	-
Stage 2	138	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	624	799	-	-	1324	-
Stage 1	800	-	-	-	-	-
Stage 2	299	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	615	799	-	-	1324	-
Mov Cap-2 Maneuver	615	-	-	-	-	-
Stage 1	800	-	-	-	-	-
Stage 2	877	-	-	-	-	-
Approach	WB	NB	SB	SB	SB	SB
HCM Control Delay, s	10.1	0	1.1			
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	NBR/WBLn1	SBL	SBT	SBT	SBT
Capacity (veh/h)	-	-	768	1324	-	-
HCM Lane V/C Ratio	-	-	0.087	0.013	-	-
HCM Control Delay (s)	-	-	10.1	7.8	-	-
HCM Lane LOS	-	-	B	A	-	-
HCM 95th %tile Q(veh)	-	-	0.3	0	-	-

Zebulon South TIA  
1: S Wakefield Street & NC-97 (Gannon Avenue)

12/05/2023

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic volume (vph)	10	724	150	73	592	4	113	10	79	7	19	29
Future Volume (vph)	10	724	150	73	592	4	113	10	79	7	19	29
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Grade (%)		-1%			0%			3%			1%	
Storage Length (ft)	125		0	125		0	0		0	0		0
Storage Lanes	1		0	1		0	0		0	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Fit		0.974			0.999			0.947			0.929	
Flt Protected	0.950			0.950				0.973			0.993	
Satd. Flow (prot)	1778	1823	0	1770	1861	0	0	1891	0	0	1710	0
Flt Permitted	0.413			0.950				0.812			0.953	
Satd. Flow (perm)	773	1823	0	1770	1861	0	0	1411	0	0	1641	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		35			35			25			25	
Link Distance (ft)		774			1453			1831			462	
Travel Time (s)		15.1			28.3			49.9			12.6	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	11	804	167	81	658	4	126	11	88	8	21	32
Shared Lane Traffic (%)												
Lane Group Flow (vph)	11	971	0	81	662	0	0	225	0	0	61	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane		Yes			Yes							
Headway Factor	0.99	0.99	0.99	1.00	1.00	1.00	1.02	1.02	1.02	1.01	1.01	1.01
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Prot	NA		Perm	NA		Perm	NA	
Protected Phases		2		1	6			8			4	
Permitted Phases	2						8			4		
Detector Phase	2	2		1	6		8	8		4	4	
Switch Phase												
Minimum Initial (s)	10.0	10.0		7.0	10.0		7.0	7.0		7.0	7.0	
Minimum Split (s)	17.0	17.0		14.0	17.0		14.0	14.0		14.0	14.0	
Total Split (s)	52.0	52.0		14.0	66.0		24.0	24.0		24.0	24.0	
Total Split (%)	57.8%	57.8%		15.6%	73.3%		26.7%	26.7%		26.7%	26.7%	
Maximum Green (s)	45.0	45.0		7.0	59.0		17.0	17.0		17.0	17.0	
Yellow Time (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	-2.0	-2.0		-2.0	-2.0		-2.0	-2.0		-2.0	-2.0	
Total Lost Time (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Lead/Lag	Lag	Lag		Lead								
Lead-Lag Optimize?	Yes	Yes		Yes								
Vehicle Extension (s)	3.0	3.0		3.0	3.0		2.0	2.0		2.0	2.0	
Recall Mode	Min	Min		None	Min		None	None		None	None	
Act Effct Green (s)	48.3	48.3		9.1	59.1		17.5	17.5		17.5	17.5	
Actuated g/C Ratio	0.56	0.56		0.11	0.68		0.20	0.20		0.20	0.20	
g/c Ratio	0.03	0.06		0.44	0.52		0.79	0.79		0.18	0.18	
Control Delay	10.8	41.4		46.3	8.8		54.8	54.8		30.9	30.9	



Zebulon South TIA  
 1: S Wakefield Street & NC-97 (Gannon Avenue)

12/05/2023

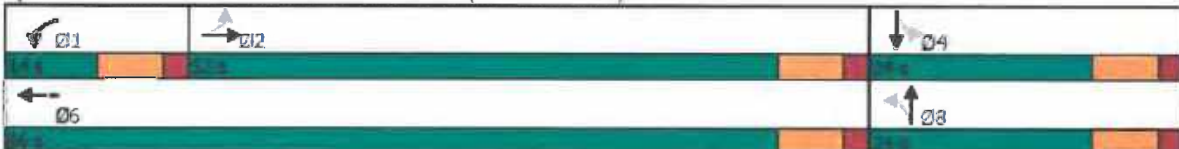


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Queue Delay	0.0	0.0		0.0	0.0			0.0			0.0	
Total Delay	10.8	41.4		46.3	8.8			54.8			30.9	
LOS	B	D		D	A			D			C	
Approach Delay		41.0			12.9			54.8			30.9	
Approach LOS		D			B			D			C	
Queue Length 50th (ft)	3	~557		44	164			121			29	
Queue Length 95th (ft)	11	#825		90	244			#232			63	
Internal Link Dist (ft)		694			1373			1751			382	
Turn Bay Length (ft)	125			125								
Base Capacity (vph)	430	1016		185	1318			311			362	
Starvation Cap Reductn	0	0		0	0			0			0	
Spillback Cap Reductn	0	0		0	0			0			0	
Storage Cap Reductn	0	0		0	0			0			0	
Reduced v/c Ratio	0.03	0.96		0.44	0.50			0.72			0.17	

Intersection Summary

Area Type: Other  
 Cycle Length: 90  
 Actuated Cycle Length: 86.6  
 Natural Cycle: 90  
 Control Type: Actuated-Uncoordinated  
 Maximum v/c Ratio: 0.96  
 Intersection Signal Delay: 31.9  
 Intersection LOS: C  
 Intersection Capacity Utilization 83.8%  
 (CU) Level of Service E  
 Analysis Period (min) 15  
 - Volume exceeds capacity, queue is theoretically infinite.  
 Queue shown is maximum after two cycles.  
 - 95th percentile volume exceeds capacity, queue may be longer.  
 Queue shown is maximum after two cycles.

Splits and Phases: 1: S Wakefield Street & NC-97 (Gannon Avenue)



Zebulon South TIA  
2: NC-96 (Arendell Avenue) & NC-97 (Gannon Avenue)

12/05/2023

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	66	363	127	282	512	57	113	357	176	51	282	50
Future Volume (vph)	66	363	127	282	512	57	113	357	176	51	282	50
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Grade (%)		2%			-2%			-2%			2%	
Storage Length (ft)	200		100	350		0	125		0	250		0
Storage Lanes	1		1	1		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Friction			0.850		0.985			0.950			0.977	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	1844	1567	1787	1553	0	1787	1787	0	1752	1802	0
Flt Permitted	0.425			0.950			0.392			0.146		
Satd. Flow (perm)	784	1844	1567	1787	1553	0	737	1787	0	269	1802	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		35			35			20			35	
Link Distance (ft)		1453			677			1922			478	
Travel Time (s)		28.3			13.2			62.1			9.3	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	73	403	141	313	569	63	126	397	196	57	313	56
Shared Lane Traffic (%)												
Lane Group Flow (vph)	73	403	141	313	632	0	126	593	0	57	369	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width (ft)		12			12			12			12	
Link Offset (ft)		0			0			0			0	
Crosswalk Width (ft)		16			16			16			16	
Two way Left Turn Lane		Yes			Yes						Yes	
Headway Factor	1.01	1.01	1.01	0.99	0.99	0.99	0.99	0.99	0.99	1.01	1.01	1.01
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA	Perm	Prot	NA		Perm	NA		Perm	NA	
Protected Phases		2		1	6			6			4	
Permitted Phases	2		2				8			4		
Detector Phase	2	2	2	1	6		8	8		4	4	
Switch Phase												
Minimum Initial (s)	10.0	10.0	10.0	7.0	10.0		7.0	7.0		7.0	7.0	
Minimum Split (s)	24.0	24.0	24.0	14.0	17.0		24.0	24.0		14.0	14.0	
Total Split (s)	27.0	27.0	27.0	23.0	50.0		40.0	40.0		40.0	40.0	
Total Split (%)	30.0%	30.0%	30.0%	25.6%	55.6%		44.4%	44.4%		44.4%	44.4%	
Maximum Green (s)	20.0	20.0	20.0	16.0	43.0		33.0	33.0		33.0	33.0	
Yellow Time (s)	5.0	5.0	5.0	5.0	5.0		5.0	5.0		5.0	5.0	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	-2.0	-2.0	-2.0	-2.0	-2.0		-2.0	-2.0		-2.0	-2.0	
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0		5.0	5.0		5.0	5.0	
Lead/Lag	Lag	Lag	Lag	Lead								
Lead-Lag Optimize?	Yes	Yes	Yes	Yes								
Vehicle Extension (s)	3.0	3.0	3.0	2.0	3.0		2.0	2.0		2.0	2.0	
Recall Mode	Min	Min	Min	None	Min		None	None		None	None	
Walk Time (s)	7.0	7.0	7.0				7.0	7.0				
Flash Dont Walk (s)	10.0	10.0	10.0				10.0	10.0				
Pedestrian Calls (#/hr)	0	0	0				0	0				
Act Effct Green (s)	21.3	21.3	21.3	17.5	43.9		32.1	32.1		32.1	32.1	

Zebulon South TIA  
 2: NC-96 (Arendell Avenue) & NC-97 (Gannon Avenue)

12/05/2023

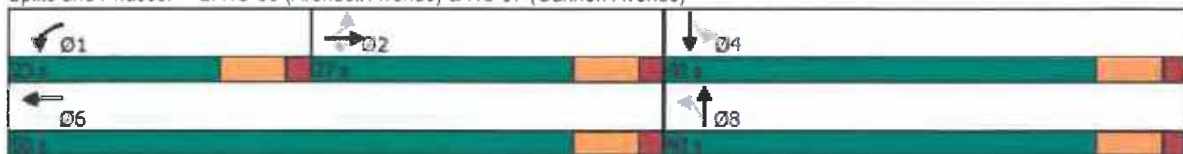


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Actuated g/C Ratio	0.25	0.25	0.25	0.20	0.51		0.37	0.37		0.37	0.37	
v/c Ratio	0.38	0.88	0.36	0.86	0.67		0.46	0.89		0.57	0.55	
Control Delay	35.0	54.9	31.1	58.3	20.7		27.1	43.0		47.6	25.0	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	35.0	54.9	31.1	58.3	20.7		27.1	43.0		47.6	25.0	
LOS	D	D	C	E	C		C	D		D	C	
Approach Delay		47.1			33.2			40.2			28.0	
Approach LOS		D			C			D			C	
Queue Length 50th (ft)	35	222	67	174	260		52	303		25	158	
Queue Length 95th (ft)	77	#389	121	#321	385		106	#494		#83	243	
Internal Link Dist (ft)		1373			597			1742			358	
Turn Bay Length (ft)	200		100	350			125			250		
Base Capacity (vph)	291	474	403	376	975		301	731		199	737	
Starvation Cap Reductn	0	0	0	0	0		0	0		0	0	
Spillback Cap Reductn	0	0	0	0	0		0	0		0	0	
Storage Cap Reductn	0	0	0	0	0		0	0		0	0	
Reduced v/c Ratio	0.36	0.85	0.35	0.83	0.65		0.42	0.81		0.52	0.50	

Intersection Summary

Area Type: Other  
 Cycle Length: 90  
 Actuated Cycle Length: 86.1  
 Natural Cycle: 80  
 Control Type: Actuated-Uncoordinated  
 Maximum v/c Ratio: 0.89  
 Intersection Signal Delay: 37.4  
 Intersection LOS: D  
 Intersection Capacity Utilization 90.8%  
 ICU Level of Service E  
 Analysis Period (min) 15  
 # 95th percentile volume exceeds capacity, queue may be longer.  
 Queue shown is maximum after two cycles.

Splits and Phases: 2: NC-96 (Arendell Avenue) & NC-97 (Gannon Avenue)



Zebulon South TIA  
3: NC-96 (Arendell Avenue) & Barbee Street

12/05/2023

Intersection													
Int Delay, s/veh	4.5												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations	↔			↔			↕			↕			
Traffic Vol, veh/h	51	5	82	4	4	7	41	317	4	9	521	47	
Future Vol, veh/h	51	5	82	4	4	7	41	317	4	9	521	47	
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None	
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-	
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-	
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-	
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90	
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	
Mvmt Flow	57	6	91	4	4	5	46	352	4	10	579	52	
Major/Minor	Minor2	Minor1		Major1		Major2							
Conflicting Flow All	1077	1073	605	1120	1097	354	631	0	0	356	0	0	0
Stage 1	625	625	-	446	446	-	-	-	-	-	-	-	-
Stage 2	452	448	-	674	651	-	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-	-
Pot Cap-1 Maneuver	197	220	498	184	213	590	951	-	-	1203	-	-	-
Stage 1	473	477	-	591	574	-	-	-	-	-	-	-	-
Stage 2	587	573	-	444	466	-	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	181	204	496	139	198	650	951	-	-	1203	-	-	-
Mov Cap-2 Maneuver	181	204	-	139	198	-	-	-	-	-	-	-	-
Stage 1	445	471	-	556	540	-	-	-	-	-	-	-	-
Stage 2	541	539	-	354	459	-	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB						
HCM Control Delay, s	30		20.2		1		0.1						
HCM LOS	D		C										
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR					
Capacity (veh/h)	951	-	-	293	254	1203	-	-					
HCM Lane V/C Ratio	0.048	-	-	0.523	0.066	0.008	-	-					
HCM Control Delay (s)	9	0	-	30	20.2	6	0	-					
HCM Lane LOS	A	A	-	D	C	A	A	-					
HCM 95th %tile Q(veh)	0.2	-	-	0.6	0.3	0	-	-					

Intersection						
Int Delay, s/veh	0.7					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	Y			↑	↑	↑
Traffic Vol, veh/h	27	5	9	258	461	46
Future Vol, veh/h	27	5	9	258	461	46
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	50
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	30	6	10	287	512	51

Major/Minor	Minor2	Major1	Major2		
Conflicting Flow All	819	512	563	0	0
Stage 1	512	-	-	-	-
Stage 2	307	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-
Pot Cap-1 Maneuver	345	562	1008	-	-
Stage 1	602	-	-	-	-
Stage 2	746	-	-	-	-
Platoon blocked, %				-	-
Mov Cap-1 Maneuver	341	562	1008	-	-
Mov Cap-2 Maneuver	341	-	-	-	-
Stage 1	595	-	-	-	-
Stage 2	746	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	16	0.3	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBTEBLn1	SBT	SBR
Capacity (veh/h)	1008	-	363	-
HCM Lane V/C Ratio	0.01	-	0.098	-
HCM Control Delay (s)	8.6	0	16	-
HCM Lane LOS	A	A	C	-
HCM 95th %tile Q(veh)	0	-	0.3	-

Intersection						
Int Delay, s/veh	0.9					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	Y			4	↑	↑
Traffic Vol, veh/h	27	11	18	240	419	47
Future Vol, veh/h	27	11	18	240	419	47
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	50
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	30	12	20	267	466	52

Major/Minor	Minor2	Major1	Major2		
Conflicting Flow All	773	466	518	0	0
Stage 1	466	-	-	-	-
Stage 2	307	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-
Pot Cap-1 Maneuver	367	597	1048	-	-
Stage 1	632	-	-	-	-
Stage 2	746	-	-	-	-
Platoon blocked, %					
Mov Cap-1 Maneuver	359	597	1048	-	-
Mov Cap-2 Maneuver	359	-	-	-	-
Stage 1	618	-	-	-	-
Stage 2	746	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	14.9	0.6	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBTEBLn1	SBT	SBR
Capacity (veh/h)	1048	-	406	-
HCM Lane V/C Ratio	0.019	-	0.104	-
HCM Control Delay (s)	8.5	0	14.9	-
HCM Lane LOS	A	A	B	-
HCM 95th %ile Q(veh)	10.1	-	4.3	-

**Intersection**

Int Delay, s/veh	2.9					
<b>Movement</b>	<b>WBL</b>	<b>WBR</b>	<b>NBT</b>	<b>NBR</b>	<b>SBL</b>	<b>SBT</b>
Lane Configurations	W	W	T	T	T	T
Traffic Vol, veh/h	11	72	186	15	138	292
Future Vol, veh/h	11	72	186	15	138	292
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	12	80	207	17	153	324

<b>Major/Minor</b>	<b>Minor1</b>	<b>Major1</b>	<b>Major2</b>		
Conflicting Flow All	846	216	0	0	224
Stage 1	216	-	-	-	-
Stage 2	630	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218
Pot Cap-1 Maneuver	333	824	-	-	1345
Stage 1	820	-	-	-	-
Stage 2	531	-	-	-	-
Platoon blocked, %					
Mov Cap-1 Maneuver	287	824	-	-	1345
Mov Cap-2 Maneuver	287	-	-	-	-
Stage 1	820	-	-	-	-
Stage 2	457	-	-	-	-

<b>Approach</b>	<b>WB</b>	<b>NB</b>	<b>SB</b>
HCM Control Delay, s	11.3	0	2.6
HCM LOS	B		

<b>Minor Lane/Major Mvmt</b>	<b>NBT</b>	<b>NBR/WBLn1</b>	<b>SBL</b>	<b>SBT</b>
Capacity (veh/h)	-	-	660	1345
HCM Lane V/C Ratio	-	-	0.14	0.114
HCM Control Delay (s)	-	-	11.3	8
HCM Lane LOS	-	-	B	A
HCM 95th %tile Q(veh)	-	-	0.5	0.4

Intersection						
Int Delay, s/veh	1.8					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	Y		P		Y	P
Traffic Vol, veh/h	5	34	168	9	55	187
Future Vol, veh/h	5	34	168	9	55	187
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	50	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	6	38	167	10	61	208

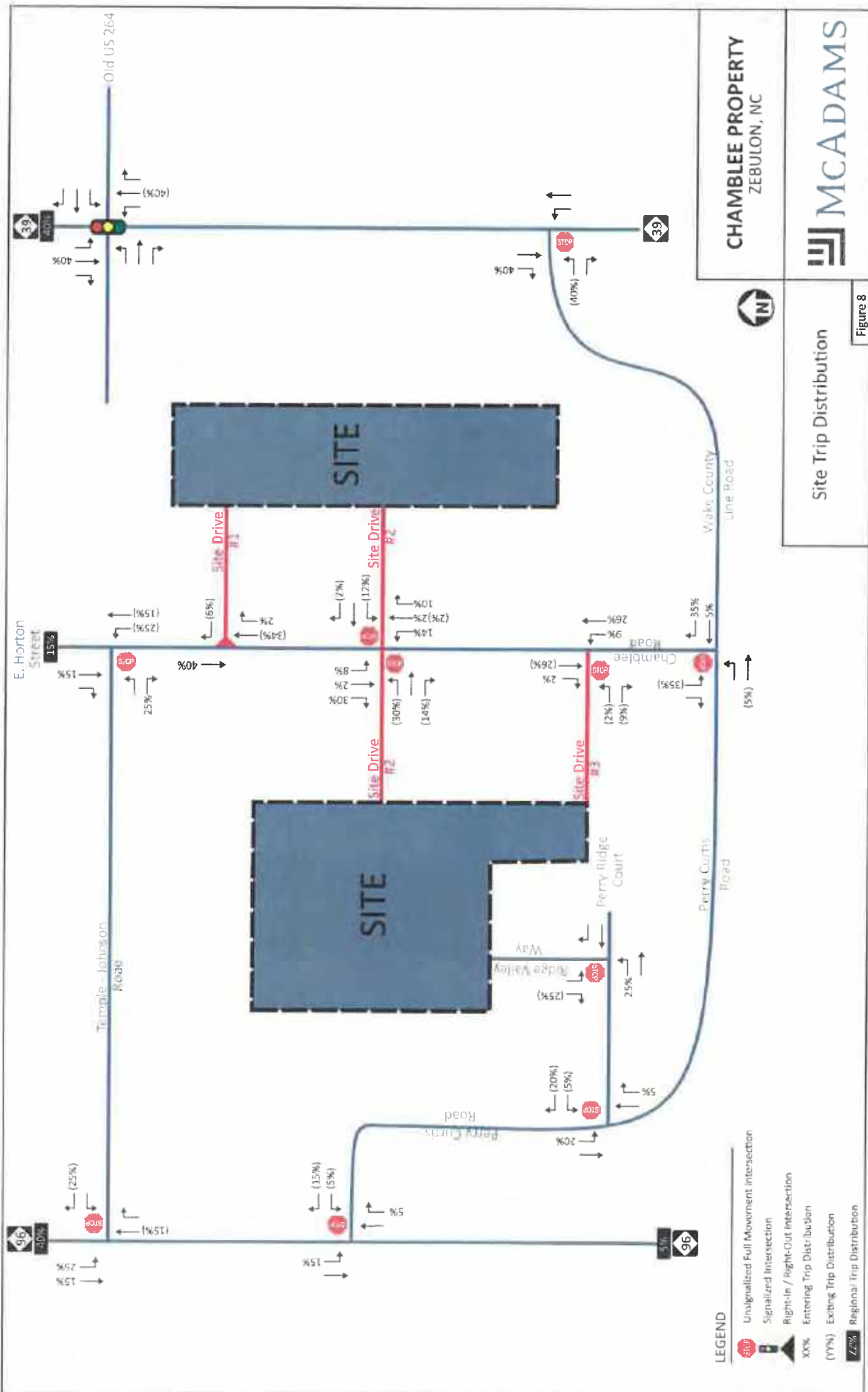
Major/Minor	Minor1	Major1	Major2	Minor2	Major3	Minor3
Conflicting Flow All	522	192	0	0	197	0
Stage 1	192	-	-	-	-	-
Stage 2	330	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	516	850	-	-	1376	-
Stage 1	841	-	-	-	-	-
Stage 2	728	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	492	850	-	-	1376	-
Mov Cap-2 Maneuver	492	-	-	-	-	-
Stage 1	841	-	-	-	-	-
Stage 2	696	-	-	-	-	-

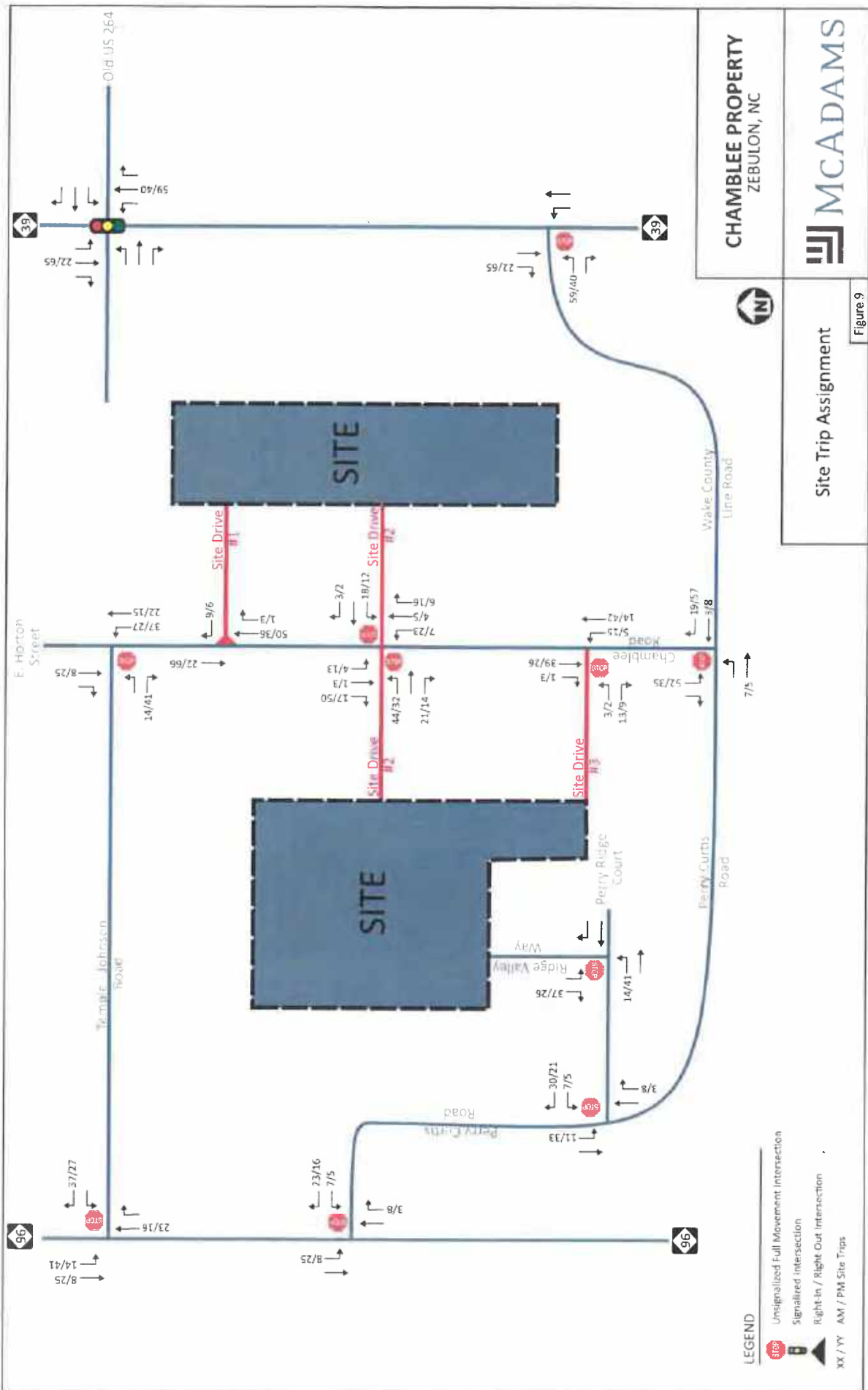
Approach	WB	NB	SB
HCM Control Delay, s	9.9	0	1.8
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR/WBLn1	SBL	SBT
Capacity (veh/h)	-	-	777	1376
HCM Lane V/C Ratio	-	-	0.056	0.044
HCM Control Delay (s)	-	-	3.9	7.7
HCM Lane LOS	-	-	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0.1



## **Appendix B – Chamblee Lake Planned Development**





CHAMBLEE PROPERTY  
ZEBULON, NC



Site Trip Assignment

Figure 9

To: Adam Culpepper, Town of Zebulon  
From: Jeff Hochanadel, PE, PTOE (Timmons Group)  
RE: Zebulon South TIA Response to Comments  
Date: January 26, 2024

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Timmons Group prepared the Zebulon South Traffic Impact Analysis (TIA) – sealed / submitted June 22<sup>nd</sup>, 2022, and submitted an updated TIA sealed / submitted on January 3<sup>rd</sup>, 2024. On January 24<sup>th</sup>, 2024, WSP issued comments (on the Town’s behalf). Timmons Group (TG) reviewed WSP’s comments (**in bold below**) and prepared the responses below.

**Site Plan and Site Access:**

1. **Based on the updated site plan, the number of units has changed for the site since the TIA was completed. Please add a note in the body of the TIA report discussing this change and confirming that the analysis is still valid because it is more conservative than the current site plan.**

TG Response: This was noted on pages 1-1 and 4-1

2. **Please confirm site access locations in the Build Synchro files matches the site plan. If Site Access 2 is within 165 feet of Perry Curtis Road, this access will need to be right-in/right-out only. This is based on the 2003 NCDOT's Policy on Street and Driveway Access.**

TG Response: Noted. The proposed centerline to centerline measurement between Site Access 2 and Perry Curtis Road is approximately 200-feet. Potential turning movement restrictions will be determined with the Town / NCDOT at the next stage of development when the Driveway permit is requested.

3. **For tables 3-1, 3-2, and 5-1 in the TIA and tables 1 and 2 in the supplemental, please provide a footnote to describe the meaning of the “#” symbol in the queue lengths.**

TG Response: The subject tables were updated accordingly.

4. **For tables 3-1, 3-2, 5-1, and 5-2 in the TIA and tables 1 and 2 in the supplemental, please designate which intersections are unsignalized/signalized to aid in the differentiation of queues which are in feet and queues which are number of cars.**

TG Response: The subject tables were updated accordingly.

5. For tables 3-1, 3-2, 5-1, and 5-2 in the TIA and tables 1 and 2 in the supplemental, please add units for queues.

TG Response: Units were clarified in the table headers and footnotes. To match Synchro reporting, 95<sup>th</sup> percentile queues were reported in feet (for signalized intersections) and 95<sup>th</sup> percentile queues were reported in car lengths (for unsignalized intersections)

6. Include NCDOT comments from July 2022 referenced in section 6 in the appendix of the TIA if available.

TG Response: This was added as Appendix F.

7. Please add a complete list of recommended improvements to the supplemental memo for clarity, even though the recommendations do not change from the TIA.

TG Response: The memo was updated accordingly.

8. The following comment responses were provided by Timmons Group based on the initial submittal review. Please add these explanations in the body of the TIA report to provide a full picture of the analysis methodology:

- Include discussion on why count data was not balanced between intersections and why Perry Curtis Road volumes were used for site access 1 and 2. TG Response: Traffic volumes were not balanced to the presence of commercial site driveways and various side streets. To provide the most accurate analyses, corridor volumes were not balanced. Site Access 1 and 2 volumes were balanced with Perry Curtis due to the driveways' proximities.

TG Response: Additional explanation provided on page 2-2.

- Please provide justification for the 3% growth rate used for background volume development. TG Response: The 3% growth rate is based on published AADTs.

TG Response: Justification was provided on page 3-2.

- In the Build scenario turn lane analysis, it's mentioned that both S Wakefield Street and NC 96 will have 2026 AADTs higher than 4,000 vpd. Please clarify if this is based on the existing AADT value and an assumption of growth or if this is based on the existing AADT including an assumed

growth rate. TG Response: NC-96's AADT currently exceeds 4,000 VPD. Per future projections, this value is not projected to decrease. S Wakefield Street AADT projections are based on recent AADT counts (grown at 3% annually to 2026) and 30% of daily site trips on S Wakefield Street north of Site Access 3.

TG Response: Additional description was provided in Section 5.1 for the three site access intersections (pages 5-1 and 5-2)

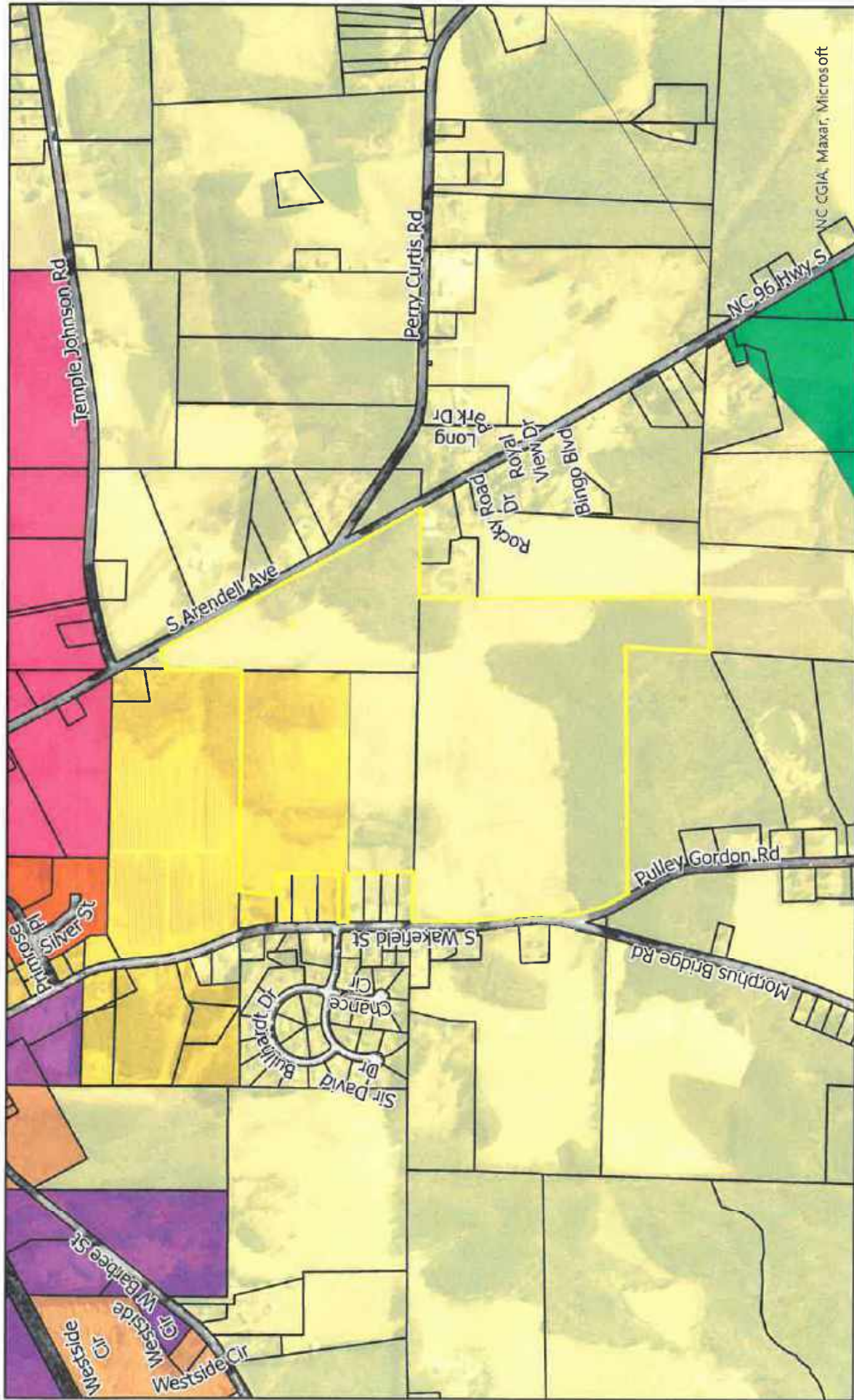
- Site access roads are listed as needing 100-feet of IPS. Please define IPS as internal protected stem in the text and reference the standards that guide this recommendation. TG Response: IPS was defined as "internal protected stem" in the updated TIA. IPS requirements are defined in the NCDOT's Driveway Manual.

TG Response: Additional description provided on page 6-1

9. The alignment of the S Wakefield Street/Morphius Bridge and Pully Gordon Road intersection is not ideal for safe operations, but no improvements are required currently.

TG Response: Noted. This intersection was not included in the previously negotiated TIA scope.

# Future Land Use and Character Map

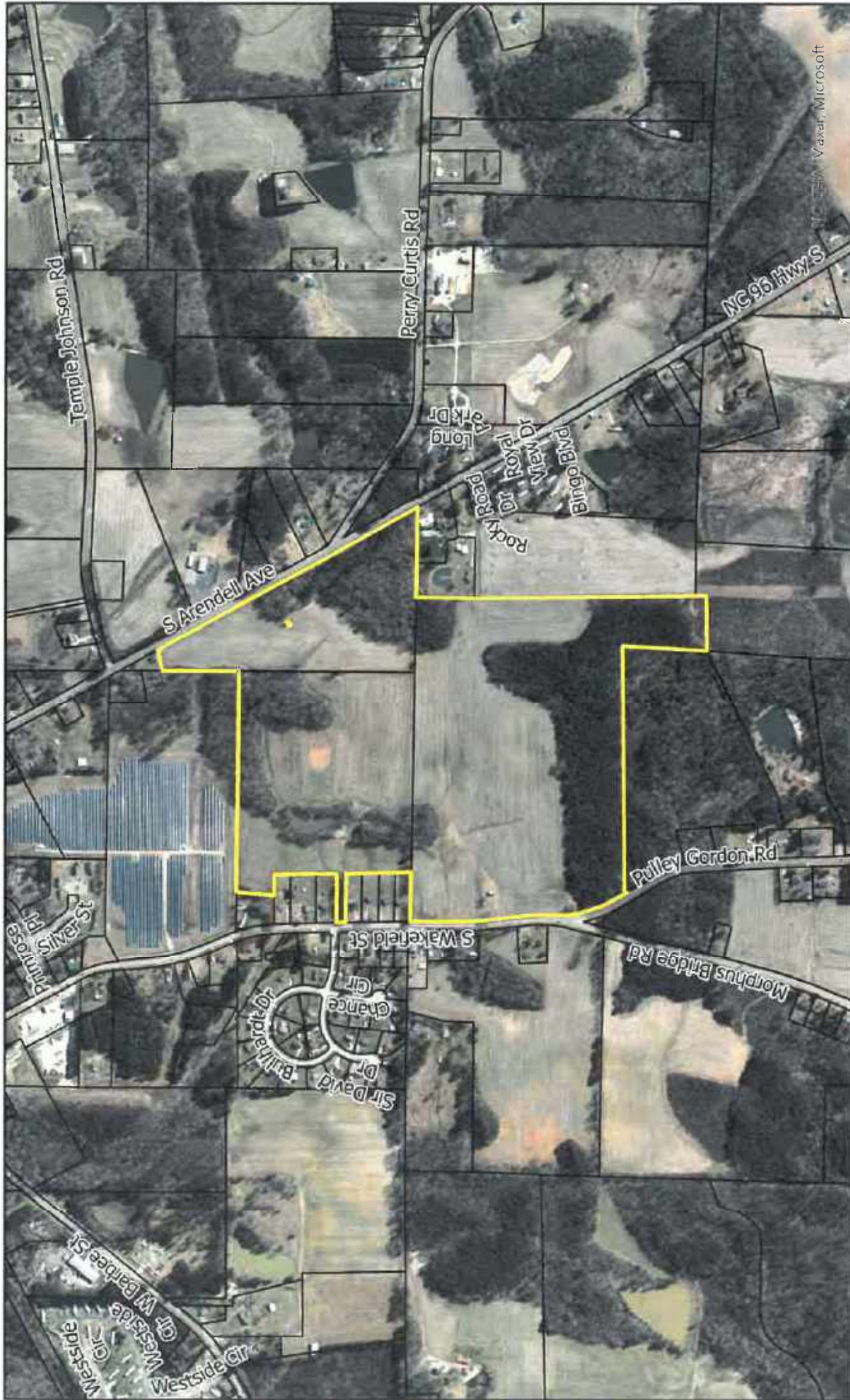


Zebulon South  
 Parcels  
**Zebulon\_FutureLandUse**  
**Land Use/Character**

- Suburban Residential (SR)
- General Residential (GR)
- Urban Residential (UR)
- Residential Mix (RM)
- Industrial Heavy (IH)
- Urban Downtown Mixed Use (UDMU)
- Rural Residential (RR)

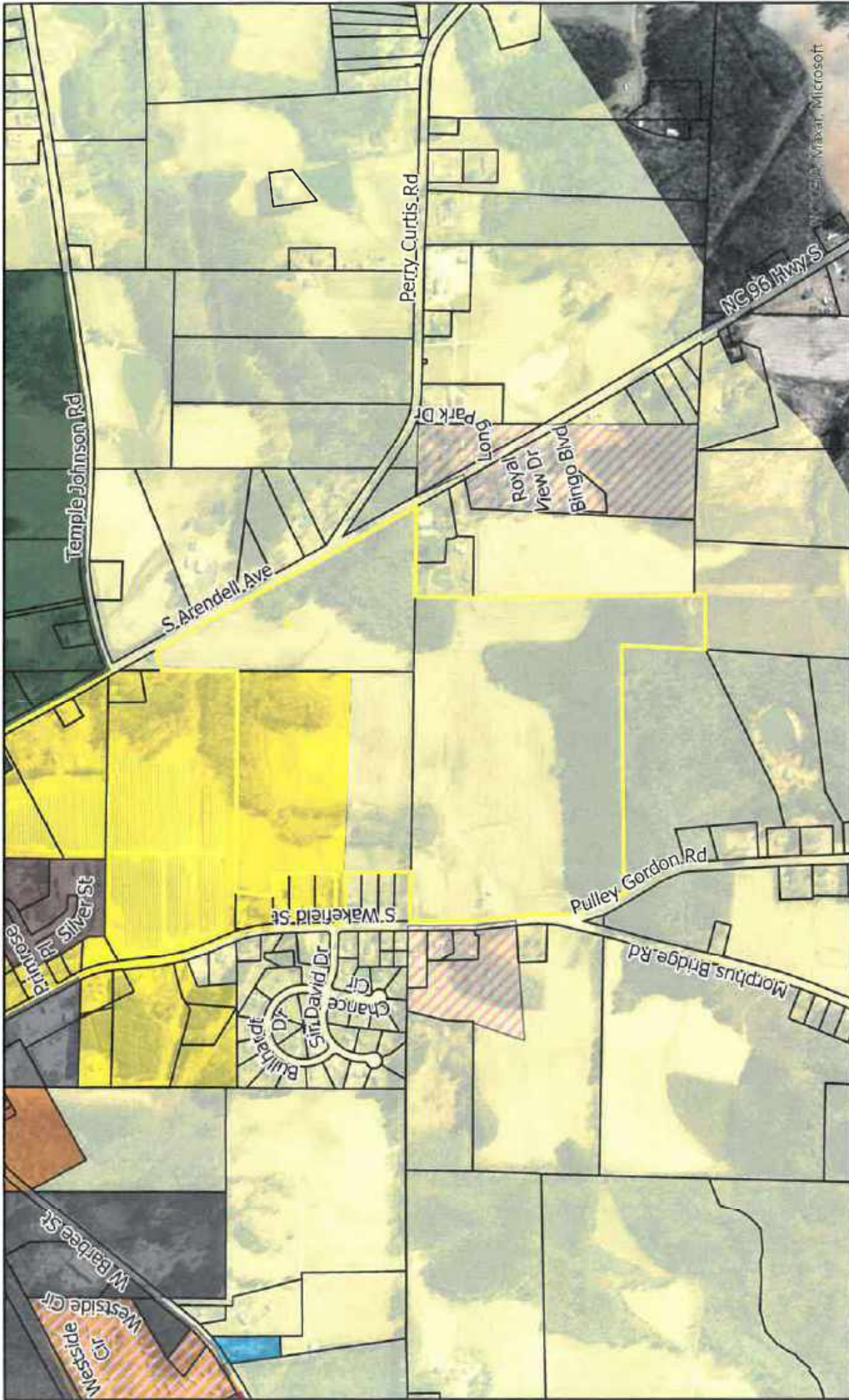


# Aerial Map





# Zoning Map



- RMF, Residential Multi-Family
- HC, Heavy Commercial
- HI, Heavy Industrial
- OI, Office and Institutional
- DTP, Downtown Periphery
- MHO, Manufactured Home Overlay

- Zebulon South
  - Parcels
- ### Zoning Districts
- R2, Residential Suburban
  - R4, Residential Neighborhood
  - R6, Residential Urban





Site photo taken from side closest to Hwy 96



Site photo taken from the S. Wakefield side of the site.



Some existing structures from the prior agricultural use on site

# ZEBULON

NORTH CAROLINA

CASE # PD 2024-01 IDT# 886895– Zebulon South

PROJECT ADDRESS 751 S Wakefield St

PIN NUMBER: 2704492511/ 2705512202/ 2705413075

HEARING DATE: February 12, 2024

State of North Carolina

County of Wake

BEFORE ME, the undersigned Notary, Lisa M. Markland on this 30<sup>th</sup> day of January, 2024, personally appeared Michael J. Clark, known to me to be a credible person and of lawful age, who being by me first duly sworn, on his oath, deposes and says:

I Michael J. Clark, acting as the Planning Director for the Town of Zebulon, affirm that the following Public Notice Procedures have been completed in accordance with applicable North Carolina General Statute and Town of Zebulon Unified Development Ordinance Section 2.3.6 have been satisfied for the above referenced hearing.

- First Class Mailing Sent on **1/29/2024** (see attached mailing list and copy of mailing)
- Advertisement in a Paper of General Circulation sent on **1/29/2024** (Wake weekly, publication dates **2/2 & 2/9/2024**)
- Posting Public Hearing Signage on Property on **1/29/2024** (pictures attached)
- Posted to Planning Department Website **1/29/2024**
- Sent to E-Mail Distribution List on **1/29/2024**

Michael J. Clark

1/30/2024

Michael J. Clark, AICP, CNU-A

Date

Subscribed and sworn to before me, this 30<sup>th</sup> day of January, 2024.



Lisa M. Markland

Lisa M. Markland

[signature of Notary]

[printed name of Notary]

NOTARY PUBLIC

My commission expires: 3/29, 2025.









## Notice of Public Hearing

Notice is hereby given pursuant to the provisions of Article 2.2.6 of the Town of Zebulon Unified Development Ordinance that a public hearing will be held on **February 12, 2024 at 6:00 PM** at the **Zebulon Municipal Complex, 1003 N. Arendell Avenue**, and will be conducted by the Board of Commissioners and Planning Board of the Town of Zebulon for the purpose of considering the following items:

***IDT Project Number 886895 - PD 2024-01 – Zebulon South (751 S Wakefield St)***

*PIN # 2704492511, 2705512202, 2705413075* . A request by Andrew Suriano of Deacon Development on behalf of property owners Harold Narron and Fred Corbett, Joseph Temple Sr and Alexander Harrison, Watson Family II LLC, for a rezoning to the Planned Development (PD) zoning district for the development of a 320 unit Planned Development.

***IDT Project Number 1195805 - RZ 2024-01 – 321 Hospital Rd***

*PIN # 2705191832*. A request by Germano Architecture and Interiors, PLLC on behalf of the property owners MiCy LLC., for a Zoning Map Amendment to the General Commercial (GC) zoning district.

Public comments may be submitted to Deputy Town Clerk Stacie Paratore at [SParatore@TownofZebulon.org](mailto:SParatore@TownofZebulon.org) no later than 12:00 Noon on the day of the hearing to be read into the record. Links will be provided along with the full application packet and documentation on the Planning Department web page at <https://www.townofzebulon.org/departments/planning/public-hearing-information> For questions or additional information, please contact us at (919) 823-1816.

Wake Weekly February 2<sup>nd</sup> & 9<sup>th</sup>

## ARTICLE 3: DISTRICTS

3.5. General Mixed Use Zoning Districts

3.5.5 Planned Development (PD) District

### 3.5.5. PLANNED DEVELOPMENT (PD) DISTRICT

#### A. PURPOSE AND INTENT

The Planned Development (PD) districts are established and intended to encourage 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 by:

- a. Reducing or diminishing the inflexibility or uniform design that sometimes results from strict application of zoning and development standards designed primarily for individual lots;
- b. Allowing greater freedom in selecting the means of providing access, open space, and design amenities;
- c. Allowing greater freedom in providing a well-integrated mix of residential and nonresidential land uses in the same development, including a mix of housing types, lot sizes, and densities;
- d. Creating a system of incentives for redevelopment and infill in order to revitalize established areas;
- e. Promoting 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;
- f. Providing for efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs; and
- g. Promoting 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.

#### B. GENERAL STANDARDS FOR ALL PLANNED DEVELOPMENTS

##### 1. HOW ESTABLISHED

A planned development is established in a manner similar to the establishment of a conditional zoning district in accordance with the procedures and requirements in [Section 2.2.13, Planned Development](#).

##### 2. MASTER PLAN REQUIRED

All development configured as a PD shall be subject to a master plan submitted and approved as part of the application to establish the district. The master plan shall:

- a. Include a statement of planning objectives for the district;
- b. Describe the specific ways in which any modifications to the generally applicable standards in this Ordinance will result in a development of higher quality than would have otherwise resulted if the development was established without any proposed modifications to the standards in this Ordinance.
- c. Identify the general location of individual development areas, identified by land use(s) and/or development density or intensity;
- d. Depict the general configuration and relationship of the principal elements of the proposed development, including general building types;
- e. Identify for the entire district and each development area the acreage, types and mix of land uses, number of residential units (by use type), nonresidential floor area (by use type), residential density, and nonresidential intensity;
- f. Identify the general location, amount, and type (whether designated for active, passive, or urban) of open space;
- g. Identify the location of environmentally sensitive lands, wildlife habitat, and resource protection lands;
- h. Identify the on-site transportation circulation system, including the general location of all public and private streets, existing or projected transit service, pedestrian and vehicular circulation features, and how they will connect with existing and planned systems;
- i. Identify the general location of on-site potable water and wastewater facilities, and how they will connect to existing systems;
- j. Identify the general location of on-site stormwater management facilities, and how they will connect to existing public systems; and

## ARTICLE 3: DISTRICTS

### 3.5. General Mixed Use Zoning Districts

### 3.5.5 Planned Development (PD) District

- k. Identify the general location of all other on-site public facilities serving the development, including but not limited to parks, schools, bus shelters, and facilities for fire protection, police protection, EMS, and solid waste management.

### 3. COMPLIANCE WITH SUBDIVISION STANDARDS

Planned developments that include the division of land into two or more lots shall be subject to the subdivision standards in Article 6: Subdivisions, and shall be subject to the requirements of Section 2.2.14, Preliminary Plat, and Section 2.2.10, Final Plat, prior to the issuance of a building permit.

### 4. SITE PLAN REVIEW

- a. The planned development master plan may take the form of a generalized concept plan for development that provides a general indication of building and site feature location, or may it may be configured to the level of detail associated with site plans and construction drawings depicting exact building placement, location and profile of public infrastructure, and configuration of site features like parking, landscaping, and similar elements.
- b. In cases where the master plan is more general or conceptual in nature, the development proposed in the planned development designation shall also undergo site plan review in accordance with Section 2.2.17, Site Plan.
- c. In cases where the master plan is detailed and meets the minimum requirements for a site plan in the opinion of the Board of Commissioners, the applicant shall request, and the Board of Commissioners may grant an exemption from subsequent site plan review.
- d. If a site plan review exemption is granted by the Board of Commissioners, the proposed development shall fully comply with the development configuration depicted in the planned development master plan. Failure to comply with the approved master plan configuration shall require an amendment of the planned development application in accordance with Section 2.2.17.I, Amendment.

### 5. DENSITIES/INTENSITIES

The densities for residential development and the intensities for nonresidential development applicable in each development area of a PD district shall be as established in the master plan, and shall be consistent with adopted policy guidance.

### 6. DIMENSIONAL STANDARDS

The dimensional standards applicable in each development area of a PD district shall be as established in the master plan. The master plan shall include at least the following types of dimensional standards:

- a. Minimum lot area;
- b. Minimum lot width;
- c. Minimum and maximum setbacks;
- d. Maximum lot coverage;
- e. Maximum building height;
- f. Maximum individual building size;
- g. Floor area ratio; and
- h. Minimum setbacks from adjoining residential development or residential zoning districts.

### 7. DEVELOPMENT STANDARDS

- a. All development in a PD district shall comply with the development standards of Article 5: Development Standards, and the subdivision and infrastructure design standards of Article 6: Subdivisions, unless modified in accordance with this section.
- b. In no instance shall a planned development district seek to modify, waive, or reduce any of the following standards:
  - i. Section 3.8, Overlay Zoning Districts; or
  - ii. Section 6.5, Owners' Associations.
- c. In cases where a planned development district is proposed as part of redevelopment of an existing site and the existing site does not comply with the standards in subsection (b) above, the development contemplated in the planned development shall not be required to achieve full

## ARTICLE 3: DISTRICTS

### 3.5. General Mixed Use Zoning Districts

### 3.5.5 Planned Development (PD) District

compliance, but shall not increase the degree to which the development fails to comply with the standards in subsection (b) above.

#### **8. CONSISTENCY WITH ADOPTED POLICY GUIDANCE**

The PD zoning district designation, the master plan, and the terms and conditions document should be consistent with the Comprehensive Plan, and any applicable functional plans and small area plans adopted by the Town.

#### **9. COMPATIBILITY WITH SURROUNDING AREAS**

Development along the perimeter of a PD district shall be compatible with adjacent existing or proposed development. Where there are issues of compatibility, the master plan shall provide for transition areas at the edges of the PD district that provide for appropriate buffering and/or ensure a complementary character of uses. Determination of complementary character shall be based on densities/intensities, lot size and dimensions, building height, building mass and scale, hours of operation, exterior lighting, siting of service areas, or other aspects identified by the Board of Commissioners.

#### **10. DEVELOPMENT PHASING PLAN**

If development in the PD district is proposed to be phased, the master plan shall include a development phasing plan that identifies the general sequence or phases in which the district is proposed to be developed, including how residential and nonresidential development will be timed, how infrastructure (public and private) and open space will be provided and timed, and how development will be coordinated with the Town's capital improvements program.

#### **11. CONVERSION SCHEDULE**

- a. The planned development application may include a conversion schedule that identifies the extent to which one type of residential use may be converted to another type of residential use or one type of nonresidential use may be converted to another type of nonresidential use (i.e., residential to residential, or nonresidential to nonresidential). These conversions may occur within development areas and between development areas, as long as they occur within the same development phase, as identified by the approved development phasing plan, and are consistent with established extents of conversion set down in the conversion schedule.
- b. In the event an applicant seeks to revise the development in accordance with an approved conversion schedule, the applicant shall provide a revised site plan depicting the proposed conversions to the TRC for review and approval prior to commencing any conversions.

#### **12. ON-SITE PUBLIC FACILITIES**

##### **a. DESIGN AND CONSTRUCTION**

The master plan shall establish the responsibility of the developer/landowner to design and construct or install required and proposed on-site public facilities in compliance with applicable Town, state, and federal regulations.

##### **b. DEDICATION**

The master plan shall establish the responsibility of the developer/landowner to dedicate to the public the right-of-way and easements necessary for the construction or installation of required and proposed on-site public facilities in compliance with applicable Town, state, and federal regulations.

##### **c. MODIFICATIONS TO STREET STANDARDS**

In approving a master plan, the Board of Commissioners may approve modifications or reductions of street design standards—including those for right-of-way widths, pavement widths, required materials, provision of public transit amenities, and turning radii, with NCDOT approval, on finding that:

- i. The master plan provides for adequate separation/integration of vehicular, pedestrian, and bicycle traffic;
- ii. Access for emergency service vehicles is not substantially impaired;
- iii. Adequate parking is provided for the uses proposed; and

## ARTICLE 3: DISTRICTS

- iv. Adequate space for public utilities is provided within the street right-of-way.

### 13. USES

The uses allowed in a PD district are identified in Table 4.2.3, Principal Use Table, as allowed subject to a master plan. Allowed uses shall be established in the master plan. Allowed uses shall be consistent with adopted policy guidance, the purpose of the particular PD district, and subject to any additional limitations or requirements set forth in Section 4.3, Use-Specific Standards, for the PD district. Nothing shall limit an applicant from seeking to modify an otherwise applicable use-specific standard in accordance with the standards in Section 3.5.5.B.2, Master Plan Required.

### C. PLANNED DEVELOPMENT TERMS AND CONDITIONS

The terms and conditions document shall incorporate by reference or include, but not be limited to:

1. Conditions related to approval of the application for the PD zoning district classification;
2. The master plan, including any density/intensity standards, dimensional standards, and development standards established in the master plan;
3. Conditions related to the approval of the master plan, including any conditions related to the form and design of development shown in the master plan;
4. Provisions addressing how transportation, potable water, wastewater, stormwater management, and other infrastructure will be provided to accommodate the proposed development;
5. Provisions related to environmental protection and monitoring; and
6. Any other provisions the Board of Commissioners determines are relevant and necessary to the development of the PD in accordance with applicable standards and regulations.

### D. AMENDMENTS TO APPROVED MASTER PLAN

Amendments or modifications to a master plan shall be considered in accordance with the standards in Section 2.2.13, Planned Development.

## Suburban Residential

This designation is for residential areas where suburban character is established and preserved by achieving a balance between buildings and other site improvements relative to the degree of open space maintained within the neighborhood. The openness may be found in relatively large yard areas on individual lots and between homes and/or in common green spaces or water features. This distinguishes suburban character areas from more auto-oriented areas where site coverage in the form of dwellings, driveways and other paved surfaces predominates over open space.

### Primary Land Use Types

- Detached residential dwellings.
- Planned developments that integrate other housing types (e.g., attached residential such as patio homes or townhomes), with increased open space to preserve an overall suburban character.
- Golf course subdivisions.



Subdivisions around Pippin Road in north Zebulon.

### Characteristics

- Less noticeable accommodation of the automobile compared to more intensive auto-oriented areas, especially where driveways are on the side of homes rather than occupying a portion of the front yard and where garages are situated to the side or rear of the dwelling.
- A larger baseline minimum lot size in a Suburban Residential zoning district allows for deeper front yards and building setbacks and greater side separation between homes.
- Character-based zoning and development standards can also discourage overly standardized subdivision designs and promote conservation design by allowing for smaller lot sizes than the baseline in exchange for greater open space set-aside. This approach enables some viable use of sites partially constrained by topography or other factors. It also provides flexibility for additional housing forms that blend with the area's suburban residential character through additional on-site open space and perimeter buffering where differing housing types and densities are adjacent.
- More opportunity for natural and/or swale drainage (and storm water retention/absorption) relative to concentrated storm water conveyance in auto-oriented areas.

### Where on the Map

Extensive coverage on the map, surrounding much of the core area of Zebulon in most directions, and all the way to the edge of the larger planning area in some locations.



## General Residential

This designation covers areas of primarily single-family detached residential use where accommodation of the automobile is more visually dominant relative to more prominent green space in Suburban Residential character areas. This is typically due to relatively smaller and narrower lots, and often with limited open space set-asides or amenities for residents.

### Primary Land Use Types

- Detached residential dwellings.
- Other attached residential forms (e.g., duplexes and multiplexes, patio homes, townhomes, multi-family, etc.) as permitted by zoning.
- Planned developments, potentially with a mix of housing types and varying densities, subject to compatibility and open space standards.



Shepard's Point subdivision along Old Bunn Road, adjacent to the Hamilton Acres subdivision to the east.

### Where on the Map

In some central areas of Zebulon, such as west of N.C. 96 and north of West Gannon Avenue. Also provides a transition to Suburban Residential areas in other locations, such as north of U.S. 64/264 and southwest of town.

### Characteristics

- Residential neighborhoods with less openness and separation between dwellings compared to Suburban Residential areas.
- Auto Urban character, especially where driveways and front-loading garages dominate the front yards and front facades of homes. This can be offset by landscaping, "anti-monotony" architectural standards, and limitations on "cookie cutter" subdivision layouts characterized by straight streets and uniform lot sizes and arrangement.
- Neighborhood-oriented commercial uses may emerge over time and should be encouraged on corner sites or other locations at the edge of predominantly residential areas, at a scale and with a site design that is compatible with nearby residential uses.



**TOWN OF ZEBULON  
2045 COMPREHENSIVE  
TRANSPORTATION PLAN**

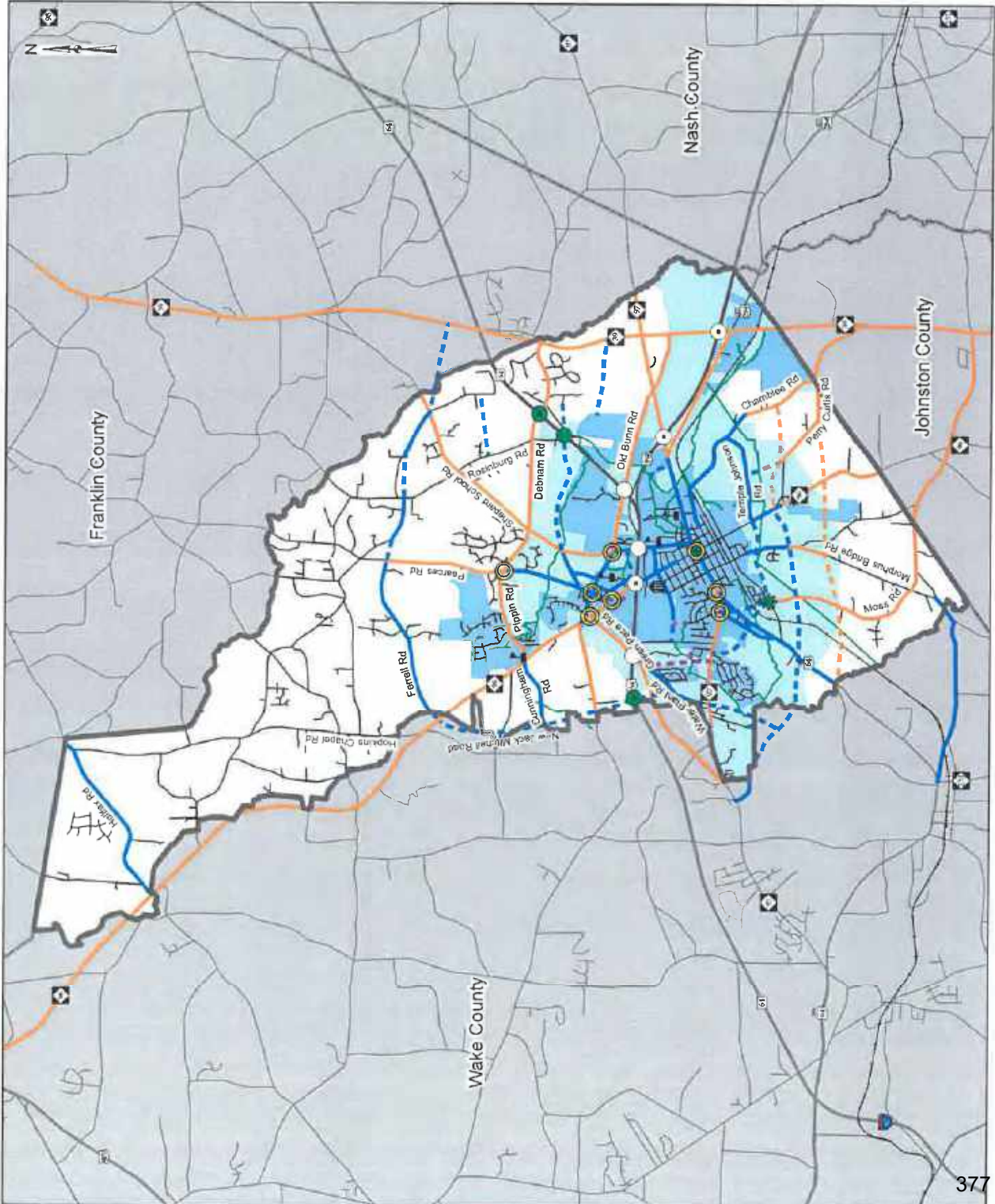
**CTP MAP**

**LEGEND**

- |  |                                  |  |                                    |
|--|----------------------------------|--|------------------------------------|
|  | Town Hall                        |  | 4-Lane Divided Widening / Altering |
|  | School                           |  | 4-Lane Divided New Roadway         |
|  | New Grade Separation             |  | 2-Lane Divided Widening / Altering |
|  | New Interchange                  |  | 2-Lane Divided New Roadway         |
|  | New Roundabout                   |  | 2-Lane Undivided New Roadway       |
|  | Intersection Improvements        |  | Greenway                           |
|  | Existing Interchange             |  | Roads                              |
|  | Existing Grade Separation        |  | Railroad                           |
|  | Priority Intersection            |  | Zebulon Town Limits                |
|  | Zebulon Town Limits              |  | County Outline                     |
|  | Extrajurisdictional Jurisdiction |  | CTP Study Area                     |



Base Map: November 2020





ORDINANCE 2024-39  
AMENDMENT TO CONDITIONAL ZONING MAP FOR  
751 S. WAKEFIELD STREET (PIN# 2704492511),  
700 S. ARENDELL AVENUE (PIN# 2705512202)  
AND 0 S. WAKEFIELD STREET (PIN# 2705413075)  
FROM R-2 AND R-4 TO PLANNED DEVELOPMENT (PD)

# ZEBULON SOUTH

## Comprehensive Planned Development Document

751 S. Wakefield Street and S. Arendell Avenue  
Zebulon, North Carolina



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Raleigh, NC 27607

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# Zebulon South

## Prepared For:

### TOWN OF ZEBULON

November 2022

August 2023

November 2023

January 2024

February 2024

March 2024

## Prepared By:

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## 1.0 Introduction

Zebulon South is a proposed residential community utilizing the Town of Zebulon Planned Development Zoning as outlined in the Unified Development Ordinance (UDO). The assemblage is made up of three parcels with frontage on both S. Wakefield Street and S. Arendell Avenue. The total existing tract area is about 118.6 acres.

The development is bordered to the north by an existing solar farm. To the east across S. Arendell Avenue are existing single-family homes and a church. South and southeast of the property are existing single-family homes and agricultural fields as well as wooded properties. Existing single-family homes and agricultural fields are located west of the property.

Zebulon South PD will be a phased development of a high-quality master planned community that will provide a variety of housing types and amenities. By utilizing the PD zoning, the master plan containing site specific regulations will guide the development resulting in a well-integrated mix of housing types, lot sizes and densities with open space and preservation of environmentally sensitive areas. The flexibility offered by a PD zoning will result in a more efficient use of the land and network of utilities and streets.

The proposed community will consist of single family detached and attached residential development. The current zoning is R-2 and R-4. The Grow Zebulon Comprehensive Land Use Plan (LUP) designations are General Residential (GR) and Suburban Residential (SR) for the property. The LUP specifically identifies a PD as being a primary land use type in the SR and GR LUP classifications. The development will have an integrated mix of housing types, consistent with the LUP's recommendations for providing a diverse stock of residential choices. The diverse housing choices will promote varied price points, consistent with the LUP. The proposed zoning is Planned Development (PD) which is consistent with the LUP designations.

With over 50% open space (five times the minimum requirement) and at least 15% tree save (three times the minimum requirement), Zebulon South preserves a significant amount of environmentally sensitive areas in the design of the Master Plan, consistent with Land Use and Development Policy E, General Policies G1 and G6, Residential Policy R4, and Parks and Open Space Policy P5. The preserved areas, to a large degree, are located on the perimeter of the development, allowing for concentration of infrastructure improvements in the central area of the development. The Master Plan utilizes existing wetlands, open space and larger lots as buffer for the development, mitigating effects of the development on the surrounding community. Open space, common amenities and an integrated system of walking trails, including a publicly accessible greenway, support a high quality of life for the residents in and around the development. Open space shall exceed the Town of Zebulon minimum requirement for PD zoning.

The development includes the construction of a collector street connecting S. Wakefield Street and S. Arendell Street as shown on the Grow Zebulon Comprehensive Transportation Plan, at a location where it will clearly be a safe distance from the Perry Curtis/S. Arendell intersection, improving connectivity for the community. This is consistent with Land Use and Development Goal 3, Land Use and Development Policy G, General Policy G3, and Residential Policy R3. The internal street network includes three access points to existing public roads promoting access options for residents of the development.

Finally, the proposed project will provide an additional benefit for all current and future area residents: dedication of land for a needed second fire station in the growing southern Zebulon, or any other public-serving use, as decided by the Town. The location of the land dedication is shown on the master plan, is centrally located for a public use to serve Southern Zebulon.

## 2.0 Vicinity Map

Zebulon South PD is located between S. Wakefield Street and S. Arendell Ave as shown on the vicinity map in Figure 1.



FIGURE 1

### 3.0 Permitted Uses

Zebulon South PD proposes to allow the development of residential uses including Single Family Detached and Single Family Attached along with accessory uses as permitted in the R6 zoning district. Figure 2 below provides a listing of the proposed permitted uses. The uses are subject to the regulations of the Town of Zebulon UDO.

Use Category	Specific Use	PD
Residential Uses	Single Family Detached and permitted accessory uses	P
	Single Family Attached and permitted accessory uses	P

FIGURE 2

In addition, on the portion of the Master Plan designated as the "Land Dedication Parcel," all permitted and special uses in R6 shall be permitted, including the "Fire/EMS/Police Station" use.

### 4.0 Design Controls

#### 1. Residential Development Area - 116.1 acres

**Density:**

- Maximum Density: 2.75 dwelling units per acre
- Units: 320 dwelling units  
(maximum 186 SF detached & 134 SF attached)

**Building Height:**

- Maximum Building Height / # of stories: 50 feet / 3 stories

**Building Setbacks:**

**Single Family Detached Front Loaded:**

- Front: 20'
- Side: 5'
- Corner Side: 10'
- Rear: 15'

**Single Family Detached Rear Loaded:**

Front:	10' max
Side:	5'
Corner Side:	10'
Rear:	20'

**Single Family Attached Rear Loaded:**

Front:	10' max
Building Separation:	10'
Rear:	20'

**Buffers:**

Streetscape Buffers: 15' Type C Streetscape Buffer (Wakefield St)  
15' Modified Type D\* Streetscape Buffer (Arendell Ave)  
\*For additional opacity, this buffer shall be comprised of 100% evergreen shrubs and 75% evergreen understory trees

Perimeter Buffers: 20' Type B Perimeter Buffer

Existing vegetation shall be utilized to the extent possible. All streetscape and perimeter buffers shall be provided in accordance with the Town of Zebulon UDO. Landscaped perimeter and street buffers shall include native and adaptive species only.

Disturbance within the buffer is only allowed as follows:

- a. Construction of driveways, public streets and walkways perpendicular to the buffer strip shall be allowed where such construction is necessary for safe ingress and egress to the site. The nature and limits of such construction must be designated on the approved master subdivision plan.
- b. Notwithstanding any other provision pertaining to buffers, City of Raleigh public utilities and easements shall be allowed, parallel and otherwise, within



buffers, and the area within such easements shall still count towards buffer and undisturbed buffer calculations.

## 2. Land Dedication Parcel Development Area – 2.48

### Acres Building Setbacks

Front:	20'
Side:	20'
Corner Side:	5'
Rear:	5'

**Maximum Lot Coverage:** 85%

### Building Height:

Maximum Building Height / # of stories: 50 feet / 3 stories

### Buffers

Streetscape Buffers: 15' Type C Streetscape Buffer

Perimeter Buffers: 20' Type B Perimeter Buffer adjacent to parcels with residential or recreational uses; no perimeter buffer required adjacent to PIN 2705410911

Existing vegetation shall be utilized to the extent possible. All streetscape and perimeter buffers shall be provided in accordance with the Town of Zebulon UDO. Landscaped perimeter and street buffers shall include native and adaptive species only.

Disturbance within the buffer is allowed as follows:

- a. Construction of driveways, public streets and walkways perpendicular to the buffer strip shall be allowed where such construction is necessary for safe ingress and egress to the site. The nature and limits of such construction must be designated on the approved site plan.
- b. Notwithstanding any other provision pertaining to buffers, City of Raleigh public utilities and easements shall be allowed, parallel and otherwise, within

buffers, and the area within such easements shall still count towards buffer and undisturbed buffer calculations.

- c. Any other necessary disturbances shall be permitted, as approved by the Technical Review Committee.

## 5.0 Architectural Standards

To encourage multiple architectural styles, buildings will be any variety of Craftsman, Traditional, Colonial, etc. While each of the architectural offerings proposed will have its own identity, a number of common threads will link the homes in the development, including color palettes, materials, roofing, and decorative garage doors. Elevations have been included in an effort to represent the bulk, massing, scale and architectural style of the development.

These standards do not apply to the Land Dedication Parcel.

### **Requirements for All Homes:**

#### **Roofs:**

Roof lines shall vary to reduce the scale of the structure and add visual interest. Roof shapes (flat, hip, mansard, gable, or shed for example) and material shall be architecturally compatible with façade elements and the rest of the structure. Shed roofs may be used on porches and dormers.

3-tab/235 shingles are not permitted.

#### **Façades:**

The principal structure's front façade must incorporate recesses and projections along at least 50% of the length of the façade. Windows, awnings, and porch area shall total at least 50% of the façade length abutting a public street.

Façades shall incorporate a repeating pattern of change in color, texture, and material modules.

No venting will be provided on any front facades except that when a bathroom is located on the front of the unit, a vent of a similar color to either the siding or the trim may be provided on the front of the unit.

#### **Entryways:**

Doors shall have built-in windows; alternatively, a solid door is allowed provided side lights (side windows) are installed immediately adjacent to the solid door. Double front doors are allowed as an option.

Front doors shall be illuminated.

Variations in color schemes and textures are encouraged in order to articulate entryways so as to give greater recognition to these features.

An option to include an overhang on rear exterior doors shall be provided. When this option is chosen by homeowner, the overhang shall extend at least 24 inches.

**Windows:**

All street-facing exterior windows shall have trim and screens. Trim shall be a minimum of 3 inches wide.

**Materials and Color Palette:**

Predominant exterior building materials shall be high quality materials including brick, wood, stone, fiber cement, and/or wood composite.

Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.

Trim color shall be distinct from façade color.

Front and side porches with open foundations shall have brick or stone piers and openings shall be fully screened with evergreen plantings.

A varied color palette shall be utilized on homes throughout the subdivision and shall include siding, trim, shutter, and accent colors complementing the siding colors.

Porch railings, if included on homes, shall be a complimentary color of the house and shall be made of either aluminum, or composite material.

Accessory buildings, if constructed, shall be of similar materials and colors as the primary single-family home.

All homes will have two or more of the following design features on the front façade (not including foundation):

- a. stone
- b. brick
- c. lap siding
- d. shakes
- e. board and batten
- f. window pediments
- g. recessed windows
- h. side and/or front window box bays
- i. roof gables
- j. roof dormers
- k. roofline cornices
- l. metal roofing as accent

- m. columns
- n. shutters
- o. other decorative features approved by the Planning Director

**Screening:**

All residential structures shall have screening by vinyl privacy fence installed on the sides or rear of the structure to prevent visibility of roll out refuse carts from the public right-of-way or adjacent properties.

Vegetative screening for HVAC units shall be provided.

**Requirements for Single-family Detached Front Loaded Homes:**

1. Each home shall have a minimum of one story and a maximum of three stories.
2. Each home may have a raised slab foundation. Raised slab foundation shall contain stone or brick.
3. Finished floor elevations shall comply with UDO Section 4.3.3.P.1.
4. UDO 4.3.3.P.2 – Single-family detached dwellings shall be configured so that each side of the dwelling includes some form of ingress or egress capable of allowing emergency exit from or entrance into the dwelling. Windows, doors, or other wall penetrations shall be credited towards these standards. Skylights shall also be credited towards these standards in cases where there is sufficient access to the ground from the room.
5. Front porches shall extend beyond the front plane of the garage by a minimum of 12" on 25% of the homes constructed. Front Porches shall be allowed to extend beyond the minimum front setback a maximum of 10".
6. Garage doors must have windows, decorative details or carriage-style hardware.
7. Each garage will either have one light on each side or two lights above the garage door.
8. Eaves shall project at least 8 inches from the wall of the structure.
9. All gutter downspouts shall discharge to the side or rear of the structure.
10. The front elevation and all sides that abut a public street shall contain a minimum of 10% masonry (brick or stone) and shall contain a minimum of two siding materials (i.e. stone and hardiplank or brick and shake).
11. A minimum 18-inch masonry (brick or stone) water table on the front façade shall be provided.
12. On at least 30% of units, masonry (brick or stone) shall extend the full height of the ground floor.
13. Each front porch shall contain a covered stoop.
14. No single family detached home shall be constructed with a front elevation or color palette that is identical to the home on either side of it.

**Requirements for Single-family Detached Rear Loaded Homes:**

15. Each home shall have a minimum of one story and a maximum of three stories.
16. Each home may have a raised slab foundation or crawl space. Raised slab foundation shall contain stone or brick.
17. Finished floor elevations shall comply with UDO Section 4.3.3.P.1.

- 18.UDO 4.3.3.P.2 – Single-family detached dwellings shall be configured so that each side of the dwelling includes some form of ingress or egress capable of allowing emergency exit from or entrance into the dwelling. Windows, doors, or other wall penetrations shall be credited towards these standards. Skylights shall also be credited towards these standards in cases where there is sufficient access to the ground from the room.
- 19.Eaves shall project at least 8 inches from the wall of the structure.
- 20.All gutter downspouts shall discharge to the side or rear of the structure.
- 21.The front elevation of each unit shall contain a minimum of 10% masonry (brick or stone) and shall contain a minimum of two siding materials (i.e. stone and hardiplank or brick and shake).
- 22.A minimum 24-inch masonry (brick or stone) water table on the front façade shall be provided.
- 23.All sides of a principal structure that face an abutting public street shall have architectural and decorative features as described above.
- 24.No single family detached home shall be constructed with a front elevation or color palette that is identical to the home on either side of it.

#### **Requirements for Single-family Attached Rear Loaded Homes:**

- 25.Each home shall have a minimum of two stories and a maximum of three stories.
- 26.Each home may have a raised slab foundation.
- 27.The front elevation and all sides that abut a public street shall contain a minimum of 10% masonry (brick or stone) and shall contain a minimum of two siding materials (i.e. stone and hardiplank or brick and shake).
- 28.No two consecutive units within a single building shall contain the exact same front elevation regarding materials or color palette.
- 29.All sides of a principal structure that face an abutting public street shall have architectural and decorative features as described above.
- 30.The building façade cannot be a single mass; it must be broken up by home articulations of at least 12 inches, at minimum, between every two homes.
- 31.The roofline of each attached building cannot be a single mass; it must be broken up either horizontally and/or vertically between, at a minimum every two homes.

#### **Requirements for Amenities:**

A mail kiosk shall be located adjacent to the clubhouse and pool. The kiosk shelter shall be designed with similar architectural style, materials and color palette as the homes in the neighborhood. Cluster mailboxes shall meet the requirements of Section 6.12.7 of the Town of Zebulon UDO.

The clubhouse shall match residential buildings with regard to style, materials and color palette.

#### **Architectural Guidelines:**

We commit to the architectural requirements in Section 5.2.4 of the UDO. We will work with Town Planning and Building staff to provide additional architectural features with the exception of Section 5.2.4.E.3.e. Garage doors will not be required to be located at least two or more feet behind the front porch or the primary entrance to the dwelling.

## 6.0 Parking and Loading

All Residential Development Area parking and loading areas shall comply with applicable requirements of the Town of Zebulon UDO Section 5.8. Guest parking shall be constructed for each phase to meet the requirements of that phase, and the total number of guest parking spaces shall exceed the minimum requirement by 76 spaces, which is almost double the requirement.

Recognizing the unique parking needs of fire stations and other public-serving uses, and in order to give additional site design flexibility for public-serving development, the Land Dedication Parcel shall not be subject to the requirements of Zebulon UDO Section 5.8. Parking configuration for this parcel shall be approved by the Technical Review Committee upon a showing that the provided parking will adequately serve the fire station or other public-serving development.

## 7.0 Signs

All signage shall comply with applicable standards and requirements of the Town of Zebulon UDO Section 5.11.

## 8.0 Infrastructure

### 8.1 Public Water

Public water will be provided via extensions of the existing City of Raleigh water system. Existing water is located in S. Arendell Avenue closer to the Town of Zebulon near Temple Johnson Road. Water infrastructure will be extended from the current terminus and along the site frontage of S. Arendell Avenue and S. Wakefield Street. Infrastructure shall be extended throughout the site as required for development to provide public water to all lots.

### 8.2 Sanitary Sewer

Public sanitary sewer will be provided via extensions of the existing City of Raleigh sanitary system. A pump station will be constructed on site. Existing gravity sanitary sewer is located north of the site closer to the Town of Zebulon near Temple Johnson Road. The force main connection will be made to this existing gravity sewer. The gravity sanitary sewer infrastructure will be extended throughout the site as required.

### 8.3 Streets and Alleys

All streets shall be in conformance with the Town of Zebulon Transportation Plan and shall be constructed to Town of Zebulon standards and specifications. The project proposes an 70' right-of-way two-lane collector street with on-street parking protected by bump-outs and 10' multiuse paths on either side for additional pedestrian and cyclist safety, and has been shown on the Master Plan connecting S. Wakefield Street and S. Arendell Avenue. This section will create the connectivity envisioned in the CTP, with a cross section that will fit in the proposed neighborhood. The collector street construction shall follow the phasing of the project. Each section shall be constructed within the phase which it is located.

The ultimate cross section of S. Arendell Avenue is an 80' right-of-way 2-lane median divided roadway. The ultimate cross section of S. Wakefield Street starts as an 80' right-of-way 2-lane median divided roadway that transitions on the south side of the proposed collector street to a 100' right-of-way 4-lane median divided roadway. This project shall construct half of the cross-section along the property frontage. The Parks and Recreation Master Plan proposes a greenway along each of these roads. These greenways shall be incorporated as a 10' mixed use path along the roadway in place of a traditional 5' sidewalk.

Alleys shall be located within a 20' right-of-way with 10' of asphalt pavement width.

## 8.4 Pedestrian Connectivity

Zebulon South has over 6 miles of greenways, multiuse paths, trails, and sidewalks. Sidewalks shall be provided on both sides of all streets throughout Zebulon South PD. Alleys shall not have sidewalks. Multiuse paths will also be provided on Wakefield St and S Arendell Ave, and will connect the greenway to Wakefield St. Multiuse paths are provided on both sides of Road A. The neighborhood sections shall also be connected for pedestrians by several 6' paved private trails, which will include at least three (3) exercise stations along the trails.

The public greenway shown on the Town's Comprehensive Transportation Plan shall be constructed through the site along the north side of the development. A private trail shall connect the sidewalk system to the public greenway approximately as shown on the Master Plan.

## 9.0 Stormwater Management

The proposed development will meet all applicable requirements and standards as outlined in the Town of Zebulon Street and Storm Drainage Standard and Specifications Manual. Zebulon South PD will meet all stormwater quantity and quality reduction requirements. Proposed stormwater control measures (SCMs) will typically consist of wet ponds and other approved measures. SCMs will be located within open space areas and be maintained by the HOA. At least one stormwater control pond shall contain a fountain. At least seventy-five percent (75%) of any required plants in the Stormwater Control Measure ponds, excluding grasses, shall be pollinator plants such as native milkweeds and other nectar-rich flowers.

## 10.0 Natural Resources and Environmental Data

The development site consists mostly of agricultural fields along with wooded areas surrounding the streams, wetlands and existing pond.

Existing streams and wetlands have been delineated and buffered as required by Town, State and Federal agencies. The site is located within the Neuse River Basin. Any impacts requiring permits shall be obtained and permitted through the Town of Zebulon, NC Division of Water Resources and US Army Corps of Engineers as applicable.

No special flood hazard areas are located onsite per FEMA FIRM Map 3720270500k & 3720270400L dated 7/19/2022.

## 11.0 Pocket Parks and Open Space

Active and passive open spaces and recreational features will provide the residents with excellent on-site amenities. An integrated system of walking trails traverses open space and environmentally sensitive areas providing a unique amenity for the development. The development provides over eleven acres of open space, including over five acres of active open space. An on-site swimming pool and clubhouse provide pedestrian accessible amenities for the residents of the development.

### **Pool:**

- Minimum 1,000 square foot water surface area

### **Clubhouse:**

- No meeting space, bathrooms and changing rooms only

### **Tot Lot:**

- Minimum 600 square feet including ASTM fall zones
- IPEMA Certified Playground Equipment
- Target age: 2-12 years

### **Yard Games:**

- At least one amenity area shall provide a yard game, such as cornhole or outdoor ping pong
- Target age: 12+

### **Dog Park:**

- Minimum 6,000 square feet of fenced area
- Fence shall be a minimum of 4' tall galvanized or vinyl-coated chain link fence
- Shall include a minimum of two benches, one trash can and one dog waste station

### **Pocket Park:**

- Minimum of 8,000 square feet of area for multi-purpose play
- May include benches, paths, trashcans and enhanced landscaping
- Located adjacent to the greenway, along the Arendell/Wakefield St connector
- Pollinator Garden

### **Private Trails:**

- Minimum 6' wide paved trail connecting from sidewalk system to Public Greenway as illustrated on Master Plan. At least two (2) dog waste stations and three (3) exercise stations will be provided along trails.



## 12.0 Homeowner's Association

Prior to the issuance of the first certificate of occupancy for the development, a Homeowner's Association (HOA) shall be formed to govern the affairs of the development. The HOA shall be responsible for maintaining the common areas of the development including any shared stormwater facilities, landscaping, hardscape structures (such as signage, irrigation, lighting, and fountains) and recreation amenities. The Homeowners Association shall appoint two residents to the advisory board at 25% resident occupied, two residents at 50% occupied and two residents at 75% occupied.

## 13.0 Residential Lot Landscaping

Individual residential lots shall be landscaped per Town of Zebulon UDO for foundation plantings and site landscaping.

Foundation plantings consisting of evergreen shrubs or decorative grasses with a minimum height of 18 inches shall be located within 10 feet of any foundation wall visible from a public street excluding alleys. Shrubs shall maintain a maximum on-center placement of three feet.

Site landscaping consisting of one canopy tree for every 2,000 square feet of lot area is required. Canopy trees may be located anywhere within the residential lot except where limited by easements, sight distance triangles or buffer areas.

HVACs and ground-based mechanical equipment shall be screened utilizing evergreen shrubs on sides visible from a public street.

## 14.0 Consistency with Comprehensive Plan and Land Use Map

Zebulon South PD is consistent with the Town of Zebulon Comprehensive Plan and Land Use Map goals and objectives. The development is located in SR and GR land use categories where PD zoning is a recommended land use type particularly where a mix of housing types and varying densities is proposed.

Proposing both single-family detached and attached product supports the Town's desire for a variety of housing types and price points. This draws new residents and provides additional housing choices for existing residents.

The site design incorporates in a variety of lot sizes supporting the goal of increasing a diverse housing stock for the Town. The variety ensures additional housing choices as well as a variety of price points.

Providing more concentrated development while preserving environmentally sensitive areas and perimeter buffers provides a transition to the existing single-family homes and agricultural properties adjacent to the development.

The integrated system of streets, sidewalks, trails and greenways provide a cohesive pedestrian and vehicular network adhering to the Town's Comprehensive Transportation Plan and provided a thoughtfully planned neighborhood.

## 15.0 Compliance with the UDO

This Master Plan shall be the primary governing document for the development of Zebulon South PD. All standards and regulations in this Master Plan shall control over general standards of the UDO. Provided, however, that if a specific regulation is not addressed in this Master Plan, UDO regulations shall control. Zebulon South PD will comply with all other relevant portions of the Town of Zebulon Unified Development Ordinance.

## 16.0 Preliminary Residential Plan Review

Pursuant to UDO Section 3.5.5.B.4, the applicant requests an exemption from subsequent residential preliminary plan review. This PD includes a master plan that is detailed and meets the requirements for a residential preliminary plan. Therefore, upon approval of this PD, the applicant shall be exempt from subsequent residential preliminary plan review.

## 17.0 Additional Zoning Conditions (not applicable to Land Dedication Parcel)

In addition to conditions contained throughout the visual and written document, additional written voluntary conditions have been offered to ensure a quality development.

1. Single family detached rear load lots shall have a minimum lot size of 4,800 sf.
2. Single family detached front load lots shall have a minimum lot size of 6,000 sf.
3. Single family attached lots shall have a minimum lot size of 1,260 sf.
4. The minimum lot width for front loaded lots shall be 50' reduced from 70'.
5. All single family detached rear loaded homes shall have a sidewalk connection from the front door or porch to the public sidewalk.
6. The clubhouse and pool shall be completed before the 150<sup>th</sup> Certificate of Occupancy for any dwelling is issued.
8. Zebulon South will apply a maximum 35% impervious requirement for the development as a whole (based on total acreage).
9. The applicant commits to provide a minimum 15% Tree Save, three times the minimum requirement.
10. All planned improvements to roadways and right-of-way owned and maintained by the NC Department of Transportation (NCDOT), including improvements that require off-site property acquisition and/or easements, are subject to NCDOT approval during subsequent phases of development. If any improvements are not approved by NCDOT, alternative designs may be administratively approved by Town staff.

11. If a bus pickup location is approved by Wake County Public Schools in the neighborhood, one bust stop area, including a shelter, a bench, a trash can, and at least 5 bicycle spaces shall be provided with the second phase of development.
12. To support community gatherings and active neighborhoods, the applicant commits to providing one neighborhood congregation area, to include:
  - a. a minimum of two (2) larger parking spaces designed for food trucks or delivery vehicles (mobile vendors), with an electrical outlet available;
  - b. one (1) covered seating area with at least 10 designated public seating spaces will be provided adjacent to the Mobile Vendor spaces.
  - c. at least one (1) outdoor grill will be provided adjacent to the covered seating area,

This area may be classified as active open space under UDO § 5.7.

13. The development shall include a minimum of three (3) affordable single-family detached ownership units (the "Affordable Units"), which shall be located on different streets in the neighborhood. The Developer shall vet qualified buyers for the Affordable Units and shall ensure, in the first sale of the Affordable Units, that they are affordable households earning no more than eighty percent (80%) of the Area Median Income (AMI). Prior to Subdivision closeout, the Developer shall submit documentation and an affidavit of compliance with this zoning condition. Following the first sale of each of the Affordable Units, Developer shall have no further obligations under this condition.
14. Final alignment of the greenway will be reviewed and approved by TRC during construction drawings.
15. Unless not approved by Wake County, the grave site(s) located at 0 N Arendell Ave (PIN 2705513114) shall be relocated prior to approval of construction drawings.

## 18.0 Land Dedication Parcel

The owner shall designate, for the benefit of the Town, a minimum of 2 acres of land (excluding right-of-way dedication and easements required for frontage improvements) located on Hwy 96/Arendell Ave abutting the property lines of Wake County PINs 2705410911 (Deed book 16651/page 25) and 2705520074 (Deed book 9289/page 1838) for the future development of a Town of Zebulon Fire Station or other public-serving use, as determined by the Town (the "Land Dedication Parcel"). The location of the Land Dedication Parcel is identified on the Master Plan, and the surveyed boundary line will be identified and approved by the Town prior to Final Plat approval for the phase of development adjacent to the Land Dedication Parcel. After approval of the boundary line, but no later than the approval of the Final Plat for the phase of development adjacent to the Land Dedication Parcel, the developer shall dedicate to the Town an easement (or superior title) by deed or other instrument, approved by the Town Attorney as to form, for the Land Dedication Parcel. The Residential Development Area developer shall construct all curb, gutter, road widening and pedestrian improvements on Arendell Ave for the Land Dedication Parcel and stub potable water and sanitary sewer to the Land Dedication Parcel prior to plat recordation, or provide a surety for completion thereof. The actual design,

construction, and installation of the fire station and associated amenities, or other permitted public use as determined by the Town, shall be done by the Town, or another public entity and are not commitments of this zoning case. This zoning condition may also be satisfied by the Town Manager, or his/her designee, stating, in writing, that the Town does not wish to accept the land for the development of a fire station or other public use.

## 19.0 Transportation Impact Analysis Summary

A Traffic Impact Analysis (TIA) was conducted by the Timmons Group in accordance with the Zebulon (Town) Unified Development Ordinance (UDO) and the North Carolina Department of Transportation (NCDOT) capacity analysis guidelines. A full copy of the TIA was submitted for review and approval with the PD submittal, and a voluntary additional analysis incorporating anticipated traffic from the nearby recently-approved Chamblee Lake PD was submitted for review and approval with the applicant's final master plan submittal. The listed recommended improvements are subject to further review and final approval by NCDOT.

### Study Area

The study area for the TIA was determined through coordination with the Town and NCDOT and consists of the following existing intersections:

- NC 96 and Site Access #1
- NC 96 and Site Access #2
- S Wakefield St and Site Access # 3
- NC 97 and S Wakefield St
- NC 97 and NC 96
- NC 96 and W Barbee St
- NC 96 and Perry Curtis Rd

### Recommended Improvements

Based on the analysis of the TIA (including improvements to be installed by the Chamblee Lake development), the following improvements have been recommended to be constructed by the developer to both mitigate traffic impacts by the proposed development.

#### NC 96 and Site Access #1

- Site Access 1 to include a two-lane cross-section with one eastbound egress lane and one westbound ingress lane.
- Provide stop control on the eastbound approach of the site drive.
- Construct a southbound right-turn lane on NC 96 with a minimum of 50 feet of full-width storage and appropriate deceleration and taper.
- Construct a northbound left-turn lane on NC 96 with a minimum of 100 feet of full-width storage and appropriate deceleration and taper.

#### NC 96 and Site Access #2

- Site Access 2 to include a two-lane cross-section with one eastbound egress lane and one westbound ingress lane.

- Provide stop control on the eastbound approach of the site drive.
- Construct a southbound right-turn lane on NC 96 with a minimum of 50 feet of full-width storage and appropriate deceleration and taper.
- Construct a northbound left-turn lane on NC 96 with a minimum of 100 feet of full-width storage and appropriate deceleration and taper.

Wakefield St and Site Access #3

- Site Access 3 to include a two-lane cross-section with one westbound egress lane and one eastbound ingress lane.
- Provide stop control on the westbound approach of the site drive.
- Construct a southbound left-turn lane on Wakefield Street with a minimum of 50 feet of full-width storage and appropriate deceleration and taper.

## 19.1 Additional Transportation & Pedestrian Safety Enhancements

### Safety Enhancements at Pulley Gordon Road/Morphus Bridge Road Intersection

During construction drawing review, Residential Development Area developer shall work with NCDOT, Town staff, and Town transportation engineering reviewers provide safety enhancements to the Pulley Gordon Road/Morphus Bridge Road intersection in the existing right-of-way and pavement and right-of-way and frontage improvements required to be dedicated by the developer at this intersection. These safety enhancements are subject to approval by the Technical Review Committee and NCDOT.

### Safety Enhancements on NC 96 between Zebulon Community Park and Zebulon Community Center

During construction drawing review, Residential Development Area developer shall work with NCDOT, Town staff, and Town transportation engineering reviewers provide safety enhancements to the section of NC 96 between the entrance to the Zebulon Community Park and entrance to the Zebulon Community Center, in the existing right-of-way and pavement. These enhancements will include a crosswalk and/or appropriate warning signage. These safety enhancements are subject to approval by the Technical Review Committee and NCDOT.


Adopted this the 1<sup>st</sup> day of April 2024

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Glenn L. York - Mayor

SEAL

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Lisa M. Markland, CMC - Town Clerk

STAFF REPORT  
RESOLUTION 2024-19  
8KICKOFF RACE  
PUBLIC EVENT APPLICATION  
APRIL 1, 2024

**Topic:** Resolution 2024-19 – 8Kickoff Race  
**Speaker:** Sheila Long, Parks & Recreation Director  
**From:** Sheila Long, Parks & Recreation Director  
**Approved by:**  Joseph M. Moore II, PE, Town Manager

**Executive Summary:**

A request to close public right of way, use Town Hall, and reduce or eliminate fees for the Boys and Girls Club 8Kickoff Race.

**Background:**

The Boys and Girls Club is a non-profit located within the Town of Zebulon and dedicated to serving youth. The Boys and Girls Club requests use of the Zebulon Municipal Complex and closure of right of way for an 8k and 3k race. The race starts and finishes at the Zebulon Municipal Complex. The event will have food, drinks, and music. Event attendance is free to the public, but there will be a charge for race participants, food and drinks.

Funds raised through participants and sponsorships will support the cost of the event and youth programming through the Boys and Girls Club.

Event Date: Saturday, September 7, 2024  
Event Set Up: 7 AM – 10:30 AM  
Event Time: 10:30 AM - Noon  
Breakdown: Noon-1 PM

Staff reviewed the event request and identified the expectations of the applicant. The applicant will sign an Events Agreement and work closely with the Public Works and Police departments to support the identified route and oversee the event. The route keeps participants off Arendell Ave, but requires temporary closures of several streets within, and adjacent to, the Wakelon Heights neighborhood (e.g., W. Judd St from Arendell Ave to N. Church St.).

On March 4, 2024, the Board heard this application and tabled a decision for April's Regular Meeting to discuss event safety. On March 12, event organizers met with Staff to further discuss planning. The conversation resulted in minor changes and additions to the original plan, including adding volunteers along the route to ensure continuous line of sight of all participants, providing safety education to all participants, and delivering an emergency operations plan in the weeks preceding the event.

**Discussion:**

The discussion before the Board includes: 1) authorizing use of the Municipal Complex, 2) use and closure Town-maintained roads, and 3) reducing or waiving fees for the race and event.

STAFF REPORT  
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8KICKOFF RACE  
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APRIL 1, 2024

**Policy and Program Analysis:**

This event falls under the purview of the Special Event Standard. The event meets the standards to use the Municipal Complex and is within Staff's capacity to support the routes and oversee the event. The event meets the standards for fee reduction or waiver.

Board Criteria for Waiving or Reducing Fees	Met	Not Met
Applicant a non-profit organization (per state or federal tax law).	✓	
Zebulon based group, chapter, or organization.	✓	
Community focused event.	✓	
Recreational event in nature.	✓	
Event is open to the general public.	✓ (race is fee based)	
Purpose to facilitate a positive impact to the community.	✓	
Meets the Strategic Plan		
Vibrant Downtown		
Small Town Life	✓	
Growing Smart		

**Fiscal Analysis:**

Per the FY '24 Fee Schedule, up to \$2,622.70 could be charged for this *type* of event. Analysis of this *specific* event, reveal direct personnel and equipment expenses to the Town are estimated at \$1,146.70.

The Board may reduce the fees by \$1,476 to a charge of \$1,146.70 to cover the Town's costs supporting the routes and overseeing the event, or the Board may waive the fees entirely. If fees are waived, Staff may request a Budget Adjustment to cover these expenses before the end of the fiscal year.

The applicant requests waiving fees to support the fundraiser for the Boys and Girls Club.

**Staff Recommendation:**

Staff recommends use of the Municipal Complex and allowing the applicant access to the streets in the adjacent neighborhood through adoption of Resolution 2024-19. Board clarification on the amount of fees to charge (e.g., no waiver, partial waiver, full waiver) is required when adopting the resolution.

**Attachments:**

1. Resolution 2024-19
2. Board of Commissioners Consideration for Event Authorization
3. Staff Review
4. Application
5. Letter Requesting Fees to be waived

**RESOLUTION 2024-19**  
**TO AUTHORIZE USE OF TOWN HALL AND TEMPORARY LANE SHIFTS**  
**FOR AN 8K RACE ON SEPTEMBER 7, 2024**

**WHEREAS**, the Board of Commissioner adopted Special Event standards on November 17, 2022 to provide guidance for Staff and the Board to consider when private groups seek to host events on public property such as streets; and

**WHEREAS**, the 2030 Strategic Plan identifies Small Town Life as a Focus Area and strives to developing more activities and locations to gather with family and neighbors; and

**WHEREAS**, the Town encourages the private sector to participate and contribute to preserve and enhance Zebulon's Small Town Life; and

**WHEREAS**, the Town has received a request from the Boys and Girls Club to host an 8k event at Zebulon Municipal Complex and the surrounding neighborhood; and

**WHEREAS**, the proposed event will be a fundraiser for the Boys and Girls Club and will offer opportunity to participate in an 8k on September 7, 2024.

**WHEREAS**, the Boys and Girls Club has successfully planned and implemented road races in Zebulon in previous years; and

**WHEREAS**, such an event will require public safety mitigation and staff to execute the set-up and breakdown of lane shifts, and coordinating with impacted properties; and

**WHEREAS**, the Board has considered a request by the Boys and Girls Club for the Town to waive fees associated with the event as permitted by the Special Event Standard; and

**NOW, THEREFORE, BE IT RESOLVED**, the Town of Zebulon does hereby approve the request to use the Zebulon Municipal Complex and the use and closing of streets surrounding neighborhood to host an 8k road race on September 7, 2024 as described in the submitted special event application. The Town [*does not waive, partially waives, completely waives*] fees as permitted by the Special Event Standard for the requested event. The Town reserves the right to cancel or cause the interruption of the event when, in the sole discretion of the Town, such an act is necessary in the interest of public safety or protection of public property. The Town Manager or designee will execute an Event Agreement with event organizers. The Town Manager may authorize rescheduling of the event should extenuating circumstances arise.

Adopted the 1<sup>st</sup> day of April, 2024.

\_\_\_\_\_  
Glenn L. York - Mayor

Attest:

\_\_\_\_\_  
Lisa M. Markland, CMC - Town Clerk



## **Board of Commissioners Considerations for Event Authorization**

The Board of Commissioners will consider each application on a case-by-case basis on the quarterly application consideration schedule set forth herein. Event application approval or denial rests solely with the Board of Commissioners. In order to assist the Board of Commissioners in deciding whether to permit private use of public property for an event, the Board of Commissioners will consider the following:

1. Nonprofit status or public purpose of the applicant and/or event.
2. The applicant's substantial presence in the community, including but not necessarily a permanent physical presence.
3. The applicant's history of positive contributions to the Town of Zebulon, its institutions and citizens.
4. Whether the event stimulates or encourages community participation in nonprofit/civic activities.
5. The event's consistency with the plans, goals and policies of the Town.
6. Potential for damage to property or harm to people arising from the nature and size of the proposed activity.
7. Ability of the Town to support the proposed activity.
8. Ability of the Organization to implement the event.

## **Criteria for Reduced Fee Consideration**

The Board of Commissioners will review fee reduction requests on a case-by-case basis. Reduction and/or waiver of fees is not guaranteed and is at the discretion of the Board.

Application, permit, and late fees cannot be waived. Fee reduction and/or waiver may only be authorized by the Board of Commissioners by action taken at a regular Board of Commissioners meeting at the time of the application. The following criteria will be used when determining consideration of reduced or waived fees for special event implementation.

1. The requesting applicant must represent a non-profit organization as defined by state or federal tax law.
2. Priority will be given to Zebulon based groups / chapters / organizations.
3. The proposed event is community focused and / or recreational in nature.
4. The proposed event is open to the general public.
5. The proposed event has been planned to facilitate a positive impact to the community.
6. The proposed event meets the town's strategic plan.

**Special Event Standard  
Staff Review**

1. The nature of the event and how it can serve the Town of Zebulon and its residents.

The Boys and Girls Club will plan and implement an 8k and 3k that starts and finishes at the Zebulon Municipal Complex. The event will have food, drinks, and music. It will be free for community members to attend. There will be a charge for race participants, food, and drinks. Funds raised through participants and sponsorships will support the cost of the event and to provide funding to the Boys and Girls Club to support their efforts serving local youth.

2. The dates and times during which the proposed event will occur including setup and breakdown time.

Event Date: Saturday, September 7, 2024  
Event Set Up: 7 AM – 10:30 AM  
Event Time: 10:30 AM - Noon  
Breakdown: Noon-1 PM

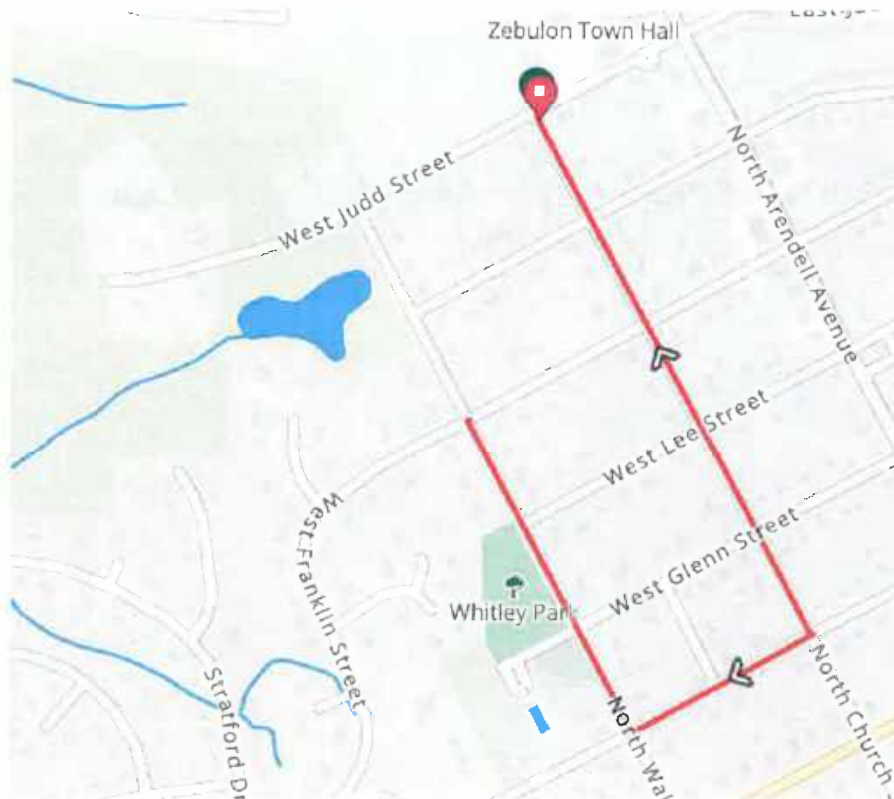
3. The location(s) of the Special Event and whether the location(s) inhibit the safe flow of vehicular and pedestrian traffic in the Town.

The proposed route was developed in coordination with the Police, Public Works and Parks and Recreation and moves the race off Arendell Avenue.

**8K Route**



### 3k route



#### Closure of Town Streets

The temporary closure of Town streets for an event is handled by the Zebulon Police Department and the Public Works Department.

#### Closure of NCDOT Streets

NCDOT streets require notification and approval from NCDOT. Communication between the event planners and NCDOT is the responsibility of the applicant and will require cooperation and coordination with the Zebulon Police Department. NCDOT requires 60 days notice.

4. Whether the activities are in compliance with other applicable laws and Town ordinances.

The temporary waiver of Town sound ordinances for an event is handled by the Zebulon Police Department. If granted, a sound ordinance waiver gives the event planner permission to use amplified noise within the areas designated by the Special Event Permit. Event planners should be mindful of the impacts of the sound on the surrounding neighborhoods.

5. Whether the event serves a public purpose or is to benefit non-profit community service organizations.

This event is planned to benefit a non-profit community service organization, Zebulon Boys and Girls Club.

6. The general health, safety, and welfare of the participants in/or attending the event and the citizens of Zebulon.
  - The Fire Department has reviewed the request. The impacts to their operation are minimal.
  - The Police Department has reviewed the request. The scope and size of the event appear to provide a minimal impact on department operations. One off-duty officer will be required to manage the street closure and race route. One additional officer will be required to support the race.
  - Food trucks must meet any requirements established by Wake County and the State of North Carolina.
  - The applicant indicates it's volunteers will pick up trash and litter from their event. PW will need to provide trash cans.
  - It is recommended that event organizers have a CPR and First Aid Certified person available during the race. Town Hall has an AED should one be needed.
  - Any volunteers working in or near roadways or moving vehicles should wear safety vests.
  - The applicant will be responsible for marking their route and using volunteers to provide support through the race route.
  - Water stations must be provided.
  - A COI naming the Town of Zebulon as additionally insured will be required.

7. The impact and/or cost of the event on Town support services.

<b>Event Fees</b>	
Permit Fee	\$100
Complex Rental, Half Day, Back, Side & Parking	\$300
Security Deposit	\$500
<b>Parks &amp; Recreation</b>	
Weekend Staff (7 hours @ \$37.50)	\$262.50
Adm. Oversight – 2 hours @ \$45 (not charged)	
<b>Public Works</b>	
Arrow Board Rental	\$135.00
Cones – Qty-300 @ \$1.25 each	\$375.00

NCDOT Work-zone Signage – 6 @ \$11.00 each	\$66.00
Manpower – 3-man crew – 4 hrs.@ \$30.25	\$362.80
Adm. Oversight – 2 hours @ \$49.50	\$99.00
<b>Police</b>	
8 off duty hours @ \$52.80 per hour	\$422.40
<b>Total Fees</b>	<b>\$2622.70</b>

Fire: No impact or additional cost to the town.

8. The frequency of the event or similar event(s).

The Board has not authorized any additional road races in the last year along this route. The requested route is similar to the 8k Kickoff route which was held last year by the Boys and Girls Club.

9. If alcohol will be served.

The applicant has not indicated that there will be sale and/or consumption of alcohol within the event grounds.

Once Approved the following deadlines apply:

- Contract & Fees- Due 30 days after approval
- Event Action Plan –Due 30 days prior to event.
  - Include any utility needs
  - Include intended event set up and layout
  - Include event details and volunteer plan
- Off-duty police officers – contract with Police Department no later than four weeks prior to event.
- COI provided by licensee- due one month prior to the event.
- Temporary Food Establishment Permit from Wake County Environmental Services Department must be acquired by Licensee for sale or preparation of food. Wake County requires 15 days' notice prior to event for permit.
- Notification Template – must be submitted six weeks prior to event date.
- Notifications distributed to the community four weeks prior to event date for parades, walks, road races, and General Event Tier I



# Zebulon Events Committee Public Event Application

The events committee reviews public event requests that may impact town operations such as facility or street use, public safety and closing down a street in order to determine next steps to support safe and successful community events. For more information about the public event application process contact the Zebulon Parks and Recreation Department at (919) 823-1814 or slong@townofzebulon.org.

### Applicant Information

Company/Organization Name : Boys & Girls Club Zebulon  
Address 1320 Shepard School Rd City Zebulon State NC Zip Code 27597  
Event Contact Person: John Hanlon E-mail johnh@gliagency.com  
Daytime Phone Number 919-269-7773 Cell Phone Number 919-637-5663

Event Name: 8Kickoff Race  
Event Location: Zebulon Municipal Complex  
Event Date: 09-07-2024 Alternate Date: \_\_\_\_\_  
Set Up Time: 7AM Event Time: 10:30AM  
Break Down Time: 12Noon  
Number of Attendees: 200  
Event Description and anticipated activities: \_\_\_\_\_  
8k road race starting and finishing at the Zebulon Municipal Complex

Music (DJ)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- Mark any of the following that apply to your proposed event:
- |  |  |
|--|--|
| <input type="checkbox"/> Alcohol sale/distribution               | <input type="checkbox"/> Stage                     |
| <input checked="" type="checkbox"/> Street closure               | <input type="checkbox"/> Food Trucks               |
| <input type="checkbox"/> Sidewalk closure                        | <input type="checkbox"/> Bounce Houses             |
| <input type="checkbox"/> Use of Tents                            | <input checked="" type="checkbox"/> Requires Power |
| <input checked="" type="checkbox"/> Band, DJ, or Amplified Sound | <input checked="" type="checkbox"/> Vendors        |

Anticipated Safety Measures: 2 Police officers  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Anticipated Sanitary Measures (Restroom, trash cans, litter pick up):  
Volunteers will pick up trash and litter  
\_\_\_\_\_  
\_\_\_\_\_

Please list any event partners or anticipated sponsors: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Requested support from the town (if any) : \_\_\_\_\_  
Renting the facility half the day. We need Judd St at Church St closed for the beginning and end of the race. Trash cans will be needed  
\_\_\_\_\_  
\_\_\_\_\_

Be aware of the below requirements which may impact your event. The events committee will respond with information concerning items on this list as it pertains to your events.

- Certificate of Insurance
- Noise Ordinances
- Permits & Fire Code: Tents
- Alcohol Permits
- Street Closure notifications
- Impacted Neighbor Notification
- NCDOT Notification of street closure
- Sidewalk Encroachment Permit
- Off-Duty Law Enforcement
- Health Department Regulations
- Sign Permits
- Crowd Manager

**If your event is scheduled to take place at a town facility or park. Please note that all rental rates, applications, and guidelines still apply to your event.**

**Please submit a site map with your application.**

**SUBMITTING THE APPLICATION:**  
Town of Zebulon  
Attn: Sheila Long  
1003 N. Arendell Ave.  
Zebulon, NC 27597  
or  
Slong@townofzebulon.org

Signature: John Hanlon

Date: 01-16-2024



## BOYS & GIRLS CLUBS

To: The Zebulon Board of Commissioners

Reference: The Boys and Girls Clubs Serving Wake County – Zebulon Club 8K/3K Race

The Unit Board Members of The Zebulon Boys and Girls Club (the Zebulon Club) are writing this request for a fee waiver of cost associated with renting town hall and any expenses relating to the closure of Judd Street from Arendell Avenue to Church Street, as well as closure of the intersection at Judd Street and Church Street. The purpose of the rental of town facilities and the street closures will be for the second annual 8k/3K road race benefiting the Zebulon Club of The Boys and Girls Club serving Wake County. This year's race will incorporate a shorter 3k run in addition to the 8k to accommodate a broader range of participants.

The Boys and Girls Clubs Serving Wake County is a non-profit organization with seven locations that has been supporting the youth of Zebulon for over twenty years through the Zebulon Club. The Boys and Girls Club Serving Wake County focuses its programming on three vitally critical areas of academic success, leadership development, and healthy lifestyles for our youth. Currently, the Zebulon Club has one of the highest daily attendance totals of the seven locations and serves approximately two hundred children per day in the after-school program. The Zebulon Club has achieved such success in membership given the dedication of the staff members who have built great partnerships with both Zebulon Elementary School and Zebulon Middle School.

The Unit Board Members (the Board) of the Zebulon Club are a group of local volunteers who support the club in a variety of ways throughout the year. One such area of support is fund raising for The Zebulon Club through various activities within the community. For over twenty-two years the Board has annually hosted a golf tournament at Zebulon Country Club, and it continues to be one of the largest tournaments each year for the county club. In 2006, John Hanlon, one of our Board Members, partnered with the Zebulon Chamber of Commerce to host the Zebulon Chamber 5k race. This event benefited the Zebulon Club and successfully lasted through 2019 when challenges including Covid made such an event almost impossible.

We hope this request meets the town guidelines for requesting a fee waiver as the Boys and Girls Club of Wake County is a nonprofit organization with a specific location benefiting the town of Zebulon. An 8k/3k community event is a wonderful opportunity for the town to highlight the variety of events offered in Zebulon and is a way to attract visitors who have not previously had a reason to come to Zebulon. An 8k/3k race also falls in line with the Zebulon Club's focus on living healthy lifestyles and can give both kids and adults access to a fun event that gets them outdoors and participating in such a health focused event. As part of the 8k/3k race the chosen route truly highlights the small town feel of Zebulon and allows our residents to easily connect with others throughout the community. There will also be an opportunity for those who choose not to participate in the race to come out to the Town Complex and enjoy listening to music, trying out various food trucks and cheering on the runners.


The Unit Board Members appreciate the Board of Commissioners consideration of this event, and this associated fee waiver request. We hope this can continue to be a great event that benefits both the town and the Zebulon Boys and Girls Club.

Derek C. Pruitt

Unit Board Member, The Zebulon Boys and Girls Club



STAFF REPORT  
ORDINANCE 2024-40  
901 PROCTOR ST  
ANNEXATION REQUEST  
APRIL 1, 2024

**Topic:** Ordinance 2024-40 - 901 Proctor St  
Annexation Public Hearing  
**Speaker:** Adam Culpepper, Senior Planner  
**From:** Michael J. Clark, AICP, CNU-A, Planning Director  
**Prepared by:** Adam Culpepper, Senior Planner  
**Approved by:**  Joseph M. Moore II, PE, Town Manager

**Executive Summary:**

The Board of Commissioners will consider the voluntary annexation petition received for the 6.753 acres parcel of land at 901 Procter Street (PIN 2706217463). This is a legislative case.

**Background:**

The governing board of any municipality may annex any area contiguous to its boundaries upon presentation of a petition signed by the owners of all the real property located within such area (NCGS §160A-31). The Town has certified the annexation request for sufficiency prior to the Public Hearing (See Attachment 2).

**Discussion:**

The discussion before the Board of Commissioners is whether to annex the subject property into the Town of Zebulon Corporate Limits.

Unified Development Ordinance Section 2.2.2.G provides standards for the Board to consider when rendering a decision. These are as follows:

1. The annexation petition bears the signatures of all landowners within the area to be annexed;
2. The area to be annexed can be adequately served by the same municipal services provided within the Town's primary corporate limits;
3. The debt obligations from serving the subject lands do not exceed the anticipated revenues to the Town; and
4. The public health, safety, and welfare of Town residents and the residents of the lands proposed for annexation will be best served by the annexation.

**Policy Analysis:**

This annexation petition is consistent with the Comprehensive Plan requiring annexation of properties requesting water and sewer services to the site.

The property is located immediately adjacent to the Town of Zebulon's Corporate Limits, meaning its annexation is consistent with the Growth management Policies of the Comprehensive Plan.

STAFF REPORT  
ORDINANCE 2024-40  
901 PROCTOR ST  
ANNEXATION REQUEST  
APRIL 1, 2024

**Financial Analysis:**

The Town will increase property tax revenue by approximately \$21,000 for annexing the vacant parcel. Any improvements to the lot would provide additional property tax revenue for the Town of Zebulon.

Any infrastructure extension and connection costs would be paid by a developer when the property is developed. The Town's service responsibilities would be subject to the nature of the proposed development.

**Staff Recommendation:**

Staff recommends acceptance of public comment. Furthermore, staff recommends approval of Ordinance 2024-40 for the annexation as it is consistent with Comprehensive Plan policies and meets the standards of Section 2.2.2.G of the UDO.

**Board Options:**

1. Approve Annexation:
  - a. Effective upon adoption of Ordinance
  - b. Effective on April 30, 2024 after adoption of Ordinance
  - c. Effective on April 30, 2025 after adoption of Ordinance
2. Additional Consideration
  - a. Table to a future date and time
3. Deny Annexation

**Attachments:**

- 1) Application
- 2) Boundary Survey
- 3) Certificate of Sufficiency
- 4) Aerial Map
- 5) Site Photos
- 6) Public Hearing Notice Affidavit
- 7) NCGS 160A-31
- 8) Ordinance 2024-40



PART 1. DESCRIPTION OF REQUEST/PROPERTY		
Street Address of the Property: <b>901 Proctor St Zebulon NC</b>		Total Acreage:
Parcel Identification Number (NC PIN): Please include all <b>2706217463</b>	Deed Book: <b>019275</b>	Deed Page(s): <b>02208</b>
Name of Project (if Applicable): <b>Storage Max</b>	Current Zoning of the Property: <b>HC</b>	
Existing Use of the Property: <b>Vacant</b>	Proposed Use of the Property: <b>Commercial</b>	
Reason for Annexation: <b>Develop a commercial project within the Town Of Zebulon's jurisdiction.</b>		

PART 2. APPLICANT/AGENT INFORMATION		
Name of Applicant/Agent: <b>Thurston Debnam</b>		
Street Address of Applicant/Agent: <b>4601 Six Forks Road, Suite 400</b>		
City: <b>Raleigh</b>	State: <b>NC</b>	Zip Code: <b>27609</b>
Email of Applicant/Agent: <b>tdebnam@smithdebnamlaw.com</b>	Telephone Number of Applicant/Agent: <b>(919) 250 2140  </b>	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	<b>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.</b>

PART 3. SURVEYOR INFORMATION		
Name of Surveyor: <b>CMP Professional Land Surveyors, Micheal A. Moss</b>		
Street Address of Surveyor: <b>333 S. White St</b>		
City: <b>Wake Forest</b>	State: <b>NC</b>	Zip Code: <b>27587</b>
Email of Surveyor: <b>mike@cmppls.com</b>	Telephone Number of Surveyor: <b>919-558-3148</b>	Fax Number of Surveyor:
<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 Surveyor	Print Name: <b>Micheal A. Moss</b>	Date: <b>01-22-24</b>



APPLICATION FOR ANNEXATION

PART 1. DESCRIPTION OF REQUEST/PROPERTY		
Street Address of the Property: 901 PROCTOR ST, ZEBULON NC		Total Acreage:
Parcel Identification Number (NC PIN): Please include all 2706217463	Deed Book: 019275	Deed Page(s): 02208
Name of Project (if Applicable) STORAGE MAX	Current Zoning of the Property: HC	
Existing Use of the Property: VACANT	Proposed Use of the Property: COMMERCIAL	
Reason for Annexation DEVELOP A COMMERCIAL PROJECT WITHIN THE TOWN OF ZEBULON'S JURISDICTION.		

PART 2. APPLICANT/AGENT INFORMATION
Name of Applicant/Agent:

PART 3. SURVEYOR INFORMATION		
Name of Surveyor: CMP Professional Land Surveyors, Michael A. Moss		
Street Address of Surveyor: 333 S. White St		
City: Wake Forest	State: NC	Zip Code: 27587
Email of Surveyor: mike@cmppls.com	Telephone Number of Surveyor: 919-556-3148	Fax Number of Surveyor:
<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 Surveyor Michael A. Moss	Print Name: Michael A. Moss	Date: 1-22-24



**PART 4. PROPERTY OWNER INFORMATION**

To the Board of Commissioners of the Town of Zebulon, North Carolina:

- 1. We, the undersigned owners of real property, respectfully request that the area described in Part 4 be annexed to the Town of Zebulon, Wake County, North Carolina.
- 2. The area to be annexed is  contiguous  non-contiguous (satellite) to the Town of Zebulon, North Carolina and the boundaries are as contained in the metes and bounds description attached hereto.
- 3. If contiguous, this annexation will include all intervening rights-of-way for streets, railroads and other areas as stated in G.S. 160A-31(f), unless otherwise stated in the annexation amendment.
- 4. I/We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A385.1 or G.S. 153A-344.1 must be declared and identified on this petition. I/We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

All individual owners must sign. (If additional signatures are necessary, please attach an additional sheet.)

*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 Owner:</i> 	<i>Print Name:</i> ESMOND ALLEN MASSEY	<i>Date:</i> 1.24.24
<i>Signature of Owner: X</i>	<i>Print Name:</i>	<i>Date:</i>
<i>Signature of Owner:</i>	<i>Print Name:</i>	<i>Date:</i>
<i>Signature of Owner:</i>	<i>Print Name:</i>	<i>Date:</i>
<i>Signature of Owner:</i>	<i>Print Name:</i>	<i>Date:</i>
<i>Signature of Owner:</i>	<i>Print Name:</i>	<i>Date:</i>
<i>Signature of Owner:</i>	<i>Print Name:</i>	<i>Date:</i>

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

Sworn and subscribed before me, \_\_\_\_\_, a Notary Public for the above State and County, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

SEAL

\_\_\_\_\_  
My Commission Expires:



APPLICATION FOR ANNEXATION

COMPLETE IF A CORPORATION:

In witness whereof, said corporation has caused this instrument to be executed by its President and attested by its Secretary by order of its Board of Directors, this the \_\_\_ day of \_\_\_, 20\_\_.

Corporate Name

SEAL

By: Attest: President (Signature)

Secretary (Signature)

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, \_\_\_, a Notary Public for the above State and County, this the \_\_\_ day of \_\_\_, 20\_\_.

Notary Public

SEAL

My Commission Expires:

COMPLETE IF IN A LIMITED LIABILITY COMPANY

In witness whereof, SHEPARD SCHOOL LLC a limited liability company, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this the 24 day of JANUARY 2024. Name of Limited Liability Company

By: ESMOND ALEN MASSEY

Signature of Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, JANET C. MILLS, a Notary Public for the above State and County, this the 24 day of JANUARY, 2024.

Notary Public

SEAL



4.29.27
My Commission Expires:



APPLICATION FOR ANNEXATION

PART 4. PROPERTY OWNER INFORMATION

To the Board of Commissioners of the Town of Zebulon, North Carolina:

- 1. We, the undersigned owners of real property, respectfully request that the area described in Part 4 be annexed to the Town of Zebulon, Wake County, North Carolina.
2. The area to be annexed is [checked] contiguous [ ] non-contiguous (satellite) to the Town of Zebulon, North Carolina and the boundaries are as contained in the metes and bounds description attached hereto.
3. If contiguous, this annexation will include all intervening rights-of-way for streets, railroads and other areas as stated in G.S. 160A-31(f), unless otherwise stated in the annexation amendment.
4. I/We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A385.1 or G.S. 153A-344.1 must be declared and identified on this petition. I/We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

Table with 3 columns: Signature of Owner, Print Name, Date. Includes a signature and date (2/27/24) for Thurston Debnam.

STATE OF Wash COUNTY OF Wash

Sworn and subscribed before me, Wendy B. Kerns, a Notary Public for the above State and County, this the 27th day of February, 2024

Wendy B. Kerns Notary Public

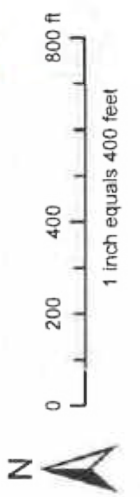
SEAL



9/30/2025 My Commission Expires:



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**Map**



**StorageMax Annexation**

**901 Proctor, Zebulon NC**

**PIN:2706217463**

**1 -- 1401 SHEPARD SCHOOL RD (2706219033)**

HIGH, DARRYL ROBERT

1721 LONGMONT DR

WAKE FOREST NC 27587-5912

**2-- 1027 OLD BUNN RD (2706304997)**

GRANITE PROPERTIES & MANAGEMENT LLC

PO BOX 400

ROLESVILLE NC 27571-0400

**3-- 0 SHEPARD SCHOOL RD (2706313724)**

STARLIGHT HOMES NORTH CAROLINA LLC

4025 LAKE BOONE TRL STE 200

RALEIGH NC 27607-3087

**4 -- 156 OGDEN POND PL (2706317567)**

PROGRESS RESIDENTIAL BORROWER 17 LLC

PO BOX 4090

SCOTTSDALE AZ 85261-4090

**5 --152 OGDEN POND PL (2706317611)**

PROGRESS RESIDENTIAL BORROWER 17 LLC

PO BOX 4090

SCOTTSDALE AZ 85261-4090

6 -- 148 OGDEN POND PL

2706316665

AMNL ASSET COMPANY 1 LLC

5001 PLAZA ON THE LK STE 200

AUSTIN TX 78746-1053

**7 -- 144 OGDEN POND PL (2706315781)**

AMNL ASSET COMPANY 1 LLC

5001 PLAZA ON THE LK STE 200

AUSTIN TX 78746-1053

**8 -- 140 OGDEN POND PL (2706315798)**

ANCHURI, SREEDHAR PATHA, SWAPNA

140 OGDEN POND PL

ZEBULON NC 27597-9423

**9 -- 136 OGDEN POND PL (2706316804)**

PROGRESS RESIDENTIAL BORROWER 17 LLC

PO BOX 4090

SCOTTSDALE AZ 85261-4090

**10 -- 132 OGDEN POND PL (2706316901)**

BROWN, CYNTHIA S VINSON, CARL E

132 OGDEN POND PL

ZEBULON NC 27597-9423

**11-- 128 OGDEN POND PL (2706316908)**

FARMER, DOUGLAS J TRUSTEE THE DOUGLAS J FARMER FAMILY TRUST

564 HADDON RD

OAKLAND CA 94606-1064

**12 -- 124 OGDEN POND PL (2706325087)**

WILLIAMS, SARAH ASHLEY WILLIAMS, JASON MICHAEL

124 OGDEN POND PL

ZEBULON NC 27597-9423

**13 -- 120 OGDEN POND PL (27063251960)**

NGANDU, MARGARET MUTURI

120 OGDEN POND PL

ZEBULON NC 27597-9423

**14 --114 OGDEN POND PL (2706325316)**  
SHEPARDS PARK OWNERS ASSOCIATION INC

4025 LAKE BOONE TRL STE 200

RALEIGH NC 27607-3087

**15 -- 1800 SHEPARD SCHOOL RD (2706337118)**

TIPPETT, JOE WAYNE TANT, GARLAND LYN

PO BOX 204

ZEBULON NC 27597-0204

**16 -- 1617 SHEPARD SCHOOL RD (2706228986)**  
PACE, JOSHUA

2014 TENNESSE RD

DURHAM NC 27704

**17-- 0 SHEPARD SCHOOL RD (2706225749)**  
HIGH, REGINALD L

2805 PRAIRE VIEW PT

WENDELL NC 27591-9158

**18 -- 0 SHEPARD SCHOOL RD (2706223044)**  
DUNN, WILLIE MCKINLEY

9736 METROPOLITAN DR

ZEBULON NC 27597-7629

**19 -- 1104 MANGUM ST** (2706220632)  
PERRY, MARGARET J HEIRS

1104 MANGUM ST

ZEBULON NC 27597-7949

**20 -- 1100 MANGUM ST** (2706220358)

TOWNES, ERIC LEVILLE O'NEAL, MARILYN LOUISE

1100 MANGUM ST

ZEBULON NC 27597-7949

**21-- 1028 MANGUM ST** (2706127332)  
HIGH, LINDA R HEIRS HIGH, CLARENCE M

1035 WORTH HINTON RD

ZEBULON NC 27597-8663

**22 -- 1008 MANGUM ST** (2706116973)  
BETHEA, TONEY C

916 GREENWICH ST

RALEIGH NC 27610-3641

**23 -- 902 MANGUM ST** (2706116834)

SHERMAN, LESLIE LYNN

902 MANGUM ST

ZEBULON NC 27597-6818

**24-- 900 MANGUM ST** (2706115757)

HARRIS, AUDREY F

900 MANGUM ST

ZEBULON NC 27597-6818

**25 -- 715 PROCTOR ST** (2706116773)

J & W MORGAN PROPERTIES LLC

1012 TURNBERRY LN

CLAYTON NC 27520-5945

**26 -- 1010 MANGUM ST (2706118869)**

BETHEA, TONEY C

916 GREENWICH ST

RALEIGH NC 27610-3641

**27 -- 713 PROCTOR ST (2706117740)**

JIMENEZ, EMETERIO MORENO VASQUEZ, VICTELIA LORENA MINER

713 PROCTOR ST

ZEBULON NC 27597-8727

**28 -- 711 PROCTOR ST (2706117697)**

BURNETTE, RONALD

4708 HOLLAND CHURCH RD

RALEIGH NC 27603-9725

**29 -- 709 PROCTOR ST (2706118841)**

HORTON, JAMES HORTON, HAYWOOD A/K/A CLYDE HORTON

1366 SAINT NICHOLAS BLVD

PLAINFIELD NJ 07062-1729

**30 --707 PROCTOR ST (2706118683)**

BEAVER'S CHAPEL UNITED CHURCH OF CHRIST

PO BOX 187

ZEBULON NC 27597-0187

**31-- 0 SHEPARD SCHOOL RD (2706210764)**

BEAVER'S CHAPEL CHRISTIAN CHURCH

PO BOX 187

ZEBULON NC 27597-0187

**32-- 701 PROCTOR ST** (2706210539)  
BEAVERS CHAPEL CHRISTIAN CHURCH

700 PROCTOR ST

ZEBULON NC 27597-8726

**33 -- 799 PROCTOR ST** (2706212523)

MT PISGANS LODGE #65 (TRUSTEES)

799 PROCTOR ST

ZEBULON NC 27597-8727

**34 -- 809 PROCTOR ST** (2706213256)  
WAKEFIELD BAPTIST CHURCH

PO BOX 506

ZEBULON NC 27597-0506

**35 -- 0 PROCTOR ST** (2706214423)  
WAKEFIELD MISSIONARY BAPTIST CHURCH INC

809 PROCTOR ST

ZEBULON NC 27597

**36 -- 0 SHEPARD SCHOOL RD** (2706214682)  
WAKEFIELD MISSIONARY BAPTIST CHURCH INC

809 PROCTER ST

ZEBULON NC 27597

**37-- 1320 SHEPARD SCHOOL RD** (2706303537)

BOYS CLUB OF WAKE COUNTY INC

701 N RALEIGH BLVD

RALEIGH NC 27610-1692

38 -- 1315 SHEPARD SCHOOL RD (2706209765)  
TWIN AGRI SERVICES INC

10501 DEBNAM RD

ZEBULON NC 27597-8520

**39 -- 1309 SHEPARD SCHOOL RD** (2706206369)

KITAHATA, MARI KITAHATA, LUTHER M

2623B FRANKLIN AVE E

SEATTLE WA 98102-3218

**40 -- 0 OLD BUNN RD** (2706205268)

MASSEY, VIVIAN D ET AL DANIEL & DORA MASSEY FAMILY

C/O GEORGE R MASSEY JR

300 N ARENDELL AVE

ZEBULON NC 27597-2606

**41 -- 700 PROCTOR ST** (2706116112)

WAKE CNTY BOARD OF EDUCATION

RE SERVICES DIRECTOR

1551 ROCK QUARRY RD

RALEIGH NC 27610-4145

## Storage Max Zebulon Legal Description

Beginning at a point located on the northern right of way of Proctor Street (SR 2320), said point being located N 64°53'50" W 321.87' from the intersection of Proctor Street and Shepard School Road, Thence S 24°22'16" W 30.13' to a point located in the centerline of Proctor Street, Thence along said centerline N 68°11'06" W 122.53' to a point, thence N 66°51'11" W 122.56' to a point, Thence leaving said centerline N 00°41'59" E 33.07' to a new iron pipe, thence Continuing N 00°41'59" E 227.07' to an existing iron pipe, Thence N 00°23'52" E 90.52' to an existing iron pipe, Thence N 14°32'48" E 122.29' to an existing iron pipe, Thence N 12°37'55" W 281.32' to an existing iron pipe, Thence N 51°56'05" E 129.70' to an existing iron pipe, Thence N 78°19'56" E 248.01' to a bent iron bar, located on the western right of way of Shepard School Road (SR 2406), Thence Continuing N 78°19'56" E 30.20' to a point in the centerline of Shepard School Road, Thence along said centerline S 09°46'03" E 596.51' to a point, Thence leaving said centerline S 34°44'01" W 41.63' to a new iron pipe located on the western right of way of Shepard School Road, thence continuing S 34°44'01" W 273.28' to a new iron pipe, Thence S 24°22'16" E 72.90' to the point and place of beginning Containing a total area of 7.391 ac, (0.590 ac lies within the right of ways of Proctor Street and Shepard School Road) as shown on a survey prepared b CMP Professional Land Surveyors, dated December 21, 2022





# ZEBULON

NORTH CAROLINA

1003 N. Arendell Avenue  
Zebulon, NC 27597  
919.823.1800

[www.townofzebulon.org](http://www.townofzebulon.org)

## Certificate of Sufficiency

**Pin # 2706217463 – 901 Proctor Street**

To the Board of Commissioners of the Town of Zebulon, North Carolina:

I, Lisa M. Markland, Clerk to the Zebulon Board of Commissioners, do hereby certify that I have investigated the petition attached hereto, and have found as a fact that said petition is signed by all the owners or their legal representative of real property lying in the area described therein, in accordance with G.S. 160A-31.

In witness whereof, I have here unto set my hand and affixed the seal of the Town of Zebulon, this 13<sup>th</sup> day of March, 2024.



Lisa M. Markland, CMC—Town Clerk



LIMITED LIABILITY COMPANY ANNUAL REPORT

NAME OF LIMITED LIABILITY COMPANY: Shepard School, LLC

SECRETARY OF STATE ID NUMBER: 2541455 STATE OF FORMATION: NC

Filing Office Use Only  
E - Filed Annual Report  
2541455  
CA202406701376  
3/7/2024 10:33  
 Changes

REPORT FOR THE CALENDAR YEAR: 2024

**SECTION A: REGISTERED AGENT'S INFORMATION**

1. NAME OF REGISTERED AGENT: Debnam, W. Thurston, Jr.

2. SIGNATURE OF THE NEW REGISTERED AGENT: \_\_\_\_\_

SIGNATURE CONSTITUTES CONSENT TO THE APPOINTMENT

3. REGISTERED AGENT OFFICE STREET ADDRESS & COUNTY 4. REGISTERED AGENT OFFICE MAILING ADDRESS

4601 Six Forks Road, Suite 400

4601 Six Forks Road, Suite 400

Raleigh, NC 27609-5270 Wake County

Raleigh, NC 27609-5270

**SECTION B: PRINCIPAL OFFICE INFORMATION**

1. DESCRIPTION OF NATURE OF BUSINESS: land

2. PRINCIPAL OFFICE PHONE NUMBER: (919) 706-5766

3. PRINCIPAL OFFICE EMAIL: Privacy Redaction

4. PRINCIPAL OFFICE STREET ADDRESS

5. PRINCIPAL OFFICE MAILING ADDRESS

2700 Gresham Lake Rd

2700 Gresham Lake Rd

Raleigh, NC 27615

Raleigh, NC 27615

6. Select one of the following if applicable. (Optional see instructions)

The company is a veteran-owned small business

The company is a service-disabled veteran-owned small business

**SECTION C: COMPANY OFFICIALS** (Enter additional company officials in Section E.)

NAME: Esmond Allen Massey

NAME: Robert High

NAME: \_\_\_\_\_

TITLE: Manager

TITLE: Manager

TITLE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

2700 Gresham Lake Rd

324 Greenville Ave

Raleigh, NC 27615

Wilmington, NC 28403

**SECTION D: CERTIFICATION OF ANNUAL REPORT.** Section D must be completed in its entirety by a person/business entity.

Esmond Allen Massey

3/7/2024

SIGNATURE

DATE

Form must be signed by a Company Official listed under Section C of This form.

Esmond Allen Massey

Manager

Print or Type Name of Company Official

Print or Type Title of Company Official

This Annual Report has been filed electronically.

MAIL TO: Secretary of State, Business Registration Division, Post Office Box 29525, Raleigh, NC 27626-0525

- File an Annual Report/Amend an Annual Report • Upload a PDF Filing • Order a Document Online • Add Entity to My Email Notification List • View Filings • Print a Pre-Populated Annual Report form • Print an Amended a Annual Report form

## Limited Liability Company

### Legal Name

Shepard School, LLC

## Information

SosId: 2541455

Status: Current-Active ⓘ

Date Formed: 1/1/2023

Citizenship: Domestic

Annual Report Due Date: April 15th

CurrentAnnual Report Status:

Registered Agent: Debnam, W. Thurston, Jr.

## Addresses

### Mailing

2700 Gresham Lake Rd  
Raleigh, NC 27615

### Principal Office

2700 Gresham Lake Rd  
Raleigh, NC 27615

### Reg Office

4601 Six Forks Road, Suite 400  
Raleigh, NC 27609-5270

### Reg Mailing

4601 Six Forks Road, Suite 400  
Raleigh, NC 27609-5270

## Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

### Manager

Robert High  
324 Greenville Ave.  
Wilmington NC 28403-3514

### Manager

Esmond Allen Massey  
2700 Gresham Lake Rd  
Raleigh NC 27615

State of North Carolina  
Department of the Secretary of State

SOSID: 2541455  
Date Filed: 12/16/2022 2:28:00 PM  
Effective: 1/1/2023  
Elaine F. Marshall  
North Carolina Secretary of State  
C2022 350 01121

Limited Liability Company  
ARTICLES OF ORGANIZATION

Pursuant to §57D-2-20 of the General Statutes of North Carolina, the undersigned does hereby submit these Articles of Organization for the purpose of forming a limited liability company.

1. The name of the limited liability company is: Shepard School, LLC  
(See Item 1 of the Instructions for appropriate entity designation)
2. The name and address of each person executing these articles of organization is as follows: (State whether each person is executing these articles of organization in the capacity of a member, organizer or both by checking all applicable boxes.) **Note: This document must be signed by all persons listed.**

Name	Business Address	Capacity
<u>W. Thurston Debnam Jr. -</u>	<u>4601 Six Forks Road, Suite 400 Raleigh NC, 27609-5270 United States</u>	<input type="checkbox"/> Member <input checked="" type="checkbox"/> Organizer
_____	_____	<input type="checkbox"/> Member <input type="checkbox"/> Organizer
_____	_____	<input type="checkbox"/> Member <input type="checkbox"/> Organizer
3. The name of the initial registered agent is: W. Thurston Debnam Jr.
4. The street address and county of the initial registered agent office of the limited liability company is:  
Number and Street 4601 Six Forks Road, Suite 400  
City Raleigh State: NC Zip Code: 27609-5270 County: Wake
5. The mailing address, if different from the street address, of the initial registered agent office is:  
Number and Street \_\_\_\_\_  
City \_\_\_\_\_ State: NC Zip Code: \_\_\_\_\_ County: \_\_\_\_\_
6. Principal office information: (Select either a or b.)
  - a.  The limited liability company has a principal office.  
The principal office telephone number: \_\_\_\_\_  
The street address and county of the principal office of the limited liability company is:  
Number and Street: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ County: \_\_\_\_\_



APPLICATION FOR  
ANNEXATION

PART 1. DESCRIPTION OF REQUEST/PROPERTY		
Street Address of the Property: 901 PROCTOR ST, ZEBULON NC		Total Acreage:
Parcel Identification Number (NC PIN): Please include all 2706217463	Deed Book: 019275	Deed Page(s): 02208
Name of Project (if Applicable) STORAGE MAX	Current Zoning of the Property: HC	
Existing Use of the Property: VACANT	Proposed Use of the Property: COMMERCIAL	
Reason for Annexation DEVELOP A COMMERCIAL PROJECT WITHIN THE TOWN OF ZEBULON'S JURISDICTION.		

PART 2. APPLICANT/AGENT INFORMATION
Name of Applicant/Agent:

PART 3. SURVEYOR INFORMATION		
Name of Surveyor: CMP Professional Land Surveyors, Michael A. Moss		
Street Address of Surveyor: 333 S. White St		
City: Wake Forest	State: NC	Zip Code: 27587
Email of Surveyor: mike@cmppls.com	Telephone Number of Surveyor: 919-556-3148	Fax Number of Surveyor:
<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 Surveyor Michael A. Moss	Print Name: Michael A. Moss	Date: 1-22-24



APPLICATION FOR ANNEXATION

PART 4. PROPERTY OWNER INFORMATION

To the Board of Commissioners of the Town of Zebulon, North Carolina:

- 1. We, the undersigned owners of real property, respectfully request that the area described in Part 4 be annexed to the Town of Zebulon, Wake County, North Carolina.
2. The area to be annexed is [checked] contiguous [ ] non-contiguous (satellite) to the Town of Zebulon, North Carolina and the boundaries are as contained in the metes and bounds description attached hereto.
3. If contiguous, this annexation will include all intervening rights-of-way for streets, railroads and other areas as stated in G.S. 160A-31(f), unless otherwise stated in the annexation amendment.
4. I/We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A385.1 or G.S. 153A-344.1 must be declared and identified on this petition. I/We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

Table with 3 columns: Signature of Owner, Print Name, Date. Row 1: Signature of Thurston Debnam, Print Name: Thurston Debnam, Date: 2/27/04. Rows 2-7 are blank.

STATE OF N.C.
COUNTY OF Wake

Sworn and subscribed before me, Wendy B. Kerns, a Notary Public for the above State and County, this the 27th day of February, 2004

Wendy B. Kerns
Notary Public

SEAL



9/30/2025
My Commission Expires:



APPLICATION FOR ANNEXATION

COMPLETE IF A CORPORATION:

In witness whereof, said corporation has caused this instrument to be executed by its President and attested by its Secretary by order of its Board of Directors, this the \_\_\_ day of \_\_\_, 20\_\_.

Corporate Name

SEAL

By: Attest: President (Signature)

Secretary (Signature)

STATE OF NORTH CAROLINA COUNTY OF WAKE

Sworn and subscribed before me, \_\_\_\_\_, a Notary Public for the above State and County, this the \_\_\_ day of \_\_\_, 20\_\_.

Notary Public

SEAL

My Commission Expires:

COMPLETE IF IN A LIMITED LIABILITY COMPANY

In witness whereof, SHEPARD SCHOOL LLC a limited liability company, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this the 24 day of JANUARY 2024. Name of Limited Liability Company

By: ESMOND ALEN MASSEY

Signature of Member/Manager

STATE OF NORTH CAROLINA COUNTY OF WAKE

Sworn and subscribed before me, JANET C. MILLS, a Notary Public for the above State and County, this the 24 day of JANUARY, 2024.

Signature of Notary Public

SEAL



4.29.27 My Commission Expires:





**COMPLETE IF IN A PARTNERSHIP**

In witness whereof, \_\_\_\_\_, a partnership, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Name of Partnership

\_\_\_\_\_  
By: Signature of General Partner

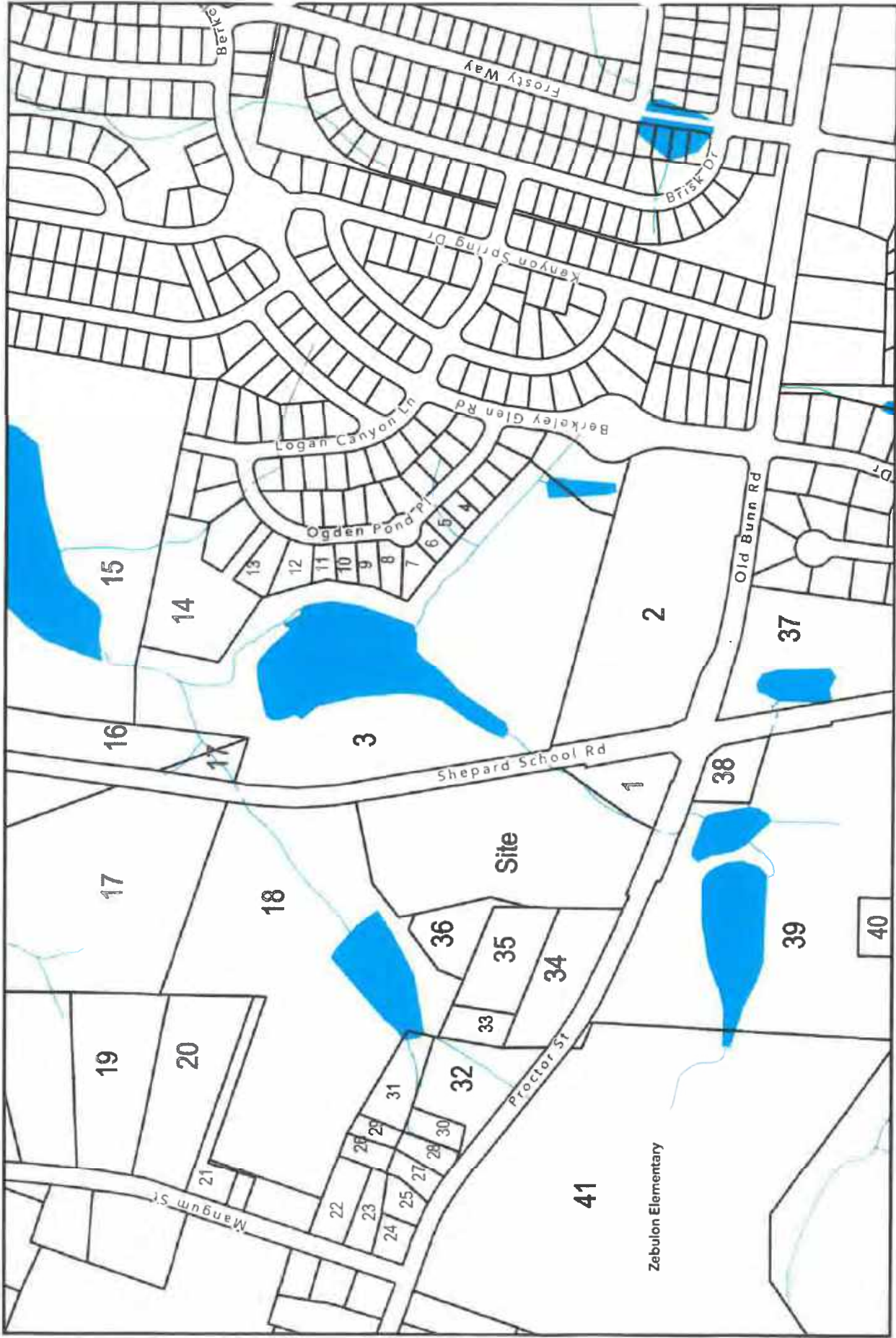
STATE OF NORTH CAROLINA  
COUNTY OF WAKE

Sworn and subscribed before me, \_\_\_\_\_, a Notary Public for the above State and County, this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

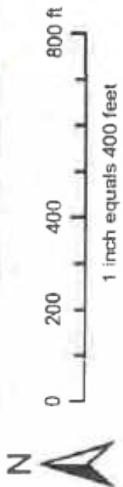
SEAL

\_\_\_\_\_  
My Commission Expires:



**Disclaimer**

Maps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



**Map**

StorageMax Annexation

901 Proctor, Zebulon NC

PIN:2706217463

**1 -- 1401 SHEPARD SCHOOL RD (2706219033)**

HIGH, DARRYL ROBERT

1721 LONGMONT DR

WAKE FOREST NC 27587-5912

**2-- 1027 OLD BUNN RD (2706304997)**

GRANITE PROPERTIES & MANAGEMENT LLC

PO BOX 400

ROLESVILLE NC 27571-0400

**3-- 0 SHEPARD SCHOOL RD (2706313724)**

STARLIGHT HOMES NORTH CAROLINA LLC

4025 LAKE BOONE TRL STE 200

RALEIGH NC 27607-3087

**4 -- 156 OGDEN POND PL (2706317567)**

PROGRESS RESIDENTIAL BORROWER 17 LLC

PO BOX 4090

SCOTTSDALE AZ 85261-4090

**5 --152 OGDEN POND PL (2706317611)**

PROGRESS RESIDENTIAL BORROWER 17 LLC

PO BOX 4090

SCOTTSDALE AZ 85261-4090

**6 -- 148 OGDEN POND PL**

2706316665

AMNL ASSET COMPANY 1 LLC

5001 PLAZA ON THE LK STE 200

AUSTIN TX 78746-1053

**7 -- 144 OGDEN POND PL (2706315781)**

AMNL ASSET COMPANY 1 LLC

5001 PLAZA ON THE LK STE 200

AUSTIN TX 78746-1053

**8 -- 140 OGDEN POND PL (2706315798)**

ANCHURI, SREEDHAR PATHA, SWAPNA

140 OGDEN POND PL

ZEBULON NC 27597-9423

**9 -- 136 OGDEN POND PL (2706316804)**

PROGRESS RESIDENTIAL BORROWER 17 LLC

PO BOX 4090

SCOTTSDALE AZ 85261-4090

**10 -- 132 OGDEN POND PL (2706316901)**

BROWN, CYNTHIA S VINSON, CARL E

132 OGDEN POND PL

ZEBULON NC 27597-9423

**11-- 128 OGDEN POND PL (2706316908)**

FARMER, DOUGLAS J TRUSTEE THE DOUGLAS J FARMER FAMILY TRUST

564 HADDON RD

OAKLAND CA 94606-1064

**12 -- 124 OGDEN POND PL (2706325087)**

WILLIAMS, SARAH ASHLEY WILLIAMS, JASON MICHAEL

124 OGDEN POND PL

ZEBULON NC 27597-9423

**13 -- 120 OGDEN POND PL (27063251960)**

NGANDU, MARGARET MUTURI

120 OGDEN POND PL

ZEBULON NC 27597-9423

**14 --114 OGDEN POND PL (2706325316)**  
SHEPARD'S PARK OWNERS ASSOCIATION INC

4025 LAKE BOONE TRL STE 200

RALEIGH NC 27607-3087

**15 -- 1800 SHEPARD SCHOOL RD (2706337118)**

TIPPETT, JOE WAYNE TANT, GARLAND LYN

PO BOX 204

ZEBULON NC 27597-0204

**16 -- 1617 SHEPARD SCHOOL RD (2706228986)**  
PACE, JOSHUA

2014 TENNESSE RD

DURHAM NC 27704

**17-- 0 SHEPARD SCHOOL RD (2706225749)**  
HIGH, REGINALD L

2805 PRAIRE VIEW PT

WENDELL NC 27591-9158

**18 -- 0 SHEPARD SCHOOL RD (2706223044)**  
DUNN, WILLIE MCKINLEY

9736 METROPOLITAN DR

ZEBULON NC 27597-7629

**19 -- 1104 MANGUM ST (2706220632)**  
PERRY, MARGARET J HEIRS

1104 MANGUM ST

ZEBULON NC 27597-7949

**20 -- 1100 MANGUM ST (2706220358)**

TOWNES, ERIC LEVILLE O'NEAL, MARILYN LOUISE

1100 MANGUM ST

ZEBULON NC 27597-7949

**21-- 1028 MANGUM ST (2706127332)**  
HIGH, LINDA R HEIRS HIGH, CLARENCE M

1035 WORTH HINTON RD

ZEBULON NC 27597-8663

**22 -- 1008 MANGUM ST (2706116973)**  
BETHEA, TONEY C

916 GREENWICH ST

RALEIGH NC 27610-3641

**23 -- 902 MANGUM ST (2706116834)**

SHERMAN, LESLIE LYNN

902 MANGUM ST

ZEBULON NC 27597-6818

**24-- 900 MANGUM ST (2706115757)**

HARRIS, AUDREY F

900 MANGUM ST

ZEBULON NC 27597-6818

**25 -- 715 PROCTOR ST (2706116773)**

J & W MORGAN PROPERTIES LLC

1012 TURNBERRY LN

CLAYTON NC 27520-5945

26 -- 1010 MANGUM ST (2706118869)

BETHEA, TONEY C

916 GREENWICH ST

RALEIGH NC 27610-3641

**27 -- 713 PROCTOR ST (2706117740)**

JIMENEZ, EMETERIO MORENO VASQUEZ, VICTELIA LORENA MINER

713 PROCTOR ST

ZEBULON NC 27597-8727

**28 -- 711 PROCTOR ST (2706117697)**

BURNETTE, RONALD

4708 HOLLAND CHURCH RD

RALEIGH NC 27603-9725

**29 -- 709 PROCTOR ST (2706118841)**

HORTON, JAMES HORTON, HAYWOOD A/K/A CLYDE HORTON

1366 SAINT NICHOLAS BLVD

PLAINFIELD NJ 07062-1729

**30 --707 PROCTOR ST (2706118683)**

BEAVER'S CHAPEL UNITED CHURCH OF CHRIST

PO BOX 187

ZEBULON NC 27597-0187

**31-- 0 SHEPARD SCHOOL RD (2706210764)**

BEAVER'S CHAPEL CHRISTIAN CHURCH

PO BOX 187

ZEBULON NC 27597-0187

**32-- 701 PROCTOR ST (2706210539)**  
BEAVERS CHAPEL CHRISTIAN CHURCH

700 PROCTOR ST

ZEBULON NC 27597-8726

**33 -- 799 PROCTOR ST (2706212523)**

MT PISGANS LODGE #65 (TRUSTEES)

799 PROCTOR ST

ZEBULON NC 27597-8727

**34 -- 809 PROCTOR ST (2706213256)**  
WAKEFIELD BAPTIST CHURCH

PO BOX 506

ZEBULON NC 27597-0506

**35 -- 0 PROCTOR ST (2706214423)**  
WAKEFIELD MISSIONARY BAPTIST CHURCH INC

809 PROCTOR ST

ZEBULON NC 27597

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WAKEFIELD MISSIONARY BAPTIST CHURCH INC

809 PROCTER ST

ZEBULON NC 27597

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BOYS CLUB OF WAKE COUNTY INC

701 N RALEIGH BLVD

RALEIGH NC 27610-1692



**38 -- 1315 SHEPARD SCHOOL RD (2706209765)**  
TWIN AGRI SERVICES INC

10501 DEBNAM RD

ZEBULON NC 27597-8520

**39 -- 1309 SHEPARD SCHOOL RD (2706206369)**

KITAHATA, MARI KITAHATA, LUTHER M

2623B FRANKLIN AVE E

SEATTLE WA 98102-3218

**40 -- 0 OLD BUNN RD (2706205268)**  
MASSEY, VIVIAN D ET AL DANIEL & DORA MASSEY FAMILY

C/O GEORGE R MASSEY JR

300 N ARENDELL AVE

ZEBULON NC 27597-2606

**41 -- 700 PROCTOR ST (2706116112)**  
WAKE CNTY BOARD OF EDUCATION

RE SERVICES DIRECTOR

1551 ROCK QUARRY RD

RALEIGH NC 27610-4145

## Storage Max Zebulon Legal Description

Beginning at a point located on the northern right of way of Proctor Street (SR 2320), said point being located N 64°53'50" W 321.87' from the intersection of Proctor Street and Shepard School Road, Thence S 24°22'16" W 30.13' to a point located in the centerline of Proctor Street, Thence along said centerline N 68°11'06" W 122.53' to a point, thence N 66°51'11" W 122.56' to a point, Thence leaving said centerline N 00°41'59" E 33.07' to a new iron pipe, thence Continuing N 00°41'59" E 227.07' to an existing iron pipe, Thence N 00°23'52" E 90.52' to an existing iron pipe, Thence N 14°32'48" E 122.29' to an existing iron pipe, Thence N 12°37'55" W 281.32' to an existing iron pipe, Thence N 51°56'05" E 129.70' to an existing iron pipe, Thence N 78°19'56" E 248.01' to a bent iron bar, located on the western right of way of Shepard School Road (SR 2406), Thence Continuing N 78°19'56" E 30.20' to a point in the centerline of Shepard School Road, Thence along said centerline S 09°46'03" E 596.51' to a point, Thence leaving said centerline S 34°44'01" W 41.63' to a new iron pipe located on the western right of way of Shepard School Road, thence continuing S 34°44'01" W 273.28' to a new iron pipe, Thence S 24°22'16" E 72.90' to the point and place of beginning Containing a total area of 7.391 ac, (0.590 ac lies within the right of ways of Proctor Street and Shepard School Road) as shown on a survey prepared b CMP Professional Land Surveyors, dated December 21, 2022



VICINITY MAP



- LEGEND**
- 1. EXISTING LOT
  - 2. EXISTING LOT WITH EASEMENT
  - 3. EXISTING LOT WITH EASEMENT AND ADJACENT LOT
  - 4. EXISTING LOT WITH EASEMENT AND ADJACENT LOT AND EASEMENT
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**TABLE OF AREAS**

AREA	ACRES
AREA 1	1.25
AREA 2	2.34
AREA 3	3.45
AREA 4	4.56
AREA 5	5.67
AREA 6	6.78
AREA 7	7.89
AREA 8	8.90
AREA 9	9.01
AREA 10	10.12
AREA 11	11.23
AREA 12	12.34
AREA 13	13.45
AREA 14	14.56
AREA 15	15.67
AREA 16	16.78
AREA 17	17.89
AREA 18	18.90
AREA 19	19.01
AREA 20	20.12
AREA 21	21.23
AREA 22	22.34
AREA 23	23.45
AREA 24	24.56
AREA 25	25.67
AREA 26	26.78
AREA 27	27.89
AREA 28	28.90
AREA 29	29.01
AREA 30	30.12
AREA 31	31.23
AREA 32	32.34
AREA 33	33.45
AREA 34	34.56
AREA 35	35.67
AREA 36	36.78
AREA 37	37.89
AREA 38	38.90
AREA 39	39.01
AREA 40	40.12
AREA 41	41.23
AREA 42	42.34
AREA 43	43.45
AREA 44	44.56
AREA 45	45.67
AREA 46	46.78
AREA 47	47.89
AREA 48	48.90
AREA 49	49.01
AREA 50	50.12

- NOTES**
1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
  2. ALL DIMENSIONS ARE TO BE TAKEN AS SHOWN ON THIS PLAN.
  3. ALL DIMENSIONS ARE TO BE TAKEN AS SHOWN ON THIS PLAN.
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  15. ALL DIMENSIONS ARE TO BE TAKEN AS SHOWN ON THIS PLAN.
  16. ALL DIMENSIONS ARE TO BE TAKEN AS SHOWN ON THIS PLAN.
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  18. ALL DIMENSIONS ARE TO BE TAKEN AS SHOWN ON THIS PLAN.
  19. ALL DIMENSIONS ARE TO BE TAKEN AS SHOWN ON THIS PLAN.
  20. ALL DIMENSIONS ARE TO BE TAKEN AS SHOWN ON THIS PLAN.

**LINE TYPE LEGEND**

---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	ADJACENT PROPERTY LINE WITH EASEMENT
---	ADJACENT PROPERTY LINE WITH EASEMENT AND ADJACENT LOT
---	ADJACENT PROPERTY LINE WITH EASEMENT AND ADJACENT LOT AND EASEMENT
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**REVISION HISTORY**

NO.	DATE	DESCRIPTION
1	2/8/23	ADDED NEW LOCATION AND BOUNDARY
2	12/19/23	ADDED FLOOD SAFETY BUFFER ZONES AND RESTRICTIONS PER 2022 PLAT 1507/TOWN OF ZEBRAON

TOPOGRAPHIC SURVEY FOR  
**STORAGE MAX**  
 201 PROCTOR STREET  
 OWNER: SHEPARD SCHOOL, LLC  
 REF: O.B. 19273, PAGE 2218  
 TOWN OF ZEBRAON  
 LITTLE RIVER TOWNSHIP  
 WAKE COUNTY, NORTH CAROLINA

SCALE: 1"=40'  
 DECEMBER 21, 2022  
 ZION, NC  
 PIN #2706.18-21-7463



I, the undersigned, being a duly qualified and licensed Professional Land Surveyor in the State of North Carolina, do hereby certify that I am the author of the foregoing and that the same are true and correct to the best of my knowledge and belief.

DATE: 12/19/23  
 SURVEYOR: [Name]

PROFESSIONAL LAND SURVEYOR

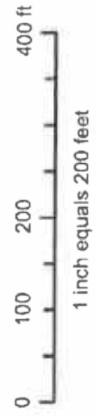
**DETAILED SURVEY DATA**

LINE	BEARING	DISTANCE	AREA
1	N 89° 15' 00" E	100.00	100.00
2	S 89° 15' 00" W	100.00	100.00
3	N 00° 00' 00" W	100.00	100.00
4	S 00° 00' 00" E	100.00	100.00
5	N 89° 15' 00" E	100.00	100.00
6	S 89° 15' 00" W	100.00	100.00
7	N 00° 00' 00" W	100.00	100.00
8	S 00° 00' 00" E	100.00	100.00
9	N 89° 15' 00" E	100.00	100.00
10	S 89° 15' 00" W	100.00	100.00
11	N 00° 00' 00" W	100.00	100.00
12	S 00° 00' 00" E	100.00	100.00
13	N 89° 15' 00" E	100.00	100.00
14	S 89° 15' 00" W	100.00	100.00
15	N 00° 00' 00" W	100.00	100.00
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17	N 89° 15' 00" E	100.00	100.00
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19	N 00° 00' 00" W	100.00	100.00
20	S 00° 00' 00" E	100.00	100.00
21	N 89° 15' 00" E	100.00	100.00
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23	N 00° 00' 00" W	100.00	100.00
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31	N 00° 00' 00" W	100.00	100.00
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60	S 00° 00' 00" E	100.00	100.00
61	N 89° 15' 00" E	100.00	100.00
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63	N 00° 00' 00" W	100.00	100.00
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94	S 89° 15' 00" W	100.00	100.00
95	N 00° 00' 00" W	100.00	100.00
96	S 00° 00' 00" E	100.00	100.00
97	N 89° 15' 00" E	100.00	100.00
98	S 89° 15' 00" W	100.00	100.00
99	N 00° 00' 00" W	100.00	100.00
100	S 00° 00' 00" E	100.00	100.00

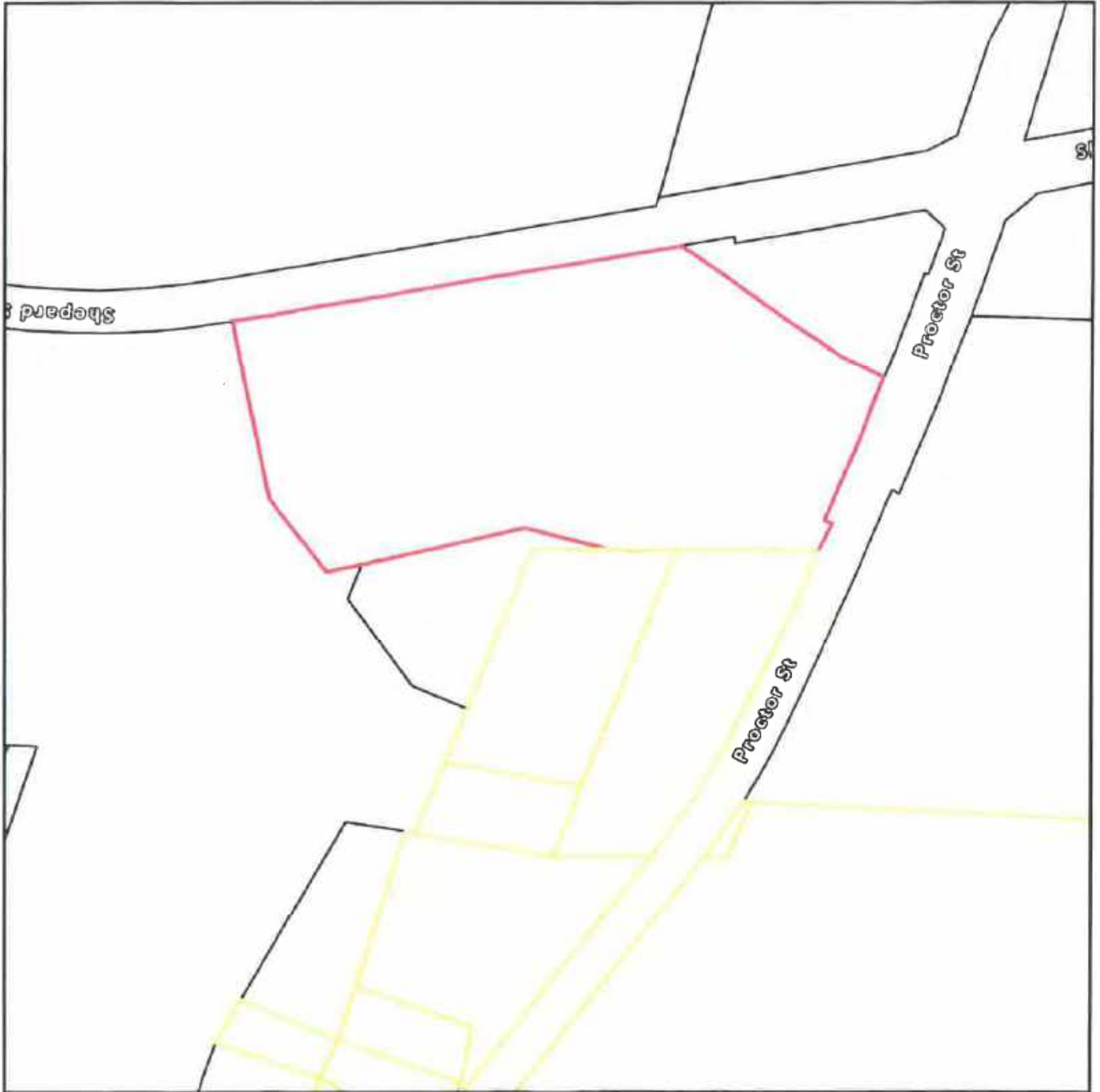
PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 558-3148



REID: 0044791  
 PIN: 2706217463  
 PIN Extension: 000  
 Land Value: \$3658169  
 Total Value Assessed: \$3658169  
 Deed Acres: 6.46  
 Total Sale Price: \$60000  
 Sale Date: 10/17/1985  
 Planning Jurisdiction: ZB  
 Township: Little River  
 Owner: SHEPARD SCHOOL LLC  
 Mailing Address 1: 2700 GRESHAM LAKE RD  
 Mailing Address 2: RALEIGH NC 27615-4215  
 Deed Book: 019275  
 Deed Page: 02208  
 Deed Date: 3/3/2023  
 Land Class: Vacant  
 Map Name: 2706 18  
 Billing Class: Business  
 Property Description: PIPPIN LD  
 Address: 901 PROCTOR ST  
 Street Name: PROCTOR ST  
 Old Parcel Number: 421-00000-0170  
 Total Structures: 1  
 ZIP: 27597



**Disclaimer**  
 iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for informational purposes and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.





## Wake County Real Estate Data Account Summary

[Home](#)   [iMaps](#)  
[COMPER](#)   [Tax Bills](#)

Real Estate ID **0044791**

PIN # **2706217463**

Account  
Search

Location Address  
**901 PROCTOR ST**

Property Description  
**PIPPIN LD**

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



[Home](#)   [iMaps](#)   [COMPER](#)   [Tax Bills](#)   [Account Search](#)   [Pin/Parcel History](#)   [New Search](#)   [Go!](#)

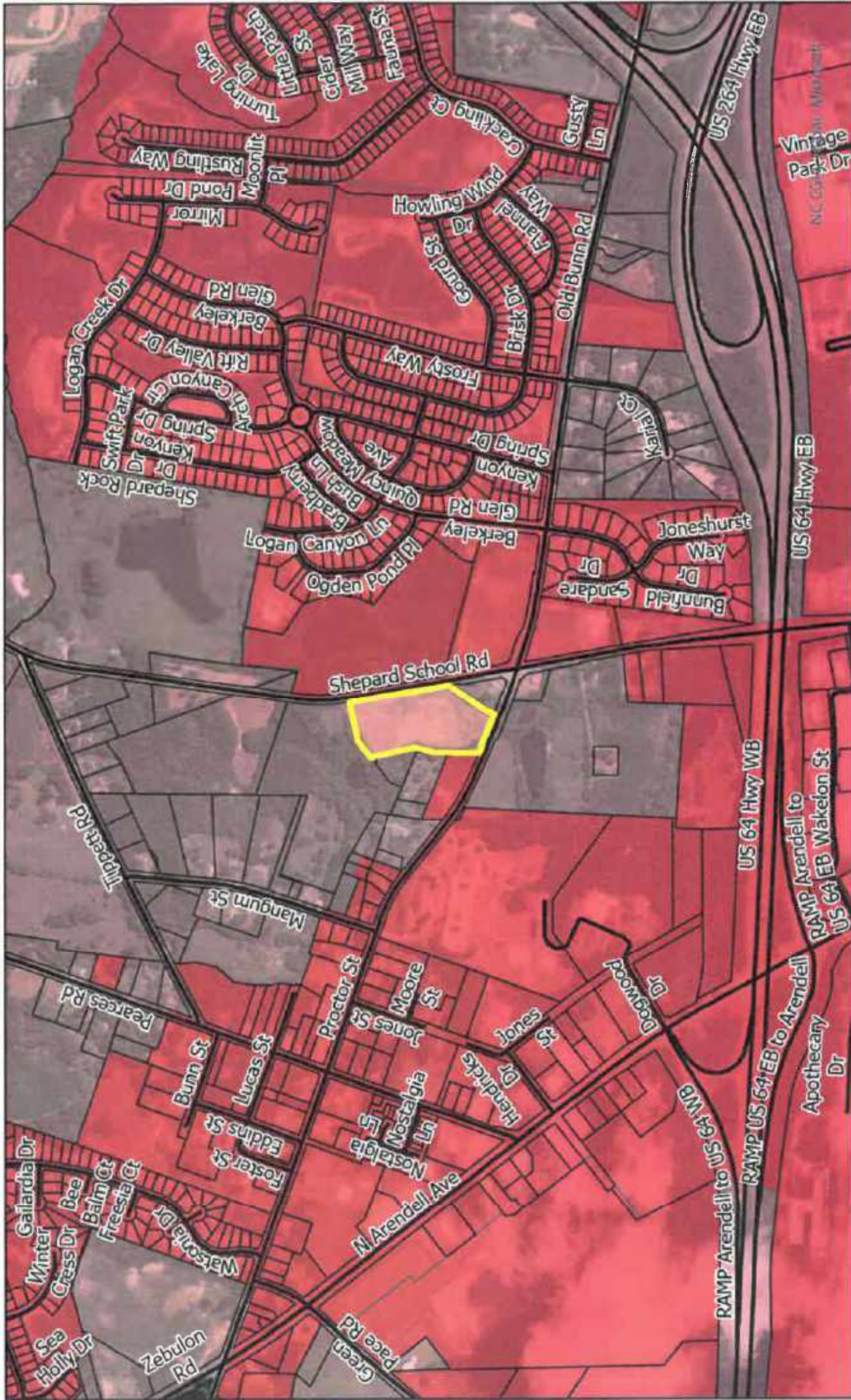
<b>Property Owner</b> <b>SHEPARD SCHOOL LLC</b> <i>(Use the Deeds link to view any additional owners)</i>		<b>Owner's Mailing Address</b> <b>2700 GRESHAM LAKE RD</b> <b>RALEIGH NC 27615-4215</b>		<b>Property Location Address</b> <b>901 PROCTOR ST</b> <b>ZEBULON NC 27597-0000</b>	
<b>Administrative Data</b>		<b>Transfer Information</b>		<b>Assessed Value</b>	
Old Map #	421-00000-0170	Deed Date	3/3/2023	Land Value Assessed	\$3,658,169
Map/Scale	2706 18	Book & Page	19275 2208	Bldg. Value Assessed	
VCS	EWZB001	Revenue Stamps	2400.00	Tax Relief	
City		Pkg Sale Date	10/17/1985	Land Use Value	
Fire District	23	Pkg Sale Price	\$60,000	Use Value Deferment	
Township	LITTLE RIVER	Land Sale Date	3/3/2023	Historic Deferment	
Land Class	VACANT	Land Sale Price	\$1,200,000	Total Deferred Value	
ETJ	ZB	<b>Improvement Summary</b>		Use/Hist/Tax Relief	
Spec Dist(s)		Total Units	0	Assessed	
Zoning	HC	Recycle Units	0	Total Value Assessed*	\$3,658,169
History ID 1		Apt/SC Sqft			
History ID 2		Heated Area			
Acreage	6.46				
Permit Date					
Permit #					

\*Wake County assessed building and land values reflect the market value as of January 1, 2024, 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.

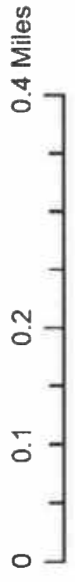
The January 1, 2024 values will remain in effect until the next county-wide revaluation. Until that time, any real estate accounts created or new construction built is assessed according to the 2024 Schedule of Values.

For questions regarding the information displayed on this site, please contact the Department of Tax Administration at [Taxhelp@wake.gov](mailto:Taxhelp@wake.gov) or call 919-856-5400.

# ETJ Map



- Corporate Limits
- ETJ
- 901 Proctor St
- Parcels



Attachment 5



# ZEBULON

NORTH CAROLINA

IDT# 1234912 –901 Proctor Street Annexation

PROJECT ADDRESS 901 Proctor Street

PIN NUMBER: 2706217463

HEARING DATE: April 1, 2024

State of North Carolina

County of Wake

BEFORE ME, the undersigned Notary, E. McKinney Worner on this 18 day of March 2024, personally appeared Michael J. Clark, known to me to be a credible person and of lawful age, who being by me first duly sworn, on his oath, deposes and says:

I Michael J. Clark, acting as the Planning Director for the Town of Zebulon, affirm that the following Public Notice Procedures have been completed in accordance with applicable North Carolina General Statute and Town of Zebulon Unified Development Ordinance Section 2.3.6 have been satisfied for the above referenced hearing.

- First Class Mailing Sent on **3/18/2024** (see attached mailing list and copy of mailing)
- Advertisement in a Paper of General Circulation sent on **3/18/2024** (Wake weekly, publication dates **3/22 & 3/29/2024**)
- Posting Public Hearing Signage on Property on **3/13/2024** (pictures attached)
- Posted to Planning Department Website **3/15/2024**
- Sent to E-Mail Distribution List on **3/22/2024**

[Signature]

3/18/2024

Michael J. Clark, AICP, CNU-A

Date

Subscribed and sworn to before me, this 18<sup>th</sup> day of March 2024.



E. McKinney Worner

E. McKinney Worner

[signature of Notary]

[printed name of Notary]

NOTARY PUBLIC

My commission expires: May 23, 2027.



## Notice of Public Hearing

Notice is hereby given pursuant to the provisions of Article 2.2.2 of the Town of Zebulon Unified Development Ordinance that a public hearing will be held on **April 1, 2024 at 6:00 PM** at the **Zebulon Municipal Complex, 1003 N. Arendell Avenue**, and will be conducted by the Board of Commissioners of the Town of Zebulon for the purpose of considering the following items:

*Annexation – 901 Proctor St PIN #2706217463* A request by applicant Thurston Debnam for annexation into the Town of Zebulon's Corporate Limits.

Public comments may be submitted to Deputy Town Clerk Stacie Paratore at [SParatore@TownofZebulon.org](mailto:SParatore@TownofZebulon.org) no later than 12:00 Noon on the day of the hearing to be read into the record. Links will be provided along with the full application packet and documentation on the Planning Department web page at <https://www.townofzebulon.org/departments/planning/public-hearing-information> For questions or additional information, please contact us at (919) 823-1808.

Wake Weekly March 22<sup>nd</sup> & 29<sup>th</sup>, 2024



**§ 160A-31. Annexation by petition.**

(a) The governing board of any municipality may annex by ordinance any area contiguous to its boundaries upon presentation to the governing board of a petition signed by the owners of all the real property located within such area. The petition shall be signed by each owner of real property in the area and shall contain the address of each such owner.

(b) The petition shall be prepared in substantially the following form:

DATE:

To the \_\_\_\_\_ (name of governing board) of the (City or Town) of \_\_\_\_\_

1. We the undersigned owners of real property respectfully request that the area described in paragraph 2 below be annexed to the (City or Town) of \_\_\_\_\_
2. The area to be annexed is contiguous to the (City or Town) of \_\_\_\_\_ and the boundaries of such territory are as follows:

---

(b1) Notwithstanding the provisions of subsections (a) and (b) of this section, if fifty-one percent (51%) of the households in an area petitioning for annexation pursuant to this section have incomes that are two hundred percent (200%) or less than the most recently published United States Census Bureau poverty thresholds, the governing board of any municipality shall annex by ordinance any area the population of which is no more than ten percent (10%) of that of the municipality and one-eighth of the aggregate external boundaries of which are contiguous to its boundaries, upon presentation to the governing board of a petition signed by the owners of at least seventy-five percent (75%) of the parcels of real property in that area. A municipality shall not be required to adopt more than one ordinance under this subsection within a 36-month period.

(b2) The petition under subsection (b1) of this section shall be prepared in substantially the following form:

DATE:

To the \_\_\_\_\_ (name of governing board) of the (City or Town) of \_\_\_\_\_

1. We the undersigned owners of real property believe that the area described in paragraph 2 below meets the requirements of G.S. 160A-31(b1) and respectfully request that the area described in paragraph 2 below be annexed to the (City or Town) of \_\_\_\_\_
2. The area to be annexed is contiguous to the (City or Town) of \_\_\_\_\_, and the boundaries of such territory are as follows:

---

(c) Upon receipt of the petition, the municipal governing board shall cause the clerk of the municipality to investigate the sufficiency thereof and to certify the result of the investigation. For petitions received under subsection (b1) or (j) of this section, the clerk shall receive the evidence provided under subsection (l) of this section before certifying the sufficiency of the petition. Upon receipt of the certification, the municipal governing board shall fix a date for a public hearing on the question of annexation, and shall cause notice of the public hearing to be published once in a newspaper having general circulation in the municipality at least 10 days prior to the date of the public hearing; provided, if there be no such paper, the governing board shall have notices posted in three or more public places within the area to be annexed and three or more public places within the municipality.

(d) At the public hearing persons resident or owning property in the area described in the petition and persons resident or owning property in the municipality shall be given an opportunity to be heard. The governing board shall then determine whether the petition meets the requirements of this section. Upon a finding that the petition that was not submitted under subsection (b1) or (j) of this section meets the requirements of this section, the governing board

shall have authority to pass an ordinance annexing the territory described in the petition. The governing board shall have authority to make the annexing ordinance effective immediately or on the June 30 after the date of the passage of the ordinance or the June 30 of the following year after the date of passage of the ordinance.

(d1) Upon a finding that a petition submitted under subsection (j) of this section meets the requirements of this section, the governing body shall have the authority to adopt an annexation ordinance for the area with an effective date no later than 24 months after the adoption of the ordinance.

(d2) Upon a finding that a petition submitted under subsection (j) of this section meets the requirements of this section, the governing body shall have the authority to adopt an annexation ordinance for the area with an effective date no later than 24 months after the adoption of the ordinance.

- (1) If the Local Government Commission certifies the estimate, the municipality is not required to annex the area and no petition to annex the area may be submitted under subsection (b1) of this section for 36 months following the certification. During the 36-month period, the municipality shall make ongoing, annual good faith efforts to secure Community Development Block Grants or other grant funding for extending water and sewer service to all parcels in the areas covered by the petition. If sufficient funding is secured so that the estimated capital cost to the municipality for extending water and sewer service, less the funds secured, would result in an annual debt service payment cost to the municipality of less than five percent (5%) of the municipality's annual water and sewer systems revenue for the most recent fiscal year, then the governing body shall within 30 days adopt an annexation ordinance for the area with an effective date no later than 24 months after the adoption of the ordinance.
- (2) If the Local Government Commission notifies the governing board that the estimates are not reasonable based on established governmental accounting principles and that a reasonable estimate of the annual debt service payment is less than five percent (5%) of the municipality's annual water and sewer systems revenue for the most recent fiscal year, then the governing body shall within 30 days of the notification adopt an annexation ordinance for the area with an effective date no later than 24 months after the adoption of the ordinance.

(d3) Municipal services shall be provided to an area annexed under subsections (b1) and (j) of this section in accordance with the requirements of Part 7 of this Article.

(e) From and after the effective date of the annexation ordinance, the territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in such municipality and shall be entitled to the same privileges and benefits as other parts of such municipality. Real and personal property in the newly annexed territory on the January 1 immediately preceding the beginning of the fiscal year in which the annexation becomes effective is subject to municipal taxes as provided in G.S. 160A-58.10. If the effective date of annexation falls between June 1 and June 30, and the effective date of the privilege license tax ordinance of the annexing municipality is June 1, then businesses in the area to be annexed shall be liable for taxes imposed in such ordinance from and after the effective date of annexation.

(f) For purposes of this section, an area shall be deemed "contiguous" if, at the time the petition is submitted, such area either abuts directly on the municipal boundary or is separated from the municipal boundary by the width of a street or street right-of-way, a creek or river, or the right-of-way of a railroad or other public service corporation, lands owned by the municipality or some other political subdivision, or lands owned by the State of North Carolina.

A connecting corridor consisting solely of a street or street right-of-way may not be used to establish contiguity. In describing the area to be annexed in the annexation ordinance, the municipal governing board may include within the description any territory described in this subsection which separates the municipal boundary from the area petitioning for annexation.

(g) The governing board may initiate annexation of contiguous property owned by the municipality by adopting a resolution stating its intent to annex the property, in lieu of filing a petition. The resolution shall contain an adequate description of the property, state that the property is contiguous to the municipal boundaries and fix a date for a public hearing on the question of annexation. Notice of the public hearing shall be published as provided in subsection (c) of this section. The governing board may hold the public hearing and adopt the annexation ordinance as provided in subsection (d) of this section.

(h) A city council which receives a petition for annexation under this section may by ordinance require that the petitioners file a signed statement declaring whether or not vested rights with respect to the properties subject to the petition have been established under G.S. 160D-108 or G.S. 160D-108.1. If the statement declares that such rights have been established, the city may require petitioners to provide proof of such rights. A statement which declares that no vested rights have been established under G.S. 160D-108 or G.S. 160D-108.1 shall be binding on the landowner and any such vested right shall be terminated.

(i) A municipality has no authority to adopt a resolution or petition itself under this Part for annexation of property it does not own or have any legal interest in. For the purpose of this subsection, a municipality has no legal interest in a State-maintained street unless it owns the underlying fee and not just an easement.

(j) Using the procedures under this section, the governing board of any municipality may annex by ordinance any distressed area contiguous to its boundaries upon presentation to the governing board of a petition signed by at least one adult resident of at least two-thirds of the resident households located within such area. For purposes of this subsection, a "distressed area" is defined as an area in which at least fifty-one percent (51%) of the households in the area petitioning to be annexed have incomes that are two hundred percent (200%) or less than the most recently published United States Census Bureau poverty thresholds. The municipality may require reasonable proof that the petitioner in fact resides at the address indicated.

(k) The petition under subsection (j) of this section shall be prepared in substantially the following form:

DATE:

To the \_\_\_\_\_ (name of governing board) of the (City or Town) of \_\_\_\_\_

1. We the undersigned residents of real property believe that the area described in paragraph 2 below meets the requirements of G.S. 160A-31(j) and respectfully request that the area described in paragraph 2 below be annexed to the (City or Town) of \_\_\_\_\_

2. The area to be annexed is contiguous to the (City or Town) of \_\_\_\_\_, and the boundaries of such territory are as follows:

---

(l) For purposes of determining whether the percentage of households in the area petitioning for annexation meets the poverty thresholds under subsections (b1) and (j) of this section, the petitioners shall submit to the municipal governing board any reasonable evidence that demonstrates the area in fact meets the income requirements of that subsection. The evidence presented may include data from the most recent federal decennial census, other official census documents, signed affidavits by at least one adult resident of the household attesting to the household size and income level, or any other documentation verifying the incomes for a majority of the households within the petitioning area. Petitioners may select to submit name, address, and social security number to the clerk, who shall in turn submit the information to the Department

of Revenue. Such information shall be kept confidential and is not a public record. The Department shall provide the municipality with a summary report of income for households in the petitioning area. Information for the report shall be gleaned from income tax returns, but the report submitted to the municipality shall not identify individuals or households. (1947, c. 725, s. 8; 1959, c. 713; 1973, c. 426, s. 74; 1975, c. 576, s. 2; 1977, c. 517, s. 4; 1987, c. 562, s. 1; 1989 (Reg. Sess., 1990), c. 996, s. 3; 2011-57, s. 3; 2011-396, s. 10; 2022-62, s. 44.)

Return to: Town of Zebulon  
Lisa Markland  
1003 N. Arendell Avenue  
Zebulon, NC 27597  
Attention: Town Clerk

**Ordinance 2024-40**

**AN ORDINANCE TO EXTEND THE CORPORATE LIMIT OF THE  
TOWN OF ZEBULON, NORTH CAROLINA**

**901 Proctor Street  
Pin Number 2706217463**

**WHEREAS**, the Town of Zebulon has been petitioned under G.S. 160A-31 to annex the area as described below; and

**WHEREAS**, the Town of Zebulon has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

**WHEREAS**, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at 1003 N. Arendell Avenue at 6:00 PM on April 1, 2024 after due notice by publication in the Wake Weekly on March 22, 2024 and March 29, 2024;

**WHEREAS**, the Town of Zebulon finds that the petition meets the requirements of G.S. 160A-31;

**NOW, THEREFORE, BE IT ORDAINED**, the Board of Commissioners of the Town of Zebulon, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-31, the attached following described territory (see attachment) to include the adjoining public right of way (see also

attached map) is hereby annexed and made part of the Town of Zebulon as of April 1, 2024;

Section 2. Upon and after April 1, 2024, the described territory (see attachment) and its citizens and property shall be subject to all laws, ordinances and regulations in force in the Town of Zebulon and shall be entitled to the same privileges and benefits as other parts of the Town of Zebulon. Said territory shall be subject to municipal taxes according to G.S. 160A-31

Section 3. The Mayor or Mayor Pro Tem of the Town of Zebulon shall cause to be recorded in the office of the Register of Deeds of Wake County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the County Board of Elections, as required by G.S. 163-288.1

Adopted this the 1<sup>st</sup> day of April 2024.

(SEAL)

\_\_\_\_\_  
Glenn L. York —Mayor


ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Lisa M. Markland, CMC—Town Clerk

\_\_\_\_\_  
Eric A. Vernon—Town Attorney



**Topic:** FIRE/EMS STATION USDA GRANT ACCEPTANCE  
**Speaker:** Chris Perry, Fire Chief  
**From:** Chris Perry, Fire Chief  
**Prepared by:** Chris Perry, Fire Chief  
**Approved by:**  Joseph M. Moore, II, PE, Town Manager

**Executive Summary:**

Acceptance of conditions related to US Congressionally Directed Spending grant funds of \$7,500,000 towards construction of a fire/EMS station.

**Background:**

In 2022, the Town of Zebulon requested consideration of congressionally directed spending grant funds to assist with construction of a new Fire/EMS station on a site behind Town Hall. In early 2023, staff were notified that \$7,500,000 had been allocated to the project, subject to application requirements and approval. The Rural Development section of the United States Department of Agriculture has been tasked with administering the grant. The next step in obligating the funds to this project is the acceptance of the grant conditions.

Mr. Tobias Fullwood, an Area Specialist with USDA-RD explained the conditions of acceptance at the Board's March 28, 2024, work session.

**Discussion:**

The discussion before the Board is whether to accept the conditions of the grant, as outlined by the USDA representative.

**Fiscal Analysis:**

The Fire/EMS station project is a joint, cost-shared project with Wake County. Acceptance of these grant conditions and award of the grant will provide \$7,500,000 towards the project's completion.

**Policy Analysis:**

Although allocated to the Town of Zebulon for the Fire/EMS station project, the grant will not be approved or obligated towards the project without acceptance of the grant conditions, as provided by the USDA.

**Staff Recommendation:**


Staff recommends acceptance of the USDA grant conditions regarding the \$7,500,000 for the Fire/EMS station and authorizes the Mayor to sign related necessary documentation.

**Attachments:**

None

**Topic:**

**FIRE/EMS STATION PROJECT USE OF  
CONSTRUCTION MANAGEMENT AT RISK SERVICES**

Speaker: Chris Perry, Fire Chief  
From: Chris Perry, Fire Chief  
Prepared by: Chris Perry, Fire Chief  
Approved by:  Joseph M. Moore, II, PE, Town Manager

**Executive Summary:**

Authorization of Construction Management at Risk (CMAR) Services in the design and construction of the Fire/EMS Station project.

**Background:**

With the award of the US Department of Agriculture (USDA) grant award for the Fire/EMS Station project, additional oversight and conditions were added to the project to remain eligible to receive the grant funds. The project team recommended utilization of CMAR services in the design and construction of the station to provide the necessary oversight and ensure conditions were met.

Mr. Mark Forestieri, of Wake County Facility Design and Construction, explained CMAR, its advantages and disadvantages at the March 28, 2024 work session.

**Discussion:**

The discussion before the Board is whether to authorize the use of Construction Management at Risk Services for the Fire/EMS station project.

**Fiscal Analysis:**

The Fire/EMS station project is a joint, cost-shared project with Wake County, funded in part by a \$7,500,000 USDA grant. The grant's use is contingent upon strict adherence to its conditions, including compliance with the Build America, Buy America Act. Utilization of CMAR services are expected to ensure compliance with USDA grant conditions and availability of the grant funding.

**Policy Analysis:**

N.C.G.S. 143-128.1 allows the use of construction management at risk services after the public entity concludes that these services are in the best interest of the project, after comparing the advantages and disadvantages of this method, as compared to other allowable delivery methods.

**Staff Recommendation:**

Staff recommends approval of the use of construction management at risk delivery method for construction of the Fire/EMS Station project, based on concluding that this delivery method is in the best interest of the project, in accordance with NC General Statutes.

**Attachments:**

None

**Topic:** FIRE/EMS STATION MEMORANDUM OF UNDERSTANDING WITH WAKE COUNTY – FIRST AMENDMENT

**Speaker:** Chris Perry, Fire Chief  
**From:** Chris Perry, Fire Chief  
**Prepared by:** Chris Perry, Fire Chief  
**Approved by:** Joseph M. Moore, II, PE, Town Manager

**Executive Summary:**

The Board of Commissioners will consider executing an amendment to the existing Memorandum of Understanding (MOU) with Wake County and dedicating funds to complete design of the Fire/EMS Station project.

**Background:**

In May 2022, the Board of Commissioners authorized an MOU with Wake County to facilitate site analysis and schematic design of a Fire/EMS station. The MOU defined the ratio of space dedicated to fire and EMS, the related cost responsibilities, and identified the Town of Zebulon as building owner. Work associated with the MOU is complete. Continuing the project to the next stage requires an amendment to the MOU.

The proposed amendment includes development of schematic designs into construction documents, adds other professional services, such as Construction Manager at Risk (CMAR) pre-construction services, and sets forth the mutual funding agreement between the two parties for construction. The amendment extends the term of the original MOU through bid and determination of the guaranteed maximum price (GMP).

**Discussion:**

Board actions include the following:

1. Authorizing execution of MOU's first amendment.
2. Budget Adjustment transferring Town funds from General Fund.
3. Budget Adjustment recognizing Town and County funds into the Capital Project.

**Fiscal Analysis:**

The MOU outlines the project's cost shared by the Town (51%) and County (49%). Adopting Ordinance 2024-41 appropriates the Town's share of \$250,000. Adopting Ordinance 2024-42 recognizes the County's shares of \$156,000 (EMS) and \$321,750 (Fire Tax) and combines them with Town funds into the Fire Station Capital Project Fund.

**Policy Analysis:**

The Code of Ordinances (33.02) defines the Town's responsibility for providing firefighting, medical responder, and vehicle extrication services. Relocating the fire station to a more centralized location, and upgrading the facility to current standards, are

STAFF REPORT  
ORDINANCE 2024-41  
ORDINANCE 2024-42  
FIRE/EMS STATION MOU AMENDMENT  
APRIL 1, 2024

essential in meeting the obligations of this responsibility. Co-locating EMS in the same facility retains these services within the Town of Zebulon.

**Staff Recommendation:**

Staff recommends authorizing the Town Manager to execute the MOU's First Amendment, subject to conditions acceptable to the Town Attorney, and adopting Ordinances 2024-41 and 2024-42.

**Attachments:**

1. MOU Amendment with Appendices
2. Ordinance 2024-41 (General Fund)
3. Ordinance 2024-42 (Fire Station Capital Project Fund)

**STATE OF NORTH CAROLINA  
COUNTY OF WAKE**

**FIRST AMENDMENT  
TO  
MEMORANDUM OF UNDERSTANDING  
BETWEEN WAKE COUNTY AND TOWN OF ZEBULON**

**This First Amendment to Memorandum of Understanding**, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2024 (the “First Amendment”) by and between **WAKE COUNTY**, a public body politic and corporate of the State of North Carolina, hereinafter referred to as “the County” and the **TOWN OF ZEBULON**, a Municipality of the State of North Carolina, hereinafter referred to “the Town,” the County and the Town being jointly referred to herein as “the Parties”.

**RECITALS:**

**WHEREAS**, on July 1, 2022, Wake County and the Town of Zebulon entered into a Memorandum of Understanding (“MOU”) with an initial term of eighteen (18) months to set forth the understanding, mutual agreements, initial planning, schematic design, and conditions which must occur for the construction of a combined Fire and EMS Station to be located on the Town-owned GSK property (the “Project”); and

**WHEREAS**, during the initial term, the Parties made good progress towards the goals and objectives of the MOU; and

**WHEREAS**, the Parties have expended the initial planning budget of \$118,650 set forth in the MOU and have each fulfilled their repayment obligations to the other; and

**WHEREAS**, since the original MOU was developed, the Town has been identified at the request of Senator Burr to be eligible for federal Community Project Funding/Congressionally Directed Spending from USDA–Rural Development Rural Housing Service for the Zebulon Fire Station Co-Location in the amount of \$ 7,500,000; and

**WHEREAS**, the projected ratio of occupied space has changed since the initial Design Phase; and

**WHEREAS**, the Parties now desire to amend and supplement the terms of the MOU for the purpose of extending the term of the MOU, increasing the scope of design and other professional services including the addition of Construction Manager at Risk Preconstruction Services (“Additional Services”), changing the space allocations, and setting forth the agreed upon funding for Additional Services and the construction of the Project subject to the conditions set forth herein.

**NOW THEREFORE**, in consideration of the promises and mutual understandings, the parties hereby agree to the following terms and conditions:

**1. PURPOSE AND SCOPE**

The purpose and scope of this First Amendment is:

- A. to extend the term of the MOU for an additional 24 months from execution of this First Amendment; and
- B. to increase the design scope to full design with the associated site and building permits based on the Schematic Design shown on Exhibit A; and
- C. to include other professional services including Construction Manager at Risk Pre-construction services to determine a Guaranteed Maximum Price (GMP) for the construction of the Project; and
- D. to set forth the mutual funding agreement between the Parties for the Construction of the Project.

**2. GENERAL CONDITIONS**

- A. The Parties' obligations with respect to proceeding with the construction of a new Fire and EMS Station (hereafter referred to as "Project") are expressly conditioned upon and subject to each Party receiving approval of the Project, appropriation of funding from their respective governing authorities, and upon the Town receiving notice of award from the United States Department of Agriculture (USDA) for Seven Million Five Hundred Thousand and no/1.00s Dollars (\$7,500,000.00) in Federal earmark funding ("USDA Grant"). Only after these conditions have occurred shall either party be obligated to proceed with the Project. Accordingly, except to the extent that specific responsibilities of the Parties are set forth herein, this MOU shall not impose obligations on either Party to proceed with the Project or enter agreements beyond the MOU, inclusive of this First Amendment.
- B. Unless and until superseded by written amendment or final Agreements signed by all Parties, the MOU, inclusive of this First Amendment, contains the entire understanding of the Parties with respect to proceeding with the Full Design and Pre-construction Services.
- C. Except as provided in this First Amendment, all of the terms, conditions and agreements contained in the MOU shall remain unchanged and in full force and effect, and the same hereby are expressly ratified and confirmed by the County and the Town. In the event of a conflict between the terms and conditions of this First Amendment and the original MOU, the terms of this First Amendment shall control.
- D. Based on the approved schematic design of the building set out in the attached Exhibit A, which is incorporated herein by reference (the "Building") by the parties, the dedicated Fire and EMS spaces are 84% Fire and 16% EMS. This will be the basis of the cost allocation for the Full Design and Preconstruction Services. The County Fire Tax will contribute 33% of the fire portion for a total County contribution of 49%. The Town contribution percentage is 51%.

- E. Ownership and Use of Building and Property. The Parties agree that the Project, including the building and all improvements on the GSK Property will be owned by the Town. Wake County will contribute funding as described herein for design and construction of EMS station components to be incorporated into this combined, co-located station, and maintain the rights to occupy and operate out of this station. The parties shall enter a utilization agreement providing for the County's use of a portion of the Building and Property for EMS purposes ("Utilization Agreement"). The Utilization Agreement shall provide for a term of not less than forty (40) years from completion of the Project by the County and shall address the terms and conditions associated with the County's access, operation, and maintenance of the EMS station components. The County shall pay its share (16%) of the operating costs of the Building and Property. The County's operational costs shall be calculated proportionate to County's use and occupancy of the Building and Property and shall be limited to sharing the costs of maintenance and operations. There shall be no rental payment due from the County.
- F. USDA Grant. The Town of Zebulon is eligible for a federal \$7,500,000 USDA grant for the "Zebulon Fire Station Co-Location". The parties intend that should the Town be awarded this grant for the new Fire and EMS Station, the Town shall allocate the grant 100% to the Project, and parties shall share the Project costs in excess of \$7,500,000 as set forth in Exhibit C which is attached hereto and incorporated herein by reference. Pursuant to the requirements of the USDA Grant, the Town shall hold all design and construction agreements for the Project. The Parties agree that the County's Facilities, Design and Construction Department shall act as the Owner's Representative during the entire design and construction process, provided however, the Town shall identify Town representatives to participate in the design and construction process together with the County representative then serving as the Owner's Representative.
- G. Future Funding Agreement. The parties intend to develop an interlocal agreement upon notice of award of the USDA Grant that will detail the financial relationship between the County and Town to fund the projects construction and furniture, fixtures and equipment (FF&E). In principle it has been agreed the County would provide the initial funding required to complete the Project's construction and FF&E. The Town would repay the County over a 20-year term with interest for their 51% portion of these costs.

### 3. TERM

The term of the Original Memorandum of Understanding shall be extended for an additional period of twenty (24) months from the date of execution of this First Amendment by the last party. The Parties may extend this Term by subsequent written amendment executed by both Parties. If the Parties agree and obtain all required approvals and appropriation of funding to proceed with the Project, then the Parties contemplate execution of a more formal and detailed Interlocal Agreement or Funding Agreement to replace this Memorandum (inclusive of any Amendments) prior to or at the end of the term. Either Party may terminate this MOU by providing the other forty-five (45) days advance written notice of said termination; provided that termination pursuant to this section shall not relieve the terminating party of responsibility for payment of any fees or expenses incurred up until the effective date of termination pursuant Section 4.A of this MOU.

#### 4. RESPONSIBILITIES OF WAKE COUNTY

- A. Design and Preconstruction Funding. The design costs and other professional design services, including preconstruction services (the “Full Design and Preconstruction Cost”), shall be authorized to the limits and proportional allocations to each party per the terms and conditions of this First Amendment. The total anticipated Full Design and Preconstruction Costs and other professional design services including preconstruction services is \$975,000, as set out in Exhibit B. The County’s portion of this total cost is \$477,750. The County’s portion of these fees shall be due regardless of whether the County proceeds with the Project. The County’s portion is included in the prior EMS CIP and Fire Tax allocations.
- B. Participate in the Full Design and Preconstruction Process. The Town shall be the “Owner” of the Fire and EMS Station. The County shall act as Owner’s Representative in the procurement, design and preconstruction process and shall follow all requirements of NCGS Chapter 143 et seq, including but not limited to following a qualification-based selection process as required by NCGS 143-64.31. The Town shall identify its representative (the “Town Representative”) to participate with the County in the design and preconstruction process. County shall ensure that representatives from the Town are closely involved in the design and preconstruction process, to provide input, commentary, and design approval. In the event of a conflict between the County, in its capacity as Owner’s Representative and the Town Representative regarding any element of the design process, shared by the two parties, the conflict shall be resolved by the Town Representative, provided the Town cannot require the County to commit additional funding to the design contract or the construction of the Project (including but not limited to additional features, revisions or corrections to the design) based on decisions without County approval..
- C. EMS Funding. The final schematic design and program document (Exhibit A) allocates 16% of the dedicated and shared building space to EMS. This will be the percentage of the full design and preconstruction cost the County EMS capital program will contribute.
- D. Fire Tax Contribution. The Fire Tax contribution will be 33% of the full design and preconstruction cost for the Project.
- E. Payments of Invoices from the Town of Zebulon. The County shall pay the Town’s invoice within 30 days of receipt, for the County’s 49% of the Full Design and Preconstruction Costs, including other professional services including CMAR preconstruction services.
- F. Review of Work. In a coordinated effort with Town staff, the County staff shall review the design, and make a recommendation to present the results to the Wake County Board of Commissioners for review and approval and ultimately enter into an Interlocal Agreement with the Town for the co-location of the Project.

#### 5. RESPONSIBILITIES OF THE TOWN

- A. Design and Preconstruction Funding. The Full Design and Preconstruction Cost shall be authorized to the limits and proportional allocation to each party per the terms and conditions



of this First Amendment. The total anticipated Full Design and Preconstruction Cost is \$975,000. The Town's portion of this total is \$497,250, as set out in Exhibit B. The Town's portion of these fees shall be due regardless of whether the Town proceeds with the project. The Town's portion is subject to the Town's right to limit payment in the event of termination described in Section 3 hereinabove.

- B. Engage Consultants and Construction Manager at Risk. The Town shall contract with all design consultants and the construction manager at risk for the project. The Town Representative shall work with the County and the design consultant and Construction Manager at Risk (together the "Consultants") during the design and preconstruction process. The Town Representative will be actively involved in reviewing and approving all material elements of the design products submitted by the Consultants. In the event of a conflict between the Town Representative and the County, the conflict shall be resolved by the Town Representative.
- C. Review of Work. In coordinated effort with the County staff, Town staff shall review the design, and make a recommendation to present the Project to the Town Council for review and approval and ultimately enter into an Interlocal Agreement with the County for the Project.
- D. Pay Design consultants and construction manager at risk. The Town shall contract with and pay all Consultant's invoices within thirty (30) days of receipt. The Town shall invoice the County for the full 49% of the Full Design and Preconstruction Costs at the execution of this First Amendment to the MOU. The County shall reimburse the Town for its share of the Full Design and Preconstruction Costs within thirty (30) days of receipt.
- E. USDA Approval. The Town shall be responsible for managing the USDA grant approval, grant agreement, and any USDA conditions.
- F. Future Funding Agreement and LGC Approval. The Town shall be responsible for obtaining the Local Government Council (LGC) approval of the contemplated debt agreement between the parties prior to execution of an Interlocal Agreement.

**6. ADDITIONAL AGREEMENTS REQUIRED TO BE EXECUTED BY THE PARTIES TO EFFECTUATE PROJECT**

- A. This First Amendment to the MOU.
- B. Upon satisfaction of all conditions, the Interlocal Agreement setting forth the funding transaction, payment terms, delivery of construction services and identifying the mechanism for determining operational cost sharing and allocations for the Project, and the responsibilities of both parties and the ownership interests that will exist for the Project for the real property and improvements, and any other subject matter necessary to define the joint undertaking of the parties. The construction contracts for the Project are expected to be submitted for approval by the Wake County Board of Commissioners contemporaneous with the approval of the Interlocal Agreement. The construction contract(s) shall not be entered until the Interlocal Agreement is approved by the governing board of each party and executed by all parties.

- B. Rights of Entry as needed.
- C. Utilization Agreement, as defined in 2E.

**7. CONTEMPLATED SEQUENCE OF EVENTS**

- A. The Zebulon Board of Commissioners shall authorize the Town Manager to enter into this First Amendment to Memorandum of Understanding.
- B. The Wake County Board of Commissioners shall authorize the County Manager to enter into this First Amendment to Memorandum of Understanding.
- C. The Town shall engage Consultant(s) to complete the Full Design and Preconstruction Phase pursuant to this Agreement with the County acting as Owner's Representative.
- D. The Town shall complete all steps required to apply for and receive the USDA Grant.
- E. The Town of Zebulon shall obtain LGC approval for debt financing contemplated with the County.
- F. The Town shall seek approval of its governing authority to execute the community grant agreement with the USDA to secure the USDA Grant for the project.
- G. The Parties shall seek approval and appropriation of funding, and approval to enter the Interlocal Agreement for the Project from their respective governing authorities.
- H. Upon execution of the Interlocal Agreement and award/execution of the Construction Guaranteed Maximum Price (GMP), Wake County shall begin construction. The Interlocal Agreement shall replace and supersede all previous documents, agreements, and understandings with respect to the subject matter and may be amended to clarify or amend the terms and conditions herein.
- I. It is the expectation of the parties that the Interlocal Agreement shall provide for the County to act as the sole Owner's Representative for purposes of managing all aspects of the development and build out of this Project, subject to the input, participation of, and appropriate review and approval of costs, expenses and directives by the Town.
- J. The Parties shall proceed upon the terms established by the Interlocal Agreement, which shall provide for the completion of the Project.
- K. The Parties shall develop and execute the Utilization Agreement.

IN TESTIMONY WHEREOF, WAKE COUNTY AND THE TOWN OF ZEBULON through their authorized officers and by their own hands has hereunto set forth their hands and seals of the day and year first above written.

**WAKE COUNTY**

By: \_\_\_\_\_

Title: County Manager or Designee

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

\_\_\_\_\_

Wake County Finance Officer

Approved as to form: \_\_\_\_\_

County Attorney

By: \_\_\_\_\_

Director, Facilities Design & Construction

**TOWN OF ZEBULON**

By: \_\_\_\_\_

Title: Town Manager

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

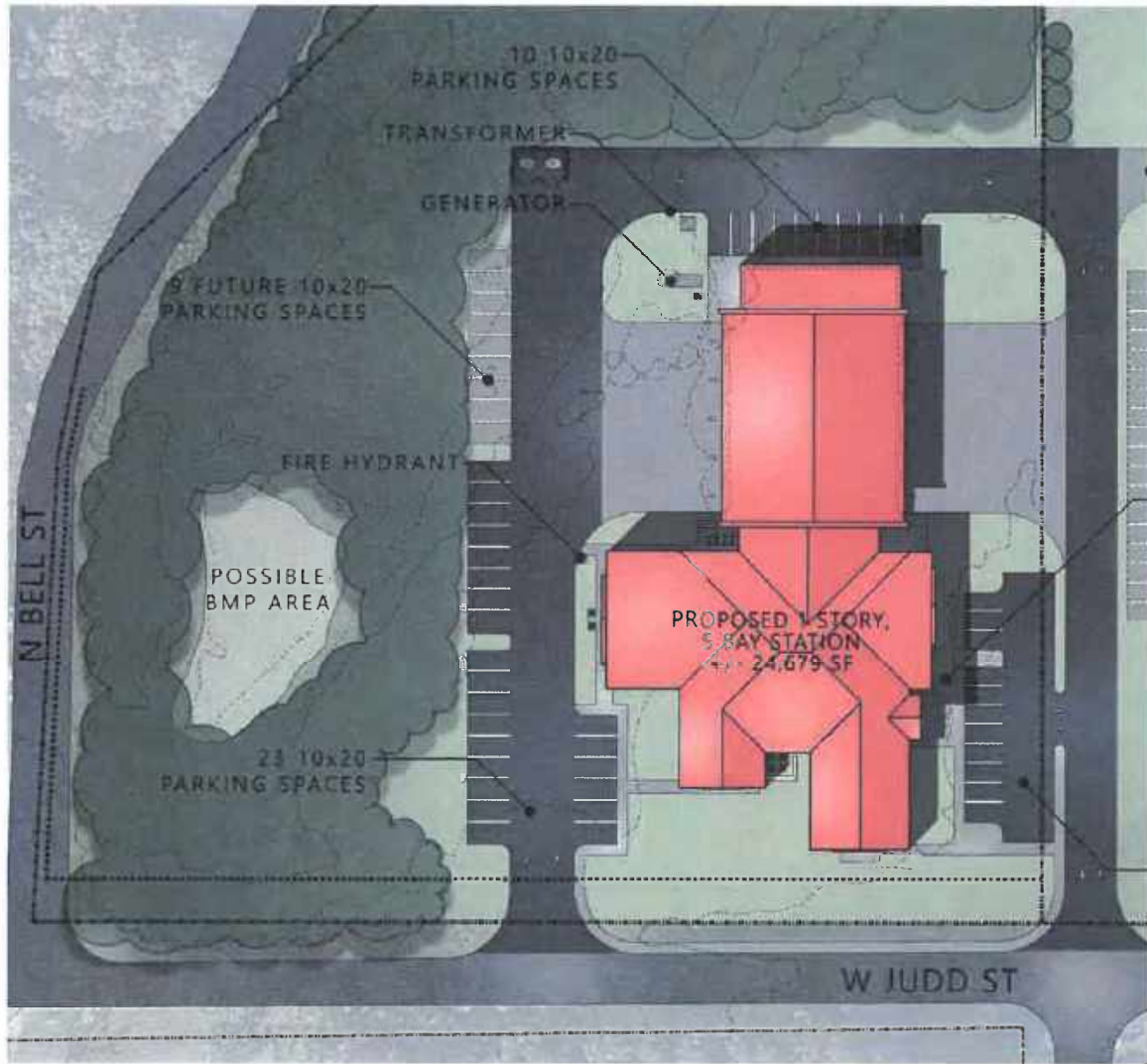
\_\_\_\_\_

Town of Zebulon Finance Director or designee

Approved as to form: \_\_\_\_\_

Town Attorney

Exhibit "A"  
Zebulon Fire and EMS Station  
Schematic Design



# Exhibit "A"

## Zebulon Fire and EMS Station

### Schematic Design

FLOOR PLAN



ZEBULON FIRE DEPARTMENT | Zebulon, NC  
 Concept Design - February 15, 2023



**ZEBULON**

adwarchitects  
 architects + interior designers

**Exhibit "B"**

**MOU Amendment No. 1 - Cost Allocation Table**

**Zebulon Fire and EMS Station**

<b>Item</b>	<b>Budget</b>	
adw (DD-CA)	\$	749,500
F&R Wetland	\$	5,980
TWT Survey	\$	7,410
Terracon - Geotech	\$	13,000
Roof consultant	\$	12,000
Security consultant	\$	26,000
CMAR Pre-construction services	\$	125,000
Other Professional Fees Allowance	\$	30,610
Reimbursables	\$	5,500
<b>Total</b>	<b>\$</b>	<b>975,000</b>
Town of Zebulon 51%	\$	497,250
Wake County EMS 16%	\$	156,000
Wake County Fire Tax 33%	\$	321,750

**Exhibit "C"**

**Budgetary Summary of Estimated Project Cost**

**Zebulon Fire and EMS Station**

<b>Estimated Project Costs</b>	<b>Budget</b>	
Professional Services	\$	1,185,190
Advertising & Reimbursables	\$	7,500
Construction Cost Estimate	\$	12,488,106
Potential NCDOT Road Work	\$	300,000
Permit & Development Fees	\$	80,000
Furniture Fixtures & Equipment	\$	354,954
SUBTOTAL	\$	14,415,750
Build America, Buy America Act (Potential Cost Impact 5%)	\$	1,248,811
SUBTOTAL	\$	15,664,561
Project Construction Contingency	\$	701,846
<b>TOTAL PROJECT COST ESTIMATE</b>	<b>\$</b>	<b>16,366,406</b>

**Project Funding Ratios**

<b>USDA Grant</b>	Applies to Total Project Cost
<b>Town of Zebulon Portion</b>	(Total Project Cost - USDA Grant) * 51%
<b>Fire Tax Portion</b>	(Total Project Cost - USDA Grant) * 33%
<b>EMS Portion</b>	(Total Project Cost - USDA Grant) * 16%

**Project Funding Ratios and Estimated Cost Breakdown**

<b>TOTAL PROJECT BUDGET ESTIMATE</b>	<b>\$</b>	<b>16,366,406</b>
<b>USDA Grant</b>	\$	7,500,000
Town of Zebulon Estimate - 51% of Remaining	\$	4,521,867
Fire Tax Estimate - 33% of Remaining	\$	2,925,914
EMS Estimate - 16% of Remaining	\$	1,418,625

**Notes**

1. Building is one story, 24,862 SF shared facility to be owned and operated by the Town of Zebulon.
2. Construction scope does not include a roof mounted solar photovoltaic system.
3. The Town of Zebulon is eligible for a federal \$7,500,000 USDA grant and shall allocate the grant 100% to the Project. Parties shall share the Project Costs in excess of \$7,500,000 as set forth in this Exhibit.
4. Professional services include architectural, CMAR preconstruction, engineering, surveying, geotechnical and construction testing fees. Design and Preconstruction fees are accounted for in MOU Amendment 1 Exhibit B.

ORDINANCE 2024-41

BE IT ORDAINED by the Board of Commissioners of the Town of Zebulon, that pursuant to North Carolina General Statutes 159-15, the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2024.

Section 1. To amend the General Fund budget as follows:

	INCREASE	DECREASE
REVENUES		
Fund Balance Appropriated	\$250,000.00	
EXPENDITURES		
Transfer to Fire Station Capital Project Fund	\$250,000.00	

Section 2. Copies of this amendment shall be furnished to the Town Clerk, and to the Budget Officer, and to the Finance Officer for their direction.

Adopted: April 1, 2024

Effective: April 1, 2024

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Glenn L. York - Mayor

ATTEST:

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Lisa M. Markland - Town Clerk



ORDINANCE 2024-42

BE IT ORDAINED by the Board of Commissioners of the Town of Zebulon, that pursuant to North Carolina General Statutes 159-15, the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2024.

Section 1. To amend the **Fire Station Capital Project Fund** budget as follows:

	INCREASE	DECREASE
REVENUES		
Transfer from the General Fund	\$250,000.00	
Wake County (EMS)	156,000.00	
Wake County (Fire Tax)	321,750.00	
EXPENDITURES		
Fire Station Design	727,750.00	

Section 2. Copies of this amendment shall be furnished to the Town Clerk, and to the Budget Officer, and to the Finance Officer for their direction.

Adopted: April 1, 2024

Effective: April 1, 2024

\_\_\_\_\_  
Glenn L. York, Mayor

ATTEST:

\_\_\_\_\_  
Lisa M. Markland, Town Clerk

**Topic: FY 2024 Monthly Financial Report Addendum**

**Executive Summary:**

A monthly report summarizing the status of the Town's revenues and expenditures.

**Background:**

Monthly Financial Reports are provided to inform the Board of revenue and expenditure trends throughout the year. The enclosed statements are through March 15, 2024.

**Information:**

Expenditures

Approximately 70.8% (8 ½ months) through Fiscal Year 2024, the Town has spent approximately 46.0% (~ \$13,496,286) of its General Fund budget of \$29,356,493.

Revenues

The status of the Town's noteworthy revenue streams for Fiscal Year 2024 follows:

- Property Tax (the Town's largest revenue stream)
  - + FY 2024 collections: \$9,961,800 collected to date (~ 93.3% of budget).
  - + Observations:
    - # 1.1% more than collected last fiscal year (\$9,850,577).
    - # Eight months of vehicle taxes have been collected for FY 2024.
- Sales Tax (second largest revenue stream)
  - + December's sales (reports lag 3-months):
    - # \$12,404 (5.5%) more collected than last December for all sales tax.
    - # \$4,739 (4.7%) more collected than last December for "local" sales tax.
    - # "Local" sales tax (Article 39) is generated within, and returns to, Wake County.
    - # For every \$100,000 in local sales, \$3.68 comes back to the Town of Zebulon.
- Utilities Tax (~ 5% of revenue stream): Second quarter distribution received March 15.
  - + \$40,978 (27.0%) collected over FY 2023 actual for same quarter
  - + Reflects natural gas and electricity sales and heavily weather dependent.
- Permits & Zoning (development growth indicator)
  - + \$204,917 collected total (82% of budgeted revenues (\$250,000))
  - + 27.8% more than what was collected this time last fiscal year (\$160,557).
- Parks & Recreation (service and programming growth indicator)
  - + \$146,871, collected total (120% of budgeted revenues (\$122,000))
  - + 13.4% more than what was collected through this month last fiscal year (\$129,551).
- Transportation Impact Fees (development growth indicator)
  - + \$361,174 collected to date in FY 2024
  - + 45.8% less than what was collected last fiscal year (\$666,370).
  - + Revenue placed in reserve for transportation projects to be spent within 10 years

- Recreation Impact Fees (development growth indicator)
  - + \$1,104,000 collected to date in FY 2024
  - + 46.1% less than what was collected last fiscal year (\$2,049,000).
  - + Collections since inception of fee (January 2022) ~ \$4,835,000
  - + Revenue is reserved for growth-related projects (e.g., new parks or expansions)

**Policy Analysis: N/A**

**Financial Analysis:**

Budgeted revenue in FY 2024 is \$29,356,493 while year to date revenue collected is \$19,012,380 (64.8% of budgeted). Budgeted revenue includes \$8.38M Fund Balance.

**Staff Recommendation: N/A**

No staff recommendation or Board action is necessary. Financial Report is information only.

**Attachments:**

1. General Fund Fiscal Year 2024 Expenditure Statement and Revenue Statement (as of March 15, 2023)
2. Sales Tax Collection Report – FY 2024



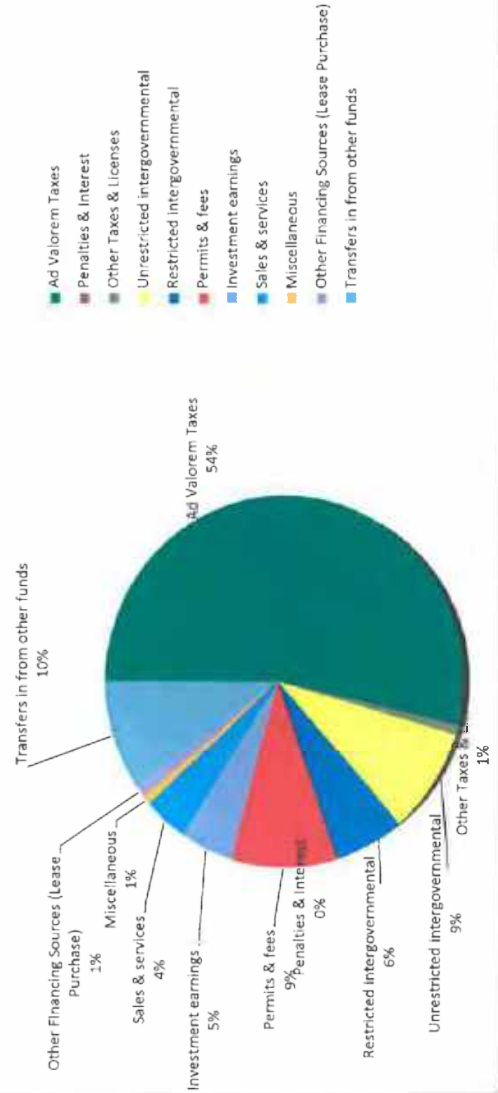
TOWN OF ZEBULON

Revenue Statement: 2023 - 2024  
for Accounting Period 6/30/2024  
GENERAL FUND

As of 3/15/2024

Revenue Categories	Estimated Revenue	Revenue YTD	% Collected	% of Total Revenue YTD
Ad Valorem Taxes	\$10,722,500	\$10,187,481	95.0%	53.6%
Penalties & Interest	\$15,000	\$23,220	154.8%	0.1%
Other Taxes & Licenses	\$185,500	\$141,609	76.3%	0.7%
Unrestricted intergovernmental	\$3,233,000	\$1,703,628	52.7%	9.0%
Restricted intergovernmental	\$2,512,000	\$1,186,936	47.3%	6.2%
Permits & fees	\$797,750	\$1,809,225	226.8%	9.5%
Investment earnings	\$300,000	\$943,988	314.7%	5.0%
Sales & services	\$992,000	\$761,356	76.7%	4.0%
Miscellaneous	\$95,089	\$154,204	162.2%	0.8%
Other Financing Sources (Lease Purchase)	\$232,000	\$215,000	92.7%	1.1%
Transfers in from other funds	\$1,885,733	\$1,885,733	100.0%	9.9%
Fund Balance Appropriated	\$8,385,921	\$0	0.0%	0.0%
<b>Total Revenues</b>	<b>\$29,356,493</b>	<b>\$19,012,380</b>	<b>64.8%</b>	<b>100%</b>

Town of Zebulon General Fund % of Total Revenue To Date - FY 2024





TOWN OF ZEBULON  
 Expenditure Statement: 2023 - 2024  
 for Accounting Period 6/30/2024  
 GENERAL FUND

As of 3/15/2024

<u>Dept #</u>	<u>Department</u>	<u>Approp Amount</u>	<u>Expenditure YTD</u>	<u>% Exp.</u>
410	GOVERNING BODY	\$646,116	\$288,735	44.7%
420	FINANCE	\$517,155	\$393,667	76.1%
430	ADMINISTRATION	\$1,600,725	\$772,389	48.3%
490	PLANNING AND ZONING	\$825,330	\$456,732	55.3%
500	PUBLIC WORKS-PROPERTY & PROJECT MGMT	\$2,805,855	\$1,027,388	36.6%
510	POLICE	\$3,950,695	\$2,634,758	66.7%
520	PUBLIC WORKS-OPERATIONS	\$11,225,660	\$3,903,731	34.8%
530	FIRE	\$3,705,574	\$2,105,809	56.8%
570	POWELL BILL	\$232,686	\$115,376	49.6%
590	ENGINEERING	\$165,000	\$87,687	53.1%
620	PARKS & RECREATION	\$2,064,097	\$1,162,829	56.3%
690	COMMUNITY & ECONOMIC DEVELOPMENT	\$1,617,600	\$547,185	33.8%
<b>Total Expenditures</b>		<b>\$29,356,493</b>	<b>\$13,496,286</b>	<b>46.0%</b>

**Sales Tax**

**FY 2024**

Month	Article 39 (1) *	Article 40 (1/2)	Article 42 (1/2)	Article 44 (1/2)	City Hold Harmless	FY 24 Totals	Prior Year (FY 2023)	% Inc (Dec) from Prior Yr
July	\$ 89,122	\$ 38,656	\$ 44,762	(0)	\$ 32,237	\$ 204,776	\$ 187,311	9.3%
August	93,423	40,589	46,952	0	34,081	215,045	203,381	5.7%
September	89,799	37,462	45,030	0	29,862	202,153	202,821	-0.3%
October	92,175	37,812	46,268	(3)	30,232	206,484	197,664	4.5%
November	99,162	39,407	49,722	2	30,628	218,921	188,169	16.3%
December	105,335	44,069	52,957	(1)	35,438	237,799	225,394	5.5%
January	-	-	-	-	-	-	187,935	-100.0%
February	-	-	-	-	-	-	144,614	-100.0%
March	-	-	-	-	-	-	212,514	-100.0%
April	-	-	-	-	-	-	177,123	-100.0%
May	-	-	-	-	-	-	207,702	-100.0%
June	-	-	-	-	-	-	216,208	-100.0%
<b>Total</b>	\$ 569,015	\$ 237,996	\$ 285,690	(2)	\$ 192,478	\$ 1,285,177	\$ 1,204,740	6.7%

**Sales Tax**

**FY 2023**

Month	Article 39 (1) *	Article 40 (1/2)	Article 42 (1/2)	Article 44 (1/2)	City Hold Harmless	FY 23 Totals	Prior Year (FY 2022)	% Inc (Dec) from Prior Yr
July	\$ 81,324	\$ 35,456	\$ 40,808	(1)	\$ 29,723	\$ 187,311	\$ 125,560	49.2%
August	89,152	37,948	44,690	1	31,591	203,381	162,100	25.5%
September	90,401	37,188	45,331	(9)	29,910	202,821	167,034	21.4%
October	88,724	35,842	44,468	(2)	28,631	197,664	167,586	17.9%
November	82,782	35,160	41,563	1	28,664	188,169	169,657	10.9%
December	100,596	41,335	50,512	0	32,950	225,394	201,425	11.9%
January	83,332	34,713	41,782	0	28,106	187,935	140,273	34.0%
February	61,030	28,403	30,601	(6)	24,586	144,614	148,707	-2.8%
March	94,803	38,927	47,461	9	31,315	212,514	181,841	16.9%
April	75,803	34,229	38,068	(10)	29,033	177,123	186,154	-4.9%
May	91,708	38,501	45,971	0	31,521	207,702	180,133	15.3%
June	93,849	40,893	47,128	10	34,329	216,208	195,892	10.4%
<b>Total</b>	\$ 1,033,506	\$ 438,596	\$ 518,383	(6)	\$ 360,358	\$ 2,350,837	\$ 2,026,362	16.0%

\* Net proceeds of the Article 39 tax are returned to the county of origin.

# Monthly Summary of Sales Tax Collected

