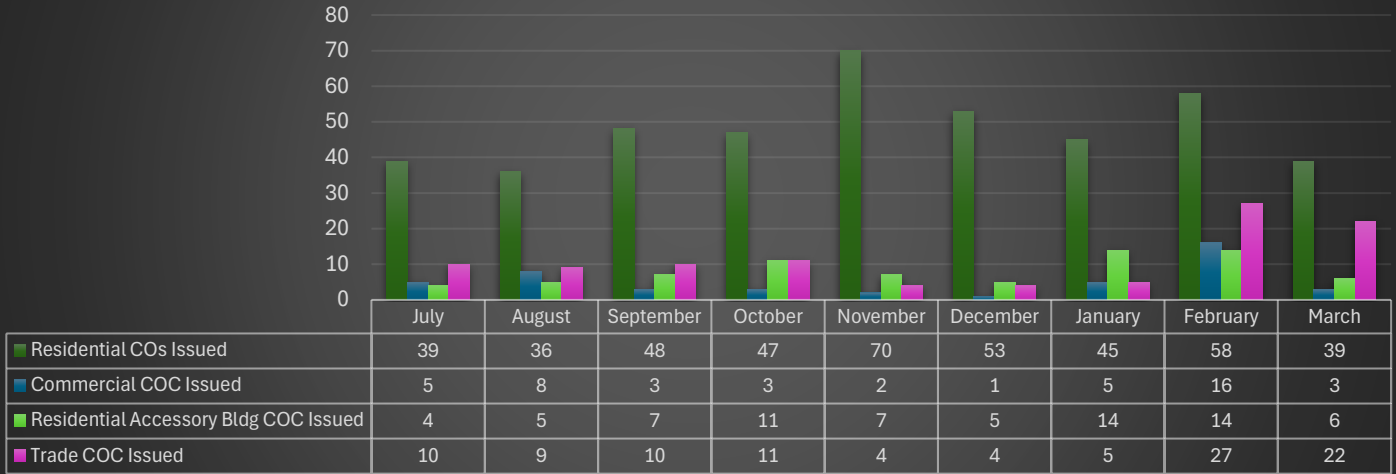


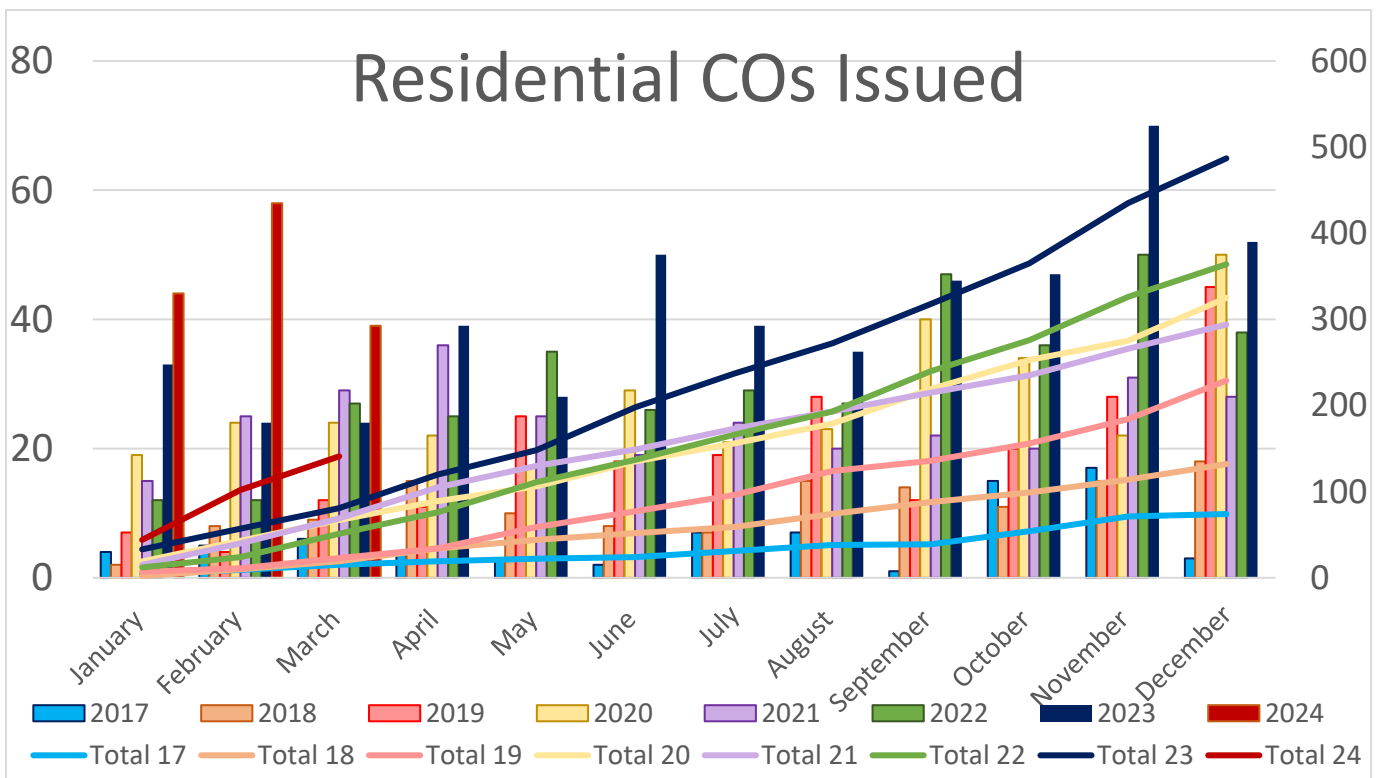
Permitting:

Monthly Permit Totals



The Planning Department has issued 435 Certificate of Occupancies as of the end of March 2024 for FY24 for Residential Building Permits. For the month of February, the Town of Zebulon issued out 39 Residential Building Permit COs, 3 Commercial COs, 6 Residential Accessory Building Permits COCs & 22 Trade Permit COCs.

Residential COs Issued



Development:

The Town has seen an increase in development interest as well as development activity. Furthermore, the activity that has been occurring is increasing in complexity and time commitment from staff. With this need we are happy to welcome our newest Planning Staff member, Star Brantley who will serve as another Planner 1.

Project Type	Number of Cases
Plats Recorded	0
Commercial CO's Issued	3
Zoning Compliance Permits	4
Sign Permits	3
Temporary Use Permits	4

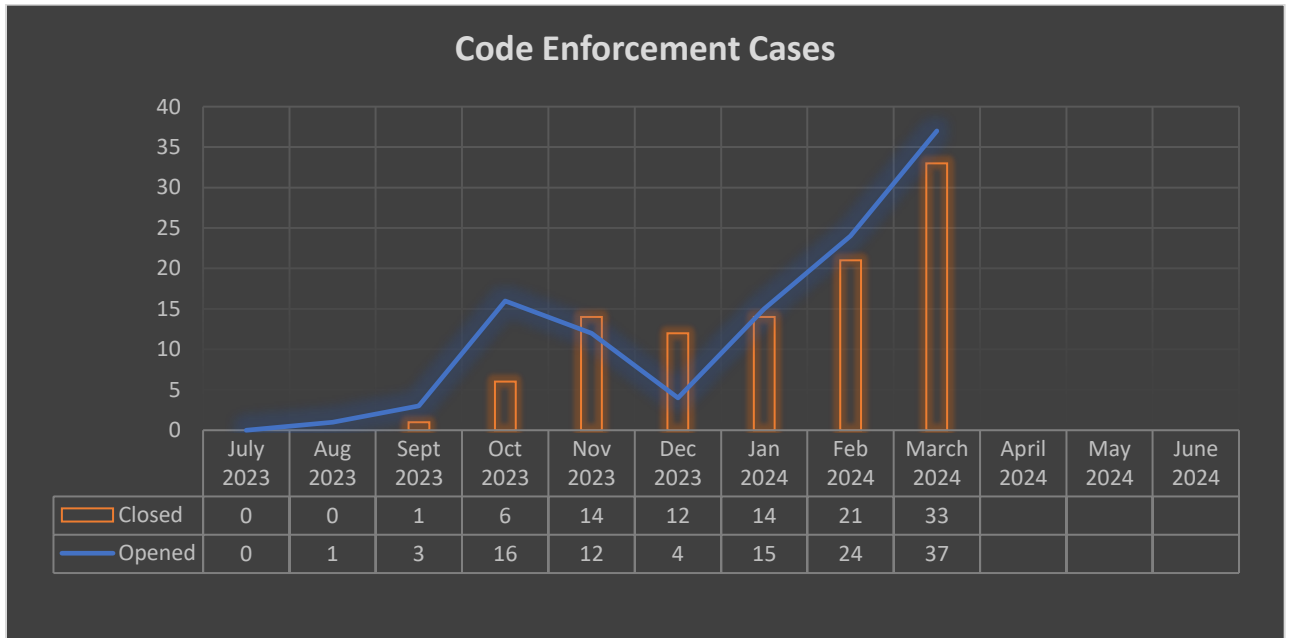
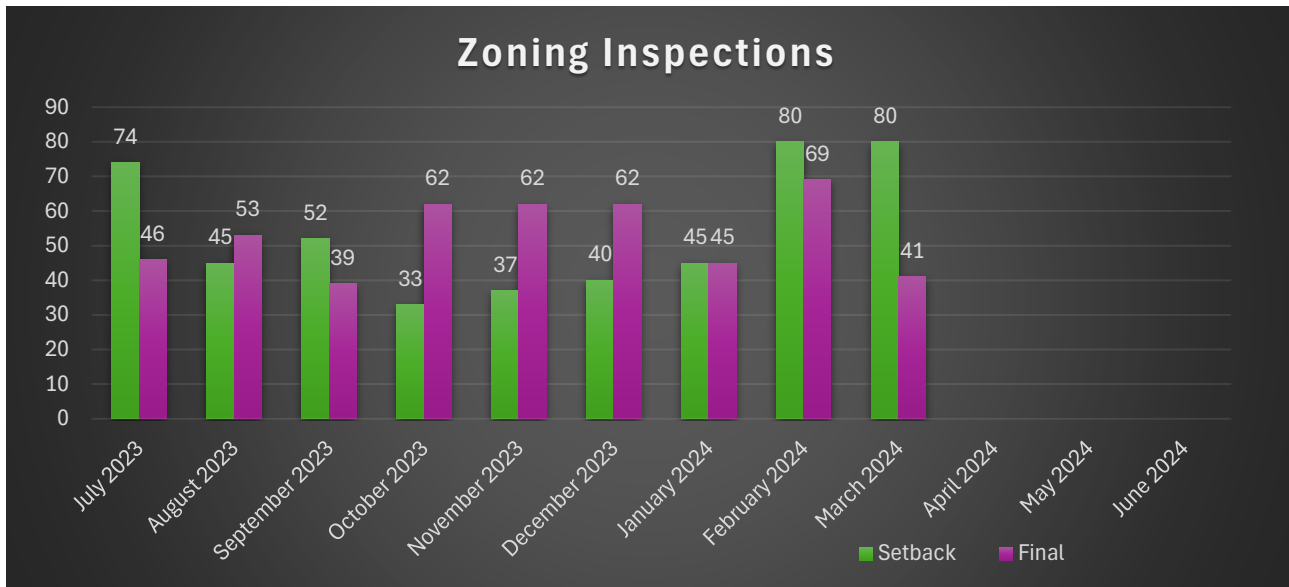


Commercial Developments In Review	
Storage Max	Zeb Animal Hosp.

Residential Developments In Review	
Barrington Ph 3B	Chamblee Lake
Barrington Ph 4A	

Development Name	Total Lots Proposed	Lots Recorded	Lots Under Construction	Lots with CO	Remaining Lots w/o CO
Shepard's Park	301	301	20	182	99
Weavers Pond	708	708	9	691	8
Barrington	837	277	39	186	52
Sidney Creek	659	362	79	128	155
Weavers Ridge	177	177	22	58	97
Pearces Landing	377	314	40	170	104
Jasper Place	97	97	46	51	0
Cadence Meadows	406	0	0	0	0
Woodland Crossings	45	0	0	0	0
706 Arendell TH	12	12	12	0	0
The Carrington	72 Unit Apartment Complex @ 303 Pony Rd				0
Clifton Grove	237	0	0	0	0
Weaver's Point	87	0	0	0	0
Totals:	4015	2320	339	1466	515

Code Enforcement:



As the Planning Department has seen an increase in residential development, code enforcement has been busy with setback inspections. In the month of March, Code Enforcement completed 80 initial setback inspections and 41 final inspections. With this increase alone the Planning Department is happy to have the second code enforcement position filled by Ted Hagan. Our Code Enforcement officers also responded to 37 code violations for the month of March.

Economic Development:

Main Street:

Main Street Board meeting held March 5th to discuss Board applications and review of 2024 workplan.

Main Street Conference: Held in Greensboro March 12-14, Zebulon had a great representation for the conference.

- 3 Elected Officials
- 3 Main Street Board Members
- 3 Downtown Property Owners
- 2 Town Staff

Main Street Board Member Applications:

- Seven (7) Main Street Board Applications Received, Review of applications to begin at April 9th meeting.

○

Downtown Properties for Sale:

- 106/108 N Arendell - \$850,000
- 124 N Arendell - \$850,000
- 130 N Arendell - \$950,000

NCDOT Downtown ADA Curb Cut Project:

- To be completed by November 2024

Economic Development:

Economic Development Strategic Plan:

- March 6th – Held Economic Development Community Workgroup Meeting
- April 17th – Draft Economic Development Strategic Plan Review Scheduled with Fountainworks

Wake County Equitable Housing and Community Development:

- Staff Participated in review of projects submitted to the Affordable Housing Development Program

NC Museum of Art:

- Participated in Juneteenth Joy 2025 Strategy Meeting

Meetings:

- Staff held Monthly meeting with Zebulon Chamber Executive Director
- Met with property owner regarding future development along Old US 264 Hwy
- Met with McAdams Engineering to discuss HUD Grant opportunities

Upcoming Public Meetings:

April 8, 2024 – Joint Public Hearing:

- 24/7 Fitness

April 9, 2024 – Main Street Meeting:

- Board Applications
- Workplan

April 17, 2024:

- Econ Strategic Update

April 18, 2024 - Board of Commissioners Work Session:

- Wake County Real Estate Revaluation Discussion
- Budget Discussion

April 25, 2024:

- Hotel Feasibility Study to be completed by ECU

May 6, 2024 – Board of Commissioners Meeting:

- Zebulon South

May 9, 2024 – Board of Commissioners Work Session:

- Transportation Impact Fee Calculation Training
- Budget Discussion

May 15, 2024 – Board of Commissioners Work Session:

- Budget Discussion

May 21, 2024 – Board of Commissioners Work Session:

- Budget Discussion

June 3, 2024 – Board of Commissioners

Meeting: June 10, 2024 – Joint Public Hearing:

- 901 Mack Todd – Planned Development (Pending)

June 20, 2024 – Board of Commissioners Work Session:

