



Town of Zebulon

Planning Department

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

REQUEST FOR PRELIMINARY PLAN

GENERAL INFORMATION:

In accordance with Section 2.2.17 of the Unified Development Ordinance, the purpose for this preliminary plan procedure is to establish a fair, consistent, and predictable procedure for the review of requests to divide land into a series of lots for development or sale in ways that promote the health, safety, and welfare of the citizens of the Town of Zebulon. The intent of these standards is to ensure:

1. Orderly growth and development;
2. Coordination of transportation and utility networks;
3. Preservation of open space for purposes of recreation or natural resource protection;
4. Protection from flooding, damaging sedimentation, and decreased surface water quality; and
5. Distribution of population in ways that supports infrastructure investment and diminishes the impact of traffic and overcrowding.

INSTRUCTIONS:

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

FILE APPLICATION: Submit hard copy application to the Planning Department with the applicable Requirements in accordance with Section 2.3.3 of the UDO.

COMPLETENESS DETERMINATION: The Planning Director will review the application materials to determine if all the required information necessary to render a decision has been including. The applicant will be notified by e-mail of any missing information or details.

REVIEW:

The Technical Review Committee shall review and decide the application in accordance with Section 2.2.17.F, Preliminary Plan Review Standards.

NOTICE OF DECISION: The formal notice of decision shall be provided to the applicant in accordance with Section 2.3.9 of the UDO.

APPLICATION REQUIREMENTS:

The applicant requesting Final Plan Approval must submit an application through the Town of Zebulon GeoCivix Web Portal. Access to the GeoCivix portal can be found on the Town of Zebulon Website or through this link (<https://townofzebulon.geocivix.com/secure/>)

- Completed application form
- 1 PDF of a scalable plan showing subject parcel(s) and associated features (Please see checklist)
- Petition Fee (Please see the current fee schedule)



APPLICATION FOR PRELIMINARY PLAN

PART 1. DESCRIPTION OF REQUEST/PROPERTY		
Street Address of the Property:	Acreage:	
Parcel Identification Number (NC PIN):	Deed Book:	Deed Page(s):
Existing Zoning of the Property:		
Name of the Subject Plat:		
Existing Use of the Property:	Proposed Use of the Property	
Details of the subject plat:		

PART 2. APPLICANT/AGENT INFORMATION		
Name of Applicant/Agent:		
Street Address of Applicant/Agent:		
City:	State:	Zip Code:
Email of Applicant/Agent:	Telephone Number of Applicant/Agent:	Fax Number of Applicant/Agent:
Are you the owner of the property? <input type="checkbox"/> Yes <input type="checkbox"/> No	Are you the owner's agent? <input type="checkbox"/> Yes <input type="checkbox"/> No	Note: If you are not the owner of the property, you <u>must</u> obtain the Owner's consent and signature giving you permission to submit this application.

PART 3. PROPERTY OWNER INFORMATION		
Name of Property Owner:		
Street Address of Property Owner:		
City:	State:	Zip Code:
Email of Property Owner:	Telephone Number of Property Owner:	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>	<i>Date:</i>
<i>Signature of Owner:</i>	<i>Print Name:</i>	<i>Date:</i>



APPLICATION FOR PRELIMINARY PLAN

SUBDIVISION PLAN REQUIREMENTS Please submit a PDF of the proposed plat with the following required elements for preliminary review.

PRELIMINARY SUBDIVISION PLAN CHECKLIST ITEMS			
#	Requirements	Additional Information	
1	Title Block		
a.	The property designation.	Name of the project, address(es) and Wake Co. parcel PIN(s)	
b.	Owner's name & address	County, state, and township	
c.	Location of property		
d.	Date of the survey and plat preparation		
e.	Scale	Include a graphic scale and declination	
f.	Surveyor's or professional engineer's name, seal, and GS 47-30 certification		
g.	Dates & Descriptions of revisions made after original signing		
2.	Site Data Table:		
a.	Zoning district, case # and ordinance # of the property	Contact the Planning Dept. for the number.	
b.	Annexation number(s) for property	Contact the Planning Dept. for the number.	
c.	Area of parent tract	In square feet and acres	
d.	Number of lots per acre (density)		
e.	Total number of lots being platted		
f.	Acreage being platted	Total area within the subject phase are platting area	
g.	Open Space Provided	(Acreage and % of total site)	
h.	Open Space Required	(Acreage and % of total site)	
i.	Proposed built upon area	(Acreage and % of total site)	
j.	Minimum setback requirements		
k.	Indicate if the site contains a FEMA designated floodplain	Include FEMA flood map panel number, effective date, and flood zone.	
1.	List of conditions as approved for the development		
3.	Label as "Final Subdivision Plat"		
4.	North Arrow (all sheets)	Indicate whether true north or magnetic.	
5.	Vicinity Map	Site should be clearly delineated. Map must have sufficient detail and legibility in order to locate the project in reference to nearby roads and developments.	
6.	Legend		
7.	Provide boundaries of the tract to be subdivided in metes and bounds.	Include the location of intersecting boundary lines of adjoining lands with adjacent subdivisions identified by official names	
8.	Provide accurate location and descriptions of all monuments, markers, and control points.		
9.	Zoning, ownership, current use, Wake Co. parcel PIN(s), and zoning of adjacent tracts and on opposite side of adjoining streets.	List uses such as residential, vacant, etc.	
10.	All lot boundaries changed or eliminated by requested plat are indicated by dashed lines	New/proposed property lines (solid style line). Old property line (dashed style line)	
11.	Blocks numbered consecutively throughout the entire subdivision and the lots numbered consecutively throughout each block	Lot numbers should be placed in a circle or labeled Lot ___.	
12.	Show street addresses on each lot.	Please contact Wake County GIS for final address(s). Address(s) should be placed in a rectangular box near street right-of-way.	
13.	Label streets as approved by Wake County GIS.		
14.	Label open areas, common areas, SCMs, and similar elements	Include square footage and % of total site	
15.	Show and label the purpose(s) of all easements and areas dedicated to public or common use.	Easements shall be labeled based on type and ownership of the easement (TOZ, COR....)	
16.	Show existing structures on affected lots.	Minimum building setbacks are to be noted.	



APPLICATION FOR PRELIMINARY PLAN

17.	Show areas to be used for purposes other than residential and public.	Include the location, purpose and dimensions of each use.	
18.	Label and dimension right-of-way lines and width of all streets.	Show sight triangles where required.	
19.	Show the location and width of all adjacent streets and easements.		
20.	Indicate boundaries of the 100 year floodplain and floodway boundaries.	Provide certification if no floodplain exists within the subdivision boundaries.	
21.	Verify minimum Finished Floor Elevation (FFE)	Minimum FFE must be at least 2 feet above the Base Flood Elevation (BFE) on properties affected by FEMA 100 year floodplain.	
22.	Label width and type of existing landscape buffers.		
23.	Show any right-of-way abandonment, if applicable, including the deed book and page number of the recorded Abandonment Resolution		
24.	Leave 2 inch by 2 inch space for the Wake County Register of Deeds stamp on the plat.	All recorded plats must be stamped and signed before they can be accepted by the Town.	
25.	Certificates	See last pages of this application for the required certificates.	
26.	List any notations previously required to be placed on a prior plat of the property by action of any approving authority.		
27.	The expedited plat must be certified by Wake County that it will not create a violation of setback standards or other standards of the Wake County Health Department regarding private wells and septic systems, if applicable.	Contact Wake Co. Environmental Services.	
28.	Any other information considered pertinent to the review of the final plat by either the subdivider or the Town.		