

416 Sheetz Zebulon

Comprehensive Planned Development Document

The proposed project is the redevelopment of the existing Sheetz site located at 1406 N Arendell Avenue in Zebulon. Maintaining the commercial use is consistent with the current Town of Zebulon Comprehensive Land Use Plan (CLUP), as the property is designated to continue to be General Commercial (GC). As noted in the CLUP, the Heavy Commercial (HC) zone most closely is associated with GC.

The Sheetz redevelopment falls into two of the primary land use types for the GC area as noted on the CLUP:

- Restaurant chains including various “fast food” and casual dining establishments
- Automobile service related enterprises (e.g., gas stations, automobile service/repair, car washes)

The building and site will be demoed and rebuilt to include a 6,139 SF building with a pickup window and 1 additional MPD. The existing car wash will be removed. The layout will be adjusted from the current orientation to comply with UDO 4.3.5.O.a: "pump islands may not be located between a building and any adjacent street rights-of-way." The new pickup window has triggered the PD application process.

The site will maintain the dimensional standards of its existing zone, Heavy Commercial (HC):

- Minimum lot area = 6,000 SF
- Minimum lot width = 50 FT
- Minimum and maximum setbacks =
 - Building setback from street = 30 FT
 - Building setback from side/rear = 0 FT
- Maximum lot coverage = 85%
- Maximum building height = 50 FT
- Maximum individual building size (not designated in HC requirements) = 10,000 SF
- Floor area ratio (not designated in HC requirements) = 0.10 maximum
- Minimum setbacks from adjoining residential development or residential zoning districts = 30 FT