



August 15, 2025

To: Town of Zebulon
Planning Department
1003 N Arendell Avenue
Zebulon, NC 27597

Re: Project Name: 416 Sheetz Zebulon
Project ID 1745359
Planned Development – 1st Round Comment Responses

Dear Staff:

Please find the following responses addressing comments received in a comment letter dated July 8, 2025:

Comment 29: Starting July 1st, all development projects within areas serviced by Raleigh Water must apply for review through our permit portal system. This is separate from Zebulon's permit system.
Merger Communities Plan Review Process: <https://raleighnc.gov/water-and-sewer/services/merger-communities-plan-review-process-raleigh-water-and-sewer>
Please reach out if you need assistance when you apply.

Response 29: Plans will be submitted separately to Raleigh Water through the permit portal system.

Comment 16: Missing Attention Contractor's Note and other notes. Please add when full set is submitted. Please reach out if you have questions or need assistance.

Link:
<https://raleighnc.gov/water-and-sewer/services/public-utilities-design-manual>

Response 16: Attention Contractor's Note and other notes have been added on Sheet C-400 Utility Plan.

Comment 17: There are three water meters for this site and an existing sewer service. Are all existing going to be used or will there be new utilities? Please indicate the existing and proposed utilities.

Response 17: See Sheet C-110 Existing Conditions and Demolition Plan and Sheet C-400 Utility Plan.

The existing irrigation meter will remain. The existing irrigation control valve and backflow preventor will be removed. A new irrigation system is proposed.

The existing car wash water meter, water valve, and backflow preventor will be removed.

The existing domestic water meter will remain. The existing water valve and backflow preventor will be removed. New domestic water lateral lines are proposed.

The existing sanitary sewer laterals and grease trap will be removed. New sanitary system lateral lines, cleanouts, and a manhole are proposed.

Comment 26: UDO Table 5.8.5.B requires that perpendicular parking spaces be at least 10' wide.

Response 26: All perpendicular parking spaces are 10' wide.

Comment 44: No callouts or details for storm drain structures being shown. Show Inverts, structure type and details for all storm drain structures (pipes, junctions, & inlets). (TYP.)

Response 44: See Sheet C-300 Grading and Drainage Plan, Sheet C-320 Drainage Profiles, and Sheet C-320 Drainage Details.

Comment 45: no callout labels for structure. See TYP. comment.

Response 45: Drainage structure labels are called out on Sheet C-300 Grading and Drainage Plan. Pipe and structure table with inverts and sizes included on Sheet C-320 Drainage Profiles.

Comment 46: no callout labels for structure. See TYP. comment.

Response 46: Drainage structure labels are called out on Sheet C-300 Grading and Drainage Plan. Pipe and structure table with inverts and sizes included on Sheet C-320 Drainage Profiles.

Comment 47: no callout labels for structure. See TYP. comment.

Response 47: Drainage structure labels are called out on Sheet C-300 Grading and Drainage Plan. Pipe and structure table with inverts and sizes included on Sheet C-320 Drainage Profiles.

Comment 50: Please note on Site Plan the total amount of open space provided.

Response 50: The provided open space has been provided on Sheet C-200 Site Plan.

Comment 1: A separate sign permit must be obtained for any signage associated with your business.

Response 1: A separate sign permit will be obtained during the construction drawing phase.

Comment 30: As discussed in our meeting on 6/20/2025, please comply with the Commercial Design Standards located in UDO Section 5.3.1.

Response 30: The resubmission assumes Commercial Design Standards as the basis.

Comment 51: Please show that the right-of-way lot lines provided for this site are accurate. It appears that the lot line along N Arendell Avenue may be incorrectly shown.

Response 51: The right-of-way lot lines have been updated to ensure accuracy with the latest Wake County iMAPS.

Comment 4: Please provide all of the uses that will be permitted under this Planned Development (PD) in the chart below. Please see the Principal Use Table (UDO Section 4.2.3) for reference of allowed uses within a PD district. Town staff recommends adding the accessory use of a drive-through.

Response 4: The "Proposed Uses" within the application have been updated to include "drive through / pick-up window."

Comment 18: Please show how this building occupies 25% of the frontage along Pearces Rd and 50% of the frontage along N Arendell Ave/Hwy 96.

Response 18: This comment is now not applicable due to now following the Commercial Design Standards.

Comment 20: Please add that these alternative transparency requirements are also provided along N Arendell Ave/Hwy 96.

Response 20: The proposed development conditions have been updated.

Comment 6: Please note that there are 44 parking spaces, not 46. Please correct this in your resubmittal.

Response 6: The parking space number labels have been updated.

Comment 7: Please add on-site pedestrian walkways that abides by all the regulations stated in UDO Section 5.1.9. Please add these walkways wherever appropriate for this site. If you plan to deviate from the requirements of the ordinance please add a condition to your PD narrative.

Response 7: Sidewalk has been provided at the front of the store. Sheetz does not agree that they are responsible for the sidewalk or road improvements outside of their property. Sheetz is working with the Town staff and the Town's legal counsel to address the requests detailed herein.

Comment 13: Please note that the Town's Comprehensive Transportation Plan (CTP) has Pearces Rd expanding to a 2-lane divided widening/altering. With that said, you as the developer are responsible for constructing the curb,

gutter, 5-foot planting strip, and sidewalk along your frontage on Pearces Rd. Please show this road-widening in your re-submittal. Please refer to the "N Arendell Ave/Hwy 96 Improvements" map on the Zebulon Interactive Development Map as guidance for what this may look like. If you have questions regarding this, please contact the Zebulon Planning Department.

Response 13: Sheetz does not agree that they are responsible for the improvements identified in this comment. Sheetz is working with the Town staff and the Town's legal counsel to address the requests detailed herein.

Comment 14: Please note that the Town's Comprehensive Transportation Plan (CTP) has NC Highway 96/N Arendell Ave expanding to a 4-lane divided widening/altering. With that said, you as the developer are responsible for constructing your half of the median, additional road lane, including curb, gutter, 5-foot planting strip, and sidewalk along your frontage on N Arendell Ave/Hwy 96. Please show this road-widening in your re-submittal. Please refer to the "N Arendell Ave/Hwy 96 Improvements" map on the Zebulon Interactive Development Map as guidance for what this may look like. If you have questions regarding this, please contact the Zebulon Planning Department.

Response 14: Sheetz does not agree that they are responsible for the improvements identified in this comment. Sheetz is working with the Town staff and the Town's legal counsel to address the requests detailed herein.

Comment 21: Please show how this site will abide by the open space requirements in UDO Section 5.7. Refer to UDO Table 5.7.4.A to see the minimum open space set-aside required for this project. Please contact Town staff if you have any questions regarding the open space standards. If you plan to deviate from the requirements of the ordinance please add a condition to your PD narrative.

Response 21: The project will meet the 3% required open space set-aside requirements for commercial development through the use of the stormwater detention facility as passive open space.

Comment 22: Please note that UDO Table 5.8.9.A requires one minimum stacking space for convenience stores with gasoline sales, and the origin point for measurement is at each end of the outermost gas pump. Please show how you will abide by this regulation in your re-submittal. If you plan to deviate from the requirements of the ordinance please add a condition to your PD narrative.

Response 22: One stacking space has been shown at each end of the outermost gas pump on Sheet C-200 Site Plan.

Comment 28: Please note that dumpsters are not permitted to encroach within setbacks per UDO Section 9.3.5. Please move this dumpster outside of all setbacks

in this site. We understand that residents who attended the neighborhood meeting were pleased to see that the dumpster was relocated to this area. Town staff would like to see this dumpster relocated to where it is not along Pearces Rd or N Arendell Ave. If you plan to deviate from the requirements of the ordinance please add a condition to your PD narrative.

Response 28: The trash enclosure details have been included in the resubmission. The location of the trash enclosure has been added as a condition.

Comment 31: Please note that right-of-way dedication may be required on this corner of N Arendell Ave and Pearces Rd. Curb, gutter, 5-foot planting strip, and sidewalk will be required on this corner. Please contact Town staff if you have any questions regarding this.

Response 31: Per email from Matt Lower on July 24, 2025, no right-of-way dedication will be required.

Comment 41: Please connect the on-site pedestrian walkways to the future sidewalks along N Arendell Ave and Pearces Rd. If you plan to deviate from the requirements of the ordinance please add a condition to your PD narrative.

Response 41: Sheetz does not agree that they are responsible for the improvements identified in this comment. Sheetz is working with the Town staff and the Town's legal counsel to address the requests detailed herein.

Comment 42: Please show the existing storm-water details on the plan set.

Response 42: Drainage details have been provided on C-330.

Comment 11: The spacing of the canopy and under-story trees is not consistent with the Type C buffer standards in UDO Table 5.6.10.C. The northern half of this buffer has 2 canopy trees for the first 100 feet, and the southern half of this buffer has 2 under-story trees within 100 feet. Type C buffers require 3 canopy trees per 100 feet, with a maximum on-center spacing of 33 feet. It also requires 6 under-story trees per 100 feet, with a maximum on-center spacing of 16 feet. Please correct these distance issues in your re-submittal. If you plan to deviate from the requirements of the ordinance please add a condition to your PD narrative.

Response 11: Spacing of canopy and understory trees has been revised to meet the Type C buffer requirements. See Sheet L-100 Landscape Plan.

Comment 12: Please note that the Type A buffer standards in UDO Table 5.6.10.C requires 4 under-story trees per 100 feet and 15 shrubs per 100 feet. The western portion of this buffer has 2 under-story trees, please add two more under-story trees. The portion on the eastern side of this Type A buffer needs at least 15 shrubs to comply with the standards. If you plan

to deviate from the requirements of the ordinance please add a condition to your PD narrative.

Response 12: Additional understory trees and shrubs have been added to the buffer. See Sheet L-100 Landscape Plan.

Comment 40: Please note that per UDO Section 5.6.12.E, street-scape buffers must be configured as a Type C buffer except that the minimum number of required shrubs is reduced from 25 to 20, and the on-center spacing is reduced to 5 feet. The Type C buffer per UDO Table 5.6.10.C requires 3 canopy trees per 100 feet. Please adjust this street-scape in your re-submittal. If you plan to deviate from the requirements of the ordinance please add a condition to your PD narrative.

Response 40: Streetscape buffers have been added as a condition.

Comment 43: Please add street trees along N Arendell Ave and Pearces Rd per UDO Section 5.6.13. If you plan to deviate from the requirements of the ordinance please add a condition to your PD narrative.

Response 43: Streetscape buffers have been added as a condition.

Comment 32: Please note that corner sites must have their main entrance oriented to either street or at the corner per UDO Section 5.3.2.E.9.b. Please correct this in your re-submittal because this main entrance does not face either N Arendell Ave or Pearces Rd, nor is it at the corner. If you plan to deviate from the requirements of the ordinance please add a condition to your PD narrative.

Response 32: The main entrance of the building is located at the plan-south corner of the front façade facing N Arendell Avenue. The second entrance of the building is located at the door facing Pearces Rd.

Comment 33: Please note that corner sites must have their main entrance oriented to either street or at the corner per UDO Section 5.3.2.E.9.b. Please correct this in your re-submittal because this main entrance does not face either N Arendell Ave or Pearces Rd, nor is it at the corner. If you plan to deviate from the requirements of the ordinance please add a condition to your PD narrative.

Response 33: Repeat comment. See response 32.

Comment 19: Please note that emergency exit doors located at the first floor level oriented toward a street shall be decorative per UDO Section 5.3.2.E.8.d. Please make this door appears more decorative in your re-submittal. If you plan to deviate from the requirements of the ordinance please add a condition to your PD narrative.

Response 19: See the updated building elevations. The emergency exit door has been updated to include a section of glass.

Comment 23: Please add this as a condition in your Planned Development (PD) narrative.

Response 23: Conditions have been updated to include one for fenestration of the primary building wall.

Comment 24: Please add this as a condition in your Planned Development (PD) narrative

Response 24: Conditions have been updated to include one for fenestration of the secondary building walls.

Comment 25: Please add all conditions/deviations from the Town's UDO in this Planned Development (PD) narrative. Please refer to UDO Section 3.5.6.B.2.b, this asks for applicant's of PD projects to 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.

Response 25: The narrative has been updated.

Comment 34: Please make sure your narrative is consistent with the requirements of UDO Section 3.5.6 Planned Development (PD) District, and that all requested information is included. Additionally, please provide in your PD narrative a list of all uses that will be permitted under this PD. Please see the principal use table (UDO Section 4.2.3) for reference of allowed uses within a PD district.

Response 34: The narrative has been updated.

Comment 35: Please label on the plan.

Response 35: Enhanced roadside landscaping has been removed for the updated plan. Enhanced buffer landscaping is called out on Sheet L-100 Landscape Plan.

Comment 36: Please note that native shade trees cannot be apart of any required landscaping and label them as additional trees on the plan.

Response 36: Additional native shade trees are now labeled on Sheet L-100 Landscape Plan.

Comment 37: Please show where this is on the plan

Response 37: Sheet C-200 Site Plan has been updated to include a callout for "canopy including fixed permanent seating" at the outdoor seating area.

Comment 38: Please show where this is on the plan.

Response 38: Sheet C-200 has been updated to include a callout for "permanent tables with shade cover" callout at the outdoor seating area.

Comment 39: Please label as "artist-design" on the plan.

Response 39: Sheet C-200 Site Plan has been updated to include a callout for "artist-design bike rack."

Comment 48: Please include this within your new LOD

Response 48: Comment is not applicable due to Sheetz not proposing offsite improvements.

Comment 49: Note: Wake County will need an erosion control (SEC) and a storm water (SWF) submittal for construction drawings since approximate disturbed area is greater than 1 acre.

Response 49: Acknowledged. The erosion control and stormwater submittals will be sent to Wake County during the construction drawing phase.

Sincerely,



Kimley-Horn
Heather Timothy, P.E.