

WILLIAMS MULLEN

Thomas H. Johnson, Jr.
Direct Dial: 919.981.4006
tjohnson@williamsmullen.com

January 31, 2023

**Re: Notice of Neighborhood Meeting for Proposed Rezoning –
Property Location: 1106 N Arendell Avenue (Wake County PIN: 2705191832)**

Dear Neighboring Property Owner and/or Occupant:

You are invited to attend a neighborhood meeting to learn about a proposed rezoning application for a 3.51-acre property located at 1106 N Arendell Avenue (identified as Wake County PIN: 2705191832), outlined in red as shown on the enclosed vicinity maps. The meeting will be held on **Monday, February 13, 2023 from 5:30 PM until 7:30 PM at the Zebulon Community Center (Yoga Room), 301 S. Arendell Avenue, Zebulon, NC 27597.** In accordance with the Town of Zebulon Neighborhood Meeting procedures, the Town requests applicants to notify owners and occupants of properties within 750 feet of property that is the subject of a proposed rezoning application and invite the owners and occupants to attend a neighborhood meeting. The applicant is proposing to rezone the property from the current zoning of Heavy Commercial (HC) to Heavy Commercial Conditional (HC-C). The applicant is proposing to construct on the subject property a convenience store with gasoline sales which is a permitted use in HC zoning. The purpose of rezoning to a conditional district is to facilitate design-related adjustments for the proposed use on the site. The applicant anticipates submitting the rezoning application to the Town in March 2023.

This neighborhood meeting is intended to be a way for the applicant to discuss the project and review the proposed plan with adjacent neighbors and neighborhood organizations before the submittal of an application to the Town. This meeting provides neighbors an opportunity to ask questions of the applicant and discuss any concerns about potential 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/departments/planning/interactive-development-map>.

I represent C4 CStore Holdings III, LLC, the company that intends to submit the rezoning application described above. If you have any questions about this proposed rezoning and development, please contact me at 919-981-4006 or tjohnson@williamsmullen.com. Information about planning and development in Zebulon, including the rezoning process, can be found at: <https://www.townofzebulon.org/departments/planning>, or by contacting the Zebulon Planning Department at 919-823-1809.

Sincerely,



Thomas H. Johnson, Jr.

Enclosure: vicinity maps (aerial image and current zoning)

cc: Town of Zebulon Planning Department

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VICINITY MAP (WITH 2021 AERIAL IMAGE)

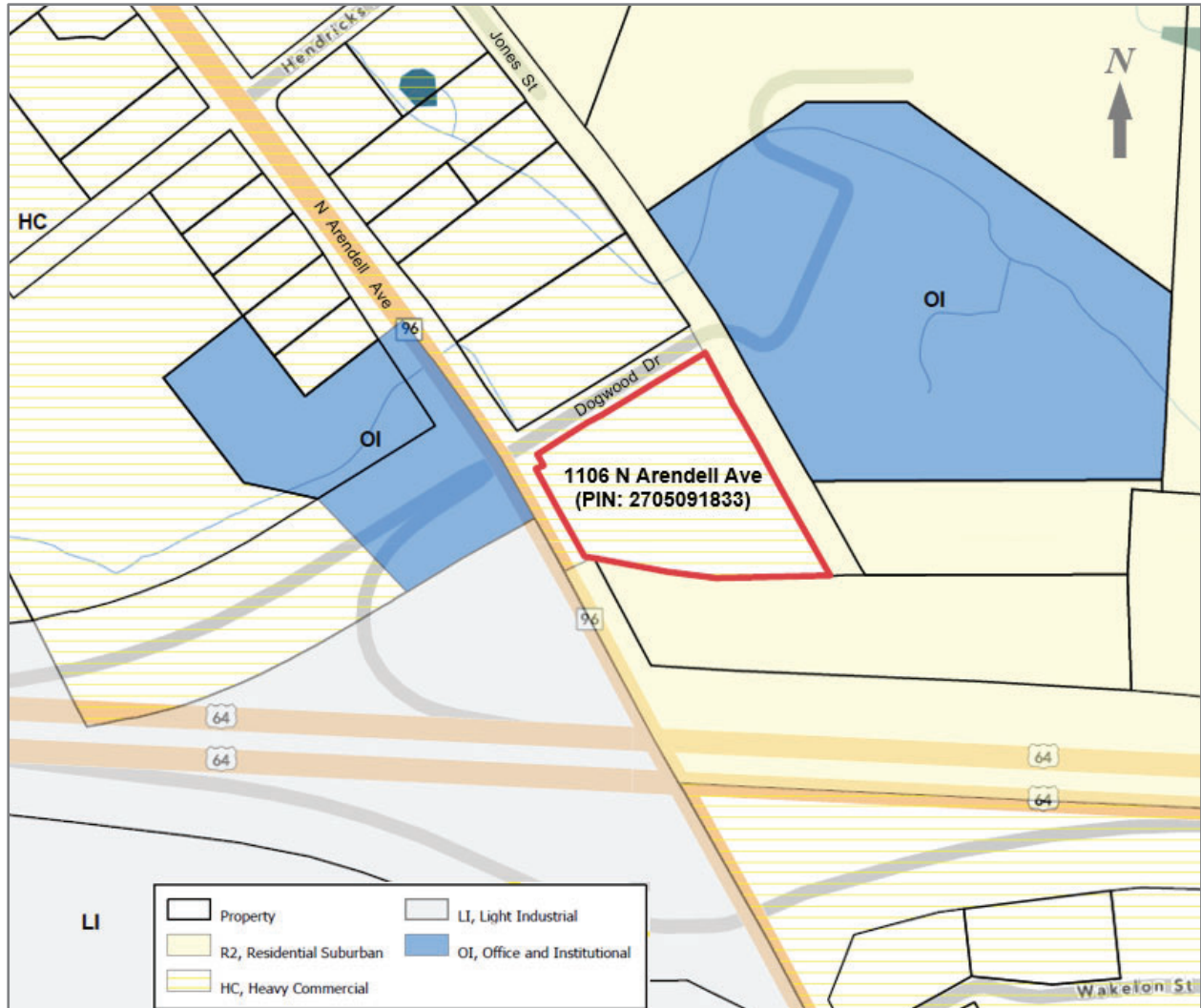


Parcel boundaries and 2021 aerial image source: Wake County GIS iMAPS (1/30/23)

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VICINITY MAP (WITH ZONING DISTRICTS)



Parcel boundaries, zoning map/information source: Wake County GIS iMAPS (1/30/23)

NEIGHBORHOOD MEETING - NOTIFICATION MAILING LIST:
Property Owners and Occupants Within 750 Feet of
1106 N Arendell Ave (Wake County PIN: 2705191832)

OWNER	ADDR1	ADDR2	ADDR3
SPEEDWAY LLC	PROPERTY TAX DEPT	539 S MAIN ST	FINDLAY, OH 45840-3229
MASSEY, OREN D JR TRUSTEE ETAL DEBNAM, GLORIA MASSEY	C/O AMY D BOYD	3107 CLEERE CT	GREENVILLE, NC 27858-5570
STATE EMPLOYEES CREDIT UNION	PO BOX 26807	RALEIGH, NC 27611-6807	
SPIRIT MASTER FUNDING VII LLC	GREAT AMERICAN HOSPITALITY LLC	7003 CHADWICK DR, STE 101	BRENTWOOD, TN 37027-5288
CHURCH OF JESUS CHRIST OF LATTER-DAY	TAX ADM DIV 521-6575	50 E NORTH TEMPLE RM 2225	SALT LAKE CITY, UT 84150-0022
ZEBULON 64 LLC	PO BOX 979	CARY, NC 27512-0979	
WAKE COUNTY	WAKE COUNTY ATTORNEY'S OFFICE	PO BOX 550	RALEIGH, NC 27602-0550
FIRST CITIZENS BANK & TRUST COMPANY	PO BOX 27131	RALEIGH, NC 27611-7131	
MASSEY OREN D JR TRUST THE	AMY D BOYD	3107 CLEERE CT	GREENVILLE, NC 27858-5570
GLAXO INC	C/O DUGHARME MCMILLEN & ASSOC	PO BOX 80615	INDIANAPOLIS, IN 46280-0615
WAKE CNTY BOARD OF EDUCATION	RE SERVICES DIRECTOR	1551 ROCK QUARRY RD	RALEIGH, NC 27610-4145
TART, CARL VICTOR JR BURLINGTON, VICKIE NEWTON TART	7815 ROXBORO RD	BAHAMA, NC 27503-9045	
KITAHATA, MARI KITAHATA, LUTHER M	2623B FRANKLIN AVE E	SEATTLE, WA 98102-3218	
EPARK LLC	PO BOX 10907	GOLDSBORO, NC 27532-0907	
JTSI INC	9107 S TRYON ST, STE F	CHARLOTTE, NC 28273-3125	
COOK OUT-ZEBULON INC	PO BOX 698	THOMASVILLE, NC 27361-0698	
TRUIST BANK	PO BOX 167	WINSTON SALEM, NC 27102-0167	
COOK OUT-ZEBULON INC	15 LAURA LN, STE 300	THOMASVILLE, NC 27360-5865	
OCCUPANT	1201 N ARENDELL AVE	ZEBULON, NC 27597	
OCCUPANT	1240 N ARENDELL AVE	ZEBULON, NC 27597	
OCCUPANT	300 JONES ST	ZEBULON, NC 27597	
OCCUPANT	121 WAKELON ST	ZEBULON, NC 27597	
OCCUPANT	101 WAKELON ST	ZEBULON, NC 27597	
OCCUPANT	1002 DOGWOOD DR	ZEBULON, NC 27597	
OCCUPANT	1213 SHEPARD SCHOOL RD	ZEBULON, NC 27597	
OCCUPANT	1015 N ARENDELL AVE	ZEBULON, NC 27597	
OCCUPANT	700 PROCTOR ST	ZEBULON, NC 27597	
OCCUPANT	1309 SHEPARD SCHOOL RD	ZEBULON, NC 27597	
OCCUPANT	1260 N ARENDELL AVE	ZEBULON, NC 27597	
OCCUPANT	1204 N ARENDELL AVE	ZEBULON, NC 27597	
OCCUPANT	1206 N ARENDELL AVE	ZEBULON, NC 27597	
TOWN OF ZEBULON	PLANNING DEPARTMENT	1003 N ARENDELL AVE	ZEBULON, NC 27597



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: 1106 N Arendell Ave Conditional Rezoning

Meeting Address: Zebulon Community Center, 301 S Arendell Ave., Zebulon, NC 27597

Date of Meeting: February 13, 2023 Time of Meeting: 5:30 pm - 7:30 pm

Property Owner(s) Names: Carl Victor Tart, Jr; Connie Tart; Jenna Burlington Fitch; Miles Fitch, III; Robert T. Burlington; Sara Burlington

Applicants: Thomas H. Johnson, Jr.-attorney / Williams Mullen, agent for C4 CStore Holdings III, LLC

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	Chari Taft	525 Fallen Branch Way	252-531-9755	ctaft@CSFRE.COM
2	DPR - Dallas Pearce	214 N. Arendell Ave	919-464-1465	dallas@dallaspearceparty.com
3	Amy Debraun Boyd	3107 Cloop H Greenway	252-902-6138	ayd1951@gmail.com
4	Carl V. Tart, Jr.	7815 Roxboro Rd, Zebulon	919-219-0143	tart_c@yuloo.com
5	Robert T. Burlington			
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Attach Additional Sheets If Necessary.



SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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Project Name: 1106 N Arendell Ave Conditional Rezoning

Meeting Address: Zebulon Community Center (Yoga Room), 301 S Arendell Ave., Zebulon, NC 27597

Date of Meeting: February 13, 2023 Time of Meeting: 5:30pm - 7:30pm

Property Owner(s) Names: Carl Victor Tart, Jr.; Connie Tart; Jenna Burlington Fitch; Miles Fitch, III; Robert T. Burlington; Sara Burlington

Applicants: Thomas H. Johnson, Jr. - attorney / Williams Mullen, agent for C4 CStore Holdings III, LLC

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 Why does property need to be rezoned?

Applicant Response: A convenience store with gasoline sales use is allowed by-right under the property's current HC zoning. Under the UDO, fuel pump islands for a convenience store use may not be located between a building and any adjacent street rights-of-way. Conditional rezoning is being requested to facilitate a design-related adjustment resulting from the parcel being adjacent to street rights-of-way on three sides.

Question/ Concern #2 What does the side of the building look like facing Dogwood Drive?

Applicant Response: Applicant showed drawing of proposed building facades and explained building design is required to comply with the applicable standards in Zebulon's UDO.

Question/ Concern #3 No other questions/concerns expressed regarding proposed rezoning.

Applicant Response: Since attendees questions at the neighborhood meeting were informational in nature and no concerns or issues were expressed, there have been no modifications to the proposed project as presented and explained at the meeting.

Question/ Concern #4

Applicant Response:



INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

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

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I, Wayne P. Nicholas (of Williams Mullen), representative for Thomas H. Johnson, Jr., attorney (Williams Mullen), agent for C4 CStore Holdings III, LLC (Applicant), 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 300 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 Zebulon Community Center (Yoga Room), 301 S. Arendell Ave, Zebulon, NC 27597 (location/address) on February 13, 2023 (date) from 5:30 pm (start time) to 7:30 pm (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.

March 1, 2023 Date By: Wayne P. Nicholas [Signature]

STATE OF NC COUNTY OF Wake

Sworn and subscribed before me, Kaye M. Horton, a Notary Public for the above State and County, on this the 1st day of March, 2023.

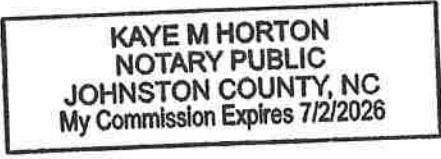
SEAL Kaye M. Horton [Signature]

Notary Public

Kaye M. Horton [Signature]

Print Name

My Commission Expires: 7-2-2026

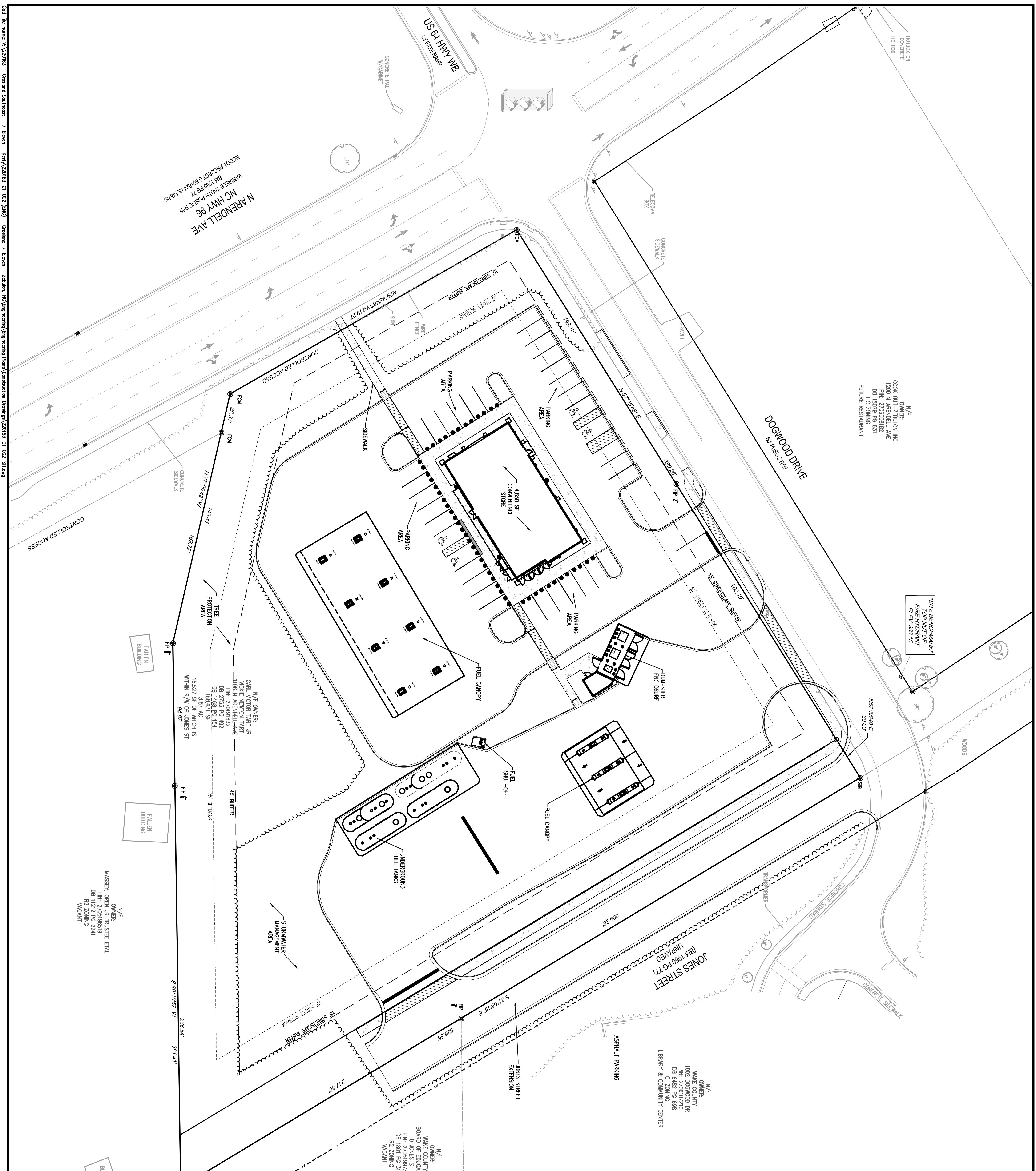




PROJECT CONTACT INFORMATION

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Development Contacts:		
Project Name: 1106 N Arendell Ave Conditional Rezoning		Zoning: Heavy Commercial (HC)
Location: 1106 N Arendell Avenue		
Property PIN(s): 2705191832		Acreage/Square Feet: 3.51 ac
Property Owner: Carl Victor Tart, Jr; Connie Tart; Jenna Burlington Fitch; Miles Fitch, III; Robert T. Burlington; Sara Burlington		
Address: 7815 Roxboro Rd		
City: Bahama	State: NC	Zip: 27503-9045
Phone:		Email:
Applicant /		
Developer: C4 CStore Holdings III, LLC		
Address: 801 East Boulevard		
City: Charlotte	State: NC	Zip: 28203
Phone: 252-531-9755	Fax:	Email: ctaft@csere.com
Engineer: Matt Lowder, PE / Bowman North Carolina Ltd.		
Address: 4006 Barrett Drive, Suite 104		
City: Raleigh	State: NC	Zip: 27609
Phone: (919) 553-6570	Fax:	Email: mlowder@bowman.com
Agent for Owner/Applicant:		
Builder (if known): Thomas H. Johnson, Jr. (Attorney) / Williams Mullen		
Address: 301 Fayetteville Street, Suite 1700		
City: Raleigh	State: NC	Zip: 27601
Phone: (919) 981-4006	Fax:	Email: tjohnson@williamsmullen.com



N/F
 COOK OUT- ZEBULON, NC
 1200 N ARENDELL AVE
 P#N: 2706008182
 DB: 18079 PG 631
 R2 ZONING
 FUTURE RESTAURANT

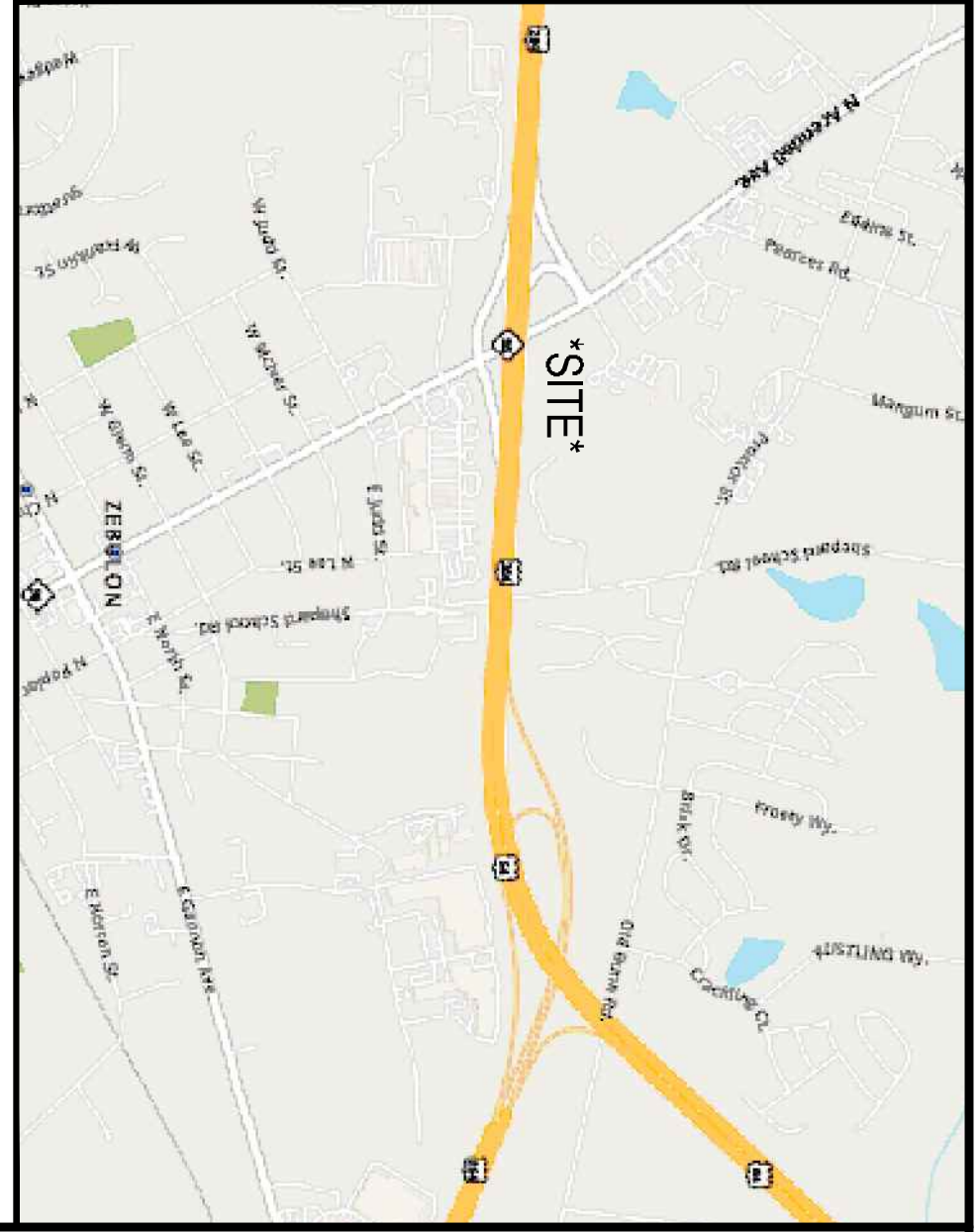
N/F
 'SITE BENCHMARK'
 TOP NUT OF
 FIRE HYDRANT
 ELEV: 533.13

N/F
 OWNER: WAKE COUNTY
 1002 DOGWOOD DR
 P#N: 2706107210
 DB: 18079 PG 631
 R2 ZONING
 LIBRARY & COMMUNITY CENTER

N/F
 OWNER: WAKE COUNTY
 BOARD OF EDUCATION
 P#N: 2705199729
 DB: 1861 PG 315
 R2 ZONING
 VACANT

N/F OWNER:
 CARL MOTOR PARTS
 1100 N ARENDELL AVE
 P#N: 2703191832
 DB: 2755 PG 492
 DB: 1468 PG 154
 15,527 SF OF WHICH IS
 1,357 SF
 WITHIN E/W OF JONES ST
 94.87'

N/F
 OWNER: MASSEY, GENE
 MASSEY INDUSTRIAL
 P#N: 2705199519
 DB: 1122 PG 2241
 R2 ZONING
 VACANT



VICINITY MAP

PROJECT DEVELOPMENT DATA

STREET ADDRESS:	1106 N ARENDELL AVE
P#N:	2705-18-1832
DEED BOOK/PAGE:	0069538
ZONING DISTRICT(S):	HC (HEAVY COMMERCIAL)
SITE ACRES:	3.51 AC (3.87 AC - 0.36 AC R/W DEDICATION)
DISTURBED AREA:	35501.07N 187917.47W
LATITUDE & LONGITUDE:	
INSIDE TOWN LIMITS:	YES
EXISTING USE:	VACANT (FORMERLY SINGLE FAMILY)
PROPOSED BUILDING USE:	CONVENIENCE STORE WITH GASOLINE SALES
GROSS BUILDING AREA:	4,650 SF
MINIMUM LOT SIZE:	6,000 SF
MINIMUM LOT WIDTH:	50 FT
MINIMUM STREET SETBACK:	30 FT
MINIMUM SIDE SETBACK:	5 FT
MINIMUM REAR SETBACK:	25 FT
MINIMUM LOT COVERAGE:	80%
MINIMUM OPEN SPACE:	
MINIMUM DISTANCE FROM EXISTING BUILDINGS:	40 FT
MINIMUM DISTANCE BETWEEN BUILDINGS:	15 FT
LANDSCAPE BUFFERS:	40 FT TREE D BUFFER ADJACENT TO RESIDENTIAL
STREETSCAPE BUFFER:	15 FT WIDTH



GRAPHIC SCALE

1 inch = 30 ft.

<p>SITE PLAN</p> <p>Convenience Store</p> <p>1106 North Arendell</p> <p>Zebulon, NC Wake County</p>	<p>Bowman North Carolina Ltd.</p> <p>4006 BARRETT DR</p> <p>Suite 104</p> <p>RALEIGH, NC 27609</p> <p>Phone: (919)553-6570</p> <p>bowman.com</p> <p>Bowman North Carolina Ltd.</p>	
<p>PLAN STATUS</p> <p>PRELIMINARY</p> <p>DO NOT</p> <p>USE FOR</p> <p>CONSTRUCTION</p>	<p>DATE DESCRIPTION</p> <p>MEL MEL XXX</p> <p>DESIGN DRAWN CHKD</p> <p>SCALE H: 1" = 30'</p> <p>V: 1" = 30'</p> <p>JOB No. 220163-01-002</p> <p>DATE February 13, 2023</p> <p>FILE No. xxxxxx-x-xx-xxx</p>	<p>SHEET</p> <p style="font-size: 2em; font-weight: bold;">C1.0</p>



N/F
 OWNER:
 COOK OUT-ARENDALL, INC
 1200 N ARENDELL AVE
 DB 2706008182
 DB 18079 PG 631
 R2 ZONING
 FUTURE REDEVELOPMENT

N/F
 OWNER:
 "SITE BENCHMARK -
 TOP NUT OF
 FIRE HYDRANT
 ELEV. 333.19"

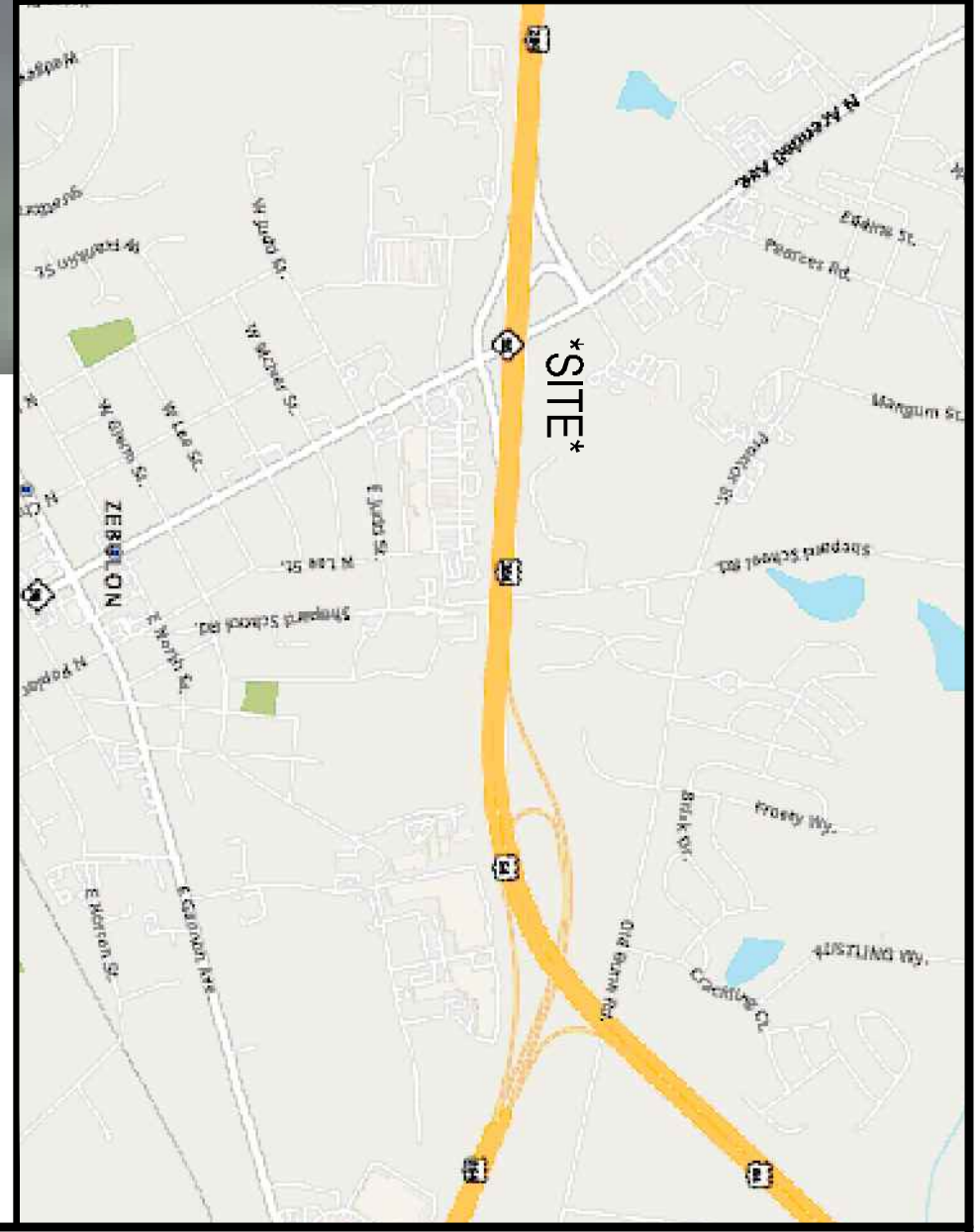
N ARENDELL AVE
 NC HWY 98
 VARIABLE WIDTH PUBLIC ROW
 BLD 1980 PG 27
 NCCOT PROJECT 6.801024 (A.14879)

N/F
 OWNER:
 WAKE COUNTY
 1002 DOGWOOD DR
 DB 2706007280
 DB 1881 PG 315
 R2 ZONING
 LIBRARY & COMMUNITY CENTER

N/F
 OWNER:
 WAKE COUNTY
 BOARD OF EDUCATION
 1000 W. GARRISON ST
 DB 2705189729
 DB 1881 PG 315
 R2 ZONING
 VACANT

N/F
 OWNER:
 MASSEY GENERALISTRE ETLA
 DB 2705189819
 DB 1112 PG 241
 R2 ZONING
 VACANT

N/F OWNERS:
 CARL MOTOR PARTS
 15527 ST OF WHICH IS
 WITHIN 6' W/ OF JONES ST
 DB 2705 PG 492
 DB 1488 PG 134
 DB 1488 PG 134
 1487 AC



DATE	DESCRIPTION
MEL	MEL XXX
DESIGN	DRAWN CHKD
SCALE	H: 1" = 30'
SCALE	V: 1" = 30'
DATE	February 13, 2023
FILE No.	xxxxxx-x-xx-xxx

PLAN STATUS

PRELIMINARY
 DO NOT
 USE FOR
 CONSTRUCTION

SITE PLAN

Convenience Store

1106 North Arendell
 Zebulon, NC Wake County

Bowman North Carolina Ltd.
 4006 BARRETT DR
 Suite 104
 RALEIGH, NC 27609
 Phone: (919)553-6570
 bowman.com
 Bowman North Carolina Ltd.

