



# APPLICATION FOR CONDITIONAL REZONING MAP AMENDMENT

**\* REVISED 5/12/23**

## PROPOSED DEVELOPMENT CONDITIONS

The applicant hereby requests that the Zebulon Board of Commissioners, pursuant Section 2.2.6 of the UDO approve the Conditional Zoning for the Conditional Zoning for the above listed use(s), subject to the following condition(s), requested deviations, and proposed alternative means of compliance. (Attach additional pages as needed)

1. Development of the property for a convenience store with gasoline sales use shall be substantially as shown on the concept plan approved as part of this rezoning request and as shown on a site/development plan approved subsequent and pursuant to this rezoning. Development of the use on the property as described above shall not be subject to the use-specific standard in UDO 4.3.5.Q.1.a, more specifically this condition permits gasoline pump island to be located between the building and street as shown on the concept plan.
2. This rezoning and the associated site/building design proposed as part of the request considers certain UDO requirements in relation to: the nature of the proposed commercial use which is permitted by-right under the existing HC zoning; the property being adjacent to street rights-of-way on three sides, subjecting proposed development at this location to additional standards not applicable to the same development type throughout all HC zoning; and, aspects of the proposed site/building design that exceed minimum UDO requirements as shown and described in the documents submitted as part of the rezoning request. Based on consideration of these factors, variation in the fenestration requirement for the south and east building facades is allowed as shown on the plans approved as part of this rezoning.