

ZEBULON
BOARD OF COMMISSIONERS
AGENDA
May 5, 2025
6:00pm

1. PLEDGE OF ALLEGIANCE

2. APPROVAL OF AGENDA

3. SCHOOL RECOGNITION

A. East Wake High School

- i. Kai King – Student
- ii. Christopher Torr – Teacher

B. ZGTMMMS – Proclamations

- i. FCCLA
- ii. HOSA

4. PUBLIC COMMENT

All wishing to speak should sign up prior to 5:50pm. The comment will be no longer than 15 minutes with speakers having three minutes each to speak. No speaker can speak on a public hearing item or any item that would need to be discussed under closed session. Speakers cannot give their minutes to another speaker.

5. CONSENT

A. Finance

- i. Wake County Tax Report – December 2024
- ii. Wake County Tax Report – January 2025
- iii. Wake County Tax Report – February 2025
- iv. Audit Contract

B. Public Works

- i. Ordinance 2025-26 – Budget Amendment

C. Fire

- i. Resolution 2025-11 - Adoption of Wake County Multi-Jurisdictional Hazard Mitigation Plan

6. PRESENTATIONS

- A. Departmental Budget Requests*
 - i. Economic Development*
 - ii. Information Technology*
 - iii. Public Works*
- B. Compensation Study: David Hill (Consultant)*

7. OLD BUSINESS

- A. Planning*
 - i. Ordinance 2025-27 – Zebulon Mixed Use Planned Development for 0, 1928, and 1938 Zebulon Rd*

8. MANAGER’S REPORT

- A. Financial Statements Update – Addendum*
- B. Budget and Staffing Update*

9. BOARD COMMENTS

10. CLOSED SESSION

As Allowed Per NC General Statute § 143-318.11

- a. Deacon Development Group, LLC v. Town of Zebulon / Case #24-CVS-020692-910*
- b. Personnel Discussions*

11.ADJOURN

Proclamation

Recognition of Zebulon GT Magnet Middle School NC FCCLA State Conference Winners

WHEREAS, Family, Career and Community Leaders of America (FCCLA) is a national Career and Technical Student Organization (CTSO) for students in Family and Consumer Sciences (FCS) education in public and private schools; and

WHEREAS, the FCCLA is a national nonprofit that offers intra-curricular resources and opportunities for students to assume their roles in society through Family and Consumer Sciences education in the areas of personal growth, family life, college readiness, career exploration, leadership, and community involvement; and

WHEREAS, the program extends classroom learning that develops leadership and employability skills, and helps young men and women learn how to plan, make decisions, and carry out and evaluation programs of action through working with other youth and adults within their school, community, and state; and

WHEREAS, since 1945, FCCLA members have been making a difference in their families, careers and communities by addressing important personal, work, and societal issues through Family and Consumer Sciences education; and

WHEREAS, the Zebulon GT Magnet Middle School has a very strong FCCLA program that is evidenced by their strong accomplishments at the NC FCCLA State Conference in Greensboro, NC March 31 – April 2, 2025 where they won in the top two making them eligible to attend Nationals in Orland Florida.

NOW, THEREFORE, I, Glenn L. York, Mayor of the Town of Zebulon, hereby recognize the following Zebulon GT Magnet Middle School FCCLA student for their accomplishments at the NC FCCLA State Conference: Jackson Foy, Adrian Pedemonte, Keyla Tores, Lidia Espinoza Mendez, Elias Brunson, Jaylynn Thompson Smith, Andrew Unzueta, Ella Primus, Kyla Cross, Lily Fraizer, Abby Vinson, Payton Privette, Ayden Moxey, Trent Pitters and Camerson Kingsberry.

SEAL

Glenn L. York – Mayor

Lisa M. Markland, CMC – Town Clerk

Proclamation

**Recognition of Zebulon GT Magnet Middle School
NC HOSA State Conference Winners**

Whereas, the Health Occupations Students of America (HOSA), is a global student-led organization recognized by the US Department of Education and the Department of Health and Human Services and several federal and state agencies; and

Whereas, HOSA's mission is to empower future health professionals to become leaders in the global health community, through education, collaboration and experience; and

Whereas, HOSA provides a strong foundation for preparing tomorrow's healthcare professionals through skill development, leadership opportunities, community service; and

Whereas, HOSA provides a unique program of leadership development, motivation, and recognition exclusively for secondary, postsecondary, middle school, adult and collegiate students who have an interest in pursuing careers in health sciences, biomedical or as health professionals; and

WHEREAS, the Zebulon GT Magnet Middle School has a HOSA program that attended the NC HOSA State Conference in Greensboro, NC March 27 – 29, 2025 and won in the top two to attend Nationals in Nashville, TN.

Now Therefore, I, Glenn L. York, Mayor of the Town of Zebulon do hereby recognize the following Zebulon GT Magnet Middle School HOSA students for accomplishments at the NC HOSA State Conference: Jayliah Peters, Rosalia Solis, Layla Ferguson.

SEAL

Glenn L. York – Mayor

Lisa M. Markland, CMC – Town Clerk



Board of Commissioners

P.O. Box 550 • Raleigh, NC 27602

TEL 919 856 6180

FAX 919 856 5699

DON MIAL, VICE-CHAIR
VICKIE ADAMSON
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TARA WATERS

February 4, 2025

Ms. Lisa Markland
Town Clerk
Town of Zebulon
1003 North Arendell Avenue
Zebulon, North Carolina 27597

Dear Ms. Markland:

The Wake County Board of Commissioners, in regular session on February 3, 2025, approved and accepted the enclosed tax report for the Town of Zebulon.

The attached adopted actions are submitted for your review; no local board action is required.

Sincerely,

Yvonne Gilyard
Clerk to the Board

Wake County Board of Commissioners

Enclosure(s)

WAKE COUNTY TAX ADMINISTRATION

12/01/2024 - 12/31/2024

Rebate Detail Report

ZEBULON

DATE
01/02/2025

TIME
3:00:43 PM

REBATE NUM	PROPERTY	CITY TAG	LATE LIST	BILLED INTEREST	TOTAL REBATED	PROCESS DATE	ACCOUNT NUMBER	TAX YEAR	BILLING YEAR	OWNER
BUSINESS REAL ESTATE ACCOUNTS										
903450	1,742.95	0.00	0.00	0.00	1,742.95	12/13/2024	0000096794	2024	2024	ZEBULON TOWN LLC
903134	4,362.20	0.00	0.00	0.00	4,362.20	12/11/2024	0000040560	2024	2024	BKING PROPERTIES LLC
903817	8,647.39	0.00	0.00	0.00	8,647.39	12/18/2024	0000083118	2024	2024	ZEBULON MAPLES ASSOCIATES LP
SUBTOTALS FOR BUSINESS REAL ESTATE ACCOUNTS	14,752.54	0.00	0.00	0.00	14,752.54			3	Properties Rebated	
INDIVIDUAL PROPERTY ACCOUNTS										
901703	5.50	30.00	0.55	0.00	36.05	12/2/2024	0006677286	2020	2020	MITCHELL, ANNIE B
901704	5.50	30.00	0.55	0.00	36.05	12/2/2024	0006677286	2021	2021	MITCHELL, ANNIE B
901706	5.75	30.00	0.58	0.00	36.33	12/2/2024	0006677286	2023	2023	MITCHELL, ANNIE B
901707	5.77	30.00	0.58	0.00	36.35	12/2/2024	0006677286	2024	2024	MITCHELL, ANNIE B
902328	5.77	0.00	0.58	0.00	6.35	12/5/2024	0007016360	2024	2024	JACKSON, CLARK WILLSON
901702	5.92	10.00	0.00	0.00	15.92	12/2/2024	0006677286	2018	2018	MITCHELL, ANNIE B
901701	5.92	20.00	0.59	0.00	26.51	12/2/2024	0006677286	2019	2019	MITCHELL, ANNIE B
901700	8.63	10.00	0.86	0.00	19.49	12/2/2024	0006677286	2017	2017	MITCHELL, ANNIE B
901705	5.75	30.00	0.58	0.00	36.33	12/2/2024	0006677286	2022	2022	MITCHELL, ANNIE B
SUBTOTALS FOR INDIVIDUAL PROPERTY ACCOUNTS	54.51	190.00	4.87	0.00	249.38			9	Properties Rebated	

INDIVIDUAL REAL ESTATE ACCOUNT

903989	62.44	0.00	0.00	0.00	62.44	12/19/2024	0000042374	2024	2024	000000	TEPORDEL, OXANA
SUBTOTALS FOR INDIVIDUAL REAL ESTATE ACCOUNTS	62.44	0.00	0.00	0.00	62.44	62.44		1	Properties Rebated		
TOTAL REBATED FORZEBULON	14,869.49	190.00	4.87	0.00	15,064.36	15,064.36		13	Properties Rebated for City		
GRAND TOTAL	818,071.34	710.00	956.37	0.00	819,737.71	819,737.71		263	Properties Rebated for all Cities		



Board of Commissioners
P.O. Box 550 • Raleigh, NC 27602

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SUSAN P. EVANS, CHAIR
DON MIAL, VICE-CHAIR
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SHINICA THOMAS
TARA WATERS

March 18, 2025

Ms. Lisa Markland
Town Clerk
Town of Zebulon
1003 North Arendell Avenue
Zebulon, North Carolina 27597

Dear Ms. Markland:

The Wake County Board of Commissioners, in regular session on March 17, 2025, approved and accepted the enclosed tax report for the Town of Zebulon.

The attached adopted actions are submitted for your review; no local board action is required.

Sincerely,

Antoinette H. Womack
Deputy Clerk to the Board
Wake County Board of Commissioners

Enclosure(s)

WAKE COUNTY TAX ADMINISTRATION

01/01/2025 - 01/31/2025

Rebate Detail Report

ZEBULON

DATE 02/24/2025
TIME 11:50:43 AM

REBATE NUM	PROPERTY	CITY TAG	LATE LIST	BILLED INTEREST	TOTAL REBATED	PROCESS DATE	ACCOUNT NUMBER	TAX YEAR	YEAR FOR	BILLING TYPE	OWNER	
BUSINESS REAL ESTATE ACCOUNTS												
906616	148.91	0.00	0.00	0.00	148.91	1/17/2025	0000045793	2024	2024	000000	WAFFLE HOUSE INC	
907918	4,310.46	0.00	0.00	0.00	4,310.46	1/31/2025	0000085216	2024	2024	000000	LNP INC	
907134	150,419.43	0.00	0.00	0.00	150,419.43	1/23/2025	0000030074	2024	2024	000000	TRUIST BANK	
907920	4,374.63	0.00	0.00	0.00	4,374.63	1/31/2025	0000136839	2024	2024	000000	LITTLE RIVER INVESTMENTS INC	
SUBTOTALS FOR BUSINESS REAL ESTATE ACCOUNTS					159,253.43	159,253.43	4 Properties Rebated					
INDIVIDUAL PROPERTY ACCOUNTS												
905981	2.20	0.00	0.22	0.00	2.42	1/13/2025	0006862754	2020	2020	000000	MASSEY, STEVEN GARRY	
905980	2.66	0.00	0.27	0.00	2.93	1/13/2025	0006862754	2019	2019	000000	MASSEY, STEVEN GARRY	
905982	5.77	0.00	0.58	0.00	6.35	1/13/2025	0006862754	2024	2024	000000	MASSEY, STEVEN GARRY	
SUBTOTALS FOR INDIVIDUAL PROPERTY ACCOUNTS					11.70	11.70	3 Properties Rebated					
INDIVIDUAL REAL ESTATE ACCOUNT												
906457	17,767.35	0.00	0.00	0.00	17,767.35	1/16/2025	0000168324	2024	2024	000000	ZEB LAND LLC	
SUBTOTALS FOR INDIVIDUAL REAL ESTATE ACCOUNTS					17,767.35	17,767.35	1 Properties Rebated					
TOTAL REBATED FOR ZEBULON					177,032.48	177,032.48	8 Properties Rebated for City					
GRAND TOTAL					959,168.85	210.00	2,438.53	961,817.38				168 Properties Rebated for all Cities



Board of Commissioners
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SUSAN P. EVANS, CHAIR
DON MIAL, VICE-CHAIR
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CHERYL STALLINGS
SHINICA THOMAS
TARA WATERS

April 8, 2025

Ms. Lisa Markland
Town Clerk
Town of Zebulon
1003 North Arendell Avenue
Zebulon, North Carolina 27597

Dear Ms. Markland:

The Wake County Board of Commissioners, in regular session on April 7, 2025, approved and accepted the enclosed tax report for the Town of Zebulon.

The attached adopted actions are submitted for your review; no local board action is required.

Sincerely,

A handwritten signature in black ink that reads "Antoinette H. Womack".

Antoinette H. Womack
Deputy Clerk to the Board
Wake County Board of Commissioners

Enclosure(s)

WAKE COUNTY TAX ADMINISTRATION

02/01/2025 - 02/28/2025

DATE 03/20/2025
TIME 9:32:05 AM

Rebate Detail Report

ZEBULON

REBATE NUM	PROPERTY	CITY TAG	LATE LIST	BILLED INTEREST	TOTAL REBATED	PROCESS DATE	ACCOUNT NUMBER	TAX YEAR	BILLING YEAR	OWNER
BUSINESS REAL ESTATE ACCOUNTS										
909692	253.22	0.00	0.00	0.00	253.22	2/14/2025	0000070047	2024	2024	LNP INC
SUBTOTALS FOR BUSINESS REAL ESTATE ACCOUNTS					253.22	253.22	1 Properties Rebated			
INDIVIDUAL PROPERTY ACCOUNTS										
908833	21.31	0.00	2.13	0.00	23.44	2/10/2025	0006973433	2024	2024	ANGULO, TATE MANDISA LEANDRA
910702	259.78	30.00	0.00	0.00	289.78	2/25/2025	0007047673	2025	2024	CONRAD, MEGAN GLOVER
907911	46.16	30.00	4.62	0.00	80.78	2/3/2025	0006989173	2024	2024	TRAWALLY, LAMIN
908835	25.09	0.00	2.51	0.00	27.60	2/18/2025	0006953969	2024	2024	BOLANOS, RENE FRANCISCO
SUBTOTALS FOR INDIVIDUAL PROPERTY ACCOUNTS					352.34	60.00	9.26	0.00	421.60	4 Properties Rebated
TOTAL REBATED FOR ZEBULON					605.56	60.00	9.26	0.00	674.82	5 Properties Rebated for City
GRAND TOTAL					742,593.61	930.00	531.95	0.00	744,055.56	180 Properties Rebated for all Cities

Topic: Audit Contract
Speaker: Bobby Fitts, Finance Director
Prepared by: Bobby Fitts, Finance Director
Approved by: Taiwo Jaiyeoba, Interim Town Manager

Executive Summary:

The Board will consider the contract to conduct the Town's statutorily required annual financial audit.

Background:

The Town engaged Martin Starnes & Associates, CPAs for auditing services in 2024 for a period of three years after an RFP process in December 2023.

On March 4, 2024, the Town approved a three-year engagement with the firm.

Discussion:

The discussion before the Board is whether to approve the contract for Martin Starnes & Associates, CPAs to conduct the FY '25 Audit.

Financial Analysis:

The cost of the contract is \$39,600 for FY 2025. This includes a 10% increase from the FY 2024 audit and a single audit will not be needed this year. This includes financial statement preparation.

Staff Recommendation:

Staff recommends approving the contract for Martin Starnes & Associates, CPAs to perform the fiscal year ending June 30, 2025 audit.

They were great to work with in our first year with them and we look forward to another great year.

Attachments:

1. Audit Contract

Report on the Firm's System of Quality Control

To the Shareholders of Martin Starnes & Associates, CPAs, P.A. and the
Peer Review Committee, Coastal Peer Review, Inc.

We have reviewed the system of quality control for the accounting and auditing practice of Martin Starnes & Associates, CPAs, P.A. (the firm) in effect for the year ended December 31, 2023. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control and the firm's compliance therewith based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under Government Auditing Standards, including compliance audits under the Single Audit Act and an audit of an employee benefit plan.

As part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Martin Starnes & Associates, CPAs, P.A. in effect for the year ended December 31, 2023, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)* or *fail*. Martin Starnes & Associates, CPAs, P.A. has received a peer review rating of *pass*.

Dean Dorton Allen Ford, PLLC

Dean Dorton Allen Ford, PLLC

May 10, 2024

SIGNATURE PAGE – DPCU
(complete only if applicable)

DISCRETELY PRESENTED COMPONENT UNIT

DPCU*	
N/A	
Date DPCU Governing Board Approved Audit Contract* (Enter date in box to right)	
DPCU Chairperson (typed or printed)* N/A	Signature*
Date*	Email Address*

Chair of Audit Committee (typed or printed, or "NA") N/A	Signature
Date	Email Address

DPCU – PRE-AUDIT CERTIFICATE

Required by G.S. 159-28(a1) or G.S. 115C-441(a1). Not applicable to hospital contracts.

This instrument has been pre-audited in the manner required by The Local Government Budget and Fiscal Control Act or by the School Budget and Fiscal Control Act.

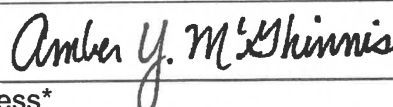
Sum Obligated by this Transaction:	\$
DPCU Finance Officer (typed or printed)* N/A	Signature*
Date of Pre-Audit Certificate*	Email Address*

Remember to print this form, and obtain all
 required signatures prior to submission.

PRINT

SIGNATURE PAGE

AUDIT FIRM

Audit Firm*	
Martin Starnes & Associates, CPAs, P.A.	
Authorized Firm Representative (typed or printed)* Amber Y. McGhinnis	Signature* 
Date* 03/11/25	Email Address* amcghinnis@msa.cpa

GOVERNMENTAL UNIT

Governmental Unit*	
Town of Zebulon, NC	
Date Governing Board Approved Audit Contract* (Enter date in box to right)	
Mayor/Chairperson (typed or printed)* Glenn L. York, Mayor	Signature*
Date	Email Address* gyork@townofzebulon.org

Chair of Audit Committee (typed or printed, or "NA") N/A	Signature
Date	Email Address

GOVERNMENTAL UNIT – PRE-AUDIT CERTIFICATE

Required by G.S. 159-28(a1) or G.S. 115C-441(a1). Not applicable to hospital contracts.

This instrument has been pre-audited in the manner required by The Local Government Budget and Fiscal Control Act or by the School Budget and Fiscal Control Act.

Sum Obligated by This Transaction:	\$ 39,600
Primary Governmental Unit Finance Officer* (typed or printed) Bobby Fitts, Finance Director	Signature*
Date of Pre-Audit Certificate*	Email Address* rfitts@townofzebulon.org

FEES FOR AUDIT SERVICES

1. For all non-attest services, the Auditor shall adhere to the independence rules of the AICPA Professional Code of Conduct (as applicable) and *Government Auditing Standards, 2018 Revision*. Refer to Item 27 of this contract for specific requirements. The following information must be provided by the Auditor; contracts presented to the LGC without this information will be not be approved.

Financial statements were prepared by: ☒ Auditor ☐ Governmental Unit ☐ Third Party

If applicable: Individual at Governmental Unit designated to have the suitable skills, knowledge, and/or experience (SKE) necessary to oversee the non-attest services and accept responsibility for the results of these services:

Name:

Title and Unit / Company:

Email Address:

Bobby Fitts

Finance Director, Town of Zebulon

rfitts@townofzebulon.org

OR Not Applicable ☐ (Identification of SKE Individual on the LGC-205 Contract is not applicable for GAAS-only audits or audits with FYEs prior to June 30, 2020.)

2. Fees may not be included in this contract for work performed on Annual Financial Information Reports (AFIRs), Form 990s, or other services not associated with audit fees and costs. Such fees may be included in the engagement letter but may not be included in this contract or in any invoices requiring approval of the LGC. See Items 8 and 13 for details on other allowable and excluded fees.

3. The audit fee information included in the table below for both the Primary Government Fees and the DPCU Fees (if applicable) should be reported as a specific dollar amount of audit fees for the year under this contract. If any language other than an amount is included here, the contract will be returned to the audit form for correction.

4. Prior to the submission of the completed audited financial report and applicable compliance reports subject to this contract, or to an amendment to this contract (if required) the Auditor may submit interim invoices for approval for services rendered under this contract to the Secretary of the LGC, not to exceed 75% of the billings for the unit's last annual audit that was submitted to the Secretary of the LGC. All invoices for services rendered in an audit engagement as defined in 20 NCAC .0503 shall be submitted to the Commission for approval before any payment is made. Payment before approval is a violation of law. (This paragraph not applicable to contracts and invoices associated with audits of hospitals).

Primary Government Unit	Town of Zebulon, NC
Audit Fee (financial and compliance if applicable)	\$ 35,640
Fee per Major Program (if not included above)	\$
Additional Fees Not Included Above (if applicable):	
Financial Statement Preparation (incl. notes and RSI)	\$ 3,960
All Other Non-Attest Services	\$
TOTAL AMOUNT NOT TO EXCEED	\$ 39,600

Discretely Presented Component Unit	N/A
Audit Fee (financial and compliance if applicable)	\$
Fee per Major Program (if not included above)	\$
Additional Fees Not Included Above (if applicable):	
Financial Statement Preparation (incl. notes and RSI)	\$
All Other Non-Attest Services	\$
TOTAL AMOUNT NOT TO EXCEED	\$

30. All of the above paragraphs are understood and shall apply to this contract, except the following numbered paragraphs shall be deleted (See Item 17 for clarification).

31. The process for submitting contracts, audit reports and invoices is subject to change. Auditors and units should use the submission process and instructions in effect at the time of submission. Refer to the N.C. Department of State Treasurer website at <https://www.nctreasurer.com/state-and-local-government-finance-division/local-government-commission/submitting-your-audit>

32. All communications regarding audit contract requests for modification or official approvals will be sent to the email addresses provided on the signature pages that follow.

33. Modifications to the language and terms contained in this contract form (LGC-205) are not allowed.

23. This contract may be terminated at any time by mutual consent and agreement of the Governmental Unit(s) and the Auditor, provided that (a) the consent to terminate is in writing and signed by both parties, (b) the parties have agreed on the fee amount which shall be paid to the Auditor (if applicable), and (c) no termination shall be effective until approved in writing by the Secretary of the LGC.

24. The Governmental Unit's (Units') failure or forbearance to enforce, or waiver of, any right or an event of breach or default on one occasion or instance shall not constitute the waiver of such right, breach or default on any subsequent occasion or instance.

25. There are no other agreements between the parties hereto and no other agreements relative hereto that shall be enforceable unless entered into in accordance with the procedure set out herein and approved by the Secretary of the LGC.

26. E-Verify. Auditor shall comply with the requirements of NCGS Chapter 64 Article 2. Further, if Auditor utilizes any subcontractor(s), Auditor shall require such subcontractor(s) to comply with the requirements of NCGS Chapter 64, Article 2.

27. **Applicable to audits with fiscal year ends of June 30, 2020 and later.** For all non-attest services, the Auditor shall adhere to the independence rules of the AICPA Professional Code of Conduct and *Government Auditing Standards, 2018 Revision* (as applicable). Preparing financial statements in their entirety shall be deemed a "significant threat" requiring the Auditor to apply safeguards sufficient to reduce the threat to an acceptable level. If the Auditor cannot reduce the threats to an acceptable level, the Auditor cannot complete the audit. If the Auditor is able to reduce the threats to an acceptable level, the documentation of this determination, including the safeguards applied, must be included in the audit workpapers.

All non-attest service(s) being performed by the Auditor that are necessary to perform the audit must be identified and included in this contract. The Governmental Unit shall designate an individual with the suitable skills, knowledge, and/or experience (SKE) necessary to oversee the services and accept responsibility for the results of the services performed. If the Auditor is able to identify an individual with the appropriate SKE, s/he must document and include in the audit workpapers how he/she reached that conclusion. If the Auditor determines that an individual with the appropriate SKE cannot be identified, the Auditor cannot perform both the non-attest service(s) and the audit. See "Fees for Audit Services" page of this contract to disclose the person identified as having the appropriate SKE for the Governmental Unit.

28. **Applicable to audits with fiscal year ends of June 30, 2021 and later.** The auditor shall present the audited financial statements including any compliance reports to the government unit's governing body or audit committee in an official meeting in open session as soon as the audited financial statements are available but not later than 45 days after the submission of the audit report to the Secretary. The auditor's presentation to the government unit's governing body or audit committee shall include:

- a) the description of each finding, including all material weaknesses and significant deficiencies, as found by the auditor, and any other issues related to the internal controls or fiscal health of the government unit as disclosed in the management letter, the Single Audit or Yellow Book reports, or any other communications from the auditor regarding internal controls as required by current auditing standards set by the Accounting Standards Board or its successor;
- b) the status of the prior year audit findings;
- c) the values of Financial Performance Indicators based on information presented in the audited financial statements; and
- d) notification to the governing body that the governing body shall develop a "Response to the Auditor's Findings, Recommendations, and Fiscal Matters," if required under 20 NCAC 03 .0508.

29. Information based on the audited financial statements shall be submitted to the Secretary for the purpose of identifying Financial Performance Indicators and Financial Performance Indicators of Concern. See 20 NCAC 03 .0502(c)(6).

14. The Auditor shall submit the report of audit in PDF format to LGC Staff. For audits of units other than hospitals, the audit report should be submitted when (or prior to) submitting the final invoice for services rendered. The report of audit, as filed with the Secretary of the LGC, becomes a matter of public record for inspection, review and copy in the offices of the LGC by any interested parties. Any subsequent revisions to these reports shall be sent to the Secretary of the LGC. These audited financial statements, excluding the Auditors' opinion, may be used in the preparation of official statements for debt offerings by municipal bond rating services to fulfill secondary market disclosure requirements of the Securities and Exchange Commission and for other lawful purposes of the Governmental Unit(s) without requiring consent of the Auditor. If the LGC Staff determines that corrections need to be made to the Governmental Unit's (Units') financial statements and/or the compliance section, those corrections shall be provided within three business days of notification unless another deadline is agreed to by LGC Staff.

15. Should circumstances disclosed by the audit call for a more detailed investigation by the Auditor than necessary under ordinary circumstances, the Auditor shall inform the Governing Board in writing of the need for such additional investigation and the additional compensation required therefore. Upon approval by the Secretary of the LGC, this contract may be modified or amended to include the increased time, compensation, or both as may be agreed upon by the Governing Board and the Auditor.

16. If an approved contract needs to be modified or amended for any reason, the change shall be made in writing and pre-audited if the change includes a change in audit fee (pre-audit requirement does not apply to hospitals). This amended contract shall be completed in full, including a written explanation of the change, signed and dated by all original parties to the contract. It shall then be submitted to the Secretary of the LGC for approval. No change to the audit contract shall be effective unless approved by the Secretary of the LGC.

17. A copy of the engagement letter, issued by the Auditor and signed by both the Auditor and the Governmental Unit(s), shall be attached to this contract, and except for fees, work, and terms not related to audit services, shall be incorporated by reference as if fully set forth herein as part of this contract. In case of conflict between the terms of the engagement letter and the terms of this contract, the terms of this contract shall take precedence. Engagement letter terms that conflict with the contract are deemed to be void unless the conflicting terms of this contract are specifically deleted in Item 30 of this contract. Engagement letters containing indemnification clauses shall not be accepted by LGC Staff.

18. Special provisions should be limited. Please list any special provisions in an attachment.

19. A separate contract should not be made for each division to be audited or report to be submitted. If a DPCU is subject to the audit requirements detailed in the Local Government Budget and Fiscal Control Act and a separate audit report is issued, a separate audit contract is required. If a separate report is not to be issued and the DPCU is included in the primary government audit, the DPCU shall be named along with the primary government on this audit contract. DPCU Board approval date, signatures from the DPCU Board chairman and finance officer also shall be included on this contract.

20. The contract shall be executed, pre-audited (pre-audit requirement does not apply to hospitals), and physically signed by all parties including Governmental Unit(s) and the Auditor, then submitted in PDF format to the Secretary of the LGC.

21. The contract is not valid until it is approved by the Secretary of the LGC. The staff of the LGC shall notify the Governmental Unit and Auditor of contract approval by email. The audit should not be started before the contract is approved.

22. Retention of Client Records: Auditors are subject to the NC State Board of CPA Examiners' Retention of Client Records Rule 21 NCAC 08N .0305 as it relates to the provision of audit and other attest services, as well as non-attest services. Clients and former clients should be familiar with the requirements of this rule prior to requesting the return of records.

8. All local government and public authority contracts for audit or audit-related work require the approval of the Secretary of the LGC. This includes annual or special audits, agreed upon procedures related to internal controls, bookkeeping or other assistance necessary to prepare the Governmental Unit's records for audit, financial statement preparation, any finance-related investigations, or any other audit-related work in the State of North Carolina. Approval is also required for the Alternative Compliance Examination Engagement for auditing the Coronavirus State and Local Fiscal Recovery Funds expenditures as allowed by US Treasury. Approval is not required on audit contracts and invoices for system improvements and similar services of a non-auditing nature.
9. Invoices for services rendered under these contracts shall not be paid by the Governmental Unit(s) until the invoice has been approved by the Secretary of the LGC. This also includes any progress billings [G.S. 159-34 and 115C-447]. All invoices for audit work shall be submitted in PDF format to the Secretary of the LGC for approval. the invoice marked 'approved' with approval date shall be returned to the Auditor to present to the Governmental Unit(s) for payment. This paragraph is not applicable to contracts for audits of hospitals.
10. In consideration of the satisfactory performance of the provisions of this contract, the Governmental Unit(s) shall pay to the Auditor, upon approval by the Secretary of the LGC if required, the fee, which includes any costs the Auditor may incur from work paper or peer reviews or any other quality assurance program required by third parties (federal and state grantor and oversight agencies or other organizations) as required under the Federal and State Single Audit Acts. This does not include fees for any pre-issuance reviews that may be required by the NC Association of CPAs (NCACPA) Peer Review Committee or NC State Board of CPA Examiners (see Item 13).
11. If the Governmental Unit(s) has/have outstanding revenue bonds, the Auditor shall submit to LGC Staff, either in the notes to the audited financial statements or as a separate report, a calculation demonstrating compliance with the revenue bond rate covenant. Additionally, the Auditor shall submit to LGC Staff simultaneously with the Governmental Unit's (Units') audited financial statements any other bond compliance statements or additional reports required by the authorizing bond documents, unless otherwise specified in the bond documents.
12. After completing the audit, the Auditor shall submit to the Governing Board a written report of audit. This report shall include, but not be limited to, the following information: (a) Management's Discussion and Analysis, (b) the financial statements and notes of the Governmental Unit(s) and all of its component units prepared in accordance with GAAP, (c) supplementary information requested by the Governmental Unit(s) or required for full disclosure under the law, and (d) the Auditor's opinion on the material presented. The Auditor shall furnish the required number of copies of the report of audit to the Governing Board upon completion.
13. If the audit firm is required by the NC State Board, the NCACPA Peer Review Committee, or the Secretary of the LGC to have a pre-issuance review of its audit work, there shall be a statement in the engagement letter indicating the pre-issuance review requirement. There also shall be a statement that the Governmental Unit(s) shall not be billed for the pre-issuance review. The pre-issuance review shall be performed prior to the completed audit being submitted to LGC Staff. The pre-issuance review report shall accompany the audit report upon submission to LGC Staff.

If the audit and Auditor communication are found in this review to be substandard, the results of the review may be forwarded to the North Carolina State Board of CPA Examiners (NC State Board).

3. If an entity is determined to be a component of another government as defined by the group audit standards, the entity's auditor shall make a good faith effort to comply in a timely manner with the requests of the group auditor in accordance with AU-6 §600.41 - §600.42.
4. This contract contemplates an unmodified opinion being rendered. If during the process of conducting the audit, the Auditor determines that it will not be possible to render an unmodified opinion on the financial statements of the unit, the Auditor shall contact the LGC Staff to discuss the circumstances leading to that conclusion as soon as is practical and before the final report is issued. The audit shall include such tests of the accounting records and such other auditing procedures as are considered by the Auditor to be necessary in the circumstances. Any limitations or restrictions in scope which would lead to a qualification should be fully explained in an attachment to this contract.
5. If this audit engagement is subject to the standards for audit as defined in *Government Auditing Standards*, 2018 revision, issued by the Comptroller General of the United States, then by accepting this engagement, the Auditor warrants that he/she has met the requirements for a peer review and continuing education as specified in *Government Auditing Standards*. The Auditor agrees to provide a copy of the most recent peer review report to the Governmental Unit(s) and the Secretary of the LGC prior to the execution of an audit contract. Subsequent submissions of the report are required only upon report expiration or upon auditor's receipt of an updated peer review report. If the audit firm received a peer review rating other than pass, the Auditor shall not contract with the Governmental Unit(s) without first contacting the Secretary of the LGC for a peer review analysis that may result in additional contractual requirements.

If the audit engagement is not subject to *Government Auditing Standards* or if financial statements are not prepared in accordance with U.S. generally accepted accounting principles (GAAP) and fail to include all disclosures required by GAAP, the Auditor shall provide an explanation as to why in an attachment to this contract or in an amendment.

6. It is agreed that time is of the essence in this contract. All audits are to be performed and the report of audit submitted to LGC Staff within six months of fiscal year end. If it becomes necessary to amend the audit fee or the date that the audit report will be submitted to the LGC, an amended contract along with a written explanation of the change shall be submitted to the Secretary of the LGC for approval.
7. It is agreed that GAAS include a review of the Governmental Unit's (Units') systems of internal control and accounting as same relate to accountability of funds and adherence to budget and law requirements applicable thereto; that the Auditor shall make a written report, which may or may not be a part of the written report of audit, to the Governing Board setting forth his/her findings, together with his recommendations for improvement. That written report shall include all matters defined as "significant deficiencies and material weaknesses" in AU-C 265 of the *AICPA Professional Standards (Clarified)*. The Auditor shall file a copy of that report with the Secretary of the LGC.

For GAAS or *Government Auditing Standards* audits, if an auditor issues an AU-C §260 report, commonly referred to as "Governance Letter," LGC staff does not require the report to be submitted unless the auditor cites significant findings or issues from the audit, as defined in AU-C §260.12 - .14. This would include issues such as difficulties encountered during the audit, significant or unusual transactions, uncorrected misstatements, matters that are difficult or contentious reviewed with those charged with governance, and other significant matters. If matters identified during the audit were required to be reported as described in AU-C §260.12-.14 and were communicated in a method other than an AU-C §260 letter, the written documentation must be submitted.

The	Governing Board Board of Commissioners
of	Primary Government Unit Town of Zebulon, NC
and	Discretely Presented Component Unit (DPCU) (if applicable) N/A

Primary Government Unit, together with DPCU (if applicable), hereinafter referred to as Governmental Unit(s)

and	Auditor Name Martin Starnes & Associates, CPAs, P.A.
	Auditor Address 730 13th Avenue Drive SE, Hickory, NC 28602

Hereinafter referred to as Auditor

for	Fiscal Year Ending 06/30/25	Date Audit Will Be Submitted to LGC 12/31/25
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Must be within six months of FYE

hereby agree as follows:

1. The Auditor shall audit all statements and disclosures required by U.S. generally accepted auditing standards (GAAS) and additional required legal statements and disclosures of all funds and/or divisions of the Governmental Unit(s). The non-major combining, and individual fund statements and schedules shall be subjected to the auditing procedures applied in the audit of the basic financial statements and an opinion shall be rendered in relation to (as applicable) the governmental activities, the business-type activities, the aggregate DPCUs, each major governmental and enterprise fund, and the aggregate remaining fund information (non-major government and enterprise funds, the internal service fund type, and the fiduciary fund types). The basic financial statements shall include budgetary comparison information in a budgetary comparison statement, rather than as RSI, for the General Fund and any annually budgeted Special Revenue funds.

2. At a minimum, the Auditor shall conduct the audit and render the report in accordance with GAAS. If the Governmental Unit expended \$100,000 or more in combined Federal and State financial assistance during the reporting period, the Auditor shall perform the audit in accordance with *Government Auditing Standards* (GAGAS). The Governmental Unit is subject to federal single audit requirements in accordance with Title 2 US Code of Federal Regulations Part 200 *Uniform Administration Requirements, Cost Principles, and Audit Requirements for Federal Awards*, Subpart F (*Uniform Guidance*) and the State Single Audit Implementation Act. Currently the threshold is \$750,000 for a federal single audit and \$500,000 for a State Single Audit. This audit and all associated audit documentation may be subject to review by Federal and State agencies in accordance with Federal and State laws, including the staffs of the Office of State Auditor (OSA) and the Local Government Commission (LGC). If the audit requires a federal single audit in accordance with the Uniform Guidance (§200.501) the Auditor and Governmental Unit(s) should discuss, in advance of the execution of this contract, the responsibility for submission of the audit and the accompanying data collection form to the Federal Audit Clearinghouse as required under the Uniform Guidance (§200.512) to ensure proper submission.

Effective for audits of fiscal years beginning on or after June 30, 2023, the LGC will allow auditors to consider whether a unit qualifies as a State low-risk auditee. Please refer to "Discussion of Single Audits in North Carolina" on the LGC's website for more information.

STAFF REPORT
ORDINANCE 2025-26
BUDGET AMENDMENT PUBLIC WORKS
MAY 5, 2025

Topic: Ordinance 2025-26 – Budget Amendment for Public Works

Speaker: Bobby Fitts, Finance Director

Prepared by: Tim Owens, Interim Public Works Director

Approved by: Taiwo Jaiyeoba, Interim Town Manager

Executive Summary:

The Board of Commissioners will consider a budget amendment for Public Works to address the overages in several line items within the department.

Background:

The Town underestimated some of the line item costs or had to address more maintenance related issues than anticipated, which caused several of the line items to go over the budgeted expenditures.

Policy Analysis: N/A

Financial Analysis:

Staff identified line items that would not be spent and would be used to offset the increase in expenditures. No additional funds are being requested and there will be no net impact on the budget.

Staff Recommendation:

Staff recommends approval of Ordinance 2025-26.

Attachments:

1. Ordinance 2025-26

ORDINANCE 2025-26

BE IT ORDAINED by the Board of Commissioners of the Town of Zebulon, that pursuant to North Carolina General Statutes 159-15, the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2025.

Section 1. To amend the General Fund budget as follows:

	INCREASE	DECREASE
REVENUES		
EXPENDITURES		
PW Property & Project Mgmt – ZCC Electricity	\$8,000.00	
PW Property & Project Mgmt – ZPW Electricity	2,000.00	
PW Property & Project Mgmt – Eastern Wake EMS Property		10,000.00
PW Operations – Fuel Expense	18,000.00	
PW Operations – Equipment Maintenance	10,000.00	
PW Operations – Materials & Supplies (Snow & Ice)	8,000.00	
PW Operations – Professional Services (Salary Study)		10,000.00
PW Operations – Travel & Training		12,000.00
PW Operations – Contract Services (Yardwaste Site Mgmt)		10,000.00
PW Operations – Contract Services (Stormwater Asset Mgmt)		4,000.00

Section 2. Copies of this amendment shall be furnished to the Town Clerk, and to the Budget Officer, and to the Finance Officer for their direction.

Adopted: May 5, 2025

Effective: May 5, 2025

Glenn L. York - Mayor

ATTEST:

Lisa M. Markland, CMC - Town Clerk

STAFF REPORT
RESOLUTION 2025-11
ADOPTION OF WAKE COUNTY
MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN
MAY 5, 2025

Topic: Resolution 2025-11 - Adoption of Wake County Multi-Jurisdictional Hazard Mitigation Plan

Speaker: Chris Perry, Fire Chief
From: Chris Perry, Fire Chief
Prepared by: Chris Perry, Fire Chief
Approved by: Taiwo Jaiyeoba, Interim Town Manager

Executive Summary:

Consideration of the Wake County Multi-Jurisdictional Hazard Mitigation Plan.

Background:

Wake County has historically coordinated the development and adoption of a county-wide Hazard Mitigation Plan, as required by Disaster Mitigation Act of 2000. This plan facilitates hazard risk assessment, capability assessment, and mitigation strategies. An adopted plan is required to be eligible to receive state or federal assistance before and after the next disaster occurs.

Last updated in 2019, the plan revision process involved parties working together to identify progress on previously established goals, updating community hazard risk profiles, determining hazard-related capabilities, and determination of goals/actions over this plan period.

Discussion:

The discussion before the Board is to approve or deny the attached resolution.

Fiscal Analysis:

Local adoption of a Hazard Mitigation Plan is required to be considered for certain future state and federal assistance.

Policy Analysis:

The revised document was approved by the State of North Carolina and Federal Emergency Management Agency officials in November 2024. Local adoption is the last step in obtaining final approval of the plan. This plan should be considered and integrated with the development of other plans, such as the Comprehensive Plan, Transportation Plan, Parks and Recreation Master Plan, and Emergency Operations Plan.

N.C.G.S. 160A-461 authorizes units of local government to enter into contracts or agreements with each other in order to execute any undertaking.

Staff Recommendation:

Staff recommends approval of the resolution adopting the Wake County Multi-Jurisdictional Hazard Mitigation Plan.

Attachments:

1. Resolution 2025-11
2. Draft Wake County Multi-Jurisdictional Hazard Mitigation Plan

RESOLUTION 2025-11
ADOPTING WAKE COUNTY MULTI-JURISDICTIONAL
HAZARD MITIGATION PLAN

WHEREAS, the citizens and property within the Town of Zebulon are subject to the effects of natural hazards that pose threats to lives and cause damage to property, and with the knowledge and experience that certain areas of the county are particularly vulnerable to drought, extreme heat, hailstorm, hurricane and tropical storm, lightning, thunderstorm wind/high wind, tornado, winter storm and freeze, flood, hazardous material incident, and wildfire; and

WHEREAS, the Town of Zebulon desires to seek ways to mitigate the impact of identified hazard risks; and

WHEREAS, the Legislature of the State of North Carolina has in Article 5, Section 160D-501 of Chapter 160D of the North Carolina General Statutes, delegated to local governmental units the responsibility to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the Legislature of the State of North Carolina has enacted General Statute Section 166A-19.41 (*State emergency assistance funds*) which provides that for a state of emergency declared pursuant to G.S. 166A-19.20(a) after the deadline established by the Federal Emergency Management Agency pursuant to the Disaster Mitigation Act of 2002, P.L. 106-390, the eligible entity shall have a hazard mitigation plan approved pursuant to the Stafford Act; and.

WHEREAS, Section 322 of the Federal Disaster Mitigation Act of 2000 states that local governments must develop an All-Hazards Mitigation Plan in order to be eligible to receive future Hazard Mitigation Grant Program Funds and other disaster-related assistance funding and that said Plan must be updated and adopted within a five-year cycle; and

WHEREAS, the Town of Zebulon has performed a comprehensive review and evaluation of each section of the previously approved Hazard Mitigation Plan and has updated the said plan as required under regulations at 44 CFR Part 201 and according to guidance issued by the Federal Emergency Management Agency and the North Carolina Division of Emergency Management.

WHEREAS, it is the intent of the Board of Commissioners of Town of Zebulon to fulfill this obligation in order that the Town will be eligible for federal and state assistance in the event that a state of disaster is declared for a hazard event affecting the Town;

NOW, THEREFORE, be it resolved that the Board of Commissioners of the Town of Zebulon hereby:

1. Adopts the Wake County Multi-Jurisdictional Hazard Mitigation Plan.

2. Agrees to take such other official action as may be reasonably necessary to carry out the objectives of the Hazard Mitigation Plan.

Adopted this the 5th day of May 2025.

Glenn L. York, Mayor
Town of Zebulon Board of Commissioners

Attest:

Lisa M. Markland, CMC - Town Clerk
Town of Zebulon Board of Commissioners

M. TOWN OF ZEBULON

M.1 RISK ASSESSMENT

This section contains an inventory of critical facilities at risk within the planning area of the Town of Zebulon. Additionally, hazard risk and vulnerability details are provided for those hazards that are spatially defined and have variations in risk that could be evaluated quantitatively on a jurisdictional level within the Town of Zebulon. The hazards included in this section are: Dam Failure, Flood, and Wildfire.

M.1.1 CRITICAL FACILITIES

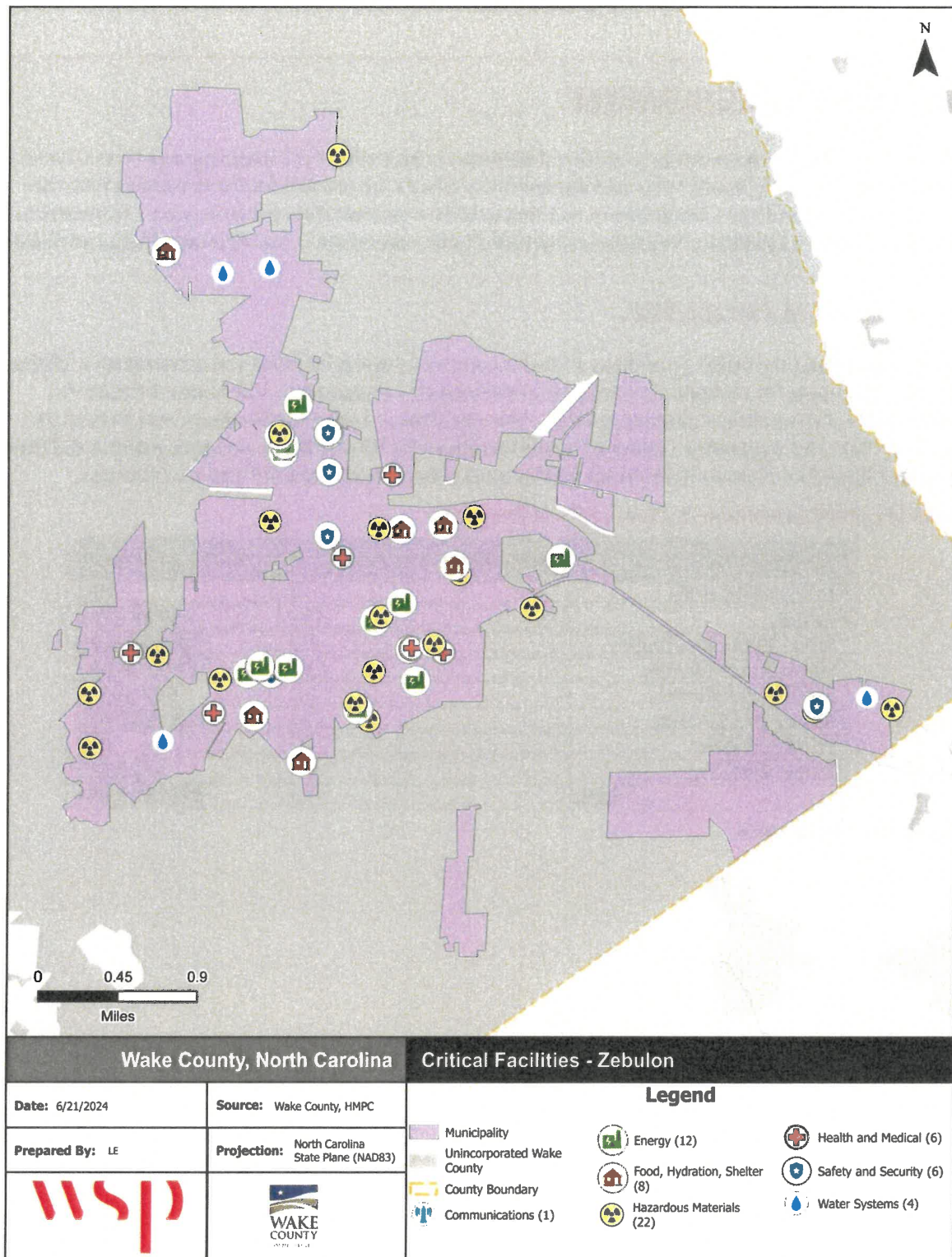
Wake County and the HMPC provided a local inventory of critical facilities and community lifelines, which are a priority for mitigation planning and emergency management. Lifelines are the most fundamental services in the community that, when stabilized, enable all other aspects of society to function. Table M.1 provides a count of critical facilities by FEMA lifeline category within the Town of Zebulon. Figure M.1 shows the locations of all critical facilities within the Town of Zebulon.

Table M.1 – Critical Facilities by Type, Town of Zebulon

Facility Type	Count of Facility Type	Structure Value
Communications	1	\$0
Energy	13	\$7,965,769
Food, Hydration, Shelter	6	\$30,497,105
Hazardous Materials	35	\$119,786,882
Health and Medical	6	\$6,485,914
Safety and Security	6	\$36,683,708
Transportation	0	\$0
Water Systems	6	\$25,223
Total	73	\$201,444,601

Source: Wake County, HMPC

Figure M.1 – Town of Zebulon Critical Facilities

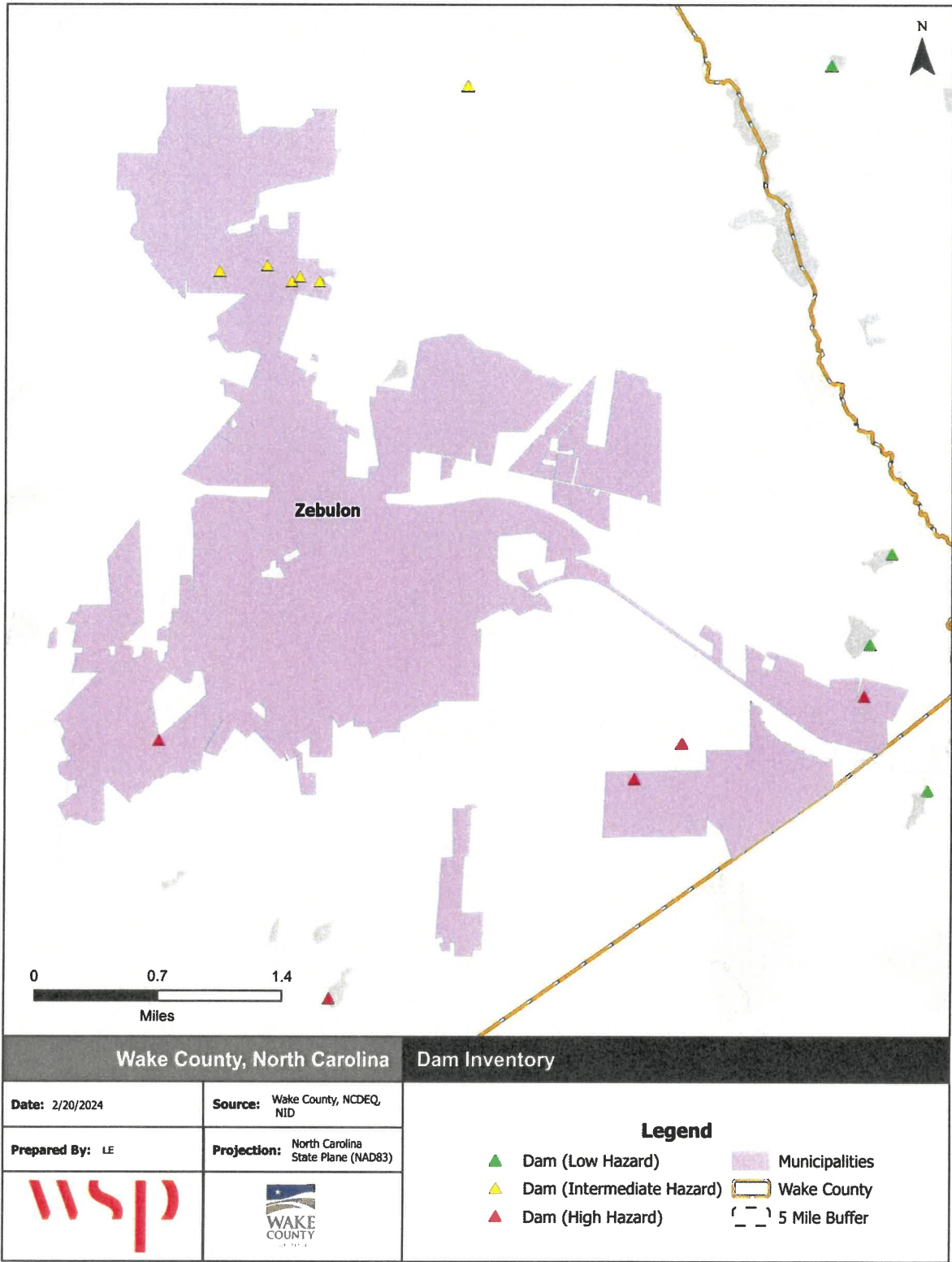


Source: Wake County, HMPC
(Note: Values were not available for some facilities in the IRISK database)

M.1.2 DAM FAILURE

Currently, the Town of Zebulon has no high hazard dams that have been identified by the North Carolina Dam Inventory with a condition assessment of “poor.” Figure M.2 shows the location of all dams in the Town of Zebulon.

Figure M.2 – Dam Inventory, Town of Zebulon



Source: North Carolina Dam Inventory, February 2024

M.1.3 FLOOD

Table M.2 details the acreage of the Town of Zebulon by flood zone on the effective DFIRM. Per this assessment, around 5 percent of the Town of Zebulon falls within the mapped 1%-annual-chance floodplains.

Table M.2 – Flood Zone Acreage in the Town of Zebulon

Flood Zone	Acreage	Percent of Total (%)
Zone A	0.0	0.0
Zone AE	209.9	5.0
Zone X (500-year)	2.0	0.05
Zone X Unshaded	4,000.3	95.0
Total	4,212.2	--

Source: FEMA Effective DFIRM; Wake County GIS

Figure M.3 reflects the effective mapped flood hazard zones for the Town of Zebulon, and Figure M.4 displays the depth of flooding estimated to occur in these areas during the 1%-annual-chance flood.

Table M.3 provides building counts and values for critical facilities by flood zone in the Town of Zebulon.

Table M.3 – Critical Facilities Exposed to Flooding, Town of Zebulon

Flood Zone	Critical Facility Count	Structure Value
AE	12	\$101,403,005
X	61	\$100,041,596
X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD	0	\$0
Total	73	\$201,444,601

Source: FEMA Effective DFIRM

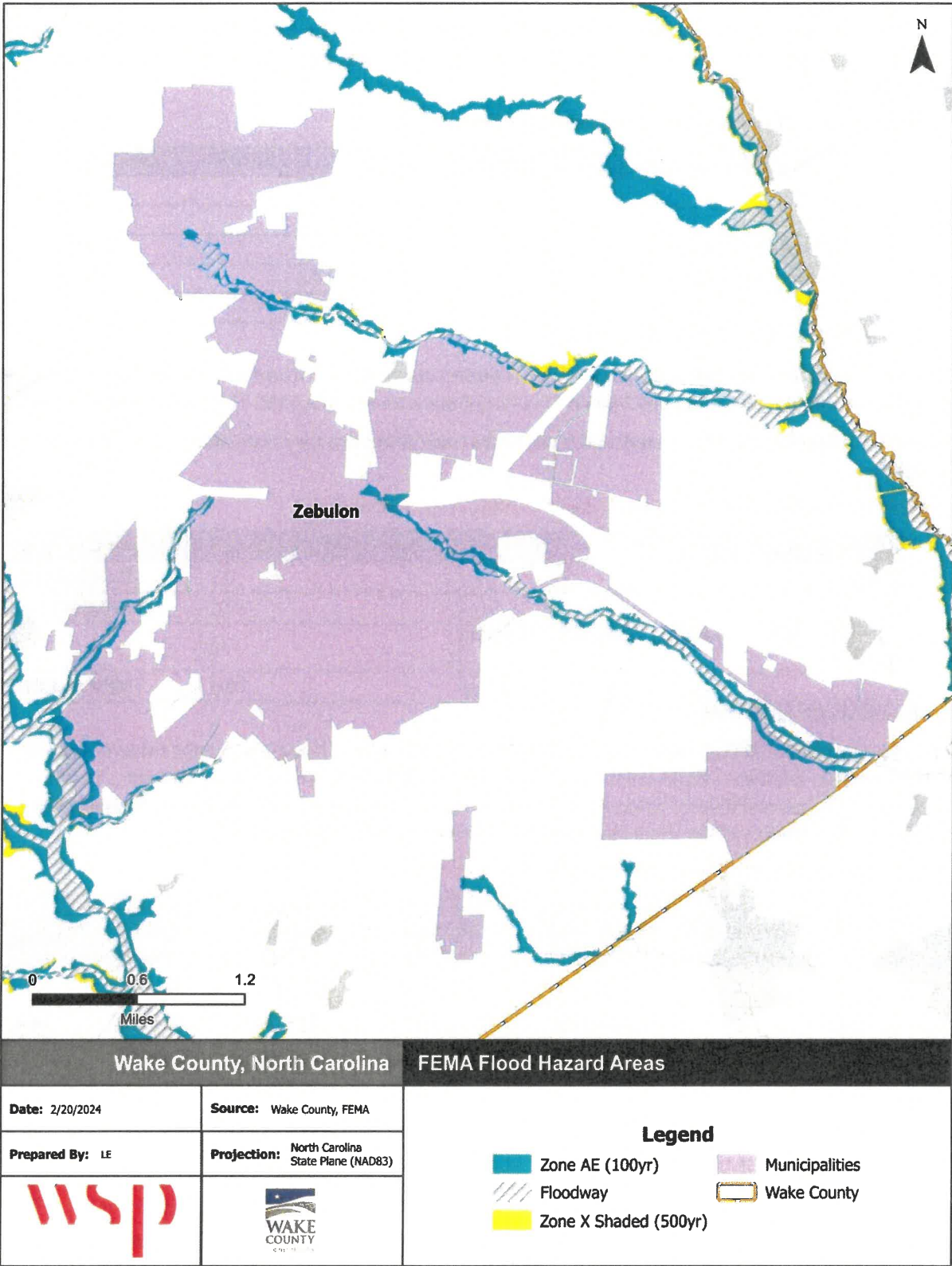
To supplement the IRISK assessment of property at risk from the 1% annual chance flood event, the planning team evaluated flood risk using a level one analysis in FEMA's Hazus software. Per this analysis, a 1% annual chance flood event would cause an estimated \$2.6 million in building related damages. The results of the Hazus loss estimate are summarized in Table M.4.

Table M.4 - HAZUS 100-Year Flood Results, Town of Zebulon

Occupancy Type	Total Buildings with Loss	Total Value (Building & Contents)	Estimated Building Damage	Estimated Content Loss	Estimated Total Damage	Loss Ratio
Agriculture	4	\$195,000	\$19,000	\$67,000	\$86,000	44%
Commercial	5	\$464,000	\$25,000	\$133,000	\$158,000	34%
Educational	2	\$113,000	\$5,000	\$33,000	\$38,000	34%
Government	1	\$59,000	\$1,000	\$7,000	\$8,000	14%
Industrial	5	\$923,000	\$175,000	\$556,000	\$731,000	79%
Religious	0	\$0	\$0	\$0	\$0	0%
Residential	28	\$2,130,000	\$1,084,000	\$561,000	\$1,645,000	77%
Total	45	\$3,884,000	\$1,309,000	\$1,357,000	\$2,666,000	69%

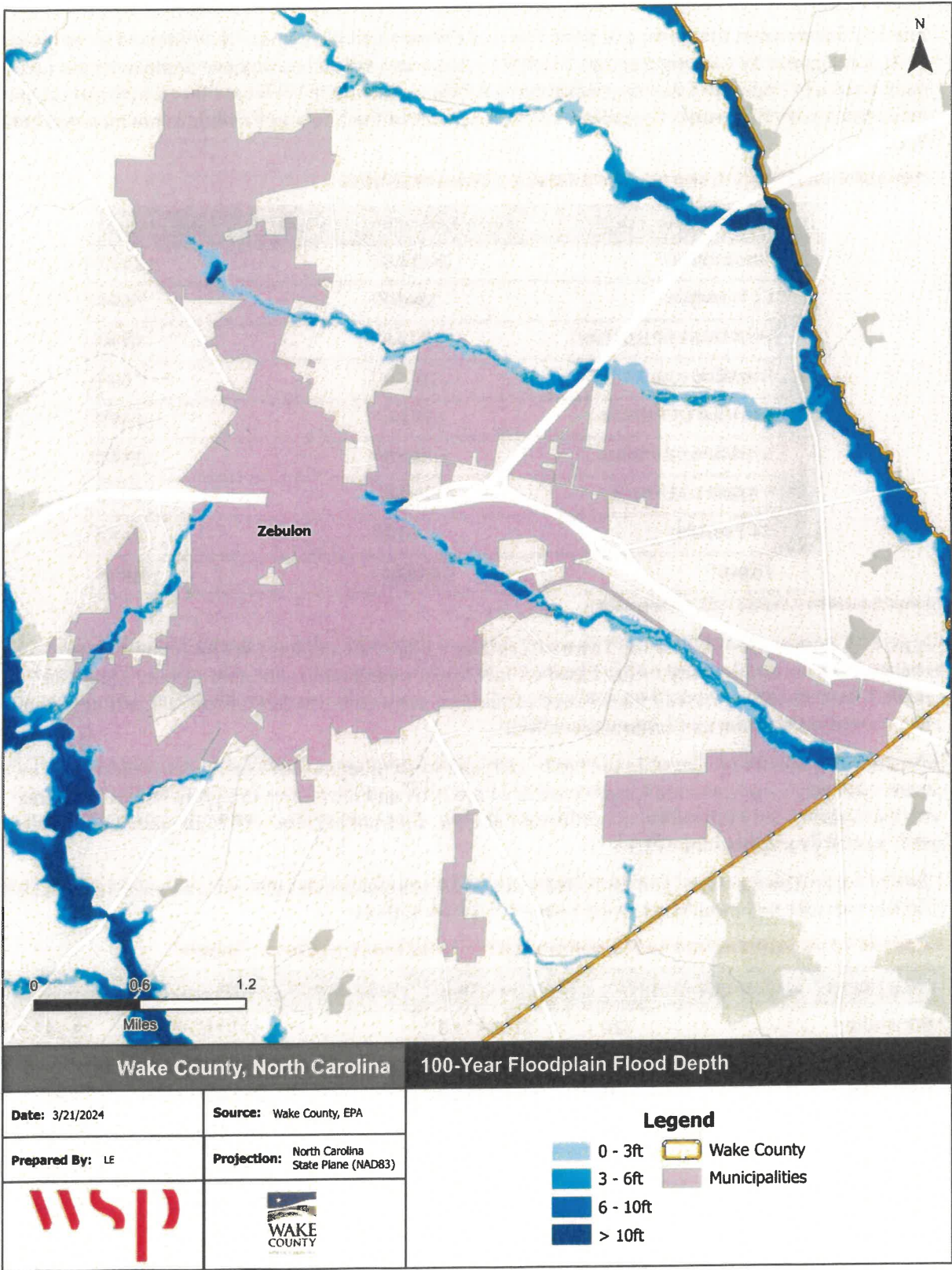
Source: FEMA Natural Hazards Risk Assessment Program

Figure M.3 – FEMA Flood Hazard Areas, Town of Zebulon



Source: FEMA Effective DFIRM

Figure M.4 – Flood Depth, 1%-Annual-Chance Floodplain, Town of Zebulon



Source: FEMA Effective DFIRM

M.1.4 WILDFIRE

Table M.5 summarizes the acreage in the Town of Zebulon that falls within the Wildland Urban Interface (WUI), categorized by housing density. The WUI is the area where housing development is built near or among areas of vegetation that may be prone to wildfire. Areas in the WUI are those where development may intermix with flammable vegetation. Over 23 percent of the Town of Zebulon is not included in the WUI.

Table M.5 – Wildland Urban Interface Acreage, Town of Zebulon

	Housing Density	Total Acreage	Percent of Total Acreage
	Not in WUI	1,000.05	23.7%
	LT 1hs/4Oac	334.71	7.9%
	1hs/4Oac to 1hs/2Oac	239.45	5.7%
	1hs/2Oac to 1hs/1Oac	317.50	7.5%
	1hs/1Oac to 1hs/5ac	488.04	11.6%
	1hs/5ac to 1hs/2ac	684.83	16.3%
	1hs/2ac to 3hs/1ac	1,140.05	27.1%
	GT 3hs/1ac	7.78	0.2%
	Total	4,212.41	100%

Source: Southern Wildfire Risk Assessment

Figure M.5 depicts the WUI for the Town of Zebulon. Figure M.6 depicts the Fire Intensity Scale, which indicates the potential severity of fire based on fuel loads, topography, and other factors. Figure M.7 depicts Burn Probability based on landscape conditions, percentile weather, historical ignition patterns, and historical prevention and suppression efforts.

Potential fire intensity is highest in the north, east, and western regions of Zebulon outside of the Town center; however, these areas are largely outside of the WUI and have low burn probabilities. The area with the highest burn probability, in northwest Zebulon, does not overlay with high potential fire intensity and is partially outside of the WUI.

Table M.6 provides the count and estimated value of all structures that intersect with areas of the Town of Zebulon that are rated moderate to high on the WUI Risk Index.

Table M.6 – Structures at Risk to Moderate-High WUI Risk Index, Town of Zebulon

Occupancy	Structures at Risk	Structure Value	Estimated Content Value	Total Value
Agriculture	12	\$1,638,789	\$1,638,789	\$3,277,578
Commercial	180	\$100,668,304	\$100,668,304	\$201,336,608
Education	21	\$87,265,886	\$87,265,886	\$174,531,772
Government	19	\$17,235,003	\$17,235,003	\$34,470,006
Industrial	83	\$234,500,054	\$351,750,081	\$586,250,135
Religious	20	\$20,264,581	\$20,264,581	\$40,529,162
Residential	2243	\$529,580,189	\$264,790,095	\$794,370,284
Total	2,578	\$991,152,806	\$843,612,739	\$1,834,765,545

Source: Southern Wildfire Risk Assessment

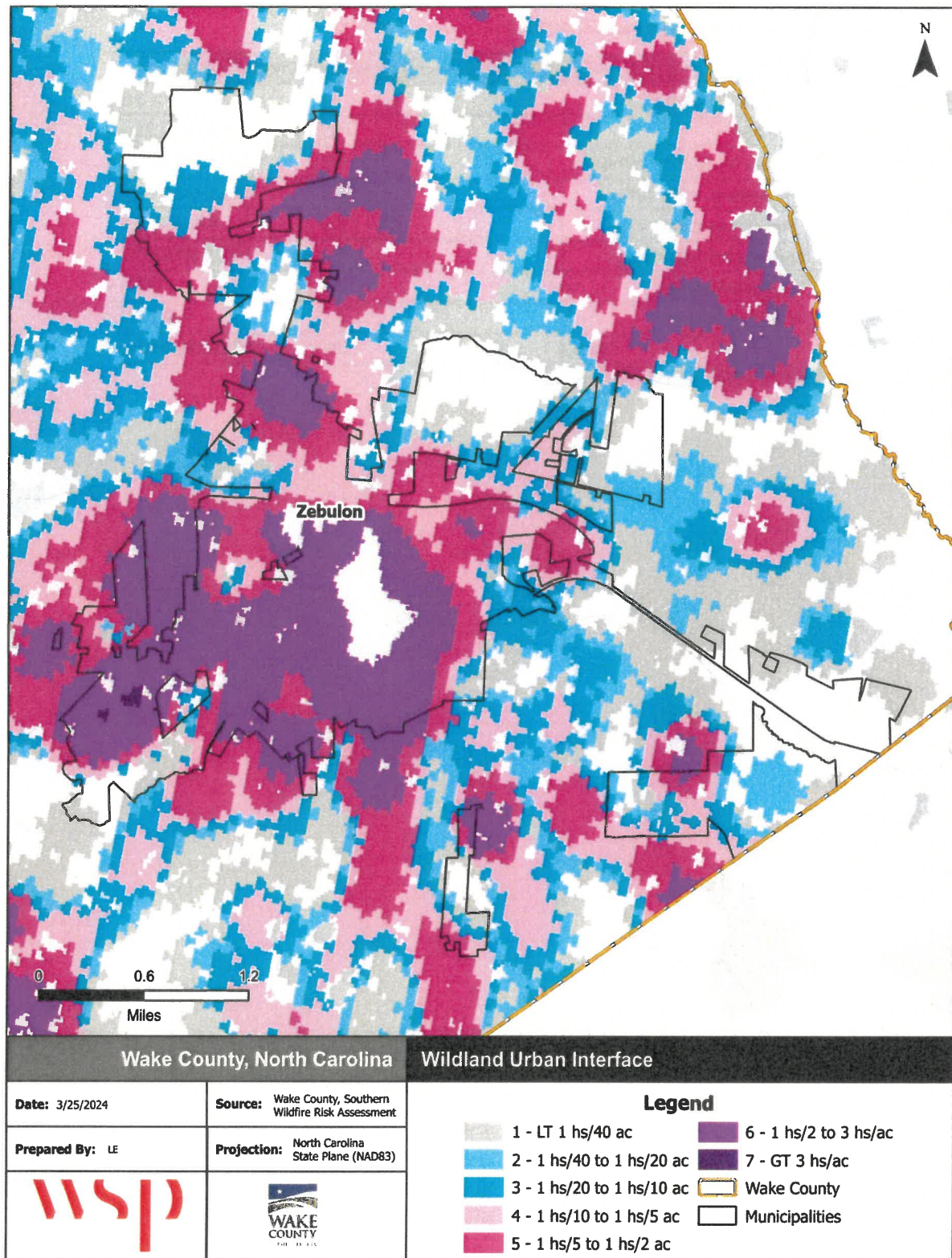
Table M.7 provides building counts and values for critical facilities by FEMA lifeline that are located in areas rated moderate to high on the WUI Risk Index.

Table M.7 – Critical Facilities Exposed to Wildfire, Town of Zebulon

Type	Critical Facility Count	Structure Value
Communications	1	\$0
Energy	11	\$6,814,292
Food, Hydration, Shelter	6	\$30,497,105
Hazardous Materials	19	\$104,009,044
Health and Medical	6	\$6,485,914
Safety and Security	5	\$29,388,950
Transportation	0	\$0
Water Systems	3	\$1,250
Total	51	\$177,196,555

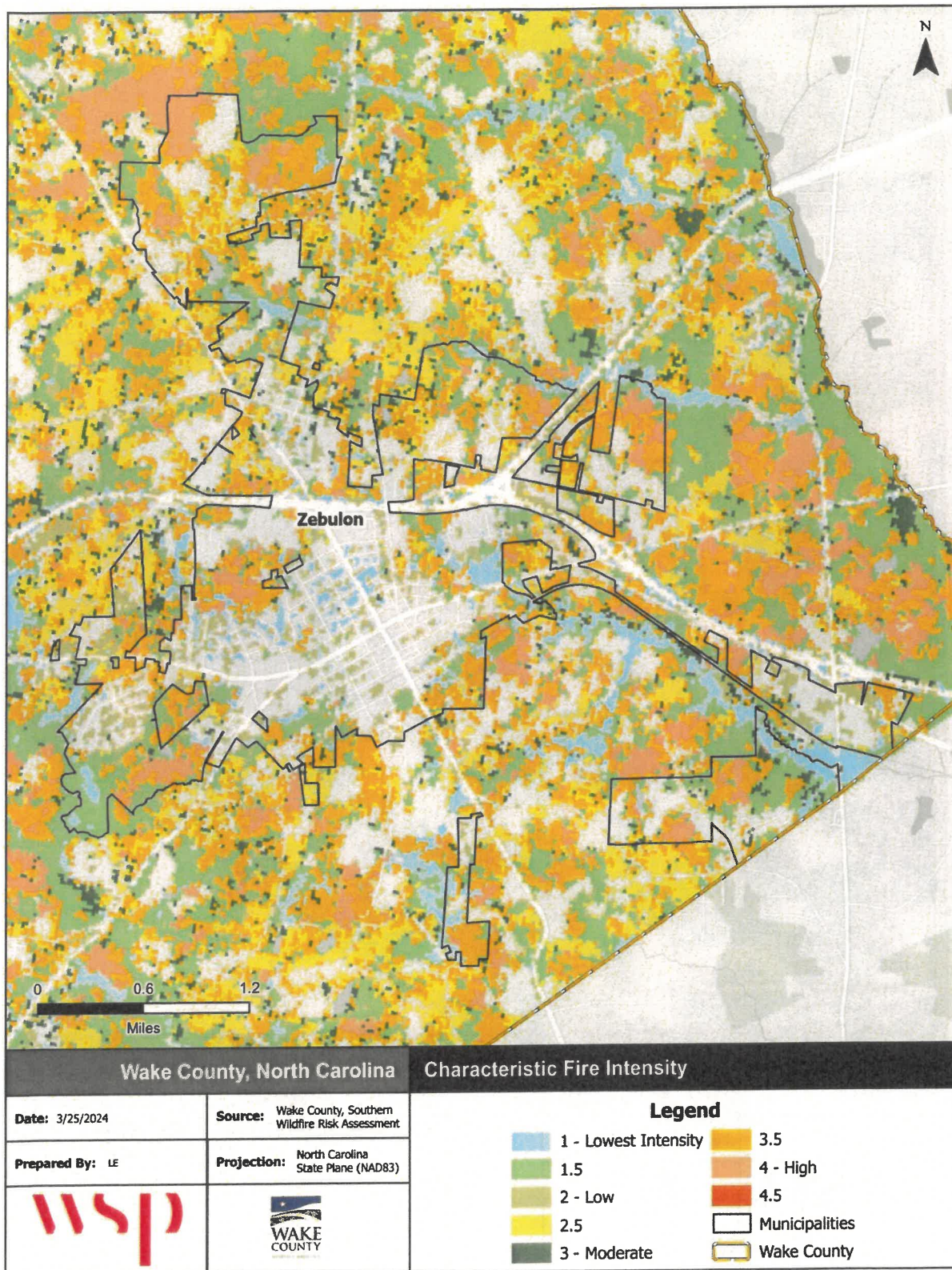
Source: Southern Wildfire Risk Assessment

Figure M.5 – Wildland Urban Interface, Town of Zebulon



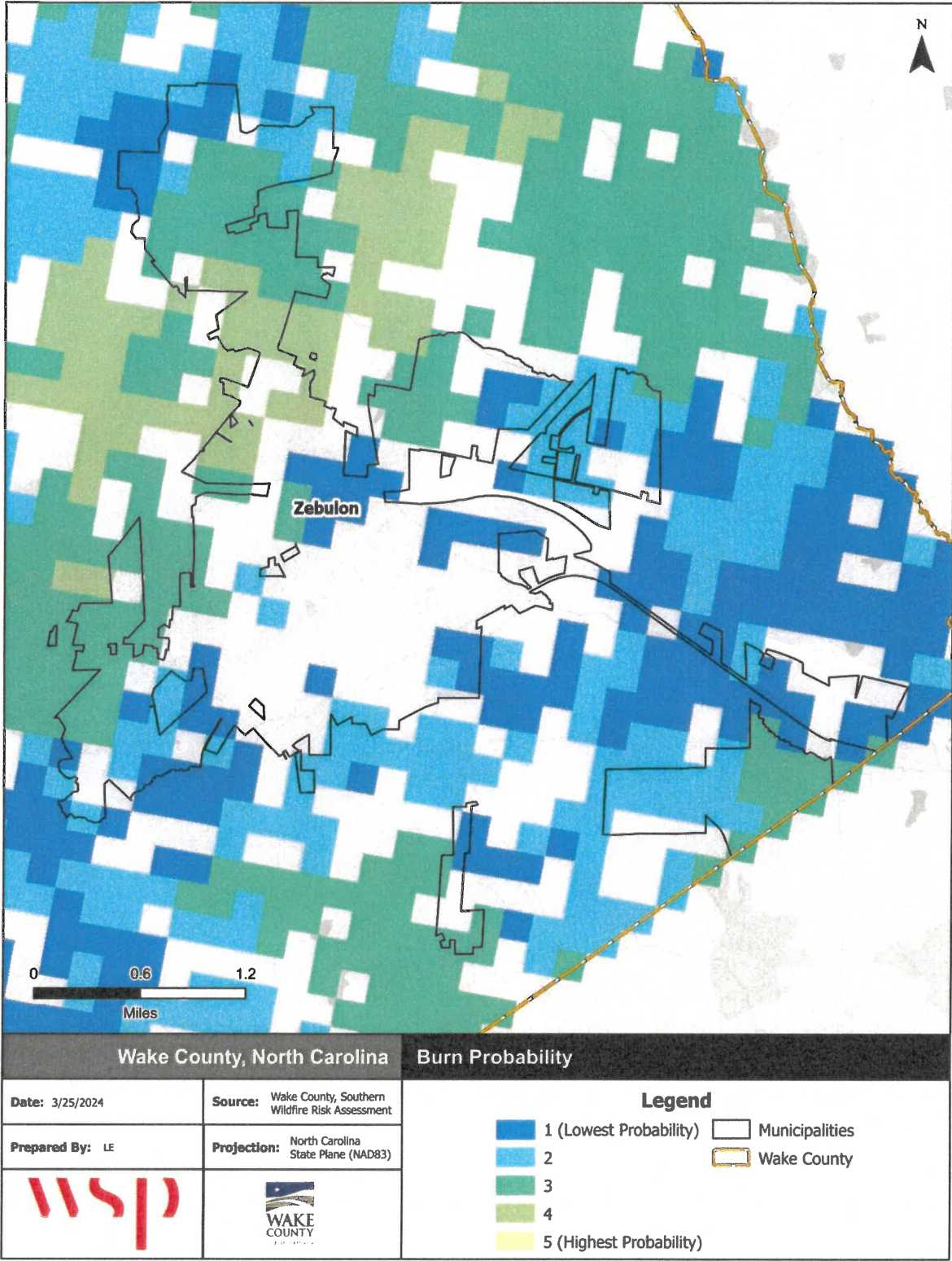
Source: Southern Wildfire Risk Assessment

Figure M.6 - Fire Intensity Scale, Town of Zebulon



Source: Southern Wildfire Risk Assessment

Figure M.7 – Burn Probability, Town of Zebulon



Source: Southern Wildfire Risk Assessment

M.2 MITIGATION STRATEGY

Town of Zebulon											
Action #	Description	Goal	Objective	Hazard(s) Addressed	Relative Priority	Lead Agency/ Department	Estimated Cost	Potential Funding Sources	Implementation Schedule	2024 Status	Status Comments/Explanation
Prevention											
P-1	Prepare Plan maintenance report.	2	2	All	High	Zebulon Planning Department	Staff time	Town of Zebulon	Annually	In Progress – Carry Forward	Plan maintenance meetings have been held annually and will continue to be held going forward.
P-2	Hiring Storm Water Manager	2	2	Flood, Hurricane, Dam Failure	High	Zebulon Planning	Staff time	Town of Zebulon	2025	New	Plan to hire a Storm Water Manager by the first quarter of FY 2025
Natural Resource Protection											
NRP-1	Working with Wake County Parks and Recreation for revitalization of Little River Park which will include enhanced storm water management to minimize potential damage from higher water levels on little river following heavy rainfall.	3	2	Flood	Moderate	Zebulon Planning	TBD	Federal, Local	Next 5 Years	New	Design award to be issued 1 st quarter FY 2026
Structural Projects											
SP-1	Updating and reconfiguring storm water system in downtown to relocate old storm mains into public right of way, easements, or other accessible areas.	3	1	Flood, Hurricane	Moderate	Zebulon Planning	TBD	Town of Zebulon	2026	New	N/A
Emergency Services											
ES-1	Develop an Emergency Operations Plan	2	2	All	Moderate	Zebulon Fire Department	TBD	Town of Zebulon	2-3 Years	In-Progress – Carry Forward	The Town has been in the process of developing an Emergency Operations Plan.
Public Education and Awareness											
PEA-1	Require disclosure of flood hazard in real estate transactions.	1	1	Flood	Moderate	Zebulon Planning Department	Little to no cost	Town of Zebulon	2024	Not Started – Carry Forward	No progress to report
PEA-2	Promotion of Ready-Wake system to alert citizens of hazards.	1	2	All	Moderate	Zebulon Planning Department	Staff time	Town of Zebulon	Next 5 Years	New	This will be an on-going project.
PEA-3	Acquire additional technology to allow system-wide communication across various radio systems	1	1	All	Moderate	Zebulon Planning Department	Staff time	Town of Zebulon	Next 5 Years	New	Initial steps have been completed and will continue to monitor.

STAFF REPORT
ORDINANCE 2025-27
ZEBULON MIXED USE PLANNED DEVELOPMENT (PD)
PROPERTY LOCATED AT 0, 1928, AND 1938 ZEBULON RD
MAY 5, 2025

Topic: Ordinance 2025-27 – Zebulon Mixed Use Planned Development (PD)
Speaker: Christopher Medina, Planner I
Prepared by: Christopher Medina, Planner I
Approved by: Taiwo Jaiyeoba, Interim Town Manager

Executive Summary:

The Board of Commissioners will consider a Planned Development request for 0, 1928, and 1938 Zebulon Rd. The proposed development includes a mix of commercial, retail, and high-density residential apartments.

Discussion:

Spectrum Investment Solutions LLC is proposing a rezoning of a Planned Development (PD) for three parcels, totaling 14.546 acres, from the Town of Zebulon Heavy Commercial (HC) and Residential Suburban (R2) zoning districts. The applicant is looking to develop a total of 300 multi-family residential units. There are three proposed outparcels along the front of this site along Zebulon Rd. Two mixed-use buildings will have retail and other commercial uses on the first floor, and the floors above them will be apartment units. The remaining four buildings will be multi-family apartments. An 8-foot multi-modal trail, outdoor event venue space, outdoor grilling and dining area, playground, and pool are being proposed as part of the development.

The creation of a Planned Development district requires the applicant to provide dimensional standards, development standards, list of permitted uses, and additional district characteristics in a Planned Development narrative. This narrative has been provided as an attachment to this staff report, the narrative must be considered and approved in order to establish the proposed Planned Development district.

The board will take the items provided into consideration when determining if what is proposed is consistent and meets the intent of Unified Development Ordinance section 2.2.25.J:

The advisability of an amendment to the Official Zoning Map is a matter committed to the legislative discretion of the Board of Commissioners and is not controlled by any one factor. In determining whether to adopt or deny a proposed zoning map amendment, the Board of Commissioners may weigh the relevance of and consider the following:

1. Whether the proposed zoning map amendment advances the public health, safety, or welfare.
2. Whether and the extent to which the proposed rezoning is appropriate for its proposed location, and is consistent with the purposes, goals, objectives, and policies of the Town's adopted policy guidance.
3. Whether an approval of the rezoning is reasonable and in the public interest.
4. Other factors, as the Board of Commissioners may determine to be relevant.

Policy Analysis:

Comprehensive Land Use Plan (CLUP):

The rezoning is supported by the following CLUP goals:

1. Goals for Land Use and Development

- **Goal 1:** A land use allocation and pattern that advances Zebulon's objectives of achieving greater housing variety, supporting its economic development and tax base needs, and creating a complete community with convenient resident access to schools, recreation, shopping and services. (Land Use and Development, P. 2).
- **Goal 3:** Ongoing and effective collaboration between land use and transportation planning to ensure a well-connected community with adequate means and capacity to accommodate multiple forms of circulation between local destinations. (Land Use and Development, P.2).

2. Goals for Growth Capacity

- **Goal 1:** A growth management philosophy and strategies that enable most of the projected growth in the Zebulon area to be absorbed within and contiguous to the existing developed town. (Growth Capacity, P.2).
- **Goal 2:** A growth progression and pattern of development that promotes the Town's long-term financial sustainability and applies an adequate public facilities approach to growth management. (Growth Capacity, P.2).
- **Goal 3:** Sustained budget and community support for public safety services to ensure superior levels of service, police and fire responsiveness, and a safe and secure community as Zebulon grows. (Growth Capacity, P.2).

3. Goals for Housing and Neighborhoods

- **Goal 1:** A quantity and diversity of housing options that makes living in Zebulon attainable for a wide range of age groups and income levels. (Housing and Neighborhoods, P.2).
- **Goal 2:** Appealing housing and neighborhood choices for families drawn by Zebulon's employment opportunities, small town charm, recreational assets and other amenities. (Housing and Neighborhoods, P.2).
- **Goal 4:** Preserved and enhanced integrity and value of existing neighborhoods, and quality design of newer residential areas to ensure their livability and long-term sustainability. (Housing and Neighborhoods, P.2).

4. Goals for Economic Development

- **Goal 1:** An economically resilient community with a diverse yet stable economic base, an environment that supports both entrepreneurs and established businesses, and a local real estate market attractive to emerging investment, job creation and development opportunities. (Economic Development, P.2).
- **Goal 2:** A town that remains the unquestioned hub community for eastern Wake County as a multi-purpose destination and center of employment, commerce, government services, education, education, culture and

STAFF REPORT
ORDINANCE 2025-27
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recreational and leisure activities for residents and visitors. (Economic Development, P.2).

Housing Narrative:

The Zebulon Mixed-Use development will provide rental housing in the form of apartments, addressing the town's growing demand for diverse rental options. The project proposes a total of 300 rental units, with a unit consisting of 42% one-bedroom apartments, 47% two-bedroom apartments, and 10% three-bedroom apartments. This variety of housing options is designed to accommodate a broad range of residents, including individuals transitioning to homeownership and single individuals who are not yet in the market to purchase a home. By increasing the town's rental housing inventory, the development aims to support the evolving housing needs of Zebulon's community.

Comprehensive Transportation Plan

The Comprehensive Transportation Plan (CTP) requires Zebulon Rd in front of this site to be a 4-Lane median road.

Outcomes:

Approving the proposed Planned development will:

1. **300 New Multi-Family Residential Units:** At a calculated rate of 2.78 new residents per lot, Zebulon would have an approximate increase of 834 residents.
2. **Transportation Improvements:** Transportation improvements will be made, and impact fees will be collected.
3. **Pedestrian Walkability:** The pedestrian pathway will allow residents in Taryn Meadows and Weavers Pond to walk on this path to this proposed mixed-use development.
4. **Commercial Opportunity:** This plan would introduce 3 outparcel spaces and some opportunity for first floor retail, allowing more spaces for new businesses to come to Zebulon.

Planning Board Member Recusal:

The Planning Board recused one member at the beginning of the Joint Public Hearing and Planning Board meeting due to a direct conflict of interest for this rezoning project. There were five Planning Board members who were involved in the recommendation at the conclusion of the Planning Board meeting.

Planning Board Recommendation:

The Planning Board unanimously approved the following recommendation (5-0, with 1 recusal): I hereby recommend approval of PD 2025-02 for Zebulon Mixed Use finding that the standards of Section 2.2.25.J and Section 3.5.5 have been met, and the request is consistent with the Comprehensive Land Use Plan.

STAFF REPORT
ORDINANCE 2025-27
ZEBULON MIXED USE PLANNED DEVELOPMENT (PD)
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MAY 5, 2025

The Planning Board unanimously approved the following recommendation (5-0, with 1 recusal): I hereby recommend approval of PD 2025-02 for Zebulon Mixed Use finding that the standards of Section 2.2.25.J and Section 3.5.5 have been met, and the request is consistent with the Comprehensive Land Use Plan.

Staff Recommendation:

Town staff recommends approval of Ordinance 2025-27 for the Planned Development rezoning of Zebulon Mixed Use.

Attachments:

1. Planned Development (PD) Application
2. Neighborhood Meeting Packet
3. Planned Development (PD) Master Plan
4. Planned Development (PD) Narrative (Includes Utility Allocation Breakdown)
5. Traffic Impact Analysis (TIA)
6. Parking Study
7. Future Land Use and Character Map
8. Aerial Map
9. Zoning Map
10. Public Hearing Notification Affidavit
11. Statement of Adoption
12. Ordinance 2025-27



Town of Zebulon

Planning Department

1003 N. Arendell Avenue, Zebulon, NC 27597

Phone: (919) 823-1810 Fax: (919) 887-2824

www.townofzebulon.org

PLANNED DEVELOPMENT APPLICATION

GENERAL INFORMATION:

A Planned Development in accordance with Section 2.2.15 and 3.5.5 of the UDO is intended to provide flexibility by establishing site specific regulations including permitted uses, dimensional standards, phasing schedules and additional details to allow for a development that is better than what would otherwise be permitted under the strict interpretation of the UDO. All site-specific standards and conditions must be consistent with the objectives of these regulations, the adopted Comprehensive Land Use Plan, Transportation Plan, and Vision 2030 Strategic Plan. The review process established in this part provides for the accommodation of such uses by a reclassification of property into a Planned Development, subject to site-specific standards and conditions.

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.

NEIGHBORHOOD MEETING: Neighborhood meetings are required in accordance with Section 2.3.4 of the UDO prior to application submission. The applicant is required to notify property owners and any neighborhood association that represents citizens within that area within 750 feet of the subject property via first class mail a minimum of 10 days in advance of the neighborhood meeting. The applicant shall use their own return address on the envelopes as the meeting is a private meeting between the developer and the neighbors. The applicant shall submit the "Certified List of Property Owners" and "Neighborhood Meeting Packet" forms included in this application packet with their initial submittal.

ANNEXATION REQUIREMENTS: If a property or portion thereof subject to this rezoning is outside the corporate limits and ETJ, an annexation petition is **required** to be submitted on the same day as this application in accordance with section 2.2.2 of the UDO.



APPLICATION FOR PLANNED DEVELOPMENT

APPLICATION PROCEDURE – The applicant requesting a Planned Development must submit an application through the Town of Zebulon GeoCivix Web Portal. As noted below some materials must be brought in person to the Zebulon Planning Department to complete the application process. Access to GeoCivix can be found on the Town of Zebulon Website or through this link (<https://townofzebulon.geocivix.com/secure/>)

- **Materials to Submit through the Town of Zebulon GeoCivix Web Portal:**

- Completed Application Form
- PDF Plan Set (See site plan checklist)
- Comprehensive Planned Development Document
- One (1) Legal Description (metes and bounds) of subject property
- Registered survey of subject property
- Certified List of Property Owners within 750 feet of subject property
- Owner's Consent Form
- Neighborhood Meeting Packet
- Utility Allocation Checklist

Materials to Submit in Person with the Town of Zebulon Planning Department:

- Stamped envelopes addressed to Certified List of Property Owners all the homeowners associations of those properties within 750 feet of the outer boundary subject property or properties. Affixed with the following return address:
Town of Zebulon
Planning Department
1003 N. Arendell Ave
Zebulon, NC 27597
- Petition Fee (Please See Fee Schedule)
(Can be paid online but applicants must let Planning Staff know prior to paying)

PUBLIC HEARING PROCEDURE – Upon submittal of a complete application, the Planning Department will schedule the application for a joint public hearing before the Planning Board and the Board of Commissioners. APPLICANTS ARE STRONGLY ENCOURAGED TO CONTACT PLANNING STAFF AS SOON AS POSSIBLE TO ADDRESS ANY QUESTIONS ABOUT THE PUBLIC HEARING. Notices of the public hearing will be mailed to all adjacent property owners of the property being considered for a Planned Development Amendment. At the public hearing, the applicant, proponents, and opponents will be given the opportunity to offer evidence in favor of or against the proposal. After completion of the public hearing, the Planning Board will deliberate and forward its recommendation to the Board of Commissioners for final consideration. Deadline dates and Joint Public Hearing dates can be found on the Town of Zebulon's website.

**PART 1. DESCRIPTION OF REQUEST/PROPERTY**

Street Address of the Property: 0, 1928, & 1938 Zebulon Road		Acreage: 15.42 total acres
Parcel Identification Number (NC PIN): 1796748489*, 1796854029**, 1796845839***	Deed Book: 07-E*, 78-E**, 004633***	Deed Page(s): 2368*, 783**, 00665***
Existing Zoning of the Property: HC, R2	Proposed Zoning of the Property: PD	
Existing Use of the Property: SF Residence, Vacant	Proposed Use of the Property: Mixed-Use: retail/commercial & multi-family	
Reason for rezoning to a Planned Unit Development: To create a single parcel with a mix of compatible uses providing commercial, retail and residential options to the area.		

PART 2. APPLICANT/AGENT INFORMATION

Name of Applicant/Agent: Spectrum Investment Solutions, LLC		
Street Address of Applicant/Agent: 2500 Stonington Drive		
City: Apex	State: NC	Zip Code: 27523
Email of Applicant/Agent: ranjeetagarwala@hotmail.com	Telephone Number of Applicant/Agent: 361-228-2071	Fax Number of Applicant/Agent: .
Are you the owner of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Are you the owner's agent? <input checked="" 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: Lonnie P. Stancil, Jr.		
Street Address of Property Owner: 1938 Zebulon Road, Zebulon, NC 27597-8146		
City: Zebulon	State: NC	Zip Code: 27597-8146
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>		
Signature of Applicant: 	Print Name: RANJEET AGARWALA	Date: 11/26/24
Signature of Owner: 	Print Name: LONNIE P. STANCIL, JR.	Date: 11.26.24



APPLICATION FOR PLANNED DEVELOPMENT

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Name of Applicant/Agent: Spectrum Investment Solutions, LLC		
Street Address of Applicant/Agent: 2500 Stonington Drive		
City: Apex	State: NC	Zip Code: 27523
Email of Applicant/Agent: ranjeetagarwala@hotmail.com	Telephone Number of Applicant/Agent: 361-228-2071	Fax Number of Applicant/Agent:
Are you the owner of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Are you the owner's agent? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Note: If you are not the owner of the property, you must obtain the Owner's consent and signature giving you permission to submit this application.

PART 3. PROPERTY OWNER INFORMATION

Name of Property Owner: Martha B Stancil		
Street Address of Property Owner: 1938 Zebulon Road, Zebulon, NC 27597-8146		
City: Zebulon	State: NC	Zip Code: 27597-8146
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>		
Signature of Applicant: 	Print Name: RANJEET AGARWALA	Date: 11/26/24
Signature of Owner: 	Print Name: Martha B. Stancil	Date:



LEGISLATIVE CONSIDERATIONS – PLANNED DEVELOPMENT

The applicant shall propose site-specific standards and conditions that take into account the following considerations, which are considerations that are relevant to the legislative determination of whether or not the proposed planned development is in the public interest. These considerations do not exclude the legislative consideration of any other factor that is relevant to the public interest. Failure to adequately address the findings below may result in denial of the application. Please provide responses to the following standards as outlined in Section 2.2.15 of the Unified Development Ordinance.

1. Please provide details on how the proposed Planned Development advances the public health, safety, or welfare
The proposed Planned Development advances the public health and safety by providing interconnecting sidewalks within the development that connect to larger area-wide, non-auto transportation routes along Zebulon Road on one end and the Beaverdam Creek Greenway on the other, giving safer choices for walking, biking and eventually, commuting. Combined with the commercial, retail and outdoor spaces proposed within the development, residents and neighbors will have choices to suit a range of lifestyles.
2. Please provide details on how the proposed Planned Development is appropriate for its proposed location, and is consistent with the purposes, goals, objectives, and policies of the Town's adopted policy guidance.
By situating more car-oriented commercial adjacent to Zebulon Road and positioning residential to the middle and rear, closer to existing residential, the development remains consistent with the Future Land Use Map. This Planned Development also provides housing variety, stated in Guiding Principal 3 and connectivity via sidewalks and the greenway access, stated in Guiding Principal 1 in the Comprehensive Land Use Plan (CLUP). The shape of the property boundary, proposed buffers, as well as no existing connection points to streets in adjacent neighborhoods allows siting of the higher-density residential in a way that doesn't overwhelm neighbors in scale or traffic.
3. Please provide details on how the proposed Planned Development is reasonable and in the public interest.
The commercial will add to the tax base, and the mixed-use buildings will foster small and unique businesses that add color and resiliency, per CLUP Guiding Principal 6, to the larger community. Multi-family residential will provide housing choices and broader access as expressed in CLUP Guiding Principal 3.
4. Please provide details on how the proposed Planned Unit Development provides for innovative land planning and site design concepts that support a high quality of life and achieve a high quality of development, environmental sensitivity, energy efficiency, and other Town goals and objectives.
The plan meets at least three CLUP goals and priorities: housing variety, pedestrian and bike-friendly design, and a mix of uses to foster economic resiliency. The proposed mixed-use buildings and apartments provide housing variety and allow a higher residential density to be achieved in less land area. More options and density here mean decreased pressure for land across Zebulon Road, designated as Rural Conservation on the Future Land Use Map, to develop. Potential restaurant parcels and small shop sites in the mixed-use buildings create the framework for obtaining goods and services within walking and biking distance, therefore reducing car trips and future congestion. And, it aligns with CLUP Guiding Principal 4 (be prudent) by utilizing a site already served by water and sewer utilities, and will not create new public roads.
5. Please provide details on how the proposed planned unit development provides improved means of access, open space, and design amenities;
Access will be from Zebulon Road, which is cited in the Transportation Masterplan as a future four-lane divided road with an on-road bikeway. Internal walks and drives create a non-auto connection from Zebulon Road to the greenway, improving options for getting to schools, the library, and parks without a car. The main entry aligns with Bobbfield Road, creating a safer intersection for cars, bicycles, and pedestrians. Open space offerings range from an outdoor event venue between the mixed-use buildings, both indoor and outdoor amenity facilities, a playground, and a connection to the existing greenway. Various green pockets provide space for community and pollinator gardens.

6. Please provide details on how the proposed Planned Unit Development provides a well-integrated mix of residential and nonresidential land uses in the same development, including a mix of housing types, lot sizes, and densities;

In the Zebulon CLUP, Guiding Principal 3 speaks of 'great neighborhoods and living options' with 'a wide array of small businesses.' Since there are single-family residential opportunities already available in the area, this development will offer options to live in an apartment or above one's own business. The mixed-use units, at a density of xx DUA, provide a transition between the fully commercial uses fronting Zebulon Road and the purely residential use at a density of xx DUA at the rear of the site.

7. Please provide details on how the proposed Planned Unit Development creates a system of incentives for redevelopment and infill in order to revitalize established areas;

This development will create spaces for local services near existing residential uses, enhancing access and choices not only for anticipated residents, but for those already living nearby. It will provide more variety of living opportunities within reasonable reach of downtown and add another link in the sidewalk network creating the physical connection along Zebulon Road.

8. Please provide details on how the proposed Planned Unit Development promotes a vibrant public realm by placing increased emphasis on active ground floor uses, pedestrian-oriented building façade design, intensive use of sidewalks, and establishment of public gathering areas;

The live/work buildings provide space for smaller retail and business uses that have access from all portions of the site via a site-wide interconnected sidewalk system. To maintain a more human scale to the architecture, the mixed-use buildings will be four-story and set back from the existing residential. Apartment buildings will be both three and four-stories, with the taller positioned farther away from the adjacent single-family neighbors. Gathering areas will range from an outdoor event venue between the mixed-use buildings to amenity facilities and other smaller gathering spaces like seating areas, pollinator gardens and playground.

9. Please provide details on how the proposed Planned Unit Development provides for efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs; and

This development has higher-density residential components, providing more housing opportunities within a smaller footprint of land area. Access is from an existing road, with no new public roads proposed. Water and sewer utilities are also available to site, requiring no additional public extensions.

10. Please provide details on how the proposed Planned Unit Development provides quality design and environmentally sensitive development that respects surrounding established land use character and respects and takes advantage of a site's natural and man-made features, such as trees, estuaries, shorelines, special flood hazard area, and historic features.

Tree retention areas will maintain cover close the the existing stream adjacent to the site. Spaces for trees are included within and around the parking, and the wetland near the storm control device will be protected. Stormwater will be collected for release at pre-development rates, and soils compromised by a previous use will remain undisturbed.

11. Other factors as the Board of Commissioners may determine to be relevant.

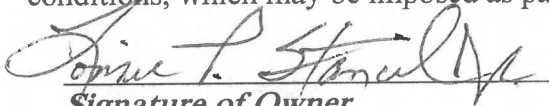
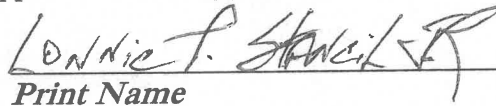
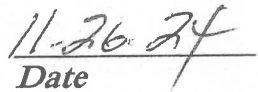
OWNER'S CONSENT FORM

Name of Project: Zebulon Mixed Use Submittal Date: _____

OWNER'S AUTHORIZATION

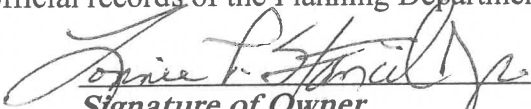
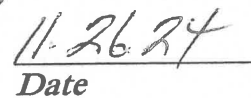
I hereby give CONSENT to Spectrum Investment Solutions, LLC (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify I have full knowledge the property I have an ownership interest in is the subject of this application. I acknowledge and agree that, pursuant to Section 2.2.15. of the Town of Zebulon Unified Development Ordinance, that lands subject to a Planned Development shall be subject to all the standards, conditions, and plans approved as part of that application. These standards, plans, and approved conditions are perpetually binding on the land as an amendment to this Ordinance and the Official Zoning Map and may only be changed in accordance with the procedures established in this Ordinance. Development located outside the Town of Zebulon's corporate limits shall comply with all Town policies related to annexation and the extension of utilities. I understand that all other applicable standards and regulations of the UDO will remain applicable to the subject lands unless specifically listed as conditions or deviations as part of this request. I understand that any false, inaccurate, or incomplete information provided by me, or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I acknowledge that additional information may be required to process this application. I further consent to the Town of Zebulon to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.


Signature of Owner
Print Name
Date

CERTIFICATION OF PROPERTY OWNER

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Zebulon, North Carolina, and will not be returned.


Signature of Owner
Print Name
Date

*Owner of record as shown by the Wake County Revenue Department (www.wakegov.com). An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this form.

OWNER'S CONSENT FORM

Name of Project: Zebulon Mixed Use Submittal Date: _____

OWNER'S AUTHORIZATION

I hereby give CONSENT to Spectrum Investment Solutions, LLC (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

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Martha B. Stancil
Signature of Owner

Martha B. Stancil
Print Name

11-26-2024
Date

CERTIFICATION OF PROPERTY OWNER

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Zebulon, North Carolina, and will not be returned.

Martha B. Stancil
Signature of Owner

Martha B. Stancil
Print Name

11-26-2024
Date

*Owner of record as shown by the Wake County Revenue Department (www.wakegov.com). An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this form.



CONCEPT PLAN REQUIREMENTS

Every applicant requesting Planned Development approval shall submit **8 copies** and **1 pdf (e-mail or USB Drive)** of a concept plan drawing with the application for a Planned Development. The concept plan shall contain sufficient information to adequately determine the type of development being proposed. The concept plan drawing shall include, at a minimum, the following features unless otherwise specified by the Planning Department:

CHECK IF
SUBMITTED

ITEM

- | | | |
|-----|--|-------|
| 1. | Plot plan showing all existing and planned structures, building setback lines, perimeter boundaries, and easements. | x |
| 2. | Elevation drawings of all buildings indicating the proposed exterior finish materials. | _____ |
| 3. | Landscaping plan, lighting, fencing, screening, and walls, indicating all heights and locations. | _____ |
| 4. | Location of all ingress and egress. | x |
| 5. | Off-street parking and loading facilities, with calculations showing how the quantities were obtained. | x |
| 6. | All pedestrian walks and open areas for use by residents, tenants, or the public. | x |
| 7. | Proposed land uses indicating areas in square feet. | x |
| 8. | The location and types of all signs, including lighting and heights, with elevation drawings. | _____ |
| 9. | Existing and/or proposed street names. | N/A |
| 10. | Proposed potable or reuse water, wastewater connections, and storm sewer line; proposed grading and drainage patterns; proposed water and sewer allocations. | _____ |
| 11. | Such additional items and conditions, including design standards as the Planning Board and Board of Commissioners deems necessary. | _____ |
| 12. | Trip generation data and TIA if applicable in accordance with Section 6.13 of the UDO. | x |

PROPOSED USES

An application has been duly filed requesting that the property described in this application be rezoned from HC & R2 to PD. It is understood and acknowledged that if the property is rezoned as requested, the property described in this request will be perpetually bound to the use(s) authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in the Unified Development Ordinance. It is further understood and acknowledged that final plans for any specific development to be made pursuant to any such Planned Development shall be submitted for site or subdivision plan approval. Use additional pages as needed.

The Rezoned Lands may be used for, and only for, the uses listed immediately below. The permitted uses are subject to the limitations and regulations stated in the Use Table and any additional limitations or regulations stated below. For convenience, some relevant sections of the Unified Development Ordinance may be referenced; such references do not imply that other sections of the Unified Development Ordinance do not apply.

1.	Multi-Family Residential & Permitted Accessory Uses	25.	Clubhouse/pool
2.	Upper Story Residential & Permitted Accessory Uses	26.	Utility, Minor
3.	Assembly	27.	Food Truck
4.	Live/Work Dwelling	28.	Electric Vehicle Charging Station
5.	Day Care Facility	29.	Art Installation
6.	Government Service	30.	Automated Teller Machine
7.	Indoor Entertainment	31.	Urgent Care Facility
8.	Fitness/Recreation Center	32.	ABC/Wine Store
9.	Artisan/Creative Studio	33.	
10.	Financial Institution (with or without a Drive Through)	34.	
11.	Laundry Services (with or without a Drive Through)	35.	
12.	Office: General/Professional	36.	
13.	Office: Medical	37.	
14.	Office: Sales or Service	38.	
15.	Pharmacy (with or without a Drive Through)	39.	
16.	Coffee Shop	40.	
17.	Microbrewery/Microdistillery/Microwinery	41.	
18.	Bottle Shop with on-premise consumption	42.	
19.	Restaurant (with or without a Drive Through)	43.	
20.	Resaurant with Indoor/Outdoor Seating & Dining	44.	
21.	Restaurant, drive through and/or walk-up only	45.	
22.	Retail Sales	46.	
23.	Service/Personal Service (Hair, Nails, Skin)	47.	
24.	Veterinary Clinic	48.	



The applicant hereby requests that the Zebulon Board of Commissioners, pursuant to Section 3.3.5 of the Unified Development Ordinance, approve the Proposed Planned Development with above listed use(s), subject to the following condition(s), requested deviations, and proposed alternative means of compliance. (Attach additional pages as needed)

SEE ATTACHED LIST ENTITLED 'ZONING CONDITIONS OFFERED'

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

ZONING CONDITIONS OFFERED

1. Following Board of Commissioners' approval, an electronic copy of the PD Plan and Narrative, including the Conditions of Approval, shall be provided to the Planning Department.
2. The Development will meet all adopted Town of Zebulon Unified Development Ordinance (UDO) requirements, Town of Zebulon Engineering and Stormwater design standards, and the North Carolina Fire Code and NFPA Fire standards, except where specifically modified by the approved master plan.
3. The Development will be constructed in substantial conformance with the PD Plan and PD Narrative as approved by the Zebulon Board of Commissioners.
4. Permitted uses will be limited to the following:
 - Multifamily Dwelling and associated Detached Accessory Uses (Cluster Box Unit, Maintenance Building, Play Equipment/Structure, etc.)
 - Upper Story Residential
 - Assembly
 - Live/Work Dwelling
 - Day Care Facility
 - Government Service
 - Indoor Entertainment
 - Fitness/Recreation Center
 - Artisan / Creative Studio
 - Financial Institution (with or without a Drive Through)
 - Laundry Services (with or without a Drive Through)
 - Publisher / Packaging & Printing
 - Office: General / Professional
 - Office: Medical
 - Office: Sales or Service
 - Pharmacy (with or without a Drive Through)
 - Coffee Shop
 - Microbrewery / Microdistillery / Microwinery
 - Bottle Shop with on-premise consumption
 - Restaurant (with or without a Drive Through)
 - Restaurant with Indoor/Outdoor Seating & Dining
 - Restaurant, drive through and/or walk up only
 - Retail Sales
 - Service / Personal Service (Hair, Nails, Skin)
 - Veterinary Clinic
 - Clubhouse/pool
 - Utility, Minor
 - Food Truck
 - Electric Vehicle Charging Station
 - Art Installation
 - Automated Teller Machine
 - Urgent Care Facility

- ABC / Wine Store
5. The following standards shall apply to the development:
 - Maximum number of Units: 250 dwelling units
 - Maximum Commercial/Non-Residential: 25,000 SF
 - Minimum Setbacks:

From Zebulon Road/NC Hwy 96 ROW:	15 Feet
All other Property Boundaries:	20 Feet
 - Minimum Building Separation: 10 Feet
 - Maximum Building Height: 60 Feet (4 Stories)
 6. The following amenities shall be provided:
 - Pool with Bathhouse
 - Gathering Space with Outdoor Kitchen and Grills (Urban Open Space)
 - Outdoor Event Venue (Urban Open Space)
 - 8' Wide Multi-Modal Trail through the site connecting the existing Beaverdam Creek greenway to Zebulon Road/NC Hwy 96
 - Interconnecting Sidewalks throughout the project
 7. The following transportation improvements shall be constructed and accepted by NCDOT prior to issuance of the first Certificate of Occupancy:

NC 96

- Construct one half of the ultimate 100' ROW section. (No ROW dedication required.) Developer may seek a fee-in-lieu for one half of the 12' wide median. Roadway section shall include 5' planting strip and 5' sidewalk for the full length of the frontage.

NC 96 & Bobbfield Way / Access 1

- Construct the westbound approach with at least one ingress lane and two egress lanes striped as a left-turn lane and a shared through-right turn lane.
- Provide stop control for the westbound approach.
- Construct a northbound right-turn lane with at least 50 feet of storage and appropriate taper. It should be noted that right-of-way might be limited. If so, a taper is recommended.
- Construct a southbound left-turn lane with at least 75 feet of storage and appropriate taper.

NC 96 & Access 2

- Construct the westbound approach with at least one ingress lane and one egress lane striped as a right-out.
- Provide stop control for the westbound approach.
- Construct a northbound right-turn taper (if warranted after construction of the additional lane per the Comprehensive Transportation Plan).

Any additional transportation improvements required as part of the NCDOT Driveway Permit shall be constructed prior to issuance of the first Certificate of Occupancy.

8. The following architectural standards shall be met:

Commercial Outparcel Buildings:

Will follow UDO Article 5.3.1.F.9 Outparcel Development as site conditions allow, UDO Article 4.3.5.NN if a restaurant use, and UDO Article 4.4.7.1 for all other uses when a drive through is proposed.

Mixed Residential/Retail Buildings:

a. Will follow UDO Article 5.3.2 Mixed Use Design Standards to the extent possible based on parcel size and shape and proposed location within the site. Specifically,

- Two (2) or more material types will be used.
- An aesthetic and modern color scheme will be used.
- Stone/masonry accents to be provided on a minimum of 25% of all front building façades. Stone/masonry accents will be a minimum of a 2-foot skirt under the front elevation.

b. Multi-Family Buildings:

c. Will follow UDO Article 5.3.3 Multi-Family Residential Design Standards to the extent possible based on parcel size and shape and proposed location within the site.

Specifically,

- All front building façades will be fiber cement siding.
- Side and Rear elevations may be vinyl siding or fiber cement siding with colors to match front elevations.
- Architectural-style shingles will be used.

9. The proposed development will meet all landscaping requirements per the Town of Zebulon UDO Article 5.6., with the following exceptions:

- The Streetscape Buffer along NC Highway 96 shall be modified as follows:
 - 15' Min. width from ROW
 - 20 shrubs / 100 LF with 5' Max. Spacing, 75% Evergreen
 - Tree requirements remain as listed in the UDO.
- No Foundation Plantings (5.6.11.D.) along the front of retail spaces in the two mixed-use buildings to facilitate pedestrian flow between the retail spaces and accommodate potential outdoor dining and seating.

10. The Development shall meet the UDO parking standards, subject to a 20% reduction in total number of required parking spaces for the mixed retail /apartment use and multi-family use as supported by a shared parking study per Article 5.8.11.A.

At least two Electric vehicle (EV) charging stations will be provided.

11. The Transportation Impact Analysis will be required to be updated to match the final proposed development and submitted for review and approval by the Town and NCDOT prior to Construction Plan approval. Any additional improvements required by NCDOT based on the updated TIA will be required to be constructed prior to the first Certificate of Occupancy.

12. To the extent of any conflict between the PD Plan, PD Narrative and these conditions, these conditions shall control.



Provide a certified list of property owners subject to this application and all properties owners within 750-feet feet of the subject property, and any HOA Contacts for developments which fall within 750-feet of the subject property.

[illegible]

Development Name	Contact Person	Address
Weaver's Pond	PPM of Raleigh, Inc.	11010 Raven Ridge Road, Raleigh, NC 27614
Taryn Meadows	Sentry Management, Inc.	PO Box 37109, Charlotte, NC 28237-7109

Adjacent Property Owners

Parcel Address	PIN	Owner's Name
2012 ZEBULON RD	1796850087	BASS, DONALD R BASS, CONNIE M
1936 ZEBULON RD	1796850222	BASS, DONALD R BASS, CONNIE M
1922 ZEBULON RD	1796842254	CARROLL, JAMES W JR
6208 WATSONIA DR	1796844780	SANTANA, SHAWN SANTANA, NATALIE
704 ROSE MALLOW DR	1796845447	ROMERO, STEPHANIE GRACIANO, JUAN ROMERO
3124 GINGER LAKE CT	1796853492	OWENS, CASSANDRA PATRICE OWOH, STEVEN EDGAR
705 ROSE MALLOW DR	1796847401	HARRIS, BARBARETTE D MOORE, JULIA
700 ROSE MALLOW DR	1796845573	LAS CASAS LLC
6209 WATSONIA DR	1796844623	GREWAY, ELIZABETH GREWAY, DAVID
6205 WATSONIA DR	1796844566	LEON, MAYNOR ZELADA, EVELYN MARGARITA UMANA
701 ROSE MALLOW DR	1796847427	GREEN, JUDGETTE NATHAINE
624 ROSE MALLOW DR	1796859022	WHITE, JONATHAN M MACHADO, MARIA
3116 GINGER LAKE CT	1796850484	PETERKIN, LAVELLE EDWARDS, LASHONDRA
600 ROSE MALLOW DR	1796952158	OBE, TOKUNBO O OBE, FOLUSHO O
1017 MILKWEED CT	1796849639	FOURY, FRANCOIS ZAKI, CHERINE
709 ROSE MALLOW DR	1796846395	SUTTON, DONNA K
3117 GINGER LAKE CT	1796852625	WEAVERS POND HOMEOWNERS ASSOCIATION INC
3118 GINGER LAKE CT	1796852461	WEAVERS POND HOMEOWNERS ASSOCIATION INC
628 ROSE MALLOW DR	1796848989	VEGA, ALJENIS VEGA, MELISSA
653 ROSE MALLOW DR	1796847684	ELLEBY-LYONS, AMANDA L LYONS, CURTIS
629 ROSE MALLOW DR	1796849887	PIERGA, PATRICK M PIERGA, JUSTINA
1005 MILKWEED CT	1796941634	BASKARADOSS, ARUN ARUN, PRIYA
1004 MILKWEED CT	1796942812	LEWIS, KARENZO HASKINS, LATASHA OSHIA
644 ROSE MALLOW DR	1796847804	CAREY, DEBORA
625 ROSE MALLOW DR	1796940930	BYNUM, TY'QWAN
608 ROSE MALLOW DR	1796951116	ROGERS, HARRY L
1000 MILKWEED CT	1796942734	JACKSON, DAVID R JACKSON, KIM P
609 ROSE MALLOW DR	1796941989	WADE-SERVICE, EVETTE SERVICE, SHORNE
1001 MILKWEED CT	1796942607	YAPI, JACK YAPI, AMANDA CORRINE
1013 MILKWEED CT	1796940618	BASKARADOSS, ARUN ARUN, PRIYA
6204 WATSONIA DR	1796845765	PROGRESS RESIDENTIAL BORROWER 6 LLC
632 ROSE MALLOW DR	1796848946	BELLEVUE, KELYN DEPAR, ERNSO
1009 MILKWEED CT	1796940666	BASKARADOSS, ARUN ARUN, PRIYA
617 ROSE MALLOW DR	1796941927	PROGRESS RESIDENTIAL BORROWER 6 LLC
640 ROSE MALLOW DR	1796847848	PROGRESS RESIDENTIAL BORROWER 6 LLC
616 ROSE MALLOW DR	1796950120	MALIK, MUHAMMAD H NADEEM, TOOBA
0 WILD LILAC CT	1796845472	TARYN LAKE HOMEOWNERS ASSOCIATION INC
601 ROSE MALLOW DR	1796954052	TARYN LAKE HOMEOWNERS ASSOCIATION INC
6132 WATSONIA DR	1796942595	TARYN LAKE HOMEOWNERS ASSOCIATION INC
6160 WATSONIA DR	1796848595	WASHAYA, TINASHE CLAUDIO WASHAYA, SIBUSISIWE LORRAINE
6148 WATSONIA DR	1796940572	MATHEWS, JULIANA MARYDI SYKES, RONALD B A
652 ROSE MALLOW DR	1796846743	SFR JV-2 2022-1 BORROWER LLC
9102 PIPPIN RD	1796960562	DR HORTON INC
6164 WATSONIA DR	1796848547	JONES, TIERRA LA JOYCE JONES, BRIAN DEVOE
912 LOOSESTRIFE CT	1796940307	CONSTANZA, ANA LILIAN
6156 WATSONIA DR	1796849554	NISBET, CAROL S
6152 WATSONIA DR	1796940513	EDMUNDSON, ANTONIO EDMUNDSON, ERICKA
909 LOOSESTRIFE CT	1796847396	VIRDEN, LAURENCE L SR VIRDEN, KYLA S
636 ROSE MALLOW DR	1796847992	INVITATION HOMES 7 LP
6144 WATSONIA DR	1796941532	PROGRESS RESIDENTIAL BORROWER 14 LLC
913 LOOSESTRIFE CT	1796848422	MCLAWHORN, CHRISTOPHER MCLAWHORN, JACINTA
1012 MILKWEED CT	1796941815	GONZALEZ, YAMILET LEIVA SATIESTEBAN PEREZ, LUIS ALBERTO

620 ROSE MALLOW DR	1796859076	BBOD PROPERTIES LLC
0 TARAMAR LN	1796861299	WEAVERS POND HOMEOWNERS ASSOCIATION INC
645 ROSE MALLOW DR	1796848754	IH6 PROPERTY NORTH CAROLINA LP LIMITED PARTNERSHIP
604 ROSE MALLOW DR	1796951270	ROJAS, RAUL JR ULLRICH-ROJAS, LUCY MARIA
605 ROSE MALLOW DR	1796952030	WILLIAMS, CORDELIA VANIELE
3126 GINGER LAKE CT	1796854560	BMSS1 LLC
912 WILD LILAC CT	1796843583	CHOVATIA, JAYDEEPKUMAR VAGHASIA, POOJA
621 ROSE MALLOW DR	1796940974	PROGRESS RESIDENTIAL BORROWER 5 LLC
612 ROSE MALLOW DR	1796950173	HARRATH, AYMANE HARRATH, SOFIA
3122 GINGER LAKE CT	1796852493	HENKEL, JAMES HENKEL, DEBRA
3123 GINGER LAKE CT	1796854539	BERRY, GREYSON D
3121 GINGER LAKE CT	1796853656	ESSIEN-HART, EUNICE JOHNSON, IDELLA BRIANA-ALICE
637 ROSE MALLOW DR	1796848799	LASHLEY, SHONTAE D
657 ROSE MALLOW DR	1796847568	PROGRESS RESIDENTIAL BORROWER 6 LLC
648 ROSE MALLOW DR	1796846769	ROZARIO, MARY MAGDALENE ROZARIO, JAYANTA SYLVESTER
649 ROSE MALLOW DR	1796848619	DUPREE, TINA
656 ROSE MALLOW DR	1796846636	PROGRESS RESIDENTIAL BORROWER 6 LLC



NOTICE OF NEIGHBORHOOD MEETING

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.

Dear Neighbor:

You are invited to a neighborhood meeting to review and discuss the development proposal at:

0, 1928, and 1938 Zebulon Road
(Address)

1796854029, 1796748489, and 1796845839
(Pin Numbers)

in accordance with the Town of Zebulon Neighborhood Meeting procedures. This meeting is intended to be a way for the applicant to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the Town. This provides neighbors an opportunity to raise questions and discuss any concerns about the 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/services/planning>.

A Neighborhood Meeting is requested because this project will include:

- ☐ Conditional Rezoning
- ☒ Planned Unit Development
- ☐ Site Plan within the Downtown Core or Downtown Periphery Zoning Districts
- ☐ Zoning Map Amendment (results in more intensive uses or increased density)
- ☐ Special Use Permit (Quasi-Judicial Hearing)

*Quasi-Judicial Hearing: The Board of Commissioners cannot discuss the project prior to the public hearing.

The following is a description of the proposed (also see attached map(s) and/or plan sheet(s)):

The applicant is looking to rezone the three parcels referenced above for a mixed-use development that will include commercial/retail along Zebulon Road frontage, mixed-use in the center of the development with commercial/retail on the ground floor and apartments above, and apartment buildings located in the rear of the development.

Estimated Submittal Date: October 1, 2024

MEETING INFORMATION:

Property Owner(s) Name(s) Martha B Stancil, Lonnie P, JR., Stancil, Anne B Bobbitt, Martha Ray

Applicant(s) Spectrum Investment Solutions, LLC

Contact Information (e-mail/phone) philburn@mckimcreed.com / (919) 233-8091

Meeting Address: 713 Nth Arendell Ave, Zebulon 27597 - Insight Residential Realty LLC Conference Room

Date of Meeting: September 24, 2024

Time of Meeting: 6:00 PM to 8:00 PM

**Meetings shall occur between 5:00 p.m.-9:00 p.m. on a Monday through Thursday (excluding Town recognized holidays). If you have questions about the general process for this application, please contact the Planning Department at 919-823-1809. You may also find information about the Zebulon Planning Department and on-going planning efforts at <https://www.townofzebulon.org/services/planning>



PROJECT CONTACT INFORMATION

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.

Development Contacts:		
Project Name: Stancil-Bobbitt Properties		Zoning: HC and R2
Location: 0, 1928, and 1938 Zebulon Road		
Property PIN(s): 1796854029, 1796748489, 1796845839		Acreage/Square Feet: 15.42 acres
Property Owner: Martha B Stancil, Lonnie P, JR., Stancil, Anne B Bobbitt, Martha Ray		
Address: 1938 Zebulon Road		
City: Zebulon	State: NC	Zip: 27597
Phone:	Email:	
Developer: Spectrum Investment Solutions, LLC		
Address: 2500 Stonington Drive		
City: Apex	State: NC	Zip: 27523
Phone: 919-333-0701	Fax:	Email: ragarwala@hotmail.com
Engineer: McKim & Creed, INC		
Address: 4300 Edwards Mill Road, Suite 200		
City: Raleigh	State: NC	Zip: 27612
Phone: (919) 233-8091	Fax:	Email: philburn@mckimcreed.com
Builder (if known):		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email:

VICINITY MAP



CONCEPTUAL SITE PLAN

LEGEND:



NORTH
(GRID)
NOT TO SCALE



Proposed Rezoning of 0, 1928, and 1938 Zebulon Rd., Zebulon
September 24, 2024 Neighborhood Meeting Sign-In Sheet

NAME	ADDRESS
Tommy Perry	20 Bunn Ave Zebulon
Connie Bass	1936 Zebulon Rd, Zebulon
Ralph Skordas	8601 Bobbfield Way
James & Dawn Carroll	1922 Zebulon Rd.
Melissa Davis	728 Rose Mallow Dr
Sylvia T. Wheeler	740 Rose Mallow Dr
Mary Lou Murphy	2024 Zebulon Rd
Jonathan M. White	624 Rose Mallow Dr.
Maria Machado	624 Rose Mallow Dr.
Michelle Williams	724 Rose Mallow Dr.

CONCEPTUAL SITE PLAN

LEGEND:

	RESIDENTIAL
	OUTPARCEL
	MIXED-USE





INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

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

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.

I, James R. Todd, 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 713 N Arendell Avenue (location/address) on 9/24/2024 (date) from 6:00 pm (start time) to 8:00 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.

October 21, 2024
Date

By:

James R. Todd
James R. Todd, counsel for Applicant

STATE OF NORTH CAROLINA
COUNTY OF WAKE

James R. Todd
Sworn and subscribed before me, Deborah K. Will, a Notary Public for the above State and County, on this the 21st day of October, 2024.

SEAL

Deborah K. Will

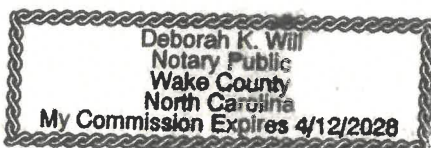
Notary Public

Deborah K. Will

Print Name

My Commission Expires:

4-12-28





INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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Project Name: Stancil-Bobbitt Properties

Meeting Address: 713 N Arendell Ave., Zebulon 27597 - Insight Realty Offices

Date of Meeting: September 24, 2024

Time of Meeting: 6-8 PM

Property Owner(s) Names: Martha Stancil, Lonnie Stancil, Jr., Anne Bobbitt and Martha Ray

Applicants: Spectrum Investment Solutions, 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 See attached addendum A.

Applicant Response: _____

Question/ Concern #2 _____

Applicant Response: _____

Question/ Concern #3 _____

Applicant Response: _____

Question/ Concern #4 _____

Applicant Response: _____

Addendum A
to
Summary of Discussion from the Neighborhood Meeting

Questions/Concern #1: What type of tenants would the Project have?

Applicant Response: An attendee requested information on the commercial tenants of the Project. Applicant responded that the identity of the tenants would be unknown until the commercial spaces were leased up closer to Project delivery.

Questions/Concern #2: What would the height of the buildings in the Project be? Concern expressed about height located adjacent to single-family residential.

Applicant Response: Exact height has not been determined yet, but Applicant is targeting a maximum height of four stories for the mixed-use and residential components. In response to the concern about adjacent height, Applicant intends to provide buffering along the eastern edge of the Project site between the site and the residential neighborhood, and to explore locating taller uses more centrally on the site.

Questions/Concern #3: How many apartments will be built?

Applicant Response: The exact number of residential units is not determined yet, and depends on a number of factors including site design and minimum parking requirements, but Applicant is targeting 90-150 residential units.

Questions/Concern #4: Will the apartments be Section 8/subsidized?

Applicant Response: The intention is for the residential units to be market rate apartments.

Questions/Concern #5: Concern expressed about residential tenants of the Project committing crimes/trespassing within the adjacent residential neighborhood.

Applicant Response: Applicant has no reason to believe its tenants will be more likely to commit crimes than the general population.

Questions/Concern #5: When will the Project be completed?

Applicant Response: The Applicant intends to begin construction as soon as reasonably possible after rezoning and construction approvals are received. Actual delivery date will depend on construction timing and market conditions, but has a preliminary target of late 2026 to early 2027.

Questions/Concern #6: A request was made for the Project to include a barrier (e.g. a fence) between the Project and the adjacent residential subdivision to prevent tenants from the Project from accessing the residential subdivision.

Applicant Response: Interconnectivity is typically desired, and the Project is proposing direct access to a Greenway, but there is no planned connection point between the Project and the residential neighborhood that would require or allow for gating.



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in accordance with the Town of Zebulon Neighborhood Meeting procedures. This meeting is intended to be a way for the applicant to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the Town. This provides neighbors an opportunity to raise questions and discuss any concerns about the 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/services/planning>.

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- ☐ Site Plan within the Downtown Core or Downtown Periphery Zoning Districts
- ☐ Zoning Map Amendment (results in more intensive uses or increased density)
- ☐ Special Use Permit (Quasi-Judicial Hearing)

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The following is a description of the proposed (also see attached map(s) and/or plan sheet(s)):

The applicant is looking to rezone the three parcels referenced above for a mixed-use development that will include commercial/retail along Zebulon Road frontage, mixed-use in the center of the development with commercial/retail on the ground floor and apartments above, and apartment buildings located in the rear of the development.

Estimated Submittal Date: October 1, 2024

MEETING INFORMATION:

Property Owner(s) Name(s) Martha B Stancil, Lonnie P, JR., Stancil, Anne B Bobbitt, Martha Ray

Applicant(s) Spectrum Investment Solutions, LLC

Contact Information (e-mail/phone) philburn@mckimcreed.com / (919) 233-8091

Meeting Address: 713 Nth Arendell Ave, Zebulon 27597 - Insight Residential Realty LLC Conference Room

Date of Meeting: September 24, 2024

Time of Meeting: 6:00 PM to 8:00 PM

**Meetings shall occur between 5:00 p.m.-9:00 p.m. on a Monday through Thursday (excluding Town recognized holidays). If you have questions about the general process for this application, please contact the Planning Department at 919-823-1809. You may also find information about the Zebulon Planning Department and on-going planning efforts at <https://www.townofzebulon.org/services/planning>



INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

PROJECT CONTACT INFORMATION

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.

Development Contacts:		
Project Name: Stancil-Bobbitt Properties		Zoning: HC and R2
Location: 0, 1928, and 1938 Zebulon Road		
Property PIN(s): 1796854029, 1796748489, 1796845839		Acreage/Square Feet: 15.42 acres
Property Owner: Martha B Stancil, Lonnie P, JR., Stancil, Anne B Bobbitt, Martha Ray		
Address: 1938 Zebulon Road		
City: Zebulon	State: NC	Zip: 27597
Phone:		Email:
Developer: Spectrum Investment Solutions, LLC		
Address: 2500 Stonington Drive		
City: Apex	State: NC	Zip: 27523
Phone: 919-333-0701	Fax:	Email: ragarwala@hotmail.com
Engineer: McKim & Creed, INC		
Address: 4300 Edwards Mill Road, Suite 200		
City: Raleigh	State: NC	Zip: 27612
Phone: (919) 233-8091	Fax:	Email: philburn@mckimcreed.com
Builder (if known):		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email:

VICINITY MAP



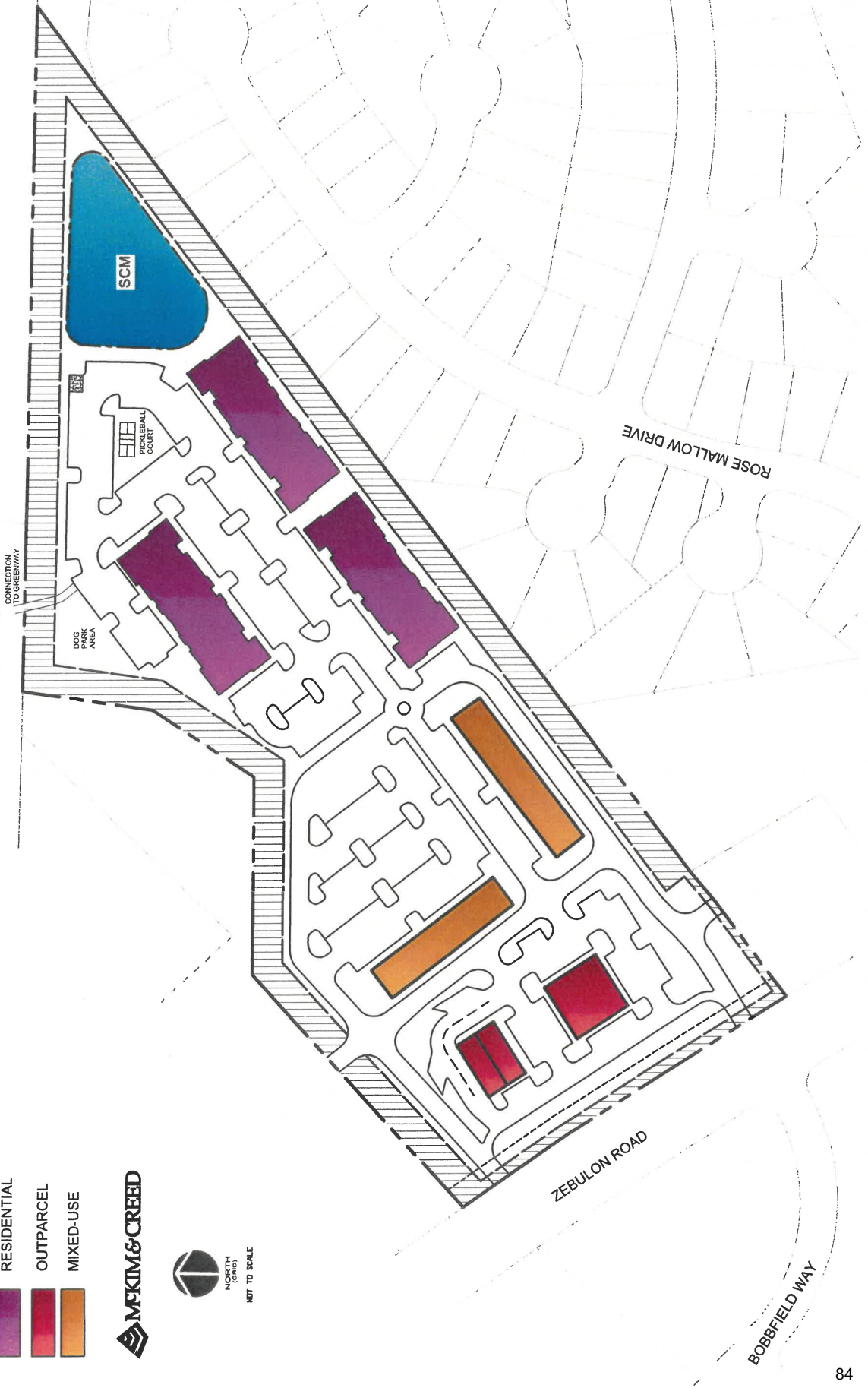
CONCEPTUAL SITE PLAN

LEGEND:

- RESIDENTIAL
- OUTPARCEL
- MIXED-USE



NORTH
(GRID)
NOT TO SCALE



Proposed Rezoning of 0, 1928, and 1938 Zebulon Rd., Zebulon
September 24, 2024 Neighborhood Meeting Sign-In Sheet

NAME	ADDRESS
Tommy Perry	20 Bunn Ave Zebulon
Connie Bass	1936 Zebulon Rd, Zebulon
Ralph Skordas	8601 Bobbfield Way
James & Dawn Carroll	1922 Zebulon Rd.
Melissa Davis	728 Rose Mallow Dr
Sylvia T. Wheeler	740 Rose Mallow Dr
Mary Lou Murphy	2024 Zebulon Rd
Jonathan M. White	624 Rose Mallow Dr.
Maria Machado	624 Rose Mallow Dr.
Michelle Williams	724 Rose Mallow Dr.

CONCEPTUAL SITE PLAN

LEGEND:

- RESIDENTIAL
- OUTPARCEL
- MIXED-USE



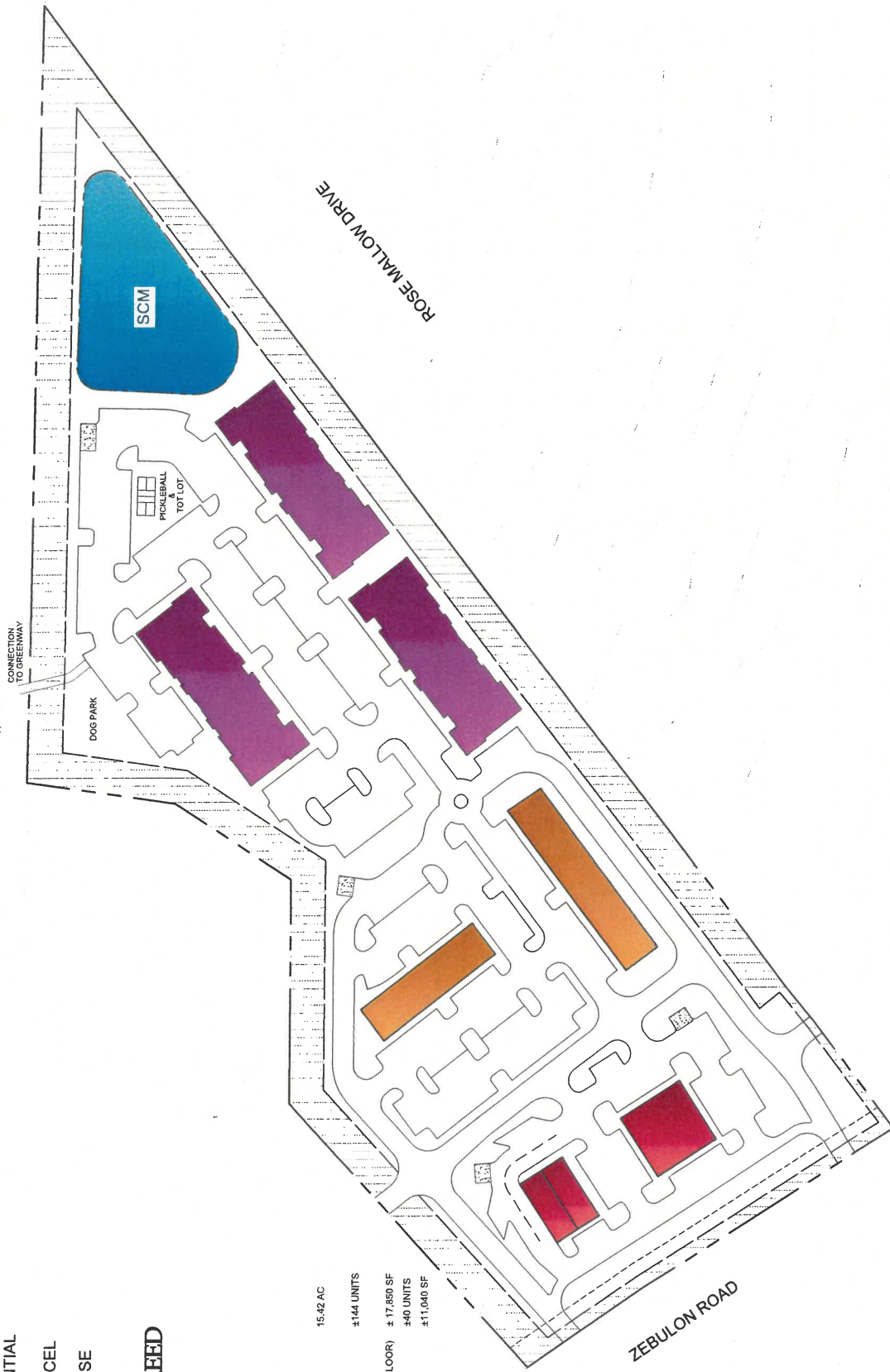
TOTAL AREA: 15.42 AC

APARTMENT UNIT COUNT:
3 BUILDINGS X 4 STORIES ±144 UNITS

MIXED-USE BUILDINGS:
COMMERCIAL SPACE (GROUND FLOOR) ±17,850 SF

RESIDENTIAL UNITS ±40 UNITS

OUTPARCEL BUILDINGS: ±11,040 SF





INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

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

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.

I, James R. Todd, 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 713 N Arendell Avenue (location/address) on 9/24/2024 (date) from 6:00 pm (start time) to 8:00 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.

October 21, 2024

Date

By:

James R. Todd
James R. Todd, counsel for Applicant

STATE OF NORTH CAROLINA

COUNTY OF WAKE

James R. Todd
Sworn and subscribed before me, Deborah K. Will, a Notary Public for the above State and County, on this the 21st day of October, 2024.

SEAL

Deborah K. Will

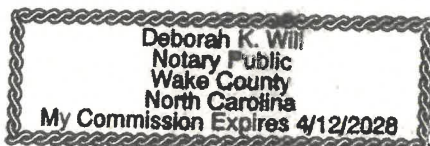
Notary Public

Deborah K. Will

Print Name

My Commission Expires:

4-12-28





INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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: Stancil-Bobbitt Properties

Meeting Address: 713 N Arendell Ave., Zebulon 27597 - Insight Realty Offices

Date of Meeting: September 24, 2024

Time of Meeting: 6-8 PM

Property Owner(s) Names: Martha Stancil, Lonnie Stancil, Jr., Anne Bobbitt and Martha Ray

Applicants: Spectrum Investment Solutions, 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 See attached addendum A.

Applicant Response: _____

Question/ Concern #2 _____

Applicant Response: _____

Question/ Concern #3 _____

Applicant Response: _____

Question/ Concern #4 _____

Applicant Response: _____

Addendum A
to
Summary of Discussion from the Neighborhood Meeting

Questions/Concern #1: What type of tenants would the Project have?

Applicant Response: An attendee requested information on the commercial tenants of the Project. Applicant responded that the identity of the tenants would be unknown until the commercial spaces were leased up closer to Project delivery.

Questions/Concern #2: What would the height of the buildings in the Project be? Concern expressed about height located adjacent to single-family residential.

Applicant Response: Exact height has not been determined yet, but Applicant is targeting a maximum height of four stories for the mixed-use and residential components. In response to the concern about adjacent height, Applicant intends to provide buffering along the eastern edge of the Project site between the site and the residential neighborhood, and to explore locating taller uses more centrally on the site.

Questions/Concern #3: How many apartments will be built?

Applicant Response: The exact number of residential units is not determined yet, and depends on a number of factors including site design and minimum parking requirements, but Applicant is targeting 90-150 residential units.

Questions/Concern #4: Will the apartments be Section 8/subsidized?

Applicant Response: The intention is for the residential units to be market rate apartments.

Questions/Concern #5: Concern expressed about residential tenants of the Project committing crimes/trespassing within the adjacent residential neighborhood.

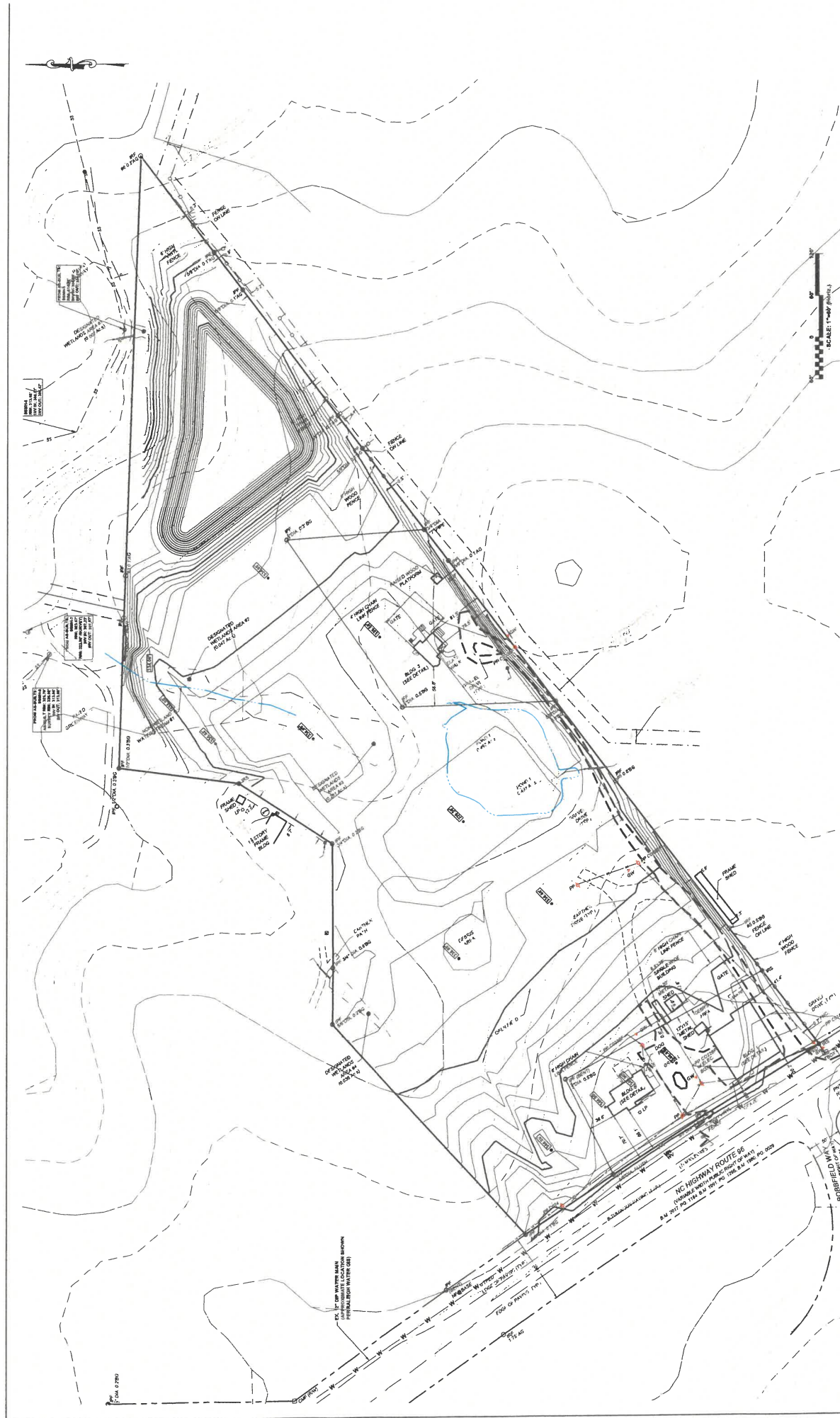
Applicant Response: Applicant has no reason to believe its tenants will be more likely to commit crimes than the general population.

Questions/Concern #5: When will the Project be completed?

Applicant Response: The Applicant intends to begin construction as soon as reasonably possible after rezoning and construction approvals are received. Actual delivery date will depend on construction timing and market conditions, but has a preliminary target of late 2026 to early 2027.

Questions/Concern #6: A request was made for the Project to include a barrier (e.g. a fence) between the Project and the adjacent residential subdivision to prevent tenants from the Project from accessing the residential subdivision.

Applicant Response: Interconnectivity is typically desired, and the Project is proposing direct access to a Greenway, but there is no planned connection point between the Project and the residential neighborhood that would require or allow for gating.



DATE:	12/15/2011	SCALE:	1"=40'
BY:	J. L. L. L.	SCALE:	1"=40'
CHECKED:	J. L. L. L.	SCALE:	1"=40'
APPROVED:	J. L. L. L.	SCALE:	1"=40'
PROJECT:	ZEBULON MIXED USE	SCALE:	1"=40'

ZEBULON MIXED USE
ZEBULON ROAD
ZEBULON, WAKE COUNTY, NC

MCKIM & CREED
 300 S. W. 10th St.
 Suite 200, Raleigh, NC 27612
 Phone: (919) 233-5001 Fax: (919) 233-5001
 www.mckimcreed.com

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DATE: 12/15/2011
 BY: J. L. L. L.
 CHECKED: J. L. L. L.
 APPROVED: J. L. L. L.

NO.	DESCRIPTION	DATE
1	12/15/2011	J. L. L. L.
2	12/15/2011	J. L. L. L.
3	12/15/2011	J. L. L. L.
4	12/15/2011	J. L. L. L.
5	12/15/2011	J. L. L. L.
6	12/15/2011	J. L. L. L.
7	12/15/2011	J. L. L. L.
8	12/15/2011	J. L. L. L.
9	12/15/2011	J. L. L. L.
10	12/15/2011	J. L. L. L.

ZEBULON MIXED-USE

Planned Development Rezoning Narrative

Parcels 1796748489, 1796854029, 1796845839

Town of Zebulon, North Carolina
January 2025, Rev. March 2025

OWNERS:

Name: Lonnie P. Stancil, Jr.
Address: 1938 Zebulon Rd. Zebulon, Nc 27597-8146

Name: Martha B. Stancil
Address: 1938 Zebulon Rd. Zebulon, Nc 27597-8146

DEVELOPER:

Name: Spectrum Investment Solutions, LLC
Address: 2500 Stonington Drive Apex, NC 27523
Contact: Scott Huffman
Phone #: (919) 422-5837
Email: scott@greystonehomesnc.co

CONSULTANTS:

Engineering/Planning:

McKim & Creed
8020 Tower Point Drive
Charlotte, NC 28227
(704) 841-2588
Contact: Beth Bailey Johnston, PLA, Senior Landscape Architect
bbailey@mckimcreed.com

Architecture:

Planworx Architecture
5711 Six Forks Road, Suite 100
Raleigh, NC 27609
(919) 846-8100
Contact: Bob Naegele
bnaegele@planworx.com

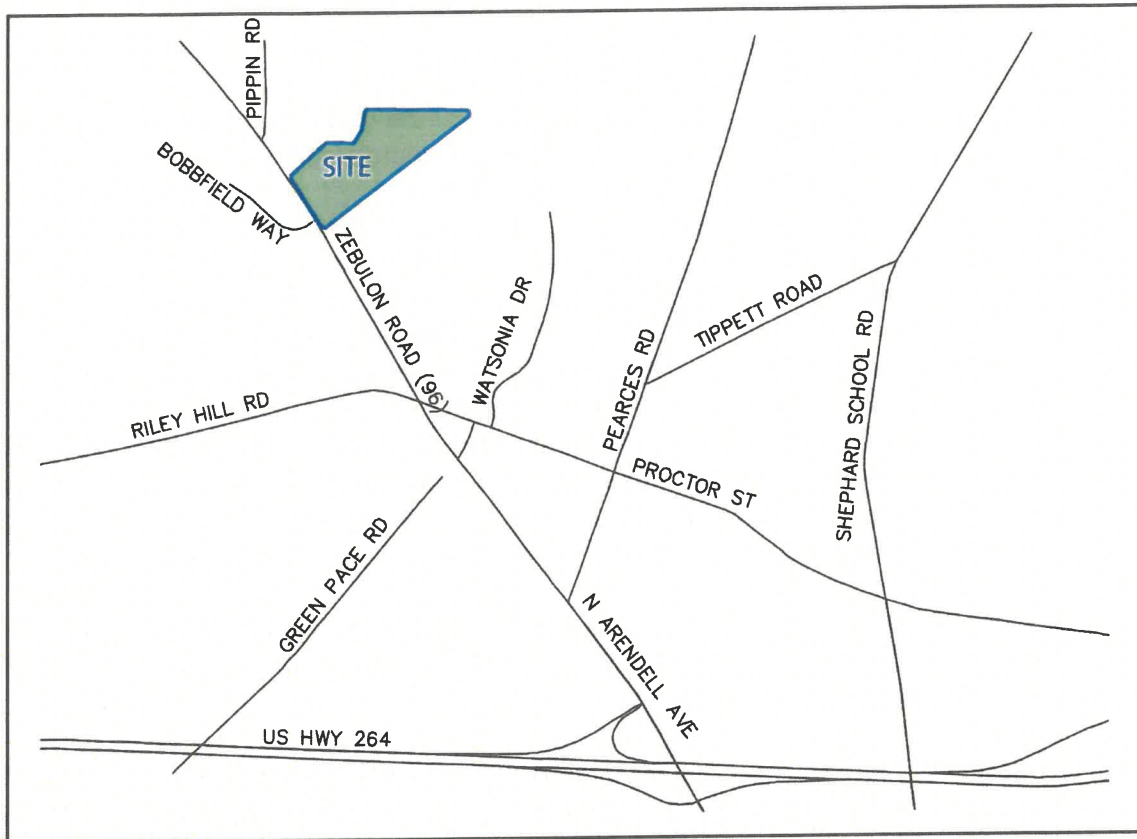
Traffic Engineering:

DRMP
5808 Faringdon Place
Raleigh, NC 27609
(919) 872-5115
Contact: Caroline Cheeves, PE, Traffic Analysis Project Manager, Transportation
ccheeves@drmp.com

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I. VICINITY MAP



The proposed project consists of three parcels located at 2008, 1928 and 1938 Zebulon Road, directly across from the intersection of Bobbfield Way and Zebulon Road/NC Hwy 96. Two of the three parcels are adjacent to Zebulon Road/NC Hwy 96, totaling approximately 508 linear feet of frontage.

II. PROJECT DATA

Project Name	Zebulon Mixed Use
PINs	1796748489, 1796854029, 1796845839
Applicant	Spectrum Investment Solutions, LLC
Project Area	14.546 AC
Existing Zoning	HC & R-2
Proposed Zoning	PD
Existing Land Use	Single-Family Residential, Undeveloped
Proposed Land Use	Mixed Use (Commercial, Retail, Multi-Family Residential)
Developer	Spectrum Investment Solutions, LLC
Authorized Agent	McKim & Creed

III. PURPOSE STATEMENT

The intent of this Planned Development is to provide a mix of commercial and local retail uses along Zebulon Road/NC Highway 96 that are beneficial, compatible, and convenient to the nearby residential uses. The proposed development aligns with the General Commercial (GC) Land Use/Character shown on the Future Land Use and Character Map adopted 6/07/2021 ('FLUM').

The Planned Development also proposes to incorporate higher-density residential in the form of apartments and apartments over retail behind the commercial uses. Although the project site is indicated as (SR) on the FLUM, the site characteristics support higher density residential due to the size of the project site and the direct access to and from a major thoroughfare. As requested by neighbors at the community meeting held in advance of the submittal, potential adverse impacts of variations in scale and proximity of larger buildings to adjacent single-family residences are mitigated by orienting the larger buildings so that the smaller ends face the existing residential, as well as by maximizing the separation of buildings from property lines common to single-family homes. There is no opportunity for vehicular connectivity to adjacent single-family residential uses, so traffic impact to existing neighborhoods is minimal.

Connectivity will occur via an 8' multi-modal trail linking the existing greenway east of the site to Zebulon Road, with sidewalks provided throughout the site for pedestrian circulation from and between all uses and amenities.

Currently, the parcels that make up the project are zoned R2 & HC. To accommodate the intended project, this request seeks to amend the current zoning designations and future land use map to PD, which provides the flexibility required for a mix of uses that will fulfill a need for diverse housing types and convenient access to local shops, services and restaurants.

Overall development is intended to occur in a single phase, along with individual site construction on the commercial parcels.

Ultimately, this project, through a combination of rental income, commercial activity, job creation, local business spending and infrastructure improvements will act as a catalyst for sustainable growth, supporting both residents and businesses.

IV. PERMITTED USES

- Multifamily Dwelling and associated Detached Accessory Uses (Cluster Box Unit, Maintenance Building, Play Equipment/Structure, etc.)
- Upper Story Residential
- Live/Work Dwelling
- Day Care Facility
- Indoor Entertainment
- Fitness/Recreation Center
- Artisan / Creative Studio
- Financial Institution (with or without a Drive Through)
- Laundry Services (with or without a Drive Through)

- Publisher / Packaging & Printing
- Office: General / Professional
- Office: Medical
- Office: Sales or Service
- Pharmacy (with or without a Drive Through)
- Coffee Shop
- Microbrewery / Microdistillery / Microwinery
- Bottle Shop with on-premise consumption
- Restaurant (with or without a Drive Through)
- Restaurant with Indoor/Outdoor Seating & Dining
- Restaurant, drive through and/or walk up only
- Retail Sales
- Service / Personal Service (Hair, Nails, Skin)
- Veterinary Clinic
- Clubhouse/pool
- Utility, Minor
- Food Truck
- Electric Vehicle Charging Station
- Art Installation
- Automated Teller Machine
- Urgent Care Facility
- ABC / Wine Store
- Auditorium
- Conference or Convention Center
- Post Office
- Automotive Sales and Rentals
- Business Incubator
- Catering Establishment
- Clothing Rental
- Computer-Related Services
- Convenience Store
- Co-Working Space
- Equipment and Tool Rental
- Event Venue
- Grocery Store
- Outdoor Commercial Recreation
- Package and Printing Service

V. DESIGN CONTROLS & DIMENSIONAL STANDARDS

The proposed development is multi-family residential and commercial/retail.

- Maximum number of dwelling units: 250 Units
- Maximum Commercial / Non-Residential: 25,000 SF

- Minimum Building Separation: 10'

A. Dimensional Standards: Minimum Setbacks

- From Zebulon Road/NC Hwy 96 ROW 15 Feet
- All other Property Boundaries: 20 Feet

B. Dimensional Standards: Structures

- Maximum Building Height: 60 Feet
- Maximum Building Stories: 4 Stories
- Maximum Building Length: 250 Feet

C. Buffers:

- Streetscape Buffer: Modified Type C Buffer along Zebulon Road/NC Hwy 96
 - 15' Min. width from ROW
 - 3 Canopy Trees / 100 LF
 - 6 Understory Trees / 100 LF
 - 20 shrubs / 100 LF with 5' Max. Spacing, 75% Evergreen
- Perimeter Buffers*: 10' Type A Separation Buffer against adjacent HC Zoning
20' Type B Intermittent Buffer against adjacent R-2 & R-13 SUD Zoning

*Existing trees and shrubs will be utilized to meet buffer landscape requirements where existing material meets buffer objectives.

D. Other Landscaping:

The proposed development will meet all other landscaping requirements per the Town of Zebulon UDO Article 5.6., with the following exception:

- No Foundation Plantings (5.6.11.D.) along the front of retail spaces in the two mixed-use buildings to facilitate pedestrian flow between the retail spaces and accommodate potential outdoor dining and seating.

VI. ARCHITECTURAL STANDARDS

Quality architectural standards will be used throughout the development with aesthetic and modern façade designs incorporated in the apartment and retail buildings. Appendix A depicts representative Apartment Elevations (A1) and Retail Elevations (A2). These elevations are for illustrative purposes only. Actual design may vary but will meet standards as listed below.

A. Commercial Outparcel Buildings:

Will follow UDO Article 5.3.1.F.9 Outparcel Development as site conditions allow, UDO Article 4.3.5.NN if a restaurant use, and UDO Article 4.4.7.I for all other uses when a drive through is proposed.

B. Mixed Residential / Retail Buildings:

Will follow UDO Article 5.3.2 Mixed Use Design Standards to the extent possible based on parcel size and shape and proposed location within the site. Specifically,

- Two (2) or more exterior material types will be used.
- An aesthetic and modern color scheme will be used.
- Stone/masonry accents will be used on a minimum of 25% of all front building façades. Stone/masonry accents will be a minimum of a 2-foot skirt under the front elevation.

C. Multi-Family Buildings:

Will follow UDO Article 5.3.3 Multi-Family Residential Design Standards to the extent possible based on parcel size and shape and proposed location within the site. Specifically,

- All front building façades will be fiber cement siding.
- Side and Rear elevations may be vinyl siding or fiber cement siding with colors to match front elevations.
- Architectural-style shingles will be used.

VII. OFF-STREET PARKING, LOADING & SIDEWALKS

Parking, loading, and sidewalks will meet UDO dimensional standards, except that parking lot stem lengths set forth in Article 5.1.6.F do not apply to the proposed outparcel access points as they are from an internal private circulation drive rather than a public street.

Parking spaces for outparcels will be provided per UDO Article 5.8.4. and may be configured to accommodate parking for adjacent outparcel uses in a combined lot per Article 5.8.4.E.

Parking space quantity for outparcels in the PD Plan is based on three restaurant uses, two with indoor seating and one as drive-through/walk-up only. Since the required number of spaces for restaurant uses are higher than parking requirements for any other proposed listed use, the number of spaces shown on the PD plan would accommodate any other proposed use.

Bicycle parking will be provided per UDO Article 5.8.10.

The Development seeks a 20% reduction in the number of required parking spaces for the mixed retail/apartment use and the multi-family use via a shared parking study per UDO Article 5.8.11.A.

At least two Electric vehicle (EV) charging stations will be provided.

VIII. SIGNS

All signage will comply with applicable standards and requirements of the Town of Zebulon UDO Section 5.11.

IX. PUBLIC FACILITIES

Based on TRC review, adequate public facilities and infrastructure are available for the project.

A. Water & Sanitary Sewer

The development will be served by public water and sanitary sewer utility systems. The utilities will be designed to conform with the Town of Zebulon and City of Raleigh (Raleigh Water) standards and specifications. Potable water from Raleigh Water's water system is available from an existing 12" main along Zebulon Road/NC Hwy 96 and will be extended through the development. The proposed development will be responsible for the installation of a sanitary sewer system that will serve up to 250 multi-family units and a maximum of 25,000 SF of commercial and retail. The proposed sewer system will connect to an existing 12" sewer main located along the Beaverdam Creek Greenway to the northeast of the site.

The required Utility Allocation Criteria and Request, along with a Preliminary Utility Plan, have been submitted to the Town.

B. UTILITY ALLOCATION

UTILITY ALLOCATION	POINTS	PAGE #
Mixed Use Development (Greenfield)	40	7
Section 2B: Parking: at least 2 port EV Charging Stations	5	10
Section 2D: Pedestrian-oriented and walkable site design which promotes alternatives to vehicular travel within the development. (Subject to TRC Approval)	5	11
Section 4B: Pool (Combinations may be approved by TRC) Resort Size Plans	2	12
Section 4C: Outdoor Deck / Patio More than 3,000 square feet	3	12
Section 4E: Clubhouse No Meeting Space – Bathrooms & Changing Rooms Only	3	13
Section 4E: Clubhouse Outdoor Kitchens or Grills	2	13
TOTAL POINTS	60	

C. Streets

- * No public streets are proposed internal to the development.
- * Zebulon Road (NC Hwy 96):
Developer shall build one half of the ultimate 100' ROW section less median. (No ROW dedication required.) Developer may seek a fee-in-lieu for one half of the 12' wide median. Roadway section shall include 5' planting strip and 5' sidewalk for the full length of the frontage.

D. Sidewalks

Developer will provide a 5' sidewalk for the full length of the Zebulon Road/NC Hwy 96 frontage.

E. Greenway Trail

Developer will construct a greenway trail connection from the eastern project boundary to the existing Beaverdam Creek Greenway. The greenway trail will connect to Zebulon Road/NC Hwy 96 via the proposed internal 8' multi-modal trail amenity.

X. NATURAL RESOURCES AND ENVIRONMENTAL DATA

A. Existing Vegetation & Hydrology

The front third to half of the development site adjacent to Zebulon Road/NC Hwy 96 consists of cleared land with scrub re-growth and a few individual trees outside of the maintained lawn. The remainder is a patchy mixed stand of pine and hardwoods typical of the area where one small, constructed pond (+/- .43 ac), an intermittent/perennial stream (+/- 212 lf), and 4 isolated wetland areas (+/- .314 ac total) are present. Any and all impacts requiring permits will be obtained and permitted through the Town of Zebulon, NCDEQ, and the US

Army Corps of Engineers as applicable.

This development site is in the Neuse River Basin, but not within a critical or water supply watershed.

No portion of the site is located within Special Flood Hazard areas defined by FEMA FIRM Map 3720179600K, effective 7/19/2022.

B. Historic Structures & Significance:

No historic structures or historical significance are associated with this development site.

XI. STORMWATER MANAGEMENT

The proposed development lies within the Neuse River Basin. The site is subject to and will comply with Neuse River Basin nutrient requirements and local requirements in the Town of Zebulon stormwater ordinance in place at the time of preliminary plat submittal.

XII. OPEN SPACE AND AMENITIES

The following minimum open space set-aside areas in square feet will be included in the development as shown on the Concept Plan, with specific design included at Site Plan stage.

OPEN SPACE	MIN. AREA (SF)
Commercial	
Total Set-Aside	3,301
Mixed Use with Residential	
Total Set-Aside Provided	6,439
Active Provided (25% Min.)	1,610
Voluntary Min. 50% as Urban Open Space	805
Multi-Family	
Total Set-Aside Provided	39,480
Active Provided	19,740
Voluntary Min. 20% as Urban Open Space	3,948

Open Space minimums above are calculated based on the Open Space Set-Aside Requirements in UDO Table 5.7.4.A, as follows:

Commercial:

3% of Development Area, of which 0% Active Open Space Required
 $(.03) \times 110,038 \text{ SF} = 3,301 \text{ SF Minimum}$

Mixed Use with Residential:

5% of Development Area, of which 25% Active Open Space Required
 $(.05) \times 128,782 \text{ SF} = 6,439 \text{ SF Minimum} / 1,610 \text{ SF Active}$

Multi-Family

10% of Development Area, of which 50% Active Open Space Required
 $(.10) \times 394,804 \text{ SF} = 39,480 \text{ SF Minimum} / 19,740 \text{ SF Active}$

Type and Configuration of Open Space provided are based on UDO Article 5.7.4.B and 5.7.5, respectively, with proposed amenities as follows:

Passive Open Space:

- Private, 8' Wide Multi-Modal Trail through the site connecting the existing public Beaverdam Creek greenway to public sidewalks along Zebulon Road/NC Hwy 96
- Interconnecting Sidewalks throughout the project
- Landscaped Areas & Outdoor Seating Areas
- Mailbox kiosk and CBU's, as approved by the USPS and the Town of Zebulon

Active Open Space:

- Pool with Bathhouse
- Playground

Urban Open Space:

- Outdoor Event Venue
- Gathering/Eating Space with Outdoor Kitchen and Grills

XIII. CONSISTENCY WITH THE COMPREHENSIVE PLAN & 2030 LAND USE and CHARACTER MAP

Zebulon Road Mixed Use is consistent with the Town of Zebulon Comprehensive Plan and Land Use Map goals and priorities such as housing variety, pedestrian and bike-friendly design, and a mix of uses to foster economic resiliency.

1. This Planned Development directly supports the following CLUP Guiding Principles:
 - Guiding Principal 1 (Zebulon will be Connected) by creating physical connectivity via the multi-modal trail linking the Beaverdam Creek Greenway to proposed sidewalk and bike lanes in Zebulon Road/NC Hwy 96.
 - Guiding Principal 3 (Zebulon will be Balanced) by providing mixed-use buildings and apartments for housing and price-point variety, along with outdoor amenities nearby. This also achieves a higher residential density in less land area. More options and density here mean decreased development pressure for land across Zebulon Road that is designated as Rural Conservation on the Future Land Use Map.
 - Guiding Principal 4 (Zebulon will be Prudent) by utilizing a site already served by water and sewer utilities and accessed directly from an existing road system, creating no new public roads. Additionally, this development will assist in the improvement of Zebulon Road/NC Hwy 96 per the goals of the Comprehensive Transportation Plan.
 - Guiding Principal 6 (Zebulon will be Resilient) by providing potential restaurant parcels and small shop sites in the mixed-use buildings to accommodate and foster local businesses and create a framework for obtaining goods and services within walking and biking distance, therefore reducing car trips and future congestion.
2. The Land Use and Character Map designates this site as GC (General Commercial) along Zebulon Road/NC Hwy 96 and SR (Suburban Residential) for the remainder. This Planned Development directly aligns with the HC designation by providing commercial outparcels immediately adjacent to Zebulon Road/NC Hwy 96. Multi-family and mixed-use are more appropriate uses for the remainder of the site due to the limited size and lack of opportunity for vehicular connectivity to the adjacent existing single-family neighborhoods.

XIV. COMPLIANCE WITH THE TOWN OF ZEBULON UDO

This development project will comply with all other relevant sections of the Town of Zebulon Unified Development Ordinance.

XV. TRANSPORTATION IMPACT ANALYSIS

Based on the Final TIA prepared by DRMP, dated December 2024, the following improvements will be required of the development:.

A. NC 96 & Bobbfield Way / Access 1

- Construct the westbound approach with at least one ingress lane and two egress lanes striped as a left-turn lane and a shared through-right turn lane.
- Provide stop control for the westbound approach.
- Construct a northbound right-turn lane with at least 50 feet of storage and appropriate taper. It should be noted that right-of-way might be limited. If so, a taper is recommended.
- Construct a southbound left-turn lane with at least 75 feet of storage and appropriate taper.

B. NC 96 & Access 2

- Construct the westbound approach with at least one ingress lane and one egress lane striped as a right-out.
- Provide stop control for the westbound approach.
- Construct a northbound right-turn taper.

XVI. ZONING CONDITIONS OFFERED

1. Following Board of Commissioners' approval, an electronic copy of the PD Plan and Narrative, including the Conditions of Approval, shall be provided to the Planning Department.
2. The Development will meet all adopted Town of Zebulon Unified Development Ordinance (UDO) requirements, Town of Zebulon Engineering and Stormwater design standards, and the North Carolina Fire Code and NFPA Fire standards, except where specifically modified by the approved master plan.
3. The Development will be constructed in substantial conformance with the PD Plan and PD Narrative as approved by the Zebulon Board of Commissioners.
4. Permitted uses will be limited to the following:
 - Multifamily Dwelling and associated Detached Accessory Uses (Cluster Box Unit, Maintenance Building, Play Equipment/Structure, etc.)
 - Upper Story Residential
 - Live/Work Dwelling
 - Day Care Facility
 - Indoor Entertainment
 - Fitness/Recreation Center
 - Artisan / Creative Studio

- Financial Institution (with or without a Drive Through)
 - Laundry Services (with or without a Drive Through)
 - Publisher / Packaging & Printing
 - Office: General / Professional
 - Office: Medical
 - Office: Sales or Service
 - Pharmacy (with or without a Drive Through)
 - Coffee Shop
 - Microbrewery / Microdistillery / Microwinery
 - Bottle Shop with on-premise consumption
 - Restaurant (with or without a Drive Through)
 - Restaurant with Indoor/Outdoor Seating & Dining
 - Restaurant, drive through and/or walk up only
 - Retail Sales
 - Service / Personal Service (Hair, Nails, Skin)
 - Veterinary Clinic
 - Clubhouse/pool
 - Utility, Minor
 - Food Truck
 - Electric Vehicle Charging Station
 - Art Installation
 - Automated Teller Machine
 - Urgent Care Facility
 - ABC / Wine Store
5. The following standards shall apply to the development:
- Maximum number of Units: 250 dwelling units
 - Maximum Commercial/Non-Residential: 25,000 SF
 - Minimum Setbacks:

From Zebulon Road/NC Hwy 96 ROW:	15 Feet
All other Property Boundaries:	20 Feet
 - Minimum Building Separation: 10 Feet
 - Maximum Building Height: 60 Feet (4 Stories)
6. The following amenities shall be provided:
- Pool with Bathhouse
 - Gathering Space with Outdoor Kitchen and Grills (Urban Open Space)
 - Outdoor Event Venue (Urban Open Space)
 - Private, 8' Wide Multi-Modal Trail through the site connecting the existing public Beaverdam Creek greenway to public sidewalks along Zebulon Road/NC Hwy 96
 - Interconnecting Sidewalks throughout the project
7. The following transportation improvements shall be constructed and accepted by NCDOT prior to issuance of the first Certificate of Occupancy:

NC 96

- Construct one half of the ultimate 100' ROW section. (No ROW dedication required.) Developer may seek a fee-in-lieu for one half of the 12' wide median. Roadway section shall include 5' planting strip and 5' sidewalk for the full length of the frontage.

NC 96 & Bobbfield Way / Access 1

- Construct the westbound approach with at least one ingress lane and two egress lanes striped as a left-turn lane and a shared through-right turn lane.
- Provide stop control for the westbound approach.
- Construct a northbound right-turn lane with at least 50 feet of storage and appropriate taper. It should be noted that right-of-way might be limited. If so, a taper is recommended.
- Construct a southbound left-turn lane with at least 75 feet of storage and appropriate taper.

NC 96 & Access 2

- Construct the westbound approach with at least one ingress lane and one egress lane striped as a right-out.
- Provide stop control for the westbound approach.
- Construct a northbound right-turn taper (if warranted after construction of the additional lane per the Comprehensive Transportation Plan).

Any additional transportation improvements required as part of the NCDOT Driveway Permit shall be constructed prior to issuance of the first Certificate of Occupancy.

8. The following architectural standards shall be met:

Commercial Outparcel Buildings:

Will follow UDO Article 5.3.1.F.9 Outparcel Development as site conditions allow, UDO Article 4.3.5.NN if a restaurant use, and UDO Article 4.4.7.1 for all other uses when a drive through is proposed

Mixed Residential/Retail Buildings:

Will follow UDO Article 5.3.2 Mixed Use Design Standards to the extent possible based on parcel size and shape and proposed location within the site. Specifically,

- Two (2) or more material types will be used.
- An aesthetic and modern color scheme will be used.
- Stone/masonry accents to be provided on a minimum of 25% of all front building façades. Stone/masonry accents will be a minimum of a 2-foot skirt under the front elevation.

Multi-Family Buildings:

Will follow UDO Article 5.3.3 Multi-Family Residential Design Standards to the extent possible based on parcel size and shape and proposed location within the site. Specifically,

- All front building façades will be fiber cement siding.
- Side and Rear elevations may be vinyl siding or fiber cement siding with colors to match front elevations.
- Architectural-style shingles will be used.

9. The proposed development will meet all landscaping requirements per the Town of Zebulon UDO Article 5.6., with the following exceptions:

- The Streetscape Buffer along NC Highway 96 shall be modified as follows:
 - 15' Min. width from ROW

- 20 shrubs / 100 LF with 5' Max. Spacing, 75% Evergreen
- Tree requirements remain as listed in the UDO.
- No Foundation Plantings (5.6.11.D.) along the front of retail spaces in the two mixed-use buildings to facilitate pedestrian flow between the retail spaces and accommodate potential outdoor dining and seating.

10. The Development shall meet the UDO parking standards, subject to a 20% reduction in total number of required parking spaces for the mixed retail /apartment use and multi-family use as supported by a shared parking study per Article 5.8.11.A.

At least two Electric vehicle (EV) charging stations will be provided.

11. The Transportation Impact Analysis will be required to be updated to match the final proposed development and submitted for review and approval by the Town and NCDOT prior to Construction Plan approval. Any additional improvements required by NCDOT based on the updated TIA will be required to be constructed prior to the first Certificate of Occupancy.

12. To the extent of any conflict between the PD Plan, PD Narrative and these conditions, these conditions shall control.

APPENDIX A

Representative Elevations

(For Illustrative Purposes Only)

A1. Representative Apartment Elevations



A2. Representative Mixed Use / Retail Elevations







APPENDIX B

Traffic Impact Analysis Excerpts

8. CONCLUSIONS

This Traffic Impact Analysis was conducted to determine the potential traffic impacts of the Zebulon Mixed-Use development to be located east of Zebulon Road and south of Pippin Road in Zebulon, North Carolina. The proposed development, anticipated to be completed in 2028, is assumed to consist of 200 apartments, 19,500 square feet (s.f.) retail, 9,500 s.f. high-turnover restaurant, 2,000 s.f. coffee shop with drive-through. In accordance with the Town UDO the study will utilize a build+1 for future year traffic conditions. Site access is proposed via one full-movement driveway along Zebulon Road across from Bobbfield Way and one right-in/right-out (RIRO) access along Zebulon Road.

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2024 Existing Traffic Conditions
- 2029 No-Build Traffic Conditions
- 2029 Build Traffic Conditions

Trip Generation

Primary site trips are expected to generate approximately 214 trips (97 entering and 117 exiting) during the weekday AM peak hour and 184 trips (109 entering and 75 exiting) during the weekday PM peak hour.

Adjustments to Analysis Guidelines

Capacity analysis at all study intersections was completed according to NCDOT Congestion Management Guidelines. Refer to section 6.1 of this report for a detailed description of any adjustments to these guidelines made throughout the analysis.

Intersection Capacity Analysis Summary

All the study area intersections (including the proposed site driveways) are expected to operate at acceptable levels-of-service under existing and future year conditions with the exception of the intersections listed below. A summary of the study area intersections that are expected to need improvements are as follows:

NC 96 & Riley Hill Road

The minor-street approaches are expected to operate at LOS F during both the weekday AM and PM peak hours. It is important to note that the proposed development is only expected to account for less than 8% of the traffic at the intersection, primarily the mainline through traffic. The proposed development is expected to only account for less than 6% of the traffic along the westbound approach during both the weekday AM and PM peak hours.

The intersection to the south, NC 96 and Green Pace Road, is signalized, which is expected to provide gaps in the mainline traffic which will allow traffic from the minor-street approaches to be able to flow into mainline traffic or cross the intersection. Traffic from the westbound approach can also utilize the intersection of NC 96 and Green Pace Road via the intersection of Proctor Street and Green Pace Road, providing an alternative route to Riley Hill Road or NC 96.

NC 96 & Bobbfield Way/Access 1

The minor-street approaches are expected to operate at LOS F during both the weekday AM and PM peak hours. It is important to note that the intersection to the north, NC 96 and Pippin Road, is signalized, which is expected to provide gaps in the mainline traffic which will allow traffic from the minor-street approaches to be able to flow into mainline.

A northbound right-turn lane and a southbound left-turn lane were considered based on the NCDOT *Policy on Street and Driveway Access to North Carolina Highways* and are recommended. It should be noted that a right-turn lane may impact the driveway for the business to the south of the development. If significant impacts to the business would occur, a right-turn lane taper in lieu of a full turn lane is recommended.

NC 96 & Access 2

The minor-street approach is expected to operate at LOS C or better during both the weekday AM and PM peak hours. Queueing at the minor-street approach is not expected to exceed 71 feet (approximately 3 vehicles).

A northbound right-turn lane was considered based on the NCDOT *Policy on Street and Driveway Access to North Carolina Highways* and was found to not be recommended; however, a northbound right-turn taper is warranted and is recommended.



9. RECOMMENDATIONS

Based on the findings of this study, specific geometric improvements have been identified and are recommended to accommodate future traffic conditions. See a more detailed description of the recommended improvements below. Refer to Figure 12 for an illustration of the recommended lane configuration for the proposed development.

Future Traffic Improvements

NC 96 & Pearces Road

- Construct an additional southbound through lane.
- Restripe the existing westbound right-turn lane to a shared left-right turn lane.
- Signal timing modifications.

Recommended Improvements by Developer

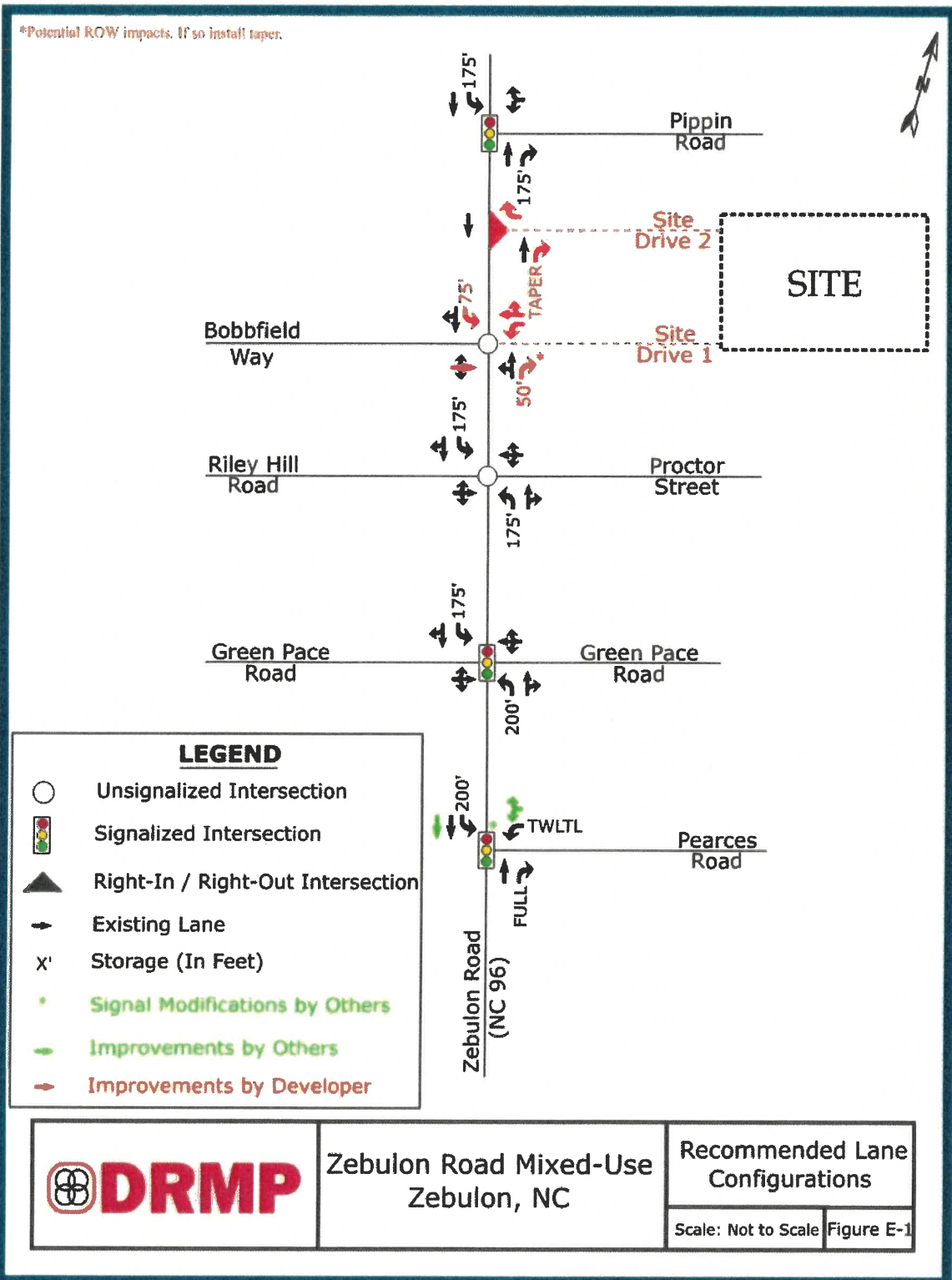
NC 96 & Bobbfield Way/Access 1

- Construct the westbound approach with at least one ingress lane and two egress lanes striped as a left-turn lane and a shared through-right turn lane.
- Provide stop control for the westbound approach.
- Construct a northbound right-turn lane with at least 50 feet of storage and appropriate taper, it should be noted that right-of-way might be limited. If so a taper is recommended.
- Construct a southbound left-turn lane with at least 75 feet of storage and appropriate taper.

NC 96 & Access 2

- Construct the westbound approach with at least one ingress lane and one egress lane striped as a right-out.
- Provide stop control for the westbound approach.
- Construct a northbound right-turn taper.

*Potential ROW impacts. If so install taper.





TRAFFIC IMPACT ANALYSIS

FOR

ZEBULON MIXED-USE

LOCATED

IN

ZEBULON, NC

Prepared For:

WENDELL ESTATES, LLC
10220 Chapel Hill Road
Morrisville, NC 27560

DECEMBER 2024

DRMP Project No. 24572

Prepared By: GB

Reviewed By: CC

**TRAFFIC IMPACT
ANALYSIS
FOR
ZEBULON MIXED-USE
LOCATED IN
ZEBULON, NC**



Caroline Cheeves

Prepared For:

Wendell Estates, LLC
10220 Chapel Hill Road
Morrisville, NC 27560

Prepared By:

DRMP, Inc.
License #F-1524

TRAFFIC IMPACT ANALYSIS ZEBULON MIXED-USE

Zebulon, North Carolina

EXECUTIVE SUMMARY

1. Development Overview

A Traffic Impact Analysis (TIA) was conducted for the proposed Zebulon Mixed-Use development in accordance with the Town of Zebulon Unified Development Ordinance (UDO) and North Carolina Department of Transportation (NCDOT) capacity analysis guidelines. The proposed Zebulon Mixed-Use development to be located east of Zebulon Road and south of Pippin Road in Zebulon, North Carolina. The proposed development, anticipated to be completed in 2028, is assumed to consist of the following land uses: 240 apartments, 26,000 square feet (s.f.) retail, 5,500 s.f. high-turnover restaurant, 600 s.f. coffee shop with drive-through. In accordance with the Town UDO the study will utilize a build+1 for future year traffic conditions. Site access is proposed via one full-movement driveway along Zebulon Road across from Bobbfield Way and one right-in/right-out (RIRO) access along Zebulon Road.

2. Existing Traffic Conditions

The study area for the TIA was determined through coordination with the North Carolina Department of Transportation (NCDOT) and the Zebulon (Town) and consists of the following existing intersections:

- NC 96 and Pippin Road (Signalized)
- NC 96 and Riley Hill Road (Unsignalized)
- NC 96 and Green Pace Road (Signalized)
- NC 96 and Pearces Road (Signalized)

Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersection listed above, in September of 2024 by DRMP during a typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods. Traffic volumes were balanced between study intersections, where appropriate.

3. Future Traffic Conditions

Through coordination with the NCDOT and the Town, it was determined that an annual growth rate of 1% would be used to generate 2029 (build+1) projected weekday AM and PM peak hour traffic volumes.

4. Site Trip Generation

Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE Trip Generation Manual, 11.1th Edition. Table E-1 provides a summary of the trip generation potential for the site.

Table E-1: Site Trip Generation

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)			Weekday PM Peak Hour Trips (vph)		
			Enter	Exit	Total	Enter	Exit	Total
Apartments (220)	240 Units	1,614	23	74	97	78	46	124
Strip Retail (822)	26,000 s.f.	1,416	37	24	61	86	85	171
High-Turnover Restaurant (932)	5,500 s.f.	590	29	24	53	31	19	50
Coffee Shop with Drive- Through (937)	600 s.f.	320	27	25	52	12	11	23
Total Trips		3,940	116	147	263	207	161	368
<i>Internal Capture* (15% AM, 16% PM)</i>			-17	-23	-40	-34	-25	-59
External Trips			99	124	223	173	136	309
<i>Pass-By Trips (Shopping Center: 29% PM)</i>			-	-	-	-21	-21	-42
<i>Pass-By Trips (High-Turnover Restaurant: 43% PM)</i>			-	-	-	-9	-9	-18
<i>Pass-By Trips (Coffee Shop with Drive-Through: 90% AM, 98% PM)</i>			-20	-20	-40	-9	-9	-18
Primary Trips			79	104	183	134	97	231

To estimate traffic conditions with the site fully built-out, the total site trips were added to the 2029 no-build traffic volumes to determine the 2029 build traffic volumes. The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2024 Existing Traffic Conditions
- 2029 No-Build Traffic Conditions
- 2029 Build Traffic Conditions

5. Capacity Analysis Summary

The analysis considered weekday AM and PM peak hour traffic for 2024 existing, 2029 no-build, and 2029 build conditions. Refer to Section 7 of the TIA for the capacity analysis summary performed at each study intersection.

6. Recommendations

Based on the findings of this study, specific geometric and traffic control improvements have been identified at study intersections. The improvements are summarized below and are illustrated in Figure E-1.

Future Traffic Improvements

NC 96 & Pearces Road

- Construct an additional southbound through lane.
- Restripe the existing westbound right-turn lane to a shared left-right turn lane.
- Signal timing modifications.

Recommended Improvements by Developer

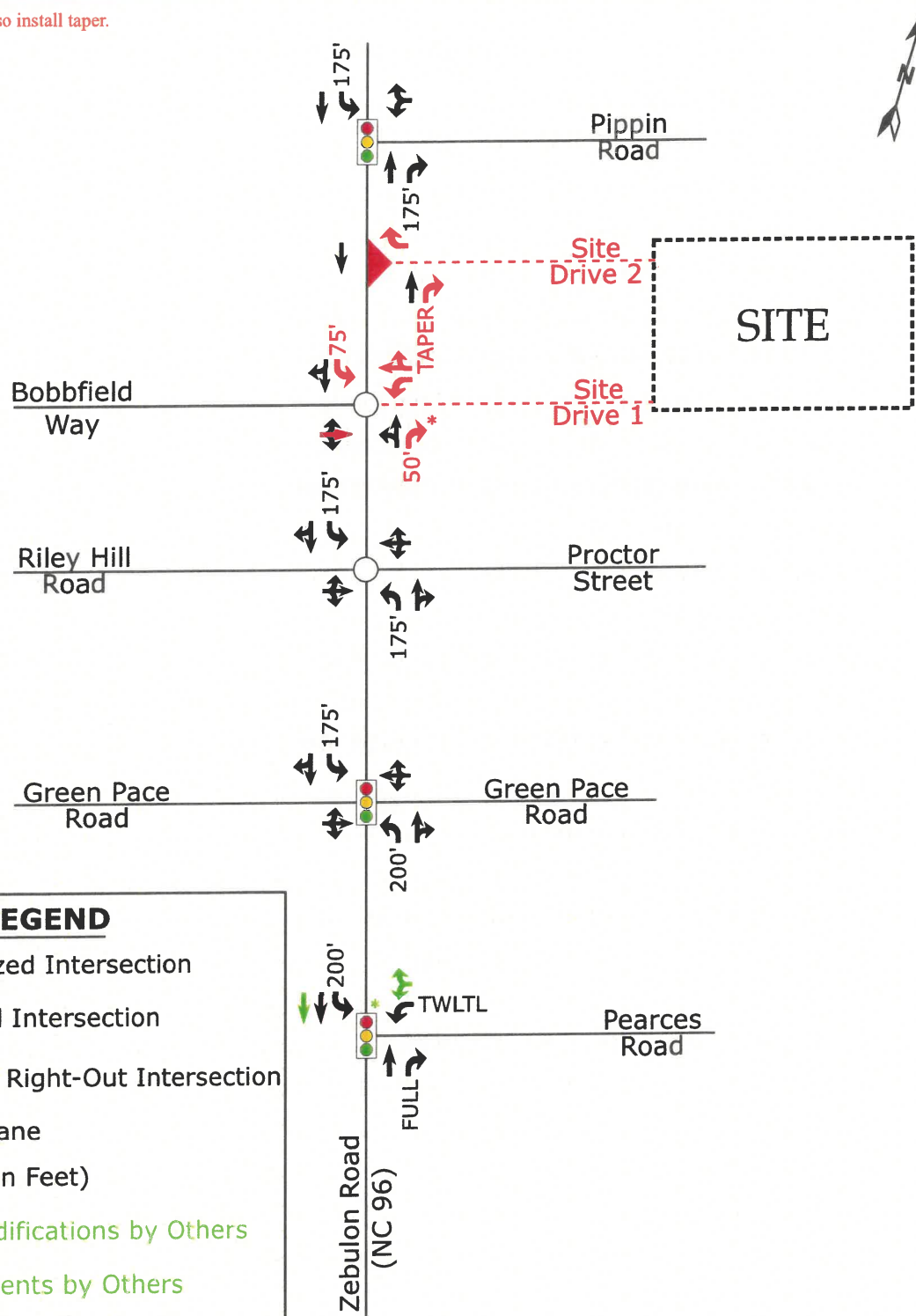
NC 96 & Bobbfield Way/Access 1

- Construct the westbound approach with at least one ingress lane and two egress lanes striped as a left-turn lane and a shared through-right turn lane.
- Provide stop control for the westbound approach.
- Construct a northbound right-turn lane with at least 50 feet of storage and appropriate taper, it should be noted that right-of-way might be limited. If so a taper is recommended.
- Construct a southbound left-turn lane with at least 75 feet of storage and appropriate taper.

NC 96 & Access 2

- Construct the westbound approach with at least one ingress lane and one egress lane striped as a right-out.
- Provide stop control for the westbound approach.
- Construct a northbound right-turn taper.

*Potential ROW impacts. If so install taper.



Zebulon Road Mixed-Use
Zebulon, NC

Recommended Lane
Configurations

Scale: Not to Scale Figure E-1

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Appendix A:	Scoping Documentation
Appendix B:	Traffic Counts
Appendix C:	Signal Plans
Appendix D:	Capacity Calculations – NC 96 & Pippin Road
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Appendix J:	Sim Traffic Queueing Analysis

TRAFFIC IMPACT ANALYSIS

ZEBULON MIXED-USE Zebulon, North Carolina

1. INTRODUCTION

The contents of this report present the findings of the Traffic Impact Analysis (TIA) conducted for the proposed Zebulon Mixed-Use development to be located east of Zebulon Road and south of Pippin Road in Zebulon, North Carolina. The purpose of this study is to determine the potential impacts to the surrounding transportation system created by traffic generated by the proposed development, as well as recommend improvements to mitigate the impacts.

The proposed development, anticipated to be completed in 2028, is assumed to consist of the following uses:

- 240 apartments
- 26,000 square feet (s.f.) retail
- 5,500 s.f. high-turnover restaurant
- 600 s.f. coffee shop with drive-through

In accordance with the Town UDO the future scenarios will be studied with a build+1. The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2024 Existing Traffic Conditions
- 2029 No-Build Traffic Conditions
- 2029 Build Traffic Conditions

1.1. Site Location and Study Area

The development is proposed to be located east of Zebulon Road and south of Pippin Road in Zebulon, North Carolina. Refer to Figure 1 for the site location map.

The study area for the TIA was determined through coordination with the North Carolina Department of Transportation (NCDOT) and the Zebulon (Town) and consists of the following existing intersections:

- NC 96 and Pippin Road (Signalized)
- NC 96 and Riley Hill Road (Unsignalized)
- NC 96 and Green Pace Road (Unsignalized)
- NC 96 and Pearces Road (Signalized)

1.2. Proposed Land Use and Site Access

The proposed development, anticipated to be completed in 2028, is assumed to consist of the following uses:

- 240 apartments
- 26,000 square feet (s.f.) retail
- 5,500 s.f. high-turnover restaurant
- 600 s.f. coffee shop with drive-through

Site access is proposed via one full-movement driveway along Zebulon Road across from Bobbfield Way and one right-in/right-out (RIRO) access along Zebulon Road. Refer to Figure 2 for a copy of the preliminary site plan.

1.3. Adjacent Land Uses

The proposed development is located in an area consisting of undeveloped land, commercial development and residential development.

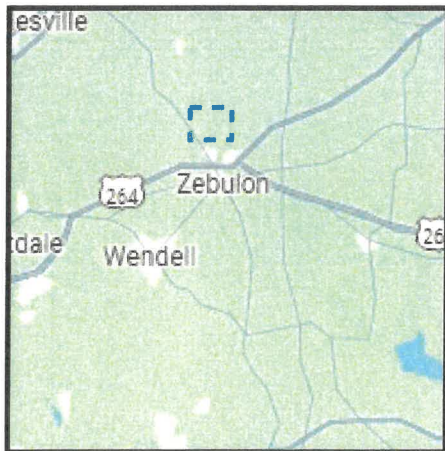
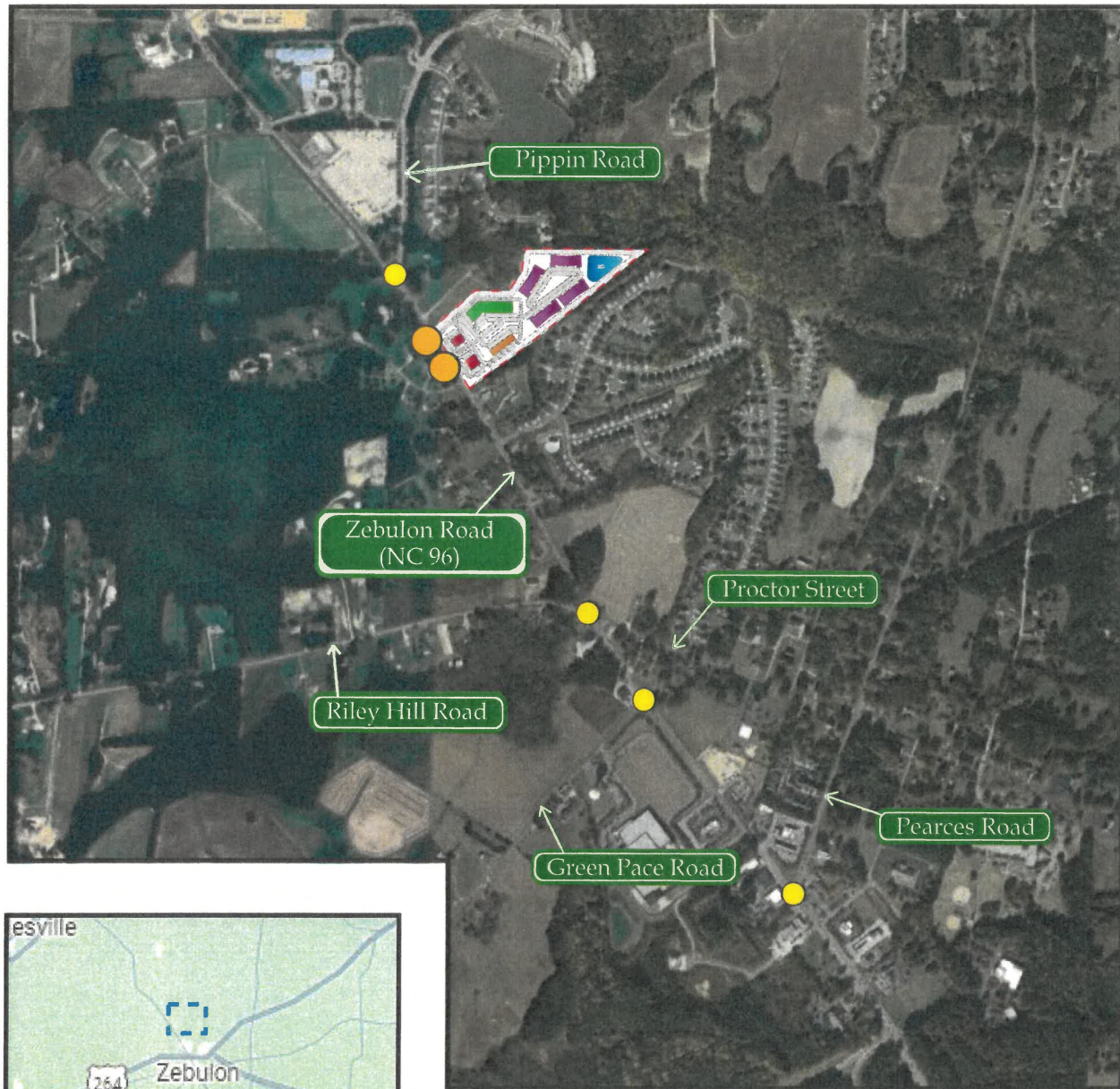
1.4. Existing Roadways

Existing lane configurations (number of traffic lanes on each intersection approach), speed limits, storage capacities, and other intersection and roadway information within the study area are shown in Figure 3. Table 1 provides a summary of this information, as well.

Table 1: Existing Roadway Inventory

Road Name	Route Number	Typical Cross Section	Speed Limit	2023 AADT (vpd)
Zebulon Road	NC 96	2-lane undivided	45 mph	11,000
Pippin Road	CR 2337	2-lane undivided	35 mph	3,100*
Riley Hill Road/Proctor Street	CR 2320	2-lane undivided	45 mph/35 mph	2,400
Pearces Road	N/A	2-lane undivided	35 mph	7,600*
Green Pace Road	CR 2368	2-lane undivided	Not Posted	3,800

*ADT based on the traffic counts from 2024 and assuming the weekday PM peak hour volume is 10% of the average daily traffic.



LEGEND	
	Study Intersection
	Study Area
	Proposed Site Drive

	Zebulon Road Mixed-Use Zebulon, NC	Site Location Map	
		Scale: Not to Scale	Figure 1

LEGEND

Unsignalized Intersection

Signalized Intersection

Existing Lane

x'

Storage (In Feet)

The diagram illustrates the existing lane configurations for Zebulon Road (NC 96) and its intersections with Pippin Road, Proctor Street, Green Pace Road, and Pearces Road. Zebulon Road is a north-south corridor with a center turn lane (TWLTL) and full storage (FULL) for both directions. The intersections are as follows:

- Pippin Road:** A signalized intersection with a speed limit of 35. It features a center turn lane (TWLTL) and full storage (FULL) for both directions. The storage distance is 175'.
- Proctor Street:** An unsignalized intersection with a speed limit of 35. It features a center turn lane (TWLTL) and full storage (FULL) for both directions. The storage distance is 175'.
- Green Pace Road:** A signalized intersection with a speed limit of 35. It features a center turn lane (TWLTL) and full storage (FULL) for both directions. The storage distance is 200'.
- Pearces Road:** A signalized intersection with a speed limit of 35. It features a center turn lane (TWLTL) and full storage (FULL) for both directions. The storage distance is 200'.

The map also shows the locations of Riley Hill Road and Green Pace Road, which are not directly intersected by Zebulon Road. A north arrow is located in the top right corner.

	Zebulon Road Mixed-Use Zebulon, NC	2024 Existing Lane Configurations	
		Scale: Not to Scale	Figure 3

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2. 2024 EXISTING PEAK HOUR CONDITIONS

2.1. 2024 Existing Peak Hour Traffic Volumes

Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersections listed below, in September by DRMP during a typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods:

- NC 96 and Pippin Road (Signalized)
- NC 96 and Riley Hill Road (Unsignalized)
- NC 96 and Green Pace Road (Unsignalized)
- NC 96 and Pearces Road (Signalized)

Refer to Figure 4 for 2024 existing weekday AM and PM peak hour traffic volumes. A copy of the count data is located in Appendix B of this report.

2.2. Analysis of 2024 Existing Peak Hour Traffic Conditions

The 2024 existing weekday AM and PM peak hour traffic volumes were analyzed to determine the current levels of service at the study intersections under existing roadway conditions. Signal information was obtained from NCDOT and is included in Appendix C. The results of the analysis are presented in Section 7 of this report.

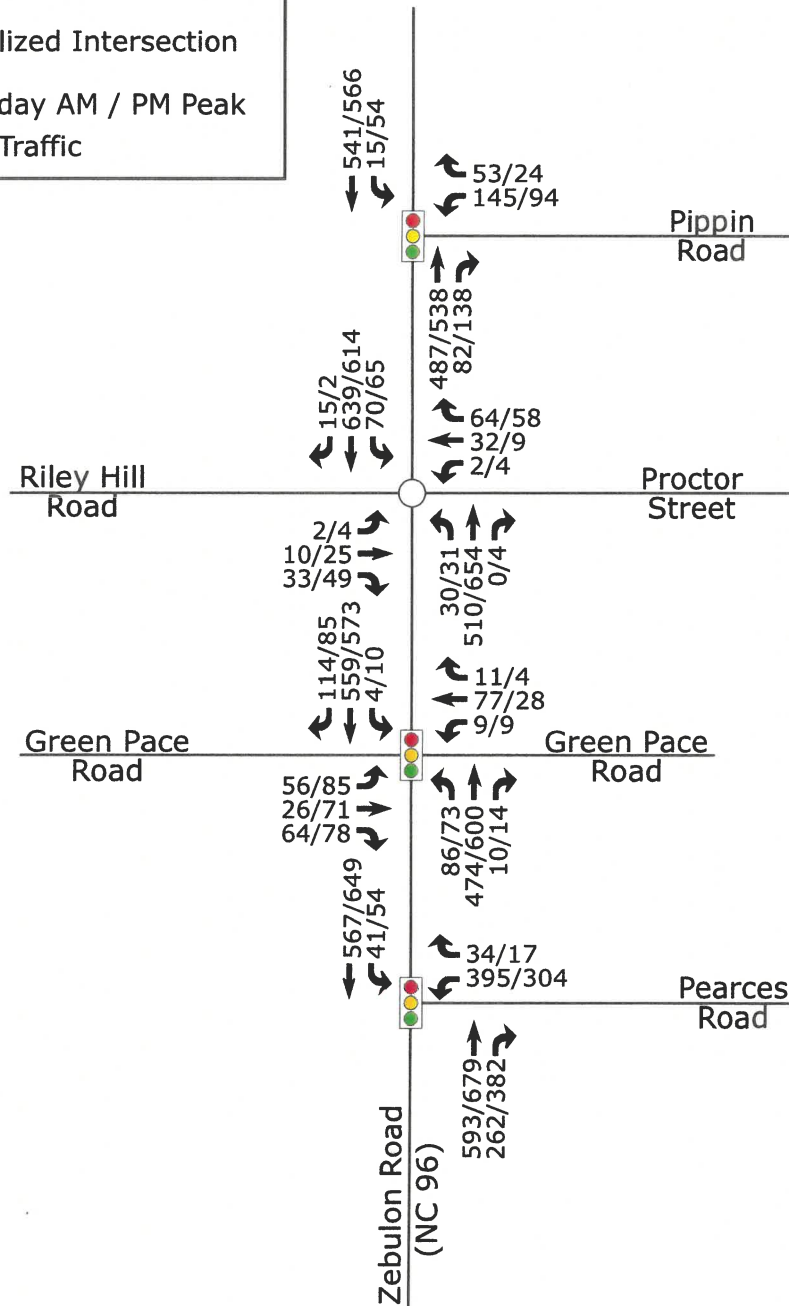
○

Unsignalized Intersection

Signalized Intersection

X / Y →

Weekday AM / PM Peak Hour Traffic



Zebulon Road Mixed-Use

Zebulon, NC

2024 Existing Peak Hour Traffic

Scale: Not to Scale | Figure 4

3. 2029 NO-BUILD PEAK HOUR CONDITIONS

In order to account for growth of traffic and subsequent traffic conditions at a future year, no-build traffic projections are needed. No-build traffic is the component of traffic due to the growth of the community and surrounding area that is anticipated to occur regardless of whether or not the proposed development is constructed. No-build traffic is comprised of existing traffic growth within the study area and additional traffic created as a result of adjacent approved developments.

3.1. Ambient Traffic Growth

Through coordination with the NCDOT and the Town, it was determined that an annual growth rate of 1% would be used to generate 2029 projected weekday AM and PM peak hour traffic volumes.

3.2. Adjacent Development Traffic

Based on coordination with the NCDOT and the Town, it was determined there were no adjacent developments to consider with this study.

3.3. Future Roadway Improvements

Based on coordination with the NCDOT and the Town, it was determined that the intersection of NC 96 and Pearces Road in future traffic conditions is expected to add an additional southbound through lane, restriping the westbound right-turn lane to a shared left-right turn lane, and adding signal timing modifications.

3.4. 2029 No-Build Peak Hour Traffic Volumes

The 2029 no-build traffic volumes were determined by projecting the 2024 existing peak hour traffic to the year 2024. Refer to Figure 5 for an illustration of the 2029 no-build peak hour traffic volumes at the study intersections.

3.5. Analysis of 2029 No-Build Peak Hour Traffic Conditions

The 2024 no-build AM and PM peak hour traffic volumes at the study intersections were analyzed with existing geometric roadway conditions and traffic control. The analysis results are presented in Section 7 of this report.

○

Unsignalized Intersection

●

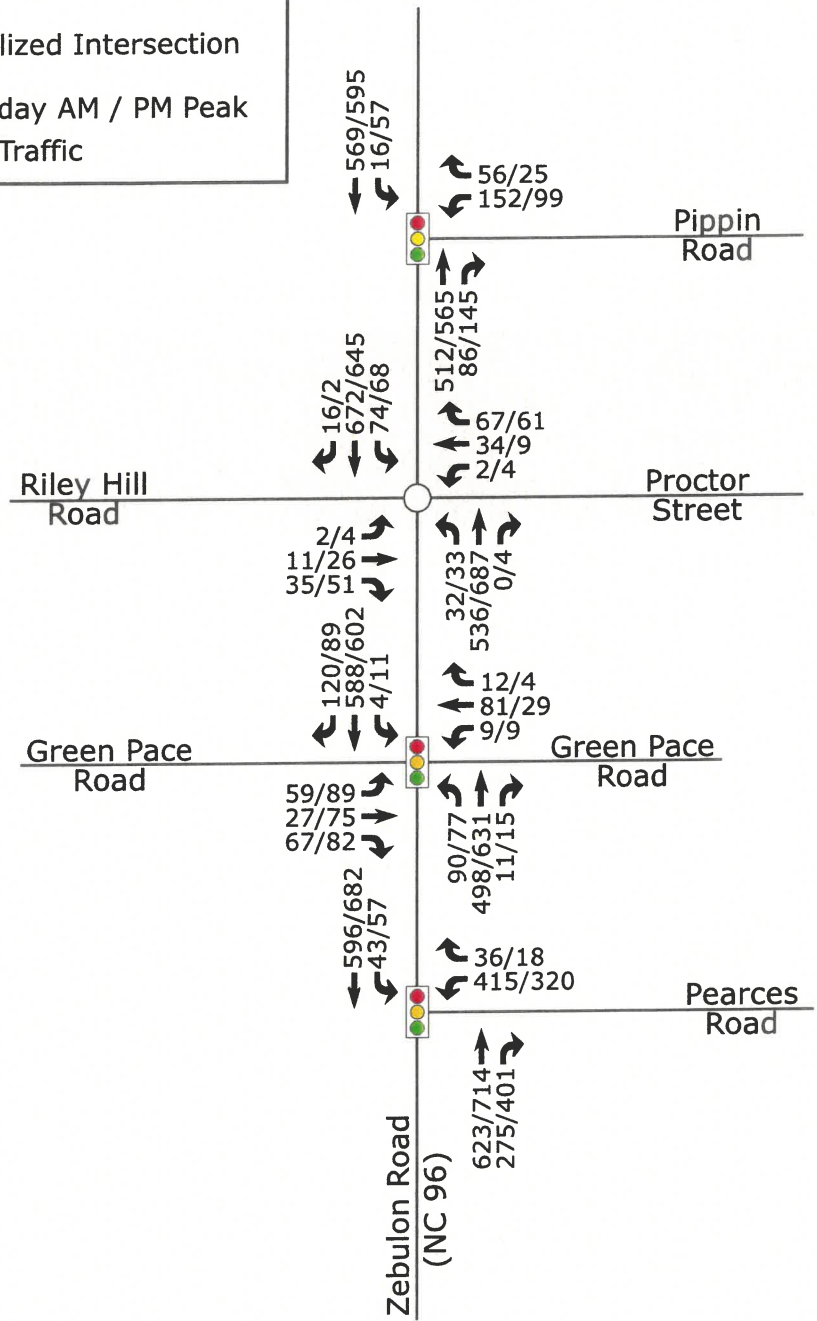
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●

Signalized Intersection

X / Y →

Weekday AM / PM Peak Hour Traffic



Zebulon Road Mixed-Use
Zebulon, NC

2029 No-Build
Peak Hour Traffic

Scale: Not to Scale | Figure 5

4. SITE TRIP GENERATION AND DISTRIBUTION

4.1. Trip Generation

Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the *ITE Trip Generation Manual*, 11.1 Edition. Table 2 provides a summary of the trip generation potential for the site.

Table 2: Trip Generation Summary

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)			Weekday PM Peak Hour Trips (vph)		
			Enter	Exit	Total	Enter	Exit	Total
Apartments (220)	240 Units	1,614	23	74	97	78	46	124
Strip Retail (822)	26,000 s.f.	1,416	37	24	61	86	85	171
High-Turnover Restaurant (932)	5,500 s.f.	590	29	24	53	31	19	50
Coffee Shop with Drive- Through (937)	600 s.f.	320	27	25	52	12	11	23
Total Trips		3,940	116	147	263	207	161	368
<i>Internal Capture*</i> (15% AM, 16% PM)			-17	-23	-40	-34	-25	-59
External Trips			99	124	223	173	136	309
<i>Pass-By Trips</i> (Shopping Center: 29% PM)			-	-	-	-21	-21	-42
<i>Pass-By Trips</i> (High-Turnover Restaurant: 43% PM)			-	-	-	-9	-9	-18
<i>Pass-By Trips</i> (Coffee Shop with Drive-Through: 90% AM, 98% PM)			-20	-20	-40	-9	-9	-18
Primary Trips			79	104	183	134	97	231

*Utilizing methodology contained in the NCHRP Report 684.

It is estimated that the proposed development will generate approximately 3,940 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 263 trips (116 entering and 147 exiting) will occur during the weekday AM peak hour and 368 trips (207 entering and 161 exiting) will occur during the weekday PM peak hour.

Internal capture of trips between the residential and retail uses was considered in this study. Internal capture is the consideration for trips that will be made within the site between different land uses, so the vehicle technically never leaves the internal site but can still be considered as a trip to that specific land use. Internal capture typically only considers trips between residential, office, and retail/restaurant land uses. Based on NCHRP Report 684 methodology, a weekday AM peak hour internal capture rate of 15% and a weekday PM peak hour internal capture rate of 16% was applied to the total trips. The internal capture reductions are expected to account for approximately 40 trips (17 entering and 23 exiting) during the weekday AM peak hour and 59 trips (34 entering and 25 exiting) during the weekday PM peak hour.

Pass-by trips were also taken into consideration in this study. Pass-by trips are made by the traffic already using the adjacent roadway, entering the site as an intermediate stop on their way to another destination. Pass-by percentages are applied to site trips after adjustments for internal capture. Pass-by trips are expected to account for approximately 40 trips (20 entering and 20 exiting) during the weekday AM peak hour and approximately 78 trips (39 entering and 39 exiting) during the weekday PM peak hour. It should be noted that the pass-by trips were balanced, as it is likely that these trips would enter and exit in the same hour.

The total primary site trips are the calculated site trips after the reduction for internal capture and pass-by trips. Primary site trips are expected to generate approximately 183 trips (79 entering and 104 exiting) during the weekday AM peak hour and 231 trips (134 entering and 97 exiting) during the weekday PM peak hour.

4.2. Site Trip Distribution and Assignment

Trip distribution percentages used in assigning site traffic for this development were estimated based on a combination of existing traffic patterns, population centers adjacent to the study area, and engineering judgment.

It is estimated that the residential site trips will be regionally distributed as follows:

- 45% to/from the south via Zebulon Road
- 30% to/from the north via Zebulon Road
- 10% to/from the east via Pearces Road
- 5% to/from the east via Proctor Street
- 5% to/from the east via Pippin Road
- 5% to/from the west via Green Pace Road

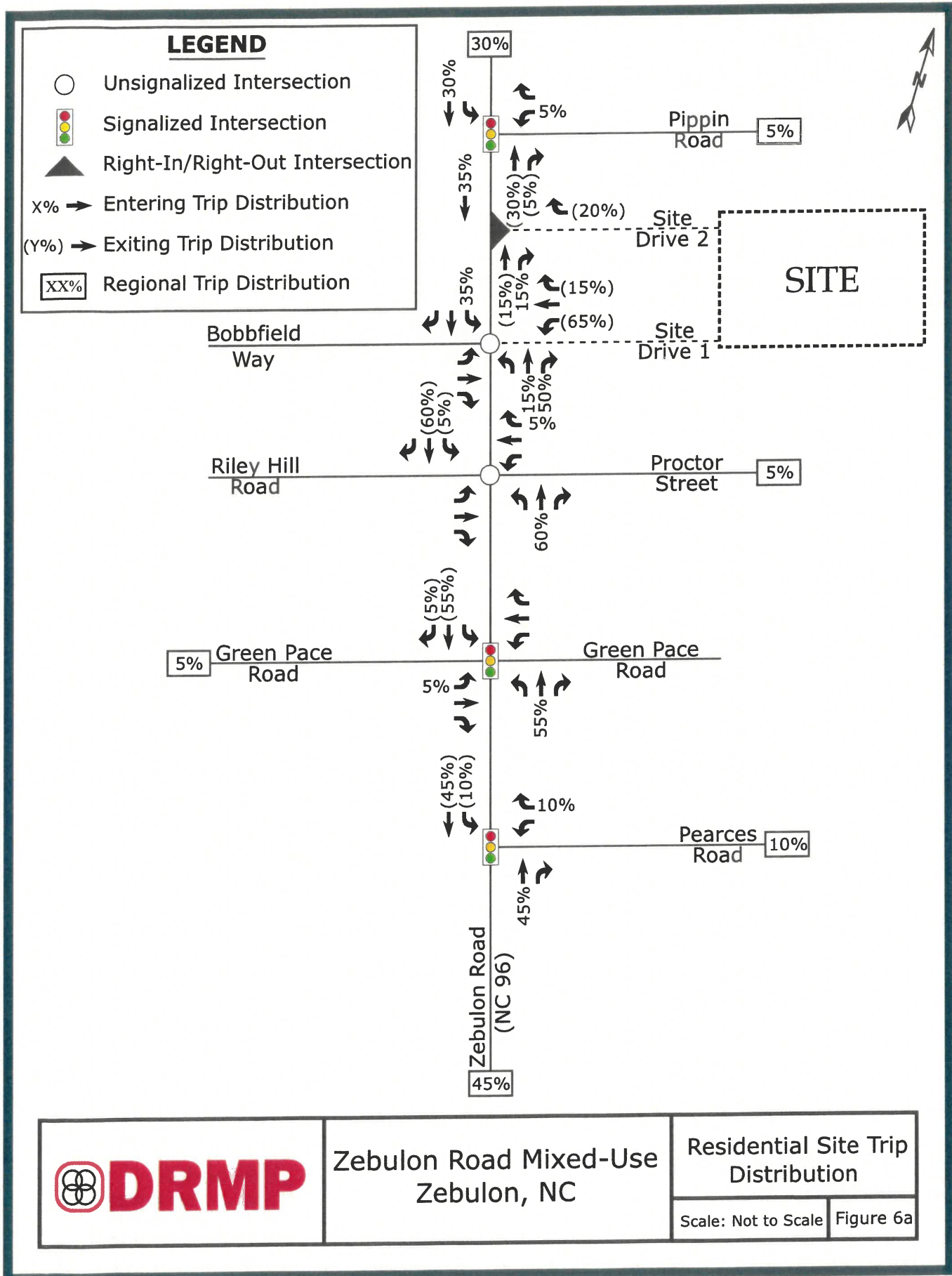
A summary of the overall commercial distributions is below:

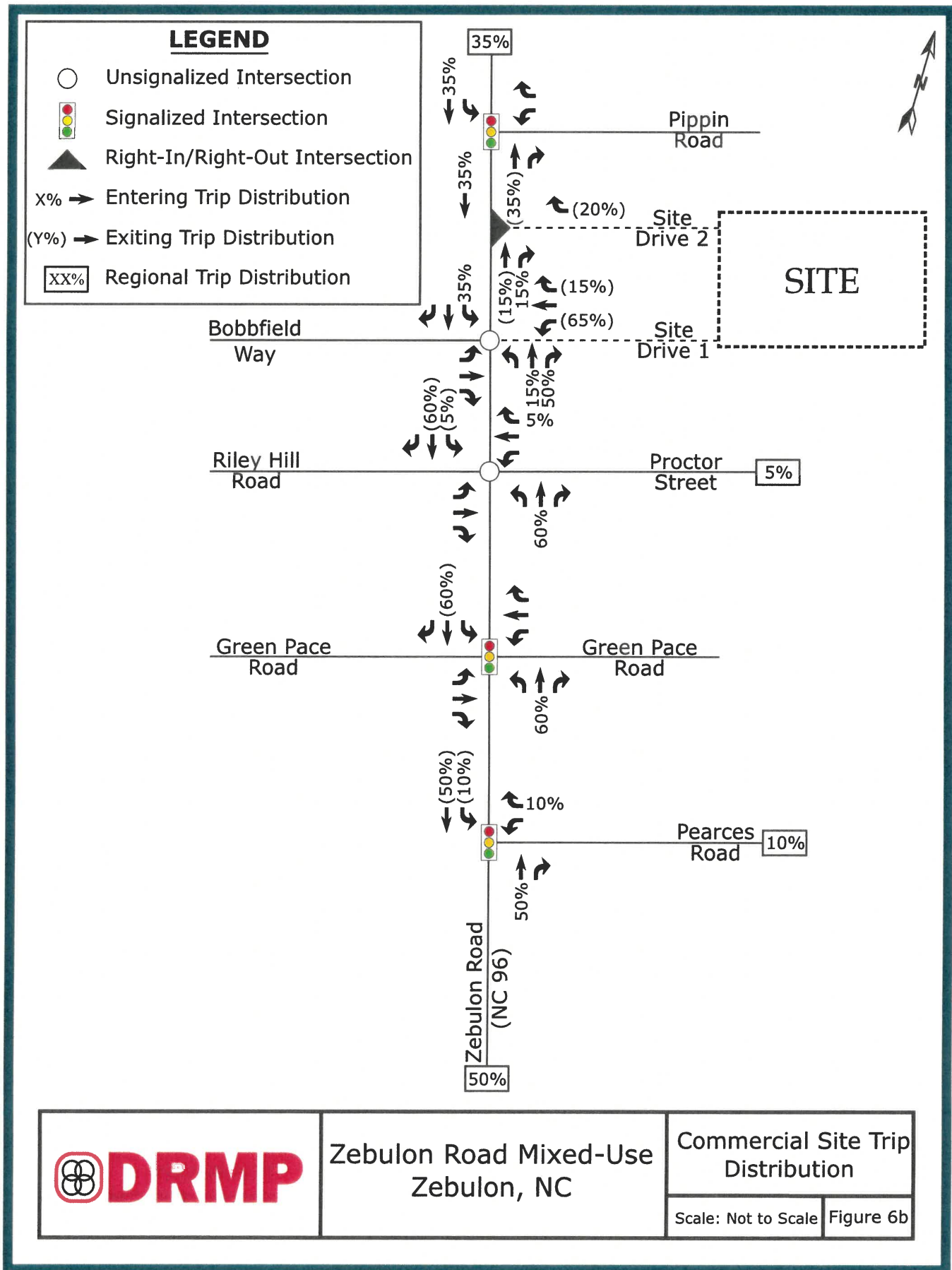
- 50% to/from the south via Zebulon Road
- 35% to/from the north via Zebulon Road
- 10% to/from the east via Pearces Road
- 5% to/from the east via Proctor Street

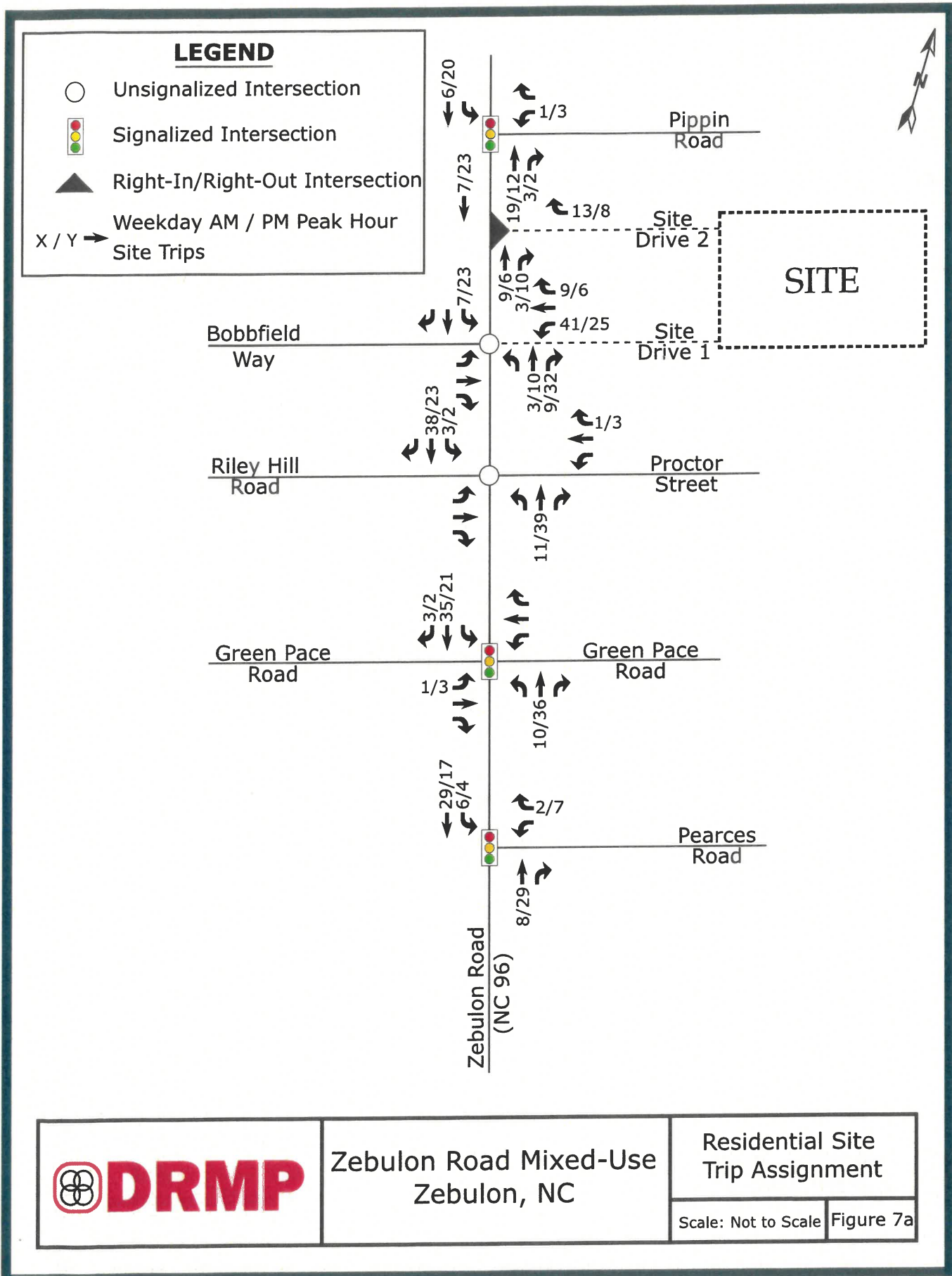
The residential site trip distribution is shown in Figure 6a and the primary commercial site trip distribution is shown in Figure 6b. Refer to Figure 7a for the residential site trip assignment and Figure 7b for the primary commercial site trip assignment.

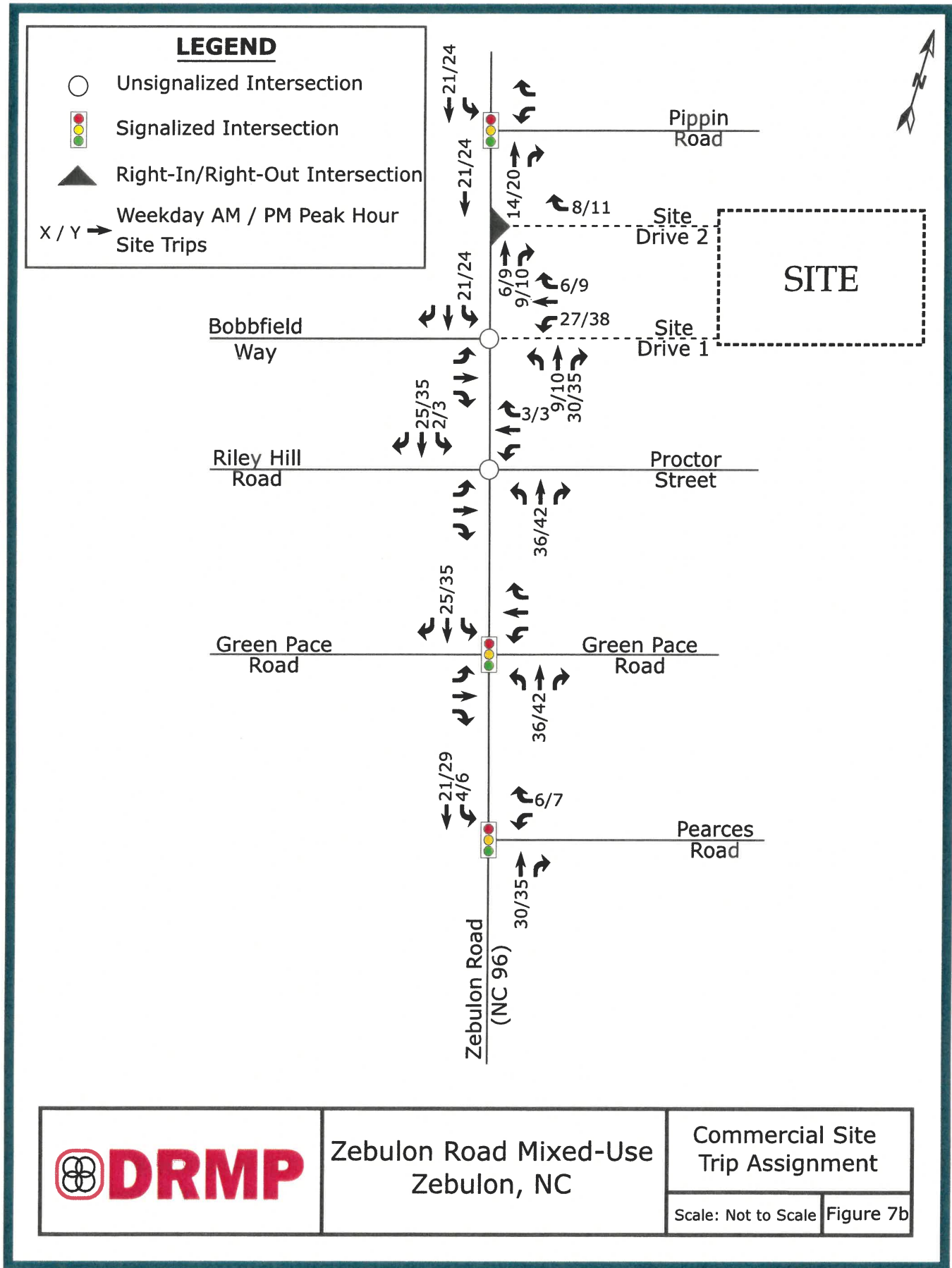
The pass-by site trips were distributed based on existing traffic patterns with consideration given to the proposed driveway access and site layout. Refer to Figure 8 for the pass-by site trip distribution. Pass-by site trips are shown in Figure 9.

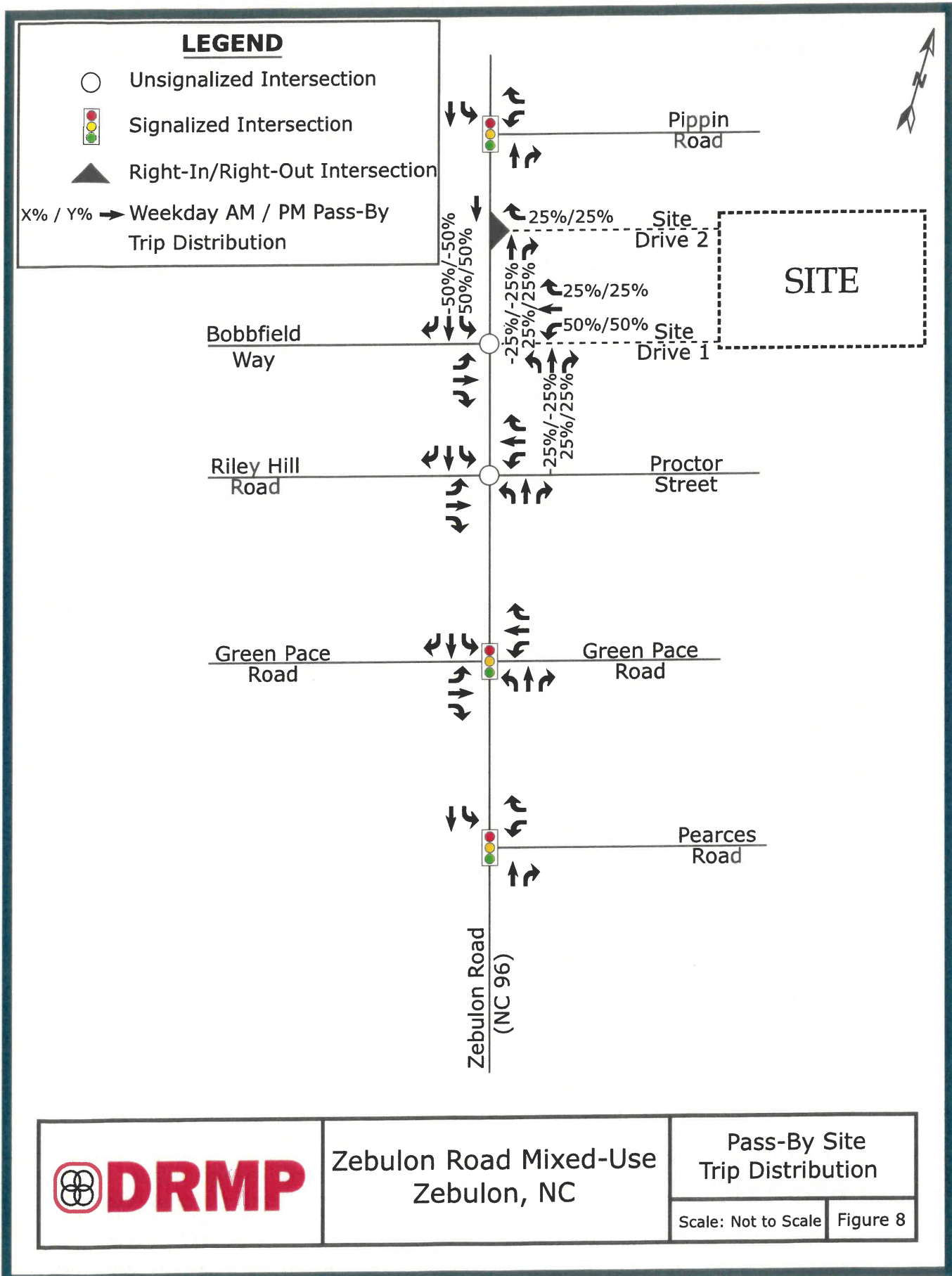
The total site trips were determined by adding the primary site trips and the pass-by site trips. Refer to Figure 10 for the total peak hour site trips at the study intersections.

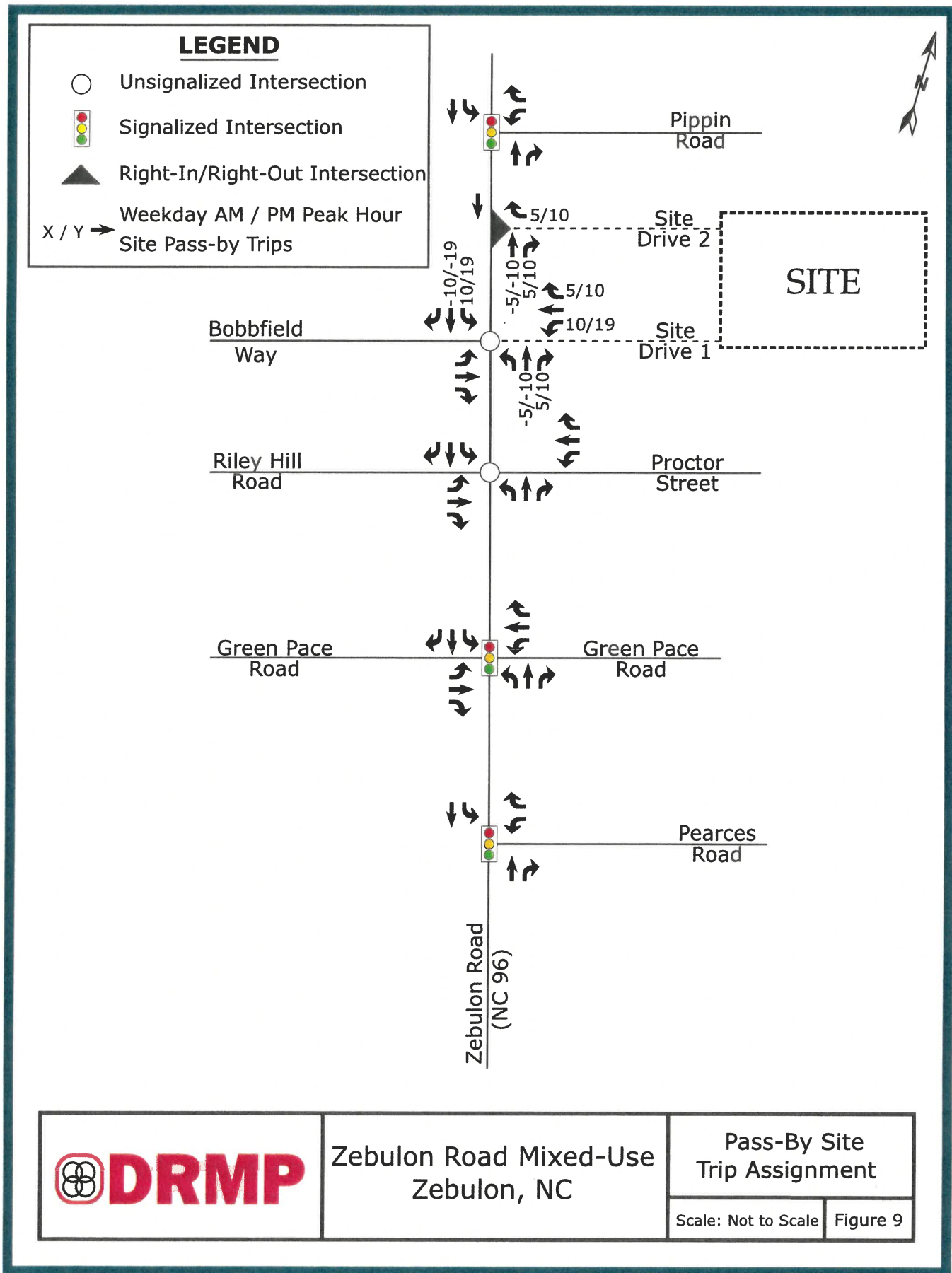


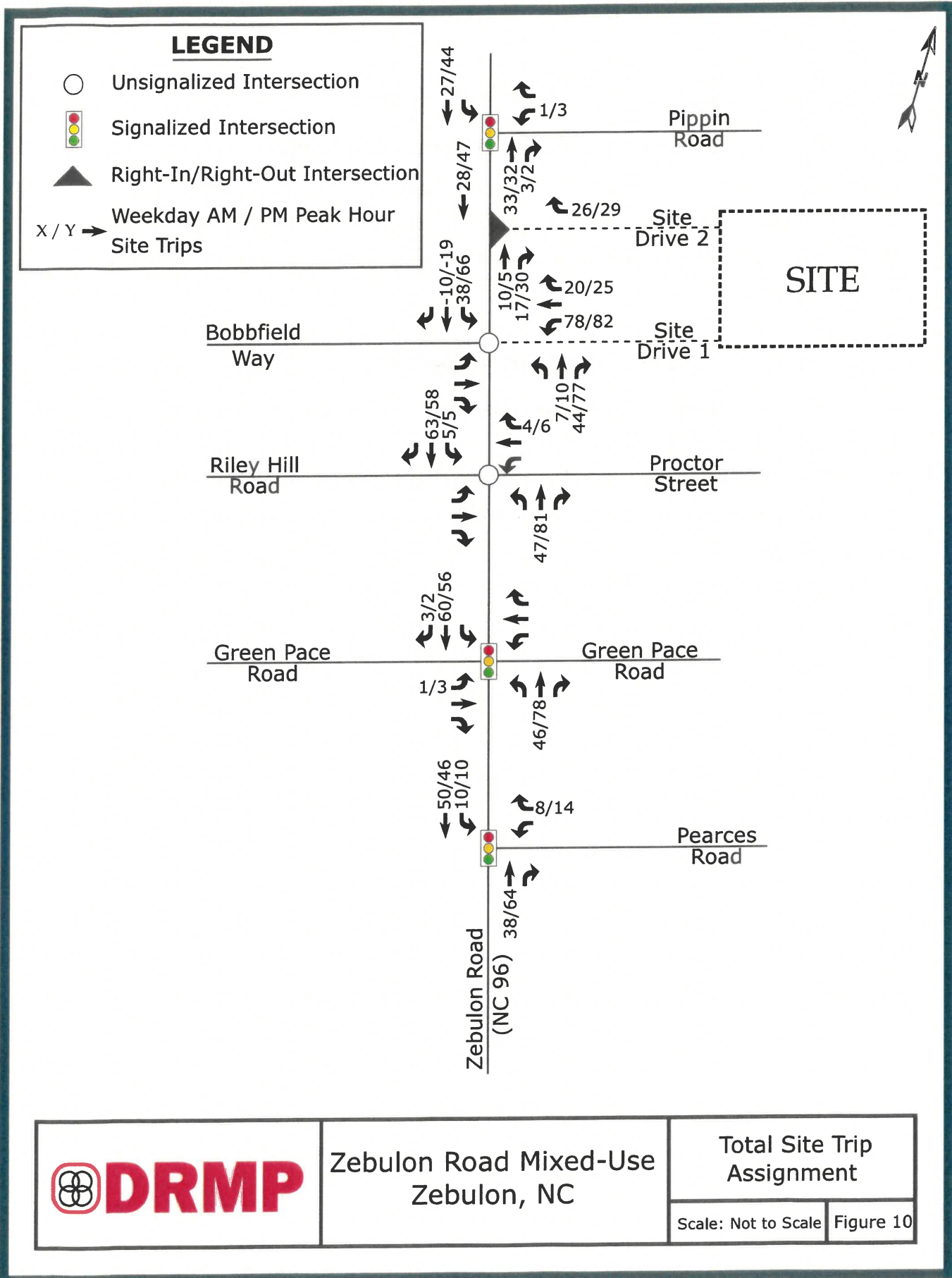












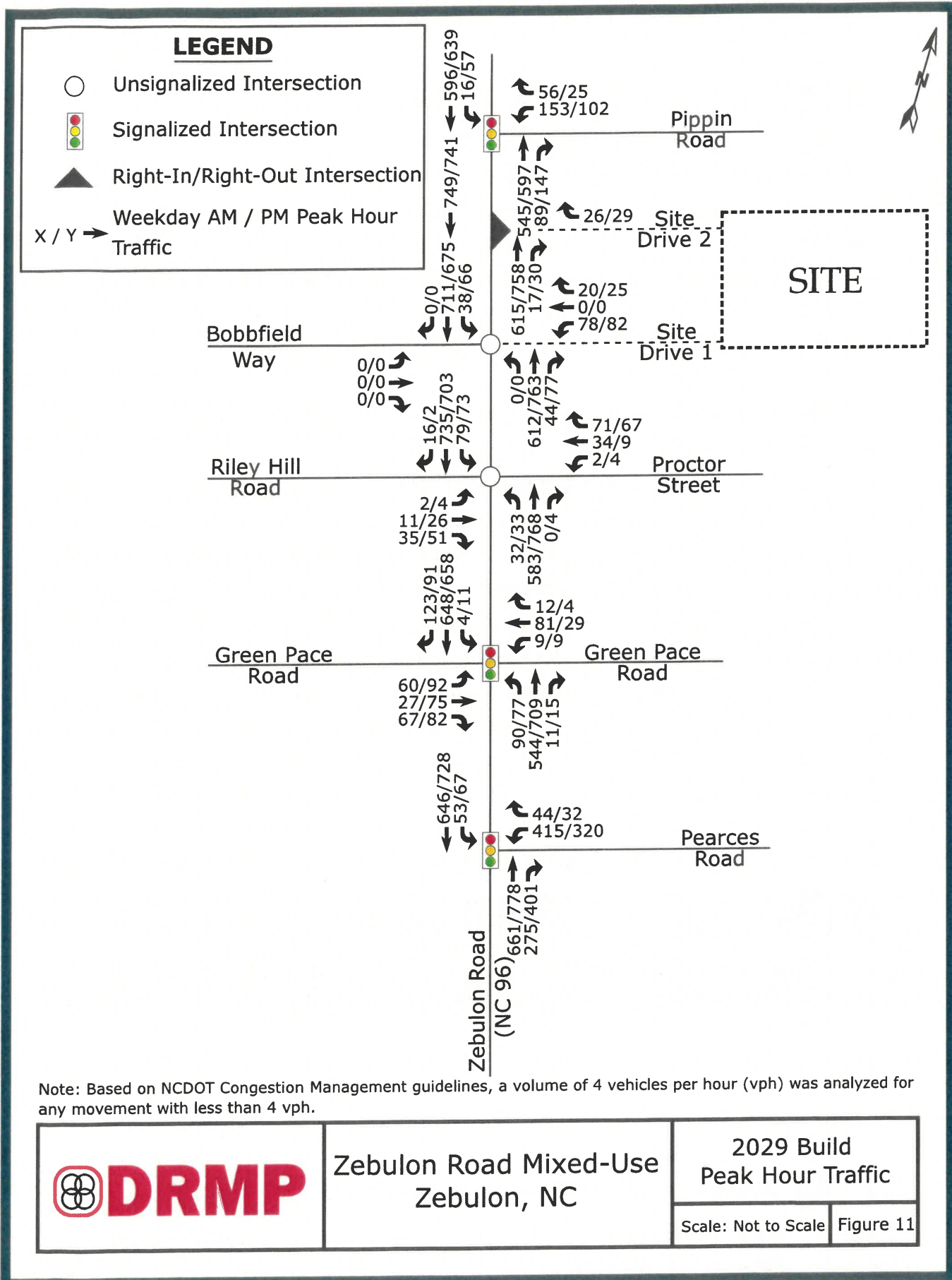
5. 2029 BUILD TRAFFIC CONDITIONS

5.1. 2029 Build Peak Hour Traffic Volumes

To estimate traffic conditions with the site fully built-out, the total site trips were added to the 2029 no-build traffic volumes to determine the 2029 build traffic volumes. Refer to Figure 11 for an illustration of the 2029 build peak hour traffic volumes with the proposed site fully developed.

5.2. Analysis of 2029 Build Peak Hour Traffic Conditions

Study intersections were analyzed with the 2029 build traffic volumes using the same methodology previously discussed for existing and no-build traffic conditions. Intersections were analyzed with improvements necessary to accommodate future traffic volumes. The results of the capacity analysis for each intersection are presented in Section 7 of this report.



6. TRAFFIC ANALYSIS PROCEDURE

Study intersections were analyzed using the methodology outlined in the *Highway Capacity Manual* (HCM), 6th Edition published by the Transportation Research Board. Capacity and level of service are the design criteria for this traffic study. A computer software package, Synchro (Version 11.1), was used to complete the analyses for the study area intersections. Please note that the unsignalized capacity analysis does not provide an overall level of service for an intersection; only delay for an approach with a conflicting movement.

The HCM defines capacity as “the maximum hourly rate at which persons or vehicles can reasonably be expected to traverse a point or uniform section of a lane or roadway during a given time period under prevailing roadway, traffic, and control conditions.” Level of service (LOS) is a term used to represent different driving conditions and is defined as a “qualitative measure describing operational conditions within a traffic stream, and their perception by motorists and/or passengers.” Level of service varies from Level “A” representing free flow, to Level “F” where breakdown conditions are evident. Refer to Table 3 for HCM levels of service and related average control delay per vehicle for both signalized and unsignalized intersections. Control delay as defined by the HCM includes “initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay”. An average control delay of 50 seconds at a signalized intersection results in LOS “D” operation at the intersection.

Table 3: Highway Capacity Manual – Levels-of-Service and Delay

UNSIGNALIZED INTERSECTION		SIGNALIZED INTERSECTION	
LEVEL OF SERVICE	AVERAGE CONTROL DELAY PER VEHICLE (SECONDS)	LEVEL OF SERVICE	AVERAGE CONTROL DELAY PER VEHICLE (SECONDS)
A	0-10	A	0-10
B	10-15	B	10-20
C	15-25	C	20-35
D	25-35	D	35-55
E	35-50	E	55-80
F	>50	F	>80

6.1. Adjustments to Analysis Guidelines

Capacity analysis at all study intersections was completed according to the NCDOT Congestion Management Guidelines.

7. CAPACITY ANALYSIS

The following study intersections were analyzed under 2024 existing, 2029 no-build, and 2029 build traffic conditions:

- NC 96 and Pippin Road
- NC 96 and Riley Hill Road
- NC 96 and Green Pace Road
- NC 96 and Pearces Road
- NC 96 and Bobbfield Way/Access 1
- NC 96 and Access 2

All proposed site driveways were analyzed under 2029 build traffic conditions. Refer to Tables 4-9 for a summary of capacity analysis results. Refer to Appendices D-J for the Synchro capacity analysis reports and SimTraffic queueing reports.

7.1. NC 96 & Pippin Road

Refer to the table below for a summary of the capacity analysis of the subject intersection during the analysis scenarios.

Table 4: Analysis Summary of NC 96 & Pippin Road

ANALYSIS SCENARIO	A P P R O A C H	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2024 Existing	WB NB SB	1 LT-RT 1 TH, 1 RT 1 LT, 1 TH	C B B	B (13)	C B B	B (13)
2029 No-Build	WB NB SB	1 LT-RT 1 TH, 1 RT 1 LT, 1 TH	C B B	B (14)	C B B	B (14)
2029 Build	WB NB SB	1 LT-RT 1 TH, 1 RT 1 LT, 1 TH	C B B	B (15)	C B B	B (15)

Capacity analysis indicates that the intersection is expected to operate at an overall LOS B during both the weekday AM and PM peak hours under all scenarios analyzed. When comparing the no-build and build traffic conditions queueing is not expected to increase significantly at the intersection.

7.2. NC 96 & Riley Hill Road

Refer to the table below for a summary of the capacity analysis of the subject intersection during the analysis scenarios.

Table 5: Analysis Summary of NC 96 & Riley Hill Road

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2024 Existing	EB	1 LT-TH-RT	D ²	N/A	E ²	N/A
	WB	1 LT-TH-RT	E ²		D ²	
	NB	1 LT, 1 TH-RT	A ¹		A ¹	
	SB	1 LT, 1 TH-RT	A ¹		A ¹	
2029 No-Build	EB	1 LT-TH-RT	E ²	N/A	F ²	N/A
	WB	1 LT-TH-RT	F ²		E ²	
	NB	1 LT, 1 TH-RT	A ¹		A ¹	
	SB	1 LT, 1 TH-RT	A ¹		A ¹	
2029 Build	EB	1 LT-TH-RT	F ²	N/A	F ²	N/A
	WB	1 LT-TH-RT	F ²		F ²	
	NB	1 LT, 1 TH-RT	A ¹		A ¹	
	SB	1 LT, 1 TH-RT	A ¹		B ¹	

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Capacity analysis indicates that the major-street left-turn movements are expected to operate at LOS B or better during both the weekday AM and PM peak hours under all scenarios analyzed. The minor-street approaches are expected to operate at LOS F or better during both the weekday AM and PM peak hours under all scenarios analyzed. Queueing along the minor-street approaches is expected to increase when comparing the no-build and build traffic conditions. It is important to note that the proposed development is only accounting for less than 9% of the traffic at the intersection overall, primarily along the mainline through movements during both the weekday AM and PM peak hours. The proposed development is expected to only account for less than 6% of the traffic along the westbound approach during both the weekday AM and PM peak hours.

It is also important to note that it is not uncommon for minor-street approaches to experience higher delays and levels of service at unsignalized intersections due to heavier mainline traffic volumes. The intersection to the south, NC 96 and Green Pace Road, is

signalized, which is expected to provide gaps is the mainline traffic which will allow traffic from the minor-street approaches to be able to flow into mainline traffic or cross the intersection. Traffic from the westbound approach can also utilize the intersection of NC 96 and Green Pace Road via the intersection of Proctor Street and Green Pace Road, providing an alternative route to Riley Hill Road or NC 96.

7.3. NC 96 & Green Pace Road

Refer to the table below for a summary of the capacity analysis of the subject intersection during the analysis scenarios.

Table 6: Analysis Summary of NC 96 & Green Pace Road

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2024 Existing	EB WB NB SB	1 LT-TH-RT 1 LT-TH-RT 1 LT, 1 TH-RT 1 LT, 1 TH-RT	C B A B	B (11)	C B B B	B (16)
2029 No-Build	EB WB NB SB	1 LT-TH-RT 1 LT-TH-RT 1 LT, 1 TH-RT 1 LT, 1 TH-RT	C B A B	B (12)	C B B B	B (17)
2029 Build	EB WB NB SB	1 LT-TH-RT 1 LT-TH-RT 1 LT, 1 TH-RT 1 LT, 1 TH-RT	C C A B	B (12)	C B B B	B (19)

Capacity analysis indicates that the intersection is expected to operate at an overall LOS B during both the weekday AM and PM peak hours under all scenarios analyzed. When comparing the no-build and build traffic conditions queueing at the intersection is not expected to increase significantly.

7.4. NC 96 & Pearces Road

Refer to the table below for a summary of the capacity analysis of the subject intersection during the analysis scenarios.

Table 7: Analysis Summary of NC 96 & Pearces Road

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2024 Existing	WB NB SB	1 LT, 1 RT 1 TH, 1 RT 1 LT, 1 TH	C B B	B (17)	C B B	B (15)
2029 No-Build	WB NB SB	1 LT, <u>1 LT-RT</u> 1 TH, 1 RT 1 LT, <u>2 TH</u>	B B A	B (11)	B B A	B (11)
2029 Build	WB NB SB	1 LT, <u>1 LT-RT</u> 1 TH, 1 RT 1 LT, <u>2 TH</u>	B B A	B (12)	C B A	B (12)

Future improvements to lane configurations shown underlined.

Capacity analysis indicates that the intersection is expected to operate at an overall LOS B during both the weekday AM and PM peak hours under the existing traffic condition. Under the future traffic conditions the intersection was analyzed with an additional southbound through lane, restriping of the westbound right-turn lane into a shared left-right turn lane, and signal timing modifications based on an updated signal plan. Under the future traffic conditions the intersection is expected to operate at LOS B during both the weekday AM and PM peak hours. When comparing the no-build and build traffic conditions queueing at the intersection is not expected to increase significantly.

7.5. NC 96 & Bobbfield Way/Access 1

Refer to the table below for a summary of the capacity analysis of the subject intersection during the analysis scenarios.

Table 8: Analysis Summary of NC 96 & Bobbfield Way/Access 1

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2029 Build	EB	1 LT-TH-RT	E ²	N/A	F ²	N/A
	WB	1 LT, 1 TH-RT	F ²		F ²	
	NB	1 LT-TH, 1 RT	A ¹		A ¹	
	SB	1 LT, 1 TH-RT	A ¹		B ¹	

Improvements to lane configurations are shown in bold.

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Capacity analysis indicates that the major-street left-turn movements are expected to operate at LOS B or better during both the weekday AM and PM peak hour. The minor-street approaches are expected to operate at LOS F during both the weekday AM and PM peak hours. It is important to note that it is not uncommon for minor-street approaches at unsignalized intersections to experience higher delays and levels of service due to heavier mainline traffic volumes. It is also important to note that the intersection to the north, NC 96 and Pippin Road, is signalized, which is expected to provide gaps in the mainline traffic which will allow traffic from the minor-street approaches to be able to flow into mainline. Queueing for the westbound left-turn movement is expected to be significant and queueing for the through-right movement is not expected to exceed 64 feet (approximately 3 vehicles).

A northbound right-turn lane and a southbound left-turn lane were considered based on the NCDOT *Policy on Street and Driveway Access to North Carolina Highways* and are recommended.

The intersection was studied utilizing the NCDOT congestion management guidelines which provide a more conservative analysis adding 4's where traffic volumes are less than

4. Cross traffic between the proposed development and Bobbfield Way is not expected during the weekday AM and PM peak hours.

Although a right-turn lane with 50 feet of storage is warranted, a right-turn lane may impact the driveway to the business to the south of the development. If significant impacts to the business would occur, a right-turn taper in lieu of a full turn lane is recommended.

7.6. NC 96 & Access 2

Refer to the table below for a summary of the capacity analysis of the subject intersection during the analysis scenarios.

Table 9: Analysis Summary of NC 96 & Access 2

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2029 Build	WB	1 RT	B ¹	N/A	C ¹	N/A
	NB	1 TH-RT	--		--	
	SB	1 TH	--		--	

Improvements to lane configurations are shown in bold.

1. Level of service for minor-street approach.

Capacity analysis indicates that the minor-street approach is expected to operate at LOS C or better during both the weekday AM and PM peak hours. Queueing along the minor-street approach is not expected to exceed 48 feet (approximately 2 vehicles).

A northbound right-turn lane was considered based on the NCDOT *Policy on Street and Driveway Access to North Carolina Highways* and was found to not be warranted; however, a northbound taper is warranted.

8. CONCLUSIONS

This Traffic Impact Analysis was conducted to determine the potential traffic impacts of the Zebulon Mixed-Use development to be located east of Zebulon Road and south of Pippin Road in Zebulon, North Carolina. The proposed development, anticipated to be completed in 2028, is assumed to consist of 200 apartments, 19,500 square feet (s.f.) retail, 9,500 s.f. high-turnover restaurant, 2,000 s.f. coffee shop with drive-through. In accordance with the Town UDO the study will utilize a build+1 for future year traffic conditions. Site access is proposed via one full-movement driveway along Zebulon Road across from Bobbfield Way and one right-in/right-out (RIRO) access along Zebulon Road.

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2024 Existing Traffic Conditions
- 2029 No-Build Traffic Conditions
- 2029 Build Traffic Conditions

Trip Generation

Primary site trips are expected to generate approximately 214 trips (97 entering and 117 exiting) during the weekday AM peak hour and 184 trips (109 entering and 75 exiting) during the weekday PM peak hour.

Adjustments to Analysis Guidelines

Capacity analysis at all study intersections was completed according to NCDOT Congestion Management Guidelines. Refer to section 6.1 of this report for a detailed description of any adjustments to these guidelines made throughout the analysis.

Intersection Capacity Analysis Summary

All the study area intersections (including the proposed site driveways) are expected to operate at acceptable levels-of-service under existing and future year conditions with the exception of the intersections listed below. A summary of the study area intersections that are expected to need improvements are as follows:

NC 96 & Riley Hill Road

The minor-street approaches are expected to operate at LOS F during both the weekday AM and PM peak hours. It is important to note that the proposed development is only expected to account for less than 8% of the traffic at the intersection, primarily the mainline through traffic. The proposed development is expected to only account for less than 6% of the traffic along the westbound approach during both the weekday AM and PM peak hours.

The intersection to the south, NC 96 and Green Pace Road, is signalized, which is expected to provide gaps in the mainline traffic which will allow traffic from the minor-street approaches to be able to flow into mainline traffic or cross the intersection. Traffic from the westbound approach can also utilize the intersection of NC 96 and Green Pace Road via the intersection of Proctor Street and Green Pace Road, providing an alternative route to Riley Hill Road or NC 96.

NC 96 & Bobbfield Way/Access 1

The minor-street approaches are expected to operate at LOS F during both the weekday AM and PM peak hours. It is important to note that the intersection to the north, NC 96 and Pippin Road, is signalized, which is expected to provide gaps in the mainline traffic which will allow traffic from the minor-street approaches to be able to flow into mainline.

A northbound right-turn lane and a southbound left-turn lane were considered based on the NCDOT *Policy on Street and Driveway Access to North Carolina Highways* and are recommended. It should be noted that a right-turn lane may impact the driveway for the business to the south of the development. If significant impacts to the business would occur, a right-turn lane taper in lieu of a full turn lane is recommended.

The Synchro data in the appendix shows high delays for vehicles exiting the site in both peak hours (>200s in the AM and >450s in the PM). Please coordinate with Town of Zebulon staff to determine whether additional improvements may be required to mitigate these delays.

NC 96 & Access 2

The minor-street approach is expected to operate at LOS C or better during both the weekday AM and PM peak hours. Queueing at the minor-street approach is not expected to exceed 71 feet (approximately 3 vehicles).

A northbound right-turn lane was considered based on the NCDOT *Policy on Street and Driveway Access to North Carolina Highways* and was found to not be recommended; however, a northbound right-turn taper is warranted and is recommended.

9. RECOMMENDATIONS

Based on the findings of this study, specific geometric improvements have been identified and are recommended to accommodate future traffic conditions. See a more detailed description of the recommended improvements below. Refer to Figure 12 for an illustration of the recommended lane configuration for the proposed development.

Future Traffic Improvements

NC 96 & Pearces Road

- Construct an additional southbound through lane.
- Restripe the existing westbound right-turn lane to a shared left-right turn lane.
- Signal timing modifications.

Recommended Improvements by Developer

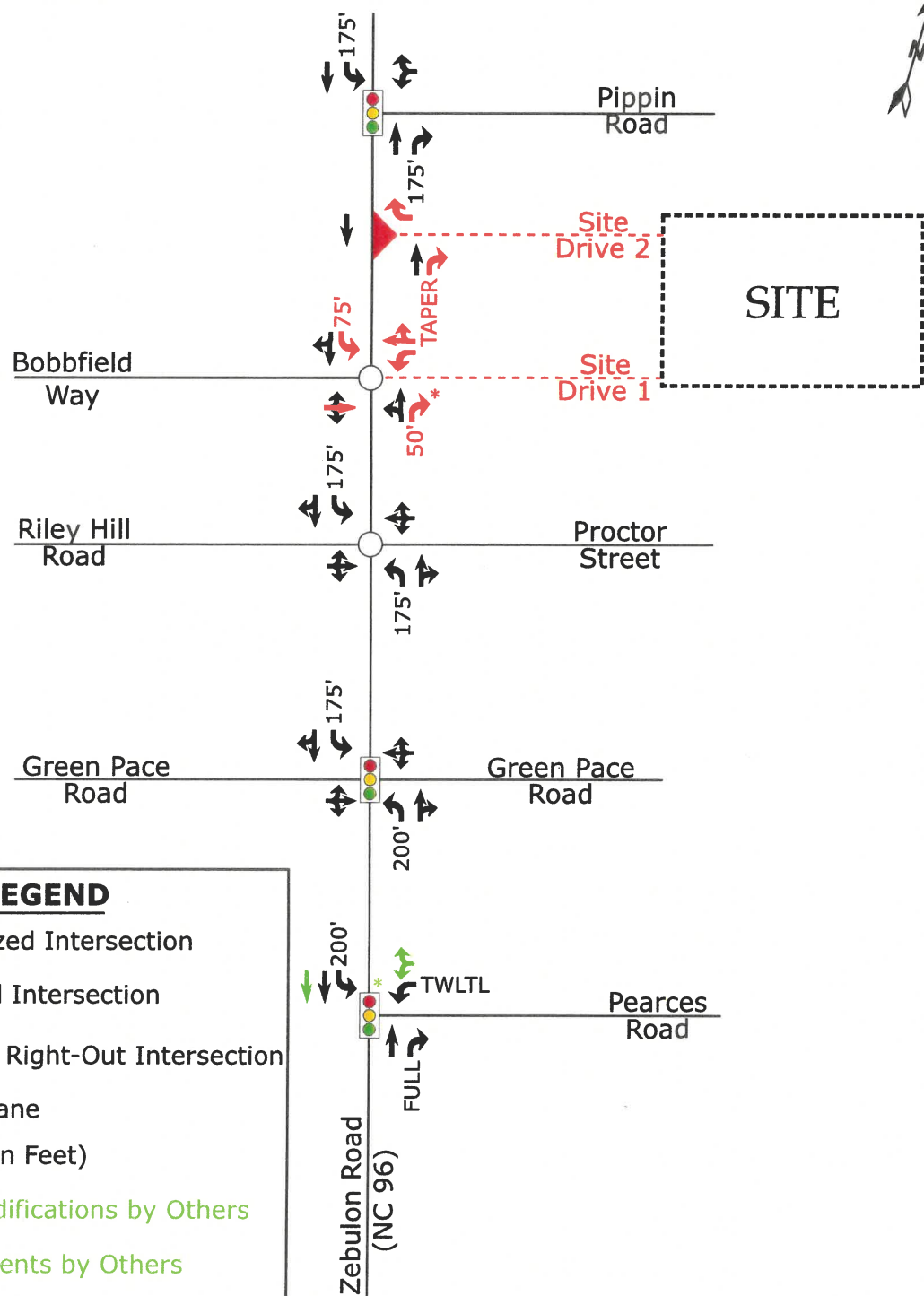
NC 96 & Bobbfield Way/Access 1

- Construct the westbound approach with at least one ingress lane and two egress lanes striped as a left-turn lane and a shared through-right turn lane.
- Provide stop control for the westbound approach.
- Construct a northbound right-turn lane with at least 50 feet of storage and appropriate taper, it should be noted that right-of-way might be limited. If so a taper is recommended.
- Construct a southbound left-turn lane with at least 75 feet of storage and appropriate taper.

NC 96 & Access 2

- Construct the westbound approach with at least one ingress lane and one egress lane striped as a right-out.
- Provide stop control for the westbound approach.
- Construct a northbound right-turn taper.

*Potential ROW impacts. If so install taper.



LEGEND

- Unsignalized Intersection
- ◫ Signalized Intersection
- ▲ Right-In / Right-Out Intersection
- Existing Lane
- x' Storage (In Feet)
- * Signal Modifications by Others
- Improvements by Others
- Improvements by Developer



Zebulon Road Mixed-Use
Zebulon, NC

Recommended Lane
Configurations

Scale: Not to Scale Figure 12

February 17, 2025

DRMP Job #: 24572

Cate Farrell
Town of Zebulon
1003 N. Arendell Avenue
Zebulon, NC 27597

Subject: Parking Demand Analysis for Zebulon Mixed-Use – Zebulon, NC

Dear Ms. Farrell:

DRMP has performed a parking demand analysis for the Zebulon Mixed-Use development, which is located east of Zebulon Road and south of Pippin Road in Zebulon, North Carolina. The purpose of this study is to determine if the overall number of parking spaces being proposed can accommodate the peak parking demand for the site upon full build out.

Based on the development information and per discussions between DRMP and the project team, it is understood that the Zebulon Mixed-Use development is expected to consist of a mixture of commercial, restaurant, and residential land uses.

Parking Requirements

Parking requirements were calculated utilizing the Town of Zebulon Unified Development Ordinance (UDO) for Zebulon Mixed-Use. Table 1 summarizes the number of required parking spaces calculated based on the minimum number of motor vehicle spaces required per the following guidelines, which do not consider interaction between uses, time of day, and shared parking. Please see the attached site plan for reference and parking breakdown.

- Multi-family Residences (1.5 per unit + 0.25 guest spaces)
- Restaurant Space (1 per 4 seats)
- Retail Space (1 per 200 square feet)

TABLE 1
REQUIRED MOTOR VEHICLE SPACES

Land Uses	Required Parking Spaces per UDO
101 1-bedroom Multi-family Residences	176.75
139 2+-bedroom Multi-family Residences	243.25
6,100 square feet of Restaurant Space	63
26,000 square feet of Retail Space	130
Total	613

Shared Parking

When considering the parking needs for the proposed development, it is important to consider the period of highest demand. The variety of land uses will have different periods for peak demand that allow for the opportunity for the land uses to share parking. To calculate hourly parking demands for the different land uses during a typical weekday and weekend from 6:00 AM to 12:00 AM, data was obtained from the Third Edition of Shared Parking that was published by the Urban Land Institute (ULI) and International Council of Shopping Centers (ICSC). The hourly demand ratios and calculations can be found in the attached tables. Table 2, provides a summary of the expected parking demand during the weekday and weekend peak hours, compared to the number of required parking spaces and the number of parking spaces expected to be provided by the proposed development.

**TABLE 2
SHARED PARKING DEMAND SUMMARY**

	Weekday Peak Hour (spaces)	Weekend Peak Hour (spaces)
Required Number of Parking Spaces (per Town of Zebulon UDO for Zebulon Mixed-Use)	613	613
Number of Parking Spaces Provided by Proposed Development	406	406
Peak Parking Demand	382	292
20% Parking Reduction	395	395
Number of Excess Parking Spaces Expected	24	114
Number of Excess Parking Spaces Expected with 20% Parking Reduction	13	103

Captive Ratio (Internal Capture)

In addition to the variety of land uses having different periods for peak demand, patrons may visit multiple land uses while visiting the mixed-use development. For example, a consumer that visits a restaurant while shopping. Although visits are made to both land uses, only one parking space is being used. To estimate the captive ratio, internal capture was calculated for the mixed-use development using methodology obtained from the 11.1 Edition of the Trip Generation Manual published by the Institute of Transportation Engineers (ITE) in addition to the National Cooperative Highway Research Program (NCHRP) Report 684. The captive ratios can be found in the attached internal capture tables. To be conservative, the lower internal capture between the weekday AM and PM peak hours was utilized. Refer to the attached trip generation tables and NCHRP worksheets for more detailed information about the proposed development's trip generation potential.



Conclusions

Based on the parking demand analysis, the weekday peak parking demand of 382 spaces is expected to occur from 7:00 PM to 8:00 PM while the weekend peak parking demand of 292 spaces is expected to occur from 1:00 PM to 2:00 PM. When compared to the 406 parking spaces that are to be provided, parking is expected to be at approximately 94% capacity during the weekday peak and 72% capacity during the weekend peak. With 24 additional parking spaces expected to be available during the weekday peak and 114 available parking spaces during the weekend peak, adequate parking should be provided. The development is proposing a 20% reduction in parking. With this reduction the provided parking spaces are still expected to the peak parking demand. During the weekday parking is expected to be at 97% capacity at peak demand and 74% capacity during the weekend peak parking demand.

It is worth noting that this should be considered a conservative estimate. While sharing of parking spaces and captive ratio were considered, a reduction for pedestrians, bicyclists, and/or transit users that could visit the development were not considered, which could further decrease parking demands.

If you have any questions regarding this correspondence, please feel free to contact me at (919) 760-4812.

Sincerely,
DRMP, Inc.

Caroline Cheeves, PE
Traffic Analysis Project Manager



Attachments: Site Plan
Parking Demand Analysis Tables
Trip Generation Tables (Weekday and Weekend)
Internal Capture Worksheets (Weekday and Weekend)

Caroline Cheeves

[illegible]

Table 1: Site Trip Generation

TOTAL TRIPS												
Code	Land Use	Size	Unit	Daily			AM Peak			PM Peak		
				In	Out	Total	In	Out	Total	In	Out	Total
220	Apartments	240	units	807	807	1,614	23	74	97	78	46	124
822	Strip Retail	26.0	KSF	708	708	1,416	37	24	61	86	85	171
932	High-Turnover Restaurant	5.5	KSF	295	295	590	29	24	53	31	19	50
937	Coffee/Donut Shop w/ Drive-Thru	0.6	KSF	160	160	320	27	25	52	12	11	23
						0			0			0
						0			0			0
						0			0			0
						0			0			0
						0			0			0
Total Trips				1,970	1,970	3,940	116	147	263	207	161	368

INTERNAL CAPTURE												
Code	Land Use	Size	Unit	Daily			AM Peak			PM Peak		
				In	Out	Total	In	Out	Total	In	Out	Total
220	Apartments	240	units				4	11	15	13	7	20
822	Strip Retail	26	KSF				5	4	9	14	13	27
932	High-Turnover Restaurant	6	KSF				4	4	8	5	3	8
937	Coffee/Donut Shop w/ Drive-Thru	1	KSF				4	4	8	2	2	4
Total Trips				0	0	0	17	23	40	34	25	59

EXTERNAL TRIPS												
Code	Land Use	Size	Unit	Daily			AM Peak			PM Peak		
				In	Out	Total	In	Out	Total	In	Out	Total
220	Apartments	240	units	807	807	1614	19	63	82	65	39	104
822	Strip Retail	26	KSF	708	708	1416	32	20	52	72	72	144
932	High-Turnover Restaurant	6	KSF	295	295	590	25	20	45	26	16	42
937	Coffee/Donut Shop w/ Drive-Thru	1	KSF	160	160	320	23	21	44	10	9	19
Total Trips				1,970	1,970	3,940	99	124	223	173	136	309

PASS-BY RATES				
RATE	Land Use	ITE Pass-By Rates		
		Daily	AM	PM
A	Apartments	0.0%	0.0%	0.0%
B	Strip Retail	0.0%	0.0%	29.0%
C	High-Turnover Restaurant	0.0%	0.0%	43.0%
D	Coffee/Donut Shop w/ Drive-Thru	0.0%	90.0%	98.0%
E		0.0%	0.0%	0.0%
F		0.0%	0.0%	0.0%

PASS-BY TRIPS												
RATE	Land Use	Size	Unit	24 Hour Volumes			AM Peak Hour Trips			PM Peak Hour Trips		
				Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
A	Apartments	240	units	0	0	0	0	0	0	0	0	0
B	Strip Retail	26	KSF	0	0	0	0	0	0	21	21	42
C	High-Turnover Restaurant	6	KSF	0	0	0	0	0	0	9	9	18
D	Coffee/Donut Shop w/ Drive-Thru	1	KSF	0	0	0	20	20	40	9	9	18
Pass-By Trips				0	0	0	20	20	40	39	39	78
Applied Pass-By Trips				0	0	0	20	20	40	39	39	78

TRIP GENERATION SUMMARY												
Code	Land Use	Size	Unit	Daily			AM Peak			PM Peak		
				In	Out	Total	In	Out	Total	In	Out	Total
220	Apartments	240	units	807	807	1614	23	74	97	78	46	124
822	Strip Retail	26	KSF	708	708	1416	37	24	61	86	85	171
932	High-Turnover Restaurant	6	KSF	295	295	590	29	24	53	31	19	50
937	Coffee/Donut Shop w/ Drive-Thru	1	KSF	160	160	320	27	25	52	12	11	23
Total Trips				1,970	1,970	3,940	116	147	263	207	161	368
Internal Capture (15% AM & 16% PM)				0	0	0	-17	-23	-40	-34	-25	-59
Total External Trips				1,970	1,970	3,940	99	124	223	173	136	309
Pass-By Trips				0	0	0	-20	-20	-40	-39	-39	-78
Total Primary Trips				1,970	1,970	3,940	79	104	183	134	97	231

Table 1: Site Trip Generation

TOTAL TRIPS											
Code	Land Use	Size	Unit	Daily			Saturday Peak				
				In	Out	Total	In	Out	Total	In	Total
220	Apartments	240	units	807	807	1,614				546	1,092
822	Strip Retail	26.0	KSF	708	708	1,416				87	171
932	High-Turnover Restaurant	5.5	KSF	295	295	590				337	673
937	Coffee/Donut Shop w/ Drive-Thru	0.6	KSF	160	160	320				27	53
						0					0
						0					0
						0					0
						0					0
						0					0
Total Trips				1,970	1,970	3,940				997	1,989

INTERNAL CAPTURE		Internal Capture Rate (Table 5A)		AM	0%							
				PM	15%							
Code	Land Use	Size	Unit	Daily			AM Peak			PM Peak		
				In	Out	Total	In	Out	Total	In	Out	Total
220	Apartments	240	units				0	0	0	82	82	164
822	Strip Retail	26	KSF				0	0	0	13	13	26
932	High-Turnover Restaurant	6	KSF				0	0	0	51	50	101
937	Coffee/Donut Shop w/ Drive-Thru	1	KSF				0	0	0	4	4	8
Total Trips				0	0	0	0	0	0	150	149	299

EXTERNAL TRIPS												
Code	Land Use	Size	Unit	Daily			AM Peak			PM Peak		
				In	Out	Total	In	Out	Total	In	Out	Total
220	Apartments	240	units	807	807	1614	0	0	0	464	464	928
822	Strip Retail	26	KSF	708	708	1416	0	0	0	74	71	145
932	High-Turnover Restaurant	6	KSF	295	295	590	0	0	0	286	286	572
937	Coffee/Donut Shop w/ Drive-Thru	1	KSF	160	160	320	0	0	0	23	22	45
Total Trips				1,970	1,970	3,940	0	0	0	847	843	1,690

PASS-BY RATES				
RATE	Land Use	ITE Pass-By Rates		
		Daily	AM	PM
A	Apartments	0.0%	0.0%	0.0%
B	Strip Retail	0.0%	0.0%	29.0%
C	High-Turnover Restaurant	0.0%	0.0%	43.0%
D	Coffee/Donut Shop w/ Drive-Thru	0.0%	90.0%	98.0%
E		0.0%	0.0%	0.0%
F		0.0%	0.0%	0.0%

PASS-BY TRIPS												
RATE	Land Use	Size	Unit	24 Hour Volumes			AM Peak Hour Trips			PM Peak Hour Trips		
				Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
A	Apartments	240	units	0	0	0	0	0	0	0	0	0
B	Strip Retail	26	KSF	0	0	0	0	0	0	21	21	42
C	High-Turnover Restaurant	6	KSF	0	0	0	0	0	0	123	123	246
D	Coffee/Donut Shop w/ Drive-Thru	1	KSF	0	0	0	0	0	0	22	22	44
Pass-By Trips				0	0	0	0	0	0	166	166	332
Applied Pass-By Trips				0	0	0	0	0	0	166	166	332

TRIP GENERATION SUMMARY												
Code	Land Use	Size	Unit	Daily			AM Peak			PM Peak		
				In	Out	Total	In	Out	Total	In	Out	Total
220	Apartments	240	units	807	807	1614				546	546	1092
822	Strip Retail	26	KSF	708	708	1416				87	84	171
932	High-Turnover Restaurant	6	KSF	295	295	590				337	336	673
937	Coffee/Donut Shop w/ Drive-Thru	1	KSF	160	160	320				27	26	53
Total Trips				1,970	1,970	3,940	0	0	0	997	992	1,989
Internal Capture (0% AM & 15% PM)				0	0	0	0	0	0	-150	-149	-299
Total External Trips				1,970	1,970	3,940	0	0	0	847	843	1,690
Pass-By Trips				0	0	0	0	0	0	-166	-166	-332
Total Primary Trips				1,970	1,970	3,940	0	0	0	681	677	1,358

NCHRP 684 Internal Trip Capture Estimation Tool					
Project Name:	Zebulon Road Mixed-Use			Organization:	DRMP
Project Location:	Zebulon NC			Performed By:	GB
Scenario Description:				Date:	11/25/2024
Analysis Year:	2029			Checked By:	
Analysis Period:	AM Street Peak Hour			Date:	

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office				0	0	0
Retail	822	26	KSF	61	37	24
Restaurant	932/937	6	KSF	105	56	49
Cinema/Entertainment				0	0	0
Residential	220	240	du	97	23	74
Hotel				0	0	0
All Other Land Uses ²				0	0	0
				263	116	147

Table 2-A: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office	1.10	0%	0%	1.10	0%	0%
Retail	1.10	0%	0%	1.10	0%	0%
Restaurant	1.10	0%	0%	1.10	0%	0%
Cinema/Entertainment	1.10	0%	0%	1.10	0%	0%
Residential	1.10	0%	0%	1.10	0%	0%
Hotel	1.10	0%	0%	1.10	0%	0%
All Other Land Uses ²	1.10	0%	0%	1.10	0%	0%

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		3	0	1	0
Restaurant	0	3		0	1	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	1	12	0		0
Hotel	0	0	0	0	0	

Table 5-A: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	289	128	161
Internal Capture Percentage	15%	16%	13%
External Vehicle-Trips ⁵	225	98	127
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-A: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	10%	15%
Restaurant	24%	7%
Cinema/Entertainment	N/A	N/A
Residential	8%	16%
Hotel	N/A	N/A

¹Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

³Enter trips assuming no transit or non-motorized trips (as assumed in *ITE Trip Generation Manual*).

⁴Enter vehicle occupancy assumed in Table 1-A vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made to Tables 5-A, 9-A (O and D). Enter transit, non-motorized percentages that will result with proposed mixed-use project complete.

⁵Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.

⁶Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

NCHRP 684 Internal Trip Capture Estimation Tool					
Project Name:	Zebulon Road Mixed-Use	Organization:	DRMP		
Project Location:	Zebulon NC	Performed By:	GB		
Scenario Description:		Date:	11/25/2024		
Analysis Year:	2029	Checked By:			
Analysis Period:	PM Street Peak Hour	Date:			

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office				0	0	0
Retail	822	26	KSF	171	86	85
Restaurant	932/937	6	KSF	73	43	30
Cinema/Entertainment				0	0	0
Residential	220	240	du	124	78	46
Hotel				0	0	0
All Other Land Uses ²				0	0	0
				368	207	161

Table 2-P: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office	1.10	0%	0%	1.10	0%	0%
Retail	1.10	0%	0%	1.10	0%	0%
Restaurant	1.10	0%	0%	1.10	0%	0%
Cinema/Entertainment	1.10	0%	0%	1.10	0%	0%
Residential	1.10	0%	0%	1.10	0%	0%
Hotel	1.10	0%	0%	1.10	0%	0%
All Other Land Uses ²	1.10	0%	0%	1.10	0%	0%

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		4000	4000		4000	
Retail					4000	
Restaurant					4000	
Cinema/Entertainment					4000	
Residential		4000	4000			
Hotel					4000	

Table 4-P: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		14	0	2	0
Restaurant	0	14		0	1	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	1	1	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	406	228	178
Internal Capture Percentage	16%	14%	19%
External Vehicle-Trips ⁵	309	177	132
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	16%	17%
Restaurant	32%	45%
Cinema/Entertainment	N/A	N/A
Residential	3%	4%
Hotel	N/A	N/A

¹ Land Use Codes (LUCs) from <i>Trip Generation Manual</i> , published by the Institute of Transportation Engineers.
² Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.
³ Enter trips assuming no transit or non-motorized trips (as assumed in ITE <i>Trip Generation Manual</i>).
⁴ Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made
⁵ Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.
⁶ Person-Trips
*Indicates computation that has been rounded to the nearest whole number.
Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	Zebulon Road Mixed-Use	Organization:	DRMP
Project Location:	Zebulon NC	Performed By:	GB
Scenario Description:		Date:	2/4/2025
Analysis Year:	2029	Checked By:	
Analysis Period:	AM Street Peak Hour	Date:	

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office				0		
Retail	822	26	KSF	0		
Restaurant	932/937	6	KSF	0		
Cinema/Entertainment				0		
Residential	220	240	du	0		
Hotel				0		
All Other Land Uses ²				0		
				0	0	0

Table 2-A: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office	1.10	0%	0%	1.10	0%	0%
Retail	1.10	0%	0%	1.10	0%	0%
Restaurant	1.10	0%	0%	1.10	0%	0%
Cinema/Entertainment	1.10	0%	0%	1.10	0%	0%
Residential	1.10	0%	0%	1.10	0%	0%
Hotel	1.10	0%	0%	1.10	0%	0%
All Other Land Uses ²	1.10	0%	0%	1.10	0%	0%

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	0	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	0	0	0	0	0	

Table 5-A: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	0	0	0
Internal Capture Percentage	0%	0%	0%
External Vehicle-Trips ⁵	0	0	0
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-A: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	N/A	N/A
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	N/A	N/A
Hotel	N/A	N/A

¹Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

³Enter trips assuming no transit or non-motorized trips (as assumed in *ITE Trip Generation Manual*).

⁴Enter vehicle occupancy assumed in Table 1-A vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made to Tables 5-A, 9-A (O and D). Enter transit, non-motorized percentages that will result with proposed mixed-use project complete.

⁵Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.

⁶Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

NCHRP 684 Internal Trip Capture Estimation Tool					
Project Name:	Zebulon Road Mixed-Use	Organization:	DRMP		
Project Location:	Zebulon NC	Performed By:	GB		
Scenario Description:		Date:	2/4/2025		
Analysis Year:	2029	Checked By:			
Analysis Period:	PM Street Peak Hour	Date:			

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office				0	0	0
Retail	822	26	KSF	171	87	84
Restaurant	932/937	6	KSF	726	364	362
Cinema/Entertainment				0	0	0
Residential	220	240	du	171	87	84
Hotel				0	0	0
All Other Land Uses ²				0	0	0
				1,068	538	530

Table 2-P: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office	1.10	0%	0%	1.10	0%	0%
Retail	1.10	0%	0%	1.10	0%	0%
Restaurant	1.10	0%	0%	1.10	0%	0%
Cinema/Entertainment	1.10	0%	0%	1.10	0%	0%
Residential	1.10	0%	0%	1.10	0%	0%
Hotel	1.10	0%	0%	1.10	0%	0%
All Other Land Uses ²	1.10	0%	0%	1.10	0%	0%

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		4000	4000		4000	
Retail					4000	
Restaurant					4000	
Cinema/Entertainment					4000	
Residential		4000	4000			
Hotel					4000	

Table 4-P: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		27	0	2	0
Restaurant	0	48		0	7	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	1	2	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	1,174	592	582
Internal Capture Percentage	15%	15%	15%
External Vehicle-Trips ⁵	909	459	450
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	51%	32%
Restaurant	7%	14%
Cinema/Entertainment	N/A	N/A
Residential	9%	3%
Hotel	N/A	N/A

¹ Land Use Codes (LUCs) from <i>Trip Generation Manual</i> , published by the Institute of Transportation Engineers.
² Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.
³ Enter trips assuming no transit or non-motorized trips (as assumed in ITE <i>Trip Generation Manual</i>).
⁴ Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made
⁵ Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.
⁶ Person-Trips
*Indicates computation that has been rounded to the nearest whole number.
Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

Future Land Use Map



- Legend**
- Zebulon_Mixed Use**
 Zebulon Mixed Use (Yellow outline)
 Parcels (Black outline)
- Zebulon_FutureLand Use/Character**
 Suburban Residential (SR) (Light Yellow)
 General Residential (GR) (Yellow)
 General Commercial (GC) (Red)
 Parks and Recreation (PR) (Green)
 Rural Conservation (RC) (Light Green)
 Streets (Black line)





Aerial Map

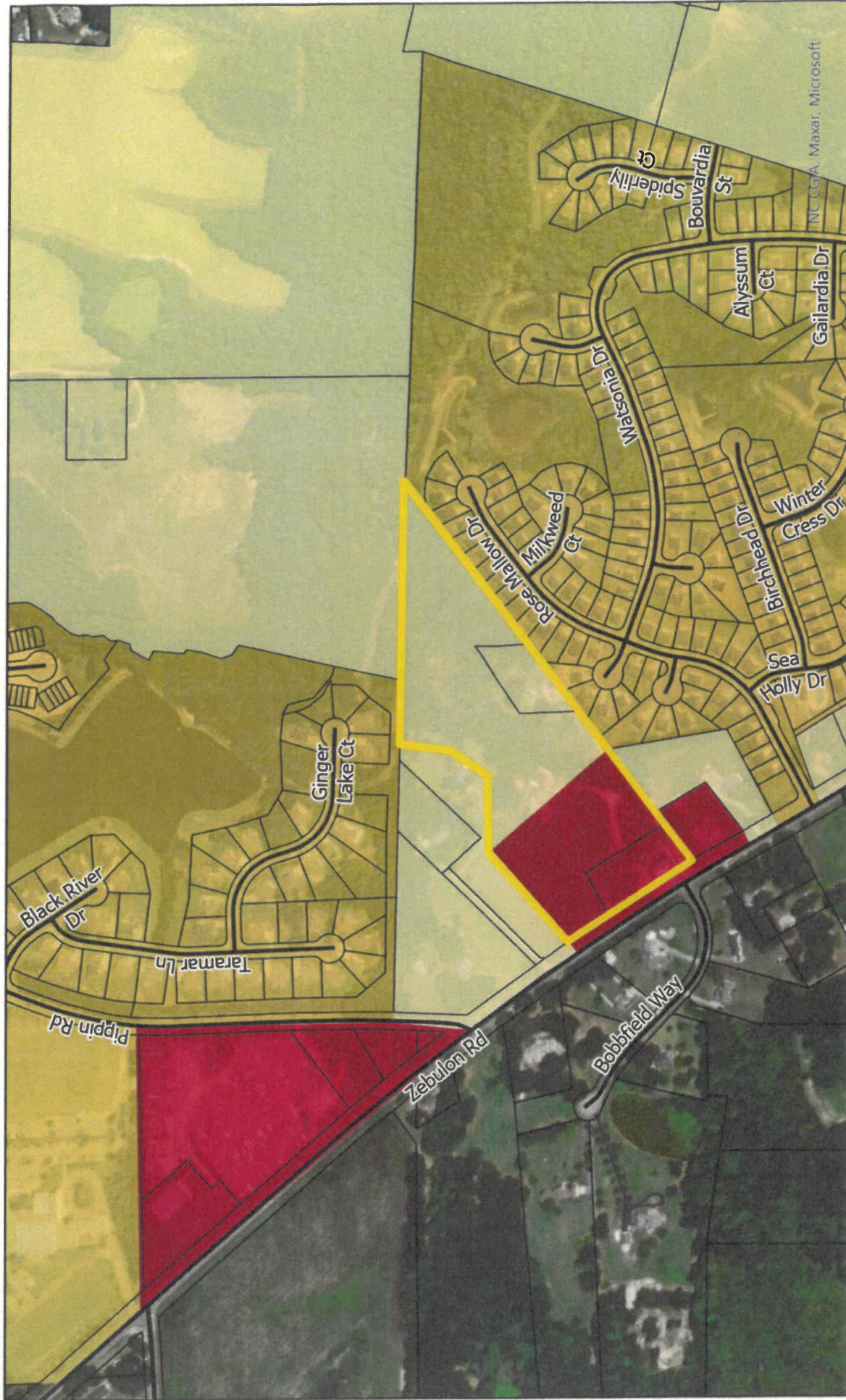


Legend

-  Zebulon Mixed Use
-  Parcels
-  Streets



Zoning Map



Legend

- Zebulon Mixed Use
- R-13 SUD, Residential 13 - Special Use Districts
- HC, Heavy Commercial
- Parcels
- Streets

Zoning Districts

- R2, Residential Suburban

0 0.05 0.1 0.2 Miles

ZEBULON

NORTH CAROLINA

CASE # PD 2025-02 IDT# 1556960 – Zebulon Mixed Use

PROJECT ADDRESS 0, 1928 & 1938 Zebulon Rd

PIN NUMBER: 1796748489, 17968544029, 1796845839

HEARING DATE: April 14, 2025

State of North Carolina

County of Wake

BEFORE ME, the undersigned Notary, CATHERINE G. WOODS on this 9th day of April 2025, personally appeared Catherine Farrell, known to me to be a credible person and of lawful age, who being by me first duly sworn, on her oath, deposes and says:

I Catherine Farrell, Interim Senior Planner for the Town of Zebulon, affirm that the following Public Notice Procedures have been completed in accordance with applicable North Carolina General Statute and Town of Zebulon Unified Development Ordinance Section 2.3.6 have been satisfied for the above referenced hearing.

- First Class Mailing Sent on **April 3, 2025** (see attached mailing list and copy of mailing)
- Advertisement in a Paper of General Circulation sent on March 31st, 2024 (Wake weekly, publication dates **4/4/2025 & 4/11/2025**)
- Posting Public Hearing Signage on Property on **4/3/2025** (pictures attached)
- Posted to Planning Department Website **4/3/2025**

Catherine Farrell

April, 9th 2025

Catherine Farrell

Date

Subscribed and sworn to before me, this 9th day of April 2025.

[Notary Seal:]

Catherine G. Woods

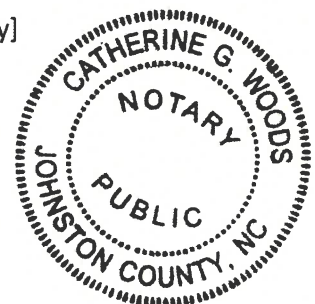
[signature of Notary]

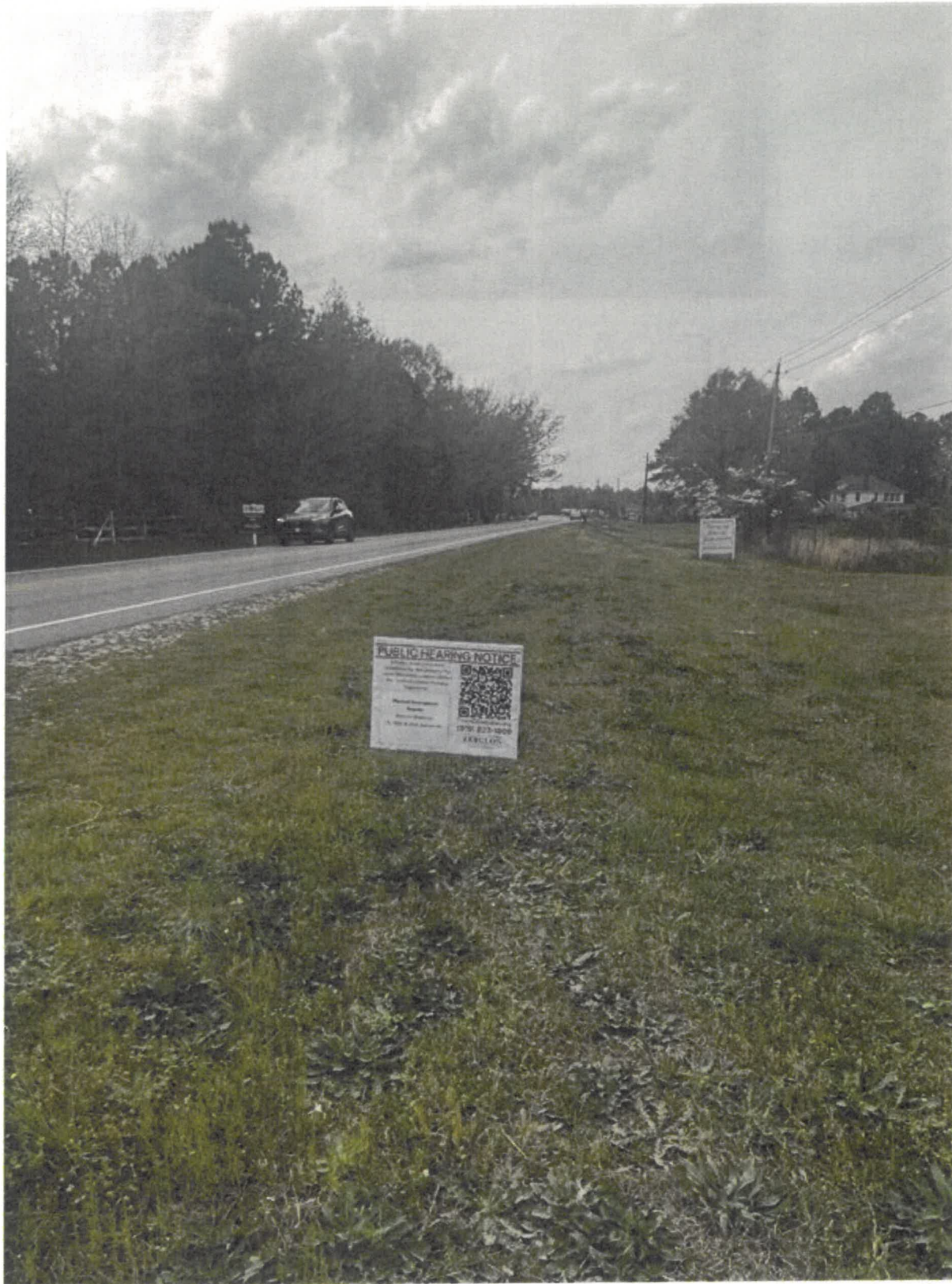
CATHERINE G. WOODS

[printed name of Notary]

NOTARY PUBLIC

My commission expires: 07-10, 2027.





PLANNING

Code Enforcement

Permitting Information

Homeowners

Professionals

Submittal Deadlines

Long Range Planning

Documents

Forms and Applications

Interactive Development Map

Public Hearing Information

Planning Office

219.623.1810

Matt Lower

Planning Director

mlower@townofzebulon.org

Cate Farrell

Chairman II

cfarrell@townofzebulon.org

419.623.1811

Chris Medina

Chairman I

cmedina@townofzebulon.org

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Revisions

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PUBLIC HEARING INFORMATION

Notice of Public Hearing

Notice is hereby given pursuant to the provisions of Article 2.3.6 of the Town of Zebulon Unified Development Ordinance that a public hearing will be held on April 14, 2025, at 6:00 PM at the Zebulon Municipal Complex, 1003 N. Arendell Avenue, and will be conducted by the Board of Commissioners and the Planning Board for the purpose of considering the following items:

IDT Project Number 1556960 – Planned Development 2025-02 - Zebulon Mixed Use (0, 1928 & 1938 Zebulon Rd)

PIN # 1796748409, 17968544029, 1796845839, A request by Spectrum Investment Solutions on behalf of property owner Martha B Starchl, for a rezoning to the Planned Development (PD) zoning district for a mixed-use development with retail and apartments.

IDT Project Number 1553968 – Planned Development 2025-03 - Old Bunn Rd (1915 & 1917 Old Bunn Rd)

PIN # 2715290916, 2716215371, A request by Eastwood Homes of Raleigh LLC on behalf of property owner C. Thomas Hendrickson & Jill D Hendrickson, for a rezoning to the Planned Development (PD) Zoning district for the development of 617 residential lots.




Public comments may be submitted to Planner II Catherine Farrell at cfarrell@townofzebulon.org no later than 12:00 Noon on the day of the hearing to be read into the record. Links will be provided along with the full application packet and documentation on the Planning Department web page at <https://www.townofzebulon.org/departments/planning/public-hearing-information> For questions or additional information, please contact us at (919) 623-1811.

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Statistical analysis

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Date  03/09/2025
Notice Type  04/09/2025
Select notice type

<p>THE WAKE WEEKLY - WAKE COUNTY,</p> <p>Notice of Hearing</p> <p>.....Hearing Notice is hereby given pursuant to the provisions of Article 2.16 of the Town of Zebulon Unified Development Ordinance that a public hearing will be held on April 7th, 2025 at 6:00 PM at the Zebulon Municipal Complex, 1003 N. Aerialbell Avenue and will be conducted by the Board of Commissioners for the purp</p>	<p>THE WAKE WEEKLY - WAKE COUNTY,</p> <p>Notice of Hearing</p> <p>.....Hearing Notice is hereby given pursuant to the provisions of Article 2.16 of the Town of Zebulon Unified Development Ordinance that a public hearing will be held on April 7th, 2025 at 6:00 PM at the Zebulon Municipal Complex, 1003 N. Aerialbell Avenue and will be conducted by the Board of Commissioners for the purp</p>
<p>WAKE COUNTY NORTH CAROLINA</p> <p>2025-04-04</p>	<p>WAKE COUNTY NORTH CAROLINA</p> <p>2025-04-04</p>
<p>THE WAKE WEEKLY - WAKE COUNTY,</p> <p>Public Notice</p> <p>.....Notice of Service of Process by Public.....the 14th day of March, 2 025, Maria Guadalupe Ramirez Perez, Plaintiff, 12928 Eagle Ridge Road, Zebulon, NC 27597, The Wake Weekly March 14, 21, 28, 20 25</p>	<p>THE WAKE WEEKLY - WAKE COUNTY,</p> <p>Public Notice</p> <p>.....Notice of Service of Process by Public.....the 14th day of March, 2 025, Maria Guadalupe Ramirez Perez, Plaintiff, 12928 Eagle Ridge Road, Zebulon, NC 27597, The Wake Weekly March 14, 21, 28, 20 25</p>
<p>WAKE COUNTY NORTH CAROLINA</p> <p>2025-03-28</p>	<p>WAKE COUNTY NORTH CAROLINA</p> <p>2025-03-28</p>
<p>THE WAKE WEEKLY - WAKE COUNTY,</p> <p>Foreclosure Sale</p> <p>.....NORTH CAROLINA WAKE COUNTY Special Pro.....Record Owners: Arlinda M. Miles and Gary D. Jones Address of Property: 615 Stratford Drive Zebulon, NC 27597 Deed of Trust Book: 16330 Page: 2507 Dated March 28, 2016 Grantors: Arlinda M. Miles and spouse, Gary D. Jones Original Beneficiary: State Employees' Credit Un</p>	<p>THE WAKE WEEKLY - WAKE COUNTY,</p> <p>Foreclosure Sale</p> <p>.....NORTH CAROLINA WAKE COUNTY Special Pro.....Record Owners: Arlinda M. Miles and Gary D. Jones Address of Property: 615 Stratford Drive Zebulon, NC 27597 Deed of Trust Book: 16330 Page: 2507 Dated March 28, 2016 Grantors: Arlinda M. Miles and spouse, Gary D. Jones Original Beneficiary: State Employees' Credit Un</p>
<p>WAKE COUNTY NORTH CAROLINA</p> <p>2025-03-21</p>	<p>WAKE COUNTY NORTH CAROLINA</p> <p>2025-03-21</p>

Notice of Hearing

Published in The Wake Weekly - (Wake County) on April 4, 2025

Wake County, North Carolina

Notice Text

Notice of Public Hearing

Notice is hereby given pursuant to the provisions of Article 23.6 of the Town of Zebulon Unified Development Ordinance that a public hearing will be held on **April 14, 2025, at 6:00 PM** at the **Zebulon Municipal Complex, 1003 N. Arendell Avenue**, and will be conducted by the Board of Commissioners and the Planning Board for the purpose of considering the following items:

IDT Project Number 1556960 Planned Development 2025-02 Zebulon
Mixed Use (0, 1928 & 1938 Zebulon Rd)

**IDT Project Number 155 Planned Development 2025-03 Old Burn Rd
(1915 & 1917 Old Burn Rd)**
PIN # 2715590916, 2716215537. A request by Eastwood Homes of Raleigh LLC on behalf of property owner C. Thomas Hendrickson & Jill D Hendrickson, for a rezoning to the Planned Development, (PD) Zoning district for the development of 617 residential lots.

Public comments may be submitted to Planner II Catherine Farrell at cfarrell@townofzebulon.org no later than 12:00 Noon on the day of the hearing to be read into the record. Links will be provided along with the full application packet and documentation on the Planning Department web page at www.townofzebulon.org.

<https://www.townofjefferson.org/departments/planning/public-hearing-information> For questions or additional information, please contact us at (919) 823-1811.

The Wake Weekly
April 4, 11, 2025

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Per Zebulon Unified Development Ordinance (UDO) 2.2.15.G.3, the Zebulon Board of Commissioners shall adopt a written statement upon the approval of a Planned Development (PD):

1. PD 2025-2 is approved.
2. PD 2025-2 is fully consistent with the Town's adopted Policy Guidance in the Comprehensive Plan
3. PD 2025-2 is consistent with the comprehensive plan as it will implement the following goals and policies:
 1. **Goals for Land Use and Development**
 - **Goal 1:** A land use allocation and pattern that advances Zebulon's objectives of achieving greater housing variety, supporting its economic development and tax base needs, and creating a complete community with convenient resident access to schools, recreation, shopping and services. (Land Use and Development, P. 2).
 - **Goal 3:** Ongoing and effective collaboration between land use and transportation planning to ensure a well-connected community with adequate means and capacity to accommodate multiple forms of circulation between local destinations. (Land Use and Development, P.2).
 2. **Goals for Growth Capacity**
 - **Goal 1:** A growth management philosophy and strategies that enable most of the projected growth in the Zebulon area to be absorbed within and contiguous to the existing developed town. (Growth Capacity, P.2).
 - **Goal 2:** A growth progression and pattern of development that promotes the Town's long-term financial sustainability and applies an adequate public facilities approach to growth management. (Growth Capacity, P.2).
 - **Goal 3:** Sustained budget and community support for public safety services to ensure superior levels of service, police and fire responsiveness, and a safe and secure community as Zebulon grows. (Growth Capacity, P.2).
 3. **Goals for Housing and Neighborhoods**
 - **Goal 1:** A quantity and diversity of housing options that makes living in Zebulon attainable for a wide range of age groups and income levels. (Housing and Neighborhoods, P.2).
 - **Goal 2:** Appealing housing and neighborhood choices for families drawn by Zebulon's employment opportunities, small town charm, recreational assets and other amenities. (Housing and Neighborhoods, P.2).
 - **Goal 4:** Preserved and enhanced integrity and value of existing neighborhoods, and quality design of newer residential areas to ensure their livability and long-term sustainability. (Housing and Neighborhoods, P.2).
 4. **Goals for Economic Development**

WRITTEN STATEMENT OF ADOPTION
ZEBULON MIXED-USE
MAY 5, 2025

- **Goal 1:** An economically resilient community with a diverse yet stable economic base, an environment that supports both entrepreneurs and established businesses, and a local real estate market attractive to emerging investment, job creation and development opportunities. (Economic Development, P.2).
 - **Goal 2:** A town that remains the unquestioned hub community for eastern Wake County as a multi-purpose destination and center of employment, commerce, government services, education, culture and recreational and leisure activities for residents and visitors. (Economic Development, P.2).
4. PD 2025-2 does not amend the Town's adopted policy guidance in the Comprehensive Plan
 5. PD 2025-2 Deviations from the Town's adopted policy's are spelled out in the provided Planned Narrative that is approved along with the proposed site plan.
 6. PD 2025-2 is reasonable as it aligns with the town's long-term planning goals by providing an opportunity to bring a quality and diverse form of development to Zebulon. It Continues to enhance both goals around housing and around commercial growth.
 7. PD 2025-02 is in the public interest because as it is providing a high value per acre mixed-use development where such development reflects a highest and best use, which will enhance economic growth, protects community character, and provides an additional housing option to Zebulon. With the proposed project site being along a major corridor the product is consistent and appropriate for the location where it is being proposed.

Adopted this the 5th day of May, 2025

ORDINANCE 2025-27

ZEBULON MIXED-USE

Planned Development Rezoning

Narrative

Parcels 1796748489, 1796854029, 1796845839

Located at 1928, 1938, 0 Zebulon Road

Town of Zebulon, North Carolina
January 2025, Rev. March 2025

OWNERS:

Name: Lonnie P. Stancil, Jr.
Address: 1938 Zebulon Rd. Zebulon, Nc 27597-8146

Name: Martha B. Stancil
Address: 1938 Zebulon Rd. Zebulon, Nc 27597-8146

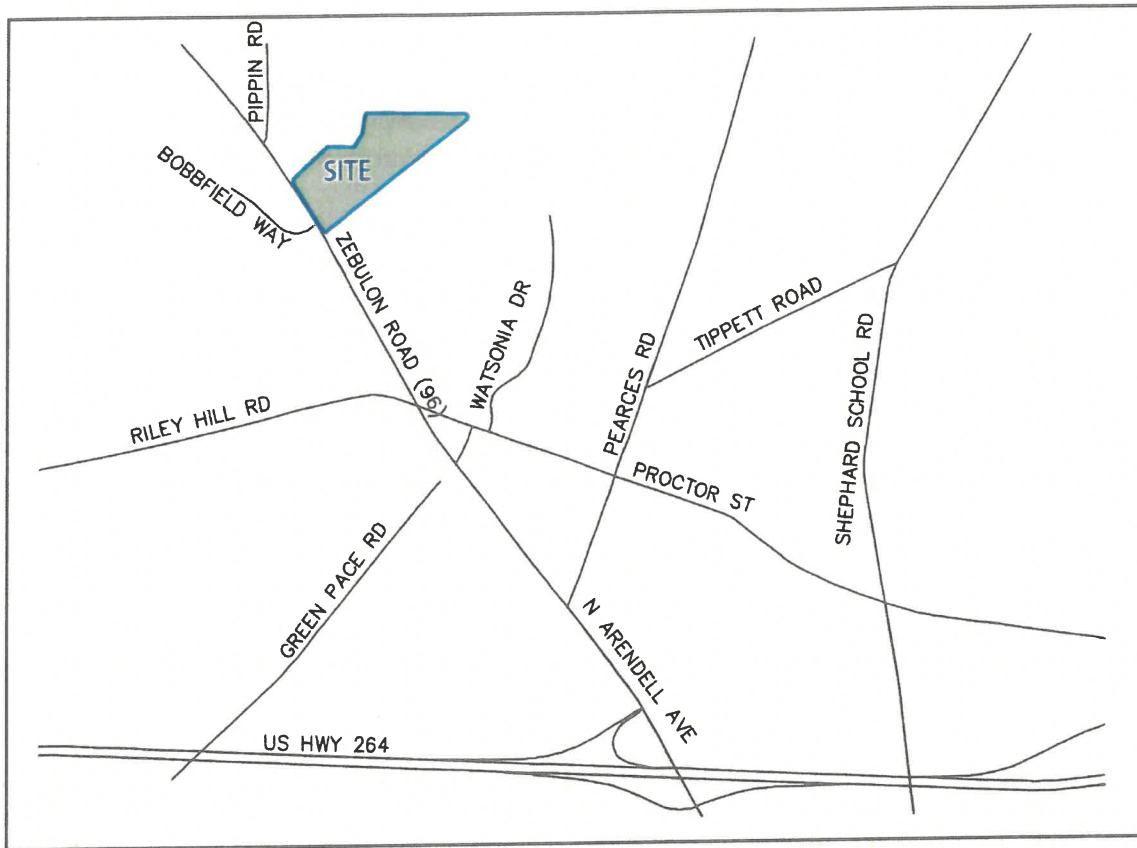
DEVELOPER:

Name: Spectrum Investment Solutions, LLC
Address: 2500 Stonington Drive Apex, NC 27523
Contact: Scott Huffman
Phone #: (919) 422-5837
Email: scott@greystonehomesnc.co

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I. VICINITY MAP



The proposed project consists of three parcels located at 2008, 1928 and 1938 Zebulon Road, directly across from the intersection of Bobbfield Way and Zebulon Road/NC Hwy 96. Two of the three parcels are adjacent to Zebulon Road/NC Hwy 96, totaling approximately 508 linear feet of frontage.

II. PROJECT DATA

Project Name	Zebulon Mixed Use
PINs	1796748489, 1796854029, 1796845839
Applicant	Spectrum Investment Solutions, LLC
Project Area	14.546 AC
Existing Zoning	HC & R-2
Proposed Zoning	PD
Existing Land Use	Single-Family Residential, Undeveloped
Proposed Land Use	Mixed Use (Commercial, Retail, Multi-Family Residential)
Developer	Spectrum Investment Solutions, LLC
Authorized Agent	McKim & Creed

III. PURPOSE STATEMENT

The intent of this Planned Development is to provide a mix of commercial and local retail uses along Zebulon Road/NC Highway 96 that are beneficial, compatible, and convenient to the nearby residential uses. The proposed development aligns with the General Commercial (GC) Land Use/Character shown on the Future Land Use and Character Map adopted 6/07/2021 ('FLUM').

The Planned Development also proposes to incorporate higher-density residential in the form of apartments and apartments over retail behind the commercial uses. Although the project site is indicated as (SR) on the FLUM, the site characteristics support higher density residential due to the size of the project site and the direct access to and from a major thoroughfare. As requested by neighbors at the community meeting held in advance of the submittal, potential adverse impacts of variations in scale and proximity of larger buildings to adjacent single-family residences are mitigated by orienting the larger buildings so that the smaller ends face the existing residential, as well as by maximizing the separation of buildings from property lines common to single-family homes. There is no opportunity for vehicular connectivity to adjacent single-family residential uses, so traffic impact to existing neighborhoods is minimal.

Connectivity will occur via an 8' multi-modal trail linking the existing greenway east of the site to Zebulon Road, with sidewalks provided throughout the site for pedestrian circulation from and between all uses and amenities.

Currently, the parcels that make up the project are zoned R2 & HC. To accommodate the intended project, this request seeks to amend the current zoning designations and future land use map to PD, which provides the flexibility required for a mix of uses that will fulfill a need for diverse housing types and convenient access to local shops, services and restaurants.

Overall development is intended to occur in a single phase, along with individual site construction on the commercial parcels.

Ultimately, this project, through a combination of rental income, commercial activity, job creation, local business spending and infrastructure improvements will act as a catalyst for sustainable growth, supporting both residents and businesses.

IV. PERMITTED USES

- Multifamily Dwelling and associated Detached Accessory Uses (Cluster Box Unit, Maintenance Building, Play Equipment/Structure, etc.)
- Upper Story Residential
- Live/Work Dwelling
- Day Care Facility
- Indoor Entertainment
- Fitness/Recreation Center
- Artisan / Creative Studio
- Financial Institution (with or without a Drive Through)
- Laundry Services (with or without a Drive Through)

- Publisher / Packaging & Printing
- Office: General / Professional
- Office: Medical
- Office: Sales or Service
- Pharmacy (with or without a Drive Through)
- Coffee Shop
- Microbrewery / Microdistillery / Microwinery
- Bottle Shop with on-premise consumption
- Restaurant (with or without a Drive Through)
- Restaurant with Indoor/Outdoor Seating & Dining
- Restaurant, drive through and/or walk up only
- Retail Sales
- Service / Personal Service (Hair, Nails, Skin)
- Veterinary Clinic
- Clubhouse/pool
- Utility, Minor
- Food Truck
- Electric Vehicle Charging Station
- Art Installation
- Automated Teller Machine
- Urgent Care Facility
- ABC / Wine Store
- Auditorium
- Conference or Convention Center
- Post Office
- Automotive Sales and Rentals
- Business Incubator
- Catering Establishment
- Clothing Rental
- Computer-Related Services
- Convenience Store
- Co-Working Space
- Equipment and Tool Rental
- Event Venue
- Grocery Store
- Outdoor Commercial Recreation
- Package and Printing Service

V. DESIGN CONTROLS & DIMENSIONAL STANDARDS

The proposed development is multi-family residential and commercial/retail.

- Maximum number of dwelling units: 250 Units
- Maximum Commercial / Non-Residential: 25,000 SF

- Minimum Building Separation: 10'

A. Dimensional Standards: Minimum Setbacks

- From Zebulon Road/NC Hwy 96 ROW 15 Feet
- All other Property Boundaries: 20 Feet

B. Dimensional Standards: Structures

- Maximum Building Height: 60 Feet
- Maximum Building Stories: 4 Stories
- Maximum Building Length: 250 Feet

C. Buffers:

- Streetscape Buffer: Modified Type C Buffer along Zebulon Road/NC Hwy 96
 - 15' Min. width from ROW
 - 3 Canopy Trees / 100 LF
 - 6 Understory Trees / 100 LF
 - 20 shrubs / 100 LF with 5' Max. Spacing, 75% Evergreen
- Perimeter Buffers*: 10' Type A Separation Buffer against adjacent HC Zoning
20' Type B Intermittent Buffer against adjacent R-2 & R-13 SUD Zoning

*Existing trees and shrubs will be utilized to meet buffer landscape requirements where existing material meets buffer objectives.

D. Other Landscaping:

The proposed development will meet all other landscaping requirements per the Town of Zebulon UDO Article 5.6., with the following exception:

- No Foundation Plantings (5.6.11.D.) along the front of retail spaces in the two mixed-use buildings to facilitate pedestrian flow between the retail spaces and accommodate potential outdoor dining and seating.

VI. ARCHITECTURAL STANDARDS

Quality architectural standards will be used throughout the development with aesthetic and modern façade designs incorporated in the apartment and retail buildings. Appendix A depicts representative Apartment Elevations (A1) and Retail Elevations (A2). These elevations are for illustrative purposes only. Actual design may vary but will meet standards as listed below.

A. Commercial Outparcel Buildings:

Will follow UDO Article 5.3.1.F.9 Outparcel Development as site conditions allow, UDO Article 4.3.5.NN if a restaurant use, and UDO Article 4.4.7.I for all other uses when a drive through is proposed.

B. Mixed Residential / Retail Buildings:

Will follow UDO Article 5.3.2 Mixed Use Design Standards to the extent possible based on parcel size and shape and proposed location within the site. Specifically,

- Two (2) or more exterior material types will be used.
- An aesthetic and modern color scheme will be used.
- Stone/masonry accents will be used on a minimum of 25% of all front building façades. Stone/masonry accents will be a minimum of a 2-foot skirt under the front elevation.

C. Multi-Family Buildings:

Will follow UDO Article 5.3.3 Multi-Family Residential Design Standards to the extent possible based on parcel size and shape and proposed location within the site. Specifically,

- All front building façades will be fiber cement siding.
- Side and Rear elevations may be vinyl siding or fiber cement siding with colors to match front elevations.
- Architectural-style shingles will be used.

VII. OFF-STREET PARKING, LOADING & SIDEWALKS

Parking, loading, and sidewalks will meet UDO dimensional standards, except that parking lot stem lengths set forth in Article 5.1.6.F do not apply to the proposed outparcel access points as they are from an internal private circulation drive rather than a public street.

Parking spaces for outparcels will be provided per UDO Article 5.8.4. and may be configured to accommodate parking for adjacent outparcel uses in a combined lot per Article 5.8.4.E.

Parking space quantity for outparcels in the PD Plan is based on three restaurant uses, two with indoor seating and one as drive-through/walk-up only. Since the required number of spaces for restaurant uses are higher than parking requirements for any other proposed listed use, the number of spaces shown on the PD plan would accommodate any other proposed use.

Bicycle parking will be provided per UDO Article 5.8.10.

The Development seeks a 20% reduction in the number of required parking spaces for the mixed retail/apartment use and the multi-family use via a shared parking study per UDO Article 5.8.11.A.

At least two Electric vehicle (EV) charging stations will be provided.

VIII. SIGNS

All signage will comply with applicable standards and requirements of the Town of Zebulon UDO Section 5.11.

IX. PUBLIC FACILITIES

Based on TRC review, adequate public facilities and infrastructure are available for the project.

A. Water & Sanitary Sewer

The development will be served by public water and sanitary sewer utility systems. The utilities will be designed to conform with the Town of Zebulon and City of Raleigh (Raleigh Water) standards and specifications. Potable water from Raleigh Water's water system is available from an existing 12" main along Zebulon Road/NC Hwy 96 and will be extended through the development. The proposed development will be responsible for the installation of a sanitary sewer system that will serve up to 250 multi-family units and a maximum of 25,000 SF of commercial and retail. The proposed sewer system will connect to an existing 12" sewer main located along the Beaverdam Creek Greenway to the northeast of the site.

The required Utility Allocation Criteria and Request, along with a Preliminary Utility Plan, have been submitted to the Town.

B. UTILITY ALLOCATION

UTILITY ALLOCATION	POINTS	PAGE #
Mixed Use Development (Greenfield)	40	7
Section 2B: Parking: at least 2 port EV Charging Stations	5	10
Section 2D: Pedestrian-oriented and walkable site design which promotes alternatives to vehicular travel within the development. (Subject to TRC Approval)	5	11
Section 4B: Pool (Combinations may be approved by TRC) Resort Size Plans	2	12
Section 4C: Outdoor Deck / Patio More than 3,000 square feet	3	12
Section 4E: Clubhouse No Meeting Space – Bathrooms & Changing Rooms Only	3	13
Section 4E: Clubhouse Outdoor Kitchens or Grills	2	13
TOTAL POINTS	60	

C. Streets

- * No public streets are proposed internal to the development.
- * Zebulon Road (NC Hwy 96):
Developer shall build one half of the ultimate 100' ROW section less median. (No ROW dedication required.) Developer may seek a fee-in-lieu for one half of the 12' wide median. Roadway section shall include 5' planting strip and 5' sidewalk for the full length of the frontage.

D. Sidewalks

Developer will provide a 5' sidewalk for the full length of the Zebulon Road/NC Hwy 96 frontage.

E. Greenway Trail

Developer will construct a greenway trail connection from the eastern project boundary to the existing Beaverdam Creek Greenway. The greenway trail will connect to Zebulon Road/NC Hwy 96 via the proposed internal 8' multi-modal trail amenity.

X. NATURAL RESOURCES AND ENVIRONMENTAL DATA

A. Existing Vegetation & Hydrology

The front third to half of the development site adjacent to Zebulon Road/NC Hwy 96 consists of cleared land with scrub re-growth and a few individual trees outside of the maintained lawn. The remainder is a patchy mixed stand of pine and hardwoods typical of the area where one small, constructed pond (+/- .43 ac), an intermittent/perennial stream (+/- 212 lf), and 4 isolated wetland areas (+/- .314 ac total) are present. Any and all impacts requiring permits will be obtained and permitted through the Town of Zebulon, NCDEQ, and the US

Army Corps of Engineers as applicable.

This development site is in the Neuse River Basin, but not within a critical or water supply watershed.

No portion of the site is located within Special Flood Hazard areas defined by FEMA FIRM Map 3720179600K, effective 7/19/2022.

B. Historic Structures & Significance:

No historic structures or historical significance are associated with this development site.

XI. STORMWATER MANAGEMENT

The proposed development lies within the Neuse River Basin. The site is subject to and will comply with Neuse River Basin nutrient requirements and local requirements in the Town of Zebulon stormwater ordinance in place at the time of preliminary plat submittal.

XII. OPEN SPACE AND AMENITIES

The following minimum open space set-aside areas in square feet will be included in the development as shown on the Concept Plan, with specific design included at Site Plan stage.

OPEN SPACE	MIN. AREA (SF)
Commercial	
Total Set-Aside	3,301
Mixed Use with Residential	
Total Set-Aside Provided	6,439
Active Provided (25% Min.)	1,610
Voluntary Min. 50% as Urban Open Space	805
Multi-Family	
Total Set-Aside Provided	39,480
Active Provided	19,740
Voluntary Min. 20% as Urban Open Space	3,948

Open Space minimums above are calculated based on the Open Space Set-Aside Requirements in UDO Table 5.7.4.A, as follows:

Commercial:

3% of Development Area, of which 0% Active Open Space Required
(.03) x 110,038 SF = 3,301 SF Minimum

Mixed Use with Residential:

5% of Development Area, of which 25% Active Open Space Required
(.05) x 128,782 SF = 6,439 SF Minimum / 1,610 SF Active

Multi-Family

10% of Development Area, of which 50% Active Open Space Required
(.10) x 394,804 SF = 39,480 SF Minimum / 19,740 SF Active

Type and Configuration of Open Space provided are based on UDO Article 5.7.4.B and 5.7.5, respectively, with proposed amenities as follows:

Passive Open Space:

- Private, 8' Wide Multi-Modal Trail through the site connecting the existing public Beaverdam Creek greenway to public sidewalks along Zebulon Road/NC Hwy 96
- Interconnecting Sidewalks throughout the project
- Landscaped Areas & Outdoor Seating Areas
- Mailbox kiosk and CBU's, as approved by the USPS and the Town of Zebulon

Active Open Space:

- Pool with Bathhouse
- Playground

Urban Open Space:

- Outdoor Event Venue
- Gathering/Eating Space with Outdoor Kitchen and Grills

XIII. CONSISTENCY WITH THE COMPREHENSIVE PLAN & 2030 LAND USE and CHARACTER MAP

Zebulon Road Mixed Use is consistent with the Town of Zebulon Comprehensive Plan and Land Use Map goals and priorities such as housing variety, pedestrian and bike-friendly design, and a mix of uses to foster economic resiliency.

1. This Planned Development directly supports the following CLUP Guiding Principles:
 - Guiding Principal 1 (Zebulon will be Connected) by creating physical connectivity via the multi-modal trail linking the Beaverdam Creek Greenway to proposed sidewalk and bike lanes in Zebulon Road/NC Hwy 96.
 - Guiding Principal 3 (Zebulon will be Balanced) by providing mixed-use buildings and apartments for housing and price-point variety, along with outdoor amenities nearby. This also achieves a higher residential density in less land area. More options and density here mean decreased development pressure for land across Zebulon Road that is designated as Rural Conservation on the Future Land Use Map.
 - Guiding Principal 4 (Zebulon will be Prudent) by utilizing a site already served by water and sewer utilities and accessed directly from an existing road system, creating no new public roads. Additionally, this development will assist in the improvement of Zebulon Road/NC Hwy 96 per the goals of the Comprehensive Transportation Plan.
 - Guiding Principal 6 (Zebulon will be Resilient) by providing potential restaurant parcels and small shop sites in the mixed-use buildings to accommodate and foster local businesses and create a framework for obtaining goods and services within walking and biking distance, therefore reducing car trips and future congestion.
2. The Land Use and Character Map designates this site as GC (General Commercial) along Zebulon Road/NC Hwy 96 and SR (Suburban Residential) for the remainder. This Planned Development directly aligns with the HC designation by providing commercial outparcels immediately adjacent to Zebulon Road/NC Hwy 96. Multi-family and mixed-use are more appropriate uses for the remainder of the site due to the limited size and lack of opportunity for vehicular connectivity to the adjacent existing single-family neighborhoods.

XIV. COMPLIANCE WITH THE TOWN OF ZEBULON UDO

This development project will comply with all other relevant sections of the Town of Zebulon Unified Development Ordinance.

XV. TRANSPORTATION IMPACT ANALYSIS

Based on the Final TIA prepared by DRMP, dated December 2024, the following improvements will be required of the development:.

A. NC 96 & Bobbfield Way / Access 1

- Construct the westbound approach with at least one ingress lane and two egress lanes striped as a left-turn lane and a shared through-right turn lane.
- Provide stop control for the westbound approach.
- Construct a northbound right-turn lane with at least 50 feet of storage and appropriate taper. It should be noted that right-of-way might be limited. If so, a taper is recommended.
- Construct a southbound left-turn lane with at least 75 feet of storage and appropriate taper.

B. NC 96 & Access 2

- Construct the westbound approach with at least one ingress lane and one egress lane striped as a right-out.
- Provide stop control for the westbound approach.
- Construct a northbound right-turn taper.

XVI. ZONING CONDITIONS OFFERED

1. Following Board of Commissioners' approval, an electronic copy of the PD Plan and Narrative, including the Conditions of Approval, shall be provided to the Planning Department.
2. The Development will meet all adopted Town of Zebulon Unified Development Ordinance (UDO) requirements, Town of Zebulon Engineering and Stormwater design standards, and the North Carolina Fire Code and NFPA Fire standards, except where specifically modified by the approved master plan.
3. The Development will be constructed in substantial conformance with the PD Plan and PD Narrative as approved by the Zebulon Board of Commissioners.
4. Permitted uses will be limited to the following:
 - Multifamily Dwelling and associated Detached Accessory Uses (Cluster Box Unit, Maintenance Building, Play Equipment/Structure, etc.)
 - Upper Story Residential
 - Live/Work Dwelling
 - Day Care Facility
 - Indoor Entertainment
 - Fitness/Recreation Center
 - Artisan / Creative Studio

- Financial Institution (with or without a Drive Through)
 - Laundry Services (with or without a Drive Through)
 - Publisher / Packaging & Printing
 - Office: General / Professional
 - Office: Medical
 - Office: Sales or Service
 - Pharmacy (with or without a Drive Through)
 - Coffee Shop
 - Microbrewery / Microdistillery / Microwinery
 - Bottle Shop with on-premise consumption
 - Restaurant (with or without a Drive Through)
 - Restaurant with Indoor/Outdoor Seating & Dining
 - Restaurant, drive through and/or walk up only
 - Retail Sales
 - Service / Personal Service (Hair, Nails, Skin)
 - Veterinary Clinic
 - Clubhouse/pool
 - Utility, Minor
 - Food Truck
 - Electric Vehicle Charging Station
 - Art Installation
 - Automated Teller Machine
 - Urgent Care Facility
 - ABC / Wine Store
5. The following standards shall apply to the development:
- Maximum number of Units: 250 dwelling units
 - Maximum Commercial/Non-Residential: 25,000 SF
 - Minimum Setbacks:

From Zebulon Road/NC Hwy 96 ROW:	15 Feet
All other Property Boundaries:	20 Feet
 - Minimum Building Separation: 10 Feet
 - Maximum Building Height: 60 Feet (4 Stories)
6. The following amenities shall be provided:
- Pool with Bathhouse
 - Gathering Space with Outdoor Kitchen and Grills (Urban Open Space)
 - Outdoor Event Venue (Urban Open Space)
 - Private, 8' Wide Multi-Modal Trail through the site connecting the existing public Beaverdam Creek greenway to public sidewalks along Zebulon Road/NC Hwy 96
 - Interconnecting Sidewalks throughout the project
7. The following transportation improvements shall be constructed and accepted by NCDOT prior to issuance of the first Certificate of Occupancy:

NC 96

- Construct one half of the ultimate 100' ROW section. (No ROW dedication required.) Developer may seek a fee-in-lieu for one half of the 12' wide median. Roadway section shall include 5' planting strip and 5' sidewalk for the full length of the frontage.

NC 96 & Bobbfield Way / Access 1

- Construct the westbound approach with at least one ingress lane and two egress lanes striped as a left-turn lane and a shared through-right turn lane.
- Provide stop control for the westbound approach.
- Construct a northbound right-turn lane with at least 50 feet of storage and appropriate taper. It should be noted that right-of-way might be limited. If so, a taper is recommended.
- Construct a southbound left-turn lane with at least 75 feet of storage and appropriate taper.

NC 96 & Access 2

- Construct the westbound approach with at least one ingress lane and one egress lane striped as a right-out.
- Provide stop control for the westbound approach.
- Construct a northbound right-turn taper (if warranted after construction of the additional lane per the Comprehensive Transportation Plan).

Any additional transportation improvements required as part of the NCDOT Driveway Permit shall be constructed prior to issuance of the first Certificate of Occupancy.

8. The following architectural standards shall be met:

Commercial Outparcel Buildings:

Will follow UDO Article 5.3.1.F.9 Outparcel Development as site conditions allow, UDO Article 4.3.5.NN if a restaurant use, and UDO Article 4.4.7.1 for all other uses when a drive through is proposed

Mixed Residential/Retail Buildings:

Will follow UDO Article 5.3.2 Mixed Use Design Standards to the extent possible based on parcel size and shape and proposed location within the site. Specifically,

- Two (2) or more material types will be used.
- An aesthetic and modern color scheme will be used.
- Stone/masonry accents to be provided on a minimum of 25% of all front building façades. Stone/masonry accents will be a minimum of a 2-foot skirt under the front elevation.

Multi-Family Buildings:

Will follow UDO Article 5.3.3 Multi-Family Residential Design Standards to the extent possible based on parcel size and shape and proposed location within the site. Specifically,

- All front building façades will be fiber cement siding.
- Side and Rear elevations may be vinyl siding or fiber cement siding with colors to match front elevations.
- Architectural-style shingles will be used.

9. The proposed development will meet all landscaping requirements per the Town of Zebulon UDO Article 5.6., with the following exceptions:

- The Streetscape Buffer along NC Highway 96 shall be modified as follows:
 - 15' Min. width from ROW

- 20 shrubs / 100 LF with 5' Max. Spacing, 75% Evergreen
- Tree requirements remain as listed in the UDO.
- No Foundation Plantings (5.6.11.D.) along the front of retail spaces in the two mixed-use buildings to facilitate pedestrian flow between the retail spaces and accommodate potential outdoor dining and seating.

10. The Development shall meet the UDO parking standards, subject to a 20% reduction in total number of required parking spaces for the mixed retail /apartment use and multi-family use as supported by a shared parking study per Article 5.8.11.A.

At least two Electric vehicle (EV) charging stations will be provided.

11. The Transportation Impact Analysis will be required to be updated to match the final proposed development and submitted for review and approval by the Town and NCDOT prior to Construction Plan approval. Any additional improvements required by NCDOT based on the updated TIA will be required to be constructed prior to the first Certificate of Occupancy.

12. To the extent of any conflict between the PD Plan, PD Narrative and these conditions, these conditions shall control.

APPENDIX A

Representative Elevations

(For Illustrative Purposes Only)

A1. Representative Apartment Elevations



A2. Representative Mixed Use / Retail Elevations







APPENDIX B

Traffic Impact Analysis Excerpts

8. CONCLUSIONS

This Traffic Impact Analysis was conducted to determine the potential traffic impacts of the Zebulon Mixed-Use development to be located east of Zebulon Road and south of Pippin Road in Zebulon, North Carolina. The proposed development, anticipated to be completed in 2028, is assumed to consist of 200 apartments, 19,500 square feet (s.f.) retail, 9,500 s.f. high-turnover restaurant, 2,000 s.f. coffee shop with drive-through. In accordance with the Town UDO the study will utilize a build+1 for future year traffic conditions. Site access is proposed via one full-movement driveway along Zebulon Road across from Bobbfield Way and one right-in/right-out (RIRO) access along Zebulon Road.

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2024 Existing Traffic Conditions
- 2029 No-Build Traffic Conditions
- 2029 Build Traffic Conditions

Trip Generation

Primary site trips are expected to generate approximately 214 trips (97 entering and 117 exiting) during the weekday AM peak hour and 184 trips (109 entering and 75 exiting) during the weekday PM peak hour.

Adjustments to Analysis Guidelines

Capacity analysis at all study intersections was completed according to NCDOT Congestion Management Guidelines. Refer to section 6.1 of this report for a detailed description of any adjustments to these guidelines made throughout the analysis.

Intersection Capacity Analysis Summary

All the study area intersections (including the proposed site driveways) are expected to operate at acceptable levels-of-service under existing and future year conditions with the exception of the intersections listed below. A summary of the study area intersections that are expected to need improvements are as follows:

NC 96 & Riley Hill Road

The minor-street approaches are expected to operate at LOS F during both the weekday AM and PM peak hours. It is important to note that the proposed development is only expected to account for less than 8% of the traffic at the intersection, primarily the mainline through traffic. The proposed development is expected to only account for less than 6% of the traffic along the westbound approach during both the weekday AM and PM peak hours.

The intersection to the south, NC 96 and Green Pace Road, is signalized, which is expected to provide gaps in the mainline traffic which will allow traffic from the minor-street approaches to be able to flow into mainline traffic or cross the intersection. Traffic from the westbound approach can also utilize the intersection of NC 96 and Green Pace Road via the intersection of Proctor Street and Green Pace Road, providing an alternative route to Riley Hill Road or NC 96.

NC 96 & Bobbfield Way/Access 1

The minor-street approaches are expected to operate at LOS F during both the weekday AM and PM peak hours. It is important to note that the intersection to the north, NC 96 and Pippin Road, is signalized, which is expected to provide gaps in the mainline traffic which will allow traffic from the minor-street approaches to be able to flow into mainline.

A northbound right-turn lane and a southbound left-turn lane were considered based on the *NCDOT Policy on Street and Driveway Access to North Carolina Highways* and are recommended. It should be noted that a right-turn lane may impact the driveway for the business to the south of the development. If significant impacts to the business would occur, a right-turn lane taper in lieu of a full turn lane is recommended.

NC 96 & Access 2

The minor-street approach is expected to operate at LOS C or better during both the weekday AM and PM peak hours. Queueing at the minor-street approach is not expected to exceed 71 feet (approximately 3 vehicles).

A northbound right-turn lane was considered based on the NCDOT *Policy on Street and Driveway Access to North Carolina Highways* and was found to not be recommended; however, a northbound right-turn taper is warranted and is recommended.



9. RECOMMENDATIONS

Based on the findings of this study, specific geometric improvements have been identified and are recommended to accommodate future traffic conditions. See a more detailed description of the recommended improvements below. Refer to Figure 12 for an illustration of the recommended lane configuration for the proposed development.

Future Traffic Improvements

NC 96 & Pearces Road

- Construct an additional southbound through lane.
- Restripe the existing westbound right-turn lane to a shared left-right turn lane.
- Signal timing modifications.

Recommended Improvements by Developer

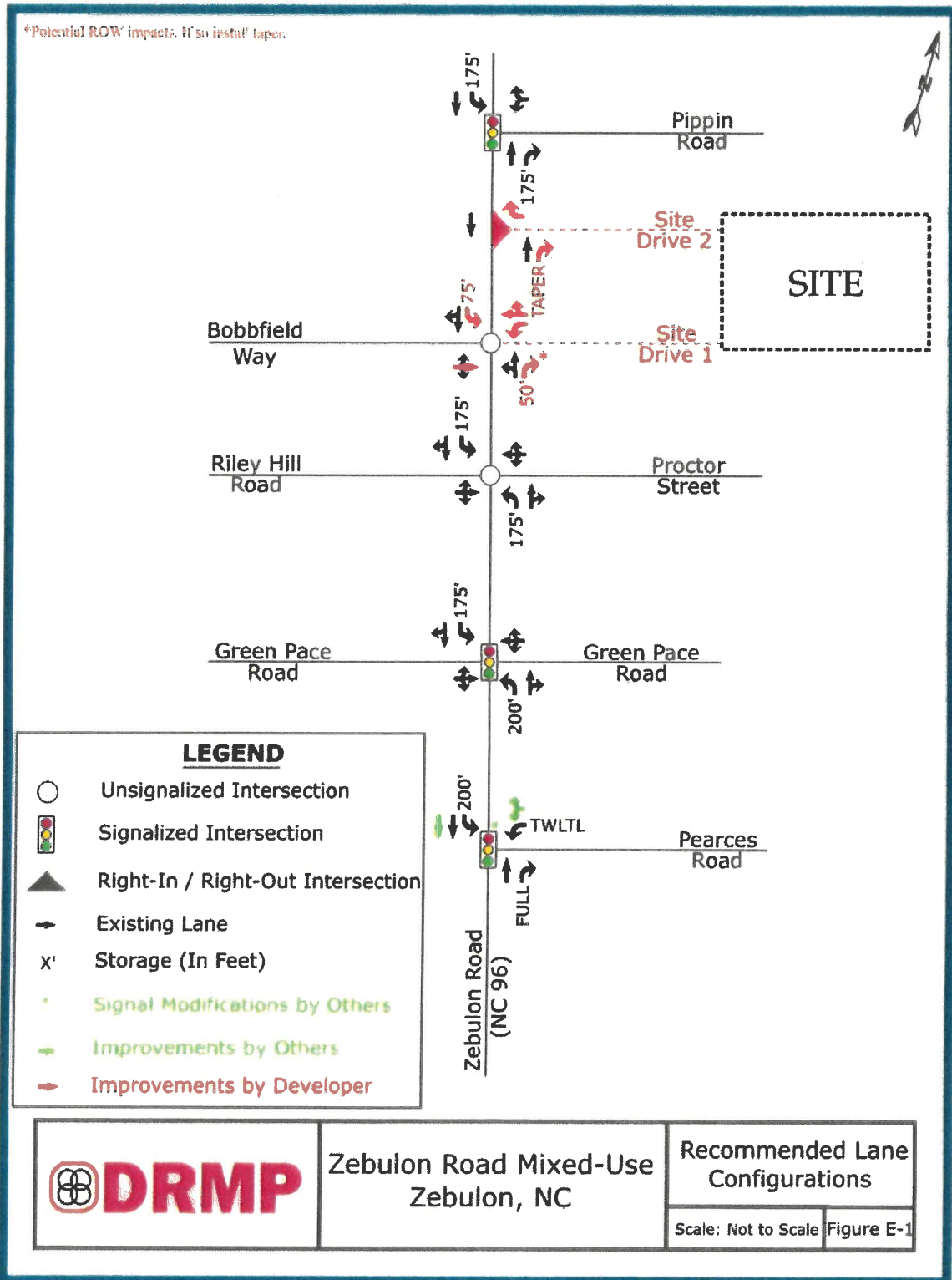
NC 96 & Bobbfield Way/Access 1

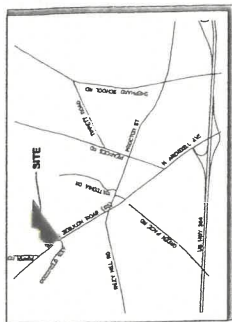
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- Construct a southbound left-turn lane with at least 75 feet of storage and appropriate taper.

NC 96 & Access 2

- Construct the westbound approach with at least one ingress lane and one egress lane striped as a right-out.
- Provide stop control for the westbound approach.
- Construct a northbound right-turn taper.

*Potential ROW impacts. If so install taper.





ZEBULON MIXED USE

PD ZONING APPLICATION



OVERALL SITE



SITE STATISTICS
 TOTAL SITE AREA: 17.96 ACRES
 PROJECT AREA: 14.64 ACRES
 EXISTING ZONING: NC & R2
 EXISTING LAND USE: SINGLE-FAMILY RESIDENTIAL, UNDEVELOPED
 PROPOSED LAND USE: MIXED USE (COMMERCIAL, MIXED-USE, MULTIFAMILY RESIDENTIAL)

DEVELOPER
 SPECTRUM INVESTMENT SOLUTIONS, LLC
 1000 TOWER POINT DRIVE
 CHARLOTTE, NC 28202
 CONTACT: SCOTT HUFFMAN
 PHONE: 704.441.1586
 EMAIL: SMI@SPECTRUMINVESTMENTS.COM

OWNER
 LONNIE B. STANGOL, JR.
 1899 ZEBULON RD.
 ZEBULON, NC 27597-8146
 NAME: MANTHA B. STANGOL
 ADDRESS: 1899 ZEBULON RD.
 ZEBULON, NC 27597-8146

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 SPECTRUM INVESTMENT SOLUTIONS, LLC
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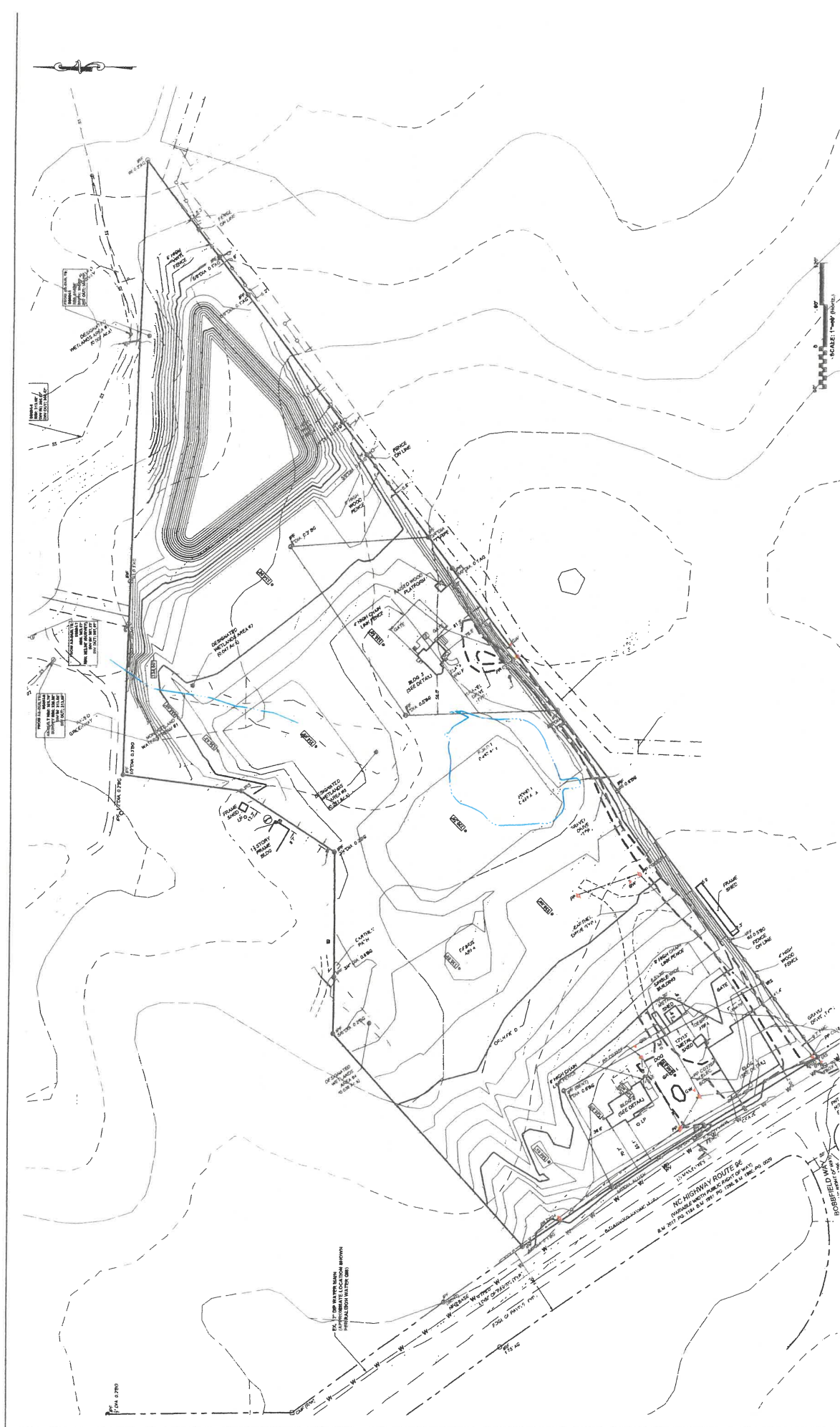
REVIEW DRAWINGS
 NOT FOR CONSTRUCTION
 03/18/2025

ZEBULON, NORTH CAROLINA
 DECEMBER, 2024

CIVIL ENGINEER



8020 Tower Point Drive
 Charlotte, North Carolina 28227
 Phone: (704) 441-1586 Fax: (704) 441-1587
 www.mkimcreed.com



DATE: 05/06/2014 SCALE: 1"=40' HORIZONTAL VERTICAL: 1"=20' PROJECT: ZEBULON MIXED USE CLIENT: ZEBULON ROAD DESIGNER: MCKIM & CREED DATE: 05/06/2014 SCALE: 1"=40' HORIZONTAL VERTICAL: 1"=20' PROJECT: ZEBULON MIXED USE CLIENT: ZEBULON ROAD DESIGNER: MCKIM & CREED		PRELIMINARY DRAWING NOT FOR CONSTRUCTION
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MCKIM & CREED 4300 Edwards Mill Road Suite 200, Raleigh, NC 27612 Phone: (919) 233-8001 Fax: (919) 233-8011 www.mckimcreed.com		
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Per Zebulon Unified Development Ordinance (UDO) 2.2.15.G.3, the Zebulon Board of Commissioners shall adopt a written statement upon the approval of a Planned Development (PD):

1. PD 2025-2 is approved.
2. PD 2025-2 is fully consistent with the Town's adopted Policy Guidance in the Comprehensive Plan
3. PD 2025-2 is consistent with the comprehensive plan as it will implement the following goals and policies:
 - 1. Goals for Land Use and Development**
 - **Goal 1:** A land use allocation and pattern that advances Zebulon's objectives of achieving greater housing variety, supporting its economic development and tax base needs, and creating a complete community with convenient resident access to schools, recreation, shopping and services. (Land Use and Development, P. 2).
 - **Goal 3:** Ongoing and effective collaboration between land use and transportation planning to ensure a well-connected community with adequate means and capacity to accommodate multiple forms of circulation between local destinations. (Land Use and Development, P.2).
 - 2. Goals for Growth Capacity**
 - **Goal 1:** A growth management philosophy and strategies that enable most of the projected growth in the Zebulon area to be absorbed within and contiguous to the existing developed town. (Growth Capacity, P.2).
 - **Goal 2:** A growth progression and pattern of development that promotes the Town's long-term financial sustainability and applies an adequate public facilities approach to growth management. (Growth Capacity, P.2).
 - **Goal 3:** Sustained budget and community support for public safety services to ensure superior levels of service, police and fire responsiveness, and a safe and secure community as Zebulon grows. (Growth Capacity, P.2).
 - 3. Goals for Housing and Neighborhoods**
 - **Goal 1:** A quantity and diversity of housing options that makes living in Zebulon attainable for a wide range of age groups and income levels. (Housing and Neighborhoods, P.2).
 - **Goal 2:** Appealing housing and neighborhood choices for families drawn by Zebulon's employment opportunities, small town charm, recreational assets and other amenities. (Housing and Neighborhoods, P.2).
 - **Goal 4:** Preserved and enhanced integrity and value of existing neighborhoods, and quality design of newer residential areas to ensure their livability and long-term sustainability. (Housing and Neighborhoods, P.2).
 - 4. Goals for Economic Development**

WRITTEN STATEMENT OF ADOPTION
ZEBULON MIXED-USE
MAY 5, 2025

- **Goal 1:** An economically resilient community with a diverse yet stable economic base, an environment that supports both entrepreneurs and established businesses, and a local real estate market attractive to emerging investment, job creation and development opportunities. (Economic Development, P.2).
 - **Goal 2:** A town that remains the unquestioned hub community for eastern Wake County as a multi-purpose destination and center of employment, commerce, government services, education, culture and recreational and leisure activities for residents and visitors. (Economic Development, P.2).
4. PD 2025-2 does not amend the Town's adopted policy guidance in the Comprehensive Plan
 5. PD 2025-2 Deviations from the Town's adopted policy's are spelled out in the provided Planned Narrative that is approved along with the proposed site plan.
 6. PD 2025-2 is reasonable as it aligns with the town's long-term planning goals by providing an opportunity to bring a quality and diverse form of development to Zebulon. It Continues to enhance both goals around housing and around commercial growth.
 7. PD 2025-02 is in the public interest because as it is providing a high value per acre mixed-use development where such development reflects a highest and best use, which will enhance economic growth, protects community character, and provides an additional housing option to Zebulon. With the proposed project site being along a major corridor the product is consistent and appropriate for the location where it is being proposed.

Adopted this the 5th day of May, 2025

Glenn L. York – Mayor

SEAL

Lisa M. Markland, CMC – Town Clerk

Topic: FY 2025 Monthly Financial Report Addendum
Speaker: Bobby Fitts, Finance Director
Prepared by: Andrea Peters, Accountant II
Approved by: Taiwo Jaiyeoba, Interim Town Manager

Executive Summary:

A monthly report summarizing the status of the Town's revenues and expenditures.

Background:

The attached financials are a summary of revenues and expenditures to date. These monthly reports are provided to inform the Board of revenue and expenditure trends throughout the year. The enclosed statements are through April 15, 2025.

Information:

Expenditures

With approximately 9 ½ months into Fiscal Year 2025 expenditures complete, the Town has spent approximately 48% (~ \$17,294,216) of its General Fund budget of \$35,781,094. Note the larger, early year expenditures (e.g., vehicle and equipment purchases, debt service payments, property & liability and workers compensation premiums) have been paid. Descriptions of some early revenue activity are provided below.

Revenues

- Property Tax (the Town's largest revenue stream)
 - + FY 2025 collections: \$13,968,966 collected to date (~ 94% of budget).
 - + Observations:
 - # 39.34% more than collected last fiscal year (\$10,025,075).
 - # Eight months of vehicle taxes have been collected for FY 2025.
- Sales Tax (second largest revenue stream)
 - + January's sales (reports lag 3 months):
 - # \$1,604 (0.9%) more collected than last January for all sales tax.
 - # \$1,381 (1.7%) less collected than last January for "local" sales tax.
 - # "Local" sales tax (Article 39) is generated within, and returns to, Wake County.
 - # For every \$100,000 in local sales, \$3.79 comes back to the Town of Zebulon.
- Utilities Sales Tax (5% of revenue stream): second quarterly disbursement received March 17. Third disbursement will be received in June 2025.
- Permits & Zoning
 - + \$244,504 collected total (98% of budgeted revenues (\$250,000))
 - + 5.05% more than what was collected this time last fiscal year (\$204,916).
- Parks & Recreation
 - + \$174,185 collected total (151% of budgeted revenues (\$115,500))
 - + 7.9% more than what was collected through this month last fiscal year (\$161,492).

- Transportation Impact Fees
 - + \$298,027 collected to date in FY 2025
 - + 18% less than what was collected last fiscal year (\$362,375).
 - + Revenue placed in reserve for transportation projects to be spent within 10 years
- Recreation Impact Fees
 - + \$759,000 collected to date in FY 2025
 - + 31.4% less than what was collected last fiscal year (\$1,107,000).
 - + Collections since inception of fee (January 2022) ~ \$5,744,000

Policy Analysis: N/A

Financial Analysis: Budgeted revenue in FY 2025 is \$35,781,094 while year to date revenue collected is \$21,471,868 (60% of budgeted). Budgeted revenue includes \$11,327,787 Fund Balance.

Staff Recommendation:

No staff recommendation or Board action is necessary. These are informational only.

Attachments:

1. General Fund Fiscal Year 2025 Expenditure Statement and Revenue Statement (as of April 15, 2025)
2. Sales Tax Collection Report – FY 2025

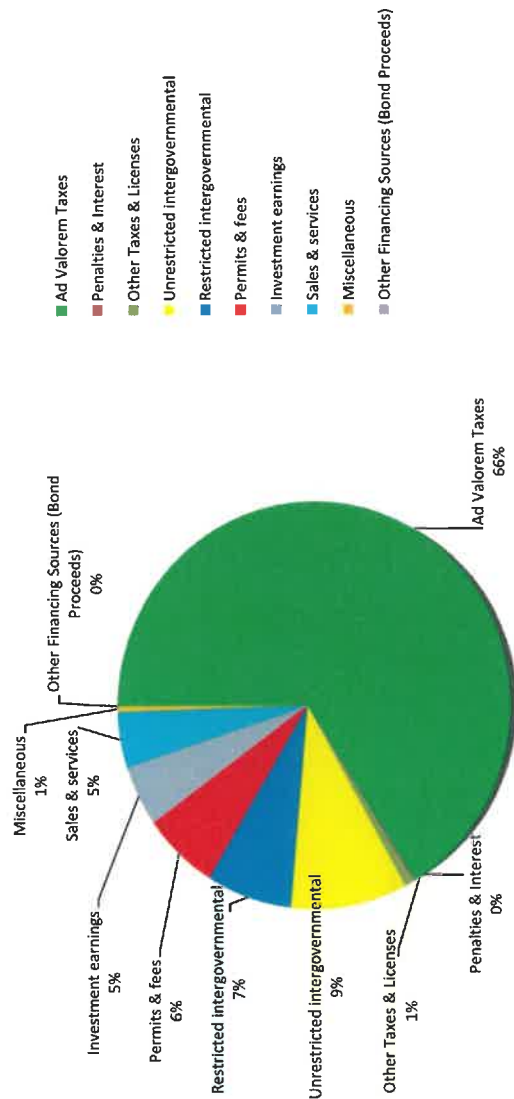


TOWN OF ZEBULON
 Revenue Statement: 2024 - 2025
 for Accounting Period 6/30/2025
 GENERAL FUND

As of 4/15/2025

Revenue Categories	Estimated Revenue	Revenue YTD	% Collected	% of Total Revenue YTD
Ad Valorem Taxes	\$ 14,857,000.00	\$ 14,178,674.74	95.4%	66.0%
Penalties & Interest	\$ 25,000.00	\$ 27,553.17	110.2%	0.1%
Other Taxes & Licenses	\$ 205,500.00	\$ 160,293.00	78.0%	0.7%
Unrestricted intergovernmental	\$ 3,328,000.00	\$ 2,028,979.12	61.0%	9.4%
Restricted intergovernmental	\$ 2,496,514.00	\$ 1,539,994.42	61.7%	7.2%
Permits & fees	\$ 1,659,500.00	\$ 1,377,358.33	83.0%	6.4%
Investment earnings	\$ 500,000.00	\$ 1,080,245.10	216.0%	5.0%
Sales & services	\$ 1,047,000.00	\$ 978,417.52	93.4%	4.6%
Miscellaneous	\$ 84,793.00	\$ 100,352.48	118.3%	0.5%
Other Financing Sources (Bond Proceeds)	\$ 250,000.00	\$ -	0.0%	0.0%
Fund Balance Appropriated	\$ 11,327,787.00	\$ -	0.0%	0.0%
Total Revenues	\$ 35,781,094.00	\$ 21,471,867.88	60.0%	100%

Town of Zebulon General Fund % of Total Revenue To Date - FY 2025





TOWN OF ZEBULON
Expenditure Statement: 2024 - 2025
for Accounting Period 6/30/2025
GENERAL FUND

As of 4/15/2025

<u>Dept #</u>	<u>Department</u>	<u>Approp Amount</u>	<u>Expenditure YTD</u>	<u>% Exp.</u>
410	GOVERNING BODY	\$961,800	\$587,446	61.1%
420	FINANCE	\$632,900	\$495,029	78.2%
430	ADMINISTRATION	\$1,444,075	\$906,560	62.8%
450	INFORMATION TECHNOLOGY	\$590,170	\$424,169	71.9%
490	PLANNING AND ZONING	\$1,015,474	\$567,731	55.9%
500	PUBLIC WORKS-PROPERTY & PROJECT MGMT	\$4,303,184	\$2,236,894	52.0%
510	POLICE	\$4,628,844	\$3,169,951	68.5%
520	PUBLIC WORKS-OPERATIONS	\$9,270,968	\$2,553,316	27.5%
530	FIRE	\$6,294,898	\$4,323,396	68.7%
570	POWELL BILL	\$279,460	\$15,534	5.6%
590	STORMWATER	\$265,300	\$147,411	55.6%
620	PARKS & RECREATION	\$4,795,771	\$1,676,124	35.0%
690	COMMUNITY & ECONOMIC DEVELOPMENT	\$1,298,250	\$190,655	14.7%
Total Expenditures		\$35,781,094	\$17,294,216	48.3%

Sales Tax

FY 2025

Month	Article 39 (1) *	Article 40 (1/2)	Article 42 (1/2)	Article 44 (1/2)	City Hold Harmless	FY 25 Totals	Prior Year (FY 2024)	% Inc (Dec) from Prior Yr
July	\$ 94,211	\$ 40,449	\$ 47,301	(7)	\$ 33,509	\$ 215,463	\$ 204,776	5.2%
August	\$ 95,790	\$ 42,199	\$ 48,135	(1)	\$ 35,446	\$ 221,569	\$ 215,045	3.0%
September	\$ 96,772	\$ 38,590	\$ 48,593	(1)	\$ 29,605	\$ 213,559	\$ 202,153	5.6%
October	\$ 97,156	\$ 40,855	\$ 48,796	(1)	\$ 33,142	\$ 219,948	\$ 206,484	6.5%
November	\$ 97,689	\$ 43,039	\$ 49,116	0	\$ 35,934	\$ 225,778	\$ 218,921	3.1%
December	\$ 117,643	\$ 46,802	\$ 59,099	0	\$ 36,354	\$ 259,899	\$ 237,799	9.3%
January	\$ 80,572	\$ 36,330	\$ 40,531	(2)	\$ 30,399	\$ 187,830	\$ 186,226	0.9%
February	-	-	-	-	-	-	\$ 182,092	-100.0%
March	-	-	-	-	-	-	\$ 223,970	-100.0%
April	-	-	-	-	-	-	\$ 198,414	-100.0%
May	-	-	-	-	-	-	\$ 217,129	-100.0%
June	-	-	-	-	-	-	\$ 233,544	-100.0%
Total	\$ 679,832	\$ 288,265	\$ 341,571	(11)	\$ 234,389	\$ 1,544,046	\$ 1,471,403	4.9%

Sales Tax

FY 2024

Month	Article 39 (1) *	Article 40 (1/2)	Article 42 (1/2)	Article 44 (1/2)	City Hold Harmless	FY 24 Totals	Prior Year (FY 2023)	% Inc (Dec) from Prior Yr
July	\$ 89,122	\$ 38,656	\$ 44,762	(0)	\$ 32,237	\$ 204,776	\$ 187,311	9.3%
August	\$ 93,423	\$ 40,589	\$ 46,952	0	\$ 34,081	\$ 215,045	\$ 203,381	5.7%
September	\$ 89,799	\$ 37,462	\$ 45,030	0	\$ 29,862	\$ 202,153	\$ 202,821	-0.3%
October	\$ 92,175	\$ 37,812	\$ 46,268	(3)	\$ 30,232	\$ 206,484	\$ 197,664	4.5%
November	\$ 99,162	\$ 39,407	\$ 49,722	2	\$ 30,628	\$ 218,921	\$ 188,169	16.3%
December	\$ 105,335	\$ 44,069	\$ 52,957	(1)	\$ 35,438	\$ 237,799	\$ 225,394	5.5%
January	\$ 81,953	\$ 34,721	\$ 41,092	(2)	\$ 28,462	\$ 186,226	\$ 187,935	-0.9%
February	\$ 80,960	\$ 33,635	\$ 40,579	(1)	\$ 26,918	\$ 182,092	\$ 144,614	25.9%
March	\$ 100,097	\$ 41,113	\$ 50,238	0	\$ 32,522	\$ 223,970	\$ 212,514	5.4%
April	\$ 86,723	\$ 37,296	\$ 43,546	(6)	\$ 30,856	\$ 198,414	\$ 177,123	12.0%
May	\$ 94,621	\$ 40,932	\$ 47,496	(1)	\$ 34,082	\$ 217,129	\$ 207,702	4.5%
June	\$ 102,519	\$ 43,718	\$ 51,490	(0)	\$ 35,817	\$ 233,544	\$ 216,208	8.0%
Total	\$ 1,115,888	\$ 469,409	\$ 560,130	(11)	\$ 381,134	\$ 2,526,551	\$ 2,350,837	7.5%

* Net proceeds of the Article 39 tax are returned to the county of origin.

Monthly Summary of Sales Tax Collected

