



**BOARD OF COMMISSIONERS
AGENDA
NOVEMBER 3, 2025
6:00 PM**

1. PLEDGE OF ALLEGIANCE

2. APPROVAL OF AGENDA

3. PUBLIC COMMENT

All wishing to speak must sign up prior to 5:50pm. The comment period 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. If you would like to submit comments to be read into the record at the meeting, please send comments, of 400 words or less, to Dora Moore at tozclerk@townofzebulon.org by 3:00pm on November 3, 2025.

4. INTRODUCTION/POLICE CHIEF SWEARING IN

- A. Police Chief*
- B. Communications Manager*
- C. Executive Assistant*

5. PRESENTATIONS

- A. Proclamations*
 - i. Operation Green Light

6. CONSENT AGENDA

- A. Finance*
 - i. Wake County Tax Report – August 2025
 - ii. Amending Administration Budget – Ordinance 2026-14
- B. Fire*
 - i. Utility Easements to Fire/EMS Station Project
- C. Public Works*
 - i. CAMPO Grant Funds for N. Arendell Project – Resolution 2026-12

7. NEW BUSINESS

A. Administration

- i. Strategic Plan Grant

B. Economic and Community Development

- i. Five County Stadium Lease

C. Parks & Recreation

- i. Gill Street Park Site Specific Master Plan – Resolution 2026-13
- ii. Zebulon Community Park Site Specific Master Plan and Grant Application
 - a. Zebulon Community Park Site Specific Master Plan - Resolution 2026-14
 - b. Allocation of Funds to Zebulon Community Park Renovation and Ballfield Relocation Project – Ordinance 2026-15
 - c. Creation of Capital Project Fund: Community Park Renovation & Ballfield Location – Ordinance 2026-16
 - d. Parks & Recreation Capital Improvement Plan – Resolution 2026-15
 - e. Authorization to Submit Proposal to Wake County Hospitality Fund

D. Planning

- i. Public Hearing - Zebulon South Annexation
 - a. Annexation Request for Zebulon South – Ordinance 2026-17
- ii. Planned Development – Sheetz – Ordinance 2026-18

8. MANAGER’S REPORT

- A. Public Safety Update - Deputy Chief Grossman
- B. 2026 Employment Benefits Update – Bobby Fitts
- C. Financials Addendum

9. BOARD COMMENTS

10. ADJOURN



PROCLAMATION SUPPORTING OPERATION GREEN LIGHT FOR VETERANS

WHEREAS, the residents of the Town of Zebulon have great respect, admiration, and the utmost gratitude for all the men and women who have selflessly served our country and this community in the Armed Forces; and

WHEREAS, the contributions and sacrifices of those who served in the Armed Forces have been vital in maintaining the freedoms and way of life enjoyed by our citizens; and

WHEREAS, the Town of Zebulon seeks to honor individuals who have made countless sacrifices for freedom by placing themselves in harm's way for the good of all; and

WHEREAS, veterans continue to serve our community in the American Legion, Veterans of Foreign Wars, religious groups, civil service, and help fellow former service members access federal health, disability and compensation benefits each year; and

WHEREAS, Approximately 200,000 service members transition to civilian communities annually; and

WHEREAS, studies indicate that more than half of service members experience high levels of stress during transition from military to civilian life, which includes being at a high risk for suicide during their first year after military service; and

WHEREAS, the Town of Zebulon appreciates the sacrifices of our United States military personnel and believes specific recognition should be granted.

NOW THEREFORE BE IT PROCLAIMED by the Zebulon Board of Commissioners that the week of November 4 – 11, 2025 is recognized as Operation Greenlight, which is a time to shine a light on the service of veterans and encourages our citizens to recognize the importance of honoring all those who made immeasurable sacrifices to preserve freedom by displaying green lights in a window of their place of business or residence.

Adopted this the 3rd day of November 2025.

Glenn L. York – Mayor

SEAL

Dora Moore, MMC, NCCMC – Interim Town Clerk



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

TEL 919 856 6180
FAX 919 856 5699

SUSAN P. EVANS, CHAIR
DON MIAL, VICE-CHAIR
VICKIE ADAMSON
SAFIYAH JACKSON
CHERYL STALLINGS
SHINICA THOMAS
TARA WATERS

October 7, 2025

Ms. Ana Gomez
Town Clerk
Town of Zebulon
1003 North Arendell Avenue
Zebulon, North Carolina 27597

Dear Ms. Gomez:

The Wake County Board of Commissioners, in regular session on October 6, 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, appearing to read "Yvonne Gilyard", written over the printed name.

Yvonne Gilyard
Clerk to the Board
Wake County Board of Commissioners

Enclosure(s)

WAKE COUNTY TAX ADMINISTRATION

08/01/2025 - 08/31/2025

Rebate Detail Report

ZEBULON

DATE 09/25/2025
TIME 9:47:21 AM

REBATE NUM	PROPERTY	CITY LATE TAG LIST	BILLED INTEREST	TOTAL REBATED	PROCESS DATE	ACCOUNT NUMBER	TAX YEAR	BILLING YEAR	TYPE	OWNER
INDIVIDUAL PROPERTY ACCOUNTS										
932893	5.77	0.00	0.58	0.00	6.35	8/29/2025	0006801828	2024	2024	000000 BATES, PHILLIP JOHN
SUBTOTALS FOR INDIVIDUAL PROPERTY ACCOUNTS	5.77	0.00	0.58	0.00	6.35			1	Properties Rebated	
TOTAL REBATED FOR ZEBULON	5.77	0.00	0.58	0.00	6.35			1	Properties Rebated for City	
GRAND TOTAL	511,058.58	540.00	653.94	0.00	512,252.52			220	Properties Rebated for all Cities	

STAFF REPORT
ORDINANCE 2026-14
AMENDING ADMINISTRATION BUDGET
NOVEMBER 3, 2025

Topic: Amending Administration Budget – ORDINANCE 2026-14

Speaker: Bobby Fitts, Finance Director (if pulled from Consent)

Prepared by: Bobby Fitts, Finance Director

Approved by: Taiwo Jaiyeoba, Interim Town Manager

Executive Summary:

The Board of Commissioners must approve the movement of budgeted funds from one line item to another when they are in excess of \$10,000.

Background:

The Town of Zebulon has been without a Communications Director since February 2025 and a Town Manager and Assistant Town Manager since mid-April 2025. Due to these vacancies, it was necessary to bring in an Interim Town Manager, hire a communication firm to handle the communications duties and an Executive Assistant to support the Manager's Office. Taiwo Jaiyeoba was hired as the Interim Town Manager, and NP Strategies was hired to handle the communications duties for the Town since April. An Interim Executive Assistant was hired to assist the Town Manager on various projects until the position could be filled. A permanent Executive Assistant and Communications Manager is expected to start at the end of October 2025.

Further, during the budget process the Board approved the hiring of various positions that would be located within the Town Hall building. In an effort to provide office space for the Communications Manager and the Executive Assistant to the Town Manager, funds budgeted were used to erect the walls and provide office desks for those positions within the Administration Suite.

To provide for safety and security of those in the Administration Suite, a security window needed to be installed so the suite door would not need to be left open and unsecure. This window would allow the Executive Assistant to greet those who came with questions or appointments in the Administration suite. The renovations in the suite would require that some of the walls be painted.

These activities have an impact on the budget totaling \$155,000. These funds would be covered by lapsed salaries and benefits for the positions that have been vacant since July. It would require that funds be moved from the Salaries and benefits line items to the Professional Services line item. There would be no change to the total budgeted amount for the Administration Department and the overall Town budget.

No additional General Fund money is being requested or allocated for these expenditures.

STAFF REPORT
ORDINANCE 2026-14
AMENDING ADMINISTRATION BUDGET
NOVEMBER 3, 2025

Discussion:

The Board of Commissioners would need to approve the proposed ordinance to move the funds from the Salaries and benefits line items to the Professional Services line item.

Policy Analysis:

The Board must approve the movement of funds from one line item to another if it is over \$10,000 according to the Town's Budget Ordinance.

Staff Recommendation:

Staff recommends approval of Ordinance 2026-14

Attachments:

1. Ordinance 2026-14

ORDINANCE 2026-14

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, 2026.

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

	INCREASE	DECREASE
REVENUES		
EXPENDITURES		
Administration – Salaries		\$100,000.00
Administration – Professional Services	155,000.00	
Administration – FICA		11,000.00
Administration – Group Insurance		11,000.00
Administration – Retirement		33,000.00

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: November 3, 2025

Effective: November 3, 2025

Glenn L. York - Mayor

ATTEST:

Dora K. Moore, MMC – Interim Town Clerk

STAFF REPORT
FIRE/EMS STATION UTILITY EASEMENT
NOVEMBER 3, 2025

Topic: Fire/EMS Station Utility Easements
Speaker: Chris Perry, Fire Chief
From: Chris Perry, Fire Chief
Prepared by: Chris Perry, Fire Chief
Eric Vernon, Town Attorney
Approved by: Taiwo Jaiyeoba, Interim Town Manager

Executive Summary:

Consideration of granting utility easement(s) for the Fire/EMS Station Project.

Background:

As part of the Fire/EMS station construction projects, Duke Energy, Enbridge, and the City of Raleigh may require easements related to providing power, gas, and water to the building and potentially to the relocation of power poles near the street. These easements must be in place to prevent delays in construction. The expected area of easements is from the power poles to the building transformer, from the gas main to the building, and potentially related to pole relocation at the street. To keep the project on schedule, staff is requesting the Board approve the granting of the easement(s) related to the Fire/EMS Station project, as reviewed by the Fire Chief and Town Attorney, and including granting the authority to sign the easement(s) to the Town Manager.

Discussion:

The discussion before the Board is the granting of the utility easements and delegation of the authority to sign the easement(s) to the Town Manager.

Policy Analysis:

N.C.G.S. 160A-273 provides authority to a city to grant easements over, through, under, or across any city property.

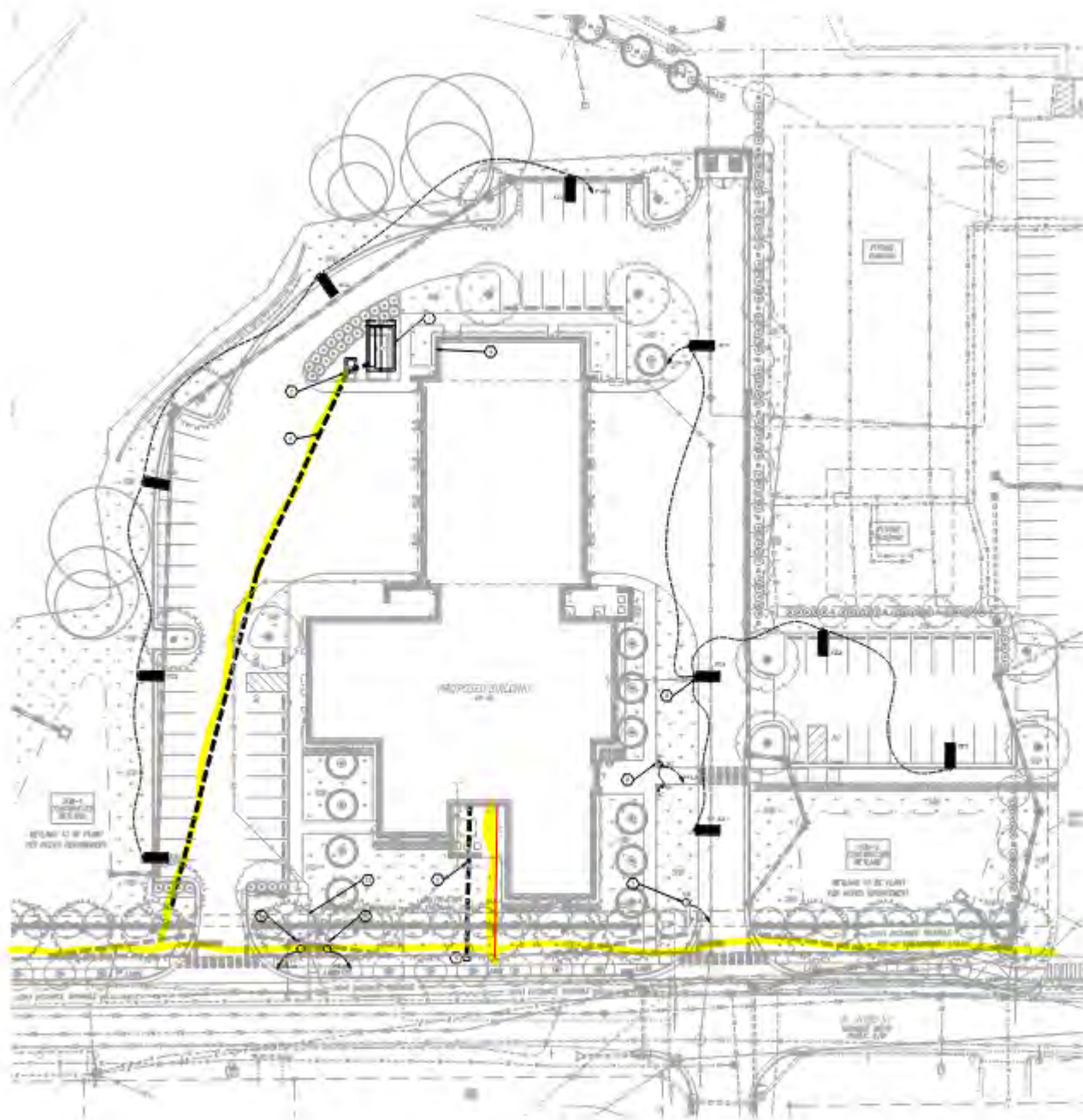
Staff Recommendation:

Staff recommends that the Board authorize the grant of utility easement(s) for the Fire/EMS station project, the delegation of authority to the Fire Chief and Town Attorney to review the final scope and description of the easement, and delegation of authority to the Town Manager to sign the easement(s).

Attachments:

1. Preliminary Map of Required Easements

Preliminary Map of Required Easements



STAFF REPORT
RESOLUTION 2026-12
RETURN GRANT FUNDS FOR N. ARENDELL PROJECT
NOVEMBER 3, 2025

Topic: CAMPO Grant Funds for the N. Arendell Project
Speaker: Mary Duffy, Public Works Administrative/Contracts Manager
From: Richard E. A. Fletcher, III, Public Works Director
Prepared by: Mary Duffy, Public Works Administrative/Contracts Manager
Approved by: Taiwo Jaiyeoba, Interim Town Manager

Executive Summary:

In 2016, the Town of Zebulon secured a \$956,000 federal grant from the Capital Area Metropolitan Planning Organization (CAMPO), managed by the North Carolina Department of Transportation (NCDOT), for the North Arendell Avenue Access and Operational Improvements Project. Initially requiring a \$239,000 local match, escalating costs have increased the Town's share to \$3–\$5 million. Meanwhile, developer-led improvements have already addressed most project goals, significantly reducing its value to the Town. Canceling the grant is justified to avoid substantial financial strain for minimal additional benefit.

Background:

The North Arendell Project aimed to accomplish the following goals:

- Reduce congestion at Pearces Road and N. Arendell Avenue by modifying the right-turn lane to allow left turns.
- Complete two of three gaps in Jones Street for alternate highway routes.
- Improve the N. Arendell Ave/Dogwood Dr/US-64 intersection to ease highway off-ramp congestion.

As part of the grant-funded project, the Town would also be required to improve pedestrian facilities in the corridor and to add a median on N. Arendell Avenue between Dogwood Drive and Pearces Road.

Since 2016, design and right-of-way (ROW) acquisitions have faced delays due to rapid development requiring plan revisions and ROW acquisition challenges. Developer and Town projects have mitigated congestion through signals at Arendell/Green Pace and Arendell/Pippin, improved the Dogwood/Arendell intersection, and committed to completing Jones Street and a Pearces/Proctor roundabout. These advancements have largely achieved the project's goals, diminishing its necessity.

Discussion:

Continuing the project commits the Town to a \$3–\$5 million investment for benefits already largely achieved by developers, straining budgets without proportional value. Returning the grant avoids

STAFF REPORT
RESOLUTION 2026-12
RETURN GRANT FUNDS FOR N. ARENDELL PROJECT
NOVEMBER 3, 2025

this fiscal burden, reallocates resources to higher-priority projects, and maintains good standing with CAMPO for future funding.

Fiscal Analysis:

Rising labor and material costs have increased the project's estimated cost from \$1.2 million to \$6-\$8 million, including ROW acquisition, engineering, inspections, geotechnical testing, administration, utilities, and contingencies. The CAMPO grant covers 80% of original estimates, with a potential 50% share of cost overruns. The Town's share is estimated at \$3-\$4 million. Returning the grant requires repaying \$43,580 for ROW funds reimbursed to the Town, plus minor NCDOT review and engineering invoices – a fraction of continuing costs.

Policy Analysis:

Canceling aligns with fiscal responsibility and prioritizes projects with greater community impact. It avoids overextending resources on a project with reduced relevance due to developer contributions.

Staff Recommendation:

Staff strongly recommends returning the CAMPO grant for the North Arendell Project, as escalating costs and developer-driven improvements have rendered the project financially unjustifiable and of limited additional value to the Town.

Attachments:

1. Resolution 2026-12 authorizing staff to return the CAMPO grant.

RESOLUTION 2026-12
RESOLUTION AUTHORIZING THE RETURN OF GRANT PROCEEDS FOR THE
N. ARENDELL AVENUE ACCESS/OPERATIONAL IMPROVEMENTS PROJECT

WHEREAS, the Town of Zebulon entered into agreement number U-5118 FB with the North Carolina Department of Transportation for federal grant funds to construct the North Arendell Access and Operations Improvements Project on August 1, 2016; and

WHEREAS, the Town of Zebulon is grateful for the grant awarded to the Town by the Capital Area Metropolitan Planning Organization and North Carolina Department of Transportation; and

WHEREAS, the Town of Zebulon's project objectives were to improve safety along North Arendell Avenue, reduce congestion on Pearces Road at the North Arendell Avenue intersection, create alternate routes to US-64 for residents, and reduce peak-time congestion on the US-64 off-ramp; and

WHEREAS, the Town of Zebulon completed approximately 90% of the design and purchased some of the right-of-way (ROW) required for construction, of which \$43,580 was reimbursed to the Town from the grant funds; and

WHEREAS, since 2016, design and ROW acquisitions have faced delays due to the rapid rate of development, imposing extensive plan revisions and ROW acquisition challenges, significantly impeding the Town's ability to finalize the project plans; and

WHEREAS, the objectives of the project have largely already been met or are committed to be constructed by development projects in the corridor; and

WHEREAS, the Town of Zebulon determined the costs of construction labor and materials in Wake County and the State of North Carolina have significantly increased since August 2016; and

WHEREAS, continuing the project commits the Town to a \$3–\$5 million investment for benefits already largely achieved by developers; and

WHEREAS, the Town of Zebulon can no longer invest the additional required funds to complete construction of the project; and

WHEREAS, returning the grant avoids this fiscal burden, reallocates resources to higher-priority projects, and maintains good standing with CAMPO for future funding,

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Town of Zebulon directs Town of Zebulon staff to terminate agreement U-5118 FB and release the grant funds of \$956,000, including repayment of the \$43,580 previously reimbursed to the Town.

Adopted the 3rd day of November 2025.

Glenn L. York - Mayor

Town Seal

Dora Moore, MMC, NCCMC – Interim Town Clerk

STAFF REPORT
STRATEGIC PLAN GRANT UPDATE
NOVEMBER 3, 2025

Topic: Strategic Plan Grant
Speaker: Sheila Long, Parks and Recreation Director
Prepared by: Sheila Long, Parks and Recreation Director
Approved by: Taiwo Jaiyeoba, Interim Town Manager

Executive Summary:

The Board of Commissioners will receive and discuss Strategic Plan Grant applications and the Review Committee Recommendation.

Background:

The Fiscal Year 2025 Strategic Plan Grant program accepted 16 grant applications in March. Application consideration was paused due to staff transitions and a need to focus on Fiscal Year 2026 Budget development. Applicants had the opportunity to update their requests, and the Review Committee has since reviewed the applications.

The Committee's review was blind with identifying information redacted. The committee held discussion based on the grant policy's expectation. The committee's discussion and recommendation remained blind. The results of their meeting was shared at the October work session. The applications and any submitted videos were made available online Friday, October 17th by the end of the business day.

Fiscal Analysis:

At the August Regular Meeting, the Board rolled over \$20,000 of funds not issued in Fiscal Year 2025 for the Strategic Plan Grant. The \$20,000 will support two \$5000 grants and five \$2,000 grants.

Discussion:

The Board will consider and discuss applications to identify applicants to award grants.

	\$5,000	\$2,000
1		
2		
3		
4		
5		

#	Organization Name	Requested Amount	EIN	Non- Profit Status	Ineligible Expenses
1	Miss Zebulon Organization	\$2,000	82-0822172	Confirmed	
2	Knightdale-Wake Forest Education	\$5,000	26-3630518	Confirmed	
3	Zebulon Downtown Arts Council	\$5,000	81-5040243	Confirmed	
4	Angel Prints Corporation	\$5,000	88-1503945	Confirmed	
5	Boys & Girls Clubs	\$5,000	56-0863051	Confirmed	
6	Zebulon United Methodist Church	\$5,000	56-1194464	Faith	
7	Operation Restoration Inc	\$2,000	93-4715104	Confirmed	
8	NC 501C3 Hub, Inc.	\$2,000	99-3955776	Confirmed	
9	Zebulon Aggies Football and Cheer	\$2,000	99-3941734	Confirmed	
10	Bridging the Gap with Adoption	\$2,000	81-1909894	Confirmed	
11	Preservation Zebulon	\$2,000	81-5112597	Confirmed	
12	Communities In Schools	\$5,000	56-1704570	Confirmed	personnel
13	East Wake Education Foundation	\$5,000	56-1825860	Confirmed	maintnenace, personnel
14	Extended Hands of North Carolina, Inc.	\$2,000	45-5025882	Confirmed	
15	URBIVOR	\$2,000	33-3774678	Confirmed	
16	James E. Shepard School Alumni Association JESSAA	\$5,000	61-1860117	Confirmed	

Committee Recommendation

	\$5,000	\$2,000
1	6- Zebulon, United Methodist Church	7- Operation Restoration Inc
2	5- Boys and Girls Club	15- Urbivor
3		2- Knightdale-Wake Forest Education Foundation
4		3- Zebulon Downtown Arts Council
5		9- Zebulon Aggies Football and Cheer
Runner Up	16- James E Shepard School Alumni	11- Preservation Zebulon

Grant Review Committee Minutes

September 20th, 2025, 10:30 AM-11:45 AM, Zebulon Town Hall

Committee Members Present: Johnathon Jackson, Stephanie Dixon, Monique Wheeler

Staff Liaison: Sheila Long

Committee Scoring & Recommendation

Applicant	Request	Average	Total Points
1	2,000	10	20
2	5,000	17	33
3	5,000	15	29
4	5,000	14	28
5	5,000	19	37
6	5,000	19	38
7	2,000	18	35
8	2,000	9	18
9	2,000	13	26
10	2,000	13	26
11	2,000	11	21
12	5,000	16	32
13	5,000	15	29
14	5,000	17	33
15	2,000	18	35
16	5,000	18	36

Applicant	Request	Average	Total Points
6	5,000	19	38
5	5,000	19	37
16	5,000	18	36
2	5,000	17	33
14	5,000	17	33
12	5,000	16	32
3	5,000	15	29
13	5,000	15	29
4	5,000	14	28
7	2,000	18	35
15	2,000	18	35
9	2,000	13	26
10	2,000	13	26
11	2,000	11	21
1	2,000	10	20
8	2,000	9	18

Applicant	Request	Average	Total Points
6	5,000	19	38
5	5,000	19	37
16	5,000	18	36
7	2,000	18	35
15	2,000	18	35
2	5,000	17	33
14	5,000	17	33
12	5,000	16	32
3	5,000	15	29
13	5,000	15	29
4	5,000	14	28
9	2,000	13	26
10	2,000	13	26
11	2,000	11	21
1	2,000	10	20
8	2,000	9	18

Committee Recommendation

	\$5,000	\$2,000
1	6	7
2	5	15
3		2
4		3
5		9
Runner Up	16	11

Recommendation Considerations

The committee felt the \$5000 applications should be considered for the \$2000 after reviewing all projects submitted. Their discussion and recommendation considered the following:

- Total points
- Request included eligible expenses
- Feasibility
- Roll of the Town versus other government organizations
- Overall project impact

STAFF REPORT
APPROVAL OF FIVE COUNTY STADIUM LEASE AGREEMENT
NOVEMBER 3, 2025

Topic: **Approval of Stadium Lease Agreement**

Speaker: Shannon Johnson, Community & Economic Development Director

Prepared by: Shannon Johnson, Community & Economic Development Director

Approved by: Taiwo Jaiyeoba, Interim Town Manager

Purpose: The Town of Zebulon Board of Commissioners must approve leases of Town property per North Carolina Statute § 160A-272, Lease or rental of property.

Background: In January 2025, the County and Town issued RFP #24-108 (Lessee and Operator of Five County Stadium for Wake County Government & the Town of Zebulon), seeking a new tenant and operator for the Stadium. The County and Town received three responses to the RFP. After significant evaluation by staff, elected officials, and subject matter consultants, staff recommend awarding the RFP to Capitol Broadcasting Company, Inc. ("CBC" or "Lessee") in September 2025. Since that Board action, County, Town, and CBC staff have worked to finalize a lease agreement and schedule of stadium improvements, as outlined in the Additional Information Section.

Strategic Plan: This action supports the Vision 2030 Strategic goals within Small Town Life: promote more community events and festivals, and enhance and create more community gathering places. Also, within Growing Smart, by pursuing economic development opportunities with our community partners.

Additional Information:

In January 2025, Wake County and the Town of Zebulon released RFP #24-108 (Lessee and Operator of Five County Stadium for Wake County Government & the Town of Zebulon). The County received three responses to the RFP.

The responses to the RFP were reviewed and/or evaluated by County and Town staff and elected officials, staff from Wake County Economic Development and Visit Raleigh, and by the County's contracted consultant (CAA ICON).

Following a thorough review of the responses, County and Town staff began non-binding

negotiations with CBC as lessee and operator of the Stadium, starting January 1, 2026, through December 31, 2035.

Highlights of the terms and conditions include:

- The County and Town will ("Lessor") receive bi-annual lease payments totaling \$710,000 over the 10-year lease period;
- Lessors are subject to receive additional rent if Lessee secures additional subtenants;
- Lessee assumes the annual operating expenses aligning with the current tenant's operating expenses plus all utility expenses, including those currently the obligation of Lessor;
- Lessee and Lessor shall share naming rights revenues at a 75%/25% share for the first three years of the lease term, then at a rate of 50%/50% for the remaining years of the lease term;
- Lessee retains rights to all other revenues generated;
- The County and Town remain responsible for funding maintenance and capital repairs of the Stadium, through a new Maintenance & Capital Repairs Fund;
- Lessee shall be responsible for routine maintenance of the Stadium based upon annual maintenance plans developed in conjunction with the County and Town;
- Lessee submits an annual event and operations plan to the County and Town;
- The Stadium hosts, at a minimum, a Coastal Plain League (CPL) baseball team each season (starting in 2026) and all Wake Technical Community College (WTCC) baseball, softball, and men's and women's soccer games;
- The County and Town can host up to 10 total rent-free events that use the Stadium's seating bowl annually;
- Lessee may assign the lease to an affiliated entity under its primary control, subject to a guaranty of all obligations under the lease
- Lessee may submit a redevelopment plan for the undeveloped areas of the property adjacent to the Stadium, for consideration by the County and Town on or before December 31, 2030.

To incentivize additional activity at the Stadium, Lessee will be subject to receiving an operating credit of \$2.50 per ticket sold for the first five years, then \$1.50 per ticket sold in the second five years, for non-tenant ticketed events held at the Stadium, up to a maximum of \$100,000 annually.

In exchange for Lessee's maintenance and operation of the Stadium, the County and Town agree to an initial investment of \$8,626,875 beginning with the commencement of this lease.

For 2026, the following improvements will be managed by Lessee, to be reimbursed by the County/Town:

- Replacement of the existing playing surface with a synthetic field;
- Removal of the bleacher seats along the first and third base sides of the seating bowl;

- Installation of new outfield walls;
- Grading and stormwater improvements; and
- Installation of new stadium lighting.

The maximum reimbursable amount for these improvements is \$4 million.

The County will manage several Lessor (County/Town) improvements with the balance of the \$8,626,875 and funds already set aside for stadium improvements in the Major Facilities Capital Fund, including:

- Locker room and administrative office updates;
- Concourse and exterior aesthetic enhancements;
- Installation of a social and group event space formerly occupied by the third base bleachers;
- Installation of a family and children's space formerly occupied by the first base bleachers, including a play area accessible on non-event dates;
- Replacement of the existing scoreboard (existing funds);
- Upper-level suite and group area improvements; and
- Concession updates, including the installation of various kitchen equipment.

Additionally, the County and Town will establish a Maintenance & Capital Repairs Fund ("Fund") with an initial balance of \$1,975,000. The annual rent payment and net share of naming rights revenue will be added to this Fund to offset use over time. This Fund is exclusive of known, planned for infrastructure replacements, such as HVAC, roofing, and elevator replacements scheduled between now and Fiscal Year 2032.

The combined \$10,601,875 investment in Stadium improvements and the Maintenance & Capital Repair Fund will be paid by the County and Town, approximately in proportion to each entity's current ownership interest. The Town's portion (15%) is \$1,590,281.25 and will be allocated during the 2026/27 and the 2027/28 fiscal years. The County intends to fund its allocation with capital reserves previously set aside for anticipated Stadium improvements, the existing rent fund, and the Termination Payment due from the current Lessee on or before December 31, 2025.

Future rent payments and revenue shares from naming rights under this new lease agreement will be included in the Maintenance & Capital Repairs Fund unit as part of the annual budget process.

Staff Recommendation:

That the Board of Commissioners:

Approves the lease agreement between Wake County, Town of Zebulon, and Capitol Broadcasting Company, subject to terms and conditions acceptable to the Town Attorney.



Attachments:

1. Presentation
2. Lease Agreement

STAFF REPORT
RESOLUTION 2026-13
GILL STREET PARK:
SITE SPECIFIC MASTER PLAN
NOVEMBER 3, 2025

Topic: Resolution 2026-13 – Gill Street Park Site Specific Master Plan

Speaker: Sheila Long, Parks and Recreation Director
Prepared by: Sheila Long, Parks and Recreation Director
Approved by: Taiwo Jaiyeoba, Interim Town Manager

Executive Summary:

The Board of Commissioners will consider adopting the Gill Street Park Site Specific Master Plan.

Background:

The Master Plan for Gill Street Park is a site-specific master plan based on recommendations from the 2021 Zebulon Parks and Recreation Master Plan, as well as the follow-up "How We Play" effort in 2023. The Master Plan is also influenced by recent developments at Gill Street Park that will be highlighted on the following page. The Town is working to develop an expansion of Gill Street Park with new community amenities, as well as improving the existing park to enhance recreation opportunities for the neighborhood. The tasks associated with this plan included developing concept alternatives, holding public workshops to obtain input, refining a final concept, and developing cost estimates and phasing that will help the Town move forward with design and construction.

Following adoption of the plan, Staff will prepare a bid package for designs of the Plan's first phase. Staff will also consider grant opportunities to apply to that could support this project.

Discussion:

The discussion before the Board of Commissioners is to consider adoption of the Gill Street Park Site Specific Master Plan.

Policy Analysis:

Adopting this plan is consistent with the vision and goals of the Play Zebulon: Parks and Recreation Master Plan.

Financial Analysis:

Adopting this Plan offers the following financial support:

- Increases the competitiveness of grant applications.
- Phases the capital and operational costs of future projects and programs.
- Creates opportunities to partner with other agencies on adjacent, and similar, projects.

STAFF REPORT
RESOLUTION 2026-13
GILL STREET PARK:
SITE SPECIFIC MASTER PLAN
NOVEMBER 3, 2025

Parks & Recreation Advisory Board Recommendation:

At the October 20, 2025, Parks and Recreation Advisory Board Meeting, the Advisory Board recommended the Board of Commissioners adopt the proposed Gill Street Park Site Specific Master Plan

Staff Recommendation:

Staff recommends adoption of Resolution 2026-13 - the Gill Street Park Site Specific Master Plan subject to final edits and corrections.

Attachments:

1. Resolution 2026-13
2. Proposed Gill Street Park Site Specific Master Plan

View [online](#):



RESOLUTION 2026-13
ADOPTION OF GILL STREET PARK
SITE SPECIFIC MASTER PLAN

WHEREAS, the Board of Commissioners adopted the Play Zebulon: Parks and Recreation Comprehensive Master Plan on September 13, 2021; and

WHEREAS, Play Zebulon provides a vision, goals, and action items based on community input to guide Parks and Recreation decisions; and

WHEREAS, developing a specific plan for Gill Street Park is consistent with Play Zebulon vision goals:

- Engage community in planning and implementation,
- Provide quality, diverse parks, facilities, programs, and open space for people of all ages and backgrounds,

WHEREAS, the Gill Street Park Site Specific Master Plan was developed by gathering input from the community; and

WHEREAS, there were community input meetings, an on demand virtual meeting, and input by the Parks & Recreation Advisory Board and the Board of Commissioners; and

WHEREAS, the consultant, AECOM, used gathered public input combined with previous studies and environmental considerations to propose a draft of the Gill Street Park Master Plan; and

WHEREAS, the Parks & Recreation Advisory Board recommended adoption of the proposed Gill Street Park Site Specific Master Plan by a unanimous vote at their October 20, 2025 meeting.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Town of Zebulon hereby adopts the Gill Street Park Site Specific Master Plan as recommended by the Parks and Recreation Advisory Board.

Adopted this 3rd day of November 2025.

Glenn L. York – Mayor

SEAL

Dora Moore, MMC, NCCMC- Interim Town Clerk



TOWN OF ZEBULON

Gill Street Park

Master Plan

DRAFT

ZEBULON
NORTH CAROLINA



Adopted by Town Commission on
Month, Date, 2025

Town of Zebulon Parks and
Recreation Department
1003 N Arendell Ave
Zebulon, NC 27597
www.townofzebulon.org/

ACKNOWLEDGMENTS



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Glenn L York

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Parks and Recreation Advisory Board

Brandon Wiggins - Chair
Quinton Crosson-Taylor - Vice Chair
Garrett Underhill
Wendi Watson
Orlando Reyes
Dexter De'Andre Privette
Marcus Bennett



TABLE OF CONTENTS



- Project Process and Purpose 6
- Site Context & Existing Conditions 8
- Preliminary Concept Development 12
- Public Engagement 18
- Final Concept 28
- Cost Estimates & Phasing 32

PROJECT PROCESS AND PURPOSE



PROJECT PURPOSE

The Master Plan for Gill Street Park is a site-specific master plan based on recommendations from the 2021 Zebulon Parks and Recreation Master Plan, as well as the follow-up “How We Play” effort in 2023. The Town is working to develop an expansion of Gill Street Park with new community amenities, as well as improving the existing park to enhance recreation opportunities for the neighborhood.

Department records note that Gill Street Park was the Town of Zebulon’s second park and was opened in the 1960s. Prior to the 60s, the location served the Town as a household waste landfill. The Town has recently been working to install a new playground and restrooms at Gill Street Park, and held a workshop specifically for the playground during the “How We Play” effort in 2023. As these renovations would require substantial soil disturbance, Staff sought a soil survey to identify if there were concerns for the disposal of existing equipment and disturbance for new equipment and structures. Initial studies

noted lead present at a depth of a foot below the surface in the area of the playground. The town engaged in surfacing testing for the entirety of the park site. Elevated lead levels were identified along Privette St and the Northern boundary of the park. Both the playground and bathrooms are pending DEQ testing and guidance.

In an effort to find an alternative for the proposed improvements at Gill Street Park, the Town has been exploring properties where these improvements could be placed and provide a similar and enhanced level of service to the neighborhood. The existing Gill Street Park is part of a larger Town-owned parcel that includes the cemetery. This parcel has 5 acres of undeveloped land, referred to as New Park Site in this document, on its north end that is adjacent to Zebulon Middle School and East Wake Academy. While this parcel has some utility and environmental constraints, there is enough developable land to build a neighborhood park and a small community building.



Gill Street Park Public Engagement at the Back to School Bash

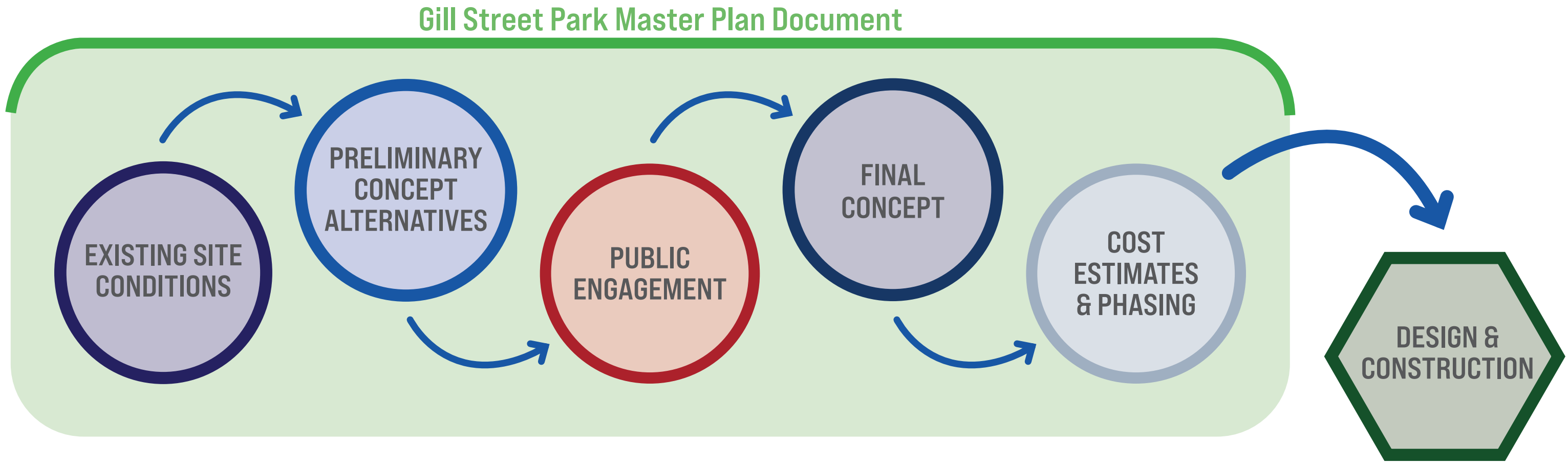
PROJECT PROCESS

The project process progressed in a linear fashion, beginning with initial tasks that included a review of previous planning documents, site planimetric data and research studies. The project team also conducted a physical inventory of existing conditions of the New Park Site and surrounding area. Research for potential programming also included the analysis of facility and program precedents that were consistent with stakeholder input.

The next step involved a synthesis of information to develop a preliminary concept for both the existing Gill Street Park and the potential New Park Site. Elements in these concepts included improved circulation and access, new community amenities for the New Park Site, and activation of the Existing Park Site within the environmental constraints. These concepts, along with precedent images, were presented through a series of public engagement opportunities in order to validate the concepts and programming elements.

After receiving input from the public through a variety of in-person opportunities as well as virtual engagement, the project team updated the final concept to reflect input received from the community. The final step in the process was the preparation of a Final Park Master Plan, which included updated cost estimates and phasing for proposed improvements. This consolidated document was then presented to the Advisory Board and Town Commission for final adoption. Once adopted, this Master Plan will be used to help secure funding and advance this project to design and construction.

PROJECT PROCESS DIAGRAM



SITE CONTEXT AND EXISTING CONDITIONS

DRAFT



SITE CONTEXT

ADDRESS: 600 N Privette, Zebulon, NC 27597

AREA: 5.12 ACRES

SITE CONTEXT

The New Park Site is located along Cemetery Rd in the central part of the Town of Zebulon. The park site is less than a mile northeast of the Town center. The proposed 5-acres of the park site are primarily accessed from Cemetery Rd and N Gill St. The New Park Site is located approximately 0.1 mi from the existing Gill Street Park location and is accessible via N Gill St.

PARK CONNECTIVITY

The Vision Chapter of the Play Zebulon Parks and Recreation Master Plan highlights a proposed priority pedestrian connection to the existing Gill Street Park which would help connect the park to the larger Town system. This connection can potentially be extended to the New Park Site along N Gill St, thus making the new site a part of the larger parks and open green space connectivity route.

With the strategic location of the New Park Site between the two educational institutions - Zebulon Middle School along its western edge and East Wake Academy to the north, the New Park Site has the potential of becoming a pivotal anchor in the Town's park system. Pathway connections from the site to the two educational institutes and beyond can help enrich the overall pedestrian experience of the neighborhood. These connections would also aide in the shared-use of the park and the school's recreational facilities.

Additionally, a pathway connection along N Gill St would provide safe pedestrian connectivity to the existing Gill Street Park. Connecting these two park sites, existing and proposed, and the neighborhood, would help expand the footprint of the park as people effortlessly walk back and forth between the varied amenities that would be provided at both the sites.

EXISTING CONDITIONS

The New Park Site is predominantly a wooded lot with an uninterrupted patch of open green space present at the southeastern corner of the site. Little Creek meanders through the northern part of the park site in the wooded area.

The other major existing site elements include a utility corridor cutting east to west across the park. Underground sewer lines and above ground utility lines are present in this utility corridor while another utility line passes through the site along the western edge.

Existing Park Site

Acreage: 1.5 acres

Existing Structures & Amenities:

- Playground
- Outdoor Basketball Court
- Picnic Shelter with Seating
- Parking Spaces
- Bike Rack
- Benches and Trashcans

Proposed Structures & Amenities (Existing Park Site):

- Skate Park
- Picnic Shelter
- Shaded Seating Areas
- Paved Parking
- Walkways

New Park Site

Acreage: 5.12 acres

Proposed Structures & Amenities (New Park Site):

- Community Center and Parking
- Indoor Multipurpose Court
- Playground
- Picnic Shelter
- Outdoor Multipurpose Sports Court
- Multi-use Open Green Space
- Disc Golf Course
- Walkways
- Shaded Seating Areas

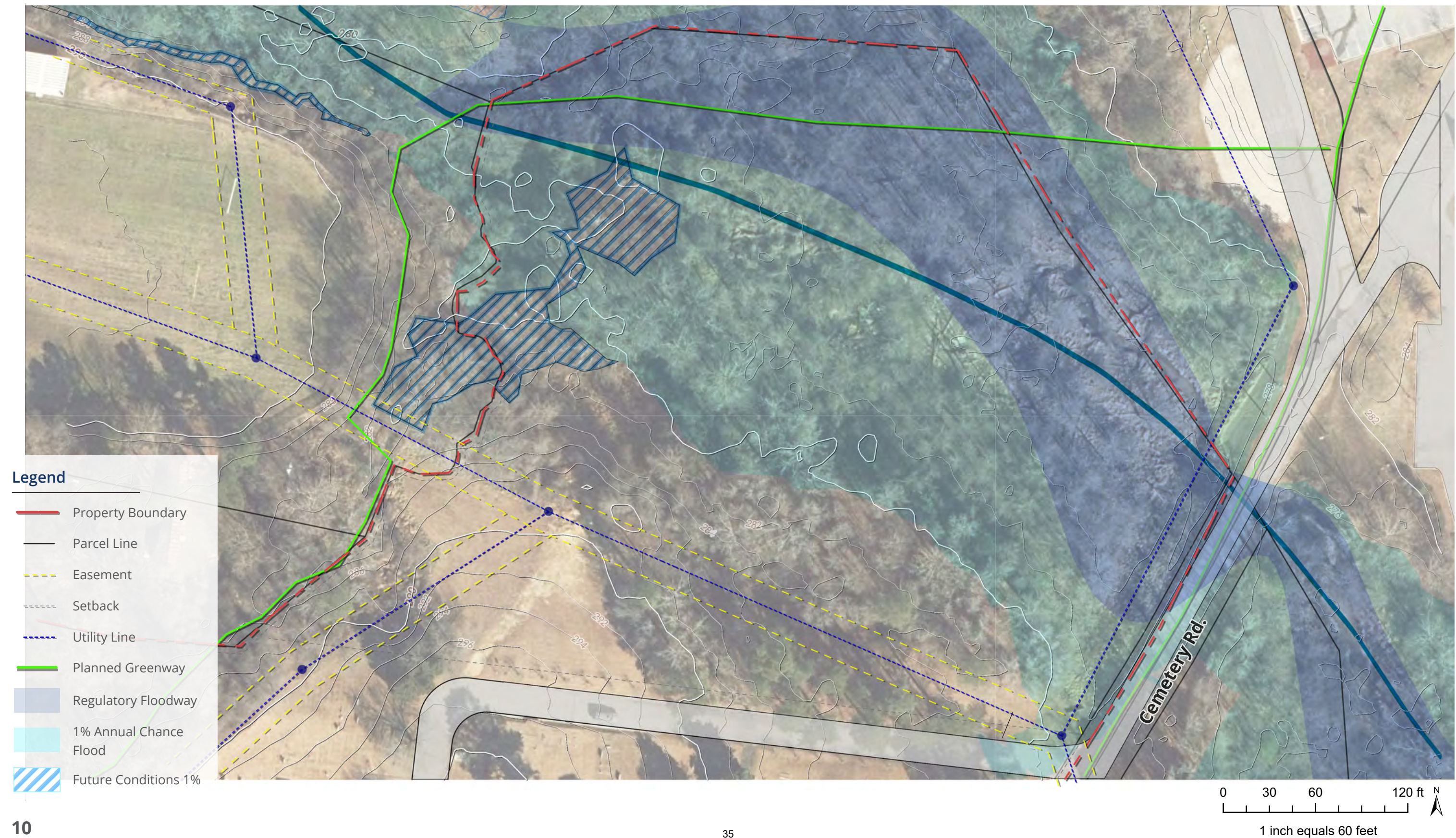
Existing Utilities:

- Underground Utility Lines
- Regulatory Floodway



Gill Street Park Context

Gill Street Park - NEW SITE - Existing Conditions



Gill Street Park - EXISTING SITE - Existing Conditions



0 25 50 100 ft
1 inch equals 50 feet

PRELIMINARY CONCEPT DEVELOPMENT

DRAFT



PRELIMINARY PROGRAM ELEMENTS

The initial concepts for both the Existing Gill Street Park Site and the New Park Site are based on recommendations from the 2021 Zebulon Parks and Recreation Master Plan, as well as the follow-up “How We Play” effort in 2023.

The concepts for the Existing Park Site take into consideration the results of the recent Town-led studies which identified presence of lead under the surface of the existing park site. Therefore, the conceptual options proposes park elements that would cause minimal disturbance to the sub-surface of the park site.

The information obtained through prior engagement, research, site visits and conversations with Town staff provided the project team with a comprehensive understanding of the existing conditions in Gill Street Park, and established a basis for identifying preliminary program elements for the New Park Site.

PRELIMINARY CONCEPT PLAN

NEW PARK SITE:

Two preliminary concept options were developed for both the park sites - Existing Gill Street Park site and the New Site for the park.

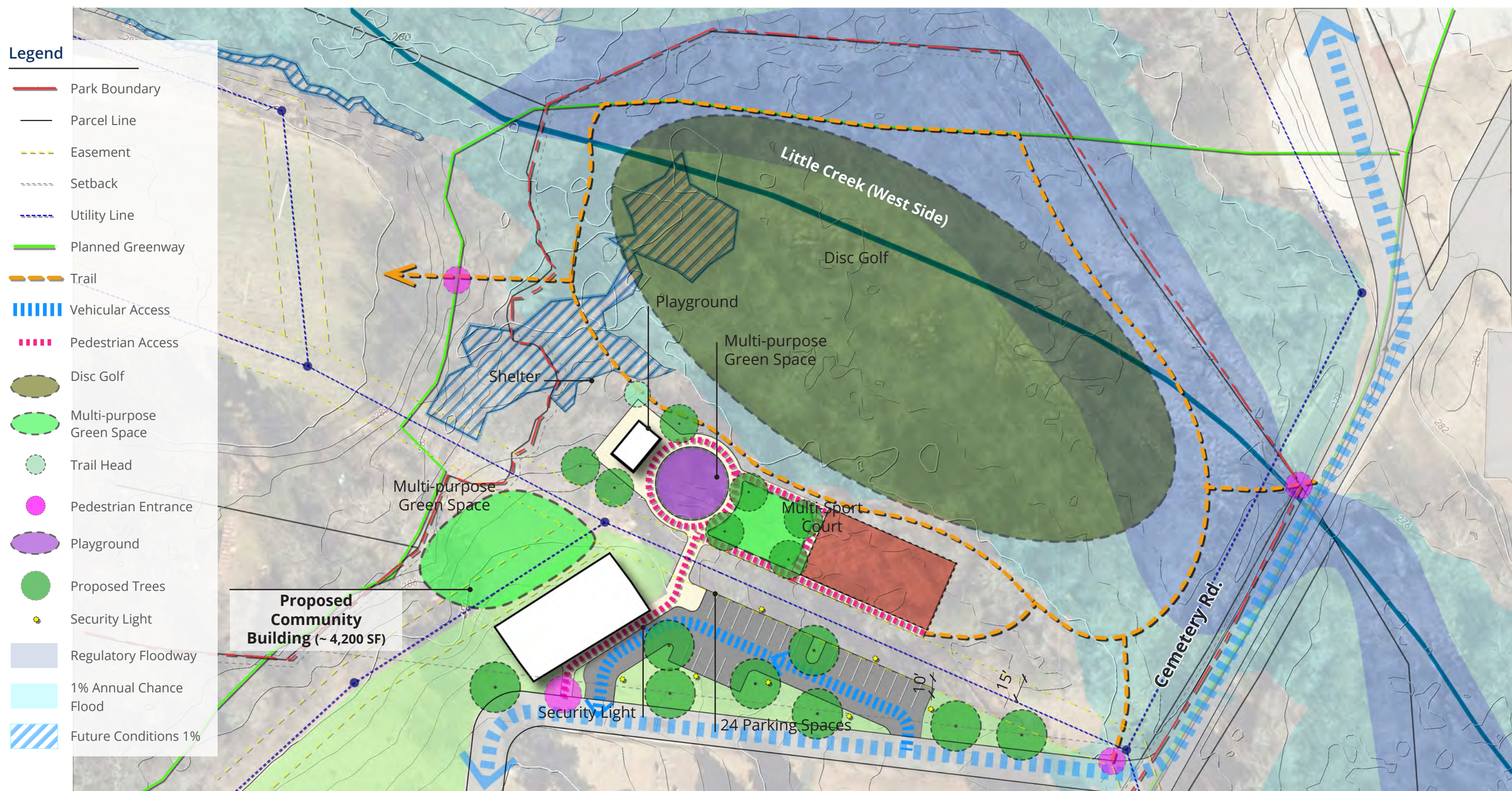
The New Park Site concepts highlight the following preliminary park elements:

- Community center
- Parking lot
- Playground
- Multi-purpose sports courts
- Multi-use open green space
- Disc golf course
- Paved and unpaved walking trails
- Security lighting
- Walkway connections to adjacent parcels, particularly to the educational institutions

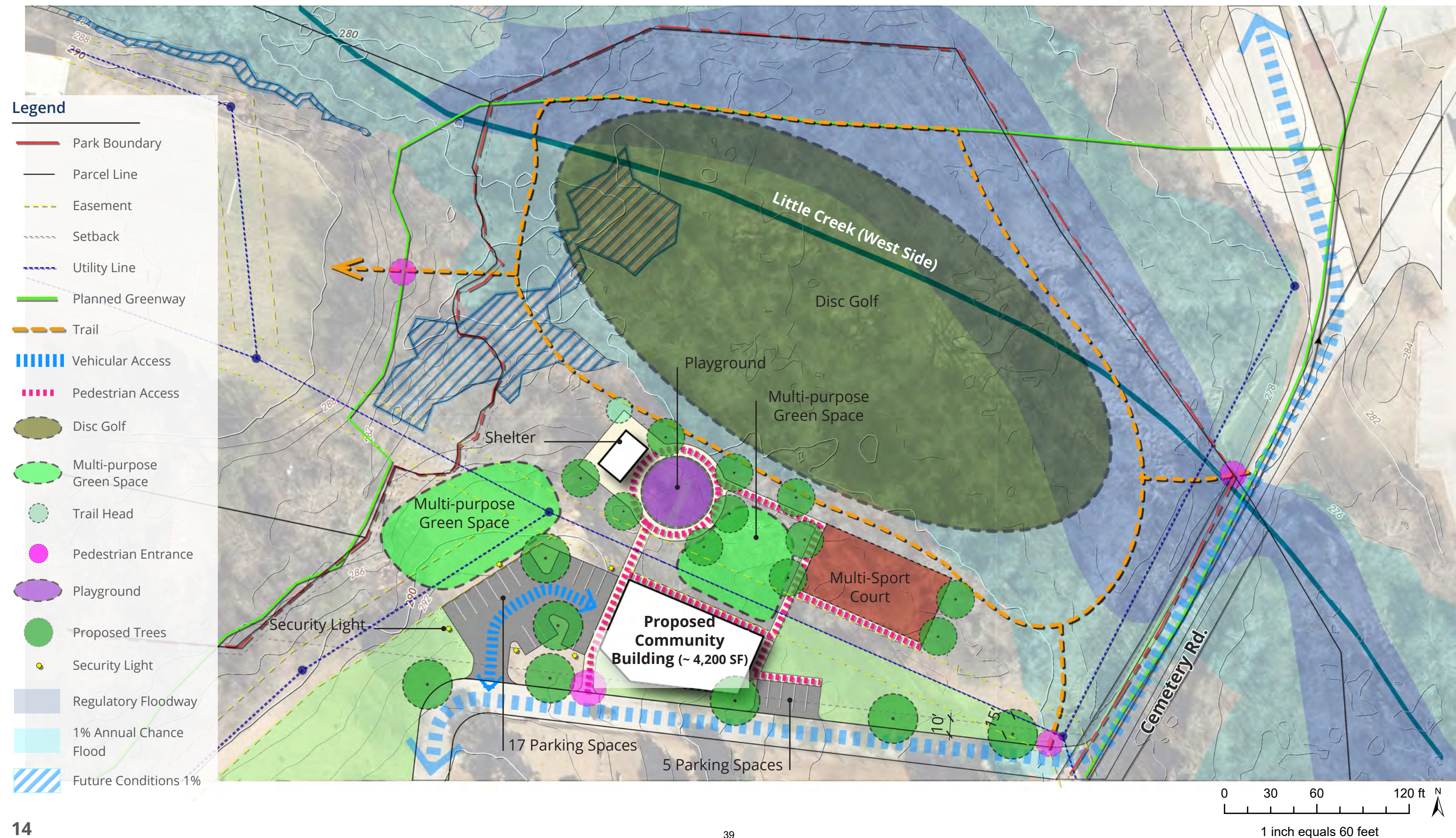
EXISTING PARK SITE

Two conceptual options were developed for the Existing Gill Street Park Site. The first option highlights a passive neighborhood park with open green spaces, a dog park, and a paved parking lot that could serve as an overflow parking space for the Town. The second option highlights a more robust repurposing of the park with the addition a skate park, open green spaces, seating areas and a paved parking lot.

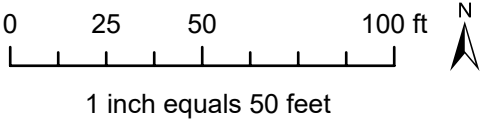
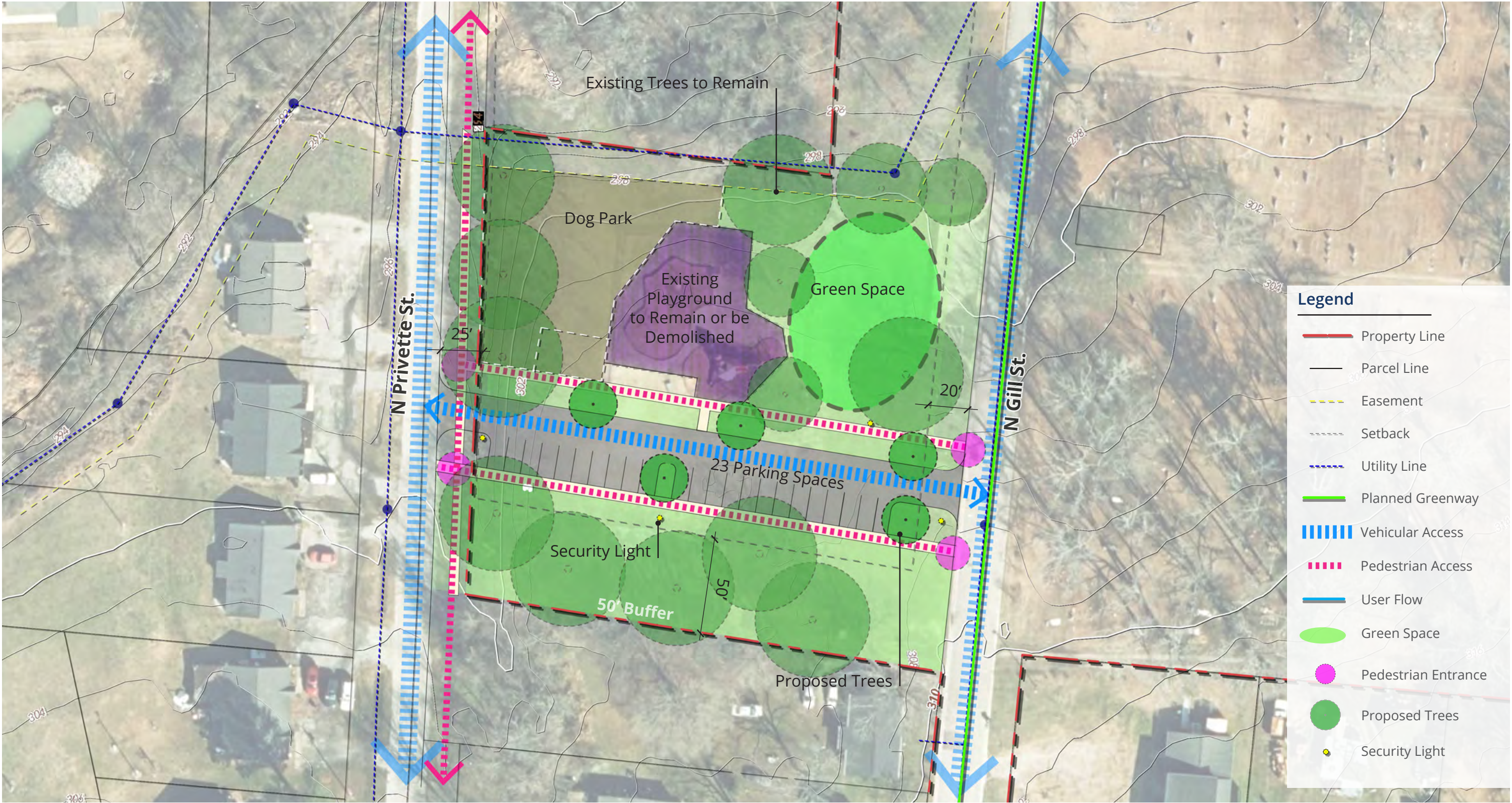
Gill Street Park - NEW SITE - OPTION 1



Gill Street Park - NEW SITE - OPTION 2



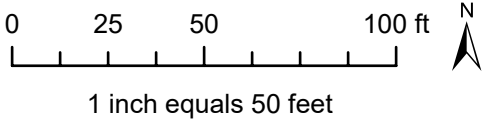
Gill Street Park - EXISTING SITE - OPTION 1 - Natural Open Space Park



Gill Street Park - EXISTING SITE - OPTION 2 - Skate Park



- Legend**
- Property Line
 - Parcel Line
 - Easement
 - Setback
 - Utility Line
 - Planned Greenway
 - Vehicular Access
 - Pedestrian Access
 - User Flow
 - Seating / Viewing Areas
 - Green Areas
 - Pedestrian Entrance
 - Proposed Trees
 - Security Light



Skate Park Example Images

MULTI-SKILL RAMP



INTERMEDIATE COMPONENTS



BEGINNER COMPONENTS



ADVANCED COMPONENTS



PUBLIC ENGAGEMENT



PUBLIC ENGAGEMENT

OVERVIEW

Public engagement is the foundation of any successful planning effort, representing the qualitative side of the investigation and research upon which successful master plans are implemented. Public engagement for Gill Street Park has been a priority for the department since the Play Zebulon Master Plan, and a number of methods and opportunities have been utilized in order to ensure that community priorities are met. The primary goals of this Master Plan's public participation were to build on previous efforts, raise awareness of the project, build support for the park enhancements, and obtain input from residents on ideas for park amenities and concepts.

The main effort of the Gill Street Master Plan public engagement involved a pop-up workshop at the annual Back-2-School Bash event to obtain ideas for design and gather community comments on form and function alternatives. The Town also engaged with the Parks and Recreation Advisory Board to obtain additional input on the materials presented at the public workshop. In addition to these meetings, the Town also hosted a Virtual Open House through an online platform to provide on-demand access for the general public. The following are summaries of findings for each method.

PREVIOUS EFFORTS

The 2021 Play Zebulon Master Plan highlighted the need for improvements at Gill Street Park, particularly as it relates to the park's playground and current amenities. Noting the importance of this park to the surrounding community, the Town launched a specific effort for Gill Street Park in 2023. Engagement methods had included visual preference exercises held at the Gill Street Cookout and with students from Zebulon Middle School, a meeting with the Town's Recreation and Parks Advisory Board, and an online engagement survey. All engagement methods were conducted alongside the "How We Play" initiative that focuses on system-wide improvements to Zebulon's parks and recreation facilities.

The extensive outreach conducted during the 2023 Gill Street Park engagement process resulted in the participation of close to 200 residents and a wealth of input on the future of their

park and playground. From the results of the Gill Street Cookout public engagement event, Zebulon Middle School workshop, Advisory Board Meeting and online survey, the following common themes can be derived for Gill Street Park:

- Climbing, spinning and sliding elements
- Features for older teens and adults
- Modern, colorful playground styles
- Shade structures
- Safety for the playground and the other areas of the park
- Accessible and inclusive play
- Incorporating natural elements
- Sensory elements
- Friendly, inviting areas
- Confidence and skill building opportunities
- Community gathering
- Providing something for all age groups



Gill Street Cookout - 2023

POP-UP WORKSHOP AT THE BACK-2-SCHOOL BASH

Due to the timing of the Master Plan effort, the Town was provided a unique opportunity to engage a substantial portion of the community in a special event setting across the street from Gill Street Park. On August 2, 2025, the Town of Zebulon hosted their annual Back-2-School Bash at Mt. Zion United Holiness Church. The event, which drew hundreds of people, featured food, fun, and an opportunity for the neighborhood residents to provide their ideas for Gill Street Park, providing an ideal setting to engage with members of the community who may not have otherwise participated in the public involvement process. The project team provided information that included an overview of the project purpose, process and concept alternatives for the existing Gill Street Park site and the New Park Site. Event attendees were able to walk through the displays as they made their way around the exhibit area and view the presented material, as well as participate in a visual preference exercise for the proposed park elements.

The project team was available to answer questions and encourage participants to provide comments. Over 130 people visited the boards during the Back-2-School Bash workshop.

Common themes below were gathered from comment boards:

- **Outdoor pickleball courts**
- **Pool or splash pad**
- **Tennis court**
- **Sensory-friendly**
- **Basketball court**
- **Gymnasium (for gymnastics)**
- **Variety of outdoor activities**

PARKS AND RECREATION ADVISORY BOARD MEETING

In addition to the Back-2-School pop-up workshop, the Town presented the workshop materials to the Parks and Recreation Advisory Board Meeting on August 26th, 2025. The Advisory Board reviewed the materials and participated in the visual preference exercises.

Attendees at all meetings were encouraged to select their preferred alternative for each park site and provide ideas to help shape the future of their park. Most attendees expressed support for the park and its development, with a clear consensus for Option 2 for the New Park Site, and the skate park option for the existing park site, resulting from the park concept alternative selection. The visual preference exercise saw heavy participation, providing valuable insight into the types of amenities residents want to see in Gill Street Park. Results from the concept alternative selection and the Visual Preference Exercise can be found on the following spreads, along with the Virtual Engagement Summary.



Back-2-School Bash



PROJECT WEBSITE

In order to provide on-demand access for all members of the public to the project materials, the Gill Street Park Master Plan utilized an online platform as a “one-stop-shop” for information about the plan. This platform was run through PublicInput.com and utilized the URL, www.publicinput.com/GillStreetParkMP as the landing page for all online engagement. The platform served as the access point for project information and updates, as well as the Virtual Open House. The landing page also included information intended to help the public understand why their feedback is important, and how the results of this plan can impact the future of their parks and recreation services. Extensive outreach was conducted to encourage access to this platform, as well as provide input opportunities for those who may have difficulty attending in-person engagement workshops.

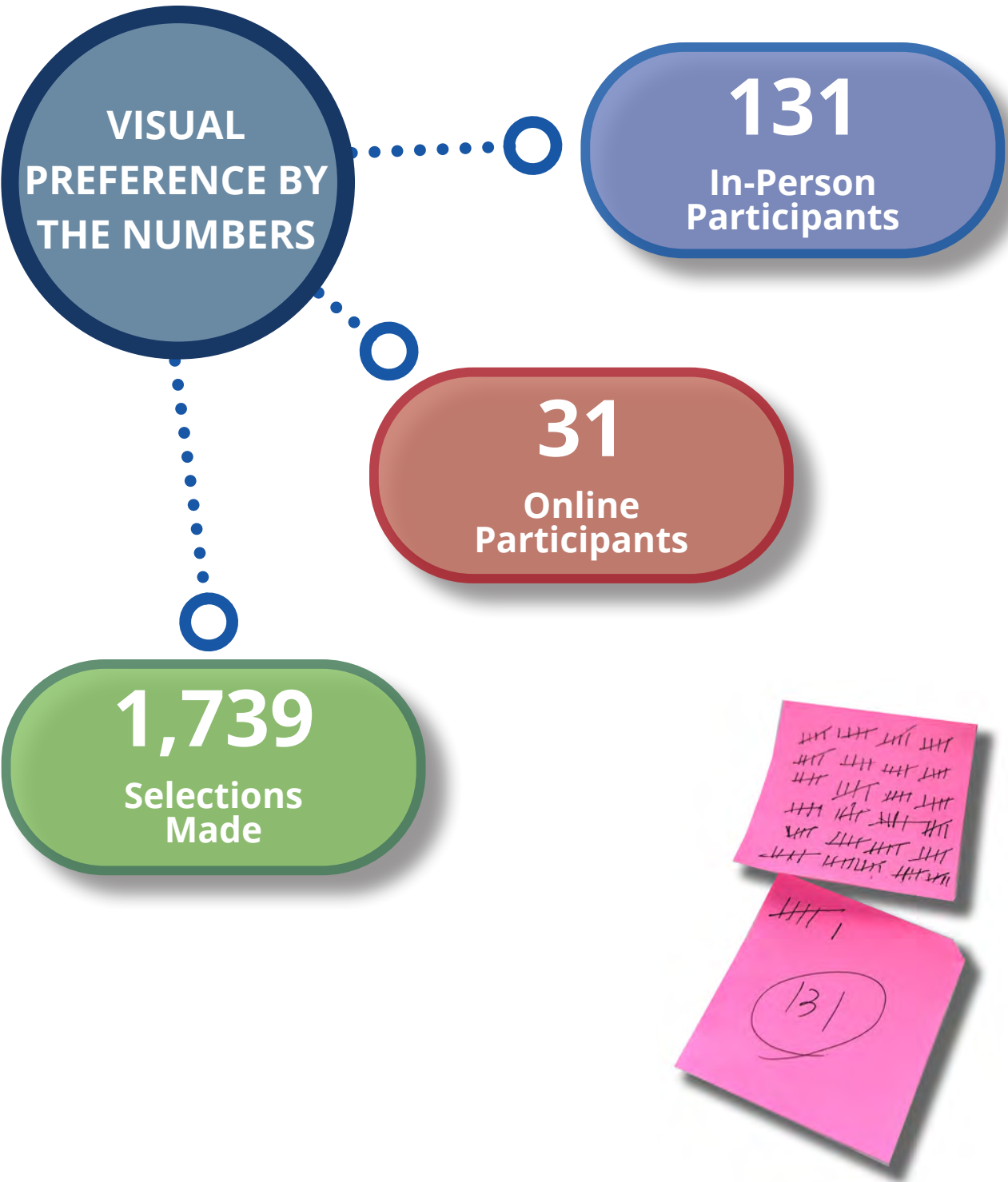
VIRTUAL OPEN HOUSE

Community members were invited to visit a Virtual Open House and provide feedback on the needs and priorities for parks and recreation facilities and services for both the park sites. Once in the Virtual Open House, participants could view information boards, and participate in a series of engagement exercises to provide input. The Virtual Open House remained accessible at any time online from August 2nd through August 31st, to provide an opportunity for the community to provide input about the Master Plan priorities.

Comments on the Gill Street Park Concept

The following is a summary of the comments provided on the preliminary Gill Street Park Concept Plan:

- Need for dedicated pickleball courts
- A walking trail loop around the park
- Shaded playground, walkways and seating areas
- Addition of tree canopy for shade
- Need for restrooms
- A splashpad/ water play element
- A space for roller skating in the skate park



General Comments on the Gill Street Park Master Plan

Participants were also provided an additional opportunity to provide general comments about the project. The following is a summary of the general comments provided.

- Make park amenities and elements accessible and inclusive.
- Provide amenities that cater to multiple age groups - need amenities for adults who accompany their children to the park
- Create playgrounds that are enclosed for safety of children. It is particularly critical for families with neurodiverse children.
- Looking forward to seeing the plan move forward and enjoying the park.

Precedent Image Ranking Exercise

In addition to opportunities to provide open ended comments, participants in the Virtual Open House were also able to view the same series of precedent images included in the in-person meetings. In lieu of a green dot exercise, participants were asked to rank the images in each category. A summary of these results is included on the following pages.

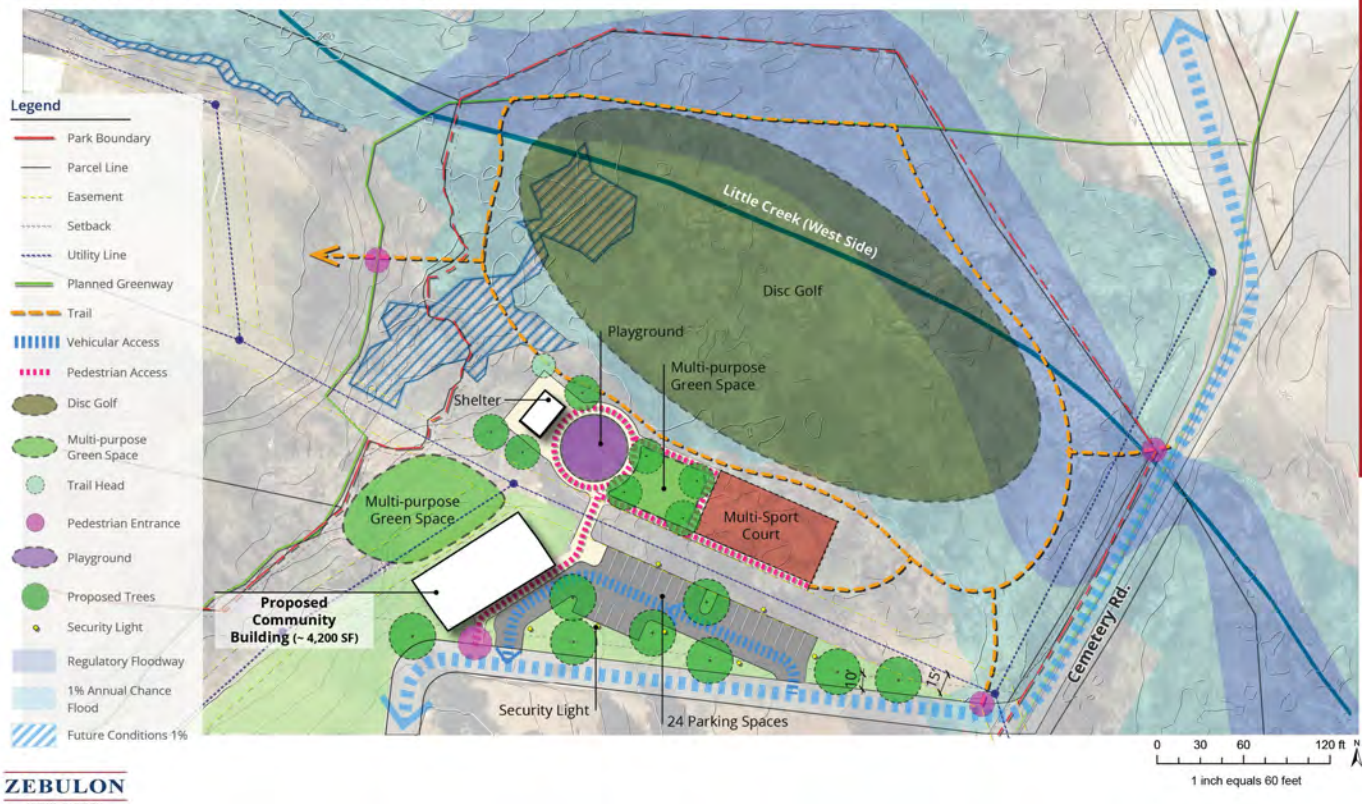


Pop-up Workshop at Back-2-School Bash

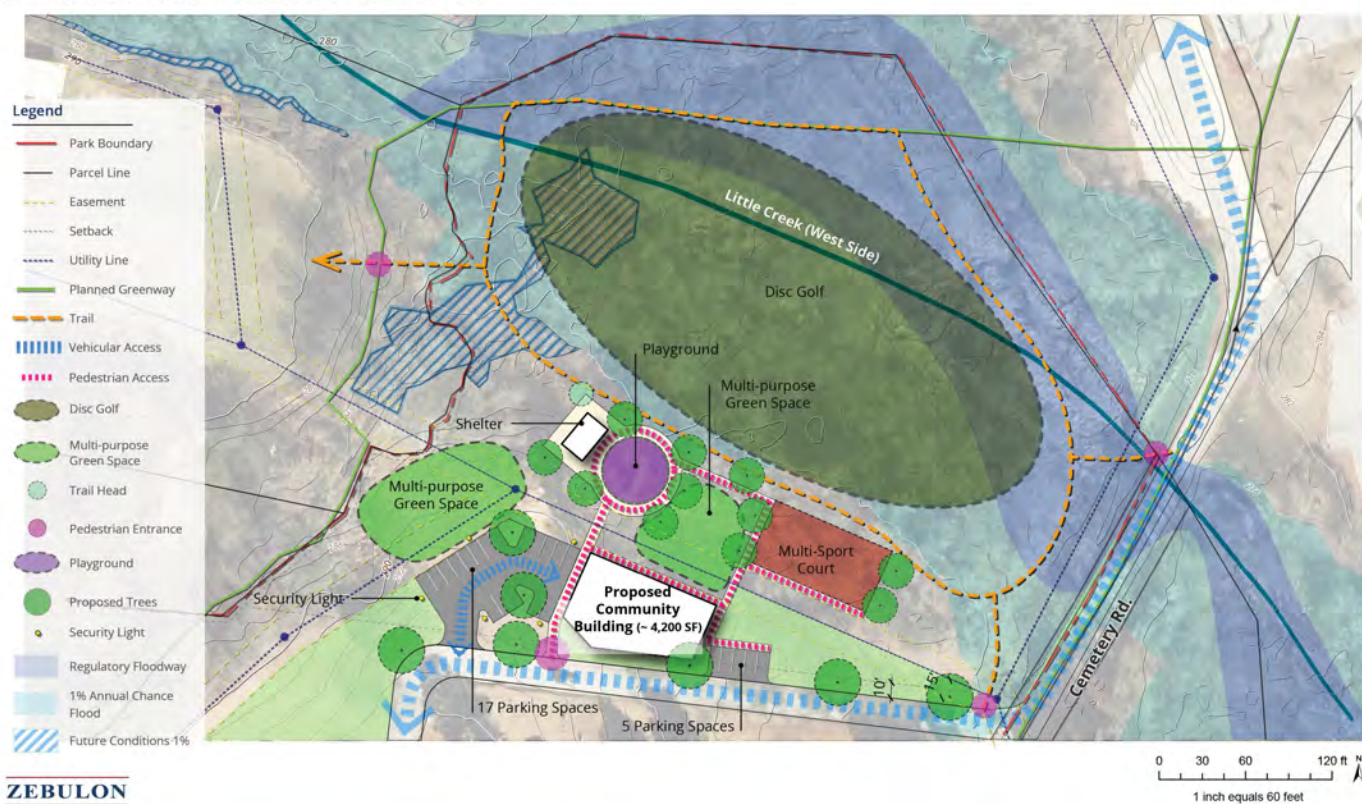
PREFERRED CONCEPT RESULTS - NEW SITE

Back to School Bash Selections Advisory Board Selections Online Selections

Gill Street Park - NEW SITE - OPTION 1



Gill Street Park - NEW SITE - OPTION 2



12 1 9 | 22

40 3 16 | 59



Concept Boards



Visual Preference Boards



Pop-up Workshop

PREFERRED CONCEPT RESULTS - EXISTING SITE

Back to School Bash Selections Advisory Board Selections Online Selections

Gill Street Park - EXISTING SITE - OPTION 1 - Natural Open Space Park



Gill Street Park - EXISTING SITE - OPTION 2 - Skate Park



9 0 5 | 14

31 5 15 | 51



Visual Preference Boards



Concept Boards



Comment Boards

VISUAL PREFERENCE RESULTS - TOP CHOICES PER CATEGORY

Back-2-School Bash Selections Advisory Board Selections Online Selections Online Ranking

COMMUNITY CENTER

1



11
0
15
26
#2

2



0
0
14
14
#6

3



42
4
16
62
#1

4



4
1
14
19
#5

5



5
0
15
20
#4

6



8
0
16
24
#3

PLAYGROUND

1



32
1
14
47
#1

2



29
1
16
46
#3

3



29
1
19
49
#2

4



25
1
16
42
#4

5



21
2
14
37
#5

6



10
0
12
22
#6

MULTI-PURPOSE GREEN SPACE

1



11
0
18
29
#3

2



24
3
15
42
#1

3



2
1
15
18
#2

WALKING TRAILS

1



11
2
14
27
#2

2



5
1
17
23
#3

3



29
1
15
45
#1

DISC GOLF

1



12
2
19
33
#1

2



8
0
14
22
#2

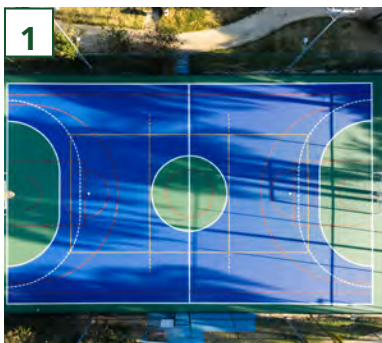
3



10
1
14
25
#3

MULTI-SPORT COURT

1



31
2
18
51
#1

2



19
0
11
30
#3

3



36
1
11
48
#2

VISUAL PREFERENCE RESULTS - TOP CHOICES PER CATEGORY

Back-2-School Bash Selections Advisory Board Selections Online Selections Online Ranking

DOG PARK

1



16

1

14

31

#2

2



8

0

15

23

#3

3



16

4

13

33

#1

SKATE PARK

1



55

2

14

71

#1

2



20

0

13

33

#3

3



21

2

11

34

#2

VISUAL PREFERENCE RESULTS - SUPPORTING PARK AMENITIES (TOP 3)

Back-2-School Bash Selections Advisory Board Selections Online Selections

WI-FI CONNECTIVITY



36

4

3

43

LIGHTING



26

5

12

43



26

5

12

43

PUBLIC ART



43

4

5

52



43

4

5

52

SHADE STRUCTURES



30

1

18

49



30

1

18

49

SIGNAGE



14

0

1

15



14

0

1

15

SEATING AREAS



31

1

12

44



31

1

12

44

BIKE RACKS



18

5

2

25



18

5

2

25

ENVIRONMENTAL FEATURES



31

0

6

37



31

0

6

37

VISUAL PREFERENCE RESULTS - PROGRAMS AND ACTIVITIES (TOP 3)

Back-2-School Bash Selections Advisory Board Selections Online Selections

SUMMER CAMPS



AFTER SCHOOL PROGRAMS



TEEN PROGRAMS



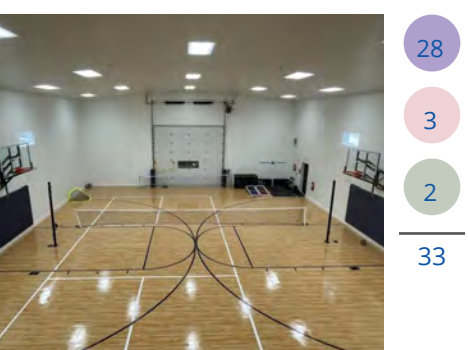
ACTIVE ADULT PROGRAMS



PRESCHOOL AND EARLY CHILDHOOD PROGRAMS



INDOOR SPORTS



FITNESS PROGRAMS



ART PROGRAMS



SPECIAL EVENTS



COOKING AND NUTRITION PROGRAMS



MUSICAL PROGRAMS



COMPUTER ACCESS



SUMMARY

The extensive outreach conducted during the Gill Street Park Master Plan resulted in the participation of over 160 residents and a wealth of input from the community on the future of both park sites. The results from the Back-2-School Bash, Advisory Board Meeting and online survey, the following common themes can be derived for Gill Street Park:

- Strong consensus for Option 2 at the New Park Site, and the Skate Park Option for the Existing Park Site
- Community Center with a wide-range of activities, flexible spaces, and a modern aesthetic
- Colorful playground with a mix of natural and traditional elements, providing access for users of all ages and abilities
- Flexible outdoor green spaces
- Access to restrooms in the park
- Walking trails through natural areas with disc golf
- Multi-sport court supporting a wide-range of opportunities
- Multi-skill skate park ramps for all ages
- Public art
- Shade and places to sit
- Security lighting and Wi-Fi available
- Indoor sports
- Fitness programs
- Cooking and Nutrition programs



Activities at Back-2-School Bash

FINAL CONCEPT



FINAL CONCEPT - NEW PARK SITE

Once the Public Engagement was completed, the project team summarized all written comments, the results from the precedent image exercises, and any notes taken during conversations with stakeholders and public participants. Input received was analyzed to determine the alignment of the public's needs and priorities with the ideas presented in the preliminary concept. The input received through the multiple avenues of engagement validated the design elements presented in the preliminary concepts, provided direction for additional improvements to be included, and helped to visualize the intent of the design elements through the precedent image exercises.

The final concept plan, which is a refinement of the Option 2 preliminary concept plan, contains the following programmatic and design elements for the New Park Site:

- An approximately 5,000 square feet multi-use community center that anchors the other park amenities
- Security lighting features illuminating the major park elements such as the parking lot, playground and sports courts
- A centrally located multi-purpose open green space with open views to surrounding park elements
- Inclusive and accessible playground
- Addition of multi-purpose sports courts that could be utilized for multiple sports such as futsal/ basketball/ pickleball
- An off-street paved parking lot and on-street parking that provide a total of 23 parking spaces
- Retaining and enhancing the naturalized, wooded northern portion of the park with the addition of a disc golf course and unpaved walking trail loop

- Improved and expanded walking trail network with a mix of paved pathways and unpaved trails, and boardwalk connection over Little Creek
- Potential future connections to adjacent parcels, particularly to Zebulon Middle School and East Wake Academy, existing Gill Street Park and further connections to future City-wide trail network
- Stormwater improvements throughout the park

FINAL CONCEPT PLAN - NEW PARK SITE



FINAL CONCEPT



FINAL CONCEPT - EXISTING PARK SITE

During the Back-2-School Bash public engagement workshop, two preliminary concepts were presented for the redevelopment of the existing Gill Street Park site. Option 1 included a passive natural open green space park, and Option 2 included a skate park as the primary park element. Of the two concepts, Option 2 garnered the highest number of votes from the community. Based on the feedback received this concept was further refined to include all public comments and input.

The final concept contains the following programmatic and design elements for redevelopment of the existing Gill Street Park Site:

- Skate park with allocated spaces for three skill-levels: advanced, intermediate, and beginner, and a multi-skilled ramp area
- Shaded seating/viewing areas located at multiple vantage points around the skating areas
- Security lighting features illuminating the major park elements and sidewalks
- Improved and expanded walking trail network with potential future connection to new park site along N Gill St
- Stormwater improvements throughout the park

FINAL CONCEPT PLAN - EXISTING PARK SITE

DRAFT



COST ESTIMATE & PHASING



INTRODUCTION

The next step in the master planning process is to establish clear implementation strategies and priorities for the advancement of the community-driven concept for both the Existing Gill Street Park Site as well as the New Park Site. This involves developing estimates of probable cost for the proposed improvements at both the sites, and then aligning community priorities with available funding to establish an achievable phasing plan.

ESTIMATE OF PROBABLE COST

COST CONSIDERATIONS

The estimate of probable cost associated with the Gill Street Park Master Plan is based on current market trends, similar projects, and project-specific research conducted by the project team. The project team utilized all of its available resources and technical expertise to provide order-of-magnitude cost estimates that are for planning purposes only.

The concepts for both the park sites may be modified over time in response to actual costs, future Town objectives, and available funding sources. Additionally, it is recommended that proposed improvements undergo a detailed feasibility and cost analysis prior to physical implementation.

COST ESTIMATES

The table on the following page details the overall estimate of probable cost for both the Existing Gill Street Park Site as well as the New Park Site, including direct construction costs, indirect costs associated with construction, contingency, design, permitting, and construction administration/construction management.

Estimate of Probable Cost
New Park Site
\$5,530,699

Estimate of Probable Cost
Existing Park Site
\$1,839,101

GILL STREET PARK IMPROVEMENTS - NEW PARK SITE

Gill Street Park Master Plan						
Order of Magnitude Estimate of Probable Capital Improvement Costs (2025)						
	Unit	Quantity	Unit Cost	Total Direct Costs	Total Direct Costs with Markups	Total Development Cost
Gill Street Park Improvements - New Park Site						
Site Work						
Site Clearing	Acre	4	\$10,000	\$40,000	\$69,431	\$79,846
Site Grading and Balancing	Acre	2	\$20,000	\$40,000	\$69,431	\$79,846
Erosion Control (Fences, Diversions, tree protection barrier, temporary construction entrance)	Allowance	1	\$50,000	\$50,000	\$86,789	\$99,807
Stream Restoration & Bank Stabilization (as needed)	Allowance	1	\$50,000	\$50,000	\$86,789	\$99,807
Subtotal:				\$180,000	\$312,441	\$359,307
Utilities						
Sanitary Service Supply	Allowance	1	\$75,000	\$75,000	\$130,184	\$149,711
Water Service Supply	Allowance	1	\$75,000	\$75,000	\$130,184	\$149,711
Electrical Service Supply	Allowance	1	\$30,000	\$30,000	\$52,073	\$59,884
Stormwater Treatment Areas	Allowance	1	\$70,000	\$70,000	\$121,505	\$139,730
Subtotal:				\$250,000	\$433,945	\$499,037
Building and Structures						
Community Center	SF	5000	\$220	\$1,100,000	\$1,909,359	\$2,195,763
Large Pavilion (20'x30')	Each	1	\$50,000	\$50,000	\$86,789	\$99,807
Subtotal:				\$1,150,000	\$1,996,148	\$2,295,571
Hardscape						
Paved Parking and Drop-off (Asphalt Pavement, Subgrade, Base, Parking Bumpers, Signs, Striping)	SY	810	\$130	\$105,300	\$182,778	\$210,194
Paved Pathway (6' Wide, Concrete Surface, Base, Topsoil)	LF	1275	\$40	\$51,000	\$88,525	\$101,804
Paved Pathway around Community Center (8' Wide, Concrete Surface, Base, Topsoil)	LF	192	\$50	\$9,600	\$16,664	\$19,163
Unpaved Trail (8' Wide, Compacted Gravel Surface, Base, Topsoil)	LF	2605	\$22	\$57,310	\$99,478	\$114,399
Concrete Pads (playground area, pavilion)	SY	45	\$55	\$2,475	\$4,296	\$4,940
Boardwalk for Trails	LF	100	\$1,200	\$120,000	\$208,294	\$239,538
Subtotal:				\$345,685	\$600,034	\$690,039

Landscape						
New Trees	Each	30	\$175	\$5,250	\$9,113	\$10,480
Multi-purpose green space (Sod)	SY	1625	\$6	\$9,750	\$16,924	\$19,462
Additional Landscape Allowance	Allowance	1	\$20,000	\$20,000	\$34,716	\$39,923
Irrigation Allowance	Allowance	1	\$50,000	\$50,000	\$86,789	\$99,807
Subtotal:				\$85,000	\$147,541	\$169,673
Park Elements						
Playground (2,000 SF, Play Equipment, Surfacing, Shade, Curb)	Allowance	1	\$250,000	\$250,000	\$433,945	\$499,037
Multi-purpose play courts (futsal/ basketball/ pickleball)	Allowance	1	\$250,000	\$250,000	\$433,945	\$499,037
Disc Golf	Allowance	1	\$65,000	\$65,000	\$112,826	\$129,750
Security Lighting	Allowance	1	\$120,000	\$120,000	\$208,294	\$239,538
Signage Allowance (Educational Signage, Wayfinding)	Allowance	1	\$25,000	\$25,000	\$43,395	\$49,904
Amenity Upgrade Allowance (Benches, Picnic Tables, Trash Receptacles, Water Fountains)	Allowance	1	\$50,000	\$50,000	\$86,789	\$99,807
Subtotal:				\$760,000	\$1,319,194	\$1,517,073
Total Direct Costs				\$2,770,685		
Mobilization and General Conditions		15.0%			\$415,603	
Subtotal					\$3,186,288	
Bonds, Insurance		5.0%			\$159,314	
Subtotal					\$3,345,602	
Contractor Fees (Profit, Overhead, Expenses)		15.0%			\$501,840	
Subtotal					\$3,847,442	
Contingency		25.0%			\$961,861	
Total Construction Costs					\$4,809,303	
Site Investigation, Design, Permitting, and CA/CM Fees		15.0%				\$721,395
Total Cost for New Gill Street Park Site Improvements						\$5,530,699

GILL STREET PARK IMPROVEMENTS - EXISTING PARK SITE

Gill Street Park Master Plan						
Order of Magnitude Estimate of Probable Capital Improvement Costs (2025)						
	Unit	Quantity	Unit Cost	Total Direct Costs	Total Direct Costs with Markups	Total Development Cost
Gill Street Park Improvements - Existing Site - Skate Park						
Site Work						
Site Clearing	Acre	1.5	\$15,000	\$22,500	\$39,055	\$44,913
Site Grading and Balancing	Acre	1	\$20,000	\$20,000	\$34,716	\$39,923
Erosion Control (Fences, Diversions, tree protection barrier, temporary construction entrance)	Allowance	1	\$60,000	\$60,000	\$104,147	\$119,769
Subtotal:				\$102,500	\$177,918	\$204,605
Utilities						
Water Service Supply	Allowance	1	\$30,000	\$30,000	\$52,073	\$59,884
Electrical Service Supply	Allowance	1	\$30,000	\$30,000	\$52,073	\$59,884
Stormwater Treatment Areas	Allowance	1	\$50,000	\$50,000	\$86,789	\$99,807
Subtotal:				\$110,000	\$190,936	\$219,576
Building and Structures						
Large Pavilion (15'x20')	Each	1	\$20,000	\$20,000	\$34,716	\$39,923
Shade Structures	Each	7	\$5,000	\$35,000	\$60,752	\$69,865
Subtotal:				\$55,000	\$95,468	\$109,788
Hardscape						
Paved Parking (Asphalt Pavement, Subgrade, Base, Parking Bumpers, Signs, Striping)	SY	1080	\$160	\$172,800	\$299,943	\$344,934
Skate Park (concrete bowls, wooden ramps, metal rails, drainage, and site preparation)	Allowance	1	\$250,000	\$250,000	\$433,945	\$499,037
Paved Pathway (6' Wide, Concrete Surface, Base, Topsoil)	LF	1740	\$40	\$69,600	\$120,810	\$138,932
Concrete Pads (pavilion, shaded seating areas)	SY	85	\$55	\$4,675	\$8,115	\$9,332
Subtotal:				\$497,075	\$862,813	\$992,235

Landscape						
New Trees	Each	10	\$175	\$1,750	\$3,038	\$3,493
Additional Landscape Allowance	Allowance	1	\$20,000	\$20,000	\$34,716	\$39,923
Irrigation Allowance	Allowance	1	\$30,000	\$30,000	\$52,073	\$59,884
Subtotal:				\$51,750	\$89,827	\$103,301
Park Elements						
Security Lighting	Allowance	1	\$50,000	\$50,000	\$86,789	\$99,807
Signage Allowance (Educational Signage, Wayfinding)	Allowance	1	\$15,000	\$15,000	\$26,037	\$29,942
Amenity Upgrade Allowance (Benches, Picnic Tables, Trash Receptacles, Water Fountains)	Allowance	1	\$40,000	\$40,000	\$69,431	\$79,846
Subtotal:				\$105,000	\$182,257	\$209,596
Total Direct Costs				\$921,325		
Mobilization and General Conditions		15.0%			\$138,199	
Subtotal					\$1,059,524	
Bonds, Insurance		5.0%			\$52,976	
Subtotal					\$1,112,500	
Contractor Fees (Profit, Overhead, Expenses)		15.0%			\$166,875	
Subtotal					\$1,279,375	
Contingency		25.0%			\$319,844	
Total Construction Costs					\$1,599,219	
Design, Permitting, and CA/CM Fees		15.0%				\$239,883
Total Cost for Existing Gill Street Park Improvements						\$1,839,101

PHASING

After the completion of the cost estimates, the project team met with Town staff to discuss the implementation and phasing strategies for Gill Street Park. Discussions with Town Staff resulted in the development of three phases for the implementation of the New Park Site concept plan and two phases for the Existing Park Site improvements, with each phase seeking to provide meaningful improvements while laying the foundation and building momentum for future phases. The phases are intended to utilize current and future funding and be implemented as this funding becomes available.

NEW PARK SITE

Phase 1 will be initiated upon completion of this Master Plan Study, and provide infrastructure improvements that activate new areas of the park for a wide variety of users, expand programmable areas of the park, and help set the stage for further improvements. Phase 1 includes developing the playground, picnic shelter, multi-use play courts, multi-purpose green space, paved off-street parking lot, and all associated hardscape and landscape connecting these amenities. This approach is intended to attract the users of the existing Gill Street Park to this new location as well as attract new users with expanded and enhanced amenities, and generate momentum for future improvements that would require additional funding. Phase 2 would include developing the community center, on-street parking spaces, and associated hardscape and landscape elements. Phase 3 would include developing the disc golf course, the unpaved trails network around the course, and the trail segments that would connect the park to the neighboring parcels of Zebulon Middle School, East Wake Academy, East Wake Academy School Park, and connection to the existing Gill Street Park.

EXISTING PARK SITE

Phase 1 for the Existing Park Site will be initiated upon completion of the New Park Site developments and pending soil remediation efforts by NCDEQ, and provide additional recreational opportunities for the users. With the New Park Site completed, the existing park can be demolished in preparation for the new developments. Phase 1 for the existing site would include the development of the variable skill ramps segment of the skate park, paved parking and associated hardscape and landscape elements. Phase 2 would include the development of the multi-skill ramp segment of the skate park, picnic shelter, and associated hardscape and landscape elements.

FUNDING OPPORTUNITIES

The funding analysis from the 2021 Play Zebulon Master Plan highlighted a 10-year schedule of projected funding that could be utilized to advance capital projects, including Gill Street Park. The Town of Zebulon has several funding sources available that can be utilized for implementation, many of which can be phased or even enhanced for additional funding opportunities to help address economic fluctuations and changing Town priorities over time. Through the analysis of available sources, projections of funding options and recommendations are as follows:

- **General Fund Revenues** – As a result of the 2021 Plan, the department initiated its first dedicated CIP, for Parks and Recreation projects, which has helped direct much needed funding toward improvements across the system. With continued population growth projected for the Town, this figure will likely increase each year, especially in the long-term implementation phases of park projects.
- **Grants** – The funding analysis from the 2021 Plan identified over a dozen grant opportunities annually. New grants have since been implemented at the State and County level, furthering the department's potential to increase funds available for park improvements.
- **Parks and Recreation Impact Fees** - Impact fees assign growth-related capital costs to those new residents responsible for such costs. The Town of Zebulon has recognized this capital funding strategy as an appropriate method for funding the increased capital requirements resulting from growth. Implemented in 2021, the Parks and Recreation Impact Fee has helped supplement the Capital Improvement Budget for upcoming parks and recreation projects. Funding from this fee is expected to increase as the Town continues to grow.
- **Tax Revenue** - The department currently has access to funds generated from a 1/2-cent tax for walkability improvements, which could included access improvements, sidewalks, signage, and greenways.
- **Borrowing** – As a funding source, general obligation bonds have historically received support from municipalities in Wake County. While Zebulon has made it a practice to fund most capital outlay from current operating budgets rather than through long-term financing, debt financing may prove to be the most cost-effective means of future funding for infrastructure improvements. A potential option to consider is utilizing projected funding through CIP, grants, taxes and impact fees to fund the first phases of park projects, while utilizing a bond to fund the proposed improvements that fall within the later phases. It is recommended that the Town explore the feasibility of a bond through additional public engagement and financial analysis.



Estimate of Probable Cost for Phase 1 - \$2,341,422

Phase 1 includes developing the playground, picnic shelter, multi-use play courts, multi-purpose green space, paved off-street parking lot, and all associated hardscape and landscape connecting these amenities.

PHASE 1

New Gill Street Park Improvements Phase 1	Unit	Quantity	Unit Cost	Total Direct Cost	Total Direct Cost with Markups	Total Development Cost
Site Work						
Site Clearing	Acre	1	\$10,000	\$10,000	\$17,358	\$19,961
Site Grading and Balancing	Acre	0.5	\$20,000	\$10,000	\$17,358	\$19,961
Erosion Control (Fences, Diversions, tree protection barrier, temporary construction entrance)	Allowance	1	\$20,000	\$20,000	\$34,716	\$39,923
Subtotal:				\$40,000	\$69,431	\$79,846
Utilities						
Sanitary Service Supply	Allowance	1	\$75,000	\$75,000	\$130,184	\$149,711
Water Service Supply	Allowance	1	\$75,000	\$75,000	\$130,184	\$149,711
Electrical Service Supply	Allowance	1	\$30,000	\$30,000	\$52,073	\$59,884
Stormwater Treatment Areas	Allowance	1	\$35,000	\$35,000	\$60,752	\$69,865
Subtotal:				\$215,000	\$373,193	\$429,172
Building and Structures						
Large Pavilion (20'x30')	Each	1	\$50,000	\$50,000	\$86,789	\$99,807
Subtotal:				\$50,000	\$86,789	\$99,807
Hardscape						
Paved On-street Parking and Drop-off (Asphalt Pavement, Subgrade, Base, Parking Bumpers, Signs, Striping)	SY	695	\$130	\$90,350	\$156,828	\$180,352
Paved Pathway (6' Wide, Concrete Surface, Base, Topsoil)	LF	483	\$40	\$19,320	\$33,535	\$38,566
Paved Pathway around Community Center (8' Wide, Concrete Surface, Base, Topsoil)	LF	101	\$50	\$5,050	\$8,766	\$10,081
Concrete Pads (playground area, pavilion)	SY	45	\$55	\$2,475	\$4,296	\$4,940
Subtotal:				\$117,195	\$203,425	\$233,939
Landscape						
New Trees	Each	23	\$175	\$4,025	\$6,987	\$8,034
Multi-purpose green space (Sod)	SY	1625	\$6	\$9,750	\$16,924	\$19,462
Additional Landscape Allowance	Allowance	1	\$12,000	\$12,000	\$20,829	\$23,954
Irrigation Allowance	Allowance	1	\$50,000	\$50,000	\$86,789	\$99,807
Subtotal:				\$75,775	\$131,529	\$151,258
Park Elements						
Playground (2,000 SF, Play Equipment, Surfacing, Shade, Curb)	Allowance	1	\$250,000	\$250,000	\$433,945	\$499,037
Multi-purpose play courts (futsal/ basketball/ pickleball)	Allowance	1	\$250,000	\$250,000	\$433,945	\$499,037
Security Lighting	Allowance	1	\$120,000	\$120,000	\$208,294	\$239,538
Signage Allowance (Educational Signage, Wayfinding)	Allowance	1	\$15,000	\$15,000	\$26,037	\$29,942
Amenity Upgrade Allowance (Benches, Picnic Tables, Trash Receptacles, Water Fountains)	Allowance	1	\$40,000	\$40,000	\$69,431	\$79,846
Subtotal:				\$675,000	\$1,171,652	\$1,347,400
Total Direct Costs				\$1,172,970		
Mobilization and General Conditions		15.0%			\$175,946	
Subtotal					\$1,348,916	
Bonds, Insurance		5.0%			\$67,446	
Subtotal					\$1,416,361	
Contractor Fees (Profit, Overhead, Expenses)		15.0%			\$212,454	
Subtotal					\$1,628,815	
Contingency		25.0%			\$407,204	
Total Construction Costs					\$2,036,019	
Site Investigation, Design, Permitting, and CA/CM Fees		15.0%				\$305,403
Total Cost for New Gill Street Park Phase 1 Improvements						\$2,341,422

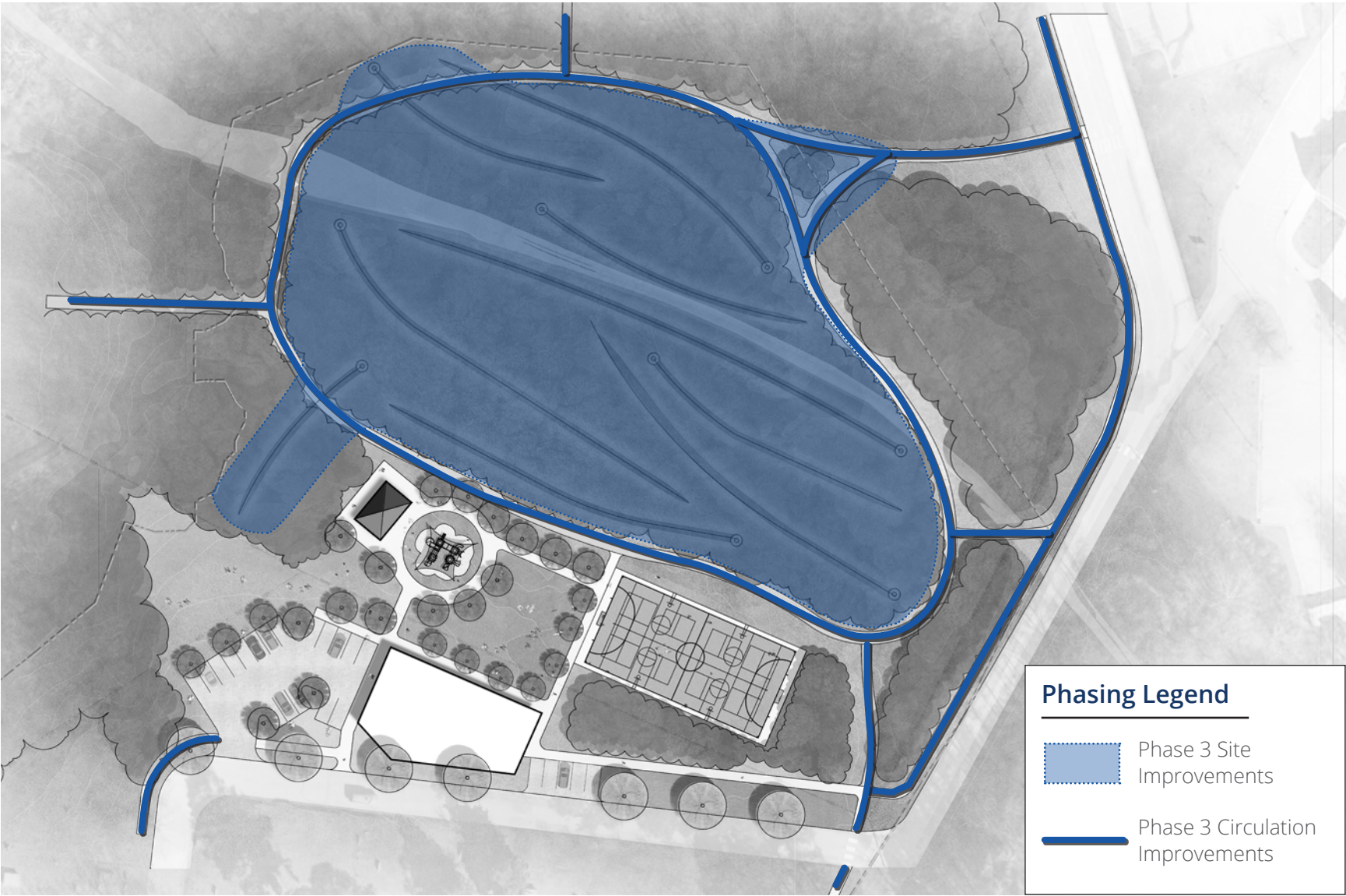


Estimate of Probable Cost for Phase 2 - \$2,402,973

Phase 2 would include developing the community center, on-street parking spaces, and associated hardscape and landscape features.

PHASE 2

New Gill Street Park Improvements Phase 2	Unit	Quantity	Unit Cost	Total Direct Cost	Total Direct Cost with Markups	Total Development Cost
Site Work						
Site Clearing	Acre	0.5	\$10,000	\$5,000	\$8,679	\$9,981
Site Grading and Balancing	Acre	0.5	\$20,000	\$10,000	\$17,358	\$19,961
Erosion Control (Fences, Diversions, tree protection barrier, temporary construction entrance)	Allowance	1	\$20,000	\$20,000	\$34,716	\$39,923
Subtotal:				\$35,000	\$60,752	\$69,865
Utilities						
Stormwater Treatment Areas	Allowance	1	\$20,000	\$20,000	\$34,716	\$39,923
Subtotal:				\$20,000	\$34,716	\$39,923
Building and Structures						
Community Center	SF	5000	\$220	\$1,100,000	\$1,909,359	\$2,195,763
Subtotal:				\$1,100,000	\$1,909,359	\$2,195,763
Hardscape						
Paved Off-street parking (Asphalt Pavement, Subgrade, Base, Parking Bumpers, Signs, Striping)	SY	115	\$130	\$14,950	\$25,950	\$29,842
Paved Pathway (6' Wide, Concrete Surface, Base, Topsoil)	LF	302	\$40	\$12,080	\$20,968	\$24,113
Paved Pathway around Community Center (8' Wide, Concrete Surface, Base, Topsoil)	LF	91	\$50	\$4,550	\$7,898	\$9,082
Subtotal:				\$31,580	\$54,816	\$63,038
Landscape						
New Trees	Each	7	\$175	\$1,225	\$2,126	\$2,445
Additional Landscape Allowance	Allowance	1	\$6,000	\$6,000	\$10,415	\$11,977
Subtotal:				\$7,225	\$12,541	\$14,422
Park Elements						
Signage Allowance (Educational Signage, Wayfinding)	Allowance	1	\$5,000	\$5,000	\$8,679	\$9,981
Amenity Upgrade Allowance (Benches, Picnic Tables, Trash Receptacles, Water Fountains)	Allowance	1	\$5,000	\$5,000	\$8,679	\$9,981
Subtotal:				\$10,000	\$17,358	\$19,961
Total Direct Costs				\$1,203,805		
Mobilization and General Conditions		15.0%			\$180,571	
Subtotal					\$1,384,376	
Bonds, Insurance		5.0%			\$69,219	
Subtotal					\$1,453,595	
Contractor Fees (Profit, Overhead, Expenses)		15.0%			\$218,039	
Subtotal					\$1,671,634	
Contingency		25.0%			\$417,908	
Total Construction Costs					\$2,089,542	
Site Investigation, Design, Permitting, and CA/CM Fees		15.0%				\$313,431
Total Cost for New Gill Street Park Phase 2 Improvements						\$2,402,973



Estimate of Probable Cost for Phase 3 - \$786,303

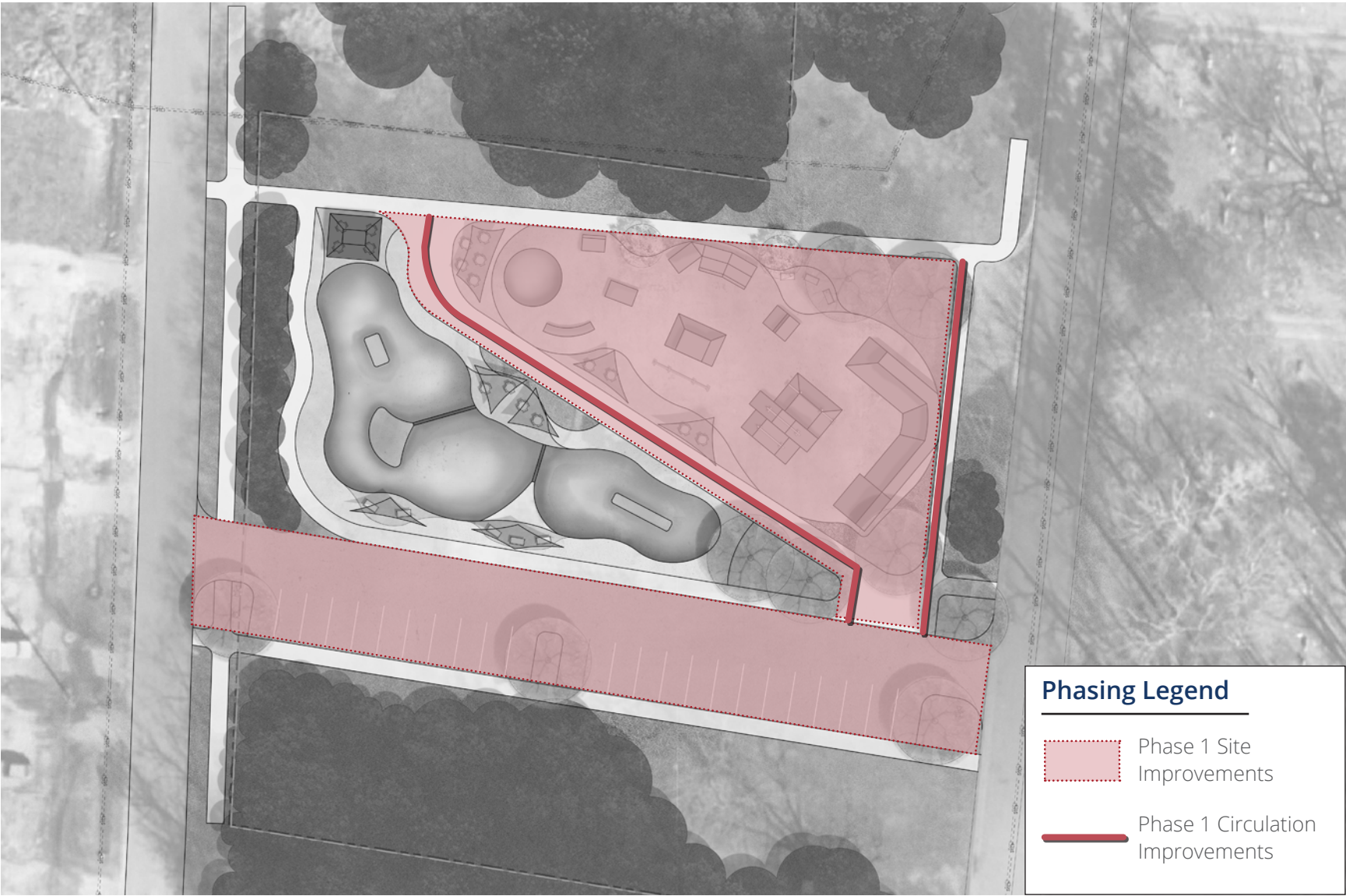
Phase 3 would include developing the disc golf course, the unpaved trails network around the course, and the trail segments that would connect the park to the neighboring parcels.

PHASE 3

New Gill Street Park Improvements Phase 3	Unit	Quantity	Unit Cost	Total Direct Cost	Total Direct Cost with Markups	Total Development Cost
Site Work						
Site Clearing	Acre	2.5	\$10,000	\$25,000	\$43,395	\$49,904
Site Grading and Balancing	Acre	1	\$20,000	\$20,000	\$34,716	\$39,923
Erosion Control (Fences, Diversions, tree protection barrier, temporary construction entrance)	Allowance	1	\$10,000	\$10,000	\$17,358	\$19,961
Stream Restoration & Bank Stabilization (as needed)	Allowance	1	\$50,000	\$50,000	\$86,789	\$99,807
Subtotal:				\$105,000	\$182,257	\$209,596
Utilities						
Stormwater Treatment Areas	Allowance	1	\$15,000	\$15,000	\$26,037	\$29,942
Subtotal:				\$15,000	\$26,037	\$29,942
Hardscape						
Paved Pathway (6' Wide, Concrete Surface, Base, Topsoil)	LF	490	\$40	\$19,600	\$34,021	\$39,125
Unpaved Trail (8' Wide, Compacted Gravel Surface, Base, Topsoil)	LF	2605	\$22	\$57,310	\$99,478	\$114,399
Boardwalk for Trails	LF	100	\$1,200	\$120,000	\$208,294	\$239,538
Subtotal:				\$196,910	\$341,793	\$393,062
Landscape						
Additional Landscape Allowance	Allowance	1	\$2,000	\$2,000	\$3,472	\$3,992
Subtotal:				\$2,000	\$3,472	\$3,992
Park Elements						
Disc Golf	Allowance	1	\$65,000	\$65,000	\$112,826	\$129,750
Signage Allowance (Educational Signage, Wayfinding)	Allowance	1	\$5,000	\$5,000	\$8,679	\$9,981
Amenity Upgrade Allowance (Benches, Picnic Tables, Trash Receptacles, Water Fountains)	Allowance	1	\$5,000	\$5,000	\$8,679	\$9,981
Subtotal:				\$75,000	\$130,184	\$149,711
Total Direct Costs				\$393,910		
Mobilization and General Conditions		15.0%			\$59,087	
Subtotal					\$452,997	
Bonds, Insurance		5.0%			\$22,650	
Subtotal					\$475,646	
Contractor Fees (Profit, Overhead, Expenses)		15.0%			\$71,347	
Subtotal					\$546,993	
Contingency		25.0%			\$136,748	
Total Construction Costs					\$683,742	
Site Investigation, Design, Permitting, and CA/CM Fees		15.0%				\$102,561
Total Cost for New Gill Street Park Phase 3 Improvements						\$786,303

COMPREHENSIVE PHASING PLAN





Estimate of Probable Cost for Phase 1 - \$1,347,260

Phase 1 includes the development of the variable skill ramps segment of the skate park, paved parking and associated hardscape and landscape elements.

PHASE 1

New Gill Street Park Improvements Phase 1				Total Direct Cost	Total Direct Cost with Markups	Total Development Cost
	Unit	Quantity	Unit Cost			
Site Work						
Site Clearing	Acre	1.5	\$15,000	\$22,500	\$39,055	\$44,913
Site Grading and Balancing	Acre	0.5	\$20,000	\$10,000	\$17,358	\$19,961
Erosion Control (Fences, Diversions, tree protection barrier, temporary construction entrance)	Allowance	1	\$40,000	\$40,000	\$69,431	\$79,846
Subtotal:				\$72,500	\$125,844	\$144,721
Utilities						
Water Service Supply	Allowance	1	\$30,000	\$30,000	\$52,073	\$59,884
Electrical Service Supply	Allowance	1	\$30,000	\$30,000	\$52,073	\$59,884
Stormwater Treatment Areas	Allowance	1	\$30,000	\$30,000	\$52,073	\$59,884
Subtotal:				\$90,000	\$156,220	\$179,653
Building and Structures						
Large Pavilion (15'x20')	Each	1	\$20,000	\$20,000	\$34,716	\$39,923
Shade Structures	Each	4	\$5,000	\$20,000	\$34,716	\$39,923
Subtotal:				\$40,000	\$69,431	\$79,846
Hardscape						
Paved Parking (Asphalt Pavement, Subgrade, Base, Parking Bumpers, Signs, Striping)	SY	1080	\$160	\$172,800	\$299,943	\$344,934
Skate Park (concrete bowls, wooden ramps, metal rails, drainage, and site preparation)	Allowance	1	\$150,000	\$150,000	\$260,367	\$299,422
Paved Pathway (6' Wide, Concrete Surface, Base, Topsoil)	LF	517	\$40	\$20,680	\$35,896	\$41,280
Concrete Pads (pavilion, shaded seating areas)	SY	40	\$55	\$2,200	\$3,819	\$4,392
Subtotal:				\$345,680	\$600,025	\$690,029
Landscape						
New Trees	Each	10	\$175	\$1,750	\$3,038	\$3,493
Additional Landscape Allowance	Allowance	1	\$10,000	\$10,000	\$17,358	\$19,961
Irrigation Allowance	Allowance	1	\$30,000	\$30,000	\$52,073	\$59,884
Subtotal:				\$41,750	\$72,469	\$83,339
Park Elements						
Security Lighting	Allowance	1	\$50,000	\$50,000	\$86,789	\$99,807
Signage Allowance (Educational Signage, Wayfinding)	Allowance	1	\$10,000	\$10,000	\$17,358	\$19,961
Amenity Upgrade Allowance (Benches, Picnic Tables, Trash Receptacles, Water Fountains)	Allowance	1	\$25,000	\$25,000	\$43,395	\$49,904
Subtotal:				\$85,000	\$147,541	\$169,673
Total Direct Costs				\$674,930		
Mobilization and General Conditions		15.0%			\$101,240	
					\$776,170	
Bonds, Insurance and Overhead		5.0%			\$38,808	
					\$814,978	
Contractor Fees and Expenses		15.0%			\$122,247	
					\$937,225	
Contingency		25.0%			\$234,306	
Total Construction Costs					\$1,171,531	
Design, Permitting, and CA/CM Fees		15.0%				\$175,730
Total Cost for Existing Gill Street Park Phase 1 Improvements						\$1,347,260



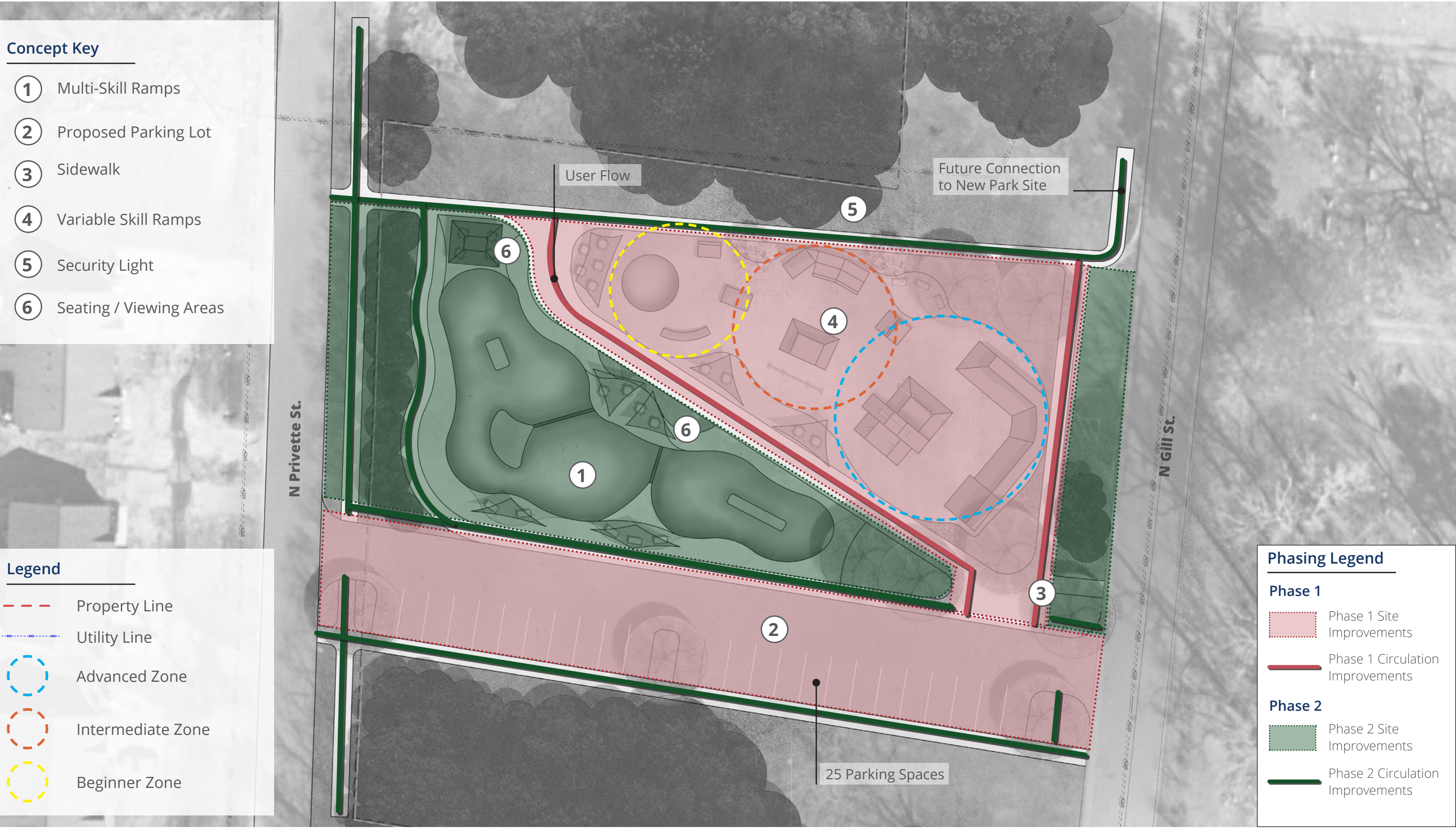
Estimate of Probable Cost for Phase 2 - \$491,841

Phase 2 includes the development of the multi-skill ramp segment of the skate park, picnic shelter, and associated hardscape and landscape elements.

PHASE 2

New Gill Street Park Improvements Phase 2				Unit	Quantity	Unit Cost	Total Direct Cost	Total Direct Cost with Markups	Total Development Cost
Site Work									
Site Grading and Balancing				Acre	0.5	\$20,000	\$10,000	\$17,358	\$19,961
Erosion Control (Fences, Diversions, Waddles and Skimmer Basins)				Allowance	1	\$20,000	\$20,000	\$34,716	\$39,923
Subtotal:							\$30,000	\$52,073	\$59,884
Utilities									
Stormwater Treatment Areas				Allowance	1	\$20,000	\$20,000	\$34,716	\$39,923
Subtotal:							\$20,000	\$34,716	\$39,923
Building and Structures									
Shade Structures				Each	3	\$5,000	\$15,000	\$26,037	\$29,942
Subtotal:							\$15,000	\$26,037	\$29,942
Hardscape									
Skate Park (concrete bowls, wooden ramps, metal rails, drainage, and site preparation)				Allowance	1	\$100,000	\$100,000	\$173,578	\$199,615
Paved Pathway (6' Wide, Concrete Surface, Base, Topsoil)				LF	1223	\$40	\$48,920	\$84,914	\$97,652
Concrete Pads (pavilion, shaded seating areas)				SY	45	\$55	\$2,475	\$4,296	\$4,940
Subtotal:							\$151,395	\$262,789	\$302,207
Landscape									
Additional Landscape Allowance				Allowance	1	\$10,000	\$10,000	\$17,358	\$19,961
Subtotal:							\$10,000	\$17,358	\$19,961
Park Elements									
Signage Allowance (Educational Signage, Wayfinding)				Allowance	1	\$5,000	\$5,000	\$8,679	\$9,981
Amenity Upgrade Allowance (Benches, Picnic Tables, Trash Receptacles, Water Fountains)				Allowance	1	\$15,000	\$15,000	\$26,037	\$29,942
Subtotal:							\$20,000	\$34,716	\$39,923
Total Direct Costs							\$246,395		
Mobilization and General Conditions					15.0%			\$36,959	
								\$283,354	
Bonds, Insurance and Overhead					5.0%			\$14,168	
								\$297,522	
Contractor Fees and Expenses					15.0%			\$44,628	
								\$342,150	
Contingency					25.0%			\$85,538	
Total Construction Costs								\$427,688	
Design, Permitting, and CA/CM Fees					15.0%				\$64,153
Total Cost for Existing Gill Street Park Phase 2 Improvements									\$491,841

COMPREHENSIVE PHASING PLAN



STAFF REPORT
ZEBULON COMMUNITY PARK
SITE SPECIFIC MASTER PLAN
NOVEMBER 3, 2025

Topic: Zebulon Community Park Site Specific Master Plan

Speaker: Sheila Long, Parks and Recreation Director
Prepared by: Sheila Long, Parks and Recreation Director
Bobby Fitts, Finance Director
Approved by: Taiwo Jaiyeoba, Interim Town Manager

Executive Summary:

The Board of Commissioners will consider adopting the Zebulon Community Park Site Specific Master Plan and support action to prepare for implementation of the plan.

Background:

In 1977, the Town of Zebulon purchased 45 acres of land that would become the Town's third park, Zebulon Community Park. The site was initially developed in the 1980's and included two baseball fields. Additional development took place in the early 1990's, thanks in part to grant funding through the federal Land and Water Conservation Fund, and included a playground, restrooms, fitness trail, picnic shelters, and basketball courts. Several land acquisitions have taken place since the mid-2000's and the full site is now 53 acres and also includes the Zebulon Community Center and the Parks & Recreation Maintenance Shop.

Zebulon Community Park Site Specific Master Plan

The Play Zebulon Parks and Recreation Master Plan, adopted in 2021, identified Zebulon Community Park as a potential site in need of renovation and a site specific plan for the Park leans on community engagement, adopted policy, and local recreation trends to provide a vision for the future of the park and how we can maximize providing recreation services to the community. Staff will present the Site Specific Plan in order for the Board to consider adoption.

2025-2026 Competitive Funding Process for the Raleigh/Wake Hospitality Tax Funds.

The County will consider proposals to award up to \$5,500,000 to leverage resources and enhance arts, culture, sports and convention facilities in Wake County. A total of \$8 million may be awarded by Wake County and the City of Raleigh. Award amounts will vary. The Hospitality Tax Fund Match must be less than 50% of the total project cost.

The Request for Proposals was released on September 8th and staff believes the Zebulon Community Park project should be submitted for consideration. The grant is due November 6th at 2 PM. Staff is moving quickly to take advantage of this opportunity and will seek action from the Board to support the application to include allocation of funds and adoption of the Capital Improvement Plan.

STAFF REPORT
ZEBULON COMMUNITY PARK
SITE SPECIFIC MASTER PLAN
NOVEMBER 3, 2025

Policy Analysis:

Adopting this plan is consistent with the vision and goals of the Play Zebulon: Parks and Recreation Master Plan.

Financial Analysis:

Adopting this Plan offers the following financial support:

- Increases the competitiveness of grant applications.
- Phases the capital and operational costs of future projects and programs.
- Creates opportunities to partner with other agencies on adjacent, and similar, projects.

Fund Allocation

The Board allocated funds in the Fiscal Year 2026 budget for land acquisition. Staff is requesting these funds be reallocated to the Zebulon Community Park Renovation and Ballfield Relocation project. Staff is also seeking to allocate an additional \$3,000,000 of Recreation Impact Fees to the project with additional funds being allocated in the Fiscal Year 2027 budget for phase 1 of the plan.

Capital Fund

With the allocation of funds, staff seeks development of a capital project fund. Creation of a capital fund recognizes this project will span over multiple fiscal years.

Capital Improvement Plan

Staff is also asking for the Board to adopt an updated Capital Improvement Plan for Parks and Recreation. The plan is a tool for the Board and Staff to anticipate how services and projects can be implemented over the next five or more years.

Discussion:

The discussion before the Board of Commissioners is to consider:

- Adoption of the Zebulon Community Park Site Specific Master Plan (Resolution 2026-14),
- Adoption of Ordinance 2026-15 to transfer allocated General Fund funds to a capital project fund
- Adoption of Ordinance 2026-16 to create a Capital Project Fund
- Adoption of the Parks and Recreation Capital Improvement Plan (Resolution 2026-15)
- Authorization for the staff to apply to the Wake County/Raleigh Hospitality Fund.

Parks & Recreation Advisory Board Recommendation:

At the October 20, 2025, Parks and Recreation Advisory Board Meeting, the Advisory Board recommended the Board of Commissioners adopt the proposed Zebulon Community Park Site Specific Master Plan

STAFF REPORT
ZEBULON COMMUNITY PARK
SITE SPECIFIC MASTER PLAN
NOVEMBER 3, 2025

Staff Recommendation:

Staff recommends:

- Adoption of Resolution 2026-14 - the Zebulon Community Park Site Specific Master Plan subject to final edits and corrections.
- Adoption of Ordinance 2026-15 to allocate funds to the Zebulon Community Park Renovation and Ballfield Relocation project.
- Adoption of Ordinance 2026-16 to create a capital project fund.
- Adoption of Resolution 2026-15- the Parks and Recreation Capital Improvement Plan

Attachments:

- [Zebulon Community Park Site Specific Master Plan](#) (QR Code)
- Resolution 2026-14: Zebulon Community Park Site Specific Master Plan
- Resolution 2026-15: Capital Improvement Plan
- Ordinance 2026-15: Budget Transfer
- Ordinance 2026-16: Capital Project Fund: Community Park Renovation & Ballfield Relocation



RESOLUTION 2026-14
ADOPTION OF ZEBULON COMMUNITY PARK
SITE SPECIFIC MASTER PLAN

WHEREAS, the Board of Commissioners adopted the Play Zebulon: Parks and Recreation Comprehensive Master Plan on September 13, 2021; and

WHEREAS, Play Zebulon provides a vision, goals, and action items based on community input to guide Parks and Recreation decisions; and

WHEREAS, developing a specific plan for Zebulon Community Park is consistent with Play Zebulon vision goals:

- Engage community in planning and implementation,
- Provide quality, diverse parks, facilities, programs, and open space for people of all ages and backgrounds,
- Support economic development, and
- Expand athletic fields.

WHEREAS, the Zebulon Community Park Site Specific Master Plan was developed by gathering input from the community; and

WHEREAS, there were community input meetings, an on demand virtual meeting, and input by the Parks & Recreation Advisory Board and the Board of Commissioners; and

WHEREAS, the consultant, AECOM, used gathered public input combined with previous studies and environmental considerations to propose a draft of the Zebulon Community Park Site Specific Master Plan; and

WHEREAS, the Parks & Recreation Advisory Board recommended adoption of the proposed Zebulon Community Park Site Specific Master Plan by a unanimous vote at their October 20, 2025 meeting.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Town of Zebulon hereby adopts the Zebulon Community Park Site Specific Master Plan as recommended by the Parks and Recreation Advisory Board.

Adopted this 3rd day of November 2025.

Glenn L. York – Mayor

SEAL

Dora Moore, MMC, NCCMC- Interim Town Clerk



TOWN OF ZEBULON

Zebulon Community Park

Master Plan

DRAFT

ZEBULON
NORTH CAROLINA



Adopted by Town Commission on
Month, Date, 2025

**Town of Zebulon Parks and
Recreation Department**
1003 N Arendell Ave
Zebulon, NC 27597

www.townofzebulon.org/

ACKNOWLEDGMENTS

Mayor

Glenn L York

Town Commissioners

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Amber Davis
Quentin Miles
Trenton Schmit

Interim Town Manager

Taiwo Jaiyeoba

Interim Town Clerk

Dora Moore

Town Attorney

Eric Vernon

Parks and Recreation Director

Sheila Long

Parks and Recreation Staff

Nick Rummage, Parks Superintendent
Amy Hayden, Recreation Superintendent

Parks and Recreation Advisory Board

Brandon Wiggins - Chair
Quinton Crosson-Taylor - Vice Chair
Garrett Underhill
Wendi Watson
Orlando Reyes
Dexter De’Andre Privette
Marcus Bennett



TABLE OF CONTENTS



- Project Process and Purpose 6
- Site Context & Existing Conditions 8
- Preliminary Concept Development 10
- Public Engagement 14
- Final Concept 16
- Cost Estimates, Phasing & Benefit Analysis 24

PROJECT PROCESS AND PURPOSE



PROJECT PURPOSE

Zebulon Community Park, the Town's largest and most centrally located park, has long been recognized as a cornerstone of community recreation and open space. The park received substantial attention during the 2021 Parks and Recreation Master Plan process, with further community engagement conducted in 2023 to refine priorities and highlight desired improvements. Together, these efforts underscored the park's critical role in meeting the needs of a growing and diverse population while setting the stage for a comprehensive reimagining of its future. Coupled with recent land acquisitions that expand opportunities for recreation and connectivity, the Town is now uniquely positioned to develop a site-specific master plan that not only reflects community aspirations but also establishes a clear framework for implementation.

The purpose of this project is to prepare a master plan that builds upon these earlier planning initiatives and sustained public feedback, providing a vision for Zebulon Community Park as a dynamic, inclusive, and sustainable recreational destination. The plan is rooted in a robust planning process that includes site analysis, conceptual design development, and multiple opportunities for public engagement. Through a combination of public workshops, an online survey, and advisory board discussions, residents will play an active role in shaping the plan's recommendations, ensuring that outcomes reflect the community's shared values and priorities. The process will also include budget-level cost estimates and phasing strategies, giving the Town a practical and actionable roadmap to guide future investments.



Zebulon Community Park Public Engagement event at Rock the Block on Horton Street

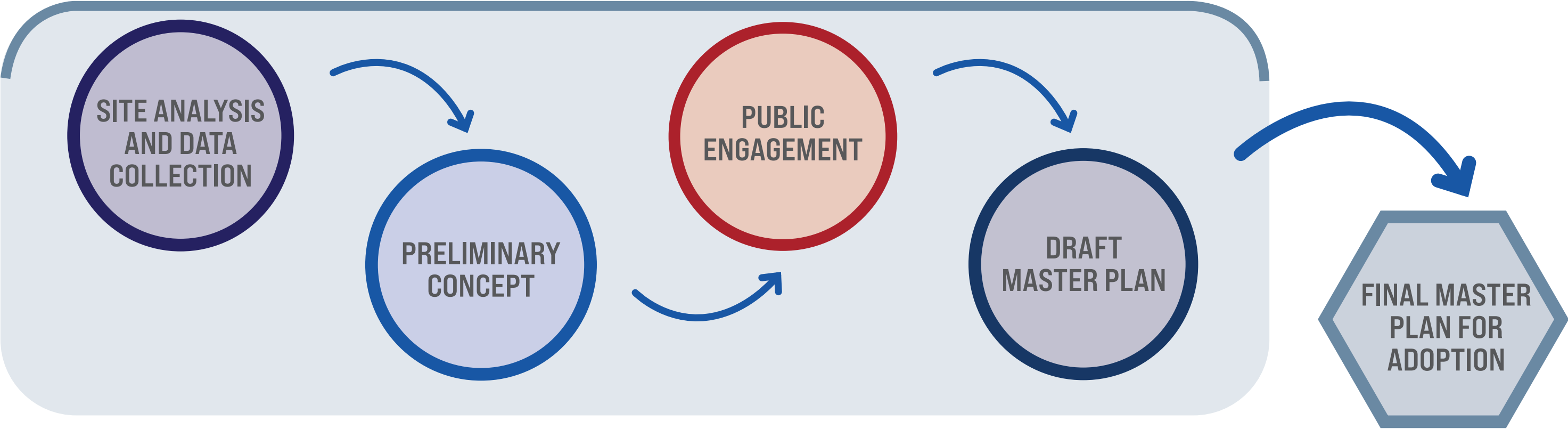
PROJECT PROCESS

The project process progressed in a linear and collaborative manner, beginning with an in-depth review of previous planning documents, including the 2021 Parks and Recreation Master Plan and the 2023 community engagement findings, along with site data provided by the Town. A site visit and physical inventory were conducted to document existing conditions, circulation patterns, natural features, and adjacent land uses. This information, combined with community priorities identified through earlier engagement, served as the foundation for developing a preliminary concept plan for Zebulon Community Park. The concept explored opportunities for improved access and circulation, updated amenities, and expanded recreation within the park's environmental and spatial context.

The preliminary concept, along with supporting precedent imagery, was presented to the public through a community workshop and an online survey, providing multiple avenues for residents to share feedback and validate priorities. Based on input received, the concept was refined and a Draft Master Plan was prepared, which included an illustrative plan, budget-level cost estimates, and phasing strategies. The process concluded with the preparation of a final Master Plan document consolidating all findings, concepts, and recommendations. The proposed concept plan and cost estimates, from the Master Plan report document, were presented to the Parks and Recreation Advisory Board for review and adoption, creating a clear, actionable, and community-driven roadmap to guide the future design, funding, and implementation of Zebulon Community Park.

PROJECT PROCESS DIAGRAM

Zebulon Community Park Master Plan Document



SITE CONTEXT AND EXISTING CONDITIONS



SITE CONTEXT

ADDRESS: 401 S Arendell Ave, Zebulon, NC 27597

AREA: 53.4 ACRES

SITE CONTEXT

Zebulon Community Park, located at 401 South Arendell Avenue, Zebulon, NC is the Town’s largest and most centrally located park. It is primarily surrounded by residential neighborhoods, with nearby commercial services and schools, and includes natural areas and small waterways that shape the site’s character. This context positions the park as a central recreational hub with opportunities for expanded amenities, improved connectivity, and inclusive programming for the community.

PARK CONNECTIVITY

Zebulon Community Park’s central location provides convenient access for residents and visitors. The park is well-connected to the surrounding community through pedestrian pathways, including a walking trail that loops around the park’s perimeter. The park is also located along future greenway connections to Five-County Stadium and future residential neighborhoods.

Additionally, the park’s proximity to major roadways such as North Arendell Avenue and Gannon Avenue enhances vehicular access. The surrounding residential neighborhoods offer easy walking or biking access to the park, promoting active transportation options for users. These features collectively make Zebulon Community Park an accessible and integral part of the Town’s recreational infrastructure.

EXISTING CONDITIONS

The park spans 53.4 acres and serves as the town’s largest recreational area. The park features two multi-use athletic fields, two outdoor basketball courts, two playgrounds, and a picnic shelter. A 0.7-mile walking trail encircles the park, providing accessible pedestrian circulation. An 18-hole disc golf course offers recreational opportunities for enthusiasts. Additional amenities include restrooms, drinking water fountains, and pet-friendly areas. The park’s natural features, such as wooded areas and small waterways, contribute to its environmental character and influence site planning and programming.

Zebulon Community Park Existing Site
Acreage: 53.4 acres
Existing Structures & Amenities: • Athletic Fields • Basketball Courts • Disc Golf Course • Playgrounds (small playground and larger playground) • Walking trail • Picnic Shelter • Restrooms • Water Fountains • Wooded Areas and Small Waterways
Existing Utilities: • Water and Sewer Services • Electricity • Natural Gas • Internet and Cable

Zebulon Community Park - Existing Conditions



PRELIMINARY CONCEPT DEVELOPMENT



PRELIMINARY PROGRAM ELEMENTS

During the public engagement segment of the Zebulon Parks and Recreation Master Plan project, Zebulon Community Park was identified as a key community park for focused improvements. The park received substantial feedback through the 2021 Master Plan, follow-up engagement in 2023, and input gathered from in-person workshops and online surveys. Community members emphasized the importance of the park as a central recreational asset and highlighted the need for amenities that meet the evolving needs of residents.

The information obtained through prior engagement, research, site analysis, and conversations with Town staff provided the project team with a comprehensive understanding of the existing conditions at Zebulon Community Park and established a basis for identifying preliminary program elements. These elements includes:

PRELIMINARY CONCEPT PLAN

The Preliminary Concept Plan for Zebulon Community Park establishes an initial vision for the park’s future development, drawing on previous planning efforts, community engagement, site analysis, and input from Town staff. The plan aims to balance the park’s natural features with expanded recreational opportunities, ensuring that it continues to serve as a central and accessible resource for the growing community of Zebulon. Key goals include improving connectivity, enhancing visitor experience, modernizing facilities, and creating flexible spaces that accommodate a variety of recreational and community uses.

The plan proposes significant expansions and enhancements, including an enlarged community center, maintenance yard, and maintenance building to support park operations and programmatic needs. Recreational improvements feature playground replacement and a small playground for young children, a splash pad with a new restroom, relocated basketball courts, and new pickleball courts. Sports facilities are also emphasized, including full-size soccer fields, practice and youth fields, an artificial turf baseball field with an amphitheater, and relocation of existing baseball fields to optimize layout and accessibility. Additional program elements include a dog park, community garden, and natural areas that support walking trails and disc golf.

The Town is also exploring a partnership to enter into a joint-use agreement with East Wake Academy to build four new baseball fields located west of the school’s campus. This property will be redeveloped into the new East Wake Academy School Park.

To improve access and circulation, the concept incorporates a new access drive off Barbee Street and expanded parking to accommodate visitors arriving by vehicle, bicycle, or on foot. Multiple layout options were developed to explore different configurations of amenities while maintaining environmental and aesthetic features. Public engagement—including workshops and online surveys—helped validate priorities, assess preferences, and refine spatial organization. The Preliminary Concept Plan provides a foundation for the Draft Master Plan, offering guidance on phased implementation, budget considerations, and strategies to ensure Zebulon Community Park evolves as a dynamic, inclusive, and sustainable recreational destination for all residents.

Zebulon Community Park Proposed Site

Acreage: 53.4 acres

Proposed Structures & Amenities:

- Community Center Expansion
- Expanded Maintenance Yard and Building
- Community Garden
- Basketball Courts
- Playground
- Splash Pad
- Restroom / Shelter
- Small Playground
- Pickleball Courts
- Full-size Soccer Field
- Practice / Flex Field
- Artificial Turf Softball Field/ Amphitheater
- Dog Park
- Natural Areas with Walking Trails
- Disc Golf
- New Access Drive (off Barbee Street)
- New Parking
- Walkways

Zebulon Community Park - Preliminary Concept Plan - Option 1



Zebulon Community Park - Preliminary Concept Plan - Option 2





PUBLIC ENGAGEMENT



OVERVIEW

The Zebulon Community Park Site-Specific Master Plan is built upon recommendations from the 2021 Parks and Recreation Master Plan and the 2023 “How We Play” follow-up effort. The plan aims to provide the community an opportunity to reimagine the Town’s largest park, including considerations for multipurpose athletic fields and potential relocation of baseball diamonds.

Public engagement activities included a mix of in-person and virtual opportunities to gather input on concept alternatives, priorities, and design preferences. The project was launched at the “Rock the Block” event on September 12th, 2025, followed by a public workshop at the Zebulon Community Center on September 22nd. Additional outreach took place at the Gill Street Cookout & Coat Drive Distribution on September 25th and Outdoor Movie Night at Five County Stadium on September 26th.

A Virtual Open House was also provided in English and Spanish, allowing residents to share feedback online through September 30th, 2025. These engagement efforts helped the project team refine preliminary concepts, inform the final design, and establish priorities for amenities, circulation, and site improvements to meet the evolving needs of the Zebulon community.

PREVIOUS EFFORTS

Zebulon Community Park has been the focus of multiple community engagement initiatives over the past several years, beginning with the 2021 Parks and Recreation Master Plan, which collected broad input on the Town’s recreational needs, priorities, and desired improvements. Following this, the “How We Play” engagement in 2023 further refined community preferences specifically for Zebulon Community Park, providing more detailed insight into amenities, programming, and site improvements.

These prior efforts included a combination of surveys, public workshops, and advisory board discussions, allowing residents to provide feedback on park facilities, circulation, accessibility, and recreational priorities. The engagement highlighted community interest in modernized amenities, multipurpose athletic fields, and spaces that serve diverse age groups and abilities. Input from these initiatives directly informed preliminary planning concepts, including considerations for playgrounds, sports fields, community gardens, natural areas, and other site improvements.

The information gathered through these efforts established a strong foundation for the current site-specific master planning process, ensuring that future design decisions are grounded in the community’s expressed needs and preferences. This history of engagement reflects the Town’s commitment to responsive, community-driven planning and positions Zebulon Community Park to evolve in a way that meets both current and future demands.

- Create a central hub for community identity and gathering
- Provide more opportunities for active recreation (fields, courts, sports facilities)
- Enhance family-oriented play areas for all age groups
- Support health and wellness through walking trails and fitness focused amenities
- Ensure accessibility and inclusivity across facilities and programs
- Preserve and highlight natural areas within the park
- Plan for community growth and flexibility in programming and design

PUBLIC ENGAGEMENT OPPORTUNITIES

PROJECT KICKOFF

Due to the timing of the Zebulon Community Park Master Plan effort, the Town was able to connect with residents at a variety of well-attended community events throughout September 2025. The first opportunity occurred during Rock the Block on Horton Street on September 12th, where the project was introduced to the public. The event, which drew a large and diverse crowd, provided an ideal setting for raising awareness, sharing information about the project's purpose and process, and beginning to collect feedback from community members.

IN-PERSON WORKSHOPS

Following the project kickoff, the project team presented the public engagement material at a series of in- workshops which helped reach a wider group of community members and yielded additional comments and feedback. An in-person workshop was held on September 22nd at the Zebulon Community Center. The Project Boards were also left up at the Community Center for three days, allowing visitors to view the project materials and provide feedback. At these sessions, residents were able to review project materials, ask questions, and share their ideas directly with staff. The preliminary concept plan materials were presented on September 25th at the Gill Street Park Cookout event, and on September 26th during the Outdoor Movie Night event at Five County Stadium.

Common themes gathered from comment boards are listed below:

- Accessible and inclusive amenities and programs
- Pool or splash pad
- Restrooms/ shelters that are easily accessible from different parts of the park
- Security lighting illuminating all park amenities and walkways
- Additional basketball courts
- Pickleball courts



Advisory Board Meeting



Project Kickoff at Rock the Block - September 2025



In-Person Workshop - Outdoor Movie Night

PROJECT WEBSITE

In order to provide on-demand access for all members of the public to the project materials, the Zebulon Community Park Master Plan utilized an online platform as a “one-stop-shop” for information about the plan. This platform was run through PublicInput.com and utilized the URL, www.publicinput.com/ZCP as the landing page for all online engagement. The platform served as the access point for project information and updates, as well as the Virtual Open House. The landing page also included information intended to help the public understand why their feedback is important, and how the results of this plan can impact the future of their parks and recreation services. Extensive outreach was conducted to encourage access to this platform, as well as provide input opportunities for those who may have difficulty attending in-person engagement workshops.

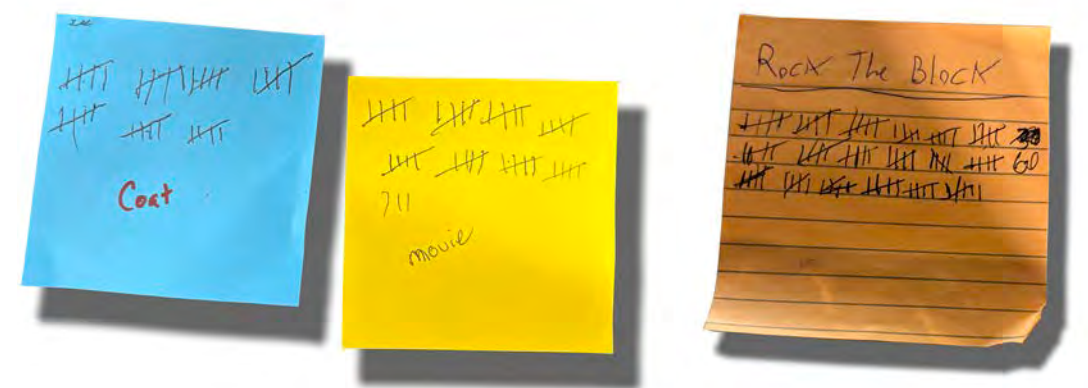
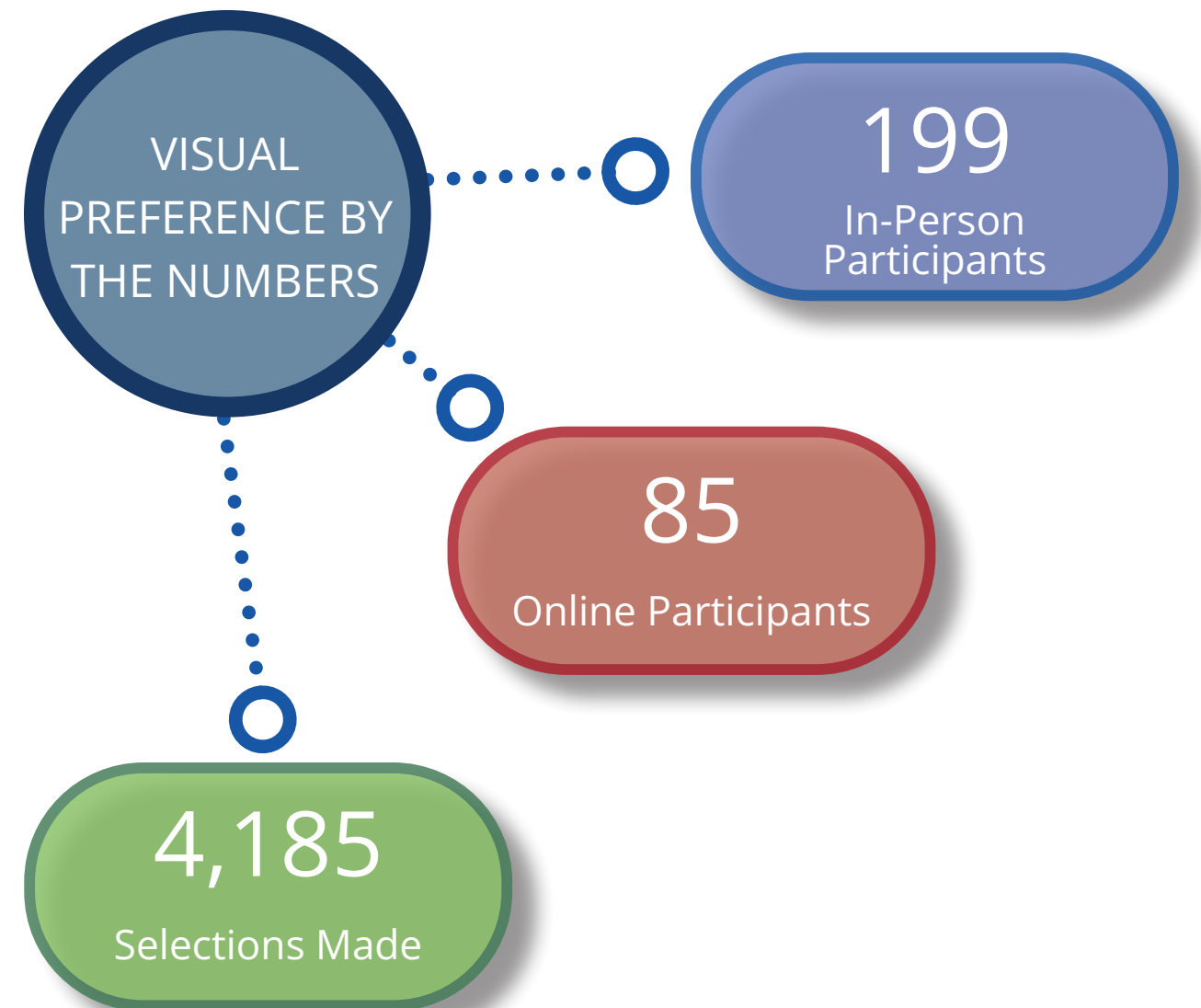
VIRTUAL OPEN HOUSE

Feedback from Town of Zebulon residents is integral to the Zebulon Community Park Master Planning process. Community members were invited to visit a Virtual Open House and provide feedback on the needs and priorities for parks and recreation facilities and services for the nature-based park. Once in the Virtual Open House, participants could view information boards, and participate in a series of engagement exercises to provide input. The Virtual Open House remained accessible at any time online from September 12th to September 30th, to provide an opportunity for the community to provide input about the Master Plan priorities.

Comments on the Zebulon Community Park Concept Plan

The following is a summary of the comments provided on the preliminary Zebulon Community Park Concept Plan:

- Need for a community pool
- Need for dedicated soccer fields
- Preserve the disc golf course
- Shaded picnic areas, seating areas, and walkways
- More pickleball courts
- Need for restrooms
- A splash pad/ water play element
- Retain the existing walking trail and add more
- Need an additional entrance to the park



Event Workshop Participation Tally

General Comments on the Zebulon Community Park Master Plan

Participants were also provided an additional opportunity to provide general comments about the project. The following is a summary of the general comments provided.

- Looking forward to seeing the plan move forward and enjoying the park
- Make park amenities and elements accessible and inclusive
- Addition of park programs such as after school programs, daycare, and Basic Life Support programs.
- Partnership with non-profits for the community garden.
- The plan needs to be implemented fast to meet the needs of the growing Zebulon community

Precedent Image Ranking Exercise

In addition to opportunities to provide open ended comments, participants in the Virtual Open House were also able to view the same series of precedent images included in the in-person meetings. In lieu of a green dot exercise, participants were asked to rank the images in each category. A summary of these results is included in the summary on the following pages.



Project Kickoff at Rock the Block - September 2025

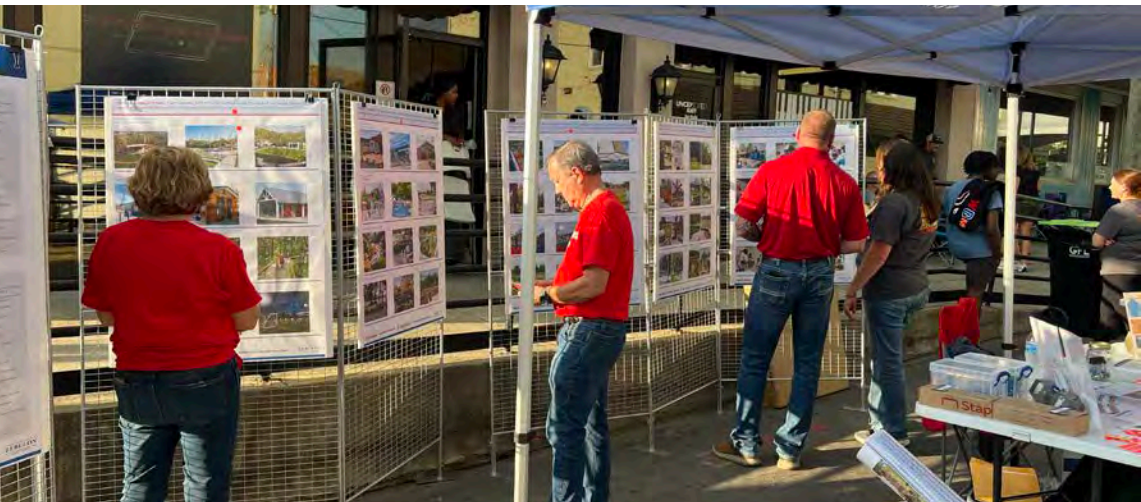
PREFERRED CONCEPT RESULTS - NEW SITE



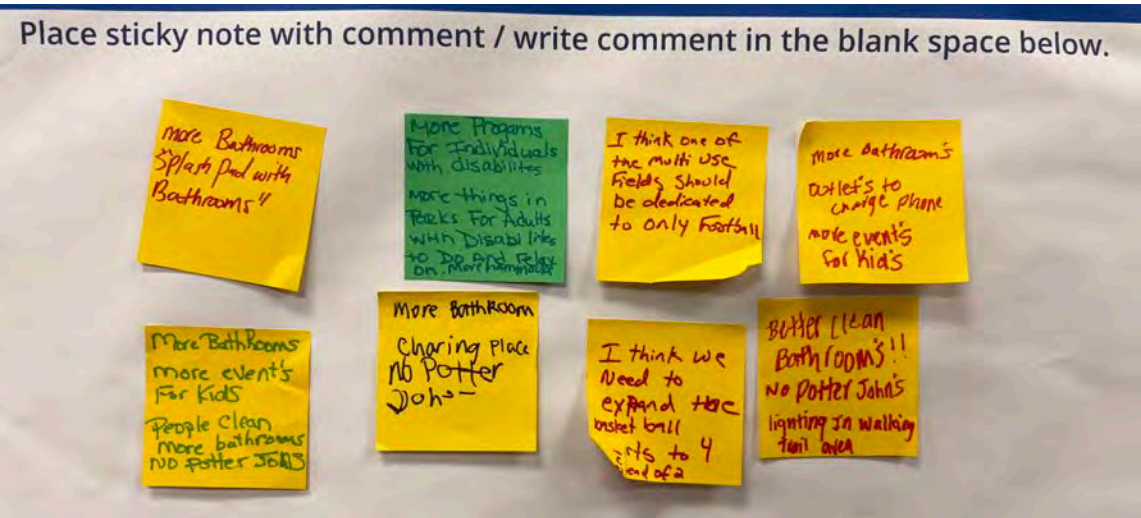
50
6
56
52
164

7
0
2
24
33

Rock the Block Selections Advisory Board Selections Pop-ups Selections Online Selections



Project Kickoff at Rock the Block - September 2025



Feedback Received at In-Person Workshops

VISUAL PREFERENCE RESULTS - TOP CHOICES PER CATEGORY

Rock the Block Selections Advisory Board Selections Pop-ups Selections Online Ranking

COMMUNITY CENTER

1



32

2

25

59

#1

2



5

0

4

9

#3

3



5

5

16

26

#2

SPLASH PAD

1



30

5

50

85

#1

2



20

2

21

43

#2

3



4

0

4

8

#3

PLAYGROUND

1



14

0

17

31

#2

2



12

0

8

20

#3

3



28

7

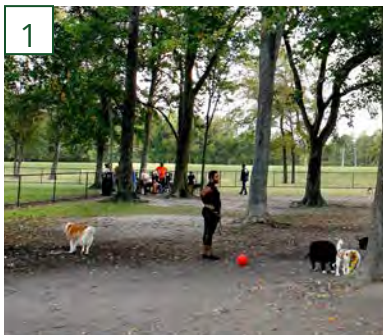
55

90

#1

DOG PARK

1



7

0

6

13

#3

2



30

4

34

68

#1

3



2

2

9

13

#2

PICKLEBALL

1



20

1

4

25

#3

2



13

6

20

39

#1

3



24

0

21

45

#2

DISC GOLF

1



19

2

12

33

#2

2



4

1

13

18

#1

3



3

1

9

13

#3

BASKETBALL

1



23

2

22

47

#1

2



5

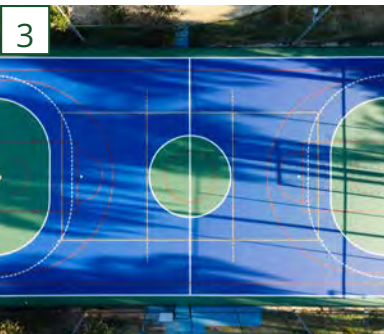
1

2

8

#3

3



8

3

18

29

#2

COMMUNITY GARDEN

1



16

5

30

51

#2

2



4

0

12

16

#3

3



18

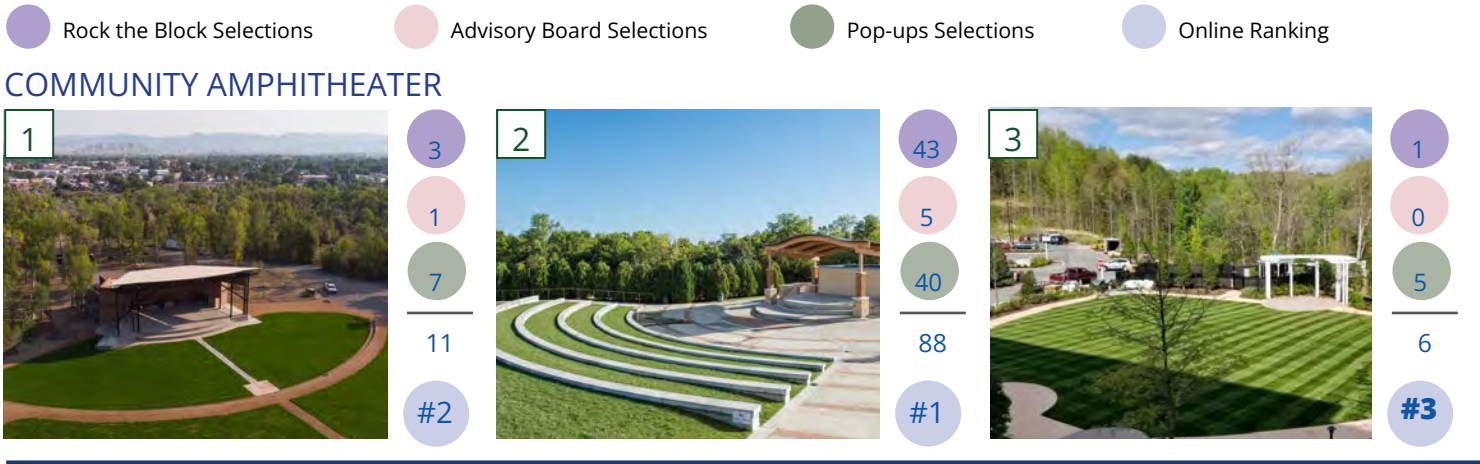
0

16

34

#1

VISUAL PREFERENCE RESULTS - TOP CHOICES PER CATEGORY



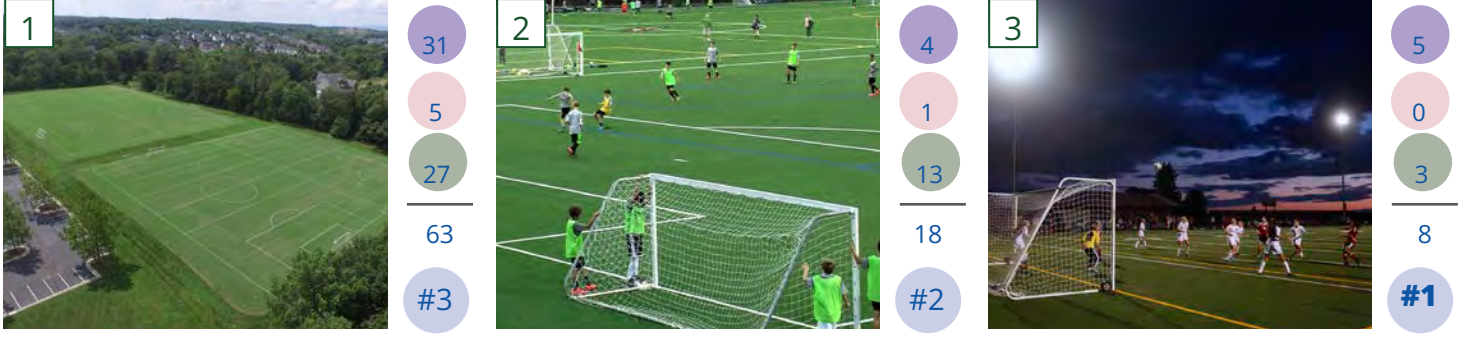
RESTROOMS



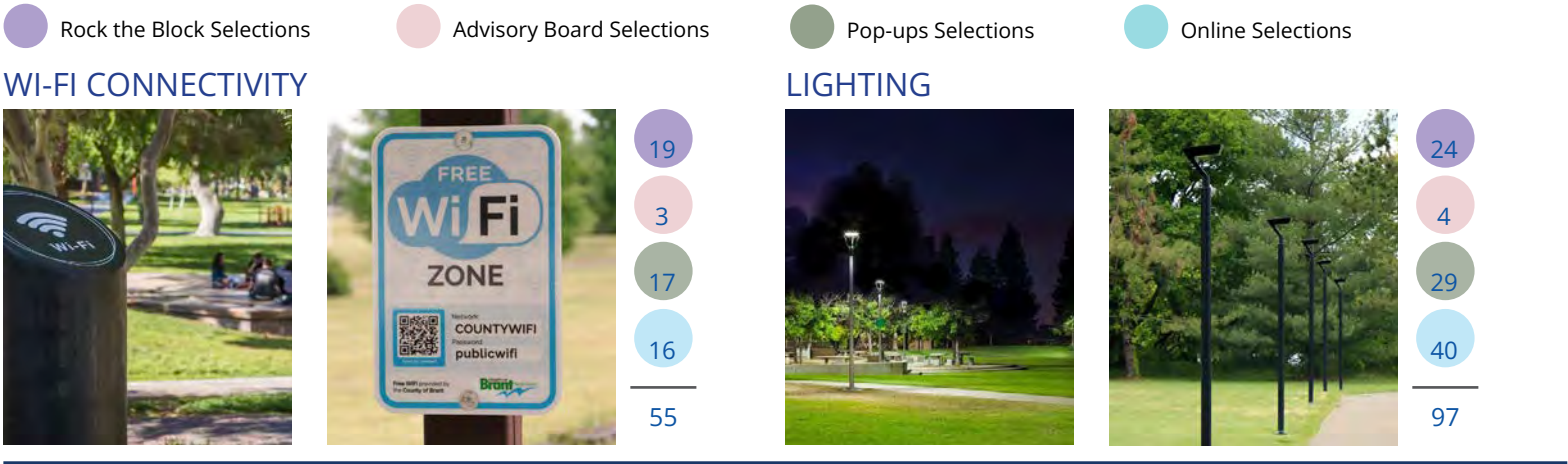
WALKING TRAILS



SOCCER FIELDS



VISUAL PREFERENCE RESULTS - PRIORITY PARK AMENITIES (TOP 3)



PUBLIC ART



SHADE STRUCTURES



SIGNAGE



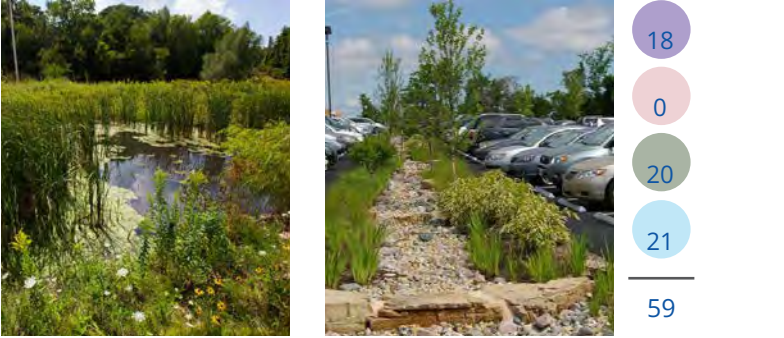
SEATING AREAS



BIKE RACKS



ENVIRONMENTAL FEATURES



VISUAL PREFERENCE RESULTS - PRIORITY PARK PROGRAMS (TOP 3)

Rock the Block Selections Advisory Board Selections Pop-ups Selections

SUMMER CAMPS



AFTER SCHOOL PROGRAMS



TEEN PROGRAMS



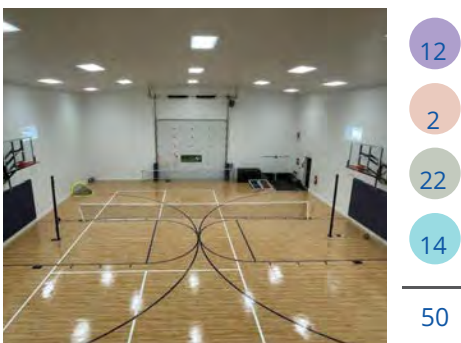
ACTIVE ADULT PROGRAMS



PRESCHOOL AND EARLY CHILDHOOD PROGRAMS



INDOOR SPORTS



FITNESS PROGRAMS



ART PROGRAMS



SPECIAL EVENTS



COOKING AND NUTRITION PROGRAMS



MUSICAL PROGRAMS



COMPUTER ACCESS



Project Kickoff at Rock the Block - September 2025

FINAL CONCEPT



FINAL CONCEPT

Once the Public Engagement was completed, the project team summarized all written comments, the results from the precedent image exercises, and any notes taken during conversations with stakeholders and public participants. Input received was analyzed to determine the alignment of the public's needs and priorities with the ideas presented in the preliminary concept. The input received through the multiple avenues of engagement validated the design elements presented in the preliminary concepts, provided direction for additional improvements to be included, and helped to visualize the intent of the design elements through the precedent image exercises.

The final concept plan, which is a refinement of the Option 1 preliminary concept plan, contains the following programmatic and design elements for the park site:

- Expanding the existing community center to approximately 40,000 SF
- Expanding the existing maintenance yard and building to approximately 38,000 SF
- Develop a new access to the park off of East Barbee Street
- Security lighting features illuminating the major park elements such as the parking lots, playgrounds, sports courts, sports fields and walkways
- A centrally located multi-purpose softball field and amphitheater facility with seating spaces and performance stage
- Inclusive and accessible playgrounds - one larger, centrally located playground and another smaller playground located closer to the athletic fields
- A new splash pad
- Restrooms/ shelters in close access to all major park amenities
- Addition of three full-sized soccer parks and one practice/ flex field

- Addition of sports courts such as two basketball courts and six pickleball courts
- Multiple new parking lots that provide easy access to various park amenities providing around 561 parking spaces.
- Retaining and enhancing the naturalized, wooded portion of the park with the existing disc golf course and addition of unpaved walking trails
- Improved and expanded walking trail network with a mix of paved pathways and unpaved trails
- Addition of a new community garden
- Stormwater improvements throughout the park

FINAL CONCEPT PLAN - ZEBULON COMMUNITY PARK

Concept Key

- 1 Community Center Addition - Approx. 40,000 SF
- 2 Expanded Maintenance Yard and Building - Approx. 38,000 SF
- 3 Community Garden
- 4 Basketball Courts (2)
- 5 Playground
- 6 Splash Pad
- 7 Restroom / Shelter
- 8 Small Playground
- 9 Pickleball Courts (6)
- 10 Full-size Soccer Fields (3)
- 11 Practice/ Flex Field
- 12 Softball / Amphitheater
- 13 Stage & Drop-off Area
- 14 Dog Park
- 15 Natural Areas / Disc Golf / Trails
- 16 Small Picnic Shelter (4)
- 17 New Access Drive

Spaces Parking
(Approximately 561 Spaces)

Legend

- Property Line
- Utility Line



COST ESTIMATE, PHASING & BENEFITS ANALYSIS



INTRODUCTION

The next step in the master planning process is to establish clear implementation strategies and priorities for the advancement of the community-driven concept for the expansion and development of Zebulon Community Park. This involves developing estimates of probable cost for the proposed improvements at park site, and then aligning community priorities with available funding to establish an achievable phasing plan.

ESTIMATE OF PROBABLE COST

COST CONSIDERATIONS

The estimate of probable cost associated with the Zebulon Community Park Master Plan is based on current market trends, similar projects, and project-specific research conducted by the project team. The project team utilized all of its available resources and technical expertise to provide order-of-magnitude cost estimates that are for planning purposes only.

The concept for the park site may be modified over time in response to actual costs, future Town objectives, and available funding sources. Additionally, it is recommended that proposed improvements undergo a detailed feasibility and cost analysis prior to physical implementation.

COST ESTIMATES

The table on the following page details the overall estimate of probable cost for the park Site, including direct construction costs, indirect costs associated with construction, contingency, design, permitting, and construction administration/ construction management.

Estimate of Probable Cost
\$45,624,308

ZEBULON COMMUNITY PARK IMPROVEMENTS

Zebulon Community Park Master Plan				Order of Magnitude Estimate of Probable Capital Improvement Costs (2025)		
	Unit	Quantity	Unit Cost	Total Direct Costs	Total Direct Costs with Markups	Total Development Cost
Zebulon Community Park Improvements						
Site Work						
Site Clearing	Acre	28	\$15,000	\$420,000	\$729,028	\$838,382
Site Grading and Balancing	Acre	28	\$25,000	\$700,000	\$1,215,047	\$1,397,304
Demolition	Allowas	1	\$150,000	\$150,000	\$260,367	\$299,422
Erosion Control (Fences, Diversions, tree protection barrier, temporary construction entrance)	Allowance	1	\$400,000	\$400,000	\$694,313	\$798,459
Subtotal:				\$1,670,000	\$2,898,755	\$3,333,568
Utilities						
Sanitary Service Supply	Allowance	1	\$150,000	\$150,000	\$260,367	\$299,422
Water Service Supply	Allowance	1	\$150,000	\$150,000	\$260,367	\$299,422
Electrical Service Supply	Allowance	1	\$200,000	\$200,000	\$347,156	\$399,230
Stormwater Treatment Areas	Allowance	1	\$100,000	\$100,000	\$173,578	\$199,615
Subtotal:				\$600,000	\$1,041,469	\$1,197,689
Building and Structures						
Community Center Expansion	SF	40000	\$220	\$8,800,000	\$15,274,875	\$17,566,106
Soccer Restroom/Concessions (3500 SF)	SF	3500	\$150	\$525,000	\$911,285	\$1,047,978
Splash Pad Restroom (2000 SF)	SF	2000	\$150	\$300,000	\$520,734	\$598,845
Small Shelter (20x20)	Each	4	\$40,000	\$160,000	\$277,725	\$319,384
Maintenance Yard Expansion	SF	38000	\$10	\$380,000	\$659,597	\$758,536
New Maintenance Building	SF	7100	\$150	\$1,065,000	\$1,848,607	\$2,125,898
Subtotal:				\$11,230,000	\$19,492,823	\$22,416,747
Hardscape						
Paved Parking and Drop-off (Asphalt Pavement, Subgrade, Base, Parking Bumpers, Signs, Striping)	SY	22300	\$130	\$2,899,000	\$5,032,030	\$5,786,834
Driveway (26' Wide, Asphalt Surface, Subsurface Base)	SY	9100	\$75	\$682,500	\$1,184,671	\$1,362,371
Paved Pathway (6'/' 8' Wide, Concrete Surface, Base, Topsoil)	LF	11800	\$50	\$590,000	\$1,024,111	\$1,177,728
Concrete Pads (playground area, pavilions,restrooms, amphitheater stage area)	SY	1200	\$55	\$66,000	\$114,562	\$131,746
Subtotal:				\$4,237,500	\$7,355,373	\$8,458,679
Landscape						
Community Garden - 5,000 SF	SY	1625	\$50	\$81,250	\$141,032	\$162,187
Landscape Allowance	Allowance	1	\$100,000	\$100,000	\$173,578	\$199,615
Irrigation Allowance	Allowance	1	\$150,000	\$150,000	\$260,367	\$299,422
Subtotal:				\$331,250	\$574,978	\$661,224
Full Size Soccer Fields (3)						
Sod	SY	9600	\$6	\$57,600	\$99,981	\$114,978
Lighting	Allowance	1	\$150,000	\$150,000	\$260,367	\$299,422
Equipment (Bleachers, goals)	Allowance	1	\$50,000	\$50,000	\$86,789	\$99,807
Subtotal:				\$257,600	\$447,137	\$514,208
Total for 3 Fields:				\$772,800	\$1,341,412	\$1,542,624

Flex Field (1)						
Sod	SY	8270	\$6	\$49,620	\$86,129	\$99,049
Lighting	Allowance	1	\$150,000	\$150,000	\$260,367	\$299,422
Equipment (Bleachers, goals)	Allowance	1	\$50,000	\$50,000	\$86,789	\$99,807
Subtotal:				\$249,620	\$433,286	\$498,279
Amphitheater						
Seating	Allowance	1	\$100,000	\$100,000	\$173,578	\$199,615
Stage	Allowance	1	\$250,000	\$250,000	\$433,945	\$499,037
Artificial Turf Softball Field	SF	40000	\$21	\$840,000	\$1,458,056	\$1,676,765
Subtotal:				\$1,190,000	\$2,065,580	\$2,375,417
Park Elements						
Playground - 12,500 SF (Play Equipment, Surfacing, Shade, Curb)	Allowance	1	\$500,000	\$500,000	\$867,891	\$998,074
Small Playground - 1,500 SF (Play Equipment, Surfacing, Shade, Curb)	Allowance	1	\$150,000	\$150,000	\$260,367	\$299,422
Splash Pad - 2,500 SF (Equipment, Surfacing, Pump room)	Allowance	1	\$500,000	\$500,000	\$867,891	\$998,074
Basketball Courts (surfacing, fencing, equipment, court lighting)	Allowance	1	\$200,000	\$200,000	\$347,156	\$399,230
Pickleball Courts (surfacing, fencing, equipment, court lighting)	Allowance	1	\$500,000	\$500,000	\$867,891	\$998,074
Disc Golf (equipment, clearing)	Allowance	1	\$100,000	\$100,000	\$173,578	\$199,615
Dog Park (sod, fencing, water fountain, seating, entry gate)	Allowance	1	\$200,000	\$200,000	\$347,156	\$399,230
Security Lighting	Allowance	1	\$225,000	\$225,000	\$390,551	\$449,133
Signage Allowance (Educational Signage, Wayfinding)	Allowance	1	\$100,000	\$100,000	\$173,578	\$199,615
Amenity Upgrade Allowance (Benches, Picnic Tables, Trash Receptacles, Water Fountains)	Allowance	1	\$100,000	\$100,000	\$173,578	\$199,615
Subtotal:				\$2,575,000	\$4,469,637	\$5,140,082
Total Direct Costs				\$22,856,170		
Mobilization and General Conditions		15.0%			\$3,428,426	
Subtotal					\$26,284,596	
Bonds, Insurance		5.0%			\$1,314,230	
Subtotal					\$27,598,825	
Contractor Fees (Profit, Overhead, Expenses)		15.0%			\$4,139,824	
Subtotal					\$31,738,649	
Contingency		25.0%			\$7,934,662	
Total Construction Costs					\$39,673,311	
Design. Permitting, and CA/CM Fees		15.0%				\$5,950,997
Total Cost for Zebulon Community Park Improvements						\$45,624,308

PHASING

After the completion of the cost estimates, the project team met with Town staff to discuss the implementation and phasing strategies for Zebulon Community Park. Discussions with Town Staff resulted in the development of five phases for the implementation of the concept plan, with each phase seeking to provide meaningful improvements while laying the foundation and building momentum for future phases. The phases are intended to utilize current and future funding and be implemented as this funding becomes available. Phase 1 will be initiated upon completion of this Master Plan Study, and provide infrastructure improvements that activate new areas of the park for a wide variety of users, expand programmable areas of the park, and help set the stage for further improvements.

PHASE 1 COMPONENTS:

- Soccer fields
- Practice/ Flex Field
- Soccer parking – 193 spaces
- Sidewalks to soccer fields
- Entrance drive
- Paved pathway along entrance drive
- Small Playground
- Disc Golf relocation

PHASE 2 COMPONENTS:

- Soccer field lighting
- Softball/ Amphitheater
- Amphitheater parking – 124 spaces
- Restroom/concessions at soccer complex
- Pickleball
- Dog Park
- Pickleball/Dog Park parking – 66 spaces
- Pathways connections pickleball and dog park

PHASE 3 COMPONENTS:

- Large playground replacement
- Splash pad
- Basketball courts
- Community garden
- Playground parking lot – 30 spaces
- Perimeter trail (Future greenway connection will be completed through a separate projects as part of the Greenways Plan)

PHASE 4 COMPONENTS:

- Planning, design, and permitting for Community Center expansion
- Maintenance yard and building expansion
- Remaining Park amenities

PHASE 5 COMPONENTS:

- Community Center construction
- Community Center parking – 151 spaces

FUNDING OPPORTUNITIES

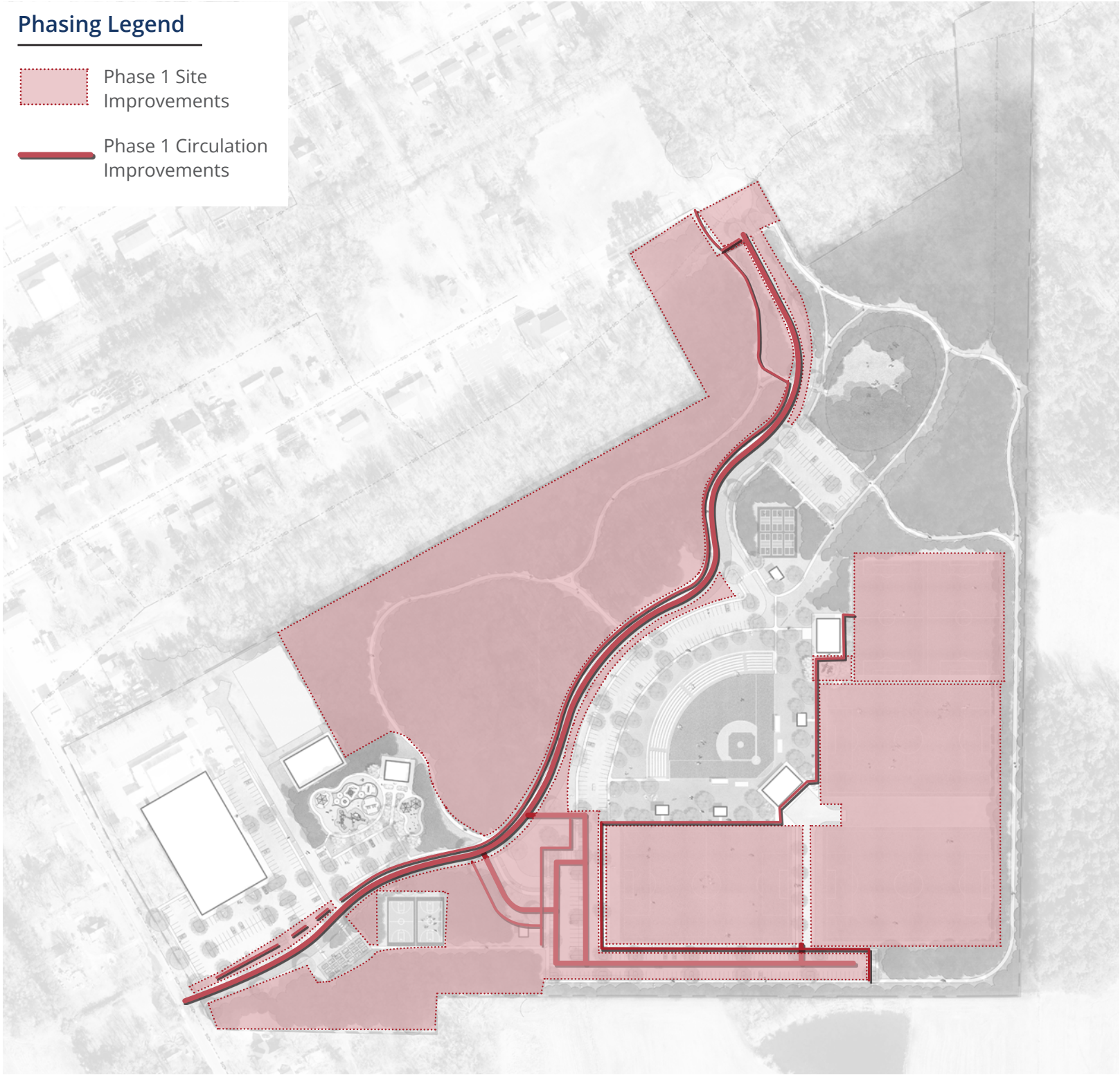
The funding analysis from the 2021 Play Zebulon Master Plan highlighted a 10-year schedule of projected funding that could be utilized to advance capital projects, including Zebulon Community Park. The Town of Zebulon has several funding sources available that can be utilized for implementation, many of which can be phased or even enhanced for additional funding opportunities to help address economic fluctuations and changing Town priorities over time.

Through the analysis of available sources, projections of funding options and recommendations are as follows:

- **General Fund Revenues** – As a result of the 2021 Plan, the department initiated its first dedicated CIP, for Parks and Recreation projects, which has helped direct much needed funding toward improvements across the system. With continued population growth projected for the Town, this figure will likely increase each year, especially in the long-term implementation phases of park projects.
- **Grants** – The funding analysis from the 2021 Plan identified over a dozen grant opportunities annually. New grants have since been implemented at the State and County level, furthering the department's potential to increase funds available for park improvements.
- **Parks and Recreation Impact Fees** - Impact fees assign growth-related capital costs to those new residents responsible for such costs. The Town of Zebulon has recognized this capital funding strategy as an appropriate method for funding the increased capital requirements resulting from growth. Implemented in 2021, the Parks and Recreation Impact Fee has helped supplement the Capital Improvement Budget for upcoming parks and recreation projects. Funding from this fee is expected to increase as the Town continues to grow.
- **Tax Revenue** - The department currently has access to funds generated from a 1/2-cent tax for walkability improvements, which could included access improvements, sidewalks, signage, and greenways.
- **Bond/Borrowing** – As a funding source, general obligation bonds have historically received support from municipalities in Wake County. While Zebulon has made it a practice to fund most park capital outlay from current operating budgets rather than through long-term financing, debt financing may prove to be the most cost-effective means of future funding for major park infrastructure improvements. A potential option to consider is utilizing projected funding through CIP, grants, taxes and impact fees to fund the first phases of park projects, while utilizing a bond to fund the proposed improvements that fall within the later phases. It is recommended that the Town explore the feasibility of a bond through additional public engagement and financial analysis.

Phasing Legend

- Phase 1 Site Improvements
- Phase 1 Circulation Improvements



PHASE 1

Zebulon Community Park Improvements Phase 1				Total Direct Costs	Total Direct Costs with Markups	Total Development Cost
	Unit	Quantity	Unit Cost			
Site Work						
Site Clearing	Acre	15	\$15,000	\$225,000	\$390,551	\$449,133
Site Grading and Balancing	Acre	15	\$25,000	\$375,000	\$650,918	\$748,556
Demolition	Allowance	1	\$25,000	\$25,000	\$43,395	\$49,904
Erosion Control (Fences, Diversions, tree protection barrier, temporary construction entrance)	Allowance	1	\$150,000	\$150,000	\$260,367	\$299,422
Subtotal:				\$775,000	\$1,345,230	\$1,547,015
Utilities						
Stormwater Treatment Areas	Allowance	1	\$50,000	\$50,000	\$86,789	\$99,807
Subtotal:				\$50,000	\$86,789	\$99,807
Hardscape						
Paved Parking and Drop-off (Asphalt Pavement, Subgrade, Base, Parking Bumpers, Signs, Striping)	SY	7762	\$130	\$1,009,060	\$1,751,507	\$2,014,234
Driveway (26' Wide, Asphalt Surface, Subsurface Base)	SY	6300	\$75	\$472,500	\$820,157	\$943,180
Paved Pathway (6' 8' Wide, Concrete Surface, Base, Topsoil)	LF	3800	\$50	\$190,000	\$329,798	\$379,268
Subtotal:				\$1,671,560	\$2,901,463	\$3,336,682
Landscape						
Irrigation Allowance	Allowance	1	\$50,000	\$50,000	\$86,789	\$99,807
Subtotal:				\$50,000	\$86,789	\$99,807
Full Size Soccer Fields (3)						
Sod	SY	9600	\$6	\$57,600	\$99,981	\$114,978
Equipment (Bleachers, goals)	Allowance	1	\$50,000	\$50,000	\$86,789	\$99,807
Subtotal:				\$107,600	\$186,770	\$214,786
Total for 3 Fields:				\$322,800	\$560,310	\$644,357
Flex Field (1)						
Sod	SY	8270	\$6	\$49,620	\$86,129	\$99,049
Equipment (Bleachers, goals)	Allowance	1	\$50,000	\$50,000	\$86,789	\$99,807
Subtotal:				\$99,620	\$172,919	\$198,856
Park Elements						
Small Playground - 1,500 SF (Play Equipment, Surfacing, Shade, Curb)	Allowance	1	\$150,000	\$150,000	\$260,367	\$299,422
Disc Golf (equipment, clearing)	Allowance	1	\$100,000	\$100,000	\$173,578	\$199,615
Subtotal:				\$250,000	\$433,945	\$499,037
Total Direct Costs				\$3,218,980		
Mobilization and General Conditions		15.0%			\$482,847	
Subtotal					\$3,701,827	
Bonds, Insurance		5.0%			\$185,091	
Subtotal					\$3,886,918	
Contractor Fees (Profit, Overhead, Expenses)		15.0%			\$583,038	
Subtotal					\$4,469,956	
Contingency		25.0%			\$1,117,489	
Total Construction Costs					\$5,587,445	
Design, Permitting, and CA/CM Fees		15.0%				\$838,117
Total Cost for Zebulon Community Park Phase 1 Improvements						\$6,425,562

Estimate of Probable Cost for Phase 1 - \$6,425,562

Phase 1 includes a new park entrance from E Barbee St, a park driveway connecting to S Arendell Ave, parking lots, three full size soccer fields, one practice/youth soccer field, a small playground, disc golf course, and associated hardscape and landscape.

Phasing Legend

- Phase 2 Site Improvements
- Phase 2 Circulation Improvements



Estimate of Probable Cost for Phase 2 - \$8,374,811

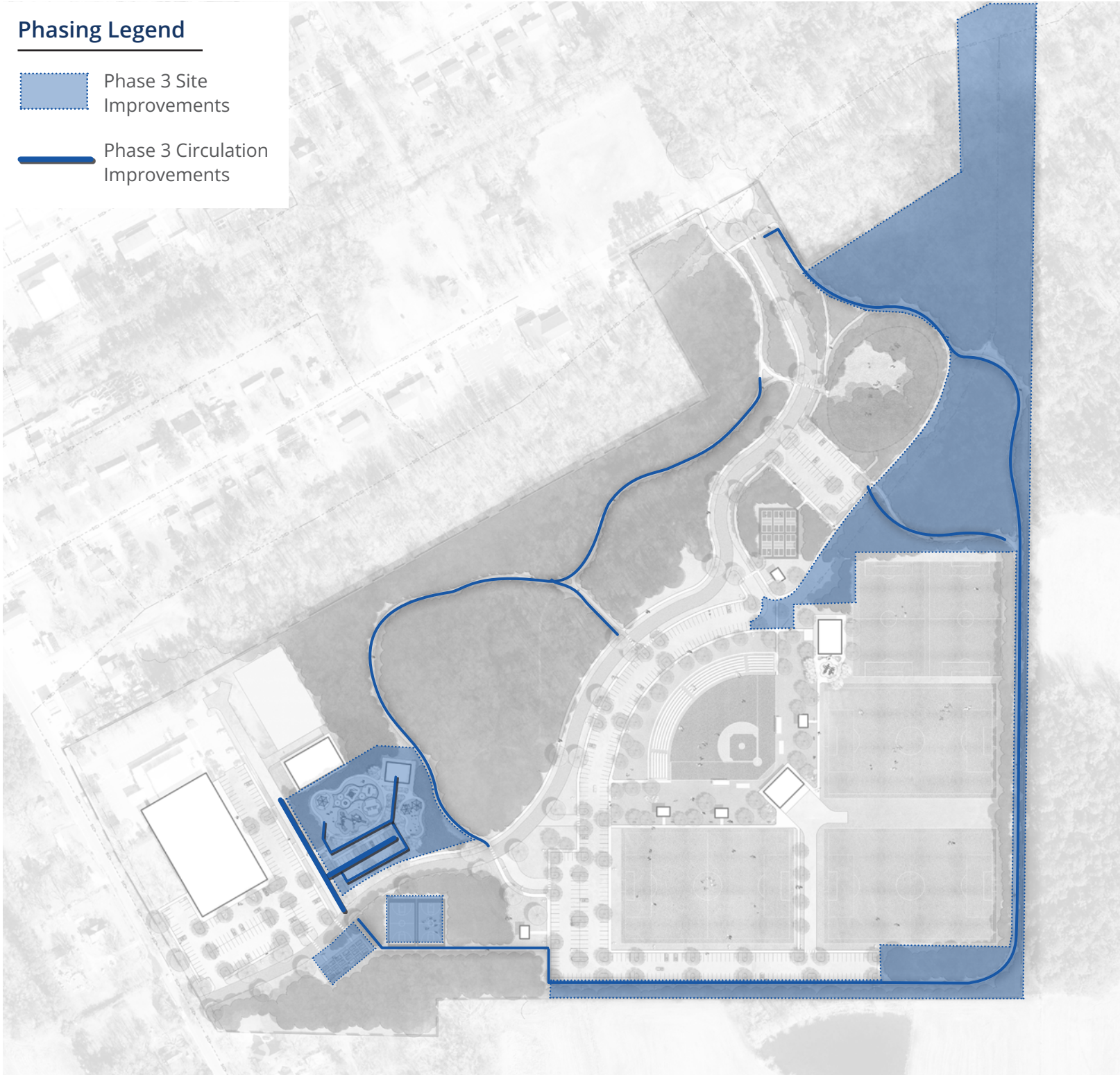
Phase 2 includes athletic field lighting, baseball field and amphitheater facilities, soccer restroom/concessions, pickleball courts, a dog park, trails connecting the new amenities, and associated hardscape and landscape.

PHASE 2

Zbulon Community Park Improvements Phase 2				Total Direct Costs	Total Direct Costs with Markups	Total Development Cost
	Unit	Quantity	Unit Cost			
Site Work						
Site Clearing	Acre	5	\$15,000	\$75,000	\$130,184	\$149,711
Site Grading and Balancing	Acre	5	\$25,000	\$125,000	\$216,973	\$249,519
Demolition	Allowance	1	\$25,000	\$25,000	\$43,395	\$49,904
Erosion Control (Fences, Diversions, tree protection barrier, temporary construction entrance)	Allowance	1	\$50,000	\$50,000	\$86,789	\$99,807
Subtotal:				\$275,000	\$477,340	\$548,941
Utilities						
Sanitary Service Supply	Allowance	1	\$25,000	\$25,000	\$43,395	\$49,904
Water Service Supply	Allowance	1	\$25,000	\$25,000	\$43,395	\$49,904
Electrical Service Supply	Allowance	1	\$100,000	\$100,000	\$173,578	\$199,615
Subtotal:				\$150,000	\$260,367	\$299,422
Building and Structures						
Soccer Restroom/Concessions (3500 SF)	SF	3500	\$150	\$525,000	\$911,285	\$1,047,978
Subtotal:				\$525,000	\$911,285	\$1,047,978
Hardscape						
Paved Parking and Drop-off (Asphalt Pavement, Subgrade, Base, Parking Bumpers, Signs, Striping)	SY	6450	\$130	\$838,500	\$1,455,453	\$1,673,770
Driveway (26' Wide, Asphalt Surface, Subsurface Base)	SY	1400	\$75	\$105,000	\$182,257	\$209,596
Paved Pathway (6' 8' Wide, Concrete Surface, Base, Topsoil)	LF	1400	\$50	\$70,000	\$121,505	\$139,730
Concrete Pads (playground area, pavilions,restrooms, amphitheater stage area)	SY	600	\$55	\$33,000	\$57,281	\$65,873
Subtotal:				\$1,046,500	\$1,816,495	\$2,088,969
Landscape						
Landscape Allowance	Allowance	1	\$25,000	\$25,000	\$43,395	\$49,904
Irrigation Allowance	Allowance	1	\$10,000	\$10,000	\$17,358	\$19,961
Subtotal:				\$35,000	\$60,752	\$69,865
Full Size Soccer Fields (3)						
Lighting	Allowance	1	\$150,000	\$150,000	\$260,367	\$299,422
Subtotal:				\$150,000	\$260,367	\$299,422
Total for 3 Fields:				\$450,000	\$781,102	\$898,267
Flex Field (1)						
Lighting	Allowance	1	\$150,000	\$150,000	\$260,367	\$299,422
Subtotal:				\$150,000	\$260,367	\$299,422
Amphitheater						
Seating	Allowance	1	\$100,000	\$100,000	\$173,578	\$199,615
Stage	Allowance	1	\$250,000	\$250,000	\$433,945	\$499,037
Artificial Turf Softball Field	SF	40000	\$21	\$840,000	\$1,458,056	\$1,676,765
Subtotal:				\$1,190,000	\$2,065,580	\$2,375,417
Park Elements						
Pickleball Courts (surfacing, fencing, equipment, court lighting)	Allowance	1	\$500,000	\$500,000	\$867,891	\$998,074
Dog Park (sod, fencing, water fountain, seating, entry gate)	Allowance	1	\$200,000	\$200,000	\$347,156	\$399,230
Security Lighting	Allowance	1	\$100,000	\$100,000	\$173,578	\$199,615
Signage Allowance (Educational Signage, Wayfinding)	Allowance	1	\$50,000	\$50,000	\$86,789	\$99,807
Amenity Upgrade Allowance (Benches, Picnic Tables, Trash Receptacles, Water Fountains)	Allowance	1	\$25,000	\$25,000	\$43,395	\$49,904
Subtotal:				\$875,000	\$1,518,809	\$1,746,630
Total Direct Costs				\$4,696,500		
Mobilization and General Conditions		15.0%			\$704,475	
Subtotal					\$5,400,975	
Bonds, Insurance		5.0%			\$270,049	
Subtotal					\$5,671,024	
Contractor Fees (Profit, Overhead, Expenses)		15.0%			\$850,654	
Subtotal					\$6,521,677	
Contingency		25.0%			\$1,630,419	
Total Construction Costs					\$8,152,097	
Design, Permitting, and CA/CM Fees		15.0%				\$1,222,814
Total Cost for Zebulon Community Park Phase 2 Improvements						\$9,374,911

Phasing Legend

- Phase 3 Site Improvements
- Phase 3 Circulation Improvements



PHASE 3

Zebulon Community Park Improvements Phase 3				Total Direct Costs	Total Direct Costs with Markups	Total Development Cost
	Unit	Quantity	Unit Cost			
Site Work						
Site Clearing	Acre	4.5	\$15,000	\$67,500	\$117,165	\$134,740
Site Grading and Balancing	Acre	4.5	\$25,000	\$112,500	\$195,275	\$224,567
Demolition	Allowance	1	\$25,000	\$25,000	\$43,395	\$49,904
Erosion Control (Fences, Diversions, tree protection barrier, temporary construction entrance)	Allowance	1	\$100,000	\$100,000	\$173,578	\$199,615
Subtotal:				\$305,000	\$529,413	\$608,825
Utilities						
Sanitary Service Supply	Allowance	1	\$25,000	\$25,000	\$43,395	\$49,904
Water Service Supply	Allowance	1	\$50,000	\$50,000	\$86,789	\$99,807
Electrical Service Supply	Allowance	1	\$50,000	\$50,000	\$86,789	\$99,807
Stormwater Treatment Areas	Allowance	1	\$50,000	\$50,000	\$86,789	\$99,807
Subtotal:				\$175,000	\$303,762	\$349,326
Building and Structures						
Splash Pad Restroom (2000 SF)	SF	2000	\$150	\$300,000	\$520,734	\$598,845
Small Shelter (20x20)	Each	4	\$40,000	\$160,000	\$277,725	\$319,384
Subtotal:				\$460,000	\$798,459	\$918,228
Hardscape						
Paved Parking and Drop-off (Asphalt Pavement, Subgrade, Base, Parking Bumpers, Signs, Striping)	SY	1100	\$130	\$143,000	\$248,217	\$285,449
Paved Pathway (6' 8' Wide, Concrete Surface, Base, Topsoil)	LF	6120	\$50	\$306,000	\$531,149	\$610,821
Concrete Pads (playground area, pavilions,restrooms, amphitheater stage area)	SY	400	\$55	\$22,000	\$38,187	\$43,915
Subtotal:				\$471,000	\$817,553	\$940,186
Landscape						
Community Garden - 5,000 SF	SY	1625	\$50	\$81,250	\$141,032	\$162,187
Landscape Allowance	Allowance	1	\$25,000	\$25,000	\$43,395	\$49,904
Irrigation Allowance	Allowance	1	\$25,000	\$25,000	\$43,395	\$49,904
Subtotal:				\$131,250	\$227,821	\$261,994
Park Elements						
Playground - 12,500 SF (Play Equipment, Surfacing, Shade, Curb)	Allowance	1	\$500,000	\$500,000	\$867,891	\$998,074
Splash Pad - 2,500 SF (Equipment, Surfacing, Pump room)	Allowance	1	\$500,000	\$500,000	\$867,891	\$998,074
Basketball Courts (surfacing, fencing, equipment, court lighting)	Allowance	1	\$200,000	\$200,000	\$347,156	\$399,230
Security Lighting	Allowance	1	\$50,000	\$50,000	\$86,789	\$99,807
Signage Allowance (Educational Signage, Wayfinding)	Allowance	1	\$25,000	\$25,000	\$43,395	\$49,904
Amenity Upgrade Allowance (Benches, Picnic Tables, Trash Receptacles, Water Fountains)	Allowance	1	\$25,000	\$25,000	\$43,395	\$49,904
Subtotal:				\$1,300,000	\$2,256,516	\$2,594,993
Total Direct Costs				\$2,842,250		
Mobilization and General Conditions		15.0%			\$426,338	
Subtotal					\$3,268,588	
Bonds, Insurance		5.0%			\$163,429	
Subtotal					\$3,432,017	
Contractor Fees (Profit, Overhead, Expenses)		15.0%			\$514,803	
Subtotal					\$3,946,819	
Contingency		25.0%			\$986,705	
Total Construction Costs					\$4,933,524	
Design, Permitting, and CA/CM Fees		15.0%				\$740,029
Total Cost for Zebulon Community Park Phase 3 Improvements						\$5,673,553

Estimate of Probable Cost for Phase 3 - \$5,673,553

Phase 3 includes the large playground, splash pad and associated restroom/shelter, community garden, basketball courts, perimeter walking trail, and associated hardscape and landscape.

Phasing Legend

- Phase 4 Site Improvements
- Phase 4 Circulation Improvements



PHASE 4

Zebulon Community Park Improvements Phase 4				Total Direct Costs	Total Direct Costs with Markups	Total Development Cost
	Unit	Quantity	Unit Cost			
Site Work						
Site Clearing	Acre	1.5	\$15,000	\$22,500	\$39,055	\$44,913
Site Grading and Balancing	Acre	1.5	\$25,000	\$37,500	\$65,092	\$74,856
Demolition	Allowance	1	\$50,000	\$50,000	\$86,789	\$99,807
Erosion Control (Fences, Diversions, tree protection barrier, temporary construction entrance)	Allowance	1	\$50,000	\$50,000	\$86,789	\$99,807
Subtotal:				\$160,000	\$277,725	\$319,384
Utilities						
Sanitary Service Supply	Allowance	1	\$25,000	\$25,000	\$43,395	\$49,904
Water Service Supply	Allowance	1	\$25,000	\$25,000	\$43,395	\$49,904
Electrical Service Supply	Allowance	1	\$25,000	\$25,000	\$43,395	\$49,904
Subtotal:				\$75,000	\$130,184	\$149,711
Building and Structures						
Community Center Expansion - Planning, Design and Permitting	IS	1	\$3,000,000	\$3,000,000	\$5,207,344	\$5,988,445
Maintenance Yard Expansion	SF	38000	\$10	\$380,000	\$659,597	\$758,536
New Maintenance Building	SF	7100	\$150	\$1,065,000	\$1,848,607	\$2,125,898
Subtotal:				\$4,445,000	\$7,715,548	\$8,872,880
Hardscape						
Driveway (26' Wide, Asphalt Surface, Subsurface Base)	SY	1400	\$75	\$105,000	\$182,257	\$209,596
Paved Pathway (6' 8' Wide, Concrete Surface, Base, Topsoil)	LF	375	\$50	\$18,750	\$32,546	\$37,428
Concrete Pads (playground area, pavilions,restrooms, amphitheater stage area)	SY	200	\$55	\$11,000	\$19,094	\$21,958
Subtotal:				\$134,750	\$233,897	\$268,981
Park Elements						
Security Lighting	Allowance	1	\$25,000	\$25,000	\$43,395	\$49,904
Amenity Upgrade Allowance (Benches, Picnic Tables, Trash Receptacles, Water Fountains)	Allowance	1	\$50,000	\$50,000	\$86,789	\$99,807
Subtotal:				\$75,000	\$130,184	\$149,711
Total Direct Costs				\$4,889,750		
Mobilization and General Conditions		15.0%			\$733,463	
Subtotal					\$5,623,213	
Bonds, Insurance		5.0%			\$281,161	
Subtotal					\$5,904,373	
Contractor Fees (Profit, Overhead, Expenses)		15.0%			\$885,656	
Subtotal					\$6,790,029	
Contingency		25.0%			\$1,697,507	
Total Construction Costs					\$8,487,536	
Design, Permitting, and CA/CM Fees		15.0%				\$1,273,130
Total Cost for Zebulon Community Park Phase 4 Improvements						\$9,760,667

Estimate of Probable Cost for Phase 4 - \$9,760,667

Phase 4 includes the expansion of the maintenance yard and building, and associated hardscape and landscape. Phase 4 also includes the planning, design and permitting for the Community Center expansion.

Phasing Legend

- Phase 5 Site Improvements
- Phase 5 Circulation Improvements



Estimate of Probable Cost for Phase 5 - \$14,389,615

Phase 5 includes construction of the Community Center expansion, parking lot, and associated hardscape and landscape.

PHASE 5

Zebulon Community Park Improvements Phase 5				Total Direct Costs	Total Direct Costs with Markups	Total Development Cost
	Unit	Quantity	Unit Cost			
Site Work						
Site Clearing	Acre	2	\$15,000	\$30,000	\$52,073	\$59,884
Site Grading and Balancing	Acre	2	\$25,000	\$50,000	\$86,789	\$99,807
Demolition	Allowance	1	\$25,000	\$25,000	\$43,395	\$49,904
Erosion Control (Fences, Diversions, tree protection barrier, temporary construction entrance)	Allowance	1	\$50,000	\$50,000	\$86,789	\$99,807
Subtotal:				\$155,000	\$269,046	\$309,403
Utilities						
Sanitary Service Supply	Allowance	1	\$75,000	\$75,000	\$130,184	\$149,711
Water Service Supply	Allowance	1	\$50,000	\$50,000	\$86,789	\$99,807
Electrical Service Supply	Allowance	1	\$25,000	\$25,000	\$43,395	\$49,904
Subtotal:				\$150,000	\$260,367	\$299,422
Building and Structures						
Community Center Expansion Construction	IS	1	\$5,800,000	\$5,800,000	\$10,067,531	\$11,577,661
Subtotal:				\$5,800,000	\$10,067,531	\$11,577,661
Hardscape						
Paved Parking and Drop-off (Asphalt Pavement, Subgrade, Base, Parking Bumpers, Signs, Striping)	SY	6988	\$130	\$908,440	\$1,576,853	\$1,813,381
Paved Pathway (6' 8' Wide, Concrete Surface, Base, Topsoil)	LF	105	\$50	\$5,250	\$9,113	\$10,480
Subtotal:				\$913,690	\$1,585,966	\$1,823,861
Landscape						
Landscape Allowance	Allowance	1	\$100,000	\$50,000	\$86,789	\$99,807
Irrigation Allowance	Allowance	1	\$65,000	\$65,000	\$112,826	\$129,750
Subtotal:				\$115,000	\$199,615	\$229,557
Park Elements						
Security Lighting	Allowance	1	\$225,000	\$50,000	\$86,789	\$99,807
Signage Allowance (Educational Signage, Wayfinding)	Allowance	1	\$25,000	\$25,000	\$43,395	\$49,904
Subtotal:				\$75,000	\$130,184	\$149,711
Total Direct Costs				\$7,208,690		
Mobilization and General Conditions		15.0%			\$1,081,304	
Subtotal					\$8,289,994	
Bonds, Insurance		5.0%			\$414,500	
Subtotal					\$8,704,493	
Contractor Fees (Profit, Overhead, Expenses)		15.0%			\$1,305,674	
Subtotal					\$10,010,167	
Contingency		25.0%			\$2,502,542	
Total Construction Costs					\$12,512,709	
Design, Permitting, and CA/CM Fees		15.0%				\$1,876,906
Total Cost for Zebulon Community Park Phase 5 Improvements						\$14,389,615

Concept Key

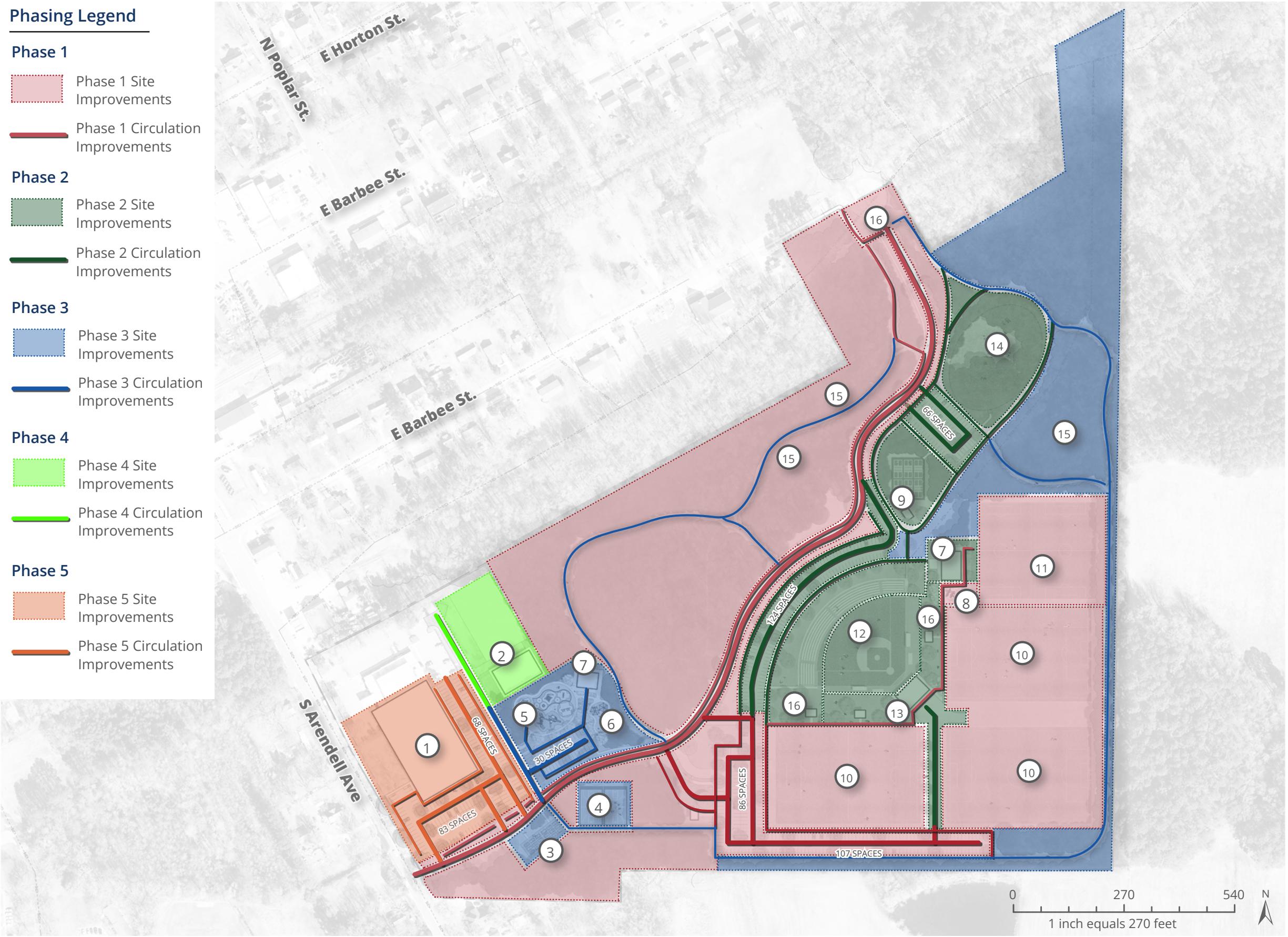
- 1 Community Center Addition - Approx. 40,000 SF
- 2 Expanded Maintenance Yard and Building - Approx. 38,000 SF
- 3 Community Garden
- 4 Basketball Courts (2)
- 5 Playground
- 6 Splash Pad
- 7 Restroom / Shelter
- 8 Small Playground
- 9 Pickleball Courts (6)
- 10 Full-size Soccer Fields (3)
- 11 Practice/ Flex Field
- 12 Softball / Amphitheater
- 13 Stage
- 14 Dog Park
- 15 Natural Areas / Disc Golf / Trails
- 16 Small Picnic Shelter (4)
- 17 New Access Drive
- # Parking (Approximately 561 Spaces)

Legend

- - - Property Line
- - - - - Utility Line

Phasing Legend

- Phase 1**
 - Phase 1 Site Improvements
 - Phase 1 Circulation Improvements
- Phase 2**
 - Phase 2 Site Improvements
 - Phase 2 Circulation Improvements
- Phase 3**
 - Phase 3 Site Improvements
 - Phase 3 Circulation Improvements
- Phase 4**
 - Phase 4 Site Improvements
 - Phase 4 Circulation Improvements
- Phase 5**
 - Phase 5 Site Improvements
 - Phase 5 Circulation Improvements



BENEFIT ANALYSIS

Operating Plan

The Town of Zebulon is committed to the phased improvements for Zebulon Community Park. The Town anticipates upfront costs associated with each phase, as well as personnel and maintenance costs that will be incurred on an annual basis. The following table summarizes the forecasted operation costs associated with each phase of development.

Park Benefits Analysis

Analysis of Demand or Unmet Need

Zebulon Community Park Phase 1 is intended to address the demand for high quality athletic fields that exists in our community, identified both through the Town’s planning efforts. This Phase is also intended to be implemented alongside the relocation of two baseball fields to East Wake Academy School Park as part of Phase 1 of that Park’s Development.

Multi-use athletic fields and turf fields were identified as high priority by the citizens of Zebulon using a statistically valid survey and other methods of engagement through the 2021 Master Plan and the follow up “How We Play” effort.

Zebulon is a growing municipality that has exceeded 10,000 people as of 2025. This figure is up from approximately 5,000 just five years ago. The growing populations of surrounding municipalities has also contributed to an increase in demand for recreation facilities like Zebulon Community Park.

Addressing Community Needs

The development of Zebulon Community Park Phase 1 will meet the demand and unmet needs and provide room for expansion of athletic opportunities in the community. The addition of the soccer fields and the relocation of the baseball fields will provide high quality playing fields suitable for local leagues as well as regional tournaments. Phase 2 will also incorporate lighting on the fields that will increase availability and expand parking to accommodate additional visitors.

The redevelopment of Zebulon Community Park will achieve an attractive and functional facility that will provide new opportunities for athletic play and support the long-term vision of Zebulon as a sports tourism destination within Wake County.

Additional Benefits of Redevelopment

The link between high quality sports facilities and the increase in overnight room stays and food and beverage purchases has been well established. The redevelopment of Zebulon Community Park Phase 1, coupled with East Wake Academy School Park Phase 1 will increase overnight room stays and food and beverage purchases once these projects are completed.

Special events will also be a major component for visitor attraction with the development of the Phase 2 and Phase 5 improvements. These elements will provide state of the art indoor and outdoor facilities that will serve as premier destinations for residents throughout Wake County.

Operational Costs for Zebulon Community Park Improvements							
Phase	Equipment	Maintenance Costs (Annual)	Additional Personnel	Additional Personnel Costs	Total	Initial Costs	Annual Costs (Running)
Phase 1	\$350,000.00	\$64,255.62	2.5	\$187,500.00	\$601,755.62	\$350,000.00	\$251,755.62
Phase 2	\$500,000.00	\$93,749.11	2.5	\$187,500.00	\$781,249.11	\$500,000.00	\$533,004.73
Phase 3	\$100,000.00	\$56,735.53	0	\$-	\$156,735.53	\$100,000.00	\$589,740.26
Phase 4	\$500,000.00	\$97,606.67	2	\$150,000.00	\$747,606.67	\$500,000.00	\$837,346.93
Phase 5	\$500,000.00	\$143,896.15	5	\$375,000.00	\$1,018,896.15	\$500,000.00	\$1,356,243.08
Total	\$1,950,000.00	\$456,243.08	\$10.00	\$900,000.00	\$3,306,243.08		

Collaboration with Other Organizations

Zebulon Parks and Recreation Department works closely with youth organizations to offer athletic programming for all ages at parks throughout the Town. However, demand for recreation spaces continues to rise. The development of Zebulon Community Park will result in these relationships continuing and expanding . The Department has held meetings with representatives from youth sports organizations across the Town to better understand their needs and opportunities for collaboration as park facilities are activated through development efforts. These efforts will continue as Zebulon Community Park and East Wake Academy School Park are developed..

Estimated Visitors to Zebulon Community Park

As part of the master planning process for Zebulon Community Park, estimates were developed to determine the impact of the development of a regional destination for athletic tournament play, as well as a high quality park that serves residents of Zebulon and surrounding communities on a daily basis. The table below provides estimates for local visitors, tournament visitors, and special event visitors as each phase of the park is developed.

Estimated Visitors for Zebulon Community Park and East Wake Academy School Park						
Phase	Local Visitors	Tournaments	Tournament Visitors	Special Events	Special Event Visitors	Total
Phase 1	24,000	16	14,400	0	0	38,400
Phase 2	60,000	24	21,600	20	40,000	121,600
Phase 3	80,000	24	21,600	30	60,000	161,600
Phase 4	80,000	24	21,600	35	70,000	171,600
Phase 5	120,000	30	27,000	40	80,000	227,000

ORDINANCE 2026-15

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, 2026.

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

	INCREASE	DECREASE
REVENUES		
Fund Balance Appropriated (Rec Impact Fee)	\$3,000,000.00	
EXPENDITURES		
Parks & Recreation – Land Acquisition		\$1,400,000.00
Parks & Recreation – Transfer to Zebulon Community Park Development Capital Project Fund		
	4,400,000.00	

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: November 3, 2025

Effective: November 3, 2025

Glenn L. York - Mayor

ATTEST:

Dora Moore, MMC, NCCMC- Interim Town Clerk

ORDINANCE 2026-16
ESTABLISHING A CAPITAL PROJECT FUND FOR
ZEBULON COMMUNITY PARK RENOVATION AND BALLFIELD RELOCATION

BE IT ORDAINED by the Board of Commissioners of the Town of Zebulon, that pursuant to §159-13.2 of the North Carolina General Statutes, the following Capital Project Ordinance is hereby adopted.

Section 1. The project authorized is the Zebulon Community Park Renovation and Ballfield Relocation Capital Project.

Section 2. The officers of this unit are hereby directed to proceed with the capital project within the terms of the grant agreement and the budget contained herein.

Section 3. The following amounts are appropriated for the project.

Zebulon Community Park Renovation & Ballfield Relocation	<u>\$4,400,000.00</u>
Total	\$4,400,000.00

Section 4. The following revenues are anticipated to be available to complete this project.

Transfer from General Fund	<u>\$4,400,000.00</u>
Total	\$4,400,000.00

Section 5. The Finance Officer is hereby directed to maintain within the Capital Project Fund sufficient specific detailed accounting records to satisfy the requirements of the grant and state regulations.

Section 6. Funds may be advanced from the General Fund for the purpose of making payments as due.

Section 7. The Finance Officer is directed to include a detailed analysis of past and future costs and revenues on this capital project in every budget submission made to the Board.

Section 8. The Finance Officer is directed to report on a quarterly basis on the financial status of each project element in Section 3.

Section 9. Copies of this Capital Project Ordinance shall be furnished to the Town Clerk, to the Governing Body, the Budget Officer, and to the Finance Officer for direction in carrying out this project.

Adopted this 3rd day of November 2025.

Glenn L. York, Mayor

ATTEST

Dora Moore, MMC, NCCMC- Interim Town Clerk

RESOLUTION 2026-15
ADOPTION OF PARK CAPITAL IMPROVEMENT PLAN

WHEREAS, the Board of Commissioners adopted the Play Zebulon: Parks and Recreation Comprehensive Master Plan on September 13, 2021; and

WHEREAS, Play Zebulon provides a vision, goals, and action items based on community input to guide Parks and Recreation decisions; and

WHEREAS, the Board of Commissioners adopted the Little River Site Specific Master Plan on November 7, 2022; and

WHEREAS, the Board of Commissioners adopted the Gill Street Park Site Specific Master Plan on November 3rd, 2025; and

WHEREAS, the Board of Commissioners adopted the Zebulon Community Park Site Specific Master Plan on November 3rd, 2025; and

WHEREAS, Play Zebulon and Site Specific Master Plans were developed by gathering input from the community; and

WHEREAS, there were community input workshops, on demand virtual meetings, and input by the Parks & Recreation Advisory Board; and

WHEREAS, a Park Capital Improvement Plan provides a roadmap to complete projects identified in the adopted park plans.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Town of Zebulon hereby adopts the 2026-2030 Park Capital Improvement.

Adopted this the 3rd day of November 2025.

Glenn L. York – Mayor

SEAL

Dora Moore, MMC, NCCMC- Interim Town Clerk

TOWN OF ZEBULON-GENERAL FUND (DRAFT)											
CAPITAL IMPROVEMENTS & FINANCING PLAN											
FISCAL YEARS 2026-2030 (Updated November 2025)											
DEPARTMENT EXPENDITURE	Project Cost	Dedicated Capital Project Fund	Potential Bond Project	Impact Fee Eligible	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	Outyear	Notes
Parks & Recreation -											
Community Center Floor Replacement	\$130,000				\$130,000						
Master Plan Implementation	\$60,000				\$60,000						plan development, due diligence
Park Signage	\$35,000				\$35,000						rollover
Land Acquisition	\$64,625				\$64,625						
Little River Park											
Phase 1	\$1,635,000	\$1,285,000		x	\$350,000						\$500,000 PARTF grant
Phase 2	\$1,400,000		x	x						\$1,400,000	
Phase 3	\$2,700,000		x							\$2,700,000	
Zebulon Community Park											& Ball Field Relocation
Phase 1	\$6,500,000		x	x	\$3,400,000	\$3,100,000					
Phase 2	\$9,400,000		x	x			\$2,000,000	\$3,000,000	\$4,400,000		
Phase 3	\$5,700,000									\$5,700,000	
Phase 4	\$9,800,000									\$9,800,000	
Phase 5	\$14,400,000		x	x						\$14,400,000	
Gill Street Park											
Expansion: Phase 1	\$2,000,000	\$766,000				\$500,000	\$734,000				
Expansion: Phase 2	\$2,500,000		x	x					\$2,500,000		
Expansion: Phase 3	\$800,000		x							\$800,000	
Existing Site: Phase 1	\$1,200,000		x	x					\$1,200,000		
Existing Site: Phase 2	\$400,000		x	x						\$400,000	
Baseball/Softball Complex											
Phase 1	\$3,800,000		x	x	\$1,000,000	\$2,800,000					
Phase 2	\$3,300,000							\$500,000	\$2,800,000		
Phase 3	\$4,500,000		x	x						\$4,500,000	
Greenway											
Planning & Design	\$1,000,000		x	x			\$500,000			\$500,000	
The Spine	\$3,200,000		x	x				\$500,000		\$2,700,000	
Downtown Connector	\$2,300,000		x	x						\$2,300,000	
Beaverdam Creek: Phase 2	\$1,600,000		x	x					\$1,600,000		
Downtown Park	\$1,700,000		x							\$1,700,000	
Neighborhood Park (4 parks)	\$7,000,000		x	x		\$500,000	\$500,000	\$500,000	\$2,000,000	\$3,500,000	
Total	\$87,124,625	\$2,051,000			\$5,039,625	\$6,900,000	\$3,734,000	\$4,500,000	\$14,500,000	\$50,400,000	
Projected Revenue					FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	Outyear	Notes
Recreation Impact Fee Reserves					\$4,850,000	\$1,278,635					
General Fund					\$189,625	\$1,750,000		\$1,000,000	\$1,000,000	\$6,400,000	
Grant						\$3,000,000	\$1,250,000		\$500,000	\$5,000,000	Must apply for.
Bond							\$1,531,239	\$2,500,000	\$12,500,000	\$34,000,000	Must go to referendum.
Greenway Impact Fee Reserves							\$452,761				
Recreation Impact Fee						\$871,365	\$500,000	\$500,000	\$500,000	\$5,000,000	
Total					\$5,039,625	\$6,900,000	\$3,734,000	\$4,000,000	\$14,500,000	\$50,400,000	

Certificate of Sufficiency

**PIN 2705512202 – 700 S Arendell Ave
PIN 2704492511 – 751 S Wakefield St
PIN 2705413075 – 0 S Wakefield St
PIN 2705513114 – 730 S Arendell Ave**

To the Board of Commissioners of the Town of Zebulon, North Carolina:

I, Dora K. Moore, Interim Clerk to the Zebulon Board of Commissioners, do hereby certify that I have investigated the petition attached hereto, and have found as a fact that said petition is signed by all the owners or their legal representative of real property lying in the area described therein, in accordance with G.S. 160A-31.

In witness whereof, I have here unto set my hand and affixed the seal of the Town of Zebulon, this 21st day of October 2025.




Dora K. Moore, MMC —Interim Town Clerk



Hervey & Hervey, P.A.

1151 Executive Circle, Suite 102 Cary, North Carolina 27511 P: 919.467.9012 F: 919.467.9013

October 21, 2025

Town of Zebulon
Attn: Eric A. Vernon, Town Attorney
Wyrick Robbins Yates & Ponton LLP
4101 Lake Boone Trail, Suite 300
Raleigh, NC 27607

Re: Certification of Ownership: Wake County PIN Numbers 2705512202 and 2705513114
(the "Properties")

Dear Eric:

We have conducted a title search on the above-referenced Properties from October 6, 1928 to October 21, 2025 at 2:30 P.M. Based on our search we have determined that the owners of the Properties are:

- Harrison Alexander Hughes
- Joseph Wood Temple, Jr.
- Holly Temple Hughes

If you have any questions, please do not hesitate to call.

Sincerely,

HERVEY & HERVEY, P.A.

Benjamin H. Hervey



Town of Zebulon

Planning Department

1003 N. Arendell Avenue, Zebulon, NC 27597

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

www.townofzebulon.org

ANNEXATION PETITION

GENERAL INFORMATION:

In accordance with Section 2.2.2 of the UDO, upon receipt of a valid petition signed by all of the owners of real property in the area described therein, the Town may annex an area either contiguous or not contiguous to its primary corporate limits when the area meets the standards set out under North Carolina General Statutes 160A-31 and 160A-58.1. The petition need not be signed by the owners of real property that is wholly exempt from property taxation under the Constitution and laws of North Carolina, nor by railroad companies, public utilities as defined in G.S. 62-3(23), or electric or telephone membership corporations.

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.

FILE PETITION: Submit hard copy application to the Planning Department with the applicable requirements in accordance with Section 2.2.2 of the UDO.

CERTIFICATION OF SUFFICIENCY: The Town Clerk shall investigate and certify whether the petition is legally sufficient. Only legally sufficient petitions shall be considered by the Town.

REVIEW BY STAFF: The Planning and Public Works Departments review the annexation submission. Comments will be sent to the applicant via email.

LEGAL ADVERTISEMENT: A legal advertisement will be published on the Town of Zebulon's website and in a paper of general circulation once no more than 25 days and one within 10 days of the date of the public hearing.

BOARD OF COMMISSIONERS MEETING/PUBLIC HEARING:

The BOARD OF COMMISSIONERS Meeting is typically held the first Monday of each month. The Board of Commissioners will either adopt or deny an ordinance to extend the corporate limits of the Town of Zebulon.

NOTICE OF DECISION: The formal notice of decision shall be provided to the applicant in accordance with Section 2.3.9 of the UDO.

RECORDATION: If the annexation is approved by the Board of Commissioners, the Town Clerk will have the Annexation Plats recorded at the Wake County Register of Deeds. Wake County will keep one of the recorded plats, one copy will be returned to the Planning Department and the surveying company is given the remaining recorded Annexation Plat.

Application Requirements –

The applicant requesting an annexation 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 the GeoCivix portal 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:**
 - o Completed Application Form
 - o One (1) Legal Description (metes and bounds) of subject property
 - o Registered survey of subject property
 - o Certified List of Property Owners within 750 feet of subject property
 - o Agent Authorization Form
- **Materials to Submit in Person with the Town of Zebulon Planning Department:**
 - o 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
 - o Petition Fee (Please See Fee Schedule)
(Can be paid online but applicants must let Planning Staff know prior to paying)



APPLICATION FOR ANNEXATION

PART 1. DESCRIPTION OF REQUEST/PROPERTY		
Street Address of the Property: 700 & 0 S Arendell Ave, 751 & 0 S Wakefield St		Total Acreage: 118.6
Parcel Identification Number (NC PIN): Please include all	Deed Book:	Deed Page(s):
2705512202	008545	01076
2704492511	003452	00715
2705413075	008099	02738
2705513114	000547	00497
Name of Project (if Applicable) Zebulon South	Current Zoning of the Property: R-4	
Existing Use of the Property: Agricultural	Proposed Use of the Property: Planned Development	
Reason for Annexation For purposes of developing a 320 unit planned development.		

PART 2. APPLICANT/AGENT INFORMATION		
Name of Applicant/Agent: Deacon Development Group, LLC		
Street Address of Applicant/Agent: PO Box 1080		
City: Wake Forest	State: NC	Zip Code: 27588
Email of Applicant/Agent: andrew@deaconcompanies.com	Telephone Number of Applicant/Agent: 919-608-3542	Fax Number of Applicant/Agent:
Are you the owner of the property? ☐ Yes ☒ No	Are you the owner's agent? ☒ Yes ☐ 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. SURVEYOR INFORMATION		
Name of Surveyor: Timmons Group - Terry Westendorf, PLS		
Street Address of Surveyor: 5410 Trinity Road Suite 102		
City: Raleigh	State: NC	Zip Code: 27607
Email of Surveyor: terry.westendorf@timmons.com	Telephone Number of Surveyor: 984-255-2353	Fax Number of Surveyor:
<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 Surveyor 	Print Name: Terry Westendorf	Date: 9/5/2025

**PART 4. PROPERTY OWNER INFORMATION**

To the Board of Commissioners of the Town of Zebulon, North Carolina:

1. We, the undersigned owners of real property, respectfully request that the area described in Part 4 be annexed to the Town of Zebulon, Wake County, North Carolina.
2. The area to be annexed is ☒ contiguous ☐ non-contiguous (satellite) to the Town of Zebulon, North Carolina and the boundaries are as contained in the metes and bounds description attached hereto.
3. If contiguous, this annexation will include all intervening rights-of-way for streets, railroads and other areas as stated in G.S. 160A-31(f), unless otherwise stated in the annexation amendment.
4. I/We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A385.1 or G.S. 153A-344.1 must be declared and identified on this petition. I/We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

All individual owners must sign. (If additional signatures are necessary, please attach an additional sheet.)

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.

Signature of Owner:

Joseph W Temple Jr

Print Name: Joseph Wood Temple

Date:

9/21/25

Signature of Owner:

Harrison Alexander Hughes

Print Name: Harrison Alexander Hughes

Date:

9/21/25

Signature of Owner:

Holly T. Hughes

Print Name:

Holly T. Hughes

Date:

9/21/25

Signature of Owner:

Print Name:

Date:

Signature of Owner:

Print Name:

Date:

Signature of Owner:

Print Name:

Date:

Signature of Owner:

Print Name:

Date:

STATE OF NC
COUNTY OF FranklinSworn and subscribed before me, Cassandra W. Patterson, a Notary Public for the above State and County, this the 21st day of September, 2025.

Notary Public

SEAL CASSANDRA W PATTERSON
NOTARY PUBLIC
Franklin County
North Carolina
My Commission Expires March 28, 2028

March 28, 2028
My Commission Expires:



PART 4. PROPERTY OWNER INFORMATION

To the Board of Commissioners of the Town of Zebulon, North Carolina:

1. We, the undersigned owners of real property, respectfully request that the area described in Part 4 be annexed to the Town of Zebulon, Wake County, North Carolina.
2. The area to be annexed is ☒ contiguous ☐ non-contiguous (satellite) to the Town of Zebulon, North Carolina and the boundaries are as contained in the metes and bounds description attached hereto.
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All individual owners must sign. (If additional signatures are necessary, please attach an additional sheet.)

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.

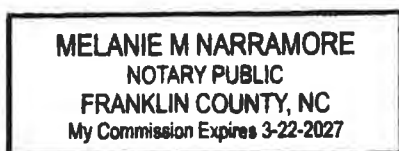
<i>Signature of Owner:</i> 	<i>Print Name:</i> Brittany Boone Darby	<i>Date:</i> 10/12/2025
<i>Signature of Owner:</i>	<i>Print Name:</i> Joshua Stewart Boone	<i>Date:</i>
<i>Signature of Owner:</i>	<i>Print Name:</i> Harold J Narron	<i>Date:</i>
<i>Signature of Owner:</i>	<i>Print Name:</i> Charles K Corbett	<i>Date:</i>
<i>Signature of Owner:</i>	<i>Print Name:</i> Jerry S Boone	<i>Date:</i>
<i>Signature of Owner:</i>	<i>Print Name:</i>	<i>Date:</i>
<i>Signature of Owner:</i>	<i>Print Name:</i>	<i>Date:</i>

STATE OF North Carolina
COUNTY OF Franklin

Sworn and subscribed before me, Brittany Boone Darby, a Notary Public for the above State and County, this the 12th day of October, 2025

Notary Public
Melanie M. Narramore

SEAL



3-22-2027
My Commission Expires:



PART 4. PROPERTY OWNER INFORMATION

To the Board of Commissioners of the Town of Zebulon, North Carolina:

1. We, the undersigned owners of real property, respectfully request that the area described in Part 4 be annexed to the Town of Zebulon, Wake County, North Carolina.
2. The area to be annexed is ☒ contiguous ☐ non-contiguous (satellite) to the Town of Zebulon, North Carolina and the boundaries are as contained in the metes and bounds description attached hereto.
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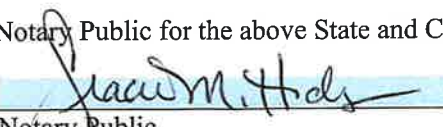
All individual owners must sign. (If additional signatures are necessary, please attach an additional sheet.)

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.

Signature of Owner:	Print Name: Brittany Boone Darby	Date:
Signature of Owner: 	Print Name: Joshua Stewart Boone	Date: 10/13/2025
Signature of Owner:	Print Name: Harold J Narron	Date:
Signature of Owner:	Print Name: Charles K Corbett	Date:
Signature of Owner:	Print Name: Jerry S Boone	Date:
Signature of Owner:	Print Name:	Date:
Signature of Owner:	Print Name:	Date:

STATE OF NC
COUNTY OF Carteret

Sworn and subscribed before me, Joshua Stewart Boone, a Notary Public for the above State and County, this the 13 day of, October, 2025


Notary Public

SEAL



March 11, 2030
My Commission Expires:



PART 4. PROPERTY OWNER INFORMATION

To the Board of Commissioners of the Town of Zebulon, North Carolina:

1. We, the undersigned owners of real property, respectfully request that the area described in Part 4 be annexed to the Town of Zebulon, Wake County, North Carolina.
2. The area to be annexed is ☒ contiguous ☐ non-contiguous (satellite) to the Town of Zebulon, North Carolina and the boundaries are as contained in the metes and bounds description attached hereto.
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All individual owners must sign. (If additional signatures are necessary, please attach an additional sheet.)

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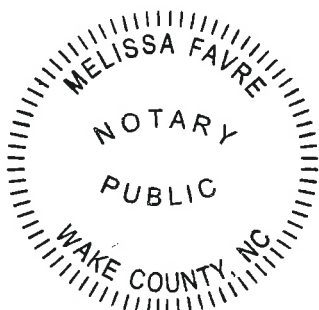
Signature of Owner:	Print Name: Brittany Boone Darby	Date:
Signature of Owner:	Print Name: Joshua Stewart Boone	Date:
Signature of Owner: <i>Harold J Narron</i>	Print Name: Harold J Narron	Date: 10-13-25
Signature of Owner:	Print Name: Charles K Corbett	Date:
Signature of Owner:	Print Name: Jerry S Boone	Date:
Signature of Owner:	Print Name:	Date:
Signature of Owner:	Print Name:	Date:

STATE OF North Carolina
COUNTY OF Wake

Sworn and subscribed before me, Melissa Favre, a Notary Public for the above State and County, this the 13th day of October, 2025.

Melissa Favre
Notary Public

SEAL



8-4-2028
My Commission Expires:



PART 4. PROPERTY OWNER INFORMATION

To the Board of Commissioners of the Town of Zebulon, North Carolina:

1. We, the undersigned owners of real property, respectfully request that the area described in Part 4 be annexed to the Town of Zebulon, Wake County, North Carolina.
2. The area to be annexed is ☒ contiguous ☐ non-contiguous (satellite) to the Town of Zebulon, North Carolina. The boundaries are as contained in the metes and bounds description attached hereto.
3. If contiguous, this annexation will include all intervening rights-of-way for streets, railroads and other areas stated in G.S. 160A-31(f), unless otherwise stated in the annexation amendment.
4. I/We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or G.S. 153A-344.1 may be declared and identified on this petition. I/We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

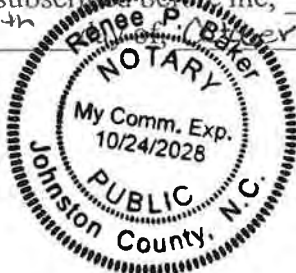
All individual owners must sign. (If additional signatures are necessary, please attach an additional sheet.)

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.

Signature of Owner:	Print Name: Brittany Boone Darby	Date:
Signature of Owner:	Print Name: Joshua Stewart Boone	Date:
Signature of Owner:	Print Name: Harold J Narron	Date:
Signature of Owner:	Print Name: Charles K Corbett	Date: 10-8-25
Signature of Owner:	Print Name: Jerry S Boone	Date:
Signature of Owner:	Print Name:	Date:
Signature of Owner:	Print Name:	Date:

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me, Renee P. Baker, a Notary Public for the above State and County
this the 9th day of October, 2025.



Renee P. Baker
Notary Public

REAL

10/24/28
My Commission Expires:



PART 4. PROPERTY OWNER INFORMATION

To the Board of Commissioners of the Town of Zebulon, North Carolina:

1. We, the undersigned owners of real property, respectfully request that the area described in Part 4 be annexed to the Town of Zebulon, Wake County, North Carolina.
2. The area to be annexed is ☒ contiguous ☐ non-contiguous (satellite) to the Town of Zebulon, North Carolina and the boundaries are as contained in the metes and bounds description attached hereto.
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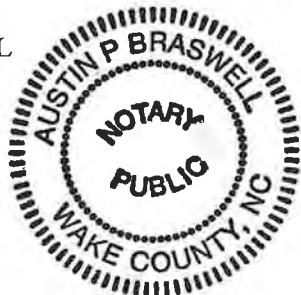
Signature of Owner:	Print Name: ^{AB} Brittany Boone Darby	Date:
Signature of Owner:	Print Name: ^{AB} Joshua Stewart Boone	Date:
Signature of Owner:	Print Name: ^{AB} Harold J Naron	Date:
Signature of Owner:	Print Name: ^{AB} Charles K Corbett	Date:
Signature of Owner: 	Print Name: Jerry S Boone	Date: 9-26-25
Signature of Owner:	Print Name:	Date:
Signature of Owner:	Print Name:	Date:

STATE OF NC
COUNTY OF Duke

Sworn and subscribed before me, Austin P Braswell, a Notary Public for the above State and County, this the 26 day of September, 2025.


Notary Public

SEAL



2/28/27
My Commission Expires:

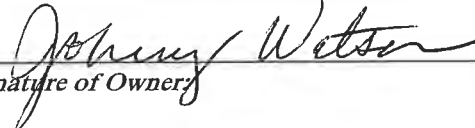
**PART 4. PROPERTY OWNER INFORMATION**

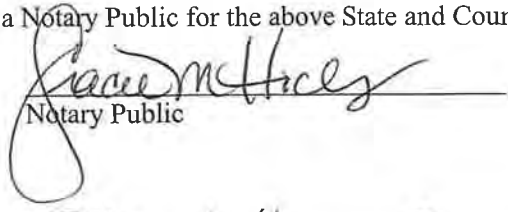
To the Board of Commissioners of the Town of Zebulon, North Carolina:

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All individual owners must sign. (If additional signatures are necessary, please attach an additional sheet.)

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 Owner:</i> 	<i>Print Name:</i> Watson Family II LLC	<i>Date:</i> 9/11/2025
<i>Signature of Owner:</i>	<i>Print Name:</i>	<i>Date:</i>
<i>Signature of Owner:</i>	<i>Print Name:</i>	<i>Date:</i>
<i>Signature of Owner:</i>	<i>Print Name:</i>	<i>Date:</i>
<i>Signature of Owner:</i>	<i>Print Name:</i>	<i>Date:</i>
<i>Signature of Owner:</i>	<i>Print Name:</i>	<i>Date:</i>
<i>Signature of Owner:</i>	<i>Print Name:</i>	<i>Date:</i>

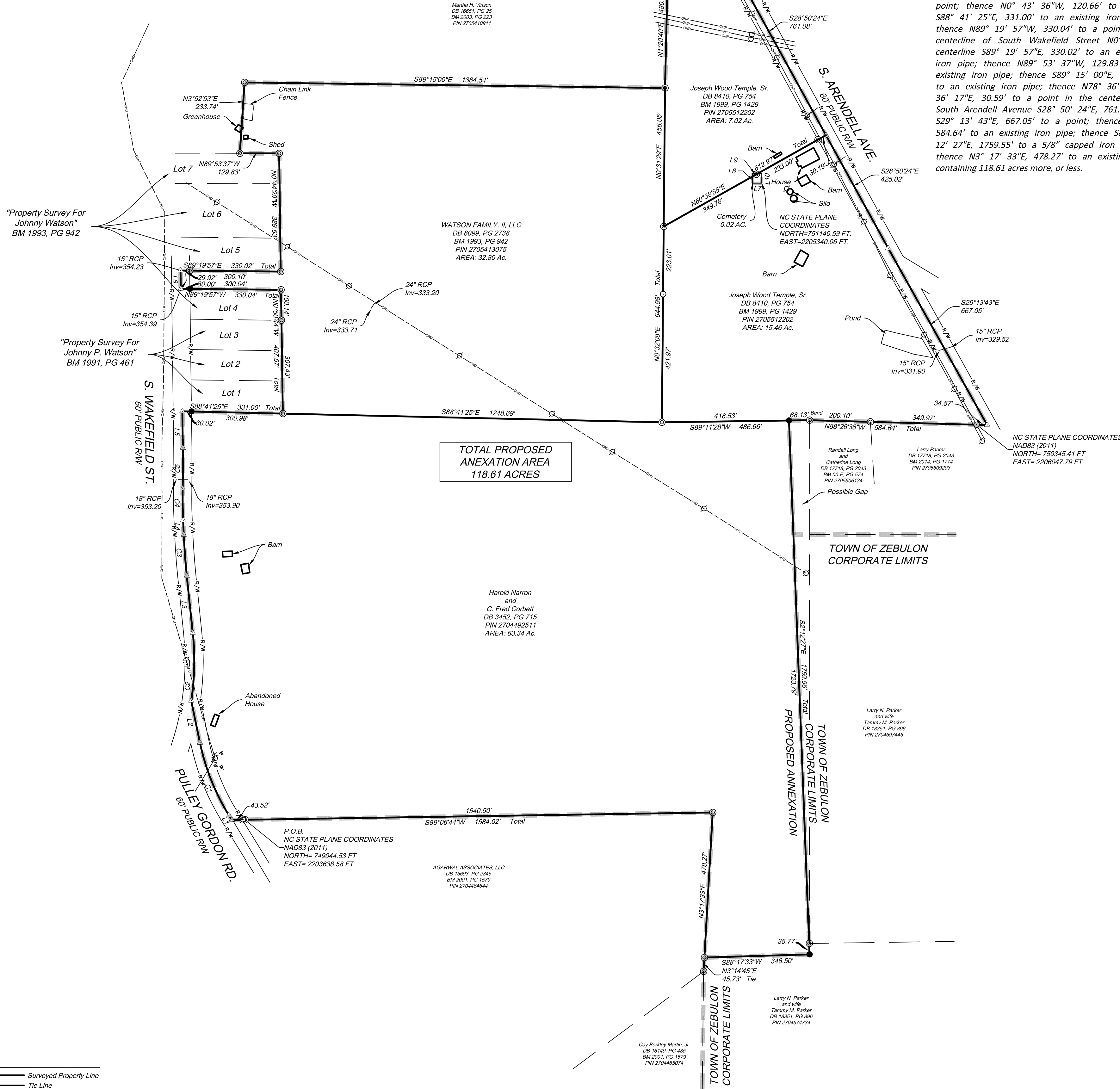
STATE OF NC
COUNTY OF CarteretSworn and subscribed before me, Johnny Watson, a Notary Public for the above State and County,
this the 11th day of Sept, 2025.
Notary Public

SEAL

March 11, 2030
My Commission Expires:

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	19°53'22"	745.63'	258.84'	130.73'	S21°43'32"E	257.54'
C2	14°17'18"	898.66'	224.11'	112.64'	N1°14'44"E	223.53'
C3	3°20'32"	2330.34'	135.93'	67.98'	S4°13'39"E	135.91'
C4	3°32'47"	1695.94'	104.97'	52.50'	S0°47'00"E	104.96'
C5	1°42'59"	4451.25'	133.35'	66.68'	N0°07'54"E	133.35'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N31°40'13"W	17.82'
L2	N11°46'51"W	141.30'
L3	N5°53'55"W	188.25'
L4	N2°33'23"W	47.94'
L5	N0°43'36"W	120.66'
L6	N0°43'36"W	59.99'
L7	N90°00'00"W	30.56'
L8	N0°00'00"E	32.27'
L9	N90°00'00"E	30.56'
L10	S0°00'00"E	32.27'



SURVEY NOTES:

- 1- Prepared for DEACON DEVELOPMENT
- 2- Horizontal control is based on North Carolina State Plane Coordinates NAD 1983(2011).
- 3- Not all improvements to this property have been shown.
- 4- Area computation is by the Coordinate Method.
- 5- This survey was completed without benefit of a Legal Title Commitment or Title Examination.
- 6- The survey of the property shown hereon was finalized October 10, 2022.

LEGEND

- ⊙

Iron Pipe Found

○

Iron Rod Found

●

5" Capped Iron Rod Set

△

Computed Point

□

Concrete Monument Found

⌂

Power Pole

○

Light Pole

<

Guy Anchor
- Surveyed Property Line
- Tie Line
- Line Not Surveyed
- X

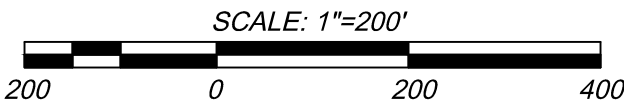
X

Fence
- OHP

Overhead Power Line
- R/W

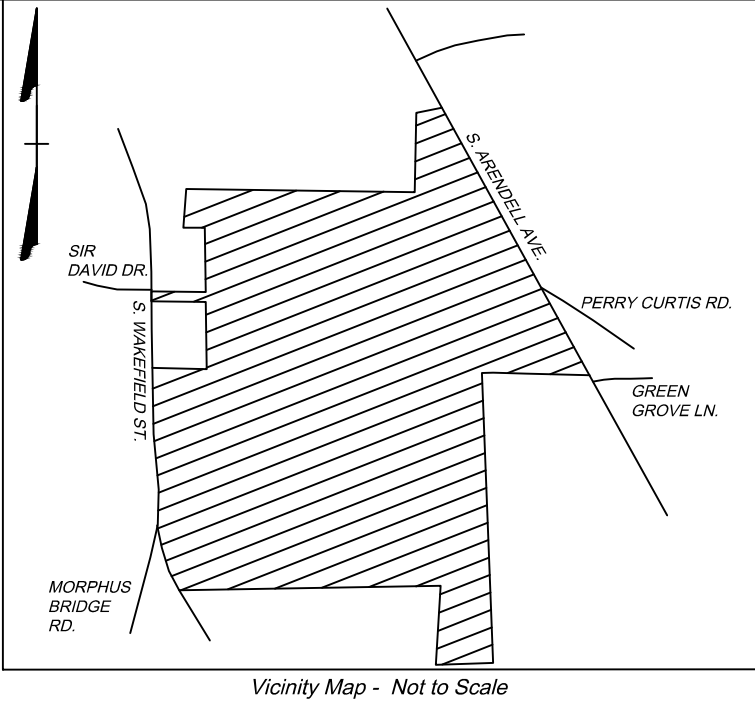
R/W

Right of Way Line
- Proposed Annexation



ANNEXATION LAND DESCRIPTION

Beginning at an existing iron pipe along the eastern right of way of Pulley Gordon Road, having a North Carolina State Plane Coordinate (NAD 1983-2011) value of North 749044.53 feet, East 2203638.58 feet. Thence S89° 06' 44"W, 43.52' to a point in the centerline of Pulley Gordon Road; thence with the centerline of Pulley Gordon Road N31° 40' 13"W, 17.82' to a point; thence with a curve to the right having a radius of 745.63', a length of 258.84', and a chord bearing and distance of N21° 43' 32"W, 257.54' to a point; thence N11° 46' 51"W, 141.30' to a point in the centerline of South Wakefield Street; thence with the centerline of South Wakefield Street with a curve to the left having a radius of 898.66', a length of 224.11', and a chord bearing and distance of N1° 14' 44"E, 223.53' to a point; thence N5° 53' 55"W, 188.25' to a point; thence with a curve to the right having a radius of 2330.34', a length of 135.93', and a chord bearing and distance of N4° 13' 39"W, 135.91' to a point; thence N2° 33' 23"W, 47.94' to a point; thence with a curve to the right having a radius of 1695.94', a length of 104.97', and a chord bearing and distance of N0° 47' 00"W, 104.96' to a point; thence with a curve to the left having a radius of 4451.25', a length of 133.35', and a chord bearing and distance of N0° 07' 54"E, 133.35' to a point; thence N0° 43' 36"W, 120.66' to a point; thence leaving the centerline of the aforesaid road S88° 41' 25"E, 331.00' to an existing iron pipe; thence N0° 50' 44"W, 407.57' to an existing iron pipe; thence N89° 19' 57"W, 330.04' to a point in the centerline of South Wakefield Street; thence with the centerline of South Wakefield Street N0° 43' 36"W, 59.99' to a point; thence leaving the aforesaid centerline S89° 19' 57"E, 330.02' to an existing iron pipe; thence N0° 44' 29"W, 389.63' to an existing iron pipe; thence N89° 53' 37"W, 129.83' to an existing iron pipe; thence N3° 52' 53"E, 233.74' to an existing iron pipe; thence S89° 15' 00"E, 1384.54' to an existing iron pipe; thence N1° 20' 40"E, 480.67' to an existing iron pipe; thence N78° 36' 17"E, 124.17' to an existing iron pipe; thence continuing N78° 36' 17"E, 30.59' to a point in the centerline of South Arendell Avenue; thence with the centerline of South Arendell Avenue S28° 50' 24"E, 761.08' to a point; thence S28° 50' 24"E, 425.02' to a point; thence S29° 13' 43"E, 667.05' to a point; thence leaving the centerline of the aforesaid road N88° 26' 36"W, 584.64' to an existing iron pipe; thence S89° 11' 28"W, 68.13' to a 5/8" capped iron rod set; thence S2° 12' 27"E, 1759.55' to a 5/8" capped iron rod set; thence S88° 17' 33"W, 346.50' to an existing iron pipe; thence N3° 17' 33"E, 478.27' to an existing iron pipe; thence S89° 06' 44"W, 1540.50' to the Beginning, containing 118.61 acres more, or less.



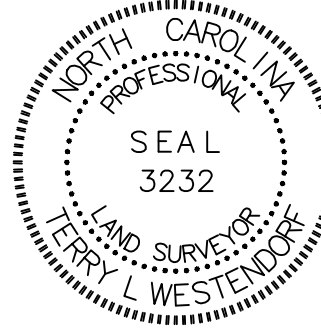
SURVEYOR CERTIFICATION

I, Terry L. Westendorf, PLS, hereby certify that this plat was drawn under my supervision from an actual survey made under my supervision, as described in deeds and maps of record or other reference sources; that the positional accuracy as calculated is 0.07" @2 Sigma, that the boundaries not surveyed are shown as broken lines plotted from information of record; that this map was prepared in accordance with G.S. 41-30 as amended.

This survey is of an existing parcel or parcels of land.

Witness my original signature, license number and seal this 5th day of September, a.d., 2025.

Terry L. Westendorf 3232



CONTIGUOUS ANNEXATION PLAT
DEACON DEVELOPMENT
PIN(S): 2704492511, 2705413075,
2705512202

Little River Township	Wake County
Date: October 10, 2022	Scale: 1"= 200'
Sheet: 1 of 1	Job#:49084
Drawn By: TLW	Checked By:
Revised:	

YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP

THIS DRAWING PREPARED AT THE

RALEIGH OFFICE
5410 TRINITY ROAD, Suite 102 | RALEIGH, NC 27607
TEL: 919.866.4951 FAX: 919.859.5663 www.timmons.com
NORTH CAROLINA LICENSE NUMBER C-1652

ANNEXATION DESCRIPTION

Beginning at an existing iron pipe along the eastern right of way of Pulley Gordon Road, having a North Carolina State Plane Coordinate (NAD 1983-2011) value of North 749044.53 feet, East 2203638.58 feet. Thence S89° 06' 44"W, 43.52' to a point in the centerline of Pulley Gordon Road; thence with the centerline of Pulley Gordon Road N31° 40' 13"W, 17.82' to a point; thence with a curve to the right having a radius of 745.63', a length of 258.84', and a chord bearing and distance of N21° 43' 32"W, 257.54' to a point; thence N11° 46' 51"W, 141.30' to a point in the centerline of South Wakefield Street; thence with the centerline of South Wakefield Street with a curve to the left having a radius of 898.66', a length of 224.11', and a chord bearing and distance of N1° 14' 44"E, 223.53' to a point; thence N5° 53' 55"W, 188.25' to a point; thence with a curve to the right having a radius of 2330.34', a length of 135.93', and a chord bearing and distance of N4° 13' 39"W, 135.91' to a point; thence N2° 33' 23"W, 47.94' to a point; thence with a curve to the right having a radius of 1695.94', a length of 104.97', and a chord bearing and distance of N0° 47' 00"W, 104.96' to a point; thence with a curve to the left having a radius of 4451.25', a length of 133.35', and a chord bearing and distance of N0° 07' 54"E, 133.35' to a point; thence N0° 43' 36"W, 120.66' to a point; thence leaving the centerline of the aforesaid road S88° 41' 25"E, 331.00' to an existing iron pipe; thence N0° 50' 44"W, 407.57' to an existing iron pipe; thence N89° 19' 57"W, 330.04' to a point in the centerline of South Wakefield Street; thence with the centerline of South Wakefield Street N0° 43' 36"W, 59.99' to a point; thence leaving the aforesaid centerline S89° 19' 57"E, 330.02' to an existing iron pipe; thence N0° 44' 29"W, 389.63' to an existing iron pipe; thence N89° 53' 37"W, 129.83' to an existing iron pipe; thence N3° 52' 53"E, 233.74' to an existing iron pipe; thence S89° 15' 00"E, 1384.54' to an existing iron pipe; thence N1° 20' 40"E, 480.67' to an existing iron pipe; thence N78° 36' 17"E, 124.17' to an existing iron pipe; thence continuing N78° 36' 17"E, 30.59' to a point in the centerline of South Arendell Avenue; thence with the centerline of South Arendell Avenue S28° 50' 24"E, 761.08' to a point; thence S28° 50' 24"E, 425.02' to a point; thence S29° 13' 43"E, 667.05' to a point; thence leaving the centerline of the aforesaid road N88° 26' 36"W, 584.64' to an existing iron pipe; thence S89° 11' 28"W, 68.13' to a 5/8" capped iron rod set; thence S2° 12' 27"E, 1759.55' to a 5/8" capped iron rod set; thence S88° 17' 33"W, 346.50' to an existing iron pipe; thence N3° 17' 33"E, 478.27' to an existing iron pipe; thence S89° 06' 44"W, 1540.50' to the Beginning, containing 118.61 acres more, or less.

Certified Property Owners within 750' of Project Boundary

Owner	Mailing Address 1	Mailing Address 2
AGARWAL ASSOCIATES LLC	2000 KILLEARN MILL CT	CARY NC 27513-4293
ALPHIN, DOUGLAS W	105 TEMPLE JOHNSON RD	ZEBULON NC 27597-8744
AMBRIZ, JAIME ESPINOZA PONCE, MIRIAM GARCIA	435 SIR DAVID DR	ZEBULON NC 27597-6808
ARMSTRONG, HENRY C ARMSTRONG, BRENDA M	PO BOX 1143	ZEBULON NC 27597-1143
BARRERA, EMILIO VILLEGAS ARMENTA, BERTHA CORTEZ	301 SIR DAVID DR	ZEBULON NC 27597-6801
BLOUNT, BARBARA ANN	707 S WAKEFIELD ST	ZEBULON NC 27597-2567
BRADSHAW, BETTIE SUE	697 S WAKEFIELD ST	ZEBULON NC 27597-2565
C W S SYSTEMS INC	500 W MONROE ST STE 3600	CHICAGO IL 60661-3779
CARRILLO, JOSE SANTOS CARRILLO, MARY D	812 S WAKEFIELD ST	ZEBULON NC 27597-2568
CARROLL, ELAINE H CARROLL, WILLIAM AYDEN JR	2516 MORPHUS BRIDGE RD	ZEBULON NC 27597-9622
CHURCH OF GOD EASTERN NC STATE OFFICE	PO BOX 100	KENLY NC 27542-0100
CHURCH, JUSTIN WALLACE	1190 COTTONSPRINGS DR	WENDELL NC 27591-3302
COBLE, THOMAS F COBLE, JENNIFER M	1201 PULLEY GORDON RD	ZEBULON NC 27597-8896
CONYERS, BEVERLY A CONYERS, CASSANDRA L	631 S WAKEFIELD ST	ZEBULON NC 27597-2565
COTTONFIELD DEVELOPMENT LLC	4801 GLENWOOD AVE	RALEIGH NC 27612-3856
COYT, RAFAEL NUNEZ	166 WESTSIDE CIR	ZEBULON NC 27597-6978
CREECH, ROBERT E CREECH, KATHEY P	13713 POSSUM TRACK RD	RALEIGH NC 27614-9381
DAVID BULLOCK CONSTRUCTION INC	2805 AUBURN KNIGHTDALE RD	RALEIGH NC 27610-9712
DE LA CRUZ, EDWIN CID, VICTORIA	712 CHANCE CIR	ZEBULON NC 27597-6809
DEAN, ATWELL STUART	604 S ARENDELL AVE	ZEBULON NC 27597-8202
DELACRUZ, ZOILA DELACRUZ, RAFAEL	5102 DELANO CT	ZEBULON NC 27597-7718
DIXON LAND INVESTMENTS LLC	PO BOX 598	ZEBULON NC 27597-0598
DUNN, MARY FRANCES DUNN, RICHARD BENJAMIN	748 S WAKEFIELD ST	ZEBULON NC 27597-2566
ENNIS, WOOMADEVI	406 SIR DAVID DR	ZEBULON NC 27597-6802
ESTRADA, JILBER VELAZQUEZ	106 WOODGATE DR	GARNER NC 27529-2738
FOX, JEFFERY M FOX, PENNY M	753 S ARENDELL AVE	ZEBULON NC 27597-8205
FUENTES, BAYRON JOSUE LOPEZ HILARIO, RAMONA LLINETT LOPEZ	709 CHANCE CIR	ZEBULON NC 27597-6809
GARCIA, LAURA A REYES, GERARDO REYES	621 S WAKEFIELD ST	ZEBULON NC 27597-2565
GOMEZ, MARIA DEL ROCIO HURTADO	613 BULLHARDT DR	ZEBULON NC 27597-6810

GOWER, JERRY L GOWER, JOANN
HANNAH, KRYSTAL
HERNANDEZ, LYDIA FABIOLA MATEO
HICKS, MELVILLE HOWARD JR
HILL, TIMOTHY GORDON HILL, LILLIAN AVENT
HOLLAND, JIMMY LEON HOLLAND, HELEN M
HORTON FAMILY CEMETERY
HORTON, TIMOTHY WYATT HORTON, LISA RAPER
JAYS ARENDELL PROPERTIES LLC
JIMENEZ, FRANCISCO SANAGUSTIN, CANDELARIA
KNOTT, MARSH WENDELL JR
LINDSEY POINTE HOMEOWNERS
LONG, CHARLES WESLEY LONG, KAY P
LONG, RANDALL S
MARSHALL & MARSHALL LLC
MARSHALL, RICHARD CODY
MARTINEZ, JERONIMO SANCHEZ
MCCULLERS, JAMIE
MCNABB, LYNN CASWELL
MOGENSEN, DALE ALPHIN
NARRON, HAROLD CORBETT, C FRED
NIEVES PACHECO, JUAN M HERNANDEZ, ALICIA JIMENEZ
PARKER, JAMES R PARKER, LAURA H
PARKER, LARRY N
PEREZ PALOMO, FRANCISCO JAVIER
RAPER, JEAN D TRUSTEE ROYAL, JENNY RAPER TRUSTEE
RICE, CAREY PERRY HEIRS C/O BARBARA RICE
RODRIGUEZ, BENITO
ROSSMAN, MAXINE
RS RENTAL II LLC
SANDERS HOMES LLC
SANTOS, ALEJANDRO WILIBALDO ROSALES CASTILLO, ELIA ORTEGA
SHAW, SHIRLEY D

7324 SIEMENS RD
304 SIR DAVID DR
610 S WAKEFIELD ST
PO BOX 660
745 S ARENDELL AVE
737 S ARENDELL AVE
5110 UNION DR
550 S WAKEFIELD ST
2709 BELMONT VIEW LOOP
417 SIR DAVID DR
PO BOX 635
2805 AUBURN KNIGHTDALE RD
8212 MITCHELL MILL RD
908 S ARENDELL AVE
500 S WAKEFIELD ST
500 S WAKEFIELD ST
636 BULLHARDT DR
611 S WAKEFIELD ST
1900 LITTLE ELM TRL APT 70
109 TEMPLE JOHNSON RD
3941 ZEBULON RD
624 BULLHARDT DR
3329 MARKS CREEK RD
900 S ARENDELL AVE
409 SIR DAVID DR
1317 MORPHUS BRIDGE RD
3113 CHARLES B ROOT WYND
427 SIR DAVID DR
600 S WAKEFIELD ST
199 LAFAYETTE ST
1008 SAWYER CREEK DR
PO BOX 332
738 S WAKEFIELD ST

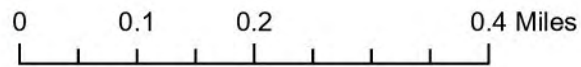
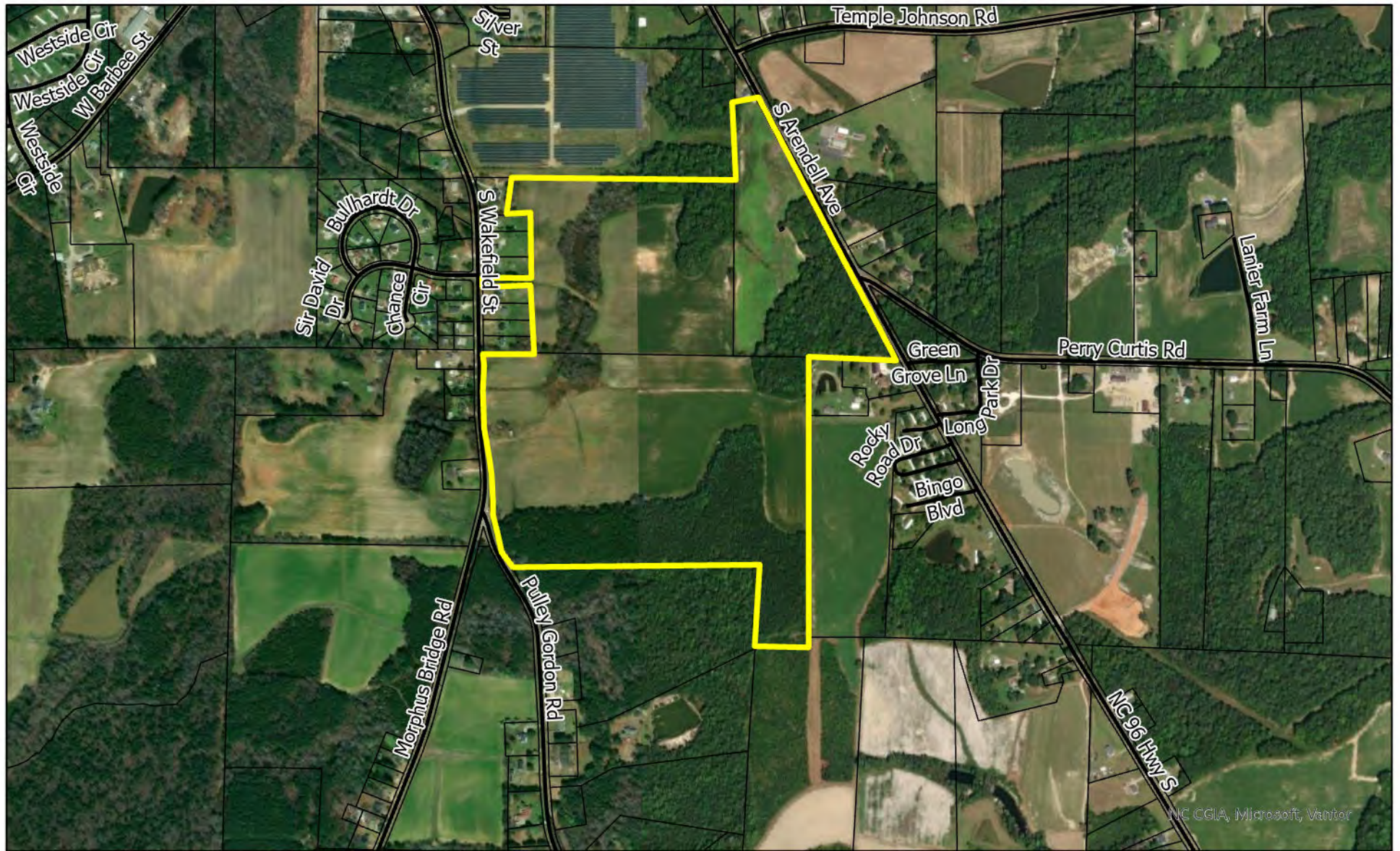
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ZEBULON NC 27597-6800
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ZEBULON NC 27597-8205
ZEBULON NC 27597-8205
WAKE FOREST NC 27587
ZEBULON NC 27597-2562
CARY NC 27519-7725
ZEBULON NC 27597-6808
WENDELL NC 27591-0635
RALEIGH NC 27610-9712
ZEBULON NC 27597-8445
ZEBULON NC 27597-8208
ZEBULON NC 27597-2562
ZEBULON NC 27597-2562
ZEBULON NC 27597-6810
ZEBULON NC 27597-2565
CEDAR PARK TX 78613-2834
ZEBULON NC 27597-8744
ZEBULON NC 27597-8187
ZEBULON NC 27597-6810
KNIGHTDALE NC 27545-8243
ZEBULON NC 27597-8208
ZEBULON NC 27597-6808
WENDELL NC 27591-8377
RALEIGH NC 27612-5379
ZEBULON NC 27597-6808
ZEBULON NC 27597-2564
NEW YORK NY 10012-4279
ZEBULON NC 27597-6876
WENDELL NC 27591-0332
ZEBULON NC 27597-2566

SILBER, EVA TRUSTEE EVA SILBER LIVING TRUST THE
SPRUILL, JOSEPH PAUL SPRUILL, CONNIE SUE HALL
STANCIL, LAURIE BEATRICE
TEATOR, MICHAEL
TEMPLE, J M
TEMPLE, JOSEPH WOOD
TEMPLE, JOSEPH WOOD SR HUGHES, HARRISON ALEXANDER
TIDEWATER INVESTORS VI LLC
TOVAR, ARMANDO A TOVAR, GERARDO A
TRIANGLE HOMES AND REHAB INC
VILLAFRANCA, IRIS
VILLALPANDO, MIGUEL ANGEL
VINSON, MARTHA H
VINSON, THOMAS E VINSON, APRIL R
WATSON FAMILY II LLC

5117 MELBOURNE RD
305 SIR DAVID DR
701 S WAKEFIELD ST
744 S WAKEFIELD ST
1424 S HOLLYBROOK RD
1424 S HOLLYBROOK RD
1424 S HOLLYBROOK RD
1011 W GANNON AVE
703 CHANCE CIR
3807 WOODSIDE RD
713 CHANCE CIR
110 LEGEND VALLEY LN UNIT 13
500 PERRY CURTIS RD
520 PERRY CURTIS RD
6220 FORESTVILLE RD

RALEIGH NC 27606-1747
ZEBULON NC 27597-6801
ZEBULON NC 27597-2567
ZEBULON NC 27597-2566
WENDELL NC 27591-9584
WENDELL NC 27591-9584
WENDELL NC 27591-9584
ZEBULON NC 27597-2130
ZEBULON NC 27597-6809
GARNER NC 27529-2649
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ZEBULON NC 27597-8877
ZEBULON NC 27597-8877
RALEIGH NC 27604-8618

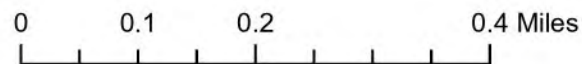
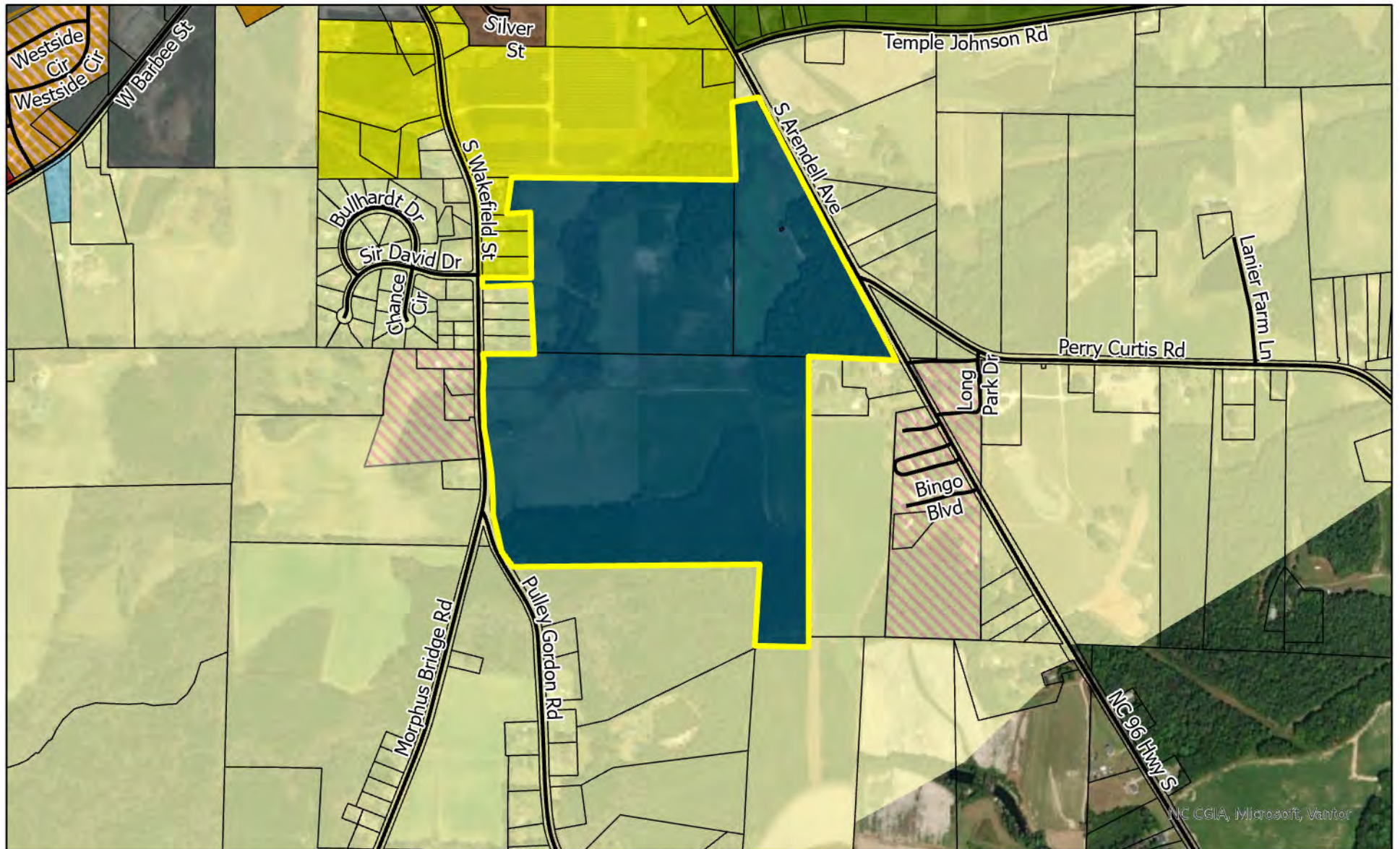
Aerial Map



Legend

-  Streets
-  Parcels
-  131 Zebulon South

Zoning Map

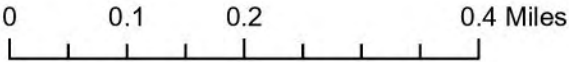
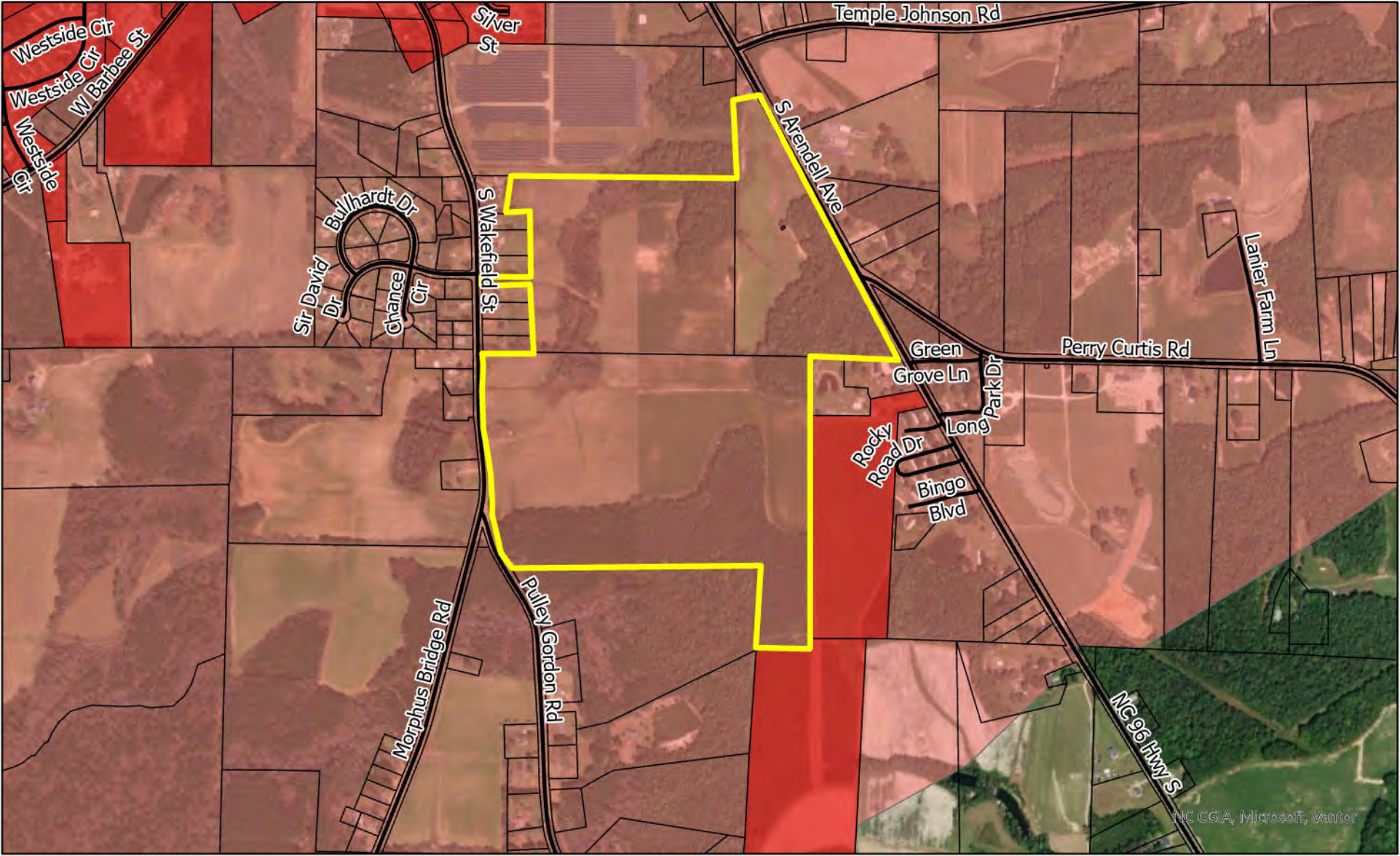


- Streets
- Parcels
- R2, Residential Suburban
- R4, Residential Neighborhood
- R6, Residential Urban

Legend

- RMF, Residential Multi-Family
- HC, Heavy Commercial
- HI, Heavy Industrial
- OI, Office and Institutional
- DTP, Downtown Periphery
- PD, Planned Development
- MHO, Manufactured Home Overlay
- Zebulon South

Corporate Limits Map



Legend

- Streets
- Parcels
- Corporate Limits
- ETJ
- Zebulon South

Wake Weekly

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THE WAKE WEEKLY - (WAKE COUNTY)

Notice of Hearing

—pursuant to the provisions of Article 2.3.6 of the Unified Development Ordinance of the City of Zebulon that a public hearing will be held on November 3, 2025, at 6:00 p.m. at the Zebulon Municipal Complex, 1003 N. Arendell Avenue, and will be conducted by the Board of Commissioners to consider the following elements: I

WAKE COUNTY, NORTH CAROLINA

2025-10-24

THE WAKE WEEKLY - (WAKE COUNTY)

Notice of Hearing

—pursuant to the provisions of Article 2.3.6 of the Unified Development Ordinance of the City of Zebulon that a public hearing will be held on November 3, 2025, at 6:00 p.m. at the Zebulon Municipal Complex, 1003 N. Arendell Avenue, and will be conducted by the Board of Commissioners to consider the following elements: I

WAKE COUNTY, NORTH CAROLINA

2025-10-24

THE WAKE WEEKLY - (WAKE COUNTY)

Notice of Hearing

—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 October 13th, 2025, at 6:00 P.M. at the Zebulon Municipal Complex, 1003 N. Arendell Avenue, and will be conducted by the Board of Commissioners and Planning

WAKE COUNTY, NORTH CAROLINA

2025-10-10

THE WAKE WEEKLY - (WAKE COUNTY)

Notice of Hearing

—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 October 13th, 2025, at 6:00 P.M. at the Zebulon Municipal Complex, 1003 N. Arendell Avenue, and will be conducted by the Board of Commissioners and Planning

WAKE COUNTY, NORTH CAROLINA

2025-10-10

Notice of Hearing

Published in The Wake Weekly - (Wake County) on October 24, 2025

Location

Wake County, North Carolina

Notice Text

Notice is hereby given pursuant to the provisions of Article 2.3.6 of the Unified Development Ordinance of the City of Zebulon that a public hearing will be held on **November 3, 2025, at 6:00 p.m.** at the **Zebulon Municipal Complex, 1003 N. Arendell Avenue**, and will be conducted by the Board of Commissioners to consider the following elements:

ITD Project Number 1854731 Annexation 2025-05 Annexation of Zebulon South
Pin #2705512202, 2705413075 and 2705513714. An application by Deacon Companies, for the annexation of four lots at S Wakefield St & S Arendell Ave into the corporate boundaries of the city of Zebulon.

Public comments may be submitted to publiccomments@townofzebulon.org no later than 12:00 noon on the day of the hearing to be read on the record. Links will be provided along with the completed application packet and documentation on the Planning Department webpage in <https://www.townofzebulon.org/departments/planning/public-hearing-information>. If you have questions or additional information, please contact us at (919) 823-1811.

The Wake Weekly
October 24, 31, 2025

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134

←→Ghttps://www.townofzebulon.org/planning/public-hearing-information☆🔍📄🔗⋮



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Submittal Deadlines

Long Range Planning

Documents

Forms and Applications

Interactive Development Map

Public Hearing Information

Planning Office

EN

planning@townofzebulon.org

310

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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 Unified Development Ordinance of the City of Zebulon that a public hearing will be held on **November 3, 2025, at 6:00 p.m.** at the **Zebulon Municipal Complex, 1003 N. Arendell Avenue**, and will be conducted by the Board of Commissioners to consider the following elements:

ITD Project Number 1854/31 – Annexation 2025-05 - Annexation of Zebulon South

PIN #2705512202, 2704492511, 2705413075 and 2705513114. An application by Deacon Companies, for the annexation of four lots at S Wakenfield St & S Arendell Ave to the corporate boundaries of the city of Zebulon.

Public comments may be submitted to publiccomments@townofzebulon.org no later than 12:00 noon on the day of the hearing to be read on the record. Links will be provided along with the completed application packet and documentation on the Planning Department webpage in <https://www.townofzebulon.org/departments/planning/public-hearing>. Information. If you have questions or additional information, please contact us at (919) 823-1811.







ZEBULON

NORTH CAROLINA

CASE # ORDINANCE 2026-17: Zebulon South Annexation

HEARING DATE: November 3, 2025

State of North Carolina

County of Wake

BEFORE ME, the undersigned Notary, E. McKinney Warner on this 29th day of October 2025, personally appeared Matthew Lower, known to me to be a credible person and of lawful age, who being by me first duly sworn, on his oath, deposes and says:

I Matthew Lower, Planning Director 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.

- Advertisement in a Paper of General Circulation sent on October 21, 2025 (Wake weekly, publication dates **10/24/2025 & 10/31/2025**)
- Posted to Planning Department Website **10/21/2025**
- Signs Posted on Site **10/22/2025**
- Mailed Notices sent out **10/22/2025**

[Signature]

10/29/25

Matthew Lower

Date

Subscribed and sworn to before me, this 29th day of October 2025.



E. McKinney Warner

[signature of Notary]

E. McKinney Warner

[printed name of Notary]

NOTARY PUBLIC

My commission expires: May 23, 2027.

Notice of Public Hearing

Notice is hereby given pursuant to the provisions of Article 2.3.6 of the Unified Development Ordinance of the City of Zebulon that a public hearing will be held on **November 3, 2025, at 6:00 p.m.** at the **Zebulon Municipal Complex, 1003 N. Arendell Avenue**, and will be conducted by the Board of Commissioners to consider the following elements:

ITD Project Number 1854731 – Annexation 2025-05 – Annexation of Zebulon South

PIN #2705512202, 2704492511, 2705413075 and 2705513114. An application by Deacon Companies, for the annexation of four lots at S Wakefield St & S Arendell Ave into the corporate boundaries of the city of Zebulon.

Public comments may be submitted to publiccomments@townofzebulon.org no later than 12:00 noon on the day of the hearing to be read on the record. Links will be provided along with the completed application packet and documentation on the Planning Department webpage in <https://www.townofzebulon.org/departments/planning/public-hearing-information>. If you have questions or additional information, please contact us at (919) 823-1811.

Aviso de audiencia pública

Por la presente se notifica de conformidad con las disposiciones del Artículo 2.3.6 de la Ordenanza de Desarrollo Unificado de la Ciudad de Zebulon que se llevará a cabo una audiencia pública el **3 de noviembre de 2025 a las 6:00 p.m.** en el **Complejo Municipal Zebulon, 1003 N. Arendell Avenue**, y será conducido por la Junta de Comisionados para considerar los siguientes elementos:

Proyecto ITD Número 1854731 – Anexión 2025-05 – Anexión de Zebulon Sur

PIN #2705512202, 2704492511, 2705413075 y 2705513114. Una solicitud de Deacon Companies, para la anexión de cuatro lotes en S Wakefield St & S Arendell Ave a los límites corporativos de la ciudad de Zebulon.

Los comentarios públicos pueden enviarse a publiccomments@townofzebulon.org a más tardar a las 12:00 del mediodía del día de la audiencia para que se lean en el registro. Se proporcionarán enlaces junto con el paquete de solicitud completo y la documentación en la página web del Departamento de Planificación en <https://www.townofzebulon.org/departments/planning/public-hearing-information>. Si tiene preguntas o información adicional, comuníquese con nosotros al (919) 823-1811.

ZEBULON
NORTH CAROLINA

CASE # ORDINANCE 2026-17: Zebulon South Annexation

HEARING DATE: November 3, 2025

State of North Carolina

County of _____

BEFORE ME, the undersigned Notary, _____ on this _____ day of _____ 20____, personally appeared Matthew Lower, known to me to be a credible person and of lawful age, who being by me first duly sworn, on his oath, deposes and says:

I Matthew Lower, Planning Director 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.

- Advertisement in a Paper of General Circulation sent on October 21, 2025 (Wake weekly, publication dates **10/24/2025 & 10/31/2025**)
- Posted to Planning Department Website **10/21/2025**
- Signs Posted on Site **10/22/2025**
- Mailed Notices sent out **10/22/2025**

Matthew Lower

Date

Subscribed and sworn to before me, this _____ day of _____ 20____.

[Notary Seal:]

[signature of Notary]

[printed name of Notary]

NOTARY PUBLIC

My commission expires: _____, 20____.

Return to: Town of Zebulon
Town Clerk
1003 N. Arendell Avenue
Zebulon, NC 27597
Attention: Town Clerk

Ordinance 2026-17

AN ORDINANCE TO EXTEND THE CORPORATE LIMIT OF THE TOWN OF ZEBULON, NORTH CAROLINA

**PIN 2705512202 – 700 S Arendell Ave
PIN 2704492511 – 751 S Wakefield St
PIN 2705413075 – 0 S Wakefield St
PIN 2705513114 – 730 S Arendell Ave**

WHEREAS, the Town of Zebulon has been petitioned under G.S. 160A-31 to annex the area as described below; and

WHEREAS, the Town of Zebulon has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at 1003 N. Arendell Avenue at 6:00 PM November 3, 2025 after due notice by publication in the Wake Weekly on October 24, 2025, and October 31, 2025; and

WHEREAS, the Town of Zebulon finds that the petition meets the requirements of G.S. 160A-31.

NOW, THEREFORE, BE IT ORDAINED, the Board of Commissioners of the Town of Zebulon, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-31, the attached following described territory (see attachment) to include the adjoining public right of way (see also attached map) is hereby annexed and made part of the Town of Zebulon as of November 3, 2025.

Section 2. Upon and after November 3, 2025, the described territory (see attachment) and its citizens and property shall be subject to all laws, ordinances and regulations in force in the Town of Zebulon and shall be entitled to the same privileges and benefits as other parts of the Town of Zebulon. Said territory shall be subject to municipal taxes according to G.S. 160A-31.

Section 3. The Mayor or Mayor Pro Tem of the Town of Zebulon shall cause to be recorded in the office of the Register of Deeds of Wake County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the County Board of Elections, as required by G.S. 163-288.1.

Adopted this the 3rd day of November 2025.

(SEAL)

Glenn L. York — Mayor

ATTEST:

APPROVED AS TO FORM:

Dora K. Moore — Interim Town Clerk

Eric A. Vernon — Town Attorney



2nd Request

APPLICATION FOR PLANNED DEVELOPMENT

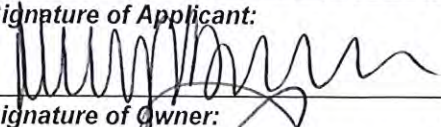
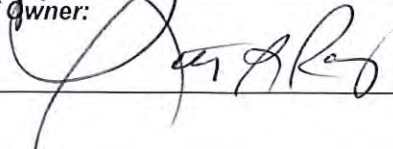
PART 1. DESCRIPTION OF REQUEST/PROPERTY

Street Address of the Property: 1406 N ARENDELL AVE		Acreage: 2.50
Parcel Identification Number (NC PIN): 2706011220	Deed Book: 13270	Deed Page(s): 2106
Existing Zoning of the Property: HEAVY COMMERCIAL (HC)	Proposed Zoning of the Property: PLANNED DEVELOPMENT	
Existing Use of the Property: CONVENIENCE STORE (WITH GASOLINE SALES)	Proposed Use of the Property: CONVENIENCE STORE (WITH GASOLINE SALES)	
Reason for rezoning to a Planned Unit Development: SHEETZ IS PROPOSING A NEW PICK UP WINDOW WHICH TRIGGERS THE PLANNED DEVELOPMENT PROCESS.		

PART 2. APPLICANT/AGENT INFORMATION

Name of Applicant/Agent: SHEETZ, INC.		
Street Address of Applicant/Agent: 243 SHEETZ WAY		
City: CLAYSBURG	State: PA	Zip Code: 16625
Email of Applicant/Agent: KBROWN@SHEETZ.COM	Telephone Number of Applicant/Agent: 814-312-1705	Fax Number of Applicant/Agent: N/A
Are you the owner of the property? ☐ Yes ☒ No	Are you the owner's agent? ☒ Yes ☐ 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: OLDE HERITAGE PROPERTIES LLC		
Street Address of Property Owner: 806 N ARENDELL AVE		
City: ZEBULON	State: NC	Zip Code: 27597
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: Kelly Brown	Date: 05/01/2025
Signature of Owner: 	Print Name: Betty B. Ray	Date: 4/9/25

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, safety, and welfare of the community by redeveloping an aged-store and development. The access points are consistent with existing conditions and new lighting/underground storage tanks will be included. The proposed development has planned a fence in between the residential and retail to enhance safety of the neighbors.
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.
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 because it maintains the current use but modifies the orientation to be consistent with new Town standards and Comprehensive Plan.
3. Please provide details on how the proposed Planned Development is reasonable and in the public interest.
The proposed Planned Development is reasonable and in the public interest because it redevelops an aged-store and development. The development will become consistent with new Town standards and Comprehensive Plan.
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 proposed Planned 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 because the store will be rebuilt to current Sheetz standards, including the latest lighting design, which is most efficient. The development will become in compliance with the latest Town standards.
5. Please provide details on how the proposed planned unit development provides improved means of access, open space, and design amenities;
The proposed Planned Development provides improved means of access, open space, and design amenities because it is not increasing the impervious area onsite, the existing stormwater management pond is being maintained, and the access points are being maintained. A new amenity for the community, a pick-up window, is being proposed so customers can have easier accessibility to getting food and beverage from the store.

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;
The proposed Planned Development provides a commercial use that is adjacent to a residential use.
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;
The proposed Planned Development creates a system of incentives for redevelopment and infill in order to revitalize established areas because it is demolishing and rebuilding a successful, existing use in order to bring the site up to current standards and appearance. Completing this rebuild project will allow Sheetz to continue to bring in business for the community for another 15+ years.
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 proposed Planned Development promotes a vibrant public realm by including bike racks, outdoor seating, and maintains the open space adjacent to the street frontages.
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
The proposed Planned Development provides for efficient use of land because it maintains the existing use. There is no new Town infrastructure required.
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.
The proposed Planned Development provides quality design and environmentally sensitive development because it is maintaining the existing open space and stormwater management facility onsite. The vegetated buffer in between the Sheetz and residential property will be increased along with the addition of a fence to prevent noise.
11. Other factors as the Board of Commissioners may determine to be relevant.



APPLICATION FOR PLANNED DEVELOPMENT

OWNER'S CONSENT FORM

Name of Project: 416 SHEETZ ZEBULON Submittal Date: JUNE 2, 2025

OWNER'S AUTHORIZATION

I hereby give CONSENT to Sheetz, Inc. (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]
Signature of Owner

BETH B. RAY
Print Name

4/19/25
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]
Signature of Owner

[Signature]
Print Name

4/19/25
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.	☒
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.	☒
5.	Off-street parking and loading facilities, with calculations showing how the quantities were obtained.	☒
6.	All pedestrian walks and open areas for use by residents, tenants, or the public.	☒
7.	Proposed land uses indicating areas in square feet.	☒
8.	The location and types of all signs, including lighting and heights, with elevation drawings.	☒
9.	Existing and/or proposed street names.	☒
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.	N/A
12.	Trip generation data and TIA if applicable in accordance with Section 6.13 of the UDO.	☒

PROPOSED USES

An application has been duly filed requesting that the property described in this application be rezoned from HC (HEAVY COMMERCIAL) to PD (PLANNED DEVELOPMENT). 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.	CONVENIENCE STORE (WITH GASOLINE SALES)	25.	
2.		26.	
3.		27.	
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8.		32.	
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24.		48.	

PROPOSED DEVELOPMENT CONDITIONS

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)

Condition #1:

Modification from 5.3.2.3.a&b of Mixed-Use Design Standards:
The building will be configured as shown on the site plan.

Condition #2:

Modification from 5.3.2.4.a
The building will occupy approximately 25% of the frontage along Pearces Road.
The building will occupy approximately 50% of the frontage along N Arendell Avenue (NC 96).

Condition #3:

Modification from 5.3.2.6.a&b
A drive aisle and parking rows are proposed between the building and the N Arendell Avenue (NC 96).

Condition #4:

Modification from 5.3.2.8.b
Alternative transparency requirements are provided along Pearces Road.

Condition #5:

Modification from 5.3.2.12
A pick-up window is proposed with this development.

Condition #6:

Modification from 5.6.12.D.1
The street buffer along Pearces Road is 8' All other buffer requirements are met. Curb line is consistent with existing conditions.

Condition #7:

Modification from Table 5.6.10.C
The buffer along the adjacent commercial property is 3 feet. All other buffer requirements are met. Curb line is consistent with existing conditions.

Condition #8:

Modification from Table 5.11.9.M
There will be two wall signs on the front building facade.

PROPOSED USES

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1.	CONVENIENCE STORE (WITH GASOLINE SALES)	25.	
2.	DRIVE THROUGH / PICK-UP WINDOW	26.	
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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:

1406 N ARENDELL AVENUE, ZEBULON, NC 27597 2706011220

(Address)

(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/planning/interactive-development-map>

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)):

Redevelopment of the existing Sheetz site. The building and site will be demoed and rebuilt to include a 6,139 SF building with a pickup window and 1 additional MPD. The existing car wash will be removed. New landscaping will be included.

Estimated Submittal Date: APRIL 30, 2025

MEETING INFORMATION:

Property Owner(s) Name(s) OLDE HERITAGE PROPERTIES LLC

Applicant(s) KIMLEY-HORN AND ASSOCIATES, INC. ON BEHALF OF SHEETZ, INC.

Contact Information (e-mail/phone) HEATHER.TIMOTHY@KIMLEY-HORN.COM

Meeting Address: ZEBULON COMMUNITY CENTER; 301 S ARENDELL AVE, ZEBULON, NC 27597

Date of Meeting: THURSDAY, APRIL 17, 2025

Time of Meeting: 6:00 - 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: 416 SHEETZ ZEBULON		Zoning: HC, HEAVY COMMERCIAL (CURRENT)
Location: 1406 N ARENDELL AVE (CORNER OF PEARCES RD & N ARENDELL AVE)		
Property PIN(s): 2706011220		Acreage/Square Feet: 2.50
Property Owner: OLDE HERITAGE PROPERTIES LLC		
Address: 806 N ARENDELL AVE		
City: ZEBULON	State: NC	Zip: 27597
Phone: N/A		Email: N/A
Developer: SHEETZ, INC.		
Address: 243 SHEETZ WAY		
City: CLAYSBURG	State: PA	Zip: 16625
Phone: 814-312-1705	Fax: N/A	Email: KBROWN@SHEETZ.COM
Engineer: KIMLEY-HORN AND ASSOCIATES, INC.		
Address: 421 FAYETTEVILLE STREET, SUITE 600		
City: RALEIGH	State: NC	Zip: 27601
Phone: 703-870-3644	Fax:	Email: HEATHER.TIMOTHY@KIMLEY-HORN.COM
Builder (if known):		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email:

	PIN	Property Owner Name	Property Address	Mailing Address
1	2705184110	Town of Zebulon Planning Department	1003 N Arendell Ave	Same as property address
2	2706012606	WAKELON TOWNHOMES HOMEOWNERS ASSN INC	201 Pearces Rd	13037 NC HIGHWAY 39 ZEBULON NC 27597-8028
3	1796919353	Wake County Board of Alcoholic Control	1420 N Arendell Ave	1212 Wicker Dr RALEIGH, NC 27604-1428
4	1796918552	WEN 14582 ZEBULON LLC	1500 N Arendell Ave	120 EAST END AVE APT 10B NEW YORK VA 10028
5	1796915297	TRI ARC FOOD SYSTEMS INC	1513 N Arendell Ave	4905 WATERS EDGE DR RALEIGH NC 27606-2405
6	1796902666	TRUIST BANK	49 Green Pace Rd	PO BOX 167 WINSTON SALEM NC 27102-0167
7	1796907983	PARRISH REALTY CO OF ZEBULON INC	1413 N Arendell Ave	2072 EARPSBORO RD ZEBULON NC 27597-6896
8	1796909941	LNP INC PARRISH REALTY C/O RENEE BAKER	1405 N Arendell Ave	PO BOX 1128 ZEBULON NC 27597-1128
9	1796908821	PARRISH REALTY CO OF ZEBULON INC	0 N Arendell Ave	2072 EARPSBORO RD ZEBULON NC 27597-6896
10	2706000800	LNP INC	1403 N Arendell Ave	PO BOX 1128 ZEBULON NC 27597-1128
11	2706000607	LNP INC PARRISH REALTY C/O RENEE BAKER	1309 N Arendell Ave	PO BOX 1128 ZEBULON NC 27597-1128
12	2706001516	EDDINS OIL COMPANY INC	1301 N Arendell Ave	Same as property address
13	2706002456	BB CAR WASH LLC DR CAR WASH LLC	1211 N Arendell Ave	120 WIND CHIME CT RALEIGH NC 27615-6433
14	2706003318	BB CAR WASH LLC DR CAR WASH LLC	1209 N Arendell Ave	120 WIND CHIME CT RALEIGH NC 27615-6433
15	2705091833	BB CAR WASH LLC DR CAR WASH LLC	0 Hendricks Dr	120 WIND CHIME CT RALEIGH NC 27615-6433
16	2706003875	BELLWOOD FOREST LLC	1300 N Arendell Ave	2701 E MILLBROOK RD RALEIGH NC 27604-2811
17	2706013095	WAFFLE HOUSE INC TAX DEPARTMENT	102 Pearces Rd	5986 FINANCIAL DR NORCROSS GA 30071-2949
18	2706015099	CG ENTERPRISES OF NC LLC	301 Jones St	1609 WHISPERING MEADOWS DR ZEBULON NC 27597-7367
19	2706014107	LE, KHANH Q NGUYEN, NGOC N	106 Pearces Rd	3715 HINTON GROVE PL RALEIGH NC 27604-5058
20	2706014224	CG ENTERPRISES OF NC LLC	108 Pearces Rd	1609 WHISPERING MEADOWS DR ZEBULON NC 27597-7367
21	2706016424	BUNN, DONNA GREEN GREEN, RICHARD ALLEN	204 Pearces Rd	603 BRANTLEYTOWN RD ZEBULON NC 27597-6021
22	2706012471	MANDAL, ABIR K	101 Nostalgia Ln	101 NOSTALGIA LN ZEBULON NC 27597-6871
23	2706012442	SILVER, RODERICK N	103 Nostalgia Ln	103 NOSTALGIA LN ZEBULON NC 27597-6871
24	2706012423	HEMPHILL, ANDREW SCOTT	105 Nostalgia Ln	105 NOSTALGIA LN ZEBULON NC 27597-6871
25	2706011494	WILSON, SHELIA COUNCIL	107 Nostalgia Ln	107 NOSTALGIA LN ZEBULON NC 27597-6871
26	2706011475	GILLEENY, RYAN GILLEENY, KYNDRA	109 Nostalgia Ln	109 NOSTALGIA LN ZEBULON NC 27597-6871
27	2706011446	DAUPHINAIS, STEPHANIE DAUPHINAIS, PAUL B	111 Nostalgia Ln	111 NOSTALGIA LN ZEBULON NC 27597-6871
28	2706011417	HARPER, MARTHA ANN	113 Nostalgia Ln	113 NOSTALGIA LN ZEBULON NC 27597-6871
29	2706010523	UNDERHILL, KAREN	201 Nostalgia Ln	Same as property address

30	2706010536	MOSS, KIMBERLY HOCUTT EXECUTOR THE ESTATE OF EVA D HOCUTT	203 Nostalgia Ln	10704 THORNBURY CREST CT RALEIGH NC 27614-7845
31	2706010548	BINDER, TINA H BINDER, MICHAEL I	205 Nostalgia Ln	Same as property address
32	2706010651	SCHILLING, DOMENICK CAIN, LORI	207 Nostalgia Ln	Same as property address
33	2706010666	MACHACEK, JOHN D MACHACEK, ELLEN G	209 Nostalgia Ln	Same as property address
34	2706010679	KUHN, GERALD G KUHN, YARITZA	211 Nostalgia Ln	Same as property address
35	2706010781	BLACKWELL, EMILY	213 Nostalgia Ln	Same as property address
36	2706011576	BERUBE, TAD ARTHUR	300 Nostalgia Ln	8721 ZEIGLER DR KNIGHTDALE NC 27545-7466
37	2706012518	GUEVARA, BETHANN M	304 Nostalgia Ln	Same as property address
38	2706012536	CARAPELLE, BEVERLY L	106 Nostalgia Ln	Same as property address
39	2706012555	EGGIMANN, PETER EGGIMANN, DEVERA	104 Nostalgia Ln	PO BOX 1629 WENDELL NC 27591-1629
40	2706012584	WHITE, AMESHA	102 Nostalgia Ln	102 NOSTALGIA LN ZEBULON NC 27597-6870
41	2706013513	SPELLER, JULIAN THOMAS TRUSTEE SPELLER, BRENDA AYERS TRUSTEE	100 Nostalgia Ln	106 E LEE ST ZEBULON NC 27597-2426
42	2706013519	INGRAM, BIELCA INGRAM, WILLIAM	308 Nostalgia Ln	Same as property address
43	2706013622	PAUL, BETTY	311 Nostalgia Ln	Same as property address
44	1796917959	WAKEFIELD CENTRAL BAPTIST CHURCH	308 Proctor St	Same as property address
45	1796916679	BL FAMILY TRUST	1512 N Arendell Ave	1188 COCO PALMS DR EL CAJON CA 92020-7873



INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

NEIGHBORHOOD MEETING SIGN-IN SHEET:

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Project Name: Sheetz 416 Zebulon
Meeting Address: Zebulon community center; 301 S Arendell Ave, Zebulon, NC 27597
Date of Meeting: Thursday, April 17, 2025 Time of Meeting: 6:00-8:00 PM
Property Owner(s) Names: Olde Heritage Properties LLC
Applicants: Sheetz, Inc.

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number and email address. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

	Name/ Organization	Address	Phone#	E-mail
1	Tina & Mike Binder	205 Nostalgia Ln	919-604-8562	thbmib@gmail.com
2		Zebulon, NC		
3	DOMENICK SCHILLING	207 NOSTALGIA LN	919-413-7600	DSCHILLING@NC.RR.COM
4	Karen Underhill	201 " "	" 219-9516	underhillkgmc@aol.com
5	Roderick Selvar	103 Nostalgia Ln	252-883-0646	neal396@hotmail.com
6	Bryan Hicks	1212 Wicker Dr. Raleigh 27604	919-832-2726	bhicks@wakeabc.com
7	Lori Cain	207 Nostalgia Ln	919-449-5263	
8	Stephanie Daughinais	111 Nostalgia Ln	910-470-4131	daughinaiss@bellsouth.net
9	Joe Marie	104 Nostalgia Ln	828-553-9180	joemarie@nc.rr.com
10	Drew Hemphill	105 Nostalgia Ln	919-215-4811	dhemp0329@gmail.com
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Attach Additional Sheets If Necessary.

Name: Lori Cain

Email / Phone: Suntanvalentine@yahoo.com

Comment/Question: gas tanks on backside of property too close to Waketon Neighborhood; tall barrier wall between backside + neighborhood; increased noise due to 24hr pickup window; decreased property values of Waketon

Name: DOMENICK SCHILLING

Email / Phone: DSCHILLING@NC.RR.COM 919.413.7600

Comment/Question: CONCERNS: NOISE! TRAFFIC! LIGHT!

CONCRETE BARRIER BETWEEN US! SHEETS please

Name: Karen Underhill

Email / Phone: underhillkgmc@aol.com 919-219-9516

Comment/Question: build + debris near townhomes people cutting through traffic + Pearson in + out tight. tree in parking lot nasty, messy. Move outdoor seating away from townhomes

Name: Rodrick Silver

Email / Phone: real396@hotmail.com 252-883-0646

Comment/Question: Build Sound Barrier Wall between store & town homes

Name: Lori Cain

Email / Phone: Sunstarvalentine@yahoo.com

Comment/Question: Nothing good will come out of this project; most disgusting Sheetz in Wake Co

Lots of changes need to be done as addressed by ^{Wake County} homeowners

Name: Tina Binder

Email / Phone: 919-604-8562

Comment/Question: Traffic, Sidewalks, Noise, Smell,

Move Air Tanks, Move Picnic Tables, Turn around traffic in Townhomes is high + the Road wear + tear is Paid by homeowners its a Private Rd.

Name: Bryan Hicks (Wake County ABC)

Email / Phone: bhicks@wakeabc.com 919-832-2726

Comment/Question:

Concern exists on (1) the Wake ABC dumpster as it appears access is lost from the Sheetz property. We are good transitioning to 96 gallon carts if Town permits. and (2) notification of any changes to access to our property (ingress/egress) as a cross access agreement exists. (3) out of statements from Neighbors, Wake ABC is fine having the air pumps along our property. →

Jordan Brewer and Matt Cross rule! And they didn't
pay me to say that.

Timothy, Heather

From: A Harper <nnhrpr3@gmail.com>
Sent: Wednesday, April 16, 2025 10:21 PM
To: kbrown@sheetz.com; Timothy, Heather
Subject: Sheetz Redevelopment Zebulon NC
Attachments: Sheetz Redevelopment.docx

Categories: External

You don't often get email from nnhrpr3@gmail.com. [Learn why this is important](#)

M. Ann Harper
113 Nostalgia Ln, Zebulon, NC 27597
nnhrpr3@gmail.com
919.333.5898

Olde Heritage Properties LLC

Sheetz, Inc.

Kimley-Horn and Associates, Inc. on Behalf of Sheetz, Inc.

To Whom it May Concern:

I'm writing to express my concerns of the proposed redevelopment of the Sheetz located on Arendell Ave. and Pearce Rd. in Zebulon NC.

(1) Safety & Privacy: My property, (113 Nostalgia Ln) sits directly behind and in between the car wash and the ABC store. Non-residents of Wakelon Townhomes have now made a path thru the woods adjacent to my property to gain access to the Sheetz. This has become very alarming and a safety concern.

Solution: A concrete divider wall to limit pedestrian traffic of non-residents.

(2) Noise: The proposed redevelopment would significantly increase the already high volume of noise. Increased construction noise during the development process could disrupt our daily living and privacy.

Solution: A concrete divider wall that will absorb some of the noise. Limit the hours of operation, particularly for the food pickup window.

(3) Increased Traffic: The proposed redevelopment would also drastically increase the already congested area.

Solution: Close the entrance on Pearce Rd. and add a second entrance on Arendell Ave. Widen Pearce's Rd. and add turn lanes to accommodate the increase of traffic.

Thank you for taking the time to review my concerns. I hope you consider the potential implications of this redevelopment.

Sincerely,

M. Ann Harper

113 Nostalgia Ln

Zebulon NC 27597

Timothy, Heather

From: Wakelon Townhomes <wakelonhoa@gmail.com>
Sent: Friday, April 18, 2025 10:28 AM
To: Timothy, Heather
Subject: Wakelon Townhomes Community Feedback for Sheetz Redevelopment Plan

Categories: External

You don't often get email from wakelonhoa@gmail.com. [Learn why this is important](#)

Hello Heather -

Thanks to Chris, Tom and yourself for presenting the initial plans for the Sheetz demolition and re-build to some of the residents here at Wakelon Townhomes in Zebulon last night. It was very helpful, and I hope that we can put together a plan that will be satisfactory to everyone.

Below I've pasted my email to our residents, and two responses received that you can add to your community feedback. I didn't simply forward the whole chain since there is a lot of extraneous stuff that would just clog up your email (out of office replies, undeliverable addresses etc.).

The responses were from Gina Pace of 305 Nostalgia Ln and Courtney Parker West of 301 Nostalgia Ln. Let me know if you need any other information.

Sincerely,

Domenick Schilling
President, Wakelon Townhomes HOA
207 Nostalgia Ln

Hello All -

Everyone should have received the notice regarding the changes at the Sheetz station. PLEASE READ IT! There are plans to demolish the Sheetz station and rebuild it with more pumps and a drive-thru pick up window. This means more traffic and more noise and more people cutting through the neighborhood or using it as a turn around.

There will be a meeting on Thursday 4/17 from 6:00pm - 8:00pm to ask questions and express concerns. You can just stop in anytime, you don't need to be there right at 6:00 or stay for the entire time. Please make plans to go if at all possible.

Some ideas I thought about:

- 1. A concrete divider wall (not a landscape buffer) between Wakelon Townhomes and Sheetz.*
- 2. Close off the entrance to Sheetz from Pearces Rd and add another entrance from Arendell Ave.*
- 3. Widen Pearces Rd and add turn lanes to accommodate the increased # of cars trying to get in and out of Sheetz.*
- 4. Limit the hours of operation, particularly for the food pick up window.*

We need as many residents as possible to show up on Thursday and make our voices heard!

If you have more questions or did not receive the notice, please let me know. I hope to see everyone at the meeting Thursday evening.

Sincerely,

Domenick

Hey Domenick!

I am unable to make the meeting since I am out of state BUT I wanted to add a suggestion to your list, expanding on some of your ideas.

They would DEFINITELY need to close off the entrance to Pearce's Rd. or only make it accessible for vehicles coming toward Arendell (like an entrance for cars that are turning right only but requiring them to exit at a new stop light, SPECIFICALLY to enter and exit Sheetz. They could make their new stop light further down the road and mimic the one down in Nashville with turning lanes and a longer driveway.

That's all I can think of at the moment.. This has got my brain scrambled! I love your ideas and appreciate you fighting for our little community!

Thanks so much!

I cannot make it tonight, but I cosign the suggestions above. Please keep those of us unable to attend informed on how it goes! Thank you for representing community interests.

*Best,
Courtney*



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: 416 SHEETZ ZEBULON

Meeting Address: ZEBULON COMMUNITY CENTER; 301 S ARENDELL AVE, ZEBULON, NC 27597

Date of Meeting: THURSDAY, APRIL 17, 2025 **Time of Meeting:** 6:00 - 8:00 PM

Property Owner(s) Names: OLDE HERITAGE PROPERTIES LLC

Applicants: KIMLEY-HORN AND ASSOCIATES, INC. ON BEHALF OF SHEETZ, INC.

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 NOISE

Applicant Response: _____

SHEETZ WILL IMPLEMENT A NOISE BARRIER FENCE ALONG THE PROPERTY LINE THAT IS ADJACENT TO THE NEIGHBORHOOD. SHEETZ WILL ALSO RELOCATE ONE OF THE AIR MACHINES TO THE OPPOSITE SIDE OF THE SITE AS WELL AS THEIR DUMPSTER. THE ABC DUMPSTER MUST REMAIN AS-IS DUE TO DELIVERIES (ONCE A MONTH). THE PICK-UP WINDOW WILL NOT HAVE ANY SPEAKERS.

Question/ Concern #2 CUT THROUGH - THE NEIGHBORS ARE CONCERNED WITH PEOPLE WALKING THROUGH THE NEIGHBORHOOD TO GO TO SHEETZ.

Applicant Response: _____

THE NOISE BARRIER FENCE WILL ALSO HELP LIMIT PEOPLE CUTTING THROUGH THE NEIGHBORHOOD TO GO TO SHEETZ.

Question/ Concern #3 TRAFFIC - THE NEIGHBORS ARE CONCERNED WITH VEHICLES BLOCKING THEIR ACCESS POINT, SHEETZ CUSTOMERS COMING INTO THEIR NEIGHBORHOOD TO TURNAROUND SO THEY CAN MAKE A RIGHT INTO THE SHEETZ, AND ONLY 1 LEFT TURN LANE AT THE INTERSECTION.

Applicant Response: _____

SHEETZ UNDERSTANDS THAT THE TOWN HAS PLANS TO IMPROVE THE ROAD ADJACENT TO THE SITE. THE NEIGHBORS HAVE BEEN AWARE OF THESE FUTURE PLANS. RECENT SIGNAL TIMING UPDATES HAVE BEEN IMPLEMENTED PER NCDOT CONFIRMATION WHICH WILL HELP THE CONGESTION. SHEETZ IS PROPOSING TO ADD A "DO NOT BLOCK INTERSECTION" SIGN. KIMLEY-HORN HAS CONFIRMED WITH NCDOT THAT THE EXISTING MEDIAN ALONG NC 96 CANNOT BE CUT TO ALLOW VEHICLES TO MAKE A LEFT INTO THE SHEETZ FROM NC 96.

Question/ Concern #4 FUEL DISPENSER LOCATION AND UNDERGROUND STORAGE TANKS

Applicant Response: _____

THE NEW ORIENTATION OF THE BUILDING AND FUEL PUMPS ARE TO COMPLY WITH CURRENT CODE, UDO 4.3.5.O.A "PUMP ISLANDS MAY NOT BE LOCATED BETWEEN A BUILDING AND ANY ADJACENT STREET RIGHTS-OF-WAY." SHEETZ WILL USE THEIR NEWEST TECHNOLOGY AND STANDARDS OF UNDERGROUND STORAGE TANKS. THE APOR RECOVERY SYSTEMS WILL BE IMPLEMENTED WHICH WILL HELP LIMIT ANY POTENTIAL SMELL FROM THE FUEL.

QUESTION/CONCERN #5:
LIGHTING

APPLICANT RESPONSE:
SHEETZ IS IMPLEMENTING THEIR NEWEST TECHNOLOGY AND STANDARDS OF LIGHTING DESIGN WHICH WILL HELP LIGHT POLLUTION AND LIMIT LIGHTING TO JUST THE SHEETZ SITE.

QUESTION/CONCERN #6:
CONSTRUCTION

APPLICANT RESPONSE:
SHEETZ HAS COMPLETED SEVERAL SIMILAR REBUILD PROJECTS. THEY LOOK TO SHORTEN THE CONSTRUCTION SCHEDULE AS MUCH AS POSSIBLE.

QUESTION/CONCERN #7:
PICK-UP WINDOW

APPLICANT RESPONSE:
THE PICK-UP WINDOW WILL OPERATE 24/7 PER SHEETZ STANDARDS WITH PROVIDING CONVENIENCE FOR THE CUSTOMERS. THERE WILL BE NO SPEAKER ASSOCIATED WITH THE PICK-UP WINDOW.



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, Christopher O. Bostic, 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 301 S. Arendall Ave, Zebulon NC (location/address) on Thurs, April 17 (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.

4/21/25 Date By: [Signature]

STATE OF North Carolina
COUNTY OF Wake

Sworn and subscribed before me, Tracie L. Jacobs, a Notary Public for the above State and County, on this the 21st day of April, 20 25.

SEAL

Tracie Jacobs



Notary Public

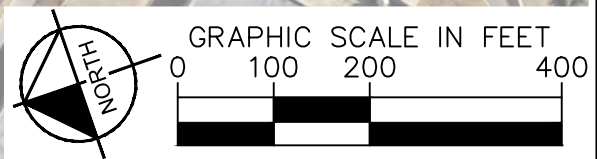
Tracie L. Jacobs

Print Name

My Commission Expires:

5.11.2025

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



Kimley»Horn

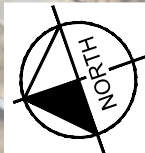
© 2025 KIMLEY-HORN AND ASSOCIATES
421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
PHONE: 919-677-2000
WWW.KIMLEY-HORN.COM

VICINITY MAP

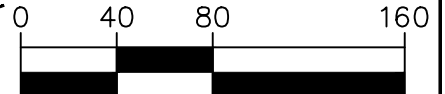
SHEETZ
1406 N ARENDELL AVE

KHA PROJECT	110529004
DATE	04/03/2025
SCALE	AS SHOWN
DESIGNED BY	RND
DRAWN BY	RND
CHECKED BY	HRT

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GRAPHIC SCALE IN FEET



Kimley»Horn

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421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
PHONE: 919-677-2000
WWW.KIMLEY-HORN.COM

VICINITY MAP

SHEETZ
1406 N ARENDELL AVE

KHA PROJECT
110529004

DATE
04/03/2025

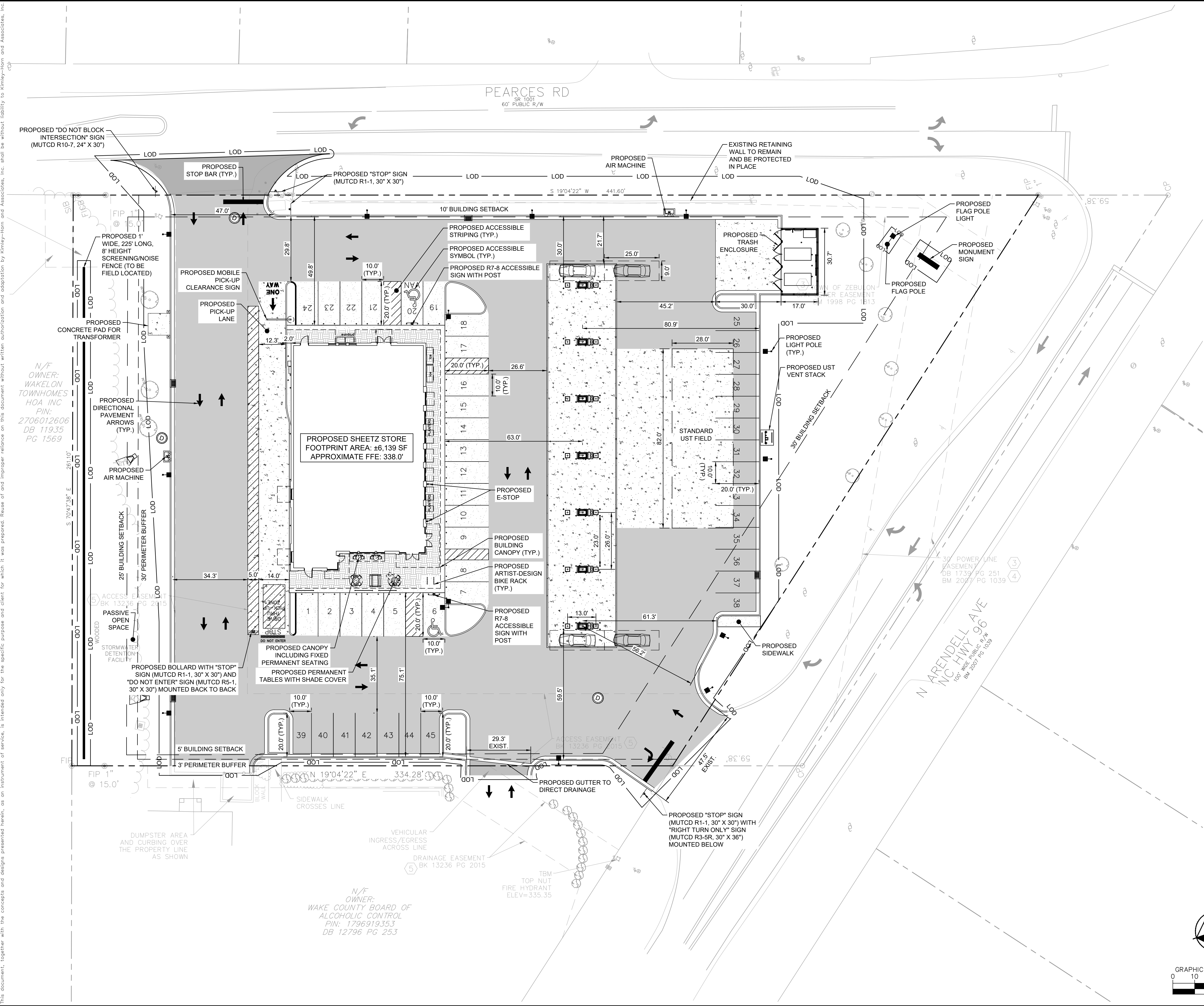
SCALE AS SHOWN

DESIGNED BY RND

DRAWN BY RND

CHECKED BY HRT

Plotted By: Timothy, Heather - Sheet Set: COSTCO HARRISBURG FUEL EXPANSION - Layout: SITE PLAN - October 20, 2025 11:58:31am - K:\VIC-OVA\113020 - SheetZ - 05 REMODEL SITE\110529004 - 416 - 1406 N Arendell Ave - Zebulon - NC\CAD\Plan\Sheet\Site PLAN.dwg - N/CAD\Plan\Sheet\Site PLAN.dwg - This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SITE LEGEND

PROPERTY LINE

HEAVY DUTY CONCRETE (SHEETZ STANDARD)

STANDARD DUTY CONCRETE (SHEETZ STANDARD)

HEAVY DUTY ASPHALT (SHEETZ STANDARD)

BRICK PAVERS (SHEETZ STANDARD)

MILL AND OVERLAY ASPHALT (NCDOT)

STANDARD 6" CURB AND GUTTER

TRANSITION TO FLUSH CURB

LIMITS OF DISTURBANCE (± 81,705 SF)

LIGHT POLE

STORM STRUCTURE

- SITE NOTES**
1. CONTRACTOR SHALL REFER TO THE SHEETZ ARCHITECTURAL PLANS FOR THE EXACT LOCATION OF UTILITY ENTRANCES, BUILDING DIMENSIONS, ROOF LEADERS, EXIT DOORS, EXIT RAMPS AND PORCHES.

2. ALL DIMENSIONS ARE TO BUILDING FACE, FACE OF CURB, OR EDGE OF SIDEWALK UNLESS NOTED OTHERWISE. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.

3. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF TRAFFIC SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.

4. ALL NON-LANDSCAPED ISLANDS SHALL BE PAINTED WITH STRIPES 4" WIDE, AT 45° AND 2 FEET O.C.

5. ALL STRIPING SHALL BE 4" WIDE UNLESS NOTED OTHERWISE.

6. CONTRACTOR SHALL COORDINATE FINAL LOCATION OF THE SHEETZ MAIN FREESTANDING SIGN WITH THE SHEETZ CONSTRUCTION MANAGER.

7. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.

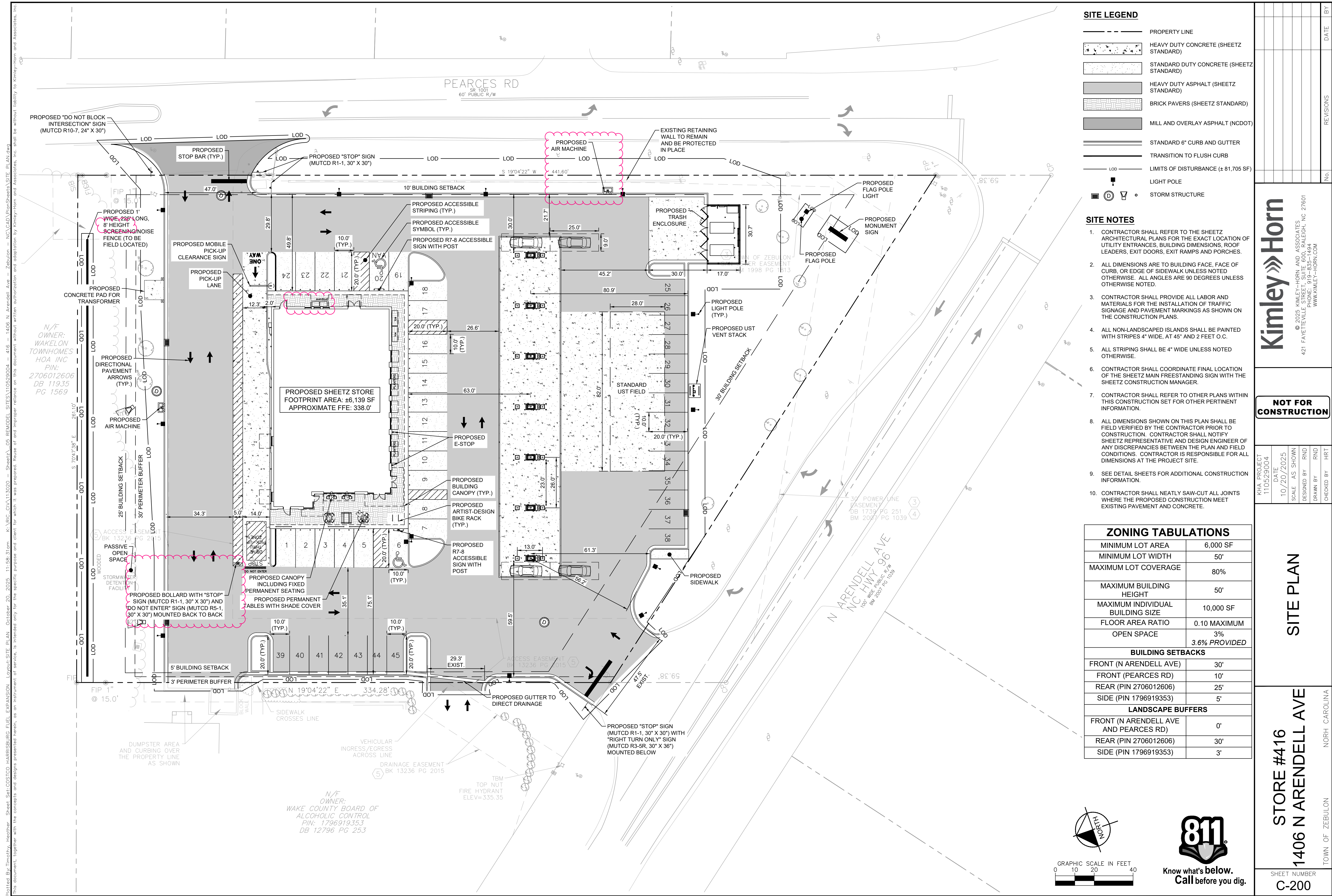
8. ALL DIMENSIONS SHOWN ON THIS PLAN SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY SHEETZ REPRESENTATIVE AND DESIGN ENGINEER OF ANY DISCREPANCIES BETWEEN THE PLAN AND FIELD CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSIONS AT THE PROJECT SITE.

9. SEE DETAIL SHEETS FOR ADDITIONAL CONSTRUCTION INFORMATION.

10. CONTRACTOR SHALL NEATLY SAW-CUT ALL JOINTS WHERE THE PROPOSED CONSTRUCTION MEET EXISTING PAVEMENT AND CONCRETE.

ZONING TABULATIONS	
MINIMUM LOT AREA	6,000 SF
MINIMUM LOT WIDTH	50'
MAXIMUM LOT COVERAGE	80%
MAXIMUM BUILDING HEIGHT	50'
MAXIMUM INDIVIDUAL BUILDING SIZE	10,000 SF
FLOOR AREA RATIO	0.10 MAXIMUM
OPEN SPACE	3% 3.6% PROVIDED
BUILDING SETBACKS	
FRONT (N ARENDELL AVE)	30'
FRONT (PEARCES RD)	10'
REAR (PIN 2706012606)	25'
SIDE (PIN 1796919353)	5'
LANDSCAPE BUFFERS	
FRONT (N ARENDELL AVE AND PEARCES RD)	0'
REAR (PIN 2706012606)	30'
SIDE (PIN 1796919353)	3'

Know what's below.
Call before you dig.





1 FRONT ELEVATION
1/4" = 1'-0"

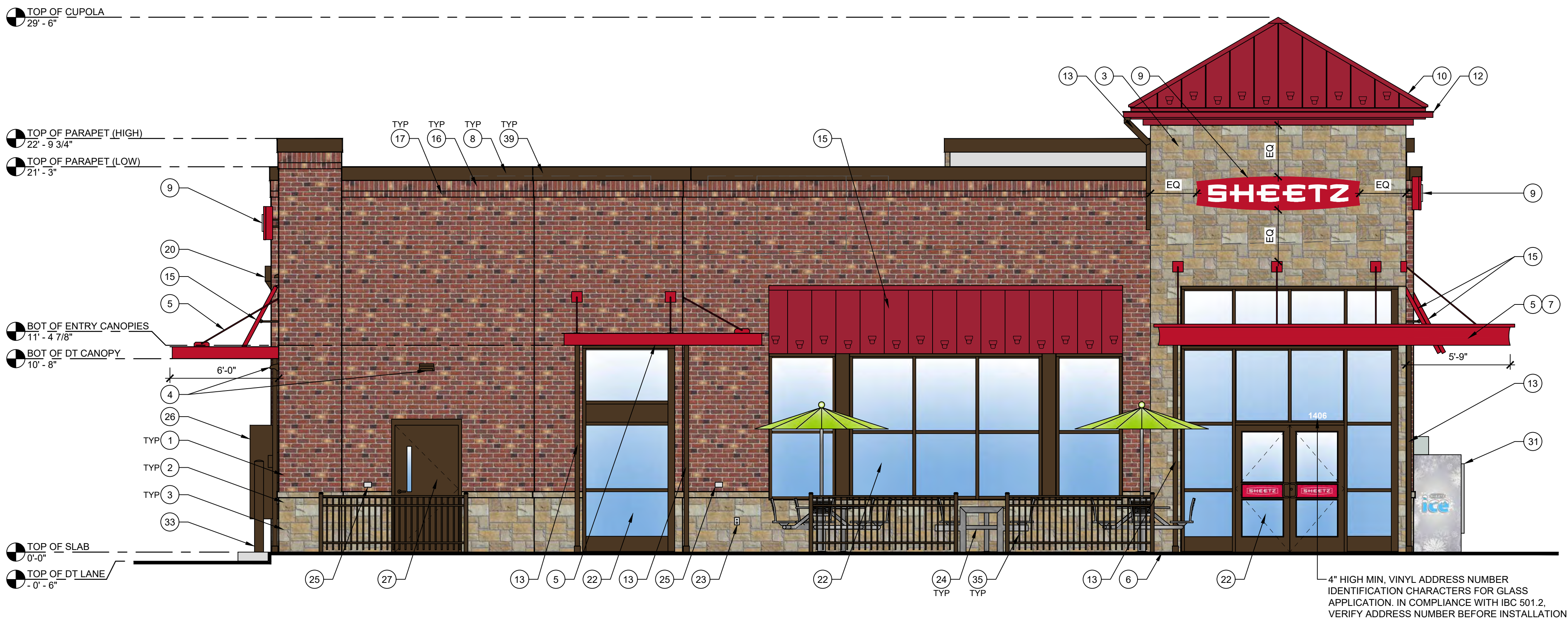
TYPICAL EXTERIOR ELEVATION NOTES:

- ALL LIGHTS SHOWN ABOVE AND/OR BELOW DOORS OR WINDOWS ARE TO BE CENTERED ON THE DOOR OR WINDOW UNLESS NOTED OTHERWISE.
- FIXTURES/EQUIPMENT BETWEEN TWO DOORS OR WINDOWS ARE TO BE CENTERED EQUALLY.
- EXTERIOR SEALANT FOR STONE SHALL COMPLY WITH SECTION 07 9005 JOINT SEALANTS. GENERAL BUILDING FASCIA/WEATHER SEALANT AND SHALL MATCH THE COLOR OF THE STORE.

EXTERIOR ELEVATION KEYNOTES:

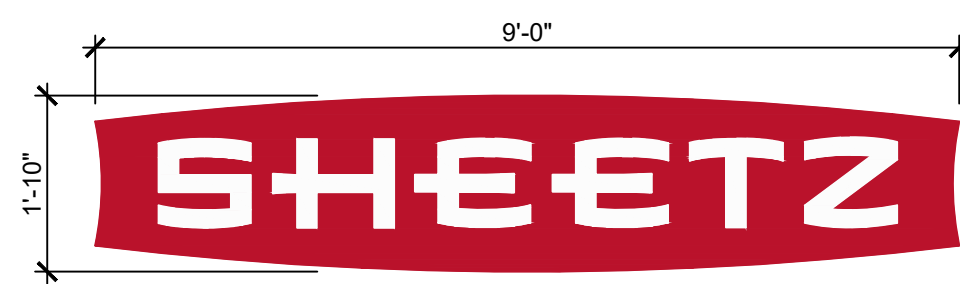
- BRICK VENEER, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- CAST STONE SILL, COLOR: CRAB ORCHARD. SEE MASONRY SPEC
- ANCHORED CAST STONE MASONRY VENEER, COLOR: CRAB ORCHARD. SEE MASONRY SPEC
- EXTERIOR LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS
- ARCHITECTURAL CANOPY, COLOR: REGAL RED, PREMIUM TWO-COAT KYMAR FINISH
- BRICK PAVER WALKWAY
- LIGHTED CURVED FASCIA CANOPY ATTACHMENT
- METAL COPING, COLOR: DARK BRONZE
- WALL MOUNTED BUILDING SIGN, SEE SHEET A200.
- STANDING SEAM METAL ROOF, COLOR: BRITE RED
- NOT USED
- GUTTER, COLOR TO MATCH CUPOLA COLOR
- DOWNSPOUT, COLOR: DARK BRONZE
- PICK UP WINDOW (IF APPLICABLE)
- METAL STANDING SEAM SHED STYLE AWNING AND FRAME ASSEMBLY, ROOF COLOR: BRITE RED, FRAME COLOR: DARK BRONZE
- BRICK SOLDIER COURSE, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- BRICK ROWLOCK COURSE, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- CONTROL JOINT, SEE MASONRY SPEC
- STEEL ROOF LADDER DOCK AND CRANKY POST, COLOR: DARK BRONZE
- STANDARD THROUGH WALL SCUPPER WITH CONDUCTOR HEAD & DOWNSPOUT, COLOR: DARK BRONZE
- OVERFLOW SCUPPER
- ALUMINUM STOREFRONT SYSTEM, SEE A600
- EXTERIOR HOSE BIB, REFER TO PLUMBING DRAWINGS
- OUTDOOR FURNITURE
- ELECTRICAL RECEPTACLE, REFER TO ELECTRICAL DRAWINGS
- ELECTRICAL EQUIPMENT, REFER TO ELECTRICAL DRAWINGS
- HM DOOR AND FRAME, COLOR: DARK BRONZE
- EMERGENCY WATER CONNECTION, REFER TO PLUMBING DRAWINGS
- SEAMLESS ALUM PANEL SYSTEM WITH EXPOSED FASTENERS, COLOR: DARK BRONZE
- PROPANE LOCKER
- ICE MERCHANDISER
- RTI FILLPORT
- STEEL BOLLARD, COLOR: DARK BRONZE
- CO2 FILLPORT
- DECORATIVE ALUMINUM FENCE, COLOR DARK BRONZE
- AUTOMATIC DOOR PUSH PLATE AND BOLLARD, BOLLARD COLOR: DARK BRONZE
- GAS METER AND RISER, REFER TO CIVIL UTILITY PLAN, COLOR: DARK BRONZE
- NOT USED
- LIGHT CHANNEL AT PARAPET COPING, SEE ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- NOT USED
- FAUX WINDOWS WITH INTERNAL GRAPHIC
- E-STOP & SIGN, REFER TO UST DRAWINGS
- ALUMINUM PRIVACY FENCE (COLOR = DARK BRONZE)

GLAZING CALCULATION FRONT ELEVATION = 2199.82 SQ FT		
DESCRIPTION	40% OF COVERAGE REQ	PROVIDED
TRANSPARENT GLAZING	879.92 SQ FT	590.61 SQ FT
FAUX WINDOW GLAZING	879.92 SQ FT	120.61 SQ FT
TOTAL GLAZING	879.92 SQ FT	711.22 SQ FT



2 LEFT ELEVATION
1/4" = 1'-0"

GLAZING CALCULATION FRONT ELEVATION = 1275.16 SQ FT		
DESCRIPTION	30% OF COVERAGE REQ	PROVIDED
TRANSPARENT GLAZING	383 SQ FT	392.2 SQ FT
FAUX WINDOW GLAZING	N/A	N/A
TOTAL GLAZING	383 SQ FT	392.2 SQ FT



OUTLINE AREA = 14.84 SQ.FT.
BOX AREA = 16.52 SQ.FT.
TYPICAL OF FOUR
PROJECTS 7" OFF FACE OF BUILDING

A WALL MOUNTED "SHEETZ" BUILDING SIGN
1/2" = 1'-0"

Convenience . rchitecture
and Design P.C.
351 Sheetz Way, Claysburg, PA 16625
phone (814) 239-6013
email tcolumbu@sheetz.com
web site www.sheetz.com

PROJECT NAME:
NEW SHEETZ STORE
STORE #416R

ZEBULON
ARENDALL AVE.

Int. of North Arendall Avenue
and Pearces Road
Zebulon, NC 27597-8734

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

KEYPLAN

ISSUE: 09.10.2025
SITE ID NO: 416R
AUTHOR BY: RJK / AMM
REVIEW BY: TMC / RJH
VERSION: 6139_v1.8

EXTERIOR
ELEVATIONS

A200

PRELIMINARY ELEVATIONS

PROJECT NAME:
**NEW SHEETZ STORE
STORE #416R**

**ZEBULON
ARENDALL AVE.**

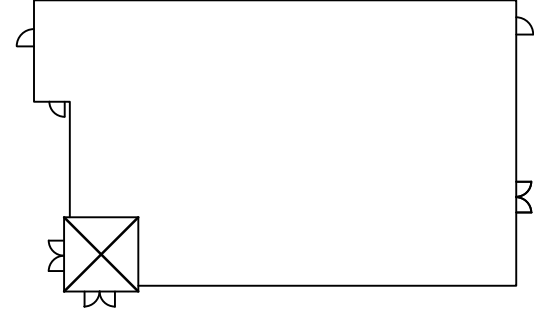
Int. of North Arendall Avenue
and Pearses Road
Zebulon, NC 27597-8734

OWNER:
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5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL



KEYPLAN

ISSUE: **09.10.2025**
SITE ID NO: **416R**
AUTHOR BY: **RJK / AMM**
REVIEW BY: **TMC / RJH**
VERSION: **6139_v1.8**

EXTERIOR
ELEVATIONS

A201

PRELIMINARY ELEVATIONS



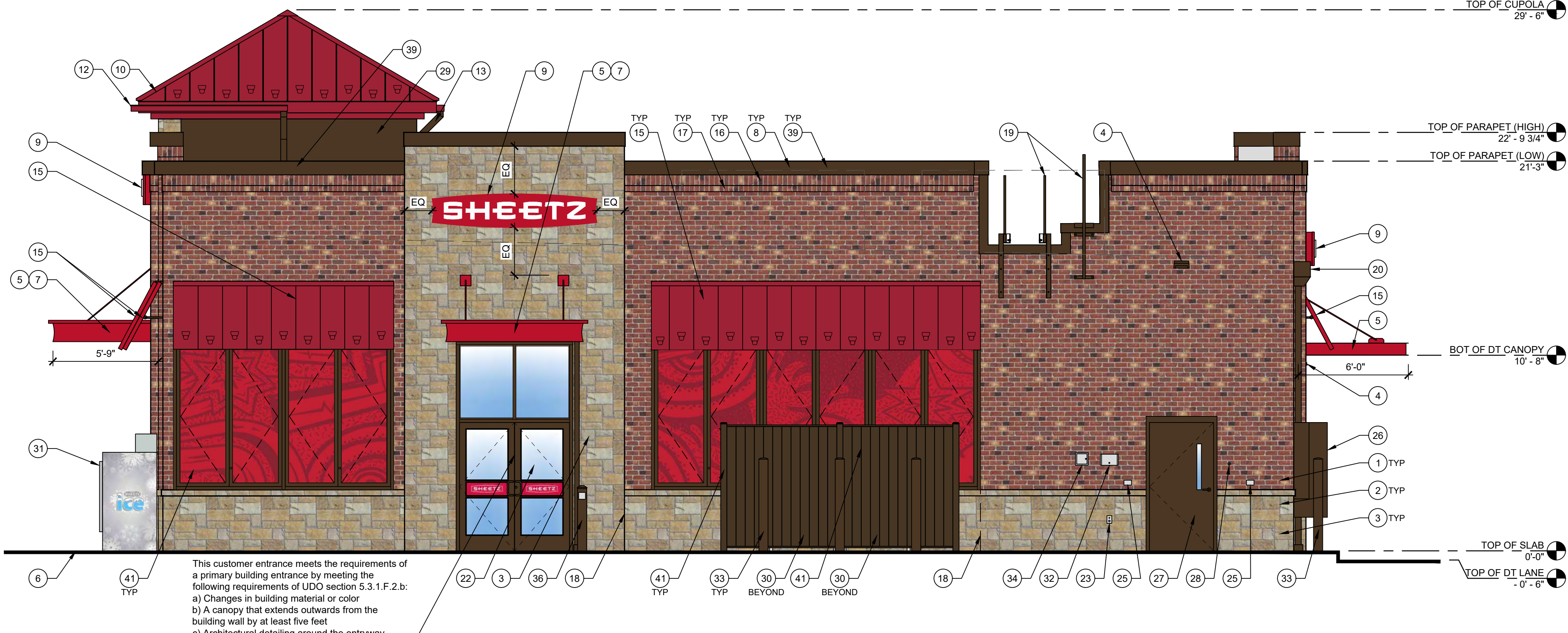
3 REAR ELEVATION
1/4" = 1'-0"

TYPICAL EXTERIOR ELEVATION NOTES:

- ALL LIGHTS SHOWN ABOVE AND/OR BELOW DOORS OR WINDOWS ARE TO BE CENTERED ON THE DOOR OR WINDOW UNLESS NOTED OTHERWISE
- FIXTURES/EQUIPMENT BETWEEN TWO DOORS OR WINDOWS ARE TO BE CENTERED EQUALLY.
- EXTERIOR SEALANT FOR STONE SHALL COMPLY WITH SECTION 07 9005 JOINT SEALANTS, GENERAL BUILDING FASCIADE WEATHER SEALANT AND SHALL MATCH THE COLOR OF THE STONE

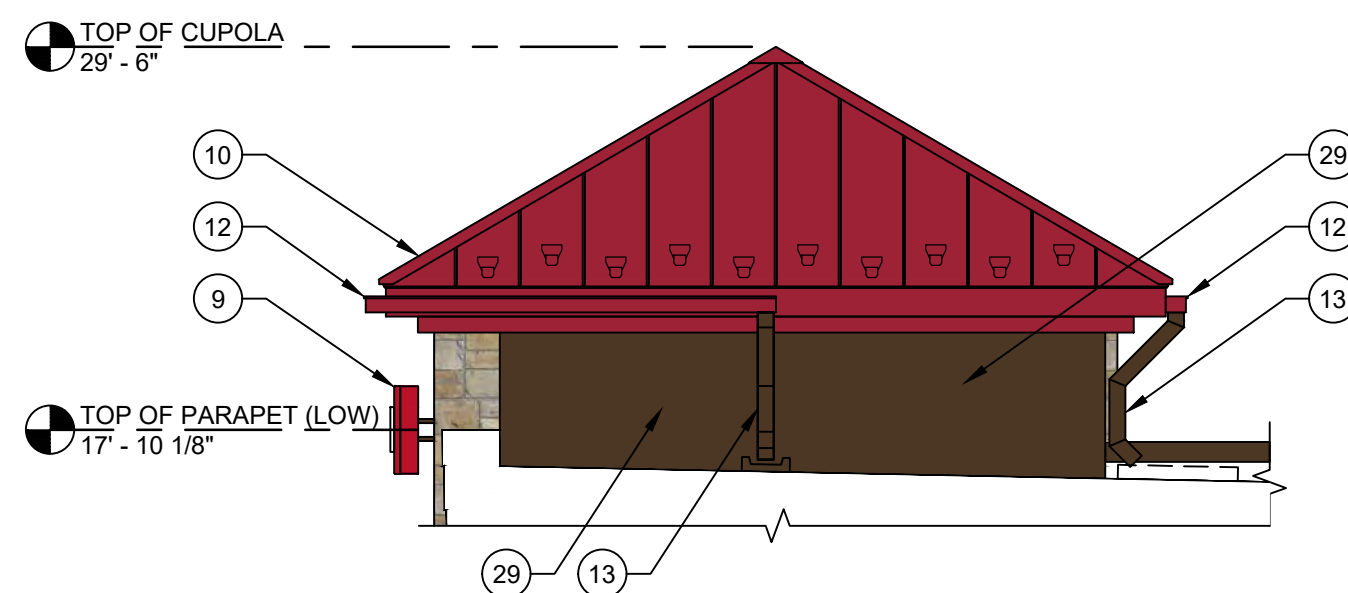
EXTERIOR ELEVATION KEYNOTES:

- BRICK VENEER, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- CAST STONE SILL, COLOR: CRAB ORCHARD. SEE MASONRY SPEC
- ANCHORED CAST STONE MASONRY VENEER, COLOR: CRAB ORCHARD. SEE MASONRY SPEC
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- ARCHITECTURAL CANOPY, COLOR: REGAL RED, PREMIUM TWO-COAT KYNAR FINISH
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- METAL COPING, COLOR: DARK BRONZE
- WALL MOUNTED BUILDING SIGN, SEE SHEET A200.
- STANDING SEAM METAL ROOF, COLOR: BRITE RED
- NOT USED
- GUTTER, COLOR TO MATCH CUPOLA COLOR
- DOWNSPOUT, COLOR: DARK BRONZE
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- BRICK ROWLOCK COURSE, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- CONTROL JOINT, SEE MASONRY SPEC
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- STANDARD THROUGH WALL SCUPPER WITH CONDUCTOR HEAD & DOWNSPOUT, COLOR: DARK BRONZE
- OVERFLOW SCUPPER
- ALUMINUM STOREFRONT SYSTEM, SEE A600
- EXTERIOR HOSE BIB, REFER TO PLUMBING DRAWINGS
- OUTDOOR FURNITURE
- ELECTRICAL RECEPTACLE, REFER TO ELECTRICAL DRAWINGS
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- NOT USED
- LIGHT CHANNEL AT PARAPET COPING, SEE ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- NOT USED
- FAUX WINDOWS WITH INTERNAL GRAPHIC
- E-STOP & SIGN, REFER TO UST DRAWINGS
- ALUMINUM PRIVACY FENCE (COLOR = DARK BRONZE)

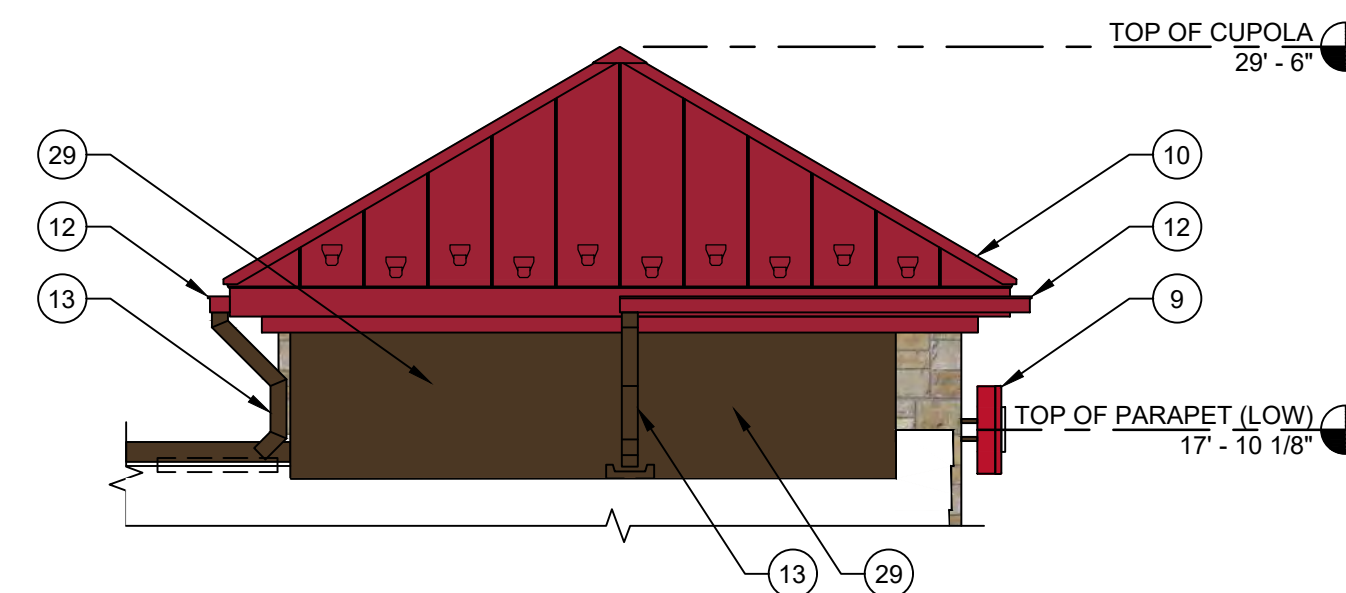


4 RIGHT ELEVATION
1/4" = 1'-0"

GLAZING CALCULATION RIGHT ELEVATION = 1,257 SQ.FT			
DESCRIPTION	30% OF COVERAGE REQ	PROVIDED	
TRANSPARENT GLAZING	377.10	73.34	
FAUX WINDOW GLAZING	377.10	239.96	
TOTAL GLAZING	377.10	313.3	



5 CUPOLA ELEVATION FROM ROOF
1/4" = 1'-0"



6 CUPOLA ELEVATION FROM ROOF
1/4" = 1'-0"

SCHEDULE B, PART II EXCEPTIONS

- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET.
-NOT A MATTER OF SURVEY
- TAXES FOR THE YEAR 2024, AND SUBSEQUENT YEARS NOT YET DUE AND PAYABLE.
-NOT A MATTER OF SURVEY
- BUILDING RESTRICTION LINES, EASEMENTS AND ANY OTHER FACTS SHOWN ON PLATS RECORDED IN BOOK OF MAPS 1998, PAGE 1813; BOOK OF MAPS 2005, PAGE 2289; BOOK OF MAPS 2007, PAGE 1039; BOOK OF MAPS 2020, PAGE 397; AND BOOK OF MAPS 2020, PAGE 1372, WAKE COUNTY REGISTRY.
BOOK OF MAPS 1998, PAGE 1813, - SHOWN HEREON
BOOK OF MAPS 2005, PAGE 2289, - DOES NOT APPLY TO SUBJECT SITE
BOOK OF MAPS 2007, PAGE 1039, - DOES NOT APPLY TO SUBJECT SITE
BOOK OF MAPS 2007, PAGE 1039, - POWER LINE EASEMENT PER DB 1739 PG 251 REFERENCED AND SHOWN HEREON
BOOK OF MAPS 2020, PAGE 397, - SHOWN HEREON
BOOK OF MAPS 2020, PAGE 1372, - SHOWN HEREON; EASEMENT ON ADJOINING PARCEL
- EASEMENT(S) TO CAROLINA POWER AND LIGHT COMPANY RECORDED IN BOOK 1103, PAGE 401; AND BOOK 1739, PAGE 251, WAKE COUNTY REGISTRY.
BOOK 1103 PAGE 401: BLANKET TYPE EASEMENT
BOOK 1739 PG 251: SHOWN HEREON
- EASEMENT AGREEMENT BETWEEN OLD HERITAGE PROPERTIES, LLC, WAKE COUNTY BOARD OF ALCOHOLIC CONTROL, INC. AND SHEETZ, INC. RECORDED IN BOOK 13236, PAGE 2015, WAKE COUNTY REGISTRY.
- SHOWN HEREON
- EASEMENTS SET OUT IN DEED RECORDED IN BOOK 12796, PAGE 253, WAKE COUNTY REGISTRY.
- EASEMENT DESCRIBED AS A PERMANENT NON-EXCLUSIVE RIGHT AND EASEMENT FOR THE PURPOSE OF INGRESS/EGRESS TO AND FROM SUBJECT LOT, LIMITED TO THE PAVED PARKING AREAS AND DRIVEWAYS ON THE ADJOINING LOT TO THE WEST.
- UTILITY AND SEWER EASEMENT SET OUT IN DEED RECORDED IN BOOK 8181, PAGE 173, WAKE COUNTY REGISTRY.
- UTILITY AND SEWER EASEMENT WITH TOWN OF ZEBULON OVER SUBJECT PARCEL. LOCATION NOT DESCRIBED IN DOCUMENT.
- DRAINAGE EASEMENT SET OUT IN DEED RECORDED IN BOOK 17771, PAGE 2044, WAKE COUNTY REGISTRY.
- SHOWN HEREON. TEMPORARY CONSTRUCTION EASEMENT NTOTED NOT SHOWN (TEMPORARY IN NATURE)
- TITLE TO THAT PORTION OF SUBJECT PROPERTY LYING WITHIN THE RIGHT(S) -OF-WAY OF NC 96 HIGHWAY (ZEBULON ROAD).
- PORTION WITHIN THE R/W OF ARENDELL RD (NC 96) SHOWN HEREON
- DEED OF TRUST TO TRUSTEES FOR CAPITAL BANK IN THE AMOUNT OF \$1,108,000.00, RECORDED IN BOOK 12134, PAGE 197; ASSUMPTION AND MODIFICATION AGREEMENT RECORDED IN BOOK 13270, PAGE 2109; ASSIGNMENT OF RENTS RECORDED IN BOOK 13270, PAGE 2118; AND MODIFICATION AGREEMENT RECORDED IN BOOK 13954, PAGE 2509, WAKE COUNTY REGISTRY.
- NOT A MATTER OF SURVEY
- DEED OF TRUST TO TRUSTEES FOR CAPITAL BANK, N.A. IN THE AMOUNT OF \$100,000.00, RECORDED IN BOOK 14867, PAGE 2020, WAKE COUNTY REGISTRY.
- EXHIBIT B THEREIN REFERENCES EXCEPTIONS ALREADY SHOWN AND LISTED HEREON
- DEED OF TRUST TO TRUSTEES FOR NEW REPUBLIC SAVINGS BANK IN THE AMOUNT OF \$785,000.00, RECORDED IN BOOK 14961, PAGE 404, WAKE COUNTY REGISTRY.
- NOT A MATTER OF SURVEY
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. THIS EXCEPTION DELETES THE COVERAGE PROVIDED UNDER COVERED RISK 2(C), UPON RECEIPT OF A CURRENT SURVEY AND SURVEYOR'S REPORT, THIS EXCEPTION WILL BE DELETED OR AMENDED IN ACCORDANCE WITH THE FACTS DISCLOSED THEREBY.
- SHOWN HEREON IF FOUND DURING COURSE OF SURVEY
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN ON THE PUBLIC RECORD, (THIS EXCEPTION MAY BE DELETED FROM THE POLICY ONLY UPON SATISFACTION OF REQUIREMENT #5 IN SCHEDULE B HEREIN.)
- NOT A MATTER OF SURVEY
- MECHANICS LIEN AGENT ENTRY NUMBER _____ AND ALL RELATED RIGHTS TO FILING OR CURRENT FILINGS BY ANY POTENTIAL LIEN CLAIMANTS, INCLUDING DESIGN PROFESSIONALS, (THIS EXCEPTION MAY BE DELETED FROM THE POLICY ONLY UPON SATISFACTION OF REQUIREMENT #5 IN SCHEDULE B HEREIN.)
- NOT A MATTER OF SURVEY
- NOTICE: CLOSING PROTECTION INSURANCE COVERING THE TRANSACTION INSURED BY THIS POLICY IS NOT PROVIDED.
- NOT A MATTER OF SURVEY

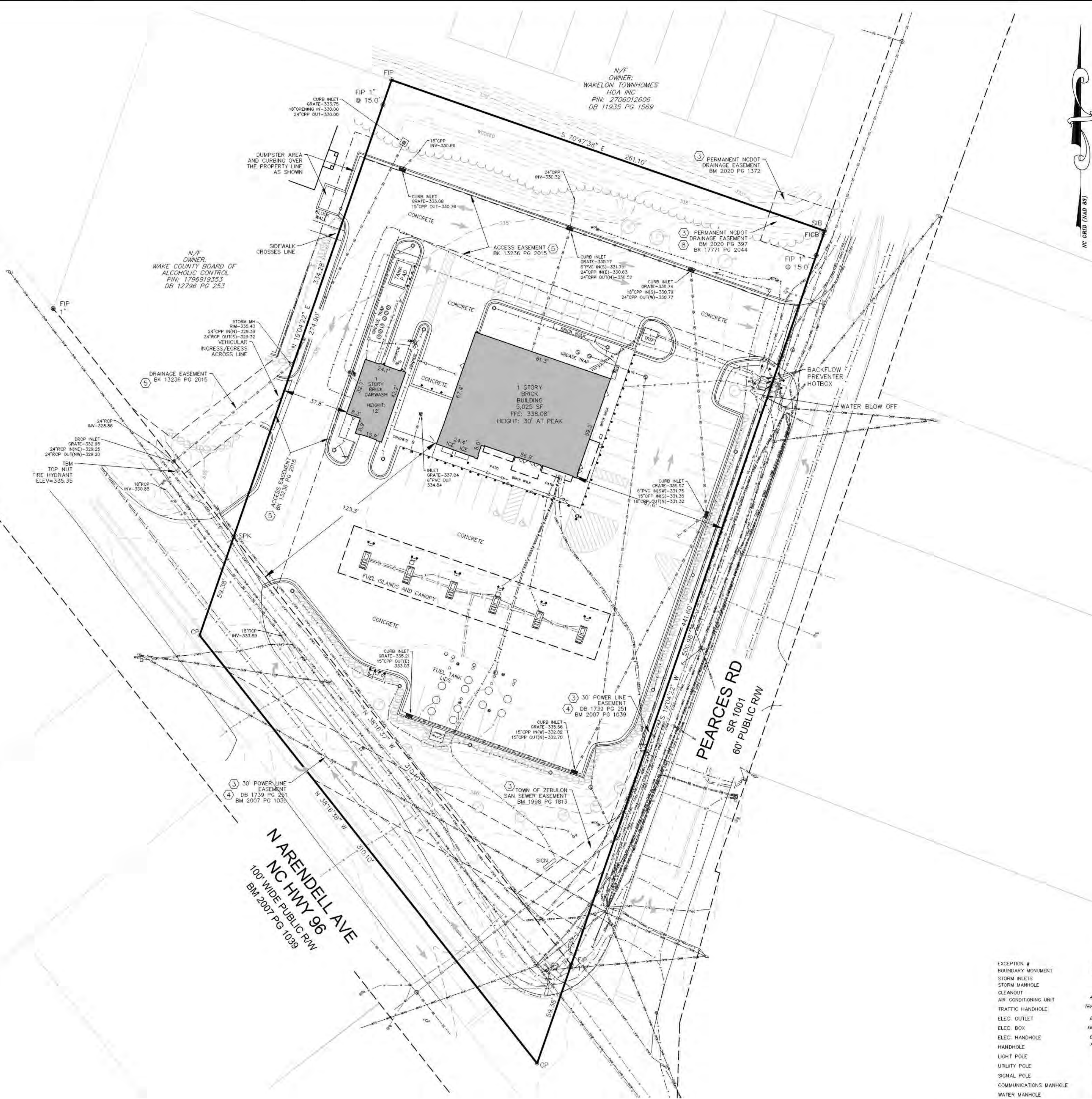
PROPERTY DESCRIPTION (PER TITLE COMMITMENT)

LYING AND BEING IN WAKE COUNTY AND IDENTIFIED IN THE 2023 WAKE COUNTY GIS RECORDS UNDER PIN #070601-1220 AND DESCRIBED AS ALL OR LOT 2, CONTAINING 2.504 GROSS ACRES, AS SHOWN ON THAT MAP RECORDED IN BOOK OF MAPS 2007, PAGE 1039, WAKE COUNTY REGISTER OF DEEDS.

SURVEYOR'S CERTIFICATION

I, ROBERT C. BAUMGARTNER, CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B, 7C, 8, 9, 11(OBSERVED), 13, 17, 18, 19, 20, & 21 OF TABLE A THEREOF

ROBERT C. BAUMGARTNER, NC PLS No. L-4531



VICINITY MAP

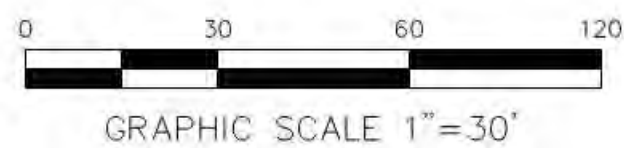
SURVEYOR'S NOTES

- THIS PLAN HAS BEEN PREPARED WITH THE BENEFIT OF FOLLOWING REPORT OF TITLE PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY: COMMITMENT #: 23RD1465, DATED SEPTEMBER 19, 2023.
- AREA SHOWN HEREON COMPUTED BY COORDINATE METHOD.
- THE BASIS OF THE BEARING SHOWN HEREON ARE BASED ON NORTH CAROLINA GRID BEARING.
- SUBJECT PROPERTIES KNOWN AS PARCEL NUMBERS: AS SHOWN
- THIS SURVEY DOES NOT VERIFY THE EXISTENCE OF, NOR CERTIFY THE LOCATION OF, ANY JURISDICTIONAL WETLANDS THAT MAY EXIST ON THIS PROPERTY.
- THE SUBJECT PARCEL IS LOCATED WITHIN ZONE X AS SHOWN ON FIRM 372070600K EFFECTIVE 7/19/22 AND FIRM 3720179600K EFFECTIVE 7/19/22.
- THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
- EXCEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR UTILITIES, DRAINAGE, STRUCTURAL SUPPORT OR INGRESS OR EGRESS.
- THE LEGAL DESCRIPTION ON AND DEPICTION OF THE SUBJECT PROPERTY CONTAINED IN THE SURVEY DESCRIBE AND DEPICT THE SAME PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION CONTAINED IN THAT CERTAIN TITLE. COMMITMENT REFERENCED IN NOTE 1 ABOVE.
- THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.
- THERE IS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- SUBJECT PARCEL HAS ACCESS TO PEARCES ROAD AND N ARENDELL AVENUE; BOTH PUBLIC RIGHTS OF WAY
- SUBJECT PARCEL INFORMATION:

OWNER:
OLD HERITAGE PROPERTIES LLC
PIN: 2706011220
DB 13270 PG 2106
109,044 SF 2.50 AC
15505 SF IN R/W
93,539 SF 2.15 AC NET

LEGEND

EXCEPTION #	①	SPRINKLER HEAD	①	TREE SYMBOLS + SIZE
BOUNDARY MONUMENT	●	IRRIGATION CONTROL VALVE	②	SHRUB/BUSH
STORM INLETS	③	WATER VALVE	③	WOODSUNE
STORM MANHOLE	④	FIRE HYDRANT	④	FENCE
CLEANOUT	⑤	WATER METER	⑤	STORM DRAIN PIPE
AIR CONDITIONING UNIT	⑥	FIRE DEPARTMENT CONNECTION	⑥	SANITARY SEWER PIPE
TRAFFIC HANDHOLE	⑦	POST INDICATOR VALVE	⑦	GAS LINE
ELEC. OUTLET	⑧	GAS VALVE	⑧	POWER LINE
ELEC. BOX	⑨	FIBER MARKER	⑨	TELEPHONE LINE
ELEC. HANDHOLE	⑩	SIGN	⑩	IRRIGATION LINE
HANDHOLE	⑪	LARGE ROCK	⑪	UNKNOWN UTILITY
LIGHT POLE	⑫	HANDICAP	⑫	OVERHEAD WIRE
UTILITY POLE	⑬	SEWER MANHOLE	⑬	TELEPHONE FIBER OPTIC LINE
SIGNAL POLE	⑭	ELECTRIC MANHOLE	⑭	FIBER OPTIC LINE
COMMUNICATIONS MANHOLE	⑮	WATER MANHOLE	⑮	WATER LINE
WATER MANHOLE	⑯	MONITORING WELL	⑯	CHILLED WATER LINE
TELEPHONE PED	⑰		⑰	CABLE TV LINE

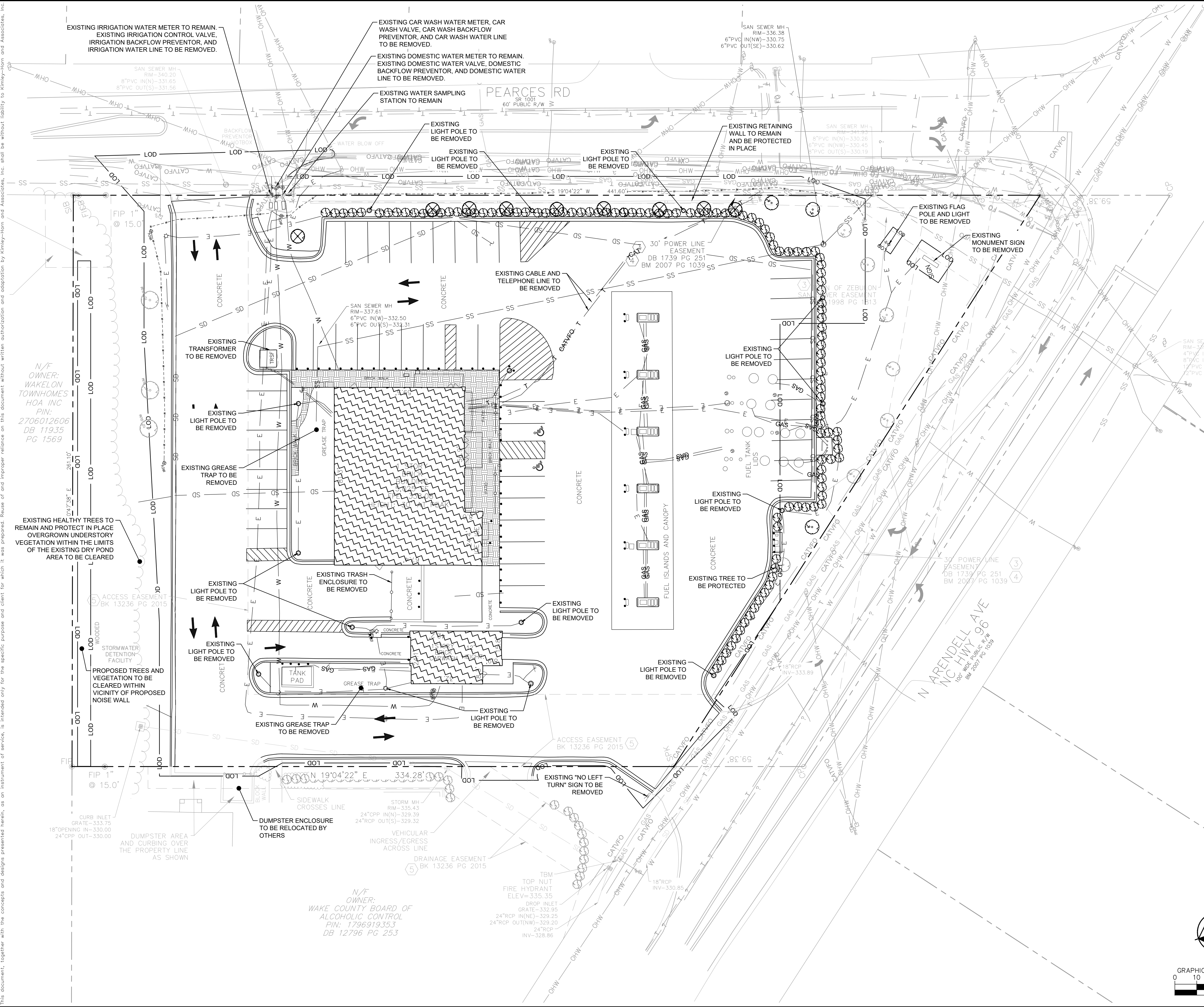


KCI ASSOCIATES OF NC
ENGINEERS, SURVEYORS AND PLANNERS

4800 FALLS OF NEUSE ROAD, SUITE 200
RALEIGH, NC 27607
PHONE (919) 783-9214 • FAX (919) 783-9266

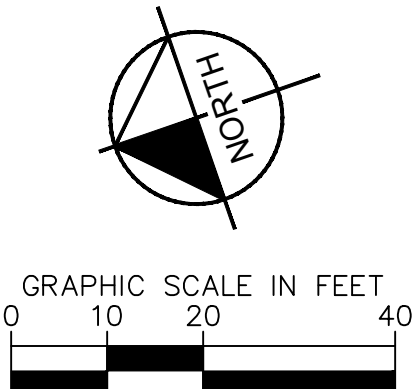
ALTA/NSPS LAND TITLE SURVEY
1406 N ARENDELL AVE
LANDS OWNED BY
OLDE HERITAGE PROPERTIES LLC
TOWN OF ZEBULON,
WAKE COUNTY, NC

REV: 4/16/25
DATE: 3/10/25
SCALE: 1" = 30'
SHEET: C-100

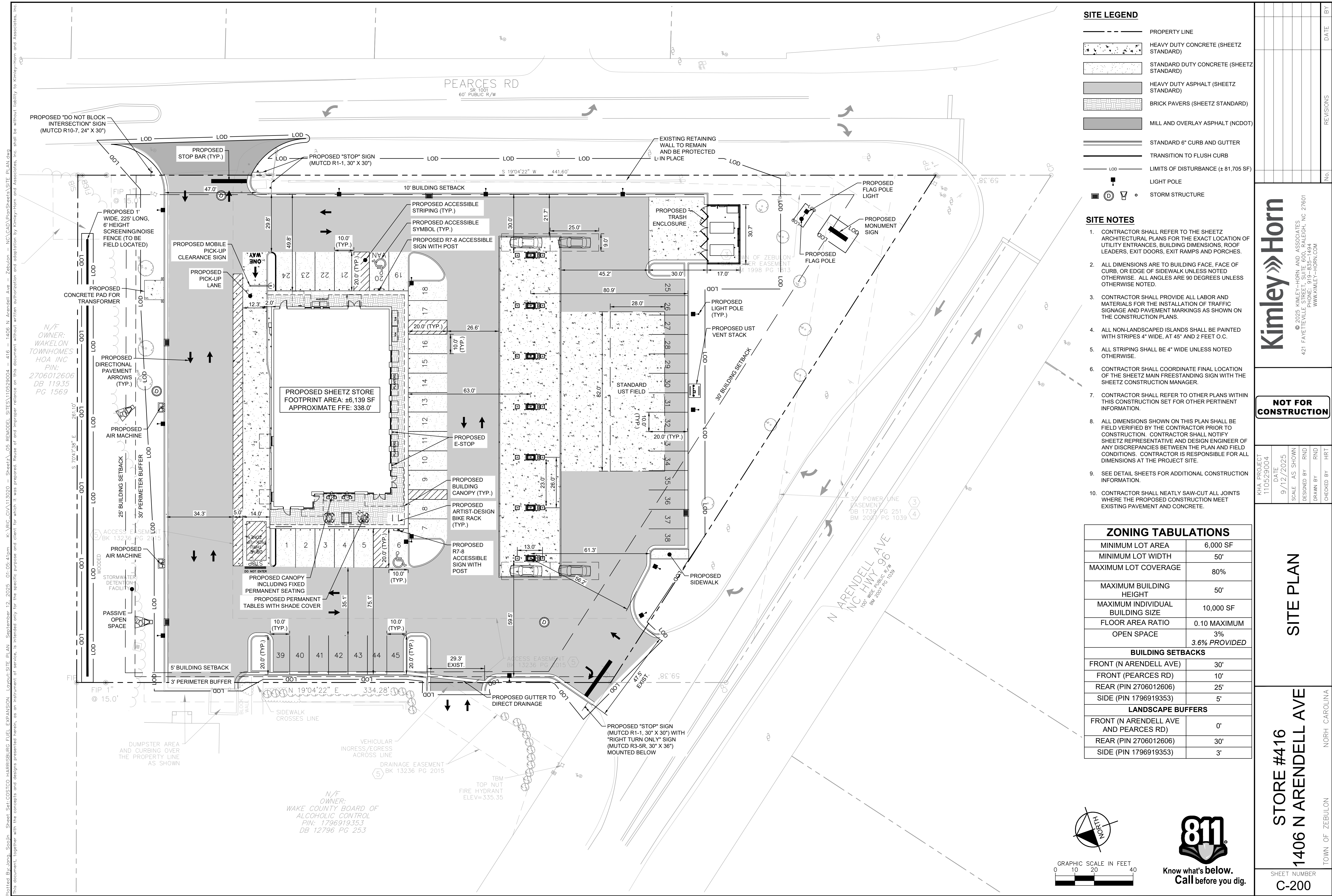


DEMO LEGEND	
	CURB AND GUTTER TO BE REMOVED
	EX. TREE TO BE REMOVED
	LIMITS OF DISTURBANCE (±81,705 SF)
	EX. BUILDING AND ITS ASSOCIATED PAVEMENTS AND FOUNDATIONS TO BE DEMOLISHED
	EX. BRICK PAVERS TO BE REMOVED
	EX. WATER LINE TO REMAIN
	EX. WATER LINE TO BE REMOVED
	EX. IRRIGATION LINE TO REMAIN
	EX. IRRIGATION LINE TO BE REMOVED
	EX. SANITARY LINE TO REMAIN
	EX. SANITARY LINE TO BE REMOVED
	EX. STORM DRAIN TO REMAIN
	EX. STORM DRAIN TO BE REMOVED
	EX. ELECTRIC LINE TO REMAIN
	EX. ELECTRIC LINE TO BE REMOVED
	EX. GAS LINE TO REMAIN
	EX. GAS LINE TO BE REMOVED
	EX. TELECOM LINE TO REMAIN
	EX. TELECOM LINE TO BE REMOVED
	EX. CABLE LINE TO REMAIN
	EX. CABLE LINE TO BE REMOVED

- DEMOLITION NOTES**
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND/OR VERIFYING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK HAVE BEEN OBTAINED.
 - THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND/OR ENGINEER FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES IN THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
 - EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE AND DO NOT INCLUDE MECHANICAL, ELECTRICAL AND MISCELLANEOUS STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THE DEMOLITION WORK FOR THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
 - ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF NEW CONSTRUCTION SHALL BE RAZED UNLESS NOTED OTHERWISE WITHIN THIS CONSTRUCTION SET. ARCHITECTURAL PLANS AND/OR PROJECT SPECIFICATIONS. THIS INCLUDES FOUNDATION SLABS, WALLS, AND FOOTINGS.
 - ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
 - ALL UTILITY REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
 - THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR GETS WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.
 - UTILITY CONTACTS ARE LISTED ON SHEET C-000.
 - EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE INSTALLED PRIOR TO INITIATION OF DEMOLITION ACTIVITIES. REFER TO THE E&S PLAN FOR DETAILS.
 - ASBESTOS OR HAZARDOUS MATERIALS, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY SHEETZ IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
 - CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS, AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
 - CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL AND OSHA REGULATIONS WHEN OPERATING DEMOLITION EQUIPMENT AROUND UTILITIES.

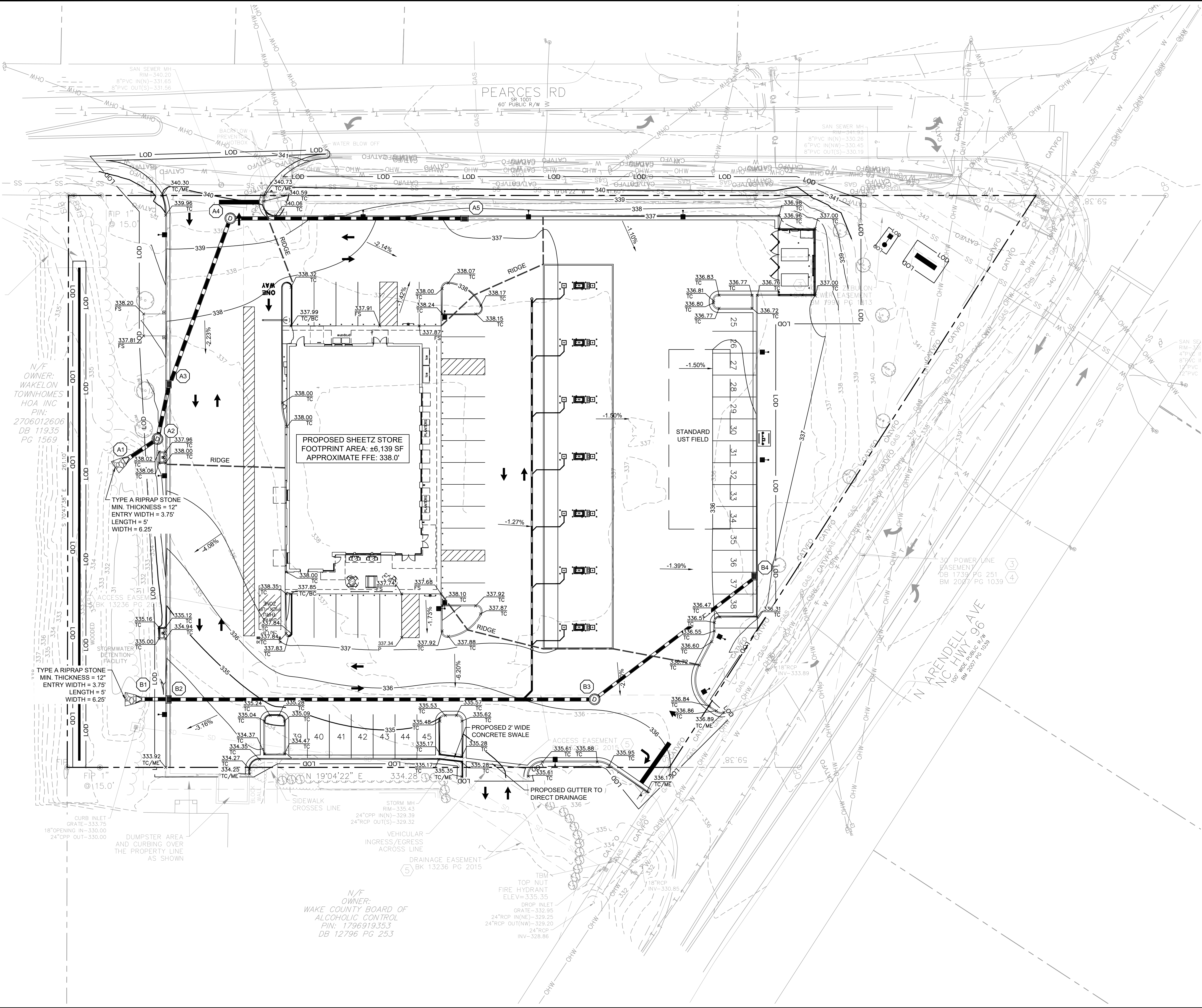


Kimley»Horn © 2025 KIMLEY-HORN AND ASSOCIATES 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601 PHONE: 919-855-1494 WWW.KIMLEY-HORN.COM		BY	DATE
		REVISIONS	No.
NOT FOR CONSTRUCTION			
KHA PROJECT 110529004	DATE 9/12/2025	SCALE AS SHOWN	HRT
DESIGNED BY RND	DRAWN BY RND	CHECKED BY	
EXISTING CONDITIONS AND DEMOLITION PLAN			
STORE #416 1406 N ARENDELL AVE		TOWN OF ZEBULON NORTH CAROLINA	
SHEET NUMBER C-110			



Plotted By: Jang, Scott Street Set/COSTCO HARRISBURG FUEL EXPANSION Layout: 24x36 September 12, 2025 01:46:02pm K:\RVC-CIV\113020 - Sheets\08 REMODEL SITES\10528004 - 41E - 1406 N Arendell Ave - Zebulon - NC\CAD\PlanSheets\GRADING AND DRAINAGE PLAN.dwg

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GRADING LEGEND	
	100 PROPOSED CONTOUR
	100 EXISTING CONTOUR
	1000 TC TOP OF CURB ELEVATION
	1000 BC BOTTOM OF CURB ELEVATION
	1000 FFE FINISHED FLOOR ELEVATION
	1000 FS FINISHED SURFACE ELEVATION
	1000 P PAVEMENT ELEVATION
	1000 G GROUND ELEVATION
	1000 TW TOP OF WALL ELEVATION
	1000 BW BOTTOM OF WALL ELEVATION
	1000 HP HIGH POINT
	1000 ME MATCH EXISTING
	STANDARD 6" CURB AND GUTTER
	TRANSITION TO FLUSH CURB

- GRADING NOTES**
- ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY KIMLEY-HORN. THE CURRENT REQUIREMENTS OF THE TOWN OF ZEBULON AND THE CITY OF RALEIGH, THE APPLICABLE SECTIONS OF THE NCDOT STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION, AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.
 - THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE. IF DISCREPANCIES BETWEEN FIELD CONDITIONS AND DESIGN PLANS ARE DISCOVERED, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER IMMEDIATELY.
 - BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY 811 "CALL BEFORE YOU DIG" THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
 - ALL EXISTING TREES, VEGETATION, PAVEMENTS, CONCRETE FOUNDATIONS, STRUCTURES AND ORGANIC TOPSOIL SHALL BE STRIPPED AND REMOVED FROM NEW CONSTRUCTION AREAS UNLESS NOTED OTHERWISE.
 - ALL SLOPES SHALL BE 2:1 (HORIZONTAL: VERTICAL) MAXIMUM UNLESS NOTED OTHERWISE. ALL SLOPES 3:1 OR GREATER SHALL BE PERMANENTLY STABILIZED WITH VEGETATION.
 - AN AS-BUILT DRAWING OF NEW UTILITY SERVICES MUST BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER UPON COMPLETION OF THE PROJECT.
 - ALL AREAS NOT PAVED SHALL BE TOP SOILED, SEEDED, SODDED, MULCHED AND/OR LANDSCAPED UNLESS OTHERWISE NOTED IN THE CONSTRUCTION DRAWINGS, SITE SPECIFICATIONS OR INSTRUCTED BY THE OWNER.
 - CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT PREPARED BY THE GEOTECH ENGINEER PRIOR TO INITIATION OF ANY EARTHWORK ACTIVITY.
 - ALL ELEVATIONS SHOWN ARE REFERENCED TO BENCHMARKS ON THE PROJECT SURVEY AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR AT GROUND BREAKING.
 - ALL SPOT ELEVATIONS ARE REFERENCED TO THE FINISHED GROUND SURFACE UNLESS NOTED OTHERWISE.
 - CONTRACTOR SHALL REFERENCE DETAILED BUILDING PLANS FOR EXACT BUILDING DIMENSIONS, ELEVATIONS, AND UTILITY CONNECTION POINTS.
 - CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.

GRAPHIC SCALE IN FEET
0 10 20 40

Know what's below.
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421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
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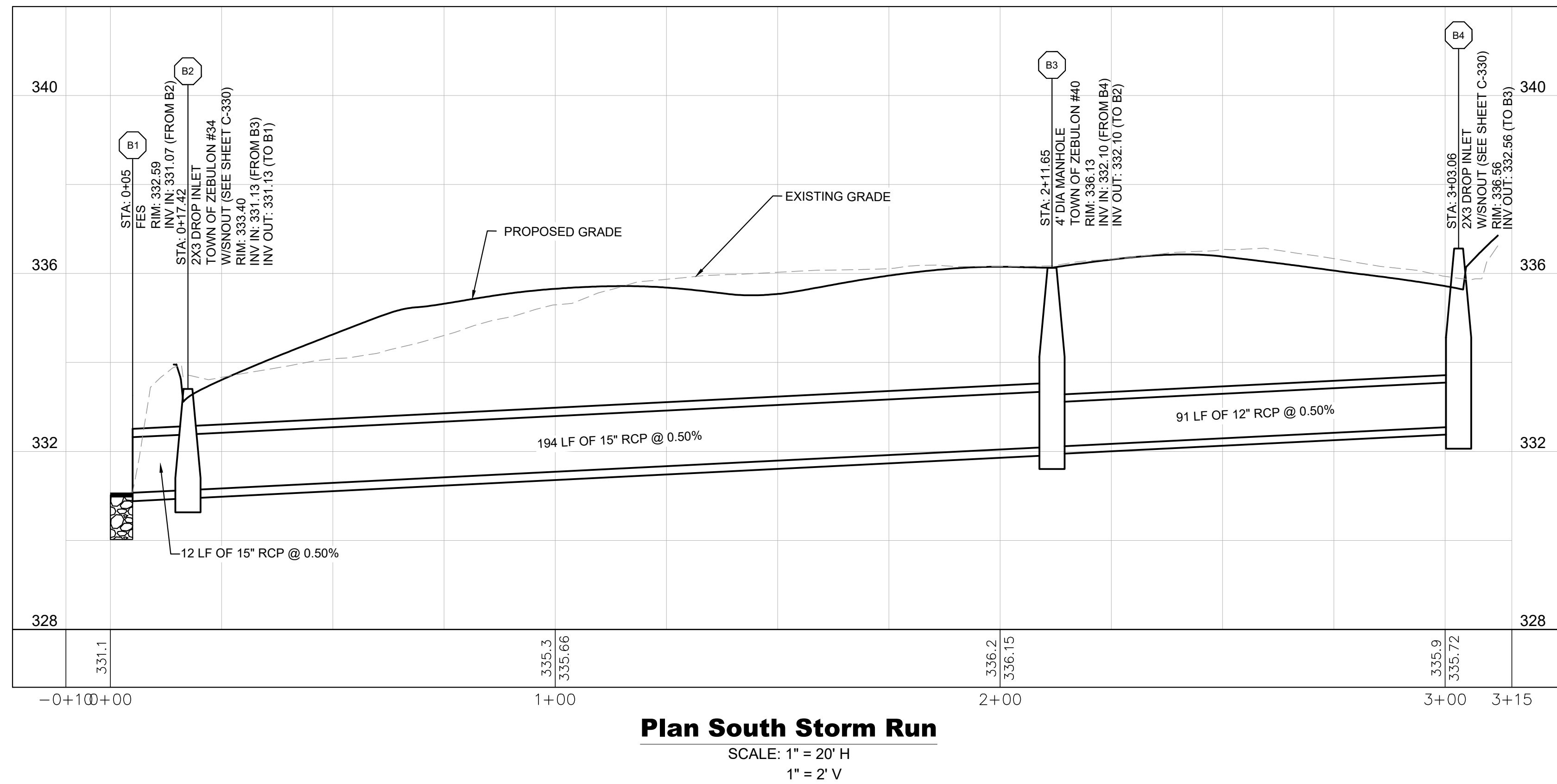
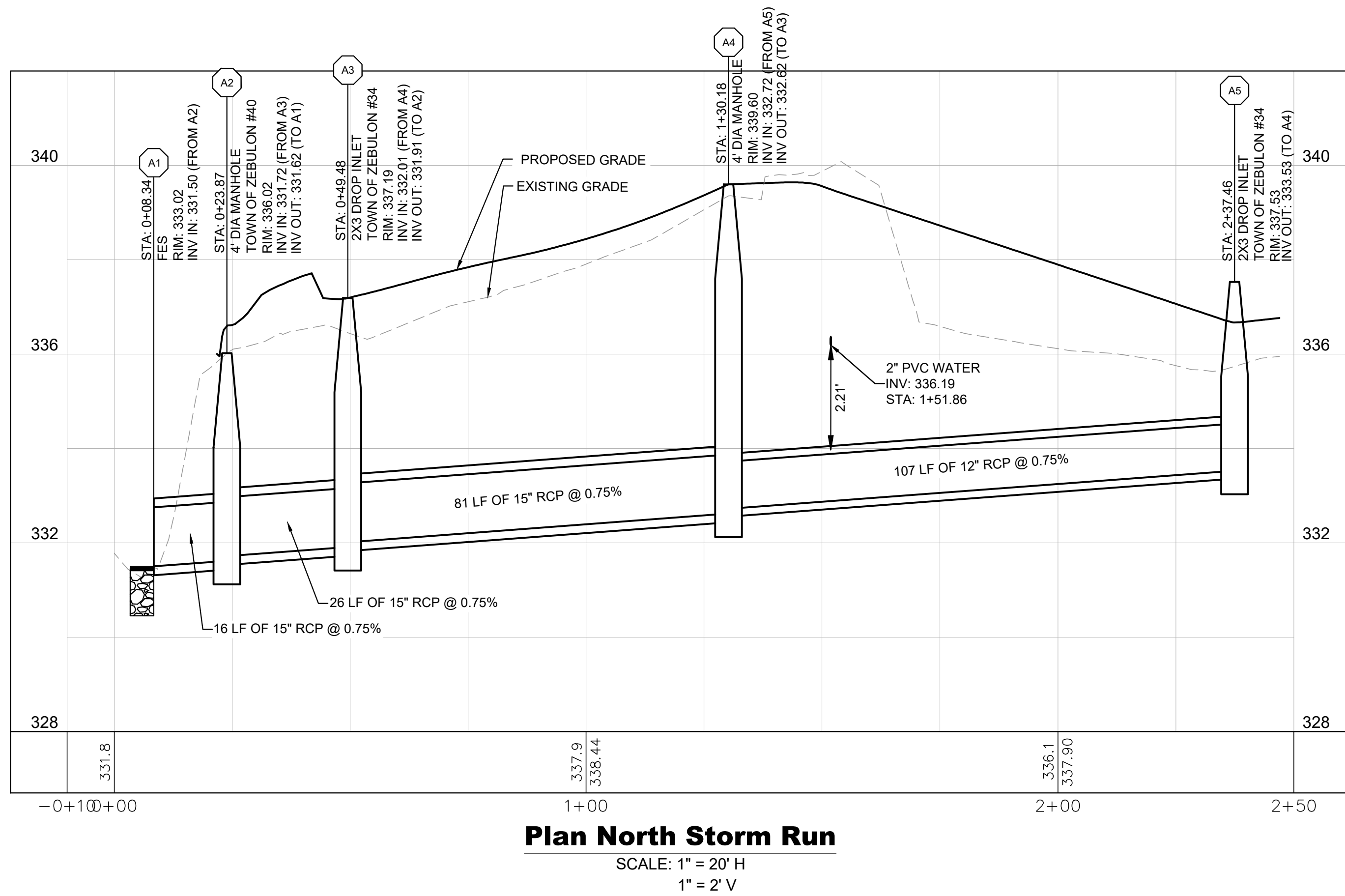
KHA PROJECT	110529004
DATE	9/12/2025
SCALE	AS SHOWN
DESIGNED BY	RND
DRAWN BY	RND
CHECKED BY	HRT

GRADING AND DRAINAGE PLAN

STORE #416
1406 N ARENDELL AVE

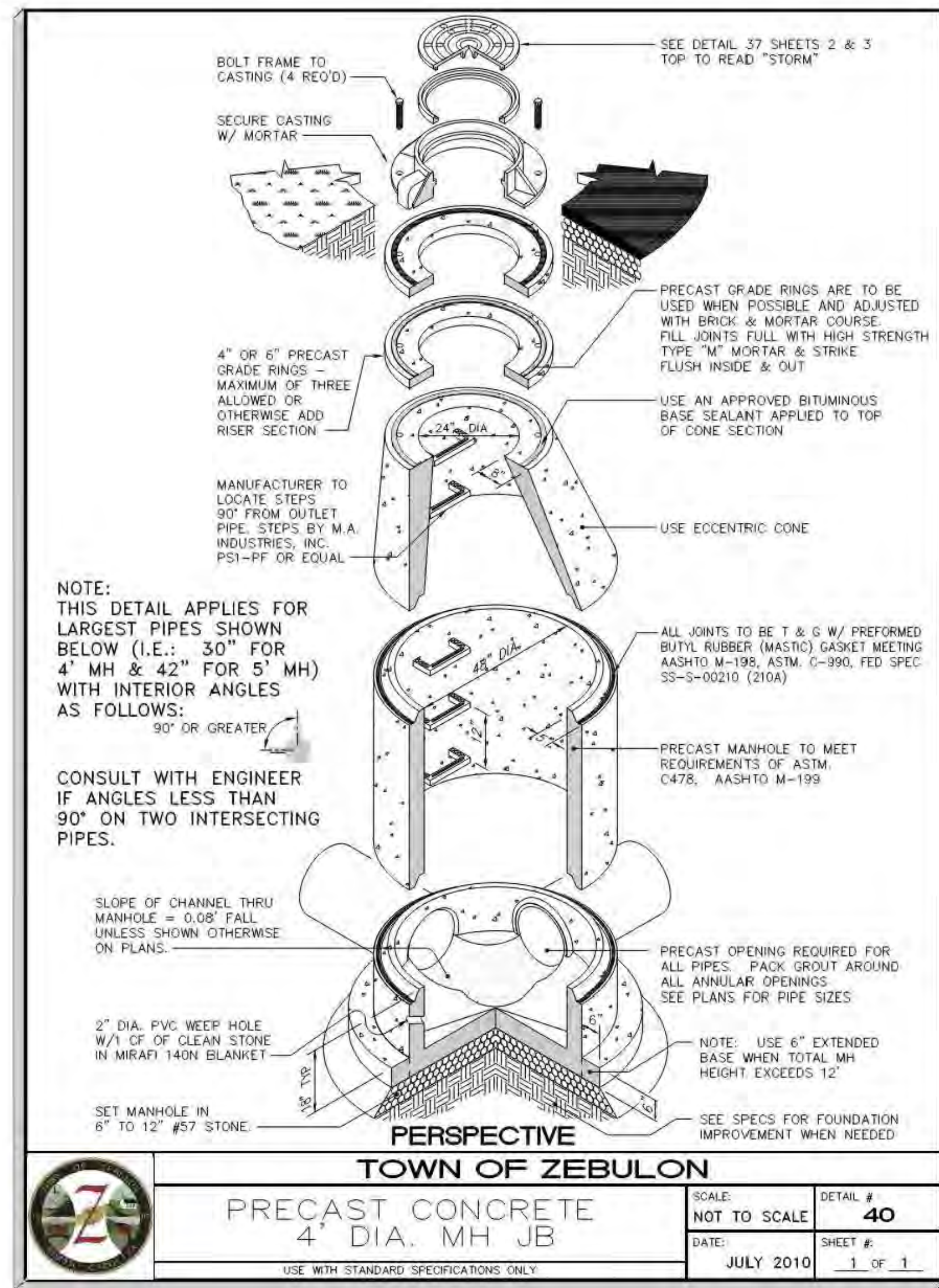
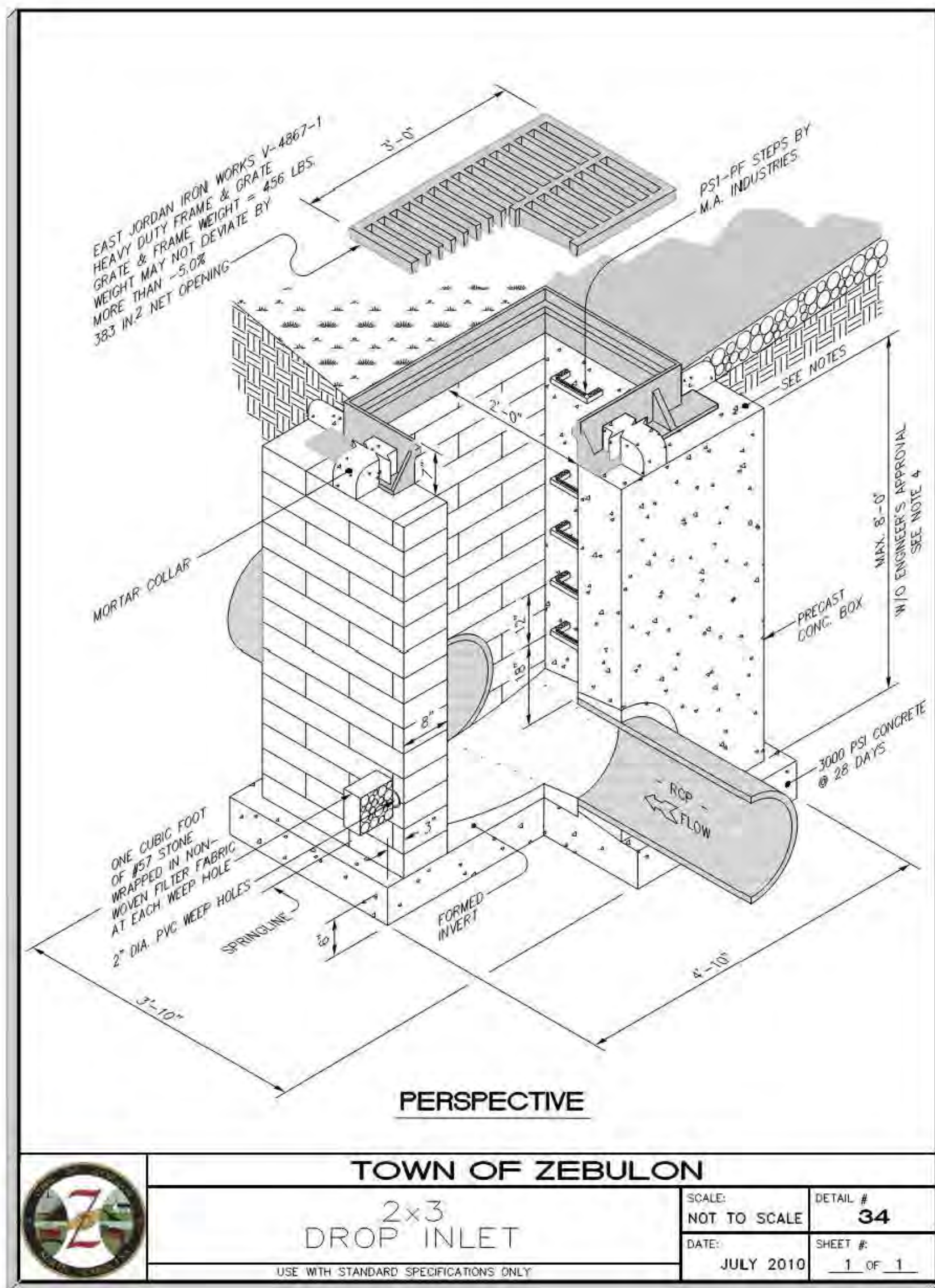
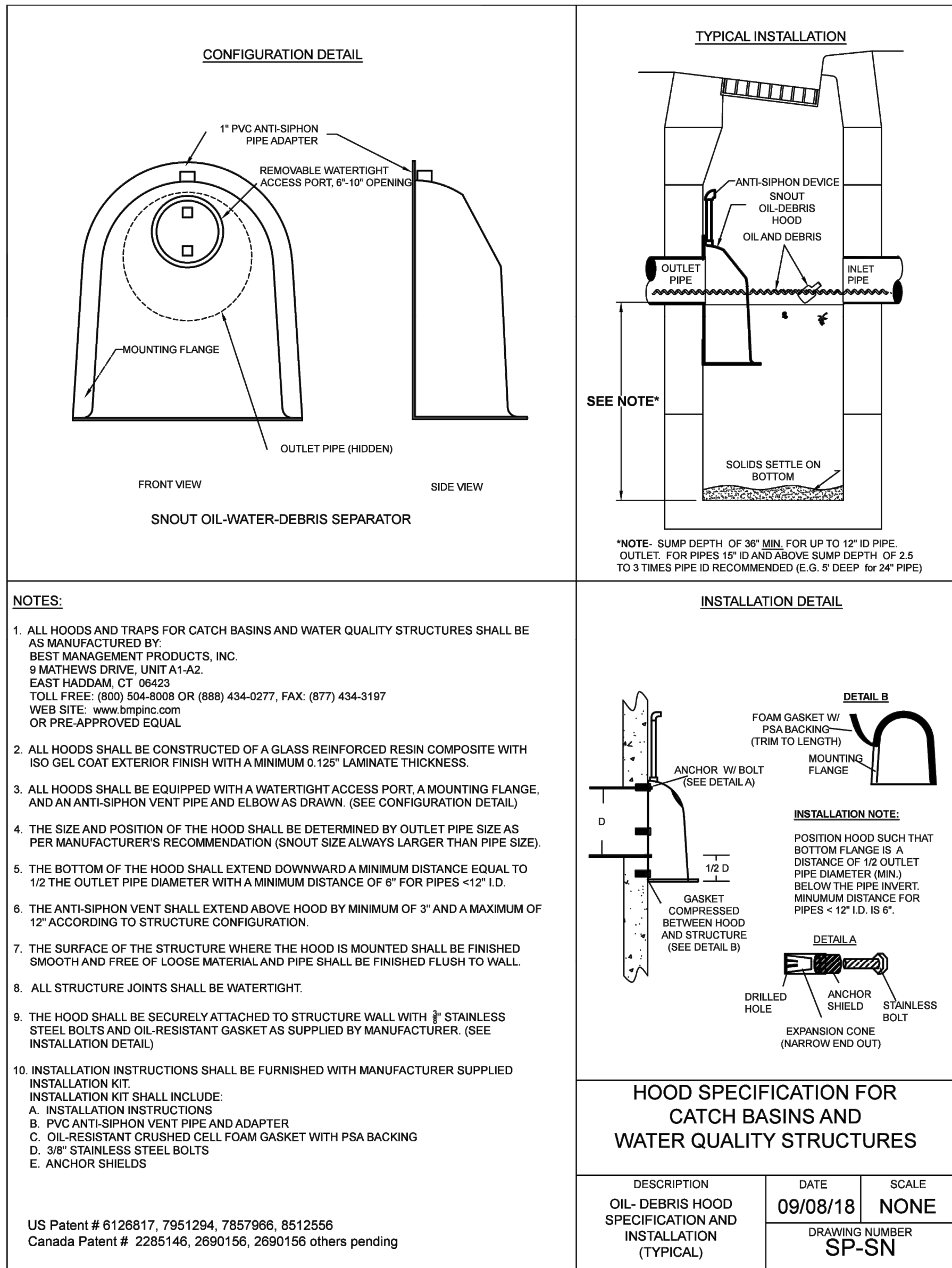
TOWN OF ZEBULON NORTH CAROLINA

SHEET NUMBER
C-300



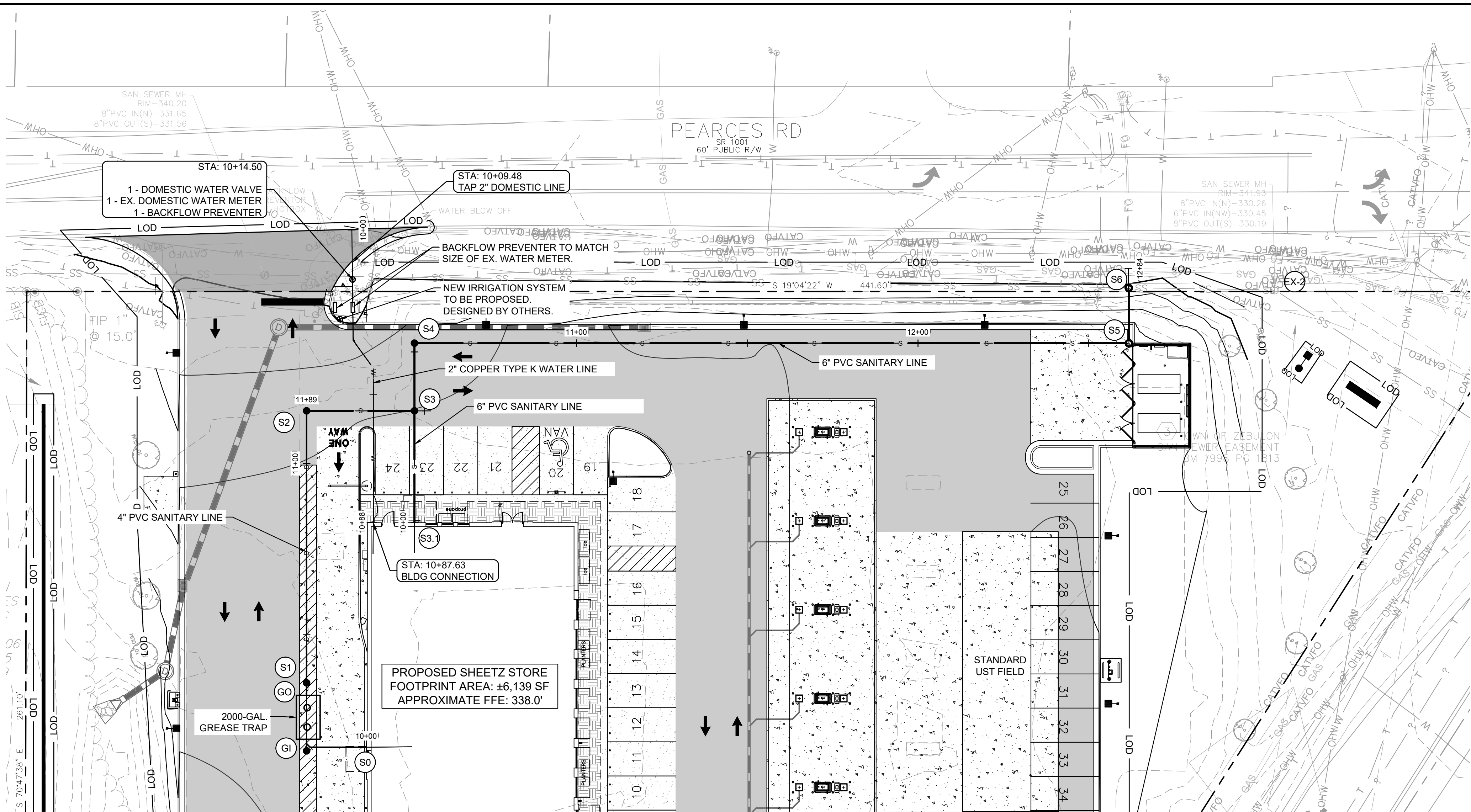
STRUCTURE TABLE			
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
A1	FES RIM: 333.02 INV IN: 331.50	FROM A2, 15" RCP INV IN: 331.50 @ 0.75%	
A2	4' DIA MANHOLE TOWN OF ZEBULON #40 RIM: 336.02 INV IN: 331.72 INV OUT: 331.62	FROM A3, 15" RCP INV IN: 331.72 @ 0.75%	TO A1, 15" RCP INV OUT: 331.62 @ 0.75%
A3	2X3 DROP INLET TOWN OF ZEBULON #34 RIM: 337.19 INV IN: 332.01 INV OUT: 331.91	FROM A4, 15" RCP INV IN: 332.01 @ 0.75%	TO A2, 15" RCP INV OUT: 331.91 @ 0.75%
A4	4' DIA MANHOLE RIM: 339.60 INV IN: 332.72 INV OUT: 332.62	FROM A5, 12" RCP INV IN: 332.72 @ 0.75%	TO A3, 15" RCP INV OUT: 332.62 @ 0.75%
A5	2X3 DROP INLET TOWN OF ZEBULON #34 RIM: 337.53 INV OUT: 333.53		TO A4, 12" RCP INV OUT: 333.53 @ 0.75%
B1	FES RIM: 332.59 INV IN: 331.07	FROM B2, 15" RCP INV IN: 331.07 @ 0.50%	
B2	2X3 DROP INLET TOWN OF ZEBULON #34 W/SNOUT (SEE SHEET C-330) RIM: 333.40 INV IN: 331.13 INV OUT: 331.13	FROM B3, 15" RCP INV IN: 331.13 @ 0.50%	TO B1, 15" RCP INV OUT: 331.13 @ 0.50%
B3	4' DIA MANHOLE TOWN OF ZEBULON #40 RIM: 336.13 INV IN: 332.10 INV OUT: 332.10	FROM B4, 12" RCP INV IN: 332.10 @ 0.50%	TO B2, 15" RCP INV OUT: 332.10 @ 0.50%
B4	2X3 DROP INLET W/SNOUT (SEE SHEET C-330) RIM: 336.56 INV OUT: 332.56		TO B3, 12" RCP INV OUT: 332.56 @ 0.50%



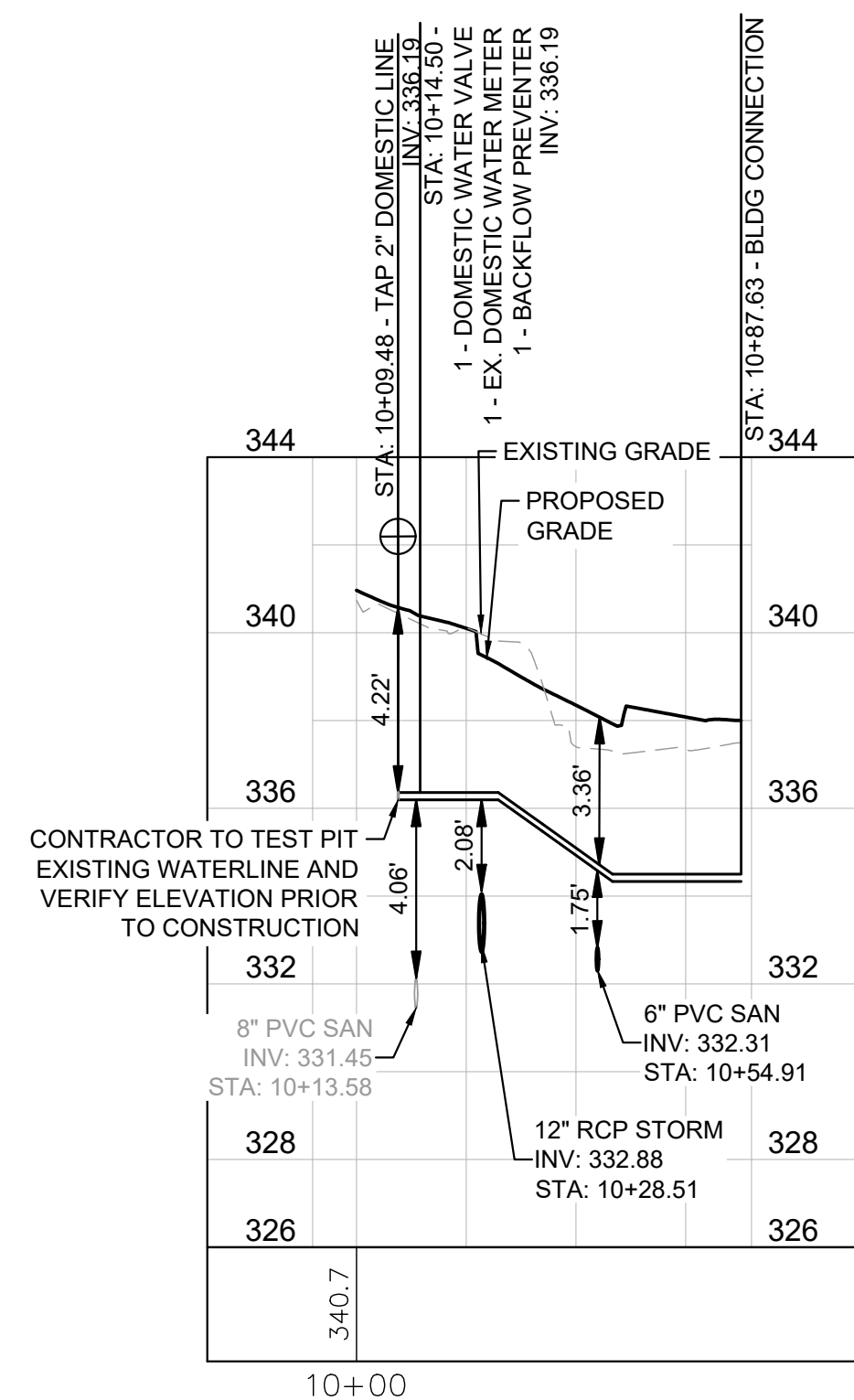
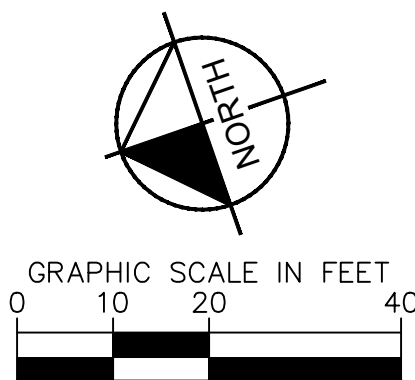


GRAPHIC SCALE IN FEET

A horizontal line with vertical tick marks at 0, 10, 20, and 40 feet. The segment between 10 and 20 feet is shaded black.

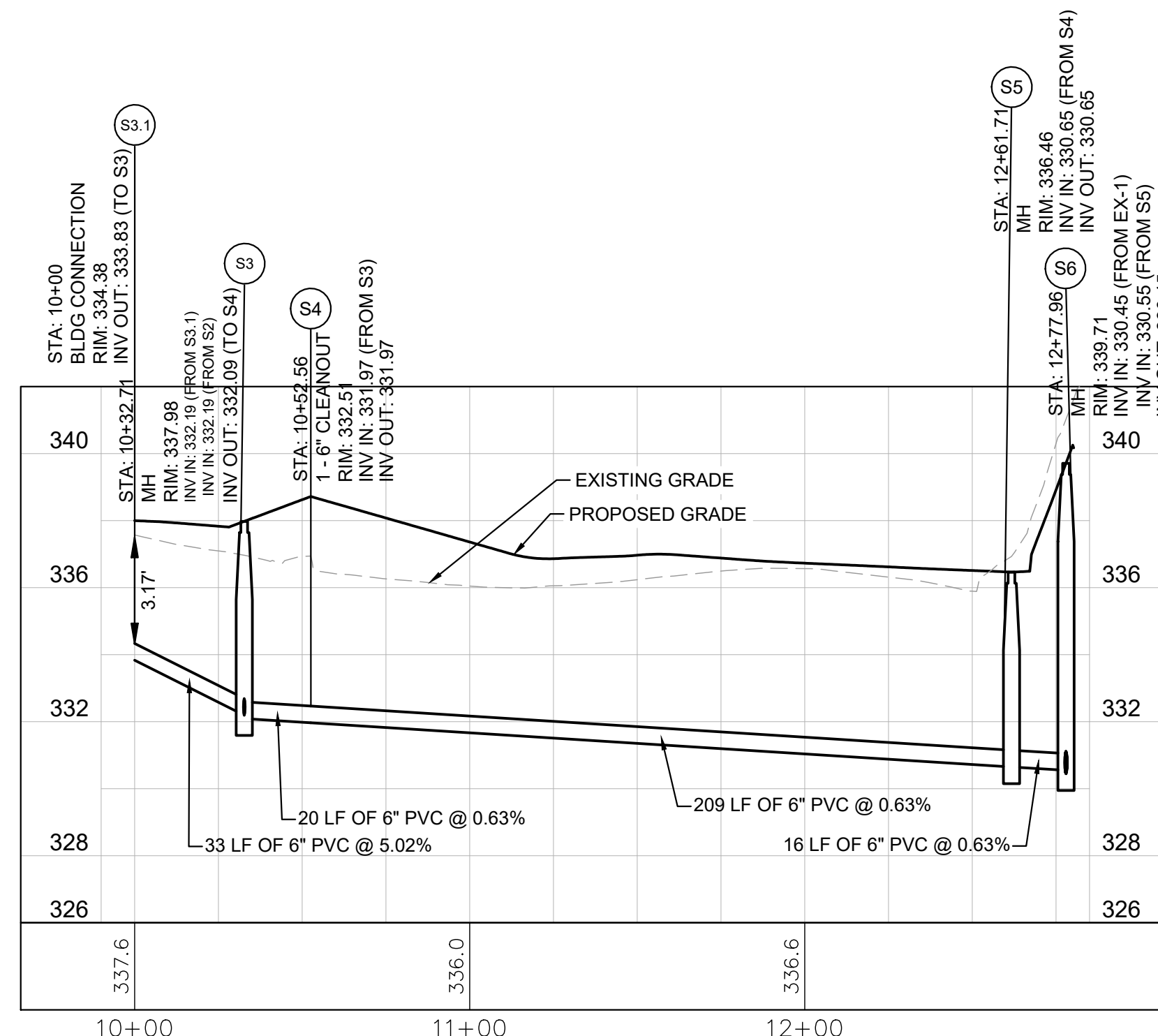


STRUCTURE TABLE			
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
GI	GREASE TRAP IN RIM: 334.01 INV IN: 333.64 INV OUT: 333.64	FROM S0., 4" PVC INV IN: 333.64 @ 1.00%	TO GO, 4" PVC INV OUT: 333.64 @ 2.33%
GO	GREASE TRAP OUT RIM: 333.71 INV IN: 333.34 INV OUT: 333.34	FROM GI, 4" PVC INV IN: 333.34 @ 2.33%	TO S1, 4" PVC INV OUT: 333.34 @ 1.00%
S0	BLDG CONNECTION RIM: 334.20 INV OUT: 333.83		TO GI., 4" PVC INV OUT: 333.83 @ 1.00%
S1	1 - 4" CLEANOUT RIM: 333.67 INV IN: 333.30 INV OUT: 333.30	FROM GO, 4" PVC INV IN: 333.30 @ 1.00%	TO S2, 4" PVC INV OUT: 333.30 @ 1.00%
S2	1 - 6" CLEANOUT RIM: 333.05 INV IN: 332.51 INV OUT: 332.51	FROM S1, 4" PVC INV IN: 332.51 @ 1.00%	TO S3, 6" PVC INV OUT: 332.51 @ 1.00%
S3	MH RIM: 337.98 INV IN: 332.19 INV IN: 332.19 INV OUT: 332.09	FROM S3.1, 6" PVC INV IN: 332.19 @ 5.02% FROM S2, 6" PVC INV IN: 332.19 @ 1.00%	TO S4, 6" PVC INV OUT: 332.09 @ 0.63%
S3.1	BLDG CONNECTION RIM: 334.38 INV OUT: 333.83		TO S3, 6" PVC INV OUT: 333.83 @ 5.02%
S4	1 - 6" CLEANOUT RIM: 332.51 INV IN: 331.97 INV OUT: 331.97	FROM S3, 6" PVC INV IN: 331.97 @ 0.63%	TO S5, 6" PVC INV OUT: 331.97 @ 0.63%
S5	MH RIM: 336.46 INV IN: 330.65 INV OUT: 330.65	FROM S4, 6" PVC INV IN: 330.65 @ 0.63%	TO S6, 6" PVC INV OUT: 330.65 @ 0.63%
S6	MH RIM: 339.71 INV IN: 330.45 INV IN: 330.55 INV OUT: 330.45	FROM EX-1, 8" PVC INV IN: 330.45 @ 0.44% FROM S5, 6" PVC INV IN: 330.55 @ 0.63%	TO EX-2, 8" PVC INV OUT: 330.45 @ 0.44%



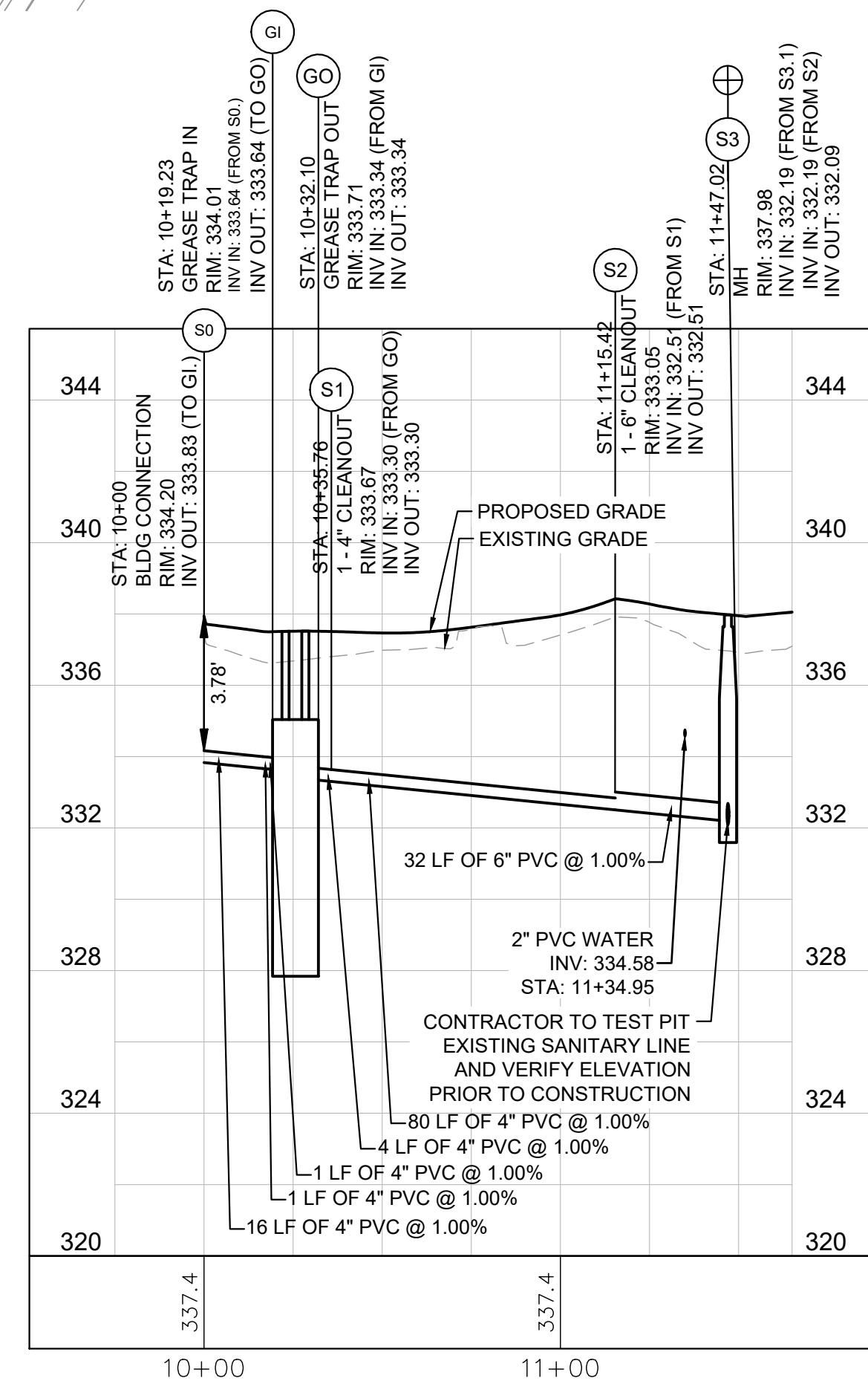
WATER SERVICE CONNECTION

SCALE: 1" = 40' H
1" = 4' V



SANITARY LATERAL CONNECTION TO S6

SCALE: 1" = 40' H
1" = 4' V



SANITARY GREASE TRAP CONNECTION TO S3

SCALE: 1" = 40' H
1" = 4' V



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[illegible]

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PHONE: 919-835-1494
WWW.KIMLEY-HORN.COM

**NOT FOR
CONSTRUCTION**

KHA PROJECT 110529004	DATE 9/12/2025	SCALE AS SHOWN	DESIGNED BY RND	DRAWN BY RND	CHECKED BY HRT
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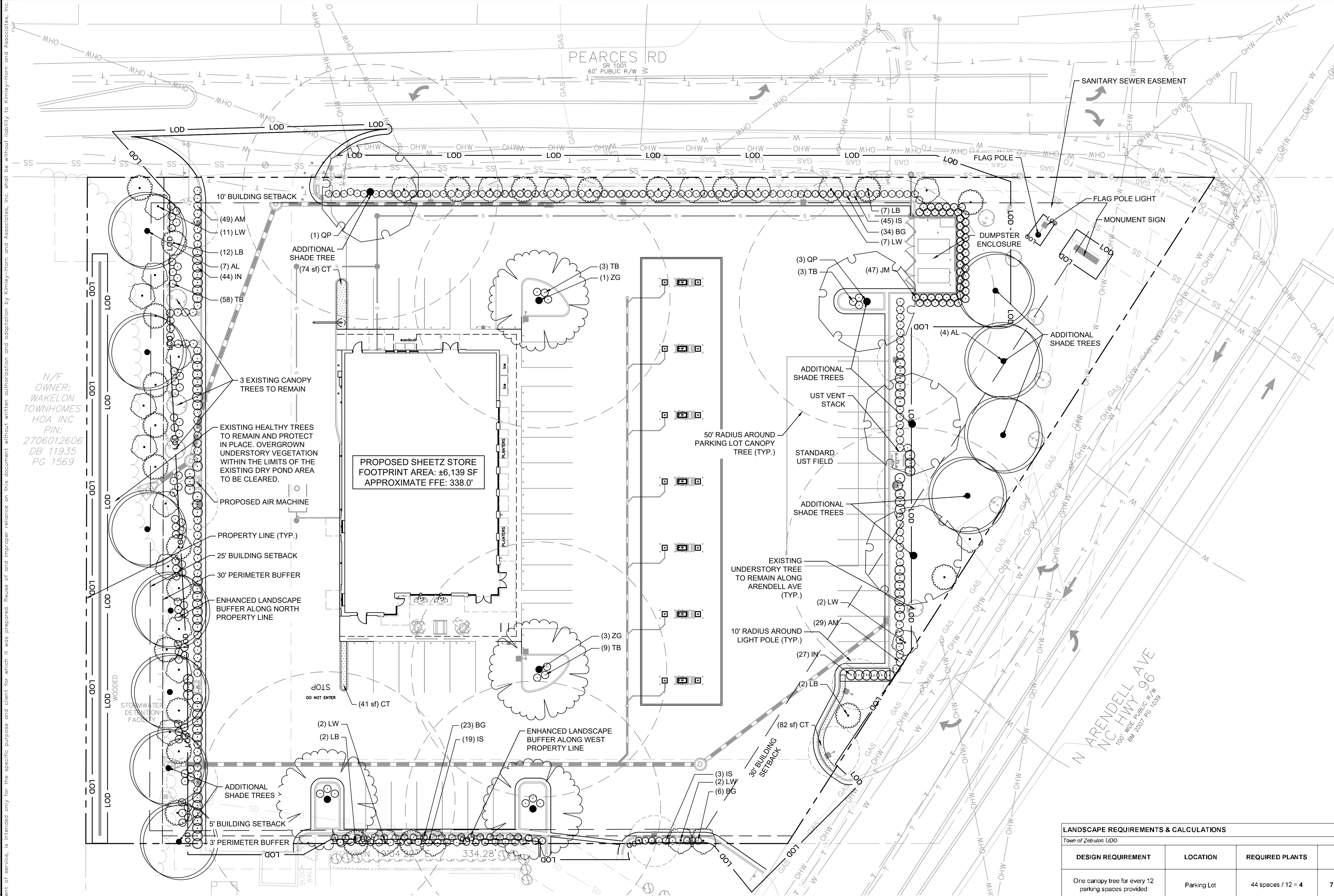
UTILITY PROFILES

STORE #416
1406 N ARENDELL AVE

TOWN OF ZEBULON
NORTH CAROLINA

SHEET NUMBER
C-410

Plotted By: Jang, Soojin - Street Set: COSTCO HARRISBURG FUEL EXPANSION - LAYOUT: LANDSCAPE PLAN - September 12, 2025 - 01:07:12pm - K:\RVC-CVA\113020 - SheetZ_L05 REMODEL SITES\110529004 - 416 - 1406 N Arendell Ave - Zebulon - INC: CAD: PlanSheets\LANDSCAPE PLAN.dwg - This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



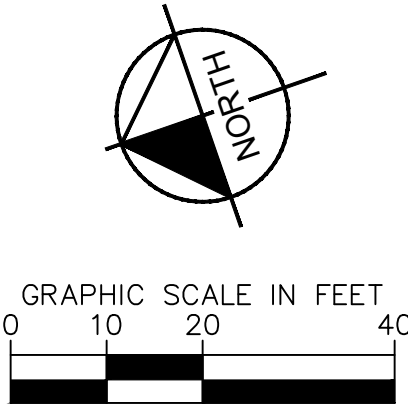
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
CANOPY TREES		
	AL	ACER SACCHARUM 'LEGACY' LEGACY SUGAR MAPLE
	QP	QUERCUS PHELLOS WILLOW OAK
	ZG	ZELKOVA SERRATA 'GREEN VASE' GREEN VASE JAPANESE ZELKOVA
UNDERSTORY TREES		
	LB	LAGERSTROEMIA INDICA 'BYER'S WONDERFUL WHITE' WONDERFUL WHITE CRAPE MYRTLE
	LW	LAGERSTROEMIA INDICA 'WHIT IV' RED ROCKET® CRAPE MYRTLE
SHRUBS		
	AM	ABELIA X GRANDIFLORA 'HOPLEYS' MISS LEMON™ GLOSSY ABELIA
	BG	BUXUS X 'GREEN MOUNTAIN' GREEN MOUNTAIN BOXWOOD
	IN	ILEX VOMITORIA 'NANA' DWARF YAUPOH HOLLY
	IS	ILEX GLABRA 'SHAMROCK' SHAMROCK INKBERRY HOLLY
	JM	JUNIPERUS SCOPULORUM 'MEDORA' MEDORA JUNIPER
	TB	THUJA OCCIDENTALIS 'BOBOZAM' MR. BOWLING BALL® ARBORVITAE
GROUND COVERS		
	CT	CYNODON DACTYLON 'TIF 419' TIF 419 BERMUDAGRASS

LANDSCAPE REQUIREMENTS & CALCULATIONS				
Town of Zebulon,UDO				
DESIGN REQUIREMENT	LOCATION	REQUIRED PLANTS	PROPOSED PLANTS	CODE SECTION
One canopy tree for every 12 parking spaces provided	Parking Lot	44 spaces / 12 = 4	7 Proposed Canopy Trees	5.6.9.A
Parking lot perimeter landscape shall have continuous row of evergreen shrubs	Parking Lot Perimeter	707 LF / 3 = 236	246 Proposed Evergreen Shrubs	5.6.9.C
Four (4) understory trees per 100 linear feet where overhead utility lines are present and twenty shrubs per 100 linear feet	Pearces Rd	395 LF / 100 = 3.95 3.95 * 4 = 16 3.95 * 20 = 79	14 Proposed Understory Trees 2 Existing Understory Tree 79 Proposed Shrubs	5.6.12
	N Arendell Ave	277 LF / 100 = 2.77 2.77 * 4 = 11 2.77 * 20 = 56	4 Proposed Understory Trees 7 Existing Understory Trees 56 Proposed Shrubs	5.6.12
Type A Buffer Four (4) understory trees and fifteen (15) shrubs per 100 linear feet	West Property Line	120 LF / 100 = 1.20 1.20 * 4 = 5 1.20 * 15 = 18	6 Proposed Understory Trees 51 Proposed Shrubs	5.6.10
Type C Buffer Three (3) canopy trees, six (6) understory trees, and twenty-five (25) shrubs per 100 linear feet	North Property Line	261 LF / 100 = 2.61 2.61 * 3 = 8 2.61 * 6 = 16 2.61 * 25 = 66	7 Proposed Canopy Trees 3 Existing Canopy Trees 23 Proposed Understory Trees 151 Proposed Shrubs	5.6.10
Two (2) staggered rows of evergreen shrubs to form fully opaque screen	Dumpster Enclosure	64 LF / 3 = 22 22 * 2 = 44	47 Proposed Evergreen Shrubs	5.10.5
Installation of native shade trees for outdoor enhancement	Perimeter	10	10 Proposed Canopy Trees	Utility Allocation Policy: 3A

Note: Shade trees planted in the buffers and parking lot perimeter beyond the required amount are used to meet the additional native shade tree requirement for the Utility Allocation Policy: 3A. Shrubs and understory trees planted in the buffers beyond the required amount are used to meet the enhanced buffer landscaping requirement for the Utility Allocation Policy: 3A.

- NOTES
- SPECIFIED ACER SACCHARUM 'LEGACY' AND QUERCUS PHELLOS SHADE TREES TO BE COUNTED FOR UTILITY ALLOCATION POLICY: 3A REQUIREMENT
 - BUFFER WIDTHS HAVE BEEN REDUCED PER DEVELOPMENT CONDITIONS.



Kimley»Horn

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421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
PHONE: 919-855-1494
WWW.KIMLEY-HORN.COM

NOT FOR CONSTRUCTION

KHA PROJECT
110529004

DATE
9/12/2025

SCALE AS SHOWN

DESIGNED BY
RND

DRAWN BY
RND

CHECKED BY
HRT

LANDSCAPE PLAN

STORE #416
1406 N ARENDELL AVE

TOWN OF ZEBULON

NORTH CAROLINA

SHEET NUMBER
L-100

REVISIONS

No.	DATE	BY

183



1 FRONT ELEVATION
1/4" = 1'-0"

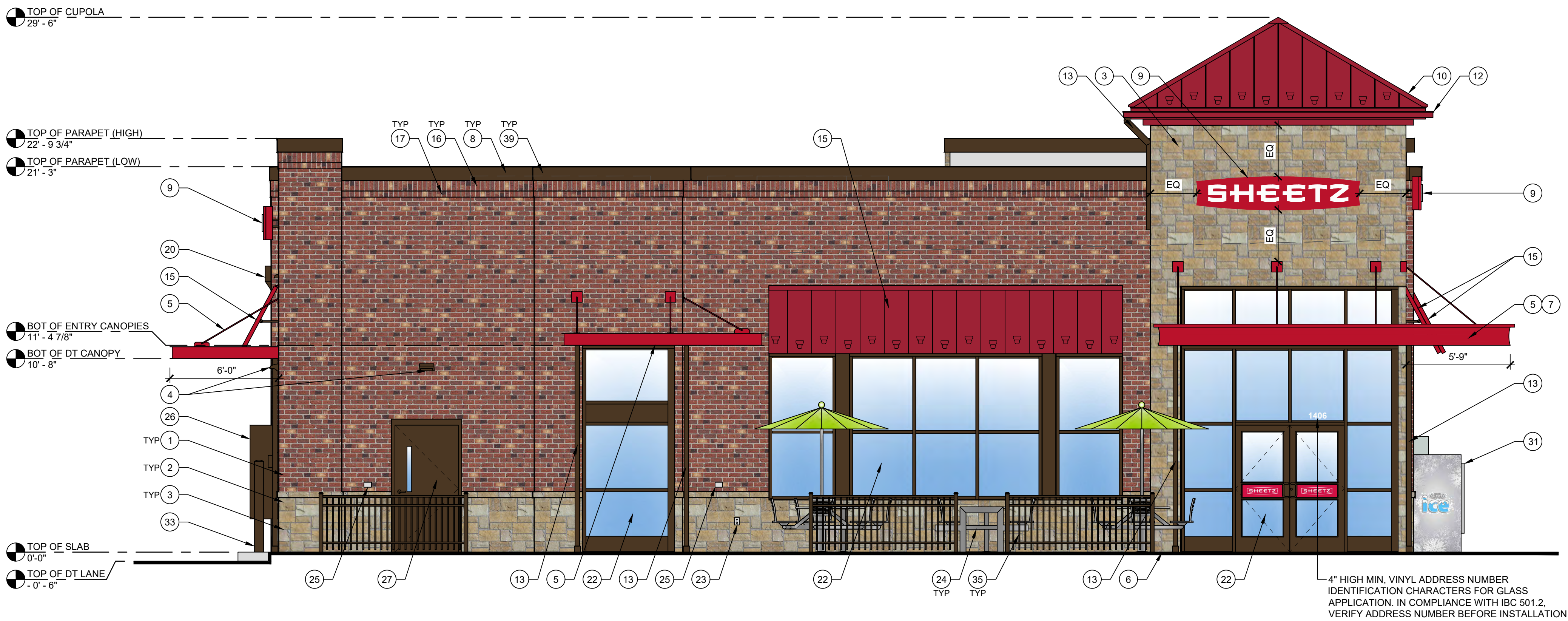
TYPICAL EXTERIOR ELEVATION NOTES:

- ALL LIGHTS SHOWN ABOVE AND/OR BELOW DOORS OR WINDOWS ARE TO BE CENTERED ON THE DOOR OR WINDOW UNLESS NOTED OTHERWISE.
- FIXTURES/EQUIPMENT BETWEEN TWO DOORS OR WINDOWS ARE TO BE CENTERED EQUALLY.
- EXTERIOR SEALANT FOR STONE SHALL COMPLY WITH SECTION 07 9005 JOINT SEALANTS, GENERAL BUILDING FASCIADE WEATHER SEALANT AND SHALL MATCH THE COLOR OF THE STORE.

EXTERIOR ELEVATION KEYNOTES:

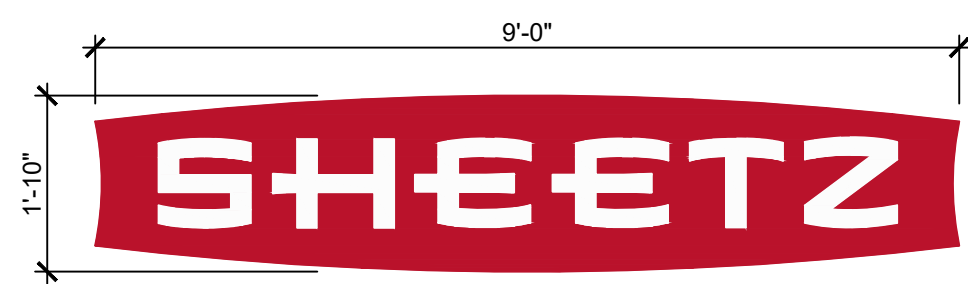
- BRICK VENEER, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- CAST STONE SILL, COLOR: CRAB ORCHARD. SEE MASONRY SPEC
- ANCHORED CAST STONE MASONRY VENEER, COLOR: CRAB ORCHARD. SEE MASONRY SPEC
- EXTERIOR LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS
- ARCHITECTURAL CANOPY, COLOR: REGAL RED, PREMIUM TWO-COAT KYNAR FINISH
- BRICK PAVER WALKWAY
- LIGHTED CURVED FASCIA CANOPY ATTACHMENT
- METAL COPING, COLOR: DARK BRONZE
- WALL MOUNTED BUILDING SIGN, SEE SHEET A200.
- STANDING SEAM METAL ROOF, COLOR: BRITE RED
- NOT USED
- GUTTER, COLOR TO MATCH CUPOLA COLOR
- DOWNSPOUT, COLOR: DARK BRONZE
- DRIVE-THRU WINDOW (IF APPLICABLE)
- METAL STANDING SEAM SHED STYLE AWNING AND FRAME ASSEMBLY, ROOF COLOR: BRITE RED, FRAME COLOR: DARK BRONZE
- BRICK SOLDIER COURSE, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- BRICK ROWLOCK COURSE, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- CONTROL JOINT, SEE MASONRY SPEC
- STEEL ROOF LADDER AND CRANKY POST, COLOR: DARK BRONZE
- STANDARD THROUGH WALL SCUPPER WITH CONDUCTOR HEAD & DOWNSPOUT, COLOR: DARK BRONZE
- OVERFLOW SCUPPER
- ALUMINUM STOREFRONT SYSTEM, SEE A600
- EXTERIOR HOSE BIB, REFER TO PLUMBING DRAWINGS
- OUTDOOR FURNITURE
- ELECTRICAL RECEPTACLE, REFER TO ELECTRICAL DRAWINGS
- ELECTRICAL EQUIPMENT, REFER TO ELECTRICAL DRAWINGS
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- EMERGENCY WATER CONNECTION, REFER TO PLUMBING DRAWINGS
- SEAMLESS ALUM PANEL SYSTEM WITH EXPOSED FASTENERS, COLOR: DARK BRONZE
- PROPANE LOCKER
- ICE MERCHANDISER
- RTI FILLPORT
- STEEL BOLLARD, COLOR: DARK BRONZE
- CO2 FILLPORT
- DECORATIVE ALUMINUM FENCE, COLOR DARK BRONZE
- AUTOMATIC DOOR PUSH PLATE AND BOLLARD, BOLLARD COLOR: DARK BRONZE
- GAS METER AND RISER, REFER TO CIVIL UTILITY PLAN, COLOR: DARK BRONZE
- NOT USED
- LIGHT CHANNEL AT PARAPET COPING, SEE ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- NOT USED
- FAUX WINDOWS WITH INTERNAL GRAPHIC

GLAZING CALCULATION FRONT ELEVATION = 2199.82 SQ FT		
DESCRIPTION	40% OF COVERAGE REQ	PROVIDED
TRANSPARENT GLAZING	879.92 SQ FT	590.61 SQ FT
FAUX WINDOW GLAZING	879.92 SQ FT	120.61 SQ FT
TOTAL GLAZING	879.92 SQ FT	711.22 SQ FT



2 LEFT ELEVATION
1/4" = 1'-0"

GLAZING CALCULATION FRONT ELEVATION = 1275.16 SQ FT		
DESCRIPTION	30% OF COVERAGE REQ	PROVIDED
TRANSPARENT GLAZING	383 SQ FT	392.2 SQ FT
FAUX WINDOW GLAZING	N/A	N/A
TOTAL GLAZING	383 SQ FT	392.2 SQ FT



OUTLINE AREA = 14.84 SQ.FT.
BOX AREA = 16.52 SQ.FT.
TYPICAL OF FOUR
PROJECTS 7" OFF FACE OF BUILDING

A WALL MOUNTED "SHEETZ" BUILDING SIGN
1/2" = 1'-0"

Convenience . rchitecture
and Design P.C.
351 Sheetz Way, Claysburg, PA 16625
phone (814) 239-6013
email tcolumbu@sheetz.com
web site www.sheetz.com

PROJECT NAME:
NEW SHEETZ STORE
STORE #416R

ZEBULON
ARENDALL AVE.

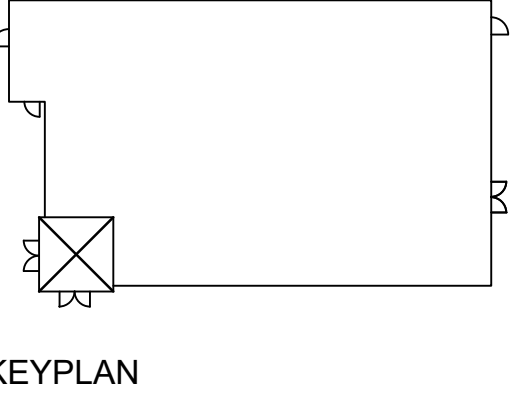
Int. of North Arendall Avenue
and Pearces Road
Zebulon, NC 27597-8734

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL



KEYPLAN

ISSUE: 09.10.2025
SITE ID NO: 416R
AUTHOR BY: RJK / AMM
REVIEW BY: TMC / RJH
VERSION: 6139_v1.8

EXTERIOR
ELEVATIONS

A200

PRELIMINARY ELEVATIONS

PROJECT NAME:
**NEW SHEETZ STORE
STORE #416R**

**ZEBULON
ARENDALL AVE.**

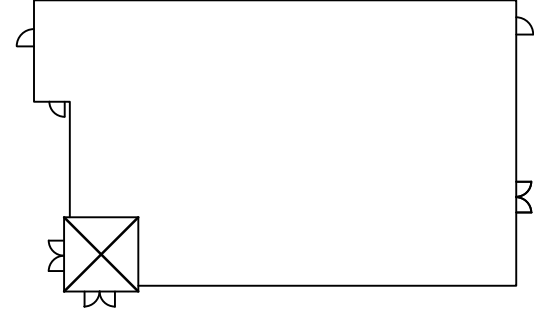
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EXTERIOR
ELEVATIONS

A201

PRELIMINARY ELEVATIONS



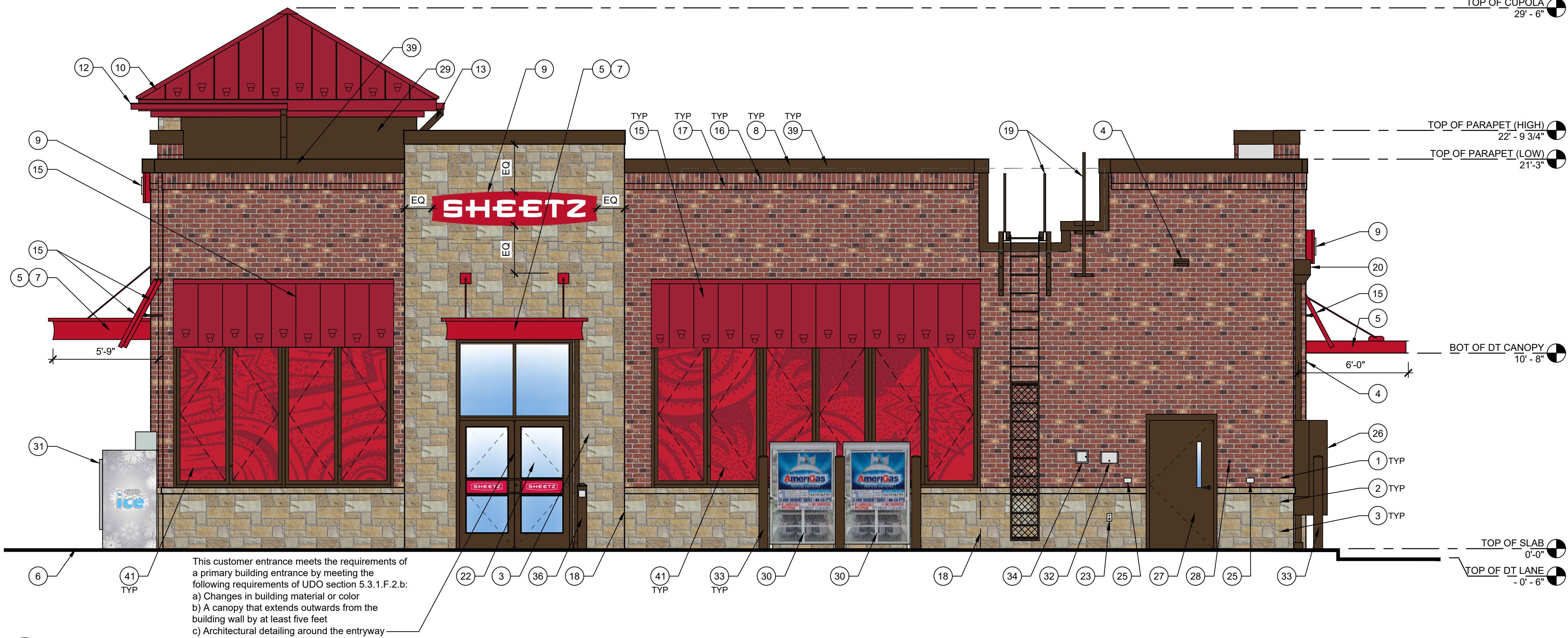
3 REAR ELEVATION
1/4" = 1'-0"

TYPICAL EXTERIOR ELEVATION NOTES:

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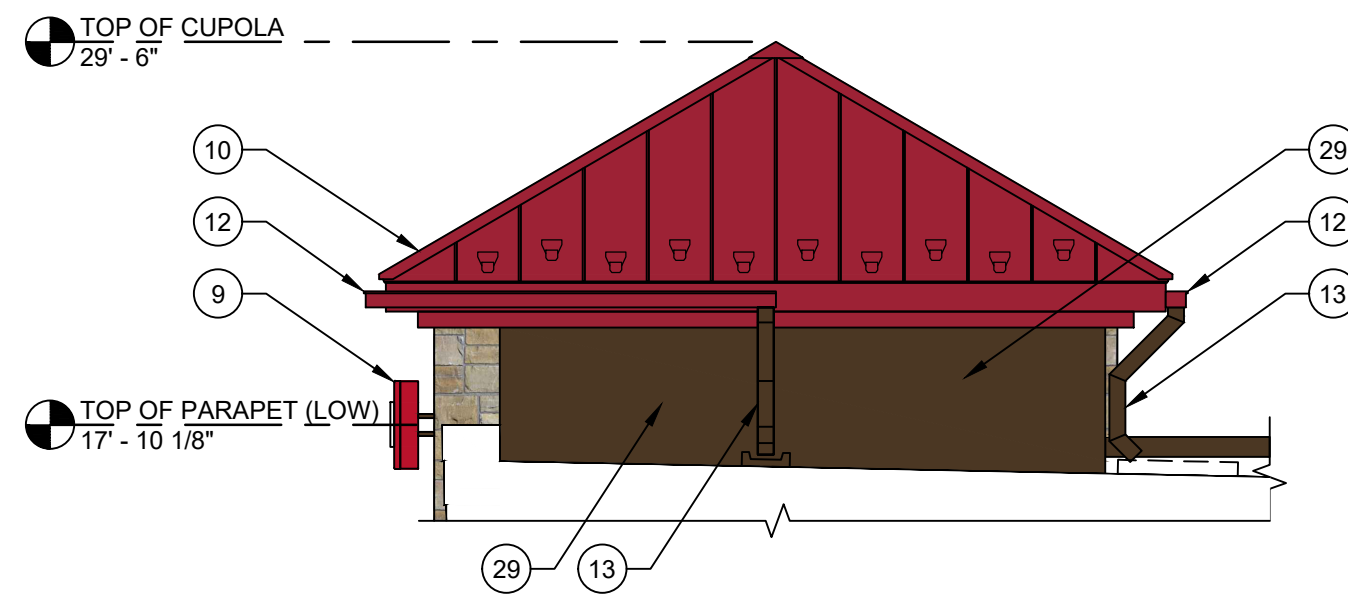
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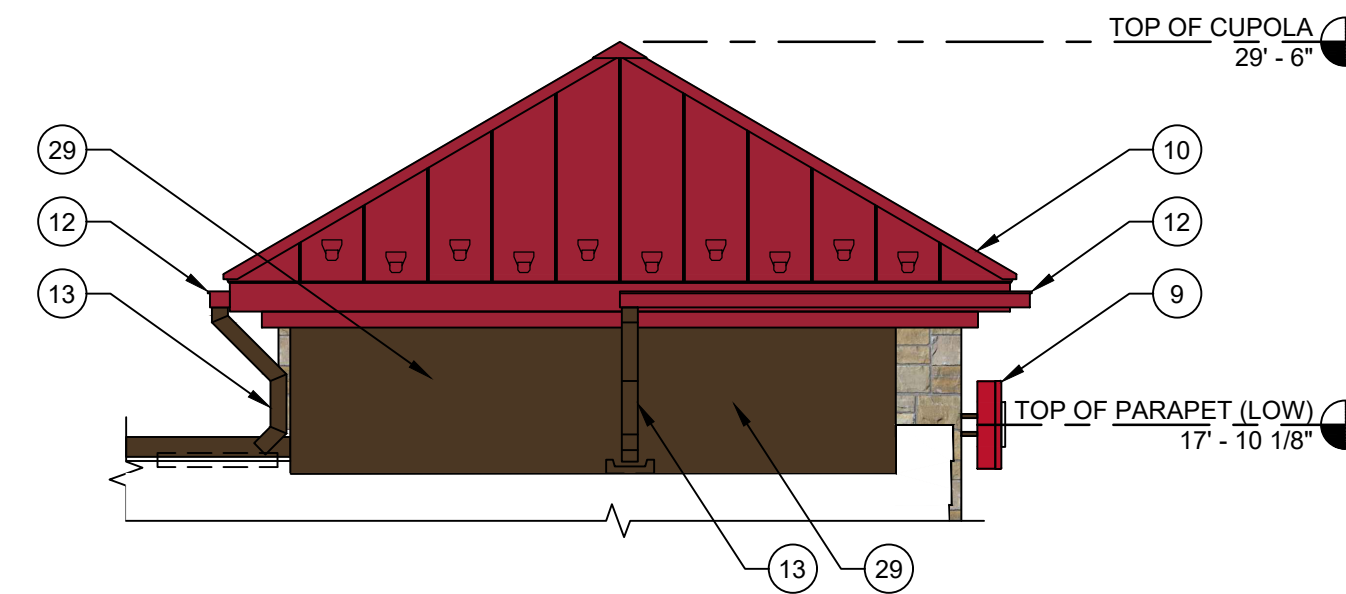


4 RIGHT ELEVATION
1/4" = 1'-0"

GLAZING CALCULATION RIGHT ELEVATION = 1,257 SQ FT		
DESCRIPTION	30% OF COVERAGE REQ	PROVIDED
TRANSPARENT GLAZING	377.10	73.34
FAUX WINDOW GLAZING	377.10	239.96
TOTAL GLAZING	377.10	313.3



5 CUPOLA ELEVATION FROM ROOF
1/4" = 1'-0"



6 CUPOLA ELEVATION FROM ROOF
1/4" = 1'-0"

Planned Development Narrative

416 Sheetz Zebulon

1406 N Arendell Ave
Zebulon, North Carolina

PIN: 2706011220

Prepared for:
Town of Zebulon, North Carolina

Date: September 12, 2025
KHA Reference #: 110529004



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421 Fayetteville Street, Suite 600, Raleigh, NC 27601
Phone: 919-677-2000

**416 SHEETZ ZEBULON
1406 N ARENDELL AVE
ZEBULON, NORTH CAROLINA**

PLANNED DEVELOPMENT NARRATIVE

OWNER:

OLDE HERITAGE PROPERTIES LLC
806 N ARENDELL AVE, ZEBULON, NC, 27597

DEVELOPER:

SHEETZ, INC.
KELLEY BROWN – KBROWN@SHEETZ.COM
243 SHEETZ WAY, CLAYSBURG, PA 16625

ENGINEER:

KIMLEY-HORN
HEATHER TIMOTHY, PE – HEATHER.TIMOTHY@KIMLEY-HORN.COM
421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601

TRAFFIC ENGINEER:

MORGAN ROSAMOND, PE – MORGAN.ROSAMOND@KIMLEY-HORN.COM
KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601

SEPTEMBER 2025

KHA PROJECT NO. 110529004

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PLANNED DEVELOPMENT NARRATIVE

TABLE OF CONTENTS

1.0	INTRODUCTION	5
2.0	PERMITTED USES	5
3.0	ZONING REQUIREMENTS	6
4.0	ARCHITECTURAL STANDARDS	6
5.0	SIGNAGE	6
6.0	STORMWATER MANAGEMENT	7
7.0	OPEN SPACE	7
8.0	UTILITIES	7
9.0	TRANSPORATION IMPACT ANALYSIS	7
10.0	CONDITIONS	8

APPENDIX A: VICINITY MAP

APPENDIX B: BUILDING ELEVATIONS

APPENDIX C: TRAFFIC IMPACT ANALYSIS

1.0 INTRODUCTION

The proposed project is the redevelopment of the existing Sheetz site located at 1406 N Arendell Avenue in Zebulon (PIN 2706011220). Maintaining the commercial use is consistent with the current Town of Zebulon Comprehensive Land Use Plan (CLUP), as the property is designated General Commercial (GC). As noted in the CLUP, the current Heavy Commercial (HC) zone is closely associated with GC. The GC designation "is for properties in commercial retail, office and service uses, primarily along portions of major roadway corridors within the community for high visibility and accessibility[.]" The primary land use types in the GC designation include "automobile service related enterprises (e.g., gas stations)." This application is consistent with CLUP and the proposed use directly aligns with the GC designation.

The building and site will be demolished and rebuilt to include a 6,139 SF building with a pick-up window and one additional MPD (two additional fueling stations). The existing car wash will be removed. The new pick-up window has triggered the Planned Development application process.

2.0 PERMITTED USES

This site is zoned Heavy Commercial (HC) per the Town of Zebulon Unified Development Ordinance (UDO) amended April 17, 2025. The proposed principal use, convenience store (with gasoline sales), and the proposed accessory use, drive through (pick-up window), are both permitted by-right in this zone.

The convenience store (with gasoline sales) principal use is subject to the specific standards from 4.3.5.Q:

1. Location of fuel pump islands
 - a. Pump islands may not be located between a building and any adjacent street right-of-way. ***Applicant is proposing a condition related to this standard. See Section 10.0 Conditions.***
 - b. Pump islands shall be at least 10 feet from any lot line and 12 feet from any principal building. Canopies over the pump islands may be located within 10 feet of a lot line. ***Project in compliance.***
2. Location of fuel tanks
 - a. Gasoline and fuel storage tanks shall be located a minimum of 20 feet from any lot line or building. ***Project in compliance.***

The drive through (pick-up window) accessory use is subject to the specific standards from 4.4.7.I:

1. Outdoor speakers associated with a drive-through shall be at least 50 feet from any lot with a residential zoning district designation. ***N/A – no outdoor speakers associated with pick-up window.***
2. Drive-through windows, menus, or order boxes shall not be located on the front façade of the building they serve. ***Project in compliance.***
3. Drive-through facilities shall be designed so as not to obstruct the movement of pedestrians along sidewalks, through areas intended for public use, or between the building entrance and customer parking spaces. ***Project in compliance.***
4. Canopies or other features installed over a drive through window shall maintain common roof lines and materials with the principal structure. ***Project in compliance.***
5. New construction of drive-throughs shall conform to the mixed-use design standards in section 5.3.2. ***N/A – per coordination with the Town, this project will use the Commercial Design Standards as the basis of reference.***

3.0 ZONING REQUIREMENTS

The site is subject to the following district dimensional standards of its existing zone, Heavy Commercial (HC), per UDO Section 3.4.4:

- Minimum Lot Area: 6,000 SF
- Minimum Lot Width: 50 FT
- Maximum Lot Coverage: 80%
- Maximum Building Height: 50 FT
- Minimum (Building) Street Setback: 30 FT
 - *Applicant is proposing a condition related to this standard. See Section 10.0 Conditions for Pearces Rd because of trash enclosure.*
- Minimum (Building) Side Setback: 5 FT
- Minimum (Building) Rear Setback: 25 FT

The site is subject to the following perimeter and streetscape buffer requirements per UDO Sections 5.6.10 and 5.6.12:

- Minimum Perimeter Buffer (PIN 2706012606) 30 FT
- Minimum Perimeter Buffer (PIN 1796919353) 10 FT
 - *Applicant is proposing a condition related to this standard. See Section 10.0 Conditions which notes 3 FT buffer proposed to maintain existing curb lines.*
- Minimum Streetscape Buffer: 15 FT
 - *Applicant is proposing a condition related to this standard. See Section 10.0 Conditions which notes 0 FT buffer for Pearces Rd and N Arendell Ave to maintain existing curb lines. Applicant is exempt from the streetscape buffer requirement since the primary building façade is “visible from the arterial or collector street right-of-way (UDO Section 5.6.12.C.1).”*

The project proposes the following additional dimensional standards as required for Planned Development (PD) District applications per UDO Section 3.5.6.B.6:

- Maximum Individual Building Size 10,000 SF
- Floor Area Ratio 0.10 MAXIMUM

The site has adequate parking per UDO Section 5.8.4. 45 spaces have been provided, meeting the required standard of 1 space per 200 sf of a “Convenience Store (with gasoline sales)” which equates to 30 spaces.

4.0 ARCHITECTURAL STANDARDS

The architecture of the proposed building will follow all Commercial Design Standards, except where Applicant has proposed targeted conditions, as detailed in Section 10.0 Conditions. Appendix B provides the proposed building elevations with fenestration calculations.

The front building façade is the primary building wall. There are two secondary building walls, both adjacent to the front building façade. The pick-up window-side building wall is a tertiary wall.

5.0 SIGNAGE

Signage has been provided per UDO Section 5.11. There is one proposed wall mounted sign on each building façade. There is one proposed ground sign and one flag near the intersection of N Arendell

Avenue and Pearces Road. Additional wall mounted signage is provided on the ends of the fuel canopy and on the order pickup clearance bar.

6.0 STORMWATER MANAGEMENT

The proposed development will meet all applicable Town of Zebulon and North Carolina requirements through the decrease of impervious surfaces. The stormwater controls in the existing condition are to remain and be maintained by owner. The majority of the proposed site outfalls to the existing wet pond on the north of the site which is then conveyed to the rock swale along N Arendell Avenue within the North Carolina Department of Transportation (NCDOT) right-of-way.

7.0 OPEN SPACE

This site shall comply with minimum open space set-aside requirements as defined in Section 5.7.4 where commercial open space is required to be 3%. This site complies with the open space through the use of the stormwater detention facility as passive open space which makes up 3.6% of the site area.

8.0 UTILITIES

Sheetz will demolish and replace the existing water, sanitary sewer, and storm laterals onsite.

- A proposed water lateral connects the proposed building to the main off of Pearces Road.
- A proposed sanitary lateral and sanitary lateral with a grease trap connects to the main off of Pearces Road.
- There are multiple stormwater pipes proposed on site. All proposed stormwater pipes convey water from the site via curb inlets to the existing wet pond north of the site. This water is then conveyed to the rock swale along N Arendell Avenue which is consistent with existing drainage patterns.

This project will meet the 60 points required for the Utility Allocation Policy by the following:

- 40 base points for single use retail
- 3 points for abatement of any existing non-conforming structures
- 2 points for enhanced buffer landscaping
- 10 points for installation of native shade tree species
- 1 point for deck/patio – more than 1000 square feet
- 2 points for canopy including fixed permanent seating
- 1 point for permanent tables with shade cover
- 1 point for artist-design bicycle racks

9.0 TRANSPORTATION IMPACT ANALYSIS

A traffic impact analysis was completed by Kimley-Horn dated June 1, 2025 and is attached in Appendix C.

NCDOT TIP project U-5118 FB proposes to construct an additional southbound through lane along NC 96 beginning approximately 830 feet north of the intersection of NC 96 at Pearces Road and ending at US 64-264 WB Ramps/Dogwood Drive. At the intersection of NC 96 at Pearces Road, the westbound right lane is expected to be restriped to a shared left/right lane and the existing traffic signal is expected to be modified to accommodate these improvements. While this project was considered for inclusion during scoping discussions with the Town, it was ultimately excluded in order to provide a conservative analysis of the intersection of NC 96 at Pearces Road.

All study intersections are expected to operate with acceptable levels-of service and, based on SimTraffic observations, maximum queues are expected to increase minimally with the redevelopment of the Sheetz. Therefore, no improvements are recommended with the proposed expansion.

10.0 CONDITIONS

This project is subject to the following conditions:

1. The fuel pump canopy island shall be located between the proposed building and N. Arendell Avenue (NC 96).

Summary of Proposed Condition: This condition is proposed following extensive review with staff and Applicant's discussion with surrounding property owners. The subject property is unique insofar as it not only sits at the intersection of Pearces Road and North Arendell Avenue – but also the property boundary and intersection configuration creates an acute angle as North Arendell Avenue runs southwest along the boundary line. This creates significant limitations on the location of the fuel pump canopy island – with the proposed option as shown on the site plan being preferable to promote (and not inhibit) site circulation. Additionally, it places a key activity center towards the intersection – and away from the neighboring properties (including an adjacent townhome/residential property) in an effort to minimize any effect of this redevelopment.

2. No more than sixty percent (60%) of off-street parking will be located between the proposed structure's primary façade and North Arendell Avenue.

Summary of Proposed Condition: As reflected in the site plan, Applicant is proposing forty-five (45) total parking spaces. Nineteen (19) of those spaces are located on/along the sides of the primary structure with twenty-six (26) spaces located along the frontage of the building and to the right of the fuel pump canopy. This total is actually 57.78% of the total parking and a slight increase above the requirement in the ordinance of no more than fifty percent (50%) located between the primary façade and the adjoining street.

This request is needed to focus site activity on the middle of the site and at the access points, which will promote safe, effective, and efficient ingress and egress. It will minimize any impacts to the adjoining properties – including the townhome/residential property adjoining this site. Additionally, this parking configuration is necessary to avoid any conflicts with the proposed pick-up lane – which significantly limits/restricts the rear area of the subject site for parking.

3. The proposed dumpster enclosure shall be located as shown on the site plan. The proposed dumpster shall be fully screened and enclosed. The enclosure shall be built consistent with the elevations, attached hereto and made a condition hereof. The enclosure shall be constructed with brick, concrete masonry, and pressure treated wood (or reasonably similar quality materials) to ensure aesthetic consistency with the primary structure.

Summary of Proposed Condition: Applicant consulted with the adjacent residential property owners and property owners' association. In those discussions, the location of the proposed dumpster enclosure was a focal point. The adjacent residential property owners specifically requested that the dumpster enclosure be located/relocated away from the shared property boundary. In an effort to address those concerns, Applicant has proposed this location as shown on the site plan – which will be fully screened from view of any right-of-way and composed of masonry, brick, wood, or similar

materials (as shown in the elevation). These materials match the aesthetic of the proposed primary structure.

4. The primary wall/façade (facing North Arendell Avenue) will be occupied by no less than twenty-seven percent (27%) of visually transparent windows or doors. Applicant shall supplement with additional false/opaque windows and/or articulated wall forms.

Summary of Proposed Condition: Applicant seeks a slight adjustment from Section 5.3.1.F.7(a) of the Commercial Design Standards for fenestration for the primary façade facing North Arendell Avenue. As shown on the elevations and proposed designs for this site, Applicant provides significant fenestration and transparent windows and doors along the primary façade. The proposed percentage in this condition is the maximum Applicant is able to reasonably provide, given that Applicant cannot (for security and safety reasons) place transparent windows and doors where interior bathrooms or storage areas are located. Applicant will supplement the primary façade with false/opaque windows and/or articulated wall forms to meet the intent of the fenestration design standards.

5. The secondary wall/façade (facing Pearces Road) will be occupied by no less than twenty-four (24%) of visually transparent windows or doors, false or opaque windows, or articulated wall forms.

Summary of Proposed Condition: Applicant seeks a slight adjustment from Section 5.3.1.F.7(b) of the Commercial Design Standards for fenestration for the secondary façade facing Pearces Road. As shown on the elevations and proposed designs for this site, Applicant provides significant fenestration and transparent windows and doors along the secondary façade facing Pearces Road. The proposed percentage in this condition is the maximum Applicant is able to reasonably provide, given that Applicant cannot (for security and safety reasons) place transparent windows and doors where interior bathrooms or storage areas are located. Where possible, Applicant will supplement the secondary façade with false/opaque windows and/or articulated wall forms to meet the intent of the fenestration design standards.

6. The street setback for Pearces Road shall be ten (10) feet for the dumpster enclosure.

Summary of Proposed Condition: Applicant seeks a slight adjustment from the street setback requirement for Pearces Road, as detailed in Section 3.4.4(C). Specifically, the requested street setback for Pearces Road of ten (10) feet is primarily to facilitate the proposed location of the dumpster enclosure. This is a narrow request, insofar as the structures, the fuel pumps, and parking are all compliant with the thirty (30) foot street setback from Pearces Road.

7. The side perimeter buffer for the boundary adjoining the property located at 1420 North Arendell Avenue (PIN: 1796919353) shall be three (3) feet.

Summary of Proposed Condition: Applicant requests a three-foot side perimeter buffer for the boundary adjoining the property located at 1420 North Arendell Avenue (PIN: 1796919353). Applicant will maintain a three-foot perimeter buffer at this location – which will supplement and enhance existing buffering located on the adjoining commercial property. This request is appropriate given site limitations for increased buffering along that boundary line – specifically, given the drive access that connects the two sites and the need for an adequate drive aisle for ingress, egress, and circulation. This proposed condition also aligns with the existing curb lines at the subject property.

8. The streetscape buffer along North Arendell Avenue and Pearces Road shall be zero (0) feet.

Summary of Proposed Condition: Applicant requests the elimination of the streetscape buffer requirement along North Arendell Avenue and Pearces Road. Applicant is arguably exempt from that requirement, pursuant to Section 5.6.12(C)(1), where the primary building façade "is visible from the arterial or collector street right-of-way." Here, the primary façade is directly visible from the rights-of-way for Pearces Road and North Arendell Avenue. Additionally, Applicant proposes this condition, given the site layout and to ensure safe visibility to and from the site, and to maintain the existing curb lines.

Additionally, Applicant proposes this condition because the proposed plantings and landscaping, as shown on the landscape plan, is the maximum Applicant is reasonably able to provide, given the location of rights-of-way, easements, and a retaining wall, all of which significantly constrain Applicant's ability to include additional streetscape buffering beyond what is shown. Applicant is planting additional trees and landscaping beyond what is required in other areas of the subject property and is willing to consider further supplementation in those areas, as needed.

9. Parking spaces 11, 12, 13, and 14 (as shown on the site plan) shall be permitted to be further than fifty (50) feet from the trunk of a canopy tree. Planters shall be located along the sidewalk at the storefront to enhance landscaping for the parking area and for the parking spaces 11, 12, 13, and 14.

Summary of Proposed Condition: More than 90% of the proposed parking spaces will be within fifty (50) feet of the trunk of a canopy tree, which complies with the landscape requirements of the Town's ordinances. The parking spaces directly in front of the primary façade/entry for the subject property are slightly beyond that fifty (50) foot distance and Applicant has reasonably located proposed canopy trees as close to those spaces as reasonably practicable. To supplement the landscaping for the parking area, Applicant shall locate planters along the walkway adjoining those front spaces (including parking spaces 11, 12, 13, and 14).

APPENDIX A: VICINITY MAP

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



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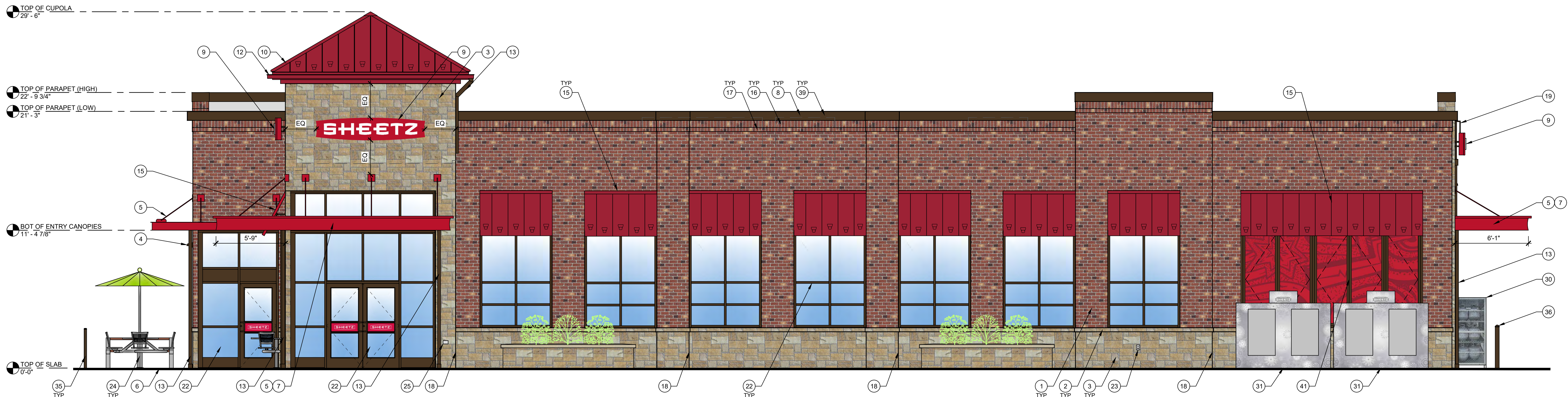
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421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
PHONE: 919-677-2000
WWW.KIMLEY-HORN.COM

VICINITY MAP

SHEETZ
1406 N ARENDELL AVE

KHA PROJECT	110529004
DATE	04/03/2025
SCALE	AS SHOWN
DESIGNED BY	RND
DRAWN BY	RND
CHECKED BY	HRT

APPENDIX B: BUILDING ELEVATIONS



1 FRONT ELEVATION
1/4" = 1'-0"

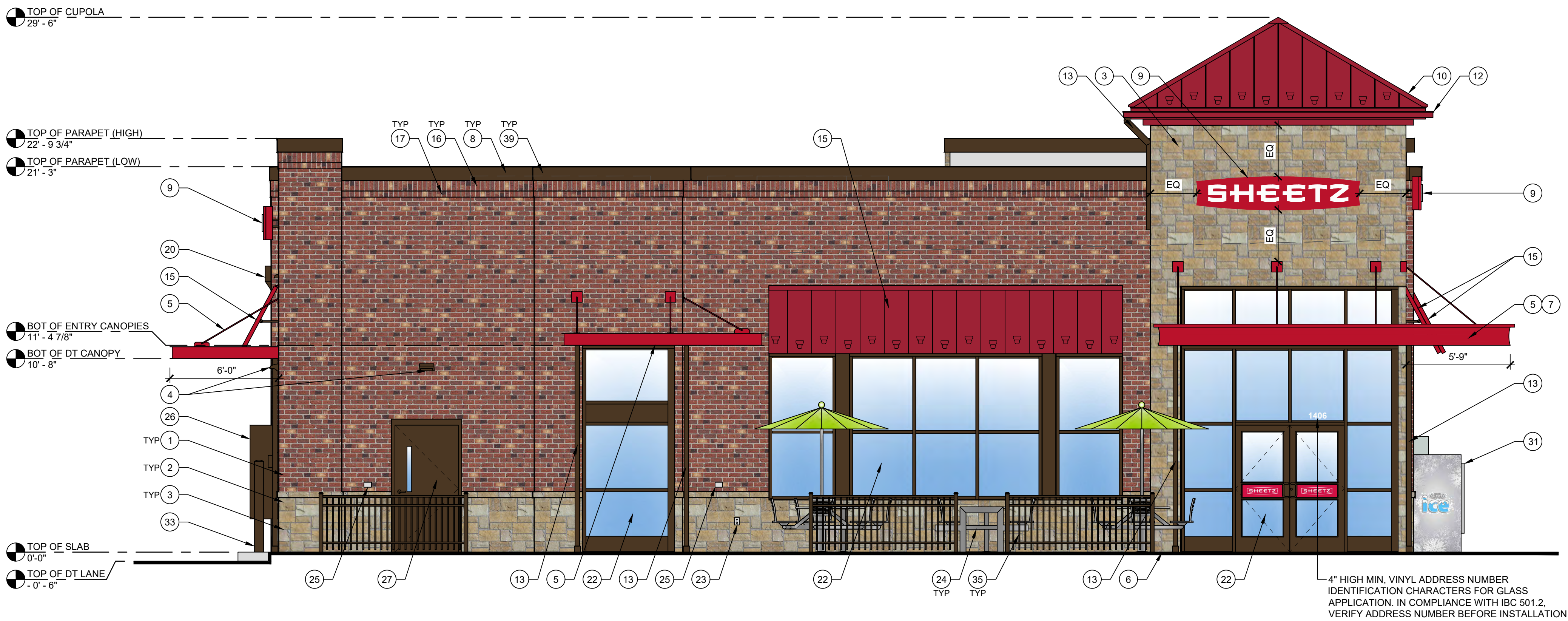
TYPICAL EXTERIOR ELEVATION NOTES:

- ALL LIGHTS SHOWN ABOVE AND/OR BELOW DOORS OR WINDOWS ARE TO BE CENTERED ON THE DOOR OR WINDOW UNLESS NOTED OTHERWISE.
- FIXTURES/EQUIPMENT BETWEEN TWO DOORS OR WINDOWS ARE TO BE CENTERED EQUALLY.
- EXTERIOR SEALANT FOR STONE SHALL COMPLY WITH SECTION 07 9005 JOINT SEALANTS, GENERAL BUILDING FASCIADE WEATHER SEALANT AND SHALL MATCH THE COLOR OF THE STORE.

EXTERIOR ELEVATION KEYNOTES:

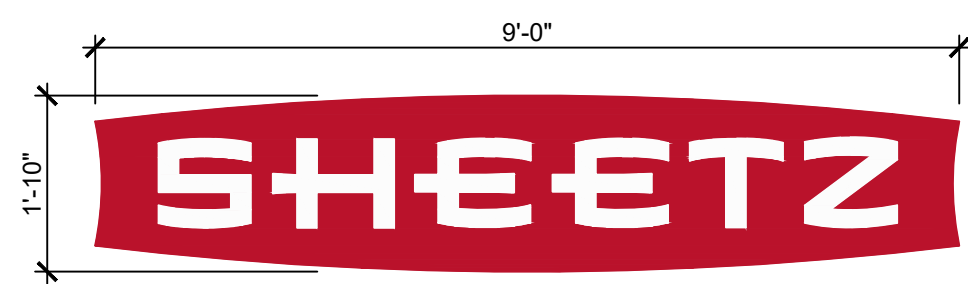
- BRICK VENEER, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- CAST STONE SILL, COLOR: CRAB ORCHARD. SEE MASONRY SPEC
- ANCHORED CAST STONE MASONRY VENEER, COLOR: CRAB ORCHARD. SEE MASONRY SPEC
- EXTERIOR LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS
- ARCHITECTURAL CANOPY, COLOR: REGAL RED, PREMIUM TWO-COAT KYNAR FINISH
- BRICK PAVER WALKWAY
- LIGHTED CURVED FASCIA CANOPY ATTACHMENT
- METAL COPING, COLOR: DARK BRONZE
- WALL MOUNTED BUILDING SIGN, SEE SHEET A200.
- STANDING SEAM METAL ROOF, COLOR: BRITE RED
- NOT USED
- GUTTER, COLOR TO MATCH CUPOLA COLOR
- DOWNSPOUT, COLOR: DARK BRONZE
- DRIVE-THRU WINDOW (IF APPLICABLE)
- METAL STANDING SEAM SHED STYLE AWNING AND FRAME ASSEMBLY, ROOF COLOR: BRITE RED, FRAME COLOR: DARK BRONZE
- BRICK SOLDIER COURSE, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- BRICK ROWLOCK COURSE, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- CONTROL JOINT, SEE MASONRY SPEC
- STEEL ROOF LADDER AND CRANKY POST, COLOR: DARK BRONZE
- STANDARD THROUGH WALL SCUPPER WITH CONDUCTOR HEAD & DOWNSPOUT, COLOR: DARK BRONZE
- OVERFLOW SCUPPER
- ALUMINUM STOREFRONT SYSTEM, SEE A600
- EXTERIOR HOSE BIB, REFER TO PLUMBING DRAWINGS
- OUTDOOR FURNITURE
- ELECTRICAL RECEPTACLE, REFER TO ELECTRICAL DRAWINGS
- ELECTRICAL EQUIPMENT, REFER TO ELECTRICAL DRAWINGS
- HM DOOR AND FRAME, COLOR: DARK BRONZE
- EMERGENCY WATER CONNECTION, REFER TO PLUMBING DRAWINGS
- SEAMLESS ALUM PANEL SYSTEM WITH EXPOSED FASTENERS, COLOR: DARK BRONZE
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- ICE MERCHANDISER
- RTI FILLPORT
- STEEL BOLLARD, COLOR: DARK BRONZE
- CO2 FILLPORT
- DECORATIVE ALUMINUM FENCE, COLOR DARK BRONZE
- AUTOMATIC DOOR PUSH PLATE AND BOLLARD, BOLLARD COLOR: DARK BRONZE
- GAS METER AND RISER, REFER TO CIVIL UTILITY PLAN, COLOR: DARK BRONZE
- NOT USED
- LIGHT CHANNEL AT PARAPET COPING, SEE ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- NOT USED
- FAUX WINDOWS WITH INTERNAL GRAPHIC

GLAZING CALCULATION FRONT ELEVATION = 2199.82 SQ FT		
DESCRIPTION	40% OF COVERAGE REQ	PROVIDED
TRANSPARENT GLAZING	879.92 SQ FT	590.61 SQ FT
FAUX WINDOW GLAZING	879.92 SQ FT	120.61 SQ FT
TOTAL GLAZING	879.92 SQ FT	711.22 SQ FT



2 LEFT ELEVATION
1/4" = 1'-0"

GLAZING CALCULATION FRONT ELEVATION = 1275.16 SQ FT		
DESCRIPTION	30% OF COVERAGE REQ	PROVIDED
TRANSPARENT GLAZING	383 SQ FT	392.2 SQ FT
FAUX WINDOW GLAZING	N/A	N/A
TOTAL GLAZING	383 SQ FT	392.2 SQ FT



OUTLINE AREA = 14.84 SQ.FT.
BOX AREA = 16.52 SQ.FT.
TYPICAL OF FOUR
PROJECTS 7" OFF FACE OF BUILDING

A WALL MOUNTED "SHEETZ" BUILDING SIGN
1/2" = 1'-0"

Convenience . rchitecture
and Design P.C.
351 Sheetz Way, Claysburg, PA 16625
phone (814) 239-6013
email tcolumbu@sheetz.com
web site www.sheetz.com

PROJECT NAME:
NEW SHEETZ STORE
STORE #416R

ZEBULON
ARENDALL AVE.

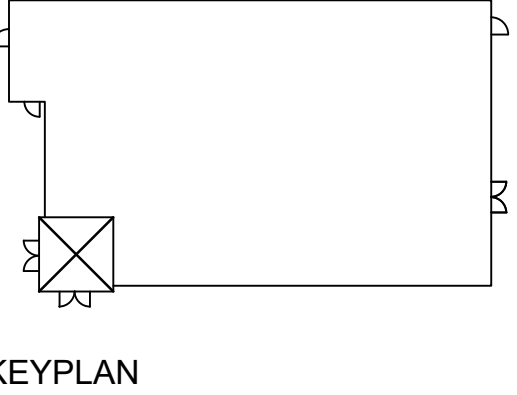
Int. of North Arendall Avenue
and Pearces Road
Zebulon, NC 27597-8734

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL



KEYPLAN

ISSUE: 09.10.2025
SITE ID NO: 416R
AUTHOR BY: RJK / AMM
REVIEW BY: TMC / RJH
VERSION: 6139_v1.8

EXTERIOR
ELEVATIONS

A200

PRELIMINARY ELEVATIONS

PROJECT NAME:
**NEW SHEETZ STORE
STORE #416R**

**ZEBULON
ARENDALL AVE.**

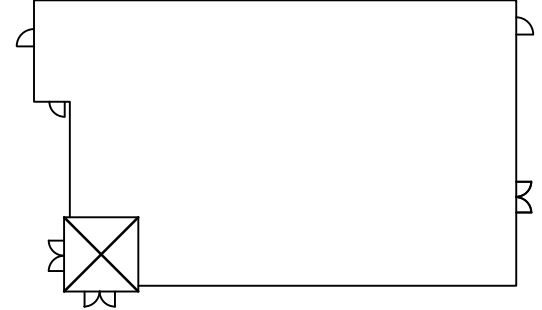
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KEYPLAN

ISSUE: **09.10.2025**
SITE ID NO: **416R**
AUTHOR BY: **RJK / AMM**
REVIEW BY: **TMC / RJH**
VERSION: **6139_v1.8**

EXTERIOR
ELEVATIONS

A201

PRELIMINARY ELEVATIONS



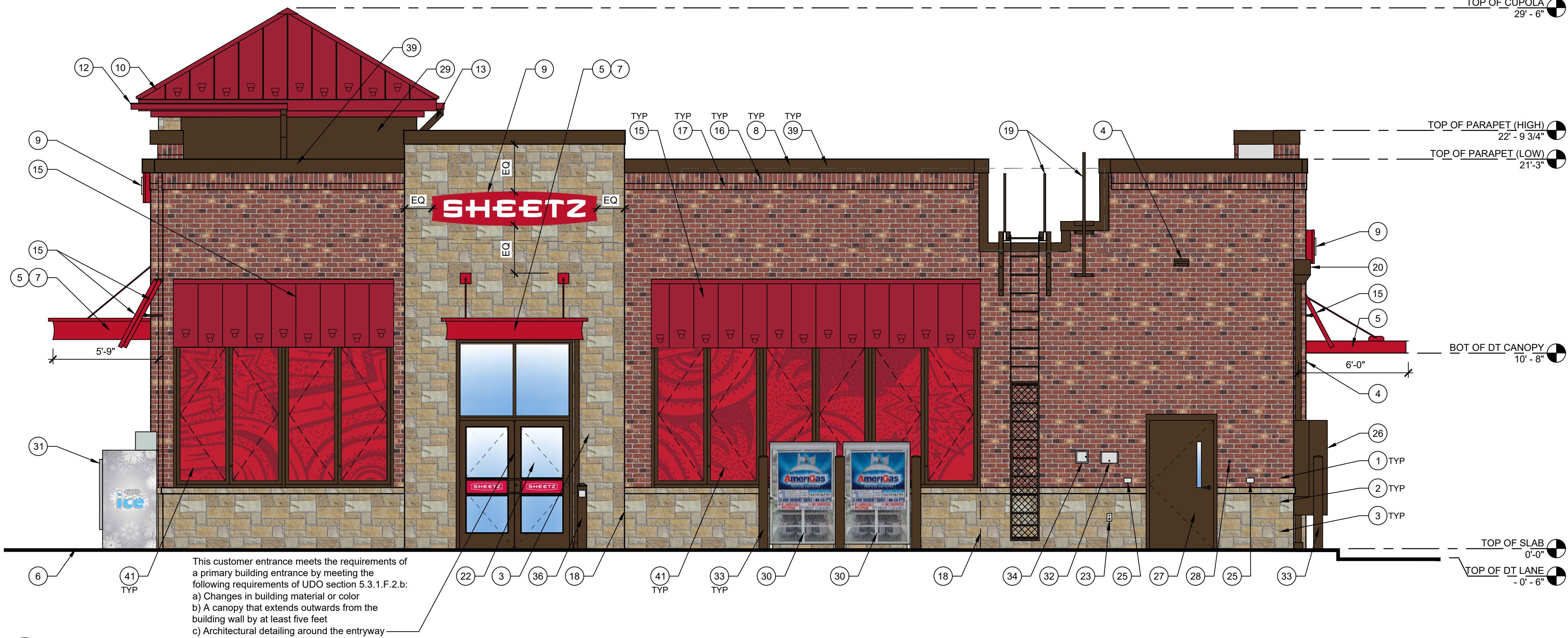
3 REAR ELEVATION
1/4" = 1'-0"

TYPICAL EXTERIOR ELEVATION NOTES:

- ALL LIGHTS SHOWN ABOVE AND/OR BELOW DOORS OR WINDOWS ARE TO BE CENTERED ON THE DOOR OR WINDOW UNLESS NOTED OTHERWISE.
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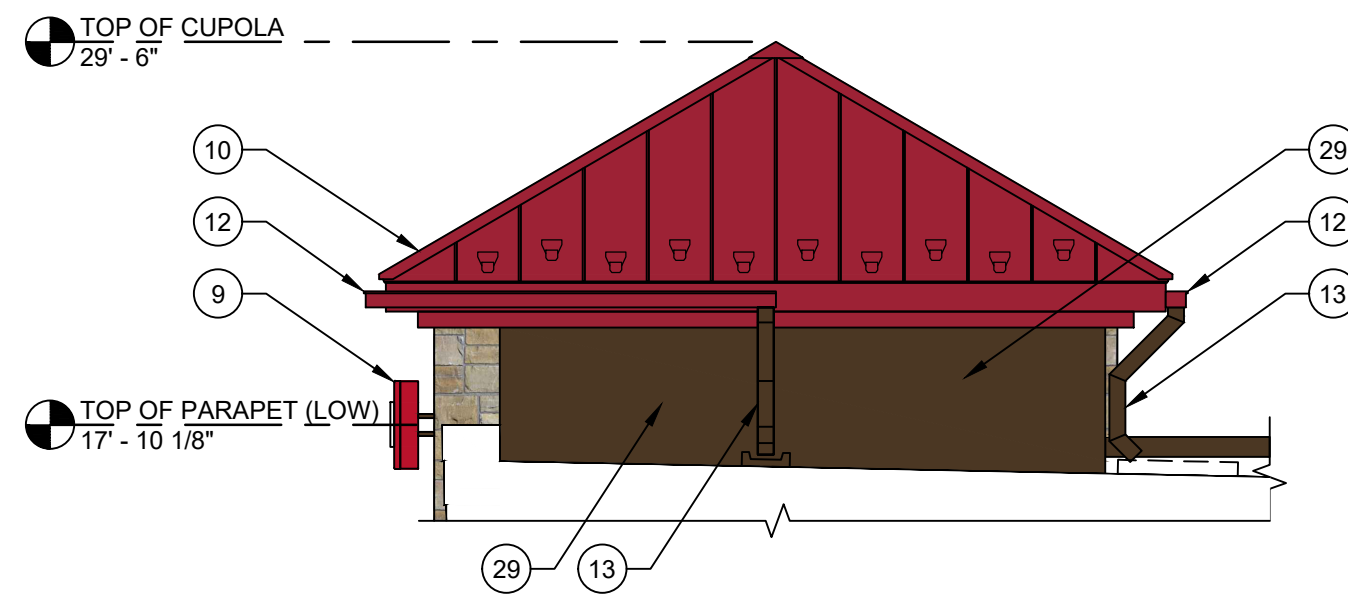
EXTERIOR ELEVATION KEYNOTES:

- BRICK VENEER, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- CAST STONE SILL, COLOR: CRAB ORCHARD. SEE MASONRY SPEC
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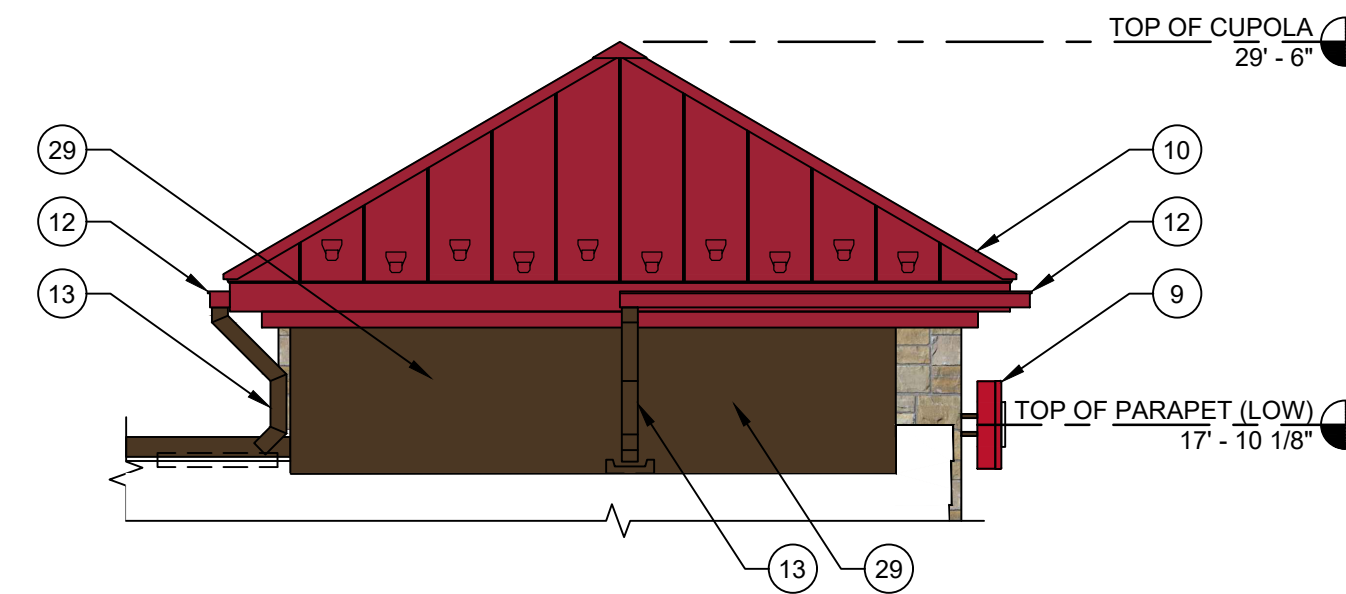


4 RIGHT ELEVATION
1/4" = 1'-0"

GLAZING CALCULATION RIGHT ELEVATION = 1,257 SQ FT		
DESCRIPTION	30% OF COVERAGE REQ	PROVIDED
TRANSPARENT GLAZING	377.10	73.34
FAUX WINDOW GLAZING	377.10	239.96
TOTAL GLAZING	377.10	313.3

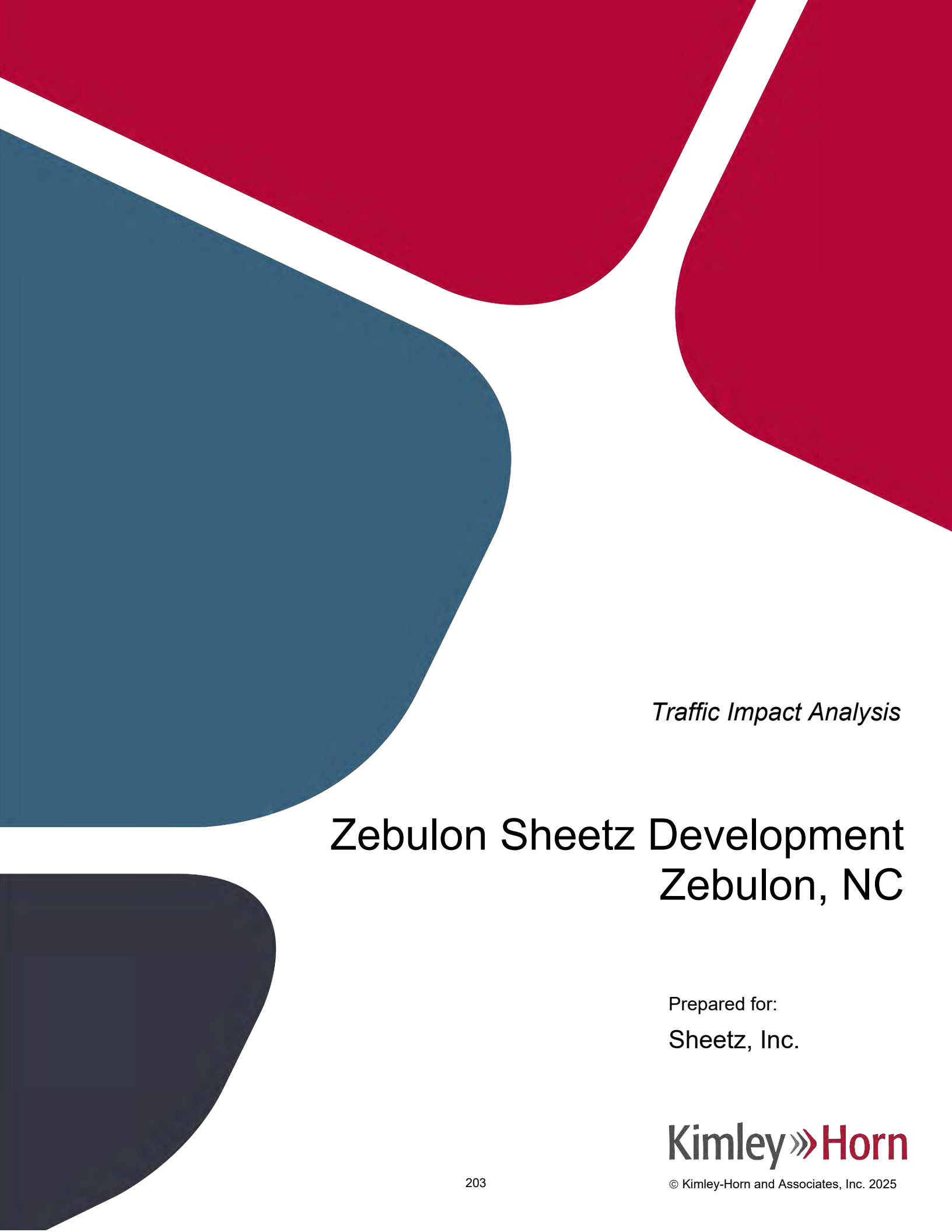


5 CUPOLA ELEVATION FROM ROOF
1/4" = 1'-0"



6 CUPOLA ELEVATION FROM ROOF
1/4" = 1'-0"

APPENDIX C: TRAFFIC IMPACT ANALYSIS



Traffic Impact Analysis

Zebulon Sheetz Development Zebulon, NC

Prepared for:
Sheetz, Inc.

Kimley»Horn

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Traffic Impact Analysis for
Zebulon Sheetz Development
Zebulon, North Carolina

Prepared for:
Sheetz, Inc.

Prepared by:
Kimley-Horn and Associates, Inc.
NC License #F-0102
421 Fayetteville Street, Suite 600
Raleigh, NC 27601
(919) 677-2000



June 2025
110529004

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Executive Summary

Kimley-Horn and Associates, Inc. has performed a Traffic Impact Analysis for the Zebulon Sheetz redevelopment, located east of NC 96 and north of Pearces Road in Zebulon, NC. The existing Sheetz on the property consists of a 5,000 square foot (s.f.) convenience store/gas station with 12 vehicle fueling positions (vfp). The development is proposing to demolish the existing store and build a new store with a 6,150 s.f. convenience store/gas station with 14 vfp. The site can currently be accessed via a right-in/right-out only driveway along NC 96 and a full movement driveway along Pearces Road. No changes to site access are proposed as part of this redevelopment. Build-out of the development is anticipated by 2026.

This report presents trip generation, distribution, traffic analyses, and recommendations for transportation improvements required to meet anticipated traffic demands in conjunction with the development.

Per the Town of Zebulon (Town) Unified Development Ordinance (UDO), the future traffic conditions were analyzed for the build-out year plus one year into the future after the development is completed (2027). Therefore, the traffic conditions studied include the following:

- Existing (2025)
- Background (2027)
- Build-out (2027)

Trip Generation

The traffic generation potential of the proposed development was determined using the trip generation data published in *Trip Generation* (Institute of Transportation Engineers, Eleventh Edition, 2021). As shown in Table ES-1 located on the following page, compared to the existing Sheetz store on the site, the proposed store is projected to generate approximately 196 additional new daily trips, 16 new AM peak hour trips, and 16 new PM peak hour trips.

**Table ES-1
ITE Traffic Generation (Vehicles)**

Land Use		Intensity		Daily			AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out	Total	In	Out
945	Convenience Store/Gas Station: 9-15 vfp - Existing	5,000	s.f.	3,502	1,751	1,751	283	142	141	273	137	136
945	Convenience Store/Gas Station: 9-15 vfp - Proposed	6,150	s.f.	4,308	2,154	2,154	348	174	174	335	168	167
<i>Pass-By Reductions - Existing</i>				2,644	1,322	1,322	215	108	107	205	103	102
<i>Pass-By Reductions - Proposed</i>				3,254	1,627	1,627	264	132	132	251	126	125
<i>Difference in Pass-By Reductions</i>				610	305	305	49	24	25	46	23	23
Total Net New External Trips - Existing				858	429	429	68	34	34	68	34	34
Total Net New External Trips - Proposed				1,054	527	527	84	42	42	84	42	42
Difference in Total Net New External Trips				196	98	98	16	8	8	16	8	8

Capacity Analysis

Capacity analyses were performed using Synchro Version 12 software. [Table ES-2](#) summarizes the operation of the study intersections for the AM and PM peak hour traffic conditions.

Table ES-2 - Level of Service Summary

Intersection and Approach/Movement	Traffic Control	Existing (2025) Traffic		Background (2027) Traffic		Build-out (2027) Traffic	
		AM	PM	AM	PM	AM	PM
NC 96 at Pearces Road	Signalized	C (21.8)	B (15.1)	C (26.4)	B (17.5)	C (26.9)	B (17.9)
Eastbound		B (16.6)	B (11.6)	C (21.9)	B (15.3)	C (22.2)	B (15.6)
Westbound		B (15.3)	A (7.5)	B (19.9)	A (9.8)	C (20.3)	B (10.0)
Southbound		D (42.3)	D (50.4)	D (43.8)	D (48.4)	D (44.4)	D (48.7)
NC 96 at Site Driveway 1	Unsignalized	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)
Southbound		B (14.4)	C (15.6)	C (15.8)	C (18.2)	C (15.9)	C (18.5)
Pearces Road at Site Driveway 2	Unsignalized	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)
Eastbound		B (13.9)	C (17.2)	C (16.4)	C (22.9)	C (17.9)	D (26.8)
Northbound Left		A (8.5)	A (8.2)	A (8.9)	A (8.5)	A (9.0)	A (8.6)

Conclusions

NCDOT TIP project U-5118 FB proposes to construct an additional southbound through lane along NC 96 beginning approximately 830 feet north of the intersection of NC 96 at Pearces Road and ending at US 64-264 WB Ramps/Dogwood Drive. At the intersection of NC 96 at Pearces Road the westbound right lane is expected to be restriped to a shared left/right lane and the existing traffic signal is expected to be modified to accommodate these laneage improvements. While this project was considered for inclusion during scoping discussions with the Town, it was ultimately excluded in order to provide a conservative analysis of the intersection of NC 96 at Pearces Road.

All study intersections are expected to operate with acceptable levels-of service and, based on SimTraffic observations, maximum queues are expected to increase minimally with the redevelopment of the Sheetz. Therefore, no improvements are recommended with the proposed expansion.

TABLE OF CONTENTS

	<u>Page No.</u>
1.0 INTRODUCTION	1
2.0 INVENTORY.....	2
2.1 STUDY AREA.....	2
2.2 EXISTING CONDITIONS.....	2
2.3 FUTURE ROADWAY IMPROVEMENTS.....	2
3.0 TRAFFIC GENERATION	6
4.0 SITE TRAFFIC DISTRIBUTION	7
5.0 PROJECTED TRAFFIC VOLUMES.....	11
5.1 EXISTING TRAFFIC.....	11
5.2 APPROVED DEVELOPMENT TRAFFIC.....	11
5.3 HISTORIC GROWTH TRAFFIC	12
5.4 SITE TRAFFIC	12
5.5 BUILD-OUT TRAFFIC	12
6.0 CAPACITY ANALYSIS.....	17
6.1 NC 96 AT PEARCES ROAD	18
6.2 NC 96 AT SITE DRIVEWAY 1.....	19
6.3 PEARCES ROAD AT SITE DRIVEWAY 2	20
7.0 CONCLUSIONS	21

APPENDICES

- A. APPROVED ASSUMPTIONS MEMORANDUM
- B. TRIP GENERATION
- C. TRAFFIC COUNT DATA
- D. APPROVED DEVELOPMENT INFORMATION
- E. INTERSECTION SPREADSHEETS
- F. SYNCHRO OUTPUT: EXISTING (2025)
- G. SYNCHRO OUTPUT: BACKGROUND (2027)
- H. SYNCHRO OUTPUT: BUILD-OUT (2027)
- I. SIMTRAFFIC REPORTS
- J. SIGNAL PLANS

LIST OF TABLES

<u>Table No.</u>	<u>Title</u>	<u>Page No.</u>
Table 2.1	Roadway Network Summary	2
Table 3.0	ITE Traffic Generation (Vehicles)	6
Table 6.0	Level-of-Service Control Delay Thresholds	17
Table 6.1	Level-of-Service: NC 96 at Pearces Road	18
Table 6.2	Level-of-Service: NC 96 at Site Driveway 1	19
Table 6.3	Level-of-Service: Pearces Road at Site Driveway 2	20

LIST OF FIGURES

<u>Figure No.</u>	<u>Title</u>	<u>Page No.</u>
Figure 2.1	– Site Location.....	3
Figure 2.2	– Conceptual Site Plan	4
Figure 2.3	– Existing Roadway Laneage	5
Figure 4.1	– Primary Site Traffic Distribution and Percent Assignment.....	8
Figure 4.2	– Pass-by Assignments AM Peak Hour	9
Figure 4.3	– Pass-by Assignments PM Peak Hour.....	10
Figure 5.1	– Existing (2025) and Projected (2027) AM Peak Hour Traffic Volumes.....	13
Figure 5.2	– Existing (2025) and Projected (2027) PM Peak Hour Traffic Volumes	14
Figure 5.3	–Projected (2027) Build-Out AM Peak Hour Volumes	15
Figure 5.4	– Build-Out (2027) Build-Out PM Peak Hour Traffic Volumes	16

1.0 Introduction

Kimley-Horn and Associates, Inc. has performed a Traffic Impact Analysis for the Zebulon Sheetz redevelopment, located east of NC 96 and north of Pearces Road in Zebulon, NC. The existing Sheetz on the property consists of a 5,000 square foot (s.f.) convenience store/gas station with 12 vehicle fueling positions (vfp). The development is proposing to demolish the existing store and build a new store with a 6,150 s.f. convenience store/gas station with 14 vfp. The site can currently be accessed via a right-in/right-out only driveway along NC 96 and a full movement driveway along Pearces Road. No changes to site access are proposed as part of this redevelopment. Build-out of the development is anticipated by 2026.

This report presents trip generation, distribution, traffic analyses, and recommendations for transportation improvements required to meet anticipated traffic demands in conjunction with the development.

Per the Town of Zebulon (Town) Unified Development Ordinance (UDO), the future traffic conditions were analyzed for the build-out year plus one year into the future after the development is completed (2027). Therefore, the traffic conditions studied include the following:

- Existing (2025)
- Background (2027)
- Build-out (2027)

Town planning staff provided background data and were consulted regarding the elements to be covered in this analysis. The approved assumptions memorandum is included in the Appendix of this report.

2.0 Inventory

2.1 Study Area

The study area for this development includes the following intersections:

- NC 96 at Pearces Road
- NC 96 at Site Driveway 1
- Pearces Road at Site Driveway 2

Figure 2.1 shows the site location and driveway connections. The conceptual site plan is shown on **Figure 2.2**.

2.2 Existing Conditions

The Zebulon Sheetz development is located east of NC 96 and north of Pearces Road in Zebulon, NC. Roadways in the study area include NC 96 and Pearces Road. Roadway network elements (speed limit, estimated average daily traffic volume, and existing configuration) of study area roadways are summarized in Table 2.1. The existing roadway laneage is shown in **Figure 2.3**.

Table 2.1 Roadway Network Summary			
Roadway	Speed Limit	Estimated AADT Volume	Typical Existing Configuration
NC 96	35 mph	12,500 vpd west of Pearces Road*; 24,000 vpd east of Pearces Road**	2-Lane Undivided/ 4-Lane Undivided
Pearces Road	35 mph	7,500 vpd north of NC 96***	2-Lane Undivided

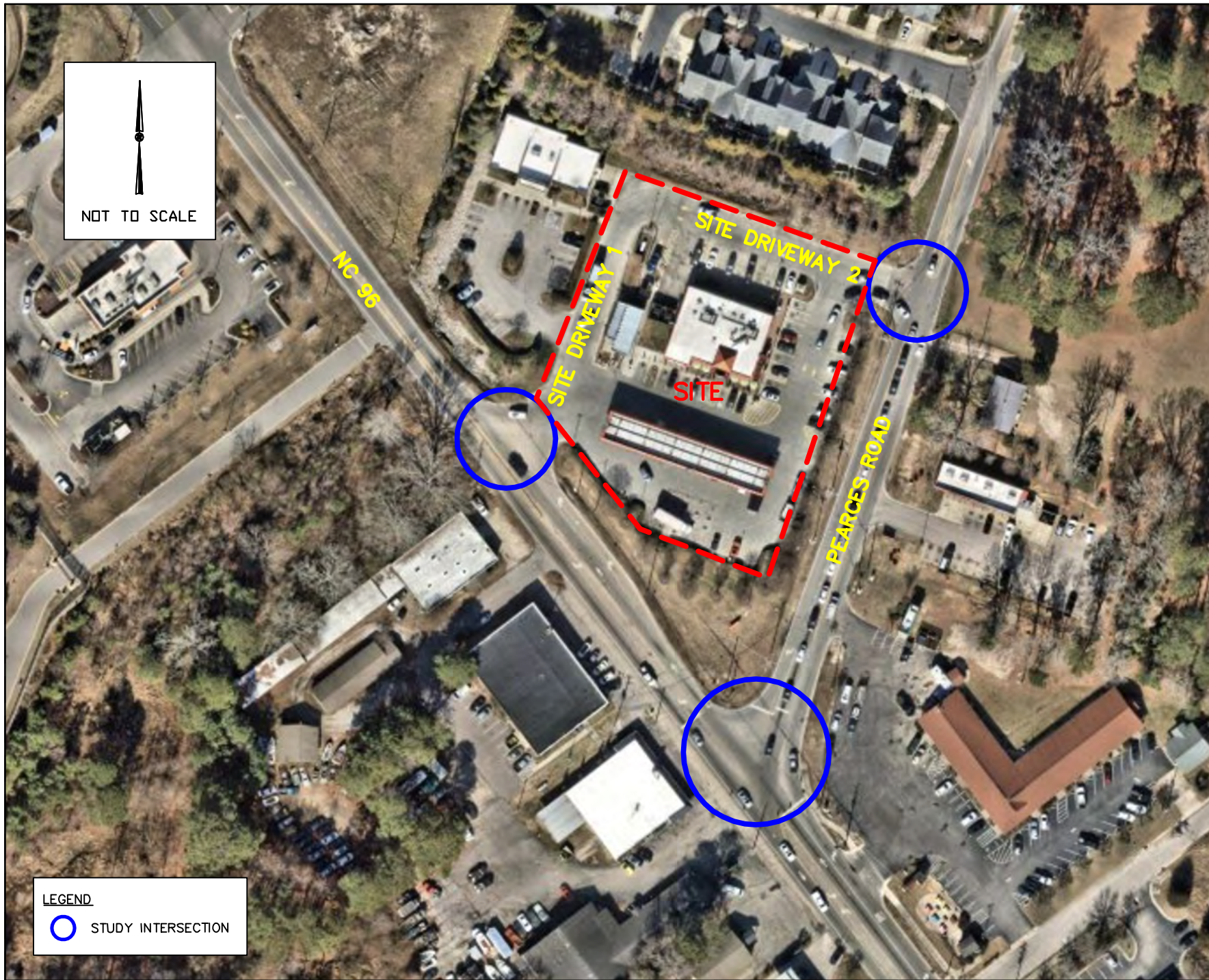
*2021 AADT from NCDOT.

**2023 AADT from NCDOT

***ADT was calculated for this roadway using existing AM and PM traffic volumes, assuming the total of those peak hours is 20% of the daily traffic volumes.

2.3 Future Roadway Improvements

NCDOT TIP project U-5118 FB proposes to construct an additional southbound through lane along NC 96 beginning approximately 830 feet north of the intersection of NC 96 at Pearces Road and ending at US 64-264 WB Ramps/Dogwood Drive. At the intersection of NC 96 at Pearces Road the westbound right lane is expected to be restriped to a shared left/right lane and the existing traffic signal is expected to be modified to accommodate these laneage improvements. While this project was considered for inclusion during scoping discussions with the Town, it was ultimately excluded in order to provide a conservative analysis of the intersection of NC 96 at Pearces Road.



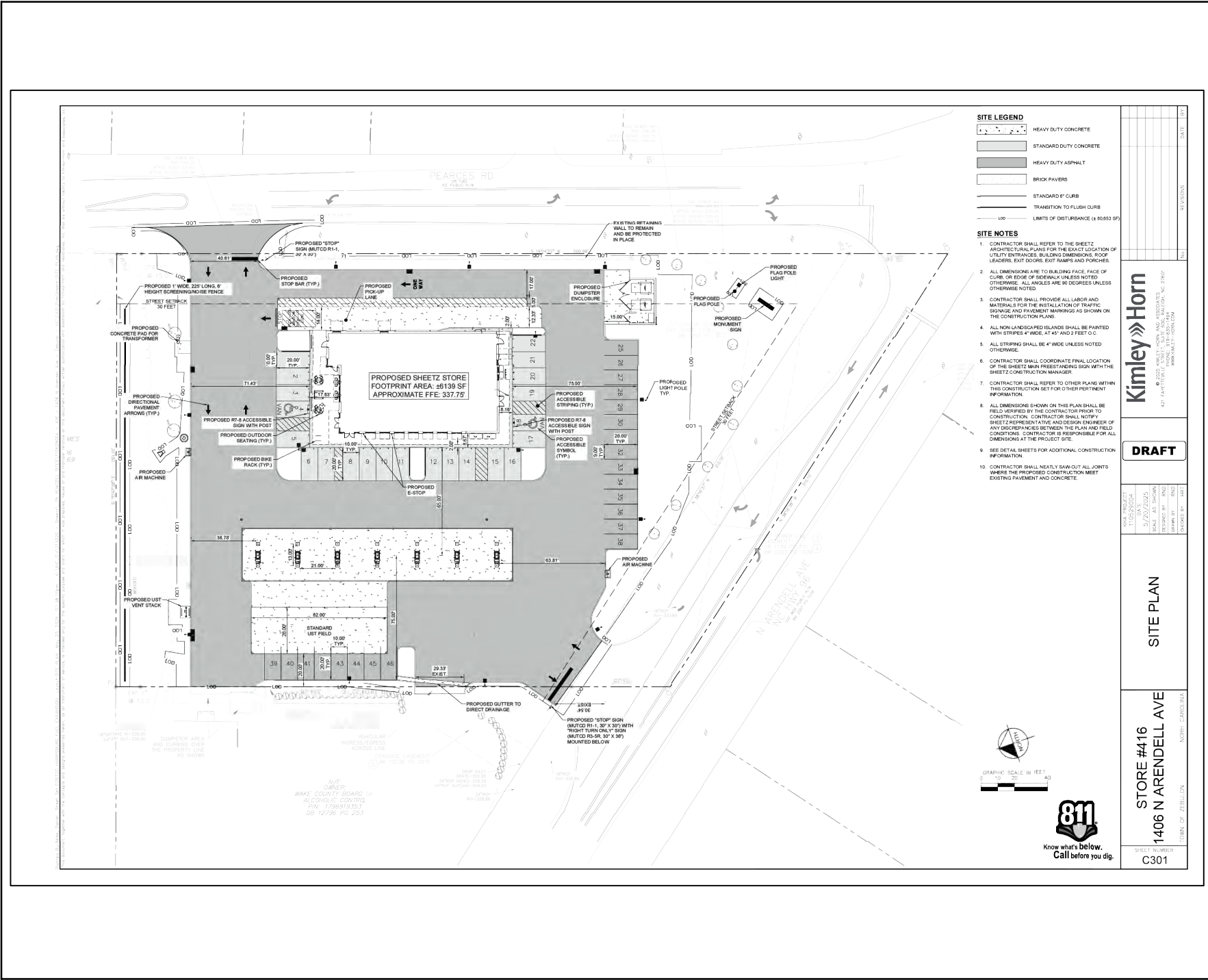


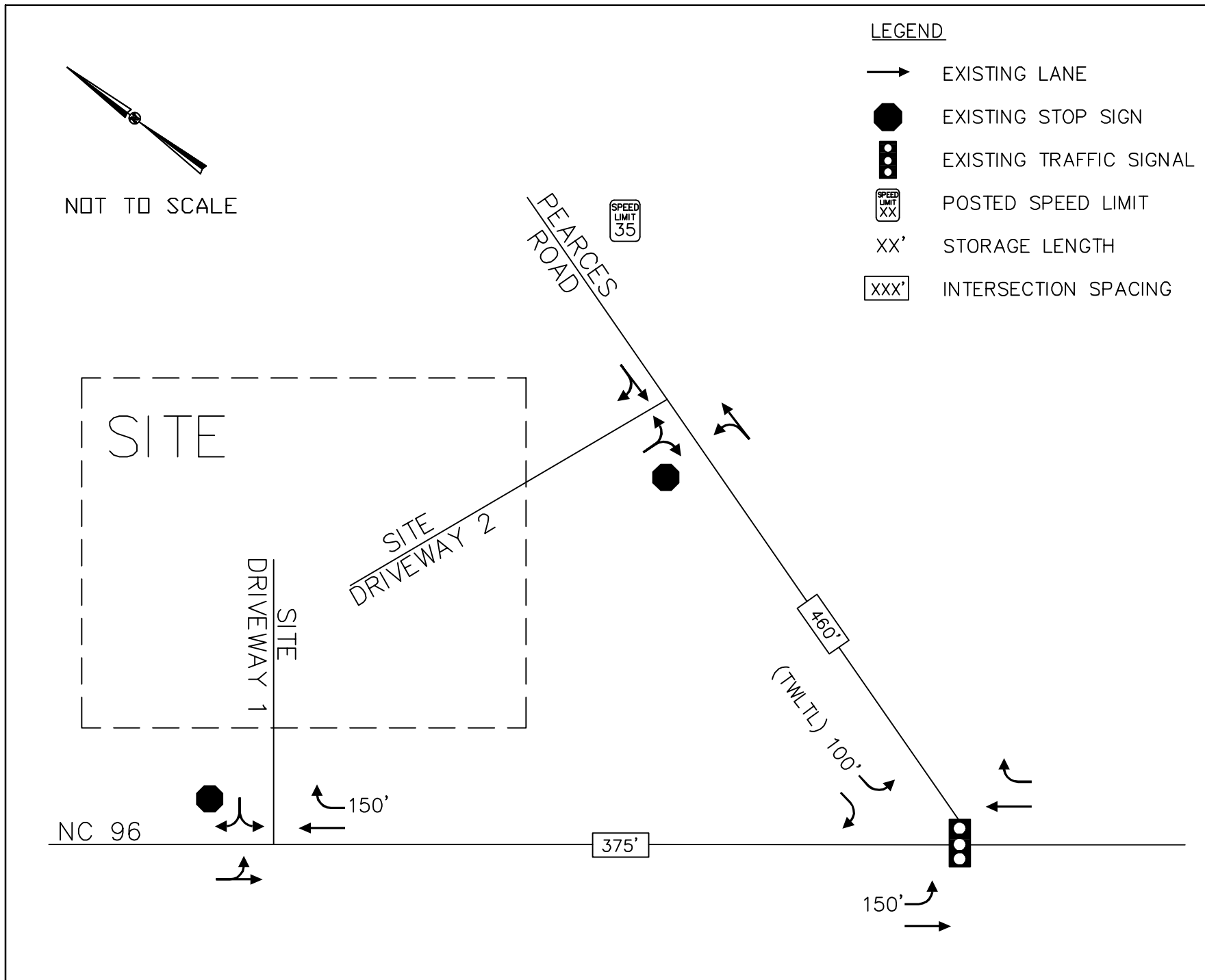
FIGURE 2.2

CONCEPTUAL SITE PLAN

ZEBULON SHEETZ
ZEBULON, NC
TRAFFIC IMPACT ANALYSIS



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3.0 Traffic Generation

The traffic generation potential of the proposed development was determined using the traffic generation data published in *Trip Generation* (Institute of Transportation Engineers, Eleventh Edition, 2021). As currently envisioned, the proposed redevelopment is planned to consist of 6,150 s.f. convenience store/gas station with 14 vfp. Table 3.0 summarizes the estimated traffic generation for the proposed development.

Table 3.0 ITE Traffic Generation (Vehicles)												
Land Use		Intensity		Daily			AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out	Total	In	Out
945	Convenience Store/Gas Station: 9-15 vfp - Existing	5,000	s.f.	3,502	1,751	1,751	283	142	141	273	137	136
945	Convenience Store/Gas Station: 9-15 vfp - Proposed	6,150	s.f.	4,308	2,154	2,154	348	174	174	335	168	167
<i>Pass-By Reductions - Existing</i>				2,644	1,322	1,322	215	108	107	205	103	102
<i>Pass-By Reductions - Proposed</i>				3,254	1,627	1,627	264	132	132	251	126	125
<i>Difference in Pass-By Reductions</i>				610	305	305	49	24	25	46	23	23
Total Net New External Trips - Existing				858	429	429	68	34	34	68	34	34
Total Net New External Trips - Proposed				1,054	527	527	84	42	42	84	42	42
Difference in Total Net New External Trips				196	98	98	16	8	8	16	8	8

Table 3.0 shows that the proposed development has the potential to generate 6,894 new daily trips in a typical weekday with 196 new daily trips, 16 new AM peak hour trips, and 16 new PM peak hour trips.

4.0 Site Traffic Distribution

The proposed site generated trips were assigned to the surrounding roadway network. The directional distribution and assignment are based on existing travel patterns.

- 50% to/from the east via NC 96
- 30% to/from the west via NC 96
- 20% to/from the north via Peaces Road

The site traffic distribution and assignment are shown in **Figure 4.1**. The AM and PM pass-by trip distribution and assignments are shown in **Figure 4.2** and **Figure 4.3**, respectively.

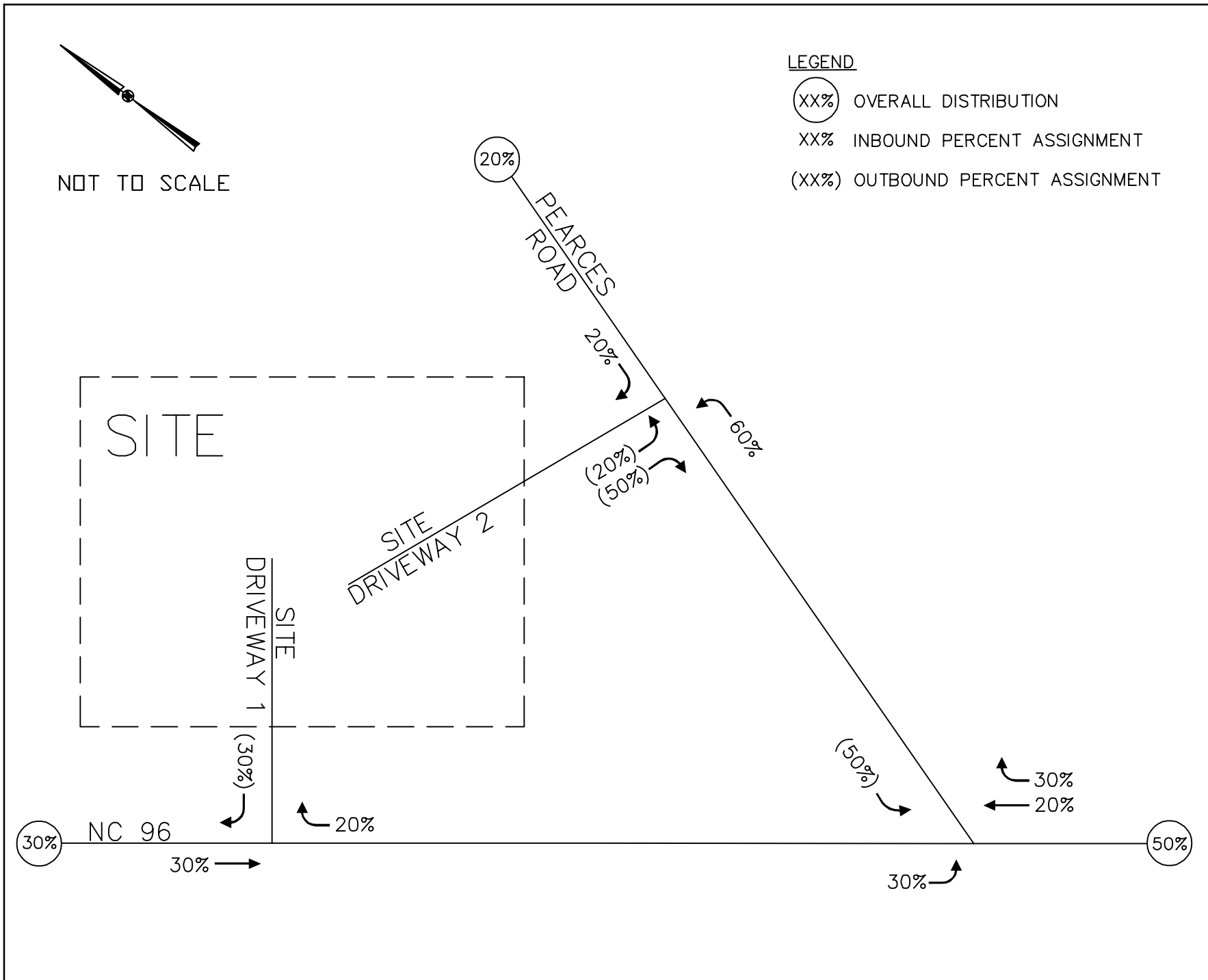


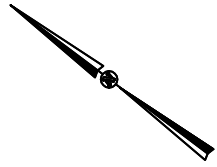
FIGURE
4.1

SITE TRAFFIC DISTRIBUTION
AND PERCENT ASSIGNMENT

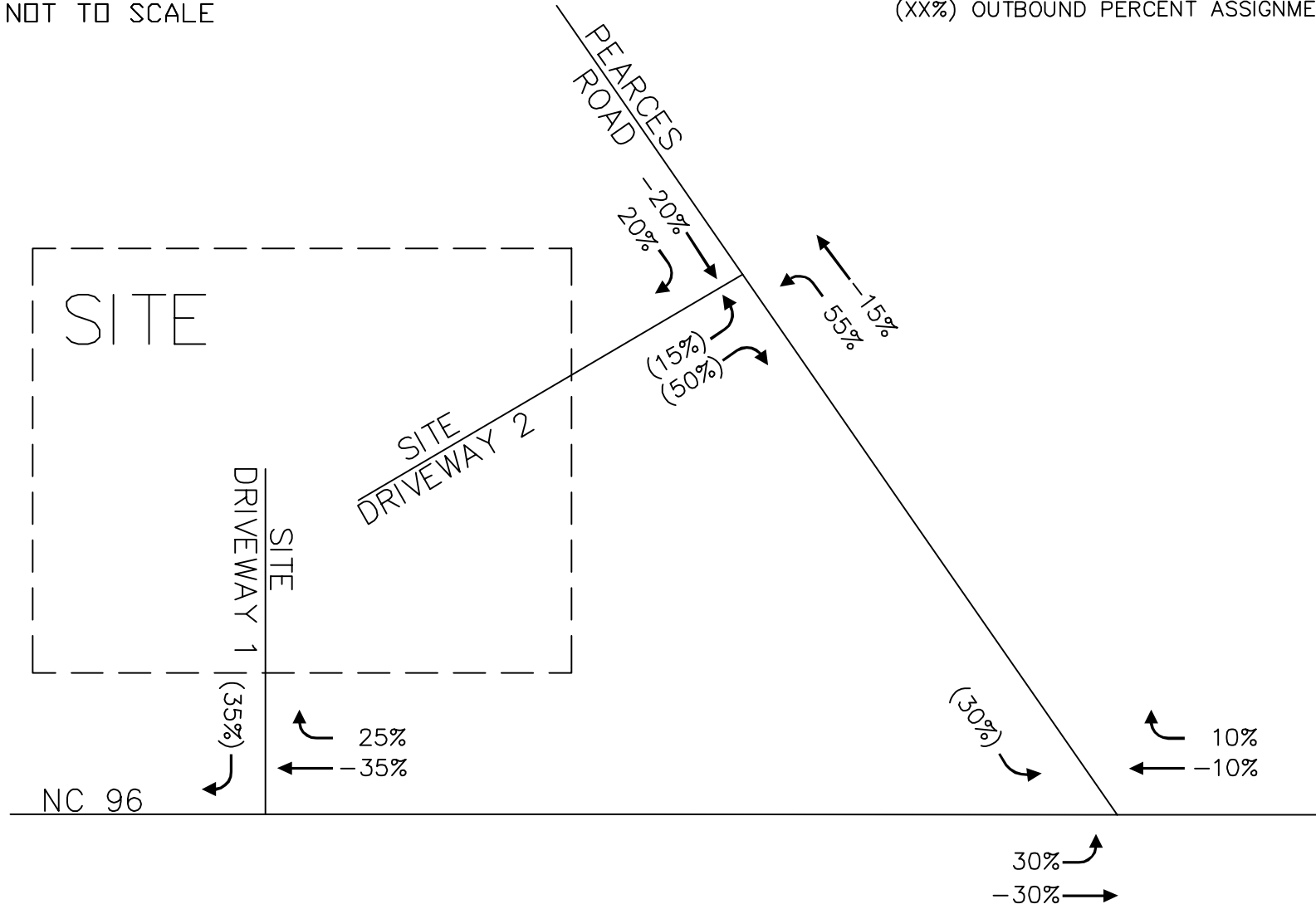
ZEBULON SHEETZ
ZEBULON, NC
TRAFFIC IMPACT ANALYSIS



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NOT TO SCALE



LEGEND

-XX% PASS-BY DISTRIBUTION

XX% INBOUND PERCENT ASSIGNMENT

(XX%) OUTBOUND PERCENT ASSIGNMENT

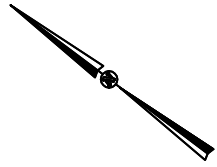
FIGURE
4.2

AM PEAK HOUR
PASS-BY ASSIGNMENT

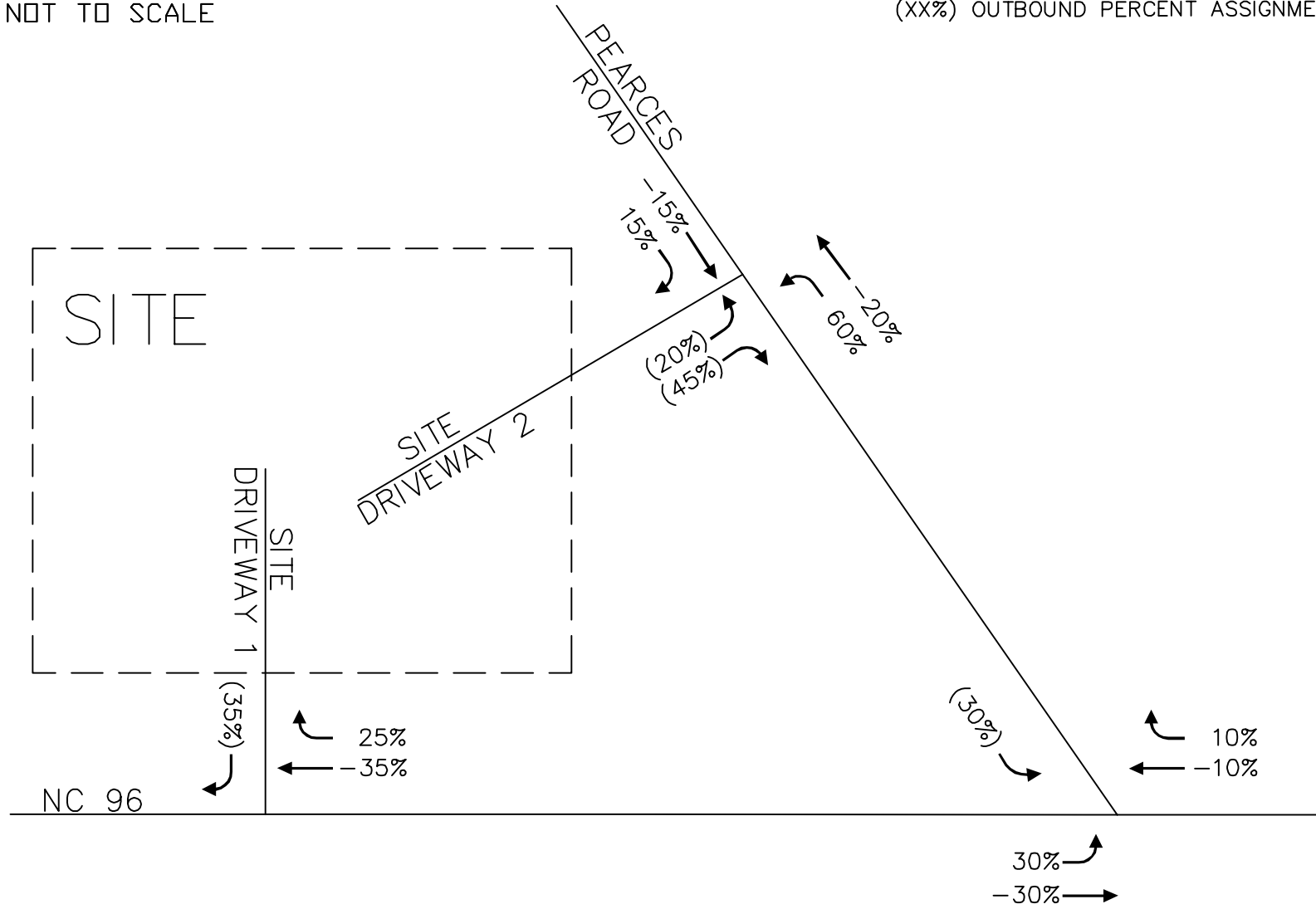
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NOT TO SCALE



LEGEND

-XX% PASS-BY DISTRIBUTION

XX% INBOUND PERCENT ASSIGNMENT

(XX%) OUTBOUND PERCENT ASSIGNMENT

FIGURE
4.3

PM PEAK HOUR
PASS-BY ASSIGNMENT

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5.0 Projected Traffic Volumes

5.1 Existing Traffic

AM peak hour (7:00 to 9:00 AM) and PM peak hour (4:00 to 6:00 PM) turning movement counts were performed at the following study intersection on January 28, 2025 while area schools were in session:

- NC 96 at Pearces Road

AM peak hour (7:00 to 9:00 AM) and PM peak hour (4:00 to 6:00 PM) turning movement counts were performed at each of the following study intersections on March 26, 2025, while area schools were in session:

- NC 96 at Site Driveway 1
- Pearces Road at Site Driveway 2

The existing AM and PM peak hour traffic volumes are shown on **Figure 5.1** and **Figure 5.2**, respectively, and the traffic count data are included in the Appendix.

5.2 Approved Development Traffic

Approved development traffic is generated by approved but not yet constructed projects in the vicinity of the proposed project. Based on discussions with the Town and NCDOT, there were four (4) approved developments in the study area that were identified for inclusion as background traffic. These approved developments include 7-Eleven Convenience Store, Clifton Grove (formerly Pearces Road Residential), Domino's, and Weaver's Ridge.

7-Eleven Convenience Store

- Location: East of NC 96 and north of US 64-264
- Land Uses: 4,714 s.f. convenience store with 16 vehicle fueling pumps and 3 truck fueling pumps
- Data Source: *Zebulon 7-Eleven Convenience Store TIA* (Impact Designs, Inc., March 2023)

Clifton Grove (formerly Pearces Road Residential)

- Location: West of Pearces Road and south of Pippin Road
- Land Uses: 232 single family detached units
- Data Source: *Pearces Road Residential Development TIA* (Timmons Group, October 2020)

Zebulon Domino's

- Location: North of Dogwood Drive and east of NC 96
- Land Uses: 1,632 s.f. Domino's Restaurant
- Data Source: *Zebulon Domino's TIA* (DRMP, Inc., November 2024)

Weaver's Ridge

- Location: East of NC 96 across from Glory Road
- Land Uses: 124 townhomes and 58 single-family homes

- Data Source: *Weaver's Ridge Traffic Study* (Ramey Kemp & Associates, Inc., July 2019)

Approved development traffic volumes for the future year scenarios are shown on **Figure 5.1** and **Figure 5.2** for the AM and PM peak hours, respectively.

5.3 Historic Growth Traffic

Historic growth traffic is the increase in traffic due to usage increases and non-specific growth throughout the area. In addition to the approved development traffic and per Town requirements, study intersections were grown to the 2027 build-out year using an annual growth rate of 2.5%.

Projected future year (2027) background AM and PM peak hour traffic volumes are shown on **Figure 5.1** and **Figure 5.2**, respectively. Background growth calculations are detailed on intersection spreadsheets in the Appendix of this report.

5.4 Site Traffic

The proposed site traffic was generated and assigned to the adjacent roadway network according to the distributions discussed previously in *Section 4.0*. The primary AM and PM peak hour site traffic volumes are shown on **Figure 5.3** and **Figure 5.4**, respectively. The pass-by AM and PM peak hour site traffic volumes are shown on **Figure 5.3** and **Figure 5.4**, respectively.

5.5 Build-Out Traffic

To obtain the projected (2027) build-out traffic volumes, the projected site traffic volumes were added to the projected (2027) background traffic. Traffic volume calculations are detailed in intersection spreadsheets in the Appendix of this report. **Figure 5.3** and **Figure 5.4** show the projected (2027) AM and PM peak hour build-out traffic volumes, respectively.

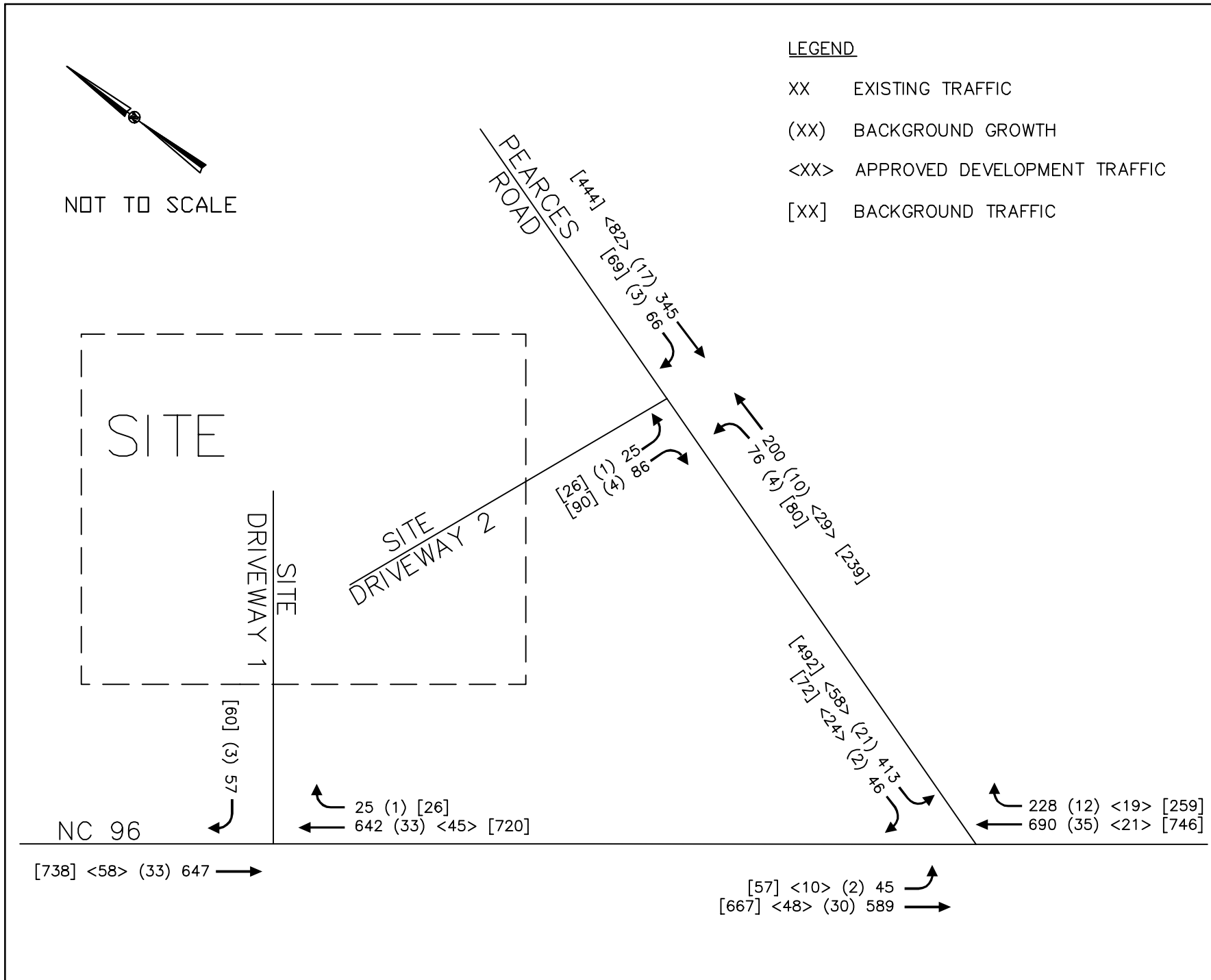


FIGURE
5.1

EXISTING (2025) AND
PROJECTED (2027) AM HOUR
TRAFFIC VOLUMES

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ZEBULON, NC
TRAFFIC IMPACT ANALYSIS



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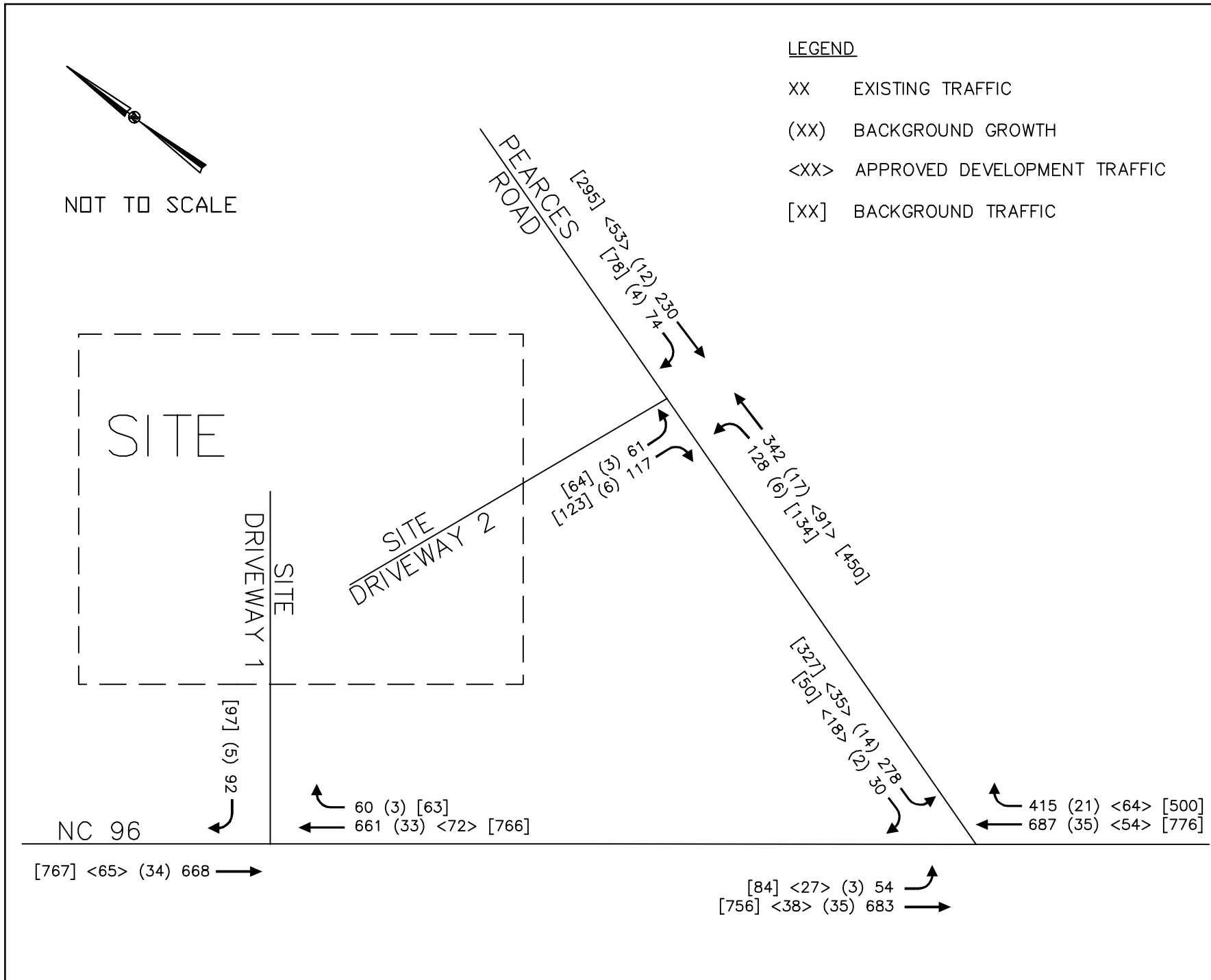


FIGURE
5.2

EXISTING (2025) AND
PROJECTED (2027) PM HOUR
TRAFFIC VOLUMES

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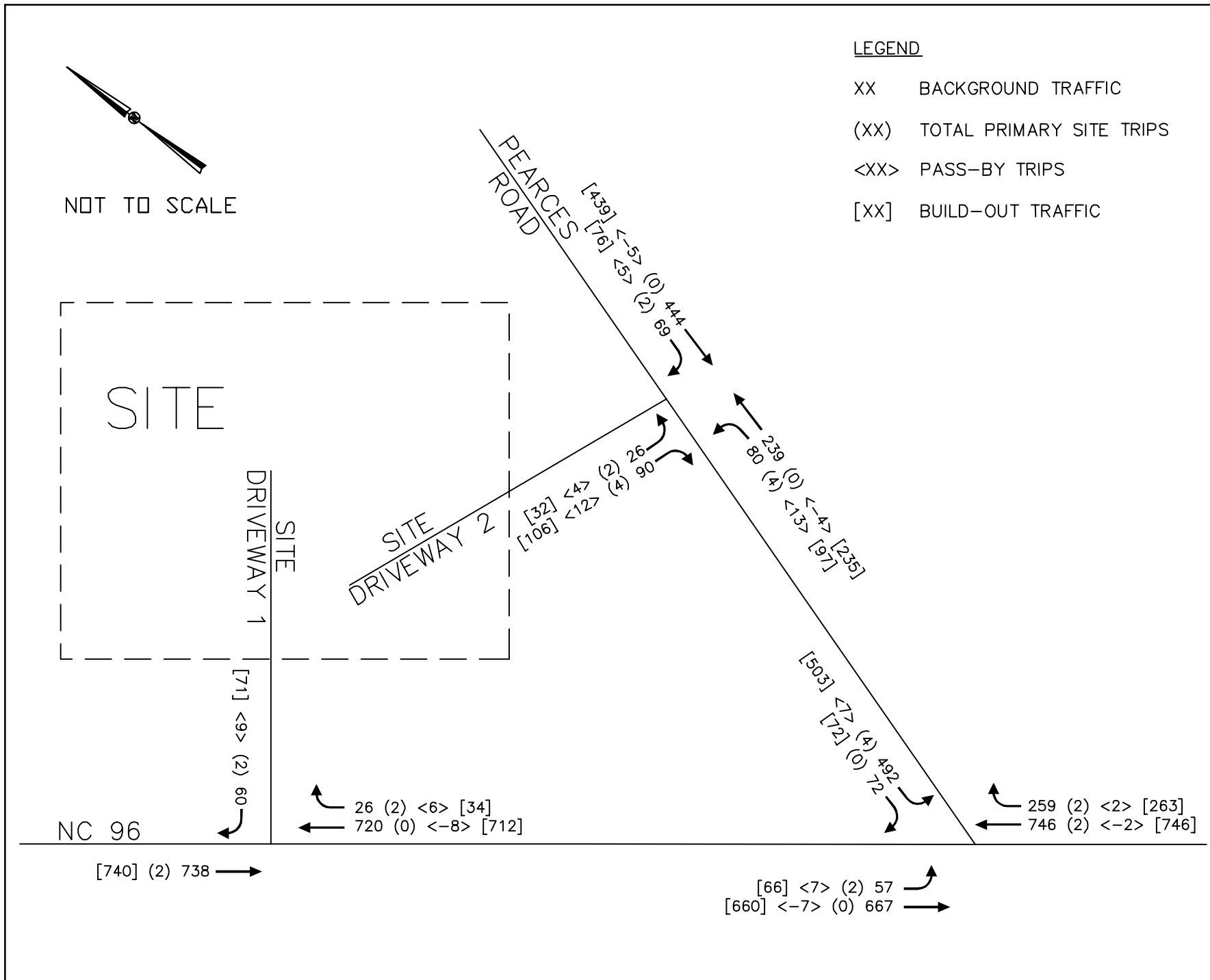


FIGURE
5.3

PROJECTED (2027)
BUILD-OUT AM PEAK
HOUR TRAFFIC VOLUMES

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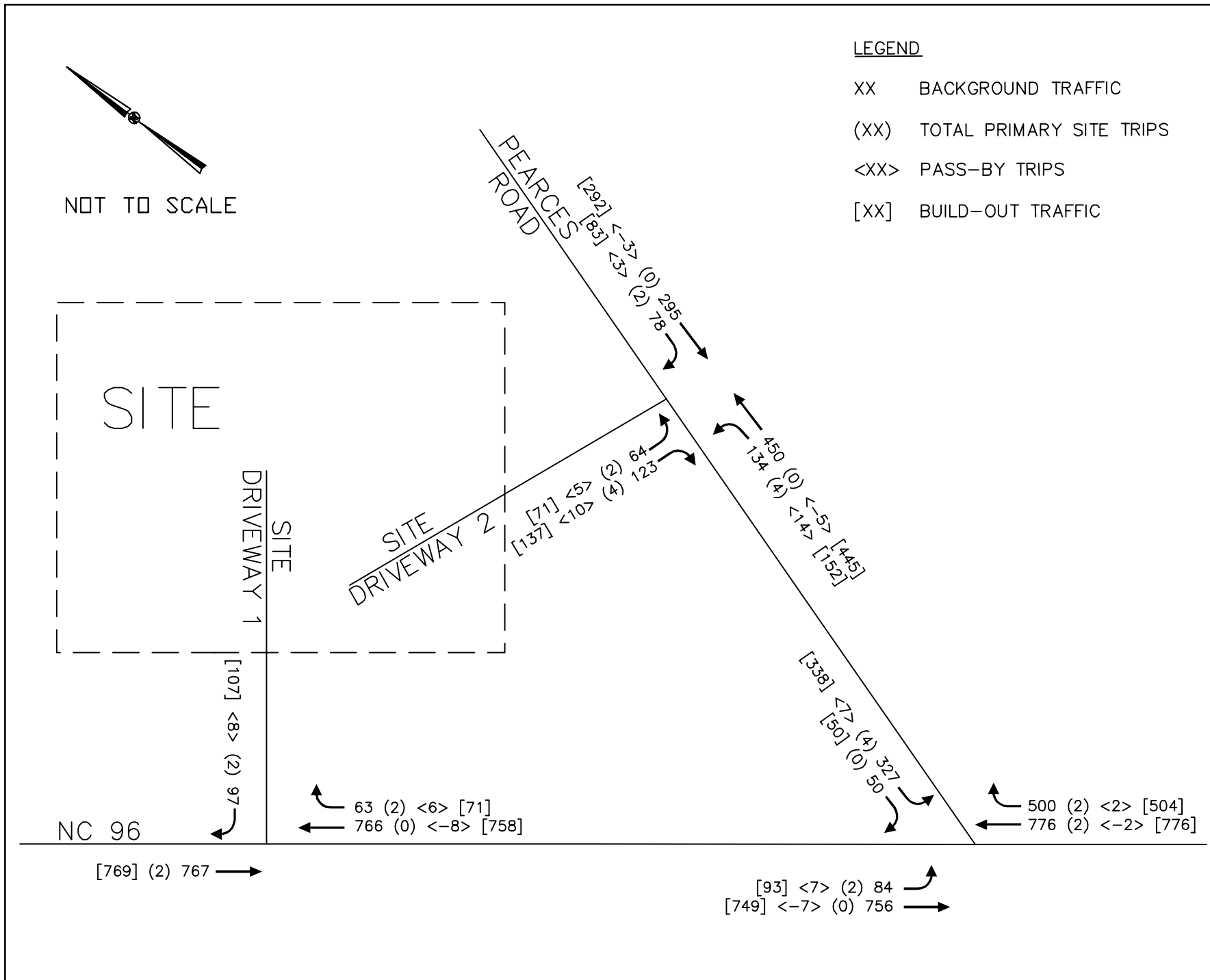


FIGURE
5.4

PROJECTED (2027)
BUILD-OUT PM PEAK
HOUR TRAFFIC VOLUMES

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ZEBULON, NC
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6.0 Capacity Analysis

Capacity analyses (see Appendix) were performed for the AM and PM peak hours for the existing traffic condition (2025) and the projected (2027) background and build-out traffic conditions using Synchro/SimTraffic Version 12 software to determine the operating characteristics of the adjacent road network and the impacts of the proposed project.

Capacity is defined as the maximum number of vehicles that can pass over a particular road segment or through a particular intersection within a set time duration. Capacity is combined with Level-of-Service (LOS) to describe the operating characteristics of a road segment or intersection. LOS is a qualitative measure that describes operational conditions and motorist perceptions within a traffic stream. The *Highway Capacity Manual* defines six levels of service, LOS A through LOS F, with A representing the shortest average delays and F representing the longest average delays. LOS D is the typically accepted standard for signalized intersections in urbanized areas. For signalized intersections, LOS is defined for the overall intersection operation.

For unsignalized intersections, only the movements that must yield right-of-way experience control delay. Therefore, LOS criteria for the overall intersection is not reported by Synchro/SimTraffic Version 12 or computable using methodology published in the *Highway Capacity Manual*. It is typical for stop sign controlled side streets and driveways intersecting major streets to experience long delays during peak hours, while the majority of the traffic moving through the intersection on the major street experiences little or no delay. [Table 6.0](#) lists the LOS control delay thresholds published in the *Highway Capacity Manual* for signalized and unsignalized intersections.

Table 6.0 Level-of-Service Control Delay Thresholds			
Level-of-Service	Signalized Intersections – Control Delay Per Vehicle [sec/veh]	Unsignalized Intersections – Average Control Delay [sec/veh] & Qualitative Operational Description	
A	≤ 10	≤ 10	Short Delays
B	> 10 – 20	> 10 – 15	
C	> 20 – 35	> 15 – 25	
D	> 35 – 55	> 25 – 35	Moderate Delays
E	> 55 – 80	> 35 – 50	
F	> 80	> 50	Long Delays

Existing peak hour factors were used for existing (2025) traffic conditions. A peak hour factor of 0.9 was used for all future scenarios. To provide a conservative analysis, existing coordinated signal timings were used in all future traffic conditions at the intersection of NC 96 at Pearces Road.

All capacity analyses are included in the Appendix and are briefly summarized in the following sub-sections.

6.1 NC 96 at Pearces Road

Analyses indicate that the signalized intersection of NC 96 at Pearces Road currently operates at LOS C in the AM peak hour and LOS B in the PM peak hour. The signalized intersection is expected to continue to operate at LOS C in the AM peak hour and LOS B in the PM peak hour, with or without the proposed redevelopment in place. With the increase in site traffic as part of the Sheetz redevelopment, minimal increases in vehicular queues are expected from background to build-out traffic conditions.

As site traffic is expected to have minimal impact on the operation of this intersection, no improvements are recommended to accommodate projected site traffic.

Table 6.1 summarizes the operation of the intersection of NC 96 at Pearces Road for existing (2025), background (2027), and build-out (2027) traffic conditions.

Table 6.1 NC 96 at Pearces Road (Signalized)		
Condition	AM Peak Hour LOS (Delay)	PM Peak Hour LOS (Delay)
Existing (2025) Traffic	Overall - C (21.8) EB - B (16.6) WB - B (15.3) SB - D (42.3)	Overall - B (15.1) EB - B (11.6) WB - A (7.5) SB - D (50.4)
Background (2027) Traffic	Overall - C (26.4) EB - C (21.9) WB - B (19.9) SB - D (43.8)	Overall - B (17.5) EB - B (15.3) WB - A (9.8) SB - D (48.4)
Build-out (2027) Traffic	Overall - C (26.9) EB - C (22.2) WB - C (20.3) SB - D (44.4)	Overall - B (17.9) EB - B (15.6) WB - B (10.0) SB - D (48.7)

6.2 NC 96 at Site Driveway 1

Analyses indicate that the unsignalized intersection of NC 96 at Site Driveway 1 currently operates with short delays in both peak hours for the minor-street approach (Site Driveway 1). The minor-street approach of this intersection is expected to continue to operate with short delays in both peak hours, with or without the proposed redevelopment in place. With the increase in site traffic as part of the Sheetz redevelopment, minimal increases in vehicular queues are expected from background to build-out traffic conditions.

As site traffic is expected to have minimal impact on the operation of this intersection, no improvements are recommended to accommodate projected site traffic.

Table 6.2 summarizes the operation of the intersection of NC 96 at Site Driveway 1 for existing (2025), background (2027), and build-out (2027) traffic conditions.

Table 6.2 NC 96 at Site Driveway 1 (Unsignalized)		
Condition	AM Peak Hour LOS (Delay)	PM Peak Hour LOS (Delay)
Existing (2025) Traffic	SB - B (14.4)	SB - C (15.6)
Background (2027) Traffic	SB - C (15.8)	SB - C (18.2)
Build-out (2027) Traffic	SB - C (15.9)	SB - C (18.5)

6.3 Pearces Road at Site Driveway 2

Analyses indicate that the unsignalized intersection of Pearces Road at Site Driveway 2 currently operates with short delays in both peak hours for the minor-street approach (Site Driveway 2). The minor-street approach of this intersection is expected to continue to operate with short delays in both peak hours under background (2027) traffic conditions. With the proposed redevelopment in place, the minor-street approach is expected to operate with short delays in the AM peak hour and moderate delays in the PM peak hour. With the increase in site traffic as part of the Sheetz redevelopment, minimal increases in vehicular queues are expected from background to build-out traffic conditions.

As site traffic is expected to have minimal impact on the operation of this intersection, no improvements are recommended to accommodate projected site traffic.

Table 6.3 summarizes the operation of the intersection of Pearces Road at Site Driveway 2 for existing (2025), background (2027), and build-out (2027) traffic conditions.

Table 6.3		
Pearces Road at Site Driveway 2 (Unsignalized)		
Condition	AM Peak Hour LOS (Delay)	PM Peak Hour LOS (Delay)
Existing (2025) Traffic	EB - B (13.9) NBL - A (8.5)	EB - C (17.2) NBL - A (8.2)
Background (2027) Traffic	EB - C (16.4) NBL - A (8.9)	EB - C (22.9) NBL - A (8.5)
Build-out (2027) Traffic	EB - C (17.9) NBL - A (9.0)	EB - D (26.8) NBL - A (8.6)

7.0 Conclusions

NCDOT TIP project U-5118 FB proposes to construct an additional southbound through lane along NC 96 beginning approximately 830 feet north of the intersection of NC 96 at Pearces Road and ending at US 64-264 WB Ramps/Dogwood Drive. At the intersection of NC 96 at Pearces Road the westbound right lane is expected to be restriped to a shared left/right lane and the existing traffic signal is expected to be modified to accommodate these laneage improvements. While this project was considered for inclusion during scoping discussions with the Town, it was ultimately excluded in order to provide a conservative analysis of the intersection of NC 96 at Pearces Road.

All study intersections are expected to operate with acceptable levels-of service and, based on SimTraffic observations, maximum queues are expected to increase minimally with the redevelopment of the Sheetz. Therefore, no improvements are recommended with the proposed expansion.

Appendix

Appendix A:
Approved Assumptions Memorandum

Preliminary Assumptions – Zebulon Sheetz - UPDATED

Traffic Impact Analysis

Zebulon, North Carolina

KHA will perform analyses for the Zebulon Sheetz development, a proposed commercial project located along east of NC 96 and north of Pearces Road in Zebulon, North Carolina. The following assumptions will be used in the analysis of the site:

Study Intersections

The study area will consist of the following intersections:

- NC 96 at Pearces Road
- NC 96 at Site Driveway 1 (*right-in/right-out access*)
- Pearces Road at Site Driveway 2 (*full movement access*)

Analysis Scenarios

Weekday AM and PM peak hour analyses will be performed for the following traffic conditions:

- Existing (2025)
- Background (2026 +1)*
- Build-out (2026 +1)*
- Build-out (2026 +1)* - with Improvements

**Per the Town of Zebulon Unified Development Ordinance (UDO), the future traffic conditions will be analyzed for the build-out year plus one year into the future after the development is completed (2027).*

Background Traffic Growth

Based on historical AADT data from NCDOT and nearby developments and Town of Zebulon ordinances, an annual growth rate of 2.5% will be used to grow the existing traffic counts to the build-out year.

Approved Developments

Additionally, based on the Town of Zebulon Development Activity Map, the following approved developments were identified for inclusion in this analysis as background traffic:

- 7-Eleven
- Zebulon Domino's
- Clifton Grove (Pearces Road Residential)
- Weavers Ridge

Traffic for these approved developments will be obtained or developed from either site plans or traffic studies attained from the Town of Zebulon.

Roadway Improvements by Others

State Transportation Improvement Program (TIP) project U-5118 FB proposes to construct access management improvements north of Pearces Road to Dogwood Drive along NC 96. This project is expected to begin construction in 2025. While this project was considered for inclusion during scoping discussions with the Town, it will ultimately be excluded in order to provide a conservative analysis of the intersection of NC 96 at Pearces Road.

Trip Distribution

The following overall distribution will be used for Zebulon Sheetz Development entering and exiting traffic:

- 50% to/from the east on NC 96
- 30% to/from the west on NC 96

- 20% to/from the north on Pearces Road

Trip Generation

The property is currently consists of a 5,000 square foot (SF) convenience store/gas station with 12 vehicle fueling positions (vfp). The development is proposing to expand the store to 6,150 SF with 14 vfp. See attached for the existing and proposed trip generation of the Zebulon Sheetz development.

Other Study Assumptions

Existing peak hour factors (PHF) will be used in each traffic condition where those exceed the default PHF of 0.90. For future traffic signals, inputs (right-turns on red, permitted + protected phasing) will be obtained from the signal plans, and optimized signal timings will be used in each of the traffic conditions.

Sheetz Zebulon

Table 1 - Trip Generation (11th Edition): 6150SF Store, 14 vfp

Land Use	Intensity		Daily			AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out	Total	In	Out
945 Convenience Store/Gas Station: 9-15 vfp. - Existing	5,000	s.f.	3,502	1,751	1,751	283	142	141	273	137	136
945 Convenience Store/Gas Station: 9-15 vfp. - Proposed	6,150	s.f.	4,308	2,154	2,154	348	174	174	335	168	167
<u>Pass-By Capture</u>	<u>AM</u>	<u>PM</u>									
945 Convenience Store/Gas Station - Existing	76%	75%	2,644	1322	1,322	215	108	107	205	103	102
945 Convenience Store/Gas Station - Proposed	76%	75%	3,254	1627	1,627	264	132	132	251	126	125
Difference in Pass-By Trips			610	305	305	49	24	25	46	23	23
Total Net New External Trips: Proposed Site			1,054	527	527	84	42	42	84	42	42
Total Net New External Trips: Existing Site			858	429	429	68	34	34	68	34	34
Difference in Total Net New External Trips			196	98	98	16	8	8	16	8	8



No 96

PEARCES ROAD

Study Area and Site Distribution

LEGEND

Existing Study Intersection

Site Distribution

Appendix B:

Trip Generation

Sheetz Zebulon

Table 1 - Trip Generation (11th Edition): 6150SF Store, 14 vfp

Land Use	Intensity		Daily			AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out	Total	In	Out
945 Convenience Store/Gas Station: 9-15 vfp. - Existing	5,000	s.f.	3,502	1,751	1,751	283	142	141	273	137	136
945 Convenience Store/Gas Station: 9-15 vfp. - Proposed	6,150	s.f.	4,308	2,154	2,154	348	174	174	335	168	167
<u>Pass-By Capture</u>	<u>AM</u>	<u>PM</u>									
945 Convenience Store/Gas Station - Existing	76%	75%	2,644	1322	1,322	215	108	107	205	103	102
945 Convenience Store/Gas Station - Proposed	76%	75%	3,254	1627	1,627	264	132	132	251	126	125
Difference in Pass-By Trips			610	305	305	49	24	25	46	23	23
Total Net New External Trips: Proposed Site			1,054	527	527	84	42	42	84	42	42
Total Net New External Trips: Existing Site			858	429	429	68	34	34	68	34	34
Difference in Total Net New External Trips			196	98	98	16	8	8	16	8	8

Appendix C:

Traffic Count Data

SR 96/ N Arendell Ave & Pearces Rd/Five County Spay and Neuter Clinic Dwy

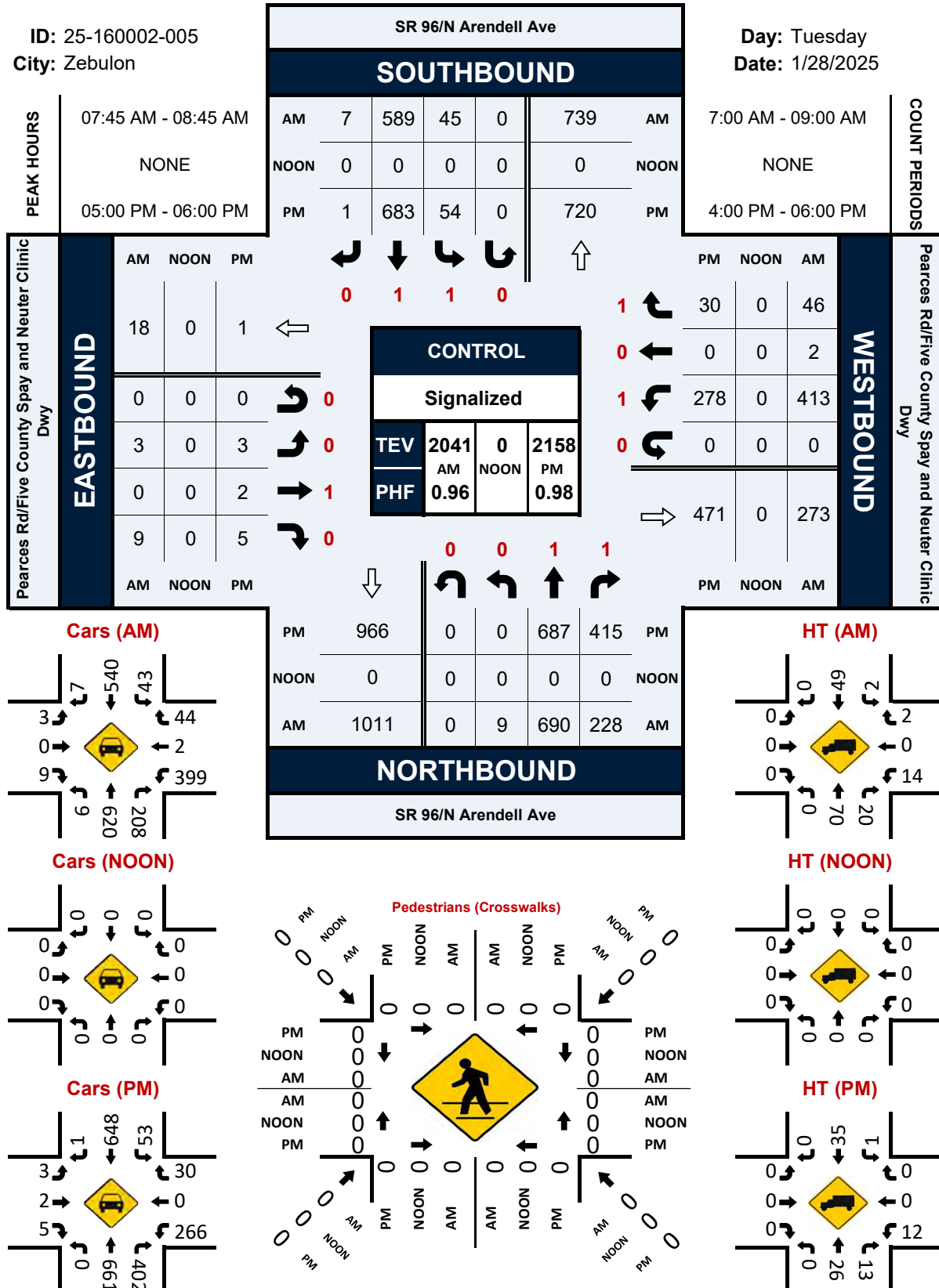
Peak Hour Turning Movement Count

ID: 25-160002-005

City: Zebulon

Day: Tuesday

Date: 1/28/2025

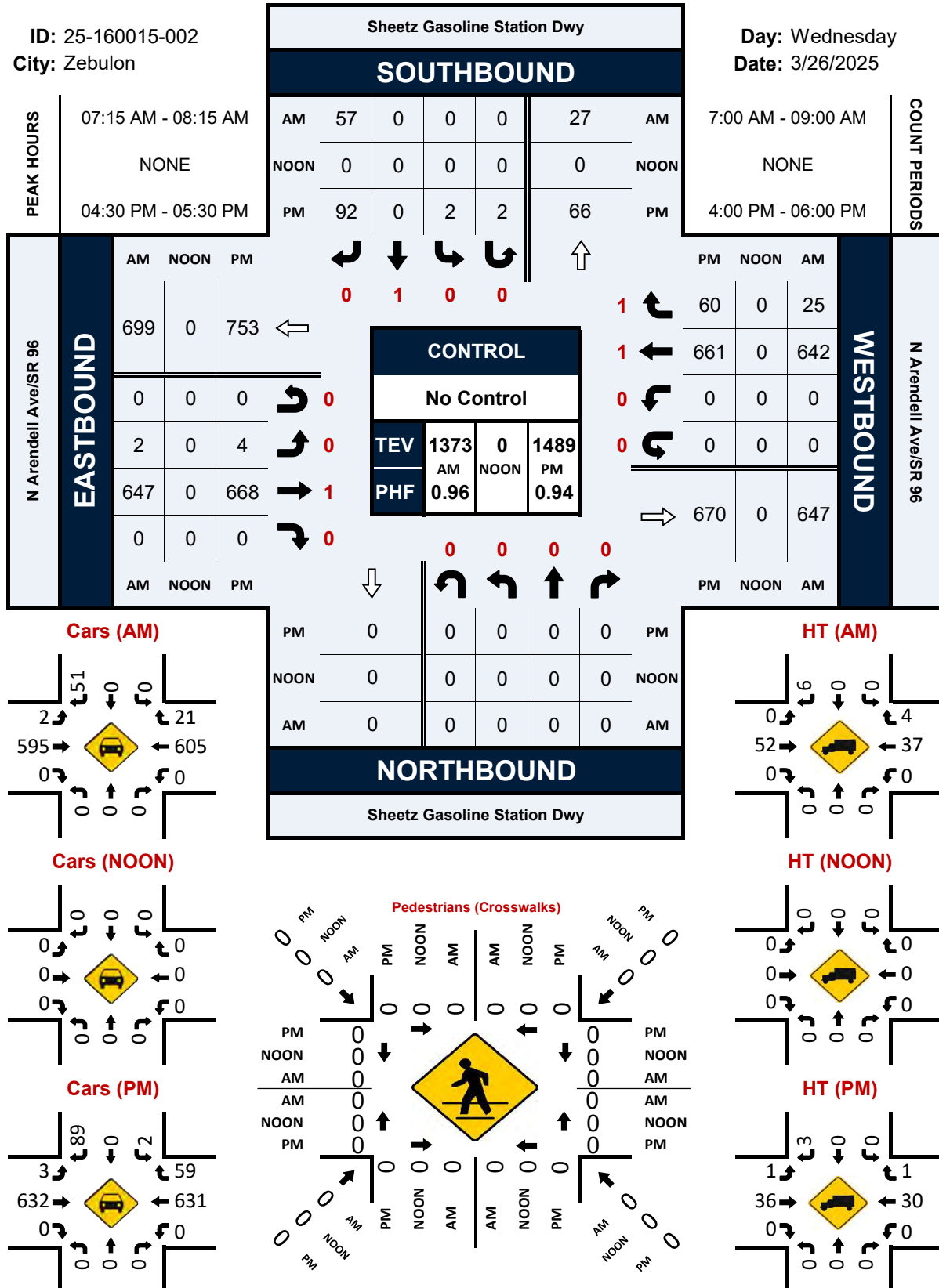


Sheetz Gasoline Station Dwy & N Arendell Ave/SR 96

Peak Hour Turning Movement Count

ID: 25-160015-002
City: Zebulon

Day: Wednesday
Date: 3/26/2025

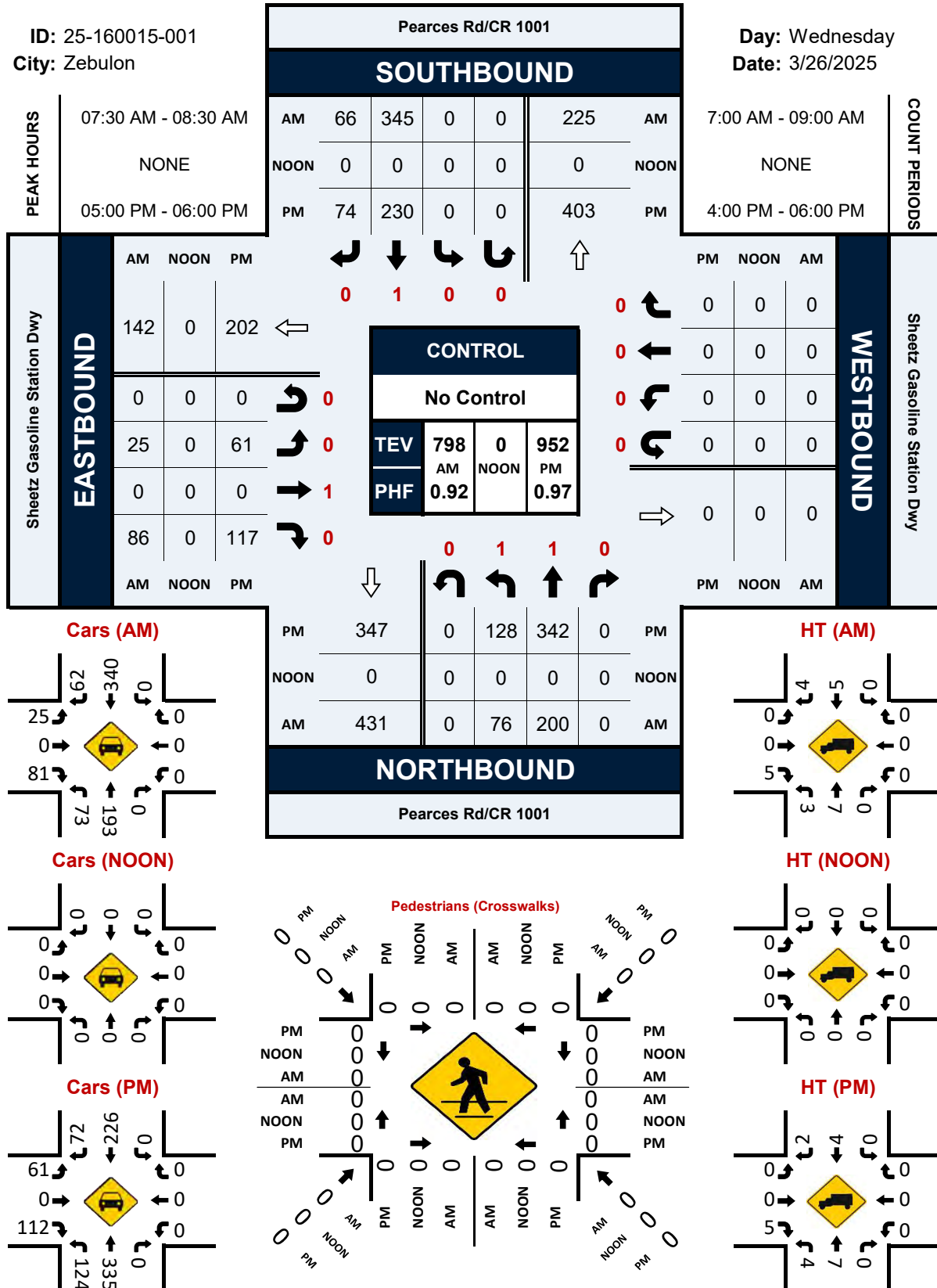


Pearces Rd/CR 1001 & Sheetz Gasoline Station Dwy

Peak Hour Turning Movement Count

ID: 25-160015-001
City: Zebulon

Day: Wednesday
Date: 3/26/2025



Appendix D:

Approved Development Information

TRAFFIC IMPACT ANALYSIS

Zebulon 7-Eleven Convenience Store

ZEBULON, NORTH CAROLINA



REPORT PREPARED FOR:

C4 CStore Holdings II, LLC
121 West Trade Street, Suite 2550
Charlotte, NC 28202

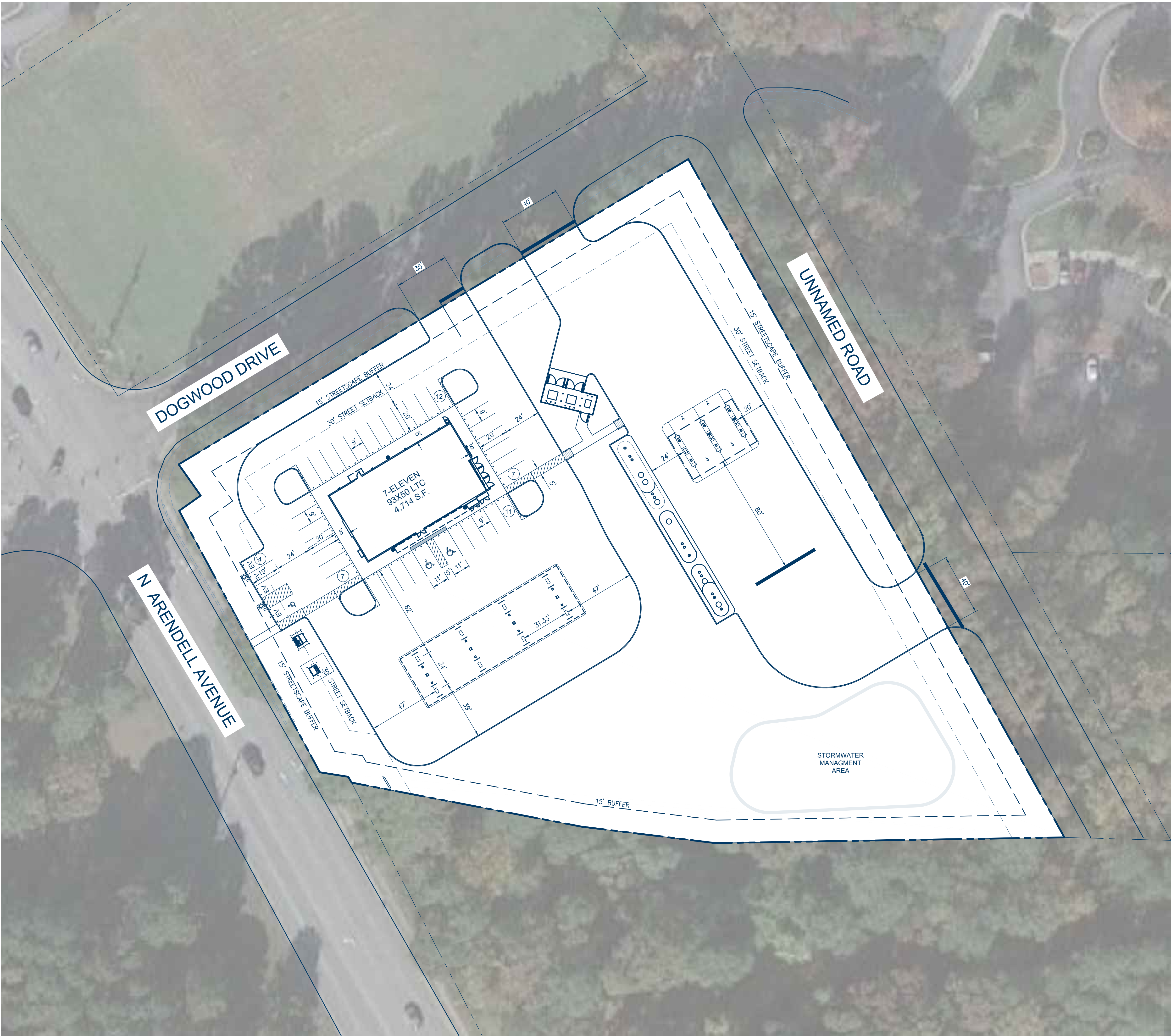
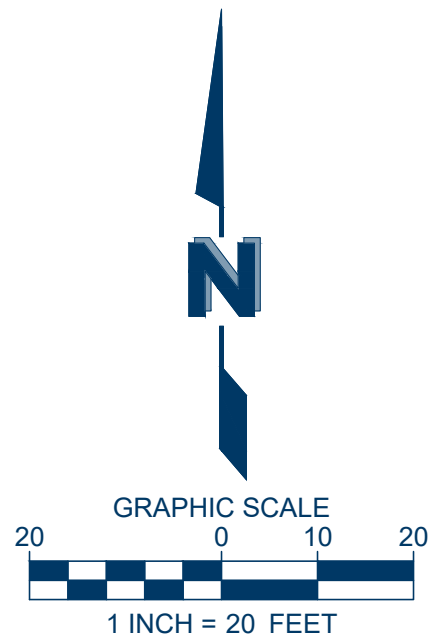
REPORT PREPARED BY

Impact Designs, Inc.
PO Box 3728
Mooresville, NC 28117
nick@impactdesignsinc.com

Drawing name: L:\7-Eleven\2022\C22-144 & C22-145 - 1056397 - Zebulon, NC (N Arendell Ave & Dogwood Dr)\01 Preliminary\Site Sketch\C22144 - N Arendell & Dogwood - CSP1.dwg, Oct 28, 2022 - 11:28am

- QUALIFICATIONS
1. THIS SITE PLAN WAS PRODUCED WITH THE BEST INFORMATION AVAILABLE AT DATE OF PRODUCTION.
 2. NO ALTA/TOPO SURVEY, NO TITLE REPORT, NO EASEMENT RESEARCH WAS AVAILABLE.
 3. TRANSPORTATION, UTILITY, ARCHEOLOGICAL, HISTORICAL RESEARCH WAS NOT PERFORMED.
 4. NO ZONING REQUIREMENTS, SETBACKS, BUFFERS WERE SUPPLIED AT THE DATE OF THIS PLAN. PROPOSED LAYOUT MAY NEED TO BE ADJUSTED PENDING ADDITIONAL INFORMATION.
 5. WATER QUALITY/QUANTITY TREATMENT LOCATION AND SIZE SUBJECT TO ENGINEERING CALCULATIONS AND AGENCY REVIEW.
 6. FOR ILLUSTRATIVE PURPOSES ONLY. NOT FOR LEASING DIMENSIONS OR CONSTRUCTION. ALL DIMENSIONS AND LAYOUT SUBJECT TO CHANGE.
 7. SITE PLAN WILL REQUIRE 7-ELEVEN AND CITY APPROVAL.

SITE SUMMARY	
AREA	152,875 S.F.±
PARKING SPACES	41



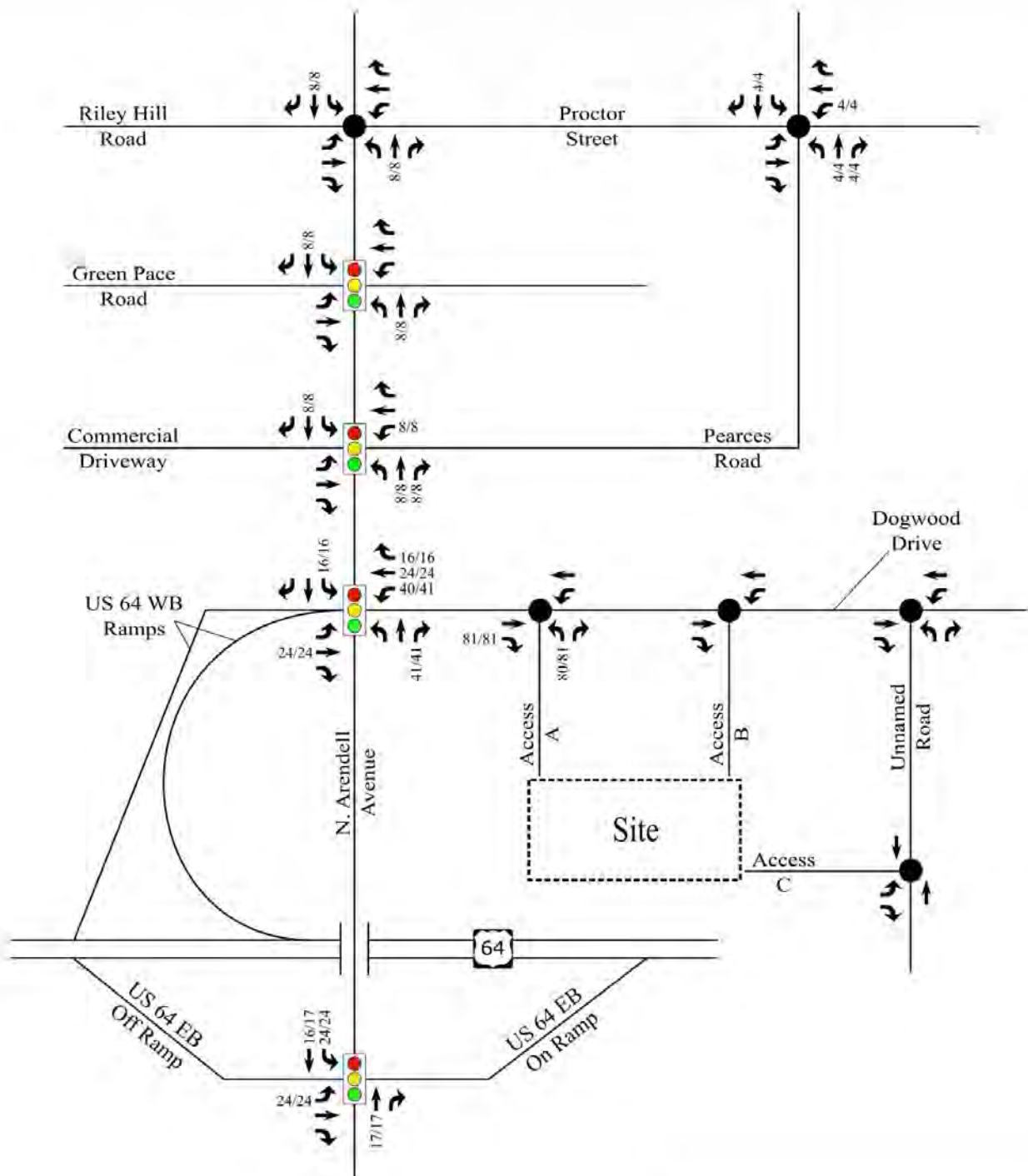
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project no.	C22-144	drawn by	
date	10/28/2022 - 11:28 am	designed by	
dwg.	C22144 - N Arendell & Dogwood - CSP1.dwg	approved by	

CONCEPTUAL SITE PLAN	
N ARENDELL AVE & DOGWOOD DR	
ZEBULON, NC	

SHEET	CSP1
-------	------

THE DIMENSION GROUP	ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING
214.243.9400	www.dimensiongroup.com



LEGEND

-  Signalized Intersection
-  Unsignalized Intersection
- X/Y → AM / PM Passenger Vehicle Site Trips

IMPACT
Designs, Inc.

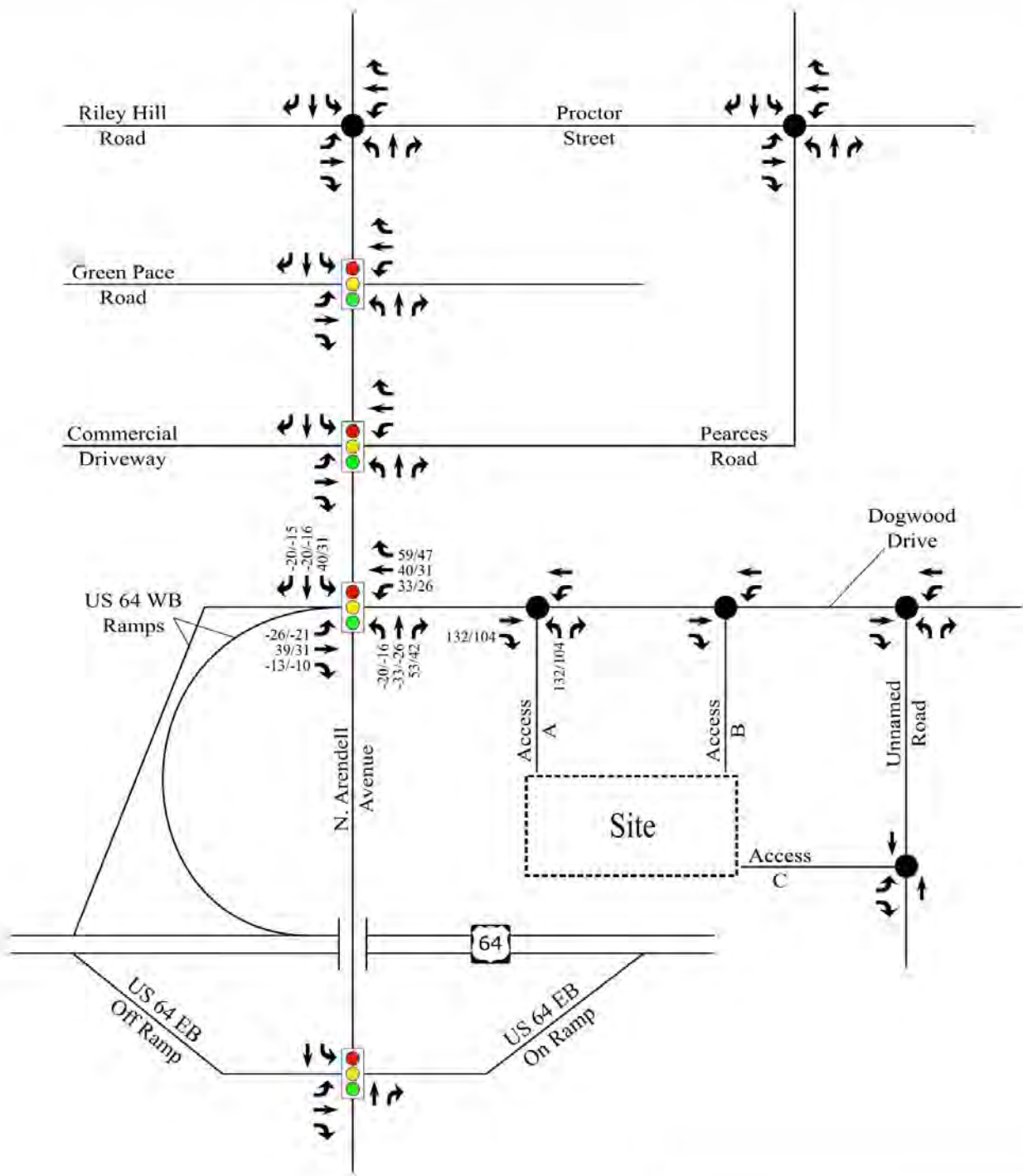
*Zebulon 7-Eleven
Zebulon, NC*

Primary Trip Assignments -
Passenger Vehicles

Scale: Not to Scale

Figure

8



LEGEND

-  Signalized Intersection
-  Unsignalized Intersection
- X/Y → AM / PM Pass-By Trips

IMPACT
Designs, Inc.

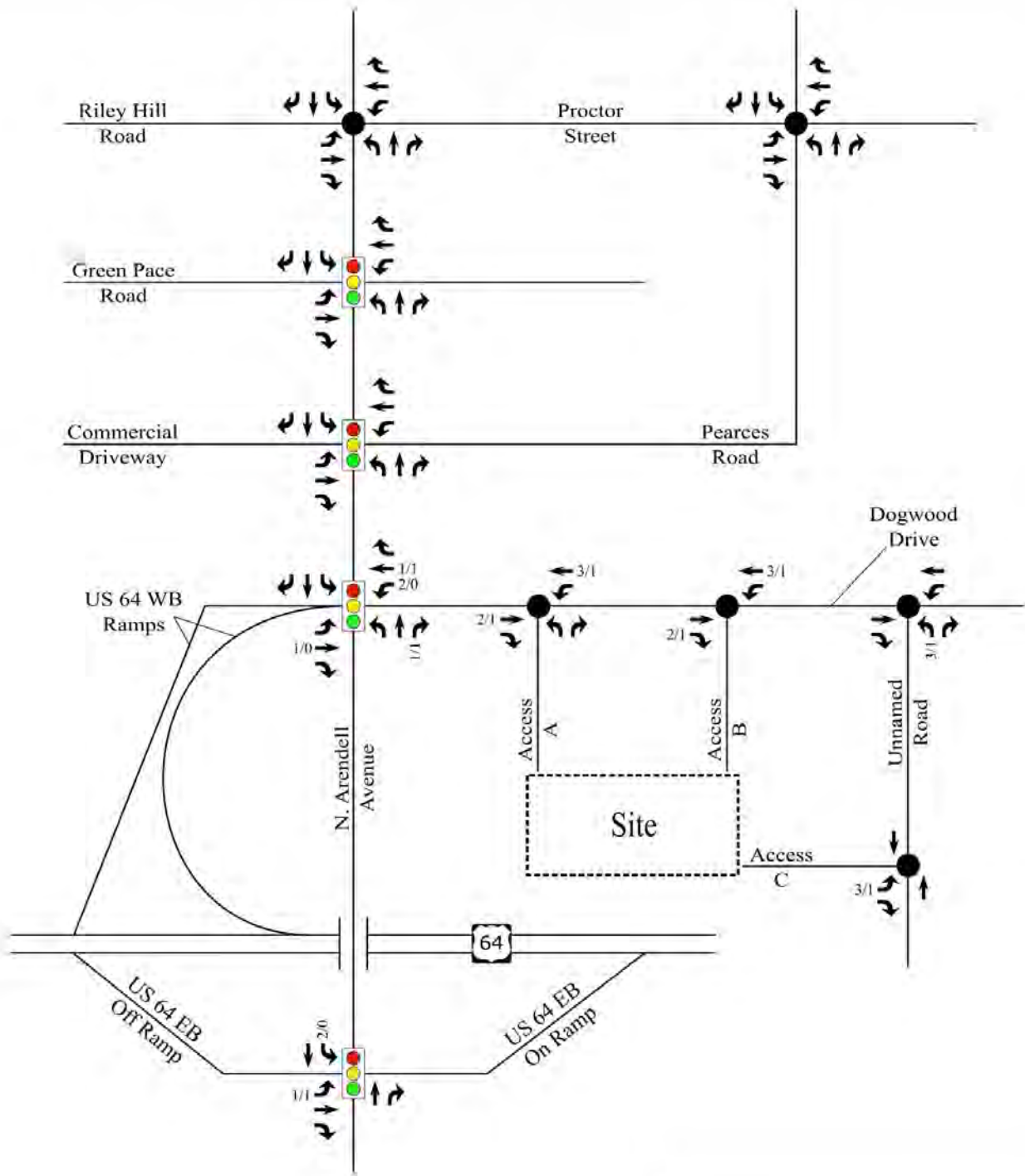
*Zebulon 7-Eleven
Zebulon, NC*

Pass-By Trip Assignments

Scale: Not to Scale

Figure

10



LEGEND

-  Signalized Intersection
-  Unsignalized Intersection
- X/Y → AM / PM Truck Site Trips

IMPACT

Designs, Inc.

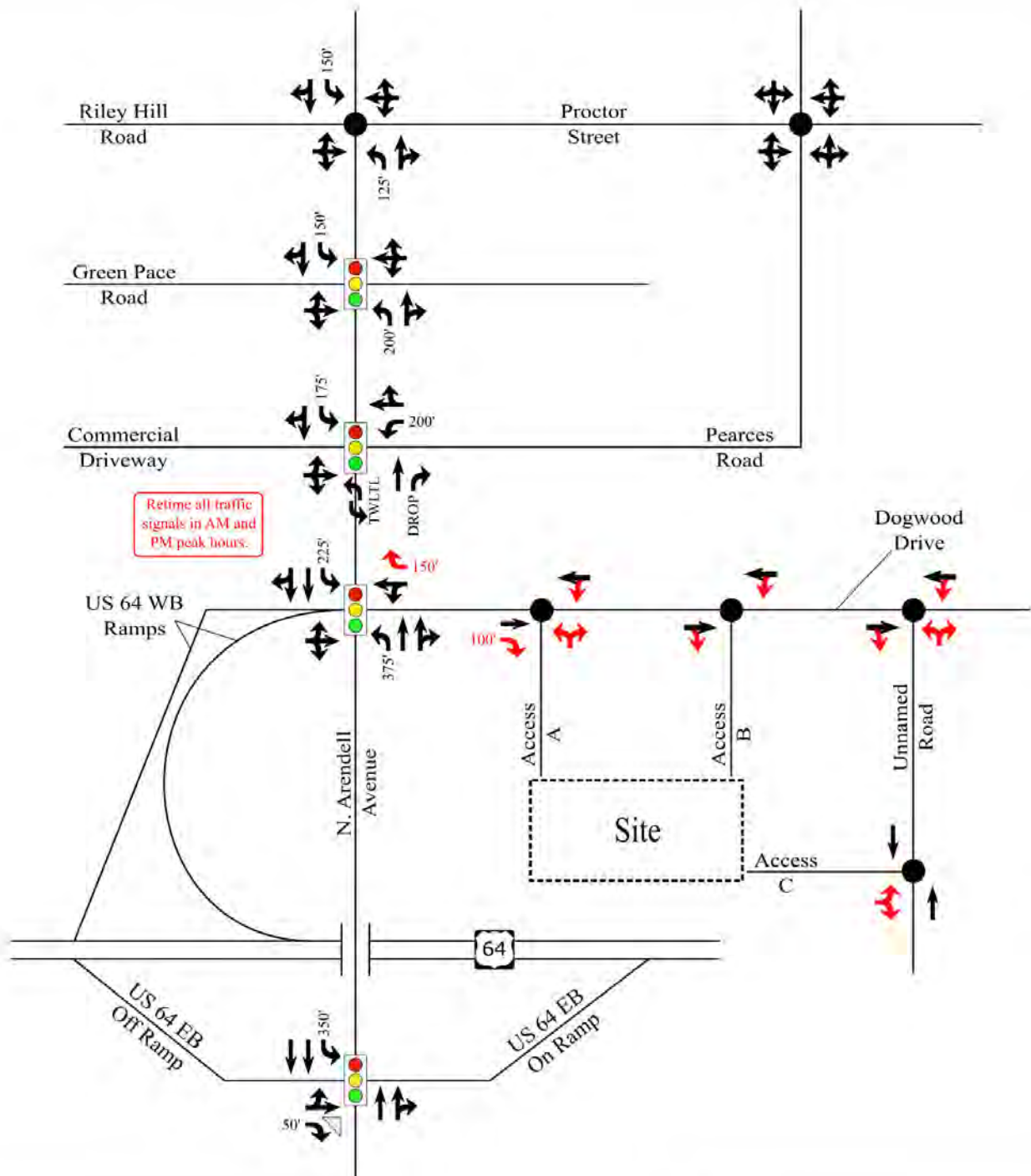
Zebulon 7-Eleven
Zebulon, NC

Primary Trip Assignments -
Trucks

Scale: Not to Scale

Figure

12



LEGEND

-  Signalized Intersection
-  Unsignalized Intersection
-  Existing Lane
-  Channelized Movement
-  Recommended Improvement
-  Storage (In Feet)

IMPACT
Designs, Inc.

*Zebulon 7-Eleven
Zebulon, NC*

Proposed Lane Configurations
and Traffic Control

Scale: Not to Scale

Figure

14

Pearces Road Residential Development

Traffic Impact Analysis

Zebulon, North Carolina

October 2020

Prepared for:

DR Horton



SITE DATA

SITE ADDRESSES: 1015 Pearces Road
 0 Pippin Road
 921 Pearces Road
 Total Acreage: 8117.47 Ac.
 Conservation Area (includes Rec. Area): 61.24 Ac. (52.13%)
 Development Area: 56.23 Ac.
 Total No. Lots: 232
 Gross Density: 1.38 DU/AC
 Watershed: Moccasin Creek

Wm. G. Daniel & Assoc.
 Engineering Planning
 Site Design
 1500 JULES WARD ROAD
 SUITE 200
 GARY, NC 27531
 TEL: 919-465-4700 FAX: 919-465-1588
 E: WGD@WGDAN.COM
 WWW: WWW.WGDAN.COM

Revisions

Project
 D.R. Horton Property
 Zebulon, NC

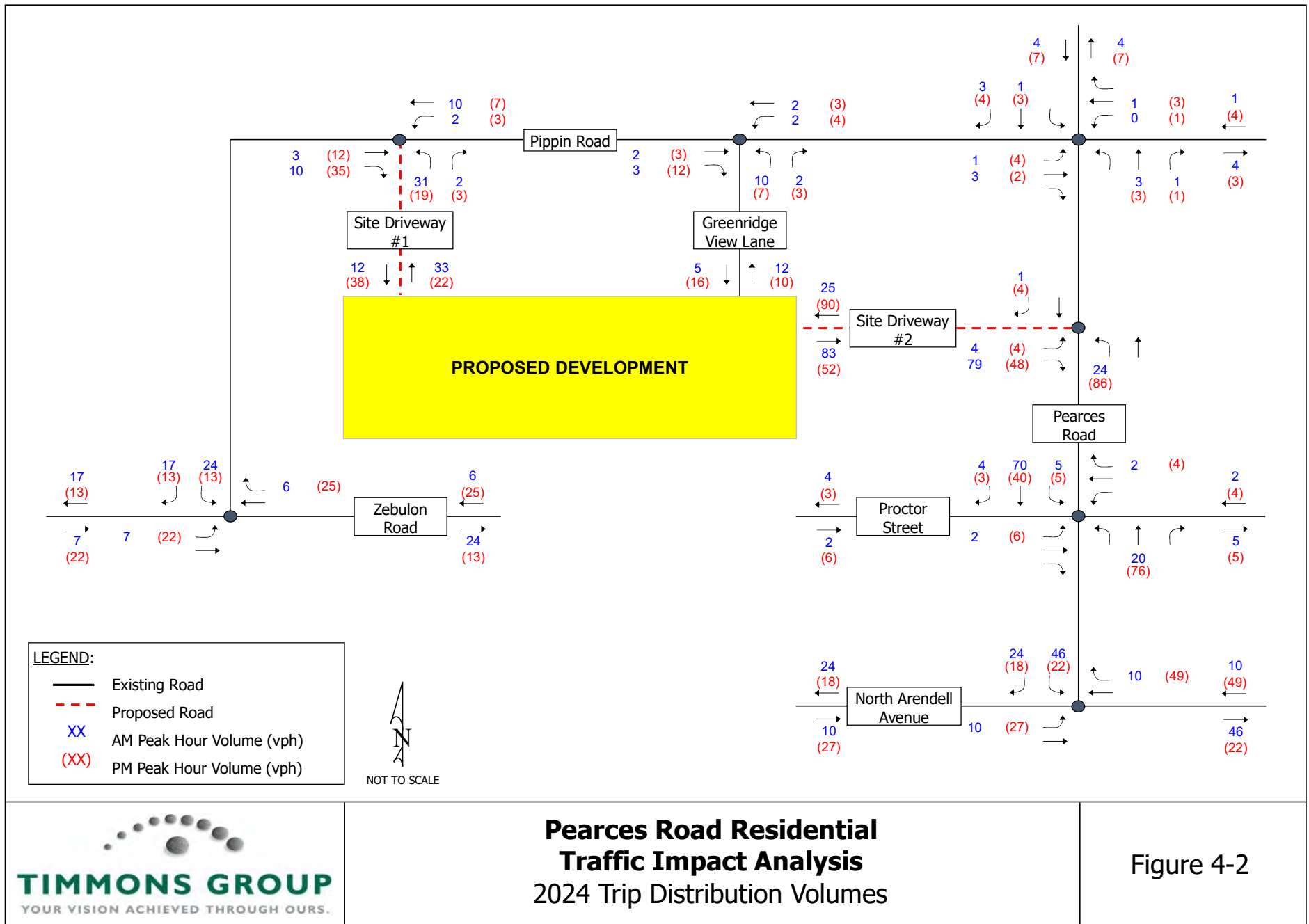
Conservation Subdivision
 Development Areas Map

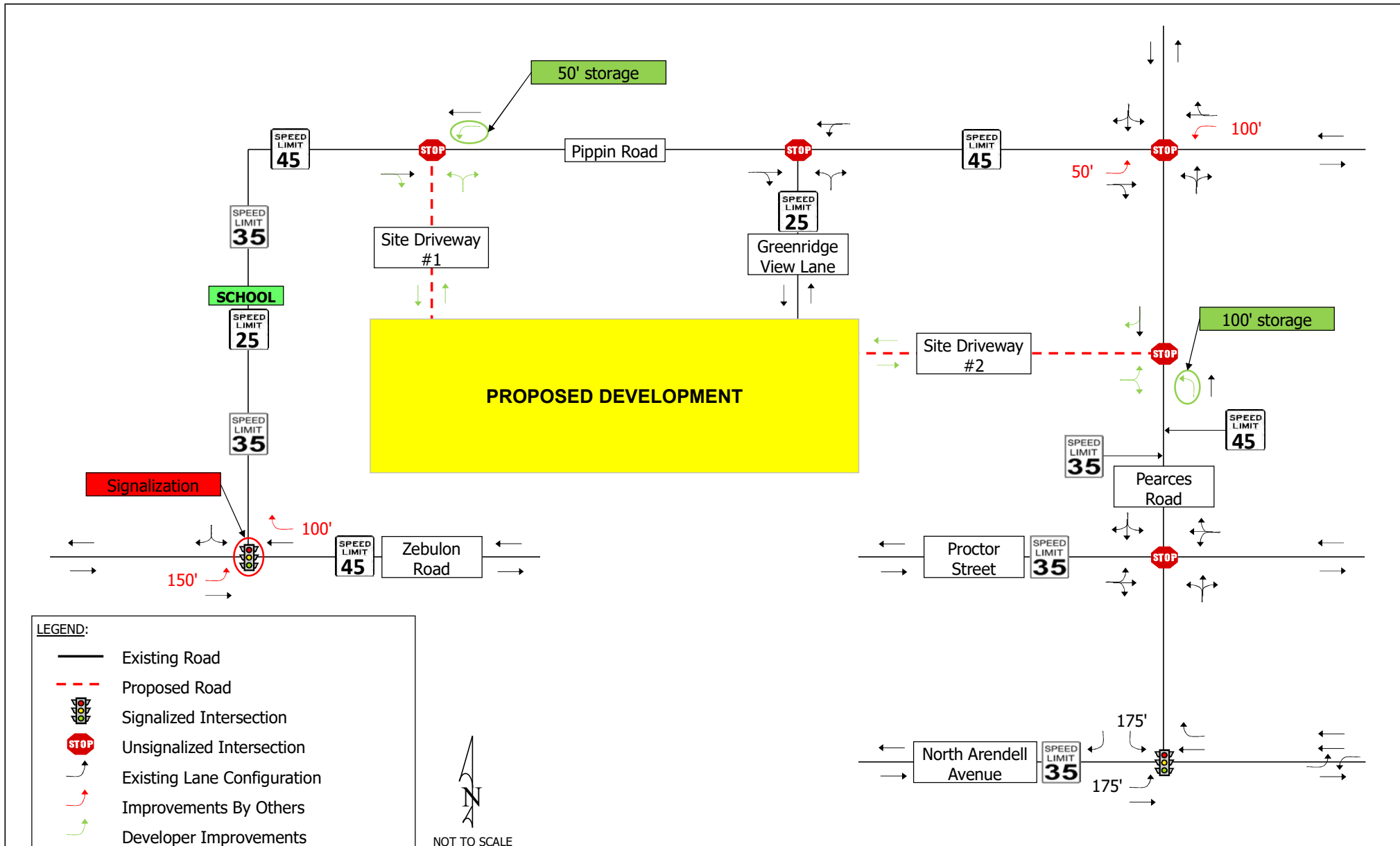
Date
 July 2, 2020

Scale
 1" = 200'

Sheet

1 of 1





TRAFFIC IMPACT
ANALYSIS
FOR
ZEBULON DOMINO'S
LOCATED IN
ZEBULON, NORTH CAROLINA

Prepared For:
Rivers & Associates, Inc.
353 E Six Forks Road
Suite 230
Raleigh, NC

Prepared By:
DRMP, Inc.
License #F-1524

SITE DATA TABLE	
PROPERTY INFORMATION / SITE ADDRESSES -	NC PIN - 27-0600-6772 ADDRESS - 1000 HENDRICKS DR ZEBULON, WAKE COUNTY, NORTH CAROLINA 27597 LITTLE RIVER (PER IMAPS)
TOWNSHIP -	JTSJ INC.
OWNER/ DEVELOPER -	9107 S TRYON ST STE, F, CHARLOTTE, NC 28273
SITE AREA -	0.913 AC (PER SURVEY)
LAND USE -	EXISTING - VACANT / STORMWATER CONTROL MEASURE PROPOSED - RESTAURANT WALK-UP ONLY
ZONING -	HC-HEAVY COMMERCIAL
STREET -	30'
SETBACKS -	SIDE - 0', 9' IF PROVIDED REAR - 0'
BUFFERS -	15' STREETSCAPE BUFFER ALONG HENDRICKS DR & JONES ST 10' TYPE 'W' PERIMETER BUFFER ALONG ADJACENT PROPERTIES
BUILDING DATA -	PROPOSED BUILDING FOOTPRINT = +/- 1,632 SF 1 SPACE / EMPLOYEE ON LARGEST SHIFT 1 SPACE / OUTDOOR SEATING LOCATION 11 EMPLOYEES + 2 OUTDOOR SEATING LOCATIONS = 13 PARKING SPACES REQUIRED PROVIDED - 13 PARKING SPACES, INCL. 2 VAN ACCESSIBLE HANDICAP SPACES.
PARKING -	MINIMUM DIMENSIONS: 10' X 20' 1 SPACE / 20 OFF-STREET AUTO PARKING SPACES 20 SPACES ON SITE, NO BICYCLE PARKING REQUIRED
BICYCLE PARKING -	REQUIRED -
IMPERVIOUS SURFACE -	EXISTING - N/A
AREA	PROPOSED - ASPHALT PAVEMENT - +/-12,848 SF (INCLUDES C + G) CONCRETE - +/- 2,231 SF BUILDING - +/- 1,632 SF TOTAL - +/-16,771 SF (+/- 0.385 AC) PROPOSED IMPERVIOUS PERCENTAGE - +/- 42.17%

GENERAL NOTES:

- ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY RIVERS & ASSOCIATES, INC., THE CURRENT REQUIREMENTS OF THE TOWN OF ZEBULON, THE APPLICABLE SECTIONS OF THE NCDOT STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION, AND ALL OTHER PERTINENT FEDERAL, STATE AND LOCAL LAWS, ORDINANCES, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-54), FEDERAL REGISTER, CHAPTER XVI, PART 1508 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
- THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-54), FEDERAL REGISTER, CHAPTER XVI, PART 1508 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
- BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY N.C. ONE CALL AT 1-800-652-4949. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
- CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT PRIOR TO INITIATION OF ANY EARTHWORK ACTIVITY.
- CONTRACTOR SHALL NOTIFY PUBLIC WORKS STREET MAINTENANCE DIVISION 48 HOURS PRIOR TO MAKING CONNECTIONS TO EXISTING STORM DRAINS LOCATED WITHIN PUBLIC STORM DRAINAGE EASEMENTS OR ROW.
- REFER TO C1.02 FOR SURVEY CONTROL INFORMATION.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
- PER FEMA FIRM MAP 372046000L DATED 7/7/14, THIS PROJECT IS IN ZONE X AND THEREFORE THERE IS NO REGULATORY FLOODPLAIN LOCATED ON THIS PROPERTY.
- BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, MATERIALS AND SURFACES, INCLUDING BUT NOT LIMITED TO PRINCIPLE AND ACCESSORY STRUCTURES AND ADDITIONS AND APPURTENANCES THERETO, SIGNAGE, FENCES, WALLS, MECHANICAL EQUIPMENT, CANOPIES, ANTENNAS, MASTS, DEBRIS, SOLID WASTE COLLECTION CONTAINERS, MAIL RECEPTACLES, AND IMPERVIOUS SURFACES SHALL NOT ENCROACH WITHIN ANY DEDICATED EASEMENT WITHOUT PRIOR APPROVAL OF TOWN OF ZEBULON & THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- SOIL EROSION AND SEDIMENTATION CONTROL PLAN IS NOT APPLICABLE, THE SITE DISTURBANCE IS LESS THAN ONE ACRE.
- WETLANDS ARE VALUABLE NATURAL RESOURCES THAT PROVIDE IMPORTANT ECOLOGICAL FUNCTIONS. BE ADVISED THAT ACTIVITIES IN WETLANDS ARE REGULATED BY THE FEDERAL GOVERNMENT UNDER SECTION 404 OF THE CLEAN WATER ACT. JURISDICTIONAL WETLANDS MAY INCLUDE THE PINE-SPRUE POCCONS THAT ARE COMMON IN THIS REGION. IF ANY PRIVATE LAND OWNER, DEVELOPER, CORPORATION, OR OTHER PERSON PROPOSES TO UNDERTAKE CONSTRUCTION/FILLING ACTIVITIES IN OR NEAR A LAKE, STREAM, CREEK, TRIBUTARY OR ANY UNNAMED BODY OF WATER INCLUDING ITS ADJACENT WETLANDS, FEDERAL PERMIT AUTHORIZATION MAY BE REQUIRED FROM THE U.S. ARMY CORPS OF ENGINEERS PRIOR TO COMMENCEMENT OF SUCH LAND-DISTURBING ACTIVITIES. PLEASE CONTACT MS. TRACY WHEELER, TELEPHONE (252) 975-1616 FOR A WETLAND DETERMINATION AND INFORMATION REGARDING SPECIFIC PERMIT REQUIREMENTS, WETLAND DETERMINATION PENDING, BY OTHERS.
- APPROVAL OF SITE PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNS. SEPARATE SIGN PERMITS ARE REQUIRED.
- ALL SLOPES SHALL BE 3:1 (HORIZONTAL:VERTICAL) MAXIMUM UNLESS NOTED OTHERWISE.
- ALL AREAS NOT PAVED SHALL BE TOPSOILED, SEEDED, MULCHED OR LANDSCAPED/SODDED UNLESS OTHERWISE NOTED IN THE CONSTRUCTION DRAWINGS, SITE SPECIFICATIONS OR INSTRUCTED BY THE OWNER.
- ALL REQUIRED IMPROVEMENTS SHALL COMPLY WITH THE TOWN OF ZEBULON ZONING ORDINANCE.
- REFUSE COLLECTION SHALL BE PROVIDED BY PRIVATE CONTRACTOR.
- CONSTRUCTION OF ROADWAY EXTENSION BY OTHERS.

STORMWATER MANAGEMENT NOTES:

- EXISTING STORMWATER MANAGEMENT DETENTION BASIN
A. ON-SITE ALLOWABLE IMPERVIOUS SURFACE AREA = 1.89 AC = 82,328 SF
B. SONIC IMPERVIOUS SURFACE AREA = 0.84 AC = 36,988 SF
C. CAPITAL BANK IMPERVIOUS SURFACE AREA = 0.96 AC = 41,984 SF
- ALLOWABLE IMPERVIOUS SURFACE AREA FOR SITE = 0.48 AC = 21,344 SF
- PROPOSED IMPERVIOUS SURFACE AREA FOR SITE = 0.46 AC = 19,771 SF
- ALLOWABLE FUTURE IMPERVIOUS AREA = 21,344 SF - 19,771 SF = 1,573 SF

NOTE:

- PAVEMENT MARKINGS WITHIN SITE CAN BE PAINTED. PAVEMENT MARKINGS WITHIN RIGHT OF WAY SHALL BE THERMOPLASTIC AND SHALL BE INSTALLED IN ACCORDANCE WITH NCDOT STANDARDS AND SPECIFICATIONS.
- EXISTING ON-SITE FIBER OPTIC LINES TO BE REROUTED BY CONTRACTOR.

HC RAMPS:

- ALL HC RAMPS TO BE FIELD ADJUSTED WITH INPUT FROM THE TOWN OF ZEBULON FIELD INSPECTOR PRIOR TO INSTALLATION.
- POWER POLES WHICH CONFLICT WITH FIELD LOCATED HC RAMPS ARE TO BE RELOCATED BY APPROPRIATE UTILITY COMPANY.

NC License: F-5534

Rivers

Engineers
Surveyors
Landscape Architects

615.888.8888
riversandassociates.com

Six Forks Place III Ste. 230
Raleigh, NC 27609
919.594.1826

REVISIONS:

DATE	BY	DESCRIPTION
08/28/24		CONSTRUCTION DRAWING SUBMITTAL #5
05/22/24		CONSTRUCTION DRAWING SUBMITTAL #4
01/19/24		CONSTRUCTION DRAWING SUBMITTAL #3
12/07/23		CONSTRUCTION DRAWING SUBMITTAL #2
11/07/23		TRC REVIEW PLAN
06/07/23		CONSTRUCTION DRAWING SUBMITTAL #1
	NO	

CONSTRUCTION DRAWINGS

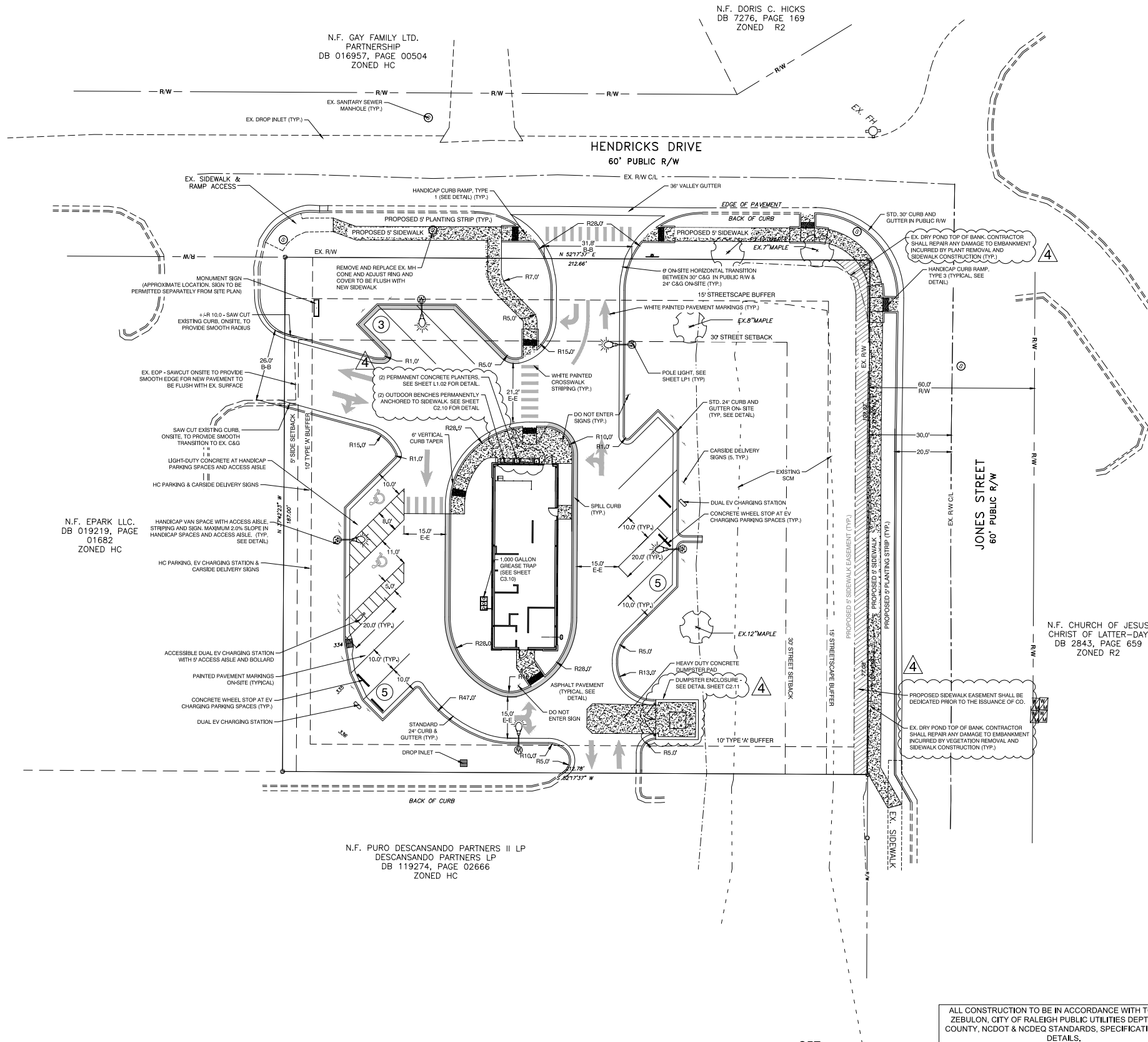
DOMINO'S ZEBULON

TOWN OF ZEBULON - WAKE COUNTY - NORTH CAROLINA

SITE PLAN

DATE:	
DESIGNED BY:	SF/MS
DRAWN BY:	SF/MS
CHECKED BY:	JSJ/PRM
PROJECT No.	2023018
DRAWING No.	W-4081
SCALE:	AS SHOWN
SHEET No.	

C2.01



ALL CONSTRUCTION TO BE IN ACCORDANCE WITH TOWN OF ZEBULON, CITY OF RALEIGH PUBLIC UTILITIES DEPT., WAKE COUNTY, NCDOT & NCEQ STANDARDS, SPECIFICATIONS AND DETAILS.

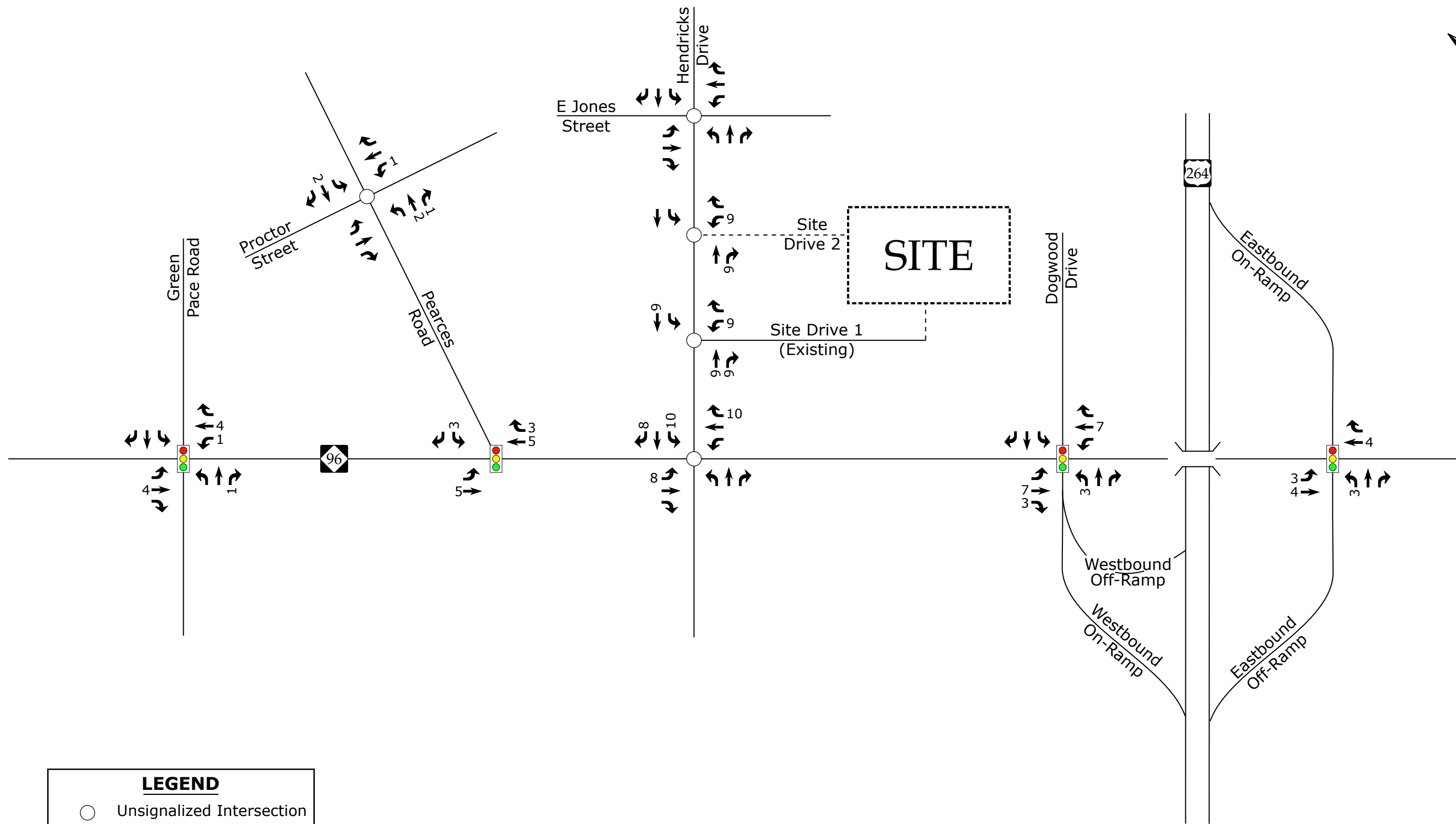
811

CALL BEFORE YOU DIG!
WWW.NC811.ORG
N.C. ONE-CALL CENTER
IT'S THE LAW!

North (North 2011)

20' 0 10' 20'

SCALE 1 inch = 20 ft



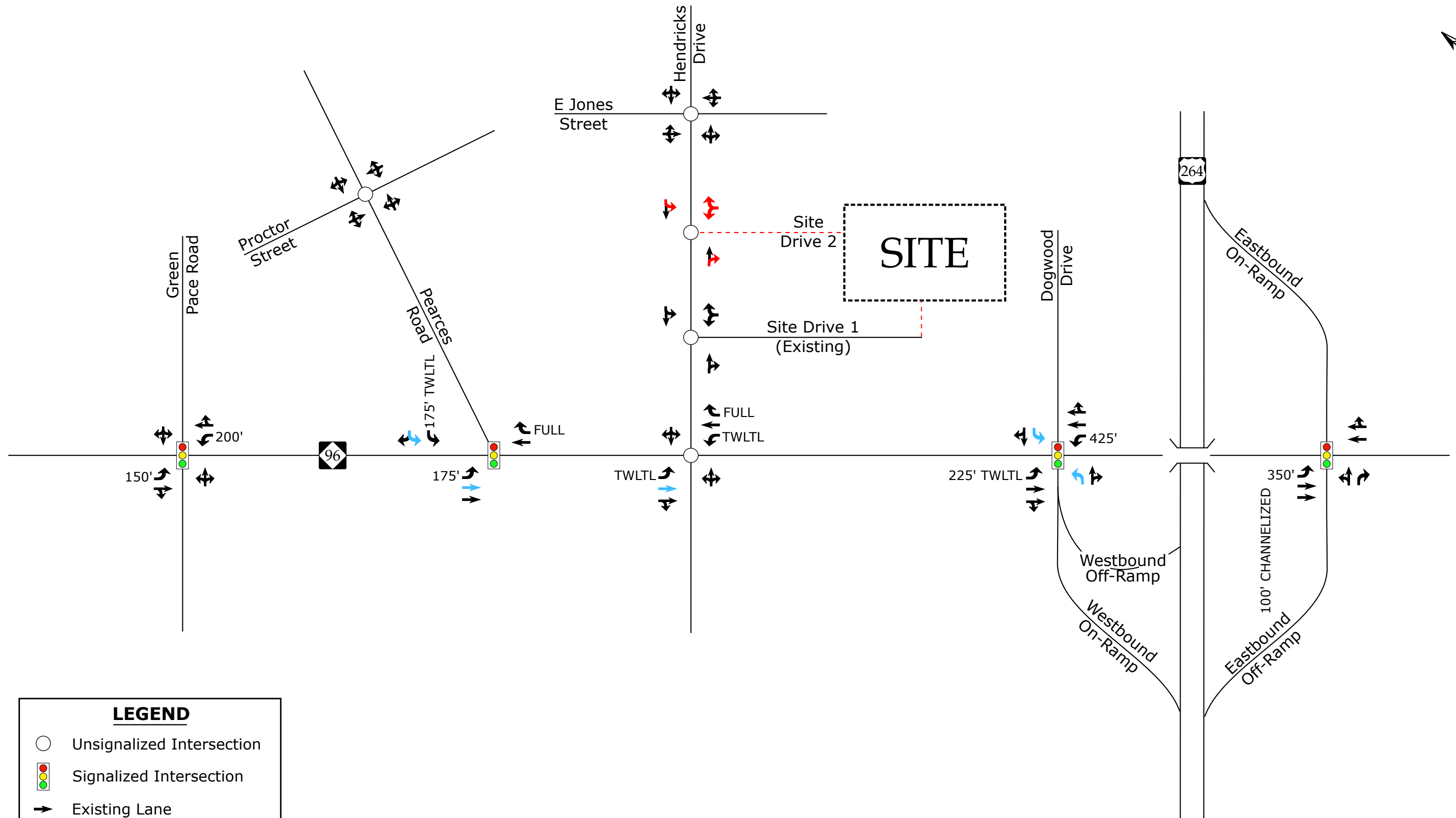
LEGEND

Unsignalized Intersection

Signalized Intersection

Weekday PM Peak
Hour Site Trips

	Zebulon Domino's Zebulon, NC	Site Trip Assignment	
		Scale: Not to Scale	Figure 7



LEGEND

- Unsignalized Intersection
- ⬆️⬆️⬆️ Signalized Intersection
- ➡️ Existing Lane
- ➡️ Improvement by Developer
- ➡️ NCDOT Improvement
- x' Storage (In Feet)

	Zebulon Domino's Zebulon, NC	Recommended Lane Configurations	
		Scale: Not to Scale	Figure 11



RAMEY KEMP & ASSOCIATES, INC.
5808 Faringdon Place, Suite 100
Raleigh, NC 27609
Phone: 919-872-5115
www.rameykemp.com

July 25, 2019

Mr. Meade Bradshaw
Assistant Planning Director
Town of Zebulon
1003 N. Arendell Avenue
Zebulon, NC 27597
Phone: (919) 269-7455
Email: mbradshaw@townofzebulon.org

Subject: Traffic Study
Weaver's Ridge – Zebulon, North Carolina

Dear Mr. Bradshaw:

This letter provides the findings of the traffic study prepared by Ramey Kemp & Associates, Inc. (RKA) for the proposed Weaver's Ridge development located east of Zebulon Road (NC 96) across from Glory Road in Zebulon, North Carolina. The purpose of the study is to determine how traffic generated by the proposed development is expected to impact surrounding roadways and intersections.

The proposed residential development is assumed to consist of 124 townhomes and 58 single-family homes. Refer to Figure 1 for the site location map. Site access will be provided via one (1) full movement site driveway along Zebulon Road (NC 96) across from Glory Road and a connection to the Weaver's Pond Development via Golden Plum Lane.

Refer to Figure 2 for the preliminary site plan of the proposed development and Figure 3 for an illustration of the existing lane configurations within the study area.

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

- Existing (2019) Traffic Conditions
- Background (2024 +1) Traffic Conditions
- Combined (2024 +1) Traffic Conditions
- Combined (2024 +1) Traffic Conditions with Improvements

Existing (2019) Peak Hour Conditions

Through coordination with the Town of Zebulon (Town) and the North Carolina Department of Transportation (NCDOT), existing peak hour traffic volumes were determined based on previous and current traffic studies conducted within the study area. The counts from the Weaver's Pond Development were conducted by Ramey Kemp & Associates, Inc. in August of 2017 and projected to the year 2019 for the existing (2019) volumes for the following intersections:

- Zebulon Road (NC 96) and Pippin Road
- Pippin Road and Pearces Road

Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersections listed below, in April of 2019 by Ramey Kemp & Associates, Inc. during a typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods:

- Zebulon Road (NC 96) and Glory Road

The volumes conducted in 2017 were grown to the year 2019 using an annual 3% growth rate and then the volumes were balanced along Zebulon Road (NC 96) to account for any variance associated with the different count dates. Volumes were not balanced along Pippin Road due to the reasonable imbalance in comparison to the land uses between the intersections along Pippin Road. Refer to Figure 4 for existing weekday AM and PM peak hour traffic volumes. A copy of the count data is attached to this report. Through coordination with the Town and the NCDOT, it was determined that an annual growth rate of 3% would be used to generate projected traffic volumes. Refer to Figure 5 for projected (2025) traffic. It should be noted that the balanced existing (2019) traffic is not re-balanced after the growth rate is applied for the projected (2025) traffic volumes, which can result in minor (1 vehicle) imbalances due to rounding.

Adjacent Developments

Through coordination with the Town, the following residential developments were identified to be included as an adjacent development in this study:

- Weaver's Pond
- Taryn Lake & Taryn Creek

Adjacent development trips are shown in Figure 6. Refer to the appendix in the attachments for the adjacent development information.

Background (2025) Peak Hour Conditions

Background traffic is comprised of existing traffic growth within the study area and additional traffic created as a result of adjacent approved developments. The background (2025) traffic volumes were determined by projecting the existing (2019) peak hour traffic to the year 2025 and adding the adjacent development trips. Refer to Figure 7 for background (2025) peak hour traffic.

Future Roadway Improvements

The Weaver's Pond development has committed to improvements at the intersection of Zebulon Road (NC 96) and Pippin Road. The improvements are expected to consist of a northbound right-turn lane with at least 100 feet of storage and appropriate decel and taper, a southbound left-turn lane with at least 150 feet of storage and appropriate decel and taper, and signalization of the intersection.

Trip Generation

The proposed development is assumed to consist of 124 townhomes and 58 single-family homes. 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*, 10th Edition. Refer to Table 1 for a detailed breakdown of the proposed site trip generation.

Table 1: Trip Generation Summary

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	AM Peak Hour Trips (vph)		PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Single-Family Detached Housing (210)	58 units	630	11	35	38	22
Multifamily Housing (Low-Rise) (Townhomes) (220)	124 units	900	14	45	45	27
Total Trips		1,530	25	80	83	49

It is estimated that the proposed development will generate approximately 1,530 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 105 trips (25 entering and 80 exiting) will occur during the weekday AM peak hour and 132 trips (83 entering and 49 exiting) will occur during the weekday PM peak hour.

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. All trip distributions were approved by the Town and NCDOT during the scoping process. It is estimated that trips will be regionally distributed as follows:

- 20% to/from the north via Pearces Road
- 5% to/from the south via Pearces Road
- 50% to/from the south via Zebulon Road (NC 96)
- 25% to/from the north via Zebulon Road (NC 96)

It should be noted that based on engineering judgement it was determined that 100% of site trips will exit the site using the full movement site driveway located along Zebulon Road (NC 96). The site trip distribution is shown in Figure 8. Refer to Figure 9 for the site trip assignment.

It is not expected that the traffic from the proposed development will utilize the Weaver's Pond access; however, it is expected that a portion of the Weaver's Pond development will utilize the new site drive along Zebulon Road (NC 96). Based on coordination with the NCDOT and Town, Phases 3A and 5 of the Weaver's Pond Master Plan are proposed to be rerouted from the Weaver's Pond access on Pippin Road to the new Zebulon Road (NC 96) site drive aligned with Glory Road. Phases 3A and 5 include 137 homes combined, or approximately 19% of the total homes in the Weaver's Pond development. 19% of the Weaver's Pond site trips were rerouted from Pippin Road to the proposed site drive. Figure 10 illustrates the anticipated rerouted Weaver's Pond development site trips through the proposed Weaver's Ridge site.

Combined (2025) Peak Hour Conditions

To estimate traffic conditions with the site fully built-out, the total site trips were added to the background (2025) traffic volumes to determine the combined (2025) traffic volumes. Refer to Figure 11 for an illustration of the combined (2025) peak hour traffic volumes with the proposed site fully developed.

Capacity Analysis

The existing (2019), background (2025), and combined (2025) 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. The results of the analysis are presented in the following section of this report.

Zebulon Road (NC 96) and Pippin Road

The existing intersection of Zebulon Road (NC 96) and Pippin Road was analyzed under existing (2019), background (2025), and combined (2025) traffic conditions with the lane configurations and traffic control shown in Table 2. It should be noted that this intersection was analyzed as a signalized intersection for the background (2025) and combined (2025) scenarios. Refer to Table 2 for a summary of the analysis results. The Synchro capacity analysis reports are included in the attached appendix.

Table 2: Analysis Summary of Zebulon Road (NC 96) and 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)
Existing (2019) Conditions	WB NB SB	1 LT-RT 1 TH-RT 1 LT-TH	C ² -- A ¹	N/A	D ² -- A ¹	N/A
Background (2025) Conditions - Signalized	WB NB SB	1 LT-RT 1 TH, <u>1 RT</u> <u>1 LT</u> , 1TH	C C B	C (22)	D C C	C (23)
Combined (2025) Conditions - Signalized	WB NB SB	1 LT-RT 1 TH, <u>1 RT</u> <u>1 LT</u> , 1TH	C C B	C (21)	D C C	C (26)

Improvements by Weaver's Pond shown underlined.

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

Capacity analysis of existing (2019) traffic conditions indicates the minor-street approach at Zebulon Road (NC 96) and Pippin Road operates at LOS C during the weekday AM peak hour and LOS D during the weekday PM peak hour. The Weaver's Pond development is committed to constructing a northbound right-turn lane, a southbound left-turn lane and installing a signal at this intersection. These improvements were analyzed under future (2025) traffic conditions. Because signal plans and timings have not yet been finalized, the signal timings were optimized under background (2025) traffic conditions and the same timings were used to analyze combined (2025) traffic conditions. Under background (2025) and combined (2025) traffic conditions, the intersection is expected to operate at an overall LOS C or better.

It is anticipated that the improvements associated with the Weaver's Pond development will accommodate the proposed site traffic at this intersection.

Pippin Road and Pearces Road

The existing unsignalized intersection of Pippin Road and Pearces Road was analyzed under existing (2019), background (2025), and combined (2025) traffic conditions with the lane configurations and traffic control shown in Table 3. Refer to Table 3 for a summary of the analysis results. The Synchro capacity analysis reports are included in the attached appendix.

Table 3: Analysis Summary of Pippin Road and Pearces 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)
Existing (2019) Conditions	EB	1 LT-TH-RT	B ²	N/A	B ²	N/A
	WB	1 LT-TH-RT	B ²		B ²	
	NB	1 LT-TH-RT	A ¹		A ¹	
	SB	1 LT-TH-RT	A ¹		A ¹	
Background (2025) Conditions	EB	1 LT-TH-RT	C ²	N/A	C ²	N/A
	WB	1 LT-TH-RT	C ²		C ²	
	NB	1 LT-TH-RT	A ¹		A ¹	
	SB	1 LT-TH-RT	A ¹		A ¹	
Combined (2025) Conditions	EB	1 LT-TH-RT	C ²	N/A	C ²	N/A
	WB	1 LT-TH-RT	C ²		C ²	
	NB	1 LT-TH-RT	A ¹		A ¹	
	SB	1 LT-TH-RT	A ¹		A ¹	

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

Capacity analysis of existing (2019), background (2025), and combined (2025) traffic conditions indicates the minor-street approaches and major-street left-turn movements at Pippin Road and Pearces Road are expected to operate at LOS C or better during both the weekday AM and PM peak hours.

Zebulon Road (NC 96) and Glory Road/Site Drive

The existing unsignalized intersection of Zebulon Road and Glory Road/Site Drive was analyzed under existing (2019), background (2025), and combined (2025) traffic conditions with the lane configurations and traffic control shown in Table 4. Refer to Table 4 for a summary of the analysis results. The Synchro capacity analysis reports are included in the attached appendix.

Table 4: Analysis Summary of Zebulon Road (NC 96) and Glory Road/Site Drive

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)
Existing (2019) Conditions	EB NB SB	1 LT-RT 1 LT-TH 1 TH-RT	C ² A ¹ --	N/A	B ² A ¹ --	N/A
Background (2025) Conditions	EB NB SB	1 LT-RT 1 LT-TH 1 TH-RT	C ² A ¹ --	N/A	C ² A ¹ --	N/A
Combined (2025) Conditions	EB WB NB SB	1 LT-TH-RT 1 LT, 1 TH-RT 1 LT-TH, 1 RT 1 LT-TH-RT	D ² F ² A ¹ A ¹	N/A	E ² F ² A ¹ A ¹	N/A
Combined (2025) Conditions – Signalized to meet UDO	EB WB NB SB	1 LT-TH-RT 1 LT, 1 TH-RT 1 LT-TH, 1 RT 1 LT, 1 TH-RT	D D B B	B (17)	D D A B	B (11)

Improvements by Developer shown in **bold**.

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

Capacity analysis of existing (2019) and background (2025) traffic conditions indicates the minor-street approach and major-street left-turn movement at Pippin Road and Glory Road are expected to operate at LOS C or better during both the weekday AM and PM peak hours. Under combined (2025) traffic conditions, the proposed development is expected to add a 4th leg to the intersection. With the addition of the 4th leg, the eastbound minor-street approach is expected to operate at LOS D during the weekday AM peak hour and LOS E during the weekday PM peak hour, and the new westbound approach is expected to operate at LOS F during both the weekday AM and PM peak hours.

Right and left-turn lanes were analyzed and recommended per the NCDOT *Policy on Street and Driveway Access to North Carolina Highways* (Driveway Manual). A southbound left-turn lane with 50 feet of storage and appropriate decel and taper is recommended, as well as a northbound right-turn lane with 100 feet of storage and appropriate decel and taper.

Per the Town's UDO, if a site access operates at LOS D or worse, additional site access points may need to be considered. It should be noted that the proposed Weaver's Ridge development is expected to have connectivity to the Weaver's Pond development, which has two site access points along Pippin Road. Drivers will likely use an alternative site access if they experience significant delay at the more convenient site access.

In order to meet the Town's UDO, improvements must be identified to improve the intersection to an acceptable level-of-service. Signalization and/or additional capacity along Zebulon Road (NC 96) would be necessary for significant improvement at the intersection. A traffic signal was considered at this intersection, and combined (2025) traffic volumes were analyzed utilizing the criteria contained in the *Manual on Uniform Traffic Control Devices* (MUTCD). A traffic signal was warranted during both weekday peak hours under combined (2025) traffic conditions; however, due to the high volume of residential development, which typically generates trips during two peak hours each day, it is anticipated that a 4- or 8-hour signal warrant would not be met.

A traffic signal was analyzed at the intersection to meet the Town's UDO requirements. With a signal, the intersection is expected to operate at LOS B with all approaches operating at LOS D or better.

Conclusions

This traffic study was conducted to determine the potential traffic impacts for the proposed Weaver's Ridge residential development located east of Zebulon Road (NC 96) across from Glory Road in Zebulon, North Carolina.

The proposed residential development is assumed to consist of 124 townhomes and 58 single-family homes. The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- Existing (2019) Traffic Conditions
- Background (2025) Traffic Conditions
- Combined (2025) Traffic Conditions
- Combined (2025) Traffic Conditions with Improvements

It is estimated that the proposed development will generate approximately 1,530 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 105 trips (25 entering and 80 exiting) will occur during the weekday AM peak hour and 132 trips (83 entering and 49 exiting) will occur during the weekday PM peak hour.

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.

Committed Improvements by Weaver's Pond

Zebulon Road (NC 96) and Pippin Road

- Provide designated northbound right-turn lane with at least 100 feet of storage and appropriate decel and taper.
- Provide designated southbound left-turn lane with at least 150 feet of storage and appropriate decel and taper.
- Install traffic signal at intersection when warranted.

Recommended Improvements by Developer

Zebulon Road (NC 96) and Glory Road / Site Drive 1

- Provide site access via westbound approach with one ingress lane and two egress lanes striped as one left-turn lane and one shared through/right-turn lane.
- Provide designated northbound right-turn lane with at least 100 feet of storage and appropriate decel and taper.
- Provide designated southbound left-turn lane with at least 50 feet of storage and appropriate decel and taper.
- Monitor intersection for signalization.

If you should have any questions, please feel free to contact me at (919) 872-5115.

Sincerely,



Joshua Reinke, P.E.
Transportation Engineer
Ramey Kemp & Associates, Inc.

NC Corporate License # C-0910

Attachments: Appendix



N/T
PIN 1796-46-1489

N/T
PIN 1796-46-1489

N/T
PIN 1796-46-1489

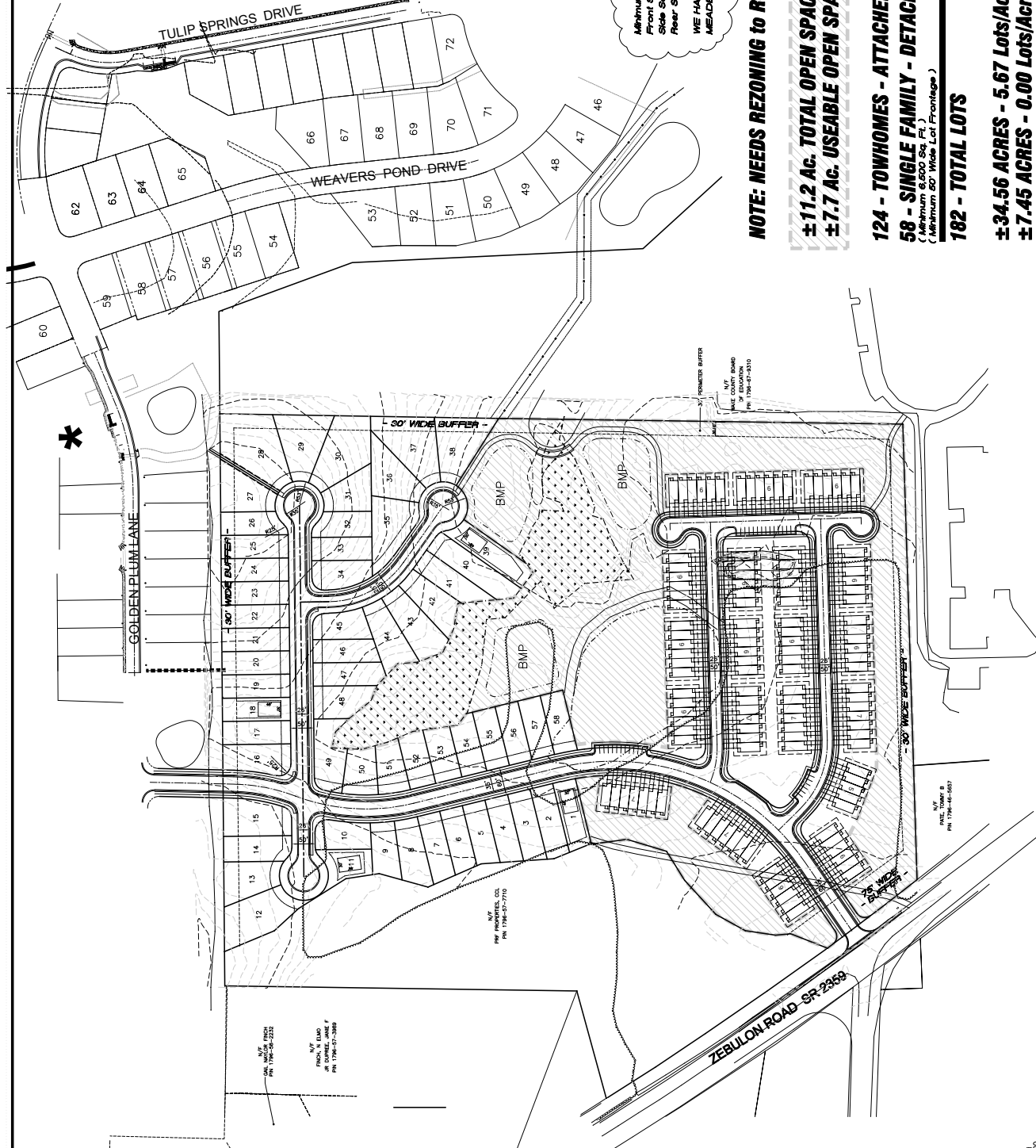
N/T
PIN 1796-46-1489

N/T
PIN 1796-46-1489

ZEBULON ROAD SR 2369

SCALE: 1" = 100'
0 100 200 250 300

MAY BE USED IN A PERSONAL REPORT, BUT IT IS THE USER'S RESPONSIBILITY TO OBTAIN NECESSARY PERMITS.



Minimum Lot Width = 49'
Front Setback = 20'
Side Setback = 6.5'
Rear Setback = 17'
WE HAVE EMAILED
NEDE FOR CONFIRMATION

NOTE: NEEDS REZONING TO R-10

**±11.2 AC. TOTAL OPEN SPACE
±7.7 AC. USEABLE OPEN SPACE**

**124 - TOWHOMES - ATTACHED
58 - SINGLE FAMILY - DETACHED
(Minimum 6,000 Sq. Ft.)
(Minimum 50' Wide Lot Frontage)
182 - TOTAL LOTS**

**±34.56 ACRES - 5.67 Lots/Acre
±7.45 ACRES - 0.00 Lots/Acre**

STOCKS ENGINEERING
801 EAST WASHINGTON STREET
NASHVILLE, TN 37203
PHONE: (615) 439-8198
WWW.STOCKSENGINEERING.COM

**WEAVERS RIDGE - PRELIMINARY TOPO
ZEBULON, WAKE COUNTY, NORTH CAROLINA**



DATE	12/1/2019
BY	W. J. JONES
FOR	STOCKS ENGINEERING
PROJECT	WEAVERS RIDGE
SCALE	1" = 100'
SHEET	1 OF 1

TOP



LEGEND

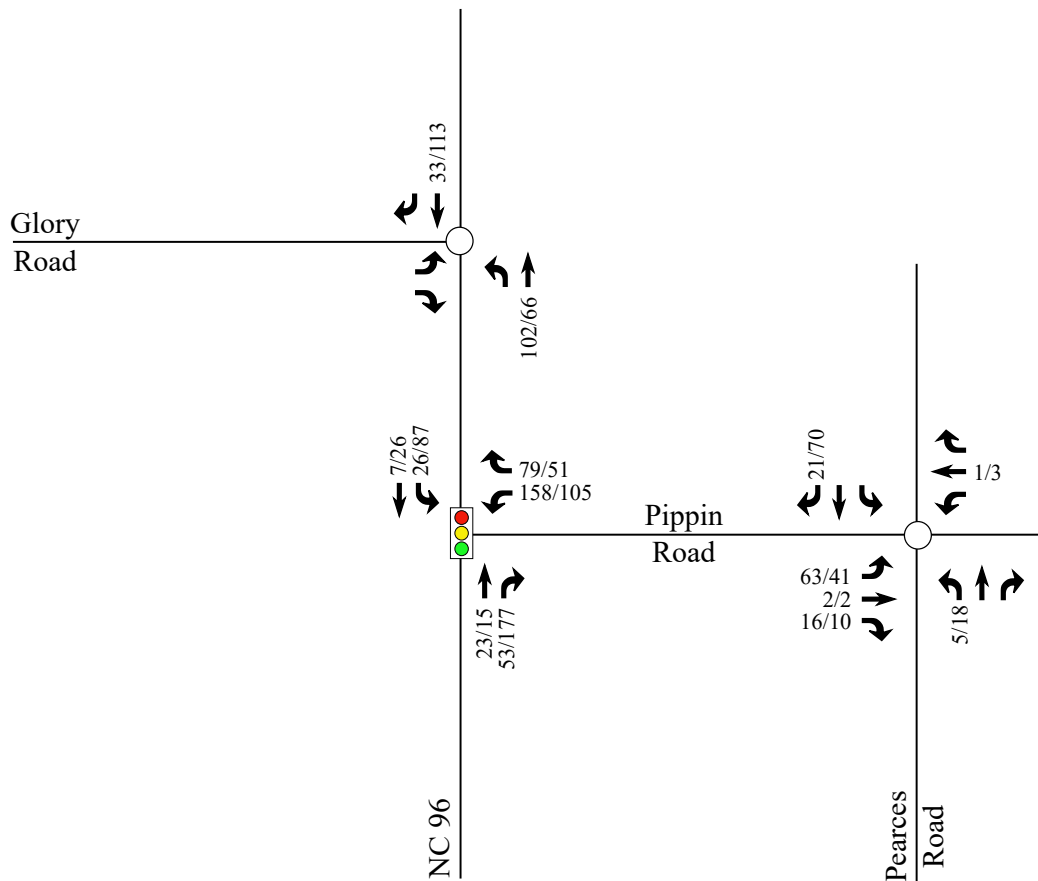


Unsignalized Intersection



Signalized Intersection

X / Y ➔ Weekday AM / PM Peak Hour
Adjacent Development Trips



Weaver's Ridge
Zebulon, NC

Peak Hour Adjacent
Development Trips

Scale: Not to Scale

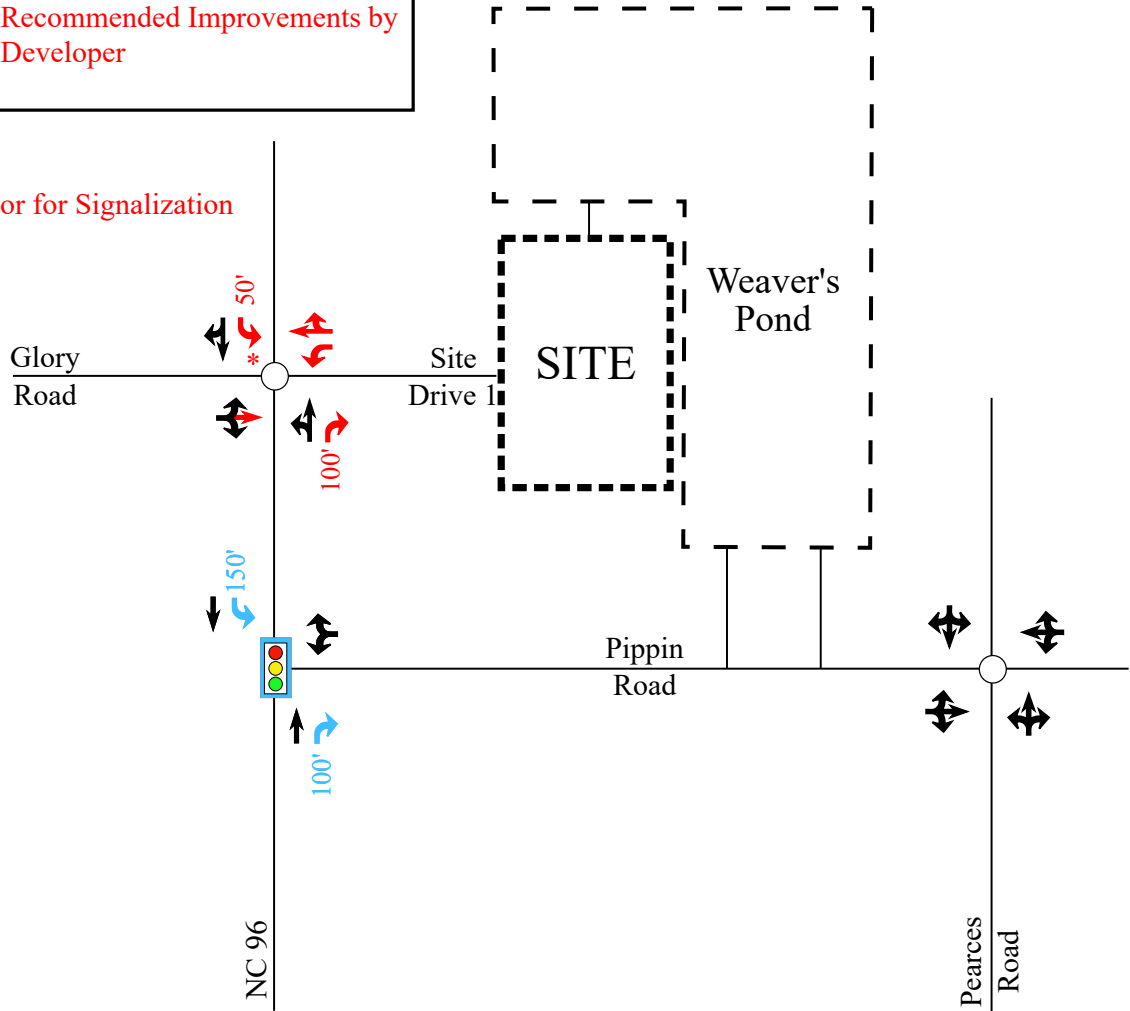
Figure 6

LEGEND

- Unsignalized Intersection
- ◫ Signalized Intersection
- ➡ Existing Lane
- ➡ Improvements Committed to by Weaver's Pond
- ➡ Recommended Improvements by Developer



* Monitor for Signalization



Weaver's Ridge
Zebulon, NC

Recommended Lane
Configuration

Scale: Not to Scale

Figure 12

Appendix E:

Intersection Spreadsheets

INTERSECTION VOLUME DEVELOPMENT

INTERSECTION #1
NC 96 at -/Pearces Road

AM PEAK HOUR

	Northbound				Pearces Road Southbound				NC 96 Eastbound				NC 96 Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2025 Traffic Volumes	0	0	0	0	0	413	0	46	0	45	589	0	0	0	690	228
Count Balancing																
Pedestrians	0				0				0				0			
Conflicting Pedestrians		0		0		0		0		0		0		0		0
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Conflicting Bicycles				0				0				0				0
Heavy Vehicles	0	0	0	0	0	14	0	2	0	2	49	0	0	0	70	20
Heavy Vehicle %	2%	2%	2%	2%	2%	3%	2%	4%	2%	4%	8%	2%	2%	2%	10%	9%
Peak Hour Factor	0.96				0.96				0.96				0.96			
Adjustment Factor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Adjusted 2025 Volumes	0	0	0	0	0	413	0	46	0	45	589	0	0	0	690	228
Annual Growth Rate	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
Growth Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
Background Growth	0	0	0	0	0	21	0	2	0	2	30	0	0	0	35	12
New Road Adjustment																
7-Eleven	0	0	0	0	0	8	0	0	0	0	8	0	0	0	8	8
Clifton Grove (Pearces Road Residential)	0	0	0	0	0	46	0	24	0	10	0	0	0	0	0	10
Zebulon Domino's	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Weaver's Ridge	0	0	0	0	0	4	0	0	0	0	40	0	0	0	13	1
Total Approved Development Trips	0	0	0	0	0	58	0	24	0	10	48	0	0	0	21	19
2027 No-Build Traffic	0	0	0	0	0	492	0	72	0	57	667	0	0	0	746	259
2027 No-Build Pedestrians	0				0				0				0			
2027 No-Build Conflicting Pedestrians		0		0		0		0		0		0		0		0
2027 No-Build Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2027 No-Build Conflicting Bicycles				0				0				0				0
Trip Distribution IN										30%					20%	30%
Trip Distribution OUT						(50%)										
Balancing Adjustment																
Retail Trips	0	0	0	0	0	4	0	0	0	2	0	0	0	0	2	2
Total Primary Site Trips	0	0	0	0	0	4	0	0	0	2	0	0	0	0	2	2
Pass-By Distribution REDUCTION											-30%				-10%	
Pass-By Distribution IN										30%						10%
Pass-By Distribution OUT						(30%)										
Balancing Adjustment						-1										
Pass-By Trips	0	0	0	0	0	7	0	0	0	7	-7	0	0	0	-2	2
Total Vehicular Project Trips	0	0	0	0	0	11	0	0	0	9	-7	0	0	0	0	4
2027 Build Traffic	0	0	0	0	0	503	0	72	0	66	660	0	0	0	746	263
2027 Build Heavy Vehicle %	2%	2%	2%	2%	2%	3%	2%	3%	2%	3%	8%	2%	2%	2%	10%	8%
2027 Build Pedestrians	0				0				0				0			
2027 Build Conflicting Pedestrians		0		0		0		0		0		0		0		0
2027 Build Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2027 Build Conflicting Bicycles				0				0				0				0

INTERSECTION VOLUME DEVELOPMENT

INTERSECTION #1
NC 96 at -/Pearces Road

PM PEAK HOUR

	Northbound				Pearces Road Southbound				NC 96 Eastbound				NC 96 Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2025 Traffic Volumes	0	0	0	0	0	278	0	30	0	54	683	0	0	0	687	415
Count Balancing																
Pedestrians	0								0				0			
Conflicting Pedestrians		0		0		0		0				0		0		
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Conflicting Bicycles				0				0				0				0
Heavy Vehicles	0	0	0	0	0	12	0	0	0	1	35	0	0	0	26	13
Heavy Vehicle %	2%	2%	2%	2%	2%	4%	2%	2%	2%	2%	5%	2%	2%	2%	4%	3%
Peak Hour Factor	0.98				0.98				0.98				0.98			
Adjustment Factor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Adjusted 2025 Volumes	0	0	0	0	0	278	0	30	0	54	683	0	0	0	687	415
Annual Growth Rate	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
Growth Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
Background Growth	0	0	0	0	0	14	0	2	0	3	35	0	0	0	35	21
New Road Adjustment																
7-Eleven	0	0	0	0	0	8	0	0	0	0	8	0	0	0	8	8
Clifton Grove (Pearces Road Residential)	0	0	0	0	0	22	0	18	0	27	0	0	0	0	0	49
Zebulon Domino's	0	0	0	0	0	3	0	0	0	0	5	0	0	0	5	3
Weaver's Ridge	0	0	0	0	0	2	0	0	0	0	25	0	0	0	41	4
Total Approved Development Trips	0	0	0	0	0	35	0	18	0	27	38	0	0	0	54	64
2027 No-Build Traffic	0	0	0	0	0	327	0	50	0	84	756	0	0	0	776	500
2027 No-Build Pedestrians	0				0				0				0			
2027 No-Build Conflicting Pedestrians		0		0		0		0		0		0		0		0
2027 No-Build Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2027 No-Build Conflicting Bicycles				0				0				0				0
Trip Distribution IN										30%					20%	30%
Trip Distribution OUT						(50%)										
Balancing Adjustment																
Retail Trips	0	0	0	0	0	4	0	0	0	2	0	0	0	0	2	2
Total Primary Site Trips	0	0	0	0	0	4	0	0	0	2	0	0	0	0	2	2
Pass-By Distribution REDUCTION											-30%				-10%	
Pass-By Distribution IN										30%						10%
Pass-By Distribution OUT						(30%)										
Balancing Adjustment																
Pass-By Trips	0	0	0	0	0	7	0	0	0	7	-7	0	0	0	-2	2
Total Vehicular Project Trips	0	0	0	0	0	11	0	0	0	9	-7	0	0	0	0	4
2027 Build Traffic	0	0	0	0	0	338	0	50	0	93	749	0	0	0	776	504
2027 Build Heavy Vehicle %	2%	2%	2%	2%	2%	4%	2%	2%	2%	2%	5%	2%	2%	2%	4%	3%
2027 Build Pedestrians	0				0				0				0			
2027 Build Conflicting Pedestrians		0		0		0		0		0		0		0		0
2027 Build Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2027 Build Conflicting Bicycles				0				0				0				0

INTERSECTION VOLUME DEVELOPMENT

INTERSECTION #2
NC 96 at -/Site Driveway 1

AM PEAK HOUR

	Northbound				Site Driveway 1 Southbound				NC 96 Eastbound				NC 96 Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2025 Traffic Volumes	0	0	0	0	0	0	0	57	0	0	647	0	0	0	642	25
Count Balancing																
Pedestrians	0				0				0				0			
Conflicting Pedestrians		0		0		0		0		0		0		0		0
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Conflicting Bicycles				0				0				0				0
Heavy Vehicles	0	0	0	0	0	0	0	6	0	0	52	0	0	0	37	4
Heavy Vehicle %	2%	2%	2%	2%	2%	2%	2%	11%	2%	2%	8%	2%	2%	2%	6%	16%
Peak Hour Factor	0.96				0.96				0.96				0.96			
Adjustment Factor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Adjusted 2025 Volumes	0	0	0	0	0	0	0	57	0	0	647	0	0	0	642	25
Annual Growth Rate	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
Growth Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
Background Growth	0	0	0	0	0	0	0	3	0	0	33	0	0	0	33	1
New Road Adjustment																
7-Eleven	0	0	0	0	0	0	0	0	0	0	8	0	0	0	8	0
Clifton Grove (Pearces Road Residential)	0	0	0	0	0	0	0	0	0	0	10	0	0	0	24	0
Zebulon Domino's	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Weaver's Ridge	0	0	0	0	0	0	0	0	0	0	40	0	0	0	13	0
Total Approved Development Trips	0	0	0	0	0	0	0	0	0	0	58	0	0	0	45	0
2027 No-Build Traffic	0	0	0	0	0	0	0	60	0	0	738	0	0	0	720	26
2027 No-Build Pedestrians	0				0				0				0			
2027 No-Build Conflicting Pedestrians		0		0		0		0		0		0		0		0
2027 No-Build Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2027 No-Build Conflicting Bicycles				0				0				0				0
Trip Distribution IN											30%					20%
Trip Distribution OUT								(30%)								
Balancing Adjustment																
Retail Trips	0	0	0	0	0	0	0	2	0	0	2	0	0	0	0	2
Total Primary Site Trips	0	0	0	0	0	0	0	2	0	0	2	0	0	0	0	2
Pass-By Distribution REDUCTION															-35%	
Pass-By Distribution IN																25%
Pass-By Distribution OUT								(35%)								
Balancing Adjustment																
Pass-By Trips	0	0	0	0	0	0	0	9	0	0	0	0	0	0	-8	6
Total Vehicular Project Trips	0	0	0	0	0	0	0	11	0	0	2	0	0	0	-8	8
2027 Build Traffic	0	0	0	0	0	0	0	71	0	0	740	0	0	0	712	34
2027 Build Heavy Vehicle %	2%	2%	2%	2%	2%	2%	2%	9%	2%	2%	7%	2%	2%	2%	5%	12%
2027 Build Pedestrians	0				0				0				0			
2027 Build Conflicting Pedestrians		0		0		0		0		0		0		0		0
2027 Build Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2027 Build Conflicting Bicycles				0				0				0				0

INTERSECTION VOLUME DEVELOPMENT

INTERSECTION #2

NC 96 at -/Site Driveway 1

PM PEAK HOUR

	Northbound				Site Driveway 1 Southbound				NC 96 Eastbound				NC 96 Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2025 Traffic Volumes	0	0	0	0	0	0	0	92	0	0	668	0	0	0	661	60
Count Balancing																
Pedestrians	0				0				0				0			
Conflicting Pedestrians		0		0		0		0		0		0		0		0
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Conflicting Bicycles				0				0				0				0
Heavy Vehicles	0	0	0	0	0	0	0	3	0	0	36	0	0	0	30	1
Heavy Vehicle %	2%	2%	2%	2%	2%	2%	2%	3%	2%	2%	5%	2%	2%	2%	5%	2%
Peak Hour Factor	0.94				0.94				0.94				0.94			
Adjustment Factor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Adjusted 2025 Volumes	0	0	0	0	0	0	0	92	0	0	668	0	0	0	661	60
Annual Growth Rate	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
Growth Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
Background Growth	0	0	0	0	0	0	0	5	0	0	34	0	0	0	33	3
New Road Adjustment																
7-Eleven	0	0	0	0	0	0	0	0	0	0	8	0	0	0	8	0
Clifton Grove (Pearces Road Residential)	0	0	0	0	0	0	0	0	0	0	27	0	0	0	18	0
Zebulon Domino's	0	0	0	0	0	0	0	0	0	0	5	0	0	0	5	0
Weaver's Ridge	0	0	0	0	0	0	0	0	0	0	25	0	0	0	41	0
Total Approved Development Trips	0	0	0	0	0	0	0	0	0	0	65	0	0	0	72	0
2027 No-Build Traffic	0	0	0	0	0	0	0	97	0	0	767	0	0	0	766	63
2027 No-Build Pedestrians	0				0				0				0			
2027 No-Build Conflicting Pedestrians		0		0		0		0		0		0		0		0
2027 No-Build Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2027 No-Build Conflicting Bicycles				0				0				0				0
Trip Distribution IN											30%					20%
Trip Distribution OUT								(30%)								
Balancing Adjustment																
Retail Trips	0	0	0	0	0	0	0	2	0	0	2	0	0	0	0	2
Total Primary Site Trips	0	0	0	0	0	0	0	2	0	0	2	0	0	0	0	2
Pass-By Distribution REDUCTION															-35%	
Pass-By Distribution IN																25%
Pass-By Distribution OUT								(35%)								
Balancing Adjustment																
Pass-By Trips	0	0	0	0	0	0	0	8	0	0	0	0	0	0	-8	6
Total Vehicular Project Trips	0	0	0	0	0	0	0	10	0	0	2	0	0	0	-8	8
2027 Build Traffic	0	0	0	0	0	0	0	107	0	0	769	0	0	0	758	71
2027 Build Heavy Vehicle %	2%	2%	2%	2%	2%	2%	2%	3%	2%	2%	5%	2%	2%	2%	4%	2%
2027 Build Pedestrians	0				0				0				0			
2027 Build Conflicting Pedestrians		0		0		0		0		0		0		0		0
2027 Build Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2027 Build Conflicting Bicycles				0				0				0				0

INTERSECTION VOLUME DEVELOPMENT

INTERSECTION #3

Pearces Road at Site Driveway 2/-

AM PEAK HOUR

	Pearces Road Northbound				Pearces Road Southbound				Site Driveway 2 Eastbound				- Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2025 Traffic Volumes	0	76	200	0	0	0	345	66	0	25	0	86	0	0	0	0
Count Balancing																
Pedestrians	0				0				0				0			
Conflicting Pedestrians		0		0		0		0		0		0		0		0
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Conflicting Bicycles				0				0				0				0
Heavy Vehicles	0	3	7	0	0	0	5	4	0	0	0	5	0	0	0	0
Heavy Vehicle %	2%	4%	4%	2%	2%	2%	2%	6%	2%	2%	2%	6%	2%	2%	2%	2%
Peak Hour Factor	0.92				0.92				0.92				0.92			
Adjustment Factor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Adjusted 2025 Volumes	0	76	200	0	0	0	345	66	0	25	0	86	0	0	0	0
Annual Growth Rate	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
Growth Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
Background Growth	0	4	10	0	0	0	17	3	0	1	0	4	0	0	0	0
New Road Adjustment																
7-Eleven	0	0	8	0	0	0	8	0	0	0	0	0	0	0	0	0
Clifton Grove (Pearces Road Residential)	0	0	20	0	0	0	70	0	0	0	0	0	0	0	0	0
Zebulon Domino's	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Weaver's Ridge	0	0	1	0	0	0	4	0	0	0	0	0	0	0	0	0
Total Approved Development Trips	0	0	29	0	0	0	82	0	0	0	0	0	0	0	0	0
2027 No-Build Traffic	0	80	239	0	0	0	444	69	0	26	0	90	0	0	0	0
2027 No-Build Pedestrians	0				0				0				0			
2027 No-Build Conflicting Pedestrians		0		0		0		0		0		0		0		0
2027 No-Build Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2027 No-Build Conflicting Bicycles				0				0				0				0
Trip Distribution IN		60%						20%								
Trip Distribution OUT										(20%)		(50%)				
Balancing Adjustment		-1														
Retail Trips	0	4	0	0	0	0	0	2	0	2	0	4	0	0	0	0
Total Primary Site Trips	0	4	0	0	0	0	0	2	0	2	0	4	0	0	0	0
Pass-By Distribution REDUCTION			-15%				-20%									
Pass-By Distribution IN		55%						20%								
Pass-By Distribution OUT										(15%)		(50%)				
Balancing Adjustment												-1				
Pass-By Trips	0	13	-4	0	0	0	-5	5	0	4	0	12	0	0	0	0
Total Vehicular Project Trips	0	17	-4	0	0	0	-5	7	0	6	0	16	0	0	0	0
2027 Build Traffic	0	97	235	0	0	0	439	76	0	32	0	106	0	0	0	0
2027 Build Heavy Vehicle %	2%	3%	3%	2%	2%	2%	2%	6%	2%	2%	2%	5%	2%	2%	2%	2%
2027 Build Pedestrians	0				0				0				0			
2027 Build Conflicting Pedestrians		0		0		0		0		0		0		0		0
2027 Build Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2027 Build Conflicting Bicycles				0				0				0				0

INTERSECTION VOLUME DEVELOPMENT

INTERSECTION #3

Pearces Road at Site Driveway 2/-

PM PEAK HOUR

	Pearces Road Northbound				Pearces Road Southbound				Site Driveway 2 Eastbound				- Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2025 Traffic Volumes	0	128	342	0	0	0	230	74	0	61	0	117	0	0	0	0
Count Balancing																
Pedestrians	0				0				0				0			
Conflicting Pedestrians		0		0		0		0		0		0		0		0
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Conflicting Bicycles				0				0				0				0
Heavy Vehicles	0	4	7	0	0	0	4	2	0	0	0	5	0	0	0	0
Heavy Vehicle %	2%	3%	2%	2%	2%	2%	2%	3%	2%	2%	2%	4%	2%	2%	2%	2%
Peak Hour Factor	0.97				0.97				0.97				0.97			
Adjustment Factor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Adjusted 2025 Volumes	0	128	342	0	0	0	230	74	0	61	0	117	0	0	0	0
Annual Growth Rate	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
Growth Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
Background Growth	0	6	17	0	0	0	12	4	0	3	0	6	0	0	0	0
New Road Adjustment																
7-Eleven	0	0	8	0	0	0	8	0	0	0	0	0	0	0	0	0
Clifton Grove (Pearces Road Residential)	0	0	76	0	0	0	40	0	0	0	0	0	0	0	0	0
Zebulon Domino's	0	0	3	0	0	0	3	0	0	0	0	0	0	0	0	0
Weaver's Ridge	0	0	4	0	0	0	2	0	0	0	0	0	0	0	0	0
Total Approved Development Trips	0	0	91	0	0	0	53	0	0	0	0	0	0	0	0	0
2027 No-Build Traffic	0	134	450	0	0	0	295	78	0	64	0	123	0	0	0	0
2027 No-Build Pedestrians	0				0				0				0			
2027 No-Build Conflicting Pedestrians		0		0		0		0		0		0		0		0
2027 No-Build Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2027 No-Build Conflicting Bicycles				0				0				0				0
Trip Distribution IN		60%						20%								
Trip Distribution OUT										(20%)		(50%)				
Balancing Adjustment		-1														
Retail Trips	0	4	0	0	0	0	0	2	0	2	0	4	0	0	0	0
Total Primary Site Trips	0	4	0	0	0	0	0	2	0	2	0	4	0	0	0	0
Pass-By Distribution REDUCTION			-20%				-15%									
Pass-By Distribution IN		60%						15%								
Pass-By Distribution OUT										(20%)		(40%)				
Balancing Adjustment												1				
Pass-By Trips	0	14	-5	0	0	0	-3	3	0	5	0	10	0	0	0	0
Total Vehicular Project Trips	0	18	-5	0	0	0	-3	5	0	7	0	14	0	0	0	0
2027 Build Traffic	0	152	445	0	0	0	292	83	0	71	0	137	0	0	0	0
2027 Build Heavy Vehicle %	2%	3%	2%	2%	2%	2%	2%	3%	2%	2%	2%	4%	2%	2%	2%	2%
2027 Build Pedestrians	0				0				0				0			
2027 Build Conflicting Pedestrians		0		0		0		0		0		0		0		0
2027 Build Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2027 Build Conflicting Bicycles				0				0				0				0

Appendix F:
Synchro Output: Existing (2025)

Zebulon Sheetz
1: NC 96 & Pearces Road

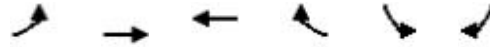
Existing (2025) AM
05/20/2025



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	45	589	690	228	413	46
Future Volume (vph)	45	589	690	228	413	46
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)		1%	0%		1%	
Storage Length (ft)	185			0	100	0
Storage Lanes	1			1	1	1
Taper Length (ft)	50				100	
Satd. Flow (prot)	1727	1750	1727	1482	1744	1545
Flt Permitted	0.249				0.950	
Satd. Flow (perm)	453	1750	1727	1482	1744	1545
Right Turn on Red				No		No
Satd. Flow (RTOR)						
Link Speed (mph)		35	35		35	
Link Distance (ft)		340	452		446	
Travel Time (s)		6.6	8.8		8.7	
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	4%	8%	10%	9%	3%	4%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)		0%	0%		0%	
Shared Lane Traffic (%)						
Lane Group Flow (vph)	47	614	719	238	430	48
Turn Type	Perm	NA	NA	pm+ov	Prot	Prot
Protected Phases		2	6	4	4	4
Permitted Phases	2			6		
Detector Phase	2	2	6	4	4	4
Switch Phase						
Minimum Initial (s)	10.0	10.0	10.0	7.0	7.0	7.0
Minimum Split (s)	18.0	18.0	17.0	15.0	15.0	15.0
Total Split (s)	57.0	57.0	57.0	43.0	43.0	43.0
Total Split (%)	57.0%	57.0%	57.0%	43.0%	43.0%	43.0%
Yellow Time (s)	3.8	3.8	3.8	3.0	3.0	3.0
All-Red Time (s)	2.3	2.3	1.8	3.3	3.3	3.3
Lost Time Adjust (s)	-1.1	-1.1	-0.6	-1.3	-1.3	-1.3
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0	5.0
Lead/Lag						
Lead-Lag Optimize?						
Recall Mode	C-Max	C-Max	C-Max	None	None	None
Act Effect Green (s)	59.7	59.7	59.7	100.0	30.3	30.3
Actuated g/C Ratio	0.60	0.60	0.60	1.00	0.30	0.30
v/c Ratio	0.17	0.59	0.70	0.16	0.81	0.10
Control Delay (s/veh)	13.4	16.9	20.2	0.2	44.4	23.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	13.4	16.9	20.2	0.2	44.4	23.1

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Kimley-Horn

Synchro 12 Report



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
LOS	B	B	C	A	D	C
Approach Delay (s/veh)		16.6	15.3		42.3	
Approach LOS		B	B		D	
Queue Length 50th (ft)	13	229	298	0	251	22
Queue Length 95th (ft)	39	404	531	0	331	43
Internal Link Dist (ft)		260	372		366	
Turn Bay Length (ft)	185				100	
Base Capacity (vph)	270	1044	1030	1478	662	587
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.17	0.59	0.70	0.16	0.65	0.08

Intersection Summary

Area Type: Other

Cycle Length: 100

Actuated Cycle Length: 100

Offset: 74 (74%), Referenced to phase 2:EBTL and 6:WBT, Start of Green

Natural Cycle: 60

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.81

Intersection Signal Delay (s/veh): 21.8

Intersection LOS: C

Intersection Capacity Utilization 68.6%

ICU Level of Service C

Analysis Period (min) 15

Splits and Phases: 1: NC 96 & Pearces Road





Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑	↑		↑
Traffic Volume (vph)	0	647	642	25	0	57
Future Volume (vph)	0	647	642	25	0	57
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)		1%	2%		0%	
Storage Length (ft)	0			125	0	0
Storage Lanes	0			1	0	1
Taper Length (ft)	25				25	
Satd. Flow (prot)	0	1750	1775	1378	0	1481
Flt Permitted						
Satd. Flow (perm)	0	1750	1775	1378	0	1481
Link Speed (mph)		35	35		15	
Link Distance (ft)		421	340		208	
Travel Time (s)		8.2	6.6		9.5	
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	8%	6%	16%	2%	11%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)		0%	0%		0%	
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	674	669	26	0	59
Sign Control		Free	Free		Stop	

Intersection Summary

Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	44.0%
Analysis Period (min)	15
	ICU Level of Service A

Intersection						
Int Delay, s/veh	0.6					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑	↗		↗
Traffic Vol, veh/h	0	647	642	25	0	57
Future Vol, veh/h	0	647	642	25	0	57
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	125	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	1	2	-	0	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	2	8	6	16	2	11
Mvmt Flow	0	674	669	26	0	59
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	-	0	-	0	-	669
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.31
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.399
Pot Cap-1 Maneuver	0	-	-	-	0	442
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	442
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	EB	WB		SB		
HCM Control Delay, s/v	0	0		14.4		
HCM LOS	B					
Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1		
Capacity (veh/h)	-	-	-	442		
HCM Lane V/C Ratio	-	-	-	0.134		
HCM Control Delay (s/veh)	-	-	-	14.4		
HCM Lane LOS	-	-	-	B		
HCM 95th %tile Q (veh)	-	-	-	0.5		

Zebulon Sheetz
3: Pearces Road & Site Driveway 2

Existing (2025) AM
05/20/2025

						
Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	25	86	76	200	345	66
Future Volume (vph)	25	86	76	200	345	66
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)	0%			0%	1%	
Storage Length (ft)	0	0	50			0
Storage Lanes	1	0	1			0
Taper Length (ft)	25		100			
Satd. Flow (prot)	1600	0	1736	1827	1801	0
Flt Permitted	0.989		0.950			
Satd. Flow (perm)	1600	0	1736	1827	1801	0
Link Speed (mph)	15			35	35	
Link Distance (ft)	230			446	197	
Travel Time (s)	10.5			8.7	3.8	
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	6%	4%	4%	2%	6%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)	0%			0%	0%	
Shared Lane Traffic (%)						
Lane Group Flow (vph)	120	0	83	217	447	0
Sign Control	Stop			Free	Free	
Intersection Summary						
Area Type:	Other					
Control Type:	Unsignalized					
Intersection Capacity Utilization	43.1%			ICU Level of Service A		
Analysis Period (min)	15					

Zebulon Sheetz
3: Pearces Road & Site Driveway 2

Existing (2025) AM
05/20/2025

Intersection						
Int Delay, s/veh	2.7					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	25	86	76	200	345	66
Future Vol, veh/h	25	86	76	200	345	66
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	50	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	1	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	6	4	4	2	6
Mvmt Flow	27	93	83	217	375	72
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	794	411	447	0	-	0
Stage 1	411	-	-	-	-	-
Stage 2	383	-	-	-	-	-
Critical Hdwy	6.42	6.26	4.14	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.354	2.236	-	-	-
Pot Cap-1 Maneuver	357	632	1103	-	-	-
Stage 1	669	-	-	-	-	-
Stage 2	689	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	330	632	1103	-	-	-
Mov Cap-2 Maneuver	330	-	-	-	-	-
Stage 1	619	-	-	-	-	-
Stage 2	689	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s/v	13.9	2.3		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1103	-	524	-	-	
HCM Lane V/C Ratio	0.075	-	0.23	-	-	
HCM Control Delay (s/veh)	8.5	-	13.9	-	-	
HCM Lane LOS	A	-	B	-	-	
HCM 95th %tile Q (veh)	0.2	-	0.9	-	-	



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	54	683	687	415	278	30
Future Volume (vph)	54	683	687	415	278	30
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)		1%	0%		1%	
Storage Length (ft)	185			0	100	0
Storage Lanes	1			1	1	1
Taper Length (ft)	50				100	
Satd. Flow (prot)	1761	1800	1827	1568	1727	1575
Flt Permitted	0.311				0.950	
Satd. Flow (perm)	576	1800	1827	1568	1727	1575
Right Turn on Red				No		No
Satd. Flow (RTOR)						
Link Speed (mph)		35	35		35	
Link Distance (ft)		366	439		465	
Travel Time (s)		7.1	8.6		9.1	
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	5%	4%	3%	4%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)		0%	0%		0%	
Shared Lane Traffic (%)						
Lane Group Flow (vph)	55	697	701	423	284	31
Turn Type	Perm	NA	NA	pm+ov	Prot	Prot
Protected Phases		2	6	4	4	4
Permitted Phases	2			6		
Detector Phase	2	2	6	4	4	4
Switch Phase						
Minimum Initial (s)	10.0	10.0	10.0	7.0	7.0	7.0
Minimum Split (s)	18.0	18.0	17.0	15.0	15.0	15.0
Total Split (s)	70.0	70.0	70.0	40.0	40.0	40.0
Total Split (%)	63.6%	63.6%	63.6%	36.4%	36.4%	36.4%
Yellow Time (s)	3.8	3.8	3.8	3.0	3.0	3.0
All-Red Time (s)	2.3	2.3	1.8	3.3	3.3	3.3
Lost Time Adjust (s)	-1.1	-1.1	-0.6	-1.3	-1.3	-1.3
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0	5.0
Lead/Lag						
Lead-Lag Optimize?						
Recall Mode	C-Max	C-Max	C-Max	None	None	None
Act Effect Green (s)	76.0	76.0	76.0	110.0	24.0	24.0
Actuated g/C Ratio	0.69	0.69	0.69	1.00	0.22	0.22
v/c Ratio	0.14	0.56	0.56	0.27	0.75	0.09
Control Delay (s/veh)	8.4	11.9	11.8	0.4	52.4	32.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	8.4	11.9	11.8	0.4	52.4	32.0



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
LOS	A	B	B	A	D	C
Approach Delay (s/veh)		11.6	7.5		50.4	
Approach LOS		B	A		D	
Queue Length 50th (ft)	12	221	221	0	189	18
Queue Length 95th (ft)	35	407	405	0	258	39
Internal Link Dist (ft)		286	359		385	
Turn Bay Length (ft)	185				100	
Base Capacity (vph)	397	1242	1261	1561	549	501
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.14	0.56	0.56	0.27	0.52	0.06

Intersection Summary

Area Type: Other

Cycle Length: 110

Actuated Cycle Length: 110

Offset: 50 (45%), Referenced to phase 2:EBTL and 6:WBT, Start of Green

Natural Cycle: 55

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.75

Intersection Signal Delay (s/veh): 15.1

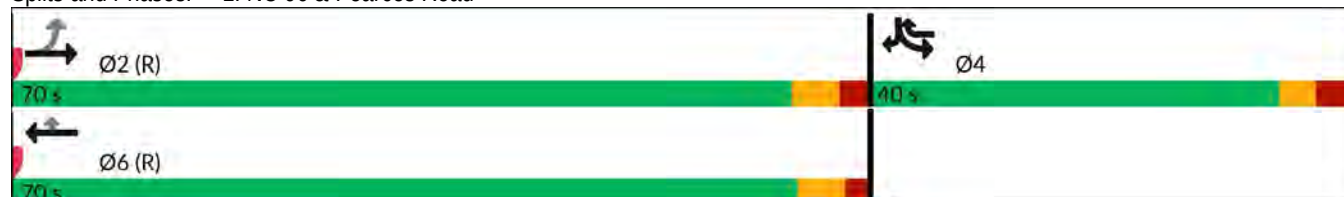
Intersection LOS: B

Intersection Capacity Utilization 68.6%

ICU Level of Service C

Analysis Period (min) 15

Splits and Phases: 1: NC 96 & Pearces Road





Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑	↗		↗
Traffic Volume (vph)	0	668	661	60	0	92
Future Volume (vph)	0	668	661	60	0	92
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)		1%	2%		0%	
Storage Length (ft)	0			125	0	0
Storage Lanes	0			1	0	1
Taper Length (ft)	25				25	
Satd. Flow (prot)	0	1800	1791	1568	0	1596
Flt Permitted						
Satd. Flow (perm)	0	1800	1791	1568	0	1596
Link Speed (mph)		35	35		15	
Link Distance (ft)		592	366		225	
Travel Time (s)		11.5	7.1		10.2	
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	5%	5%	2%	2%	3%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)		0%	0%		0%	
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	711	703	64	0	98
Sign Control		Free	Free		Stop	
Intersection Summary						
Area Type:	Other					
Control Type: Unsignalized						
Intersection Capacity Utilization 47.2%				ICU Level of Service A		
Analysis Period (min) 15						

Intersection						
Int Delay, s/veh	1					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑	↗		↗
Traffic Vol, veh/h	0	668	661	60	0	92
Future Vol, veh/h	0	668	661	60	0	92
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	125	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	1	2	-	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	5	5	2	2	3
Mvmt Flow	0	711	703	64	0	98
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	-	0	-	0	-	703
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.23
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.327
Pot Cap-1 Maneuver	0	-	-	-	0	436
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	436
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	EB	WB		SB		
HCM Control Delay, s/v	0	0		15.6		
HCM LOS				C		
Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1		
Capacity (veh/h)	-	-	-	436		
HCM Lane V/C Ratio	-	-	-	0.224		
HCM Control Delay (s/veh)	-	-	-	15.6		
HCM Lane LOS	-	-	-	C		
HCM 95th %tile Q (veh)	-	-	-	0.9		

Zebulon Sheetz
3: Pearces Road & Site Driveway 2

Existing (2025) PM
05/20/2025

						
Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	61	117	128	342	230	74
Future Volume (vph)	61	117	128	342	230	74
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)	0%			0%	1%	
Storage Length (ft)	0	0	50			0
Storage Lanes	1	0	1			0
Taper Length (ft)	25		100			
Satd. Flow (prot)	1647	0	1752	1863	1788	0
Flt Permitted	0.983		0.950			
Satd. Flow (perm)	1647	0	1752	1863	1788	0
Link Speed (mph)	15			35	35	
Link Distance (ft)	239			465	197	
Travel Time (s)	10.9			9.1	3.8	
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	4%	3%	2%	2%	3%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)	0%			0%	0%	
Shared Lane Traffic (%)						
Lane Group Flow (vph)	184	0	132	353	313	0
Sign Control	Stop			Free	Free	
Intersection Summary						
Area Type:	Other					
Control Type:	Unsignalized					
Intersection Capacity Utilization	44.3%			ICU Level of Service A		
Analysis Period (min)	15					

Zebulon Sheetz
3: Pearces Road & Site Driveway 2

Existing (2025) PM
05/20/2025

Intersection						
Int Delay, s/veh	4.3					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	61	117	128	342	230	74
Future Vol, veh/h	61	117	128	342	230	74
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	50	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	1	-
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	2	4	3	2	2	3
Mvmt Flow	63	121	132	353	237	76
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	892	275	313	0	-	0
Stage 1	275	-	-	-	-	-
Stage 2	617	-	-	-	-	-
Critical Hdwy	6.42	6.24	4.13	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.336	2.227	-	-	-
Pot Cap-1 Maneuver	312	759	1242	-	-	-
Stage 1	771	-	-	-	-	-
Stage 2	538	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	279	759	1242	-	-	-
Mov Cap-2 Maneuver	279	-	-	-	-	-
Stage 1	689	-	-	-	-	-
Stage 2	538	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s/v	17.2	2.2		0		
HCM LOS	C					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1242	-	477	-	-	
HCM Lane V/C Ratio	0.106	-	0.385	-	-	
HCM Control Delay (s/veh)	8.2	-	17.2	-	-	
HCM Lane LOS	A	-	C	-	-	
HCM 95th %tile O (veh)	0.4	-	1.8	-	-	

Appendix G:

Synchro Output: Background (2027)



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	57	667	746	259	492	72
Future Volume (vph)	57	667	746	259	492	72
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)		1%	0%		1%	
Storage Length (ft)	185			0	100	0
Storage Lanes	1			1	1	1
Taper Length (ft)	50				100	
Satd. Flow (prot)	1727	1750	1727	1482	1744	1545
Flt Permitted	0.185				0.950	
Satd. Flow (perm)	336	1750	1727	1482	1744	1545
Right Turn on Red				No		No
Satd. Flow (RTOR)						
Link Speed (mph)		35	35		35	
Link Distance (ft)		340	452		446	
Travel Time (s)		6.6	8.8		8.7	
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	4%	8%	10%	9%	3%	4%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)		0%	0%		0%	
Shared Lane Traffic (%)						
Lane Group Flow (vph)	59	695	777	270	513	75
Turn Type	Perm	NA	NA	pm+ov	Prot	Prot
Protected Phases		2	6	4	4	4
Permitted Phases	2			6		
Detector Phase	2	2	6	4	4	4
Switch Phase						
Minimum Initial (s)	10.0	10.0	10.0	7.0	7.0	7.0
Minimum Split (s)	18.0	18.0	17.0	15.0	15.0	15.0
Total Split (s)	57.0	57.0	57.0	43.0	43.0	43.0
Total Split (%)	57.0%	57.0%	57.0%	43.0%	43.0%	43.0%
Yellow Time (s)	3.8	3.8	3.8	3.0	3.0	3.0
All-Red Time (s)	2.3	2.3	1.8	3.3	3.3	3.3
Lost Time Adjust (s)	-1.1	-1.1	-0.6	-1.3	-1.3	-1.3
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0	5.0
Lead/Lag						
Lead-Lag Optimize?						
Recall Mode	C-Max	C-Max	C-Max	None	None	None
Act Effect Green (s)	56.2	56.2	56.2	100.0	33.8	33.8
Actuated g/C Ratio	0.56	0.56	0.56	1.00	0.34	0.34
v/c Ratio	0.31	0.71	0.80	0.18	0.87	0.14
Control Delay (s/veh)	19.4	22.1	26.8	0.3	47.0	22.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	19.4	22.1	26.8	0.3	47.0	22.2



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
LOS	B	C	C	A	D	C
Approach Delay (s/veh)		21.9	19.9		43.8	
Approach LOS		C	B		D	
Queue Length 50th (ft)	20	316	388	0	295	32
Queue Length 95th (ft)	56	494	#664	0	#417	62
Internal Link Dist (ft)		260	372		366	
Turn Bay Length (ft)	185				100	
Base Capacity (vph)	188	982	970	1474	662	587
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.31	0.71	0.80	0.18	0.77	0.13

Intersection Summary

Area Type: Other

Cycle Length: 100

Actuated Cycle Length: 100

Offset: 74 (74%), Referenced to phase 2:EBTL and 6:WBT, Start of Green

Natural Cycle: 65

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.87

Intersection Signal Delay (s/veh): 26.4

Intersection LOS: C

Intersection Capacity Utilization 83.0%

ICU Level of Service E

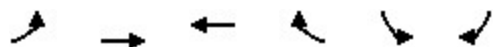
Analysis Period (min) 15

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 1: NC 96 & Pearces Road





Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑	↗		↗
Traffic Volume (vph)	0	738	720	26	0	60
Future Volume (vph)	0	738	720	26	0	60
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)		1%	2%		0%	
Storage Length (ft)	0			125	0	0
Storage Lanes	0			1	0	1
Taper Length (ft)	25				25	
Satd. Flow (prot)	0	1750	1775	1378	0	1481
Flt Permitted						
Satd. Flow (perm)	0	1750	1775	1378	0	1481
Link Speed (mph)		35	35		15	
Link Distance (ft)		421	340		208	
Travel Time (s)		8.2	6.6		9.5	
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	8%	6%	16%	2%	11%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)		0%	0%		0%	
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	769	750	27	0	63
Sign Control		Free	Free		Stop	

Intersection Summary

Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	48.3%
Analysis Period (min)	15
	ICU Level of Service A

Intersection						
Int Delay, s/veh	0.6					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑	↑		↑
Traffic Vol, veh/h	0	738	720	26	0	60
Future Vol, veh/h	0	738	720	26	0	60
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	125	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	1	2	-	0	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	2	8	6	16	2	11
Mvmt Flow	0	769	750	27	0	63

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	-	0	- 0 - 750
Stage 1	-	-	- - -
Stage 2	-	-	- - -
Critical Hdwy	-	-	- - 6.31
Critical Hdwy Stg 1	-	-	- - -
Critical Hdwy Stg 2	-	-	- - -
Follow-up Hdwy	-	-	- - 3.399
Pot Cap-1 Maneuver	0	-	- - 0 397
Stage 1	0	-	- - 0 -
Stage 2	0	-	- - 0 -
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	- - 397
Mov Cap-2 Maneuver	-	-	- - -
Stage 1	-	-	- - -
Stage 2	-	-	- - -

Approach	EB	WB	SB
HCM Control Delay, s/v	0	0	15.8
HCM LOS			C

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	397
HCM Lane V/C Ratio	-	-	-	0.157
HCM Control Delay (s/veh)	-	-	-	15.8
HCM Lane LOS	-	-	-	C
HCM 95th %tile Q (veh)	-	-	-	0.6

Zebulon Sheetz
3: Pearces Road & Site Driveway 2

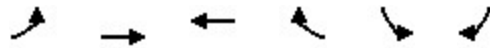
Background (2027) AM
05/20/2025

						
Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	26	90	80	239	444	69
Future Volume (vph)	26	90	80	239	444	69
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)	0%			0%	1%	
Storage Length (ft)	0	0	50			0
Storage Lanes	1	0	1			0
Taper Length (ft)	25		100			
Satd. Flow (prot)	1600	0	1736	1827	1811	0
Flt Permitted	0.989		0.950			
Satd. Flow (perm)	1600	0	1736	1827	1811	0
Link Speed (mph)	15			35	35	
Link Distance (ft)	230			446	197	
Travel Time (s)	10.5			8.7	3.8	
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	6%	4%	4%	2%	6%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)	0%			0%	0%	
Shared Lane Traffic (%)						
Lane Group Flow (vph)	126	0	87	260	558	0
Sign Control	Stop			Free	Free	
Intersection Summary						
Area Type:	Other					
Control Type:	Unsignalized					
Intersection Capacity Utilization	49.0%			ICU Level of Service A		
Analysis Period (min)	15					

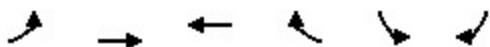
Zebulon Sheetz
3: Pearces Road & Site Driveway 2

Background (2027) AM
05/20/2025

Intersection						
Int Delay, s/veh	2.7					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	26	90	80	239	444	69
Future Vol, veh/h	26	90	80	239	444	69
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	50	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	1	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	6	4	4	2	6
Mvmt Flow	28	98	87	260	483	75
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	955	521	558	0	-	0
Stage 1	521	-	-	-	-	-
Stage 2	434	-	-	-	-	-
Critical Hdwy	6.42	6.26	4.14	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.354	2.236	-	-	-
Pot Cap-1 Maneuver	287	548	1003	-	-	-
Stage 1	596	-	-	-	-	-
Stage 2	653	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	262	548	1003	-	-	-
Mov Cap-2 Maneuver	262	-	-	-	-	-
Stage 1	544	-	-	-	-	-
Stage 2	653	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s/v	16.4	2.2		0		
HCM LOS	C					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1003	-	440	-	-	
HCM Lane V/C Ratio	0.087	-	0.287	-	-	
HCM Control Delay (s/veh)	8.9	-	16.4	-	-	
HCM Lane LOS	A	-	C	-	-	
HCM 95th %tile Q (veh)	0.3	-	1.2	-	-	



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	84	756	776	500	327	50
Future Volume (vph)	84	756	776	500	327	50
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)		1%	0%		1%	
Storage Length (ft)	185			0	100	0
Storage Lanes	1			1	1	1
Taper Length (ft)	50				100	
Satd. Flow (prot)	1761	1800	1827	1568	1727	1575
Flt Permitted	0.244				0.950	
Satd. Flow (perm)	452	1800	1827	1568	1727	1575
Right Turn on Red				No		No
Satd. Flow (RTOR)						
Link Speed (mph)		35	35		35	
Link Distance (ft)		366	439		465	
Travel Time (s)		7.1	8.6		9.1	
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	5%	4%	3%	4%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)		0%	0%		0%	
Shared Lane Traffic (%)						
Lane Group Flow (vph)	86	771	792	510	334	51
Turn Type	Perm	NA	NA	pm+ov	Prot	Prot
Protected Phases		2	6	4	4	4
Permitted Phases	2			6		
Detector Phase	2	2	6	4	4	4
Switch Phase						
Minimum Initial (s)	10.0	10.0	10.0	7.0	7.0	7.0
Minimum Split (s)	18.0	18.0	17.0	15.0	15.0	15.0
Total Split (s)	70.0	70.0	70.0	40.0	40.0	40.0
Total Split (%)	63.6%	63.6%	63.6%	36.4%	36.4%	36.4%
Yellow Time (s)	3.8	3.8	3.8	3.0	3.0	3.0
All-Red Time (s)	2.3	2.3	1.8	3.3	3.3	3.3
Lost Time Adjust (s)	-1.1	-1.1	-0.6	-1.3	-1.3	-1.3
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0	5.0
Lead/Lag						
Lead-Lag Optimize?						
Recall Mode	C-Max	C-Max	C-Max	None	None	None
Act Effect Green (s)	72.8	72.8	72.8	110.0	27.2	27.2
Actuated g/C Ratio	0.66	0.66	0.66	1.00	0.25	0.25
v/c Ratio	0.29	0.65	0.66	0.33	0.78	0.13
Control Delay (s/veh)	12.7	15.6	15.8	0.6	51.1	30.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	12.7	15.6	15.8	0.6	51.1	30.4



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
LOS	B	B	B	A	D	C
Approach Delay (s/veh)		15.3	9.8		48.4	
Approach LOS		B	A		D	
Queue Length 50th (ft)	24	299	311	0	219	28
Queue Length 95th (ft)	65	520	537	0	296	55
Internal Link Dist (ft)		286	359		385	
Turn Bay Length (ft)	185				100	
Base Capacity (vph)	298	1190	1208	1564	549	501
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.29	0.65	0.66	0.33	0.61	0.10

Intersection Summary

Area Type: Other

Cycle Length: 110

Actuated Cycle Length: 110

Offset: 50 (45%), Referenced to phase 2:EBTL and 6:WBT, Start of Green

Natural Cycle: 55

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.78

Intersection Signal Delay (s/veh): 17.5

Intersection LOS: B

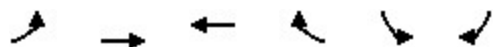
Intersection Capacity Utilization 79.8%

ICU Level of Service D

Analysis Period (min) 15

Splits and Phases: 1: NC 96 & Pearces Road





Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑	↗		↗
Traffic Volume (vph)	0	767	766	63	0	97
Future Volume (vph)	0	767	766	63	0	97
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)		1%	2%		0%	
Storage Length (ft)	0			125	0	0
Storage Lanes	0			1	0	1
Taper Length (ft)	25				25	
Satd. Flow (prot)	0	1800	1791	1568	0	1596
Flt Permitted						
Satd. Flow (perm)	0	1800	1791	1568	0	1596
Link Speed (mph)		35	35		15	
Link Distance (ft)		592	366		225	
Travel Time (s)		11.5	7.1		10.2	
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	5%	5%	2%	2%	3%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)		0%	0%		0%	
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	816	815	67	0	103
Sign Control		Free	Free		Stop	

Intersection Summary

Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	53.0%
Analysis Period (min)	15
	ICU Level of Service A

Intersection						
Int Delay, s/veh	1					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑	↗		↗
Traffic Vol, veh/h	0	767	766	63	0	97
Future Vol, veh/h	0	767	766	63	0	97
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	125	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	1	2	-	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	5	5	2	2	3
Mvmt Flow	0	816	815	67	0	103
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	-	0	-	0	-	815
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.23
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.327
Pot Cap-1 Maneuver	0	-	-	-	0	376
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	376
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	EB	WB		SB		
HCM Control Delay, s/v	0	0		18.2		
HCM LOS	C					
Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1		
Capacity (veh/h)	-	-	-	376		
HCM Lane V/C Ratio	-	-	-	0.274		
HCM Control Delay (s/veh)	-	-	-	18.2		
HCM Lane LOS	-	-	-	C		
HCM 95th %tile Q (veh)	-	-	-	1.1		

Zebulon Sheetz
3: Pearces Road & Site Driveway 2

Background (2027) PM
05/20/2025

						
Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	64	123	134	450	295	78
Future Volume (vph)	64	123	134	450	295	78
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)	0%			0%	1%	
Storage Length (ft)	0	0	50			0
Storage Lanes	1	0	1			0
Taper Length (ft)	25		100			
Satd. Flow (prot)	1647	0	1752	1863	1798	0
Flt Permitted	0.983		0.950			
Satd. Flow (perm)	1647	0	1752	1863	1798	0
Link Speed (mph)	15			35	35	
Link Distance (ft)	239			465	197	
Travel Time (s)	10.9			9.1	3.8	
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	4%	3%	2%	2%	3%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)	0%			0%	0%	
Shared Lane Traffic (%)						
Lane Group Flow (vph)	193	0	138	464	384	0
Sign Control	Stop			Free	Free	
Intersection Summary						
Area Type:	Other					
Control Type:	Unsignalized					
Intersection Capacity Utilization	48.8%			ICU Level of Service A		
Analysis Period (min)	15					

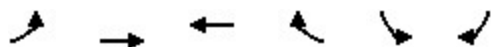
Zebulon Sheetz
3: Pearces Road & Site Driveway 2

Background (2027) PM
05/20/2025

Intersection						
Int Delay, s/veh	4.7					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	64	123	134	450	295	78
Future Vol, veh/h	64	123	134	450	295	78
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	50	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	1	-
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	2	4	3	2	2	3
Mvmt Flow	66	127	138	464	304	80
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	1084	344	384	0	-	0
Stage 1	344	-	-	-	-	-
Stage 2	740	-	-	-	-	-
Critical Hdwy	6.42	6.24	4.13	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.336	2.227	-	-	-
Pot Cap-1 Maneuver	240	694	1169	-	-	-
Stage 1	718	-	-	-	-	-
Stage 2	472	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	212	694	1169	-	-	-
Mov Cap-2 Maneuver	212	-	-	-	-	-
Stage 1	633	-	-	-	-	-
Stage 2	472	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s/v	22.9	1.9		0		
HCM LOS	C					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1169	-	390	-	-	
HCM Lane V/C Ratio	0.118	-	0.494	-	-	
HCM Control Delay (s/veh)	8.5	-	22.9	-	-	
HCM Lane LOS	A	-	C	-	-	
HCM 95th %tile Q (veh)	0.4	-	2.6	-	-	

Appendix H:

Synchro Output: Build-Out (2027)



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	66	660	746	263	503	72
Future Volume (vph)	66	660	746	263	503	72
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)		1%	0%		1%	
Storage Length (ft)	185			0	100	0
Storage Lanes	1			1	1	1
Taper Length (ft)	50				100	
Satd. Flow (prot)	1744	1750	1727	1495	1744	1560
Flt Permitted	0.180				0.950	
Satd. Flow (perm)	330	1750	1727	1495	1744	1560
Right Turn on Red				No		No
Satd. Flow (RTOR)						
Link Speed (mph)		35	35		35	
Link Distance (ft)		340	452		446	
Travel Time (s)		6.6	8.8		8.7	
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	3%	8%	10%	8%	3%	3%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)		0%	0%		0%	
Shared Lane Traffic (%)						
Lane Group Flow (vph)	69	688	777	274	524	75
Turn Type	Perm	NA	NA	pm+ov	Prot	Prot
Protected Phases		2	6	4	4	4
Permitted Phases	2			6		
Detector Phase	2	2	6	4	4	4
Switch Phase						
Minimum Initial (s)	10.0	10.0	10.0	7.0	7.0	7.0
Minimum Split (s)	18.0	18.0	17.0	15.0	15.0	15.0
Total Split (s)	57.0	57.0	57.0	43.0	43.0	43.0
Total Split (%)	57.0%	57.0%	57.0%	43.0%	43.0%	43.0%
Yellow Time (s)	3.8	3.8	3.8	3.0	3.0	3.0
All-Red Time (s)	2.3	2.3	1.8	3.3	3.3	3.3
Lost Time Adjust (s)	-1.1	-1.1	-0.6	-1.3	-1.3	-1.3
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0	5.0
Lead/Lag						
Lead-Lag Optimize?						
Recall Mode	C-Max	C-Max	C-Max	None	None	None
Act Effect Green (s)	55.7	55.7	55.7	100.0	34.3	34.3
Actuated g/C Ratio	0.56	0.56	0.56	1.00	0.34	0.34
v/c Ratio	0.38	0.71	0.81	0.18	0.88	0.14
Control Delay (s/veh)	21.8	22.2	27.3	0.3	47.6	22.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	21.8	22.2	27.3	0.3	47.6	22.0



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
LOS	C	C	C	A	D	C
Approach Delay (s/veh)		22.2	20.3		44.4	
Approach LOS		C	C		D	
Queue Length 50th (ft)	24	317	394	0	301	32
Queue Length 95th (ft)	68	485	#664	0	#442	62
Internal Link Dist (ft)		260	372		366	
Turn Bay Length (ft)	185				100	
Base Capacity (vph)	183	975	962	1485	662	592
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.38	0.71	0.81	0.18	0.79	0.13

Intersection Summary

Area Type: Other

Cycle Length: 100

Actuated Cycle Length: 100

Offset: 74 (74%), Referenced to phase 2:EBTL and 6:WBT, Start of Green

Natural Cycle: 70

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.88

Intersection Signal Delay (s/veh): 26.9

Intersection LOS: C

Intersection Capacity Utilization 88.0%

ICU Level of Service E

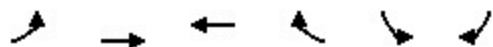
Analysis Period (min) 15

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 1: NC 96 & Pearces Road





Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑	↗		↗
Traffic Volume (vph)	0	740	712	34	0	71
Future Volume (vph)	0	740	712	34	0	71
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)		1%	2%		0%	
Storage Length (ft)	0			125	0	0
Storage Lanes	0			1	0	1
Taper Length (ft)	25				25	
Satd. Flow (prot)	0	1767	1791	1428	0	1508
Flt Permitted						
Satd. Flow (perm)	0	1767	1791	1428	0	1508
Link Speed (mph)		35	35		15	
Link Distance (ft)		421	340		208	
Travel Time (s)		8.2	6.6		9.5	
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	7%	5%	12%	2%	9%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)		0%	0%		0%	
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	771	742	35	0	74
Sign Control		Free	Free		Stop	
Intersection Summary						
Area Type:	Other					
Control Type:	Unsignalized					
Intersection Capacity Utilization	48.5%			ICU Level of Service A		
Analysis Period (min)	15					

Intersection						
Int Delay, s/veh	0.7					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑	↗		↗
Traffic Vol, veh/h	0	740	712	34	0	71
Future Vol, veh/h	0	740	712	34	0	71
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	125	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	1	2	-	0	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	2	7	5	12	2	9
Mvmt Flow	0	771	742	35	0	74
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	-	0	-	0	-	742
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.29
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.381
Pot Cap-1 Maneuver	0	-	-	-	0	404
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	404
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	EB	WB		SB		
HCM Control Delay, s/v	0	0		15.9		
HCM LOS	C					
Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1		
Capacity (veh/h)	-	-	-	404		
HCM Lane V/C Ratio	-	-	-	0.183		
HCM Control Delay (s/veh)	-	-	-	15.9		
HCM Lane LOS	-	-	-	C		
HCM 95th %tile Q (veh)	-	-	-	0.7		

Zebulon Sheetz
3: Pearces Road & Site Driveway 2

Build-Out (2027) AM
05/20/2025

						
Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	32	106	97	235	439	76
Future Volume (vph)	32	106	97	235	439	76
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)	0%			0%	1%	
Storage Length (ft)	0	0	50			0
Storage Lanes	1	0	1			0
Taper Length (ft)	25		100			
Satd. Flow (prot)	1613	0	1752	1845	1806	0
Flt Permitted	0.988		0.950			
Satd. Flow (perm)	1613	0	1752	1845	1806	0
Link Speed (mph)	15			35	35	
Link Distance (ft)	230			446	197	
Travel Time (s)	10.5			8.7	3.8	
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	5%	3%	3%	2%	6%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)	0%			0%	0%	
Shared Lane Traffic (%)						
Lane Group Flow (vph)	150	0	105	255	560	0
Sign Control	Stop			Free	Free	
Intersection Summary						
Area Type:	Other					
Control Type:	Unsignalized					
Intersection Capacity Utilization	51.4%			ICU Level of Service A		
Analysis Period (min)	15					

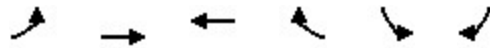
Zebulon Sheetz
3: Pearces Road & Site Driveway 2

Build-Out (2027) AM
05/20/2025

Intersection						
Int Delay, s/veh	3.4					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	32	106	97	235	439	76
Future Vol, veh/h	32	106	97	235	439	76
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	50	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	1	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	5	3	3	2	6
Mvmt Flow	35	115	105	255	477	83
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	984	519	560	0	-	0
Stage 1	519	-	-	-	-	-
Stage 2	465	-	-	-	-	-
Critical Hdwy	6.42	6.25	4.13	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.345	2.227	-	-	-
Pot Cap-1 Maneuver	275	551	1006	-	-	-
Stage 1	597	-	-	-	-	-
Stage 2	632	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	246	551	1006	-	-	-
Mov Cap-2 Maneuver	246	-	-	-	-	-
Stage 1	535	-	-	-	-	-
Stage 2	632	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s/v	17.9	2.6		0		
HCM LOS	C					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1006	-	428	-	-	
HCM Lane V/C Ratio	0.105	-	0.35	-	-	
HCM Control Delay (s/veh)	9	-	17.9	-	-	
HCM Lane LOS	A	-	C	-	-	
HCM 95th %tile Q (veh)	0.4	-	1.6	-	-	



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	93	749	776	504	338	50
Future Volume (vph)	93	749	776	504	338	50
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)		1%	0%		1%	
Storage Length (ft)	185			0	100	0
Storage Lanes	1			1	1	1
Taper Length (ft)	50				100	
Satd. Flow (prot)	1761	1800	1827	1568	1727	1575
Flt Permitted	0.241				0.950	
Satd. Flow (perm)	447	1800	1827	1568	1727	1575
Right Turn on Red				No		No
Satd. Flow (RTOR)						
Link Speed (mph)		35	35		35	
Link Distance (ft)		366	439		465	
Travel Time (s)		7.1	8.6		9.1	
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	5%	4%	3%	4%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)		0%	0%		0%	
Shared Lane Traffic (%)						
Lane Group Flow (vph)	95	764	792	514	345	51
Turn Type	Perm	NA	NA	pm+ov	Prot	Prot
Protected Phases		2	6	4	4	4
Permitted Phases	2			6		
Detector Phase	2	2	6	4	4	4
Switch Phase						
Minimum Initial (s)	10.0	10.0	10.0	7.0	7.0	7.0
Minimum Split (s)	18.0	18.0	17.0	15.0	15.0	15.0
Total Split (s)	70.0	70.0	70.0	40.0	40.0	40.0
Total Split (%)	63.6%	63.6%	63.6%	36.4%	36.4%	36.4%
Yellow Time (s)	3.8	3.8	3.8	3.0	3.0	3.0
All-Red Time (s)	2.3	2.3	1.8	3.3	3.3	3.3
Lost Time Adjust (s)	-1.1	-1.1	-0.6	-1.3	-1.3	-1.3
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0	5.0
Lead/Lag						
Lead-Lag Optimize?						
Recall Mode	C-Max	C-Max	C-Max	None	None	None
Act Effect Green (s)	72.2	72.2	72.2	110.0	27.8	27.8
Actuated g/C Ratio	0.66	0.66	0.66	1.00	0.25	0.25
v/c Ratio	0.32	0.65	0.66	0.33	0.79	0.13
Control Delay (s/veh)	13.7	15.8	16.2	0.6	51.4	30.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	13.7	15.8	16.2	0.6	51.4	30.0



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
LOS	B	B	B	A	D	C
Approach Delay (s/veh)		15.6	10.0		48.7	
Approach LOS		B	B		D	
Queue Length 50th (ft)	27	301	317	0	226	28
Queue Length 95th (ft)	73	513	537	0	308	55
Internal Link Dist (ft)		286	359		385	
Turn Bay Length (ft)	185				100	
Base Capacity (vph)	293	1181	1199	1562	549	501
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.32	0.65	0.66	0.33	0.63	0.10

Intersection Summary

Area Type: Other

Cycle Length: 110

Actuated Cycle Length: 110

Offset: 50 (45%), Referenced to phase 2:EBTL and 6:WBT, Start of Green

Natural Cycle: 60

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.79

Intersection Signal Delay (s/veh): 17.9

Intersection LOS: B

Intersection Capacity Utilization 80.4%

ICU Level of Service D

Analysis Period (min) 15

Splits and Phases: 1: NC 96 & Pearces Road





Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑	↗		↗
Traffic Volume (vph)	0	769	758	71	0	107
Future Volume (vph)	0	769	758	71	0	107
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)		1%	2%		0%	
Storage Length (ft)	0			125	0	0
Storage Lanes	0			1	0	1
Taper Length (ft)	25				25	
Satd. Flow (prot)	0	1800	1809	1568	0	1596
Flt Permitted						
Satd. Flow (perm)	0	1800	1809	1568	0	1596
Link Speed (mph)		35	35		15	
Link Distance (ft)		592	366		225	
Travel Time (s)		11.5	7.1		10.2	
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	5%	4%	2%	2%	3%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)		0%	0%		0%	
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	818	806	76	0	114
Sign Control		Free	Free		Stop	

Intersection Summary

Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	53.2%
Analysis Period (min)	15
	ICU Level of Service A

Intersection						
Int Delay, s/veh	1.2					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑	↗		↗
Traffic Vol, veh/h	0	769	758	71	0	107
Future Vol, veh/h	0	769	758	71	0	107
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	125	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	1	2	-	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	5	4	2	2	3
Mvmt Flow	0	818	806	76	0	114
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	-	0	-	0	-	806
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.23
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.327
Pot Cap-1 Maneuver	0	-	-	-	0	380
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	380
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	EB	WB		SB		
HCM Control Delay, s/v	0	0		18.5		
HCM LOS	C					
Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1		
Capacity (veh/h)	-	-	-	380		
HCM Lane V/C Ratio	-	-	-	0.3		
HCM Control Delay (s/veh)	-	-	-	18.5		
HCM Lane LOS	-	-	-	C		
HCM 95th %tile Q (veh)	-	-	-	1.2		

Zebulon Sheetz
3: Pearces Road & Site Driveway 2

Build-Out (2027) PM
05/20/2025

						
Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	71	137	152	445	292	83
Future Volume (vph)	71	137	152	445	292	83
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)	0%			0%	1%	
Storage Length (ft)	0	0	50			0
Storage Lanes	1	0	1			0
Taper Length (ft)	25		100			
Satd. Flow (prot)	1647	0	1752	1863	1794	0
Flt Permitted	0.983		0.950			
Satd. Flow (perm)	1647	0	1752	1863	1794	0
Link Speed (mph)	15			35	35	
Link Distance (ft)	239			465	197	
Travel Time (s)	10.9			9.1	3.8	
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	4%	3%	2%	2%	3%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)	0%			0%	0%	
Shared Lane Traffic (%)						
Lane Group Flow (vph)	214	0	157	459	387	0
Sign Control	Stop			Free	Free	
Intersection Summary						
Area Type:	Other					
Control Type:	Unsignalized					
Intersection Capacity Utilization	51.2%			ICU Level of Service A		
Analysis Period (min)	15					

Zebulon Sheetz
3: Pearces Road & Site Driveway 2

Build-Out (2027) PM
05/20/2025

Intersection						
Int Delay, s/veh	5.8					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	71	137	152	445	292	83
Future Vol, veh/h	71	137	152	445	292	83
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	50	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	1	-
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	2	4	3	2	2	3
Mvmt Flow	73	141	157	459	301	86

Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	1117	344	387	0	-	0
Stage 1	344	-	-	-	-	-
Stage 2	773	-	-	-	-	-
Critical Hdwy	6.42	6.24	4.13	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.336	2.227	-	-	-
Pot Cap-1 Maneuver	229	694	1166	-	-	-
Stage 1	718	-	-	-	-	-
Stage 2	455	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	198	694	1166	-	-	-
Mov Cap-2 Maneuver	198	-	-	-	-	-
Stage 1	621	-	-	-	-	-
Stage 2	455	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	26.8	2.2	0
HCM LOS	D		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1166	-	374	-	-
HCM Lane V/C Ratio	0.134	-	0.573	-	-
HCM Control Delay (s/veh)	8.6	-	26.8	-	-
HCM Lane LOS	A	-	D	-	-
HCM 95th %tile Q (veh)	0.5	-	3.4	-	-

Appendix I:

SimTraffic Reports

Queuing and Blocking Report

Existing (2025) AM

05/21/2025

Intersection: 1: NC 96 & Pearces Road

Movement	EB	EB	WB	WB	SB	SB
Directions Served	L	T	T	R	L	R
Maximum Queue (ft)	175	273	441	350	200	363
Average Queue (ft)	41	170	222	32	176	144
95th Queue (ft)	102	281	375	159	227	355
Link Distance (ft)		266	435	435		364
Upstream Blk Time (%)		1	1	0		0
Queuing Penalty (veh)		7	0	0		2
Storage Bay Dist (ft)	185				100	
Storage Blk Time (%)		6			37	1
Queuing Penalty (veh)		3			17	2

Intersection: 2: NC 96 & Site Driveway 1

Movement	EB	SB
Directions Served	T	R
Maximum Queue (ft)	150	83
Average Queue (ft)	13	32
95th Queue (ft)	78	66
Link Distance (ft)	371	154
Upstream Blk Time (%)		0
Queuing Penalty (veh)		0
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 3: Pearces Road & Site Driveway 2

Movement	EB	NB	SB
Directions Served	LR	L	TR
Maximum Queue (ft)	116	58	52
Average Queue (ft)	47	19	3
95th Queue (ft)	87	48	27
Link Distance (ft)	196		163
Upstream Blk Time (%)	0		0
Queuing Penalty (veh)	0		0
Storage Bay Dist (ft)		50	
Storage Blk Time (%)		0	
Queuing Penalty (veh)		1	

Network Summary

Network wide Queuing Penalty: 32

Queuing and Blocking Report

Existing (2025) PM

05/21/2025

Intersection: 1: NC 96 & Pearces Road

Movement	EB	EB	WB	WB	SB	SB
Directions Served	L	T	T	R	L	R
Maximum Queue (ft)	164	294	397	182	199	301
Average Queue (ft)	46	162	172	32	142	64
95th Queue (ft)	106	281	328	112	210	208
Link Distance (ft)		290	421	421		381
Upstream Blk Time (%)		1	0			
Queuing Penalty (veh)		3	0			
Storage Bay Dist (ft)	185				100	
Storage Blk Time (%)		5			31	0
Queuing Penalty (veh)		3			9	0

Intersection: 2: NC 96 & Site Driveway 1

Movement	EB	SB
Directions Served	T	R
Maximum Queue (ft)	110	104
Average Queue (ft)	7	44
95th Queue (ft)	49	81
Link Distance (ft)	543	171
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 3: Pearces Road & Site Driveway 2

Movement	EB	NB	SB
Directions Served	LR	L	TR
Maximum Queue (ft)	121	68	2
Average Queue (ft)	56	26	0
95th Queue (ft)	93	57	3
Link Distance (ft)	205		163
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)		50	
Storage Blk Time (%)		1	
Queuing Penalty (veh)		3	

Network Summary

Network wide Queuing Penalty: 19

Queuing and Blocking Report

Background (2027) AM

05/21/2025

Intersection: 1: NC 96 & Pearces Road

Movement	EB	EB	WB	WB	SB	SB
Directions Served	L	T	T	R	L	R
Maximum Queue (ft)	227	282	468	417	200	374
Average Queue (ft)	79	216	277	68	188	235
95th Queue (ft)	182	320	461	271	224	438
Link Distance (ft)		266	435	435		364
Upstream Blk Time (%)		6	3	1		3
Queuing Penalty (veh)		42	0	0		18
Storage Bay Dist (ft)	185				100	
Storage Blk Time (%)	3	16			46	1
Queuing Penalty (veh)	17	9			33	7

Intersection: 2: NC 96 & Site Driveway 1

Movement	EB	SB
Directions Served	T	R
Maximum Queue (ft)	318	93
Average Queue (ft)	57	36
95th Queue (ft)	216	73
Link Distance (ft)	371	154
Upstream Blk Time (%)	2	0
Queuing Penalty (veh)	0	0
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 3: Pearces Road & Site Driveway 2

Movement	EB	NB	NB	SB
Directions Served	LR	L	T	TR
Maximum Queue (ft)	127	73	15	147
Average Queue (ft)	54	27	1	19
95th Queue (ft)	107	59	11	93
Link Distance (ft)	196		364	163
Upstream Blk Time (%)	1			1
Queuing Penalty (veh)	0			0
Storage Bay Dist (ft)		50		
Storage Blk Time (%)		1	0	
Queuing Penalty (veh)		3	0	

Network Summary

Network wide Queuing Penalty: 129

Queuing and Blocking Report

Background (2027) PM

05/21/2025

Intersection: 1: NC 96 & Pearces Road

Movement	EB	EB	WB	WB	SB	SB
Directions Served	L	T	T	R	L	R
Maximum Queue (ft)	234	311	430	387	199	359
Average Queue (ft)	125	219	230	62	160	110
95th Queue (ft)	239	344	401	225	219	295
Link Distance (ft)		290	421	421		381
Upstream Blk Time (%)		7	1	0		0
Queuing Penalty (veh)		53	0	0		1
Storage Bay Dist (ft)	185				100	
Storage Blk Time (%)	12	15			37	1
Queuing Penalty (veh)	89	13			18	2

Intersection: 2: NC 96 & Site Driveway 1

Movement	EB	SB
Directions Served	T	R
Maximum Queue (ft)	434	104
Average Queue (ft)	82	45
95th Queue (ft)	339	84
Link Distance (ft)	543	171
Upstream Blk Time (%)	3	0
Queuing Penalty (veh)	0	0
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 3: Pearces Road & Site Driveway 2

Movement	EB	NB	SB
Directions Served	LR	L	TR
Maximum Queue (ft)	138	74	36
Average Queue (ft)	59	28	2
95th Queue (ft)	101	59	18
Link Distance (ft)	205		163
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)		50	
Storage Blk Time (%)		1	
Queuing Penalty (veh)		4	

Network Summary

Network wide Queuing Penalty: 180

Queuing and Blocking Report

Build-Out (2027) AM

05/21/2025

Intersection: 1: NC 96 & Pearces Road

Movement	EB	EB	WB	WB	SB	SB
Directions Served	L	T	T	R	L	R
Maximum Queue (ft)	231	290	468	411	200	376
Average Queue (ft)	106	214	295	81	186	237
95th Queue (ft)	218	312	480	305	225	442
Link Distance (ft)		266	435	435		364
Upstream Blk Time (%)		5	5	2		4
Queuing Penalty (veh)		39	0	0		23
Storage Bay Dist (ft)	185				100	
Storage Blk Time (%)	8	14			47	1
Queuing Penalty (veh)	50	9			34	4

Intersection: 2: NC 96 & Site Driveway 1

Movement	EB	SB
Directions Served	T	R
Maximum Queue (ft)	282	89
Average Queue (ft)	52	40
95th Queue (ft)	212	74
Link Distance (ft)	371	154
Upstream Blk Time (%)	1	
Queuing Penalty (veh)	0	
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 3: Pearces Road & Site Driveway 2

Movement	EB	NB	NB	SB
Directions Served	LR	L	T	TR
Maximum Queue (ft)	155	65	9	151
Average Queue (ft)	61	27	0	22
95th Queue (ft)	120	59	9	108
Link Distance (ft)	196		364	163
Upstream Blk Time (%)	1			2
Queuing Penalty (veh)	0			0
Storage Bay Dist (ft)		50		
Storage Blk Time (%)		1		
Queuing Penalty (veh)		3		

Network Summary

Network wide Queuing Penalty: 162

Queuing and Blocking Report

Build-Out (2027) PM

05/21/2025

Intersection: 1: NC 96 & Pearces Road

Movement	EB	EB	WB	WB	SB	SB
Directions Served	L	T	T	R	L	R
Maximum Queue (ft)	235	330	432	393	199	372
Average Queue (ft)	154	246	232	79	160	118
95th Queue (ft)	270	365	409	274	220	308
Link Distance (ft)		290	421	421		381
Upstream Blk Time (%)		19	2	1		1
Queuing Penalty (veh)		145	0	0		2
Storage Bay Dist (ft)	185				100	
Storage Blk Time (%)	27	22			36	1
Queuing Penalty (veh)	201	20			18	2

Intersection: 2: NC 96 & Site Driveway 1

Movement	EB	SB
Directions Served	T	R
Maximum Queue (ft)	530	126
Average Queue (ft)	235	52
95th Queue (ft)	655	96
Link Distance (ft)	543	171
Upstream Blk Time (%)	20	0
Queuing Penalty (veh)	0	0
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 3: Pearces Road & Site Driveway 2

Movement	EB	NB	NB	SB
Directions Served	LR	L	T	TR
Maximum Queue (ft)	156	68	6	56
Average Queue (ft)	71	32	0	3
95th Queue (ft)	126	60	6	31
Link Distance (ft)	205		381	163
Upstream Blk Time (%)	1			0
Queuing Penalty (veh)	0			0
Storage Bay Dist (ft)		50		
Storage Blk Time (%)		1	0	
Queuing Penalty (veh)		7	0	

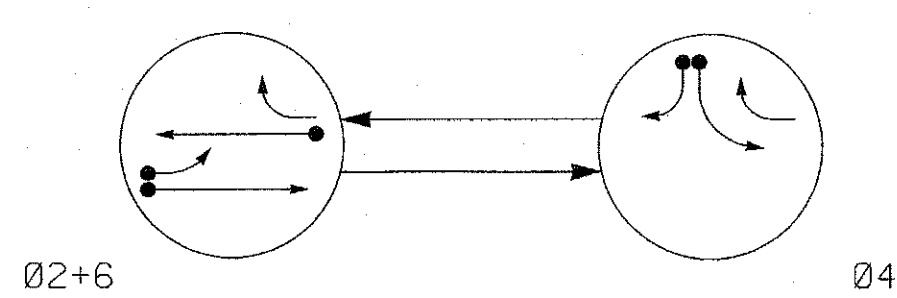
Network Summary

Network wide Queuing Penalty: 395

Appendix J:

Signal Plans

PHASING DIAGRAM



PHASING DIAGRAM DETECTION LEGEND

- DETECTED MOVEMENT
- ◄ UNDETECTED MOVEMENT (OVERLAP)
- ◄ UNSIGNALIZED MOVEMENT
- ◄ PEDESTRIAN MOVEMENT

TABLE OF OPERATION

SIGNAL FACE	PHASE		
	02+6	04	04
21, 22	G	R	Y
41, 42	R	G	R
61	G	R	Y
62	G	R	Y

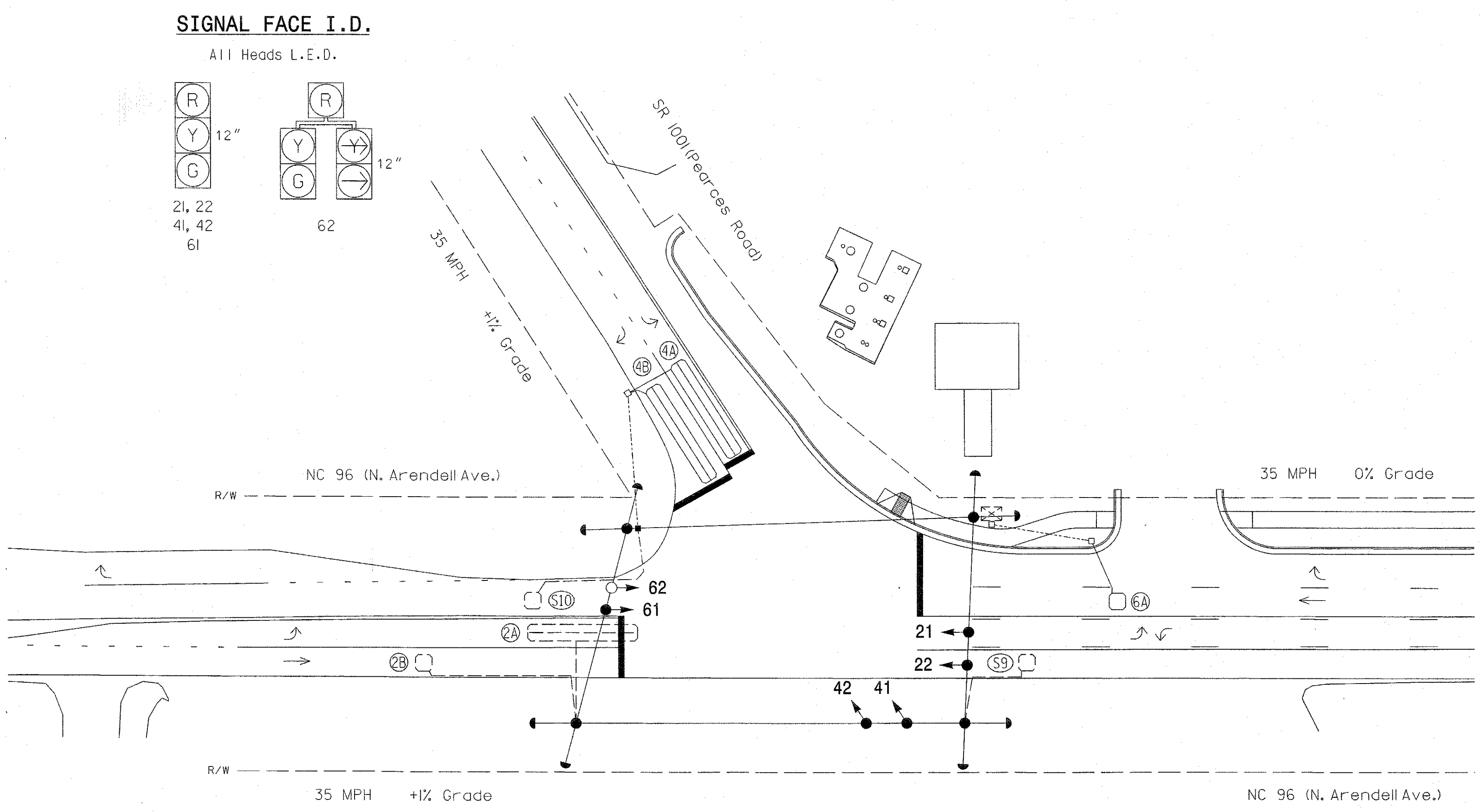
OASIS 2070L LOOP & DETECTOR INSTALLATION CHART

INDUCTIVE LOOPS				DETECTOR PROGRAMMING						
LOOP	SIZE (FT)	DISTANCE FROM STOPBAR (FT)	TURN	NEW LOOP	PHASE	CALLING	EXTENSION	FULL TIME DELAY	STRETCH TIME	DELAY TIME
2A	6X40	+5	2-4-2	-	2	Y	Y	-	-	-
2B	6X6	70	3	-	2	Y	Y	-	-	-
4A	6X40	0	2-4-2	Y	4	Y	Y	-	-	3
4B	6X40	0	2-4-2	Y	4	Y	Y	-	-	15
6A	6X6	70	4	Y	6	Y	Y	-	-	-
S9	6X6	+150	3	-	-	-	-	-	-	Y
S10	6X6	+135	3	-	-	-	-	-	-	Y

2 Phase
Fully Actuated
(NC 96 - Arendell Ave. Closed Loop System)

NOTES

- Refer to "Roadway Standard Drawings NCDOT" dated July 2006 and "Standard Specifications for Roads and Structures" dated July 2006.
- Do not program signal for late night flashing operation unless otherwise directed by the Engineer.
- Set all detector units to presence mode.
- Maximum times shown in timing chart are for free-run operation only. Coordinated signal system timing values supersede these values.
- Closed loop system data: Controller Asset #1700.

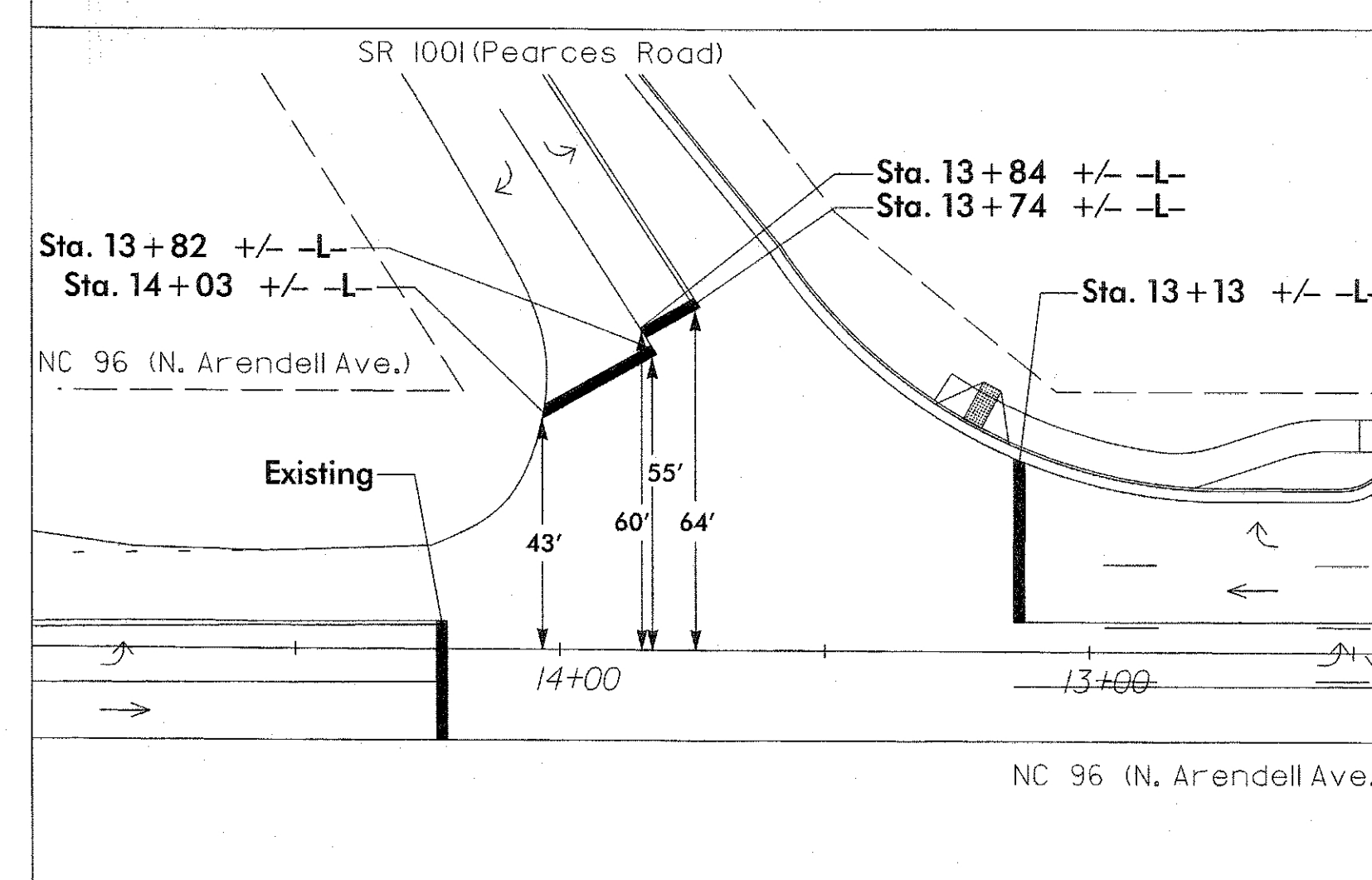


OASIS 2070L TIMING CHART

FEATURE	PHASE		
	2	4	6
Min Green 1 *	10	7	10
Extension 1 *	3.0	2.0	3.0
Max Green 1 *	45	20	45
Yellow Clearance	3.8	3.0	3.8
Red Clearance	2.3	3.3	1.8
Walk 1 *	-	-	-
Don't Walk 1	-	-	-
Seconds Per Actuation *	-	-	-
Max Variable Initial *	-	-	-
Time Before Reduction *	-	-	-
Time To Reduce *	-	-	-
Minimum Gap	-	-	-
Recall Mode	MIN RECALL	-	MIN RECALL
Vehicle Call Memory	YELLOW	-	YELLOW
Dual Entry	-	-	-
Simultaneous Gap	ON	ON	ON

* These values may be field adjusted. Do not adjust Min Green and Extension times for phases 2 and 6 lower than what is shown. Min Green for all other phases should not be lower than 4 seconds.

INSET - STOP BAR LOCATIONS



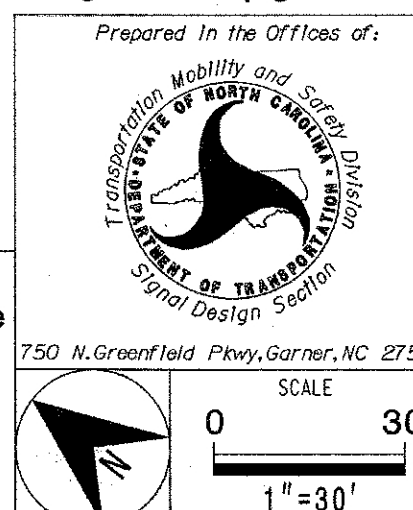
LEGEND

- | PROPOSED | EXISTING |
|--|----------|
| ○ Traffic Signal Head | N/A |
| ◄ Modified Signal Head | N/A |
| Sign | N/A |
| ◄ Pedestrian Signal Head With Push Button & Sign | N/A |
| Signal Pole with Guy | ◄ |
| Signal Pole with Sidewalk Guy | ◄ |
| Inductive Loop Detector | ◄ |
| Controller & Cabinet | ◄ |
| Junction Box | ◄ |
| 2-in Underground Conduit | ◄ |
| Right of Way | ◄ |
| Directional Arrow | ◄ |

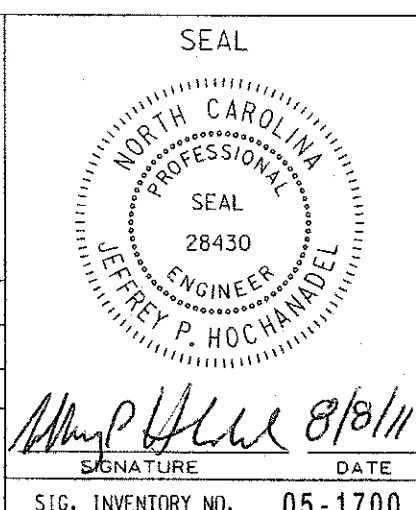
Signal Upgrade



1025 Wade Avenue
Raleigh, NC 27605
Tel: 919-789-9977
Fax: 919-789-9591
License #: C-2197



NC 96 (N. Arendell Avenue) at SR 1001 (Pearces Road)	
Division 5	Zebulon
PLAN DATE: August 2011	REVIEWED BY: J. Hochanadel
PREPARED BY: A. Nau	REVIEWED BY:
REVISIONS	INIT. DATE



MUNICIPAL UTILITY ALLOCATION POLICY

Statement of Purpose and Goals

Introduction

Drinking water supplies throughout the greater City of Raleigh distribution system are finite, subject to disruption by drought and/or other calamity and Zebulon's allocation is contractually limited. The Town staff, the Planning Board, and the Board of Commissioners have given a great deal of thought and study as to the best utilization of this valuable resource to benefit current and future citizens.

The Town of Zebulon's municipal water and sewer capacity is a valuable resource that must be conserved and apportioned to new development projects that promote the Town's policy of ensuring a diversified tax base and housing supply. Such an allocation policy will tend to promote diversity of housing available to a wide cross section of citizens of diverse socio-economic backgrounds and promote economic viability and sustainability by providing for retail and other commercial development within the Town of Zebulon.

In order to preserve and enhance property values, manage its limited water supply as a vital natural resource, promote economic development, and incentivize smart growth practices, the allocation of Zebulon's potable water capacity shall hereafter be in accordance with this policy.

Land Use and the Tax Base

The local government expense of providing fire and police protection, schools, parks, social services, water and sewage systems and other essential public services to residential neighborhoods is generally greater than the ad valorem tax revenue generated by such neighborhoods. On the other hand, the cost of providing services to commercial and industrial development is generally less than the tax revenue accruing to the local government. Having a predominantly residential tax base would require the Town of Zebulon over time to assess a higher tax levy to raise funds to provide essential services or to reduce the level of public services provided. This is one reason among many why local governments including Zebulon strive to achieve a balance of both residential and non-residential growth.

Zebulon's historical development is transitioning from industrial to residential, leading to a current tax base of approximately 40% residential and 60% commercial/industrial. The following table shows Zebulon's tax base over the past five years ¹

Zebulon Tax Base (Past Five Years)

Fiscal Year	Commercial	Residential
2021-2022	60%	40%
2020-2021	65%	35%
2019-2020	72%	28%
2018-2019	73%	27%
2017-2018	71%	29%

¹ "Tax Base Components | Wake County Government," *Wake County North Carolina*, <https://www.wakegov.com/departments-government/tax-administration/data-files-statistics-and-reports/tax-base-components>

As shown in the table above, the residential tax base has steadily increased proportionally over the past five years. This trend in the tax base data, combined with the vested planned residential development in the coming years, demonstrates the need for the Town to address this shift through policy. The Zebulon Board of Commissioners believes that it is fiscally responsible and otherwise in the public interest to promote and encourage non-residential development in the jurisdiction as an alternative to rapid residential development to keep the ratio between the two development types well balanced. A goal of maintaining a tax base of 60% residential and 40% commercial/industrial is hereby established.

Development Goals for the Full Build-Out of Zebulon

Communities without a wide variety of housing types and styles also put pressure on the Wake County Public School System which remains committed to having students of a wide range of socio-economic backgrounds attend each local school. In addition to the goal of maintaining a balanced tax base, the Town of Zebulon is committed to achieving a balance of housing types within its jurisdiction.

This commitment is consistent with both the Town’s Strategic Plan and Comprehensive Plan. The *Town of Zebulon: Vision 2030 Strategic Plan* lists “Growing Smart” as one of its three focus areas, calling for the planning of appropriate land uses and affordability of the community. The *Grow Zebulon Comprehensive Land Use Plan* identifies six guiding principles for the town. Two of those principles are “Zebulon will be BALANCED” and “Zebulon will be PRUDENT.” A balance should be achieved for the Town’s tax base, its land uses, and its housing types to allow for an affordable community with employment and business opportunities that will help the community prosper. The achievement of balance in Zebulon will contribute to the Town being prudent. As stated previously, a local government’s cost of providing services to commercial properties is generally less than that of residential properties. Having a balanced tax base that is not proportionally over-saturated with residential properties will contribute to keeping the Town financially sound.

Below are three development goals that are integral to the utility allocation policy and the future of the Town. These development goals apply to the entire, future Zebulon jurisdiction including the ETJ, short-range and long-range urban service areas.

GOAL #1: Maintain 60%-40% ratio of residential to non-residential tax values.

<u>Upon Adoption-January 2021</u>
60% Residential - 40% Non-Residential

GOAL #2: Residential Housing Percentage Breakdown
SFD|TH|MF – 75%|10%|15% (Note – Duplex counted as MF)

<u>Upon Adoption-January 2021</u>
80.5% 0.5% 19%

GOAL #3: Encourage Mixed Use Development to improve pedestrian connectivity to non-residential activity.

Policy and Procedures

Water Allocation

All existing parcels of real property within the corporate limits of Zebulon, regardless of proposed acreage, shape, or location as of the adoption of this ordinance are entitled to **115 gallons per day** of water allocation to build and sustain a single family or a limited business or commercial use. No additional water allocation will be awarded for proposed development except in accordance with the requirements of this policy.

Wastewater Connection

All projects considered for utility allocation must provide a wastewater system connection with adequate receiving capacity, as determined by the Wake County Health Department and/or City of Raleigh Public Utilities Department and approved by the Town of Zebulon Planning Director.

General Conditions & Requirements

- All proposed projects must be within the existing corporate limits or have filed a valid and complete petition for Voluntary Annexation.
- All proposed projects under consideration must have a complete application submitted for the appropriate Master Plan, Subdivision, Site Plan, Special Use Permit, Conditional Zoning Request, Zoning Compliance Permit, Building Permit, or any other necessary approval.
- All projects are subject to a Utility Allocation or Developer's Agreement approved by the Town's Board of Commissioners. If the Developer/Applicant fails to meet all terms of that agreement the unused allocation will be reclaimed, no new building permits will be issued, and no new connections to the water or wastewater systems will be permitted. Active building permits will have certificates of occupancy held until mitigating measures are agreed to by all parties.
- Projects with proven vested rights upon adoption of this ordinance will be permitted to finish their projects as previously approved.
- Public water may be utilized for irrigation purposes so long as the Primary Use associated with the site has previously gained water allocation through the Town.
- Any third parties who buy land to build upon are bound by the approved Utility Allocation Agreement or Development Agreement for that property. If the agreement is not fulfilled, the above terms and conditions still apply regardless of who owns the land.

Compliance Required

This policy allocates municipal water in gallons per day for new development proposals, master plans, site plans, building plans, and/or structures seeking construction approval. Each phase of a phased development must comply with the terms and development schedule of an approved Utility Allocation Agreement before the next phase can begin or the development risks loss of previously reserved allocation.

Previously dedicated but unused allocation can be reclaimed by the Town's Board of Commissioners for:

- (1) the lack of compliance with any existing Utility Allocation or Developer's Agreement;
- (2) violation of applicable town policy provision, ordinance standard, condition of approval;
- (3) violation of federal or state regulation; or
- (4) other good cause.

Utility Allocation Application Process

Upon receiving a new development proposal requesting water capacity, the Planning Staff shall direct the Developer/Applicant to demonstrate the project's qualifications. A Developer/Applicant shall state on the appropriate application, and stipulate within an approved Utility Allocation Agreement, the use or uses proposed to be built as part of the project along with the construction design and materials. Town action on the request will be deferred until the application is complete and the requested information has been provided.

Proposed projects shall complete the UTILITY ALLOCATION WORKSHEET according to its instructions to determine the total number of points achieved. The Utility Allocation Application package will be reviewed for completeness and compliance by the Technical Review Committee (TRC) in conjunction with the applicable development approval for the subject property (conditional rezoning, planned development, site plan, etc.).

Qualification for water allocation is judged by:

- The level of developer investment
- Anticipated increases in the Town's ad valorem tax base
- Construction and dedication of public infrastructure
- Provision of employment opportunities for Zebulon citizens
- Provisions of diversified housing stock
- Preservation of open space
- Protection of existing tree canopy
- Conservation of existing habitat
- The provision of recreational amenities for current or future Zebulon residents

Projects must be awarded **60 TOTAL POINTS** or more to merit water allocation.

Points are awarded in two categories, BASE POINTS and BONUS POINTS. BONUS POINTS are broken down into six categories.

1. Nonconformity Abatement and Public Infrastructure Improvements
2. Green Development Standards
3. Gateway and Transit Improvements
4. Amenities
5. Affordable Housing
6. Other

Unless a project can gain all necessary BONUS POINTS from a single improvement identified in the approved list, improvements must be made from at least two of the categories of BONUS POINTS.

All features and/or improvements that earn a projects BONUS POINTS must be clearly shown on a development plan for each application type.

Expiration of Allocation Award

A developer/applicant who has secured allocation according to this policy and hasn't progressed in construction plan approval, building permit approval, or on-site construction for a period of 12 months will lose the award of allocation without benefit.

Annual Review of Policy & Appeals

This policy shall be reviewed in January of each year and, when appropriate, readjusted by the Town's Board of Commissioners. The Town's overall progress on policy goals will be considered and the multipliers and/or point thresholds readjusted accordingly.

Appeals of any provision of this ordinance shall be decided upon by the Town's Board of Commissioners upon receiving a recommendation from the Planning Board.

BASE POINTS: List of Preferred Land Uses and Required Characteristics:

The uses listed below have been determined to be the most desirable and important uses for the Town of Zebulon to promote and maintain economic and housing diversity. Only projects that completely meet the stated performance characteristics will be considered for utility allocation. Please select one of the following Base Point classifications.

60 Base Points	Single Family Homes (Expedited Subdivision or Recombination) Newly constructed Single Family Homes built upon new lots created via the minor subdivision, exempt subdivision, expedited subdivision (3 or fewer lots) or recombination process.
60 Base Points	Change of Use This category captures renovation, rehabilitation, up-fit or retrofit of existing buildings or portions of buildings that pre-date this policy and require a code summary sheet, change in building occupancy, certificate of occupancy, building permit and/or building inspections and do not increase the utility demand from the previous use of the building.
45 Base Points	Business Office/Finance/ Insurance / Professional Services Center - Large Qualifying projects must exceed 100,000 square feet of heated floor space and create at least 150 employment positions that exceed the average annual Wake County salary according to Wake County Economic Development or the Employment Security Commission. Employees perform professional, scientific, and technical services for others. Such services require a high degree of expertise and training and provide high salaried employment opportunities. Examples include software engineering, legal, medical, accounting, consulting, architectural, biomedical, chemical, research and development, and administrative services. Finance or Insurance Centers shall also pool financial risks by underwriting insurance and annuities. Some establishments support employee benefit programs. Examples include bank or credit union headquarters, brokerages, investments, insurance, financing, and data processing establishments.
45 Base Points	Manufacturing/Industrial Employment Center Manufacturing or Industrial establishments in this category exceed 200,000 square feet of floor space located in plants, factories, or mills and employ power-

	driven machines and materials-handling equipment. They may also employ workers who assemble or create new products by hand, without the characteristic machinery-intensive enterprise. Many manufacturing establishments process products of agriculture, forestry, fishing, mining, or quarrying as well as products of other manufacturing establishments. Most manufacturing establishments have some form of captive services (e.g., research and development, and administrative operations, such as accounting, payroll, or management) in conjunction on-site.
45 Base Points	Governmental Uses/Public Administration This category encompasses centers for all government functions; it includes federal, state, and local government agencies that administer, oversee, and manage public programs and budgets and have executive, legislative, or judicial authority. Establishments develop policy, create laws, adjudicate civil and criminal legal cases, and provide for public safety and national defense.
40 Base Points	Single Use Retail Newly constructed single use, stand-alone building used primarily for retail, restaurant, or similar commercial use.
40 Base Points	Hotels, Motels, or other Accommodation Service Establishments This category serves lodging and short-term accommodations for travelers. They may offer a wide range of services, from overnight sleeping space to full-service hotel suites. They may offer these services in conjunction with other activities, such as entertainment or recreation. Stays in these establishments are generally less than one month. This classification does not include boarding or rooming houses.
40 Base Points	Arts/Entertainment/Museums These establishments operate facilities or provide services for a variety of cultural, entertainment, and performing art functions. Establishments include those that produce, promote, or participate in live performances, events, or exhibits intended for public viewing; those that preserve and exhibit objects and sites of historical, cultural, or educational interest; and those that operate facilities or provide services to serve activities associated with the aforementioned.
40 Base Points	Amusement, Sports or Recreational Establishment Establishments in this category operate either indoor or outdoor facilities offering family activities (i.e. sports, recreation, or amusement) and provide services, such as facilitating amusement in places operated by others, operating recreational sports groups and leagues. Examples include golf courses, indoor sports venues, bowling alleys, miniature golf courses, athletic clubs, skating rinks and arcades. This category may be used in conjunction with a commercial or residential development as a mixed use development.
40 Base Points	Mixed Use Development (Transit Oriented) Newly constructed or substantially rehabilitated collection of vertically mixed retail, office and residential uses in multi-story buildings centered within a one-half mile radius of an existing rail or bus transit station or the intersection of

	Horton Street and North Arendell Avenue in Downtown Zebulon. In order to qualify as mixed use, developments must dedicate at least one-third of the total heated square footage to residential use and the remainder to a mix of retail and office uses. All three use types must be represented and at least 10% of the heated square footage must be dedicated to street level, storefront retail uses.
40 Base Points	Mixed Use Development (Urban Infill) Newly constructed or substantially rehabilitated collection of mixed retail, office and residential uses in a multi-story building on a previously developed parcel within the corporate limits. In order to qualify as mixed use, developments must dedicate at least one-third of the total heated square footage to residential use and the remainder to a mix of retail and office uses. All three use types must be represented and at least 10% of the heated square footage must be dedicated to street level, storefront retail uses.
40 Base Points	Mixed Use Development (Greenfield) Newly constructed collection of mixed retail, office and residential uses in a multi-story building or buildings on a previously undeveloped parcel. In order to qualify as mixed use, developments must dedicate at least one-third of the total heated square footage to residential use and the remainder to a mix of retail and office uses. All three use types must be represented and at least 10% of the heated square footage must be dedicated to street level, storefront retail uses.
35 Base Points	Housing Services for the Elderly Establishments This category offers housing services for the aged, not requiring a license from the North Carolina Department of Health and Human Services, such as independent retirement housing, multi-unit assisted housing with services (MAHS), and continuing care retirement centers. All facilities must provide, but not necessarily be limited to, the following services/facilities: On-site laundry facilities, on site management, guaranteed transportation services at least four days per week, on-site exercise facilities, on-site computer access, and a clubhouse/common lounge area for all residents.
35 Base Points	Mixture of Use Development (Retail/Office-Institutional/Commercial) Newly constructed collection of horizontally arranged uses including retail, office-institutional and commercial within a master planned project on a previously undeveloped parcel or parcels totaling at least 10 acres. Mixture of use projects must include at least two (2) use types with at least 25% of the space devoted to each use type included in the development.
30 Base Points	Retail/Commercial Center Newly constructed center of at least 50,000 square feet, typically containing an anchor such as a grocery store and other smaller spaces and/or outparcels for subordinate uses. Uses are entirely consumer-driven and include all manner of retail, service and office possibilities.
30 Base Points	Business Office/Finance/ Insurance / Professional Services Center – Medium Qualifying projects must exceed 50,000 square feet of heated floor space and create at least 75 employment positions that exceed the average annual Wake County salary according to Wake County Economic Development or the

	Employment Security Commission. Employees perform professional, scientific, and technical services for others. Such services require a high degree of expertise and training and provide high salaried employment opportunities. Examples include software engineering, legal, medical, accounting, consulting, architectural, biomedical, chemical, research and development, and administrative services. Finance or Insurance Centers shall also pool financial risks by underwriting insurance and annuities. Some establishments support employee benefit programs. Examples include bank or credit union headquarters, brokerages, investments, insurance, financing, and data processing establishments.
30 Base Points	Business Office/Finance/ Insurance / Professional Services Center – Small Qualifying projects 50,000 square feet of heated floor space or less. Employees perform professional, scientific, and technical services for others. Such services require a high degree of expertise and training and provide high salaried employment opportunities. Examples include software engineering, legal, medical, accounting, consulting, architectural, biomedical, chemical, research and development, and administrative services. Finance or Insurance Centers shall also pool financial risks by underwriting insurance and annuities. Some establishments support employee benefit programs. Examples include bank or credit union headquarters, brokerages, investments, insurance, financing, and data processing establishments.
30 Base Points	Multi-Tenant Retail Center Newly constructed center 50,000 square feet or less, typically containing a more than one tenant space within a single structure. Uses are entirely consumer-driven and include all manner of retail, service and office possibilities.
30 Base Points	Single Use Office Newly constructed single use, stand-alone building used primarily for office and professional.
30 Base Points	Bungalow Court or Pocket Neighborhood Newly constructed Bungalow Court or Pocket Neighborhood per the standards of the Unified Development Ordinance.
30 Base Points	Distribution/Trucking Center Newly constructed center of at least 500,000 square feet where products and resources are transported to and delivered from via truck or rail.
25 Base Points	Warehouse Newly constructed center of at least 500,000 square feet where products and resources are stored.
25 Base Points	Religious Institutions Any facility such as a church, temple, synagogue, mosque or monastery used for worship by a non-profit organization and their customarily related uses.
20 Base Points	Intensive Industrial Uses: Uses classified as Special Land Uses within the Industrial Classification.

20 Base Points	Multi-Family Residential & Condo Units
20 Base Points	Major Subdivision 4- 25 Lots Any subdivision of land of four (4) – 25 Lots.
10 Base Points	Major Subdivision 26 lots or more Any subdivision of land of 26 or more lots.
Board Determination	All Other Uses Not Categorized This category of use captures all other uses not categorized elsewhere. Allocations for such uses are left to the discretion of the Town's Board of Commissioners upon recommendation of the Planning Board and acted on a case-by-case basis.

TOWN CONFIRMED ON 2/19
FOLLOW UP CALL WE CAN
TAKE CREDIT FOR THESE
POINTS.

BONUS POINTS

Proposed projects can gain BONUS POINTS by agreeing to provide any of the following items over and above the UDO or Standard Specification requirements for their development proposal.

NOTE: No bonus points are given for UDO requirements.

CATEGORY 1 – Non-Conformity Abatement and Public Infrastructure Improvements

Section 1A - Abatement of Nonconformities		(Max - 3 points)
✓	Abatement of any existing non-conforming structures	3
	Abatement of any existing non-conforming use of land	2
	Abatement of any existing non-conforming lots	1

Section 1B - Roadway Infrastructure Not Warranted by TIA/UDO/CTP		(Max - 10 points)
	Construction of full cross section of existing off-site public street	5
	Nearby intersection improvements	5
	Traffic signal improvements	4
	Signage or striping improvements	1

Section 1C - Off-Site Public Greenway Improvements		(Max - 10 points)
	Construct more than 4000 linear feet of 10-foot-wide path	10
	Construct more than 3000 linear feet of 10-foot-wide path	8
	Construct more than 2000 linear feet of 10-foot-wide path	6
	Construct more than 1000 linear feet of 10-foot-wide path	4
	Construct 500 to 1000 linear feet of 10-foot-wide path	2

Section 1D – Off-Site Bike-Ped Improvements		(Max – 5 points)
	Construction of off-site sidewalk improvements (Subject to TRC Approval)	2
	Construction of off-site bike lane improvements (Subject to TRC Approval)	3

CATEGORY 2. Green Development Standards/ Building & Site Design

Section 2A - Conservation of Natural Habitat Meeting Active Open Space Requirements as Defined in the UDO		(Max - 10 points)
	One point per acre up to 10 acres	1 - 10

Section 2B - Parking		(Max – 15 points)
	Structured Parking Facilities - must reduce footprint by 20%	10
	EV Charging Stations (two-port)	5
	Provision of on-street public parking (1 point per stall up to 10 Max)	1 - 10

Section 2C - Stormwater SCM's		(Max – 10 points)
	Stormwater - Restored Riparian Buffer	10
	Construct a fountain or other stormwater amenity within the BMP/SCM (as approved by Staff)	4
	Stormwater - Landscaped Green Roof	5
	Stormwater - Underground capture system for on-site irrigation	5
	Stormwater - Bioretention	5
	Stormwater - Wetland	5
	Exclusive use of porous pavement in parking areas where suitable	2

Section 2D - Building/Site Design		(Max - 20 points)
	Compliance with residential design guidelines per Section 5.2 of the UDO	10
	Non-Residential building design that incorporates an active upper story.	5
	Pedestrian oriented and walkable site design which promotes alternatives to vehicular travel within the development. (Subject to TRC Approval)	5

Section 2E - Infill/Redevelopment		(Max – 16 points)
	Development or Redevelopment within DTC	10
	Development or Redevelopment within DTP	6
	Redevelopment of previously vacant building space over 20,000 square feet	6
	Redevelopment of previously vacant building space under 20,000 square feet	5

Section 2F - Historic Preservation		
	Historic Structure Preservation via Deed Restriction (Determined by TRC)	10
	Restoration of Historic Structure (Must be approved by TRC)	5

Section 2G – LEED Certification		(Max – 10 points)
	LEED Certification for Neighborhood Development (LEED ND)	10
	Platinum LEED Certification	10
	Gold LEED Certification	8
	Silver LEED Certification	6
	Bronze LEED Certification	4
	LEED Certified Certification	2

CATEGORY 3 – Outdoor Enhancement and Transit Improvements

Section 3A – Outdoor Enhancement		(Max – 12 points)
	Construction of a Parkway Street Section on a Collector level street	5

	Construction or Preservation of Gateway Landscaping or Structure (Subject to Comprehensive Plan Consistency and TRC approval)	5	
	Outdoor Display of Public Art (Subject to TRC Approval)	4	
	Public Facing Outdoor Mural (Subject to TRC Approval)	4	
	Maintenance of Roadside Gateway Plant Bed (requires maintenance agreement)	3	
	Planting Pollinator Garden (225 Square Foot Minimum)	3	
	Exclusive use of xeriscaping techniques and drought tolerant species	3	
	Enhanced Roadside Landscaping (Subject to TRC Approval)	2	
✓	Enhanced Buffer Landscaping (Subject to TRC Approval)	2	
	Construction of a Parkway Street Section on a Local level street	2	
✓	Installation of Native Shade Tree Species (per Tree up to 10 Trees)	1	10 TREES = 10 POINTS

Section 3B – Transit (Pursuant to location being adjacent to a planned or active transit route)		(Max - 8 points)
	Provision of more than 50 designated Park & Ride Stalls	8
	Provision of 25 designated Park & Ride Stalls	5
	Provision of 10 designated Park & Ride Stalls	3
	Provision of mass transit easement w/ structure (bus stop with shelter & bench)	2

CATEGORY 4 - Amenities

Section 4A - Private Greenway		(Max - 3 points)
	Construction of more than 3000 linear feet private greenway meeting Town of Zebulon standards	3
	Construction of more than 2000 linear feet of private greenway meeting Town of Zebulon standards	2
	Construction of more than 1000 linear feet of private greenway meeting Town of Zebulon standards	1

Section 4B – Pool (Combinations may be approved by TRC)		(Max - 8 points)
	Olympic Pool and Aquatic Center	8
	Junior Olympic Pool	5
	Lap Pool (four lane minimum)	3
	Resort Style Pool	2
	Any Other Pool	1

Section 4C - Outdoor Deck/Patio		(Max - 3 points)
	Deck/Patio - More than 3000 square feet	3
	Deck/Patio - More than 2000 square feet	2
✓	Deck/Patio - More than 1000 square feet	1

Section 4D - Pool Amenities		(Max - 2 points)
------------------------------------	--	------------------

	Jacuzzi/Hot Tub/Whirlpool	2
	Water Playground with apparatus	2
	Sauna/Steam room	2

Section 4E - Clubhouse		(Max - 10 points)
	Commercial Coffee Shop with at least 10 designated public seating spaces.	10
	With full kitchen and over 4000 square feet of meeting space	10
	With full kitchen and less than 4000 square feet of meeting space	9
	Meeting space without kitchen more than 3500 square feet	8
	Meeting space without kitchen 2500 - 3499 square feet	7
	Meeting Space without kitchen 1500 - 2499 square feet	5
	Meeting Space without kitchen less than 1500 square feet	4
	No meeting space, bathrooms and changing rooms only	3
	Outdoor Kitchen or Grills	2

Section 4F - Additional Active Recreation		(Max - 10 points)
	Gymnasium (regulation size indoor basketball court)	10
	Baseball/Softball Field (regulation size)	5
	Football/Soccer Field (regulation size)	5
	Skate Park	5
	Tennis Courts (two regulation courts, fenced)	5
	Multi-Use Hardcourt (two regulation basketball courts, street hockey, fenced)	5
	Pickleball Court (three regulation courts, fenced)	5
	Pocket Park – 5,000 square feet	3
	IPEMA Certified Playground Equipment	4
	Lighted Field of Play for nighttime use	3
	Electronic Scoreboard or Covered Dugouts or Bleachers	3
	Community Garden – 15-foot by 15-foot, with water access and potting shed.	3

Section 4G – Additional Urban Open Space Enhancements (Within Non Residential Zoning Districts)		(Max – 10 points)
	Fountain	2
✓	Canopy Including Fixed Permanent Seating	2
	Drinking Fountain with Pet Fountain	2
	Permanent Game Tables	1
✓	Permanent Tables with Shade Cover	1
	All Weather Bulletin Board	1
	Covered or Internal Bicycle Parking	1
✓	Artist-Design Bicycle Racks	1
	Little Free Library	1
	Drinking Fountain	1
	Public Work Bike Stand With Tools	1

CATEGORY 5 – Affordable Housing

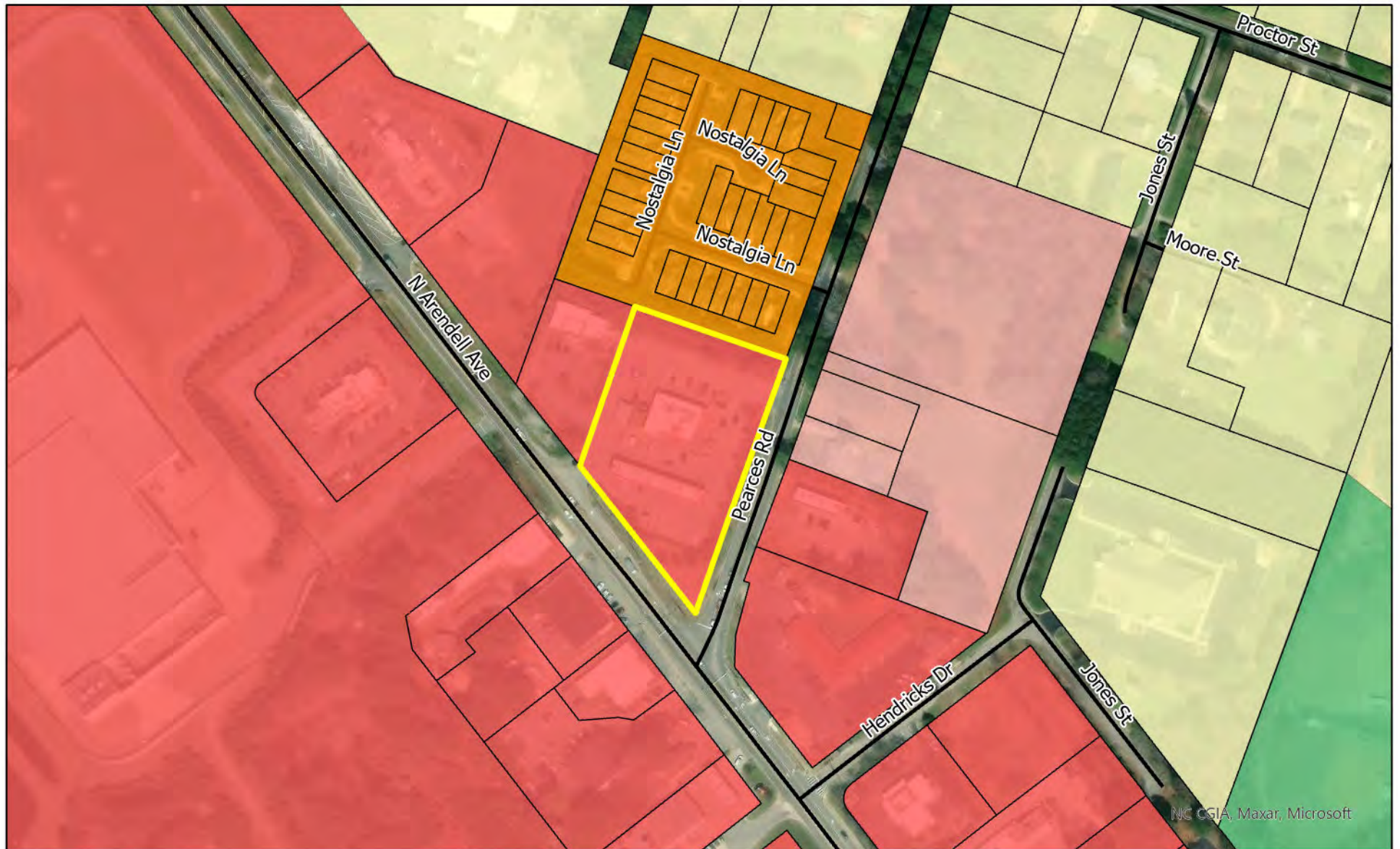
Inclusion of a percentage of the provided housing stock of a proposed development cost no more than 30% of a household income not exceeding 80% of the Area Median Income (AMI)		(Max – 10 Points)
	15% Affordable Housing	10
	10% Affordable Housing	5

CATEGORY 6 – Other

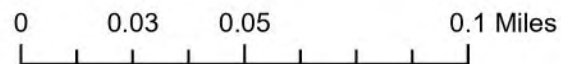
(Max 5 Points)

	Integrated public safety operation systems (EX. Flock Safety or others as approved by the Police Department)	3
	Smart Waste and Recycling Stations	2

Future Land Use Map



NC CGIA, Maxar, Microsoft



- Land Use/Character**
- Streets
 - Parcels
 - 342 Parks and Recreation (PR)

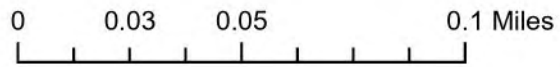
Legend

- Suburban Residential (SR)
- Residential Mix (RM)
- Suburban Commercial (SC)
- General Commercial (GC)
- Sheetz (1406 N Arendell Ave)

Aerial Map



NC CGA, Maxar, Microsoft



Legend

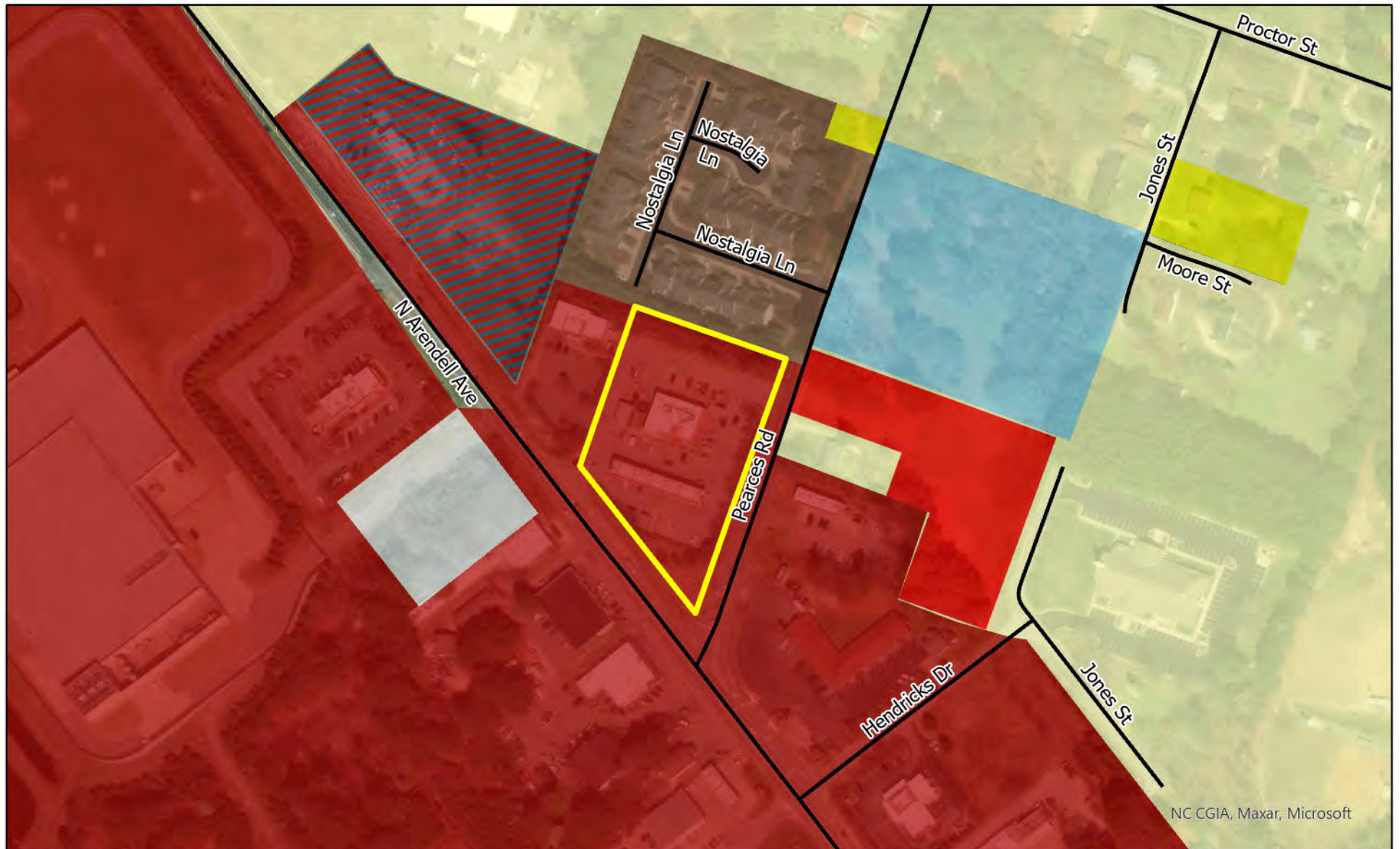
- Streets
- Parcels
- Sheetz (1406 N Arendell Ave)



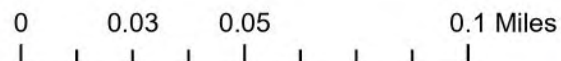




Zoning Map



NC CGIA, Maxar, Microsoft



- Streets
- R2, Residential Suburban
- 347 ■ R4, Residential Neighborhood

Legend

- RMF, Residential Multi-Family
- GC, General Commercial
- HC, Heavy Commercial
- LI, Light Industrial
- OI, Office and Institutional
- CZ, Conditional Zoning
- Sheetz (1406 N Arendell Ave)

ZEBULON

NORTH CAROLINA

CASE # Planned Development 2025-05: Sheetz (1406 N Arendell)

HEARING DATE: October 13, 2025

State of North Carolina

County of Wake

BEFORE ME, the undersigned Notary, E. McKinney Worner on this 9th day of October 2025, personally appeared Matthew Lower, known to me to be a credible person and of lawful age, who being by me first duly sworn, on his oath, deposes and says:

I Matthew Lower, Planning Director 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.

- Advertisement in a Paper of General Circulation sent on September 29, 2025 (Wake weekly, publication dates **10/3/2025 & 10/10/2025**)
- Posted to Planning Department Website **9/29/2025**
- Signs Posted on Site **10/1/2025**
- Mailed Notices sent out **10/1/2025**

Matthew Lower

10/9/2025

Matthew Lower

Date

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

[Notary Seal]



E. McKinney Worner

[signature of Notary]

E. McKinney Worner

[printed name of Notary]

NOTARY PUBLIC

My commission expires: May 23, 2027.

Wake Weekly

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10/09/2025

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THE WAKE WEEKLY - (WAKE COUNTY)

Estate (Probate) Filings

NOTICE TO CREDITORS ESTATE OF MATTHEW.....the 3rd day of October, 2025, Anita L. O'Brien, Executor 2301 Baucatcher Lane Zebulon NC 27597 The Wake Weekly October 3, 10, 17, 24, 20 25

WAKE COUNTY, NORTH CAROLINA

2025-10-03

THE WAKE WEEKLY - (WAKE COUNTY)

Notice of Hearing

..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 October 13th, 2025, at 600 PM at the Zebulon Municipal Complex, 1003 N. Arendell Avenue, and will be conducted by the Board of Commissioner

WAKE COUNTY, NORTH CAROLINA

2025-10-03

THE WAKE WEEKLY - (WAKE COUNTY)

Notice of 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 October 6th, 2025, at 600 PM at the Zebulon Municipal Complex, 1003 N. Arendell Avenue, a nd will be conducted by the Board of Commissioners for the p

WAKE COUNTY, NORTH CAROLINA

2025-09-26

Load More

Notice of Hearing

Published in The Wake Weekly - (Wake County) on October 3, 2025

Location

Wake County, North Carolina

Notice Text

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 **October 13th, 2025, at 600 PM** at the **Zebulon Municipal Complex, 1003 N. Arendell Avenue**, and will be conducted by the Board of Commissioners and Planning Board for the purpose of considering the following items:

IDT Project Number 174539 Planned Development 2025-05 Sheetz (1406 N Arendell Ave)
PIN #2706011220 A request by Sheetz, INC., for a rezoning from Heavy Commercial (HC) to Planned Development for the use of a Convenience Store with Gasoline Sales.

Public comments may be submitted to publiccomments@townofzebulon.org no later than 1200 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) 823-1811.
The Wake Weekly
October 3, 10, 2025

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https://www.townofzebulon.org/planning/public-hearing-information

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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 **October 13th, 2025, at 6:00 PM** at the **Zebulon Municipal Complex, 1003 N. Arendell Avenue**, and will be conducted by the Board of Commissioners and Planning Board for the purpose of considering the following items:

IDT Project Number 1745359- Planned Development 2025-05 - Sheetz (1406 N Arendell Ave)

PLN #2706011220A request by Sheetz, INC., for a rezoning from Heavy Commercial (HC) to Planned Development for the use of a Convenience Store with Gasoline Sales.

Public comments may be submitted to publiccomments@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) 823-1811.

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WRITTEN STATEMENT OF ADOPTION
ORDINANCE 2026-18
SHEETZ PLANNED DEVELOPMENT
NOVEMBER 3, 2025

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. The Board Commissioners Approves Ordinance 2026-18
2. Ordinance 2026-18 is fully consistent with the Town's adopted Policy Guidance in the Comprehensive Plan
3. Ordinance 2026-18 is consistent with the comprehensive plan as it will implement the following goals and policies:
 - a. **Goals for Land Use and Development:**
 - i. **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).
 - ii. **Goal 2:** Consistent character of land use within areas intended for particular character types, from rural and suburban through auto-oriented and urban along the community character spectrum (Land Use and Development, p.2).
 - b. **Goals for Growth Capacity**
 - i. **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).
 - ii. **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).
 - c. **Economic Development Goals and Actions:**
 - i. **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).
 - ii. **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).

WRITTEN STATEMENT OF ADOPTION
ORDINANCE 2026-18
SHEETZ PLANNED DEVELOPMENT
NOVEMBER 3, 2025

4. Ordinance 2026-18 does not amend the Town's adopted policy guidance in the Comprehensive Plan.
5. Deviations from the Town's adopted policies are spelled out in the provided Planned Narrative that is approved along with the proposed site plan.
6. Ordinance 2026-18 is reasonable as it supports the orderly redevelopment of an existing commercial property and brings a nonconforming site into legal conformity while maintaining a commercial land use consistent with the Comprehensive Land Use Plan.
7. Ordinance 2026-18 is in the public interest as it enables private reinvestment in an established commercial corridor, provides improved site design and landscaping, and supports the Town's broader goals of economic stability, corridor enhancement, and reinvestment along NC 96.

Glenn L. York – Mayor

SEAL

Dora K. Moore – Interim Town Clerk

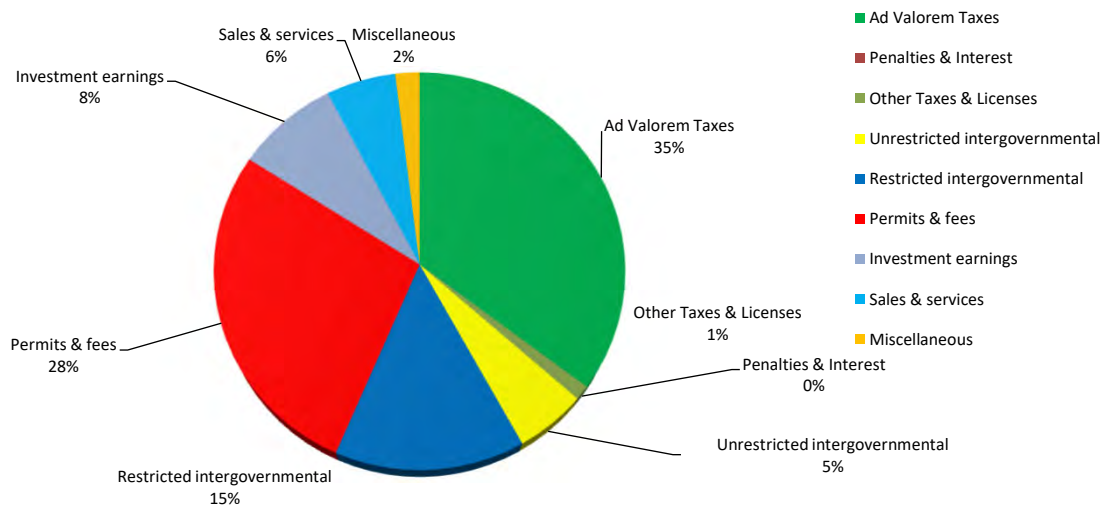


TOWN OF ZEBULON
Revenue Statement: 2025 - 2026
for Accounting Period 6/30/2026
GENERAL FUND

As of 10/15/2025

<u>Revenue Categories</u>	<u>Estimated Revenue</u>	<u>Revenue YTD</u>	<u>% Collected</u>	<u>% of Total Revenue YTD</u>
Ad Valorem Taxes	\$ 15,370,500.00	\$ 1,378,017.77	9.0%	35.3%
Penalties & Interest	\$ 27,500.00	\$ (184.84)	-0.7%	0.0%
Other Taxes & Licenses	\$ 250,500.00	\$ 45,290.00	18.1%	1.2%
Unrestricted intergovernmental	\$ 3,698,000	\$ 213,201.27	5.8%	5.5%
Restricted intergovernmental	\$ 2,371,700	\$ 566,136.50	23.9%	14.5%
Permits & fees	\$ 682,500.00	\$ 1,076,597.95	157.7%	27.6%
Investment earnings	\$ 700,000.00	\$ 325,599.86	46.5%	8.3%
Sales & services	\$ 1,464,200.00	\$ 219,823.75	15.0%	5.6%
Miscellaneous	\$ 81,630.00	\$ 76,887.45	94.2%	2.0%
Fund Balance Appropriated	\$ 6,455,308.00	\$ -	0.0%	0.0%
Total Revenues	\$ 31,101,838.00	\$ 3,901,369.71	12.5%	100%

Town of Zebulon General Fund % of Total Revenue To Date - FY 2026





TOWN OF ZEBULON
Expenditure Statement:2025 - 2026
for Accounting Period 6/30/2026
GENERAL FUND

As of 10/15/2025

<u>Dept #</u>	<u>Department</u>	<u>Approp Amount</u>	<u>Expenditure YTD</u>	<u>% Exp.</u>
410	GOVERNING BODY	\$1,031,600	\$209,200	20.3%
420	FINANCE	\$766,350	\$180,973	23.6%
430	HUMAN RESOURCES	\$616,450	\$134,382	21.8%
440	ADMINISTRATION	\$741,220	\$99,547	13.4%
450	INFORMATION TECHNOLOGY	\$811,450	\$229,827	28.3%
470	STADIUM	\$109,760	\$9,790	8.9%
490	PLANNING AND ZONING	\$1,302,320	\$265,498	20.4%
500	PUBLIC WORKS-PROPERTY & PROJECT MGMT	\$1,818,500	\$428,325	23.6%
510	POLICE	\$5,658,384	\$1,381,904	24.4%
520	PUBLIC WORKS-OPERATIONS	\$6,497,700	\$741,681	11.4%
530	FIRE	\$5,392,134	\$2,102,039	39.0%
570	POWELL BILL	\$261,000	\$1,045	0.4%
590	STORMWATER	\$297,350	\$44,050	14.8%
620	PARKS & RECREATION	\$4,475,320	\$1,006,748	22.5%
690	COMMUNITY & ECONOMIC DEVELOPMENT	<u>\$1,322,300</u>	<u>\$64,218</u>	4.9%
Total Expenditures		\$31,101,838	\$6,899,226	22.2%

Sales Tax

FY 2026

Month	Article 39 (1) *	Article 40 (1/2)	Article 42 (1/2)	Article 44 (1/2)	City Hold Harmless	FY 26 Totals	Prior Year (FY 2025)	% Inc (Dec) from Prior Yr
July	\$ 100,041	\$ 44,116	\$ 50,300	\$ (1)	\$ 37,081	\$ 231,536	\$ 215,463	7.5%
August	-	-	-	-	-	-	\$ 221,569	-100.0%
September	-	-	-	-	-	-	\$ 213,559	-100.0%
October	-	-	-	-	-	-	\$ 219,948	-100.0%
November	-	-	-	-	-	-	\$ 225,778	-100.0%
December	-	-	-	-	-	-	\$ 259,899	-100.0%
January	-	-	-	-	-	-	\$ 187,830	-100.0%
February	-	-	-	-	-	-	\$ 188,545	-100.0%
March	-	-	-	-	-	-	\$ 242,340	-100.0%
April	-	-	-	-	-	-	\$ 233,223	-100.0%
May	-	-	-	-	-	-	\$ 228,145	-100.0%
June	-	-	-	-	-	-	244,895	-100.0%
Total	\$ 100,041	\$ 44,116	\$ 50,300	\$ (1)	\$ 37,081	\$ 231,536	\$ 2,681,194	-91.4%

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	81,025	36,245	40,720	(3)	30,557	188,545	\$ 182,092	3.5%
March	106,967	45,127	53,701	(1)	36,547	242,340	\$ 223,970	8.2%
April	102,985	43,231	51,657	0	35,350	233,223	\$ 198,414	17.5%
May	98,413	43,645	49,484	(12)	36,616	228,145	\$ 217,129	5.1%
June	106,896	46,129	53,741	(0)	38,129	244,895	233,544	4.9%
Total	\$ 1,176,119	\$ 502,642	\$ 590,873	\$ (27)	\$ 411,588	\$ 2,681,194	\$ 2,526,551	6.1%

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

Monthly Summary of Sales Tax Collected

