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# **ZEBULON**

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NORTH CAROLINA

**TOWN OF ZEBULON  
JOINT PUBLIC HEARING  
FEBRUARY 10, 2025  
6:00 PM**

**I. CALL TO ORDER**

**II. APPROVAL OF AGENDA**

**III. NEW BUSINESS**

- a. **RZ 2025-01 – Little River Park** – A request by Town of Zebulon Parks and Recreation, for a rezoning of two properties from Wake County Zoning R-80W to the Town of Zebulon Residential Suburban (R2) district.

**IV. ADJOURNMENT**





STAFF REPORT  
ZONING MAP AMENDMENT 2025-01  
LITTLE RIVER PARK  
FEBRUARY 10, 2025

**Topic:** RZ 2025-01 – Little River Park  
**Speaker:** Catherine Farrell, Planner II  
**From:** Matthew Lower, Planning Director  
**Prepared by:** Catherine Farrell, Planner II  
**Approved by:** Kellianne Williams, Assistant Town Manager

**Executive Summary:**

The Board of Commissioners will consider a Zoning Map Amendment for 1228 Water Plant Rd (PIN# 1795254279) and 1800 W Gannon (PIN# 1795145894). This Zoning Map Amendment is the first of two requested entitlements by the applicant, the second of which is annexation into the Town limits. The Town Board's approval of this Zoning Map Amendment will designate the subject parcels as Zebulon Residential Suburban (R2), which will take effect upon their annexation.

**Discussion:**

The Zebulon Parks Department is seeking to rezone two parcels, totaling 22.23 acres, from the Wake County R-40 Zoning District to the Zebulon R2 Zoning District. This rezoning request is part of the ongoing redevelopment of Little River Park, which has been maintained by the Town of Zebulon since the mid-to-late 1980s. Currently, the park is located under county zoning and is outside the corporate limits of the town.

The rezoning would allow all uses permitted within the R2 Residential Suburban District, without any additional conditions proposed by the applicant. If approved, the property will fall under Zebulon's Unified Development Ordinance (UDO), ensuring that any future development adheres to the town's zoning regulations.

As part of the park's redevelopment, funded by a Parks and Recreation Trust Fund (PARTF) grant awarded in fall 2023, plans include the addition of bathroom facilities. These facilities will require connection to public water and sewer systems. According to the Town of Zebulon's merger agreement with the City of Raleigh, the site must be annexed into the town to access these utilities.

This rezoning and annexation request is crucial for the successful redevelopment of Little River Park. It ensures the site is governed by the town's regulations and can be properly serviced with utilities for future development.

**Policy Analysis:**

Comprehensive Land Use Plan:

Although these lots are not located within the future growth area as outlined in the Comprehensive Land Use Plan, the plan does support the development of a Parks and Recreation Master Plan. One of the key goals of this plan is to support the future of Little River Dam and Park. "Future of Little River Dam and Park, with ideas ranging from active development (with

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restaurants) to maintaining a more natural setting for passive recreation relative to the Town's other existing parks (Recreation and Amenities, Page 2)."

The rezoning is supported by the following CLUP goals:

**1. Economic Development Goals and Actions:**

- **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).

**2. Goals For Recreation and Amenities:**

- **Goal 1:** A "lifestyle" community, with a range of amenities and activities for all ages and interests, to keep residents enjoying their home town along with visitors (Recreation and Amenities, pg 4).
- **Goal 2:** Both a quantity and quality of park sites and trail miles to meet residents' expectations, support their outdoor recreation interests and promote wellness (Recreation and Amenities, pg 4).
- **Goal 4:** A town with varied places and spaces for people to gather, in Downtown and elsewhere

**Parks and Recreation Master Plan:**

The Parks and Recreation Master Plan further defines the future vision for Little River Park, which is central to the current rezoning request. The plan states, "As part of the Master Plan Process, the project team developed a concept diagram to show potential improvements at Little River Park. This concept, shown on the following page, highlights opportunities for nature-based activities, outdoor recreation, and educational experiences that could be integrated into the park site" (Zebulon Parks and Recreation Master Plan, Page 139). The proposed rezoning to the Zebulon Residential Suburban (R2) Zoning District is aligned with these future goals, as it will allow for development that supports both passive and active recreational uses, enhancing the park's role as a community asset while maintaining its connection to the natural environment.

**Outcomes:**

The rezoning will have the following outcomes:

- 1. Allow annexation into the Zebulon Corporate Limits:** Assigning zoning and the annexation of the property will happen in conjunction with each other giving future development approval authority to the Town of Zebulon.
- 2. Continued Park Operations:** The rezoning to R2 will not affect the properties' ability to function as a park.

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FEBRUARY 10, 2025

3. **Park Redevelopment:** The resulting annexation allows any improvements to the park to fall under the Zebulon UDO and will no longer be subject to Wake County planning approval.
4. **Public Services:** If rezoned and annexed, this site could be served by Raleigh water and sewer, as well as Zebulon police and fire services.

**Staff Recommendation for Joint Public Hearing:**

Staff recommends opening the public hearing for this Zoning Map Amendment. After public hearing and discussion closes, refer the matter to the Planning Board for consideration.

**Staff Recommendation for Planning Board:**

Staff recommends the Planning Board recommend the approval the Zoning Map Amendment. The matter will then be considered at a future Board of Commissioners' Meeting.

**Attachments:**

1. Application
2. Future Land Use Map
3. Aerial Map
4. Zoning Map
5. Labeled Site Photos
6. Public Hearing Notification Affidavit
7. Principal Use Table Excerpt





# APPLICATION FOR ZONING MAP AMENDMENT

PART 1. DESCRIPTION OF REQUEST/PROPERTY		
Street Address of the Property: <b>1228 WATER PLANT RD ; 1800 W GANNON AVE</b>		Acreage: <b>19.96</b>
Parcel Identification Number (NC PIN): <b>1795254279; 1795145894</b>	Deed Book: <b>000470</b>	Deed Page(s): <b>00250</b>
Existing Zoning of the Property: <b>Wake County R80</b>	Proposed Zoning of the Property: <b>Zebulon R2</b>	
Existing Use of the Property: <b>Public park</b>	Proposed Use of the Property: <b>Public park</b>	
Reason for Rezoning: <b>Expanding services at Town owned and operated park by gaining access to water for new restroom facility.</b>		

PART 2. APPLICANT/AGENT INFORMATION		
Name of Applicant/Agent: <b>Town of Zebulon (Nick Rummage, Parks Manager)</b>		
Street Address of Applicant/Agent: <b>1003 N Arendell Ave</b>		
City: <b>Zebulon</b>	State: <b>NC</b>	Zip Code: <b>27597</b>
Email of Applicant/Agent: <b>nrummage@townofzebulon.org</b>	Telephone Number of Applicant/Agent: <b>919-823-1839</b>	Fax Number of Applicant/Agent:
Are you the owner of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Are you the owner's agent? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>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.</b>

PART 3. PROPERTY OWNER INFORMATION		
Name of Property Owner: <b>Town of Zebulon (Sheila Long, Parks &amp; Recreation Director)</b>		
Street Address of Property Owner: <b>1003 N Arendell Ave</b>		
City: <b>Zebulon</b>	State: <b>NC</b>	Zip Code: <b>27597</b>
Email of Property Owner: <b>slong@townofzebulon.org</b>	Telephone Number of Property Owner: <b>919-823-1814</b>	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: <b>Nick Rummage</b>	Date: <b>9/13/24</b>
Signature of Owner: 	Print Name: <b>Sheila Long</b>	Date: <b>9-13-24</b>





## APPLICATION FOR ZONING MAP AMENDMENT

### LEGISLATIVE CONSIDERATIONS – ZONING MAP AMENDMENT

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 zoning district 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 attach additional pages if necessary. The petition is justified based on the facts as they relate to the Standards in Section 2.2.25 J of the UDO as follows:

1. Please explain how the proposed Zoning Map Amendment advances the public health, safety, or welfare
The zoning map amendment advances the public health, safety and welfare by allowing the already Town owned and operated park to expand the services currently available on these parcels. It will allow for water service to be connected so that new restrooms facilities may be constructed.
2. Please explain how the proposed Zoning Map Amendment is appropriate for its proposed location, and is consistent with the purposes, goals, objectives, and policies of the town's adopted policy guidance;
Parks are an allowed amenity in zone R1. This zoning will not change the use of either parcel and will be consistent with purposed, goals, objectives and policies of the town's adopted guidance.
3. Please explain how an approval of the Zoning Map Amendment is reasonable and in the public interest;
The approval of the Zoning Map Amendment is reasonable because it does not change the use or density of either parcel from how it is currently being used and is in the public interested because it will allow for new and expanded amenities at the park on these parcels.
4. Please explain how the proposed Zoning Map Amendment addresses any other factors as the Board of Commissioners may determine to be relevant. These include but are not limited to the proposed uses requested and any requested deviations and proposed alternative means of compliance.
These parcels have been owned and operated by the Town of Zebulon since 1920 but have never been annexed into the corporate limits of the town. The planning jurisdiction of the town currently touches the eastern border of these parcels. In order to move forward with the construction of the approved master plan for this park, and to be able to collect on the \$500,000 PARTF grant that was awarded in the fall of 2023, water access and new restrooms will be required. Without annexing into the Town limits, access to City of Raleigh water system will not be granted.



APPLICATION FOR  
ZONING MAP AMENDMENT

OWNER’S CONSENT FORM

Name of Project: Little River Park - Phase 1 Submittal Date: 9/11/2024

OWNER’S AUTHORIZATION

I hereby give CONSENT to Nick Rummage, Parks Manager (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 2.2.25 of the Town of Zebulon Unified Development Ordinance, that lands subject to a zoning map amendment 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.

 Sheila Long 9-13-24  
*Signature of Owner* *Print Name* *Date*

CERTIFICATION OF PROPERTY OWNER

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

 Sheila Long 9-13-24  
*Signature of Owner* *Print Name* *Date*

\*Owner of record as shown by the Wake County Revenue Department ([www.wakegov.com](http://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.

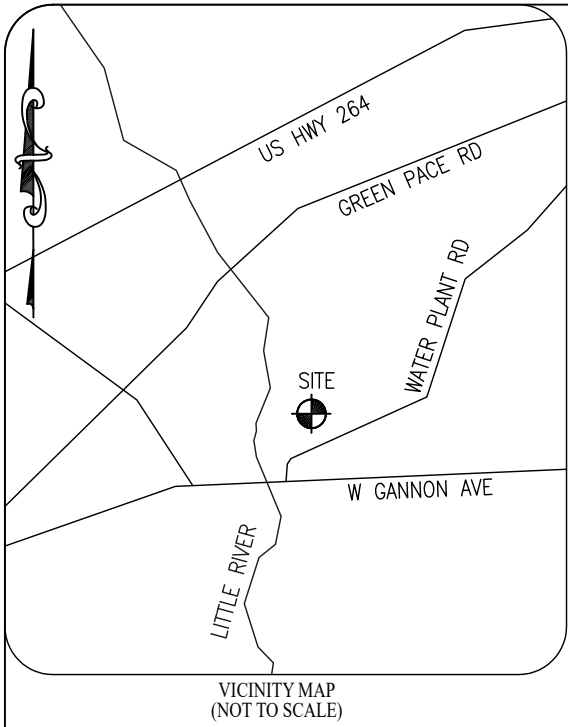


**ADJACENT OWNERS AND HOA CONTACTS:**

[illegible]

Development Name	Contact Name	Contact Address





VICINITY MAP  
(NOT TO SCALE)

CERTIFICATE OF FLOODWAY INFORMATION

PROPERTY SHOWN HEREON IS LOCATED IN THE FOLLOWING FEMA DESIGNATED FLOOD ZONES.

- ZONE "X" (MINIMAL FLOOD RISK)
- ZONE "X" (1% FUTURE CONDITIONS CONTAINED IN CHANNEL, "X". 1% FUTURE CONDITIONS CONTAINED IN STRUCTURE)
- ZONE "AE" (1% ANNUAL CHANCE FLOOD HAZARD CONTAINED IN STRUCTURE, 1% CHANCE ANNUAL FLOOD HAZARD)
- ZONE "AE" FLOODWAY (1% ANNUAL CHANCE FLOOD HAZARD CONDITIONS: FLOODWAY, 1% FUTURE CONDITIONS CONTAINED IN CHANNEL: FLOODWAY)

FLOOD HAZARD PANEL NO. 1795

EFFECTIVE DATE: 07/19/2023

09-12-2024  
DATE SURVEYOR

LEGEND

- EXISTING IRON ROD (EIR)
- EXISTING IRON PIPE (EIP)
- EXISTING CONCRETE MONUMENT (ECM)
- △ CALCULATED/SET POINT
- BOUNDARY LINE
- - - ADJOINER LINE
- - - EASEMENT LINE
- AG ABOVE GRADE
- BG BELOW GRADE
- N.T.L. NEW TOWN LIMITS
- C.T.L. CONTIGUOUS TOWN LIMITS

AS-SURVEYED DESCRIPTION OF PROPERTY TO BE ANNEXED:

BEGINNING AT AN EXISTING CONCRETE MONUMENT SITUATED IN THE NORTHERN MARGIN OF THE RIGHT OF WAY OF WATER PLANT ROAD, COMMON CORNER WITH THE PROPERTY NOW OR FORMERLY OWNED BY AMY & WAYNE BOUREN, AND HAVING NORTH CAROLINA STATE PLANE COORDINATES OF N:755232.81' E: 2193171.77' (NAD83/NSRS2011);

THENCE ALONG THE NORTHERN MARGIN OF THE RIGHT OF WAY OF WATER PLANT ROAD S 66°24'22" W A DISTANCE OF 636.33' TO A POINT;  
THENCE ALONG THE NORTHERN MARGIN OF THE RIGHT OF WAY OF WATER PLANT ROAD S 63°42'47" W A DISTANCE OF 282.69' TO AN EXISTING IRON ROD;  
THENCE S 12°14'49" W A DISTANCE OF 26.32' TO AN EXISTING IRON ROD;  
THENCE S 59°56'21" W A DISTANCE OF 139.92' TO A POINT IN THE NORTHERN MARGIN OF THE RIGHT OF WAY OF NC HIGHWAY 97;  
THENCE ALONG THE NORTHERN MARGIN OF THE RIGHT OF WAY OF NC HIGHWAY 97 THE FOLLOWING COURSES AND DISTANCES:  
S 87°47'26" W A DISTANCE OF 132.17' TO A POINT;  
S 87°38'23" W A DISTANCE OF 112.12' TO AN EXISTING IRON ROD ;  
S 87°38'23" W A DISTANCE OF 188.42' TO A POINT;  
S 86°32'55" W A DISTANCE OF 101.15' TO A POINT;  
S 85°00'55" W A DISTANCE OF 101.11' TO A POINT;  
S 83°59'50" W A DISTANCE OF 101.21' TO A POINT;  
S 82°19'37" W A DISTANCE OF 106.12' TO AN EXISTING IRON ROD;  
THENCE DEPARTING FROM THE NORTHERN MARGIN OF THE RIGHT OF WAY OF NC HIGHWAY 97 N 33°37'43" W A DISTANCE OF 167.43' ALONG THE EASTERN MARGIN OF THE RIGHT OF WAY OF CURRIN PERRY ROAD TO A DISTURBED CONCRETE MONUMENT;  
THENCE DEPARTING FROM THE EASTERN MARGIN OF THE RIGHT OF WAY OF CURRIN PERRY ROAD N 64°20'01" E A DISTANCE OF 486.76' TO AN EXISTING IRON PIPE;  
THENCE N 64°25'30" E A DISTANCE OF 48.98' TO AN EXISTING IRON ROD;  
THENCE N 64°25'30" E A DISTANCE OF 11.04' TO AN EXISTING IRON ROD;  
THENCE N 64°17'05" E A DISTANCE OF 399.97' TO A POINT IN THE LITTLE RIVER

WITNESSED BY AN EXISTING IRON ROD LOCATED 42.43' FURTHER ALONG THE SAME BEARING;  
THENCE ALONG THE LITTLE RIVER THE FOLLOWING COURSES AND DISTANCES:  
N 17°48'21" E A DISTANCE OF 126.02' TO A POINT;  
N 17°48'23" E A DISTANCE OF 24.00' TO A POINT;  
N 39°01'19" E A DISTANCE OF 150.00' TO A POINT;  
N 04°03'46" W A DISTANCE OF 358.13' TO A POINT;  
THENCE DEPARTING FROM THE RUN OF THE LITTLE RIVER  
N 74°30'44" E A DISTANCE OF 29.54' TO AN EXISTING IRON PIPE;  
THENCE N 74°30'44" E A DISTANCE OF 348.49' TO AN EXISTING IRON PIPE;  
THENCE S 00°31'09" E A DISTANCE OF 272.55' TO AN EXISTING IRON PIPE;  
THENCE N 79°04'43" E A DISTANCE OF 313.33' TO AN EXISTING CONCRETE MONUMENT;  
THENCE S 25°53'38" E A DISTANCE OF 59.83' TO A POINT;  
THENCE S 25°54'53" E A DISTANCE OF 179.93' TO AN EXISTING IRON PIPE;  
THENCE S 25°54'58" E A DISTANCE OF 339.77' TO AN EXISTING CONCRETE MONUMENT;  
WHICH IS THE POINT OF BEGINNING,  
HAVING AN AREA OF 990628 SQUARE FEET, 22.74 ACRES  
AND BEING ALL OF TRACTS 1 AND 2 AS SHOWN IN PLAT BOOK 2012 AT PAGE 593,  
WAKE COUNTY REGISTRY

N/F  
PERRY  
PIN: 1795-15-5520  
BM 2012 PG 278

N/F  
TOWN OF ZEBULON  
PIN: 1795-25-4279  
DB 470 PG 250  
19.96 ACRES +/-  
869,306 S.F. +/-

N/F  
BOUREN  
PIN: 1795-35-2486

POINT OF BEGINNING (P.O.B.)  
N: 755232.81'  
E: 2193171.77'  
NAD83/2011

N/F  
TOWN OF ZEBULON  
PIN: 1795-15-5049  
BM 1995 PG 382

N/F  
CHALK  
PIN: 1795-14-3934  
BM 1995 PG 382

N/F  
TOWN OF ZEBULON  
PIN: 1795-14-5894  
DB 470 PG 250  
2.79 ACRES +/-  
121,322 S.F. +/-

NC HWY 97 (WEST GANNON AVE)

I, MICHAEL STOKES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (REFERENCES SHOWN HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000 OR GREATER; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 9th DAY OF SEPTEMBER, A.D. 2024

SIGNATURE MICHAEL S. STOKES L-4996



I, MICHAEL S. STOKES CERTIFY:

THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.



**STOKES**  
SURVEYING & MAPPING, PLLC

Firm License # P-1139  
1425-105 B Rock Quarry Rd.  
Raleigh, NC 27610  
(919)-971-7897  
www.stokes-surveying.com

SHEET 1 OF 1

SCALE: 1" = 100'

REVISION:

DRAWN BY: JTH

CHECKED BY: MSS

FIELD BY: AS

CADD FILE: 24128

VOLUNTARY ANNEXATION PLAT OF:  
**LITTLE RIVER PARK**  
Prepared for:  
**TOWN OF ZEBULON**

COUNTY: WAKE

STATE: NORTH CAROLINA

PIN: 1795-14-5894

PIN: 1795-25-4279

DATE: 09-12-2024

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THENCE N 64°25'30" E A DISTANCE OF 11.04' TO AN EXISTING IRON ROD;  
THENCE N 64°17'05" E A DISTANCE OF 399.97' TO A POINT IN THE LITTLE RIVER WITNESSED BY AN EXISTING IRON ROD LOCATED 42.43' FURTHER ALONG THE SAME BEARING;  
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AND BEING ALL OF TRACTS 1 AND 2 AS SHOWN IN PLAT BOOK 2012 AT PAGE 593,  
WAKE COUNTY REGISTRY

**Town of Zebulon**  
**Certified List of Properties within 750' of Little River Park Parceks**

Address	Owner	Mailing Address 1	Mailing Address 2	Mailing Address 3
1228 WATER PLANT RD	ZEBULON TOWN OF	1003 N ARENDELL AVE	ZEBULON NC 27597-2309	
1800 W GANNON AVE	ZEBULON TOWN OF	1003 N ARENDELL AVE	ZEBULON NC 27597-2309	
0 CURRIN PERRY RD	ZEBULON TOWN OF	1003 N ARENDELL AVE	ZEBULON NC 27597-2309	
1032 WATER PLANT RD	HINTON, EVELYN P TRUSTEE EVELYN P HINTON IRREVOCABLE TRUST	1036 WATER PLANT RD	ZEBULON NC 27597-8608	
0 WATER PLANT RD	LENNAR CAROLINAS LLC	1100 PERIMETER PARK DR STE 112	MORRISVILLE NC 27560-9119	
1140 WATER PLANT RD	BERRY, RICHARD B MURPHREY, TINA L	1140 WATER PLANT RD	ZEBULON NC 27597-8609	
1200 WATER PLANT RD	HWANG, YINNAN HWANG, HSIU-MEI	1200 WATER PLANT RD	ZEBULON NC 27597-8612	
0 WATER PLANT RD	HWANG, YINNAN HWANG, HSIU-MEI	1200 WATER PLANT RD	ZEBULON NC 27597-8612	
1303 WATER PLANT RD	HWANG, YINNAN HWANG, HSIU MEI	1200 WATER PLANT RD	ZEBULON NC 27597-8612	
0 W GANNON AVE	HWANG, YINNAN HWANG, HSIU MEI	1200 WATER PLANT RD	ZEBULON NC 27597-8612	
1201 WATER PLANT RD	DOWDY, LATISHA R BOWDEN, JEFFREY T	1201 WATER PLANT RD	ZEBULON NC 27597-8613	
1206 WATER PLANT RD	RICHARDSON, KAREN JAN BAILEY	1206 WATER PLANT RD	ZEBULON NC 27597-8612	
714 ANNIE JOE LN	ASHLEY BRASWELL REALTY LLC	121 MERIDIAN DR	GARNER NC 27529-6898	
1309 GREEN PACE RD	CURRIN, LARRY W	1309 GREEN PACE RD	ZEBULON NC 27597-8554	
1416 W GANNON AVE	MARTINEZ CRUZ, OSCAR SAUL	1416 W GANNON AVE	ZEBULON NC 27597-8841	

**Town of Zebulon**  
**Certified List of Properties within 750' of Little River Park Parceks**

1420 W GANNON AVE	LAMBERT, RICKY	1420 W GANNON AVE	ZEBULON NC 27597-8841	
1501 W GANNON AVE	RAY, JENNIFER L HOGG, TRACY B	1501 W GANNON AVE	ZEBULON NC 27597-8844	
1503 W GANNON AVE	NOWELL, JOHN M	1503 W GANNON AVE	ZEBULON NC 27597-8844	
1504 DEBBIE LN	RICHARDSON, KEISHA WALKER	1504 DEBBIE LN	ZEBULON NC 27597-8853	
1509 GREEN PACE RD	CURRIN, BEVERLY C PERRY, TIFFANY C	1509 GREEN PACE RD	ZEBULON NC 27597-8558	
1601 W GANNON AVE	ARRINGTON, FELICIA LYNETTE	1601 W GANNON AVE	ZEBULON NC 27597-9214	
1700 W GANNON AVE	GILLIAM, J EARL GILLIAM, FLORA	1603 W GANNON AVE	ZEBULON NC 27597-9214	
828 CURRIN PERRY RD	PERRY, CHRISTOPHER C PERRY, TIFFANY C	1688 RICHARDSON RD	ZEBULON NC 27597-7246	
1701 W GANNON AVE	THOMPSON, RANI PATRICIA	1701 W GANNON AVE	ZEBULON NC 27597-8687	
1709 W GANNON AVE	DELGADO, ALEJANDRO	1709 W GANNON AVE	ZEBULON NC 27597-8687	
1750 W GANNON AVE	BOLIN, JUDITH A	1750 W GANNON AVE	ZEBULON NC 27597-8686	
1332 GREEN PACE RD	BUNCH, AMANDA CURRIN	1925 RICHARDSON RD	ZEBULON NC 27597-8070	
1169 WATER PLANT RD	ENGLISH ZEBULON CONGREGATION OF JEHOVAHS WITNESSES	2040 HEMPSTEDE DR	ZEBULON NC 27597-2131	
1220 WATER PLANT RD	BOUREN, AMY LYN BOUREN, WAYNE DOUGLAS	208 NOEL LN	HENDERSON NC 27537-6494	
1811 W GANNON AVE	NARRON, CAROLYN B BUNN, JESSIE THOMAS	2870 WYCLIFF RD	RALEIGH NC 27607-3035	
305 RIVERVIEW DR	CID, GABRIEL	305 RIVERVIEW DR	ZEBULON NC 27597-8218	

Town of Zebulon  
Certified List of Properties within 750' of Little River Park Parceks

305 SAN PADEE DR	MIMLITSCH, GERALD W MIMLITSCH, LEATHA D	305 SAN PADEE DR	ZEBULON NC 27597- 8855	
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307 SAN PADEE DR	LINYEAR, HOWARD L JR LINYEAR, BARBARA A	307 SAN PADEE DR	ZEBULON NC 27597- 8855	
309 SAN PADEE DR	CORONA, ANTONIO GONZALEZ GONZALEZ, MARCELINA	309 SAN PADEE DR	ZEBULON NC 27597- 8855	
311 RIVERVIEW DR	ROSALES-SANTOS, ALEJANDRO W CASTILLO, ELIA ORTEGA	311 RIVERVIEW DR	ZEBULON NC 27597- 8218	
1901 W GANNON AVE	WAKE COUNTY	336 FAYETTEVILLE ST STE 1110	RALEIGH NC 27601- 1743	
2003 W GANNON AVE	BUNN, JESSIE THOMAS BUNN, CARL DUKE JR	3800 CAMP MANGUM WYND	RALEIGH NC 27612- 5340	
1044 WATER PLANT RD	CLARKE, TAMMY HINTON	5217 PINEHALL WYND	RALEIGH NC 27604- 5827	
1917 W GANNON AVE	TALTON, DAVID B TALTON, SHEILA BOYD	6001 WATKINS RD	WENDELL NC 27591- 8257	
1100 WATER PLANT RD	OATES, NORMAN RAY TRUSTEE OATES, ROSA GILLESPIE GILCHRIST TRUSTEE	6117 CLARKS FORK DR	RALEIGH NC 27616- 5823	
1415 W GANNON AVE	1415 GANNON INDUSTRIAL LLC	710 INDEPENDENCE PL UNIT 306	RALEIGH NC 27603- 1858	
808 CURRIN PERRY RD	CHALK, DONALD R CHALK, SHELBY M	812 CURRIN PERRY RD	ZEBULON NC 27597- 8652	
0 CURRIN PERRY RD	CHALK, DONALD R CHALK, SHELBY M	812 CURRIN PERRY RD	ZEBULON NC 27597- 8652	
812 CURRIN PERRY RD	CHALK, SHELBY MOODY	812 CURRIN PERRY RD	ZEBULON NC 27597- 8652	
0 CURRIN PERRY RD	CHALK, DONALD RAY CHALK, SHELBY M	812 CURRIN PERRY RD	ZEBULON NC 27597- 8652	

**Town of Zebulon**  
**Certified List of Properties within 750' of Little River Park Parceks**

816 CURRIN PERRY RD	PARRAMORE, THERESA J	816 CURRIN PERRY RD	ZEBULON NC 27597-8652	
0 CURRIN PERRY RD	PERRY, SIDNEY CAMERON TRUSTEE PERRY, LINDA GREEN TRUSTEE	820 CURRIN PERRY RD	ZEBULON NC 27597-8652	
820 CURRIN PERRY RD	PERRY, SIDNEY CAMERON TRUSTEE PERRY, LINDA GREEN TRUSTEE	820 CURRIN PERRY RD	ZEBULON NC 27597-8652	
1715 W GANNON AVE	BULLOCK, ERDEANE R HEIRS	900 RICHLAND AVE	MERRITT ISLAND FL 32953-3297	
1203 WATER PLANT RD	EVANS, EDITH PEARL	PO BOX 745	ZEBULON NC 27597-0745	
1603 W GANNON AVE	GILLIAM, JOSEPH EARL GILLIAM, FLORA T	RIVERCREST EST	1603 W GANNON AVE	ZEBULON NC 27597-9214





## INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

### 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:

Zebulon Municipal Complex; 1003 N. Arendell Ave, Zebulon, NC 27597  
(Address)

1795254279 and 1795145894  
(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)):

This zoning map amendment is seeking to rezone Little River Park from a Wake County low-density residential (R-80) district to Zebulon Residential Suburban (R2) district. This park is currently owned by the Town of Zebulon but it is not within the Zebulon corporate limits.

The proposed zoning and annexation will allow for further development of the existing park by gaining the ability to connect to City of Raleigh public water and sewer.

Estimated Submittal Date: Sept. 11, 2024

### MEETING INFORMATION:

Property Owner(s) Name(s) Town of Zebulon

Applicant(s) Nick Rummage, Parks Manager

Contact Information (e-mail/phone) nrummage@townofzebulon.org ; 919-823-1839

Meeting Address: 1003 N Arendell Ave, Zebulon, NC 27597

Date of Meeting: Wednesday, January 22, 2025

Time of Meeting: 5:00 PM - 7:00 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

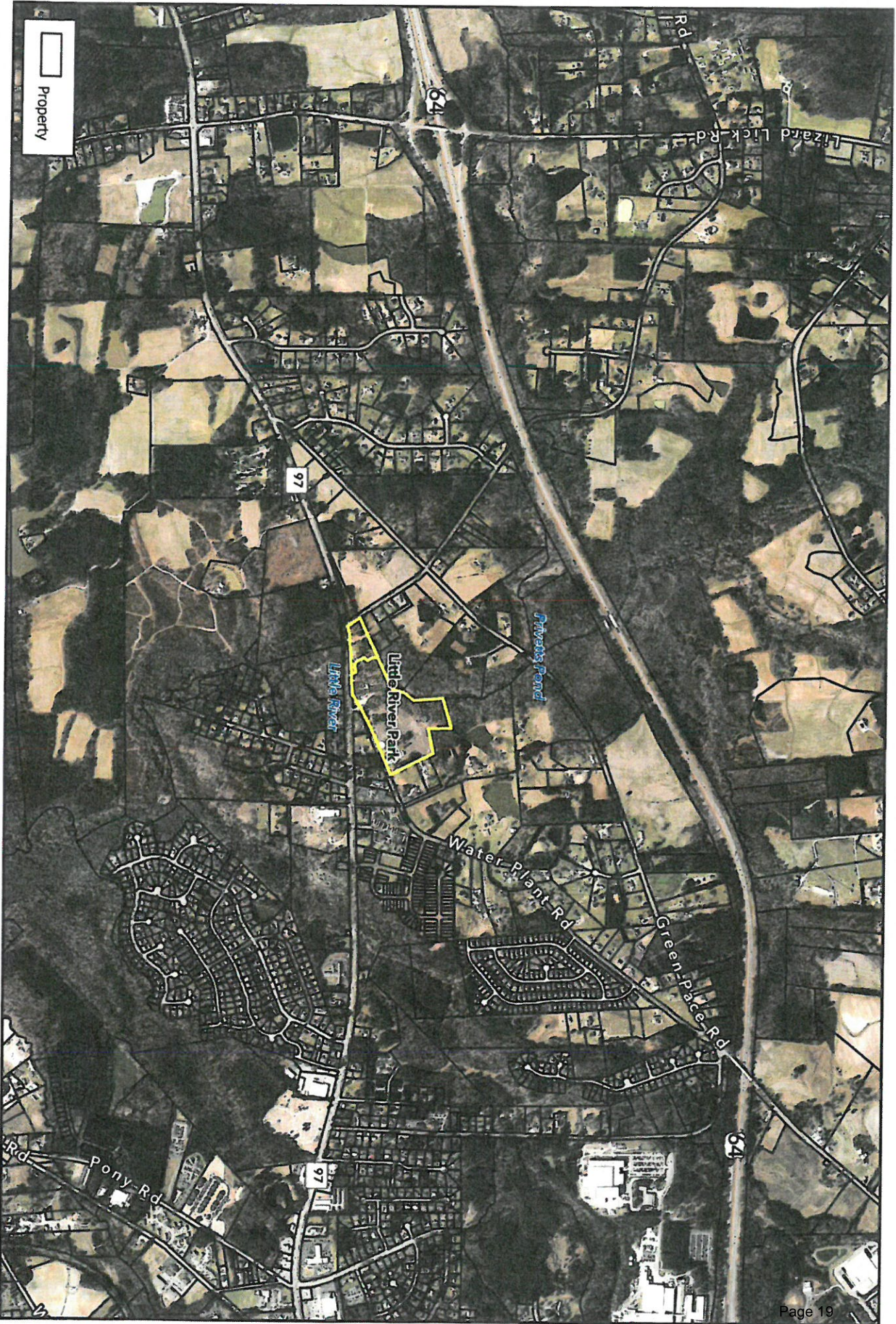
### PROJECT CONTACT INFORMATION

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<b>Development Contacts:</b>		
Project Name: Little River Park		Zoning: WC R-80 to Zebulon R2
Location: 1228 Water Plant Rd; 1800 W Gannon Ave		
Property PIN(s): 1795254279 and 1795145894		Acreage/Square Feet: 22.75 acres
Property Owner: Town of Zebulon		
Address: 1003 N Arendell AVE		
City: Zebulon	State: NC	Zip: 27597
Phone: 919-823-1839		Email: nrummage@townofzebulon.org
Developer: Town of Zebulon		
Address: 1003 N Arendell AVE		
City: Zebulon	State: NC	Zip: 27597
Phone: 919-823-1839	Fax:	Email: nrummage@townofzebulon.org
Engineer: Alfred Benesch & Company (contact Jeff Ashbaugh)		
Address: 2359 Perimeter Pointe Pkway		
City: Charlotte	State: NC	Zip: 28028
Phone: 704-521-9880	Fax:	Email: jashbaugh@benesch.com
Builder (if known):		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email:

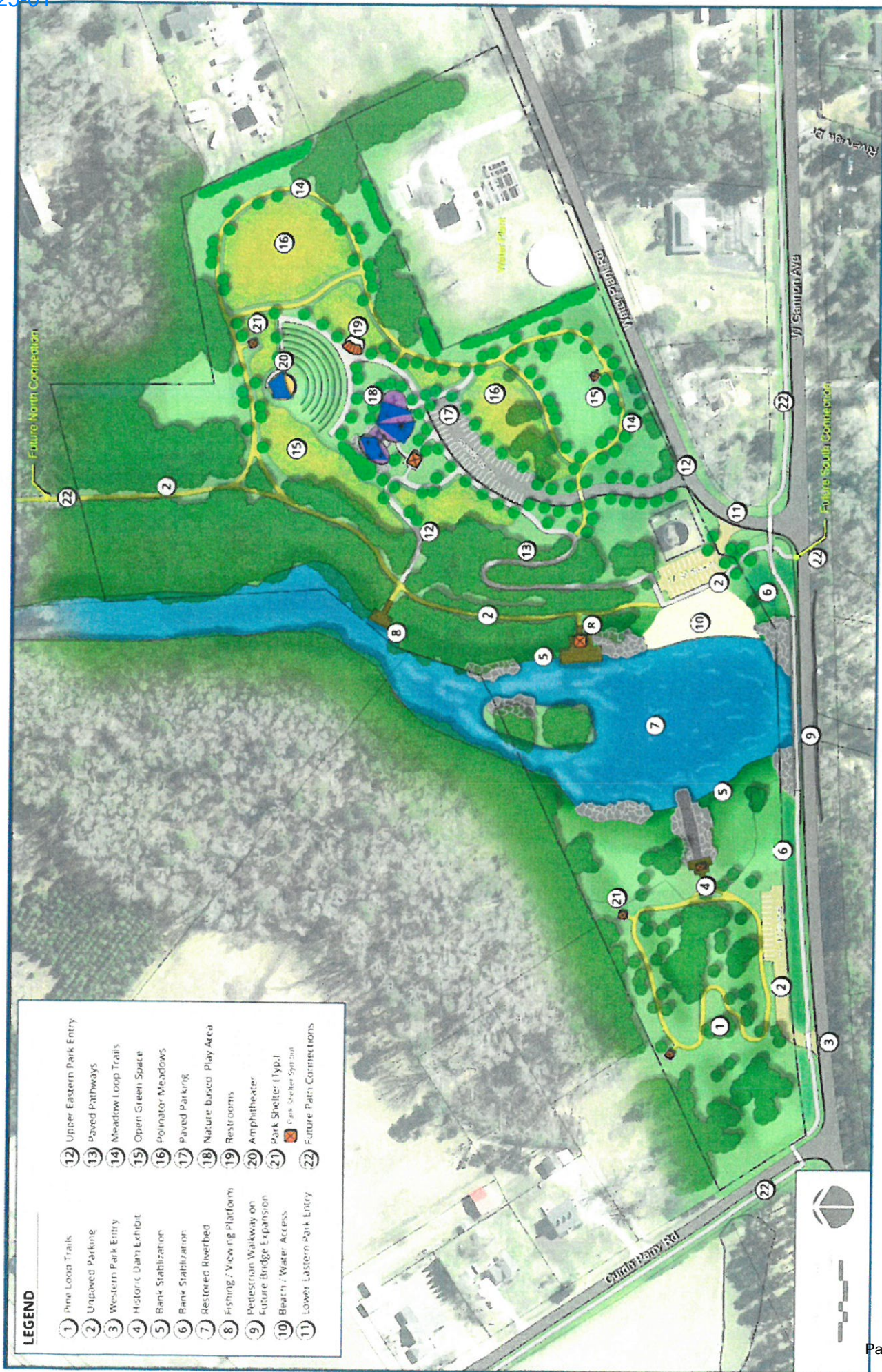


Little River Park - Vicinity Map



**Disclaimer**  
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.





# Little River Park Concept Plan



**Town of Zebulon**  
**Certified List of Properties within 750' of Little River Park Parcels**

<b>Address</b>	<b>Owner</b>	<b>Mailing Address 1</b>	<b>Mailing Address 2</b>	<b>Mailing Address 3</b>
1228 WATER PLANT RD	ZEBULON TOWN OF	1003 N ARENDELL AVE	ZEBULON NC 27597-2309	
1800 W GANNON AVE	ZEBULON TOWN OF	1003 N ARENDELL AVE	ZEBULON NC 27597-2309	
0 CURRIIN PERRY RD	ZEBULON TOWN OF	1003 N ARENDELL AVE	ZEBULON NC 27597-2309	
1032 WATER PLANT RD	HINTON, EVELYN P TRUSTEE EVELYN P HINTON IRREVOCABLE TRUST	1036 WATER PLANT RD	ZEBULON NC 27597-8608	
0 WATER PLANT RD	LENNAR CAROLINAS LLC	1100 PERIMETER PARK DR STE 112	MORRISVILLE NC 27560-9119	
1140 WATER PLANT RD	BERRY, RICHARD B MURPHREY, TINA L	1140 WATER PLANT RD	ZEBULON NC 27597-8609	
1200 WATER PLANT RD	HWANG, YINNAN HWANG, HSIU-MEI	1200 WATER PLANT RD	ZEBULON NC 27597-8612	
0 WATER PLANT RD	HWANG, YINNAN HWANG, HSIU-MEI	1200 WATER PLANT RD	ZEBULON NC 27597-8612	
1303 WATER PLANT RD	HWANG, YINNAN HWANG, HSIU MEI	1200 WATER PLANT RD	ZEBULON NC 27597-8612	
0 W GANNON AVE	HWANG, YINNAN HWANG, HSIU MEI	1200 WATER PLANT RD	ZEBULON NC 27597-8612	
1201 WATER PLANT RD	DOWDY, LATISHA R BOWDEN, JEFFREY T	1201 WATER PLANT RD	ZEBULON NC 27597-8613	
1206 WATER PLANT RD	RICHARDSON, KAREN JAN BAILEY	1206 WATER PLANT RD	ZEBULON NC 27597-8612	
714 ANNIE JOE LN	ASHLEY BRASWELL REALTY LLC	121 MERIDIAN DR	GARNER NC 27529-6898	
1309 GREEN PACE RD	CURRIN, LARRY W	1309 GREEN PACE RD	ZEBULON NC 27597-8554	
1416 W GANNON AVE	MARTINEZ CRUZ, OSCAR SAUL	1416 W GANNON AVE	ZEBULON NC 27597-8841	

**Town of Zebulon**  
**Certified List of Properties within 750' of Little River Park Parcels**

1420 W GANNON AVE	LAMBERT, RICKY	1420 W GANNON AVE	ZEBULON NC 27597-8841	
1501 W GANNON AVE	RAY, JENNIFER L HOGG, TRACY B	1501 W GANNON AVE	ZEBULON NC 27597-8844	
1503 W GANNON AVE	NOWELL, JOHN M	1503 W GANNON AVE	ZEBULON NC 27597-8844	
1504 DEBBIE LN	RICHARDSON, KEISHA WALKER	1504 DEBBIE LN	ZEBULON NC 27597-8853	
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1601 W GANNON AVE	ARRINGTON, FELICIA LYNETTE	1601 W GANNON AVE	ZEBULON NC 27597-9214	
1700 W GANNON AVE	GILLIAM, J EARL GILLIAM, FLORA	1603 W GANNON AVE	ZEBULON NC 27597-9214	
828 CURRIN PERRY RD	PERRY, CHRISTOPHER C PERRY, TIFFANY C	1688 RICHARDSON RD	ZEBULON NC 27597-7246	
1701 W GANNON AVE	THOMPSON, RANI PATRICIA	1701 W GANNON AVE	ZEBULON NC 27597-8687	
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1169 WATER PLANT RD	ENGLISH ZEBULON CONGREGATION OF JEHOVAHS WITNESSES	2040 HEMPSTEDE DR	ZEBULON NC 27597-2131	
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**Town of Zebulon**  
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307 SAN PADEE DR	LINYEAR, HOWARD L JR LINYEAR, BARBARA A	307 SAN PADEE DR	ZEBULON NC 27597- 8855	
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2003 W GANNON AVE	BUNN, JESSIE THOMAS BUNN, CARL DUKE JR	3800 CAMP MANGUM WYND	RALEIGH NC 27612- 5340	
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1917 W GANNON AVE	TALTON, DAVID B TALTON, SHEILA BOYD	6001 WATKINS RD	WENDELL NC 27591- 8257	
1100 WATER PLANT RD	OATES, NORMAN RAY TRUSTEE OATES, ROSA GILLESPIE GILCHRIST TRUSTEE	6117 CLARKS FORK DR	RALEIGH NC 27616- 5823	
1415 W GANNON AVE	1415 GANNON INDUSTRIAL LLC	710 INDEPENDENCE PL UNIT 306	RALEIGH NC 27603- 1858	
808 CURRIN PERRY RD	CHALK, DONALD R CHALK, SHELBY M	812 CURRIN PERRY RD	ZEBULON NC 27597- 8652	
0 CURRIN PERRY RD	CHALK, DONALD R CHALK, SHELBY M	812 CURRIN PERRY RD	ZEBULON NC 27597- 8652	
812 CURRIN PERRY RD	CHALK, SHELBY MOODY	812 CURRIN PERRY RD	ZEBULON NC 27597- 8652	
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**Town of Zebulon**  
**Certified List of Properties within 750' of Little River Park Parcels**

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0 CURRIN PERRY RD	PERRY, SIDNEY CAMERON TRUSTEE PERRY, LINDA GREEN TRUSTEE	820 CURRIN PERRY RD	ZEBULON NC 27597-8652	
820 CURRIN PERRY RD	PERRY, SIDNEY CAMERON TRUSTEE PERRY, LINDA GREEN TRUSTEE	820 CURRIN PERRY RD	ZEBULON NC 27597-8652	
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1603 W GANNON AVE	GILLIAM, JOSEPH EARL GILLIAM, FLORA T	RIVERCREST EST	1603 W GANNON AVE	ZEBULON NC 27597-9214

# Little River Park

## Annexation Neighborhood Meeting Rescheduled

Due to inclement weather, Town Hall will close at 5 PM on January 22, 2025. In addition, all Town and Parks and Recreation programs have been cancelled this evening.

The neighborhood meeting scheduled tonight from 5-7 PM regarding the annexation and rezoning of Little River Park has been rescheduled to Wednesday, January 29th from 5-7 PM at Town Hall.

Materials intended for sharing at the neighborhood meeting can be found online on the Little River Park project page.







**Zebulon Parks & Recreation Department**

Published by Sheila Morris Long

January 22 at 3:06 PM · 🌐

Due to inclement weather Town Hall will close at 5 PM on January 22, 2025. In addition, all Town and Parks and Recreation programs have been cancelled this evening.

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Materials intended for sharing at the neighborhood meeting can be found online on the Little River Park project page. <https://publicinput.com/LittleRiverParkMP>

*Little River Park*

**Annexation  
Neighborhood  
Meeting  
Rescheduled**

*Little River Park*

**Check out our  
project page  
for updates!**

[See insights and ads](#)

[Boost post](#)



## Little River Park: Project Updates

Little River Park aims to provide a wide range of recreation experiences in a natural setting and enhance regional connectivity to meet the needs of current and future residents. Visitors are encouraged to learn about the project process, review findings and recommendations, and view components of the preliminary concept for Little River Park. For information regarding the annexation neighborhood meeting, please click on the tab above.

**\* Stay engaged! Sign up here to learn about future opportunities to participate and get project information.**

Email\*

Email Address

Save

In accordance with Section 2.3.4 of the Unified Development Ordinance, the Town of Zebulon (which in this case is the developer of the Little River Park project), is required to inform landowners within 300 feet of the park property about a proposed Zoning Map Amendment application that is scheduled to be submitted. The purpose of this meeting is to inform the landowners of the project and gives the applicant (i.e. the Town of Zebulon) an opportunity to hear from neighbors that may have any comments or concerns related to the project prior to the public hearing process.

This neighborhood meeting, initially scheduled for **Wednesday, January 22** from **5:00 PM to 7:00 PM** at the Zebulon Municipal Complex, has been **POSTPONED** due to inclement winter weather. The rescheduled date, time, and location are listed below.

**Date:** Wednesday, January 29, 2025

**Time:** 5:00 PM - 7:00 PM

**Location:** Zebulon Municipal Complex, 1003 N Arendell Ave, Zebulon, NC 27597

[Initial Meeting Notification Packet](#) (Mailed to neighbors on 1/10/25)

UPDATING VIA PROJECTIONS



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: Little River Park

Meeting Address: 1003 N Arendell Ave, Zebulon, NC 27597

Date of Meeting: Wednesday, January 29, 2025 Time of Meeting: 5:00 PM - 7:00PM

Property Owner(s) Names: Town of Zebulon

Applicants: Nick Rummage, Parks Manager

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	Nick Rummage / TOZ	1003 Arendell Ave	919-623-1039	nrummage@toz.org
2	Sheila Long / TOZ	"	825-1814	slong@townofzebulon.org
3				
4				
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24				
25				

Attach Additional Sheets If Necessary.



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: Little River Park

Meeting Address: 1003 N Arendell Ave, Zebulon, NC 27597

Date of Meeting: Wednesday, January 29, 2025 Time of Meeting: 5:00 PM - 7:00PM

Property Owner(s) Names: Town of Zebulon

Applicants: Nick Rummage, Parks Manager

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 \_\_\_\_\_

Applicant Response: \_\_\_\_\_

Question/ Concern #2 \_\_\_\_\_

Applicant Response: \_\_\_\_\_

Question/ Concern #3 \_\_\_\_\_

Applicant Response: \_\_\_\_\_

Question/ Concern #4 \_\_\_\_\_

Applicant Response: \_\_\_\_\_



## 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, Nick Rummage, 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 1003 N Arendell Ave, Zebulon, NC 27597 (location/address) on Wednesday, January 29, 2025 (date) from 5:00 PM (start time) to 7:00 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.

2/3/25 By: [Signature]  
Date

STATE OF North Carolina  
COUNTY OF Wake

Sworn and subscribed before me, Stacie Paratore, a Notary Public for the above State and County, on this the 3rd day of February, 20 25.

STACIE PARATORE  
NOTARY PUBLIC  
WAKE COUNTY, N.C.

SEAL

Stacie Paratore

Notary Public

Stacie Paratore

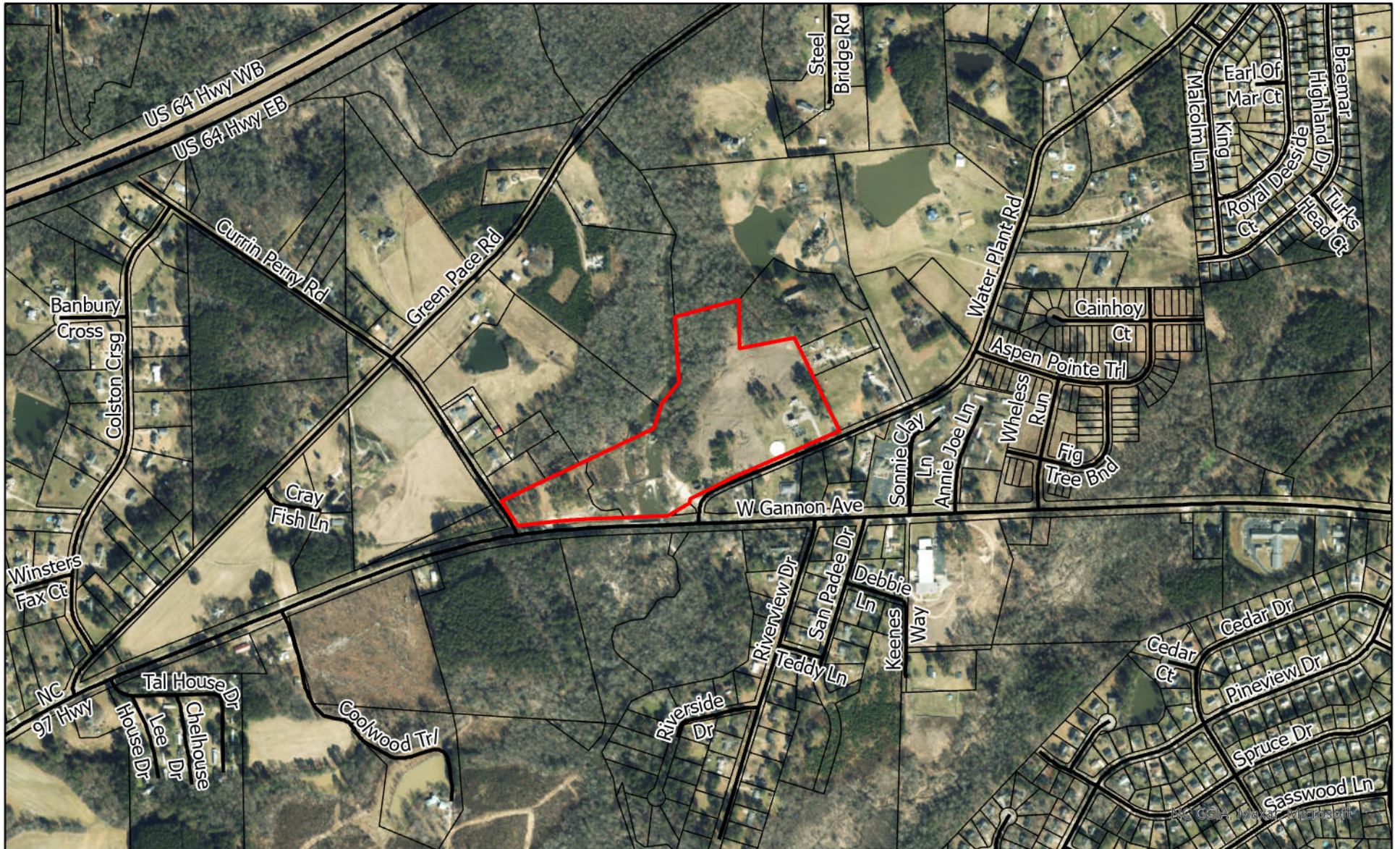
Print Name

My Commission Expires:

10/27/2025



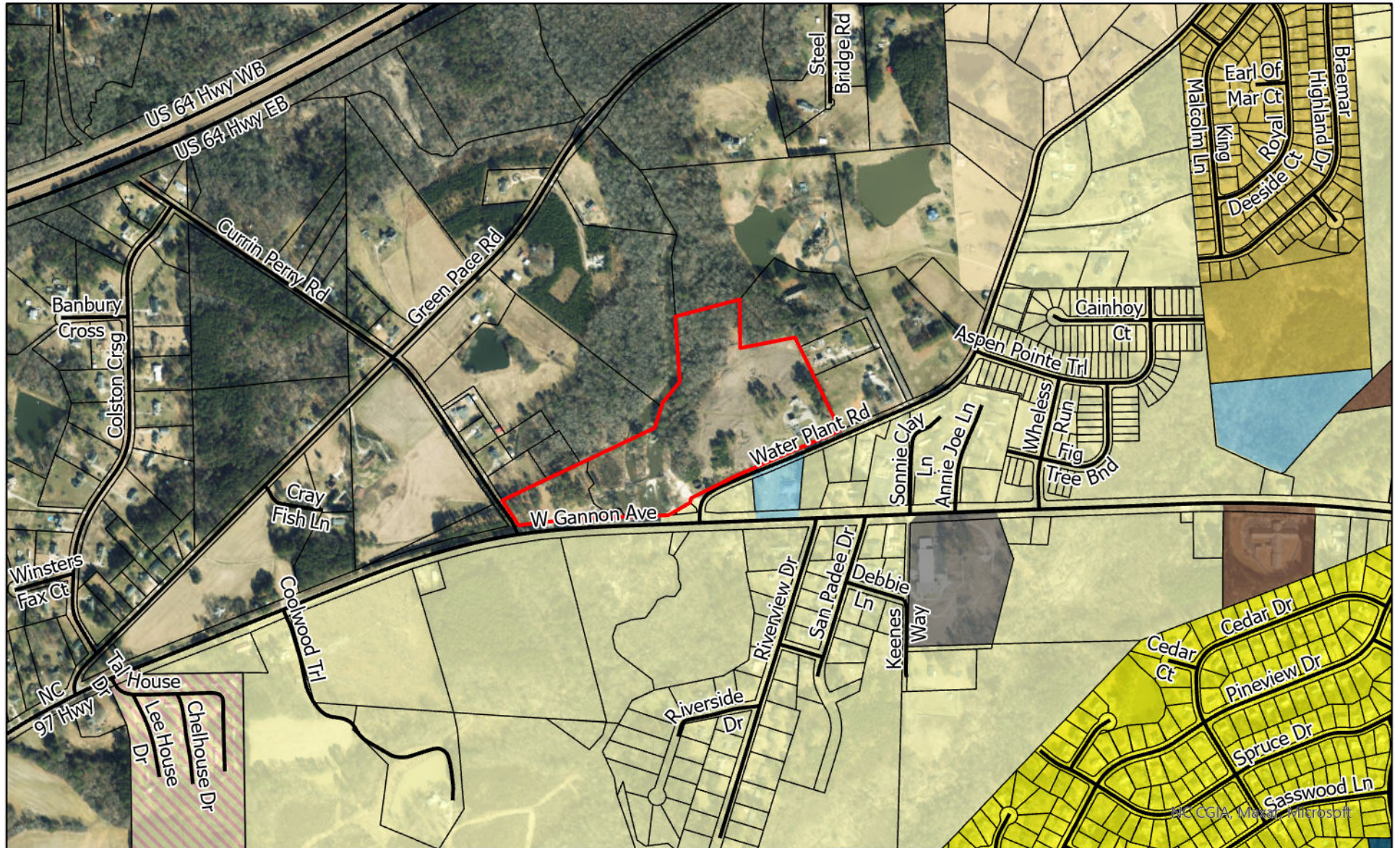
# Aerial Map







# Zoning Map

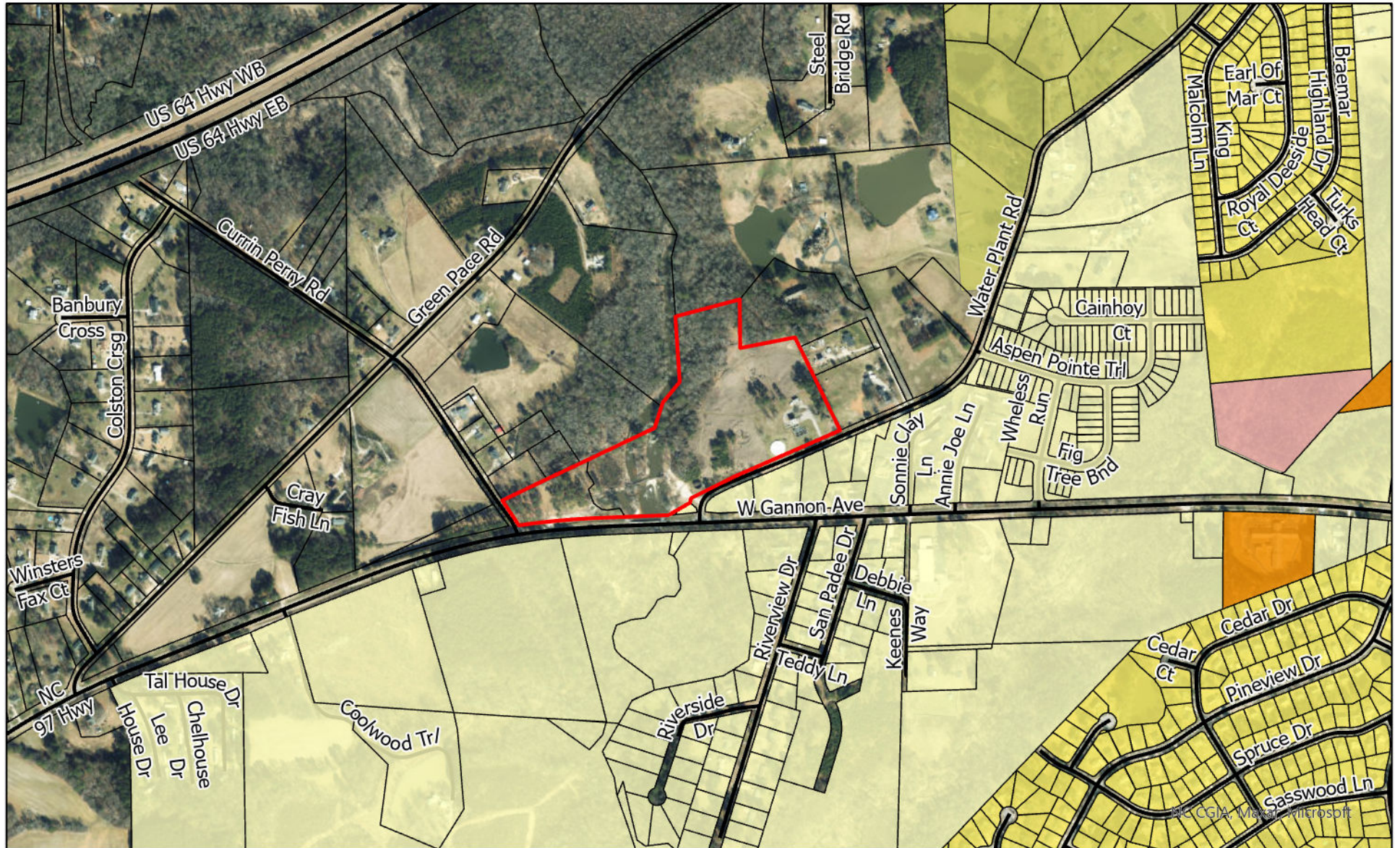


## Zoning Districts





# Future Land Use Map













# ZEBULON

NORTH CAROLINA

CASE # Zoning Map Amendment 2025-01 – Little River Park

HEARING DATE: February 10, 2025

State of North Carolina

County of Johnston

BEFORE ME, the undersigned Notary CATHERINE G. WOODS on this 5<sup>th</sup> day of February 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 February 24, 2025 (Wake weekly, publication dates **1/31/2025 & 2/7/2025**)
- Posted to Planning Department Website **1/31/2025**
- Signs Posted on Site **1/27/2025**
- Mailed Notices sent out **1/27/2025**

[Signature]

Matthew Lower

2/5/2025

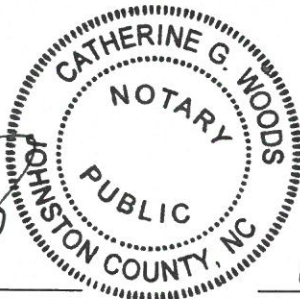
Date

Subscribed and sworn to before me, this 5<sup>th</sup> day of February 2025.

[Notary Seal:]

[Signature]

[signature of Notary]



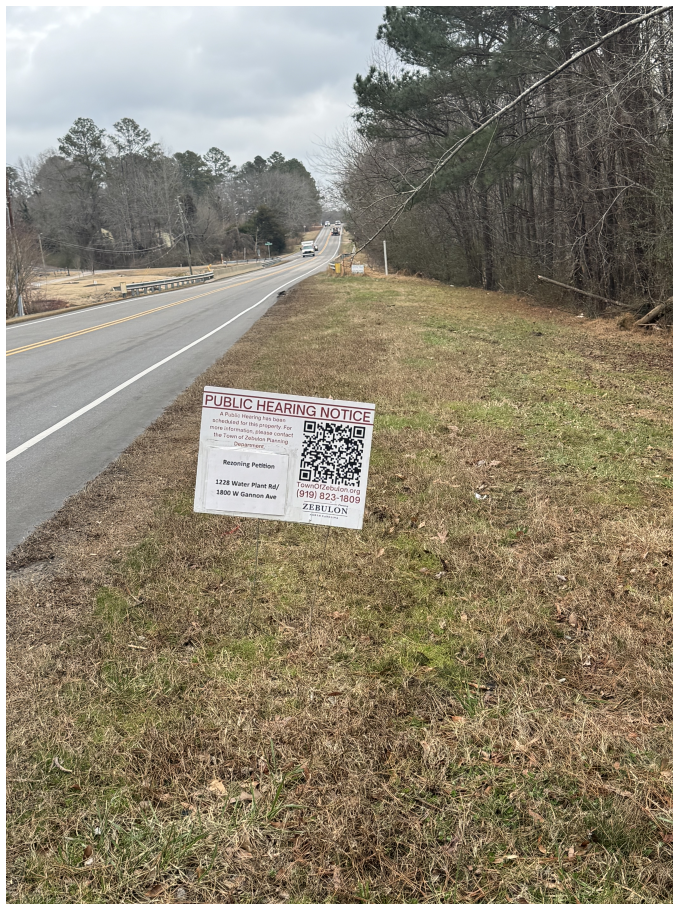
CATHERINE G. WOODS

[printed name of Notary]

NOTARY PUBLIC

My commission expires: 07-10, 2027





**TABLE 4.2.3: PRINCIPAL USE TABLE**

A=Allowed (if listed in a PD master plan); P=Permitted subject to applicable use-specific standards; S=Requires approval of a special use permit and compliance with applicable use-specific standards; "."=Prohibited

Use Type [1]	Residential					Commercial						Mixed Use				Use-Specific Standards [2]
	R1	R2	R4	R6	RMF	NC	GC	HC	LI	CI	HI	OI	DTC	DTP	PD	
Residential Use Classification																
Boarding/ Rooming House	.	S	S	S	P	P	.	.	.	.	.	S		P	A	<a href="#">4.3.3.B</a>
Bungalow Court	.	P	P	P	P	P	.	.	.	.	.	S	.	P	A	<a href="#">4.3.3.C</a>
Duplex Dwelling	.	S	S	P	P	P	S	.	.	.	.	P		P	A	
Family Care Home	P	P	P	P	P	P	P	.	.	.	.	P		P	A	<a href="#">4.3.3.E</a>
Pocket Neighborhood	.	P	P	P	P	P	.	.	.	.	.	P	.	P	A	<a href="#">4.3.3.N</a>
Single-family Detached Dwelling	P	P	P	P	P	P	P	.	.	.	.	P		P	A	<a href="#">4.3.3.P</a>
Institutional Use Classification																
Antenna Collocation, Major	S	S	S	S	P	P	P	P	P	P	P	P	P	P	A	<a href="#">4.3.4.B</a>
Antenna Collocation, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	
Arboretum or Formal Garden	P	P	P	P	P	P	P	.	.	.	.	P	P	P	A	
Cemetery, Columbarium, or Mausoleum	.	S	.	.	.	.	S	S	S	.	S	S	.	.	A	<a href="#">4.3.4.E</a>
Child Day Care Center	.	S	S	S	P	P	P	P	.	.	.	P	P	P	A	<a href="#">4.3.4.F</a>
Community Garden	P	P	P	P	P	P	.	.	.	.	.	.	.	P	A	
Fraternal Club or Lodge	.	S	S	P	P	S	P	P	.	.	.	P	.	S	A	<a href="#">4.3.4.J</a>
Indoor Private Recreation	.	P	P	P	P	P	P	.	.	.	.	P	.	P	A	
Outdoor Private Recreation	.	S	S	P	P	P	P	.	.	.	.	P	.	S	A	
Park (public or private)	P	P	P	P	P	P	P	P	P	P	.	P	P	P	A	
Religious Institution	.	S	S	P	P	S	P	P	.	.	.	P	.	S	A	<a href="#">4.3.4.M</a>
School, Elementary	.	S	S	P	P	S	P	P	.	.	.	P	.	S	A	
School, High/Middle	.	S	.	.	.	S	P	P	.	.	.	P	.	S	A	<a href="#">4.3.4.N</a>
Small Wireless Facility	S	S	S	S	P	P	P	P	P	P	P	P	P	P	A	<a href="#">4.3.4.P;</a> <a href="#">4.3.4.S</a>
Temporary Wireless Facility	.	S	S	S	S	S	P	P	P	P	P	P	S	S	A	<a href="#">4.3.4.R;</a> <a href="#">4.3.4.S</a>
Utility, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	<a href="#">4.3.4.T</a>
Commercial Use Classification																
Bed and Breakfast	S	S	S	S	P	P	P	P	.	.	.	P	P	P	A	<a href="#">4.3.5.K</a>

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USE TYPE [1]	RESIDENTIAL					COMMERCIAL						MIXED USE				USE-SPECIFIC STANDARDS [2]
	R1	R2	R4	R6	RMF	NC	GC	HC	LI	CI	HI	OI	DTC	DTP	PD	
Golf Course or Driving Range	.	S	S	.	.	.	.	P	.	.	.	.	.	.	A	<a href="#">4.3.5.X;</a> <a href="#">4.3.5.Y</a>
INDUSTRIAL USE CLASSIFICATION																
Solar Farm	.	S	.	.	.	.	.	.	S	.	P	.	.	.	A	<a href="#">4.3.6.L</a>
Wind Energy Conversion	.	S	.	.	.	.	.	S	S	S	S	.	.	.	A	<a href="#">4.3.6.P</a>
AGRICULTURAL USE CLASSIFICATION																
Agriculture and Horticulture	P	P	.	.	.	.	.	.	P	.	P	.	.	.	A	<a href="#">4.3.7.A</a>
Animal Husbandry	P	S	.	.	.	.	.	.	.	.	S	.	.	.	A	<a href="#">4.3.7.C</a>
Plant Nursery	.	S	.	.	.	.	P	P	.	.	.	.	.	.	A	