
ZEBULON

NORTH CAROLINA

TOWN OF ZEBULON PLANNING BOARD MEETING

May 13, 2024

6:00 PM

- I. CALL TO ORDER
- II. APPROVAL OF THE AGENDA
- III. OLD BUSINESS
 - a. **Conditional Zoning 2024-01 – 24/7 Fitness.** Request to rezone 108 Pearces Rd (PIN#2706014224) and 301 Jones Street (PIN#2706015099) from Residential Suburban (R2) to General Commercial Conditional (GC-C) for the development of a Fitness Center and two retail tenant spaces.
- IV. LAND USE PLAN UPDATE
- V. DEVELOPMENT UPDATES
- VI. ADJOURNMENT

STAFF REPORT
CONDITIONAL ZONING 2024-01
301 JONES ST, 108 PEARCES RD
MAY 13, 2024

Topic: CZ 2024-01 – 24/7 Fitness Club
Speaker: Catherine Farrell CZO, Planner II
From: Michael J. Clark, CNU-A, AICP, Planning Director
Prepared by: Catherine Farrell CZO, Planner II
Approved by: Joseph M. Moore II, PE, Town Manager

Executive Summary:

The Board of Commissioners will consider a Conditional Zoning Map Amendment for 108 Pearces Rd (PIN#2706014224) and 301 Jones Street (PIN#2706015099). This is a legislative case.

Background:

The applicant, Brian O’kane requests rezoning of two parcels totaling 1.915-acre from Residential Suburban (R2) District to General Commercial Conditional (GC-C) District for the development of a Fitness Center and two tenant spaces for retail use.

The properties are located between Jones St and Pearces Road with frontages on both roads.

Discussion:

Unified Development Ordinance (UDO) Section 2.2.6.K provides the following standards for the Board to base their decision on the rezoning request:

1. Whether the proposed conditional rezoning advances the public health, safety, or welfare;
2. Whether and the extent to which the proposed conditional rezoning is appropriate for its proposed location, and is consistent with the purposes, goals, objectives, and policies of the Town’s adopted policy guidance;
3. Whether an approval of the conditional rezoning is reasonable and in the public interest;
4. Whether and the extent to which the concept plan associated with the conditional rezoning is consistent with this Ordinance; and
5. Any other factors as the Board of Commissioners may determine to be relevant.

Policy Analysis:

Comprehensive Land Use Plan:

The Future Land Use and Character Map designates the future use of the property as Suburban Commercial (SC). The SC designation is a designation that involves commercial developments, whether at a neighborhood-focused or larger scale, that stand apart from most auto-oriented contemporary development. (re. Grow Zebulon: Comprehensive Land Use Plan (Land Use and Development section pg.17)).

Being a commercial use and by providing pedestrian improvements on site, staff find that the applicant has proposed a site that is consistent with the Comprehensive Land Use Plan.

Unified Development Ordinance:

The Applicant proposes limiting the uses to Gymnasium/ Fitness Center and Retail Use, Other. The Applicant has proposed site design, architecture conditions and additional development conditions for the Board to consider (see Attachments).

All conditions and details on the concept plan meet the spirit and intent of the UDO. If approved, the applicant would proceed with Technical Review Committee (TRC) review of final site plan and construction drawings before development can begin.

Financial Analysis:

Rezoning the property to GC-C will allow the applicant to develop a Gymnasium/Fitness Center. This site will support a business that is moving from another location in town. The approval of this project will keep an existing business in town minimizing the economic impact of its relocation.

Any infrastructure extension and connection costs would be paid by the developer when the property is developed.

Staff Recommendation:

Staff cannot recommend approval of CZ 2024-01 at this time as the application is incomplete without the required Traffic Impact Analysis (TIA).

Joint Public Hearing Report:

At the JPH on April 8th the Planning Board tabled their decision and deferred making a recommendation on CZ 2024-01 recognizing the incomplete application. The Planning Board hoped that by tabling the project until May that would give the applicant time to provide a TIA to complete their application.

Planning Board Action

The Planning Board has no action to take at this time, the applicant has formally rescinded their application.

Attachments:

1. Application, Conditions, Site Plan, Building Elevations, and Landscape Plan
2. Future Land Use and Character Map
3. Aerial Map
4. Zoning Map
5. Site Pictures
6. Utility Allocation Policy Worksheet
7. Public Hearing Notification Affidavit



Town of Zebulon

Planning Department

1003 N. Arendell Avenue, Zebulon, NC 27597
Phone: (919) 823-1810 Fax: (919) 887-2824
www.townofzebulon.org

CONDITIONAL REZONING MAP AMENDMENT PETITION

GENERAL INFORMATION:

In cases where the standards of a general use zoning district are inadequate to ensure that development allowed by the district will conform to the Town's adopted plans or to appropriately address the impacts expected to be generated by development, a landowner may apply for a conditional rezoning in accordance with Section 2.2.6 of the Unified Development Ordinance. The conditional rezoning, if approved, establishes a parallel conditional zoning district that is equivalent to a corresponding general use zoning district, except as modified through additional conditions restrictions that the applicant and Town mutually agree are necessary to ensure conformance with adopted plans and to adequately address expected development impacts.

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 Planning Director Michael Clark (mclark@TownofZebulon.org) no later than five (5) working days prior to the desired meeting day.

NEIGHBORHOOD MEETING: Neighborhood meetings are required in accordance with Section 2.3.4 of the UDO prior to application submission. The applicant is required to notify property owners and any neighborhood association that represents citizens within that area within 300 feet of the subject property via first class mail a minimum of 10 days in advance of the neighborhood meeting. The applicant shall use their own return address on the envelopes as the meeting is a private meeting between the developer and the neighbors. The applicant shall submit the "Certified List of Property Owners" and "Neighborhood Meeting Packet" forms included on the Town's website with their initial submittal.

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

APPLICATION FOR CONDITIONAL REZONING MAP AMENDMENT

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

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

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

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

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

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



APPLICATION FOR CONDITIONAL REZONING MAP AMENDMENT

PART 1. DESCRIPTION OF REQUEST/PROPERTY		
Street Address of the Property: 301 Jones Street and 108 Pearces Road		Acreage: 1.915
Parcel Identification Number (NC PIN): 2706-01-5099 and 2706-01-4224	Deed Book: 19356	Deed Page(s): 637
Existing Zoning of the Property: R2	Proposed Zoning of the Property: General Commercial Conditional (GC-C)	
Existing Use of the Property: Vacant	Proposed Use of the Property: Gymnasium / Fitness Center and Retail Use, Other	
Reason for Conditional Rezoning: Conditional Rezoning is requested to allow construction of a building to include a fitness center and retail space as indicated on the conceptual site plan.		

PART 2. APPLICANT/AGENT INFORMATION		
Name of Applicant/Agent: O'Kane and Associates, PLLC (Brian O'Kane)		
Street Address of Applicant/Agent: 107 Union Drive, Suite 202		
City: Washington	State: NC	Zip Code: 27889
Email of Applicant/Agent: brian@okaneandassociates.com	Telephone Number of Applicant/Agent: 252-702-1910	Fax Number of Applicant/Agent: N/A
Are you the owner of the property? <input type="checkbox"/> Yes <input type="checkbox"/> No	Are you the owner's agent? <input type="checkbox"/> Yes <input type="checkbox"/> No	Note: If you are not the owner of the property, you <u>must</u> obtain the Owner's consent and signature giving you permission to submit this application.

PART 3. PROPERTY OWNER INFORMATION		
Name of Property Owner: CG Enterprises of NC LLC		
Street Address of Property Owner: 1609 Whispering Meadows Drive		
City: Zebulon	State: NC	Zip Code: 27597
Email of Property Owner: cur_gin@msn.com	Telephone Number of Property Owner: 470-309-4479	Fax Number of Property Owner: N/A
<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: Brian O'Kane	Date: 11/01/2023
Signature of Owner: 	Print Name: Curtis Gingles	Date: 11/01/2023

APPLICATION FOR
CONDITIONAL REZONING MAP AMENDMENT

LEGISLATIVE CONSIDERATIONS – CONDITIONAL REZONING

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 conditional zoning district rezoning 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 2.2.6.K of the UDO as follows:

1. Please explain how the proposed Conditional Rezoning advances the public health, safety, or welfare	<p>The proposed use of a fitness center will encourage health and wellness for the residents of Zebulon. The proposed development will provide Town residents with a gym and retail space near higher density residential developments. Furthermore, the proposed site plan provides pedestrian connectivity from Jones Street to Pearces Road through the site to provide safe pedestrian movement through this section of town.</p>
2. Please explain how the proposed conditional rezoning is appropriate for its proposed location, and is consistent with the purposes, goals, objectives, and policies of the town’s adopted policy guidance;	<p>The proposed conditional rezoning of General Commercial with the use of a fitness center and retail space is consistent with the Comprehensive Land Use Plan providing retail and a fitness center within close proximity to the Town's Urban Core. The proposed rezoning plan is consistent with the Zebulon Comprehensive Plan (Future Land Use and Character Map) which indicates a future land use of Suburban Commercial (SC) for this site.</p>
3. Please explain how an approval of the conditional rezoning is reasonable and in the public interest;	<p>The approval of the conditional rezoning will provide residents with a fitness center and retail space to support the residential growth of the area.</p>
4. Please explain how the concept plan associated with the conditional rezoning is consistent with this Ordinance; and	<p>The concept plan meets the development standards set forth in the ordinance.</p>
5. Please explain how the proposed conditional rezoning 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.	<p>The proposed conditional rezoning of General Commercial with the use of a fitness center and retail space is consistent with the Comprehensive Land Use Plan providing retail and a fitness center within close proximity to the Town's Urban Core. The proposed rezoning plan is consistent with the Zebulon Comprehensive Plan (Future Land Use and Character Map) which indicates a future land use of Suburban Commercial (SC) for this site.</p>

CONCEPT PLAN REQUIREMENTS

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

CHECK IF SUBMITTED

ITEM

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

PROPOSED CONDITIONAL USES

An application has been duly filed requesting that the property described in this application be rezoned from R2 to GC-C. 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 Conditional Zoning 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 may be referenced; such references do not imply that other sections of the Unified Development Ordinance do not apply.

1.	Gymnasium / Fitness Center	25.	
2.	Retail Use, Other	26.	
3.		27.	
4.		28.	
5.		29.	
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20.		44.	
21.		45.	
22.		46.	
23.		47.	
24.		48.	

PROPOSED DEVELOPMENT CONDITIONS

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

OWNER'S CONSENT FORM

Name of Project: 24/7 Fitness Club Submittal Date: 11/1/2023

OWNER'S AUTHORIZATION

I hereby give CONSENT to O'Kane and Associates - Brian O'Kane (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 2.2.6 M. of the Town of Zebulon Unified Development Ordinance, that lands subject to a conditional rezoning 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.

Curtis Gingles CG Enterprises of NC LLC (Curtis Gingles) 11/1/2023
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.

Curtis Gingles CG Enterprises of NC LLC (Curtis Gingles) 11/1/2023
Signature of Owner *Print Name* *Date*

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

Rezoning Conditions:

1. Developer will prepare a Traffic Impact Analysis (TIA) in accordance with the Town of Zebulon Unified Development Ordinance for review and approval by the Town of Zebulon and will implement required improvements resulting from the TIA.
2. The stem length of the parking lot connection to Jones Street will be as shown on conditional rezoning site plan (Sheet C-2.0) and does not meet the 75' minimum length set forth in UDO section 5.1.6.f.
3. The total number of parking spaces provided for the project is 79 which is less than the required number of spaces required in table 5.8.4.h of the UDO.
4. Modified street building setback along Jones Street to 15'.
5. Modified street yard buffer between proposed building and Jones Street to provide pedestrian oriented plaza connection to building.

CONDITIONAL REZONING CONCEPT PLAN

24/7 FITNESS CLUB

301 JONES STREET AND 108 PEARCES ROAD ZEBULON, NC 27597

~~NOVEMBER 1, 2023~~
REVISED JANUARY 18, 2024
REVISED MARCH 12, 2024

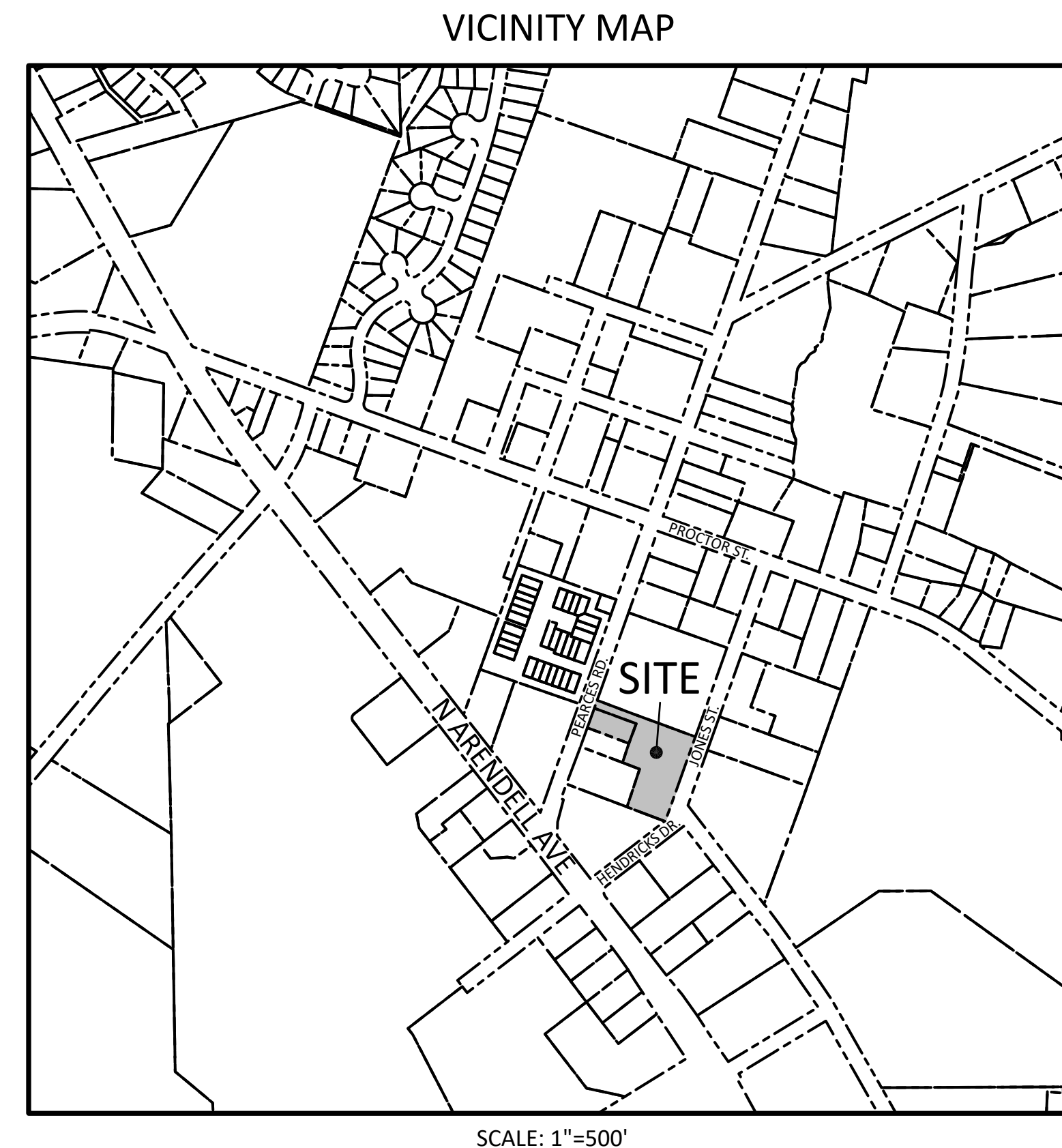
- GENERAL NOTES:**
- SITE PLAN APPROVAL FROM THE TOWN OF ZEBULON IS REQUIRED FOR THIS DEVELOPMENT.
 - ALL REQUIRED IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF ZEBULON STREET AND STORM DRAINAGE STANDARDS AND SPECIFICATIONS MANUAL.
 - ALL DEVELOPMENT SHALL COMPLY WITH THE REQUIREMENTS OF THE TOWN OF ZEBULON UNIFIED DEVELOPMENT ORDINANCE (UDO) UNLESS EXPRESSLY STATED AS AN EXCEPTION.
 - PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONFIRM THAT ALL REQUIRED PERMITS, EASEMENT, RIGHT-OF-WAY, AND ENCROACHMENT AGREEMENTS HAVE BEEN OBTAINED.
 - THE LAND SURVEYOR RESPONSIBLE FOR STAKING THE IMPROVEMENTS SHALL INDEPENDENTLY VERIFY THE HORIZONTAL AND VERTICAL DATUM FOR THIS PROJECT PRIOR TO CONSTRUCTION.
 - REFER TO ARCHITECTURAL AND STRUCTURAL DESIGN PLANS FOR THE BUILDING DETAILS AND DIMENSIONS.
 - ALL GRADES, SLOPES TO BUILDING ACCESS/EGRESS POINTS, HANDICAP RAMPS, STRIPING AND PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH ADA REQUIREMENTS AND THE NORTH CAROLINA BUILDING CODE.

- DESIGN STANDARD NOTES:**
- THIS PROJECT WILL CONNECT TO THE CITY OF RALEIGH PUBLIC WATER SYSTEM.
 - THIS PROJECT WILL CONNECT TO THE CITY OF RALEIGH PUBLIC SEWER SYSTEM.
 - THIS PROJECT LIES WITHIN THE TOWN OF ZEBULON'S PLANNING AND ZONING JURISDICTION AND IS SUBJECT TO THE REGULATIONS SET FORTH IN THE TOWN OF ZEBULON UNIFIED DEVELOPMENT ORDINANCE (UDO).
 - THIS PROJECT WILL DISTURB MORE THAN 1 ACRE OF LAND AND WILL REQUIRE A LAND DISTURBANCE PERMIT FROM WAKE COUNTY.
 - THIS PROJECT WILL REQUIRE A STORMWATER PERMIT FROM WAKE COUNTY.
 - ANY WORK PERFORMED WITHIN THE NCDOT RIGHT-OF-WAY WILL REQUIRE THE APPROVAL OF AN ENCROACHMENT AGREEMENT PRIOR TO CONSTRUCTION.

- UTILITY ALLOCATION POLICY COMPLIANCE:**
- BASE POINTS:**
- SINGLE USE RETAIL - 40 POINTS
- REFER TO SHEET C-2.0
- BONUS POINTS:**
- CATEGORY 2 -
SECTION 2B- PARKING
PROVISIONS OF ON-STREET PUBLIC PARKING - 3 STALLS - 3 POINTS
- INSTALLATION OF 3 ON-STREET PARKING STALLS
- REFER TO SHEET C-2.0
- SECTION 2C - STORMWATER SCMS
STORMWATER- BIOTENTION- 5 POINTS
- INSTALLATION OF BIOTENTION FOR STORMWATER CONTROL
- REFER TO SHEET C-2.0
- SECTION 2D - BUILDING / SITE DESIGN
PEDESTRIAN ORIENTED AND WALKABLE SITE DESIGN- 5 POINTS
- INSTALLATION OF SIDEWALK FROM JONES STREET TO PEARCES ROAD
- REFER TO SHEET C-2.0
- SECTION 3A - OUTDOOR ENHANCEMENT
INSTALLATION OF NATIVE SHADE TREE SPECIES- 10 POINTS
- A MINIMUM OF 10 SHADE TREES SHALL BE NATIVE IN SPECIES
- REFER TO SHEET C-5.0
- TOTAL POINTS = 40 + 3 + 5 + 10 = 63 POINTS**

- REZONING CONDITIONS:**
- THE STEM LENGTH OF THE PARKING LOT CONNECTION TO JONES STREET WILL BE AS SHOWN ON CONDITIONAL REZONING SITE PLAN (SHEET C-2.0) AND DOES NOT MEET THE 75' MINIMUM LENGTH SET FORTH IN UDO SECTION 5.1.6.F.
 - THE TOTAL NUMBER OF PARKING SPACES PROVIDED FOR THE PROJECT IS 79 WHICH IS LESS THAN THE REQUIRED NUMBER OF SPACES REQUIRED IN TABLE 5.8.4.H OF THE UDO.
 - MODIFIED STREET BUILDING SETBACK ALONG JONES STREET TO 15'.
 - MODIFIED STREET YARD BUFFER BETWEEN PROPOSED BUILDING AND JONES STREET TO PROVIDE PEDESTRIAN ORIENTED PLAZA CONNECTION TO BUILDING.

- ABBREVIATIONS:**
- ADV - ADVANCE
 - AFG - ABOVE FINISHED GRADE
 - APPR LOC - APPROXIMATE LOCATION
 - ASSY - ASSEMBLY
 - B/C - BACK OF CURB
 - B/L - BASE LINE
 - B/W - BOTTOM OF WALL
 - CB - CATCH BASIN
 - CBR - CALIFORNIA BEARING RATIO
 - CG - CURB AND GUTTER
 - CI - CURB INLET
 - C/L - CENTERLINE
 - CL - CLASS
 - CM - CONCRETE MONUMENT
 - CMP - CORRUGATED METAL PIPE
 - CO - CLEAN OUT
 - CONC - CONCRETE
 - CONV - CONNECTION
 - CP - CORRUGATED PLASTIC
 - CY - CUBIC YARD
 - DB - DEED BOOK
 - DI - DROP INLET
 - DIP - DUCTILE IRON PIPE
 - D.M.P - DOUBLE MERIDIAN DISTANCES
 - DR - DRIVE
 - DS - DOWNSPOUT
 - E - ELECTRIC
 - EA - EACH
 - E BOX - ELECTRICAL BOX
 - ELEC - ELECTRIC
 - EP - EDGE OF PAVEMENT
 - E/S - EDGE OF SHOULDER
 - EX - EXISTING
 - F/C - FACE OF CURB
 - FDC - FIRE DEPARTMENT CONNECTION
 - FF - FINISHED FLOOR
 - FH - FIRE HYDRANT
 - F/L - FLOW LINE
 - FL - FIRE LANE
 - G - GAS
 - GI - GRATE INLET
 - GND - GROUND
 - GTS - GAS TEST STATION
 - GV - GAS VALVE
 - HOPE - HIGH DENSITY POLYETHYLENE
 - HORIZ - HORIZONTAL
 - HVAC - HEATING, VENTILATION, & AIR CONDITIONING
 - INV - INVERT
 - IPF - IRON PIPE FOUND
 - IPS - IRON PIPE SET
 - IRF - IRON ROD FOUND
 - LF - LINEAR FEET
 - (M) - MEASURED METES & BOUNDS
 - MECH - MECHANICAL
 - MH - MANHOLE
 - MIN - MINIMUM
 - MIN S - MINIMUM SLOPE
 - MJ - MECHANICAL JOINT
 - NIC - NOT IN CONTRACT
 - NTS - NOT TO SCALE
 - OHE - OVERHEAD ELECTRIC
 - OHP - OVERHEAD POWER
 - OHT - OVERHEAD TELEPHONE
 - PB - PLAT BOOK
 - PC - POINT OF CURVATURE
 - PED - PEDESTAL
 - PG - PAGE
 - PH - PHASE
 - PI - POINT OF INTERSECTION
 - PKG - PARKING
 - P/L - PROPERTY LINE
 - PT - POINT OF TANGENT
 - PP - POWER POLE
 - PVC - POLYVINYL CHLORIDE
 - PVMT - PAVEMENT
 - PWR - POWER
 - (R) - RECORDED METES & BOUNDS
 - RD - ROOF DRAIN
 - RJ - RESTRAINED JOINT
 - R/W - RIGHT-OF-WAY
 - REQ'D - REQUIRED
 - RCP - REINFORCED CONCRETE PIPE
 - S - SLOPE
 - SAN - SANITARY SEWER
 - SDWK - SIDEWALK
 - SF - SILT FENCE
 - SPT - SPOT GRADE
 - SS - SANITARY SEWER CONNECTION
 - STA - STATION
 - STD - STANDARD
 - STM - STORM
 - STMH - STORM SEWER MANHOLE
 - T - TELEPHONE
 - TBC - TOP BACK OF CURB
 - TCM - TELECOMMUNICATIONS MANHOLE
 - T/C - TOP OF CURB
 - TEL - TELEPHONE
 - UGE - UNDERGROUND ELECTRIC
 - UNK - UNKNOWN
 - UP - UTILITY POLE
 - VAR - VARIABLE
 - VCP - VITRIFIED CLAY PIPE
 - VERT - VERTICAL
 - W/ - WITH
 - W/L - WATER LINE
 - W - WATER
 - WUS - WATERS OF THE US
 - X-ING - CROSSING
 - YI - YARD INLET
 - Ø - DIAMETER



SCALE: 1"=500'

DEVELOPER

CG ENTERPRISES OF NC LLC
1609 WHISPERING MEADOWS DRIVE
ZEBULON, NC 27597
CONTACT: CURTIS GINGLES
PHONE: 470-309-4479
EMAIL: CUR_GIN@MSN.COM

LANDOWNER

CG ENTERPRISES OF NC LLC
1609 WHISPERING MEADOWS DRIVE
ZEBULON, NC 27597
CONTACT: CURTIS GINGLES
PHONE: 470-309-4479
EMAIL: CUR_GIN@MSN.COM

CIVIL ENGINEER

O'KANE AND ASSOCIATES, PLLC
107 UNION DRIVE, SUITE 202
WASHINGTON, NC 27889
CONTACT: BRIAN O'KANE, PE
PHONE: 252-702-1910
EMAIL: BRIAN@OKANEANDASSOCIATES.COM

SHEET INDEX		
DRAWING	TITLE	REVISION DATE
C-0.0	COVER SHEET	03/12/2024
C-1.0	EXISTING CONDITIONS PLAN	03/12/2024
SITE LAYOUT AND UTILITY		
C-2.0	CONCEPTUAL SITE PLAN	03/12/2024
C-3.0	CONCEPTUAL LANDSCAPE PLAN	03/12/2024
ARCHITECTURAL ELEVATIONS (BY OTHERS PROVIDED FOR REFERENCE ONLY)		
A-201	ARCHITECTURAL ELEVATIONS	03/12/2024

TOTAL NUMBER OF DRAWINGS INCLUDED IN SET = 5

DEVELOPER	
CG ENTERPRISES OF NC LLC 1609 WHISPERING MEADOWS DRIVE ZEBULON, NC 27597	
LANDOWNER	
CG ENTERPRISES OF NC LLC 1609 WHISPERING MEADOWS DRIVE ZEBULON, NC 27597	
EXISTING PROPERTY DATA	
SITE ADDRESS	301 JONES STREET AND 108 PEARCES ROAD
PIN	2706-01-5099 & 2706-01-4224
PLANNING JURISDICTION	TOWN OF ZEBULON
PARCEL AREA	0.312 + 1.603 = 1.915 ACRES
EXISTING ZONING	R2
EXISTING LAND USE	VACANT
CURRENT DEED	DB 19356 PG 637
FEMA FLOOD INSURANCE MAP	3720270600K (07-19-2022)
FEMA FLOODZONE	ZONE "X"
RIVER BASIN	NEUSE
RECEIVING STREAM	UNNAMED TRIBUTARY TO LITTLE RIVER (TARPLEYS POND) STREAM INDEX - 27-57-(8.5) CLASSIFICATION - WS-V;NSW

SITE INFORMATION TABLE	
EXISTING ZONING	R2
PROPOSED ZONING	GC-C
EXISTING SITE AREA	1.915 ACRES
R/W DEDICATION	0.06± ACRES
OTHER DEDICATION	0 ACRES
PROPOSED NET SITE AREA	1.855 ACRES
PROPOSED USE	GYMNASIUM & RETAIL
DEVELOPMENT STANDARDS	
MAX. RESIDENTIAL DENSITY	7 UNITS / ACRE
PROPOSED RES. DENSITY	0 UNITS / ACRE
MIN. LOT AREA	6,000 SF
PROPOSED LOT AREA	80,803± SF
MIN. LOT WIDTH	50 LF
PROPOSED LOT WIDTH	111± LF
MAX. LOT COVERAGE	80%
PROPOSED LOT COVERAGE	144%
MIN. STREET SETBACK	30 FEET
MIN. SIDE SETBACK	5 FEET
MIN. REAR SETBACK	25 FEET
MAX. BUILDING HEIGHT	50 FEET
PROPOSED BUILDING HEIGHT	LESS THAN 50 FEET
REQUIRED OPEN SPACE	3.0%
REQUIRED OPEN SPACE	2,500 SF
PROVIDED OPEN SPACE	2,502 SF
REQUIRED PARKING	1 SPACE / 200 SF (FITNESS CENTER) 1 SPACE / 200 SF (RETAIL)
REQUIRED PARKING	17,823 NET SF FITNESS / 200 = 89 SPACES
REQUIRED PARKING	3,762 NET SF RETAIL / 200 = 18 SPACES
REQUIRED PARKING	99 SPACES
PROVIDED PARKING	76 SPACES
REQUIRED ADA PARKING	3 SPACES
PROVIDED ADA PARKING	3 SPACES
BICYCLE PARKING REQUIRED	108 SPACES / 20 = 6 SPACES
BICYCLE PARKING PROVIDED	6 SPACES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF ZEBULON STANDARDS AND SPECIFICATIONS

PRELIMINARY DRAWING
NOT RELEASED FOR CONSTRUCTION

REVISIONS	
1	REVISED PER TOWN OF ZEBULON 01-18-2024
2	REVISED PER TOWN OF ZEBULON 03-12-2024

O'KANE & ASSOCIATES, PLLC
107 UNION DRIVE, SUITE 202
WASHINGTON, NORTH CAROLINA
PHONE: 252-702-1910
FIRM NC LICENSE NUMBER P-2529

CLIENT:
CG ENTERPRISES OF NC LLC
1609 WHISPERING MEADOWS DRIVE
ZEBULON, NC 27597

CONDITIONAL REZONING CONCEPT PLAN

COVER SHEET

24/7 FITNESS CLUB

301 JONES STREET
AND 108 PEARCES ROAD
ZEBULON, NORTH CAROLINA

811

Know what's below.
Call before you dig.
1-800-632-4949

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

SEAL
037468

03/12/2024

HORIZONTAL SCALE:	N/A
VERTICAL SCALE:	N/A
DATE:	03/12/2024
SHEET NUMBER:	C-0.0



DEVELOPER	
CG ENTERPRISES OF NC LLC 1609 WHISPERING MEADOWS DRIVE ZEBULON, NC 27597	
LANDOWNER	
CG ENTERPRISES OF NC LLC 1609 WHISPERING MEADOWS DRIVE ZEBULON, NC 27597	
EXISTING PROPERTY DATA	
SITE ADDRESS	301 JONES STREET AND 108 PEARCES ROAD
PIN	2706-01-5099 & 2706-01-4224
PLANNING JURISDICTION	TOWN OF ZEBULON
PARCEL AREA	0.312 + 1.603 = 1.915 ACRES
EXISTING ZONING	R2
EXISTING LAND USE	VACANT
CURRENT DEED	DB 19356 PG 637
FEMA FLOOD INSURANCE MAP	3720270600K (07-19-2022)
FEMA FLOODZONE	ZONE "X"
RIVER BASIN	NEUSE
RECEIVING STREAM	UNNAMED TRIBUTARY TO LITTLE RIVER (TARPLEYS POND) STREAM INDEX - 27-57-(8.5) CLASSIFICATION - WS-V;NSW

- EXISTING CONDITIONS NOTES:**
- EXISTING CONDITIONS WITHIN PROPERTY BOUNDARY TAKEN FROM WAKE COUNTY GIS DATA AND SHOULD BE CONSIDERED APPROXIMATE.
 - ALL OTHER EXISTING CONDITIONS SHOWN ON THIS PLAN WERE TAKEN FROM WAKE COUNTY GIS AND ARE NOT THE RESULT OF A BOUNDARY OR TOPOGRAPHIC SURVEY UNLESS SPECIFICALLY STATED OTHERWISE.
 - LOCATION OF EXISTING TREELINE TAKEN FROM AERIAL PHOTOGRAPHY AND SHOULD BE CONSIDERED APPROXIMATE.
 - NO ENVIRONMENTAL INVESTIGATION OR DETERMINATIONS HAVE BEEN PERFORMED BY O'KANE AND ASSOCIATES ON THE SITE. ANY AND ALL ENVIRONMENTAL INFORMATION SHOWN IS PRELIMINARY AND HAS NOT BEEN VERIFIED BY THE GOVERNING AGENCIES. ALL ENVIRONMENTAL FEATURES SHALL BE CONFIRMED BY APPROPRIATE GOVERNING AGENCY AND SURVEYED PRIOR TO CONSTRUCTION.

- EXISTING NATURAL FEATURES:**
- THIS PROPERTY LIES WITHIN THE NEUSE RIVER BASIN.
 - THIS PROPERTY IS LOCATED IN ZONE X, AREAS OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA FLOOD MAPS NUMBER 3720270600K, DATED 07/19/2022.
 - THIS PROPERTY DRAINS TO AN UNNAMED TRIBUTARY (UT) OF THE LITTLE RIVER (TARPLEYS POND) WHICH IS A NAMED TRIBUTARY OF THE LITTLE RIVER, WHICH IS A NAMED TRIBUTARY OF THE NEUSE RIVER.

- GIS SOILS INFORMATION:**
- SOILS INFO. FOR THE PROJECT WAS TAKEN FROM WAKE COUNTY GIS.
 - THE SOIL BOUNDARY SHOWN IS FROM GIS DATA AND IS APPROXIMATE.
 - THE SOIL TYPES ON THIS SITE ARE:
Ur- URBAN LAND (HYDROLOGIC SOIL GROUP- B) (2.3% OF SITE AREA)
WbS- WOODWEE- URBAN LAND COMPLEX, 2-6% SLOPES (HYDROLOGIC SOIL GROUP- B) (97.7% OF SITE AREA)

LAND COVER	AREA (SF)	AREA (AC)	% OF TOTAL
DRIVE/PARKING	0 SF	0.00 AC	0.00%
SIDEWALK/GRAVEL	0 SF	0.00 AC	0.00%
BUILDING	0 SF	0.00 AC	0.00%
TOTAL IMPERVIOUS AREA	0 SF	0.00 AC	0.00%
GRASS/LAWN	71,667 SF	1.645 AC	85.9%
WOODED	11,750 SF	0.270 AC	14.1%
TOTAL PERVIOUS AREA	83,417 SF	1.915 AC	100.0%
TOTAL AREA	83,417 SF	1.915 AC	100.0%

EXISTING CONDITIONS LEGEND

	EXISTING PROPERTY BOUNDARY
	EX. ADJACENT PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING GIS PROPERTY LINE
	EXISTING ROAD CENTERLINE
	EX. CURB AND GUTTER
	EX. PAVEMENT EDGE
	EXISTING ROAD STRIPE
	EXISTING GRAVEL
	EXISTING FENCE
	EXISTING TREELINE
	EXISTING DITCH CENTERLINE
	EXISTING TOP OF BANK
	EXISTING OVERHEAD POWER
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING GIS CONTOUR
	EXISTING STORM PIPE
	EXISTING EASEMENT
	EXISTING SANITARY SEWER
	BENCHMARK
	IRON ROD FOUND (IRF)
	CALCULATED POINT
	EXISTING SIGN OR MARKER
	EXISTING UTILITY POLE
	EXISTING GUY ANCHOR
	EXISTING LIGHT POLE
	EXISTING SANITARY MANHOLE
	EXISTING SANITARY CLEANOUT
	EXISTING FIRE HYDRANT

REVISIONS

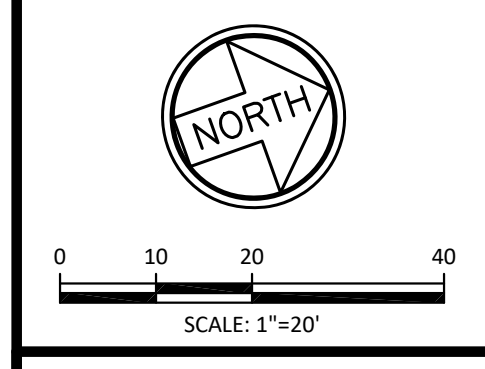
1	REVISED PER TOWN OF ZEBULON 01-18-2024
2	REVISED PER TOWN OF ZEBULON 03-12-2024

O'KANE & ASSOCIATES, PLLC
107 UNION DRIVE, SUITE 202
WASHINGTON, NORTH CAROLINA
PHONE: 252-702-1910
FIRM NC LICENSE NUMBER P-2529

CLIENT:
CG ENTERPRISES OF NC LLC
1609 WHISPERING MEADOWS DRIVE
ZEBULON, NC 27597

CONDITIONAL REZONING CONCEPT PLAN

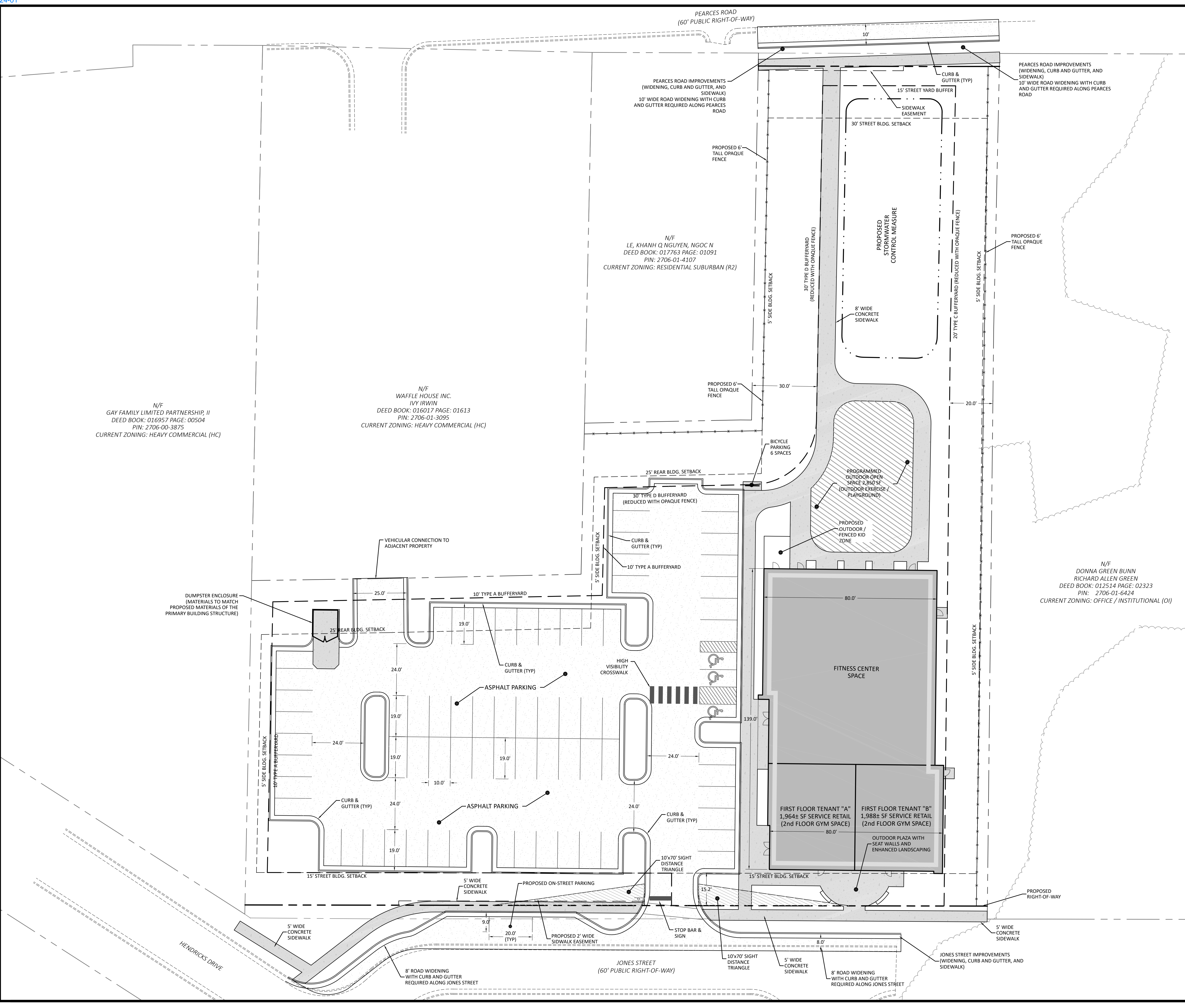
EXISTING CONDITIONS PLAN
24/7 FITNESS CLUB
301 JONES STREET
AND 108 PEARCES ROAD
ZEBULON, NORTH CAROLINA



PRELIMINARY DRAWING - NOT FOR CONSTRUCTION
SEAL 037468
O'KANE & ASSOCIATES, PLLC
03/12/2024

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: N/A
DATE: 03/12/2024
SHEET NUMBER:

PRELIMINARY DRAWING
NOT RELEASED FOR CONSTRUCTION
C-1.0



SITE INFORMATION TABLE	
EXISTING ZONING	R2
PROPOSED ZONING	GC-C
EXISTING SITE AREA	1.915 ACRES
R/W DEDICATION	0.06± ACRES
OTHER DEDICATION	0 ACRES
PROPOSED NET SITE AREA	1.855 ACRES
PROPOSED USE	GYMNASIUM & RETAIL
DEVELOPMENT STANDARDS	
MAX. RESIDENTIAL DENSITY	7 UNITS / ACRE
PROPOSED RES. DENSITY	0 UNITS / ACRE
MIN. LOT AREA	6,000 SF
PROPOSED LOT AREA	80,803± SF
MIN. LOT WIDTH	50 LF
PROPOSED LOT WIDTH	111± LF
MAX. LOT COVERAGE	80%
PROPOSED LOT COVERAGE	14±%
MIN. STREET SETBACK	30 FEET
MIN. SIDE SETBACK	5 FEET
MIN. REAR SETBACK	25 FEET
MAX. BUILDING HEIGHT	50 FEET
PROPOSED BUILDING HEIGHT	LESS THAN 50 FEET
REQUIRED OPEN SPACE	3.0%
REQUIRED OPEN SPACE	2,500 SF
PROVIDED OPEN SPACE	2,502 SF
REQUIRED PARKING	1 SPACE / 200 SF (FITNESS CENTER)
	1 SPACE / 200 SF (RETAIL)
REQUIRED PARKING	17,823 NET SF FITNESS / 200 = 89 SPACES
	3,762 NET SF RETAIL / 200 = 18 SPACES
REQUIRED PARKING	99 SPACES
PROVIDED PARKING	76 SPACES
REQUIRED ADA PARKING	3 SPACES
PROVIDED ADA PARKING	3 SPACES
BICYCLE PARKING REQUIRED	108 SPACES / 20 = 6 SPACES
BICYCLE PARKING PROVIDED	6 SPACES

- SITE PLAN NOTES:**
- CONTRACTOR SHALL CONFIRM THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED FOR THE PROPOSED CONSTRUCTION. BEGINNING ANY ASPECT OF CONSTRUCTION OR FABRICATING ANY ITEM PRIOR TO RECEIVING ALL PLANS AND APPROPRIATE DOCUMENTATION OF APPROVAL SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATIONS TO THEIR WORK.
 - THE CONTRACTOR SHALL CONFIRM THAT ALL THE CONSTRUCTION MATERIALS ARE IN ACCORDANCE WITH THE PERMITS ISSUED AND THE LATEST APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL CODES. IN THE EVENT OF CONFLICT BETWEEN ANY OF THESE STANDARDS, SPECIFICATIONS, OR PLANS, THE MOST STRINGENT SHALL GOVERN.

SITE PLAN LEGEND

	PROPOSED RIGHT-OF-WAY
	PROPOSED PROPERTY LINE
	PROPOSED LOT LINE
	PROPOSED ROAD CENTERLINE
	BUILDING SETBACK / MBL
	BUFFERYARD
	PROPOSED CURB AND GUTTER
	PROPOSED EDGE OF PAVEMENT
	PROPOSED EDGE OF SIDEWALK
	PROPOSED BUILDING FACE
	PROPOSED PARKING STRIPE
	PROPOSED EASEMENT
	PROPOSED FENCE
	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVEMENT
	PROPOSED BUILDING
	FUTURE BUILDING
	PROPOSED GRAVEL

REVISIONS

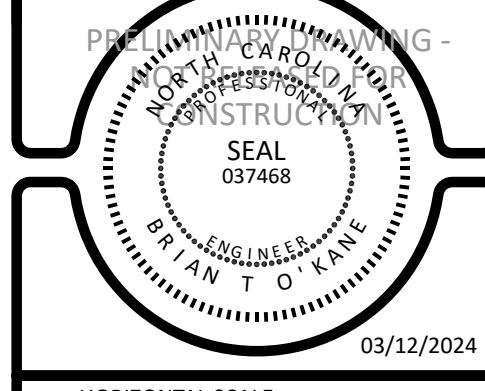
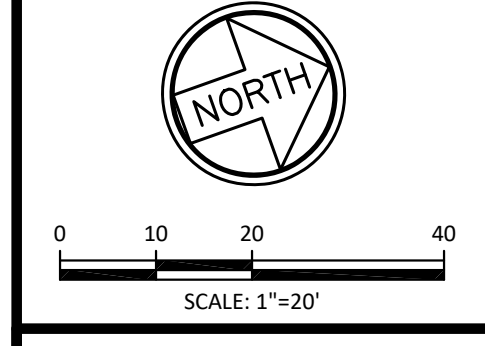
1	REVISED PER TOWN OF ZEBULON	01-18-2024
2	REVISED PER TOWN OF ZEBULON	03-12-2024



CLIENT:
CG ENTERPRISES OF NC LLC
1609 WHISPERING MEADOWS DRIVE
ZEBULON, NC 27597

CONDITIONAL REZONING CONCEPT PLAN

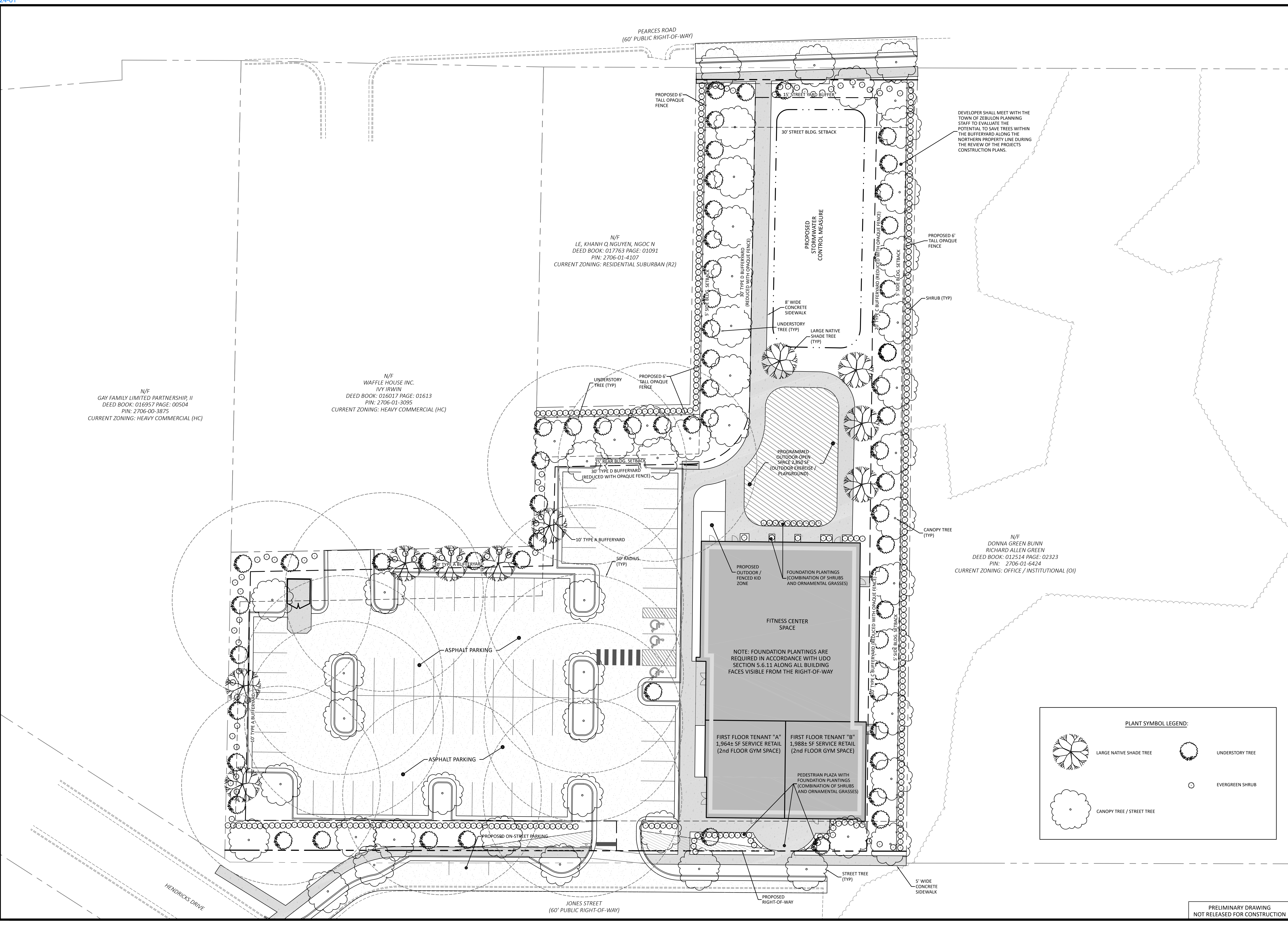
SHEET TITLE:
24/7 FITNESS CLUB
301 JONES STREET
AND 108 PEARCES ROAD
ZEBULON, NORTH CAROLINA



HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: N/A
DATE: 03/12/2024
SHEET NUMBER:

C-2.0

PRELIMINARY DRAWING
NOT RELEASED FOR CONSTRUCTION



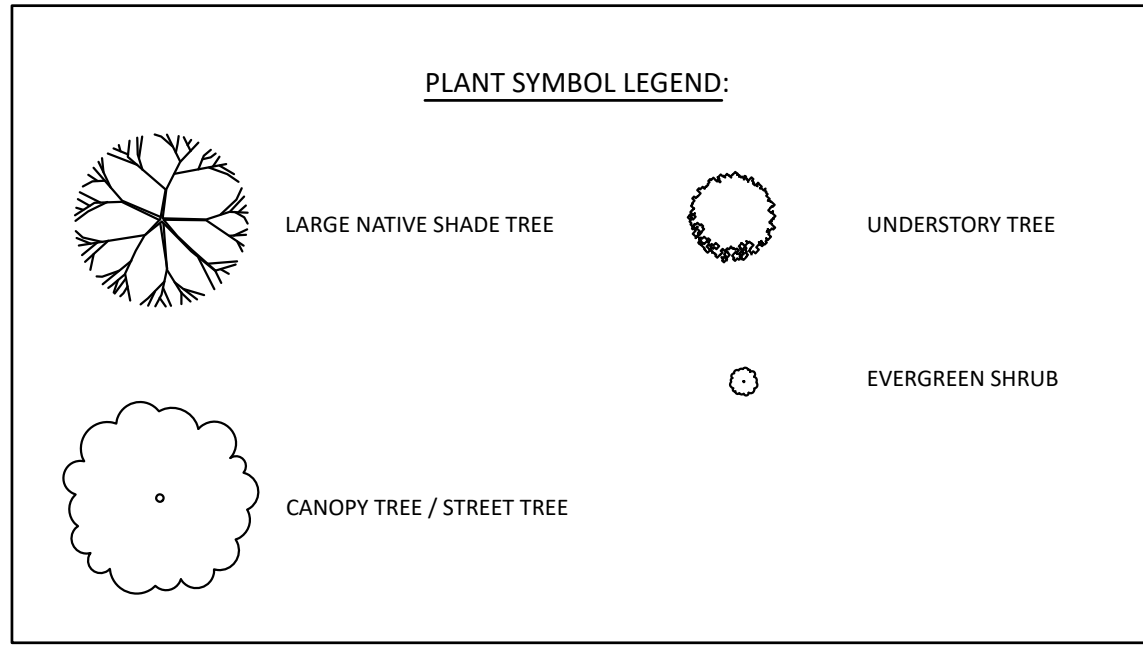
N/F
GAY FAMILY LIMITED PARTNERSHIP, II
DEED BOOK: 016957 PAGE: 00504
PIN: 2706-00-3875
CURRENT ZONING: HEAVY COMMERCIAL (HC)

N/F
WAFFLE HOUSE INC.
BY IRWIN
DEED BOOK: 016017 PAGE: 01613
PIN: 2706-01-3095
CURRENT ZONING: HEAVY COMMERCIAL (HC)

N/F
LE, KHANH Q. NGUYEN, NGOC N
DEED BOOK: 017763 PAGE: 01091
PIN: 2706-01-4107
CURRENT ZONING: RESIDENTIAL SUBURBAN (R2)

DEVELOPER SHALL MEET WITH THE TOWN OF ZEBULON PLANNING STAFF TO EVALUATE THE POTENTIAL TO SAVE TREES WITHIN THE BUFFERYARD ALONG THE NORTHERN PROPERTY LINE DURING THE REVIEW OF THE PROJECTS CONSTRUCTION PLANS.

N/F
DONNA GREEN BUNN
RICHARD ALLEN GREEN
DEED BOOK: 012514 PAGE: 02323
PIN: 2706-01-6424
CURRENT ZONING: OFFICE / INSTITUTIONAL (O1)



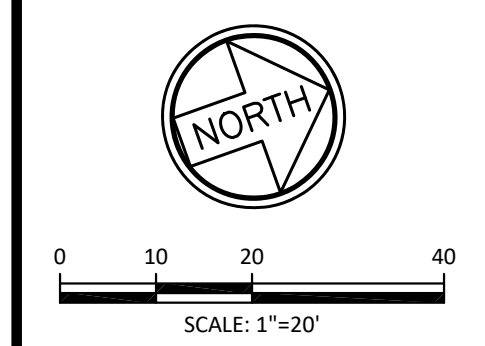
REVISIONS	
1	REVISED PER TOWN OF ZEBULON 01-18-2024
2	REVISED PER TOWN OF ZEBULON 03-12-2024

KANE & ASSOCIATES, PLLC
107 UNION DRIVE, SUITE 202
WASHINGTON, NORTH CAROLINA
PHONE: 252-702-1910
FIRM NC LICENSE NUMBER: P-2529

CLIENT:
CG ENTERPRISES OF NC LLC
1609 WHISPERING MEADOWS DRIVE
ZEBULON, NC 27597

CONDITIONAL REZONING CONCEPT PLAN

SHEET TITLE:
CONCEPTUAL LANDSCAPE PLAN
24/7 FITNESS CLUB
301 JONES STREET
AND 108 PEARCES ROAD
ZEBULON, NORTH CAROLINA



PRELIMINARY DRAWING - NOT FOR CONSTRUCTION
SEAL 037468
DATE: 03/12/2024

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: N/A
DATE: 03/12/2024
SHEET NUMBER:

PRELIMINARY DRAWING
NOT RELEASED FOR CONSTRUCTION

C-3.0



HAGERSMITH
ARCHITECTURE | INTERIOR DESIGN
LANDSCAPE ARCHITECTURE

300 S. DAWSON STREET
RALEIGH, NC 27601 | 919.821.5547
www.hagersmith.com
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SEALS

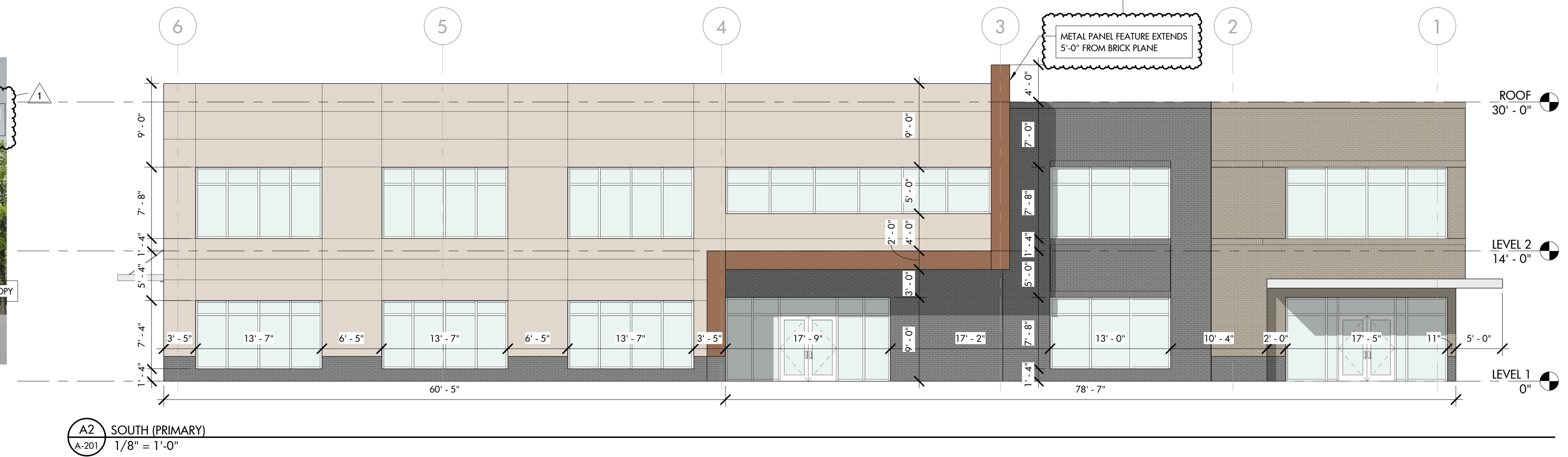
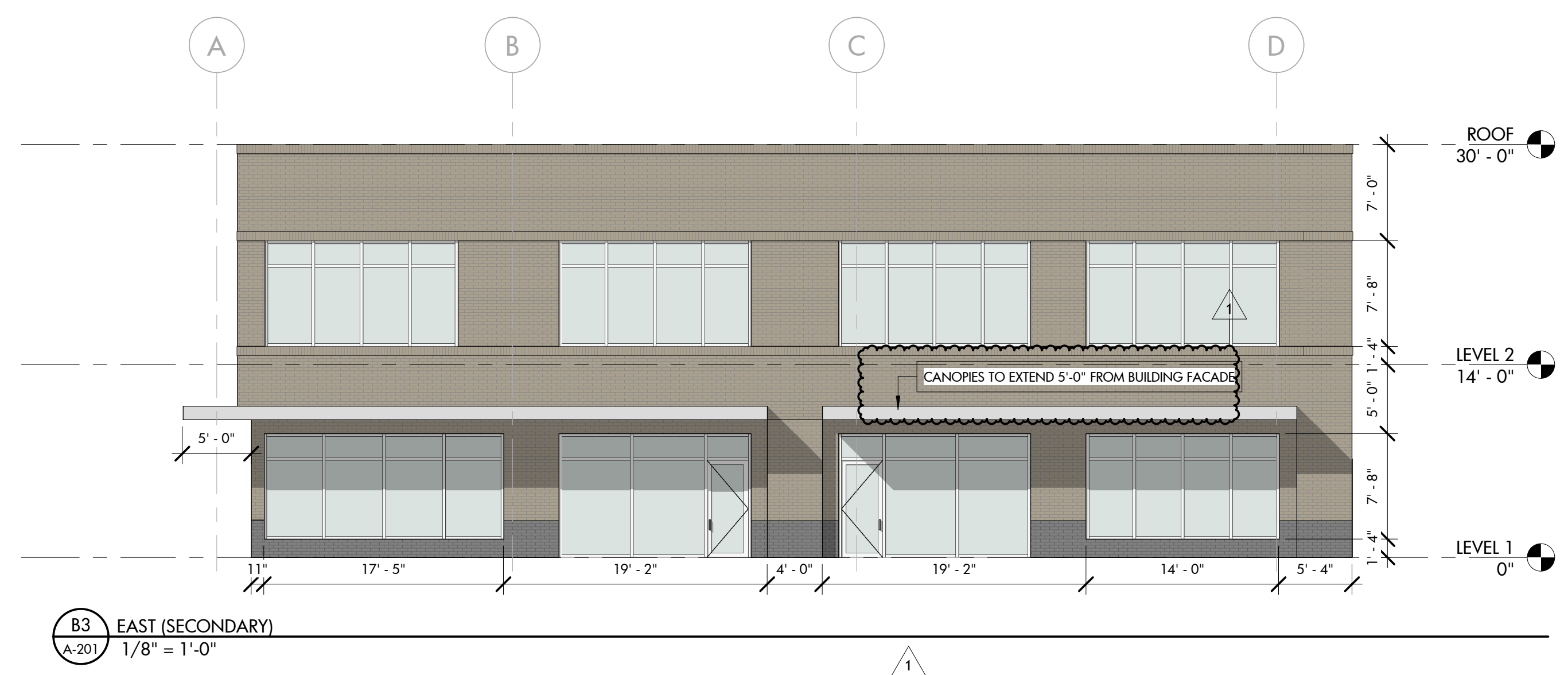
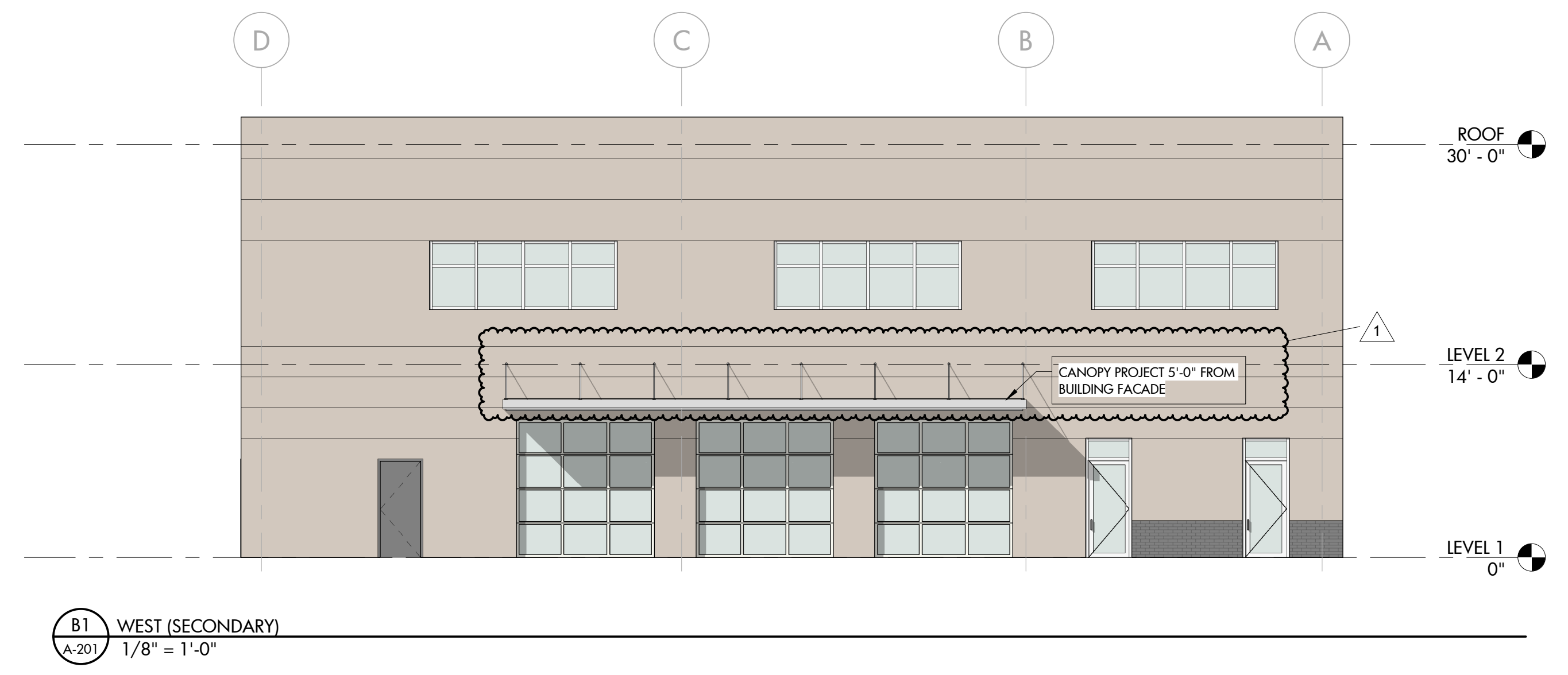
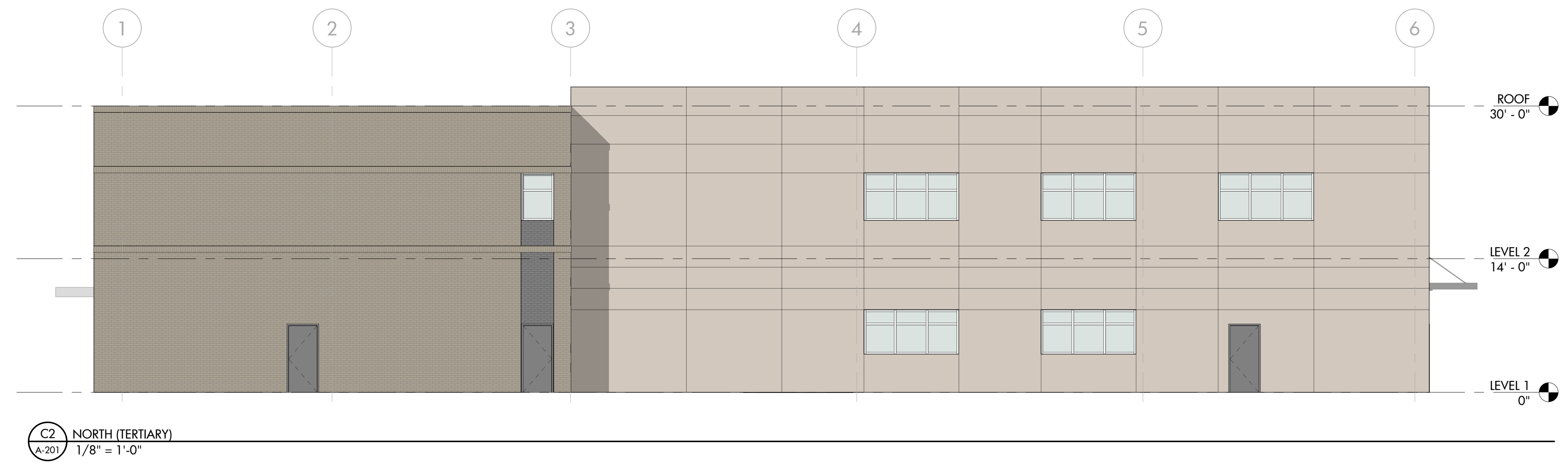
PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT 000-000

24 SEVEN FITNESS

ZEBULON, NC

CONSULTANTS



A1 RENDERING (SE PERSPECTIVE)
A-201 NOT TO SCALE

EXTERIOR ELEVATIONS

REVISIONS		
NUMBER	DESCRIPTION	DATE
1	REVIEW COMMENTS	3.15.24

DRAWN BY: NMT
CHECKED BY: STI
DATE ISSUED: 01.09.24

A-201



Conditional Rezoning of 301 Jones Street and 108 Pearces Road

Neighborhood Meeting Report

Meeting Held October 30, 2023

A neighborhood meeting was held as required by the Town of Zebulon Unified Development Ordinance to discuss the proposed conditional rezoning of two properties located at 301 Jones Street and 108 Pearces Road. The property considered for rezoning consists of two parcel and 1.915 acres. The meeting was held at the existing 24/7 fitness center located a 538 West Gannon Avenue in Zebulon, NC 27597. The meeting was held from 5:00 PM to 7:00 PM. All property owners within 300 feet of the subject properties were invited to attend.

Attached to this report are the following:

- Exhibit A - A copy of the neighborhood meeting notice.
- Exhibit B - A copy of the required mailing list for the meeting invitations.
- Exhibit C - The sign in sheet showing the meeting attendance.
- Exhibit D – A summary of items discussed.
- Exhibit E – The meeting agenda and items presented.
- Exhibit F – Affidavit of Conducting the Neighborhood Meeting.

Exhibit A – Neighborhood Meeting Notice

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:

301 Jones Street and 108 Pearces Road

2706-01-5099 and 2706-01-4224

(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/services/planning>.

A Neighborhood Meeting is requested because this project will include:

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

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

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

Refer to attached site plan. The main proposed use is a fitness center with two service retail spaces.

Estimated Submittal Date: November 1, 2023

MEETING INFORMATION:

Property Owner(s) Name(s) CG Enterprises of NC LLC

Applicant(s) O'Kane and Associates - Contact - Brian O'Kane representing CG Enterprises of NC LLC

Contact Information (e-mail/phone) brian@okaneandassociates.com / 252-702-1910

Meeting Address: 538 W. Gannon Avenue , Zebulon, NC 27597

Date of Meeting: Monday, October 30, 2023

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

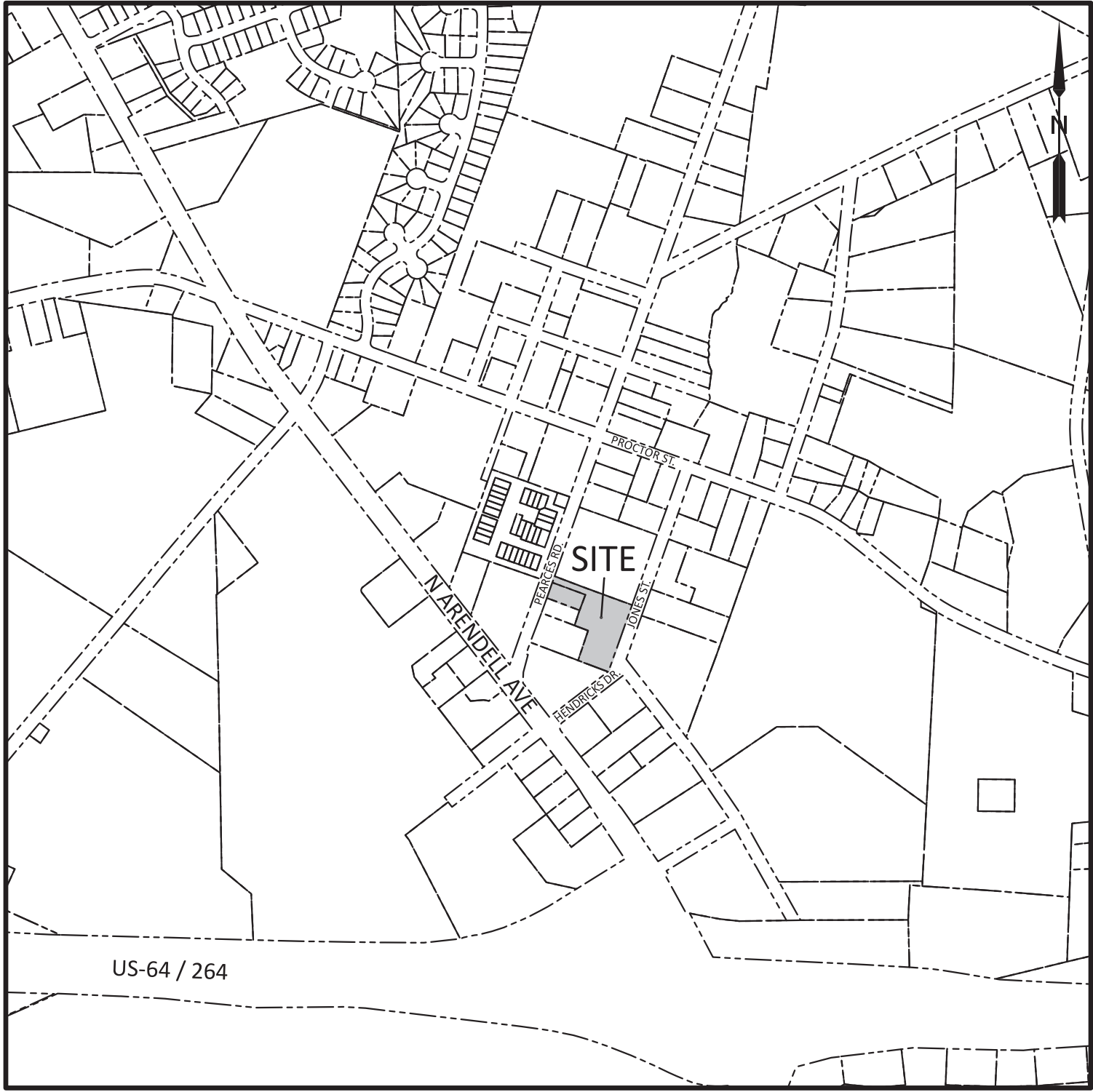
**Meetings shall occur between 5:00 p.m.-9:00 p.m. on a Monday through Thursday (excluding Town recognized holidays). If you have questions about the general process for this application, please contact the Planning Department at 919-823-1809. You may also find information about the Zebulon Planning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

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: 24/7 Fitness		Zoning: Proposed SC
Location: 301 Jones Street and 108 Pearces Road		
Property PIN(s): 2706-01-5099 and 2706-01-4224		Acreage/Square Feet: 1.7 Acres
Property Owner: CG Enterprises of NC LLC		
Address: 1609 Whispering Meadows Drive		
City: Zebulon	State: NC	Zip: 27597
Phone:	Email:	
Developer: CG Enterprises of NC LLC		
Address: 1609 Whispering Meadows Drive		
City: Zebulon	State: NC	Zip: 27597
Phone:	Fax:	Email:
Engineer: O’Kane and Associates, PLLC (Contact - Brian O’Kane)		
Address: 107 Union Drive, Suite 202		
City: Washington	State: NC	Zip: 27889
Phone: 252-702-1910	Fax:	Email: brian@okaneandassociates.com
Builder (if known):		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email:

VICINITY MAP





CONCEPTUAL SITE PLAN NOTES:

- PROPERTY BOUNDARY AND ON-SITE FEATURES TAKEN FROM WAKE COUNTY GIS AND SHOULD BE CONSIDERED APPROXIMATE.
- TOPOGRAPHY FOR SITE TAKEN FROM WAKE COUNTY GIS AND SHOULD BE CONSIDERED APPROXIMATE.
- A SURVEY OF THE EXISTING CONDITIONS, BOUNDARY OR EASEMENTS WAS NOT PROVIDED TO O'KANE AND ASSOCIATES. ALL EXISTING DATA IS CONCEPTUAL IN NATURE AND SHOULD BE CONSIDERED APPROXIMATE.
- THIS CONCEPTUAL PLAN WAS DEVELOPED UTILIZING THE CURRENT TOWN OF ZEBULON UDD AND MASTER PLANNING DOCUMENTS AT THE TIME OF THE PLAN PREPARATION.

EXISTING SITE DATA	
PARCEL PIN	2706-0097 / 2706-01-4224
PARCEL NUMBER	011158 / 005564
PHYSICAL ADDRESS	301 JONES ST / 108 PEARCES RD
ZONING JURISDICTION	TOWN OF ZEBULON
EXISTING ZONING	R2 (RESIDENTIAL SUBURBAN)
PROPOSED ZONING	GC (GENERAL COMMERCIAL)
TOTAL PARCEL AREA	74.05± SF (1.70 ACRES)
NEVER-BASH	NEUSE

PROPOSED BUILDING DATA	
NUMBER OF STORIES	1
MAX BUILDING HEIGHT	50 FEET
BUILDING HEIGHT	LESS THAN 50 FEET
BUILDING SQUARE FOOTAGE	20,000 ± SF

PROPERTY AND DEVELOPMENT DATA	
DEVELOPER NAME	CURTIS GINGLES
PROPOSED USE	FITNESS CENTER
REQUIRED OPEN SPACE	3.0%
REQUIRED OPEN SPACE	0.5% ACRES
PROPOSED OPEN SPACE	0.60 ACRES
REQUIRED PARKING	1.5 SPACE / 200 SF ± 100 PARKING SPACES
PROPOSED PARKING	80 SPACES
REQUIRED ADA PARKING	3 ADA PARKING SPACES REQUIRED
PROPOSED ADA PARKING	3 ADA PARKING SPACES PROVIDED

SETBACKS (GC ZONING)	
MINIMUM AREA	10,000 SF
MINIMUM FRONTAGE	50 FEET
STREET SETBACK	30 FEET
SIDE SETBACK	5' IF PROVIDED
REAR SETBACK	25 FEET

ORDINANCE REFERENCE	
DIMENSION STANDARDS	UDD 3.4.3 GC DISTRICT
PARKING REQUIREMENTS	UDD 5.8.4
OPEN SPACE REQUIREMENT	UDD 5.7.4
PARKING LOT LANDSCAPING	UDD 5.5.9
FRONTIER BUFFERS	UDD 5.6.30
STREET YARD BUFFERS	UDD 5.6.12
BUILDING SETBACKS	UDD 3.4.3 GC DISTRICT

SITE PLAN LEGEND	
PROPERTY BOUNDARY	---
RIGHT-OF-WAY	---
PROPERTY LINE	---
EASEMENT	---
SETBACK	---
PROPERTY/LANDSCAPE BUFFER	---
ROAD CENTERLINE	---
CURB & GUTTER (ROAD)	---
CURB & GUTTER (PARKING)	---

PROPOSED HATCH LEGEND	
PROPOSED BUILDING	[Solid Yellow]
PROPOSED CONCRETE	[Diagonal Lines]
PROPOSED GRAVEL	[Cross-hatch]
PROPOSED ASPHALT	[Horizontal Lines]

REFERENCES
 DB 0817276, PG 00189
 DB 0818300, PG 00273

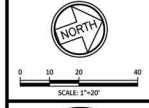
REVISIONS



CLIENT:
CURTIS GINGLES

SITE PLAN

SHEET TITLE:
CONCEPTUAL SITE PLAN
24/7 FITNESS CLUB
108 PEARCES ROAD
ZEBULON, NORTH CAROLINA



HORIZONTAL SCALE: 1"=20'
 VERTICAL SCALE: N/A
 DATE: 10/10/2023
 SHEET NUMBER:
C-2.0

PRELIMINARY DRAWING
NOT RELEASED FOR CONSTRUCTION

Exhibit B – Notice Mailing List

Exhibit C – Meeting Attendance



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: 24/7 FITNESS CLUB
 Meeting Address: 538 W. GANYON AVENUE, ZEBULON, NC 27597
 Date of Meeting: MONDAY, OCTOBER 30th Time of Meeting: _____
 Property Owner(s) Names: CG ENTERPRISES OF NC LLC
 Applicants: CG ENTERPRISES OF NC LLC

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

	Name/ Organization	Address	Phone#	E-mail
1	Kelly Straughn - Fire County Specialists		919-880-0615	Kstraughn@firecounty
2	Donna Bland		919-269-6233	dbland22408@specialists.com bellsouth.net
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Attach Additional Sheets If Necessary.

Exhibit D – Items Discussed



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: 247 Fitness Club

Meeting Address: 538 W. Gannon Avenue , Zebulon, NC 27597

Date of Meeting: 10/30/2023 Time of Meeting: 5-7 PM

Property Owner(s) Names: CG Enterprises of NC LLC

Applicants: O'Kane and Associates, PLLC

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 Kelly Straughn asked what the plans were for Jones Street with this project.

Applicant Response: Jones Street will be widened and curb and gutter and sidewalk installed along the frontage of the property and parallel parking will be installed.

Question/ Concern #2 _____

Applicant Response: _____

Question/ Concern #3 _____

Applicant Response: _____

Question/ Concern #4 _____

Applicant Response: _____

Exhibit E



**24/7 Fitness Club – 301 Jones Street & 108 Pearces Road
Town of Zebulon, NC**

- Meeting Location - 538 W. Gannon Avenue, Zebulon, NC 27597
 - Meeting Date – Monday, October 30, 2023
 - Meeting Time – 5:00 PM – 7:00 PM
-

Meeting Agenda –

1. Welcome and Introductions – 5:00 PM
2. Meeting Purpose
3. Conditional Rezoning Process
4. Project Description
5. Questions and Answers
6. Ajournment – 7:00 PM

Please sign in on one of the attendee sign-in sheets provided. Handouts of the conceptual site plan are available and located beside the sign-in sheet.

Exhibit F



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, Brian O'Kane, do hereby declare as follows:
Print Name

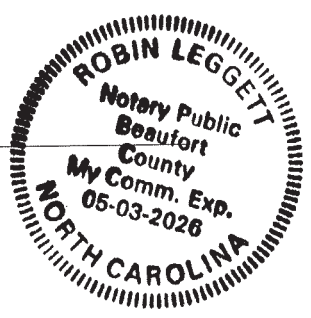
- I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Master Subdivision Plan, or Special Use Permit.
- The meeting invitations were mailed to the Zebulon Planning Department, all property owners within 750 feet of the subject property and any neighborhood association that represents citizens in the area via first class mail a minimum of 10 days in advance of the Neighborhood Meeting.
- The meeting was conducted at 538 W. Gannon Avenue, Zebulon, NC 27597 (location/address) on 10/30/2023 (date) from 5:00 PM (start time) to 7:00 PM (end time).
- I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.
- I have prepared these materials in good faith and to the best of my ability.

11/1/2023 Date By: Brian O'Kane

STATE OF NC
COUNTY OF Beaufort

Sworn and subscribed before me, Robin Leggett, a Notary Public for the above State and County, on this the 1 day of November, 2023.

SEAL



[Signature]

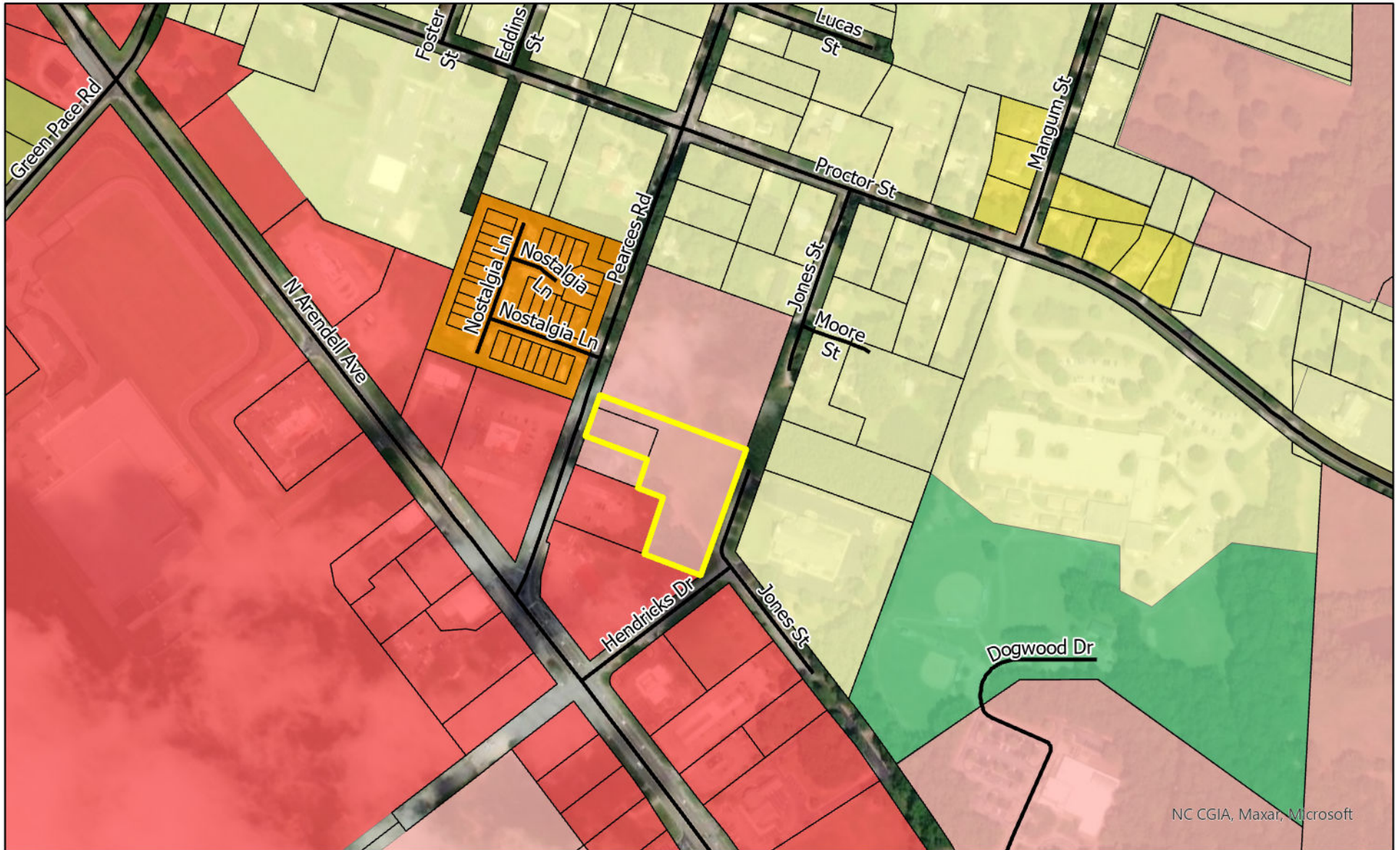
Notary Public

Print Name

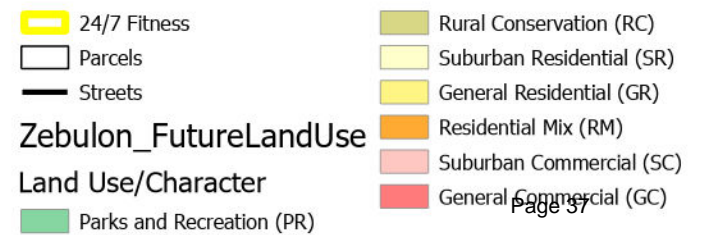
My Commission Expires:

5/3/23

Future Land Use



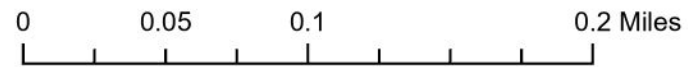
NC CGIA, Maxar, Microsoft



Aerial Map

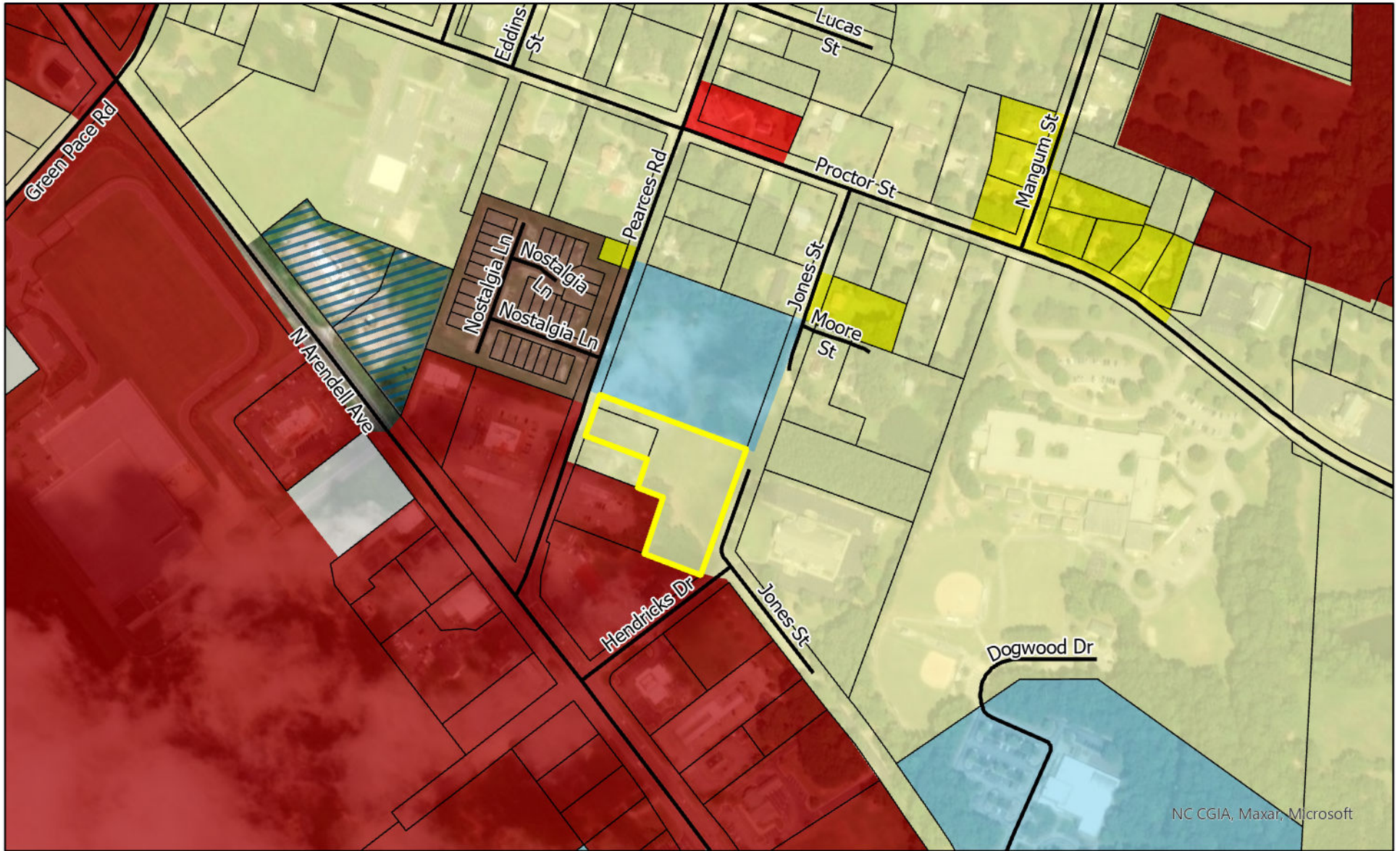


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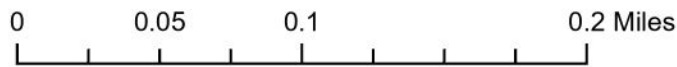


-  24/7 Fitness
-  Parcels
-  Streets

Zoning Map



NC CGIA, Maxar, Microsoft



- 24/7 Fitness
 - Parcels
 - Streets
- Zoning Districts**
- R1, Residential Watershed
 - R2, Residential Suburban
 - R4, Residential Neighborhood
 - RMF, Residential Multi-Family
 - GC, General Commercial
 - HC, Heavy Commercial
 - LI, Light Industrial
 - OI, Office and Institutional
 - CZ, Conditional Zoning



View of the site from Jones Street.



View of the site from Pearces Road.

UTILITY ALLOCATION POLICY COMPLIANCE:

BASE POINTS:

SINGLE USE RETAIL - 40 POINTS

- REFER TO SHEET C-2.0

BONUS POINTS:

CATEGORY 2-

SECTION 2B- PARKING

PROVISIONS OF ON-STREET PUBLIC PARKING- 3 STALLS- 3 POINTS

- INSTALLATION OF 3 ON-STREET PARKING STALLS
- REFER TO SHEET C-2.0

SECTION 2C- STORMWATER SCMS

STORMWATER- BIORETENTION- 5 POINTS

- INSTALLATION OF BIORETENTION FOR STORMWATER CONTROL
- REFER TO SHEET C-2.0

SECTION 2D- BUILDING / SITE DESIGN

PEDESTRIAN ORIENTED AND WALKABLE SITE DESIGN- 5 POINTS

- INSTALLATION OF SIDEWALK FROM JONES STREET TO PEARCES ROAD
- REFER TO SHEET C-2.0

SECTION 3A- OUTDOOR ENHANCEMENT

INSTALLATION OF NATIVE SHADE TREE SPECIES- 10 POINTS

- A MINIMUM OF 10 SHADE TREES SHALL BE NATIVE IN SPECIES
- REFER TO SHEET C-3.0

TOTAL POINTS = 40 + 3 + 5 + 5 + 10 = 63 POINTS

ZEBULON

NORTH CAROLINA

CASE # CZ 2024-01 GeoCivics# 1163611 – 24/7 Fitness

PROJECT ADDRESS 301 Jones St / 108 Pearces Rd

PIN NUMBER: 2706014224

HEARING DATE: April 8, 2024

State of North Carolina

County of Wake

BEFORE ME, the undersigned Notary, E. McKinney Worner on this 2nd day of April 2024, personally appeared Michael J. Clark, 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 Michael J. Clark, acting as the 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.

- First Class Mailing Sent on **3/25/2024** (see attached mailing list and copy of mailing)
- Advertisement in a Paper of General Circulation sent on **3/22/2024** (Wake weekly, publication dates **3/29 & 4/5/2024**)
- Posting Public Hearing Signage on Property on **3/25/2024** (pictures attached)
- Posted to Planning Department Website **3/25/2024**
- Sent to E-Mail Distribution List on **4/2/2024**

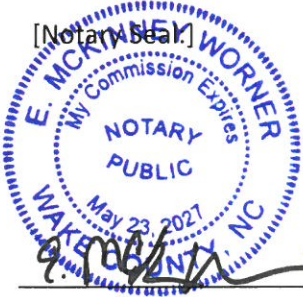
Michael J. Clark

4/2/2024

Michael J. Clark, AICP, CNU-A

Date

Subscribed and sworn to before me, this 2nd day of April 2024.



[signature of Notary]

E. McKinney Worner

[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 2.2.6 of the Town of Zebulon Unified Development Ordinance that a public hearing will be held on **April 8, 2024 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 of the Town of Zebulon for the purpose of considering the following items:

GeoCivics Project Number 1163611 - CZ 2024-01 – 24/7 Fitness Club (301 Jones St / 108 Pearces Rd)

PIN # 2706014224. A request by Brian O’Kane on behalf of the property owner CG Enterprises of NC LLC, for a Conditional Rezoning to the General Commercial Conditional (GC-C) zoning district for the development of a Fitness Center and Retail Use, Other.

Public comments may be submitted to Deputy Town Clerk Stacie Paratore at SParatore@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) 823-1816.

Wake Weekly March 29th & April 5th

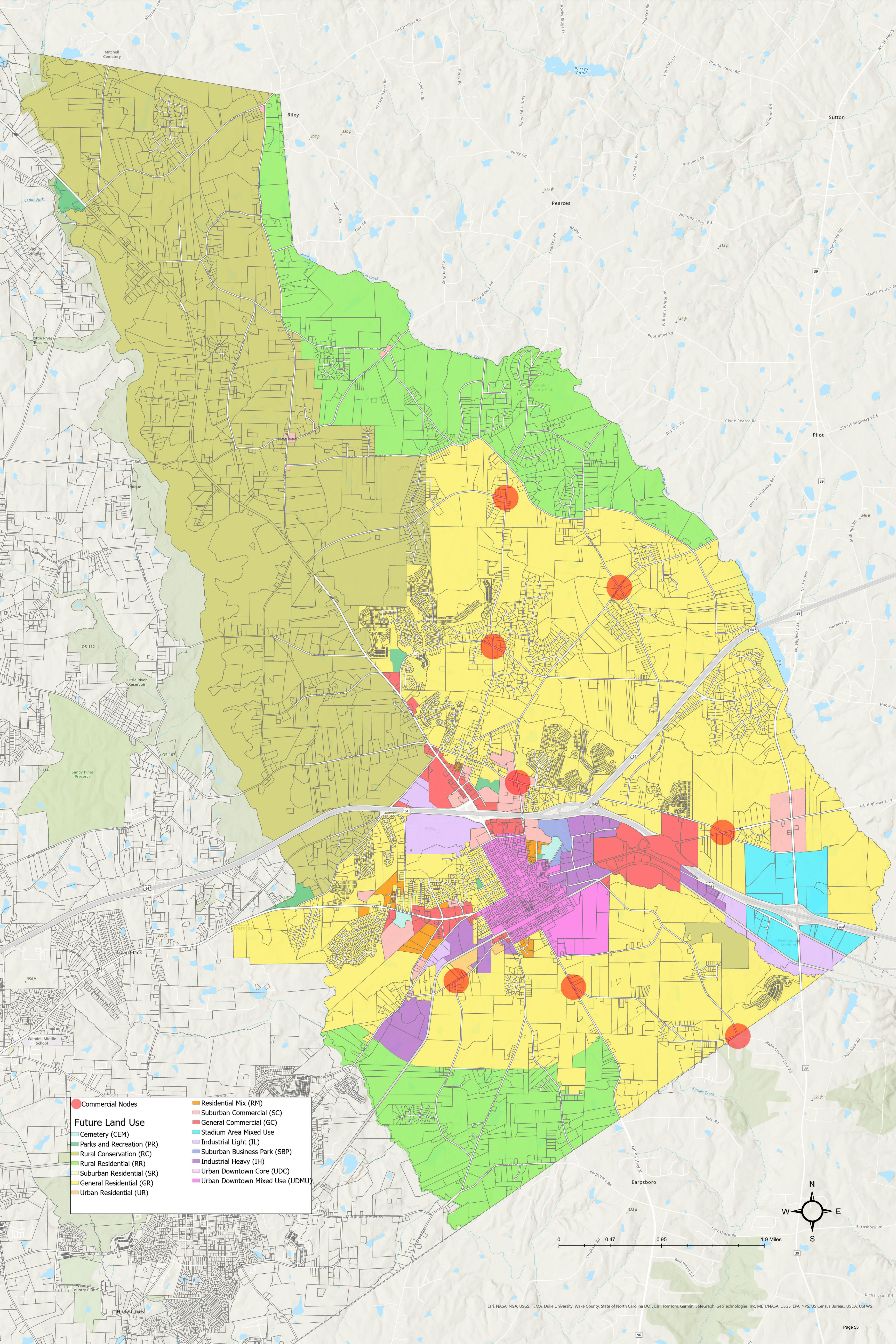


Owner	Mailing Address 1	Mailing Address 2	Mailing Address 3
MANDAL, ABIR K	101 NOSTALGIA LN	ZEBULON NC 27597-6871	
KIMBALL, ROBERT LEE JR KIMBALL, ELIZABETH ANNE	101 SCHAFER CLOSE	CARY NC 27518-9761	
WHITE, AMESHA	102 NOSTALGIA LN	ZEBULON NC 27597-6870	
SILVER, RODERICK N	103 NOSTALGIA LN	ZEBULON NC 27597-6871	
HEMPHILL, ANDREW SCOTT	105 NOSTALGIA LN	ZEBULON NC 27597-6871	
SPELLER, JULIAN THOMAS TRUSTEE SPELLER, BRENDA AYERS TRUSTEE	106 E LEE ST	ZEBULON NC 27597-2426	
CARAPELLE, BEVERLY L	106 NOSTALGIA LN	ZEBULON NC 27597-6870	
WILSON, SHELLA COUNCIL	107 NOSTALGIA LN	ZEBULON NC 27597-6871	
MOSS, KIMBERLY HOCUTT EXECUTOR THE ESTATE OF EVA D HOCUTT	10704 THORNBURY CREST CT	RALEIGH NC 27614-7845	
GILLEENY, RYAN GILLEENY, KYNDRA	109 NOSTALGIA LN	ZEBULON NC 27597-6871	
RAYBON, MYRNA JOHNSON	111 E MERLIN DR	KNIGHTDALE NC 27545-9545	
DAUPHINAIS, STEPHANIE DAUPHINAIS, PAUL B	111 NOSTALGIA LN	ZEBULON NC 27597-6871	
HARPER, MARTHA ANN	113 NOSTALGIA LN	ZEBULON NC 27597-6871	
BL FAMILY TRUST	1188 COCO PALMS DR	EL CAJON CA 92020-7873	
WAKE COUNTY BOARD OF ALCOHOLIC CONTROL	1212 WICKER DR	RALEIGH NC 27604-1428	
EDDINS OIL COMPANY INC	1301 N ARENDEL AVE	ZEBULON NC 27597-8733	
WAKELON TOWNHOMES HOMEOWNERS ASSN INC	13037 NC HIGHWAY 39	ZEBULON NC 27597-8028	
COOK OUT-ZEBULON INC	15 LAURA LN STE 300	THOMASVILLE NC 27360-5865	
COOK OUT-ZEBULON INC	15 LAURA LN STE 300	THOMASVILLE NC 27360-5865	
CG ENTERPRISES OF NC LLC	1609 WHISPERING MEADOWS DR	ZEBULON NC 27597-7367	
CG ENTERPRISES OF NC LLC	1609 WHISPERING MEADOWS DR	ZEBULON NC 27597-7367	
HOWLAND, LISA	1745 WHISPERING MEADOWS DR	ZEBULON NC 27597-7369	
UNDERHILL, KAREN	201 NOSTALGIA LN	ZEBULON NC 27597-6873	
BINDER, TINA H BINDER, MICHAEL I	205 NOSTALGIA LN	ZEBULON NC 27597-6873	
SCHILLING, DOMENICK CAIN, LORI	207 NOSTALGIA LN	ZEBULON NC 27597-6873	
MACHACEK, JOHN D MACHACEK, ELLEN G	209 NOSTALGIA LN	ZEBULON NC 27597-6873	
KUHN, GERALD G KUHN, YARITZA	211 NOSTALGIA LN	ZEBULON NC 27597-6873	
BLACKWELL, EMILY	213 NOSTALGIA LN	ZEBULON NC 27597-6873	
DUNSTON, MAURICE	215 NOSTALGIA LN	ZEBULON NC 27597-6873	
CREECH, HEDY JORDAN, YVONNE MARTIN	217 NOSTALGIA LN	ZEBULON NC 27597-6873	
MORI, MARLEN	219 NOSTALGIA LN	ZEBULON NC 27597-6873	
CROHAN, DONNAL FRANCIS PATRICK II	2474 WALNUT ST # 232	CARY NC 27518-9212	

BELLWOOD FOREST LLC	2701 E MILLBROOK RD	RALEIGH NC 27604-2811	
WEST, MICHAEL PARKER, COURTNEY	301 NOSTALGIA LN	ZEBULON NC 27597-6875	
VORYS, NANCY YORK	303 NOSTALGIA LN	ZEBULON NC 27597-6875	
GUEVARA, BETHANN M	304 NOSTALGIA LN	ZEBULON NC 27597-6874	
MATALUCCI, MATTHEW PACE, GINA	305 NOSTALGIA LN	ZEBULON NC 27597-6875	
INGRAM, BIELCA INGRAM, WILLIAM	308 NOSTALGIA LN	ZEBULON NC 27597-6874	
WAKEFIELD CENTRAL BAPTIST CHURCH	308 PROCTOR ST	ZEBULON NC 27597-8718	
ROBERTS, JAMES T	309 NOSTALGIA LN	ZEBULON NC 27597-6875	
PAUL, BETTY	311 NOSTALGIA LN	ZEBULON NC 27597-6875	
LE, KHANH Q NGUYEN, NGOC N	3715 HINTON GROVE PL	RALEIGH NC 27604-5058	
PEARCE, CONNIE M	400 PROCTOR ST	ZEBULON NC 27597-8720	
BMSS1	404 JONES ST	ZEBULON NC 27597-8708	
TWP PCP ZEB RETAIL LLC	445 BISHOP ST NW	ATLANTA GA 30318-4303	
MATTSON, ASHLEY M	460 JONES ST	ZEBULON NC 27597-8708	
TRI ARC FOOD SYSTEMS INC	4905 WATERS EDGE DR	RALEIGH NC 27606-2405	
DVM SERVICES REALTY LLC LNP INC	4935 RALEIGH ROAD PKWY W	WILSON NC 27896-9701	
ROJAS, DAYRA RODRIGUEZ, ERICK INSUA	504 PROCTOR ST	ZEBULON NC 27597-8722	
JAMES, DEVIN MOHAMMED, RESHMA	506 PROCTOR ST	ZEBULON NC 27597-8722	
BUNN, HENRY A JR BUNN, SHEILA P	507 PROCTOR ST	ZEBULON NC 27597-8723	
LONG, EMILY ANN	600 MOORE ST	ZEBULON NC 27597-8700	
ASCENCIO, JOSE ETAL ASCENCIO, CELIA GONZALEZ	600 PROCTOR ST	ZEBULON NC 27597-8724	
SANTANA, LEONEL	602 MOORE ST	ZEBULON NC 27597-8700	
BUNN, DONNA GREEN GREEN, RICHARD ALLEN	603 BRANTLETOWN RD	ZEBULON NC 27597-6021	
POWERS, STEPHEN GREGORY II DICESARE, MAGGIE MARIE	604 PROCTOR ST	ZEBULON NC 27597-8724	
VASQUEZ, JOSE ARMANDO GUZMAN VASQUEZ, MARIA I	608 PROCTOR ST	ZEBULON NC 27597-8724	
NOBLE, TODD JAMES YOUNGKIN, LAURYN	612 PROCTOR ST	ZEBULON NC 27597-8724	
BERUBE, TAD ARTHUR	8721 ZEIGLER DR	KNIGHTDALE NC 27545-7466	
JTSJ INC	9107 S TRYON ST STE F	CHARLOTTE NC 28273-3125	
WAFLE HOUSE INC	IVY IRWIN	5986 FINANCIAL DR	NORCROSS GA 30071-2949
LNP INC	PARRISH REALTY C/O RENEE BAKER	PO BOX 1128	ZEBULON NC 27597-1128
PARRISH, RENEE L	PARRISH REALTY C/O RENEE BAKER	PO BOX 1128	ZEBULON NC 27597-1128
PARRISH REALTY CO OF ZEBULON INC	PARRISH REALTY CO OF ZEBULON INC	2072 FARPSBORO RD	ZEBULON NC 27597-6896
PARRISH REALTY CO OF ZEBULON INC	PARRISH REALTY CO OF ZEBULON INC	2072 FARPSBORO RD	ZEBULON NC 27597-6896

EPARK LLC	PO BOX 10907	GOLDSBORO NC 27532-0907	
EGGIMANN, PETER EGGIMANN, DEVERA	PO BOX 1629	WENDELL NC 27591-1629	
TRUIST BANK	PO BOX 167	WINSTON SALEM NC 27102-0167	
STATE EMPLOYEES CREDIT UNION	PO BOX 26807	RALEIGH NC 27611-6807	
STATE EMPLOYEES CREDIT UNION	PO BOX 26807	RALEIGH NC 27611-6807	
OLDE HERITAGE PROPERTIES LLC	PO BOX 40	ZEBULON NC 27597-0040	
PURO DESCANSANDO PARTNERS II LP DESCANSANDO PARTNERS LP	PO BOX 4792	COVINA CA 91723-4792	
COOK OUT-ZEBULON INC	PO BOX 698	THOMASVILLE NC 27361-0698	
SPEEDWAY LLC	PROPERTY TAX DEPT	539 S MAIN ST	FINDLAY OH 45840-3229
WAKE CNTY BOARD OF EDUCATION	RE SERVICES DIRECTOR	1551 ROCK QUARRY RD	RALEIGH NC 27610-4145
CHURCH OF JESUS CHRIST OF LATTER-DAY	TAX ADM DIV 521-6575	50 E NORTH TEMPLE RM 2225	SALT LAKE CITY UT 84150-0022
WAKE COUNTY	WAKE COUNTY ATTORNEY'S OFFICE	PO BOX 550	RALEIGH NC 27602-0550

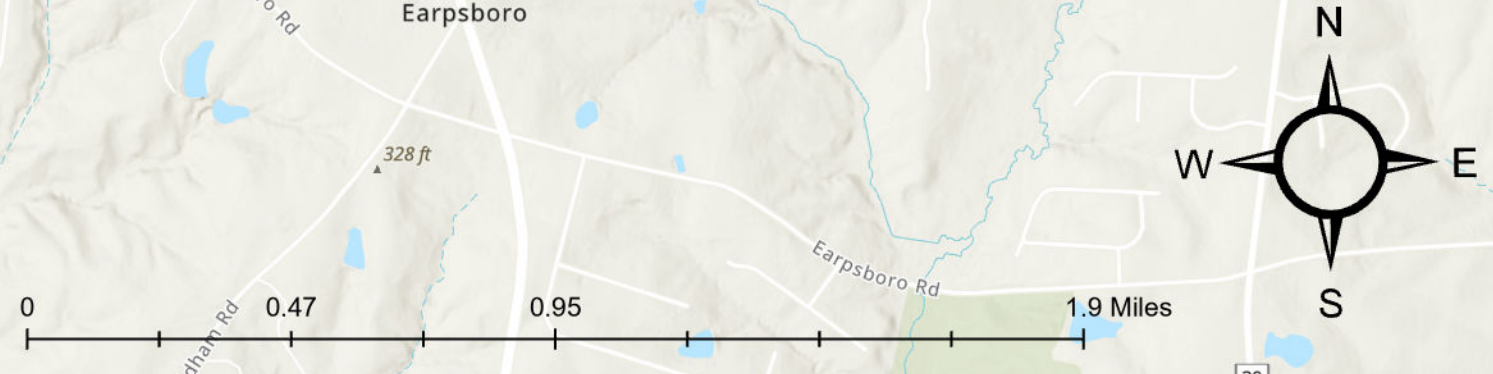
Future Land Use Update Attachments



Commercial Nodes

Future Land Use

- Cemetery (CEM)
- Parks and Recreation (PR)
- Rural Conservation (RC)
- Rural Residential (RR)
- Suburban Residential (SR)
- General Residential (GR)
- Urban Residential (UR)
- Residential Mix (RM)
- Suburban Commercial (SC)
- General Commercial (GC)
- Stadium Area Mixed Use
- Industrial Light (IL)
- Suburban Business Park (SBP)
- Industrial Heavy (IH)
- Urban Downtown Core (UDC)
- Urban Downtown Mixed Use (UDMU)



Suburban Residential

This designation is for residential areas where suburban character is established and preserved by achieving a balance between buildings and other site improvements relative to the degree of open space maintained within the neighborhood. The openness may be found in relatively large yard areas on individual lots and between homes and/or in common green spaces or water features. This distinguishes suburban character areas from more auto-oriented areas where site coverage in the form of dwellings, driveways and other paved surfaces predominates over open space.

Primary Land Use Types

- Detached residential dwellings.
- Planned developments that integrate other housing types (e.g., attached residential such as patio homes or townhomes), with increased open space to preserve an overall suburban character.
- Golf course subdivisions.



Subdivisions around Pippin Road in north Zebulon.

Where on the Map

Extensive coverage on the map, surrounding much of the core area of Zebulon in most directions, and all the way to the edge of the larger planning area in some locations.

Characteristics

- Less noticeable accommodation of the automobile compared to more intensive auto-oriented areas, especially where driveways are on the side of homes rather than occupying a portion of the front yard and where garages are situated to the side or rear of the dwelling.
- A larger baseline minimum lot size in a Suburban Residential zoning district allows for deeper front yards and building setbacks and greater side separation between homes.
- Character-based zoning and development standards can also discourage overly standardized subdivision designs and promote conservation design by allowing for smaller lot sizes than the baseline in exchange for greater open space set aside. This approach enables some viable use of sites partially constrained by topography or other factors. It also provides flexibility for additional housing forms that blend with the area's suburban residential character through additional on-site open space and perimeter buffering where differing housing types and densities are adjacent.
- More opportunity for natural and/or swale drainage (and storm water retention/absorption) relative to concentrated storm water conveyance in auto-oriented areas.

General Residential

This designation is for residential areas where character is established and preserved by achieving a balance between buildings and other site improvements relative to the degree of open space maintained within the neighborhood. The openness may be found as part of a highly amenitized mixed product design that includes various dwelling types including single family detached, single family attached, and medium sized multi-family apartments that fit into the character and context of the design.

~~This designation covers areas of primarily single family detached residential use where accommodation of the automobile is more visually dominant relative to more prominent green space in Suburban Residential character areas. This is typically due to relatively smaller and narrower lots, and often with limited open space set-asides or amenities for residents.~~

Primary Land Use Types

- Detached and attached residential dwellings.
- Other attached residential forms (e.g., duplexes and multiplexes, ~~patio homes, townhomes~~, multi-family, etc.) as permitted by zoning.
- Planned developments, ~~potentially~~ with a mix of housing types and varying densities, subject to compatibility and open space standards.



Shepard's Point subdivision along Old Bunn Road, adjacent to the Hamilton Acres subdivision to the east.

Characteristics

- Residential neighborhoods with less openness and separation between dwellings compared to ~~Suburban Rural~~ Residential areas, but with a wide range of amenity features.
- ~~Auto Urban character, especially where driveways and front loading garages dominate the front yards and front facades of homes. This can be offset by~~ Walkable character with driveways in front of the homes for wider lots and ally accessed driveways for narrower lots, including "Townhome" style construction. Extensive landscaping, "anti-monotony" architectural standards, and limitations on "cookie cutter" subdivision layouts characterized by straight streets and uniform lot sizes and arrangement should be included to enhance a sense of place.
- Neighborhood-oriented commercial uses may emerge over time and should be encouraged on corner sites or other locations at the edge of predominantly residential areas, at a scale

Where on the Map

In some central areas of Zebulon, such as west of N.C. 96 and north of West Gannon Avenue. Also provides a transition to Suburban Residential areas in other locations, such as north of U.S. 64/264 and southwest of town.



and with a site design that is compatible with nearby residential uses. [Micro-commercial should also be considered where the product, good, or service would be applicable to the residents of the development and located to be compatible with adjacent residential uses and activities.](#)