
ZEBULON

NORTH CAROLINA

**TOWN OF ZEBULON
JOINT PUBLIC HEARING
January 12, 2026
6:00 PM**

I. CALL TO ORDER

II. SWEARING IN OF NEW PLANNING BOARD MEMBERS

III. APPROVAL OF AGENDA

IV. NEW BUSINESS

- a. **Zoning Map Amendment 2026-01 – Rosinburg Rd PIN #2706948805** A request, for the establishment of the Mobile Home Overlay (MHO) on this property. The existing Zoning of the property is Residential Suburban (R2).

V. ADJOURNMENT

Topic: ZMA 2026-01 – Rosinburg Rd

Speaker: Catherine Farrell, Senior Planner
From: Matthew Lower, Planning Director
Prepared by: Catherine Farrell, Senior Planner
Approved by: Taiwo Jayeoba, Interim Town Manager

Executive Summary:

The Board of Commissioners will consider a Zoning Map Amendment for 0 Rosinburg Rd (PIN 2706948805). Town Board's approval of this Zoning Map Amendment will allow for this property to fall into the Manufactured Home Overlay (MHO) designation.

Discussion:

The applicant seeks to amend the zoning map for one parcel totaling 1.41 acres to designate it under the Manufactured Home Overlay (MHO) District.

This amendment would not change the existing Residential Suburban (R2) zoning of the property, and all R2 district standards would remain applicable to any new development on the site. The addition of the MHO designation allows for the establishment of a new manufactured dwelling within the town's planning jurisdiction where it would not otherwise be permitted.

In addition to the development standards applicable under the R2 district, the site would also be subject to the allowances and requirements outlined in Section 3.8.5, Manufactured Home Overlay (MHO) District, of the Unified Development Ordinance (UDO).

If approved, the property would be required to comply with the Town of Zebulon's Unified Development Ordinance (UDO), ensuring that any future development adheres to all applicable zoning regulations.

Policy Analysis:

Comprehensive Land Use Plan:

The future land use map calls for these lots to be Suburban Residential (SR). The R2 Zoning District is consistent with the SR future land use.

The rezoning is supported by the following CLUP goals:

1. Goals for Land Use and Development:

- **Goal 1:** A land use allocation and pattern that advances Zebulon's objectives of achieving greater housing variety, supporting its economic development and tax base needs, and creating a complete community with convenient resident access to schools, recreation, shopping and services (Land Use and Development, p.2).

- **Goal 2:** Consistent character of land use within areas intended for particular character types, from rural and suburban through auto-oriented and urban along the community character spectrum (Land Use and Development, p.2).

2. Goals for Housing and Neighborhood:

- **Goal 1:** A quantity and diversity of housing options that makes living in Zebulon attainable for a wide range of age groups and income levels (Housing and Neighborhoods, p.2).

The rezoning will have the following outcomes:

1. **Allow for the establishment of a new manufactured home:** the addition of the MHO on this site will allow for the addition of a new manufactured home on a lot that is currently vacant.

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. 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

ZONING MAP AMENDMENT PETITION

GENERAL INFORMATION:

In accordance with section 2.2.25 of the UDO, a Zoning Map Amendment provides a uniform means for reviewing and deciding proposed amendments to the Official Zoning Map whenever the public necessity, general welfare, the Town's adopted policy guidance, or appropriate land use practices justify or require doing so. This procedure sets out the requirements for amendments to the zoning district designation of land within the Town's planning jurisdiction as well as for land coming into the Town's planning jurisdiction via annexation in accordance with the standards in the North Carolina General Statutes.

INSTRUCTIONS:

PRE-APPLICATION MEETING: A pre-application meeting with staff in accordance with Section 2.3.2 of the UDO to verify the application requirements, processes, and procedures regarding a proposed request. To schedule a meeting, applicants must e-mail a pdf map, drawing, model, site or sketch plan to the Planning Department (Planning@townofzebulon.org) no later than five (5) working days prior to the desired meeting day.

NEIGHBORHOOD MEETING: Neighborhood meetings are required in accordance with Section 2.3.4 of the UDO prior to application submission. The applicant is required to notify property owners and any neighborhood association that represents citizens within that area within 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 PROCEDURE: The applicant requesting a Zoning Map Amendment must submit an application through the Town of Zebulon GeoCivix Web Portal. As noted below some materials must be brought in person to the Zebulon Planning Department to complete the application process. Access to Geocivix can be found on the Town of Zebulon Website or through this link (<https://townofzebulon.geocivix.com/secure/>)

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

- Completed Application Form
- 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 (If Required)

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

- Stamped envelopes addressed to Certified List of Property Owners all the homeowners associations of those properties within 750 feet of the outer boundary subject property or properties. Affixed with the following return address:

Town of Zebulon
Planning Department
1003 N. Arendell Ave
Zebulon, NC 27597
- Petition Fee (Please See Fee Schedule) (Can be paid online but applicants must let Planning Staff know prior to paying)

PUBLIC HEARING PROCEDURE: Upon submittal of a complete application, the Planning Department will schedule the application for a joint public hearing before the Planning Board and the Board of Commissioners. APPLICANTS ARE STRONGLY ENCOURAGED TO CONTACT PLANNING STAFF AS SOON AS POSSIBLE TO ADDRESS ANY QUESTIONS ABOUT THE PUBLIC HEARING. Notices of the public hearing will be mailed to all adjacent property owners of the property being considered for a Zoning 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.



PART 1. DESCRIPTION OF REQUEST/PROPERTY

Street Address of the Property: 2509 ROSINBURG ROAD	Acreage: 1.41	
Parcel Identification Number (NC PIN): 2706948805	Deed Book: 018823	Deed Page(s): 435-436
Existing Zoning of the Property: R2	Proposed Zoning of the Property: MH Overlay	
Existing Use of the Property: Vacant	Proposed Use of the Property: Residential	

Reason for Rezoning:

REQUESTING REZONING OF PROPERTY TO GET A CONSTRUCTION PERMIT TO PLACE OUR MANUFACTURED HOME ON OUR PROPERTY, SO WE CAN HAVE A PLACE FOR OUR FAMILY

PART 2. APPLICANT/AGENT INFORMATION

Name of Applicant/Agent: HAROLD M. PRIVETTE (PAMELA PRIVETTE)		
Street Address of Applicant/Agent: P. O. BOX 638		
City: ZEBULON	State: NC	Zip Code: 27597
Email of Applicant/Agent:	Telephone Number of Applicant/Agent: 984-344-3523	Fax Number of Applicant/Agent:
<input checked="" type="checkbox"/> Yes	Are you the owner's agent? <input type="checkbox"/> Yes	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.
<input type="checkbox"/> No	<input type="checkbox"/> No	

PART 3. PROPERTY OWNER INFORMATION

Name of Property Owner: HAROLD M. PRIVETTE (PAMELA PRIVETTE)		
Street Address of Property Owner: PO Box 638		
City: ZEBULON	State: NC	Zip Code: 27597
Email of Property Owner: hprivette714@gmail.com	Telephone Number of Property Owner: 984-344-3523	Fax Number of Property Owner:

I hereby state that the facts related in this application and any documents submitted herewith are complete, true, correct, and accurate to the best of my knowledge.

Signature of Applicant: 	Print Name: HAROLD M. PRIVETTE	Date: 11/21/2025
Signature of Owner: 	Print Name: PAMELA PRIVETTE	Date: 11/21/2025



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
<p>This will ensure that we will comply that the use of property is being used to the requirements of zoning Map Amendment. The property has been in the family for decades</p>
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;
<p>Classification supports a use that is compatible with nearby properties and reflects town's goals for growth, efficient land usage and long-term community planning.</p>
3. Please explain how an approval of the Zoning Map Amendment is reasonable and in the public interest;
<p>Adding homes to the community, building in the community.</p>
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.
<p>The amendment resolves any inconsistencies between current zoning and the properties suitability supporting a clear and compliant path for future development.</p>



OWNER'S CONSENT FORM

Name of Project:

Zebulon Property

Submittal Date:

11/21/25

OWNER'S AUTHORIZATION

I hereby give CONSENT to _____ (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.

Harold M. Privette
Signature of Owner

Harold M. Privette
Print Name

11/21/25
Date

CERTIFICATION OF PROPERTY OWNER

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

Harold M. Privette
Signature of Owner

Harold M. Privette
Print Name

11/21/25
Date

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



ADJACENT OWNERS AND HOA CONTACTS:

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

HOA Contacts:

Development Name	Contact Name	Contact Address

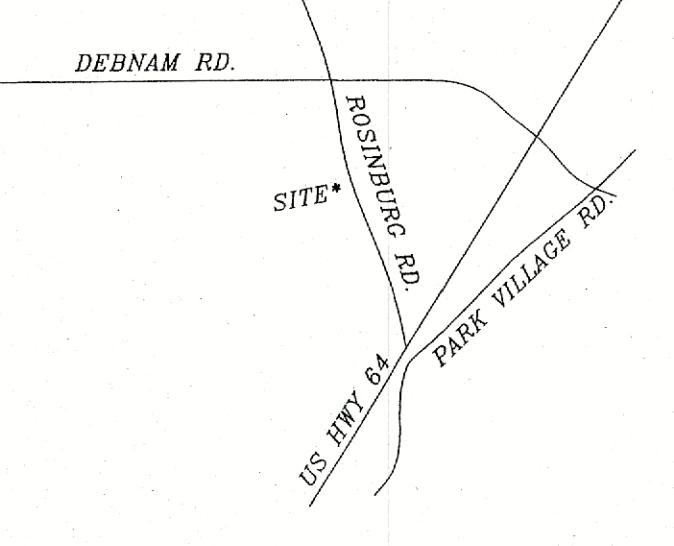
Attachment 1
ZMA 2026-01

State of North Carolina
County of WAKE

I, Adam Culpepper, Review Officer of Town of Zebulon, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Adam Culpepper
Review Officer

8-2-2023
Date



NOTE: BEING LOTS 3 & 4 OF BOOK OF MAPS 1988 PG 512.

NOTE: AREA COMPUTED BY COORDINATE METHOD.

NOTE: NO NCGS MONUMENT WITHIN 2000'.

PIN: 2706-94-8912 & 2706-94-8707

ZONED: R-2

SETBACKS:
FRONT - 50'
REAR - 25'
SIDE - 15'

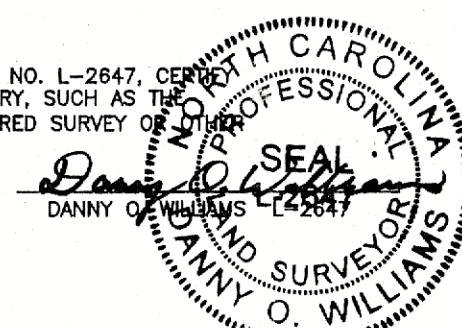
NOTE: NOT AN ACTUAL FIELD SURVEY AT THIS DATE. ALL INFORMATION TAKEN FROM BOOK OF MAPS 1988 PAGE 512.

NOTE: THIS PROPERTY IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

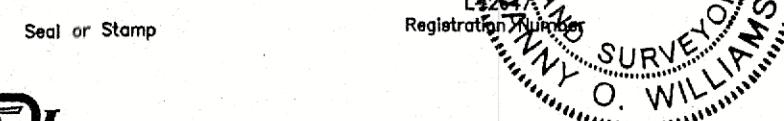
Certificate of Approval for Recording
I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Zebulon, North Carolina, with the exception of such variances, if any, as are noted and that this plat has been approved by the Town of Zebulon for recording in the office of the Register of Deeds of Wake County.

8-2-2023 Adam Culpepper
date Subdivision Administrator

I, DANNY O. WILLIAMS, PROFESSIONAL LAND SURVEYOR NO. L-2847, CERTIFY THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.



I, DANNY O. WILLIAMS, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book _____, page _____, etc. (other), that the boundaries not surveyed are clearly indicated as drawn from information found in Book _____, page _____, that the scale of precision as calculated is 1:10000, that this plat was prepared in accordance with G.S. 47-30 as amended. Danny O. Williams, my original signature, registration number and seal this _____ day of JUNE, A.D. 2023.

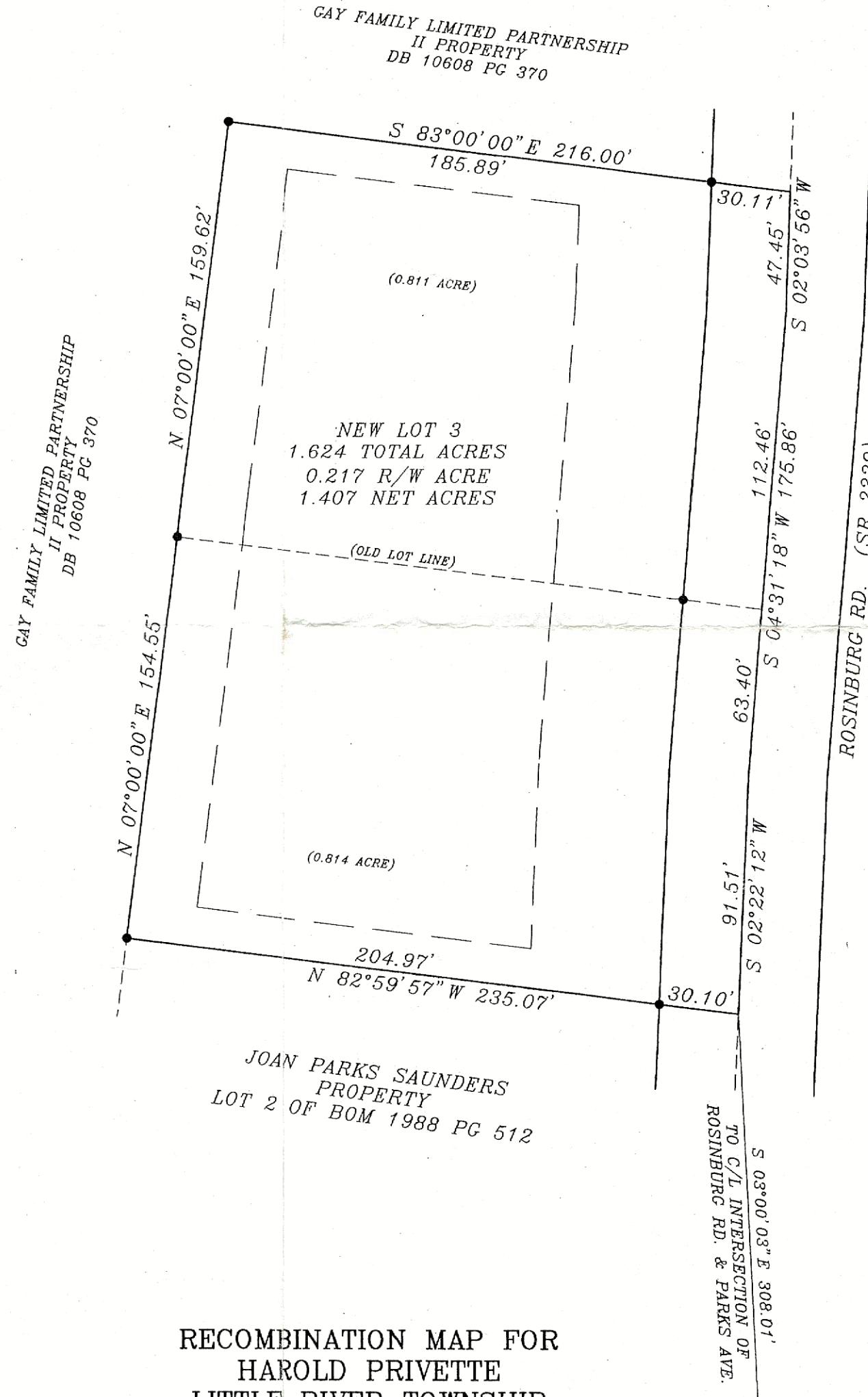


WR Lic. # C-0243

Williams-Pearce and Assoc., Professional Land Surveyors, P.A. P.O. Box 892, Zebulon, N.C. 27597 Tel.(919) 269-9605

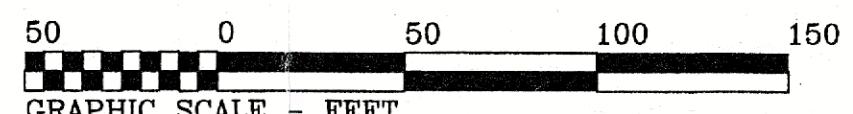
I hereby certify that I am the owner of the property shown and described herein, which is located in the jurisdiction of the Town of Zebulon and all sheets related hereto, and that I hereby adopt this exempt plat with my free consent.
Janet M. Howle Potter 7/26/23
Owner Date

NORTH CAROLINA, Franklin COUNTY,
I, Janet M. Howle Potter A NOTARY PUBLIC
FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT
Harold Privette PERSONALLY
APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE
EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY
HAND July 26, 2023 2023, NOTARY
MY COMMISSION EXPIRES: 1/16/2025
Janet M. Howle Potter 1/16/2025
NOTARY PUBLIC
FRANKLIN COUNTY NC



WAKE COUNTY, NC 22
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
08/07/2023 10:27:15
BOOK: BM2023 PAGE: 01385
Barcode: BM2023 PAGE: 01385

RECOMBINATION MAP FOR
HAROLD PRIVETTE
LITTLE RIVER TOWNSHIP
WAKE COUNTY
NORTH CAROLINA



GRAPHIC SCALE - FEET

F:\NEWMAPS\H\HAROLD PRIVETTE\RECOMBINATION LOTS 3 & 4.DWG

LEGEND
• PROPERTY CORNER

DRAWN BY: DOW & BGW

CHECKED BY: DOW

DATE: 06-21-2023

SCALE: 1" = 50'

JOB: BGW3867 CF

PROJECT ID: 1053585

Address	Owner	PIN	Deed Acre	Township	Mailing Address 1	Mailing Address 2	Maili
108 PARKS AVE	PRIVETTE, ELSIE D HEIRS	2706946216	0.49	Little River	C/O TERESA PRIVETTE	241 PINEVIEW DR	ZEBU
10228 DEBNAM RD	CONCEPCION, WILLIAM C III	2706955770	2.07	Little River	10228 DEBNAM RD	ZEBULON NC 27597-9053	
2500 ROSINBURG RD	SAUNDERS, JOAN E SAUNDERS, JOHN J	2716043707	38.36	Little River	1800 CASTLE CT	FLOWER MOUND TX 75028-1056	
	DAMAS LAWN & GARDEN, MAINTENANCE &						
2501 ROSINBURG RD	CONSTRUCTION LL	2706933931	27	Little River	5508 WALTON HILL RD	KNIGHTDALE NC 27545-9426	
10400 DEBNAM RD	GAY, ANGUS WILTON	2716050642	1	Little River	104 W HORTON ST	ZEBULON NC 27597-2600	
10312 DEBNAM RD	HARRIS, ANNETTE H	2706958761	0.46	Little River	PO BOX 291	ZEBULON NC 27597-0291	
2525 ROSINBURG RD	GAY FAMILY LMTD PRTNRSHP II	2706953259	35	Little River	104 W HORTON ST	ZEBULON NC 27597-2600	
104 PARKS AVE	DOUGHTY, ALLINE H HEIRS	2706946363	0.22	Little River	C/O MARLENE D. FLETCHER	PO BOX 331	ZEBU
10224 DEBNAM RD	MILES, OROYSTER	2706953701	0.46	Little River	2740 ROSINBURG RD	ZEBULON NC 27597-9599	
2417 ROSINBURG RD	WEBB, BETTY G	2706949127	0.16	Little River	2612 SIMPKINS RD	RALEIGH NC 27603-4436	
2613 ROSINBURG RD	GAY FAMILY LIMITED PARTNERSHIP II	2706858589	1.96	Little River	PO BOX 10	ZEBULON NC 27597-0010	
2409 ROSINBURG RD	LIVING WATERS CHRISTIAN CHURCH INC	2706939920	0.1	Little River	PO BOX 302	KNIGHTDALE NC 27545-0302	
2413 ROSINBURG RD	LIVING WATERS CHRISTIAN CHURCH INC	2706949022	0.1	Little River	PO BOX 302	KNIGHTDALE NC 27545-0302	
2400 ROSINBURG RD	AVILA, MICHAEL AVILA, LIZZETH	2716030965	0.5	Little River	2400 ROSINBURG RD	ZEBULON NC 27597-5671	
0 ROSINBURG RD	PRIVETTE, HAROLD PRIVETTE, PAMELA	2706948805	1.41	Little River	PO BOX 638	ZEBULON NC 27597-0638	
2425 ROSINBURG RD	PRIVETTE, DEXTER PRIVETTE, PAMELA JEAN	2706947489	0.85	Little River	1423 MANDOLIN PL	ZEBULON NC 27597-2146	
101 PARKS AVE	HERNANDEZ, JOSE EFREN ROMERO, MARIA	2706947424	0.21	Little River	3423 STARMOUNT DR	RALEIGH NC 27604-4154	
0 ROSINBURG RD	PRIVETTE, DEXTER PRIVETTE, PAMELA JEAN	2706947682	0.76	Little River	1423 MANDOLIN PL	ZEBULON NC 27597-2146	
100 PARKS AVE	GARCIA, GONZALEZ PAREJA	2706948332	0.37	Little River	100 PARKS AVE	ZEBULON NC 27597-9452	

Future Land Use Map



ZEBULON
Planning
NORTH CAROLINA

0 0.05 0.1 0.2 Miles

Legend

- Streets
- Parcels
- General Residential (GR)
- Rosinburg Rd Property

Land Use/Character

- Suburban Residential (SR)

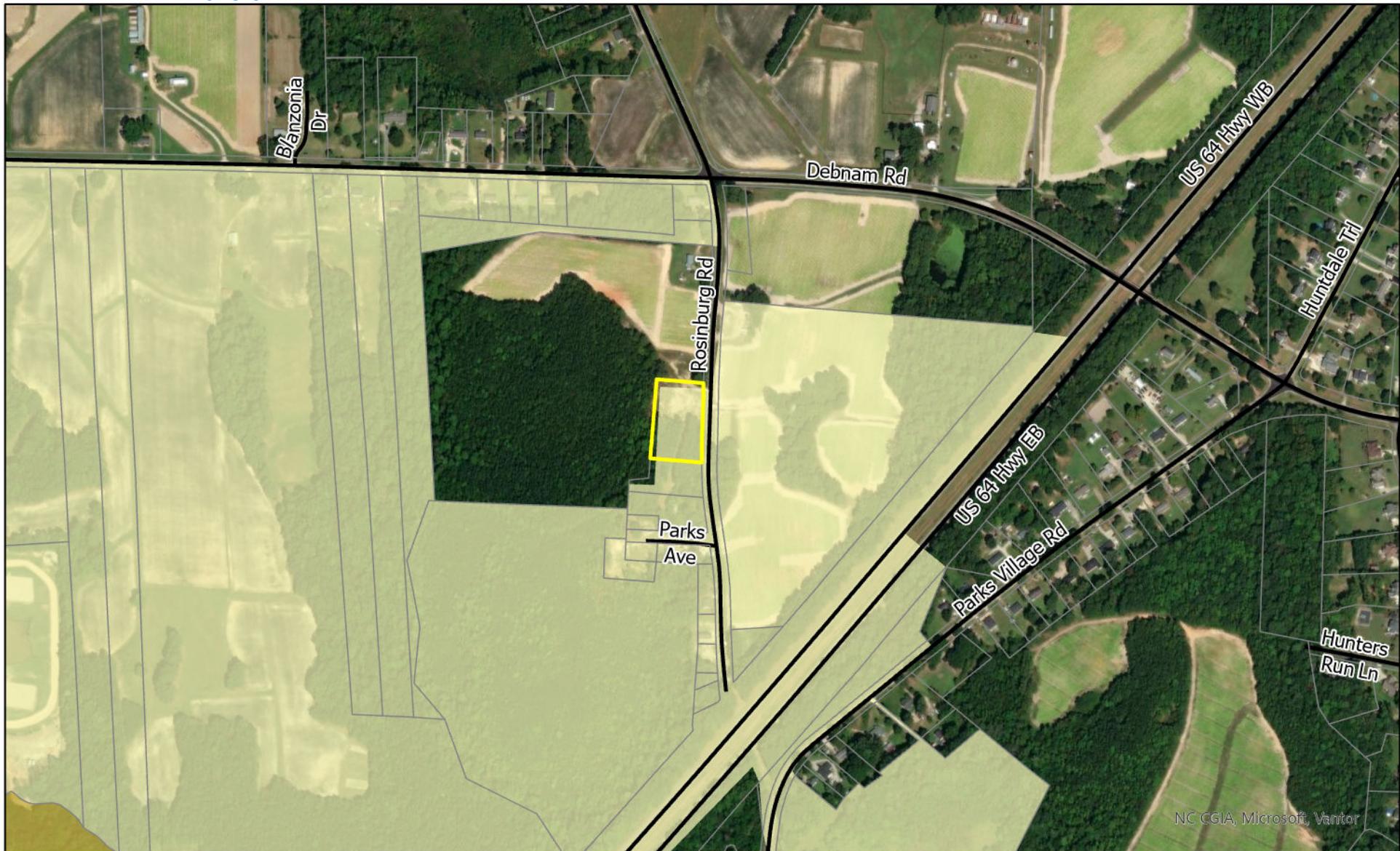
Aerial Map



Legend

- Streets
- Parcels
- Rosinburg Rd Property

Zoning Map



Legend

ZEBULON
NORTH CAROLINA

CASE # Zoning Map Amendment 2026-01: Rosinburg Rd

HEARING DATE: January 12, 2026

State of North Carolina

County of Wake

BEFORE ME, the undersigned Notary, Nicole D. Crooms on this 8th day of January 2026, 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 December 29th, 2025 (Wake weekly, publication dates **1/2/2026 & 1/9/2026**)
- Posted to Planning Department Website **12/31/2025**
- Signs Posted on Site **12/31/2025**
- Mailed Notices sent out **12/30/2025**



Matthew Lower

1/8/26

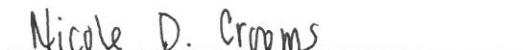
Date

Subscribed and sworn to before me, this 8th day of January 2026.

[Notary Seal:]



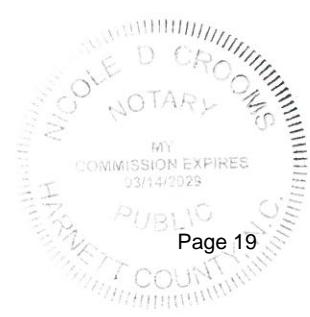
[signature of Notary]



[printed name of Notary]

NOTARY PUBLIC

My commission expires: 3/14, 2029.



Attachment 5
ZMA 2026-01

Notice of Public Hearing

Notice is hereby given pursuant to the provisions of Article 2.3.6 of the Town of Zebulon Unified Development Ordinance that a public hearing will be held on **January 12, 2026, at 6:00 PM** at the **Zebulon Municipal Complex, 1003 N. Arendell Avenue**, and will be conducted by the Board of Commissioners and the Planning Board for the purpose of considering the following item:

IDT Project Number 1944676 – Zoning Map Amendment 2026-01 – 2509

Rosinburg Rd

PIN # 2706948805. A request by Harold Privette, for the establishment of the Mobile Home Overlay (MHO) on this property. The existing Zoning of the property is Residential Suburban (R2).

Public comments may be submitted to Town Clerk at publiccomments@townofzebulon.org no later than 12:00 Noon on the day of the hearing to be read into the record. Links will be provided along with the full application packet and documentation on the Planning Department web page at <https://www.townofzebulon.org/departments/planning/public-hearing-information> For questions or additional information, please contact us at (919) 823-1811.

Aviso de Audiencia Pública

Por la presente se notifica, de conformidad con las disposiciones del Artículo 2.3.6 de la Ordenanza de Desarrollo Unificado del Municipio de Zebulon, que se llevará a cabo una audiencia pública el **12 de enero de 2026 a las 6:00 PM** en el **Complejo Municipal de Zebulon, 1003 N. Arendell Avenue**, y será conducida por la Junta de Comisionados y la Junta de Planificación con el propósito de considerar el siguiente asunto:

Número de Proyecto IDT 1944676 – Enmienda del Mapa de Zonificación 2026-01 – 2509 Rosinburg Rd

PIN # 2706948805. Solicitud de Harold Privette, para el establecimiento de la Superposición de Casas Móviles (MHO) en esta propiedad. La zonificación existente de la propiedad es Residencial Suburbano (R2).

Los comentarios públicos pueden enviarse a la Secretaría Municipal al correo electrónico publiccomments@townofzebulon.org a más tardar a las 12:00 del mediodía del día de la audiencia para ser leídos en el registro. Se proporcionarán enlaces junto con el paquete completo de la solicitud y la documentación en la página web del Departamento de Planificación en <https://www.townofzebulon.org/departments/planning/public-hearing-information> Para preguntas o información adicional, por favor contáctenos al (919) 823-1811.



Attachment 5

ZMA 2026-01

The screenshot shows the Zebulon town website with a red header bar. The header bar contains the word "PLANNING" in white capital letters. Below the header, there are several navigation links: "View Published", "Edit", and "Revisions". Further down, there are links for "Code Enforcement", "Permitting Information", "Homeowners", "Professionals", "Submittal Deadlines", "Long Range Planning", "Documents", "FAQ", and "Forms and Applications". A circular logo for "Ask The Town" is visible, along with a "Development Map" link. The main content area features a large image of a forest. The text "PUBLIC HEARING INFORMATION" is prominently displayed in large, bold, white capital letters. Below this, a notice states: "Notice is hereby given pursuant to the provisions of Article 2.3.6 of the Town of Zebulon Unified Development Ordinance that a public hearing will be held on January 12, 2026, at 6:00 PM at the Zebulon Municipal Complex, 1003 N. Averell Avenue, and will be conducted by the Board of Commissioners and the Planning Board for the purpose of considering the following item: *IDT Project Number 1944676 - Zoning Map Amendment 2026-01 - 2502 Rosinburg Rd* [Discussion & Recommendation]". The notice also mentions "PIN # 2706948605. A request by Harold Privette, for the establishment of the *Modem Home Overlay Zone* on this property. The existing Zoning of the property is Residential Suburban (R2).".

 EN ↗ 919-823-1811
info@zebulon.org

Planning Office
codeenforcement@townofzebulon.org
919-823-1810
Matt Lower
Planning Director
mlower@townofzebulon.org
Cate Farrell
Cate.Farrell@zebulon.org
919-823-1811

Public comments may be submitted to Town Clerk at publiccomments@townofzebulon.org no later than 12:00 Noon on the day of the hearing to be read into the record. Links will be provided along with the full application packet and documentation on the Planning Department web page at <https://www.townofzebulon.org/departments/planning/public-hearing-information>. For questions or additional information, please contact us at (919) 823-1811.