
ZEBULON

NORTH CAROLINA

**TOWN OF ZEBULON
JOINT PUBLIC HEARING AGENDA
BOARD OF COMMISSIONERS AND PLANNING BOARD
November 14, 2022
7:00 PM**


I. CALL TO ORDER

II. APPROVAL OF THE AGENDA

III. PUBLIC HEARING

- A. **CZ 2023-01 – 401 W. Gannon Ave.** Conditional Zoning Request to rezone 401 W. Gannon from OI, Office & Institutional to DTP-C, Downtown Periphery Conditional for the construction of a multi-family development.

IV. ADJOURNMENT

Topic: CZ 2023-01 401 W. Gannon Ave, Project Number 825841
Speaker: Michael J. Clark, CZO, AICP, Planning Director
From: Michael J. Clark, CZO, AICP, Planning Director
Prepared by: Michael J. Clark, CZO, AICP, Planning Director
Approved by:  Joseph M. Moore II, PE, Town Manager

Executive Summary:

The Board of Commissioners will consider a Conditional Zoning Map Amendment for 401 W. Gannon Ave (PIN# 2705142309). This is a legislative case.

Background:

The Applicant, Meridian Properties Group LLC, requests rezoning a 0.99-acre parcel from Office and Institutional (O&I) Downtown Periphery to Conditional (DTP-C) District for the construction of an 11-unit multi-family residential development. The subject property is located on the southwest corner of the W. Gannon Ave. (NC 97 Hwy) and Rotary Dr intersection. The vacant parcel is located within the Town's Corporate Limits.

Parcels to the south, west, and north (opposite W. Gannon Ave.), are improved with single family-detached dwellings. The parcel to the east (opposite Rotary Dr.) is improved with a multi-family structure. The adjacent zoning districts, and a list of the uses currently permitted on the site, are included in the attachments.

Discussion:

Unified Development Ordinance 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 General Commercial (GC). The GC designation is for properties in commercial retail, office and service uses, primarily along portions of major roadway corridors within the community for high visibility and accessibility (re. *Grow Zebulon: Comprehensive Land Use Plan* (Land Use and Development section pg.18)). Primary land use types within this designation include mixed-use developments, with potential incorporation of residential use.

This rezoning application is a request to amend the Future Land Use Map for this parcel to Urban Downtown Mixed Use (UDMU). The UDMU designation is for areas around an urban downtown core that still allows a mix of uses but at a lesser intensity than in the core area (pg. 24). The properties to the east (opposite of Rotary Dr), are designated UDMU. Amending the Future Land Use Map of this property to UDMU is both consistent with the designation of adjacent properties to the east and the commercial corridor character of W. Gannon Ave. Designating the property UDMU would better meet the spirit and intent of the area than the current GC designation.

Comprehensive Transportation Plan:

The Comprehensive Transportation Plan designates this section of W. Gannon Ave as a 4-Lane median divided roadway up to Rotary Dr, where it starts a transition into a modified 2-lane median divided roadway. The reduction in lanes also reduces traffic speeds more appropriate for the Downtown area. Approval of the proposed request would modify this cross section to a 3-lane roadway to operate as a transition between these different cross sections. The applicant would be responsible for the construction of any road improvements associated with the proposed development. A Transportation Impact Analysis is not required for this development per UDO Section 6.13.3 due to the limited traffic generated from the proposed development.

Comprehensive Parks and Recreation Plan:

The proposed development would construct a 10-foot greenway path along this frontage in keeping with the Connectivity and Access goals of *Play Zebulon: Parks and Recreation Master Plan* (pp. 157-159).

Unified Development Ordinance:

The proposed development is consistent with all other applicable sections of the Unified Development Ordinance as proposed unless otherwise noted as part of the Conditional Zoning request. If approved, the applicant would proceed with TRC review of final site plan and construction drawings before development can begin.

Financial Analysis:

The unimproved property has an assessed value of \$172,496 which produces an annual tax revenue of \$991.85. The Town has responded to multiple code enforcement actions against the property for tall grass and weeds over the past 4 years expending staff time and costs.

The existing 9-unit multi-family development on the opposite side of Rotary Dr has an assessed value for the buildings of \$861,187 resulting in a total assessed value of \$933,187. This results in an annual tax revenue of \$5,365.83. This existing development does not include garages or other features.

By comparison, the applicant is proposing an 11-unit multi-family development, all with garages and other features, which will result in a higher assessed value. The Town's cost

to service this property would be comparable to the multi-family development on the opposite side of Rotary Drive.

Furthermore, the additional residential density will have a positive economic benefit on nearby commercial uses by introducing more customers and will partly alleviate the demand for residential housing in downtown. This helps to preserve the values in other areas of downtown by reducing the need for redevelopment of older residential neighborhoods.

Staff Recommendation:

Staff recommends accepting public comment at the Joint Public Hearing for CZ 2023-01, 401 W. Gannon Ave Project # 825841 and then deferring the matter to the Planning Board for recommendation.

Attachments:

1. Application, Site Plan, and Renderings
2. Future Land Use and Character Map
3. Aerial Map
4. Zoning Map
5. Site Pictures
6. Public Hearing Notification Affidavit
7. List of permitted uses within O&I Zoning District



APPLICATION FOR CONDITIONAL REZONING MAP AMENDMENT

CZ 2023-01 - Attachment 1

PART 1. DESCRIPTION OF REQUEST/PROPERTY		
Street Address of the Property: 401 West Gannon Avenue, Zebulon, NC 27597	Acreage: 0.99	
Parcel Identification Number (NC PIN): 2705142309	Deed Book: 19053	Deed Page(s): 2229
Existing Zoning of the Property: OI	Proposed Zoning of the Property: DTP	
Existing Use of the Property: Vacant Land	Proposed Use of the Property: Residential - Multifamily	
Reason for Conditional Rezoning: To extend the Downtown Periphery district to include the subject parcel and create a more cohesive zoning as DTP vs OI which is an outlier in this area. We wish to rezone and utilize the multi-family residential homes designation that have individual driveways and garages.		

PART 2. APPLICANT/AGENT INFORMATION		
Name of Applicant/Agent: Meridian Properties Group, LLC / Sherry Case		
Street Address of Applicant/Agent: 4030 Wake Forest Road, Suite 100		
City: Raleigh	State: NC	Zip Code: 27609
Email of Applicant/Agent: sherry@societyrealtygroup.com	Telephone Number of Applicant/Agent: 919-621-4648	Fax Number of Applicant/Agent: N/A
Are you the owner of the property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Are you the owner's agent? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Note: If you are not the owner of the property, you must obtain the Owner's consent and signature giving you permission to submit this application.

PART 3. PROPERTY OWNER INFORMATION		
Name of Property Owner: Meridian Properties Group, LLC		
Street Address of Property Owner: 4030 Wake Forest Road, Suite 100		
City: Raleigh	State: NC	Zip Code: 27609
Email of Property Owner: info@societyrealtygroup.com	Telephone Number of Property Owner: 919-249-8383	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: <div style="border: 1px solid black; border-radius: 50%; padding: 5px; display: inline-block;">DocuSigned by: <i>Shaun Smith</i></div>	Print Name: Shaun Smith	Date: 8/1/2022
Signature of Owner: <div style="border: 1px solid black; border-radius: 50%; padding: 5px; display: inline-block;">BC2E84D20C76438... DocuSigned by: <i>Shaun Smith</i> BC2E84D20C76438...</div>	Print Name: Shaun Smith	Date: 8/1/2022



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

This conditional rezoning to DTP allows us to arrange our site to include parking in individual garages & driveways per home. Under the current zoning the parking requirement for guests & owners created a difficult requirement that would have caused us to utilize a single parking lot for all of the homes. By rezoning to DTP we're creating a residential product that aligns with what the average buyer is looking for & creates a more attractive site for neighbors & homeowners.

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;

The proposed conditional rezoning is appropriate for this location because the DTP zoning we're seeking extends up to the subject parcels block (stopping at adjacent Rotary Drive). The walkability of this proposed project aligns with the Downtown Periphery districts purpose & goals as land that would benefit from being included in downtown & rezoned/developed from its current single-use form to a higher, more pedestrian friendly density.

3. Please explain how an approval of the conditional rezoning is reasonable and in the public interest;

The approval of the conditional rezoning is reasonable & aligns with the purpose of the district because we're staying within the density restrictions, we're proposing homes that will improve the street scape of the area & increase the footprint of the DTP district which sets out to have higher density forms of development where units in a single building are arranged horizontally. This is in the public interest because it will bring more residents & foot traffic to the downtown area, making it easier to access by more residents & gathers more people together to interact & socialize.

4. Please explain how the concept plan associated with the conditional rezoning is consistent with this Ordinance; and

This concept plan is consistent with the ordinance by providing homes with an emphasis on pedestrian travel with front doors facing primary streets & having rear loaded homes. There will be open space that is designed for people to gather & interact and enjoy yard space & the large, historic Hemlock tree on the site. We intend to have an elevated look using a varied street scape that is characteristic of what Zebulon is looking for as it grows over the next several years - keeping it's small town charm while utilizing modern architectural details & materials.

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.

In meeting with the Town of Zebulon Planning board it was very clear that pedestrian access & rear load homes were of the utmost importance. We have complied with that directive with most of the homes in this project facing West Gannon Ave & Rotary Drive. This gives a consistent look to the street & helps keep traffic from impeding the flow on W. Gannon.



CONDITIONAL REZONING MAP AMENDMENT

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



CONDITIONAL REZONING MAP AMENDMENT

PROPOSED CONDITIONAL USES

An application has been duly filed requesting that the property described in this application be rezoned from Office Institutional (OI) District _____ to Downtown Periphery (DTP) District _____. 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.	11 Multi-Family Residential Dwellings	25.	
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23.		47.	
24.		48.	



CONDITIONAL REZONING MAP AMENDMENT

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)

~~Section 3.5.4.E.8.c - Private streets are prohibited within the DTP district. The driveway for the road within the development entering off of Rotary Drive will need to be a private road because we are unable to comply with the radius curve required for that turn per DOT guidelines.~~

Applicant strikes this condition, will do an internal driveway per Planning Dept Suggestion

Section 5.3.3.E.4.c - Garage entries shall not occupy more than 20% of the width of a building facade facing a street: Units 8-11 will have garages that occupy 60% of the width of a building. However these units are not facing a main street, only the internal street for the neighborhood. It was not feasible for us to orient these units as rear load due to the restricted space on site, layout impacts, and unnecessarily increased pavement required. Units 9-11 will be able to enjoy a more private green space behind their homes as a trade off.

Section 5.3.3.E.4.e - Developments with 3 or more principal buildings shall provide variation in building size, shape, height, color, and roof line in a manner that allows different buildings to be distinguished from one another: because there are only 11 total homes, we feel it would be more cohesive to the entire street scape and overall look of the community if the homes had a consistent appearance throughout. While we will use a varied street scape with colors, materials, different elevations, our roof line and pitch will be consistent throughout the project.

Section 5.3.3.E.6.c - In the case of 3 (or more) story buildings, upper story facade walls shall be setback from the second or ground-floor facade walls: Since each unit will be comprised of floors 1-3 each home will live like a single-family attached townhome style home. We feel that a 3rd floor setback would cut into the living space for the 3rd floor reducing livability and needed floor space.

Added Condition 10/14/2022:

Sections 3.5.4.E.14.a & 5.3.3.E.8.a - Buildings subject to the standards of this section shall have a maximum height of two stories or 18 feet within 100 feet of a lot with an existing single-family detached residential dwelling, without an intervening street: We propose that these units be 3-story dwellings. We wish to include garages for each dwelling and that cannot be achieved with 2-story dwellings due to square footage constraints (this would impact the livable space and drastically decrease the value of these homes). The overall size of the subject parcel and density also prohibits the feasibility of 2-story dwellings. 3-story dwellings will not adversely impact adjacent properties, and the finished homes will benefit from individual garages, balconies, and more interior living space.



CONDITIONAL REZONING MAP AMENDMENT

OWNER'S CONSENT FORM

Name of Project: 401 W Gannon Submittal Date: 8/1/2022

OWNER'S AUTHORIZATION

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

I hereby certify I have full knowledge the property I have an ownership interest in is the subject of this application. I acknowledge and agree that, pursuant to Section 2.2.6 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.

DocuSigned by: Shaun Smith Shaun Smith/Meridian Properties Group, LLC 8/1/2022 Signature of Owner Print Name Managing Partner 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.

DocuSigned by: Shaun Smith Shaun Smith/Meridian Properties Group, LLC 8/1/2022 Signature of Owner Print Name Managing Partner 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.



**APPLICATION FOR
CONDITIONAL REZONING MAP AMENDMENT**

ADJACENT OWNERS AND HOA CONTACTS:

Provide a certified list of property owners subject to this application and all properties owners within 150-feet of the subject property, and any HOA Contacts for developments which fall within 300-feet of the subject property.

Parcel Address	Parcel ID Number	Owner's Name
See Attached Copy		

HOA Contacts:

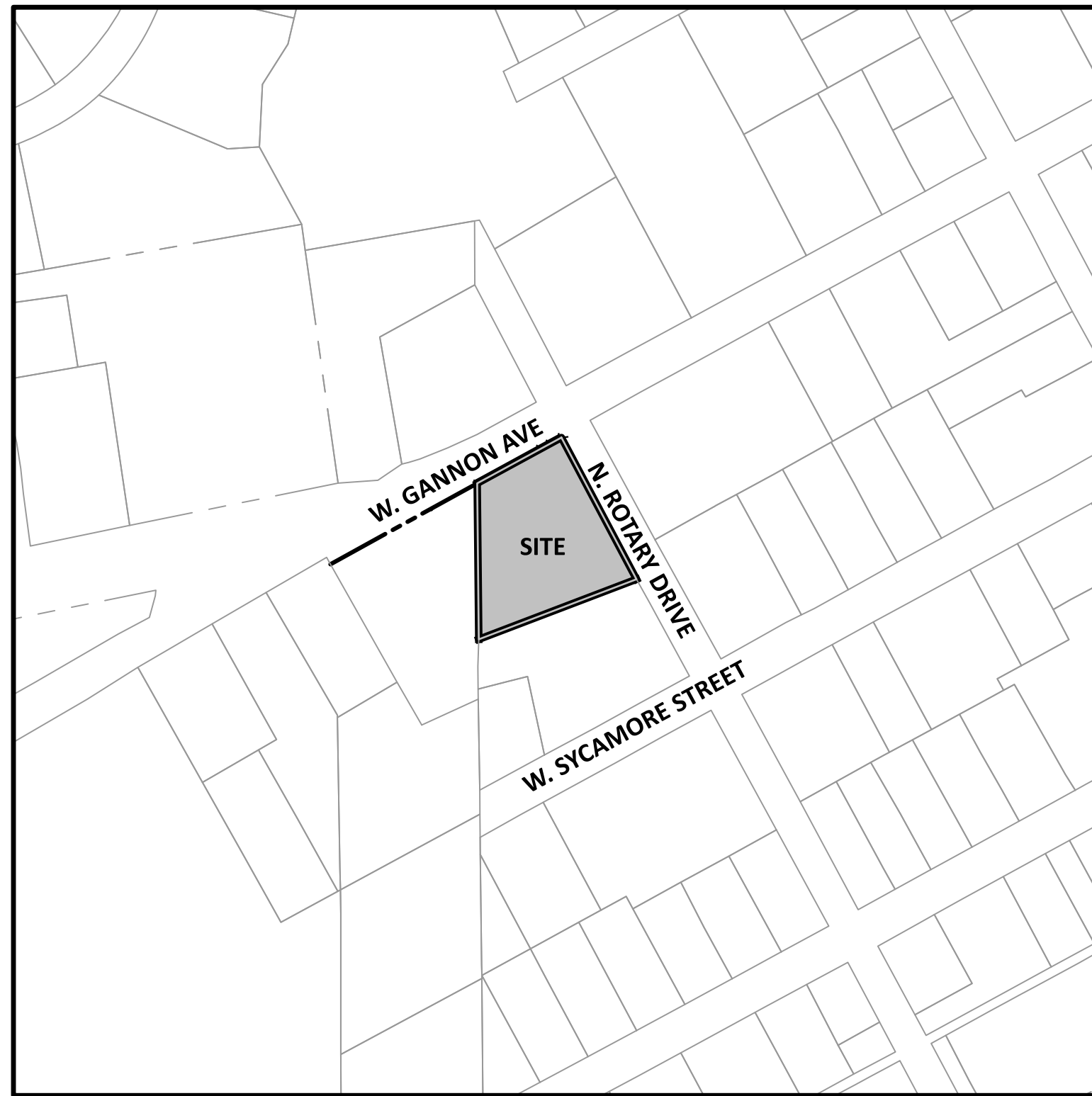
Development Name	Contact Name	Contact Address

REID	PIN_NUM	OWNER	Mailing Address 1	Mailing Address 2	DEED_ACRES	SITE_ADDRESS	SITE_ADDRESS2	ZIPNUM	PLANNING_JURISDICTION	LAND_CLASS_DECODE	TOWNSHIP_DECODE
0036142	2705140014	LINDA B. JOHNSON	406 W SYCAMORE ST	ZEBULON NC 27597-2533	0.86	406 W SYCAMORE ST	ZEBULON, NC	27597 ZB		Residential Less Than 10 Acres	Little River
0075128	2705049758	WILLIAM CORBETT WEATHERSBY	218 S PARK DR	GREENSBORO NC 27401-2012	1.31	406 W GANNON AVE	ZEBULON, NC	27597 ZB		Vacant	Little River
0020592	2705140664	WILLIAM C. WEATHERSBY	218 S PARK DR	GREENSBORO NC 27401-2012	0.9	402 W GANNON AVE	ZEBULON, NC	27597 ZB		Residential Less Than 10 Acres	Little River
0087395	2705048295	LNP INC. PARRISH REALTY C/O RENEE BAKER	PO BOX 1128	ZEBULON NC 27597-1128	0.49	407 W GANNON AVE	ZEBULON, NC	27597 ZB		Commercial	Little River
0022143	2705140239	LESLIE M. MOSS-GADSON	405 W GANNON AVE	ZEBULON NC 27597-2507	1.09	405 W GANNON AVE	ZEBULON, NC	27597 ZB		Residential Less Than 10 Acres	Little River
0016904	2705144383	JOHN ZEBULON DAVIS & JANET STEVENS DAVIS	PO BOX 322	ZEBULON NC 27597-0322	0.63	300 ROTARY DR	ZEBULON, NC	27597 ZB		Residential Less Than 10 Acres	Little River
0002087	2705144555	BILLY EUGENE CREECH HEIRS	333 PERRY CURTIS RD	ZEBULON NC 27597-8874	1.34	331 W GANNON AVE	ZEBULON, NC	27597 ZB		Residential Less Than 10 Acres	Little River
0009534	2705142262	STEWART A. SPRAGUE & DONNA E. SPRAGUE	301 ROTARY DR	ZEBULON NC 27597-2524	0.98	301 ROTARY DR	ZEBULON, NC	27597 ZB		Residential Less Than 10 Acres	Little River
0145605	2705141151	TAYLOR MICHELLE KINMANN	404 W SYCAMORE ST	ZEBULON NC 27597-2533	0.27	404 W SYCAMORE ST	ZEBULON, NC	27597 ZB		Residential Less Than 10 Acres	Little River
0222822	2705142881	RENT TO OWN REALTY LLC	324 W GANNON AVE	ZEBULON NC 27597-2506	1.09	324 W GANNON AVE	ZEBULON, NC	27597 ZB		Residential Less Than 10 Acres	Little River
0044780	2705142309	MERIDIAN PROPERTIES GROUP LLC	4030 WAKE FOREST RD STE 100	RALEIGH NC 27609-6800	0.99	401 W GANNON AVE	ZEBULON, NC	27597 ZB		Vacant	Little River

401 WEST GANNON AVENUE

CONDITIONAL ZONING CONCEPT PLANS

VICINITY MAP



ZEBULON, NC

7/29/2022
REVISED OCTOBER 14, 2022

CLIENT
MERIDIAN PROPERTIES GROUP, LLC
4030 WAKE FOREST ROAD, SUITE 100
RALEIGH, NC 27609
919-621-4648

SHEET INDEX

SHEET NO.	SHEET NAME	MOST CURRENT REVISION DATE
C1.0	EXISTING CONDITIONS PLAN	10/14/2022
C2.0	SITE PLAN	10/14/2022
C3.0	UTILITY PLAN	10/14/2022
C4.0	GRADING PLAN	10/14/2022
C5.0	LANDSCAPE PLAN	10/14/2022



10/14/2022

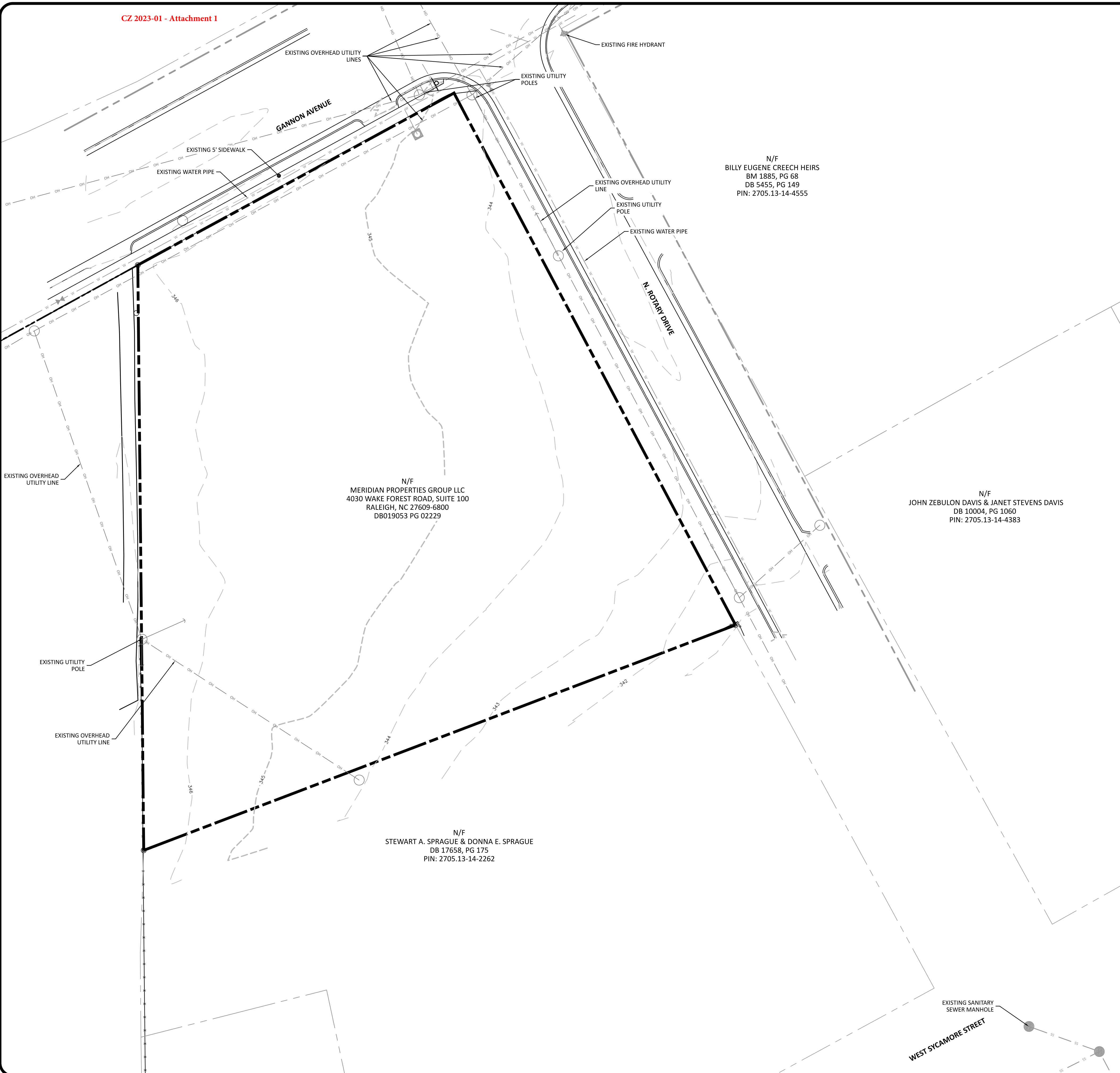
TOWN OF XXX
PROJECT IDENTIFICATION #S

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

The Nau Company
Consulting Civil Engineers

PO Box 810 Rolesville, NC 27571
919-435-6395
NCBELS License P-0751

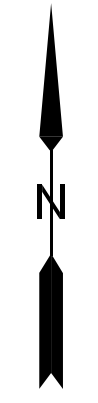
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



EXISTING CONDITIONS SOURCES

THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE TAKEN FROM A CAD FILE PROVIDED BY ANGLE RIGHT SURVEYING, PLLC | 3008 ANDERSON DRIVE, SUITE 160 RALEIGH, NC 27609 | 919-810-4324 WITH THE FOLLOWING EXCEPTIONS:

- SANITARY SEWER MANHOLES AND PIPES WERE DIGITIZED FROM WAKE COUNTY IMAPS DATA
- PROPERTY LINES ADJACENT TO THE SUBJECT PROPERTY WERE TAKEN FROM WAKE COUNTY GIS

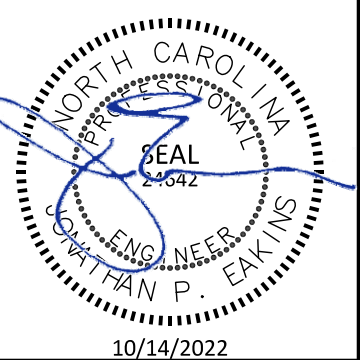


The Nau Company
 Consulting Civil Engineers
 PO Box 810, Rolesville, NC 27571
 919-435-6395
 NCBELS License P-0751

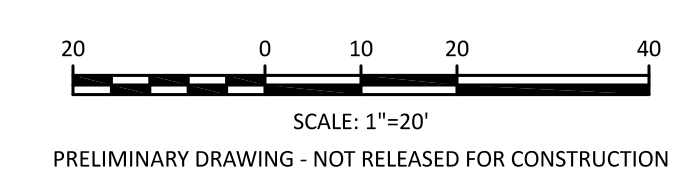
OWNER/DEVELOPER:
 MERIDIAN PROPERTIES GROUP LLC
 4030 WAKE FOREST ROAD, SUITE 100
 RALEIGH, NC 27609
 919-621-4668

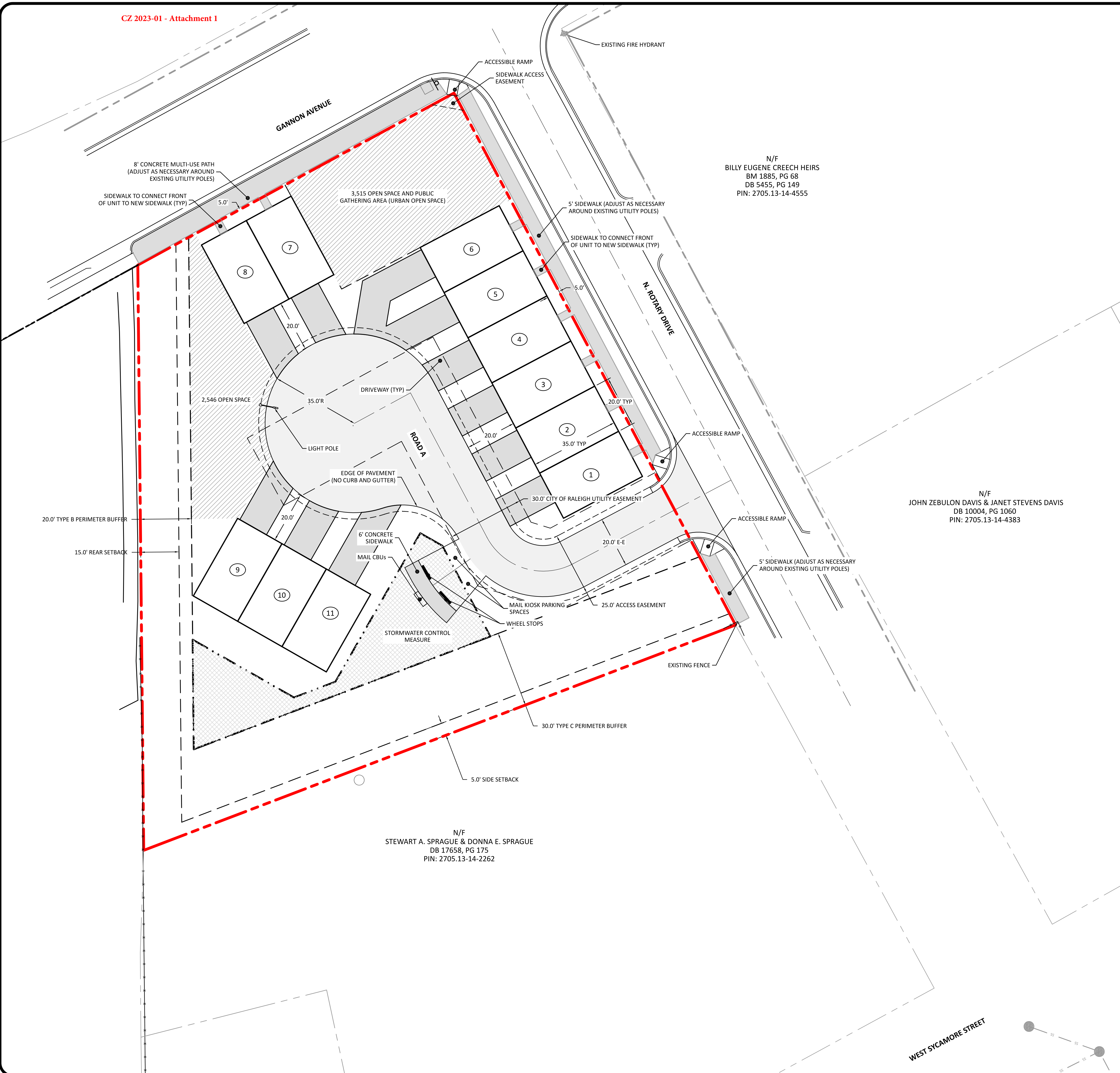
NO.	DATE	REVISIONS
1	2022.10.14	REVISIONS PER TOWN COMMENTS

401 GANNON AVENUE
 CONDITIONAL ZONING CONCEPT PLANS
 ZEBULON, NC
 EXISTING CONDITIONS PLAN



PROJECT NO:	---
DESIGN BY:	JPE
DRAWN BY:	JPE
SCALE:	1"=20'
DATE:	2022-07-29
SHEET NO:	C1.0





N/F
BILLY EUGENE CREECH HEIRS
BM 1885, PG 68
DB 5455, PG 149
PIN: 2705.13-14-4555

N/F
JOHN ZEBULON DAVIS & JANET STEVENS DAVIS
DB 10004, PG 1060
PIN: 2705.13-14-4383

N/F
STEWART A. SPRAGUE & DONNA E. SPRAGUE
DB 17658, PG 175
PIN: 2705.13-14-2262

SITE PLAN LEGEND

PROPERTY BOUNDARY	---
RALEIGH PUBLIC UTILITIES EASEMENT	---
ACCESS EASEMENT	---

EXISTING SITE DATA

PARCEL PIN(S)	2705-15-2309
ZONING	O&I
PARCEL AREA	0.99 ACRES (43,291 SF)
EXISTING USE	VACANT
RIVER BASIN	NEUSE

PROPOSED SITE DATA

ZONING	DTP
EXISTING SITE AREA	0.99 ACRES (43,291 SF)
R/W DEDICATION	0 SF
OTHER DEDICATIONS	0 SF
PROPOSED NET SITE AREA	0.99 ACRES (43,291 SF)
PROPOSED USE	RESIDENTIAL (CONDOS)
SINGLE FAMILY UNITS	0
TOWNHOME UNITS	0
CONDO UNITS	11
APARTMENT UNITS	0
TOTAL UNITS	11
NET DENSITY	11.1 UNITS/ACRE
OPEN SPACE REQUIRED	10% OF 43,291 SF = 4,329 SF
ACTIVE OPEN SPACE REQUIRED	NONE
PASSIVE OPEN SPACE REQUIRED	NONE
URBAN OPEN SPACE REQUIRED	50% OF OPEN SPACE REQUIREMENT = 50% OF 4,329 SF = 2,165 SF
TOTAL OPEN SPACE PROVIDED	6,061 SF
URBAN OPEN SPACE PROVIDED	3,515 SF
REFORESTATION AREA	NOT REQUIRED

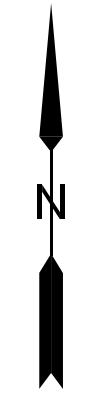
PARKING SUMMARY

PARKING SPACES REQUIRED	NONE - EXEMPT PER UDO 5.8.3.B
REQUIRED PARKING CALCULATION	N/A
PARKING SPACES PROVIDED	1 PER GARAGE AND 1 PER DRIVEWAY SPACE = 22 SPACES
REQUIRED MAIL CBU SPACES	2 (PER UDO 6.12.7.B)
MAIL CBU PARKING SPACES PROVIDED	2

LOT COVERAGE SUMMARY

BUILDINGS	7,700 SF
DRIVE AREAS	6,500 SF
DRIVEWAYS	3,200 SF
SIDEWALK	2,000 SF (ESTIMATED)
OTHER IMPERVIOUS	2,000 SF (ESTIMATED)
TOTAL LOT COVERAGE PROPOSED	21,400 SF
ALLOWABLE LOT COVERAGE	85% OF TOTAL SITE
CALCULATED LOT COVERAGE ALLOWED	43,291 SF x 0.85 = 36,797 SF

- GENERAL NOTES**
- TOWNHOME BUILDINGS ARE 20' WIDE AND 35' DEEP
 - UNITS 1-6 ARE REAR LOAD TOWNHOMES THAT FACE N. ROTARY DRIVE
 - UNITS 7-8 ARE REAR LOAD TOWNHOMES THAT FACE GANNON AVENUE
 - UNITS 9-11 ARE FRONT LOAD TOWNHOMES THAT FACE THE INTERNAL ROAD ACCESS
 - ALL UNITS HAVE A 1 CAR GARAGE
 - ROAD A WILL BE A DRIVEWAY WITH A ROAD NAME. IT WILL NOT BE A PUBLIC STREET BUT WILL HAVE AN ACCESS EASEMENT



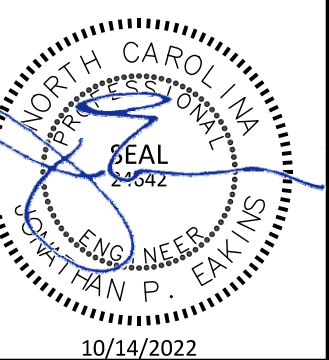
The Nau Company
Consulting Civil Engineers
PO Box 810, Rolesville, NC 27571
919-435-6395
NCBELS License P-0751

OWNER/DEVELOPER:
MERIDIAN PROPERTIES GROUP LLC
4030 WAKE FOREST ROAD, SUITE 100
RALEIGH, NC 27609
919-621-4668

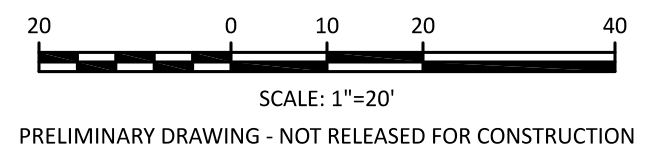
REVISIONS

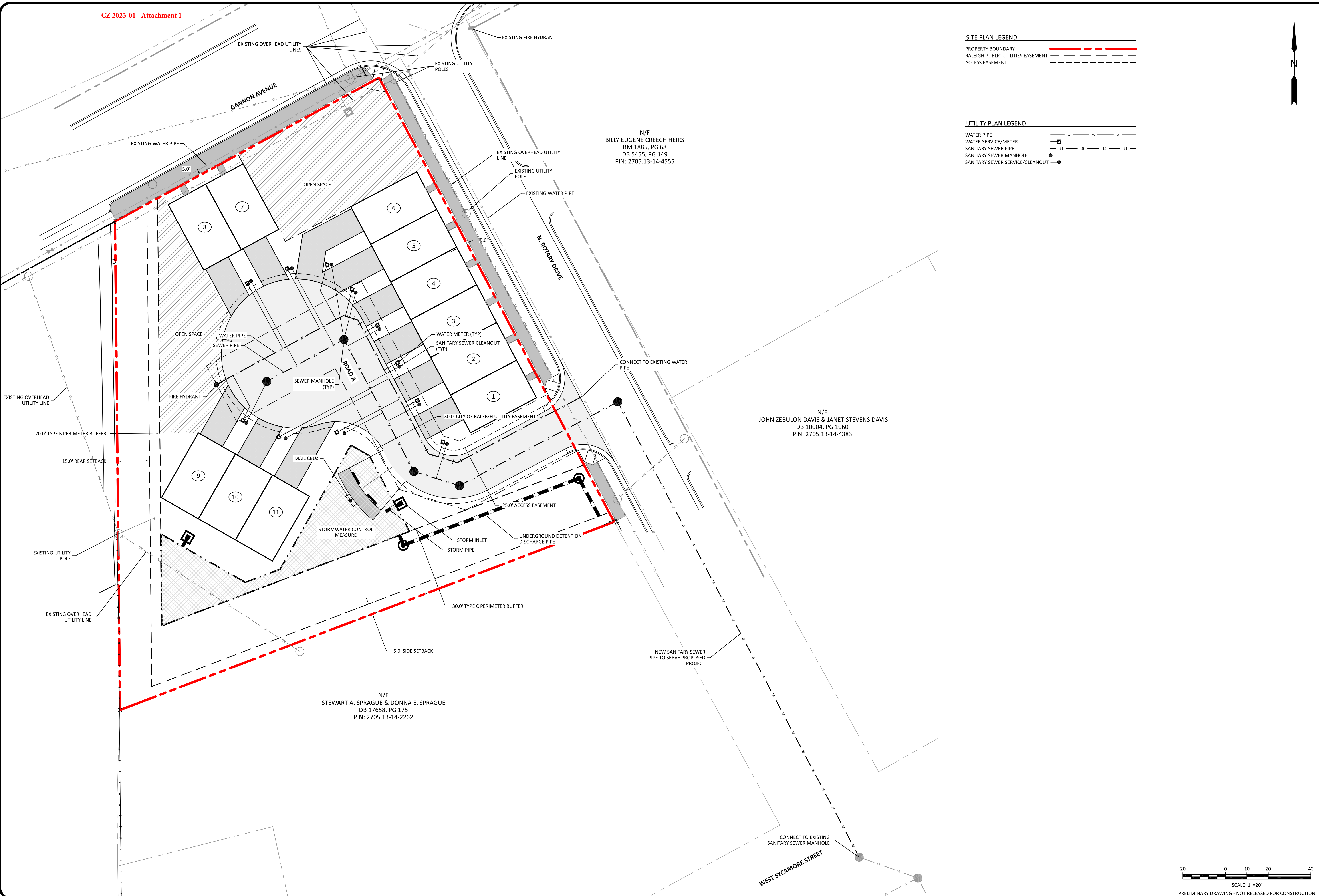
NO.	DATE	REVISIONS PER TOWN COMMENTS
1	2022.10.14	

401 GANNON AVENUE
CONDITIONAL ZONING CONCEPT PLANS
ZEBULON, NC
SITE PLAN



PROJECT NO:	---
DESIGN BY:	JPE
DRAWN BY:	JPE
SCALE:	1"=20'
DATE:	2022-07-29
SHEET NO:	C2.0





N/F
BILLY EUGENE CREECH HEIRS
BM 1885, PG 68
DB 5455, PG 149
PIN: 2705.13-14-4555

N/F
JOHN ZEBULON DAVIS & JANET STEVENS DAVIS
DB 10004, PG 1060
PIN: 2705.13-14-4383

N/F
STEWART A. SPRAGUE & DONNA E. SPRAGUE
DB 17658, PG 175
PIN: 2705.13-14-2262

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- RALEIGH PUBLIC UTILITIES EASEMENT
- ACCESS EASEMENT

UTILITY PLAN LEGEND

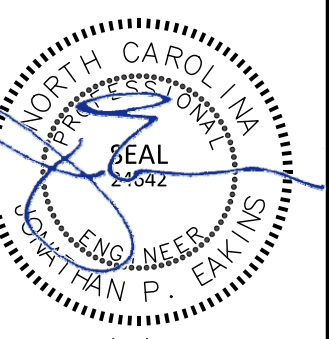
- WATER PIPE
- WATER SERVICE/METER
- SANITARY SEWER PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER SERVICE/CLEANOUT

The Nau Company
Consulting Civil Engineers
PO Box 810, Rolesville, NC 27571
919-435-6395
NCBELS License P-0751

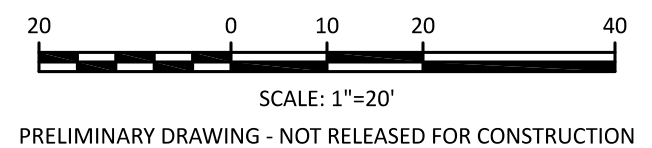
OWNER/DEVELOPER:
MERIDIAN PROPERTIES GROUP, LLC
4030 WAKE FOREST ROAD, SUITE 100
RALEIGH, NC 27609
919-621-4668

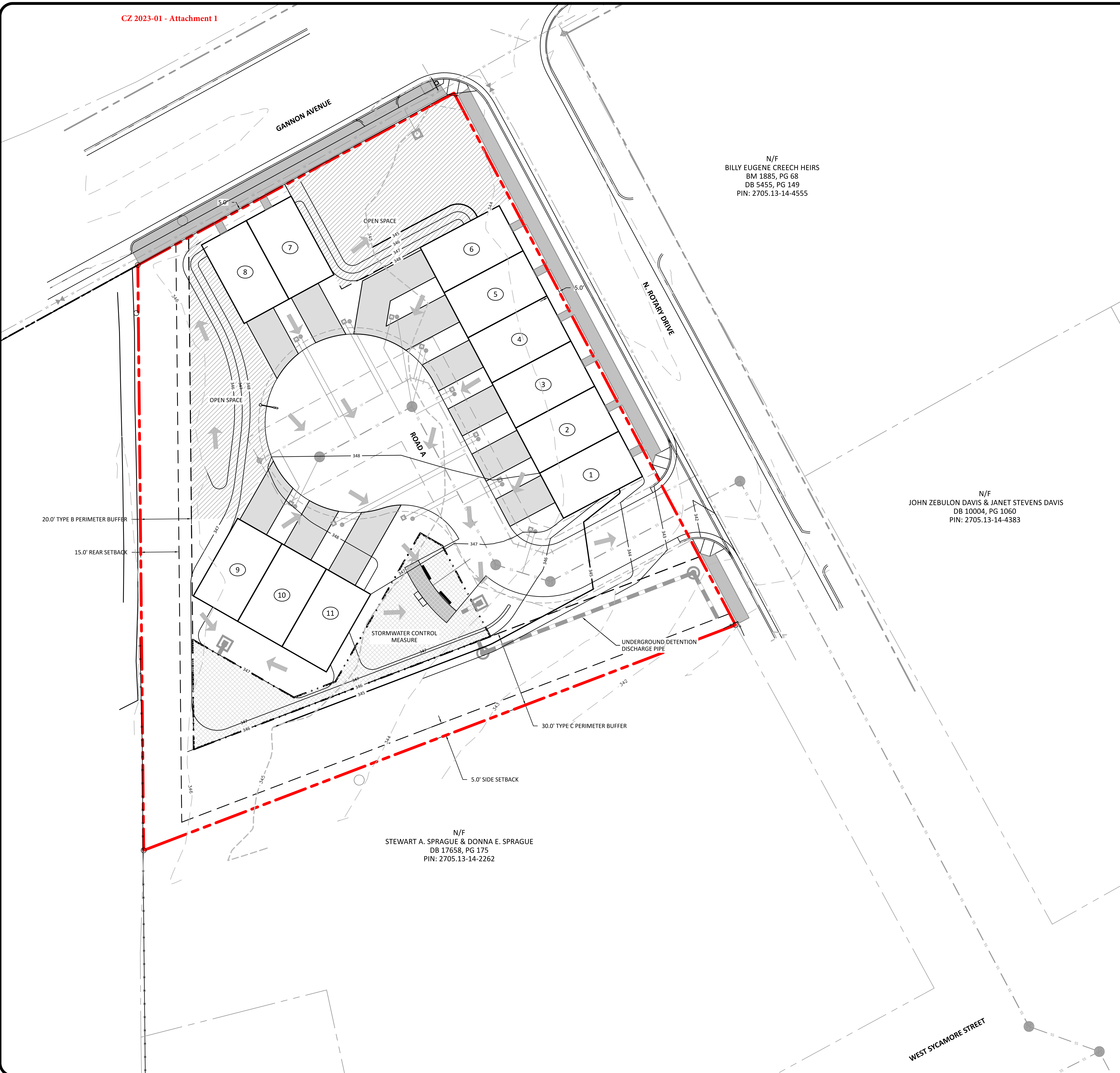
NO.	DATE	REVISIONS
1	2022.10.14	REVISIONS PER TOWN COMMENTS

401 GANNON AVENUE
CONDITIONAL ZONING CONCEPT PLANS
ZEBULON, NC
UTILITY PLAN



PROJECT NO:	---
DESIGN BY:	JPE
DRAWN BY:	JPE
SCALE:	1"=20'
DATE:	2022-07-29
SHEET NO:	C3.0





N/F
 BILLY EUGENE CREECH HEIRS
 BM 1885, PG 68
 DB 5455, PG 149
 PIN: 2705.13-14-4555

N/F
 JOHN ZEBULON DAVIS & JANET STEVENS DAVIS
 DB 10004, PG 1060
 PIN: 2705.13-14-4383

N/F
 STEWART A. SPRAGUE & DONNA E. SPRAGUE
 DB 17658, PG 175
 PIN: 2705.13-14-2262

SITE PLAN LEGEND

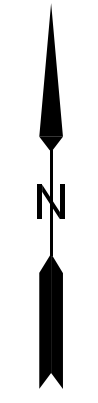
- PROPERTY BOUNDARY
- RALEIGH PUBLIC UTILITIES EASEMENT
- ACCESS EASEMENT

UTILITY PLAN LEGEND

- WATER PIPE
- WATER SERVICE/METER
- SANITARY SEWER PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER SERVICE/CLEANOUT

GRADING/DRAINAGE PLAN LEGEND

- 1' CONTOUR
- 5' CONTOUR
- SURFACE FLOW DIRECTION
- STORM DRAINAGE STRUCTURES
- STORM DRAINAGE PIPE

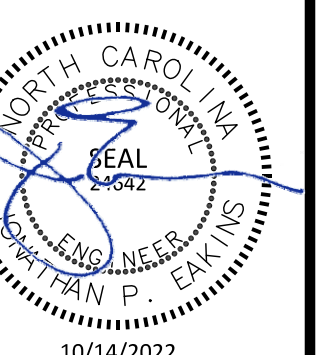


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 Consulting Civil Engineers
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 NCBELS License P-0751

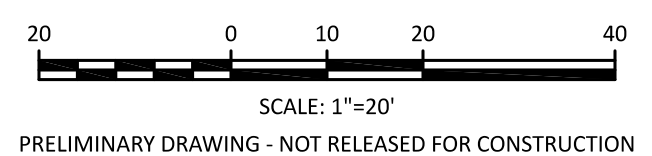
OWNER/DEVELOPER:
 MERIDIAN PROPERTIES GROUP, LLC
 4030 WAKE FOREST ROAD, SUITE 100
 RALEIGH, NC 27609
 919-621-4668

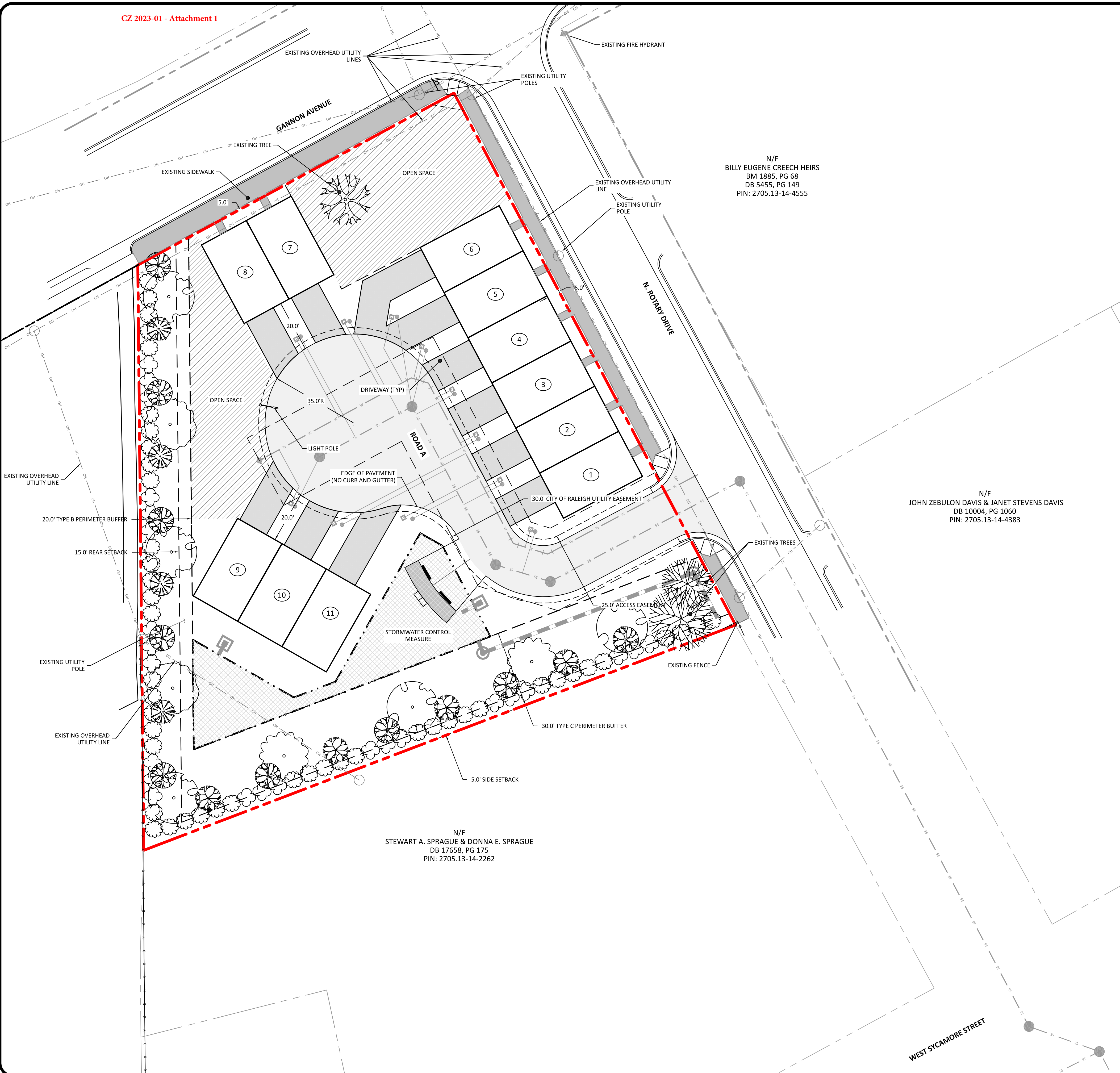
NO.	DATE	REVISIONS
1	2022.10.14	REVISIONS PER TOWN COMMENTS

401 GANNON AVENUE
 CONDITIONAL ZONING CONCEPT PLANS
 ZEBULON, NC
 GRADING PLAN



PROJECT NO:	---
DESIGN BY:	JPE
DRAWN BY:	JPE
SCALE:	1"=20'
DATE:	2022-07-29
SHEET NO:	C4.0





N/F
BILLY EUGENE CREECH HEIRS
BM 1885, PG 68
DB 5455, PG 149
PIN: 2705.13-14-4555

N/F
JOHN ZEBULON DAVIS & JANET STEVENS DAVIS
DB 10004, PG 1060
PIN: 2705.13-14-4383

N/F
STEWART A. SPRAGUE & DONNA E. SPRAGUE
DB 17658, PG 175
PIN: 2705.13-14-2262

SITE PLAN LEGEND

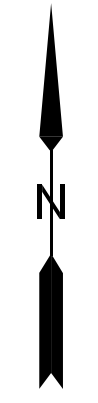
PROPERTY BOUNDARY	---
RALEIGH PUBLIC UTILITIES EASEMENT	---
ACCESS EASEMENT	---

UTILITY PLAN LEGEND

WATER PIPE	---
WATER SERVICE/METER	---
SANITARY SEWER PIPE	---
SANITARY SEWER MANHOLE	---
SANITARY SEWER SERVICE/CLEANOUT	---

TYPE "B" BUFFER LANDSCAPE PLANT LIST

#	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	TYPE
46	☉	Morella cerifera	WAX MYRTLE	18" HT/ 3 GAL	CONT.	EVERGREEN SHRUB
24	☉	Ligustrum japonicum	CURLY-LEAF PRIVET	18" HT/ 3 GAL	CONT.	EVERGREEN SHRUB
4	☉	Cercis Canadensis	REDBUD	1.5" CAL/ 4" HT	B&B	UNDERSTORY TREE
9	☉	Ilex x 'Nellie R. Stevens'	NELLIE STEVENS HOLLY	1.5" CAL/ 4" HT	B&B	UNDERSTORY TREE
4	☉	Amelanchier arborea	SERVICEBERRY	1.5" CAL/ 4" HT	B&B	UNDERSTORY TREE
5	☉	Quercus Phellos	WILLOW OAK	2.0" CAL/ 8" HT	B&B	CANOPY TREE
2	☉	Acer Rubrum	RED MAPLE	2.0" CAL/ 8" HT	B&B	CANOPY TREE
2	☉	Celtis laevigata	HACKBERRY	2.0" CAL/ 8" HT	B&B	CANOPY TREE



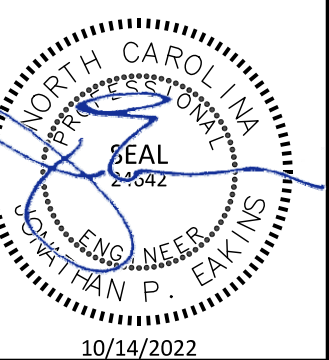
The Nau Company
Consulting Civil Engineers
PO Box 810, Rolesville, NC 27571
919-435-6395
NCBELS License P-0751

OWNER/DEVELOPER:
MERIDIAN PROPERTIES GROUP LLC
4030 WAKE FOREST ROAD, SUITE 100
RALEIGH, NC 27609
919-621-4668

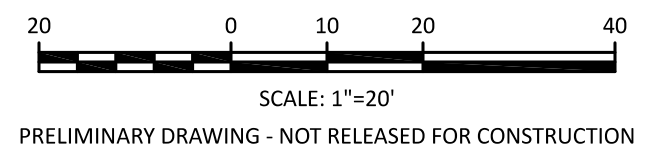
REVISIONS

NO.	DATE	DESCRIPTION
1	2022.10.14	REVISIONS PER TOWN COMMENTS

401 GANNON AVENUE
CONDITIONAL ZONING CONCEPT PLANS
ZEBULON, NC
LANDSCAPE PLAN



PROJECT NO:	---
DESIGN BY:	JPE
DRAWN BY:	JPE
SCALE:	1"=20'
DATE:	2022-07-29
SHEET NO:	C5.0





UNIT 1

LAP SIDING - SW7057
SMOOTH PANEL - SW7057
B&B - SW7057

UNIT 2

LAP SIDING - SW6108
SMOOTH PANEL - SW7660
B&B - SW7022

UNIT 3

LAP SIDING - SW7551
SMOOTH PANEL - SW7757
B&B - SW7757

UNIT 4

LAP SIDING - SW6206
SMOOTH PANEL - SW7660
B&B - SW6206

UNIT 5

LAP SIDING - SW7551
SMOOTH PANEL - SW7757
B&B - SW7757

UNIT 6

LAP SIDING - SW7757
SMOOTH PANEL - SW7660
B&B - SW7050

Front Elevation

20' Rear Load Townhomes - Zebulon, NC



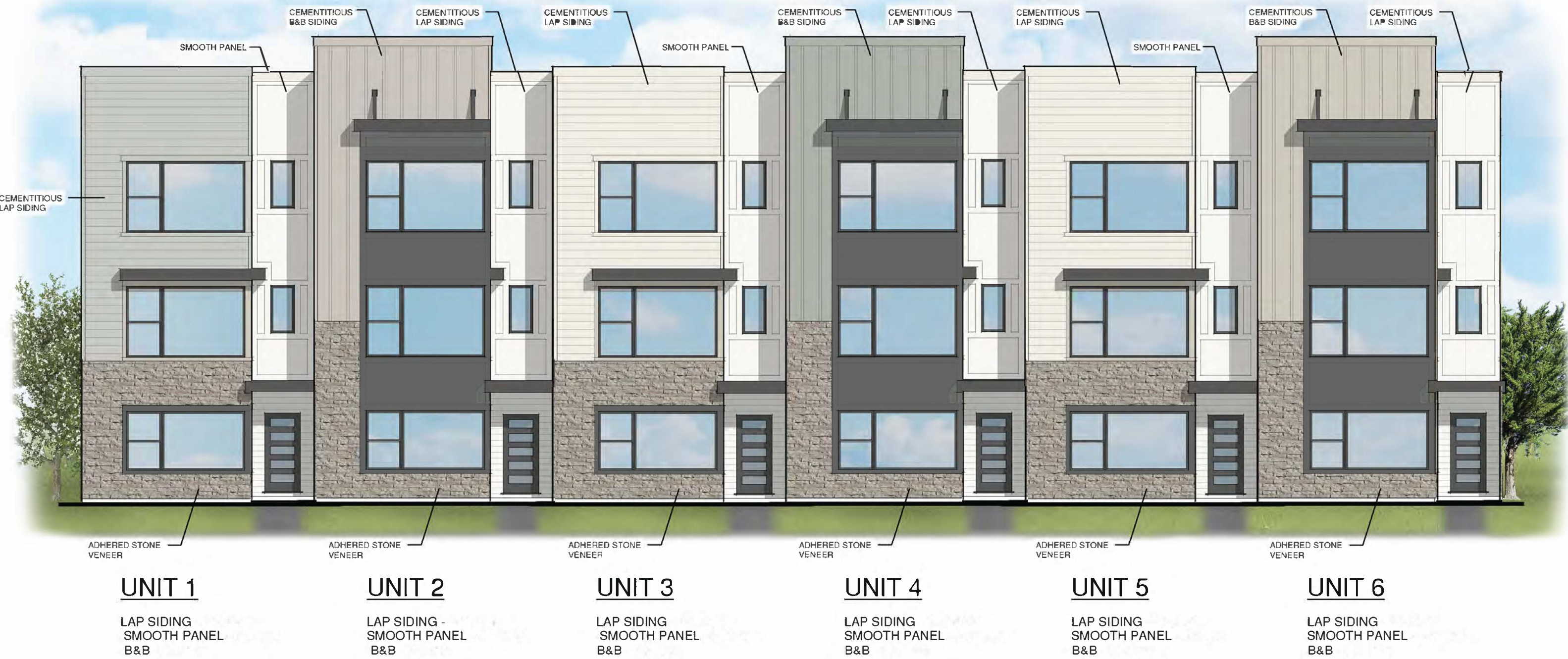
09.16.2022



www.gmdesigngroup.com
© gmd design group carolinas, inc. 2022

Proposed

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2022 gmdesigngroup carolinas, inc.



Front Elevation

20' Rear Load Townhomes - Zebulon, NC

09.16.2022



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Proposed

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Rear Elevations

20' Rear Load Townhomes - Zebulon, NC

09.16.2022



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Proposed



Left End Unit



Right End Unit

Side Elevations

20' Rear Load Townhomes - Zebulon, NC



09.16.2022



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Proposed

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2022 gmdesigngroup carolinas, inc.



July 21, 2022

Zebulon Town Hall
1003 N Arendell Ave
Zebulon, NC 27597

RE: 401 W. Gannon – TIA Letter

To Whom It May Concern:

The trip generation for the 11 Multifamily Condos results in 5 Trips in the AM Peak and & 6 Trips in the PM Peak. Its my understanding a TIA is not required.

Regards:

The Nau Company, PLLC

A handwritten signature in black ink, appearing to read 'Timothy P. Nau', is written over the printed name.

Timothy P. Nau, PE
Owner/Manager
tnau@thenauco.com



7/21/2022

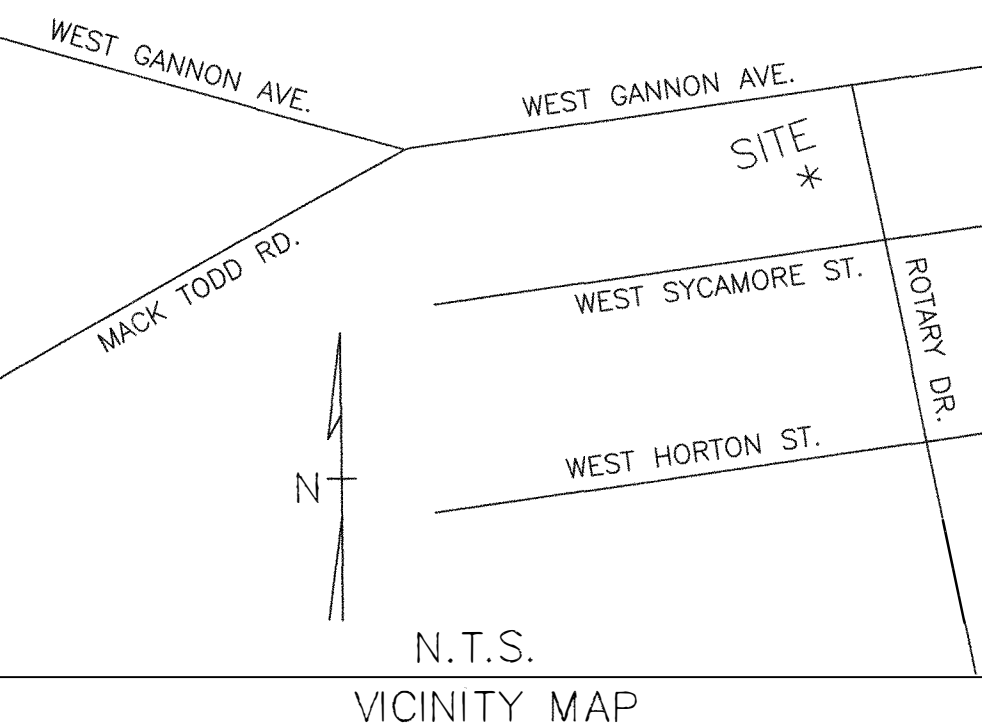
CZ 2023-01 - Attachment 1

LEGAL DESCRIPTION 401 W. GANNON AVENUE, LITTLE RIVER TOWNSHIP, ZEBULON, WAKE COUNTY, NC:

BEGINNING AT AN EXISTING IRON PIPE IN THE SOUTHERN RIGHT OF WAY LINE OF WEST GANNON AVENUE, SAID POINT BEING LOCATED S 61°03'56" W A DISTANCE OF 191.53' FROM NCGS MONUMENT "ZEBULON" HAVING PUBLISHED STATE PLANE GRID COORDINATES N: 754,388.46 (Y) AND E: 2,200,942.91 (X), COMMENCING THENCE WITH THE RIGHT OF WAY N 61°27'26" E A DISTANCE OF 140.99 TO AN IRON PIPE AT THE INTERSECTION OF W. GANNON AVENUE AND ROTARY DRIVE RIGHT OF WAYS, THENCE WITH THE WESTERN RIGHT OF WAY FOR ROTARY DRIVE S 27°53'40" E A DISTANCE OF 235.74' TO AN IRON PIPE MARKING THE NORTHEAST CORNER OF STEWART & DONNA SPRAGUE, THENCE LEAVING SAID RIGHT OF WAY AND WITH THE LINE OF STEWART & DONNA SPRAGUE S 69°09'39" W A DISTANCE OF 248.07' TO AN IRON PIPE LOCATED AT THE COMMON CORNER OF STEWART & DONNA SPRAGUE AND NAEEMAH AZAWI, THENCE WITH THE LINE OF NAEEMAH AZAWI, N 00°34'37" W A DISTANCE OF 229.24' TO AN IRON PIPE BEING THE POINT AND PLACE OF BEGINNING AND CONTAINING 0.99 ACRES MORE OR LESS.

REFERENCES:
 DB 18669, PG 427
 BM 1885, PG 68
 OTHERS AS NOTED

NOTE:
 1. THIS PROPERTY IS NOT WITHIN A FEMA AE FLOOD ZONE BASED ON FEMA MAP #3720270500J MAP REVISED MAY 6, 2006.
 2. HORIZONTAL DATUM IS NAD 83/2011 (VRS). VERTICAL DATUM NAVD-88 (VRS).
 3. ALL DASHED LINES HAVE NOT BEEN SURVEYED.
 4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE.
 5. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS OF RECORD THAT MAY OR MAY NOT BE SHOWN. SURVEY CONDUCTED WITHOUT BENEFIT OF TITLE REPORT.



LEGEND

- ⊙ EIP EXIST. IRON PIPE
- ⊠ ECM EXIST. MONUMENT
- RB EXIST. REBAR
- PP POWER POLE
- ⊙ LP LIGHT POLE
- ⊙ W WATER METER
- ⊙ EXISTING SIGN
- ⊙ G GAS METER
- ⊙ E ELECTRIC METER
- ⊙ WATER VALVE
- EXISTING LINK FENCE
- POWER LINE
- ⊙ GAS LINE MARKER
- ⊙ FIBER OPTIC MARKER
- ⊙ SEWER MANHOLE
- ⊙ TELE PEDESTAL
- #### ADDRESS

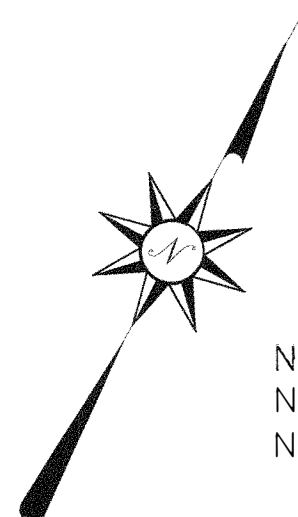
NCGS MONUMENT "ZEBULON"
 N: 754.388.457
 E: 2,200,942.911
 COMBINED SCALE FACTOR: 0.99991058
 (CONVERTED NAD 83-2011)

N/F
 NAEEMAH AL AZAWI
 DB 18669, PG 427
 PIN: 2705.13-14-0239

N/F
 BILLY EUGENE CREECH HEIRS
 BM 1885, PG 68
 DB 5455, PG 149
 PIN: 2705.13-14-4555

N/F
 JOHN ZEBULON DAVIS &
 JANET STEVENS DAVIS
 DB 10004, PG 1060
 PIN: 2705.13-14-4383

NC GRID NORTH
 NAD 83-2011 (VRS)
 NAVD-88 (VRS)



I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION AS NOTED; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:46,515 AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1800). THE GLOBAL POSITIONING SYSTEM OBSERVATIONS WERE PERFORMED USING THE FOLLOWING INFORMATION:
 (1) CLASS OF SURVEY: CLASS A
 (2) POSITIONAL ACCURACY: 0.07'
 (3) TYPE OF GPS FIELD PROCEDURE: NC VRS
 (4) DATES OF SURVEY: 3-29-2022
 (5) DATUM/EPOCH: NAD 83, 2011/2010
 (6) PUBLISHED/FIXED-CONTROL USE: ZEBULON (NCGS MON)
 (7) GEOID MODEL: GEOID18
 (8) COMBINED GRID FACTOR(S): 0.99992182
 (9) UNITS: US SURVEY FEET

THIS 8TH DAY OF APRIL, 2022.

 PROFESSIONAL LAND SURVEYOR: MICHAEL P. TUTT, L-4443

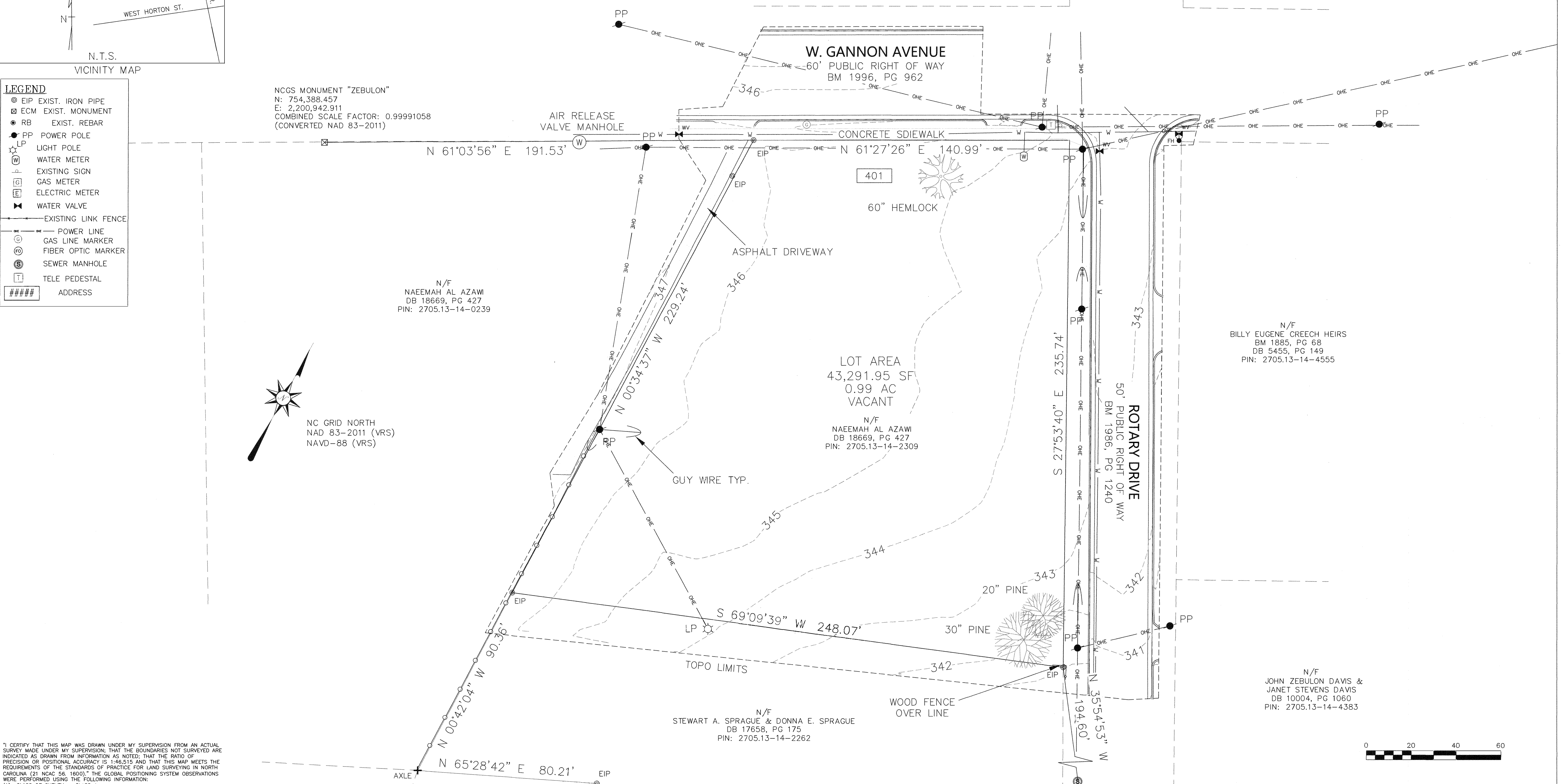


**ANGLE RIGHT
 LAND SURVEYING, PLLC**
 SURVEYING THE PAST AND THE FUTURE TODAY
 919-810-4324
 P-0446 LIC#
 3008 ANDERSON DRIVE, SUITE 160 RALEIGH, NC 27609

REV.	DESCRIPTION	DATE
1	REVISED OWNER INFO AND DELETED NOTE 6	4-8-22

BOUNDARY & TOPOGRAPHIC SURVEY OF:
401 W. GANNON AVENUE
 LITTLE RIVER TOWNSHIP, WAKE COUNTY, NC
 OWNER: NAEEMAH AL AZAWI

SURVEYOR: ANGLE RIGHT LAND SURVEYING	
SCALE: 1" = 20'	ZONING: TR
DATE OF SURVEY: 3-29-2022	
JOB NUMBER 22_161	PAGE 1 OF 1





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:

(Addresses) (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)):

Estimated Submittal Date: _____

MEETING INFORMATION:

Property Owner(s) Name(s) _____

Applicant(s) _____

Contact Information (e-mail/phone) _____

Meeting Address: _____

Date of Meeting: _____

Time of Meeting: _____

**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>

REID	PIN_NUM	OWNER	Mailing Address 1	Mailing Address 2	Mailing Address 3	DEED_ACRES	SITE_ADDRESS
0036142	2705140014	LINDA B. JOHNSON	406 W SYCAMORE ST	ZEBULON NC 27597-2533		0.86	406 W SYCAMORE ST
0075128	2705049758	WILLIAM CORBETT WEATHERSBY	218 S PARK DR	GREENSBORO NC 27401-2012		1.31	406 W GANNON AVE
0020592	2705140664	WILLIAM C. WEATHERSBY	218 S PARK DR	GREENSBORO NC 27401-2012		0.9	402 W GANNON AVE
0084634	2705130811	LINDA B. JOHNSON	406 W SYCAMORE ST	ZEBULON NC 27597-2533		0.99	506 W SYCAMORE ST
0174094	2705146442	JOETTE MANIGO	312 W SYCAMORE ST	ZEBULON NC 27597-2531		0.36	312 W SYCAMORE ST
0087395	2705048295	LNP INC	PARRISH REALTY C/O RENEE BAKER	PO BOX 1128	ZEBULON NC 27597-1128	0.49	407 W GANNON AVE
0174095	2705145379	ARMANDO REYES-LEAL	314 W SYCAMORE ST	ZEBULON NC 27597-2531		0.36	314 W SYCAMORE ST
0053207	2705048057	PARRISH REALTY CO OF ZEBULON INC	PARRISH REALTY C/O RENEE BAKER	PO BOX 1128	ZEBULON NC 27597-1128	0.83	407 W GANNON AVE
0038295	2705146112	FLOYD E. MEEKS & BRENDEX RENE MEEKS	3861 JONESVILLE RD	WAKE FOREST NC 27587-8181		0.62	313 W SYCAMORE ST
0022143	2705140239	LESLIE M. MOSS-GADSON	405 W GANNON AVE	ZEBULON NC 27597-2507		1.09	405 W GANNON AVE
0098462	2705047604	G & G BROTHERS INC	2606 WINTER STORM RD	ZEBULON NC 27597-7359		3.11	410 W GANNON AVE
0016904	2705144383	JOHN ZEBULON DAVIS & JANET STEVENS DAVIS	PO BOX 322	ZEBULON NC 27597-0322		0.63	300 ROTARY DR
0016905	2705133968	ROTARY FOUNDATION OF ZEBULON INC	405 W SYCAMORE ST	ZEBULON NC 27597-2532		1.28	405 W SYCAMORE ST
0444351	2705150016	AMOS C. ESTES	513 W FRANKLIN ST	ZEBULON NC 27597-2149		4.13	314 W NORTH ST
0002087	2705144555	BILLY EUGENE CREECH HEIRS	333 PERRY CURTIS RD	ZEBULON NC 27597-8874		1.34	331 W GANNON AVE
0009534	2705142262	STEWART A. SPRAGUE & DONNA E. SPRAGUE	301 ROTARY DR	ZEBULON NC 27597-2524		0.98	301 ROTARY DR
0145605	2705141151	TAYLOR MICHELLE KINMANN	404 W SYCAMORE ST	ZEBULON NC 27597-2533		0.27	404 W SYCAMORE ST
0222822	2705142881	RENT TO OWN REALTY LLC	324 W GANNON AVE	ZEBULON NC 27597-2506		1.09	324 W GANNON AVE
0044780	2705142309	MERIDIAN PROPERTIES GROUP LLC	4030 WAKE FOREST RD STE 100	RALEIGH NC 27609-6800		0.99	401 W GANNON AVE
0033856	2705132900	NAEEMAH AL AZAWI	921 SHEPARD SCHOOL RD	ZEBULON NC 27597-2769		0.48	407 W SYCAMORE ST
0004671	2705144951	JAMES G. WALTERS & MCKENZIE WALTERS TOWN OF ZEBULON	310 W GANNON AVE ATTN: PLANNING DEPARTMENT	ZEBULON NC 27597-2506 1003 N ARENDELL AVENUE	ZEBULON NC 27597	1.79	310 W GANNON AVE



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: 401 West Gannon Ave

Meeting Address: Zebulon Rotary-Woman's Club Building: 405 West Sycamore Street, Zebulon, NC 27597

Date of Meeting: Tuesday, July 26, 2022 Time of Meeting: 5:30PM to 7:30PM

Property Owner(s) Names: Meridian Properties Group, LLC

Applicants: Meridian Properties Group, 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.

Table with 5 columns: #, Name/ Organization, Address, Phone#, E-mail. Contains handwritten entries for 5 individuals.

Attach Additional Sheets If Necessary.



SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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Applicants: Meridian Properties Group, LLC

Please summarize the questions/comments and your response from the Neighborhood Meeting in the spaces below (attach additional sheets, if necessary). Please state if/how the project has been modified in response to any concerns. The response should not be "Noted" or "No Response". There has to be documentation of what consideration the neighbor's concern was given and justification for why no change was deemed warranted.

Question/ Concern #1 What will the sales price be?

Applicant Response: We're not entirely sure yet. We have to get Town of Zebulon and Board of Commissioner feedback on exterior architectural requirements before we set a price.

Question/ Concern #2 What type of homes will be built here?

Will there be government subsidized homes or section 8 housing?

Applicant Response: We are proposing 3-story multi-family condos that will look like and live like townhomes. There is no plan for section 8 or government subsidized homes here.

Question/ Concern #3 Will there be a fence installed along the property boundary of 401 and 405 W. Gannon Ave?

Applicant Response: There is presently no plan to install a fence along that property line. There will be a 20' Type B Landscape Buffer that will create an attractive separation between the single family home on 405 W. Gannon and 401 W. Gannon.

Question/ Concern #4 Will the applicant own the homes at the end? Will they be rentals?

Applicant Response: The applicant does not intend to own the homes at the end of the project. We intend all homes to be owned by private homeowners. The homes could very well be rented to tenants, we do not intend to cap that ability because they are multi-family and only 11 homes proposed.



SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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Question/ Concern #1 Homeowner at 405 W Gannon Ave expressed concern over the height of the homes.

Applicant Response: We explained that the distance of the nearest unit from our project to her property line is at least 25 feet. Plus her home sits an additional 35+ feet away. That distance allows for a large buffer where any height of the homes will not cause shadowing on her property.

Question/ Concern #2 Property owner of 304 W Gannon Ave expressed concern over this project reducing property values.

Applicant Response: We advised that the modern, upscale new construction home we are proposing including no garages facing W Gannon or Rotary, plus the high end exterior materials including fiber cement and stone will likely increase property values.

Question/ Concern #3 _____

Applicant Response: _____

Question/ Concern #4 _____

Applicant Response: _____



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, Shaun Smith, do hereby declare as follows:
Print Name

- 1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Master Subdivision Plan, or Special Use Permit.
2. The meeting invitations were mailed to the Zebulon Planning Department, all property owners within 300 feet of the subject property and any neighborhood association that represents citizens in the area via first class mail a minimum of 10 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at Zebulon Rotary-Women's Club Building 405 West Sycamore Street, Zebulon, NC 27597 (location/address) on Tuesday, July 26, 2022 (date) from 5:30pm (start time) to 7:30pm (end time).
4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

By:
Date

STATE OF
COUNTY OF

Sworn and subscribed before me, a Notary Public for the above State and County, on this the day of , 20.

SEAL

Notary Public


Print Name

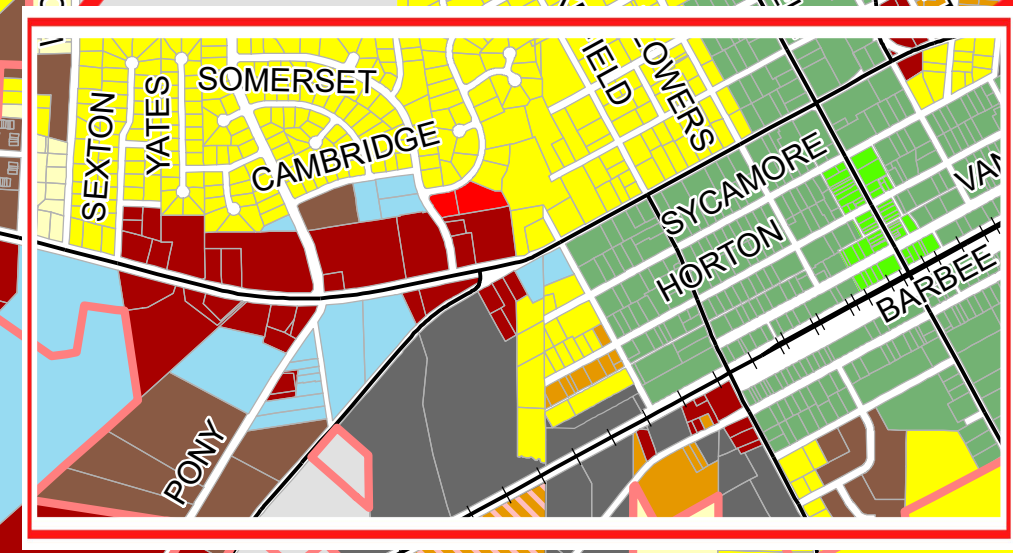
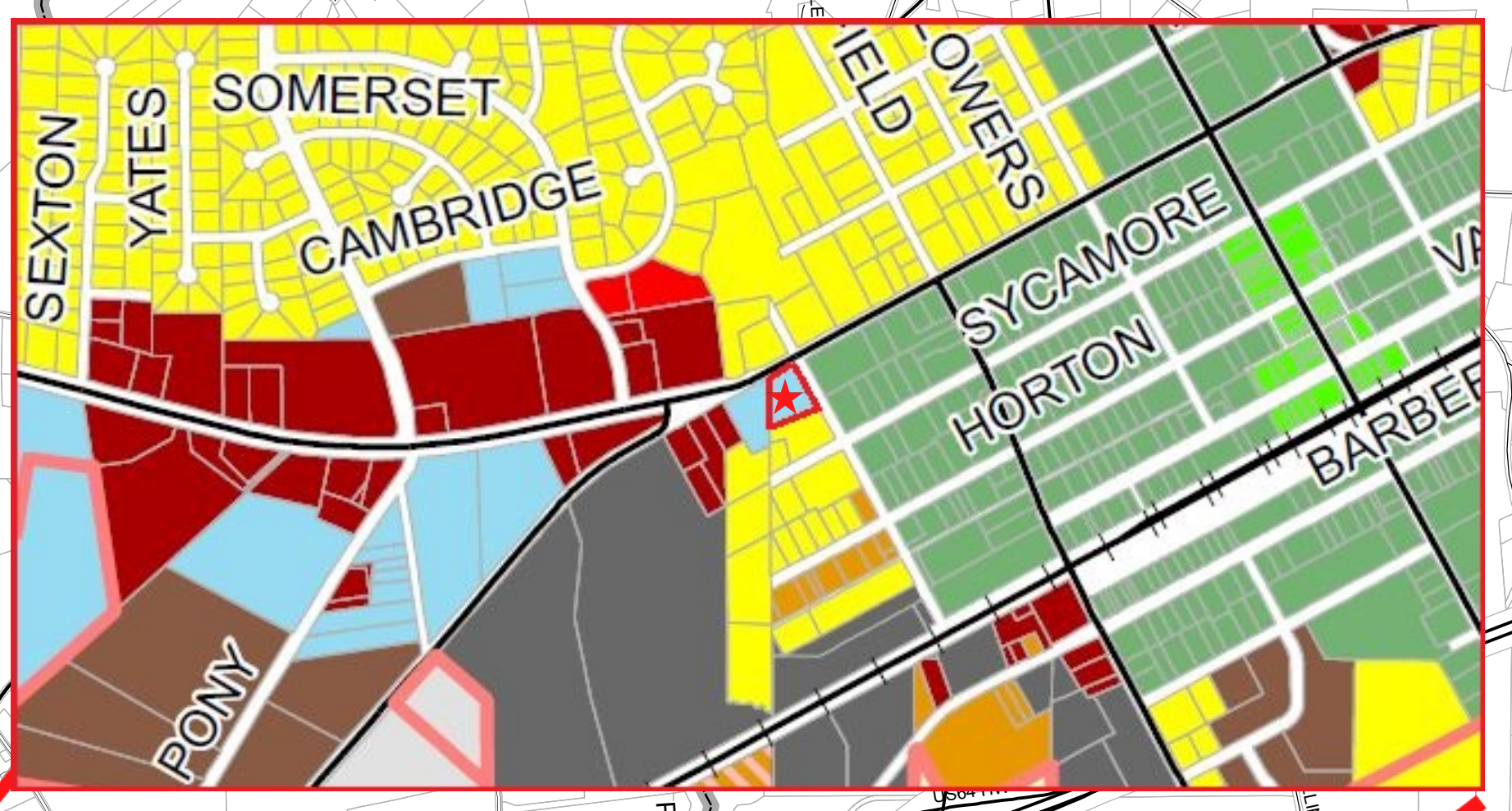
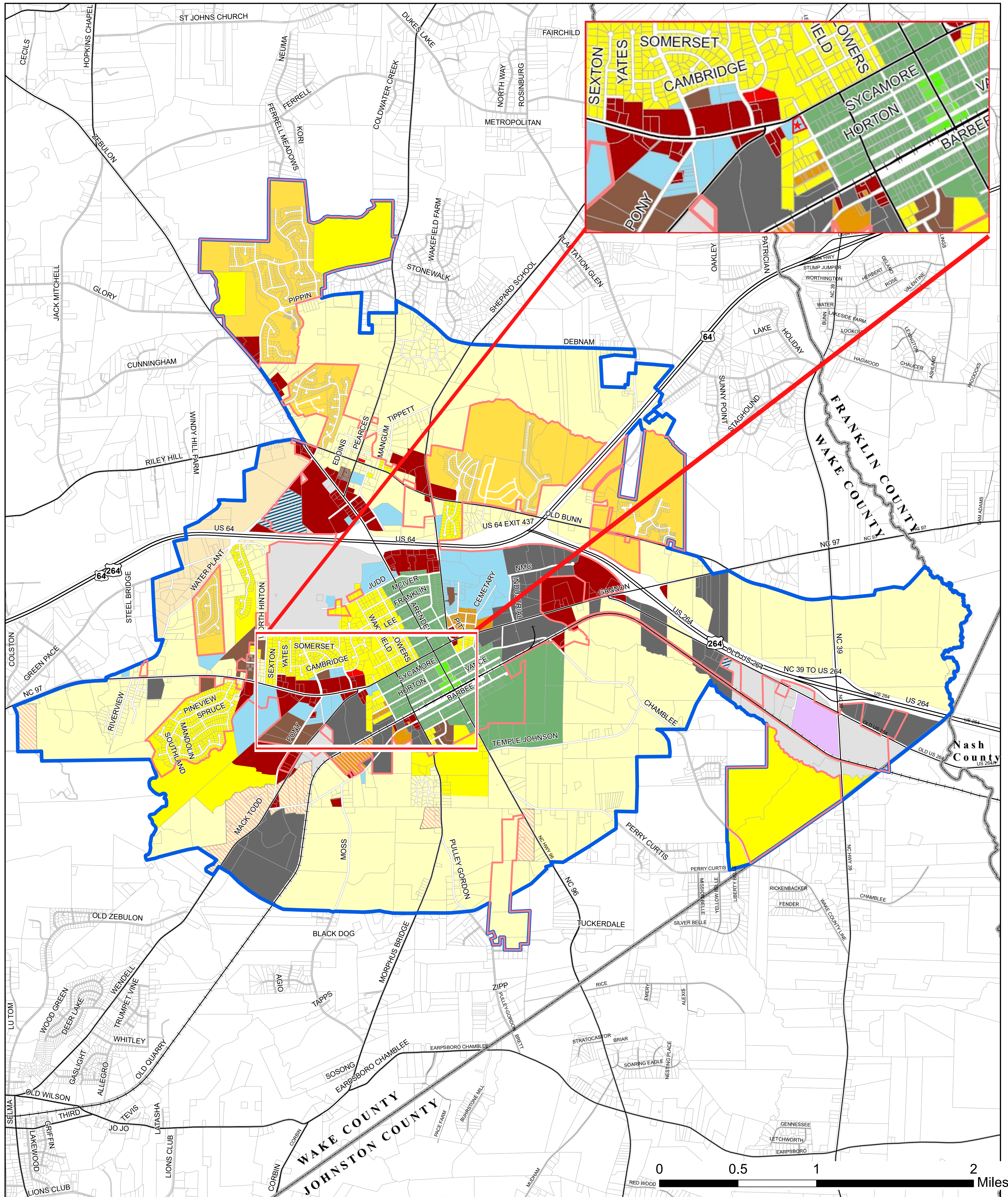
My Commission Expires:



CZ 2023-01 - Attachment 1

VACINITY MAP

 = SUBJECT PROPERTY 401 W. GANNON AVE., ZEBULON



Town of Zebulon Official Zoning Map

Last Amended: 01/06/2021

ZEBULON

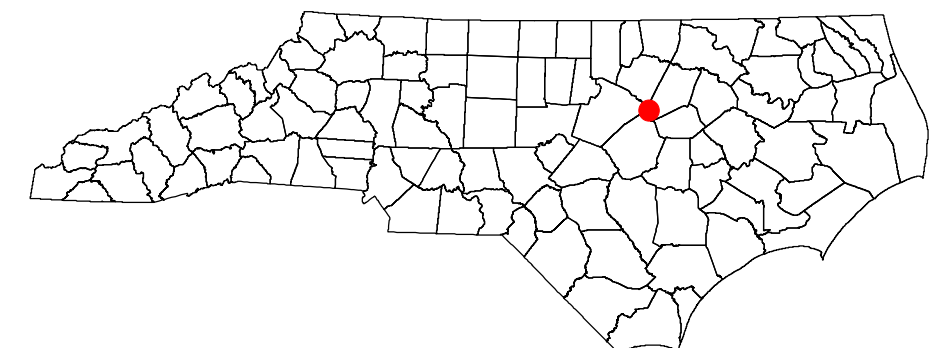
NORTH CAROLINA

★ Subject Property - 401 West Gannon Ave, Zebulon

Zoning Districts

- | | |
|--|--|
| Zebulon Corporate Limits | HC, Heavy Commercial |
| Zebulon Planning Jurisdiction | LI, Light Industrial |
| R1, Residential Watershed | HI, Heavy Industrial |
| R2, Residential Suburban | OI, Office and Institutional |
| R4, Residential Neighborhood | DTP, Downtown Periphery |
| R6, Residential Urban | DTC, Downtown Core |
| RMF, Residential Multi-Family | CA-SUD, Commercial Amusement - Special Use |
| R-13 SUD, Residential 13 - Special Use Districts | MHO, Manufactured Home Overlay |
| GC, General Commercial | CZ, Conditional Zoning |

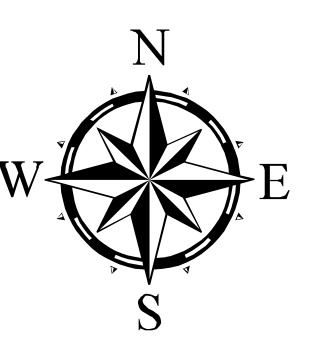
Location of Zebulon, North Carolina



Additional Information

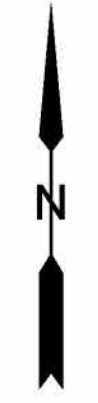
Condition Zoning Information

Conditional Zoning District is a type of zoning district subject to one or more conditions included as part of the legislative approval by the Board of Commissioners that establishes the conditional zoning district. Contact the Planning Department for more information.

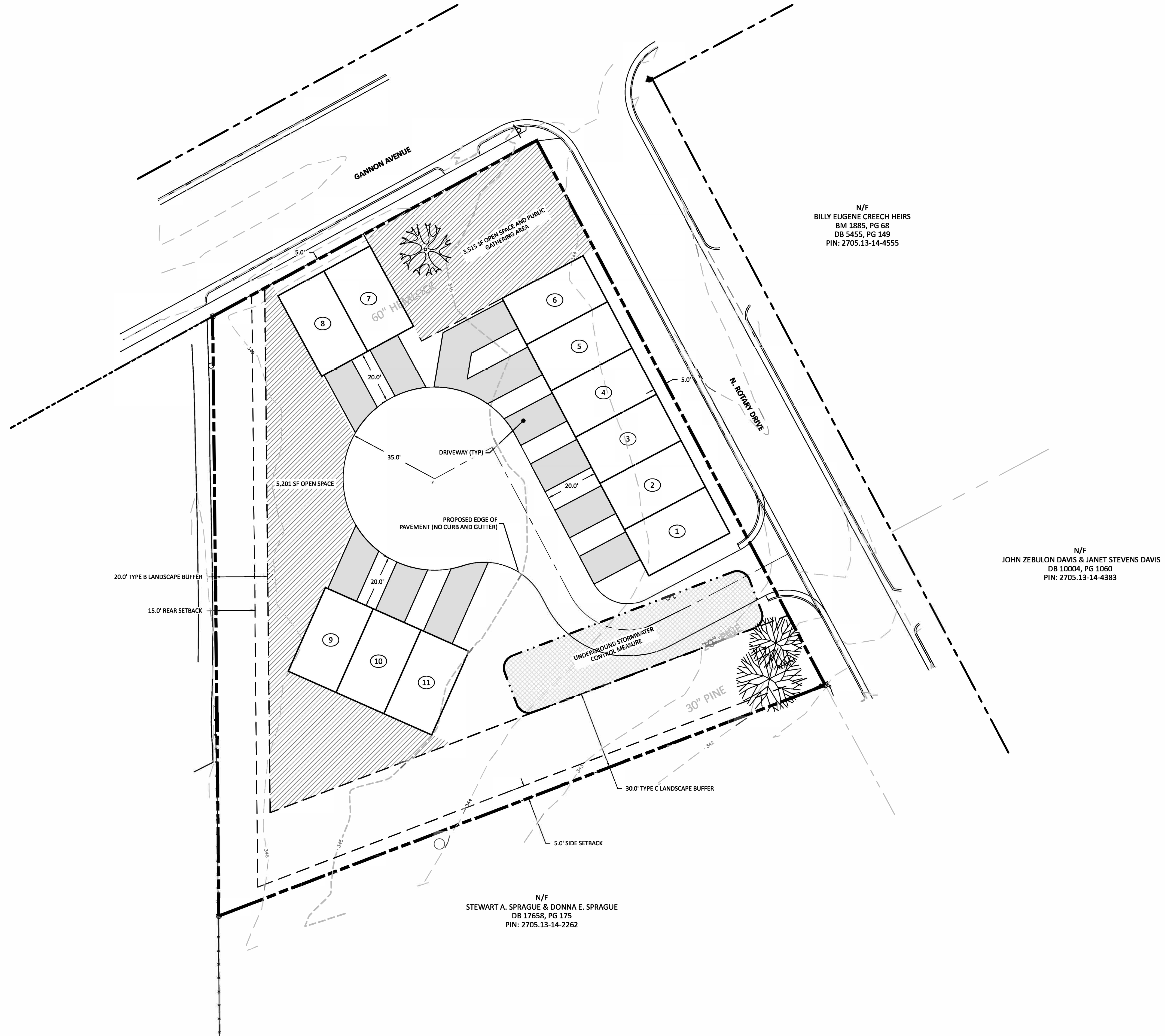


Map Produced By Town of Zebulon
Planning Department December 2020.
Updated January 06, 2021

This map is to serve as the Official Zoning Map in accordance with Section 3.2 of the Town of Zebulon Unified Development Ordinance. Please contact the Town of Zebulon for confirmation of any updates or changes.



NO.	REVISIONS



N/F
BILLY EUGENE CREECH HEIRS
BM 1885, PG 68
DB 5455, PG 149
PIN: 2705.13-14-4555

N/F
JOHN ZEBULON DAVIS & JANET STEVENS DAVIS
DB 10004, PG 1060
PIN: 2705.13-14-4383

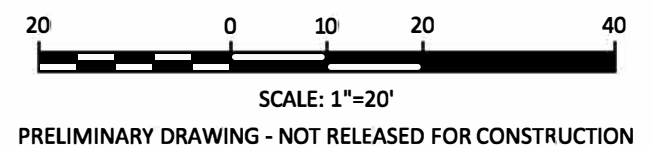
N/F
STEWART A. SPRAGUE & DONNA E. SPRAGUE
DB 17658, PG 175
PIN: 2705.13-14-2262

UDO REQUIREMENTS - DTP ZONING		
STANDARD	REQUIREMENT	UDO REFERENCE
DENSITY	12 UNITS/AC	3.5.4 (MULTI-FAMILY)
MAXIMUM LOT COVERAGE	85% OF TOTAL AREA	3.5.4
MINIMUM STREET SETBACK	NONE	3.5.4
MINIMUM SIDE SETBACK	5'	3.5.4
MINIMUM REAR SETBACK	15'	3.5.4
MINIMUM LOT FRONTAGE	75% (CAN INCLUDE PUBLIC GATHERING AREA)	3.5.4
MINIMUM SITE DRIVEWAY WIDTH	ONE WAY: 12' TWO WAY: 18'	TABLE 5.1.6.E (MULTI-FAMILY)
MINIMUM DRIVEWAY STEM LENGTH	50 FEET (FOR 11-51 SPACES)	TABLE 5.1.6.F
DRIVEWAY/ENTRANCE LOCATION	>100' FROM INTERSECTION IF <10 UNITS	5.3.3.E.1.b
PERIMETER BUFFERS ADJACENT TO R4 ZONING	TYPE C (30' MIN WIDTH)	TABLE 5.6.10.F
PERIMETER BUFFERS ADJACENT TO O1 ZONING	TYPE B (20' MIN WIDTH)	TABLE 5.6.10.F
STREETSCAPE BUFFERS	EXEMPT	5.6.12.C.1
OPEN SPACE SET-ASIDE	10%	3.5.4 AND 5.7.4.A
ACTIVE OPEN SPACE	NONE	5.7.4.A
PASSIVE OPEN SPACE	NONE	5.7.4.A
URBAN OPEN SPACE	MIN. 50% OF REQUIRED OPEN SPACE	5.7.4.A
URBAN OPEN SPACE ALLOWABLE FEATURES	VARIOUS	5.7.4.C.1
90° PARKING SPACE	10' WIDE x 19' DEEP	TABLE 5.8.5.B
90° PARKING SPACE AIDLE WIDTH	24' (TO EDGE OF PAVEMENT)	TABLE 5.8.5.B
REFORESTATION AREA	NOT REQUIRED	5.9.3.C

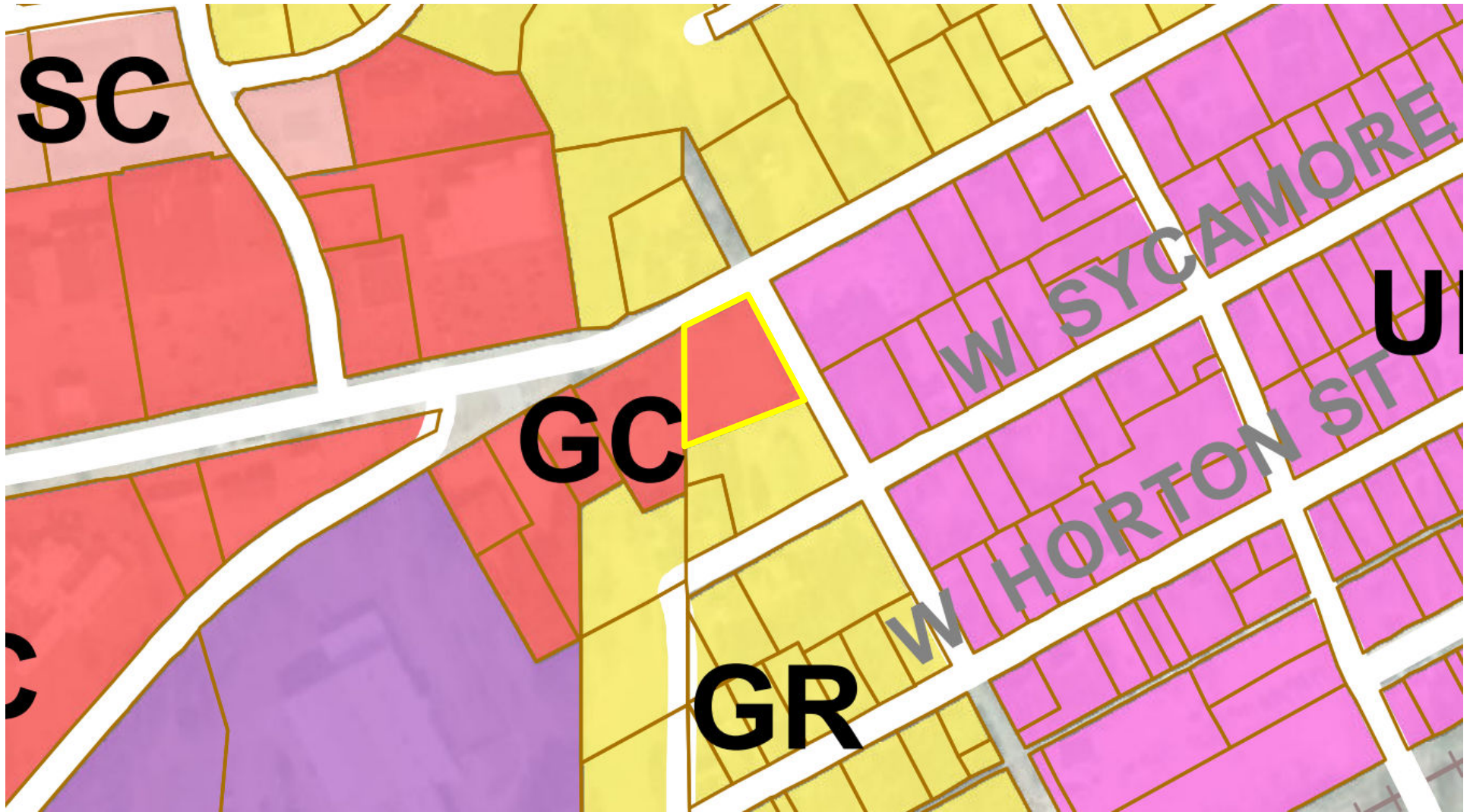
PARKING SUMMARY	
PARKING SPACES REQUIRED	NONE - EXEMPT PER UDO 5.8.3.B
REQUIRED PARKING CALCULATION	N/A
PARKING SPACES PROVIDED	1 PER GARAGE AND 1 PER DRIVEWAY SPACE = 22 SPACES

LOT COVERAGE SUMMARY	
BUILDINGS	7,700 SF
DRIVE AREAS	6,500 SF
DRIVEWAYS	3,200 SF
SIDEWALK	2,000 SF (ESTIMATED)
OTHER IMPERVIOUS	2,000 SF (ESTIMATED)
TOTAL LOT COVERAGE	21,400 SF
ALLOWABLE LOT COVERAGE	85% OF TOTAL SITE
CALCULATED LOT COVERAGE ALLOWED	43,291 SF x 0.85 = 36,797 SF

- GENERAL NOTES**
- TOWNHOME BUILDINGS ARE 20' WIDE AND 35' DEEP
 - UNITS 1-6 ARE REAR LOAD TOWNHOMES THAT FACE N. ROTARY DRIVE
 - UNITS 7-8 ARE REAR LOAD TOWNHOMES THAT FACE GANNON AVENUE
 - UNITS 9-11 ARE FRONT LOAD TOWNHOMES THAT FACE THE INTERNAL ROAD ACCESS
 - ALL UNITS HAVE A 1 CAR GARAGE



Attachment 2 - Future Land Use and Character Map

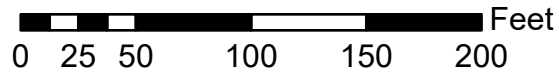




-  General Commercial (GC)
-  General Residential (GR)
-  Suburban Commercial (SC)
-  Industrial Heavy (IH)
-  Urban Downtown Mixed Use (UDMU)

Attachment 3 - Aerial Map

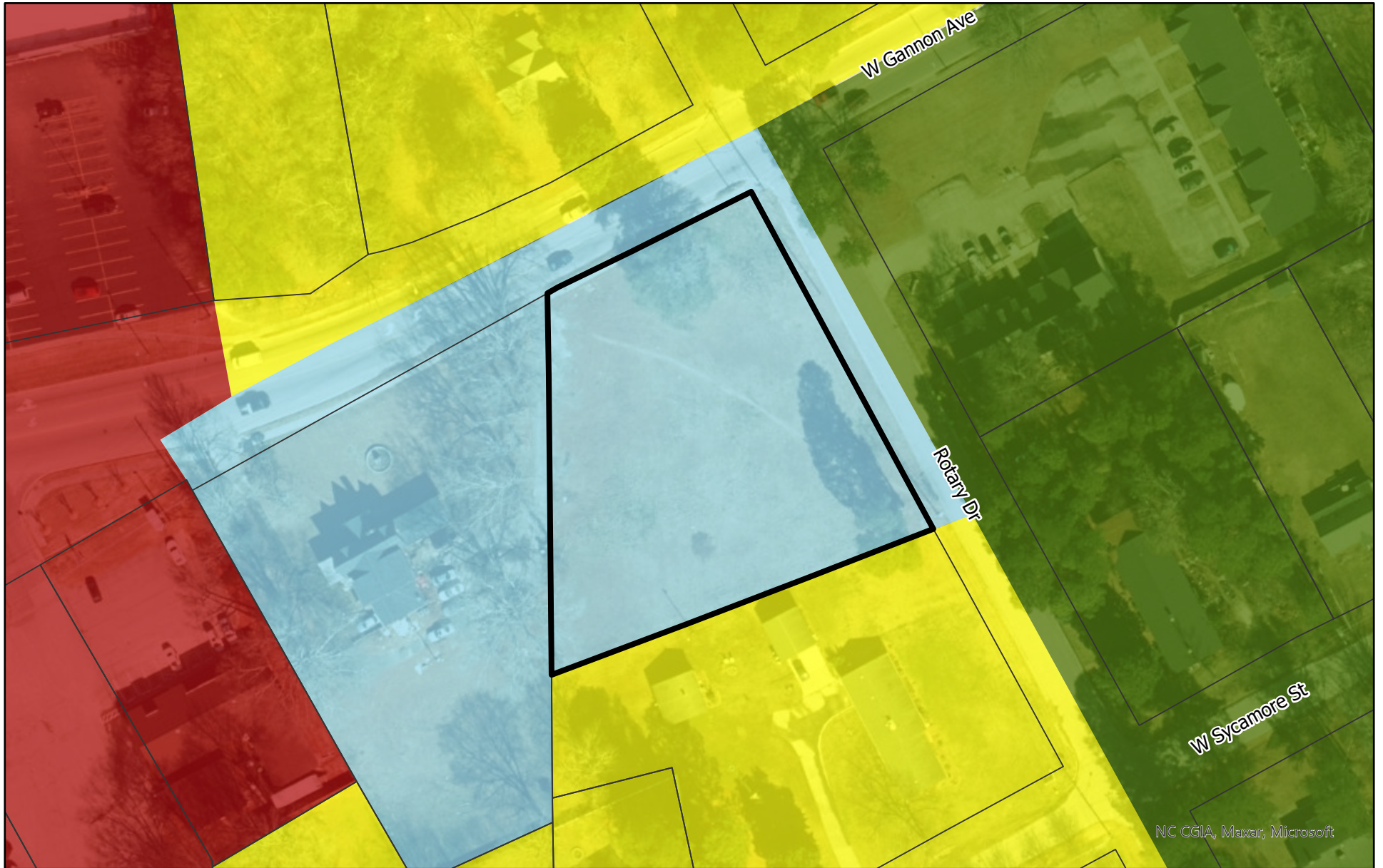


NC CGIA, Maxar, Microsoft

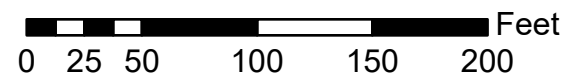








-  Subject Property (401 W Gannon Ave)
-  Parcels

Attachment 4 - Zoning Map



NC CGIA, Maxar, Microsoft



-  Subject Property (401 W Gannon Ave)
-  Parcels
- Zoning Districts**
-  R4, Residential Neighborhood
-  HC, Heavy Commercial
-  OI, Office and Institutional
-  DTP, Downtown Periphery

Attachment 5 Site Pictures
Subject Property



Attachment 5 Site Pictures
Subject Property



Attachment 5 Site Pictures
Subject Property



**Attachment 5 Site Pictures
Subject Property**





Attachment 5 Site Pictures
Subject Property -
Gannon Ave



Attachment 5 Site Pictures
Subject Property

**Attachment 5 Site Pictures
Adjacent Property**





**Attachment 5 Site Pictures
Adjacent Property**



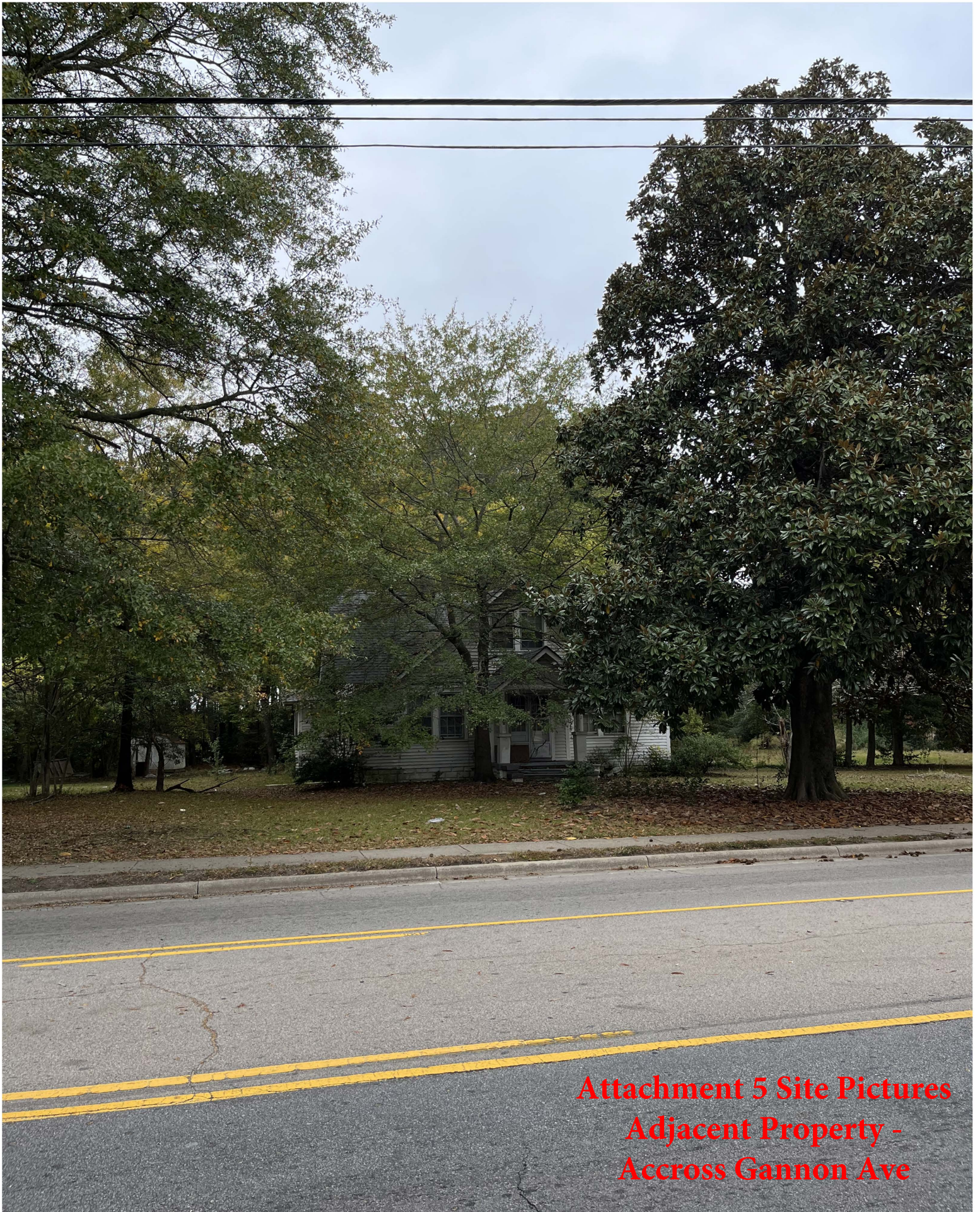
**Attachment 5 Site Pictures
Adjacent Property**

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Adjacent Property



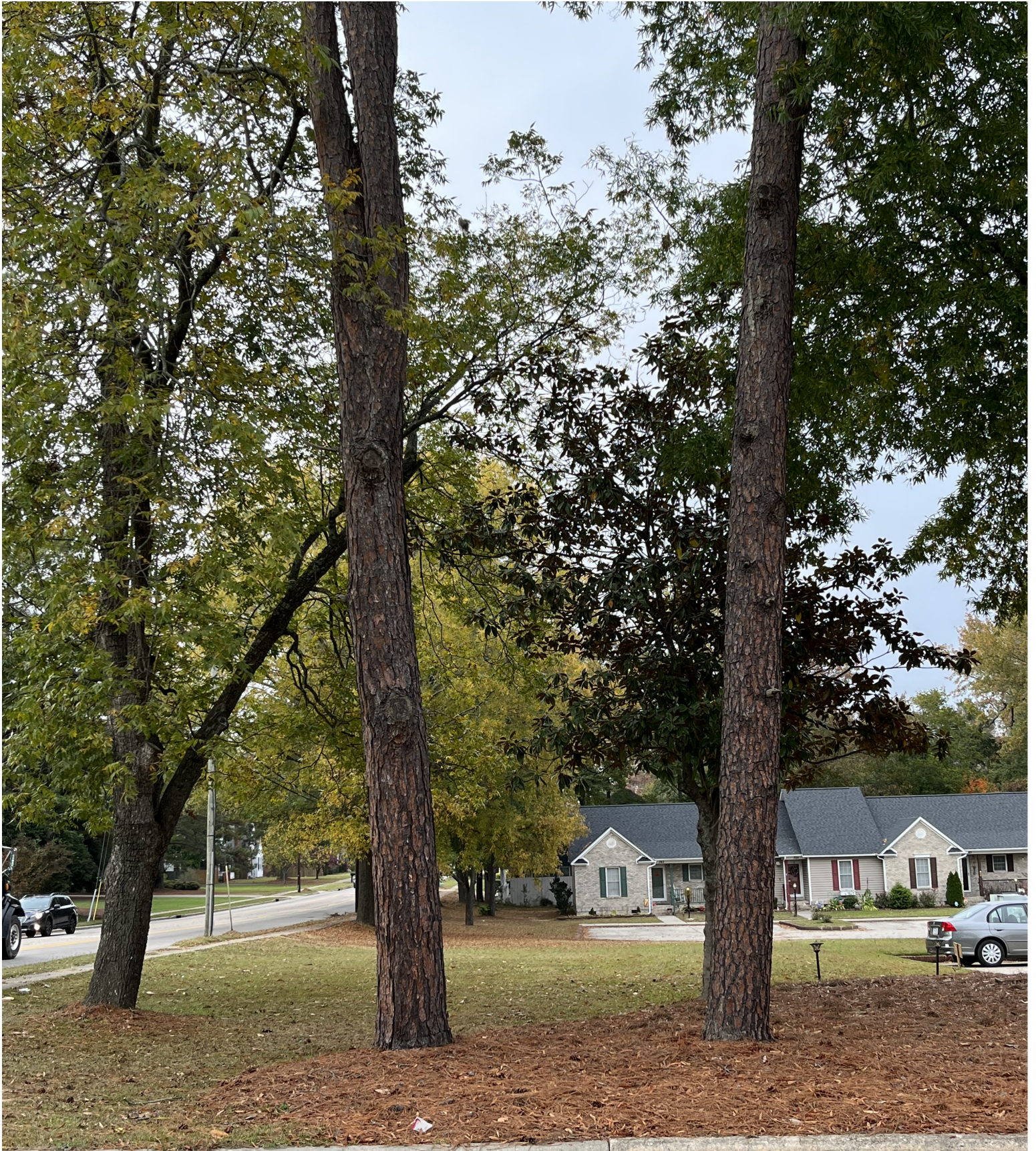
Attachment 5 Site Pictures
Adjacent Property





**Attachment 5 Site Pictures
Adjacent Property -
Across Gannon Ave**



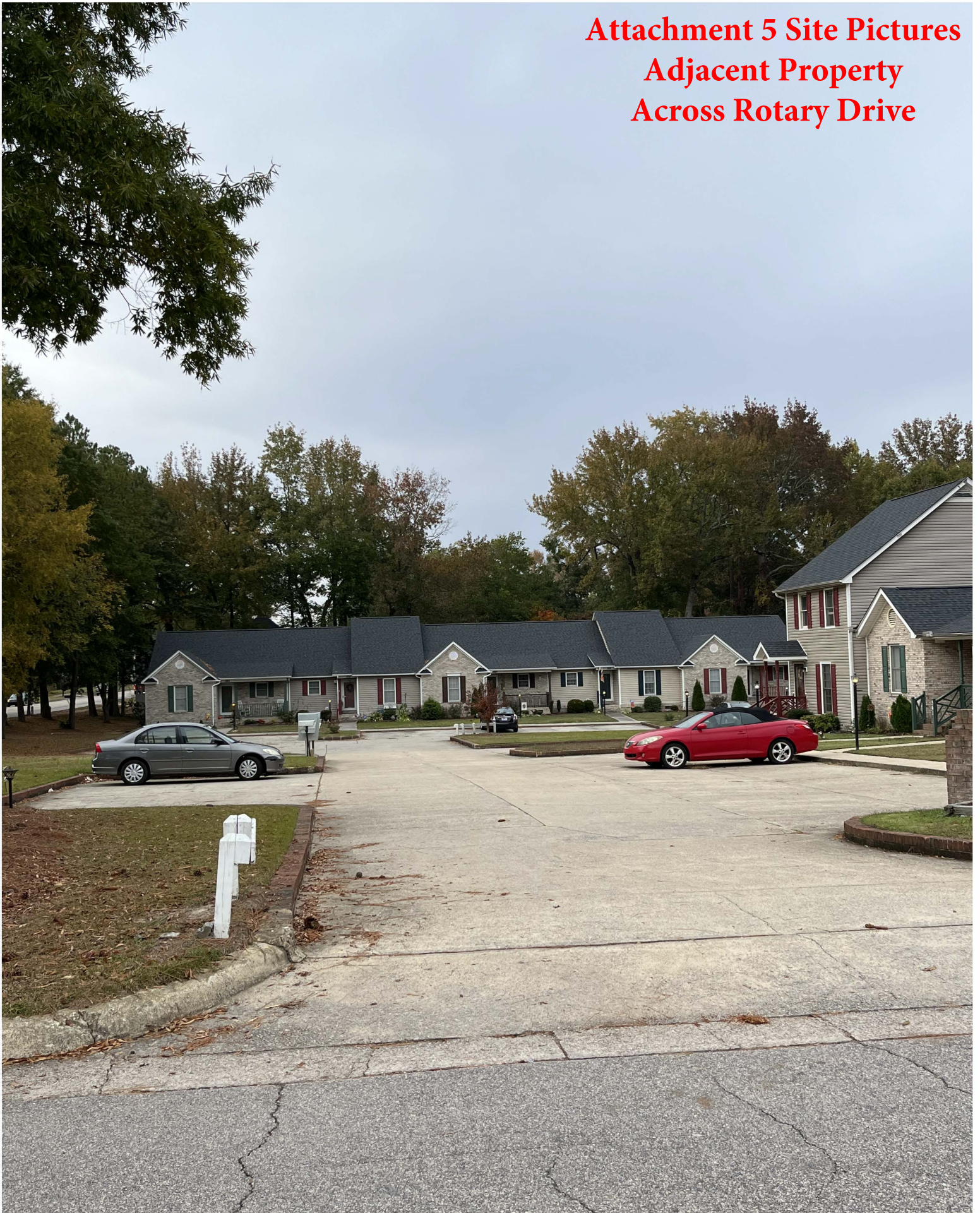


Attachment 5 Site Pictures
Adjacent Property
Across Rotary Drive

Attachment 5 Site Pictures
Adjacent Property
Across Rotary Drive



**Attachment 5 Site Pictures
Adjacent Property
Across Rotary Drive**



ZEBULON

NORTH CAROLINA

CASE # CZ 2023-01 IDT# 825841 – 401 W. Gannon Ave Rezoning

PROJECT ADDRESS 401 W. Gannon Ave

PIN NUMBER: 2705142309

HEARING DATE: November 14, 2022

State of North Carolina

County of Wake

BEFORE ME, the undersigned Notary, Lisa M. Markland on this 31st day of October 2022, 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 **10/26/2022** (see attached mailing list and copy of mailing)
- Advertisement in a Paper of General Circulation sent on **10/31/2022** (Wake weekly, publication dates **11/4 & 11/11/2022**)
- Posting Public Hearing Signage on Property on **10/26/2022** (pictures attached)
- Posted to Planning Department Website **10/26/2022**
- Sent to E-Mail Distribution List on **10/31/2022 for distribution on 11/4/2022**

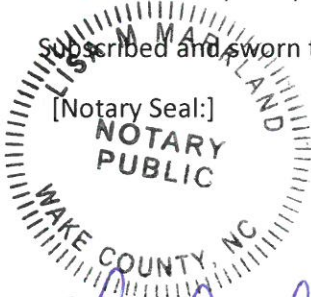
[Signature]

10/31/2022

Michael J. Clark, AICP, CZO

Date

Subscribed and sworn to before me, this 31st day of October 2022.



Lisa M. Markland

Lisa M. Markland

[signature of Notary]

[printed name of Notary]

NOTARY PUBLIC

My commission expires: 3/29, 2025.

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 **November 14, 2022 at 7:00 PM** at the **Zebulon Municipal Complex, 1003 N. Arendell Avenue**, and will be conducted by the Board of Commissioners of the Town of Zebulon for the purpose of considering the following items:

CZ 2023-01 Project Number 825841 - 401 W Gannon Ave. PIN # 2705142309. A request by Meridian Properties Group, LLC for a Conditional Rezoning from Office Institutional (OI) to Downtown Periphery Conditional (DTP-C).

If you are unable to attend the meeting, but would like to provide comments, the Town of Zebulon encourages that all public comments 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 www.TownofZebulon.org/planning/public-hearing-information. For questions or additional information, please contact us at (919) 823-1808.

*Posted in Wake Weekly November 4th and November 11th, 2022
Mailed 150-foot Radius October 26, 2022*



REID	PIN_NUM	OWNER	Mailing Address 1	Mailing Address 2	DEED_ACRES	SITE_ADDRESS	SITE_ADDRESS2	ZIPNUM	PLANNING_JURISDICTION	LAND_CLASS_DECODE	TOWNSHIP_DECODE
0036142	2705140014	LINDA B. JOHNSON	406 W SYCAMORE ST	ZEBULON NC 27597-2533	0.86	406 W SYCAMORE ST	ZEBULON, NC	27597 ZB		Residential Less Than 10 Acres	Little River
0075128	2705049758	WILLIAM CORBETT WEATHERSBY	218 S PARK DR	GREENSBORO NC 27401-2012	1.31	406 W GANNON AVE	ZEBULON, NC	27597 ZB		Vacant	Little River
0020592	2705140664	WILLIAM C. WEATHERSBY	218 S PARK DR	GREENSBORO NC 27401-2012	0.9	402 W GANNON AVE	ZEBULON, NC	27597 ZB		Residential Less Than 10 Acres	Little River
0087395	2705048295	LNP INC. PARRISH REALTY C/O RENEE BAKER	PO BOX 1128	ZEBULON NC 27597-1128	0.49	407 W GANNON AVE	ZEBULON, NC	27597 ZB		Commercial	Little River
0022143	2705140239	LESLIE M. MOSS-GADSON	405 W GANNON AVE	ZEBULON NC 27597-2507	1.09	405 W GANNON AVE	ZEBULON, NC	27597 ZB		Residential Less Than 10 Acres	Little River
0016904	2705144383	JOHN ZEBULON DAVIS & JANET STEVENS DAVIS	PO BOX 322	ZEBULON NC 27597-0322	0.63	300 ROTARY DR	ZEBULON, NC	27597 ZB		Residential Less Than 10 Acres	Little River
0002087	2705144555	BILLY EUGENE CREECH HEIRS	333 PERRY CURTIS RD	ZEBULON NC 27597-8874	1.34	331 W GANNON AVE	ZEBULON, NC	27597 ZB		Residential Less Than 10 Acres	Little River
0009534	2705142262	STEWART A. SPRAGUE & DONNA E. SPRAGUE	301 ROTARY DR	ZEBULON NC 27597-2524	0.98	301 ROTARY DR	ZEBULON, NC	27597 ZB		Residential Less Than 10 Acres	Little River
0145605	2705141151	TAYLOR MICHELLE KINMANN	404 W SYCAMORE ST	ZEBULON NC 27597-2533	0.27	404 W SYCAMORE ST	ZEBULON, NC	27597 ZB		Residential Less Than 10 Acres	Little River
0222822	2705142881	RENT TO OWN REALTY LLC	324 W GANNON AVE	ZEBULON NC 27597-2506	1.09	324 W GANNON AVE	ZEBULON, NC	27597 ZB		Residential Less Than 10 Acres	Little River
0044780	2705142309	MERIDIAN PROPERTIES GROUP LLC	4030 WAKE FOREST RD STE 100	RALEIGH NC 27609-6800	0.99	401 W GANNON AVE	ZEBULON, NC	27597 ZB		Vacant	Little River

4.1.1. PRINCIPAL USE TABLE

TABLE 4.2.3: PRINCIPAL USE TABLE

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

USE TYPE [1]	RESIDENTIAL					COMMERCIAL						MIXED USE				USE-SPECIFIC STANDARDS [2]
	R1	R2	R4	R6	RMF	NC	GC	HC	LI	CI	HI	OI	DTC	DTP	PD	
RESIDENTIAL USE CLASSIFICATION																
Assisted Living Facility	-	-	-	S	S	-	P	-	-	-	-	P	-	P	A	4.3.3.A
Boarding/ Rooming House	-	S	S	S	P	P	-	-	-	-	-	S	-	P	A	4.3.3.B
Bungalow Court	-	P	P	P	P	P	-	-	-	-	-	S	-	P	A	4.3.3.C
Continuing Care Retirement Center	-	-	-	P	P	S	P	-	-	-	-	P	-	P	A	4.3.3.D
Duplex Dwelling	-	S	S	P	P	P	S	-	-	-	-	P	-	P	A	
Family Care Home	P	P	P	P	P	P	P	-	-	-	-	P	-	P	A	4.3.3.E
Group Home	-	-	-	S	S	S	-	-	-	-	-	S	-	S	A	4.3.3.F
Halfway House	-	-	-	S	S	-	-	-	-	-	-	S	-	-	A	4.3.3.G
Live/Work Dwelling	-	-	-	-	P	P	P	P	S	-	-	P	P	P	A	4.3.3.H
Multi-family Dwelling	-	-	S	S	P	-	P	-	-	-	-	P	P	P	A	4.3.3.M
Pocket Neighborhood	-	P	P	P	P	P	-	-	-	-	-	P	-	P	A	4.3.3.N
Nursing Home	-	-	S	S	S	S	P	-	-	-	-	P	-	P	A	
Single-family Attached Dwelling	-	-	S	S	P	-	P	-	-	-	-	P	-	P	A	4.3.3.O
Single-family Detached Dwelling	P	P	P	P	P	P	P	-	-	-	-	P	-	P	A	4.3.3.P
Triplex/Quadplex	-	-	S	P	P	P	P	-	-	-	-	P	-	P	A	4.3.3.Q
Upper-story Residential	-	-	-	P	P	P	P	P	P	P	-	P	P	P	A	4.3.3.R
INSTITUTIONAL USE CLASSIFICATION																
Adult Day Care Center	-	-	-	-	S	-	P	P	-	-	-	P	-	S	A	4.3.4.A
Antenna Collocation, Major	S	S	S	S	P	P	P	P	P	P	P	P	P	P	A	4.3.4.B
Antenna Collocation, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	
Arboretum or Formal Garden	P	P	P	P	P	P	P	-	-	-	-	P	P	P	A	
Auditorium	-	-	-	-	-	-	P	P	S	P	-	P	P	P	A	4.3.4.C
Blood/Tissue Collection	-	-	-	-	-	-	-	-	-	-	-	S	-	S	-	
Cemetery, Columbarium, or Mausoleum	-	S	-	-	-	-	S	S	S	-	S	S	-	-	A	4.3.4.E
Child Day Care Center	-	S	S	S	P	P	P	P	-	-	-	P	P	P	A	4.3.4.F
College or University	-	-	-	-	-	-	S	S	-	-	-	P	-	P	A	
Community/Youth/ Senior Center	-	-	-	-	P	P	P	P	-	-	-	P	P	P	A	4.3.4.G
Cultural Facility, Library, or Museum	-	-	-	-	S	P	P	P	-	-	-	P	P	P	A	

TABLE 4.2.3: PRINCIPAL USE TABLE

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

USE TYPE [1]	RESIDENTIAL					COMMERCIAL						MIXED USE				USE-SPECIFIC STANDARDS [2]
	R1	R2	R4	R6	RMF	NC	GC	HC	LI	CI	HI	OI	DTC	DTP	PD	
Drug/Alcohol Treatment Facility	S	S	.	.	.	P	.	S	.	4.3.4.I
Fire/EMS/Police Station	.	.	.	P	P	P	P	P	P	P	P	P	P	P	A	
Fraternal Club or Lodge	.	S	S	P	P	S	P	P	.	.	.	P	.	S	A	4.3.4.J
Government Office	P	P	P	P	P	P	.	P	P	P	.	
Helicopter Landing Pad	P	P	P	S	.	.	A	4.3.4.K
Hospital	S	.	.	.	S	.	S	A	4.3.4.L
Indoor Private Recreation	.	P	P	P	P	P	P	.	.	.	.	P	.	P	A	
Outdoor Private Recreation	.	S	S	P	P	P	P	.	.	.	.	P	.	S	A	
Park (public or private)	P	P	P	P	P	P	P	P	P	P	.	P	P	P	A	
Passenger Terminal	P	P	P	P	P	P	P	P	P	A	
Post Office	P	P	P	.	.	.	P	P	P	A	
Psychiatric Treatment Facility	S	.	S	.	.	.	
Religious Institution	.	S	S	P	P	S	P	P	.	.	.	P	.	S	A	4.3.4.M
School, Elementary	.	S	S	P	P	S	P	P	.	.	.	P	.	S	A	
School, High/Middle	.	S	.	.	.	S	P	P	.	.	.	P	.	S	A	4.3.4.N
School, Vocational	P	P	P	P	P	.	P	A	4.3.4.O
Small Wireless Facility	S	S	S	S	P	P	P	P	P	P	P	P	P	P	A	4.3.4.P; 4.3.4.S
Telecommunications Tower, Minor or Concealed	.	.	S	S	S	S	S	S	P	P	P	S	.	.	A	4.3.4.Q; 4.3.4.S
Temporary Wireless Facility	.	S	S	S	S	S	P	P	P	P	P	P	S	S	A	4.3.4.R; 4.3.4.S
Urgent Care Facility	P	P	P	.	.	.	P	.	P	A	
Utility, Major	P	P	P	P	P	P	.	P	A	4.3.4.T
Utility, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	4.3.4.T
COMMERCIAL USE CLASSIFICATION																
Art Gallery	P	P	P	.	.	.	P	P	P	A	4.3.5.D
Artisan Studio	P	P	P	.	P	.	P	P	P	A	4.3.5.E
Bed and Breakfast	S	S	S	S	P	P	P	P	.	.	.	P	P	P	A	4.3.5.K
Business Incubator	P	P	P	P	P	.	P	P	P	A	4.3.5.M
Coffee Shop	S	P	P	P	.	P	.	P	P	P	A	4.3.5.P
Co-Working Space	P	P	P	P	P	.	P	P	P	A	4.3.5.R
Financial Services Establishment	P	P	P	.	.	.	P	P	P	A	4.3.5.T
Gymnasium/ Fitness Center	S	P	P	P	S	.	.	P	P	P	A	4.3.5.Z

TABLE 4.2.3: PRINCIPAL USE TABLE

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

USE TYPE [1]	RESIDENTIAL					COMMERCIAL						MIXED USE				USE-SPECIFIC STANDARDS [2]
	R1	R2	R4	R6	RMF	NC	GC	HC	LI	CI	HI	OI	DTC	DTP	PD	
Hair, Nails, and Skin-Related Services	P	P	P	.	.	.	P	P	P	A	
Office, Medical	P	P	P	P	.	.	P	P	P	A	
Office, Professional	P	P	P	P	P	.	.	P	P	P	A	
Office, Sales or Service	P	P	P	.	P	.	P	P	P	A	
Package and Printing Service	P	P	P	.	S	.	P	P	P	A	
Park and Ride Facility	P	P	P	P	P	P	P	P	P	P	A	
Parking Lot	P	P	P	P	P	P	P	P	P	P	A	4.3.5.HH
Parking Structure	S	S	P	P	P	P	P	P	P	P	A	4.3.5.II
Pharmacy	S	P	P	.	.	.	S	P	P	A	4.3.5.KK
Restaurant Indoor/Outdoor Seating	P	P	P	.	P	.	P	P	P	A	4.3.5.NN
Restaurant with Drive-through/Drive-up Service	P	P	.	P	.	P	.	.	A	4.3.5.NN
Restaurant, Walk-up Only	P	P	P	P	P	P	.	P	P	P	A	4.3.5.NN
Specialty Eating Establishment	P	P	P	.	.	.	S	P	P	A	4.3.5.SS
INDUSTRIAL USE CLASSIFICATION																
Research and Development	S	P	P	P	S	.	P	A	

this