



**TOWN OF ZEBULON
PLANNING BOARD MEETING
December 12, 2022
Following 7:00 Joint Public Hearing**

- I. CALL TO ORDER**
- II. APPROVAL OF THE AGENDA**
- III. APPROVAL OF MINUTES**
 - A. November 14, 2022
- IV. NEW BUSINESS**
 - A. **PD 2022-01 – Wakelon Mills** - Planned Development request to rezone a section of 1015 N. Arendell Avenue from Light Industrial and 409 Judd Street from R4 Residential to PD - Planned Development for the development of a mixed product residential neighborhood and related amenities.
- V. DEVELOPMENT UPDATES**
- VI. ADJOURNMENT**

**Zebulon
Planning Board
Minutes
November 14, 2022**

Present: David Lowry, Laura Johnson Michael Germano, Domenick Schilling, Stephanie Jenkins, Genia Newkirk, Joe Moore-Town Manager, Michael Clark-Planning, Lisa Markland-Town Clerk, Stacie Paratore- Deputy Town Clerk, Sam Slater-Attorney

David Lowry called the meeting to order.

APPROVAL OF AGENDA

David Lowry asked to add Text Amendment 2023-01 development process change, Public Hearing and Parks and Recreation to the agenda.

Michael Germano made a motion, second by Stephanie Jenkins to approve the agenda as amended. There was no discussion and the motion passed unanimously.

APPROVAL OF MINUTES

Stephanie Jenkins made a motion, second by Laura Johnson to approve the October 10, 2022 Planning Board minutes. There was no discussion and the motion passed unanimously.

NEW BUSINESS

**A. Text Amendment 2023-01 Development Process Change, Public Hearing and
Parks and Recreation**

Michael Clark stated since the item was added to the agenda at the meeting, staff did not have time to prepare a report or presentation.

Michael Germano stated he wanted to review the process so the Parks and Recreation Board could be involved in the public hearing and to streamline the development process.

Since Laura Johnson was absent at the October 10, 2022 meeting, David Lowry explained the proposed Joint Public Hearing process change.

Michael Clark explained it was logistically impossible for all three Board to attend a Joint Public Hearing together.

The process changes for the Joint Public Hearing were discussed. The Board of Commissioners would be introduced to the case then would set the Public Hearing and refer the matter to the Planning Board and Parks and Recreation Advisory Board. Both Boards would review the application request in context of their plans with the Comprehensive Land Use Plan and Transportation Plan for the Planning Board and the Parks and Recreation Master Plan for the Parks and Recreation Advisory Board. Once both Boards made a formal recommendation the Board of Commissioners would hold their formal hearing with a possible decision.

Michael Clark stated the text amendment would give additional opportunities for public comment, a recommendation from the Parks and Recreation Advisory Board, increased transparency of the

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development process, implemented the Parks and Recreation Master Plan and ensured a current timeline was maintained.

Mr. Schilling proposed changing the meeting schedule where the Planning Board met the first Thursday and Parks and Recreation Board the following Monday.

Stephanie Jenkins was opposed to the Planning Board having two meetings per month and having a second meeting would conflict with her other obligations.

Michael Germano proposed the Planning Board and Parks and Recreation Boards meet the third Monday to make a recommendation to the Board of Commissioners.

David Lowry stated he was not in favor of splitting up the meetings where citizens would have to come to multiple meetings to speak.

There was discussion about the value of having all the Boards meet together and the logistics of how that could be done.

Domenick Shilling made a motion, second by Michael Germano to adopt the meeting schedule with the introductory meeting at the regular Board of Commissioners meeting, the Planning Board meeting the Thursday of the same week, Parks and Recreation meeting the second Monday of the month.

Stephanie Jenkins stated she was unavailable on Thursdays.

There was no further discussion and the motion failed with a vote 2 to 4 with Domenick Schilling and Michael Germano voting in favor and Stephanie Jenkins, Laura Johnson, David Lowry and Genia Newkirk voting in opposition.

Michael Germano made a motion, second by David Lowry to adopt the meeting schedule with the introductory meeting at the regular Board of Commissioners meeting, a Joint Public Hearing with all boards on the second Monday, Parks and Recreation meeting the third Monday of the month and the Planning Board meeting the fourth Monday.

Michael Clark stated staff would not be able to complete the staff reports and packets in time with the proposed schedule.

Michael Germano amended his motion to state the Board of Commissioners would hold their regular meeting the first Monday, Joint Public Hearing the second Monday, the Planning Board the second Thursday and Parks and Recreation on the third Monday.

There was discussion about the meeting change. Stephanie Jenkins wanted to keep the schedules as they were. Michael Germano stated the Town was changing and growing and the Boards needed to adapt to the change.

David Lowry seconded the amended motion.

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There was no further discussion and the motion failed with a vote 3 to 3 to three with Michael Germano, Domenick Schilling, David Lowry voting in favor and Stephanie Jenkins, Laura Johnson and Genia Newkirk voting in opposition.

Michael Clark explained the Board of Commissioners met the third Thursday of the month for their work session.

David Lowry made a motion, second by Michael Germano to have a Joint Public Hearing on the second Monday to include all three boards, the Planning Board would have the option to meet after the Joint Public Hearing and the Parks and Recreation Advisory Board would meet the third Monday. David Lowry amended his motion to include creation of the Parks and Recreation Board in the ordinance and modifications to Chapter five.

The logistics of all three Boards meeting together was discussed. David Lowry stated it was necessary for the Boards to meet together.

There was no further discussion and the motion passed unanimously.

B. CZ 2023-01 W. Gannon Avenue

Michael Clark stated this was a 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 with 11 dwelling units. A map of the parcel was shown. The public hearing notification was explained. The vicinity map, current zoning map and future land use plan were shown. The concept plan showed multi-family 11-unit townhome style structures with a 30-foot type C buffer and open space preservation. The initial proposed elevations of the units were shown, but it was stated revised elevations were given to the Planning Board during the Joint Public Hearing.

The applicant proposed the following conditions:

- Garage widths
- Architectural conditions
- Building articulation
- Height deviation

The required standards for the request were in section 2.2.6.K:

- Health, safety and welfare
- Appropriate for location
- Reasonable in the public interest
- Concept plan consistent with regulations
- Other relevant factors

Staff recommended approval of CZ 2023-01.

Michael Germano asked Sherry Case about Meridian's willingness to build a fence. Ms. Case stated they were open to building a privacy fence along the property lines of the adjacent single-family homes. An ornamental brick fence along the frontage of Rotary and Gannon was suggested by Michael Germano.

There was discussion about changing the zoning and what it meant to the neighborhood. Ms. Case explained changing the zoning district from Office & Institutional to DTP-C to Downtown Periphery Conditional would give a more residential looking neighborhood.

David Lowry wanted to see a more concrete site plan with additional input from the community.

Domenick asked if the homes planned to be rented. Ms. Case confirmed the homes would be sold and it was clarified by Sam Slater that ownership status could not be part of a condition.

There was discussion about fences and landscape buffers.

Mr. Lowry appreciated Meridian being agreeable to making changes to the proposed development and would like to see an additional neighborhood meeting about designs for more cooperation from citizens. Sam Slater clarified that design recommendations needed to come from the Planning Board.

Michael Clark explained the Planning Board would be approving the architectural conditions and not the exact elevations. There could be small deviations in certain areas but would need to keep with the context, spirit and intent of what was approved.

It was asked what materials would be used on the exterior of the buildings. Ms. Case confirmed the exterior of the homes would not be vinyl siding and the balconies had walk out space.

Michael Germano made a motion, second by Domenick Schilling to recommend approval of CZ 2023-01 with the revised architecture as presented and fencing or sidewalk to be installed along Gannon and Rotary. There was no discussion and the motion passed with a vote 4 to 2 with Michael Germano, Domenick Schilling, David Lowry and Genia Newkirk voting in favor and Laura Johnson and Stephanie Jenkins voting in opposition.

DEVELOPMENT UPDATES

Michael Clark stated there would be a Joint Public Hearing meeting in December and provided development updates.

Michael Germano made a motion, second by Laura Johnson to adjourn. There was no discussion and the motion passed unanimously.

Adopted this the 12th day of December 2022.

David Lowry—Chair

SEAL

Stacie Paratore, CMC—Deputy Town Clerk

STAFF REPORT
CONDITIONAL ZONING 2023-02
0 WEAVERS POND DR
DECEMBER 12, 2022

Topic: CZ 2023-02 - 0 Weavers Pond Dr (The Wall Purdy Tract)
Speaker: Michael J. Clark, CZO, AICP, Planning Director
From: Michael J. Clark, CZO, AICP, Planning Director
Prepared by: Aaron H. Chalker, CZO, Planner II
Approved by:  Joseph M. Moore II, PE, Town Manager

Executive Summary:

The Board of Commissioners will consider a Conditional Zoning Map Amendment for 0 Weavers Pond Dr (PIN# 1797701367). This is a legislative case.

Background:

The Applicant, Weaver's Pond Development Company, LLC, requests rezoning a 43.61-acre parcel from R-40W (Wake County zoning) to Residential Neighborhood - Conditional (R4-C) District for the development of a 105-lot residential subdivision.

Staff Recommendation:

Staff recommends postponing the hearing and consideration to the Joint Public Hearing on January 23, 2023.

Attachments:

1. Letter from Applicant Requesting Continuance



Jason Barron | Partner
421 Fayetteville Street, Suite 530
Raleigh, NC 27601

919-590-0371
jbarron@morningstarlawgroup.com
www.morningstarlawgroup.com

December 7, 2022

VIA ELECTRONIC MAIL ONLY

mclark@townofzebulon.org

Michael Clark
Planning Director
Town of Zebulon
1003 N. Arendell Ave.
Zebulon, NC 27597

Re: The Wall Purdy Tract
Annexation Project ID: 825756
Rezoning Project ID: 825909

Michael,

I am contacting you on behalf of the applicant in the above-captioned rezoning and annexation request. On their behalf and pursuant to the Town's UDO Section 2.3.11, we respectfully request that the applications in this matter, which currently are scheduled to be heard on December 12, 2022, be continued to the next Joint Public Hearing to be held in January, 2023. This will allow additional time for the applicant to continue to work with the Town's planning staff on items that have been raised for review and consideration.

Please feel free to contact me should you have any questions or comments.

Sincerely,

MORNINGSTAR LAW GROUP



Jason Barron
Partner

cc: Aaron Chalker, CZO
achalker@townofzebulon.org

Grey Berry
grey@futrellproperty.com

STAFF REPORT
PLANNED DEVELOPMENT 2022-01
WAKELON MILLS
DECEMBER 12, 2022

Topic: PD 2022-01 Wakelon Mills (Formally Remington Chase-
Project Number 685811

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 Planned Development / Map Amendment for the southern portion of 1015 N. Arendell (PIN# 1795878684 and 1795976462) and 409 Judd Street (1765967965). This is a legislative case.

Background:

Collier Marsh, attorney with Parker Poe, submitted a Planned Development request on behalf of the developer TOR Remington to construct 293 residential units (townhomes and single family detached units) on 70.92 acres. The proposed site includes the southern section of the GSK property and an adjacent residential parcel. The land owned by GSK, zoned LI- Light Industrial and O&I – Office and Institutional, contains a land locked vacant parcel, a large area of undeveloped land, and a vacant building once used as a daycare. The adjacent residential parcel on Judd Street, zoned R4-Neighborhood Residential, is improved with a single family residential detached structure.

Discussion:

Unified Development Ordinance provides regulations for Planned Developments (attached) and requires compliance with following standards:

1. Whether the proposed zoning map amendment advances the public health, safety, or welfare;
2. Whether and the extent to which the proposed 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 rezoning is reasonable and in the public interest.
4. Other factors as the Board of Commissioners may determine to be relevant

Policy Analysis:

Grow Zebulon: Comprehensive Land Use Plan (Future Land Use):

The Board designated this area "General Residential" and a small portion "Industrial Light" with adoption of the Comprehensive Land Use Plan in June 2021. The proposed development is consistent with the intent of the General Residential description and the Housing and Neighborhoods section (attached) in that it provides for multiple housing types to serve a wide range of economic and social needs.

The proposed request is not consistent with the Industrial Light designation, however that is not the highest and best use of the vacant land as it has a high likelihood of allowing uses that would be incompatible with adjacent residential uses. (Please see attachment 12 for a list of light industrial uses). Approval of the proposed request would amend the

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future land use plan to move the Industrial Light boundary closer to the current GSK facility.

Grow Zebulon: Comprehensive Transportation Plan (Transportation Plan):

Development of these properties requires the extension of Judd Street as a 2-lane median divided road to Worth Hinton Road, and connection to the end of Wedgewood. The Transportation Plan requires these street extensions and connections to mitigate traffic congestion, increase efficiency of public service deliveries, and decrease emergency response times by offering multiple routes of access and egress to the neighborhoods.

A TIA was performed and includes recommendations for a turning lane on Worth Hinton Road and monitoring of the intersection of N. Arendell and Judd Street for future signalization. (Attachments 1 and 8)

Play Zebulon: Comprehensive Parks and Recreation Master Plan (Play Zebulon):

The proposal includes greenways identified in the Greenway, Bicycle and Pedestrian Plan. Play Zebulon goals include working with community developers to provide parks and open spaces. This is accomplished through development of open spaces and encouraging a more walkable and bikeable community (Attachment 11). The developments identify several private greenways and active recreation areas with amenities.

As identified in Play Zebulon, new developments should consider including amenities along greenway and near trail heads. Examples of current proposed amenities include pickleball courts, swimming pool, playground, natural surface trails, soccer field, dog park, and workout stations throughout the development. Amenities also include trashcans, pet waste stations, benches, and bike racks to support open spaces areas. As it pertains to Play Zebulon, determining if the private amenities and greenways will conform with the spirit and intent of the Parks and Recreation Plan will be determined at construction drawing and site plan submittal of the main Amenity Center.

Unified Development Ordinance (UDO):

The purpose and intent of Planned Development districts is to provide greater flexibility in return for a higher quality development (e.g., architecture, amenities, infrastructure). The applicant requests a mixed product neighborhood (with townhomes and single family detached dwellings) and a reduction in the minimum width for front-loaded lots. The applicant has agreed to most of the architectural conditions suggested by Staff, however the significant condition left unmet is pushing the garage door on front loaded lots behind the edge of the front porch or front door.

Fiscal Analysis:

Similar three-story townhomes within Eastern Wake County are selling for \$250,000 to \$500,000 and comparable single-family detached dwellings are selling for \$400,000. This would result in average taxable values being above the average taxable value within The Town of \$204,139, and greater than a total taxable income of \$329,968.68 per year. The

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location of the property is not such that it would result in increased travel times for public services.

The transportation improvements, both required and recommended by Staff, would result in the construction of much needed infrastructure to connect Judd Street to Worth Hinton Road and Wedgewood Avenue. Currently, the insufficient number of east-west connections, and neighborhood interconnections, cause traffic to funnel to singular points of congestion and emergency and public services to take indirect, and longer, routes towards calls for service. Furthermore, if the applicant made improvements to the Judd/Arendell Intersection, this would reduce costs borne by the Town to improve the intersection.

The increased residential density near existing commercial districts increases the demand for those districts to expand or change customer services (e.g., retail and restaurant establishments) to supply consumer demand. These changes can produce higher sales taxes revenue.

Finally, increased residential density increases population, both increases Zebulon's proportional share of taxes distributed by the State (e.g., sales tax, gas tax) and expands the Town's ability to control development and growth on its periphery (e.g., extraterritorial jurisdiction).

Staff Recommendation:

Staff recommends accepting public comment and referring the matter to the Planning Board for consideration.

While Staff does not recommend denial of the request, the proposed development could better meet the spirit and intent of a Planned Development through upgraded architectural details, greater attention to the development of a pedestrian oriented neighborhood (i.e., focus on pedestrian safety, scale, connectivity, and amenities), and a more specific commitment to transportation improvements.

Attachments:

1. Application, Site Plan, TIA
2. Future Land Use and Character Map
3. Aerial Map
4. Zoning Map
5. Site Pictures
6. Public Hearing Notice Affidavit
7. UDO Section 5.5.3 Planned Development
8. TIA Review & Developer Response
9. Comprehensive Land Use Plan (Excerpts)
10. Comprehensive Transportation Plan (Excerpts)
11. Comprehensive Parks and Recreation Plan (Excerpts)
12. Light Industrial Uses

APPLICATION FOR
PLANNED DEVELOPMENT

DATE FILED: _____

PART 1. DESCRIPTION OF REQUEST/PROPERTY		
Street Address of the Property: See Exhibit A		Acreage:
Parcel Identification Number (NC PIN): See Exhibit A	Deed Book: See Exhibit A	Deed Page(s): See Exhibit A
Existing Zoning of the Property: Light Industrial (LI); Office & Industrial (OI); Residential 4 (R4)		Proposed Zoning of the Property: Planned Development
Existing Use of the Property: Light Industrial; Vacant Land; Single-Family Detached		Proposed Use of the Property: Light Industrial and Residential
Reason for rezoning to a Planned Unit Development: The Planned Development ("PD") zoning will facilitate the development of a residential community with a mix of housing types with convenient resident access to downtown Zebulon, schools, recreation, shopping, and services. The PD zoning will allow a comprehensively planned community that is well connected, preserves environmental features, and encourages residents to walk and bike for recreation and transportation.		

PART 2. APPLICANT/AGENT INFORMATION		
Name of Applicant/Agent: TOR Remington, LLC		
Street Address of Applicant/Agent: 4027 Hess Road		
City: Monkton	State: Maryland	Zip Code: 21111
Email of Applicant/Agent: c/o Collier Marsh; CollierMarsh@parkerpoe.com	Telephone Number of Applicant/Agent: 919-835-4663	Fax Number of Applicant/Agent: N/A
Are you the owner of the property? ☐ Yes ☒ No	Are you the owner's agent? ☒ Yes ☐ No	Note: If you are not the owner of the property, you <u>must</u> obtain the Owner's consent and signature giving you permission to submit this application.

PART 3. PROPERTY OWNER INFORMATION		
Name of Property Owner: GLAXOSMITHKLINE LLC, a Delaware limited liability company fka GLAXO, Inc.		
Street Address of Property Owner: 5 Moore Drive, PO Box 13398		
City: RTP	State: NC	Zip Code: 27709; Mailstop 17.1E
Email of Property Owner: N/A	Telephone Number of Property Owner: N/A	Fax Number of Property Owner: N/A
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.		

Applicant:**TOR Remington, LLC**
a Maryland limited liability companyBy: **Ten Oaks Communities, LLC**
a Maryland limited liability company,
its ManagerBy: 
Fred Sheekels, Manager

**LEGISLATIVE CONSIDERATIONS – PLANNED DEVELOPMENT**

The applicant shall propose site-specific standards and conditions that take into account the following considerations, which are considerations that are relevant to the legislative determination of whether or not the proposed planned development is in the public interest. These considerations do not exclude the legislative consideration of any other factor that is relevant to the public interest. Failure to adequately address the findings below may result in denial of the application. Please provide responses to the following standards as outlined in Section 2.2.13 of the Unified Development Ordinance.

1. Please provide details on how the proposed Planned Development advances the public health, safety, or welfare
The proposed Planned Development (the "PD") advances the public health, safety, and welfare in numerous ways. The PD provides for the public welfare by facilitating the development of a mix of housing types at various price points to meet rising housing demand in the Town of Zebulon. The PD will facilitate the development of an infill site close to Downtown Zebulon. The added residential density in this location will take advantage of Town amenities and will support existing commercial development. The PD will improve public safety by completing the Town's planned extension of W Judd Street to Worth Hinton Road. This extension will improve connectivity and traffic flow in the area. The PD will promote public health and safety by creating a community with sidewalks on both sides of the streets, walking trails through forested areas, and passive and active open spaces throughout the neighborhood.
2. Please provide details on how the proposed Planned Development is appropriate for its proposed location, and is consistent with the purposes, goals, objectives, and policies of the Town's adopted policy guidance.
The PD is consistent with the Town's long range plans and the Grow Zebulon Comprehensive Land Use Plan. The PD will provide a mix of housing types at varying price points in a location close to Downtown Zebulon. The PD directly conforms to the Future Land Use and Character Map's General Residential designation for the site which calls for planned developments with a mix of housing types and varying densities. The PD is also consistent with the Town's Comprehensive Transportation Plan and will provide the extension of W Judd Street west to Worth Hinton Road and a southern connection between W Judd Street and Wedgewood Avenue. Please see Section 3 of the attached Planned Development Statement of Terms and Conditions for additional information addressing this legislative consideration.
3. Please provide details on how the proposed Planned Development is reasonable and in the public interest.
The PD is reasonable because it is consistent with the Town's long range plans set forth in the Grow Zebulon Comprehensive Land Use Plan and directly conforms to the Future Land Use and Character Map's General Residential Designation. The PD is in the public interest because: the PD will help meet rising housing demand in the Town with a variety of housing options at different price points; the PD will provide important street connections contemplated by the Town's Comprehensive Transportation Plan; the PD will locate housing in a location less than a mile from Downtown Zebulon and will support existing commercial development; and the PD will create a pedestrian friendly environment with ample passive and active open space.
4. Please provide details on how the proposed Planned Unit Development provides for innovative land planning and site design concepts that support a high quality of life and achieve a high quality of development, environmental sensitivity, energy efficiency, and other Town goals and objectives.
The PD proposes several innovative land planning and site design concepts. As shown in the attached Concept Plan, the PD locates a mix of housing types in strategic locations. Rear-loaded townhouses are proposed along the planned W Judd Street extension, which will create an attractive and walkable main street environment. Larger single family detached homes are placed to the north and south of the townhouses, in proximity to passive and active open spaces, and in a manner that preserves riparian buffers. The proposed single family detached homes are also located closer to existing single family detached homes in order to provide appropriate transitions. The Concept Plan respects and preserves existing environmental features and also takes advantage of these natural features with walking trails that connect the neighborhood.
5. Please provide details on how the proposed planned unit development provides improved means of access, open space, and design amenities;
The PD provides important street connections contemplated by the Town's Comprehensive Transportation Plan. The PD will facilitate the extension of W Judd Street to Worth Hinton Road and a southern connection between W Judd Street and Wedgewood Avenue. The PD also provides ample pedestrian connectivity with sidewalks on both sides of every street and walking trails connecting different sections of the neighborhood. The sidewalks and walking trails also connect proposed passive and active open spaces that are included throughout the development as shown on the Concept Plan. The PD also includes architectural commitments for the proposed residential uses which are set forth in the accompanying Planned Development Statement of Terms and Conditions.



6. Please provide details on how the proposed Planned Unit Development provides a well-integrated mix of residential and nonresidential land uses in the same development, including a mix of housing types, lot sizes, and densities;

The PD features a mix of single family attached (townhouse) and single-family detached homes on a mix of lot sizes. Rear loaded townhouses will be centered along the proposed W Judd Street extension to create a walkable and attractive main street environment. Single family detached homes will be placed on larger lots along internal neighborhood streets north and south of Judd Street. Active open spaces and passive open spaces including riparian areas are proposed throughout the community. The single family detached homes are also located closer to existing single family detached homes in order to provide appropriate transitions. The proposed residential uses are also well integrated with sidewalks and walking trails throughout the community.

7. Please provide details on how the proposed Planned Unit Development creates a system of incentives for redevelopment and infill in order to revitalize established areas;

The PD directly accomplishes this goal by redeveloping an infill site in an established part of Zebulon. The site is the undeveloped southern portion of the GSK manufacturing property. The Town's Future Land Use and Character Map specifically calls for the redevelopment of this infill site for General Residential use and this PD fulfills that goal. Notably, this site is less than a mile from downtown Zebulon. Placing this additional proposed residential density close to downtown will help support local businesses and encourage residents to live, work, and play in Zebulon. The proposed extensions of W Judd Street and Wedgewood avenue through this site will also improve connectivity throughout the surrounding area.

8. Please provide details on how the proposed Planned Unit Development promotes a vibrant public realm by placing increased emphasis on active ground floor uses, pedestrian-oriented building façade design, intensive use of sidewalks, and establishment of public gathering areas;

The proposed W Judd Street extension and residential development along W Judd Street are important commitments of this rezoning. W Judd Street will be a 2 lane, median divided street, with trees and landscaping, sidewalks on both sides of the street, and rear loaded townhouses facing the street. The result will be an attractive and walkable main street environment. As shown on the Concept Plan, the PD features sidewalks on both sides of every street and walking trails exploring riparian areas and connecting different sections of the neighborhood. Passive and active spaces are spaced throughout the neighborhood so that there are recreational opportunities in close proximity to all residences, and walking trails and sidewalks to reach recreational spaces in other sections of the neighborhood.

9. Please provide details on how the proposed Planned Unit Development provides for efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs; and

The PD ensures efficient land use because it allows for the development of additional residential density on an infill site in close proximity to Downtown Zebulon. The PD also provides a mixture of residential uses and densities, which will add needed housing supply at different price points and will help moderate rising housing costs. Town water and sewer services are also available.

10. Please provide details on how the proposed Planned Unit Development provides quality design and environmentally sensitive development that respects surrounding established land use character and respects and takes advantage of a site's natural and man-made features, such as trees, estuaries, shorelines, special flood hazard area, and historic features.

The PD ensures high quality design through architectural commitments set forth in the attached Planned Development Statement of Terms and Conditions. As set forth in the attached concept plan, the PD includes a thoughtful layout to ensure high quality design at the neighborhood scale. Rear-loaded townhouses are proposed along the planned W Judd Street extension, which will create an attractive and walkable main street environment. Larger single family detached homes are placed to the north and south of the townhouses, in proximity to passive and active open spaces, and in a manner that preserves riparian buffers. The proposed single family detached homes are also located closer to existing single family detached homes in order to provide appropriate transitions. The Concept Plan respects and preserves existing environmental features and also takes advantage of these natural features with walking trails that connect the neighborhood.

11. Other factors as the Board of Commissioners may determine to be relevant.

The PD fulfills numerous goals and objectives of the Town's planning policies. The PD will facilitate the development of an infill site in close proximity to downtown Zebulon with a mixture of residential uses. These proposed residential uses will take advantage of Town amenities and support existing commercial development. The PD is consistent with the Grow Zebulon Comprehensive Land Use Plan and directly conforms with the Future Land Use and Character Map's General Residential Designation. The also PD provides two important street connections contemplated by the Town's Comprehensive Transportation Plan. Please see the attached Concept Plan and Planned Development Statement of Terms and Conditions for additional information on this PD.

**APPLICATION FOR
PLANNED DEVELOPMENT****OWNER'S CONSENT FORM**Name of Project: Remington Chase Submittal Date: _____**OWNER'S AUTHORIZATION**

I hereby give CONSENT to Fred Sheckells and TOR Remington, 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 2.2.13. of the Town of Zebulon Unified Development Ordinance, that lands subject to a Planned Development shall be subject to all the standards, conditions, and plans approved as part of that application. These standards, plans, and approved conditions are perpetually binding on the land as an amendment to this Ordinance and the Official Zoning Map, and may only be changed in accordance with the procedures established in this Ordinance. Development located outside the Town of Zebulon's corporate limits shall comply with all Town policies related to annexation and the extension of utilities. I understand that all other applicable standards and regulations of the UDO will remain applicable to the subject lands unless specifically listed as conditions or deviations as part of this request. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I acknowledge that additional information may be required to process this application. I further consent to the Town of Zebulon to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

Owner:

GLAXOSMITHKLINE LLC,
a Delaware limited liability company

By: Hatixhe Hoxha
Name: **Hatixhe Hoxha**
Title: **Assistant Secretary**

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.

Owner:

GLAXOSMITHKLINE LLC,
a Delaware limited liability company

By: Hatixhe Hoxha
Name: **Hatixhe Hoxha**
Title: **Assistant Secretary**

*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 PLANNED DEVELOPMENT

OWNER'S CONSENT FORM

Name of Project: Remington Chase

Submittal Date: _____

OWNER'S AUTHORIZATION

I hereby give CONSENT to Fred Sheckells and TOR Remington, 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 2.2.13. of the Town of Zebulon Unified Development Ordinance, that lands subject to a Planned Development shall be subject to all the standards, conditions, and plans approved as part of that application. These standards, plans, and approved conditions are perpetually binding on the land as an amendment to this Ordinance and the Official Zoning Map, and may only be changed in accordance with the procedures established in this Ordinance. Development located outside the Town of Zebulon's corporate limits shall comply with all Town policies related to annexation and the extension of utilities. I understand that all other applicable standards and regulations of the UDO will remain applicable to the subject lands unless specifically listed as conditions or deviations as part of this request. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I acknowledge that additional information may be required to process this application. I further consent to the Town of Zebulon to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

Owner:

By: Jason B. Richardson
Jason B. Richardson

By: Gwen M. Richardson
Gwen M. Richardson

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.

Owner:

By: Jason B. Richardson
Jason B. Richardson

By: Gwen M. Richardson
Gwen M. Richardson

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

**CONCEPT PLAN REQUIREMENTS**

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

**CHECK IF
SUBMITTED****ITEM**

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



PROPOSED USES

An application has been duly filed requesting that the property described in this application be rezoned from Light Industrial (LI) & Office & Industrial (OI) to Planned Development (PD). It is understood and acknowledged that if the property is rezoned as requested, the property described in this request will be perpetually bound to the use(s) authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in the Unified Development Ordinance. It is further understood and acknowledged that final plans for any specific development to be made pursuant to any such Planned Development shall be submitted for site or subdivision plan approval. Use additional pages as needed.

The Rezoned Lands may be used for, and only for, the uses listed immediately below. The permitted uses are subject to the limitations and regulations stated in the Use Table and any additional limitations or regulations stated below. For convenience, some relevant sections of the Unified Development Ordinance may be referenced; such references do not imply that other sections of the Unified Development Ordinance do not apply.

1.	See attached PD Statement of Terms and Conditions	25.	
2.		26.	
3.		27.	
4.		28.	
5.		29.	
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7.		31.	
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15.		39.	
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18.		42.	
19.		43.	
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21.		45.	
22.		46.	
23.		47.	
24.		48.	



PROPOSED DEVELOPMENT CONDITIONS

The applicant hereby requests that the Zebulon Board of Commissioners, pursuant to Section 3.3.5 of the Unified Development Ordinance, approve the Proposed Planned Development with above listed use(s), subject to the following condition(s), requested deviations, and proposed alternative means of compliance. (Attach additional pages as needed)

See attached Planned Development Statement of Terms and Conditions

PD 2022-01 Attachment 1

1016N ARENDELL HOLDINGS LLC ARENDELL PARTNERS LLC
ANDRADE, RICARDO VARGAS VARGAS, NANCY
BARNES, FREDERICK W BARNES, GLENDA P
BECK, RICHARD D BECK, KAYE M
BECKER, JAMES A BECKER, DONNA D
BKING PROPERTIES LLC
BRANN, JOHN R BRANN, VICKY B
BUCKLEW, BRANDON BUCKLEW, SARAH
BUMGARNER, DONALD R
CAMPBELL, ERNEST L
CARLTON, SHEERLENE ARTIS CARLTON, BOBBY EARL
CARROLL, MARTHA NELLE ESTES CARROLL, WILLIAM AYDEN
CLARK, JOHN ARCHIE III
DENT, KENNETH C DENT, FREDDIE C
DIXON, KASTRINA
DJI PROPERTIES LLC
DOYLE CO INC THE
DRIVER, CHARLES R
EDDINS, DONNA P HEIRS
ELLIS, PHILIP DAVID SMITH, TORI MICHELLE
ESTES, AMOS C
ESTES, CHARLES W ESTES, ROBIN S
ESTES, ROBIN
FIRST CITIZENS BANK & TRUST COMPANY
G & H RENTALS LLC
GARLAND, JOHN HOSEA GARLAND, SHAWN H
GLAXO INC
GLAXO INC
GLAXO WELLCOME INC
GRANT, RICHARD L SR GRANT, JASMEAN N
HAMMOND, NANCY G
HARRIS, DONALD CARL HARRIS, JANET W
HAYES, DOUGLAS J HAYES, CORINNE M
HAYNES, STEVEN
HIGH, ALOYSIUS HIGH, CATHERINE H
HIGH, DAVID LEE HIGH, MICHELLE D
HIGH, EARNESTINE HIGH, CHRISTINE
HIGH, JAMES J III HEIRS
HIGH, NANCY L HIGH, ALTON
HILARIO, ZURITA MARITNEZ VILLEDA RAMIREZ, MAYRA JANETH

1201 EDWARDS MILL RD STE 300
611 SEXTON AVE
629 YATES PL
PO BOX 518
626 STRATFORD DR
PO BOX 116
613 SEXTON AVE
805 WEDGEWOOD AVE
607 STRATFORD DR
631 WORTH HINTON RD
628 STRATFORD DR
PO BOX 97
113 E SYCAMORE ST
608 STRATFORD DR
606 WORTH HINTON RD
3650 ROGERS RD # 288
PO BOX 236
1712 MARSHBURN RD
102 CARRINGTON DR
621 STRATFORD DR
513 W FRANKLIN ST
PO BOX 97
309 LAKESIDE CIR
PO BOX 27131
4431 NC HIGHWAY 231
305 LAKESIDE CIR
5 MOORE DR
C/O DUCHARME MCMILLEN & ASSOC
PO BOX 80615
620 STRATFORD DR
606 WELLINGTON DR
704 WEDGEWOOD AVE
610 SEXTON AVE
312 LAKESIDE CIR
837 WORTH HINTON RD
809 WORTH HINTON RD
LANDIS H SANDERS
CHARLES W HIGH, ADMIN
DARRYL R HIGH
632 YATES PL

RALEIGH NC 27607-3625
 ZEBULON NC 27597-2121
 ZEBULON NC 27597-2135
 ZEBULON NC 27597-0518
 ZEBULON NC 27597-2214
 MORRISVILLE NC 27560-0116
 ZEBULON NC 27597-2121
 ZEBULON NC 27597-2225
 ZEBULON NC 27597-2213
 ZEBULON NC 27597-2108
 ZEBULON NC 27597-2214
 ZEBULON NC 27597-0097
 ZEBULON NC 27597-2831
 ZEBULON NC 27597-2214
 ZEBULON NC 27597-2109
 WAKE FOREST NC 27587-9306
 KNIGHTDALE NC 27545-0236
 WENDELL NC 27591-9356
 KNIGHTDALE NC 27545-9416
 ZEBULON NC 27597-2213
 ZEBULON NC 27597-2149
 ZEBULON NC 27597-0097
 ZEBULON NC 27597-2251
 RALEIGH NC 27611-7131
 ZEBULON NC 27597-8093
 ZEBULON NC 27597-2251
 DURHAM NC 27709-0143
 PO BOX 80615
 INDIANAPOLIS IN 46280-0615
 ZEBULON NC 27597-2214
 ZEBULON NC 27597-2228
 ZEBULON NC 27597-2224
 ZEBULON NC 27597-2122
 ZEBULON NC 27597-2251
 ZEBULON NC 27597-8659
 ZEBULON NC 27597-8659
 9101 JONES MILL RD
 109 SKIPPING ROCK LN
 1401 SHEPARD SCHOOL RD
 ZEBULON NC 27597-2136

INDIANAPOLIS IN 46280-0615

CHEVY CHASE MD 20815-5614
GARNER NC 27529-3953
ZEBULON NC 27597-9380

HIRSCH, WILLIAM J JR HIRSCH, MAUREEN E
HOCUTT, MILDRED
HOLT, PATRICIA L
HORTON, DONALD E HORTON, JOANN S
HUNSUCKER, BETTY J
IH6 PROPERTY NORTH CAROLINA LP
JENKINS, WALLACE E
JENKINS, WALLACE E JENKINS, PHYLLIS A
JONES, GARY D MILES, ARLANDA M
JONES, MICHAEL C JONES, CYNTHIA L
KEMP, RUSSELL W
KUBIAK, JOHN KUBIAK, JUDITH
LANIER, JUNE K
LASSITER, ELLIOT L LASSITER, SONYA D
LEVISTER, JOSEPH D LEVISTER, JOYCE P
MCALLISTER, TYRAIL L
MCCULLOUGH, JOHN A
MEDLIN, HILLIARD EARL MEDLIN, ALMA P
MORGAN, FRED W MORGAN, WANDA C
NARRON, CAROLYN B BUNN, JESSIE THOMAS
NEWSOME, PAMELA D NEWSOME, RODNEY T
NW REAL ESTATE INVESTMENTS LLC
NWOGBO, ABUCHI NWOGBO, STELLA I
OPENDOOR PROPERTY J LLC
OVERBY, DEBORAH L GRIFF
PARKER, SANDRA S
PARKS, ELLEN H
PELLANT, GEOFFREY
PENDER, MICHAEL PENDER, LEAH
PERRY, DONALD H
PERRY, FAYE FINCH
PETERS, SHAWN TLE NICOLE
POWELL, RICHARD THOMAS
PRIVETTE PROPERTY LLC
PRIVETTE, BRYAN GLENN
PULLEY CEMETERY
PULLEY, LOWELL R
PULLEY, ROBERT E PULLEY, BRENDA P
REHMAN, BABAR REHMAN, AZIZ
RICHARDSON, ANNIE MAE HEIRS
RICHARDSON, JASON B RICHARDSON, GWEN M
RIOS-MARTINEZ, MARIA L

1131 7 LKS N
803 WEDGEWOOD AVE
705 WEDGEWOOD AVE
618 STRATFORD DR
610 STRATFORD DR
1717 MAIN ST STE 2000
735 WATER PLANT RD
735 WATER PLANT RD
615 STRATFORD DR
311 LAKESIDE CIR
94 WALNUT AVE
608 WELLINGTON DR
303 LAKESIDE CIR
617 STRATFORD DR
PO BOX 112
216 HARPER ST
613 STRATFORD DR
SHELLY RAGSDALE
308 LAKESIDE CIR
2870 WYCLIFF RD
805 WORTH HINTON RD
629 WORTH HINTON RD
1321 HERITAGE HILLS WAY
410 N SCOTTSDALE RD STE 1600
7252 MANOR OAKS DR
605 WELLINGTON DR
C/O WILLARD PARKS
628 YATES PL
636 YATES PL
306 LAKESIDE CIR
611 STRATFORD DR
637 YATES PL
213 BRANDON CT
PO BOX 1250
219 W JUDD ST
409 W JUDD ST
402 W JUDD ST
403 W JUDD ST
942 TEMPLERIDGE RD
KENNETH RICHARDSON
409 W JUDD ST
610 WORTH HINTON RD

WEST END NC 27376-9756
ZEBULON NC 27597-2225
ZEBULON NC 27597-2223
ZEBULON NC 27597-2214
ZEBULON NC 27597-2214
DALLAS TX 75201-4657
ZEBULON NC 27597-8603
ZEBULON NC 27597-8603
ZEBULON NC 27597-2213
ZEBULON NC 27597-2251
EAST NORWICH NY 11732-1416
ZEBULON NC 27597-2228
ZEBULON NC 27597-2251
ZEBULON NC 27597-2213
ZEBULON NC 27597-0112
GARNER NC 27529-3206
ZEBULON NC 27597-2213
203 WACCAMAW LN LONGS SC 29568-7512
ZEBULON NC 27597-2251
RALEIGH NC 27607-3035
ZEBULON NC 27597-8659
ZEBULON NC 27597-2108
WAKE FOREST NC 27587-4467
TEMPE AZ 85281-0976
RALEIGH NC 27615-5579
ZEBULON NC 27597-2227
4725 BURLINGTON MILLS RD ROLESVILLE NC 27571-9620
ZEBULON NC 27597-2136
ZEBULON NC 27597-2136
ZEBULON NC 27597-2251
ZEBULON NC 27597-2213
ZEBULON NC 27597-2135
RALEIGH NC 27609-3702
KNIGHTDALE NC 27545-1250
ZEBULON NC 27597-2329
ZEBULON NC 27597-2203
ZEBULON NC 27597-2204
ZEBULON NC 27597-2203
WAKE FOREST NC 27587-9006
788 HAY RIVER ST GARNER NC 27529-6220
ZEBULON NC 27597-2203
ZEBULON NC 27597-2109

ROMAN, CHARNE R ROMAN, REYNA R
SAUNDERS, JOAN PARKS
SIMPSON, DEBORAH M
SMITH, HENRY TAFT BUSBY, DORIS SMITH NEALY
SMITH, NORWOOD M
SMITHKLINE BEECHAM CORP
SOUTH OF MASON, LLC
SPIVEY, JIMMY W
SQUIRES, JEFFREY SQUIRES, JOY C
TOWN OF ZEBULON
TRIANGLE EAST CENTER, LLC
TYSON, OSCAR L TYSON, MYRTLE R
WATSON ELECTRICAL CONSTRUCTION COMPANY LLC
WILLIAMS, BRONNETTE STATON
YEAWOLO, JOLU KANDDY
ZEBULON TOWN OF

908 N WAKEFIELD ST
1800 CASTLE CT
PO BOX 74
2051 PLAINS CT
1654 NC HIGHWAY 96
DUCHARME MCMILLIAN & ASSOC
108 E WALKER DR
604 STRATFORD DR
402 W FRANKLIN ST
1003 N ARENDELL AVE
405 WESTERN BLVD STE D
707 WEDGEWOOD AVE
1500 CHARLESTON ST SE
608 SEXTON AVE
633 YATES PL
1003 N ARENDELL AVE

ZEBULON NC 27597-2344
FLOWER MOUND TX 75028-1056
LUCAMA NC 27851-0074
GRAND PRAIRIE TX 75052-8863
FRANKLINTON NC 27525-7687
PO BOX 80615
SUMMERVILLE SC 29483-4220
ZEBULON NC 27597-2214
ZEBULON NC 27597-2105
ZEBULON NC 27597-2309
JACKSONVILLE NC 28546-6851
ZEBULON NC 27597-2223
WILSON NC 27893-9035
ZEBULON NC 27597-2122
ZEBULON NC 27597-2135
ZEBULON NC 27597-2309

INDIANAPOLIS IN 46280-0615

Property Owners Within 150 feet of Subject Property

<u>PIN</u>	<u>Owner</u>	<u>Mail Address 1</u>	<u>Mail Address 2</u>	<u>Mail Address 3</u>
2705187615	1016N ARENDELL HOLDINGS LLC ARENDELL PARTNERS LLC	1201 EDWARDS MILL RD STE 300	RALEIGH NC 27607-3625	
1795869049	BECKER, JAMES A BECKER, DONNA D	626 STRATFORD DR	ZEBULON NC 27597-2214	
1795753871	BKING PROPERTIES LLC	PO BOX 116	MORRISVILLE NC 27560-0116	
1795758944	BRANN, JOHN R BRANN, VICKY B	613 SEXTON AVE	ZEBULON NC 27597-2121	
1795866111	BUCKLEW, BRANDON BUCKLEW, SARAH	805 WEDGEWOOD AVE	ZEBULON NC 27597-2225	
1795763763	CAMPBELL, ERNEST L	631 WORTH HINTON RD	ZEBULON NC 27597-2108	
1795868048	CARLTON, SHEERLENE ARTIS CARLTON, BOBBY EARL	628 STRATFORD DR	ZEBULON NC 27597-2214	
2705062638	CARROLL, MARTHA NELLE ESTES CARROLL, WILLIAM AYDEN	PO BOX 97	ZEBULON NC 27597-0097	
1795967085	DENT, KENNETH C DENT, FREDDIE C	608 STRATFORD DR	ZEBULON NC 27597-2214	
2705075562	DJI PROPERTIES LLC	3650 ROGERS RD # 288	WAKE FOREST NC 27587-9306	
2705074445	DJI PROPERTIES LLC	3650 ROGERS RD # 288	WAKE FOREST NC 27587-9306	
1795967255	DOYLE CO INC THE	PO BOX 236	KNIGHTDALE NC 27545-0236	
1795768036	DRIVER, CHARLES R	1712 MARSHBURN RD	WENDELL NC 27591-9356	
2705077509	EDDINS, DONNA P HEIRS	102 CARRINGTON DR	KNIGHTDALE NC 27545-9416	
2705074018	ESTES, AMOS C	513 W FRANKLIN ST	ZEBULON NC 27597-2149	
2705071151	ESTES, AMOS C	513 W FRANKLIN ST	ZEBULON NC 27597-2149	
2705062404	ESTES, ROBIN	309 LAKESIDE CIR	ZEBULON NC 27597-2251	
2705186910	FIRST CITIZENS BANK & TRUST COMPANY	PO BOX 27131	RALEIGH NC 27611-7131	
1795764328	G & H RENTALS LLC	4431 NC HIGHWAY 231	ZEBULON NC 27597-8093	
2705061276	GARLAND, JOHN HOSEA GARLAND, SHAWN H	305 LAKESIDE CIR	ZEBULON NC 27597-2251	
1795778582	GLAXO INC	5 MOORE DR	DURHAM NC 27709-0143	
1795878684	GLAXO INC	C/O DUCHARME MCMILLEN & ASSOC	PO BOX 80615	INDIANAPOLIS IN 46280-0615
1795793351	GLAXO WELLCOME INC	PO BOX 80615	INDIANAPOLIS IN 46280-0615	
1795973462	GLAXO WELLCOME INC	PO BOX 80615	INDIANAPOLIS IN 46280-0615	
1795961079	GRANT, RICHARD L SR GRANT, JASMEAN N	620 STRATFORD DR	ZEBULON NC 27597-2214	
1795773991	HIGH, ALOYSIUS HIGH, CATHERINE H	837 WORTH HINTON RD	ZEBULON NC 27597-8659	
1795773395	HIGH, DAVID LEE HIGH, MICHELLE D	809 WORTH HINTON RD	ZEBULON NC 27597-8659	
1795792103	HIGH, EARNESTINE HIGH, CHRISTINE	LANDIS H SANDERS	9101 JONES MILL RD	CHEVY CHASE MD 20815-5614
1795773694	HIGH, JAMES J III HEIRS	CHARLES W HIGH, ADMIN	109 SKIPPING ROCK LN	GARNER NC 27529-3953
1795864072	HILARIO, ZURITA MARITNEZ VILLEDA RAMIREZ, MAYRA JANETH	632 YATES PL	ZEBULON NC 27597-2136	
1795866022	HOCUTT, MILDRED	803 WEDGEWOOD AVE	ZEBULON NC 27597-2225	
1795963038	HORTON, DONALD E HORTON, JOANN S	618 STRATFORD DR	ZEBULON NC 27597-2214	
1795966150	HUNSUCKER, BETTY J	610 STRATFORD DR	ZEBULON NC 27597-2214	
1795960047	IH6 PROPERTY NORTH CAROLINA LP	1717 MAIN ST STE 2000	DALLAS TX 75201-4657	
1795773082	JENKINS, WALLACE E	735 WATER PLANT RD	ZEBULON NC 27597-8603	
2705061567	JONES, MICHAEL C JONES, CYNTHIA L	311 LAKESIDE CIR	ZEBULON NC 27597-2251	
1795965016	KEMP, RUSSELL W	94 WALNUT AVE	EAST NORWICH NY 11732-1416	
1795783353	LEVISTER, JOSEPH D LEVISTER, JOYCE P	PO BOX 112	ZEBULON NC 27597-0112	
1795782059	MCALLISTER, TYRAIL L	216 HARPER ST	GARNER NC 27529-3206	
1795968263	MEDLIN, HILLIARD EARL MEDLIN, ALMA P	SHELLY RAGSDALE	203 WACCAMAW LN	LONGS SC 29568-7512
1795782673	NARRON, CAROLYN B BUNN, JESSIE THOMAS	2870 WYCLIFF RD	RALEIGH NC 27607-3035	
1795774149	NEWSOME, PAMELA D NEWSOME, RODNEY T	805 WORTH HINTON RD	ZEBULON NC 27597-8659	
1795764418	NW REAL ESTATE INVESTMENTS LLC	629 WORTH HINTON RD	ZEBULON NC 27597-2108	

1795764118 NWOGB0, ABUCHI NWOGB0, STELLA I
 1795969019 OPENDOOR PROPERTY J LLC
 1795860058 OVERBY, DEBORAH L GRIFF
 1795795098 PARKS, ELLEN H
 1795864019 PENDER, MICHAEL PENDER, LEAH
 1795863029 PETERS, SHAWN TLE NICOLE
 2705076800 PRIVETTE PROPERTY LLC
 1795978073 PULLEY CEMETERY
 1795979267 PULLEY, LOWELL R
 1795969978 PULLEY, ROBERT E PULLEY, BRENDA P
 1795861031 REHMAN, BABAR REHMAN, AZIZ
 1795764006 RICHARDSON, ANNIE MAE HEIRS
 1795967965 RICHARDSON, JASON B RICHARDSON, GWEN M
 1795766088 RIOS-MARTINEZ, MARIA L
 1795782963 SAUNDERS, JOAN PARKS
 2705060235 SIMPSON, DEBORAH M
 1795764228 SMITH, HENRY TAFT BUSBY, DORIS SMITH NEALY
 1795769048 SMITH, NORWOOD M
 2705073359 SMITHKLINE BEECHAM CORP
 1795756987 SOUTH OF MASON, LLC
 2705180148 TOWN OF ZEBULON
 2705189584 TRIANGLE EAST CENTER, LLC
 1795862052 YEAWOLO, JOLU KANDDY
 1795763141 ZEBULON TOWN OF
 1795766524 ZEBULON TOWN OF

1321 HERITAGE HILLS WAY
 410 N SCOTTSDALE RD STE 1600
 7252 MANOR OAKS DR
 C/O WILLARD PARKS
 636 YATES PL
 637 YATES PL
 PO BOX 1250
 409 W JUDD ST
 402 W JUDD ST
 403 W JUDD ST
 942 TEMPLERIDGE RD
 KENNETH RICHARDSON
 409 W JUDD ST
 610 WORTH HINTON RD
 1800 CASTLE CT
 PO BOX 74
 2051 PLAINS CT
 1654 NC HIGHWAY 96
 DUCHARME MCMILLIAN & ASSOC
 108 E WALKER DR
 1003 N ARENDELL AVE
 405 WESTERN BLVD STE D
 633 YATES PL
 1003 N ARENDELL AVE
 1003 N ARENDELL AVE

WAKE FOREST NC 27587-4467
 TEMPE AZ 85281-0976
 RALEIGH NC 27615-5579
 4725 BURLINGTON MILLS RD ROLESVILLE NC 27571-9620
 ZEBULON NC 27597-2136
 ZEBULON NC 27597-2135
 KNIGHTDALE NC 27545-1250
 ZEBULON NC 27597-2203
 ZEBULON NC 27597-2204
 ZEBULON NC 27597-2203
 WAKE FOREST NC 27587-9006
 788 HAY RIVER ST GARNER NC 27529-6220
 ZEBULON NC 27597-2203
 ZEBULON NC 27597-2109
 FLOWER MOUND TX 75028-1056
 LUCAMA NC 27851-0074
 GRAND PRAIRIE TX 75052-8863
 FRANKLINTON NC 27525-7687
 PO BOX 80615 INDIANAPOLIS IN 46280-0615
 SUMMERVILLE SC 29483-4220
 ZEBULON NC 27597-2309
 JACKSONVILLE NC 28546-6851
 ZEBULON NC 27597-2135
 ZEBULON NC 27597-2309
 ZEBULON NC 27597-2309

**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:

1015 N Arendell Ave. and 508 W Judd St., Zebulon, NC 27597

1795878684, 1795973462

(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)):

The applicant is proposing a planned residential community that will include a variety of housing types including single-family detached homes and townhomes. See attached for more information.

Estimated Submittal Date: November 1, 2021

MEETING INFORMATION:

Property Owner(s) Name(s) Glaxo Inc. c/o Ducharme McMillen & Associates; Glaxo Welcome Inc.

Applicant(s) Collier Marsh

Contact Information (e-mail/phone) colliermarsh@parkerpoe.com; (919) 835-4663

Meeting Address: Virtual meeting via Zoom. See attached for meeting instructions.

Date of Meeting: October 27, 2021

Time of Meeting: 6pm - 8pm

****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>**

October 15, 2021

Re: Notice of Virtual Neighborhood Meeting

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on October 27, 2021 from 6–8pm. The purpose of the meeting is to discuss an upcoming application to rezone two parcels of land located at 1015 N. Arendell Ave. (a portion of PIN 1795878684) and 508 W. Judd St. (PIN 1795973462) (collectively, the “Property”). The Property is currently zoned Light Industrial (LI) and Office & Industrial (OI), and is proposed to be rezoned to Planned Development (PD).

The applicant is proposing planned development for a combination of mixed housing types including single-family detached and townhomes. During the meeting, the applicant will describe the nature of this rezoning request and field any questions from the public. Enclosed are: (1) a vicinity map outlining the location of the subject parcels; (2) a zoning map of the subject area; (3) a preliminary concept plan of the planned development; and (4) a project contact information sheet.

The meeting will be held virtually. You can participate online via Zoom or by telephone. To participate in the Zoom online meeting:

Visit:	https://zoom.us/join
Enter the following meeting ID:	858 0420 1245
Enter the following password:	589949

To participate by telephone:

Dial:	1 929 205 6099
Enter the following meeting ID:	858 0420 1245 #
Enter the Participant ID:	#
Enter the Meeting password:	589949 #

If you have any questions about this rezoning, please contact me at (919) 835-4663 or via email at colliermarsh@parkerpoe.com.

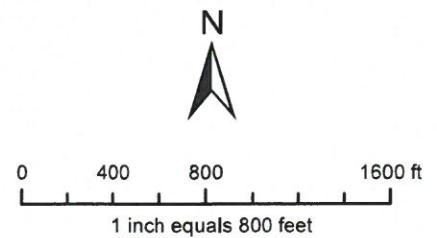
Thank you,

Collier Marsh

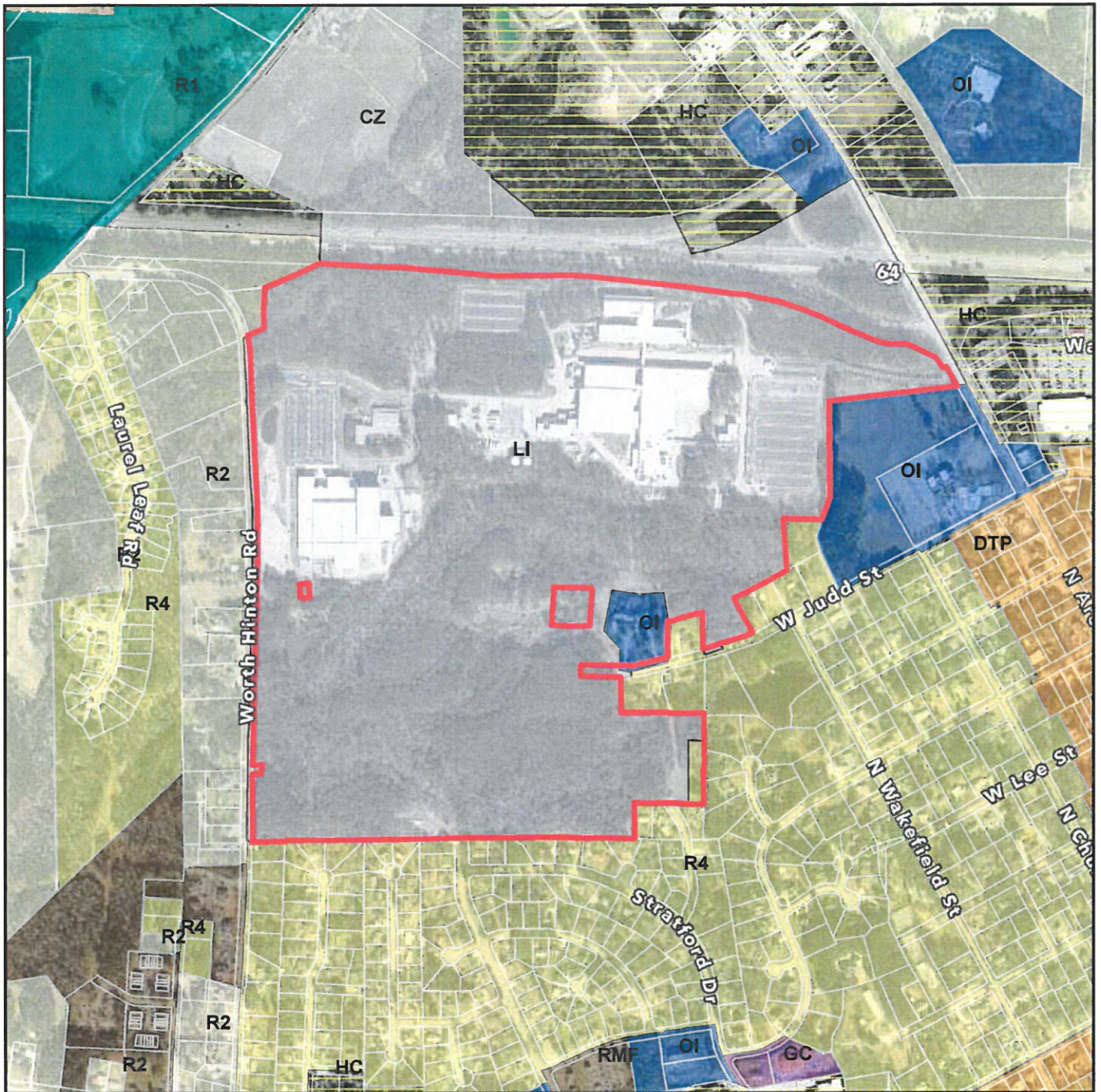


**1015 N. Arendell Ave. and
508 W. Judd St.**

Vicinity Map



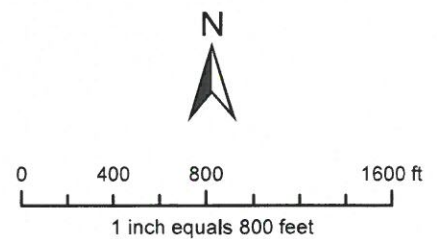
Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



1015 N. Arendell Ave. and
508 W. Judd St.

Zoning Map

Current Zoning: LI and OI



Disclaimer

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

**PROJECT CONTACT INFORMATION**

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

Development Contacts: Collier Marsh		
Project Name: Remington Chase		Zoning: Planned Development
Location: 1015 N Arendell Ave. and 508 W Judd St., Zebulon, NC 27597		
Property PIN(s): 1795878684, 1795973462		Acreage/Square Feet: 200.07
Property Owner: Glaxo Inc. c/o Ducharme McMillen & Associates; Glaxo Welcome Inc.		
Address: PO Box 80615		
City: Monkton	State: Maryland	Zip: 46280-0615
Phone:		Email:
Developer: TOR Remington LLC		
Address: PO Box 257		
City: RTP	State: NC	Zip: 21047
Phone: 410-459-8401	Fax:	Email: Fred@tenoaksrealty.com
Engineer: Brian O'Kane, The Nau Company		
Address: P.O. Box 810		
City: Rolesville	State: NC	Zip: 27571
Phone: 919-435-6395	Fax:	Email: bokane@thenauco.com
Builder (if known):		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email:

**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: Remington Chase

Meeting Address: Via Zoom

Date of Meeting: October 27, 2021

Time of Meeting: 6:00 PM

Property Owner(s) Names: GLAXOSMITHKLINE LLC, a Delaware limited liability company

Applicants: TOR Remington, LLC

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

	Name/ Organization	Address	Phone#	E-mail
1	See attached list of attendees			
2				
3				
4				
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25				

Attach Additional Sheets If Necessary.

**Remington Chase Planned Unit Development
Neighborhood Meeting List of Attendees
October 27, 2021
Via Zoom**

Collier Marsh*	colliermarsh@parkerpoe.com
Matthew Carpenter*	matthewcarpenter@parkerpoe.com
Fred Sheckells*	fred@tenoaksrealty.com
Brian O'Kane*	bokane@thenauco.com
Debbie Overby	debgrifoverby@hotmail.com
Sheerlene Artis-Carlton	sacarlton18@gmail.com
Robin Estes	robin@whitleyfurniture.com
Nelle Carroll	nelle@whitleyfurniture.com
Jack Kubiak	jfkmft@gmail.com
Michelle Glidewell	epdinc9199@gmail.com
Nancy Hammond	Nancy.ngh@gmail.com
Pat Holt	yooohoholt@gmail.com
Michelle High	michelle.high13@yahooo.com
Kenneth Dent	kennethdent@hotmail.com
James Estes	7734jke@gmail.com

*Members of the development team

**SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING**

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

Project Name: Remington Chase
Meeting Address: Via Zoom
Date of Meeting: October 27, 2021 **Time of Meeting:** 6:00 PM
Property Owner(s) Names: GLAXOSMITHKLINE LLC, a Delaware limited liability company
TOR Remington, LLC
Applicants: _____

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: General traffic concerns

Applicant Response: As part of this rezoning request, we are working on a Traffic Impact Analysis which will show the project's projected traffic impact and, if necessary, suggest traffic improvements to mitigate the additional traffic.

Question/ Concern #2: When is construction projected to begin?

Applicant Response: It's still very early, but we anticipate construction will begin mid 2023.

Question/ Concern #3: Are there plans to widen Wedgewood Avenue?

Applicant Response: This project does not include plans to widen Wedgewood Avenue.

Question/ Concern #4: What are the alleys for?

Applicant Response: The proposed townhomes will have rear loaded garages that are accessed by the alley.

Question/ Concern #5: What is the proposed density?

Applicant Response: Planned density is approximately 4.5 units/acre

Question/ Concern #6: Concerns about pedestrians walking along Wedgewood and Stratford

Applicant Response: Remington Chase will feature sidewalks and walking paths throughout which will offer new recreational opportunities and extend the pedestrian network.

Question/ Concern #7: Could you add additional open space along the shared property line with the Wedgewood neighborhood?

Applicant Response: We will review the plans and see where additional open space can be added.



INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

AFFIDAVIT OF CONDUCTING A NEIGHBORHOOD MEETING, SIGN-IN SHEET AND ISSUES/RESPONSES SUBMITTAL

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

I, Collier Marsh, 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 online via Zoom (location/address) on October 27, 2021 (date) from 6pm (start time) to 8pm (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.

12/30/21 Date By: [Signature]

STATE OF North Carolina
COUNTY OF Wake

Sworn and subscribed before me, Matthew J. Carpenter, a Notary Public for the above State and County, on this the 30th day of December, 20 21.

SEAL

[Signature]

Notary Public

Matthew J. Carpenter

Print Name



My Commission Expires:

2/7/2024

Exhibit A

To

Remington Chase PUD Application
Property Information

PIN 1795878684

Address: 1015 N Arendell Avenue

Owner: GLAXOSMITHKLINE LLC, a Delaware limited liability company fka GLAXO, Inc.

Deed: 2993/127

PIN 1795973462

Address: 508 W Judd Street

Owner: GLAXOSMITHKLINE LLC, a Delaware limited liability company fka GLAXO, Inc.

Deed: 8126/1365

PIN 1795967965

Address: 409 W Judd Street

Owner: Jason B. Richardson and Gwen M Richardson

Deed: 11704/2157

* GLAXOSMITHKLINE LLC, a Delaware limited liability company is successor interest by merger to Smithkline Beecham Corporation, a Pennsylvania corporation, successor in interest by merger to Burroughs Wellcome Co., successor in interest by merger to Glaxo Wellcome Inc., successor in interest by merger to Glaxo Inc.

Legal Description of Land Subject to PUD
Approx. 69.58 Acres

All that certain parcel of land lying generally southerly of U.S. Highway 64, being located in Little River Township, Wake County, North Carolina and being a portion of those lands described in deed dated February 2, 1982 from Marjan Ltd., Successor Trustee to Glaxo Inc. and recorded in the Land Records of Wake County, North Carolina in Deed Book 2993, page 127, being more particularly described as follows, to wit:

Commencing at the USGS monument Mcivey, PID: EZ2385, having North Carolina state plane coordinates N: 757,544.898 E: 2,202,101.107, Thence South 78°41'26" West 2,516.86 feet to an existing 1" iron pipe. Said pipe being the true **Point of Beginning (P.O.B.)**. Thence, North 00°02'07" East 30.00 feet to a point in the centerline of Judd Street; thence, with said centerline, North 89°24'23" East 60.26 feet to a point; thence, with said centerline and along a curve with a cord bearing and distance, North 85°14'51" East 64.89 feet to a point; thence, North 74°34'23" East 96.45 feet to a point; thence, South 04°30'26" East 30.44 feet to a point; thence, South 04°30'26" East 19.68 feet to a point; thence, South 04°30'26" East 53.09 feet to a point; thence, South 15°09'47" East 167.35 feet to an existing iron pipe; thence, South 89°31'42" East 184.05 feet to an existing iron pipe; thence, South 00°01'10" West 150.00 feet to an existing iron pipe; thence, South 00°04'14" East 51.96 feet to an existing iron pipe; thence, South 00°05'06" West 118.08 feet to an existing iron pipe; thence, South 00°04'19" West 57.25 feet to an existing iron pipe; thence, South 00°04'25" West 125.15 feet to an existing iron pipe; thence, North 88°51'11" West 228.48 feet to an existing iron pipe; thence North 88°23'52" West 47.59 feet to a point; thence, North 88°47'19" West 101.00 feet to an existing iron pipe; thence, South 01°15'47" West 201.77 feet to an existing iron pipe; thence, North 88°11'12" West 172.63 feet to an existing iron pipe; thence North 88°48'08" West 435.26 feet to a point; thence, South 88°48'45" West 874.23 feet to an existing iron pipe; thence, South 89°44'52" West 9.91 feet to an existing iron pipe; thence, South 89°42'07" West 216.08 feet to an existing iron pipe; thence, South 89°50'34" West 218.27 feet to an existing iron pipe; thence, South 89°47'46" West 182.87 feet to an existing iron pipe, on the eastern right-of-way of Worth Hinton Road; thence, with said right-of-way, North 00°30'50" East 371.39 feet to an existing iron pipe; thence, leaving said right-of-way, South 88°40'07" East 50.22 feet to an existing iron pipe; thence, North 00°34'01" East 50.13 feet to an existing iron pipe; thence North 88°31'07" West 50.03 feet to a point on the eastern right-of-way of Worth Hinton Road; thence, with said right-of-way, North 01°05'12" East 355.31 feet to a point; thence, North 78°20'01" East 309.89 feet to a point; thence, along a curve with a cord bearing and distance, North 69°17'33" East 828.01 feet to a point; thence, North 33°13'40" West 92.31 feet to a point; thence, North 00°00'00" East 331.27 feet to a point; thence, North 63°32'38" East 233.02 feet to a point; thence, North 65°27'19" East 66.66 feet to a point; thence, North 84°15'48" East 83.18 feet to a point; thence, South 77°07'47" East 61.30 feet to a point; thence, South 78°04'32" East 60.21 feet to a point; thence, South 88°58'02" East 120.00 feet to a point; thence, South 74°39'32" East 288.46 feet to a point; thence, South

57°56'50" East 62.37 feet to a point; thence, South 42°29'03" East 51.98 feet to a point; thence, South 22°49'25" East 106.86 feet to a point; thence, South 14°00'04" East 58.88 feet to a point; thence, North 75°59'56" East 557.99 feet to a point; thence, South 23°31'03" East 166.94 feet to a point; thence, South 28°37'26" East 225.06 feet to an existing iron pipe on the Northwestern right-of-way of Judd Street; thence, with said right-of-way, South 68°33'51" West 36.71 feet to an existing iron pipe; thence, South 75°45'38" West 249.15 feet to an existing iron pipe; thence, leaving said right-of-way, North 00°06'19" East 200.10 feet to an existing iron rod; thence, South 75°39'34" West 200.14 feet to an existing iron pipe; thence, South 00°03'59" West 199.98 feet to an existing iron pipe on the Northwestern right-of-way of Judd Street; thence, with said right-of-way, South 75°38'43" West 147.88 feet to a point; thence, with said right-of-way, along a curve with a cord bearing and distance South 83°04'27" West 57.08 feet to a point; thence, North 89°27'43" West 277.62 feet to a point; thence, South 00°35'36" West 59.95 feet to a point; thence, South 89°27'43" East 217.92 to the point of beginning. Containing **69.58 AC.±**.

The total area of the **Parcel** herein described being a portion of those lands described in deed dated February 2, 1982 from Marjan Ltd., Successor Trustee to Glaxo Inc. and recorded in the Land Records of Wake County, North Carolina in Deed Book 2993, page 127, and containing a total area of **69.58 AC.±** and being subject to any and all matters of which a current title package would disclose.



PART 1. DESCRIPTION OF REQUEST/PROPERTY		
Street Address of the Property: 409 W. Judd Street		Total Acreage: 1.32
Parcel Identification Number (NC PIN): Please include all 1795967965	Deed Book: 011704	Deed Page(s): 2157
Name of Project (if Applicable) Remington Chase PUD		Current Zoning of the Property: R-4
Existing Use of the Property: Single family detached	Proposed Use of the Property: Single family detached/attached	
Reason for Annexation To facilitate the Remington Chase PUD and allow the property to be connected to Town services.		

PART 2. APPLICANT/AGENT INFORMATION		
Name of Applicant/Agent: Fred Sheckells, TOR Remington, LLC		
Street Address of Applicant/Agent: 4027 Hess Road		
City: Monkton	State: Maryland	Zip Code: 21111
Email of Applicant/Agent: c/o Collier Marsh; CollierMarsh@parkerpoe.com	Telephone Number of Applicant/Agent: 919-835-4663	Fax Number of Applicant/Agent: N/A
Are you the owner of the property? ☐ Yes ☒ No	Are you the owner's agent? ☒ Yes ☐ No	Note: If you are not the owner of the property, you <u>must</u> obtain the Owner's consent and signature giving you permission to submit this application.

PART 3. SURVEYOR INFORMATION		
Name of Surveyor: Morris & Ritchie Associates of NC, PC		
Street Address of Surveyor: 5605 Chapel Hill Road, Suite 112		
City: Raleigh	State: NC	Zip Code: 27607
Email of Surveyor: jkeeney@mragta.com	Telephone Number of Property Owner:	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 Surveyor	Print Name:	Date:



APPLICATION FOR ANNEXATION

PART 4. PROPERTY OWNER INFORMATION

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

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

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

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

Signature of Owner: 	Print Name: Jason B. Richardson	Date: 12-16-21
Signature of Owner: 	Print Name: Gwen M. Richardson	Date: 12/16/2021
Signature of Owner:	Print Name:	Date:
Signature of Owner:	Print Name:	Date:
Signature of Owner:	Print Name:	Date:
Signature of Owner:	Print Name:	Date:
Signature of Owner:	Print Name:	Date:

STATE OF NC
COUNTY OF Wake

Sworn and subscribed before me, Paige M Lewis, a Notary Public for the above State and County, this the 21 day of, December, 2021.

Paige M Lewis
Notary Public



9-27-2026
My Commission Expires:

Legal Description

1.32 Acres

Lands of Jason B. & Gwen M. Richardson

Little River Township – Wake County, North Carolina

All that certain parcel of land lying generally southerly of Judd Street, being located in Little River Township, Wake County, North Carolina and being those lands described in deed dated November 29, 2005 from Theresa J. Pulley, to Jason B. & Gwen M. Richardson and recorded in the Land Records of Wake County, North Carolina in Deed Book 11704, page 2157, being more particularly described as follows, to wit:

Commencing at the USGS monument Mcivey, PID: EZ2385, having North Carolina state plane coordinates N: 757,544.898 E: 2,202,101.107, Thence South 78°41'26" West 2,516.86 feet to an existing 1" iron pipe. Said pipe being the true **Point of Beginning (P.O.B.) of Parcel**. Thence South 00°21'47" West 199.71 feet to an existing iron pipe; thence, South 89°22'21" East 271.07 feet to an existing iron pipe; thence, North 15°09'47" West 167.35 feet to a point; thence, North 04°30'26" West 53.09 feet to a point; thence, North 04°30'26" West 19.68 feet to a point; thence, North 04°30'26" West 30.44 feet to a point in the centerline of Judd Street; thence, with said centerline, South 74°34'23" West 96.45 feet to a point; thence, with said centerline and along a curve with a cord bearing and distance, South 85°14'51" West 64.89 feet to a point; thence, South 89°24'23" West 60.26 feet to a point; thence, South 00°02'07" West 30.00 feet to the point of beginning. Containing **1.32 AC.±**.

The total area of the **Parcel** herein described being those lands described in deed dated November 29, 2005 from Theresa J. Pulley, to Jason B. & Gwen M. Richardson and recorded in the Land Records of Wake County, North Carolina in Deed Book 11704, page 2157, and containing a total area of **1.32 AC.±** and being subject to any and all matters of which a current title package would disclose.

LEGEND

Lines Surveyed
Lines Not Surveyed
Iron Property Corner
(set unless noted otherwise)
Computed Point
Iron Pipe Found
Iron Stake Found
Iron Axle Found
PK Nail Set
No Iron Set or Found
Drainage & Utility
Deed Book
Map Book
Plat Book
Page Number
Now or Formerly
Driveway
Sidewalk
Concrete

GP
IPF
IPS
ISF
IAF
PKS
NI
DAU
DB
MB
PB
PS
NF
DYN
S/N
CONC

LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	S 14° 11' 32" W	126.86'	L21	S 00° 04' 14" W	51.25'	L41	S 87° 51' 55" E	181.88'
L2	N 88° 56' 32" W	221.63'	L22	S 00° 04' 25" W	125.15'	L42	S 84° 13' 04" E	175.20'
L3	S 04° 46' 47" E	243.48'	L23	N 88° 51' 11" W	220.48'	L43	S 87° 41' 44" E	107.57'
L4	S 61° 12' 34" W	330.34'	L24	N 88° 23' 52" W	47.54'	L44	S 81° 44' 24" E	142.41'
L5	S 28° 37' 26" E	225.06'	L25	N 88° 37' 19" W	101.00'	L45	S 66° 11' 44" E	142.72'
L6	S 68° 33' 51" W	36.71'	L26	S 01° 15' 47" W	201.77'	L46	S 65° 01' 47" E	148.70'
L7	S 75° 45' 38" W	244.15'	L27	N 88° 11' 12" W	172.63'	L47	S 63° 27' 31" E	164.42'
L8	N 00° 06' 11" E	200.10'	L28	N 88° 48' 08" W	435.26'	L48	S 31° 50' 56" E	68.74'
L9	S 75° 34' 34" W	200.14'	L29	S 84° 44' 52" W	4.91'	L49	S 87° 41' 12" E	31.17'
L10	S 00° 03' 54" W	144.48'	L30	S 84° 42' 07" W	216.08'	L50	S 28° 34' 12" E	120.00'
L11	S 75° 36' 43" W	147.88'	L31	S 84° 50' 34" W	218.27'	L51	S 75° 41' 00" W	82.21'
L12	N 84° 27' 43" W	271.62'	L32	S 84° 47' 46" W	182.87'	L52	S 75° 41' 00" W	117.77'
L13	S 00° 35' 36" W	54.95'	L33	S 88° 40' 07" E	50.22'	L53	N 00° 02' 07" E	30.00'
L14	S 84° 27' 43" E	211.42'	L34	N 00° 34' 01" E	50.13'	L54	N 84° 24' 23" E	60.26'
L15	S 00° 21' 47" W	144.71'	L35	N 88° 31' 07" W	50.03'	L55	N 74° 34' 23" E	46.45'
L16	S 84° 22' 21" E	271.07'	L36	N 01° 45' 02" E	185.58'	L56	S 04° 30' 26" E	30.44'
L17	S 84° 31' 42" E	184.05'	L37	N 03° 34' 34" W	231.06'	L57	S 04° 30' 26" E	14.66'
L18	S 00° 01' 10" W	150.00'	L38	N 66° 18' 34" E	46.44'	L58	S 04° 30' 26" E	58.04'
L19	S 00° 04' 14" E	51.46'	L39	N 00° 36' 56" E	223.25'	L59	S 15° 04' 47" E	167.35'
L20	S 00° 05' 06" W	118.08'	L40	S 86° 44' 53" E	246.28'			

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	57.24'	214.71'	S 83° 04' 21" W	57.08'
C2	38.68'	431.54'	N 05° 42' 29" W	38.67'
C3	242.62'	1074.16'	S 74° 03' 06" E	241.72'
C4	261.23'	500.12'	S 80° 07' 04" E	258.27'
C5	65.07'	248.00'	N 85° 14' 51" E	64.84'

SURVEY NOTES:

1. PROPERTY INFORMATION

TAX MAP PARCEL ID NUMBERS:
175018604

PHYSICAL ADDRESS: 1015 N. ARENDZELL AVE.

ZONING: IL

2. OWNER INFORMATION

GLAXO INC.
P.O. BOX 80615
INDIANAPOLIS IN 46280
DB. 2493 PG. 127

3. LEGAL REFERENCE: BEING A PORTION OF THAT PROPERTY DESCRIBED IN DEED BOOK 2493, PAGE 127, AND A PORTION OF THAT PROPERTY DESCRIBED IN MAP BOOK 1494, PAGE 634 OF THE MAKE COUNTY REGISTRY.

4. NO NGCS MONUMENT WITHIN 2000' OF SUBJECT PROPERTY.

5. THE INITIAL COORDINATES FOR THIS PROJECT WERE PRODUCED FROM NGCS VRS RTK GPS OBSERVATIONS.

6. HORIZONTAL DATUM IS NAD 83/2011 NC STATE PLANE COORDINATES.

5. ALL RIGHT-OF-WAYS ARE PUBLIC, UNLESS NOTED OTHERWISE.

6. AREA COMPUTED BY COORDINATE METHOD. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN US SURVEY FEET, UNLESS NOTED OTHERWISE.

7. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

8. THE PROPERTY SHOWN HEREON DOES CONTAIN SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD (I.E. 100-YR. EVENT) PER FEMA FIRM MAP PANEL NO. 37201H0500, REVISED DATE 05/02/2006 (NAVD 1986).

9. THIS MAP DOES NOT DEPICT ENCUMBRANCES THAT ARE FOUND DURING A THOROUGH AND COMPLETE TITLE SEARCH.

10. NO DETERMINATION HAS BEEN MADE BY THE SURVEYOR AS TO THE FOLLOWING:

- A. 100 YEAR FLOOD LIMITS
- B. WETLANDS
- C. UNDERGROUND UTILITIES
- D. UNDERGROUND STORAGE FACILITIES
- E. GRAVES, CEMETERIES OR BURIAL GROUNDS

11. MORRIS & RITCHIE ASSOCIATES OF NC, PC, CAN ONLY LOCATE UTILITIES THAT ARE ABOVE GROUND AT THE TIME OF FIELD SURVEY. UNDERGROUND LINES SHOWN HEREON ARE APPROXIMATE OR AS REPORTED BY VARIOUS RESPONSIBLE PARTIES. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED. CALL NC ONE CALL CENTER BEFORE DIGGING AT 811. SURVEYOR DOES NOT GUARANTEE THAT ANY UNDERGROUND STRUCTURES SUCH AS UTILITIES, TANKS AND PIPES ARE LOCATED HEREON.

12. THE CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR VERIFYING ALL MINIMUM BUILDING SETBACK REQUIREMENTS WITH THE BUILDING INSPECTIONS DEPARTMENT PRIOR TO CONSTRUCTION.

13. DATE OF FIELD SURVEY: 12/01/2021

SHEET: 1 OF 2

PROPERTY INFORMATION

NO.	PARCEL #	N/P PROPERTY OWNER	DEED/MAP BOOK REFERENCE	NO.	PARCEL #	N/P PROPERTY OWNER	DEED/MAP BOOK REFERENCE
1	270501400	TOWN OF ZEBULON	DB. 18674/2410	26	175064014	MICHAEL & LEAH FENDER	DB. 1846/773 BM. 17514/503
2	270501600	PRIVETTE PROPERTY LLC	DB. 17600/2165	27	175064021	SHAWNTLE N. PETERS	DB. 185/3503 BM. 1853/414
3	270501704	DONNA P. EDDINS HEIRS	DB. 14-E/2216 BM. 2005/2028	28	175064052	JOLY K. YEABOLAN	DB. 17021/134 BM. 1853/414
4	270501758	D.J. PROPERTIES LLC	DB. 18103/212 BM. 2021/230	29	175064058	SADAR & AZIZ REHMAN	DB. 1241/845
5	270501446	D.J. PROPERTIES LLC	DB. 18103/212 BM. 2021/230	30	175064058	DEBORAH L. GRUFF OVERBY	DB. 16444/2674 BM. 1751/211
6	270501442	D.J. PROPERTIES LLC	DB. 18103/212 BM. 2021/230	31	175064048	NORMAN M. SMITH	DB. 08-E/3340
7	270501354	SMITHLINE BECKHAM CORP.	DB. 18500/881 BM. 2005/1604	32	175064056	CHARLES R. DRIVER	DB. 17475/833
8	270501408	AMOS C. ESTES	DB. 18-E/1434	33	175064008	MARIA L. RIOS-MARTINEZ	DB. 18424/1864 BM. 2005/1251
9	270501751	AMOS C. ESTES	DB. 18-E/1434	34	175064041	TOWN OF ZEBULON	DB. 4071/23 BM. 1750/181
10	175064418	ROBERT E. & DRENDIA F. FULLEY	DB. 11374/1444 BM. 2005/887	35	175064118	ASHLEY & STELLA MROSBO	DB. 17246/284 BM. 1750/181
11	270506288	MARTHA K. ESTES CARROLL & WILLIAM A. CARROLL	DB. 1944/414	36	175064228	HENRY TAYLOR SMITH & DORIS NEALY SMITH	DB. 18475/140
12	270506156	ZILLON HOMES PROPERTY TRUST	DB. 18746/2328 BM. 1944/131	37	175064328	G & H RENTALS LLC	DB. 18037/1650
13	270506240	ROBIN ESTES	DB. 18246/2641 BM. 1944/131	38	175064418	VM REAL ESTATE INVESTMENTS LLC	DB. 18523/326
14	270506216	JOHN H. & SHAWN H. BARLAND	DB. 1818/2322 BM. 1944/131	39	175064368	ERNEST L. CAMPBELL	DB. 18056/1386 BM. 1750/181
15	270506028	DEBORAH M. SIMPSON	DB. 17444/843	40	1750715082	KALLACE E. JENKINS	DB. 3774/413
16	175064268	HILLARD E. & ALMA P. EARL	DB. 8735/1110	41	1750714141	PAMELA D. & ROBERT T. NEWKOME	DB. 16252/1843
17	175064255	THE DOYLE CO. INC.	DB. 4432/1	42	1750713315	DAVID L. & MICHELLE D. HIGH	DB. 12042/541 BM. 1864/121
18	175064650	BETTY J. HANAUER	DB. 3500-E	43	1750713644	JAMES J. HIGH III HEIRS	DB. 47-E/604
19	175064506	RUSSELL K. KIPP	DB. 17332/2664	44	1750713441	ALLOYD H. & CATHERINE K. HIGH	DB. 3457/236
20	175064038	DONALD E. & JOANN S. HORTON	DB. 2376/14	45	1750720594	TYRRELL L. McALLISTER	DB. 13344/412 BM. 1857/2105
21	175064074	RICHARD L. ORL & JASHEAN N. BRANT	DB. 14078/861	46	1750733588	JOSEPH D. & JOYCE F. LEVISTEN	DB. 4455/102 BM. 1857/2100
22	175064041	THE PROPERTY NORTH CAROLINA LP	DB. 185176/21	47	1750736235	CAROLYN B. & JESSE THOMAS NIXON	DB. 46-E/1221
23	175064041	JAMES A. & DONNA D. BECKER	DB. 17101/1771 BM. 1733/324	48	1750735048	ELLEN H. PARKS	DB. 2238/358
24	175064048	SHELDON A. & ROBERT E. CARLTON	DB. 16851/535	49	1750733351	GLAXO WELLCOME INC.	DB. 8126/1375
25	175064011	BRANDON & SARAH BUCKLER	DB. 17401/2341 BM. 1864/202	50	1750735073	FULLEY CEMETERY	DB. 2064/545

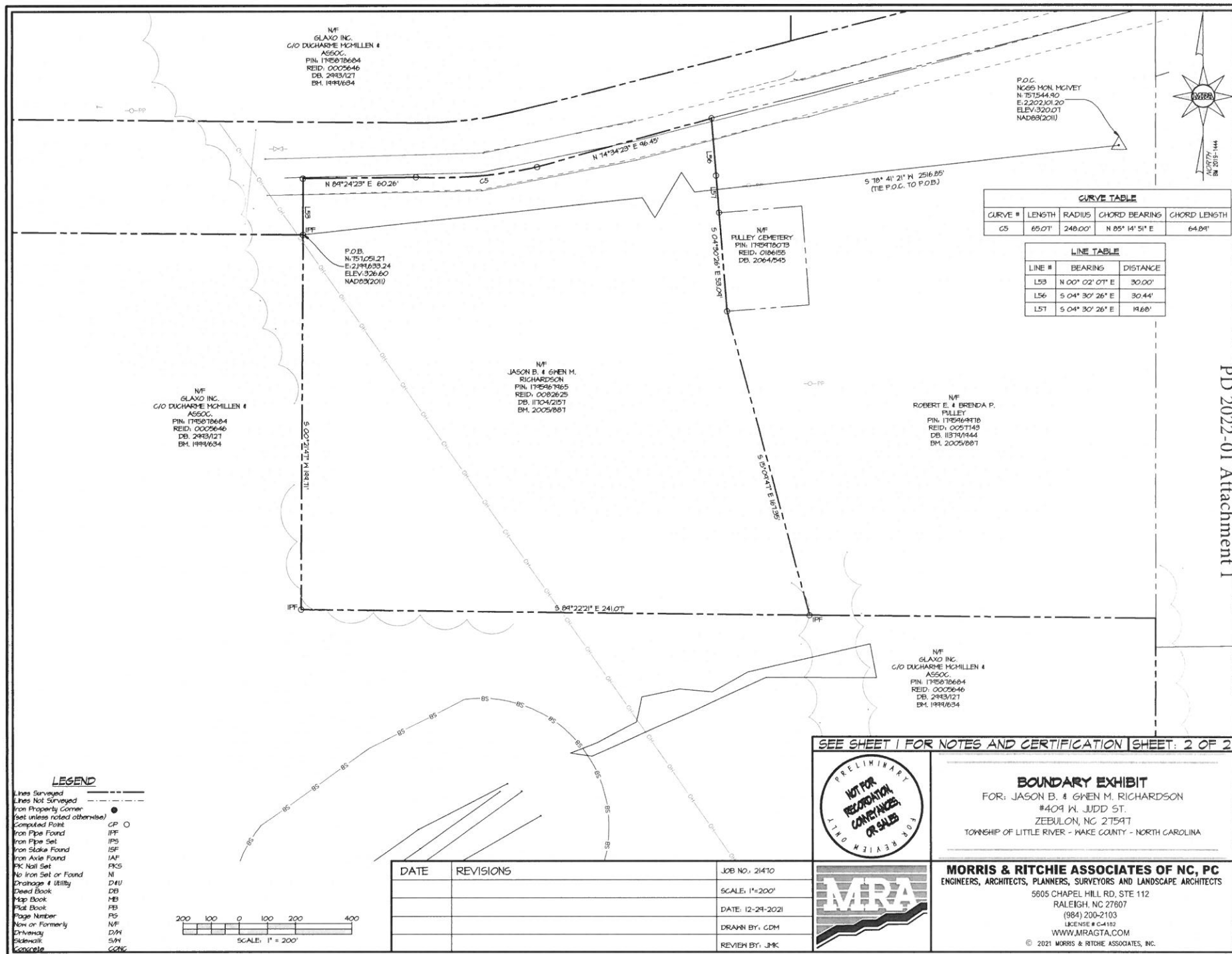
DATE	REVISIONS	JOB NO. 21410
		SCALE: 1"=200'
		DATE: 12-24-2021
		DRAWN BY: CDM
		REVIEW BY: JMK



BOUNDARY EXHIBIT
FOR: JASON B. & GLEN M. RICHARDSON
#409 W. JUDD ST.
ZEBULON, NC 27547
TOWNSHIP OF LITTLE RIVER - MAKE COUNTY - NORTH CAROLINA

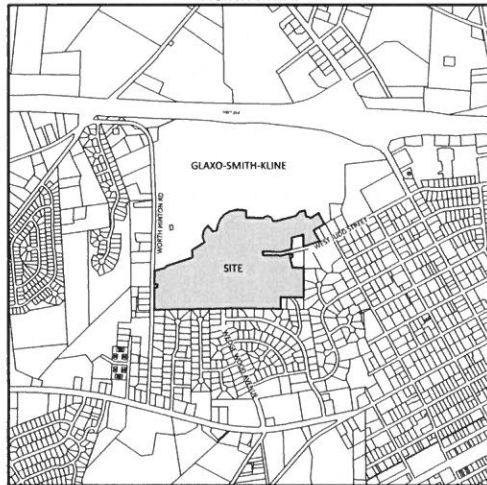


MORRIS & RITCHIE ASSOCIATES OF NC, PC
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
5505 CHAPEL HILL RD., STE 112
RALEIGH, NC 27607
(984) 200-2103
LICENSE # C-4182
WWW.MRAGTA.COM
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WAKELON MILLS SUBDIVISION

VICINITY MAP



SCALE: 1" = 1000'

MASTER PLAN

1015 N ARENDELL AVENUE
ZEBULON, NC

JANUARY 3, 2022
REVISED NOVEMBER 1, 2022
REVISED NOVEMBER 28, 2022

DEVELOPER

TEN OAKS COMMUNITIES, LLC
FRED SHECKELS
PO BOX 259
FALLSTON, MD 21047
410-459-8401
FRED@TENOAKSREALTY.COM

LANDOWNER

GLAXOSMITHKLINE LCC
A DELAWARE LIMITED LIABILITY COMPANY
FKA GLAXO, INC.
5 MOORE DRIVE, PO BOX 13398
RTP, NC 27709; MAILSTOP 17.1E

LANDOWNER

JASON B. RICHARDSON AND
GWEN M. RICHARDSON
409 W JUDD STREET
ZEBULON, NC 27597

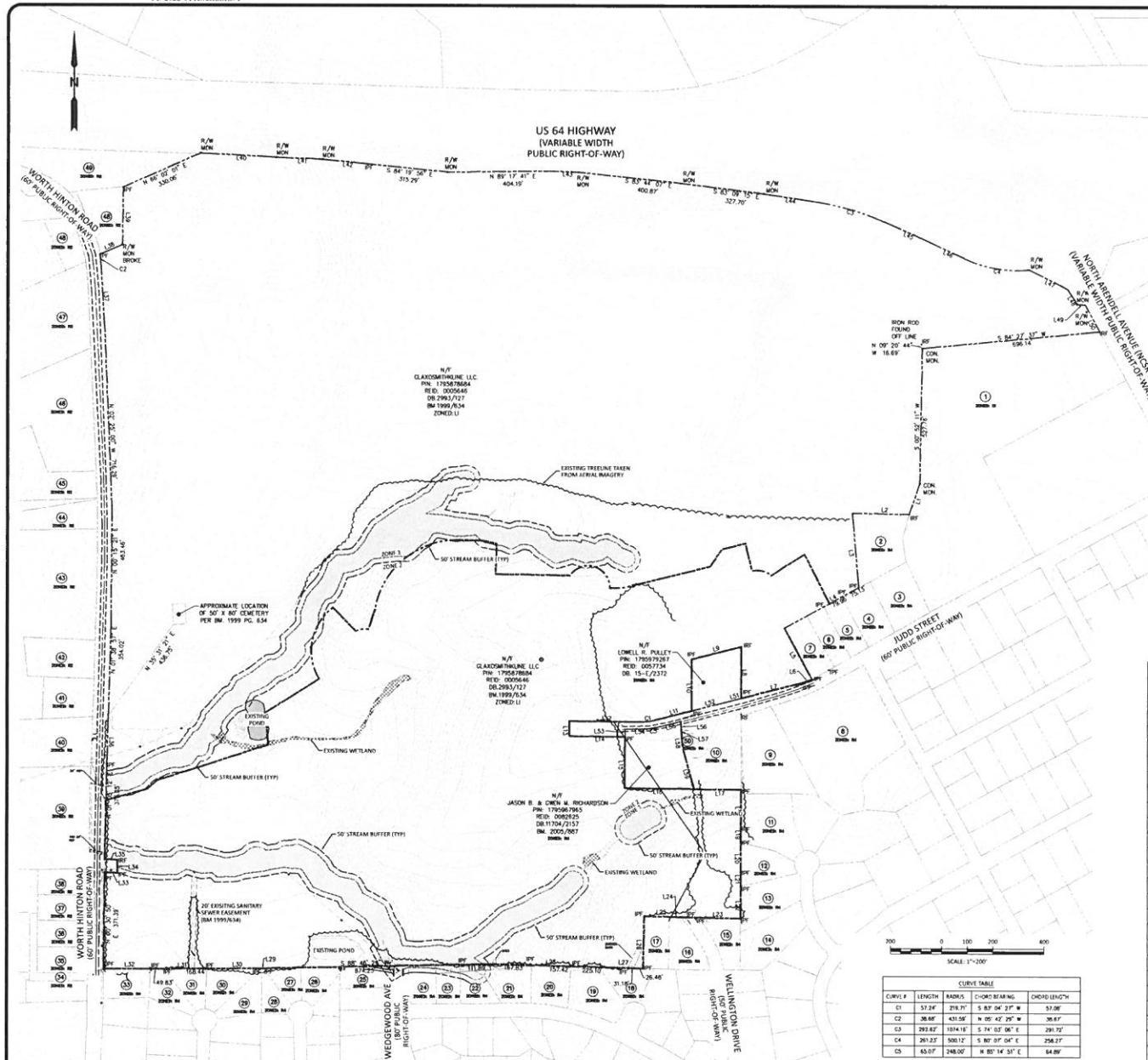
CIVIL ENGINEER

THE NAU COMPANY, PLLC
CONTACT: BRIAN O'KANE
PO BOX 810
ROLESVILLE, NC 27571
252-702-1910
BOKANE@THENAU.CO.COM

SHEET INDEX

SHEET NO.	SHEET NAME	ADOT CURRENT REVISION DATE
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C1.1	DEMOLITION PLAN	11/28/2022
C1.2	ROADWAY CROSS-SECTION PLAN	11/28/2022
C1.3	PAVING PLAN	11/28/2022
C2.0	OVERALL SITE PLAN	11/28/2022
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C2.3	SITE PLAN	11/28/2022
C2.4	SITE PLAN	11/28/2022
C2.5	OVERALL SIGNAGE PLAN	11/28/2022
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C4.1	GRADING PLAN	11/28/2022
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C6.1	ACTIVE AMENITY SPACE PLAN	11/28/2022

EXISTING SITE DATA	
PARCEL (PINS)	1790-97, 1790-98, 1790-99, 1790-100, 1790-101, 1790-102, 1790-103, 1790-104, 1790-105, 1790-106, 1790-107, 1790-108, 1790-109, 1790-110, 1790-111, 1790-112, 1790-113, 1790-114, 1790-115, 1790-116, 1790-117, 1790-118, 1790-119, 1790-120, 1790-121, 1790-122, 1790-123, 1790-124, 1790-125, 1790-126, 1790-127, 1790-128, 1790-129, 1790-130, 1790-131, 1790-132, 1790-133, 1790-134, 1790-135, 1790-136, 1790-137, 1790-138, 1790-139, 1790-140, 1790-141, 1790-142, 1790-143, 1790-144, 1790-145, 1790-146, 1790-147, 1790-148, 1790-149, 1790-150, 1790-151, 1790-152, 1790-153, 1790-154, 1790-155, 1790-156, 1790-157, 1790-158, 1790-159, 1790-160, 1790-161, 1790-162, 1790-163, 1790-164, 1790-165, 1790-166, 1790-167, 1790-168, 1790-169, 1790-170, 1790-171, 1790-172, 1790-173, 1790-174, 1790-175, 1790-176, 1790-177, 1790-178, 1790-179, 1790-180, 1790-181, 1790-182, 1790-183, 1790-184, 1790-185, 1790-186, 1790-187, 1790-188, 1790-189, 1790-190, 1790-191, 1790-192, 1790-193, 1790-194, 1790-195, 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EXISTING CONDITIONS NOTES

- PROPERTY BOUNDARY AND ON-SITE FEATURES TAKEN FROM ELECTRONIC CAD FILE PROVIDED BY AREA-HICKS & BRETCH ASSOCIATES OF NC, INC. ON 07/20/22.
- TOPOGRAPHY FOR SITE TAKEN FROM NCEM/MAF WAKE COUNTY GIS DATA AND SHOULD BE CONSIDERED APPROXIMATE.
- EXISTING TREE LINE TAKEN FROM AERIAL PHOTOS PROVIDED BY NCEM/MAF.
- WETLANDS STREAM INFORMATION TAKEN FROM INFORMATION PROVIDED BY S&C. ALL INFORMATION IS UNVERIFIED AND IS FOR INFORMATIONAL PURPOSES ONLY. GOVERNING AGENCY AND SURVEYED PRIOR TO CONSTRUCTION.
- THE SITE LIES WITHIN ZONE X DIRM 1700/95000, EFFECTIVE DATE: 7/20/2022. THE 100-YEAR FLOOD LIMIT LINE DOES NOT REACH THE SITE.

ENVIRONMENTAL CONDITIONS NOTES

- RUNOFF FROM THIS PROPERTY DRAINS TO AN UNPAVED TRIBUTARY OFF OF LITTLE RIVER. THE STREAM BED FOR LITTLE RIVER IS 22.57' (8.54) AND THE HIGHEST SURFACE WATER CLASSIFICATION IS DYS-H. NOW WITHIN THE BASIN.
- WETLANDS LOCATED WITHIN THE PROPERTY WERE FLAGGED BY S&C AND SURVEYED BY AREA-HICKS. NO LAND DEVELOPMENT NEEDS TO BE APPROVED AND PERMITTED BY THE U.S. ARMY CORPS OF ENGINEERS AS REQUIRED.
- THE PROPERTY IS LOCATED IN ZONE X AREAS DETERMINED TO BE OUTSIDE OF THE 2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA FLOOD MAP NUMBER 1700195000, DATED 06/07/06.

DEMOLITION NOTES

- ALL EXISTING STRUCTURES, DRIVEWAYS, FENCES, ETC. SHALL BE REMOVED WITHIN SITE BOUNDARY AS PART OF THIS PROJECT.

EXISTING CONDITIONS LEGEND

EXISTING PROPERTY BOUNDARY	---
EXISTING PROPERTY LINE	---
EXISTING EASEMENT	---
EXISTING SETBACK	---
EXISTING ROAD CENTERLINE	---
EXISTING CONCRETE	---
EXISTING GRAVEL	---
EXISTING MAJOR (3") CONTOUR	---
EXISTING MINOR (1") CONTOUR	---
STREAM TOP OF BANK	---
STREAM TOP OF BANK	---
STREAM BUFFER	---
ZONE 1 STREAM BUFFER	---
ZONE 2 STREAM BUFFER	---
UTILITY	---
GS PROPERTY LINE	---
EXISTING GAS CONTOUR	---
UNDERGROUND UTILITY LINE	---
UNDERGROUND FIBER OPTIC LINE	---
UNDERGROUND POWER LINE	---
UNDERGROUND UTILITY LINE	---
UNDERGROUND CABLE TV LINE	---
UNDERGROUND FIBER OPTIC LINE	---
UNDERGROUND GAS LINE	---
UNDERGROUND ELECTRIC LINE	---
UNDERGROUND TELEPHONE LINE	---
EX. STORM SEWER PIPE	---
EX. STORM SEWER STRUCTURES	---
EX. SANITARY SEWER PIPE	---
EX. SANITARY SEWER FORCE MAIN	---
EX. SANITARY SEWER MANHOLE	---
EX. SANITARY SEWER CLEANOUT	---
EX. WATER PIPE	---
EX. WATER MASTER	---
EX. WATER HYDRANT	---
EX. WATER VALVES	---

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S 89° 11' 32" W	106.80
L2	S 89° 36' 32" W	121.87
L3	S 89° 46' 42" W	293.46
L4	S 89° 12' 34" W	330.20
L5	S 89° 37' 32" W	225.10
L6	S 89° 37' 32" W	38.77
L7	S 70° 45' 36" W	249.10
L8	N 89° 06' 18" E	205.10
L9	S 70° 38' 34" W	200.14
L10	S 89° 45' 34" W	199.46
L11	S 70° 38' 34" W	147.86
L12	N 89° 37' 32" W	277.67
L13	S 89° 37' 32" W	38.97
L14	S 89° 37' 32" W	277.67
L15	S 89° 37' 32" W	199.46
L16	S 89° 37' 32" W	199.46
L17	S 89° 37' 32" W	199.46
L18	S 89° 37' 32" W	199.46
L19	S 89° 37' 32" W	199.46
L20	S 89° 37' 32" W	199.46

LINE TABLE

LINE #	BEARING	DISTANCE
L21	S 89° 36' 32" W	37.20
L22	S 89° 36' 32" W	125.12
L23	N 89° 36' 32" W	228.46
L24	N 89° 36' 32" W	47.56
L25	N 89° 47' 32" W	107.00
L26	S 89° 36' 32" W	309.77
L27	N 89° 36' 32" W	172.87
L28	N 89° 46' 32" W	435.17
L29	S 89° 36' 32" W	110.00
L30	S 89° 36' 32" W	274.96
L31	S 89° 36' 32" W	228.27
L32	S 89° 46' 32" W	182.87
L33	S 89° 46' 32" W	59.22
L34	N 89° 36' 32" W	36.17
L35	N 89° 36' 32" W	36.17
L36	N 89° 36' 32" W	36.17
L37	N 89° 36' 32" W	36.17
L38	N 89° 36' 32" W	36.17
L39	N 89° 36' 32" W	36.17
L40	N 89° 36' 32" W	36.17

LINE TABLE

LINE #	BEARING	DISTANCE
L41	S 89° 36' 32" E	188.86
L42	S 89° 36' 32" E	179.30
L43	S 89° 46' 32" E	107.57
L44	S 89° 46' 32" E	182.87
L45	S 89° 46' 32" E	182.87
L46	S 89° 46' 32" E	182.87
L47	S 89° 46' 32" E	182.87
L48	S 89° 46' 32" E	182.87
L49	S 89° 46' 32" E	182.87
L50	S 89° 46' 32" E	182.87
L51	S 89° 46' 32" E	182.87
L52	S 89° 46' 32" E	182.87
L53	S 89° 46' 32" E	182.87
L54	S 89° 46' 32" E	182.87
L55	S 89° 46' 32" E	182.87
L56	S 89° 46' 32" E	182.87
L57	S 89° 46' 32" E	182.87
L58	S 89° 46' 32" E	182.87
L59	S 89° 46' 32" E	182.87
L60	S 89° 46' 32" E	182.87

PROPERTY INFORMATION

NO.	PARCEL #	N/T	PROPERTY OWNER	DEED/APP BOOK REFERENCE	NO.	PARCEL #	N/T	PROPERTY OWNER	DEED/APP BOOK REFERENCE
1	2705180148	TOWN OF ZEBULON		DB 18674/2480	21	1795084019	MICHAEL & LEAH PENDER	DB 1546/775	
2	2705180800	PRIVATE PROPERTY LLC		DB 17600/2163	22	1795083029	SHAWNIE L. PETERS	DB 15-27337	
3	2705077508	DOMIN P. EDWARDS HEIRS		DB 14-1/2376	23	1795083053	JULIE K. YEAMOND	DB 17102/7130	
4	2705077503	D.P. PROPERTIES LLC		DB 2003/2038	24	1795083051	BABAR & ADZ REHMAN	DB 12471/993	
5	2705074498	D.P. PROPERTIES LLC		DB 18103/2712	25	1795083056	DEBORAH L. DENT CHERRY	DB 16844/2679	
6	2705017425	D.P. PROPERTIES LLC		DB 2027/7138	26	1795789648	HORWOOD M. SMITH	DB 1871/217	
7	2705071539	SWIRLWINE BREWERY CORP.		DB 18103/2712	27	1795789648	CHARLES R. DRIVER	DB 17479/853	
8	2705071408	AMOS C. ESTES		DB 2003/1809	28	1795789648	MARIA L. RIOS-MARTINEZ	DB 18854/868	
9	2705071151	AMOS C. ESTES		DB 15-1/434	29	1795789648	TOWN OF ZEBULON	DB 3071/23	
10	2705069178	ROBERT E. & BRENDA P. PULEY		DB 17378/844	30	1795789648	ABRACH & STELLA WOODRO	DB 17596/298	
11	2705069178	MARTHA N. ESTES CARROLL & WILLIAM A. CARROLL		DB 2003/2038	31	1795789648	C & H RENTALS LLC	DB 18037/850	
12	2705069167	YELLOW HOMES PROPERTY TRUST		DB 1894/414	32	1795789648	HW REAL ESTATES	DB 18023/126	
13	2705069167	ROBIN ESTES		DB 1894/414	33	1795789648	EMERICK L. CAMPBELL	DB 17382/254	
14	2705069167	JOHN H. & SHAWN M. CARLAND		DB 1894/414	34	1795789648	WALLACE E. JENNIS	DB 3774/763	
15	2705069167	DEBORAH M. SHIMPSON		DB 8744/863	35	1795789648	PAMELA D. & ROBERT E. NEWSON	DB 16322/893	
16	2705069167	HILLARD E. & ALMA P. CARL		DB 8735/1970	36	1795789648	DAMON L. & MICHELLE D. HUGH	DB 18067/291	
17	2705069167	THE DOWDY CO. INC.		DB 4332/1	37	1795789648	ALYSSUS H. & CATHARINE H. HUGH	DB 3453/238	
18	2705069167	BETTY J. HANCOCK		DB 35700-0	38	1795789648	THOMAS L. MCALISTER	DB 17584/707	
19	2705069167	RUSSELL W. JAMES		DB 17132/2684	39	1795789648	JOSEPH D. & JESSIE P. LEWIS	DB 1881/2306	
20	2705069167	DONALD E. & JENNIFER S. HORTON		DB 2316/18	40	1795789648	CAROLYN R. & JESSIE REHMAN	DB 18-1/727	
21	2705069167	RICHARD L. OR & JAMIE ANN OR		DB 1897/861	41	1795789648	ELLEN M. PARKS	DB 2236/358	
22	2705069167	THE PROPERTY NORTH CAROLINA LLC		DB 1897/861	42	1795789648	CLAYTON WELLS INC.	DB 8726/375	
23	2705069167	JAMES A. & DONNA D. TROTTER		DB 1897/861	43	1795789648	PAULEY CEMETERY	DB 2064/545	
24	2705069167	SHEILINA A. & ROBERT E. CARLTON		DB 1897/861					
25	2705069167	BRANDON & SARAH BUCKLEW		DB 1897/861					

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

WAKELON MILLS SUBDIVISION
TOWN OF ZEBULON
NORTH CAROLINA
EXISTING CONDITIONS

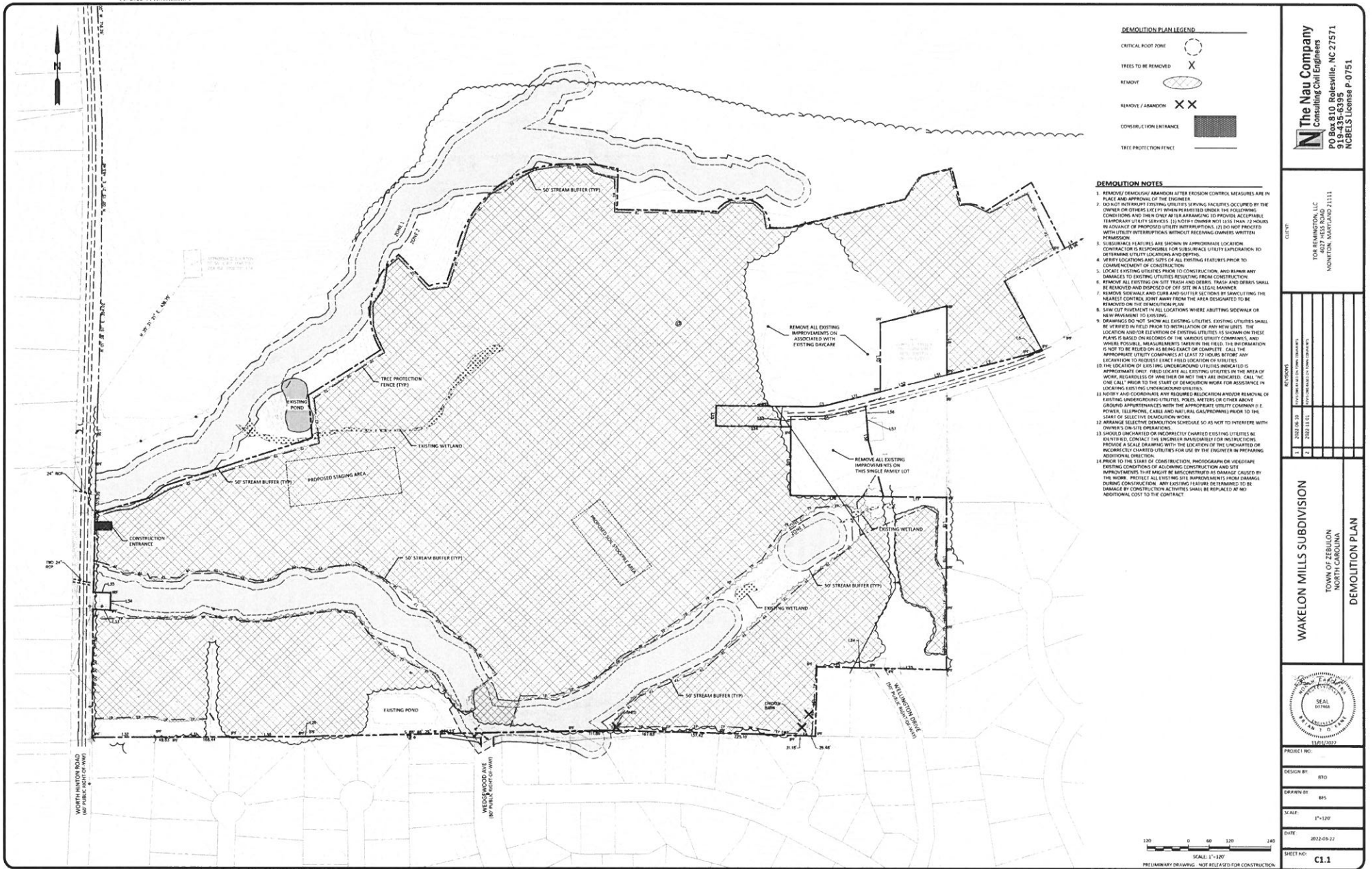
NO.	DATE	DESCRIPTION
1	2022-08-30	PRELIMINARY DRAFT
2	2022-09-01	FOR PUBLIC REVIEW

NO.	DATE	DESCRIPTION
1	2022-08-30	PRELIMINARY DRAFT
2	2022-09-01	FOR PUBLIC REVIEW

WAKELON MILLS SUBDIVISION
TOWN OF ZEBULON
NORTH CAROLINA
EXISTING CONDITIONS

WAKELON MILLS SUBDIVISION
TOWN OF ZEBULON
NORTH CAROLINA
EXISTING CONDITIONS

WAKELON MILLS SUBDIVISION
TOWN OF ZEBULON
NORTH CAROLINA
EXISTING CONDITIONS



JUDD STREET CROSS SECTION

70' ROW

1.0' UTILITY STRIP

11.0' (5.0' + 5.0')

11.0' (2.0% slope)

17.0' PLANTED WITH TYPE B BUFFER PLANTINGS (REFER TO LANDSCAPE PLAN FOR DETAILS)

11.0' (2.0% slope)

2.0'

5.0'

13.0'

10.0' (2.0% slope)

50.0' ROW

13.0' UTILITY STRIP

2.0'

2.0'

10.5'

2.0'

10.5'

2.0'

6.0'

5.0'

2.0%

2.0%

2.0%

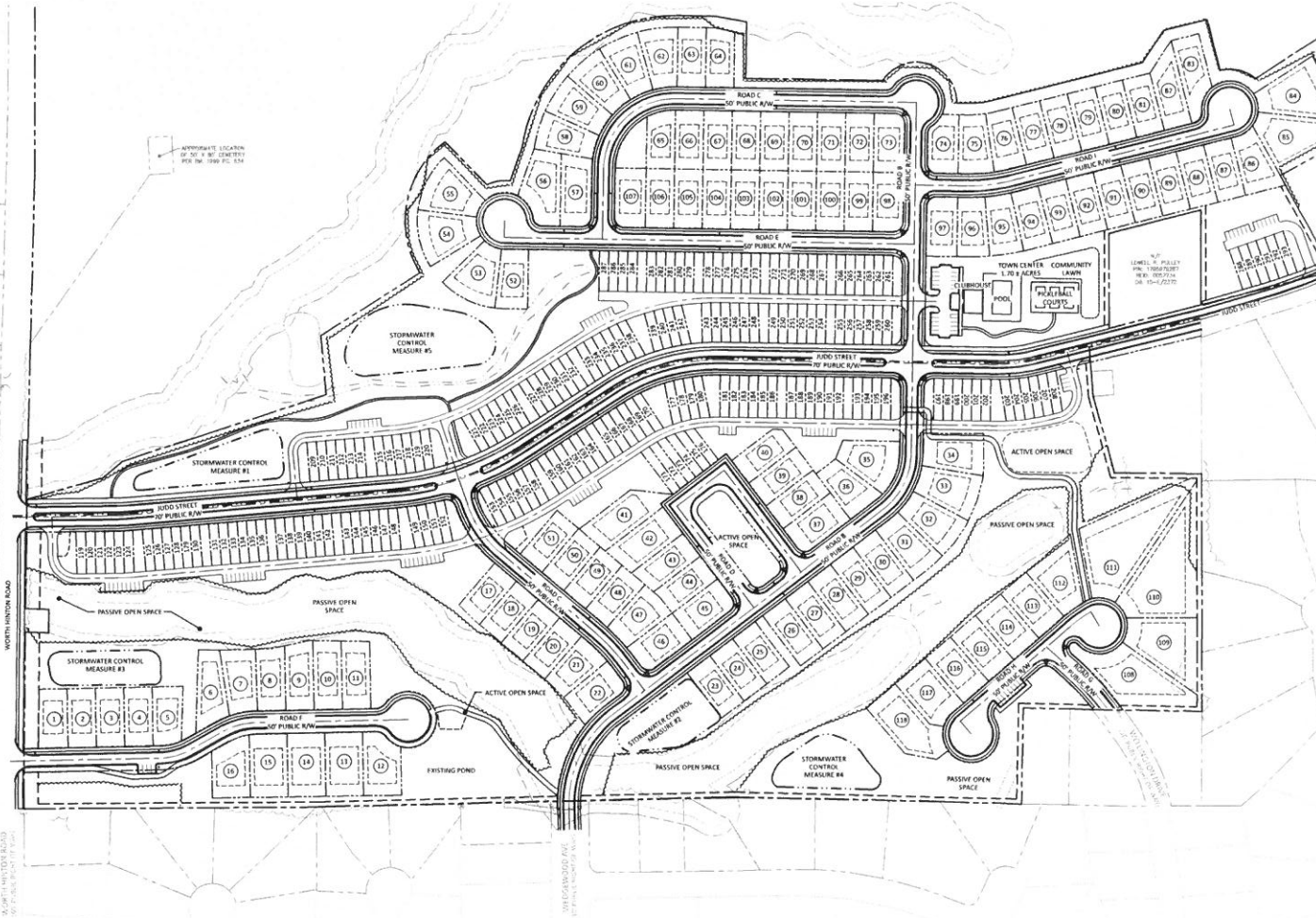
2.0%

2.0%

2.0%

LOCAL STREET SECTION

The diagram illustrates the cross-section of an alley. It features a central 4.0' wide sidewalk, flanked by two 10.0' wide lanes, and a 2.0% slope on each side. The total width of the right-of-way (ROW) is 20.0'. The diagram is labeled "ALLEY CROSS SECTION" at the bottom.

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The Nau Company
Consulting Civil Engineers

N

PO Box 810, Rolesville, NC 27571
919-435-6395
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YOR REMINGTON, LLC
4027 HESS ROAD
MONKTON, MARYLAND 21111

		REVIEWS BUILT ON TOWN CHARGES
1	2022-06-10	
2	2022-11-01	COPYING RATE FOR TOWN CHARGES
3	2022-11-28	REVIEWS BUILT ON TOWN CHARGES

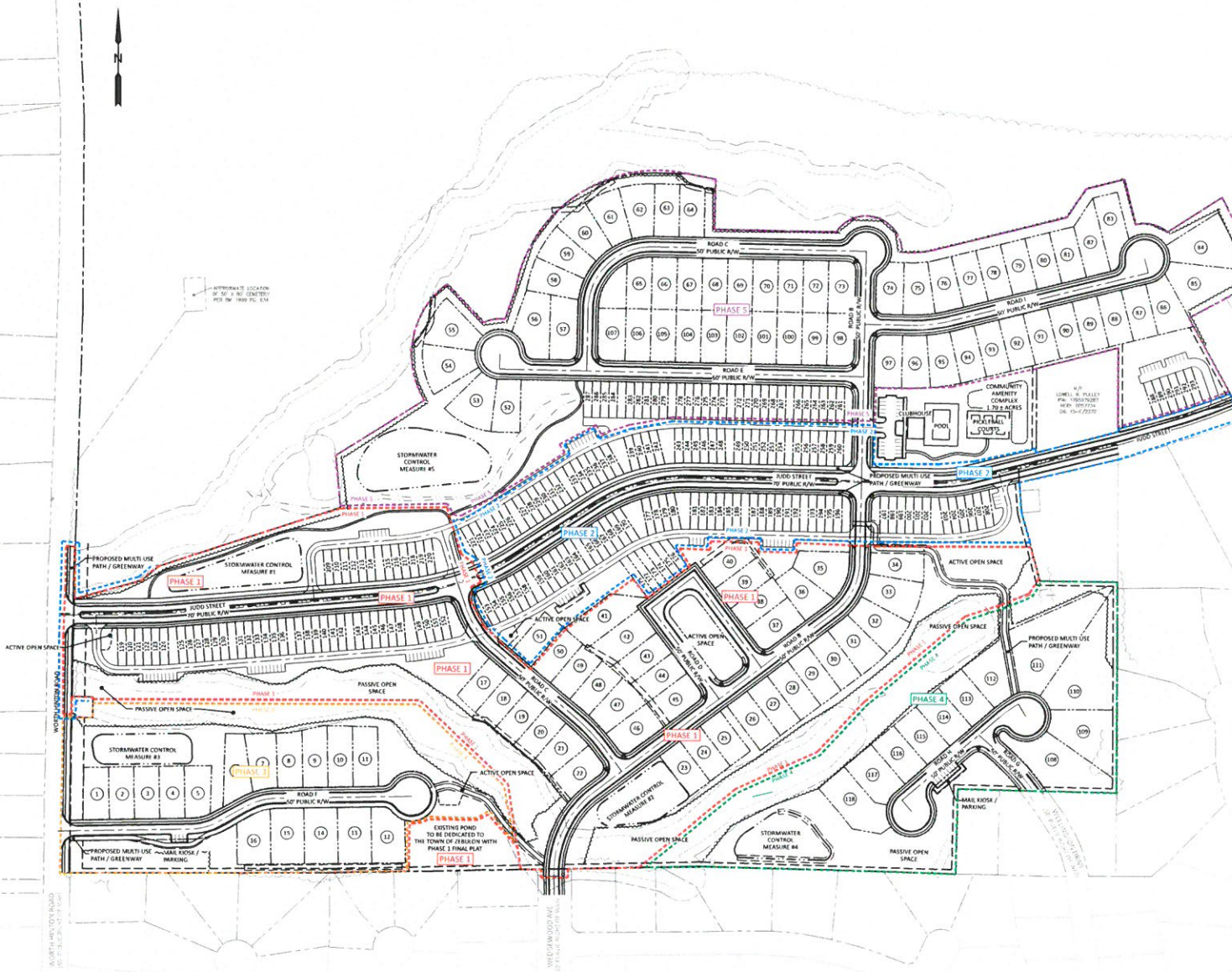
WAKELON MILLS SUBDIVISION

TOWN OF ZEBULON
NORTH CAROLINA

ROAD SECTIONS PLAN



PROJECT NO.:
DESIGN BY: BTO
DRAWN BY: BPS
SCALE: 1"=120'
DATE: 2022-09-22
SHEET NO: C1.2



PHASE	NUMBER OF UNITS PER PHASE	TOTAL
PHASE 1	46	46
PHASE 2	96	142
PHASE 3	0	142
PHASE 4	0	142
PHASE 5	33	175
TOTAL	175	293

PHASING PLAN LEGEND

PHASE 1: ---
 PHASE 2: ---
 PHASE 3: ---
 PHASE 4: ---
 PHASE 5: ---



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

The Nau Company
 Consulting Civil Engineers
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 919-435-6395
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CLIENT
 TOR BENINGTON, LLC
 4027-4555 ROAD
 MOUNTAIN, MARYLAND 21111

REVISIONS	DATE	BY	DESCRIPTION
1	2022-03-20	BT	2022-03-20
2	2022-03-20	BT	2022-03-20
3	2022-03-20	BT	2022-03-20

WAKELON MILLS SUBDIVISION
 TOWN OF ZEBULON
 NORTH CAROLINA
PHASING PLAN

PROJECT NO:
 DESIGN BY: BT
 DRAWN BY: BJS
 SCALE: 1"=120'
 DATE: 2022-03-20
 SHEET NO: **C13**

SITE PLAN LEGEND

PROPERTY BOUNDARY	---
RIGHT-OF-WAY	---
PROPERTY LINE	---
EASEMENT	---
SETBACK	---
PROPERTY/LANDSCAPE BUFFER	---
ROAD CENTERLINE	---
CURB & GUTTER (10' STANDARD)	---
CURB & GUTTER (24' VALLEY)	---
SIDEWALK	---

PROPOSED SITE DATA	
EXISTING SITE AREA	200.17 ACRES (2,726,328 SQ. FT.)
R/W DEDICATION	13.89 ACRES (1,517,061 SQ. FT.)
OWNER DESIGNATION	0.0 ACRES
PROPOSED SITE AREA	70.92 ACRES (1,084,420 SQ. FT.)
NET SITE AREA	59.03 ACRES (2,371,459 SQ. FT.)
EXISTING RIGHT-OF-WAY	---
PROPOSED USE	SINGLE FAMILY DETACHED & SINGLE FAMILY ATTACHED DWELLINGS
SINGLE FAMILY UNITS	118
TOWNHOUSE UNITS	118
APARTMENT UNITS	0
TOTAL UNITS	236
NET DENSITY	4.0 UNITS/ACRE
OPEN SPACE REQUIRED	10% OF 70.92 ACRES
OPEN SPACE PROVIDED	7.09 ACRES
PASSIVE OPEN SPACE PROVIDED	17.06 AC (7,847,755 SQ. FT.) - 24.20%
ACTIVE OPEN SPACE REQUIRED	10% OF REQUIRED OPEN SPACE
ACTIVE OPEN SPACE PROVIDED	3.14 ACRES
PROPOSED	4.0% AC (1,717,843 SQ. FT.) - 5.70%
GUEST PARKING REQUIRED	1 PER 4 UNITS - 74 SPACES
GUEST PARKING PROVIDED	134 SPACES
PARKING PER PHASE	---
PHASE 1	21 SPACES REQUIRED / 17 PROVIDED
PHASE 2 (INCLUDES AMENITIES)	24 SPACES REQUIRED / 511 PROVIDED
PHASE 3	4 SPACES REQUIRED / 4 PROVIDED
PHASE 4	5 SPACES REQUIRED / 8 PROVIDED
PHASE 5 (BUILT OUT)	74 SPACES REQUIRED / 134 PROVIDED
PHASE 5 CALCULATION REPRESENTS ENTIRE BUILT OUT	---

OPEN SPACE AND DRAINAGE EASEMENTS

THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING OPEN SPACE AND STORMWATER CONTROL MEASURES.

PUBLIC UTILITIES AND EASEMENTS

ALL PUBLIC UTILITY LINES AND EASEMENTS SHALL BE EXTENDED/CONSTRUCTED TO THE ADJOINING PROPERTY LINE.

MAIL KIOSK

THE MAIL KIOSK WILL REQUIRE A TOTAL OF 2 PARKING SPACES. A MINIMUM OF TWO SPACES ARE REQUIRED AT EACH KIOSK LOCATION. AT A KIOSK WHERE MORE THAN 1 PARKING SPACE IS REQUIRED, AT LEAST ONE SPACE SHALL BE PARKING ACCESSIBLE.

TRANSPORTATION

- ALL ROADS SHALL HAVE PUBLIC RIGHT-OF-WAY AND MAINTAINED BY THE TOWN OF ZEBULON.
- A TRAFFIC IMPACT ANALYSIS WILL BE REQUIRED FOR THIS PROJECT.
- DRIVEWAY PERMITS WILL BE REQUIRED FOR THE PROJECT.

UTILITY PLANS

- ALL UTILITY PLANS SHALL BE APPROVED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.

LANDSCAPE PLANS

STREET TREES WILL BE INSTALLED ON ALL STREETS AS INDICATED ON THE LANDSCAPE PLAN.

STREET LIGHTS

FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED IN THE CONSTRUCTION PLANS.

REQUIRED IMPROVEMENTS AND MINIMUM DESIGN STANDARDS

- THIS PROJECT WILL CONNECT TO THE PUBLIC WATER SYSTEM AT THE LINDER OF THE DEVELOPER.
- THIS PROJECT WILL CONNECT TO THE PUBLIC SEWER SYSTEM AT THE LINDER OF THE DEVELOPER.
- THIS PROJECT IS REQUIRED TO INSTALL CURB AND GUTTER AS REQUIRED BY THE TOWN OF ZEBULON.
- THIS PROJECT IS SUBJECT TO STREET TREE REQUIREMENTS AS ESTABLISHED BY THE TOWN OF ZEBULON.
- THIS PROJECT IS SUBJECT TO OPEN SPACE REQUIREMENTS ESTABLISHED IN THE SUBDIVISION REGULATIONS OF THE TOWN OF ZEBULON.
- THIS PROJECT IS SUBJECT TO USE KINER BASIN (RETENTION CONTROL) STORMWATER TREATMENT.
- THIS PROJECT HAS 50 FOOT STREAM BUFFERS ON PERMANENT AND INTERMITTENT STREAMS.
- THIS PROJECT IS SUBJECT TO PHASE II POLY CONSTRUCTION STORMWATER REQUIREMENTS AND WILL REQUIRE A STORMWATER PERMIT FROM THE NORTH CAROLINA DEPARTMENT OF WATER QUALITY CONTROL DIVISION.
- THIS PROJECT WILL REQUIRE NECEI DRIVEWAY PERMITS FOR THE EXISTENCES TO THE PROJECT.
- THIS PROJECT WILL REQUIRE EROSION CONTROL PLAN APPROVAL FROM DADE COUNTY.
- ALL PROPOSED ROADS SHALL BE BUILT TO THE TOWN OF ZEBULON STANDARDS AND BE DESIGNATED AS PUBLIC UPON ACCEPTANCE BY THE TOWN.
- CONSTRUCTION SHALL BE PHASED IN ACCORDANCE WITH THE PHASE LINES SHOWN ON THE PLANS.

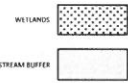
SINGLE FAMILY ATTACHED LOT DIMENSIONAL REQUIREMENTS	
MIN. LOT AREA	17,200 SQ. FT. / UNIT
MIN. DEVELOPABLE WIDTH	50 FEET
FRONT SETBACK	5 FEET
REAR SETBACK	NONE
REAR SETBACK	NONE
REAR SETBACK	5 FEET
MAX. LOT COVERAGE	30%

SINGLE FAMILY DETACHED LOT DIMENSIONAL REQUIREMENTS	
MIN. LOT AREA	17,200 SQ. FT. / UNIT
MIN. DEVELOPABLE WIDTH	50 FEET
FRONT SETBACK	5 FEET
REAR SETBACK	5 FEET
REAR SETBACK	5 FEET
REAR SETBACK	5 FEET
MAX. LOT COVERAGE	30%

OPEN SPACE NOTE:
OPEN SPACE AREAS ARE TO BE OWNED AND MAINTAINED BY THE SUBDIVISION. HOA IS RESPONSIBLE FOR REPLACING ALL LANDSCAPING REQUIRED BY THE TOWN OF ZEBULON UDO.

MAIL KIOSK NOTE:
1. THE LOCATION OF THE PROPOSED MAILBOX KIOSK AREA AND ASSOCIATED PARKING APPROXIMATIONS WILL BE PROVIDED ON THE SUBDIVISION CONSTRUCTION DRAWINGS. THESE AREAS WILL COMPLY WITH ALL STANDARDS REQUIRED BY THE TOWN OF ZEBULON UDO.

- UNLIMITED STREET LIGHTS, AND ALL AREA STANDARDS.
- TEMPORARY MAIL KIOSK SHALL BE LOCATED ADJACENT TO MODEL HOME PARKING LOT. DETAILS FOR THIS TEMPORARY MAIL KIOSK WILL BE PROVIDED WITH EXHIBIT FOR MODEL HOME SITE PLAN.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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

FOR BLANKETING, LLC
8027 HESS ROAD
MONTICELLO, MARYLAND 21111

REV	DATE	DESCRIPTION
1	2022-09-22	FOR BLANKETING, LLC
2	2022-10-01	FOR BLANKETING, LLC
3	2022-11-28	FOR BLANKETING, LLC

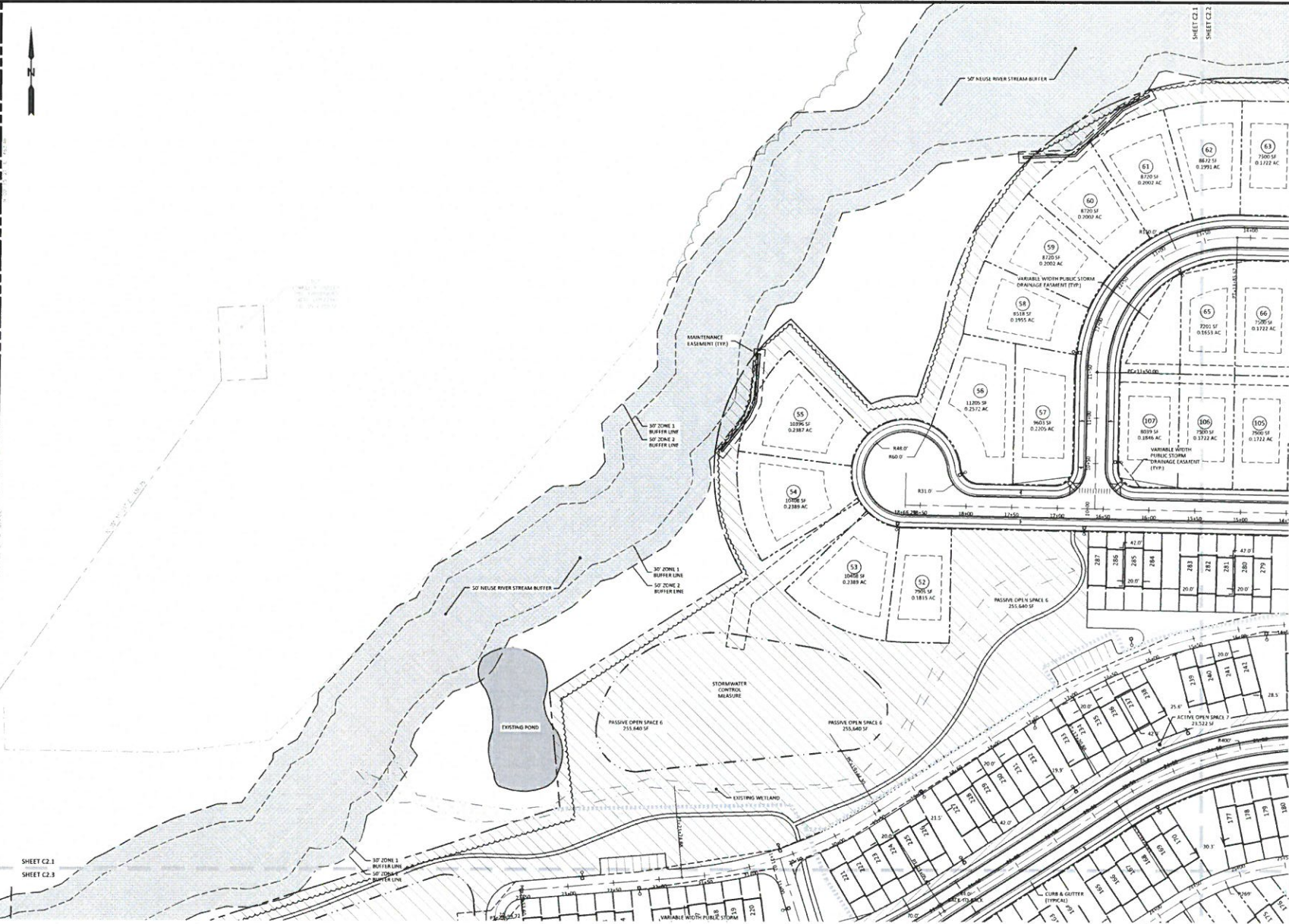
WAKELON MILLS SUBDIVISION
TOWN OF ZEBULON
NORTH CAROLINA



PROJECT NO: 1778-0022
DESIGN BY: BTD
DRAWN BY: BTD
SCALE: 1"=120'
DATE: 2022-09-22
SHEET NO: C2.0



SHEET C2.1
SHEET C2.3



SCALE: 1"=50'
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

The Nau Company
Consulting Civil Engineers
PO Box 810 Raleigh, NC 27571
TEL: 919.839.9999
NGBELS License P-0751

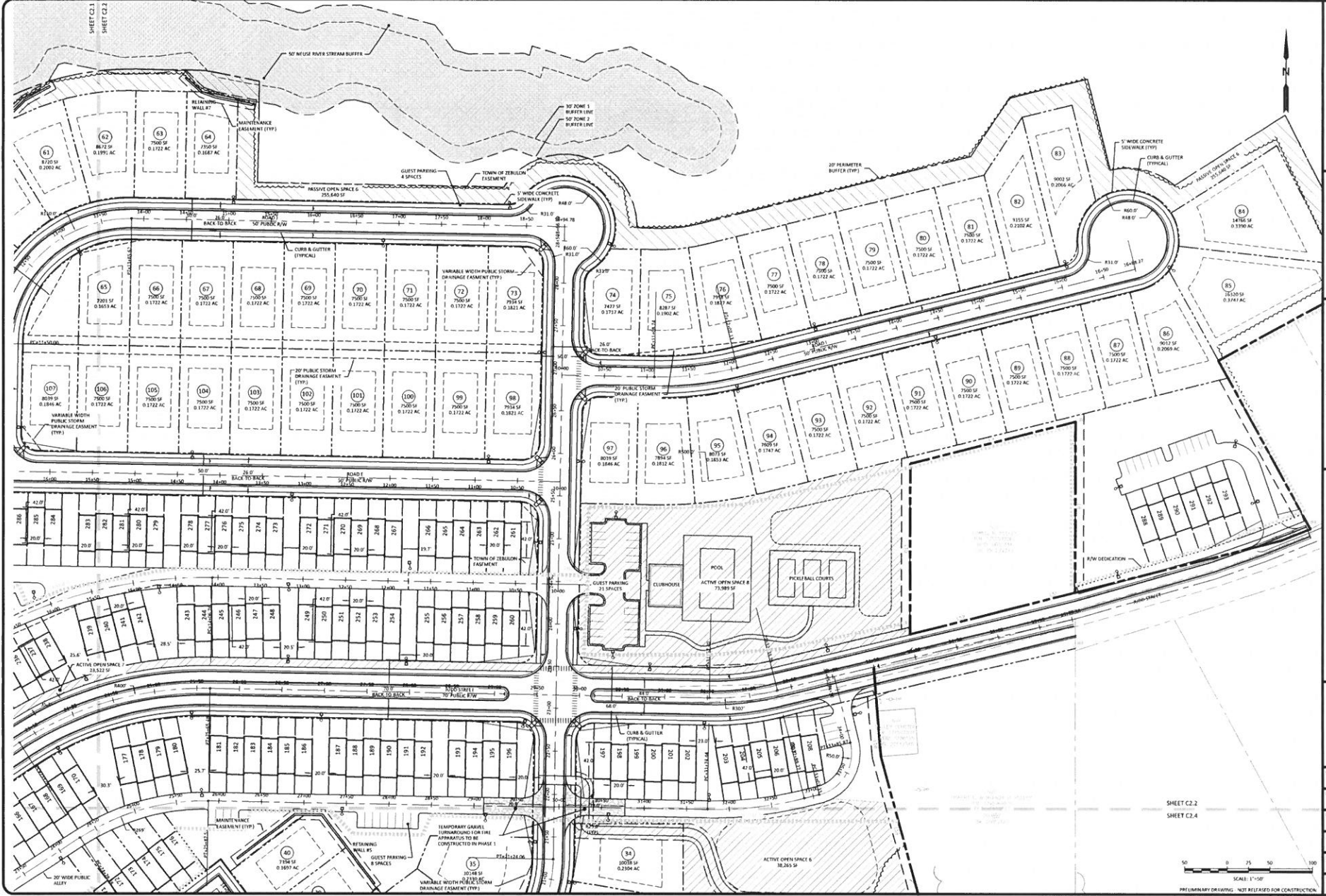
CLIENT
TOD BEMINGTON, LLC
4027 HESS ROAD
MOUNTAIN, VIRGINIA 24111

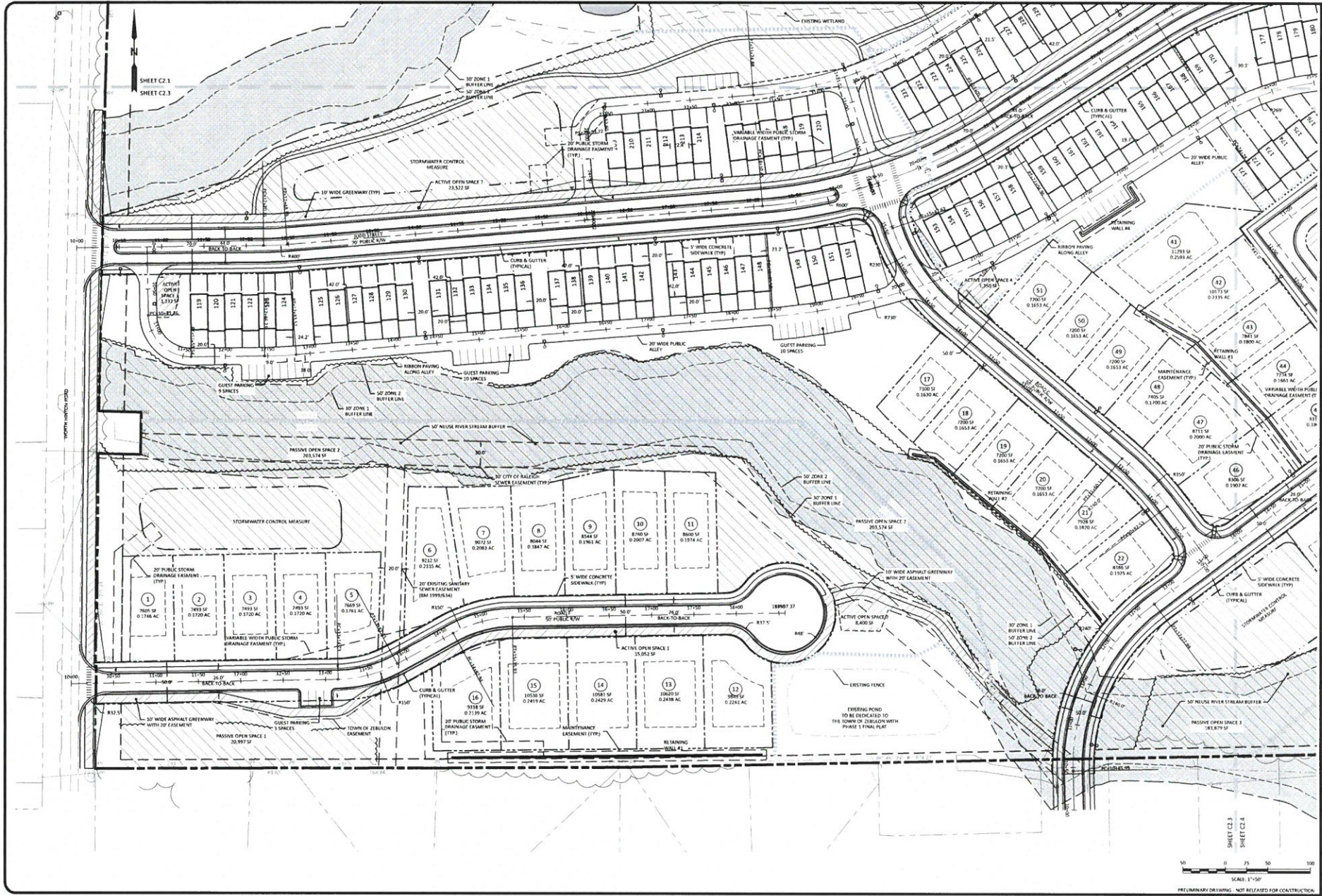
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2	2022-09-22	FINAL DESIGN
3	2022-09-22	FINAL DESIGN

WAKELON MILLS SUBDIVISION
TOWN OF ZEPHULON
NORTH CAROLINA
SITE PLAN



PROJECT NO.:
DESIGN BY: BTO
DRAWN BY: BTO
SCALE: 1"=50'
DATE: 2022-09-22
SHEET NO.: C2.1





The Nau Company
Consulting Civil Engineers
PO Box 810 Raleigh, NC 27611
919-435-6395
NCBELS License P-0751

TOO ENGINEERING, LLC
4027 HARRIS ROAD
MOUNTAIN, MARYLAND 21111

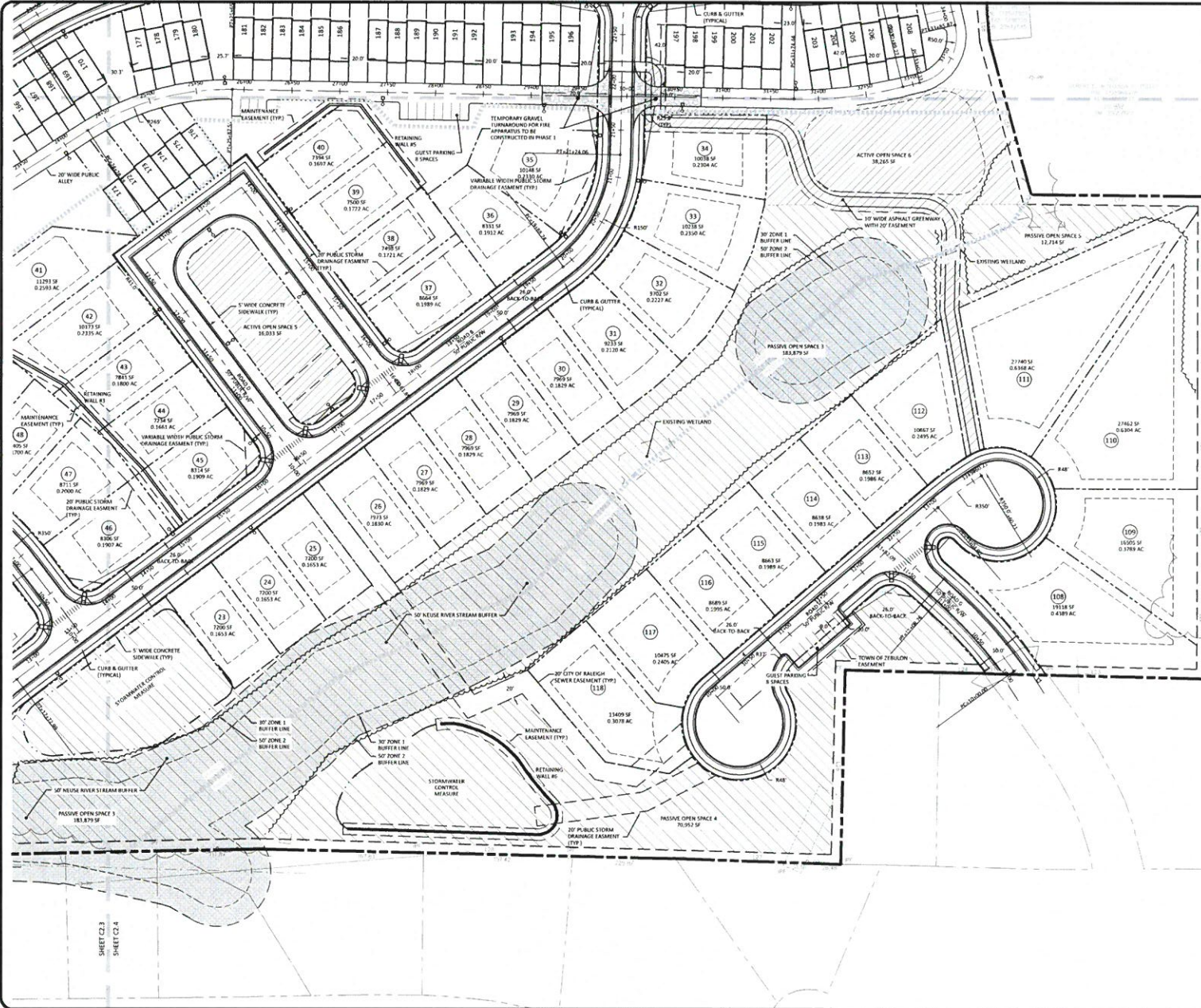
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2	2022-08-10	REVISIONS
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WAKELON MILLS SUBDIVISION
TOWN OF ZEBULON
NORTH CAROLINA
SITE PLAN



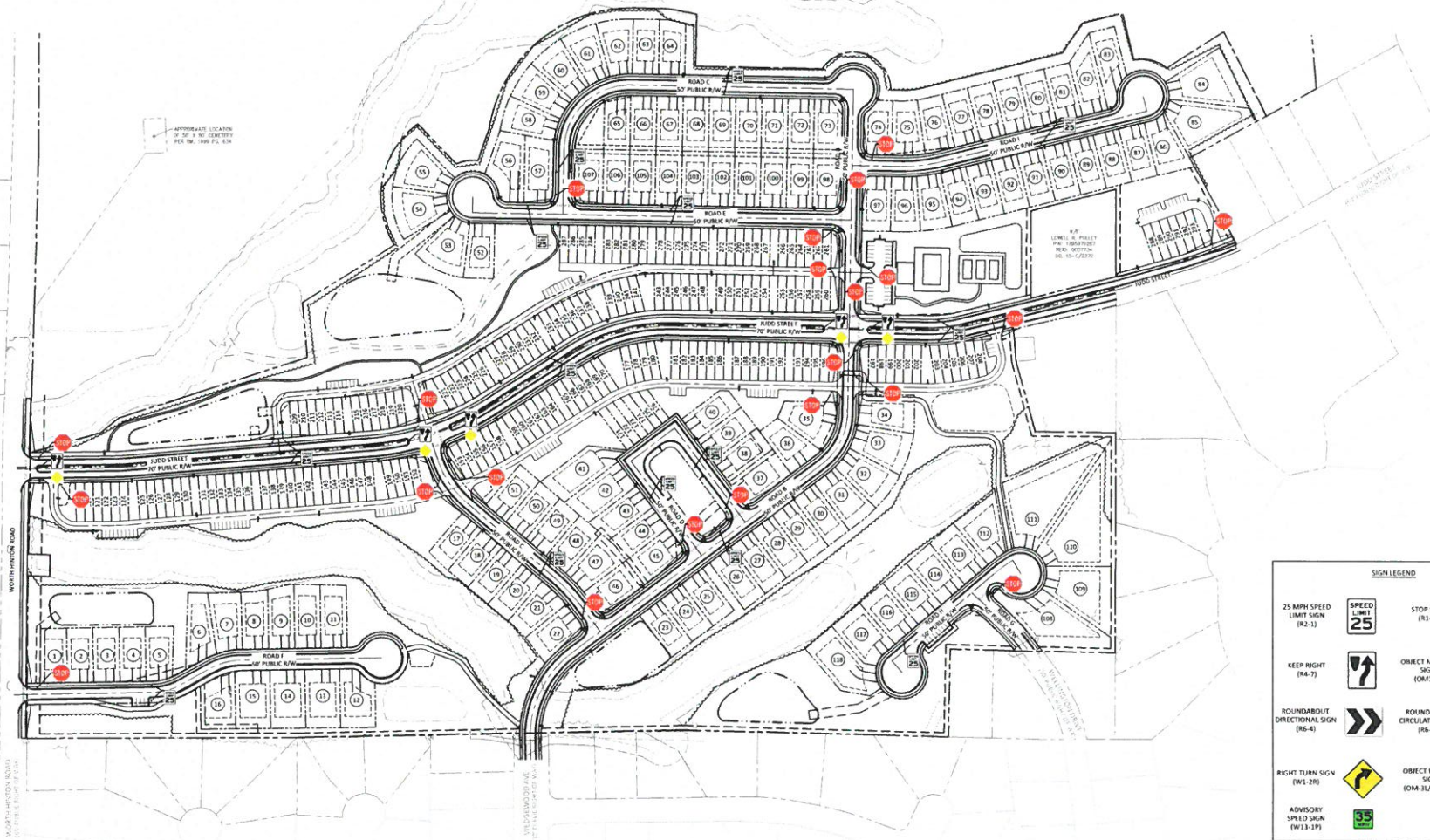
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DESIGN BY	870
DRAWN BY	870
SCALE	1"=50'
DATE	2022-08-10
SHEET NO.	C2.3

SCALE: 1"=50'
PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



SITE PLAN LEGEND

PROPERTY BOUNDARY	---
RIGHT-OF-WAY	---
PROPERTY LINE	---
EASEMENT	---
SETBACK	---
PROPERTY/LANDSCAPE BUFFER	---
ROAD CENTERLINE	---
CURB & GUTTER (30" STANDARD)	---
CURB & GUTTER (24" VALLEY)	---
SIDEWALK	---



SIGN LEGEND	
25 MPH SPEED LIMIT SIGN (R2-1)	SPEED LIMIT 25
KEEP RIGHT (R6-7)	KEEP RIGHT
ROUNDABOUT DIRECTIONAL SIGN (R6-4)	ROUNDABOUT DIRECTIONAL SIGN
RIGHT TURN SIGN (W1-28)	RIGHT TURN SIGN
ADVISORY SPEED SIGN (W13-39)	ADVISORY SPEED SIGN
STOP SIGN (R1-1)	STOP
OBJECT MARKER SIGN (OM-1-3)	OBJECT MARKER SIGN
ROUNDABOUT CIRCULATION SIGN (R6-5P)	ROUNDABOUT CIRCULATION SIGN
OBJECT MARKER SIGN (OM-3L/OM-3R)	OBJECT MARKER SIGN
OM-3R	OM-3L



PRELIMINARY DRAWING - NOT RELIABLE FOR CONSTRUCTION

The Nau Company
Consulting Civil Engineers
PO Box 510, Raleigh, NC 27671
919-435-6395
NCBELS License P-0751

CLIENT:

TOP REMINGTON, LLC
MOUNTAIN, MARYLAND 3111

REVISIONS

NO.	DATE	DESCRIPTION
1	2022.03.10	ISSUED FOR PERMITTING
2	2022.03.10	ISSUED FOR PERMITTING
3	2022.03.10	ISSUED FOR PERMITTING

PROJECT NO.:

11726/2022

DESIGN BY:

HTO

DRAWN BY:

WFS

SCALE:

1"=120'

DATE:

2022-03-22

SHEET NO.:

C2.5

WAKELON MILLS SUBDIVISION

TOWN OF ZEBULON
NORTH CAROLINA

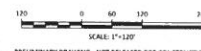
OVERALL SIGNAGE PLAN



SANITARY SEWER PIPE	SS	SS
SANITARY SEWER BIANHOLE	●	
SANITARY SEWER CLEANOUT	•	
WATER PIPE	W	W
WATER METER	□	
WATER HYDRANT	⦿	
WATER VALVES	⦿	
WATER FITTINGS	⦿	
BLOW OFF ASSEMBLY	•	
RECLAIMED WATERLINE	—	—

A DOWNSTREAM SANITARY SEWER CAPACITY ANALYSIS MAY BE REQUIRED PRIOR TO CONSTRUCTION DRAWING APPROVAL. ADDITIONAL INFORMATION TO BE PROVIDED BY THE CITY OF RALEIGH AS TO WHETHER THIS STUDY SHALL BE REQUIRED.

LIGHT POLE LOCATIONS ARE SHOWN AS APPROXIMATE. FINAL LIGHTING DESIGN WILL BE PREPARED BY DUKE PROGRESS POWER AND PROVIDED WITH THE CONSTRUCTION PLANS.

[illegible][illegible]



The Nau Company
Consulting Civil Engineers
PO Box 810, Raleigh, NC 27671
919-435-6395
NCBELS License P-0751

FOR REMINGTON, LLC
MOUNTAIN, NORTH CAROLINA

DATE: 2022-09-22

DESIGNER: BTO

DRAWN BY: BPS

SCALE: 1"=50'

DATE: 2022-09-22

SHEET NO: C3.1

WAVELON MILLS SUBDIVISION

TOWN OF ZEBULON
NORTH CAROLINA

UTILITY PLAN

PROJECT NO: 2022-09-22

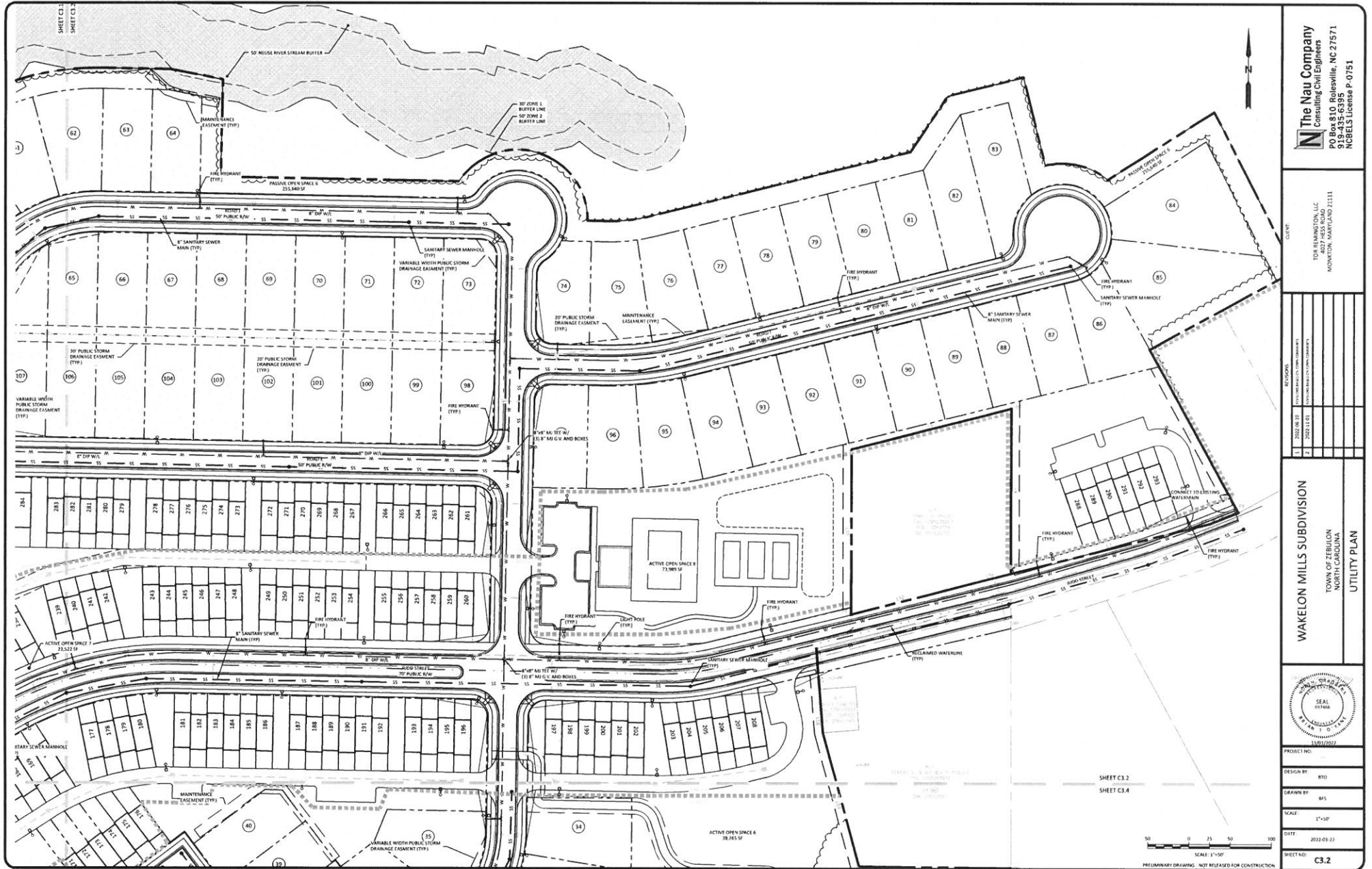
DESIGN BY: BTO

DRAWN BY: BPS

SCALE: 1"=50'

DATE: 2022-09-22

SHEET NO: C3.1



The Nau Company
Consulting Civil Engineers
PO Box 810, Raleigh, NC 27571
Phone: 919.833.9395
Fax: 919.833.9396
NCELS License P-0751

CLIENT
TOR REMINGTON, LLC
4027 HESS ROAD
MOUNTAIN, MARYLAND 21111

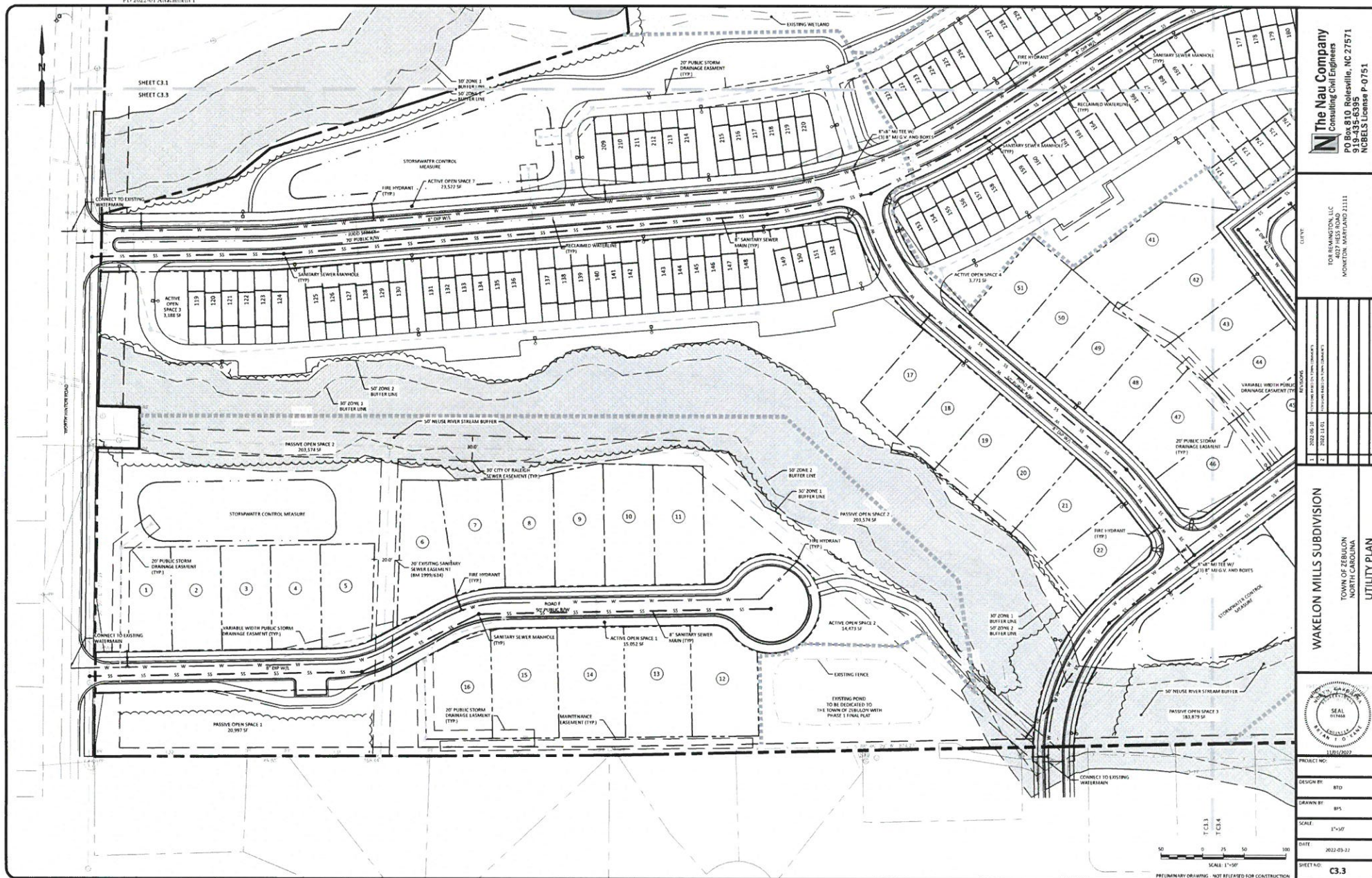
NO.	DATE	DESCRIPTION
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2	2022-11-01	Final Design for Construction

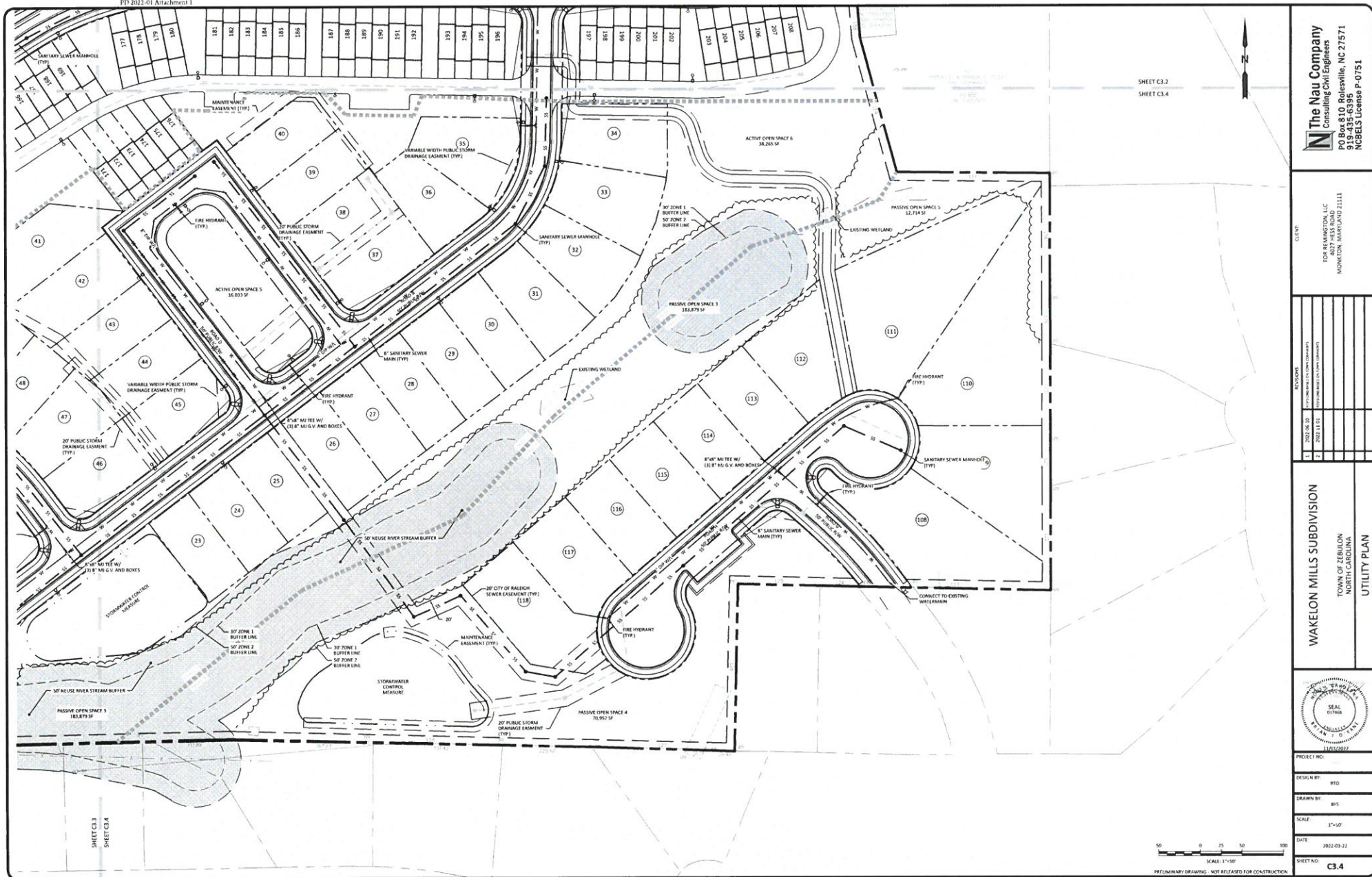
WAKELON MILLS SUBDIVISION
TOWN OF TEBULON
NORTH CAROLINA
UTILITY PLAN



PROJECT NO.:
DESIGN BY: HTO
DRAWN BY: HES
SCALE: 1"=10'
DATE: 2022-09-27
SHEET NO.: **C3.2**

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SCALE: 1"=10'
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



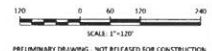


GRADING/DRAINAGE PLAN LEGEND

EXISTING MAJOR (10') CONTOUR	---
EXISTING MINOR (2') CONTOUR	---
PROPOSED MAJOR (10') CONTOUR	---
PROPOSED MINOR (2') CONTOUR	---
STORM DRAINAGE PIPE	---
STORM DRAINAGE STRUCTURES	● ● ●
RETAINING WALL	---

PERCENTAGE OF LOTS GRADED PER PHASE

PERCENTAGE OF LOTS TO BE GRADED IN PHASE 1	157 / 293 LOTS = 54%
PERCENTAGE OF LOTS TO BE GRADED IN PHASE 2	96 / 293 LOTS = 33%
PERCENTAGE OF LOTS TO BE GRADED IN PHASE 3	18 / 293 LOTS = 6%
PERCENTAGE OF LOTS TO BE GRADED IN PHASE 4	96 / 293 LOTS = 33%
PERCENTAGE OF LOTS TO BE GRADED IN PHASE 5	96 / 293 LOTS = 33%



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

The Nau Company
Consulting Civil Engineers
PO Box 510, Raleigh, NC 27611
Tel: 919.833.1111
NCBELS License P-0751

CLIENT
TOWN OF WAKEFORD, NC
4027 HESS ROAD
WAKEFORD, NORTH CAROLINA 27886

NO.	REVISIONS	DATE
1	2022-03-10	2022-03-10
2	2022-03-10	2022-03-10

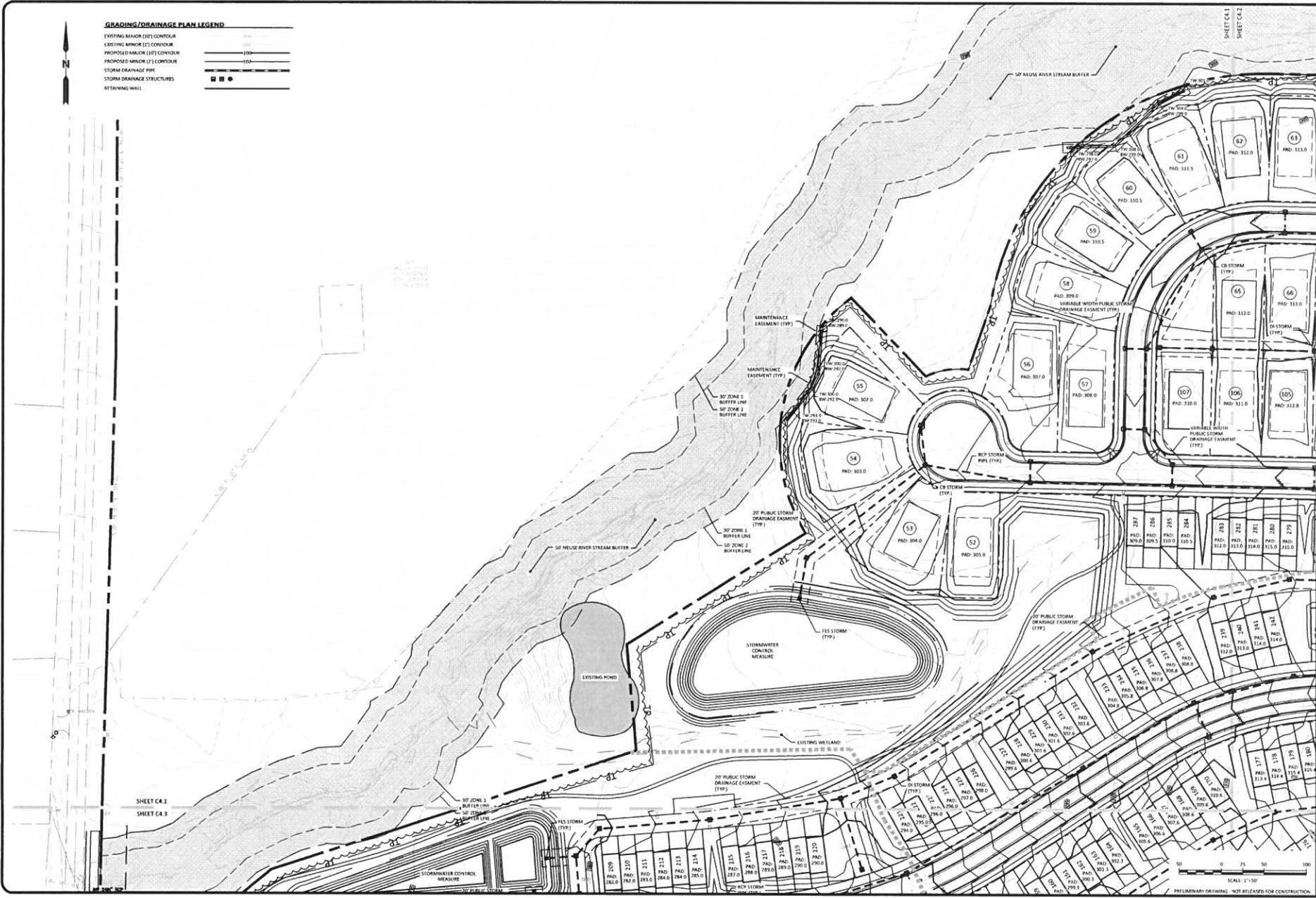
WAKEFORD MILLS SUBDIVISION
TOWN OF WAKEFORD, NC
NORTH CAROLINA
OVERALL GRADING AND DRAINAGE PLAN



PROJECT NO.: 2022-03-10
DESIGN BY: BTD
DRAWN BY: BTD
SCALE: 1"=120'
DATE: 2022-03-10
SHEET NO.: C4.0

GRADING/DRAINAGE PLAN LEGEND

EXISTING MAJOR (10') CONTOUR	---
EXISTING MINOR (2') CONTOUR	---
PROPOSED MAJOR (10') CONTOUR	---
PROPOSED MINOR (2') CONTOUR	---
STORM DRAINAGE PIPE	---
STORM DRAINAGE STRUCTURES	●
RETAINING WALL	---



The Nau Company
Consulting Civil Engineers
PO Box 810, Raleigh, NC 27671
919.435.6395
NCBELS License P-0751

FOR REVISION, LLC
4027 HESS ROAD
MOUNTAIN, MARYLAND 21111

CLIENT:

REVISIONS:

1	2022-08-10	ISSUED FOR PERMIT
2	2022-11-01	FOR REVIEW

WAKELON MILLS SUBDIVISION

TOWN OF ZEPHUR
NORTH CAROLINA

GRADING AND DRAINAGE PLAN



PROJECT NO:

DESIGN BY:

DRAWN BY:

SCALE:

DATE:

SHEET NO:

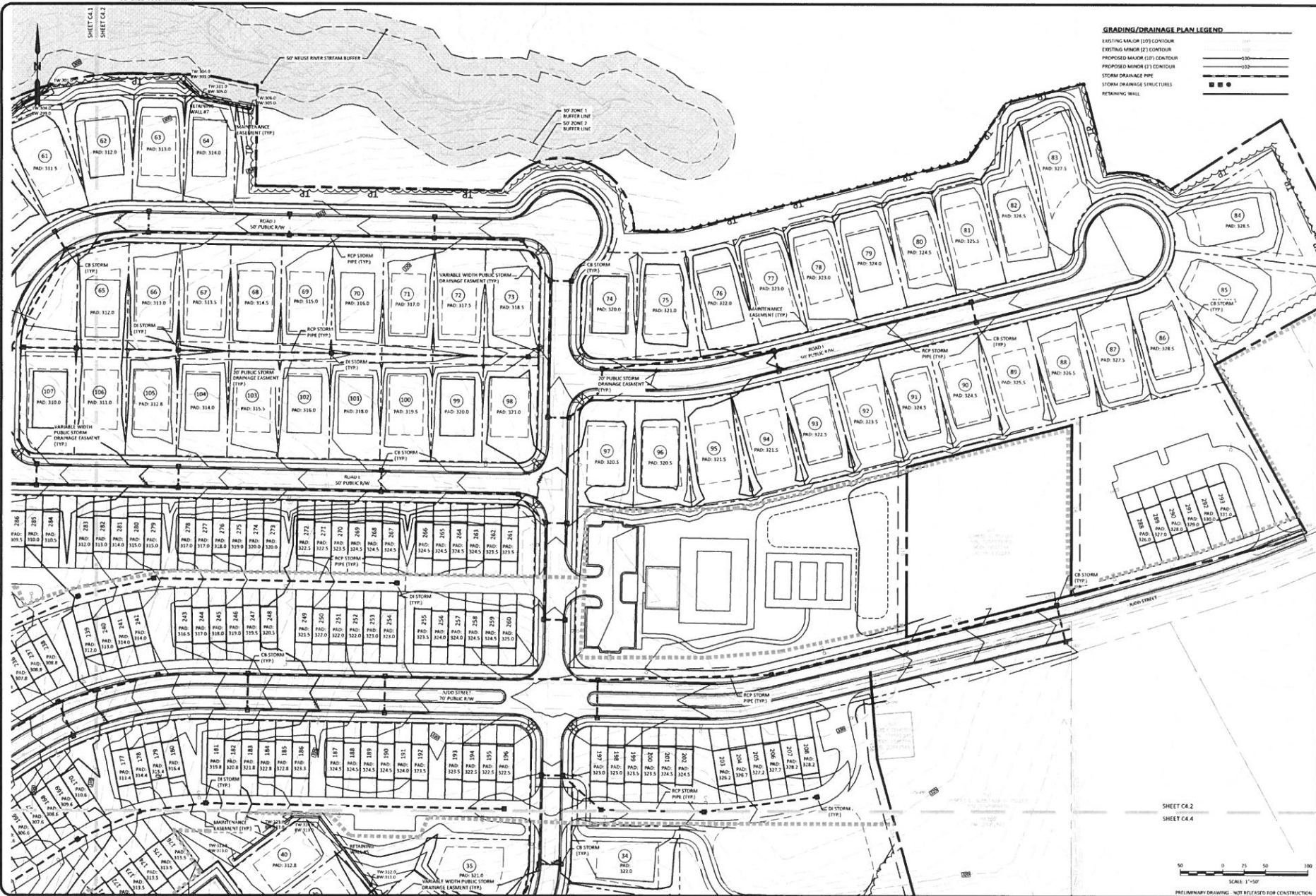
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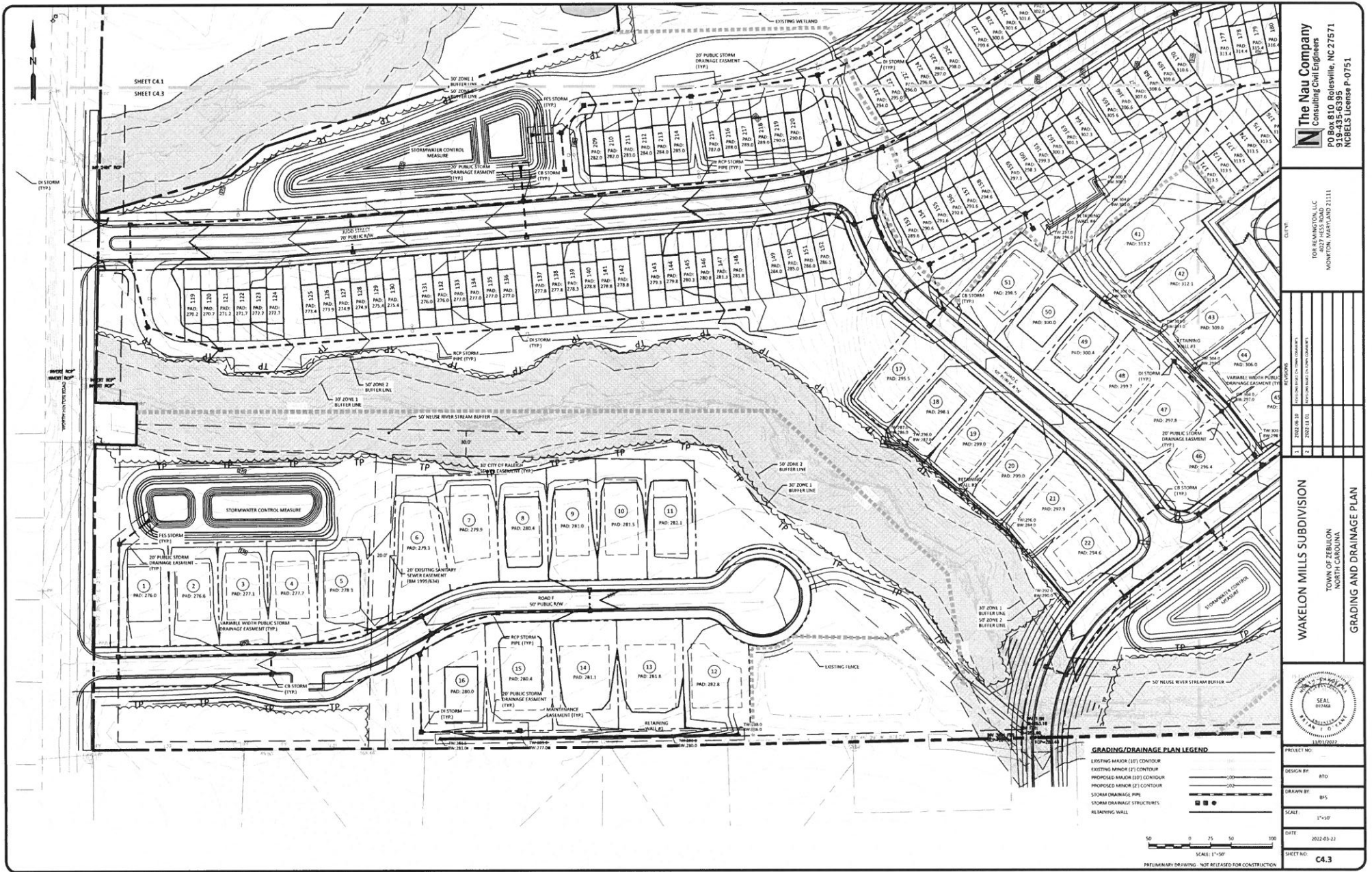
PRELIMINARY DRAWING. NOT RELEASED FOR CONSTRUCTION.

SHEET C4.1
SHEET C4.2

GRADING/DRAINAGE PLAN LEGEND

- EXISTING MAJOR (20') CONTOUR
- EXISTING MINOR (2') CONTOUR
- PROPOSED MAJOR (20') CONTOUR
- PROPOSED MINOR (2') CONTOUR
- STORM DRAINAGE PIPE
- STORM DRAINAGE STRUCTURES
- RETAINING WALL





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

TOR REMINGTON, LLC
MOUNTAIN, MARYLAND 21111

NO.	DATE	DESCRIPTION
1	2022-03-31	ISSUED FOR PERMIT
2	2022-03-31	ISSUED FOR PERMIT

WAKELON MILLS SUBDIVISION
TOWN OF ZEBULON
NORTH CAROLINA

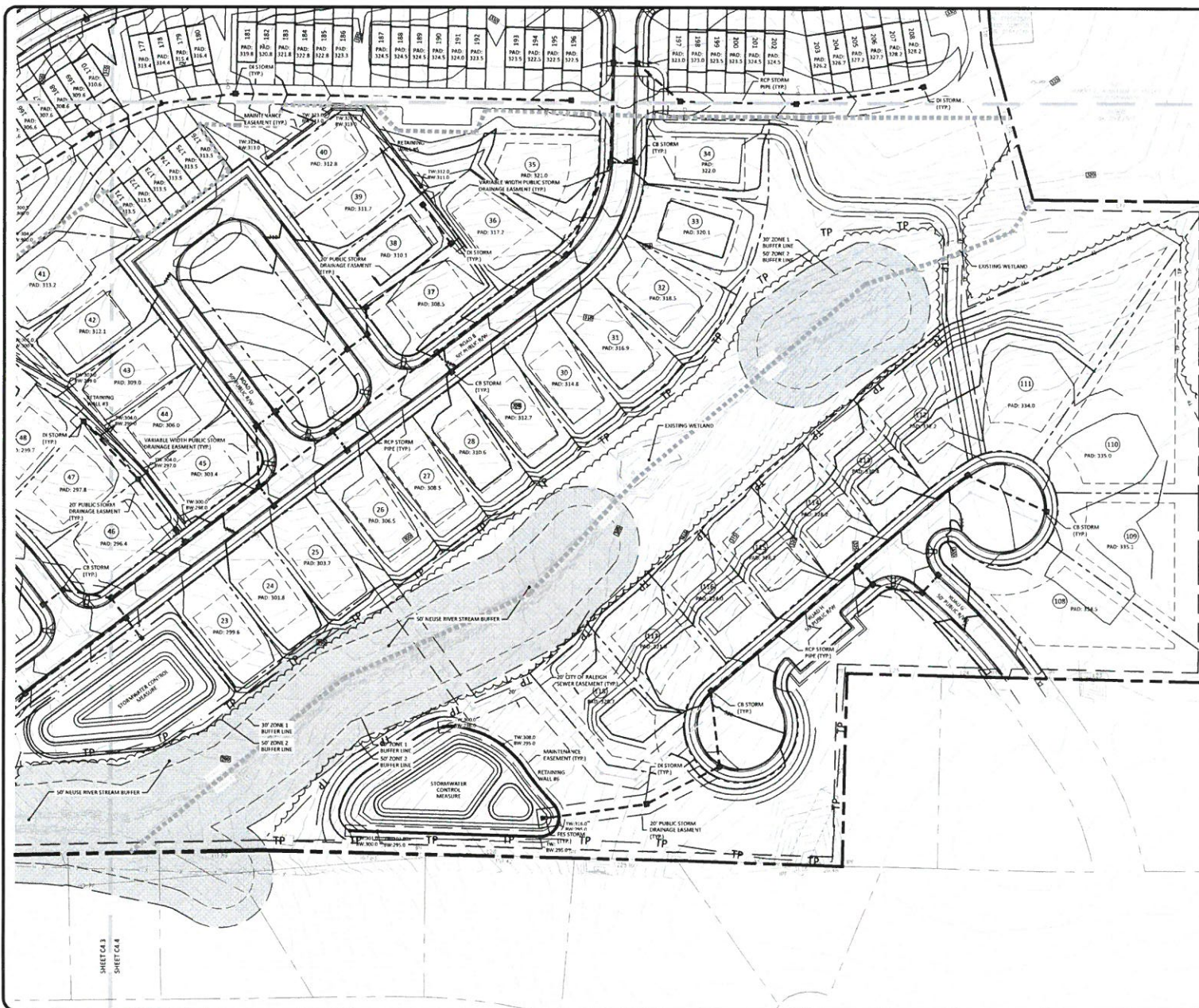
Grading and Drainage Plan

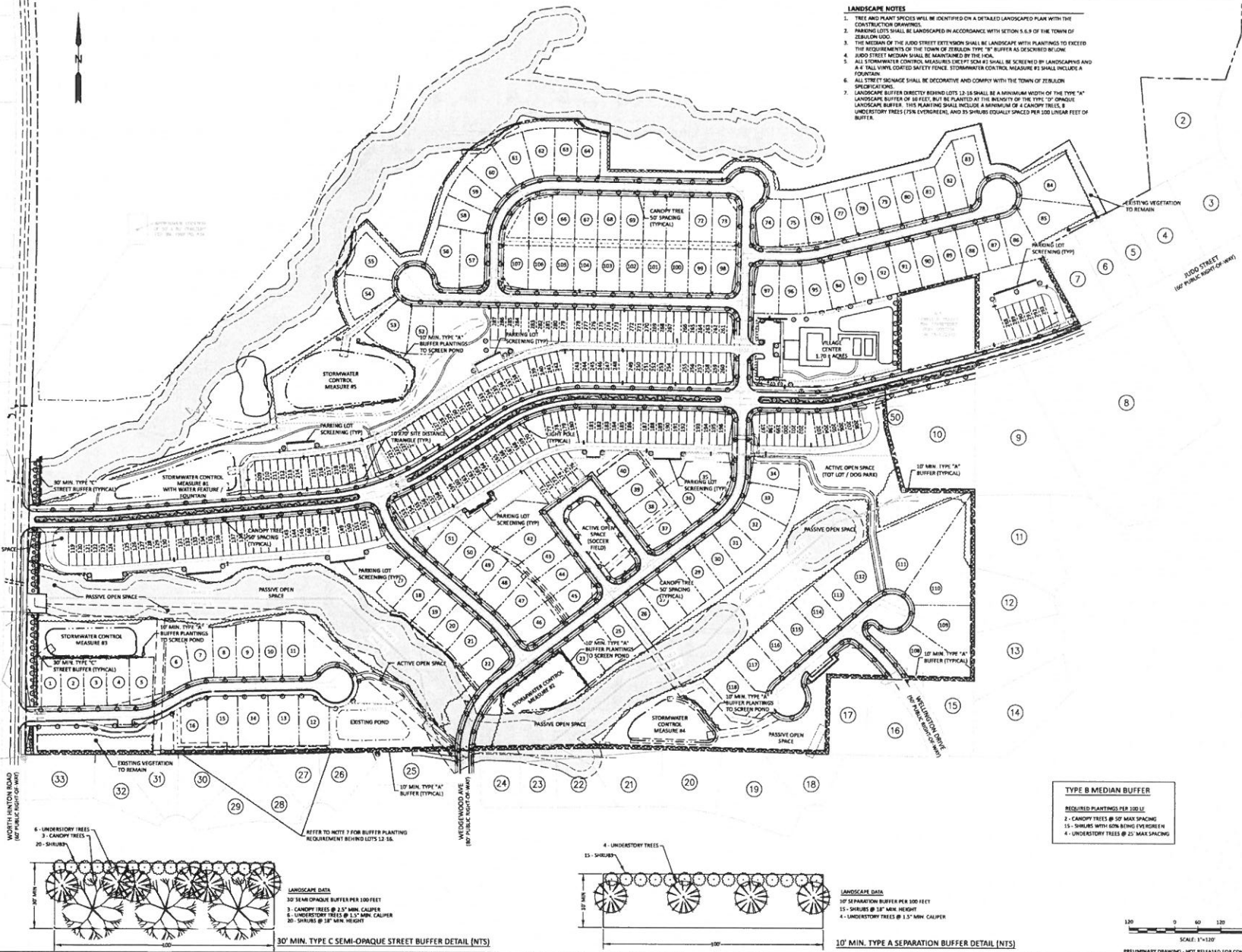


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Drawn By: BPS
Scale: 1"=50'
Date: 2022-03-31
Sheet No: C4.3

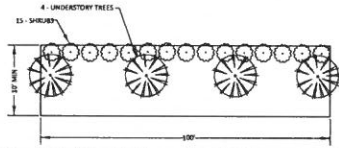
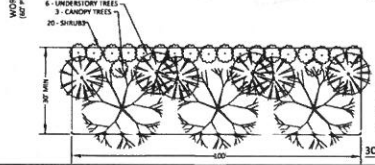


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DRAWN BY:	BFS
SCALE:	1"=50'
DATE:	2022-09-10
SHEET NO:	C4.4





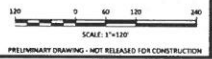
- LANDSCAPE NOTES**
1. TREE AND PLANT SPECIES WILL BE IDENTIFIED ON A DETAILED LANDSCAPE PLAN WITH THE CONSTRUCTION DRAWINGS.
 2. PARKING LOTS SHALL BE LANDSCAPED IN ACCORDANCE WITH SECTION 5.6.9 OF THE TOWN OF ZEBULON ORD.
 3. THE MEDIAN OF THE JUDG STREET EXTENSION SHALL BE LANDSCAPED WITH PLANTINGS TO EXCEED THE REQUIREMENTS OF THE TOWN OF ZEBULON TYPE "B" BUFFER AS DESCRIBED BELOW.
 4. JUDG STREET MEDIAN SHALL BE MAINTAINED BY THE TOWN.
 5. ALL STORMWATER CONTROL MEASURES DEEPER THAN 4" SHALL BE SCREENED BY LANDSCAPE AND A 4" TALL VINYL COATED SAFETY FENCE. STORMWATER CONTROL MEASURE #3 SHALL INCLUDE A COURTYARD.
 6. ALL STREET SIGNAGE SHALL BE DECORATIVE AND COMPLY WITH THE TOWN OF ZEBULON SPECIFICATIONS.
 7. LANDSCAPE BUFFER DIRECTLY BEHIND LOTS 1-15 SHALL BE A MINIMUM WIDTH OF THE TYPE "A" LANDSCAPE BUFFER OF 30 FEET, BUT BE PLANTED AT THE WIDTH OF THE TYPE "B" BUFFER. LANDSCAPE BUFFER. THIS PLANTING SHALL INCLUDE A MINIMUM OF 4 CANOPY TREES, 8 UNDERSTORY TREES (75% EVERGREEN), AND 35 SHRUBS EQUALLY SPACED PER 100 LINEAR FEET OF BUFFER.



TYPE B MEDIAN BUFFER

REQUIRED PLANTINGS PER 100 LF

- 2- CANOPY TREES @ 50' MAX SPACING
- 15- SHRUBS WITH 50% MIN. EVERGREEN
- 4- UNDERSTORY TREES @ 25' MAX SPACING



The Nau Company
Consulting Civil Engineers
PO Box 810, Raleigh, NC 27571
919-435-0395
NOBEL'S LICENSE # P-0751

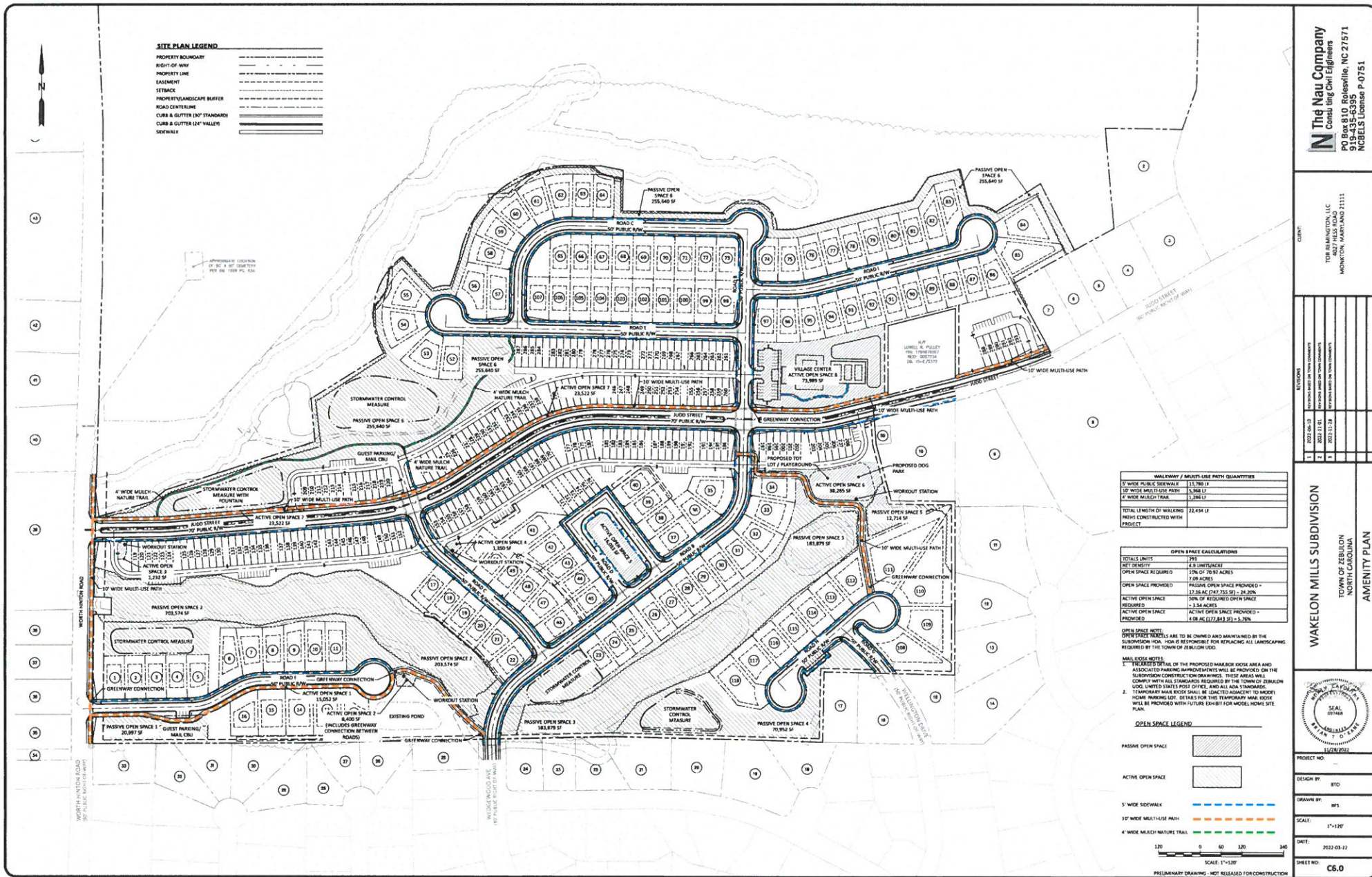
CLIENT:
TDR REIMAN, LLC
402 HESS ROAD
MOUNTAIN, MARYLAND 21111

REVISIONS	DATE	BY	DESCRIPTION
1	2022-05-10	PD	PROVIDE BUFFER PER TOWN ORDINANCE
2	2022-11-01	PD	PROVIDE BUFFER PER TOWN ORDINANCE
3	2022-11-18	PD	PROVIDE BUFFER PER TOWN ORDINANCE

WAKELON MILLS SUBDIVISION
TOWN OF ZEBULON
NORTH CAROLINA
LANDSCAPE PLAN



PROJECT NO.:
DESIGN BY: RTD
DRAWN BY: BJS
SCALE: 1"=120'
DATE: 2022-09-22
SHEET NO.: C5.0



The Nau Company
Consulting Civil Engineers
PO Box 510, Raleigh, NC 27671
919-435-6395
NCBELS License P-0751

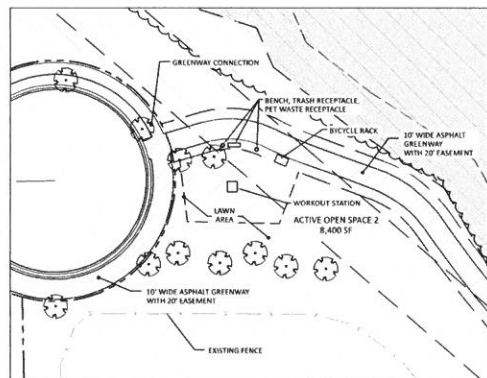
DATE: 2022-03-22
TOWN REMEDIATION, LLC
MONTGOMERY, MARYLAND 21111

NO.	DATE	DESCRIPTION
1	2022-03-22	PRELIMINARY DRAFT FOR TOWN COMMENTS
2	2022-03-22	REVISIONS BASED ON TOWN COMMENTS
3	2022-03-22	REVISIONS BASED ON TOWN COMMENTS
4	2022-03-22	REVISIONS BASED ON TOWN COMMENTS

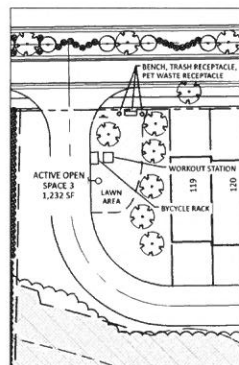
WAKELON MILLS SUBDIVISION
TOWN OF ZEBULON
NORTH CAROLINA
AMENITY PLAN



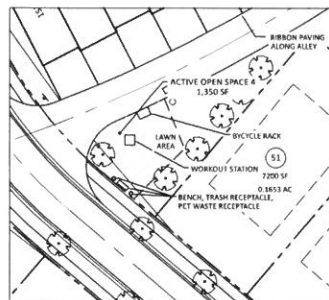
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DESIGN BY: RTO
DRAWN BY: WPS
SCALE: 1"=120'
DATE: 2022-03-22
SHEET NO: C6.0



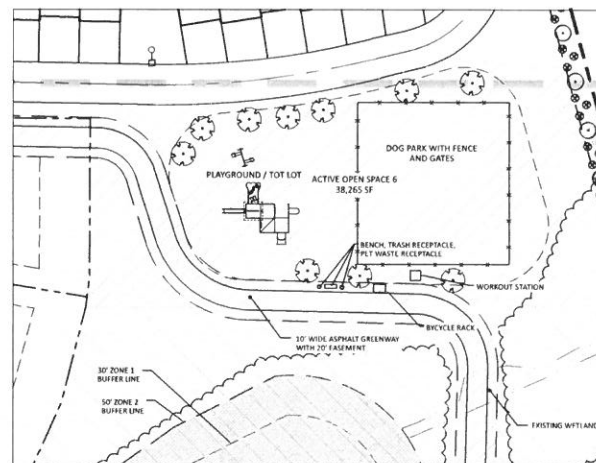
ACTIVE AMENITY SPACE #2



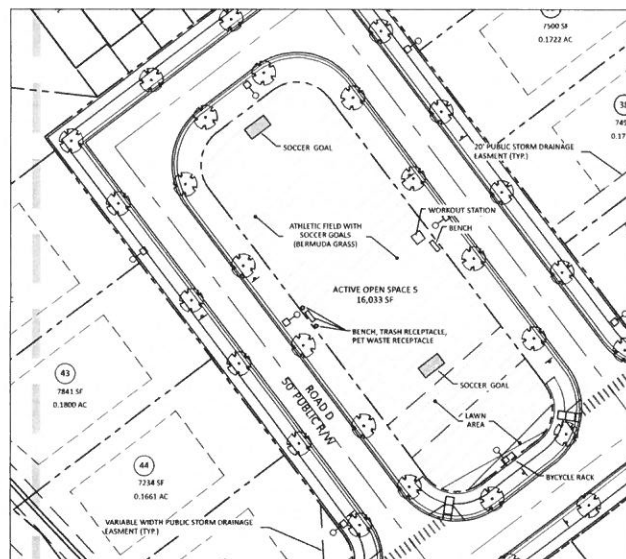
ACTIVE AMENITY SPACE #3



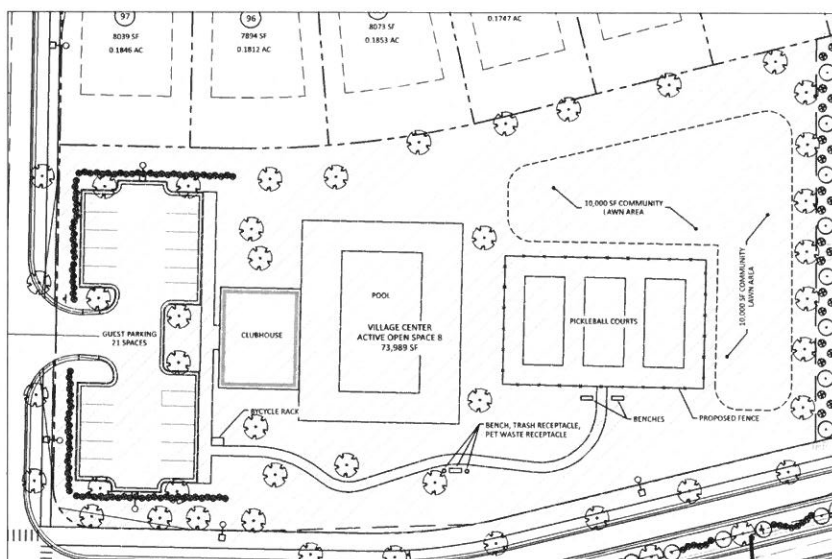
ACTIVE AMENITY SPACE #4



ACTIVE AMENITY SPACE #6



ACTIVE AMENITY SPACE #5



ACTIVE AMENITY SPACE #8

- AMENITY NOTES:**
1. ALL ACTIVE AMENITY SPACES SHALL INCLUDE TRASH RECEPTACLES, BENCHES, PET WASTE RECEPTACLES, AND BICYCLE RACKS.
 2. THE AMENITY CENTER IS SHOWN FOR CONCEPTUAL PURPOSES ONLY. THE DESIGN AND PLANNING OF THE AMENITY CENTER TO INCLUDE A CLUBHOUSE, POOL AND PICKLEBALL COURTS WILL BE SUBMITTED AS A SITE PLAN TO THE TOWN OF ABERDEEN UNDER SEPARATE COVER.
 3. ACTIVE AMENITY SPACES 1, 5, AND 7 ARE GREENWAY TRAILS AND NORTH-SOUTH ROUTES.

OPEN SPACE CALCULATIONS	
TOTAL LIMITS	2.00
NET EXISTING	4.91 (NET) ACRES
OPEN SPACE REQUIRED	10% OF 70.92 ACRES
	7.09 ACRES
OPEN SPACE PROVIDED	PASSIVE OPEN SPACE PROVIDED = 13.16 AC (1747,774 SF) = 24.30%
ACTIVE OPEN SPACE REQUIRED	50% OF REQUIRED OPEN SPACE = 3.54 ACRES
ACTIVE OPEN SPACE PROVIDED	ACTIVE OPEN SPACE PROVIDED = 4.06 AC (577,843 SF) = 7.76%

30 0 15 30 60
SCALE: 1"=30'

PRELIMINARY DRAWING - NOT BE USED FOR CONSTRUCTION

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

CLIENT:
FOR REMAINING, LLC
8027 HESS ROAD
MOUNTAIN, MARYLAND 21111

WAKELON MILLS SUBDIVISION

TOWN OF ABERDEEN
NORTH CAROLINA

ACTIVE AMENITY SPACE PLAN



PROJECT NO:

DESIGN BY: R10

DRAWN BY: R15

SCALE: 1"=30'

DATE: 2022-03-22

SHEET NO: C6.1

WAKELON MILLS

Planned Development Statement of Terms and Conditions

Town of Zebulon, North Carolina

Submittal Dates

First Submittal: January 4, 2022

Second Submittal: June 13, 2022

Third Submittal: November 1, 2022

Developer

TOR Remington LLC

PO Box 257

Fallston, MD 21047

Civil Engineer

The Nau Company

PO Box 810

Rolesville, NC 27571

Land Use Attorneys

Parker Poe Adams & Bernstein LLP

301 Fayetteville Street, Suite 1400

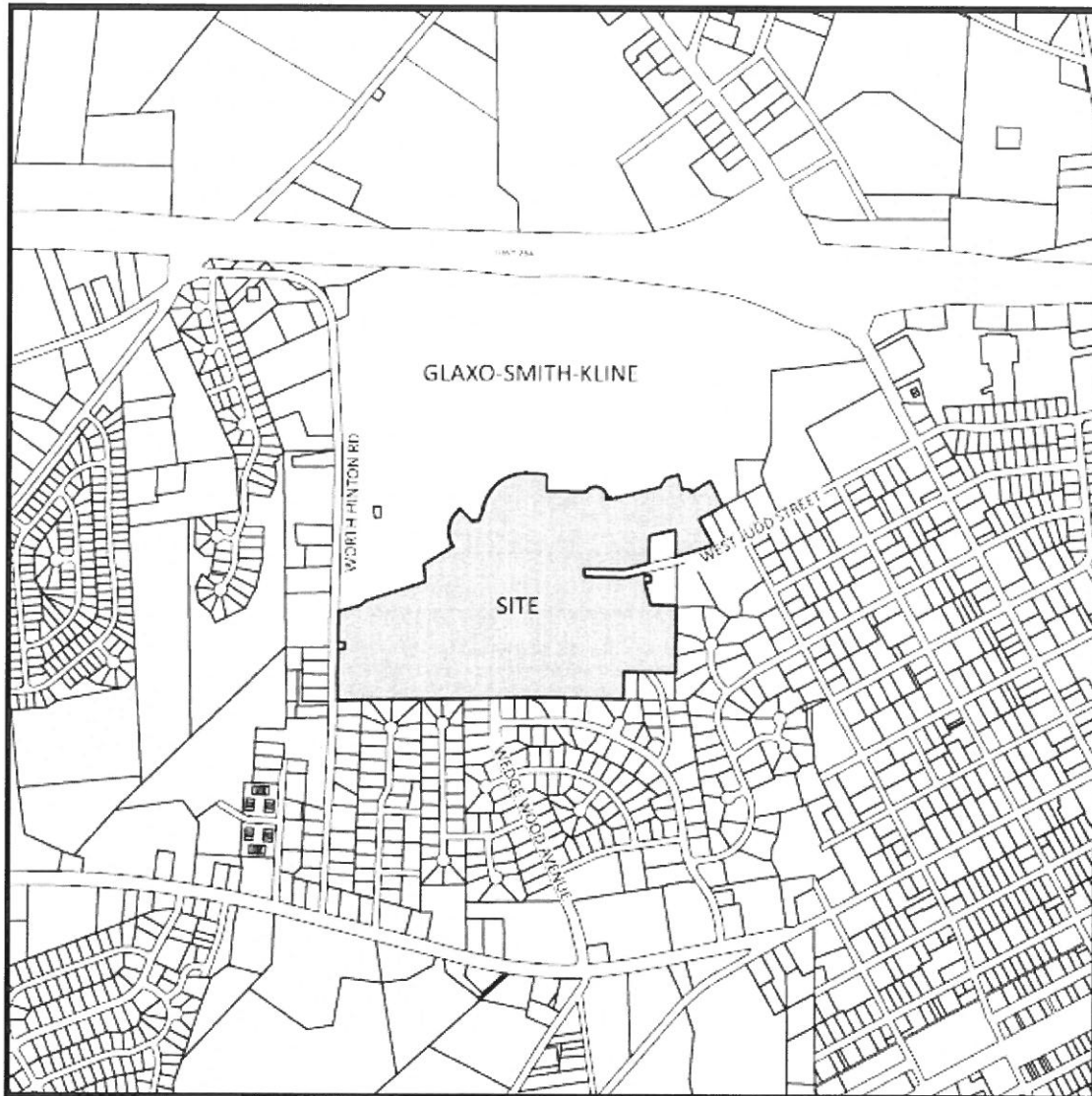
Raleigh, NC 27602



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VICINITY MAP



SCALE: 1" = 1000'

PROJECT DATA

Name of Project:	Wakelon Mills
Developer:	TOR Remington LLC PO Box 257 Fallston, MD 21047
Prepared by:	Parker Poe Adams & Bernstein LLP 301 Fayetteville Street, Suite 1400 Raleigh, NC 27601 The Nau Company PO Box 810 Rolesville, NC 27571
Current Zoning:	Light Industrial (LI); Office Institutional (OI); Residential 4 (R4)
Proposed Zoning:	Planned Development (PD)
Current Future Land Use and Character Map Designation:	Industrial Light (IL) & General Residential (GR)
Proposed Future Land Use and Character Map Designation:	Industrial Light (IL) & General Residential (GR)
Site Address:	1015 N Arendell Ave, Zebulon, NC 27597 508 W Judd St, Zebulon, NC 27597 409 W Judd St, Zebulon, NC 27597
Property Identification Numbers:	1795878684 ¹ 1795973462 1795967965 ²
Total Site Acreage:	200.33 acres
Rezoning Boundary Acreage:	70.92 acres

¹ Only a portion of PIN 1795878684 is included in this rezoning. See **Exhibit A** for the parcel boundaries that are subject to the rezoning. Also see the survey and metes and bounds description accompanying this application. Subdivision of the portion of PIN 1795878684 that is included in this rezoning from the parent parcel shall be requested within 90 days of rezoning approval.

² This parcel will require annexation.

1. STATEMENT OF PLANNING OBJECTIVES

The Wakelon Mills Planned Development (the “Development”) will be a planned residential community offering single-family detached and single-family attached building types to meet the growing demand for housing in the Town of Zebulon (the “Town”). The Development is named after the historic Wakelon School, which is now Town Hall and sits at the corner of West Judd Street, leading to the entrance to the Development.

This Statement of Terms and Conditions, the Preliminary Plan, and the accompanying exhibits submitted herewith (collectively, the “Master Plan”) are provided pursuant to the Town of Zebulon Unified Development Ordinance (the “UDO”) Planned Development provisions. The Development will place high quality housing on an underutilized site that is close to US-64 and less than half a mile from schools, shops, and restaurants in downtown Zebulon. The additional commitments of this Statement of Terms and Conditions shall constitute zoning conditions.

2. LOCATION AND CONTEXT

This Master Plan addresses the development of two parcels of the existing Glaxo Smith Klein site (PIN 1795973462; and the southern portion of PIN 1795878684) and one adjacent parcel (PIN 1795967965). The area subject to the rezoning totals approximately 70.92 acres and is more particularly described in **Exhibit A** (the “Property”). The Property is an infill site, bounded to the north by the Glaxo Smith Kline manufacturing facility, to the east by the Whitley Manor neighborhood, to the south by several residential subdivisions, and to the west by Worth Hinton Road.

3. CONSISTENCY WITH LONG RANGE PLANS

The Development is consistent with the Town’s long range plans and will further the Town’s goals outlined in the Grow Zebulon Comprehensive Land Use Plan (the “Comp Plan”) 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.” Comp Plan p. 2. The unique design of the Development includes a variety of housing types and price points, and places residents close to amenities. Downtown Zebulon is less than one mile east of the Property and offers convenient access to restaurants, banks, and retail. The Triangle East shopping center, approximately half a mile northeast of the Property, includes a Food Lion, Smithfield’s Chicken ‘N Bar-BQ, Belk, and several other retail stores. Placing residents close to existing amenities will help decrease miles traveled, encourages residents to engage in the local economy, and supports existing commercial development. The Development will also increase the Town’s tax base by raising the market value of currently vacant undeveloped land within the Town limits.

Wakelon Mills embodies the Future Land Use and Character Map's (the "Map") vision for the Property. The Map designates the Property as General Residential which envisions planned developments with a mix of housing types and varying densities. Comp Plan p. 14. Wakelon Mills will offer a variety of housing types, from street facing, rear loaded townhouses with a more urban character to larger single family detached houses, accompanied by open space and natural and planned amenities, such as workout stations, play fields, a dog park, a playground, and a Village Center community recreation area.

The Development is also consistent with the Town's Comprehensive Transportation Plan (the "Transportation Plan") which contemplates the extension of W Judd Street west to Worth Hinton Road and a second connection from W Judd Street South to Wedgewood Avenue. The Development will facilitate both extensions and will improve traffic flow as shown on the Concept Plan. Additionally, the internal street network has been designed to provide for adequate emergency access throughout the Development.

Walkability is a critical component of the development. A 10' multi-use path runs along the north side of the proposed Judd Street extension and continues along Worth Hinton Road and into other sections of the neighborhood. In addition to the multi-use path, all internal streets will feature sidewalks on both sides of the street. Walking trails are also proposed throughout the Development connecting passive and active spaces including workout stations, offering residents the option to walk the neighborhood and utilize open spaces and natural areas without using a vehicle.

4. PERMITTED USES

(a) Principal Uses

The following principal uses shall be permitted:

- Single family Attached Dwelling
- Single family Detached Dwelling
- Park (public or private)
- Outdoor Private Recreation

The location of primary uses are shown on the Master Plan.

(b) Accessory Uses

All accessory uses permitted in the R6 district shall be permitted.

5. DENSITY AND DIMENSIONAL STANDARDS

(a) Density

There shall be a maximum of 6 dwelling units per single family attached building. There shall be a maximum of 118 single family detached dwelling units and 175 single family attached dwelling units.

(b) Dimensional Standards

(i) Single-Family Attached Development (Townhouses)

Minimum Lot Area (square feet)	7,200 SF/Unit
Minimum Development Width	80 feet
Minimum Setbacks	
Front Setback	5 feet
Side Setback	NONE
Rear Setback	NONE
Side Corner Setback	5 feet
Maximum Lot Coverage	30%
Maximum Building Height (feet/stories)	35/3
Building to building setback	10 feet

(ii) Single-Family Detached Development

Minimum Lot Area (square feet)	7,200 SF/Unit
Minimum Lot Width	60 feet
Minimum Setbacks	
Front Setback	30 feet
Side Setback	10 feet
Rear Setback	25 feet
Maximum Lot Coverage	30%
Maximum Building Height (feet/stories)	35/3

6. ARCHITECTURAL CONDITIONS

The proposed development offers the following architectural controls to ensure a consistency of character throughout the development, while allowing for enough variety to create interest and avoid monotony.

Wakelon Mills will be comprised of high-quality and energy-efficient single-family attached and detached homes with Home Energy Rating System (HERS) Index scores that shall not exceed 65 upon construction. In order to create a variety of architectural character along the streetscapes, the project will offer a variety of distinct residential elevations—see examples in **Exhibits B and C**.

While each of the architectural offerings proposed will have its own identity, a number of common threads will link the homes in the development, including color palettes, materials, roofing, and decorative garage doors. Elevations have been included in an effort to represent the bulk, massing, scale and architectural style of the development.

- (a) Architectural Standards for all Product Types
 - i) An option to include an overhang on rear exterior doors shall be provided. When this option is chosen by homeowner, the overhang shall extend at least 24 inches.
 - ii) Side eaves shall extend to 12 inches.
 - iii) Front doors shall be illuminated.
 - iv) Front doors shall contain glass in the door or transom above to accent architectural style.
 - v) All dwelling units shall have at least one window per floor on each side elevation.
 - vi) All exterior windows shall have trim and screens. Trim shall be a minimum of 3 inches wide.
 - vii) No venting will be provided on any front facades except that when a bathroom is located on the front of the unit, a vent of a similar color to either the siding or the trim may be provided on the front of the unit.
 - viii) Frieze board, band boards, or roof overhang will be provided on at least 60% of the units to define breaks in floor levels on the elevations.
 - ix) Trim color shall be distinct from façade color.

- x) Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
- xi) Screening by a vinyl privacy fence for roll-out refuse carts shall be installed on the sides or rear of each single family detached home to reduce visual impact from the public right-of-way or adjacent properties.
- xii) All gutter downspouts shall discharge to the side or rear of the structure.
- xiii) Porch railings, if included on units, shall match the color of the house trim and shall be made of either vinyl, aluminum, or composite material.
- xiv) Vegetative screening for HVAC units shall be provided.
- xv) At least two of the following shall be provided on all dwelling units:
 - a) Décor louvers;
 - b) Brick or stone column bases;
 - c) Tapered columns;
 - d) Corbels;
 - e) Brackets;
 - f) Metal/tin roofs on front porches;
 - g) Urethane head pieces over windows;
 - h) Projected gable pediments.
- xvi) Finished floor elevations shall comply with UDO Section 4.3.3.P.1

(b) Single-Family Attached Architectural Standards

Sample Elevations of single-family attached building types are included in **Exhibit B**. In addition to the architectural standards included in Part 6(a) above, the following standards shall apply to all Single-Family Attached buildings.

- i) All single-family attached building types shall be rear-loaded.
- ii) A minimum 18-inch stone/masonry or brick water table on the front façade shall be provided.

- iii) On at least 30% of units, stone/masonry or brick shall extend the full height of the ground floor.
- iv) The roofline of each attached building cannot be a single mass; it must be broken up either horizontally and/or vertically between, at minimum, every two units.
- v) The building façade cannot be a single mass; it must be broken up by unit articulations of at least 12 inches, at minimum, between every two units.
- vi) All immediately adjacent units shall be a different color.
- vii) Windows on front and side elevations shall feature shutters or trim. Shutters, when provided, shall accommodate the width of the corresponding window.
- viii) Each front porch shall contain a covered stoop.
- ix) Front gable, either full or partial over a window, shall be provided on 50% of the units in each building.
- x) An option to include windows, decorative details, or carriage-style adornments on garage doors shall be provided.

(c) Single-Family Detached Architectural Conditions.

Sample Elevations of single-family detached building types are included in **Exhibit C**. In addition to the architectural standards included in Part 6(a) above, the following standards shall apply to all Single-Family Detached buildings.

- i) A minimum 24-inch stone/masonry or brick water table on the front façade shall be provided.
- ii) Front-facing garage doors shall have windows, decorative details, or carriage-style adornments
- iii) Each garage will either have one light on each side or two lights above the garage door.
- iv) No more than 50% of the front elevation may be a garage door.
- v) An option for porches that extend past the face of the garage by at least 12" shall be provided and shall be included on at least 25% of homes.

- vi) No single family detached home shall be constructed with a front elevation or color palette that is identical to the home on either side of it.
- vii) Basements shall be provided for at least 20% of single-family detached homes, on lots where the natural grade will permit.

7. OPEN SPACE

Wakelon Mills has more than double the required open space. The Development includes more than 17 acres of open space of which more than 4 acres are active open space (collectively the “Open Space”). Locations of Open Space areas are shown on the Master Plan. All open space shall be permanently protected from development with a conservation easement and/or restrictive covenant to be recorded upon final plat approval.

8. AMENITIES

Wakelon Mills has programmed amenities located throughout the community including nine active open spaces. The amenities include a Village Center with a pool and pickle ball courts, as well as a playground, play fields, a dog park, and walking trails accompanied by fitness stations spaced along the trails. An active recreation area including, at a minimum, a 2,800 square foot pool and 600 square foot conditioned space bathhouse. The pool and bathhouse will be completed prior to the 150th certificate of occupancy of any dwelling is issued. The bathhouse will have architecture similar to that of the dwellings in the neighborhood.

Wakelon Mills also includes a prominent entry feature at the entrance from Worth Hinton Road that includes a wet pond with a fountain wrapped by the 10' multi use path and mulch walking trails. Locations of amenities are shown on the Master Plan.

9. STREETS

The locations of all public streets and alleys are shown on the Master Plan. Final names of all public streets may vary from those shown on the Master Plan and all streets shall be dedicated and depicted as public streets on the subdivision plat for each Phase. All curb and gutter installations for public streets throughout the Development should be in accordance with the latest version of the Town of Zebulon Street and Storm Drainage Standards and Specifications Manual specifications. Alleys shall have public access but shall be owned and maintained by the homeowners association.

The W Judd Street cross section will be modified as shown in **Exhibit D** to provide enhanced pedestrian connectivity throughout the development, and to make the community more walkable and bikeable for residents. W Judd Street will feature a 10' wide multi-use path on its northern side.

10. STREETSCAPES

Streetscapes for public streets shall be designed, constructed, and landscaped in accordance with the Town of Zebulon UDO and Street and Storm Drainage Standards and Specifications Manual. The Development shall feature sidewalks on both sides of all internal streets.

11. PEDESTRIAN CONNECTIVITY

Wakelon Mills will have over four miles of sidewalks, multi-use paths, and walking trails. Both sides of all public streets within the Development shall have a five foot (5') wide sidewalk except where the 10' multi-use path is proposed. Walking trails will also be provided through open spaces. Phases of the Development not directly connected by streets shall be connected by sidewalks and/or walking trails. Locations of sidewalks and walking trails are shown on the Master Plan.

12. UTILITIES

Upon annexation of Parcel No. 1795967965, the Property will be within the boundaries of the Town. Water and sewer connections are available to the east and south of the Property. The Development shall extend water and sewer infrastructure to the Property and shall be served by public water and sewer. Utility locations are shown in the Master Plan. Developer shall be responsible for construction and installation of on-site public facilities in compliance with town, state, and federal regulations. Developer shall dedicate public right of way and easements required for on-site public facilities in compliance with Town, state, and federal regulations.

13. STORMWATER

Wakelon Mills will comply with all applicable stormwater requirements contained in the Town of Zebulon Street and Storm Drainage Standards and Specifications Manual (the “Stormwater Manual”). Post development stormwater runoff levels shall not exceed pre-development stormwater runoff levels. Wakelon Mills will utilize approved stormwater devices to control stormwater and sediment runoff (the “Stormwater Facilities”). The Stormwater Facilities may include a combination of detention ponds, retention ponds, bio-retention areas, or any other stormwater devices contemplated in the Stormwater Manual. Locations of the Stormwater Facilities are shown on the Master Plan. Stormwater Control Measures that do not contain a fountain shall be screened with a 4’ chain link fence, evergreen shrubs and deciduous trees.

14. ENVIRONMENTAL FEATURES

No portion of any residential lot shall contain wetlands, riparian buffers, floodplain, or floodway areas. There shall be no unauthorized disturbance of environmentally sensitive areas as defined by the US Army Corps of Engineers, NC DENR, Wake County Environmental Services, and the Town of Zebulon.

15. BUFFERS

A 10’ Type A landscape buffer shall be provided along the shared property line with the following Parcel Nos.: 1795766088, 1795768036, 1795769048, 1795860058, 1795863029, 1795864019, 1795866111, 1795868048, 1795869049, 1795960047, 1795961079, 1795963038, 1795965016, 1795966150, 1795967255, 1795968263, 2705060235, 2705062404, 2705061567, 2705062638, and 1795969978 (collectively the “Adjacent Parcels”). Lots within the Development shall be at least 20’ from the Adjacent Parcels. Breaks for pedestrian and vehicle access, walls, berms, easements, utilities, and other encroachments as permitted by the UDO shall be permitted in the buffers. Locations and dimensions of buffers are shown on the Master Plan.

16. HOMEOWNER’S ASSOCIATION

Prior to the issuance of the first certificate of occupancy for the Development, a Homeowner’s Association (“HOA”) shall be formed to govern the affairs of Wakelon Mills. The HOA shall be responsible for maintaining the common areas of the Development including any shared stormwater facilities, landscaping, hardscape structures (such as signage, irrigation, lighting, and fountains), recreation amenities, and the Judd Street median.

17. PHASING

Wakelon Mills will be developed in up to five phases (the “Phases”, and each, a “Phase”). Location of phases will be determined at the time of Site Plan Review and approval, unless the Board of Commissioners grants the requested site plan exception under UDO Section 3.5.5.B.4, in which case Wakelon Mills will be developed pursuant to the phasing shown in its Master Plan. The extension of W Judd Street shall be completed prior to the issuance of a building permit for the 100th residential unit in the Development.

18. SIGNAGE

Signage shall comply with UDO Section 5.11. Installation of decorative street signs within the Development shall be in accordance with the latest version of the Town of Zebulon Street and Storm Drainage Standards and Specifications Manual.

19. PARKING

Parking shall be provided in accordance with UDO Section 5.8.4. A total of 114 guest parking spaces shall be provided. Guest parking will be constructed for each phase to meet the requirements of that phase.

20. EXTERIOR LIGHTING

Exterior Lighting shall comply with UDO Section 5.4.

21. FENCES AND WALLS

Fences and walls shall comply with UDO Section 5.5.

22. LANDSCAPING

Landscaping for individual lots shall include at least one flowering tree, two upright evergreen trees, four foundation evergreens, and four accent shrubs. Example landscape plans for individual lots are included in Exhibit E.

23. SOLID WASTE

Each residential unit shall have its own solid waste can.

24. SITE PLAN REVIEW

Pursuant to UDO Section 3.5.5.B.4, the applicant requests an exemption from subsequent site plan review. This PD includes a master plan that is detailed and meets the requirements for a site plan, as demonstrated by the included Zebulon Site Plan Checklist. Therefore, upon approval of this PD, the applicant shall be exempt from subsequent site plan review.

25. RELATIONSHIP TO UDO

This Master Plan shall be the primary governing document for the development of Wakelon Mills. All standards and regulations in this Master Plan shall control over general standards of the UDO. Provided, however, that if a specific regulation is not addressed in this Master Plan, UDO regulations shall control.

LIST OF EXHIBITS

EXHIBIT A – Rezoning Boundary Legal Description
EXHIBIT B – Single Family Attached Elevations
EXHIBIT C – Single Family Detached Elevations
EXHIBIT D – W Judd Street Cross Section

Exhibit A
Rezoning Boundary Legal Description

BEGINNING AT AN IRON PIPE IN THE SOUTHERN RIGHT OF WAY OF JUDD STREET BEARING NC GRID COORDINATES OF NORTHING: 757,051.27', EASTING: 2,199,633.24';
THENCE, SOUTH 00° 21' 47" WEST FOR A DISTANCE OF 199.71 FEET TO A POINT;
THENCE, SOUTH 89° 22' 21" EAST FOR A DISTANCE OF 271.07 FEET TO A POINT;
THENCE, SOUTH 89° 31' 42" EAST FOR A DISTANCE OF 184.05 FEET TO A POINT;
THENCE, SOUTH 00° 01' 10" WEST FOR A DISTANCE OF 150.00 FEET TO A POINT;
THENCE, SOUTH 00° 04' 14" EAST FOR A DISTANCE OF 51.96 FEET TO A POINT;
THENCE, SOUTH 00° 05' 06" WEST FOR A DISTANCE OF 118.08 FEET TO A POINT;
THENCE, SOUTH 00° 04' 19" WEST FOR A DISTANCE OF 57.25 FEET TO A POINT;
THENCE, SOUTH 00° 04' 25" WEST FOR A DISTANCE OF 125.15 FEET TO A POINT;
THENCE, NORTH 88° 51' 11" WEST FOR A DISTANCE OF 228.48 FEET TO A POINT;
THENCE, NORTH 88° 23' 52" WEST FOR A DISTANCE OF 47.59 FEET TO A POINT;
THENCE, NORTH 88° 47' 19" WEST FOR A DISTANCE OF 101.00 FEET TO A POINT;
THENCE, SOUTH 01° 15' 47" WEST FOR A DISTANCE OF 201.77 FEET TO A POINT;
THENCE, NORTH 88° 11' 12" WEST FOR A DISTANCE OF 172.63 FEET TO A POINT;
THENCE, NORTH 88° 48' 08" WEST FOR A DISTANCE OF 435.26 FEET TO A POINT;
THENCE, SOUTH 88° 48' 45" WEST FOR A DISTANCE OF 874.23 FEET TO A POINT;
THENCE, SOUTH 89° 44' 52" WEST FOR A DISTANCE OF 9.91 FEET TO A POINT;
THENCE, SOUTH 89° 42' 07" WEST FOR A DISTANCE OF 216.08 FEET TO A POINT;
THENCE, SOUTH 89° 50' 34" WEST FOR A DISTANCE OF 218.27 FEET TO A POINT;
THENCE, SOUTH 89° 47' 46" WEST FOR A DISTANCE OF 182.87 FEET TO A POINT;
THENCE, NORTH 00° 30' 50" EAST FOR A DISTANCE OF 371.39 FEET TO A POINT;

THENCE, SOUTH 88° 40' 07" EAST FOR A DISTANCE OF 50.22 FEET TO A POINT;
THENCE, NORTH 00° 34' 01" EAST FOR A DISTANCE OF 50.13 FEET TO A POINT;
THENCE, NORTH 88° 31' 07" WEST FOR A DISTANCE OF 50.03 FEET TO A POINT;
THENCE, NORTH 01° 05' 12" EAST FOR A DISTANCE OF 230.75 FEET TO A POINT;
THENCE, NORTH 74° 18' 46" EAST FOR A DISTANCE OF 166.79 FEET TO A POINT;
THENCE, NORTH 50° 27' 14" EAST FOR A DISTANCE OF 54.36 FEET TO A POINT ON A LINE.
THENCE, NORTH 72° 11' 38" EAST FOR A DISTANCE OF 177.30 FEET TO A POINT ON A LINE.
THENCE, NORTH 71° 54' 47" EAST FOR A DISTANCE OF 275.74 FEET TO A POINT ON A LINE.
THENCE, NORTH 05° 10' 34" WEST FOR A DISTANCE OF 125.40 FEET TO A POINT ON A LINE.
THENCE, NORTH 57° 56' 00" EAST FOR A DISTANCE OF 248.65 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 84° 34' 12",
HAVING A RADIUS OF 210.00 FEET, AND WHOSE LONG CHORD BEARS
NORTH 10° 51' 32" EAST FOR A DISTANCE OF 282.58 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, SOUTH 43° 41' 36" EAST FOR A DISTANCE OF 127.27 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 34° 41' 14",
HAVING A RADIUS OF 85.00 FEET, AND WHOSE LONG CHORD BEARS
NORTH 80° 45' 18" EAST FOR A DISTANCE OF 50.68 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, NORTH 19° 15' 26" EAST FOR A DISTANCE OF 79.07 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 82° 08' 14",
HAVING A RADIUS OF 325.00 FEET, AND WHOSE LONG CHORD BEARS
NORTH 49° 57' 51" EAST FOR A DISTANCE OF 427.03 FEET.
THENCE, SOUTH 88° 58' 02" EAST FOR A DISTANCE OF 83.37 FEET TO A POINT ON A LINE.
THENCE, SOUTH 78° 58' 48" EAST FOR A DISTANCE OF 65.06 FEET TO A POINT ON A LINE.
THENCE, SOUTH 01° 01' 58" WEST FOR A DISTANCE OF 118.72 FEET TO A POINT ON A LINE.
THENCE, SOUTH 88° 58' 02" EAST FOR A DISTANCE OF 289.60 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 148° 02' 03",
HAVING A RADIUS OF 85.00 FEET, AND WHOSE LONG CHORD BEARS

SOUTH 72° 59' 04" EAST FOR A DISTANCE OF 163.43 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, SOUTH 88° 58' 02" EAST FOR A DISTANCE OF 23.74 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 15° 02' 01", HAVING A RADIUS OF 200.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 83° 30' 57" EAST FOR A DISTANCE OF 52.33 FEET.
THENCE, NORTH 75° 59' 56" EAST FOR A DISTANCE OF 326.04 FEET TO A POINT ON A LINE.
THENCE, NORTH 33° 24' 03" EAST FOR A DISTANCE OF 81.51 FEET TO A POINT ON A LINE.
THENCE, NORTH 75° 59' 56" EAST FOR A DISTANCE OF 94.75 FEET TO A POINT ON A LINE.
THENCE, SOUTH 14° 00' 04" EAST FOR A DISTANCE OF 110.17 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 54° 29' 34", HAVING A RADIUS OF 85.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 76° 59' 40" EAST FOR A DISTANCE OF 77.83 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, NORTH 57° 21' 23" EAST FOR A DISTANCE OF 153.25 FEET TO A POINT ON A LINE.
THENCE, SOUTH 26° 54' 01" EAST FOR A DISTANCE OF 215.60 FEET TO A POINT ON A LINE.
THENCE, SOUTH 61° 12' 34" WEST FOR A DISTANCE OF 200.32 FEET TO A POINT ON A LINE.
THENCE, SOUTH 28° 37' 26" EAST FOR A DISTANCE OF 225.06 FEET TO A POINT ON A LINE.
THENCE, SOUTH 68° 33' 51" WEST FOR A DISTANCE OF 36.71 FEET TO A POINT ON A LINE.
THENCE, SOUTH 75° 45' 38" WEST FOR A DISTANCE OF 249.15 FEET TO A POINT ON A LINE.
THENCE, NORTH 00° 06' 19" EAST FOR A DISTANCE OF 200.10 FEET TO A POINT ON A LINE.
THENCE, SOUTH 75° 39' 34" WEST FOR A DISTANCE OF 200.14 FEET TO A POINT ON A LINE.
THENCE, SOUTH 00° 03' 59" WEST FOR A DISTANCE OF 199.98 FEET TO A POINT ON A LINE.
THENCE, SOUTH 75° 38' 43" WEST FOR A DISTANCE OF 147.88 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 14° 55' 39", HAVING A RADIUS OF 219.71 FEET, AND WHOSE LONG CHORD BEARS SOUTH 83° 04' 27" WEST FOR A DISTANCE OF 57.08 FEET.
THENCE, NORTH 89° 27' 43" WEST FOR A DISTANCE OF 277.62 FEET TO A POINT ON A LINE.
THENCE SOUTH 00° 35' 36" WEST A DISTANCE OF 59.95 FEET TO A POINT;

THENCE, SOUTH 89° 27' 43" EAST FOR A DISTANCE OF 217.92 FEET TO THE POINT OF BEGINNING CONTAINING 3,090,909 SQUARE FEET, 70.96 ACRES MORE OR LESS.

Exhibit B
Single Family Attached Elevations





Exhibit C
Single Family Detached Elevations































Exhibit D

W Judd Street Cross Section

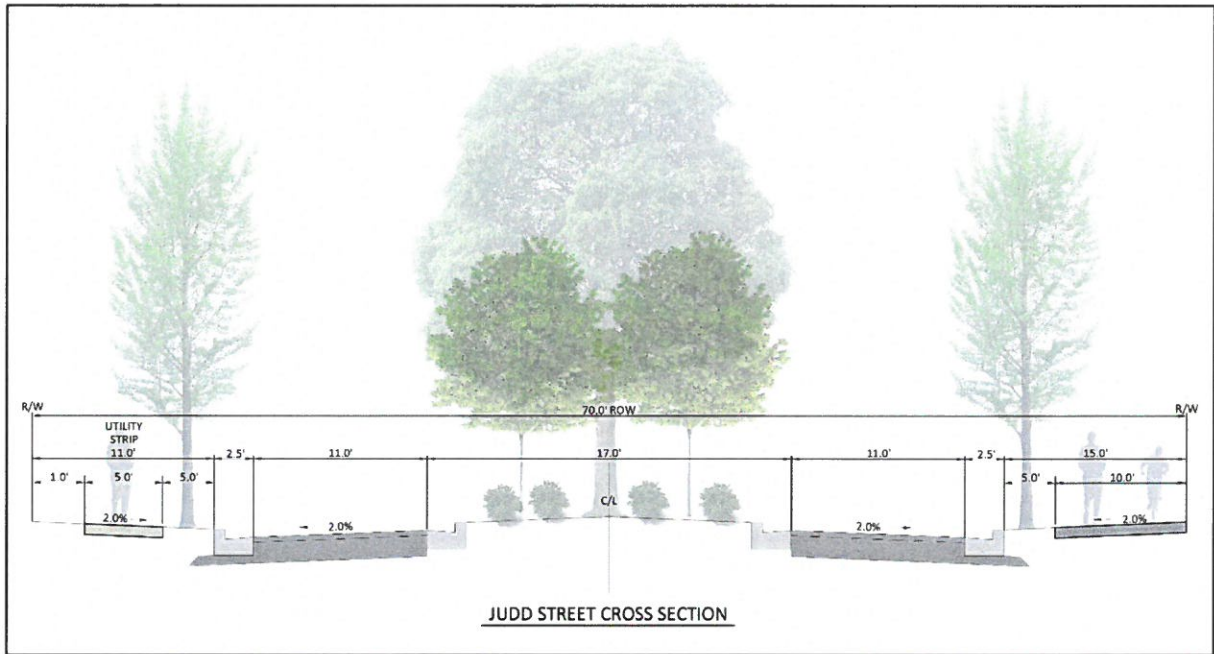
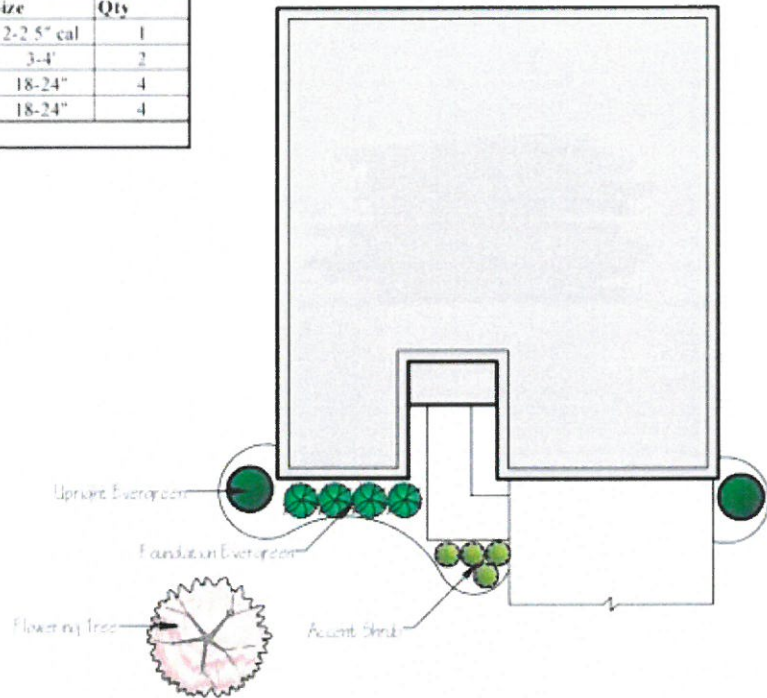


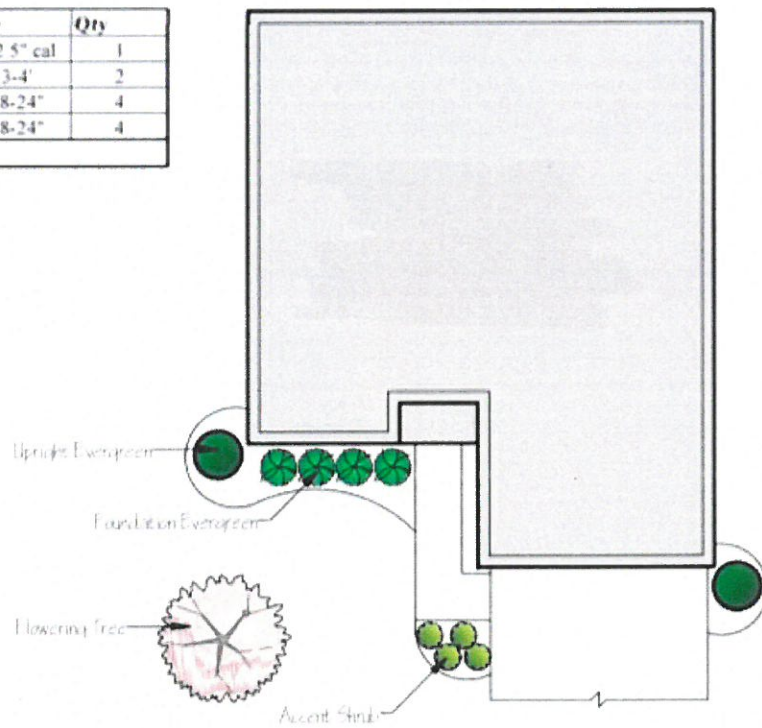
Exhibit E

Illustrative Landscaping for Individual Lots

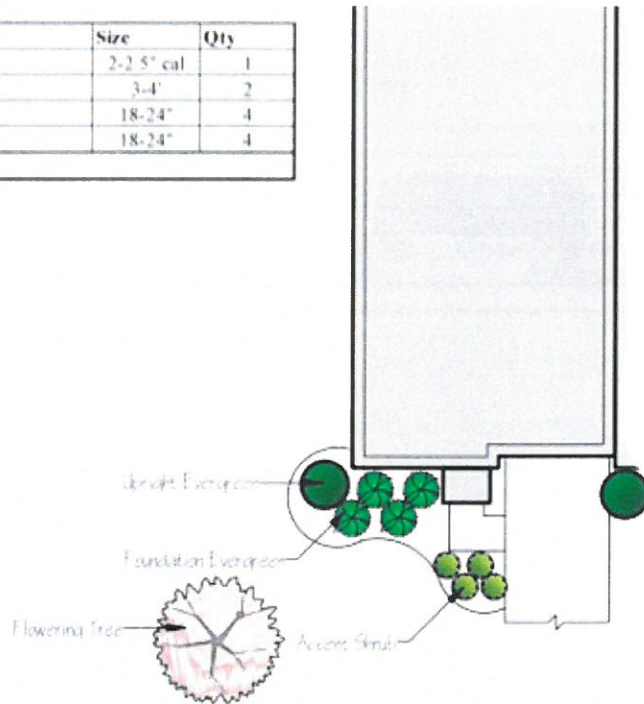
Description	Size	Qty
Flowering Tree	2-2.5" cal	1
Upright Evergreen	3-4'	2
Foundation Evergreen	18-24"	4
Accent Shrub	18-24"	4



Description	Size	Qty
Flowering Tree	2-2.5" cal	1
Upright Evergreen	3-4'	2
Foundation Evergreen	18-24"	4
Accent Shrub	18-24"	4



Description	Size	Qty
Flowering Tree	2-2.5' cal	1
Upright Evergreen	3-4'	2
Foundation Evergreen	18-24"	4
Accent Shrub	18-24"	4



RAMEY KEMP ASSOCIATES
TOGETHER WE ARE LIMITLESS



GSK Property
Traffic Impact Analysis
Zebulon, North Carolina

TRAFFIC IMPACT ANALYSIS

FOR

GSK PROPERTY

LOCATED

IN

ZEBULON, NORTH CAROLINA

Prepared For:
TEN OAKS HOMES
PO Box 257
Fallston, MD 21047

Prepared By:
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12/20/2021

Caroline Cheeves

DECEMBER 2021

RKA Project No. 21475

Prepared By: MR

Reviewed By: CC

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Appendix A:	Scoping Documentation
Appendix B:	Traffic Counts
Appendix C:	Capacity Calculations - Green Pace Road and Worth Hinton Road
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Appendix G:	Capacity Calculations - NC 97 and Wedgewood Avenue / Pony Road
Appendix H:	Capacity Calculations - Worth Hinton Road and Site Drive 1
Appendix I:	Capacity Calculations - Worth Hinton Road and Site Drive 2

**TRAFFIC IMPACT ANALYSIS
GSK PROPERTY
ZEBULON, NORTH CAROLINA**

1. INTRODUCTION

The contents of this report present the findings of the Traffic Impact Analysis (TIA) conducted for the proposed GSK Property residential development to be located east of Worth Hinton Road and west of N Wakefield Street in Zebulon, North Carolina. The purpose of this study is to determine the potential impacts to the surrounding transportation system created by traffic generated by the proposed development, as well as recommend improvements to mitigate the impacts.

The proposed development, anticipated to be completed in 2024, is assumed to consist of the following uses:

- 116 single-family homes
- 172 townhomes

It should be noted that the proposed development will include 16 single-family homes that will have a sole connection to Wellington Drive and 19 single-family homes that will have a sole driveway connection along Worth Hinton Road.

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2021 Existing Traffic Conditions
- 2024 No-Build Traffic Conditions
- 2024 Build Traffic Conditions

1.1. Site Location and Study Area

The development is proposed to be located east of Worth Hinton Road and west of N Wakefield Street in Zebulon, North Carolina. Refer to Figure 1 for the site location map.

The study area for the TIA was determined through coordination with the North Carolina Department of Transportation (NCDOT) and the Town of Zebulon (Town) and consists of the following existing intersections:

- Green Pace Road and Worth Hinton Road
- NC 97 and Worth Hinton Road
- NC 97 and Stratford Drive
- NC 96 and W Judd Street / E Judd Street
- NC 97 and Wedgewood Avenue / Pony Road

Refer to Appendix A for the approved scoping documentation.

1.2. Proposed Land Use and Site Access

The site is expected to be located east of Worth Hinton Road and west of N Wakefield Street. The proposed development, anticipated to be completed in 2024, is assumed to consist of the following uses:

- 116 single-family homes
- 172 townhomes

Site access is proposed via two (2) full movement driveways along Worth Hinton Road, one connection to Judd Street, and one (1) connection to Wellington Drive. It should be noted that the connection to Wellington Drive will only have 16 single-family homes. These 16 homes are not expected to have an impact at the intersections surrounding Wellington Drive. Additionally, these 16 homes will not have access to the site driveways along Worth Hinton Road. Refer to Figure 2 for a copy of the preliminary site plan.

1.3. Adjacent Land Uses

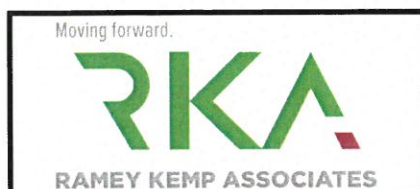
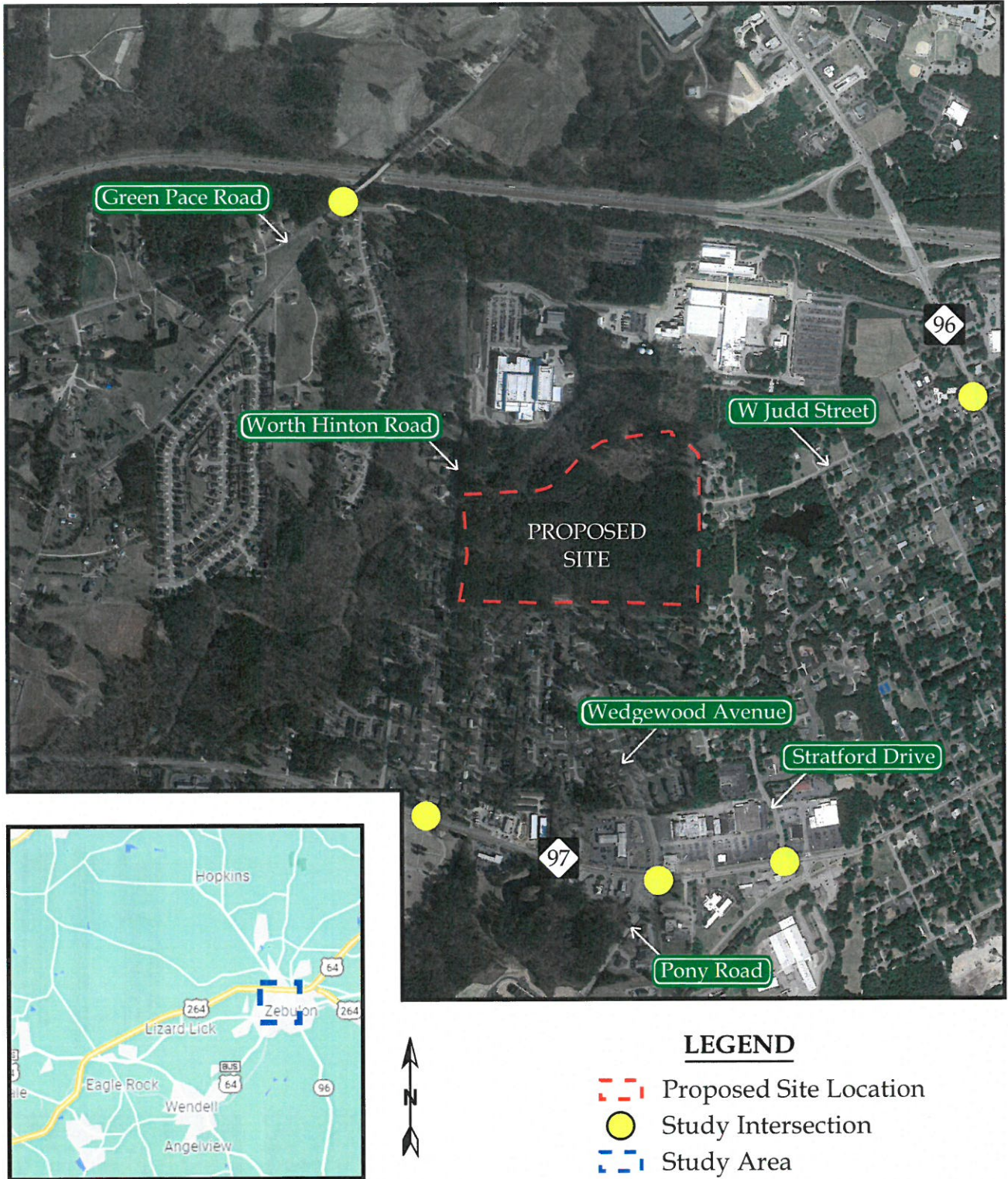
The proposed development is located in an area consisting primarily of undeveloped land and commercial and residential development.

1.4. Existing Roadways

Existing lane configurations (number of traffic lanes on each intersection approach), lane widths, storage capacities, and other intersection and roadway information within the study area are shown in Figure 3. Table 1 provides a summary of this information, as well.

Table 1: Existing Roadway Inventory

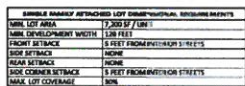
Road Name	Route Number	Typical Cross Section	Speed Limit	Maintained By	2019 AADT (vpd)
Green Pace Road	SR 2368	2-lane undivided	45 mph	NCDOT	3,100
Worth Hinton Road	SR 2369	2-lane undivided	35 mph / 45 mph	NCDOT	2,100
Stratford Drive	N/A	2-lane undivided	25 mph	Town	N/A
W Judd Street	N/A	2-lane undivided	35 mph (assumed)	Town	N/A
Wedgewood Avenue	N/A	2-lane undivided	20 mph	Town	N/A
Pony Road	SR 2367	2-lane undivided	35 mph	NCDOT	1,700
NC 97		2-lane TWLTL median divided	35 mph / 45 mph	NCDOT	11,000
NC 96		4-lane undivided	35 mph	NCDOT	14,500



GSK Property
Zebulon, NC

Site Location Map

Scale: Not to Scale Figure 1



SINGLE-FAMILY DETACHED LOT DIMENSIONAL REQUIREMENTS	
MIN. LOT AREA	7,300 SF / LUG
MIN. LOT WIDTH	80 FEET
FRONT SETBACK	30 FEET
SIDE SETBACK	10 FEET
REAR SETBACK	25 FEET
MAX. LOT COVERAGE	30%

THERE ARE NO PROPOSED IMPROVEMENTS ON THE JUALAN TRANSPORTATION PLAN ALONG WORTH HINTON ROAD THEREFORE IT IS ASSUMED THAT THE DEDICATION OF ADDITIONAL RIGHT-OF-WAY ALONG WORTH HINTON ROAD IS NOT REQUIRED.

THE ZEPHUR GREENWAY MASTER PLAN SHOWS GREENWAY CORRIDOR #9 LOCATED THROUGH THE PARCELS.

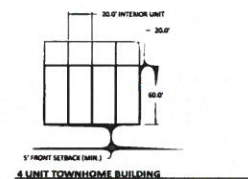
1. ALL STREETS WERE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS FOR LOCAL STREETS AS NOTED IN UDD SECTIONS

2. TOWN DETAIL #5 SPECIFIES CUL-DE-SACS GREATER THAN 250 FEET LONG MUST HAVE A 42" BACK OF CURB RADIUS AND A 53' R/W RADIUS

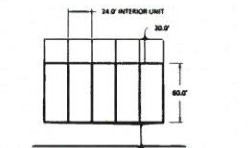
EXISTING SITE DATA	
PARCEL ID#S	1795-87-3462 - ZONED U & CH 1795-96-7965 - ZONED B4
PARCEL AREA	61.4 ACRES (2,654,218 S.F.)
EXISTING USE	VACANT / DAYCARE ON PORTHOLIFE

PROPOSED SITE DATA	
ZONING	RESIDENTIAL MEDIUM DENSITY
EXISTING SITE AREA	4.9 ACRES (0.95 ACRE) DISTRICT
IN-PAVING	0.0 ACRES
OTHER DESIGNATIONS	0.0 ACRES
PROPOSED IN-PAVING	0.0 ACRES
PROPOSED LOT	0.0 ACRES (0.95 ACRE)
PROPOSED LOTS	1 SINGLE FAMILY
SINGLE FAMILY UNITS	156
TOWNHOUSE UNITS	173
APARTMENT UNITS	0
TOTALS UNITS	329
NET DENSITY	6.5 UNITS/ACRE
PERMITTING	4.5 UNITS/ACRE
OPEN SPACE REQUIRED	50% OF 4.9 ACRES
OPEN SPACE PROVIDED	0.78 ACRES
	PLANTING OPEN SPACE PROVIDED = 0.88 ACRES (0.95 ACRE) = 13.2%
ACTIVE OPEN SPACE REQUIRED	50% OF REQUIRED OPEN SPACE
ACTIVE OPEN SPACE PROVIDED	0.39 ACRES
	0.43 ACRES (0.95 ACRE) = 4.5%
BIOMASS	10% OF REQUIRED OPEN SPACE
BIOMASS PROVIDED	0.19 ACRES (0.95 ACRE) = 2.0%
BIOMASS REQUIRED	10% OF 4.9 ACRES = 0.49 ACRES

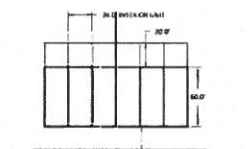
UDO REQUIREMENTS AND REVISIONS		
SECTION	REQUIREMENT	NOTE
6.3.5	BE DIMENSIONAL RE REQUIREMENT	IT CAN BE USED FOR A CONSERVATION EASEMENT
6.3.5.2	SUBJECT OF LIMITS	1.675 ACRES BUT WITHIN 1/48 IN. 6.3.5.2.1
6.3.5.3	AS ATTACHED ACCESS	1.675 ACRES SHALL BE THE OR, OR AS OF THE
6.3.5.4	ACCESS	MUST BE AT REAR OF LOT FOR
6.3.5.5	PERMITS	WHICH REQUIRE PERMIT ARE 1/27 TYPE 1 BUTTERS
6.3.6	OPEN SPACES	1/24 OPEN SPACE REQUIRED 1/24% OF OPEN SPACE MUST BE ACTIVE OPEN
6.3.6.1	OPEN SPACES	1/24 OPEN SPACE REQUIRED 1/24% OF OPEN SPACE MUST BE ACTIVE OPEN
6.3.6.2	OPEN STREET FINISHING	1/24 OPEN SPACE REQUIRED 1/24% OF OPEN SPACE MUST BE ACTIVE OPEN
6.3.6.3	STREET CENTERLINE RADIUS	1/24 OPEN SPACE REQUIRED 1/24% OF OPEN SPACE MUST BE ACTIVE OPEN
6.3.6.4	REQUIRED POINTS OF	1/24 OPEN SPACE REQUIRED 1/24% OF OPEN SPACE MUST BE ACTIVE OPEN
6.3.6.5	CLU-OR-SAC LENGTH	1/24 OPEN SPACE REQUIRED 1/24% OF OPEN SPACE MUST BE ACTIVE OPEN



4 UNIT TOWNHOME BUILDING

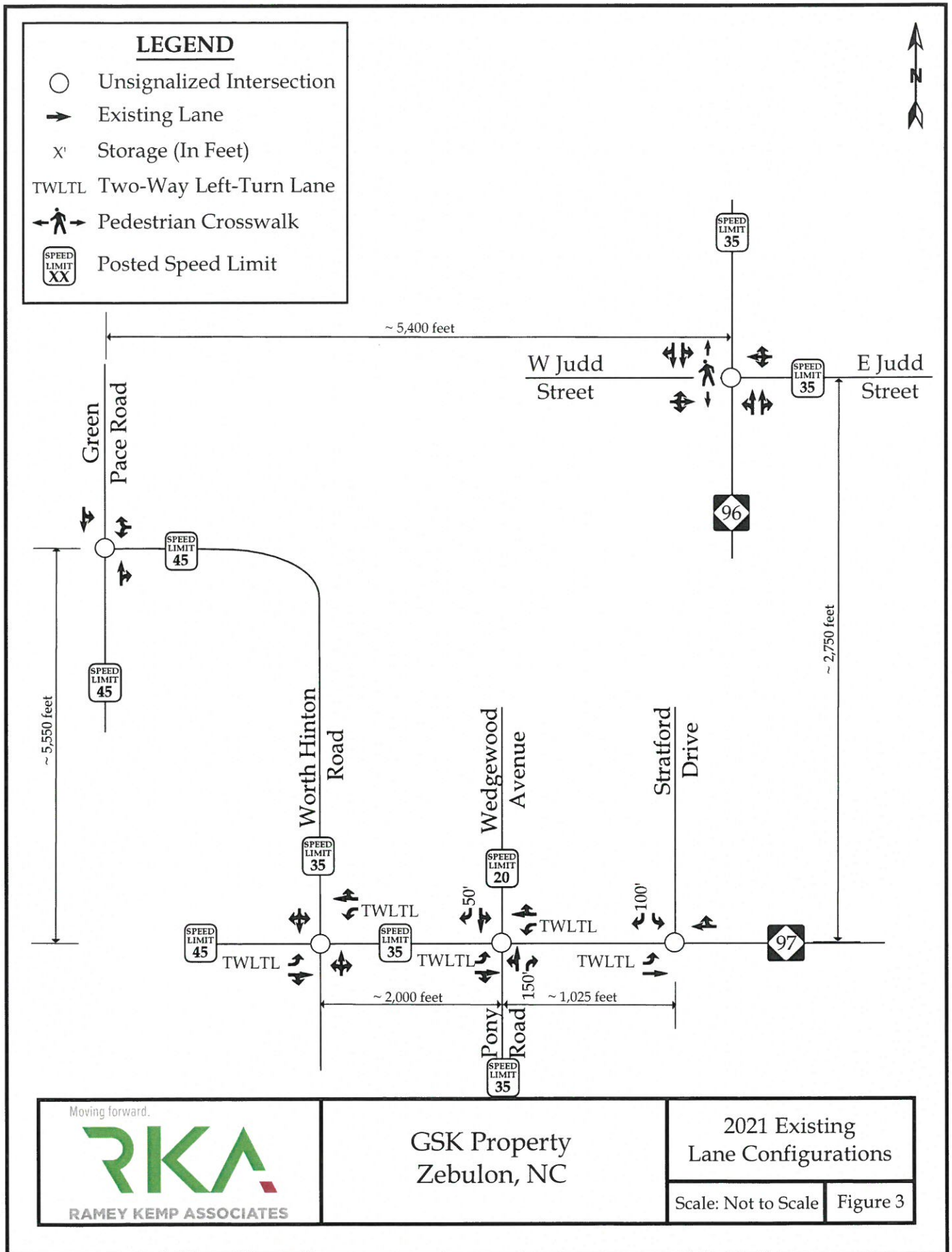


5 UNIT TOWNHOME BUILDING



6. LUMBER VOLUNTEERS: 8-11 DAYS





2. 2021 EXISTING PEAK HOUR CONDITIONS

2.1. 2021 Existing Peak Hour Traffic Volumes

Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersections listed below, in September and October of 2021 by Burns Service, Inc. during a typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods:

- Green Pace Road and Worth Hinton Road
- NC 97 and Worth Hinton Road
- NC 97 and Stratford Drive
- NC 96 and W Judd Street
- NC 97 and Wedgewood Avenue / Pony Road

Weekday AM and PM traffic volumes were balanced between study intersections, where appropriate. Refer to Figure 4 for 2021 existing weekday AM and PM peak hour traffic volumes. A copy of the count data is located in Appendix B of this report.

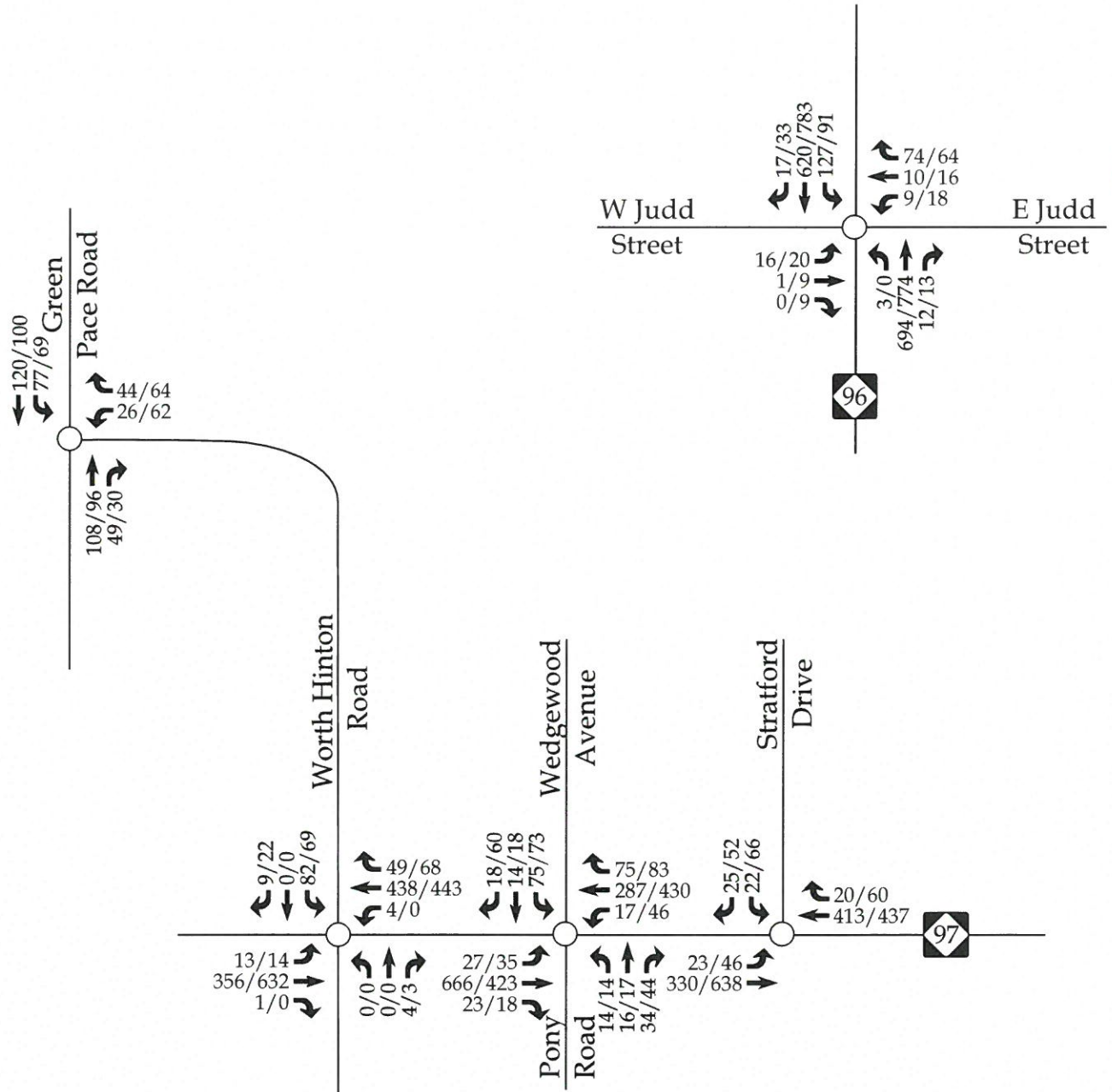
2.2. Analysis of 2021 Existing Peak Hour Traffic Conditions

The 2021 existing weekday AM and PM peak hour traffic volumes were analyzed to determine the current levels of service at the study intersections under existing roadway conditions. The results of the analysis are presented in Section 7 of this report.

LEGEND

○ Unsignalized Intersection

X / Y → Weekday AM / PM Peak Hour Traffic



Moving forward. RKA RAMEY KEMP ASSOCIATES	GSK Property Zebulon, NC	2021 Existing Peak Hour Traffic	
		Scale: Not to Scale	Figure 4

3. 2024 NO-BUILD PEAK HOUR CONDITIONS

In order to account for growth of traffic and subsequent traffic conditions at a future year, no-build traffic projections are needed. No-build traffic is the component of traffic due to the growth of the community and surrounding area that is anticipated to occur regardless of whether or not the proposed development is constructed. No-build traffic is comprised of existing traffic growth within the study area and additional traffic created as a result of adjacent approved developments.

3.1. Ambient Traffic Growth

Through coordination with the Town and NCDOT, it was determined that an annual growth rate of 1% would be used to generate 2024 projected weekday AM and PM peak hour traffic volumes.

3.2. Adjacent Development Traffic

Based on coordination with the NCDOT and the Town, it was determined there were no adjacent developments to consider with this study.

3.3. Future Roadway Improvements

Based on coordination with the NCDOT and the Town, it was determined there were no future roadway improvements to consider with this study.

3.4. 2024 No-Build Peak Hour Traffic Volumes

The 2024 no-build traffic volumes were determined by projecting the 2021 existing peak hour traffic to the year 2024. Refer to Figure 5 for an illustration of the 2024 no-build peak hour traffic volumes at the study intersections.

3.5. Analysis of 2024 No-Build Peak Hour Traffic Conditions

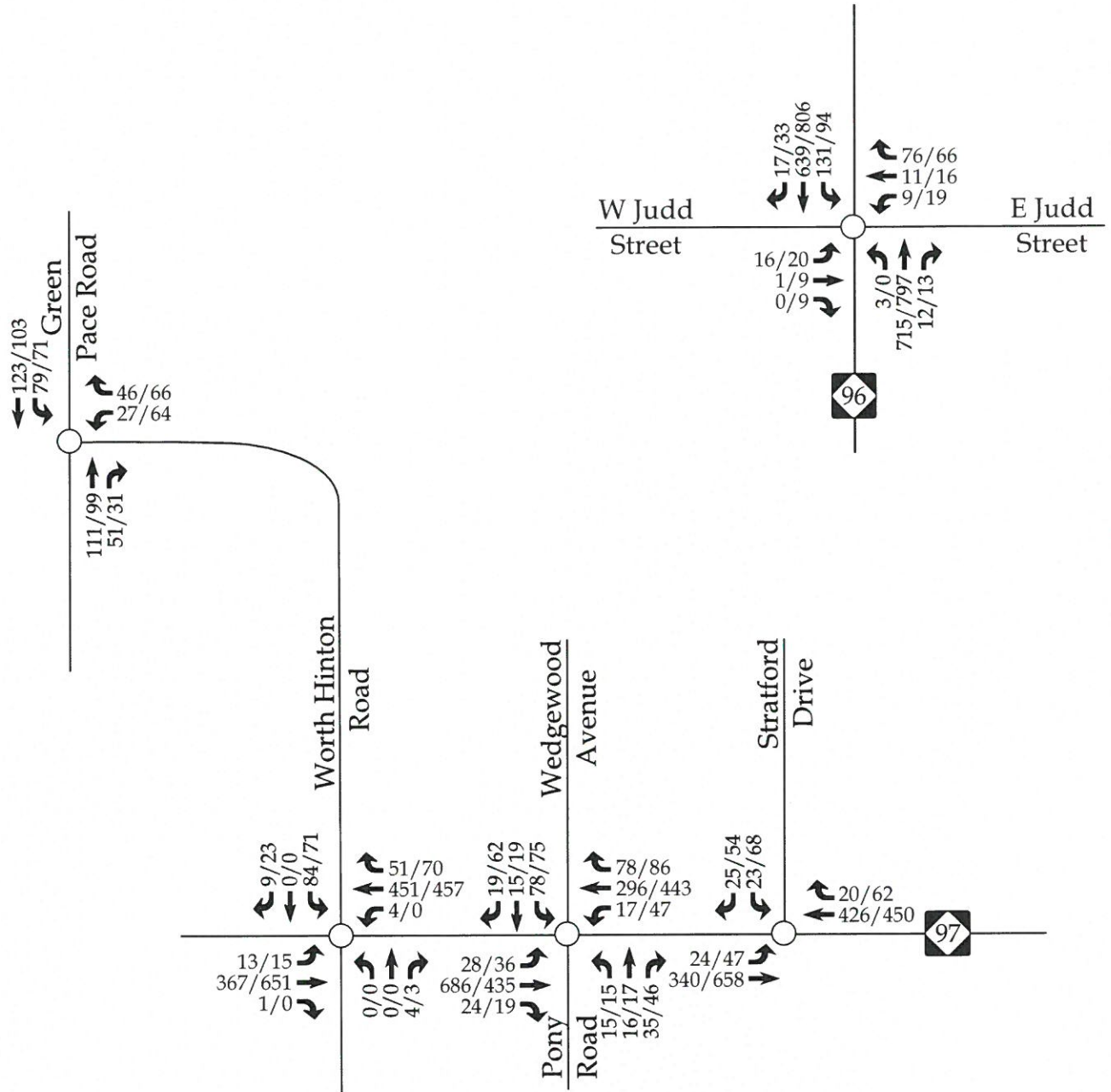
The 2024 no-build AM and PM peak hour traffic volumes at the study intersections were analyzed with future geometric roadway conditions and traffic control. The analysis results are presented in Section 7 of this report.



LEGEND

○ Unsignalized Intersection

X / Y → Weekday AM / PM Peak Hour Traffic



Moving forward. RAMEY KEMP ASSOCIATES	GSK Property Zebulon, NC	2024 No-Build Peak Hour Traffic	
		Scale: Not to Scale	Figure 5

4. SITE TRIP GENERATION AND DISTRIBUTION

4.1. Trip Generation

The proposed development is assumed to consist of approximately 116 single-family homes and 172 townhomes. Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE *Trip Generation Manual*, 10th Edition. Table 2 provides a summary of the trip generation potential for the site.

Table 2: Trip Generation Summary

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Single Family Detached Housing (210) <i>Wellington Drive Connection</i>	16 units	200	4	12	11	6
Single Family Detached Housing (210) <i>Main Subdivision</i>	100 units	1,000	19	57	64	38
Multifamily Townhomes (220) <i>Main Subdivision</i>	172 units	1,300	18	62	60	36
Total Trips		2,500	41	131	135	80

It is estimated that the proposed development will generate approximately 2,500 total trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 172 trips (41 entering and 131 exiting) will occur during the weekday AM peak hour and 215 trips (135 entering and 80 exiting) will occur during the weekday PM peak hour.

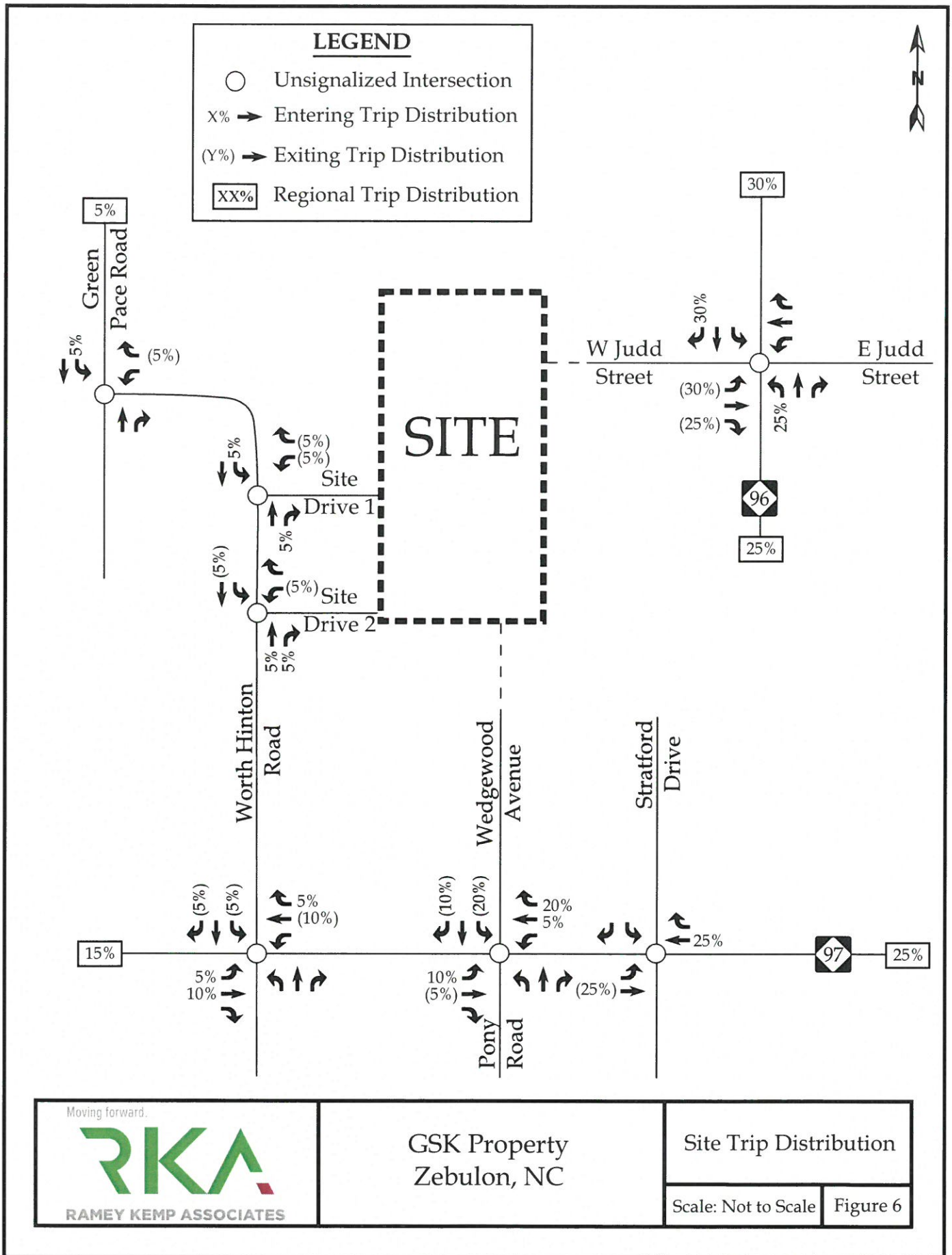
4.2. Site Trip Distribution and Assignment

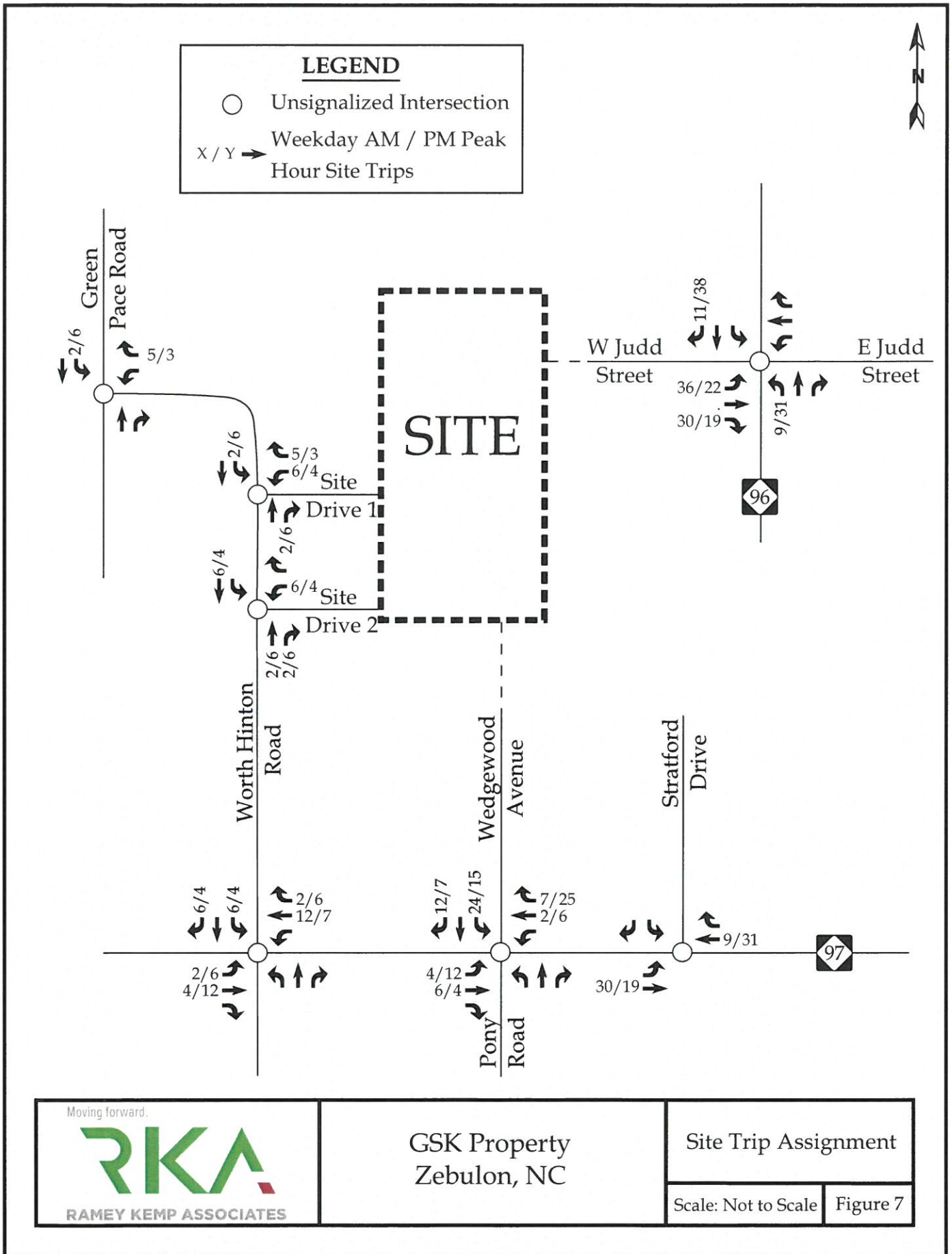
Trip distribution percentages used in assigning site traffic for this development were estimated based on a combination of existing traffic patterns, population centers adjacent to the study area, and engineering judgment.

It is estimated that the site trips will be regionally distributed as follows:

- 30% to/from the north via NC 96
- 25% to/from the south via NC 96
- 25% to/from the east via NC 97
- 15% to/from the west via NC 97
- 5% to/from the north via Green Pace Road

The site trip distribution is shown in Figure 6. Refer to Figure 7 for the site trip assignment.





5. 2024 BUILD TRAFFIC CONDITIONS

5.1. 2024 Build Peak Hour Traffic Volumes

To estimate traffic conditions with the site fully built-out, the total site trips were added to the 2024 no-build traffic volumes to determine the 2024 build traffic volumes. Refer to Figure 8 for an illustration of the 2024 build peak hour traffic volumes with the proposed site fully developed.

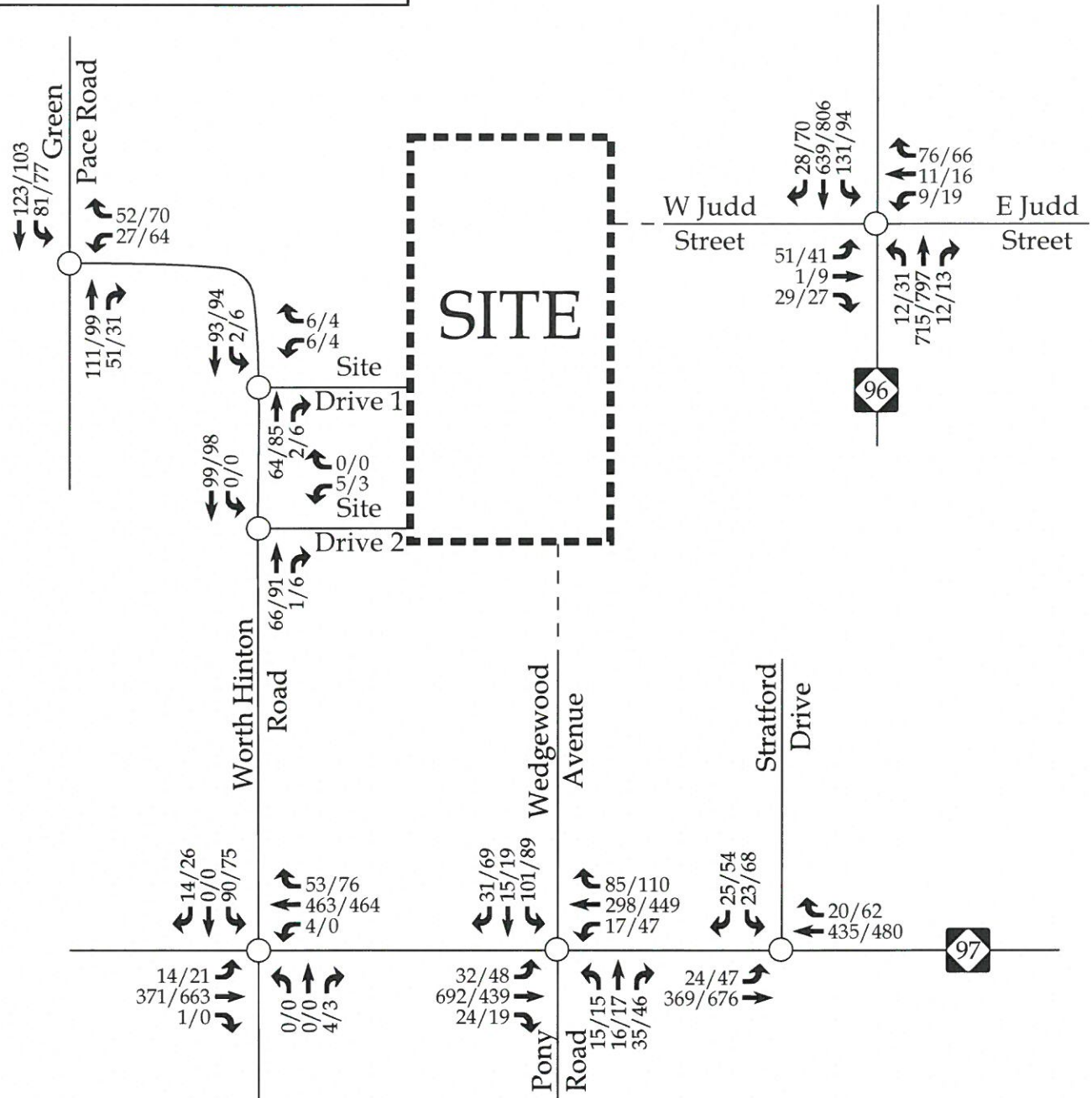
5.2. Analysis of 2024 Build Peak Hour Traffic Conditions

Study intersections were analyzed with the 2024 build traffic volumes using the same methodology previously discussed for existing and no-build traffic conditions. Intersections were analyzed with improvements necessary to accommodate future traffic volumes. The results of the capacity analysis for each intersection are presented in Section 7 of this report.

LEGEND

○ Unsignalized Intersection

X / Y → Weekday AM / PM Peak Hour Traffic



Moving forward. RKA RAMEY KEMP ASSOCIATES	GSK Property Zebulon, NC	2024 Build Peak Hour Traffic	
		Scale: Not to Scale	Figure 10

6. TRAFFIC ANALYSIS PROCEDURE

Study intersections were analyzed using the methodology outlined in the *Highway Capacity Manual* (HCM), 6th Edition published by the Transportation Research Board. Capacity and level of service are the design criteria for this traffic study. A computer software package, Synchro (Version 10.3), was used to complete the analyses for most of the study area intersections. Please note that the unsignalized capacity analysis does not provide an overall level of service for an intersection; only delay for an approach with a conflicting movement.

The HCM defines capacity as “the maximum hourly rate at which persons or vehicles can reasonably be expected to traverse a point or uniform section of a lane or roadway during a given time period under prevailing roadway, traffic, and control conditions.” Level of service (LOS) is a term used to represent different driving conditions, and is defined as a “qualitative measure describing operational conditions within a traffic stream, and their perception by motorists and/or passengers.” Level of service varies from Level “A” representing free flow, to Level “F” where breakdown conditions are evident. Refer to Table 3 for HCM levels of service and related average control delay per vehicle for both signalized and unsignalized intersections. Control delay as defined by the HCM includes “initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay”. An average control delay of 50 seconds at a signalized intersection results in LOS “D” operation at the intersection.

Table 3: Highway Capacity Manual – Levels-of-Service and Delay

UNSIGNALIZED INTERSECTION		SIGNALIZED INTERSECTION	
LEVEL OF SERVICE	AVERAGE CONTROL DELAY PER VEHICLE (SECONDS)	LEVEL OF SERVICE	AVERAGE CONTROL DELAY PER VEHICLE (SECONDS)
A	0-10	A	0-10
B	10-15	B	10-20
C	15-25	C	20-35
D	25-35	D	35-55
E	35-50	E	55-80
F	>50	F	>80

6.1. Adjustments to Analysis Guidelines

Capacity analysis at all study intersections was completed according to the NCDOT Congestions Management Guidelines.

7. CAPACITY ANALYSIS

7.1. Green Pace Road [NB-SB] and Worth Hinton Road [WB]

The existing unsignalized intersection of Green Pace Road and Worth Hinton Road was analyzed under 2021 existing, 2024 no-build, and 2024 build traffic conditions with lane configurations and traffic control shown in Table 5. Refer to Table 5 for a summary of the analysis results. Refer to Appendix C for the Synchro capacity analysis reports.

Table 5: Analysis Summary of Green Pace Road and Worth Hinton Road

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2021 Existing	WB	1 LT-RT	B ²	N/A	B ²	N/A
	NB	1 TH-RT	--		--	
	SB	1 LT-TH	A ¹		A ¹	
2024 No-Build	WB	1 LT-RT	B ²	N/A	B ²	N/A
	NB	1 TH-RT	--		--	
	SB	1 LT-TH	A ¹		A ¹	
2024 Build	WB	1 LT-RT	B ²	N/A	B ²	N/A
	NB	1 TH-RT	--		--	
	SB	1 LT-TH	A ¹		A ¹	

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Capacity analysis of all traffic conditions indicates the major-street left-turn movement and minor-street approach of Green Pace Road and Worth Hinton Road are expected to operate at LOS B or better during both weekday AM and PM peak hours. The maximum queue reported in SimTraffic was four (4) vehicles during the weekday PM peak hour at the minor-street approach. Due to minimal queueing and acceptable levels of service, no improvements are recommended at this intersection.

7.2. NC 97 [EB-WB] and Worth Hinton Road [NB-SB]

The existing unsignalized intersection of NC 97 and Worth Hinton Road was analyzed under 2021 existing, 2024 no-build, and 2024 build traffic conditions with the lane configurations and traffic control shown in Table 6. Refer to Table 6 for a summary of the analysis results. Refer to Appendix D for the Synchro capacity analysis reports.

Table 6: Analysis Summary of NC 97 and Worth Hinton Road

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2021 Existing	EB WB NB SB	1 LT, 1 TH-RT 1 LT, 1 TH-RT 1 LT-TH-RT 1 LT-TH-RT	A ¹ A ¹ C ² D ²	N/A	A ¹ A ¹ D ² F ²	N/A
2024 No-Build	EB WB NB SB	1 LT, 1 TH-RT 1 LT, 1 TH-RT 1 LT-TH-RT 1 LT-TH-RT	A ¹ A ¹ C ² D ²	N/A	A ¹ A ¹ D ² F ²	N/A
2024 Build	EB WB NB SB	1 LT, 1 TH-RT 1 LT, 1 TH-RT 1 LT-TH-RT 1 LT-TH-RT	A ¹ A ¹ C ² E ²	N/A	A ¹ A ¹ D ² F ²	N/A
2024 Build – to Meet UDO	EB WB NB SB	1 LT, 1 TH-RT 1 LT, 1 TH-RT 1 LT-TH-RT <u>1 LT</u> , 1 TH-RT	A ¹ A ¹ C ² D ²	N/A	A ¹ A ¹ D ² F ²	N/A

Improvements to meet the Town's UDO are shown underlined.

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Capacity analysis of 2021 existing and 2024 no-build traffic conditions indicates the northbound minor-street approach currently operates at LOS D or better during the weekday AM and PM peak hours. The southbound minor-street approach is expected to operate at LOS D during the weekday AM peak hour and LOS F during the weekday PM peak hour. Under 2024 build traffic conditions, the northbound minor-street approach is expected to operate at LOS D or better during the weekday AM and PM peak hours. The southbound minor-street approach is expected to operate at LOS E during the weekday AM peak hour

and LOD F during the weekday PM peak hour. It should be noted that the weekday AM peak hour delay at this approach is 36 seconds, which is 1 second greater than the threshold for LOS D. The major-street left-turn movements are expected to operate at LOS A during both peak hours under all traffic conditions.

To meet the Town's UDO, because there are already poor levels of service under existing conditions, mitigations should be identified to bring the levels of service back to existing traffic conditions. A southbound left-turn lane with 50 feet of storage was analyzed at this intersection. With this improvement, the major-street left-turn movements and minor-street approaches are expected to operate at similar levels of service as 2021 existing and 2024 no-build traffic conditions.

A traffic signal was also considered at this intersection, and 2024 build traffic volumes were analyzed utilizing the criteria contained in the *Manual on Uniform Traffic Control Devices* (MUTCD). It should be noted that a traffic signal was not warranted during either weekday peak hours under 2024 build traffic conditions; therefore, a traffic signal is not recommended at this intersection.

From no-build to build traffic conditions, the delays at the southbound minor-street approach are expected to increase by approximately four (4) seconds during the weekday AM peak hour and fourteen (14) seconds during the weekday PM peak hour. Additionally, queues at the southbound minor-street approach are only expected to increase by approximately 3 vehicles during the weekday PM peak hour. Queues are not expected to increase at the southbound minor-street approach during the weekday AM peak hour. It should be noted that site traffic of the proposed development is expected to be approximately 3% of the no-build traffic at this intersection during the weekday AM and PM peak hours.

For these reasons, no improvements by the developer are recommended at this intersection.

7.3. NC 97 [EB-WB] and Stratford Drive [SB]

The existing unsignalized intersection of NC 97 and Stratford Drive was analyzed under 2021 existing, 2024 no-build, and 2024 build traffic conditions with the lane configurations and traffic control shown in Table 7. Refer to Table 7 for a summary of the analysis results. Refer to Appendix E for the Synchro capacity analysis reports.

Table 7: Analysis Summary of NC 97 and Stratford Drive

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2021 Existing	EB WB SB	1 LT, 1 TH 1 TH-RT 1 LT, 1 RT	A ¹ -- B ²	N/A	A ¹ -- C ²	N/A
2024 No-Build	EB WB SB	1 LT, 1 TH 1 TH-RT 1 LT, 1 RT	A ¹ -- B ²	N/A	A ¹ -- C ²	N/A
2024 Build	EB WB SB	1 LT, 1 TH 1 TH-RT 1 LT, 1 RT	A ¹ -- B ²	N/A	A ¹ -- C ²	N/A

1. Level of service for major-street left-turn movement.

2. Level of service for minor-street approach.

Capacity analysis of all traffic conditions indicates the minor-street movement and major-street left-turn movement are expected to operate at LOS C or better during the weekday AM and PM peak hours. The maximum queue reported in SimTraffic was four (4) vehicles during the weekday PM peak hour at the minor-street approach. Due to minimal queueing and acceptable levels of service, no improvements are recommended at this intersection.

7.4. NC 96 [NB-SB] and W Judd Street [EB] / E Judd Street [WB]

The existing unsignalized intersection of NC 96 and W Judd Street / E Judd Street were analyzed under 2021 existing, 2024 no-build, and 2024 build traffic conditions with existing lane configurations and traffic control. Refer to Table 8 for a summary of the analysis results. Refer to Appendix F for the Synchro capacity analysis reports.

Table 8: Analysis Summary of NC 96 and W Judd Street / E Judd Street

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2021 Existing	EB WB NB SB	1 LT-TH-RT 1 LT-TH-RT 1 LT-TH, 1 TH-RT 1 LT-TH, 1 TH-RT	F ² D ² A ¹ B ¹	N/A	F ² F ² A ¹ B ¹	N/A
2024 No-Build	EB WB NB SB	1 LT-TH-RT 1 LT-TH-RT 1 LT-TH, 1 TH-RT 1 LT-TH, 1 TH-RT	F ² E ² A ¹ B ¹	N/A	F ² F ² A ¹ B ¹	N/A
2024 Build	EB WB NB SB	1 LT-TH-RT 1 LT-TH-RT 1 LT-TH, 1 TH-RT 1 LT-TH, 1 TH-RT	F ² E ² A ¹ B ¹	N/A	F ² F ² B ¹ B ¹	N/A
2024 Build – with Signalization (Split Phase)	EB WB NB SB	1 LT-TH-RT 1 LT-TH-RT 1 LT-TH, 1 TH-RT 1 LT-TH, 1 TH-RT	E D D D	D (41)	F F D E	E (63)
2024 Build – with Signalization (Permitted)	EB WB NB SB	1 LT-TH-RT 1 LT-TH-RT 1 LT-TH, 1 TH-RT 1 LT-TH, 1 TH-RT			C C A A	A (9)

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Under 2021 existing traffic conditions, the eastbound minor-street approach currently operates at LOS F during both peak hours analyzed. The westbound minor-street approach currently operates at LOS D during the weekday AM peak hour and LOS F during the weekday PM peak hour. Under 2024 no-build and 2024 build traffic conditions, the eastbound

minor-street approach is expected to operate at LOS F during both peak hours analyzed. The westbound minor-street approach is expected to operate at LOS E during the weekday AM peak hour and LOS F during the weekday PM peak hour. The major-street left-turn movements are expected to operate at LOS B or better.

Turn lanes were considered at this intersection; however, due to right-of-way constraints, they were not analyzed.

A traffic signal was considered at this intersection, and 2024 build traffic volumes were analyzed utilizing the criteria contained in the MUTCD. It should be noted that a traffic signal was warranted during both weekday peak hours under 2024 build traffic conditions. While a signal is warranted, it should be noted that this intersection is located approximately 750 feet south of the signalized intersection of NC 96 and Apothecary Drive, which is typically too short of a distance for NCDOT to allow the installation of an adjacent full movement traffic signal.

With signalization under 2024 build traffic conditions, the intersection is expected to operate at LOS D during the weekday AM peak hour and LOS E during the weekday PM peak hour. It should be noted that the southbound shared left-turn/through movement along NC 96 was analyzed with split phasing, per Congestion Management guidelines. Split phasing was used for both peak hours for a conservative analysis even though the cross-product rule was not met for the weekday PM peak hour. If permitted phasing was used at this movement during the weekday PM peak hour, the intersection is expected to operate at LOS A. Additionally, to improve the level of service at the intersection, a shorter phase for the left-turn movements can be included.

It is recommended that this intersection be monitored for signalization.

7.5. NC 97 [EB-WB] and Wedgewood Avenue [SB] / Pony Road [NB]

The existing unsignalized intersection of NC 97 and Wedgewood Avenue / Pony Road were analyzed under 2021 existing, 2024 no-build, and 2024 build traffic conditions with existing lane configurations and traffic control. Refer to Table 9 for a summary of the analysis results. Refer to Appendix G for the Synchro capacity analysis reports.

Table 9: Analysis Summary of NC 97 and Wedgewood Avenue / Pony Road

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2021 Existing	EB	1 LT, 1 TH-RT	A ¹	N/A	A ¹	N/A
	WB	1 LT, 1 TH-RT	A ¹		A ¹	
	NB	1 LT-TH, 1 RT	C ²		C ²	
	SB	1 LT-TH, 1 RT	F ²		F ²	
2024 No-Build	EB	1 LT, 1 TH-RT	A ¹	N/A	A ¹	N/A
	WB	1 LT, 1 TH-RT	A ¹		A ¹	
	NB	1 LT-TH, 1 RT	D ²		C ²	
	SB	1 LT-TH, 1 RT	F ²		F ²	
2024 Build	EB	1 LT, 1 TH-RT	A ¹	N/A	A ¹	N/A
	WB	1 LT, 1 TH-RT	A ¹		A ¹	
	NB	1 LT-TH, 1 RT	D ²		D ²	
	SB	1 LT-TH, 1 RT	F ²		F ²	

1. Level of service for major-street left-turn movement.

2. Level of service for minor-street approach.

Under 2021 existing, 2024 no-build, and 2024 build traffic conditions, the northbound minor-street approach is expected to operate at LOS D or better during both peak hours analyzed. The southbound approach is expected to operate at LOS F during both peak hours analyzed. The major-street left-turn movement is expected to operate at LOS A during both peak hours analyzed. These levels of service are not uncommon for minor-street approaches of intersections with heavy mainline through volumes (NC 97).

A traffic signal was considered at this intersection, and 2024 build traffic volumes were analyzed utilizing the criteria contained in the MUTCD. It should be noted that a traffic signal was warranted during the weekday AM peak hour under 2024 build traffic conditions;

however, as the area consists of primarily residential developments, 4- and 8-hour warrants, which NCDOT typically prefers for signalization, are not expected to be met. Therefore, a traffic signal is not recommended at this intersection.

Based on SimTraffic, the maximum queue reported at this intersection is expected to be approximately five (5) vehicles. Additionally, as the southbound approach is operating poorly (LOS F) under existing traffic conditions no improvements to meet the Town's UDO are needed. As these levels of service are not uncommon and queuing is expected to be minimal, no improvements by the developer are recommended.

7.6. Worth Hinton Road [NB-SB] and Site Drive 1 [WB]

The proposed intersection of Worth Hinton Road and Site Drive 1 was analyzed under 2024 build traffic conditions with the lane configurations and traffic control shown in Table 10. Refer to Table 10 for a summary of the analysis results. Refer to Appendix H for the Synchro capacity analysis reports.

Table 10: Analysis Summary of Worth Hinton Road and Site Drive 1

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2024 Build	WB NB SB	1 LT-RT 1 TH-RT 1 LT-TH	A ² -- A ¹	N/A	A ² -- A ¹	N/A

Improvements to lane configurations are shown in bold.

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Capacity analysis of 2024 build traffic conditions indicates the minor-street approach and major-street left-turn movement at the proposed intersection of Worth Hinton Road and Site Drive 1 are expected to operate at LOS A during both weekday AM and PM peak hours.

Turn lanes were considered based on the NCDOT *Policy on Street and Driveway Access to North Carolina Highways*; however, due to the low volumes at the turning movements at this intersection and that the ADT on Worth Hinton Road is expected to be less than 4,000 vehicles, turn lanes are not recommended at this intersection.

7.7. Worth Hinton Road [NB-SB] and Site Drive 2 [WB]

The proposed unsignalized intersection of Worth Hinton Road and Site Drive 2 was analyzed under 2024 build traffic conditions with lane configurations and traffic control shown in Table 11. Refer to Table 11 for a summary of the analysis results. Refer to Appendix I for the Synchro capacity analysis reports.

Table 11: Analysis Summary of Worth Hinton Road and Site Drive 2

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2024 Build	WB NB SB	1 LT-RT 1 TH-RT 1 LT-TH	A ² -- A ¹	N/A	A ² -- A ¹	N/A

Improvements to lane configurations are shown in bold.

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Capacity analysis of 2024 build traffic conditions indicates the minor-street approach and major-street left-turn movement at the proposed intersection of Worth Hinton Road and Site Drive 2 are expected to operate at LOS A during both weekday AM and PM peak hours.

Turn lanes were considered based on the NCDOT *Policy on Street and Driveway Access to North Carolina Highways*; however, due to the low volumes at the turning movements at this intersection and that the ADT on Worth Hinton Road is expected to be less than 4,000 vehicles, turn lanes are not recommended at this intersection.

8. CONCLUSIONS

This Traffic Impact Analysis was conducted to determine the potential traffic impacts of the proposed residential development, to be located east of Worth Hinton Road and west of N Wakefield Street in Zebulon, North Carolina. The proposed development is expected to be built out in 2024. Site access is proposed via two (2) full movement driveways along Worth Hinton Road and one (1) connection to Wellington Drive. It should be noted that the connection to Wellington Drive will only have 16 single-family homes. These 16 homes are not expected to have an impact at the intersections surrounding Wellington Drive. Additionally, these 16 homes will not have access to the site driveways along Worth Hinton Road.

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2021 Existing Traffic Conditions
- 2024 No-Build Traffic Conditions
- 2024 Build Traffic Conditions

Trip Generation

It is estimated that the proposed development will generate approximately 172 trips (41 entering and 131 exiting) will occur during the weekday AM peak hour and 215 trips (135 entering and 80 exiting) will occur during the weekday PM peak hour.

Adjustments to Analysis Guidelines

Capacity analysis at all study intersections was completed according to NCDOT Congestion Management Guidelines. Refer to section 6.1 of this report for a detailed description of any adjustments to these guidelines made throughout the analysis.

Intersection Capacity Analysis Summary

All the study area intersections (including the proposed site driveways) are expected to operate at acceptable levels-of-service under existing and future year conditions with the

exception of the intersections listed below. A summary of the study area intersections that are expected to need improvements are as follows:

NC 97 and Worth Hinton Road

Under 2024 build traffic conditions, the northbound minor-street approach is expected to operate at LOS D or better during the weekday AM and PM peak hours. The southbound minor-street approach is expected to operate at LOS E during the weekday AM peak hour and LOS F during the weekday PM peak hour. It should be noted that the weekday AM peak hour delay at this approach is 36 seconds, which is 1 second greater than the threshold for LOS D. The major-street left-turn movements are expected to operate at LOS A during both peak hours under all traffic conditions.

To meet the Town's UDO, because there are already poor levels of service under existing conditions, mitigations should be identified to bring the levels of service back to existing traffic conditions. A southbound left-turn lane with 50 feet of storage was analyzed at this intersection. With this improvement, the major-street left-turn movements and minor-street approaches are expected to operate at similar levels of service as 2021 existing and 2024 no-build traffic conditions.

A traffic signal was also considered at this intersection, and 2024 build traffic volumes were analyzed utilizing the criteria contained in the *Manual on Uniform Traffic Control Devices* (MUTCD). It should be noted that a traffic signal was not warranted during either weekday peak hours under 2024 build traffic conditions; therefore, a traffic signal is not recommended at this intersection.

From no-build to build traffic conditions, the delays at the southbound minor-street approach are expected to increase by approximately four (4) seconds during the weekday AM peak hour and fourteen (14) seconds during the weekday PM peak hour. Additionally, queues at the southbound minor-street approach are only expected to increase by approximately 3 vehicles during the weekday PM peak hour. Queues are not expected to increase at the southbound minor-street approach during the weekday AM peak hour. It should be noted

that site traffic of the proposed development is expected to be approximately 3% of the no-build traffic at this intersection during the weekday AM and PM peak hours.

For these reasons, no improvements by the developer are recommended at this intersection.

NC 96 and W Judd Street / E Judd Street

Under 2024 no-build and 2024 build traffic conditions, the eastbound minor-street approach is expected to operate at LOS F during both peak hours analyzed. The westbound minor-street approach is expected to operate at LOS E during the weekday AM peak hour and LOS F during the weekday PM peak hour. The major-street left-turn movements are expected to operate at LOS B or better.

Turn lanes were considered at this intersection; however, due to right-of-way constraints, they were not analyzed.

A traffic signal was considered at this intersection, and 2024 build traffic volumes were analyzed utilizing the criteria contained in the MUTCD. It should be noted that a traffic signal was warranted during both weekday peak hours under 2024 build traffic conditions. While a signal is warranted, it should be noted that this intersection is located approximately 750 feet south of the signalized intersection of NC 96 and Apothecary Drive, which is typically too short of a distance for NCDOT to allow the installation of an adjacent full movement traffic signal.

With signalization under 2024 build traffic conditions, the intersection is expected to operate at LOS D during the weekday AM peak hour and LOS E during the weekday PM peak hour. It should be noted that the southbound shared left-turn/through movement along NC 96 was analyzed with split phasing, per Congestion Management guidelines. Split phasing was used for both peak hours for a conservative analysis even though the cross-product rule was not met for the weekday PM peak hour. If permitted phasing was used at this movement during the weekday PM peak hour, the intersection is expected to operate at LOS A. Additionally, to

improve the level of service at the intersection, a shorter phase for the left-turn movements can be included.

It is recommended that this intersection be monitored for signalization.

9. RECOMMENDATIONS

Based on the findings of this study, specific geometric improvements have been identified and are recommended to accommodate future traffic conditions. See a more detailed description of the recommended improvements below. Refer to Figure 9 for an illustration of the recommended lane configuration for the proposed development.

Recommended Improvements to Meet Town's UDO

NC 97 and Worth Hinton Road

- Provide a southbound left-turn lane with at least 50 feet of storage and appropriate decel and taper.

Recommended Improvements by Developer

NC 96 and W Judd Street / E Judd Street

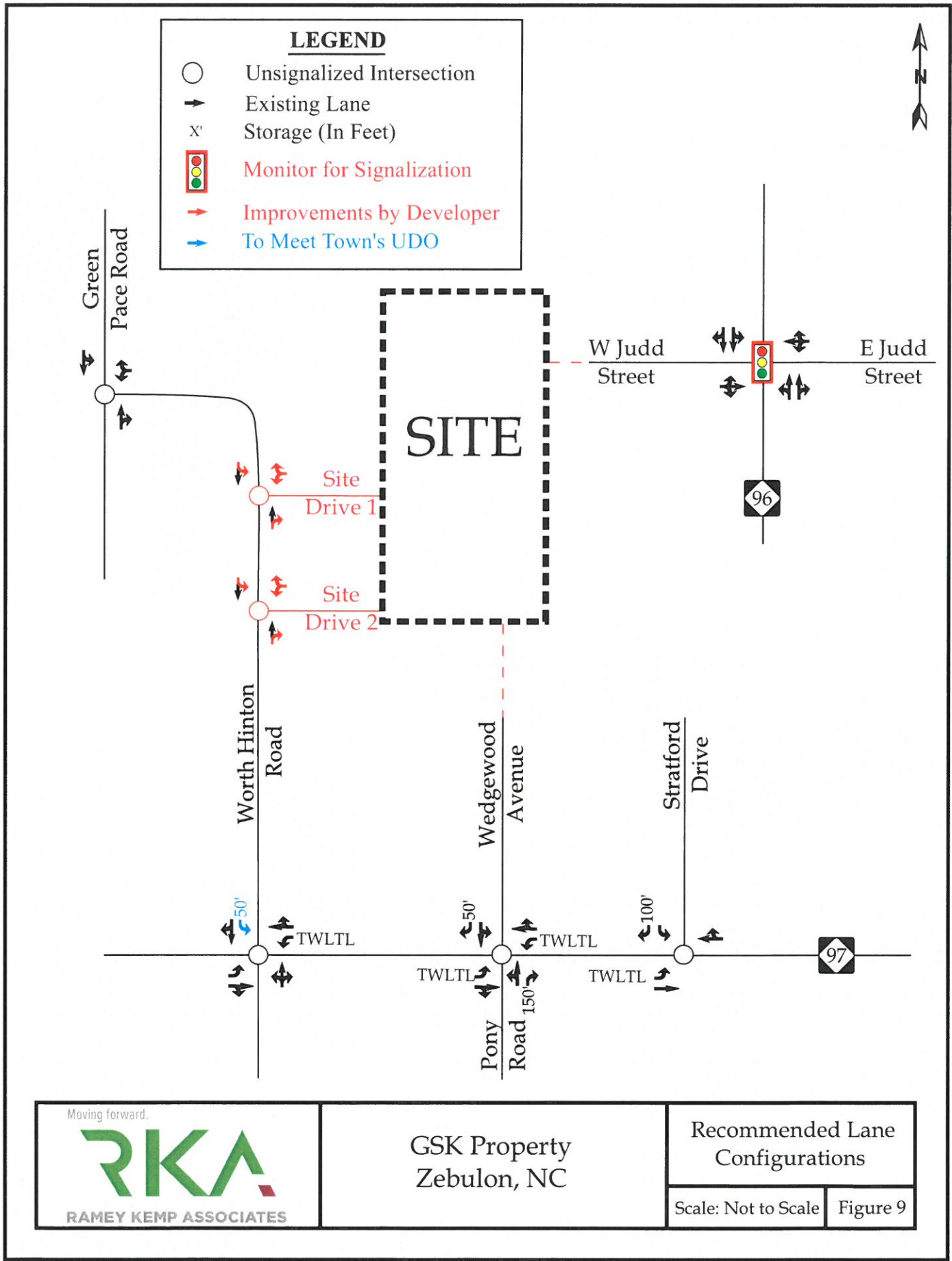
- Monitor intersection for signalization, and install traffic signal when warranted.

Worth Hinton Road and Site Drive 1

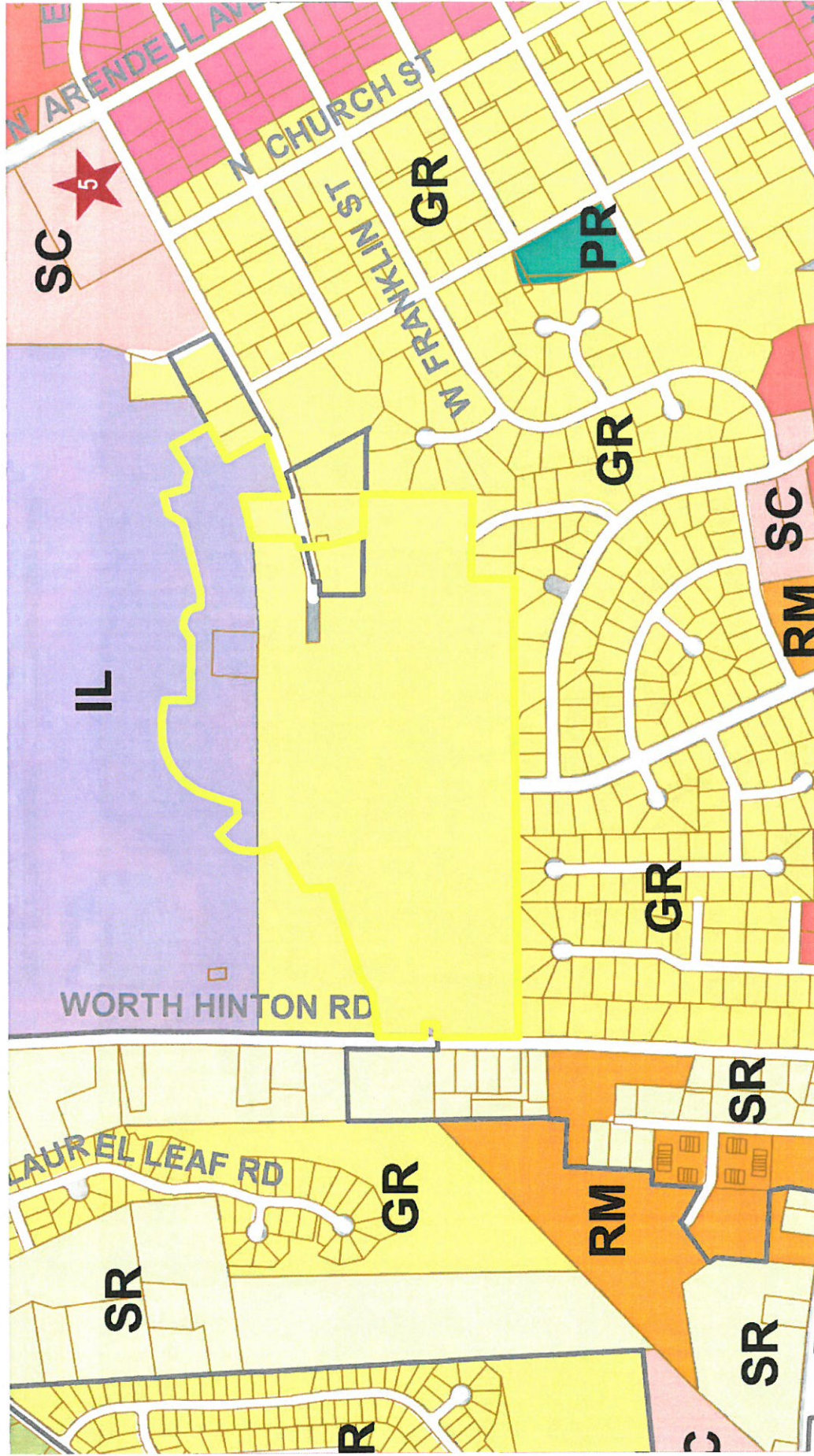
- Construct westbound approach with one ingress lane and one egress lane.
- Provide stop control for the westbound approach.

Worth Hinton Road and Site Drive 2

- Construct westbound approach with one ingress lane and one egress lane.
- Provide stop control for the westbound approach.

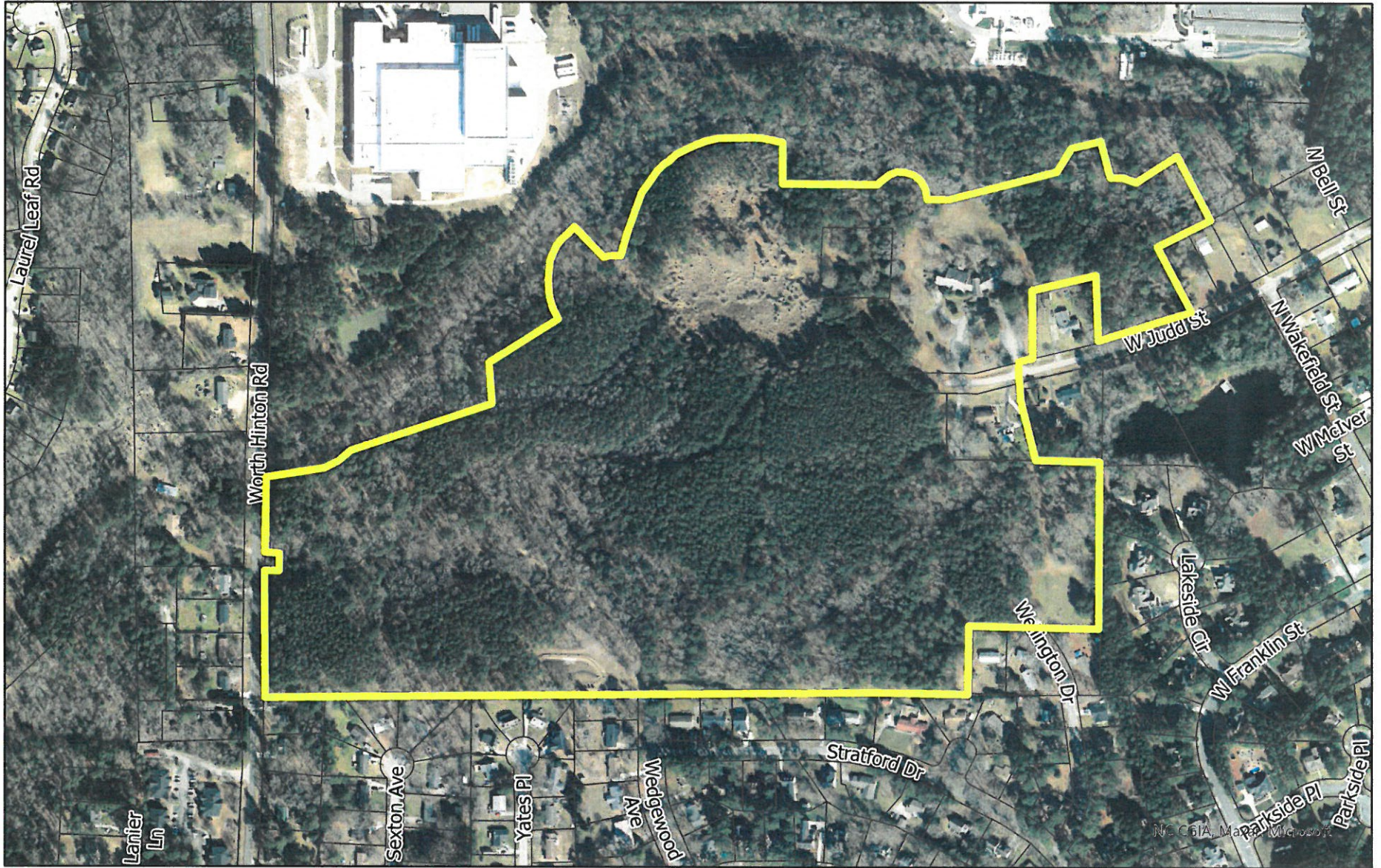


Attachment 2 - Future Land Use and Character Map

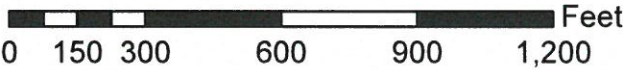
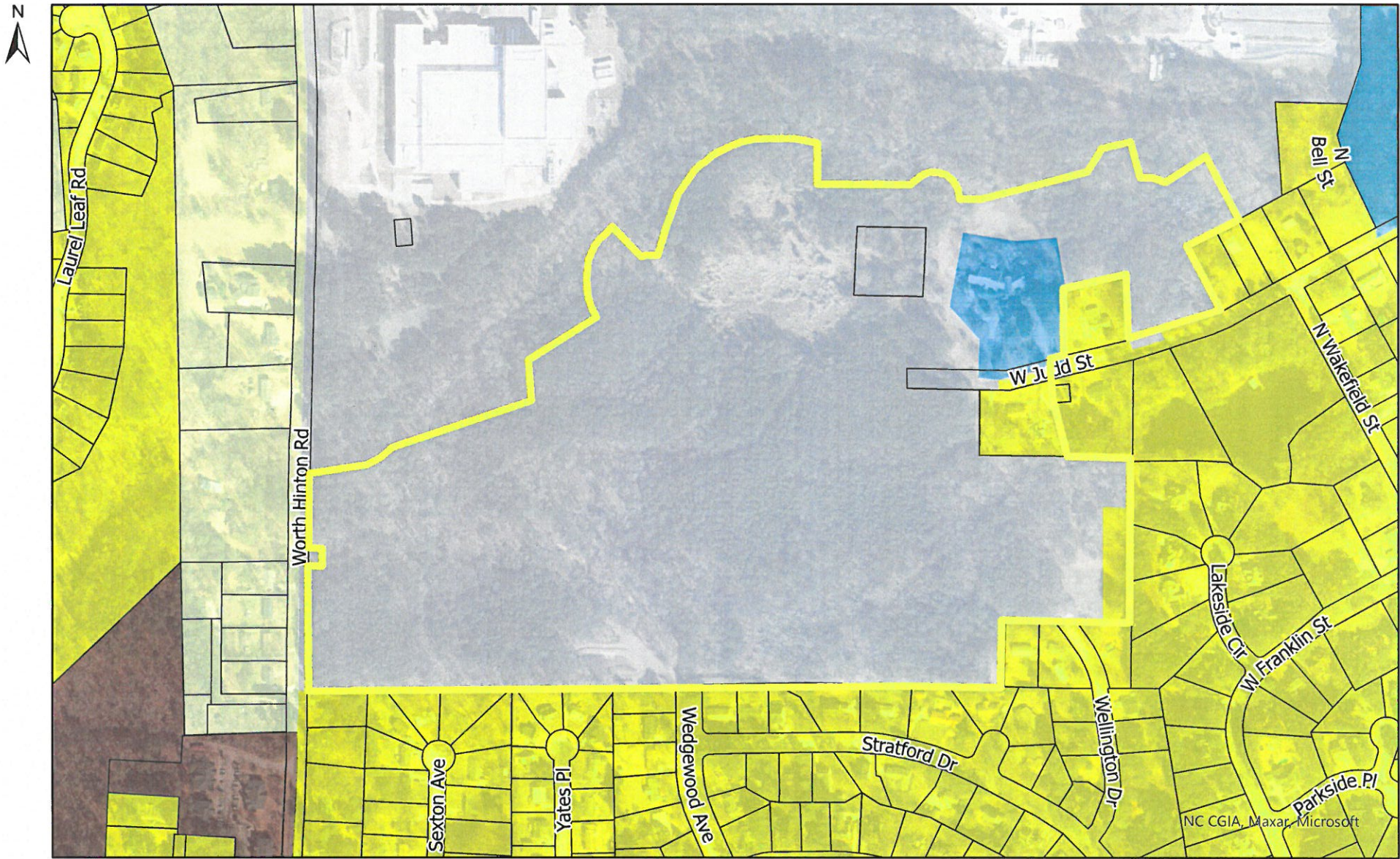


-  Parks and Recreation (PR)
-  Residential Mix (RM)
-  Suburban Residential (SR)
-  Industrial Light (IL)
-  General Commercial (GC)
-  General Residential (GR)
-  Suburban Commercial (SC)
-  Urban Downtown Mixed Use (UDMU)

Attachment 3 - Aerial Map



Attachment 4 - Zoning Map



- Parcels Subject Property
- Zoning Districts**
- R2, Residential Suburban
 - R4, Residential Neighborhood
 - RMF, Residential Multi-Family
 - LI, Light Industrial
 - OI, Office and Institutional



PUBLIC HEARING NOTICE

A Public Hearing has been scheduled for this property. For more information, please contact the Town of Zebulon Planning Department.

Planned Development
Wakelon Mills
1015 N Arendell



TownOfZebulon.org
(919) 823-1809

ZEBULON
NORTH CAROLINA



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A Public Hearing has been scheduled for this property. For more information, please contact the Town of Zebulon Planning Department.

Wakelon Mills
Planned Development
1015 N Arendell Ave


TownOfZebulon.org
(919) 823-1809

ZEBULON
NORTH CAROLINA







ZEBULON

NORTH CAROLINA

CASE # PD 2022-01 IDT# 685811 – Wakelon Mills Planned Development

PROJECT ADDRESS 1015 N. Arendell & 409 Judd Street

PIN NUMBER: 1795878684, 1795976462, and 1765967965

HEARING DATE: December 12, 2022

State of North Carolina

County of Wake

BEFORE ME, the undersigned Notary, Lisa M. Markland on this 5th day of December 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 **11/21/2022** (see attached mailing list and copy of mailing)
- Advertisement in a Paper of General Circulation sent on **11/28/2022** (Wake weekly, publication dates **12/2 & 12/9/2022**)
- Posting Public Hearing Signage on Property on **11/21/2022** (pictures attached)
- Posted to Planning Department Website **11/21/2022**
- Sent to E-Mail Distribution List on **11/21/2022**

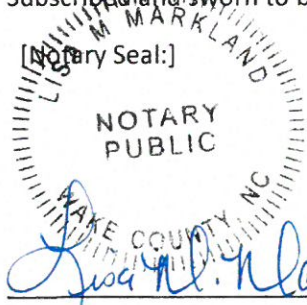
Michael J. Clark

12/5/2022

Michael J. Clark, AICP, CZO

Date

Subscribed and sworn to before me, this 5th day of December 2022.



[signature of Notary]

Lisa M. Markland

[printed name of Notary]

NOTARY PUBLIC

My commission expires: 3/29, 2025.



PUBLIC HEARING NOTICE
A Public Hearing has been scheduled for this property. For more information, please contact the Town of Zebulon Planning Department.
Wakelon Mills
Planned Development
1015 N Arendell Ave
TownOfZebulon.org
(919) 823-1809
ZEBULON



PUBLIC HEARING NOTICE
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Planned Development
Wakelon Mills
1015 N Arendell
TownOfZebulon.org
(919) 823-1809
ZEBULON





Notice of Public Hearing

Notice is hereby given pursuant to the provisions of Article 2.2.13 of the Town of Zebulon Unified Development Ordinance that a joint public hearing will be held on **December 12, 2022 at 7:00 PM** at the **Zebulon Municipal Complex, 1003 N. Arendell Avenue**, and will be conducted by the Board of Commissioners and Planning Board of the Town of Zebulon for the purpose of considering the following items:

IDT Project Number 685811 – PD 2022-01 –Wakelon Mills

PINs #1765878684, 1795976462, 1795967965: A Planned Development Rezoning Request made by Collier Marsh, Attorney with Parker Poe on behalf of TOR Remington LLC for the development of 293 residential units on the southern section of 1015 N. Arendell Avenue, commonly known as the GSK Tract and 409 W. Judd Street.

A copy of the plans and application are available on the Town's website at <https://www.townofzebulon.org/departments/planning/interactive-development-map>. For questions or additional information, please contact us at (919) 823-1808 or MClark@TownofZebulon.Org.

*Posted in Wake Weekly December 2nd and December 9th, 2022
Mailed 150-foot Radius November 21, 2022
Planning E-mail Distribution List November 21, 2022
Posted to Planning Website November 21, 2022*

PD 2022-01 Attachment 6

PIN_NUM	SITE_ADDRESS	OWNER	ADDR1	ADDR2	ADDR3
1795782963	0 WORTH HINTON RD	SAUNDERS, JOAN PARKS	1800 CASTLE CT	FLOWER MOUND TX 75028-1056	
1795795098	0 WORTH HINTON RD	PARKS, ELLEN H	C/O WILLARD PARKS	4725 BURLINGTON MILLS	ROLESVILLE NC 27571-9620
1795793351	0 WORTH HINTON RD	GLAXO WELLCOME INC	PO BOX 80615	INDIANAPOLIS IN 46280-0615	
1795753871	601 WORTH HINTON RD	BKING PROPERTIES LLC	PO BOX 116	MORRISVILLE NC 27560-0116	
1795763763	631 WORTH HINTON RD	CAMPBELL, ERNEST L	631 WORTH HINTON RD	ZEBULON NC 27597-2108	
1795960047	624 STRATFORD DR	2019-1 IH BORROWER LP LIMITED PARTNE	INVITATION HOMES	1717 MAIN ST STE 2000	DALLAS TX 75201-4657
1795766088	610 WORTH HINTON RD	RIOS-MARTINEZ, MARIA L	610 WORTH HINTON RD	ZEBULON NC 27597-2109	
1795783353	0 WORTH HINTON RD	LEVISTER, JOSEPH D LEVISTER, JOYCE P	PO BOX 112	ZEBULON NC 27597-0112	
1795967255	613 WELLINGTON DR	DOYLE CO INC THE	PO BOX 236	KNIGHTDALE NC 27545-0236	
1795764006	613 WORTH HINTON RD	RICHARDSON, ANNIE MAE HEIRS	C/O LEE VERNA RICHAR	613 WORTH HINTON RD	ZEBULON NC 27597-2108
2705062638	313 LAKESIDE CIR	CARROLL, MARTHA NELLE ESTES CARROLL,	PO BOX 97	ZEBULON NC 27597-0097	
2705076800	1007 N BELL ST	NORTHERN LIGHT PROPERTIES LLC	PO BOX 113	ZEBULON NC 27597-0113	
2705187615	1016 N ARENDELL AVE	WAS VENTURES III LLC	705 E SIX FORKS RD	RALEIGH NC 27609-7831	
1795864019	636 YATES PL	PENDER, MICHAEL PENDER, LEAH	636 YATES PL	ZEBULON NC 27597-2136	
1795978073	0 W JUDD ST	PULLEY CEMETERY	409 W JUDD ST	ZEBULON NC 27597-2203	
1795963038	618 STRATFORD DR	HORTON, DONALD E HORTON, JOANN S	618 STRATFORD DR	ZEBULON NC 27597-2214	
1795966150	610 STRATFORD DR	HUNSUCKER, BETTY J	610 STRATFORD DR	ZEBULON NC 27597-2214	
1795967085	608 STRATFORD DR	DENT, KENNETH C DENT, FREDDIE C	608 STRATFORD DR	ZEBULON NC 27597-2214	
1795967965	409 W JUDD ST	RICHARDSON, JASON B RICHARDSON, GWE	409 W JUDD ST	ZEBULON NC 27597-2203	
1795969978	403 W JUDD ST	PULLEY, ROBERT E PULLEY, BRENDA P	403 W JUDD ST	ZEBULON NC 27597-2203	
1795861031	612 SEXTON AVE	REHMAN, BABAR REHMAN, AZIZ	942 TEMPLERIDGE RD	WAKE FOREST NC 27587-9006	
1795792103	0 WORTH HINTON RD	HIGH, EARNESTINE HIGH, CHRISTINE	LANDIS H SANDERS	9101 JONES MILL RD	CHEVY CHASE MD 20815-56
1795773694	829 WORTH HINTON RD	HIGH, JAMES J III HEIRS	CHARLES W HIGH, ADMI	109 SKIPPING ROCK LN	GARNER NC 27529-3953
2705077509	0 W JUDD ST	EDDINS, DONNA P HEIRS	102 CARRINGTON DR	KNIGHTDALE NC 27545-9416	
1795764228	621 WORTH HINTON RD	SMITH, HENRY TAFT BUSBY, DORIS SMITH	2051 PLAINS CT	GRAND PRAIRIE TX 75052-8863	
1795778582	0 WORTH HINTON RD	GLAXO INC	5 MOORE DR	DURHAM NC 27709-0143	
2705186910	101 WAKELON ST	FIRST CITIZENS BANK & TRUST COMPANY	PO BOX 27131	RALEIGH NC 27611-7131	
1795973462	508 W JUDD ST	GLAXO WELLCOME INC	PO BOX 80615	INDIANAPOLIS IN 46280-0615	
1795763141	0 WORTH HINTON RD	ZEBULON TOWN OF	1003 N ARENDELL AVE	ZEBULON NC 27597-2309	
1795782673	0 WORTH HINTON RD	NARRON, CAROLYN B BUNN, JESSIE THOM	2870 WYCLIFF RD	RALEIGH NC 27607-3035	
2705061567	311 LAKESIDE CIR	MITCHELL, JAMES WILLIAM MITCHELL, ASH	311 LAKESIDE CIR	ZEBULON NC 27597-2251	
1795878684	1015 N ARENDELL AVE	GLAXO INC	C/O DUCHARME MCMIL	PO BOX 80615	INDIANAPOLIS IN 46280-0615
2705073359	304 W JUDD ST	SMITHKLINE BEECHAM CORP	DUCHARME MCMILLIAN	PO BOX 80615	INDIANAPOLIS IN 46280-0615

PD 2022-01 Attachment 6

PIN_NUM	SITE_ADDRESS	OWNER	ADDR1	ADDR2	ADDR3
1795769048	617 SEXTON AVE	SMITH, NORWOOD M	1654 NC HIGHWAY 96	FRANKLINTON NC 27525-7687	
1795766524	700 WORTH HINTON RD	ZEBULON TOWN OF	1003 N ARENDELL AVE	ZEBULON NC 27597-2309	
1795961079	620 STRATFORD DR	GRANT, RICHARD L SR GRANT, JASMEAN N	620 STRATFORD DR	ZEBULON NC 27597-2214	
1795764418	629 WORTH HINTON RD	SANTIBANEZ CACERES, PATRICIA DEL CARN	6311 TERRA VERDE DR	RALEIGH NC 27609-5391	
1795758944	613 SEXTON AVE	BRANN, JOHN R BRANN, VICKY B	613 SEXTON AVE	ZEBULON NC 27597-2121	
1795773991	837 WORTH HINTON RD	HIGH, ALOYSIUS HIGH, CATHERINE H	837 WORTH HINTON RD	ZEBULON NC 27597-8659	
1795773082	801 WORTH HINTON RD	JENKINS, WALLACE E	735 WATER PLANT RD	ZEBULON NC 27597-8603	
2705061276	305 LAKESIDE CIR	GARLAND, JOHN HOSEA GARLAND, SHAWN	305 LAKESIDE CIR	ZEBULON NC 27597-2251	
2705060235	612 WELLINGTON DR	SIMPSON, DEBORAH M	PO BOX 74	LUCAMA NC 27851-0074	
1795773395	809 WORTH HINTON RD	HIGH, DAVID LEE HIGH, MICHELLE D	809 WORTH HINTON RD	ZEBULON NC 27597-8659	
1795979267	402 W JUDD ST	PULLEY, LOWELL R	402 W JUDD ST	ZEBULON NC 27597-2204	
2705189584	174 WAKELON ST	TRIANGLE EAST CENTER, LLC	405 WESTERN BLVD STE	JACKSONVILLE NC 28546-6851	
2705074018	305 W JUDD ST	ESTES, AMOS C	513 W FRANKLIN ST	ZEBULON NC 27597-2149	
2705071151	700 WELLINGTON DR	ESTES, AMOS C	513 W FRANKLIN ST	ZEBULON NC 27597-2149	
1795860058	614 SEXTON AVE	OVERBY, DEBORAH L GRIFF	7252 MANOR OAKS DR	RALEIGH NC 27615-5579	
1795774149	805 WORTH HINTON RD	NEWSOME, PAMELA D NEWSOME, RODNE	805 WORTH HINTON RD	ZEBULON NC 27597-8659	
1795863029	637 YATES PL	PETERS, SHAWNTLE NICOLE	637 YATES PL	ZEBULON NC 27597-2135	
1795868048	628 STRATFORD DR	CARLTON, SHEERLENE ARTIS CARLTON, BO	628 STRATFORD DR	ZEBULON NC 27597-2214	
1795866022	803 WEDGEWOOD AVE	HOCUTT, MILDRED	803 WEDGEWOOD AVE	ZEBULON NC 27597-2225	
1795862052	633 YATES PL	YEAWOLO, JOLU KANDDY	633 YATES PL	ZEBULON NC 27597-2135	
1795965016	616 STRATFORD DR	KEMP, RUSSELL W	94 WALNUT AVE	EAST NORWICH NY 11732-1416	
1795968263	611 WELLINGTON DR	PRESSLEY, JAMES RONALD	611 WELLINGTON DR	ZEBULON NC 27597-2227	
1795764118	619 WORTH HINTON RD	NWOGBO, ABUCHI NWOGBO, STELLA I	1321 HERITAGE HILLS W	WAKE FOREST NC 27587-4467	
1795782059	0 WORTH HINTON RD	MCALLISTER, TYRAIL L	216 HARPER ST	GARNER NC 27529-3206	
1795764328	627 WORTH HINTON RD	G & H RENTALS LLC	4431 NC HIGHWAY 231	ZEBULON NC 27597-8093	
1795866111	805 WEDGEWOOD AVE	BUCKLEW, BRANDON BUCKLEW, SARAH	805 WEDGEWOOD AVE	ZEBULON NC 27597-2225	
1795869049	626 STRATFORD DR	HARGRAVE, ANDREW DALE JR HARGRAVE,	626 STRATFORD DR	ZEBULON NC 27597-2214	
1795864072	632 YATES PL	HILARIO, ZURITA MARITNEZ VILLEDA RAMI	632 YATES PL	ZEBULON NC 27597-2136	
1795768036	615 SEXTON AVE	DRIVER, CHARLES R	1712 MARSHBURN RD	WENDELL NC 27591-9356	
1795756987	608 WORTH HINTON RD	SOUTH OF MASON, LLC	108 E WALKER DR	SUMMERVILLE SC 29483-4220	
2705062404	309 LAKESIDE CIR	ESTES, ROBIN	309 LAKESIDE CIR	ZEBULON NC 27597-2251	
2705180148	1005 N ARENDELL AVE	TOWN OF ZEBULON	1003 N ARENDELL AVE	ZEBULON NC 27597-2309	
2705074425	0 W JUDD ST	DJI PROPERTIES LLC	3650 ROGERS RD # 288	WAKE FOREST NC 27587-9306	

PD 2022-01 Attachment 6

PIN_NUM	SITE_ADDRESS	OWNER	ADDR1	ADDR2	ADDR3
2705074498	0 W JUDD ST	DJI PROPERTIES LLC	3650 ROGERS RD # 288	WAKE FOREST NC 27587-9306	
2705075583	216 W JUDD ST	ALEXANDER, P NIXON ALEXANDER, MARGA	216 W JUDD ST	ZEBULON NC 27597-2330	
1795969019	607 WELLINGTON DR	WILLIAMS, BRADLEY FOSTER WILLIAMS, KA	607 WELLINGTON DR	ZEBULON NC 27597-2227	

ARTICLE 3: DISTRICTS

3.5. General Mixed Use Zoning Districts

3.5.5 Planned Development (PD) District

3.5.5. PLANNED DEVELOPMENT (PD) DISTRICT**A. PURPOSE AND INTENT**

The Planned Development (PD) districts are established and intended to encourage innovative land planning and site design concepts that support a high quality of life and achieve a high quality of development, environmental sensitivity, energy efficiency, and other Town goals and objectives by:

- a. Reducing or diminishing the inflexibility or uniform design that sometimes results from strict application of zoning and development standards designed primarily for individual lots;
- b. Allowing greater freedom in selecting the means of providing access, open space, and design amenities;
- c. Allowing greater freedom in providing a well-integrated mix of residential and nonresidential land uses in the same development, including a mix of housing types, lot sizes, and densities;
- d. Creating a system of incentives for redevelopment and infill in order to revitalize established areas;
- e. Promoting a vibrant public realm by placing increased emphasis on active ground floor uses, pedestrian-oriented building façade design, intensive use of sidewalks, and establishment of public gathering areas;
- f. Providing for efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs; and
- g. Promoting quality design and environmentally sensitive development that respects surrounding established land use character and respects and takes advantage of a site's natural and man-made features, such as trees, estuaries, shorelines, special flood hazard area, and historic features.

B. GENERAL STANDARDS FOR ALL PLANNED DEVELOPMENTS**1. HOW ESTABLISHED**

A planned development is established in a manner similar to the establishment of a conditional zoning district in accordance with the procedures and requirements in Section 2.2.13, Planned Development.

2. MASTER PLAN REQUIRED

All development configured as a PD shall be subject to a master plan submitted and approved as part of the application to establish the district. The master plan shall:

- a. Include a statement of planning objectives for the district;
- b. Describe the specific ways in which any modifications to the generally applicable standards in this Ordinance will result in a development of higher quality than would have otherwise resulted if the development was established without any proposed modifications to the standards in this Ordinance.
- c. Identify the general location of individual development areas, identified by land use(s) and/or development density or intensity;
- d. Depict the general configuration and relationship of the principal elements of the proposed development, including general building types;
- e. Identify for the entire district and each development area the acreage, types and mix of land uses, number of residential units (by use type), nonresidential floor area (by use type), residential density, and nonresidential intensity;
- f. Identify the general location, amount, and type (whether designated for active, passive, or urban) of open space;
- g. Identify the location of environmentally sensitive lands, wildlife habitat, and resource protection lands;
- h. Identify the on-site transportation circulation system, including the general location of all public and private streets, existing or projected transit service, pedestrian and vehicular circulation features, and how they will connect with existing and planned systems;
- i. Identify the general location of on-site potable water and wastewater facilities, and how they will connect to existing systems;
- j. Identify the general location of on-site stormwater management facilities, and how they will connect to existing public systems; and

ARTICLE 3: DISTRICTS

3.5. General Mixed Use Zoning Districts

3.5.5 Planned Development (PD) District

- k. Identify the general location of all other on-site public facilities serving the development, including but not limited to parks, schools, bus shelters, and facilities for fire protection, police protection, EMS, and solid waste management.

3. COMPLIANCE WITH SUBDIVISION STANDARDS

Planned developments that include the division of land into two or more lots shall be subject to the subdivision standards in Article 6: Subdivisions, and shall be subject to the requirements of Section 2.2.14, Preliminary Plat, and Section 2.2.10, Final Plat, prior to the issuance of a building permit.

4. SITE PLAN REVIEW

- a. The planned development master plan may take the form of a generalized concept plan for development that provides a general indication of building and site feature location, or may it may be configured to the level of detail associated with site plans and construction drawings depicting exact building placement, location and profile of public infrastructure, and configuration of site features like parking, landscaping, and similar elements.
- b. In cases where the master plan is more general or conceptual in nature, the development proposed in the planned development designation shall also undergo site plan review in accordance with Section 2.2.17, Site Plan.
- c. In cases where the master plan is detailed and meets the minimum requirements for a site plan in the opinion of the Board of Commissioners, the applicant shall request, and the Board of Commissioners may grant an exemption from subsequent site plan review.
- d. If a site plan review exemption is granted by the Board of Commissioners, the proposed development shall fully comply with the development configuration depicted in the planned development master plan. Failure to comply with the approved master plan configuration shall require an amendment of the planned development application in accordance with Section 2.2.17.1, Amendment.

5. DENSITIES/INTENSITIES

The densities for residential development and the intensities for nonresidential development applicable in each development area of a PD district shall be as established in the master plan, and shall be consistent with adopted policy guidance.

6. DIMENSIONAL STANDARDS

The dimensional standards applicable in each development area of a PD district shall be as established in the master plan. The master plan shall include at least the following types of dimensional standards:

- a. Minimum lot area;
- b. Minimum lot width;
- c. Minimum and maximum setbacks;
- d. Maximum lot coverage;
- e. Maximum building height;
- f. Maximum individual building size;
- g. Floor area ratio; and
- h. Minimum setbacks from adjoining residential development or residential zoning districts.

7. DEVELOPMENT STANDARDS

- a. All development in a PD district shall comply with the development standards of Article 5: Development Standards, and the subdivision and infrastructure design standards of Article 6: Subdivisions, unless modified in accordance with this section.
- b. In no instance shall a planned development district seek to modify, waive, or reduce any of the following standards:
 - i. Section 3.8, Overlay Zoning Districts; or
 - ii. Section 6.5, Owners' Associations.
- c. In cases where a planned development district is proposed as part of redevelopment of an existing site and the existing site does not comply with the standards in subsection (b) above, the development contemplated in the planned development shall not be required to achieve full

ARTICLE 3: DISTRICTS**3.5. General Mixed Use Zoning Districts****3.5.5 Planned Development (PD) District**

compliance, but shall not increase the degree to which the development fails to comply with the standards in subsection (b) above.

8. CONSISTENCY WITH ADOPTED POLICY GUIDANCE

The PD zoning district designation, the master plan, and the terms and conditions document should be consistent with the Comprehensive Plan, and any applicable functional plans and small area plans adopted by the Town.

9. COMPATIBILITY WITH SURROUNDING AREAS

Development along the perimeter of a PD district shall be compatible with adjacent existing or proposed development. Where there are issues of compatibility, the master plan shall provide for transition areas at the edges of the PD district that provide for appropriate buffering and/or ensure a complementary character of uses. Determination of complementary character shall be based on densities/intensities, lot size and dimensions, building height, building mass and scale, hours of operation, exterior lighting, siting of service areas, or other aspects identified by the Board of Commissioners.

10. DEVELOPMENT PHASING PLAN

If development in the PD district is proposed to be phased, the master plan shall include a development phasing plan that identifies the general sequence or phases in which the district is proposed to be developed, including how residential and nonresidential development will be timed, how infrastructure (public and private) and open space will be provided and timed, and how development will be coordinated with the Town's capital improvements program.

11. CONVERSION SCHEDULE

- a. The planned development application may include a conversion schedule that identifies the extent to which one type of residential use may be converted to another type of residential use or one type of nonresidential use may be converted to another type of nonresidential use (i.e., residential to residential, or nonresidential to nonresidential). These conversions may occur within development areas and between development areas, as long as they occur within the same development phase, as identified by the approved development phasing plan, and are consistent with established extents of conversion set down in the conversion schedule.
- b. In the event an applicant seeks to revise the development in accordance with an approved conversion schedule, the applicant shall provide a revised site plan depicting the proposed conversions to the TRC for review and approval prior to commencing any conversions.

12. ON-SITE PUBLIC FACILITIES**a. DESIGN AND CONSTRUCTION**

The master plan shall establish the responsibility of the developer/landowner to design and construct or install required and proposed on-site public facilities in compliance with applicable Town, state, and federal regulations.

b. DEDICATION

The master plan shall establish the responsibility of the developer/landowner to dedicate to the public the right-of-way and easements necessary for the construction or installation of required and proposed on-site public facilities in compliance with applicable Town, state, and federal regulations.

c. MODIFICATIONS TO STREET STANDARDS

In approving a master plan, the Board of Commissioners may approve modifications or reductions of street design standards—including those for right-of-way widths, pavement widths, required materials, provision of public transit amenities, and turning radii, with NCDOT approval, on finding that:

- i. The master plan provides for adequate separation/integration of vehicular, pedestrian, and bicycle traffic;
- ii. Access for emergency service vehicles is not substantially impaired;
- iii. Adequate parking is provided for the uses proposed; and

ARTICLE 3: DISTRICTS

3.5. General Mixed Use Zoning Districts

3.5.5 Planned Development (PD) District

- iv. Adequate space for public utilities is provided within the street right-of-way.

13. USES

The uses allowed in a PD district are identified in Table 4.2.3, Principal Use Table, as allowed subject to a master plan. Allowed uses shall be established in the master plan. Allowed uses shall be consistent with adopted policy guidance, the purpose of the particular PD district, and subject to any additional limitations or requirements set forth in Section 4.3, Use-Specific Standards, for the PD district. Nothing shall limit an applicant from seeking to modify an otherwise applicable use-specific standard in accordance with the standards in Section 3.5.5.B.2, Master Plan Required.

C. PLANNED DEVELOPMENT TERMS AND CONDITIONS

The terms and conditions document shall incorporate by reference or include, but not be limited to:

1. Conditions related to approval of the application for the PD zoning district classification;
2. The master plan, including any density/intensity standards, dimensional standards, and development standards established in the master plan;
3. Conditions related to the approval of the master plan, including any conditions related to the form and design of development shown in the master plan;
4. Provisions addressing how transportation, potable water, wastewater, stormwater management, and other infrastructure will be provided to accommodate the proposed development;
5. Provisions related to environmental protection and monitoring; and
6. Any other provisions the Board of Commissioners determines are relevant and necessary to the development of the PD in accordance with applicable standards and regulations.

D. AMENDMENTS TO APPROVED MASTER PLAN

Amendments or modifications to a master plan shall be considered in accordance with the standards in Section 2.2.13, Planned Development.



434 Fayetteville Street, Ste 1500
Raleigh, NC 27601
Office: 919.836.4040
NC Licensure # F-0165
www.wsp.com

Date: February 17, 2022

To: Meade Bradshaw, CZO, Assistant Planning Director, Town of Zebulon

From: Sravya Suryadevara, PE, Director, Traffic Engineering, WSP USA Inc.

Subject: GSK Property Traffic Impact Analysis Review

Per your request, WSP has performed a review of the traffic impact study for GSK Property submitted by Ramey Kemp Associate, dated January 14, 2022 and we generally agree with the recommendations of the TIA. We offer the following comments for Town's consideration:

General Comments:

1. The Memorandum of Understanding included in the appendix of the report states that the proposed land uses for this development are: 119 units of Single-Family Units; 160 units of Multifamily Townhomes. However, the TIA states that the land uses are: 116 units of Single-Family Units; 172 units of Multifamily Townhomes.
2. As per the site plan, there are 19 units that have exclusive access via Site Drive 2. However, the site trips assigned to the driveway does not sum up to the trip generation estimates for these 19 units (AM Enter - 5, AM Exit - 14, PM Enter - 13, PM Exit - 8).
3. 2024 No-Build Peak Hour Traffic Volumes: The report states that a 1% growth rate was applied to the existing traffic volumes for all intersections in the study area. However, this does not seem to have been applied eastbound approaches at the NC 96 and W/E Judd Street intersection.
4. The calculations for the traffic volumes illustrated on the figures seem to have some rounding errors.

Recommendations:

1. The TIA recommends monitoring the NC 97 and West/East Judd Street intersection for signalization. We recommend considering installation of a roundabout at this location. It can provide improved traffic flow along with safety and traffic calming measures.

If you have any questions about this review, please do not hesitate to contact me at 984-389-2944 or sravya.suryadevara@wsp.com.

RAMEY KEMP ASSOCIATES

Moving forward.

T 919 872 5115

5808 Faringdon Place
Raleigh, NC 27609

March 7, 2022

Meade Bradshaw, CZO
Town of Zebulon

CC: Sravya Suryadevara, PE, WSP USA

Subject: GSK Property TIA Review Comments – **RKA Response**

Response to Town Comments:

See below for the town comments and RKA's responses (in red).

The Memorandum of Understanding included in the appendix of the report states that the proposed land uses for this development are: 119 units of Single-Family Units; 160 units of Multifamily Townhomes. However, the TIA states that the land uses are: 116 units of Single-Family Units; 172 units of Multifamily Townhomes. The TIA reflects the most current site plan.

As per the site plan, there are 19 units that have exclusive access via Site Drive 2. However, the site trips assigned to the driveway does not sum up to the trip generation estimates for these 19 units (AM Enter – 5 AM Exit – 14, PM Enter -13, PM Exit – 8). See updated Site Trip Assignment Figure.

2024 No-Build Peak Hour Traffic Volumes: The report states that a 1% growth rate was applied to the existing traffic volumes for all intersections in the study area. However, this does not seem to have been applied eastbound approaches at the NC 96 and W/E Judd Street intersection. A 1% annually compounding growth rate was applied to these volumes; however, due to the eastbound existing volumes being relatively low, these volumes ultimately remained the same after the growth rate was applied.

The calculations for the traffic volumes illustrated on the figures seems to have some rounding errors. After the review of all figures, no rounding errors associated with existing, no-build, and build figures were found. It is assumed that maybe rounding errors were found on the site trip assignment figure; however, these trips were updated due to site trip balancing.

Recommendations:

The TIA recommends monitoring the NC 97 and West/East Judd Street intersection for signalization. We recommend considering installation of a roundabout at this location. It can provide improved traffic flow along with safety and traffic calming measures. After a discussion with NCDOT, a roundabout is not expected to be a viable option for traffic mitigation due to limited right of way (ROW) at the intersection of Judd and NC 96. Due to ROW constraints, NCDOT agreed that signalization would be the best option for traffic mitigation at the intersection of Judd and NC 96. See attached the NCDOT Approval of the TIA referencing the ROW constraints at the subject intersection.



rameykemp.com

Transportation
Consulting
that moves us
forward.



RAMEY KEMP ASSOCIATES

Moving forward.

T 919 872 5115

5808 Faringdon Place
Raleigh, NC 27609

If you should have any questions or comments relative to this review, please feel free to contact me at 919-872-5115.

Sincerely,
Ramey Kemp Associates

Caroline Cheeves, PE
Project Manager

Attachments: WSP Comments
NCDOT Comments
Updated Site Trip Assignment Figure



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Raleigh, NC 27601
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NC Licensure # F-0165
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Date: February 17, 2022

To: Meade Bradshaw, CZO, Assistant Planning Director, Town of Zebulon

From: Sravya Suryadevara, PE, Director, Traffic Engineering, WSP USA Inc.

Subject: GSK Property Traffic Impact Analysis Review

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If you have any questions about this review, please do not hesitate to contact me at 984-389-2944 or sravya.suryadevara@wsp.com.



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

February 14, 2022

GSK Property

Traffic Impact Analysis Review Report Congestion Management Section

TIA Project: SC-2022-027
Division: 5
County: Wake



Doumit Y. Ishak, Regional Engineer
Clarence B. Bunting, IV, P.E. Project Engineer
Braden M. Walker, P.E. Project Design Engineer

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
TRANSPORTATION MOBILITY & SAFETY DIVISION
1561 MAIL SERVICE CENTER
RALEIGH, NC 27699-1561

Telephone: (919) 814-5000
Fax: (919) 771-2745
Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Location:
750 N. GREENFIELD PARKWAY
GARNER, NC 27529

GSK Property

SC-2022-027	Zebulon	Wake County
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Per your request, the Congestion Management Section (CMS) of the Transportation Mobility and Safety Division has completed a review of the subject site. The comments and recommendations contained in this review are based on data for background conditions presented in the Traffic Impact Analysis (TIA) and are subject to the approval of the local District Engineer's Office and appropriate local authorities.

Date Initially Received by CMS	01/14/22	Date of Site Plan	12/08/21
Date of Complete Information	01/14/22	Date of Sealed TIA	01/14/22

Proposed Development

The TIA assumes the development is to be completed by 2024 and consist of the following:

Land Use	Land Use Code	Size
Single Family Detached Housing	210	16 d.u.
Single Family Detached Housing	210	100 d.u.
Multifamily Townhomes	220	172 d.u.

Trip Generation - Unadjusted Volumes During a Typical Weekday

	IN	OUT	TOTAL
AM Peak Hour	41	131	172
PM Peak Hour	135	80	115
Daily Trips			2,500

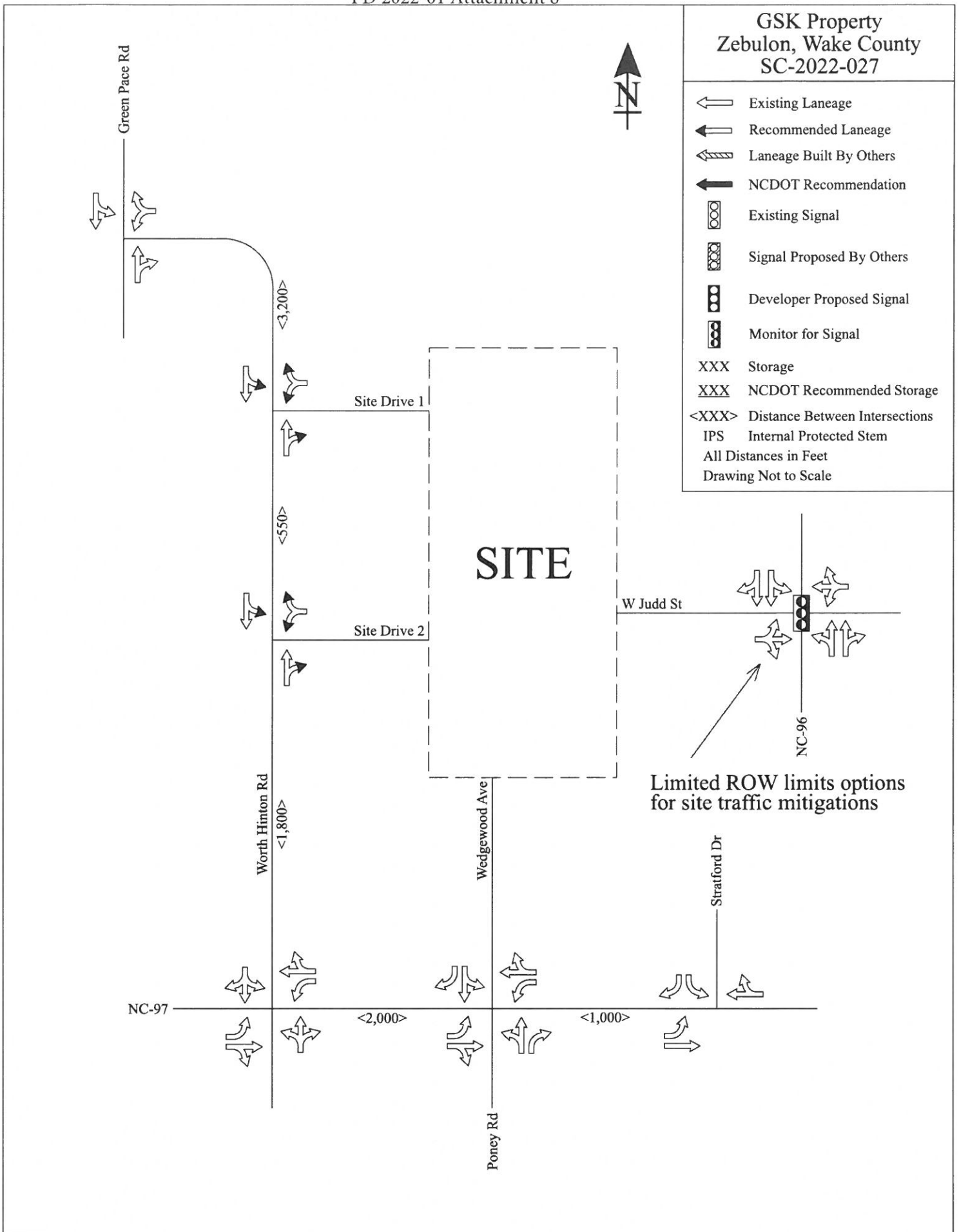
General Reference

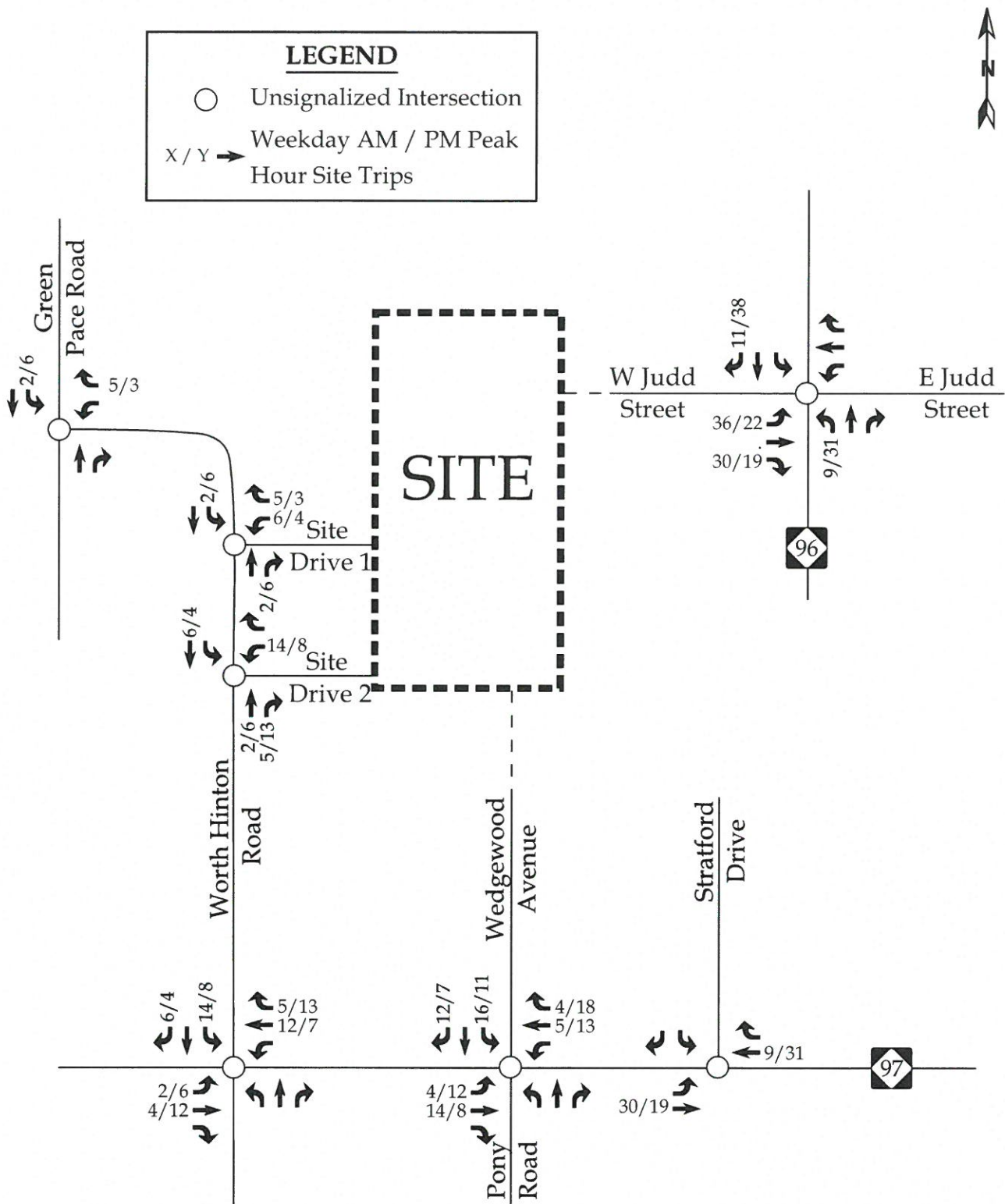
For reference to various documents applicable to this review please reference the following link: <https://connect.ncdot.gov/resources/safety/Pages/Congestion-Management.aspx>

Once the driveway permit has been approved and issued, a copy of the final driveway permit requirements should be forwarded to this office. If we can provide further assistance, please contact the Congestion Management Section.

Signalization

We defer to the District Engineer, the Division Traffic Engineer, and the Regional Traffic Engineer for final decisions regarding signalization.





Adopted 06.07.2021

Key Planning Issues and Considerations

Through the Zebulon Today and Plan Direction phases of the comprehensive planning effort, a set of **10 Plan Priorities** was identified based on input from the Town's Board of Commissioners, Planning Board, other community stakeholders, the results of varied public engagement activities, and Town staff and the consultant team. Six of the 10 strategic items are most relevant to the Housing and Neighborhoods portion of the CLUP:

- Connect, connect, connect the Zebulon community – in all ways.
- Fortify a resilient economic (and tax) base.
- Secure new and renewed partnerships.
- Protect and reinforce community character.
- Build community – ONE community.
- Think BIG but share costs wisely.

Framework for Action

This Framework for Action section builds off of the Plan Priorities highlighted above. The actions below involve tangible steps that will, in the long run, lead to achievement of the goals in this Housing and Neighborhoods section in line with the plan's Guiding Principles.

Goals for Housing and Neighborhoods

1. A quantity and diversity of housing options that makes living in Zebulon attainable for a wide range of age groups and income levels.
2. Appealing housing and neighborhood choices for families drawn by Zebulon's employment opportunities, small town charm, recreational assets and other amenities.
3. Neighborhoods that are safe and comfortable for all residents.
4. Preserved and enhanced integrity and value of existing neighborhoods, and quality design of newer residential areas to ensure their livability and long-term sustainability.



Suburban Residential character of an existing in-town neighborhood along W. Franklin Street, near Whitley Park.

Policies for Housing and Neighborhoods

In making decisions that involve public resource allocation, regulatory matters and physical improvements, among others, Zebulon will:

- A. Continue to apply development regulations and standards which ensure that new and redeveloped residential properties are compatible with the character of their surrounding area.
- B. Maintain a regulatory framework that encourages an array of residential options – through new development, redevelopment, adaptive re-use of structures and maintenance of existing housing stock – to respond to the need for varied housing types, sizes and price points that are attainable for prospective owners and renters at all levels of income.
- C. In cooperation with public and private partners, consider the entire spectrum of tools for assisting people in attaining their ownership or rental goals and methods for spurring and guiding the supply side of the market to pursue projects that will address local needs.
- D. Evaluate and improve any permitting processes that could hinder desired and compatible housing construction, renovation and preservation within the Town's jurisdiction.
- E. Continue to promote developments that mix rather than isolate varied housing types, with common amenities to be enjoyed by all residents.
- F. Support development of assisted living and higher-level care facilities and other residential options intended specifically for those hoping to age in place rather than leave Zebulon during life transitions.
- G. Encourage mixed-use development proposals that include a residential component, especially where this will support retail viability and transit ridership, place residents near education and local employment options, and provide living options for seniors and others close to transit, parks and shopping, medical and other services.
- H. Promote quality design of residential developments near greenways, parks, trails and preserved open spaces that capitalizes on this proximity.
- I. Support the ongoing appeal of Zebulon's neighborhoods through effective code compliance and by using public investments in streets, sidewalks, infrastructure, parks and trails, and pedestrian/bicycle safety measures, along with routine maintenance practices for all of the above.



Attached housing option
in the Wakelon
Townhomes
development along
Pearces Road.

Importance of the
interface between natural
areas and suburban
development as in the
Shepards Park
development along
Old Bunn Road.



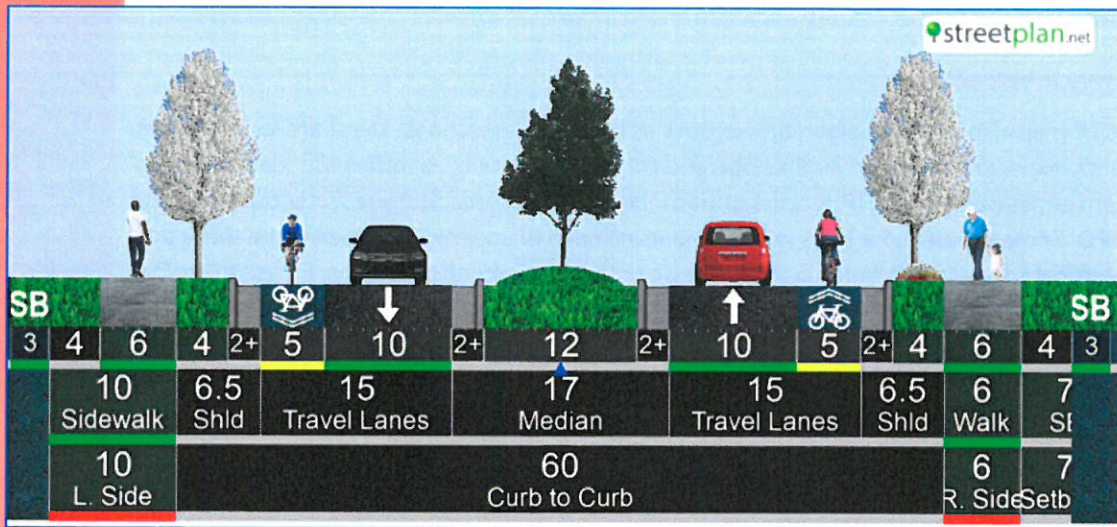
Adopted 08.02.21

Table 6: Minimum ROW Widths

<i>Minimum Street Right-of-Way (ROW) Widths</i>	
Classification	Minimum ROW (feet)
Principal Arterial	80
Minor Arterial	70
Major Collector	60
Minor Collector	60
Local	50

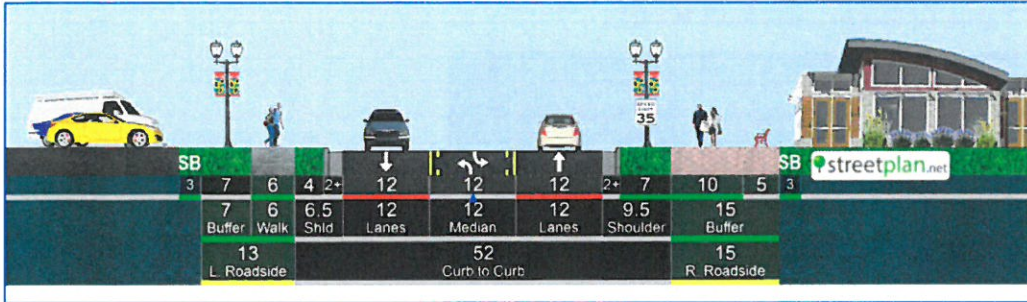
Complete Streets

In keeping with NCDOT's Complete Streets policy, this approach of reserving ROW widths allows the Town to determine the best fit accommodations for cyclists and pedestrians, as well as transit facilities in the future. For example, the same 80-foot ROW of width can contain varying transportation elements as shown in the two following figures. Each of these examples creates a different character of space and shows how variations in elements can help with 'place-making'.



SOURCE: Streetplan.net. Example A 80' ROW Cross-Section

The Example A cross-section shows a travel lane in each direction, a 12-foot landscaped median, bike lanes on both sides as well as sidewalks and additional landscaping. This cross-section would be appropriate for an area with less intense development and lower speeds.



SOURCE: Streetplan.net. Example B 80' ROW Cross-Section

The Example B cross-section depicts a different character and has varying elements from Example A. This cross-section shows a center two-way left-turn lane, a travel lane in each direction, a typical sidewalk on one side, and a wide sidewalk with bench amenities on the other. This would be more appropriate for an area that has frequent access points or driveways. Sharrows, which are shared lane markings, could be considered for cyclist accommodations in this scenario if vehicle speeds are acceptable.

These cross-section examples are explored again in Chapter 4 with regard to cyclist and pedestrian facilities.

Priority Intersections

The CTP map also identifies eight intersections as Priority Intersections. These are locations that currently experience issues, whether operationally, geometrically, or otherwise identified as a concern either during the CTP process or from the Northeast Area Study recently completed by CAMPO. Some intersections have improvements planned or underway and others are those that are anticipated to need attention in the future with continued growth in Zebulon. For example, Old Bunn Road at Shepard School Road will have a traffic signal and turn lanes installed. The intention of identifying these intersections in the CTP is that future small area or intersection focused studies can be undertaken to explore specific recommendations such as turn lanes, signalization, roundabout conversions, before solutions become limited due to external factors such as new development.

Traffic Calming

Traffic calming is the combination of mostly physical features that reduce the negative effects of motor vehicle use, alter driver behavior, and improve conditions for pedestrians, joggers, and cyclists. Traffic calming includes physical and visual measures, as well as educational and enforcement activities. Proactive traffic calming techniques are design elements that are built when the street is constructed. They include horizontal curves that slow most motorists and raised-curb islands that narrow the travel way at key locations to ensure motorists slow down. Traffic calming can include intersections where through traffic must turn and the street name changes. Proactive traffic calming includes generous planting strips with street trees that will grow and mature to provide a canopy over the street, lending visual cues to motorists that induce them to drive at reasonable speeds. Traffic calming measures can be reactive; that is, added to existing collector streets that are experiencing speeding problems. The purpose of traffic calming is to reduce the speed and volume of traffic to acceptable levels, reduce crashes, and to provide safe

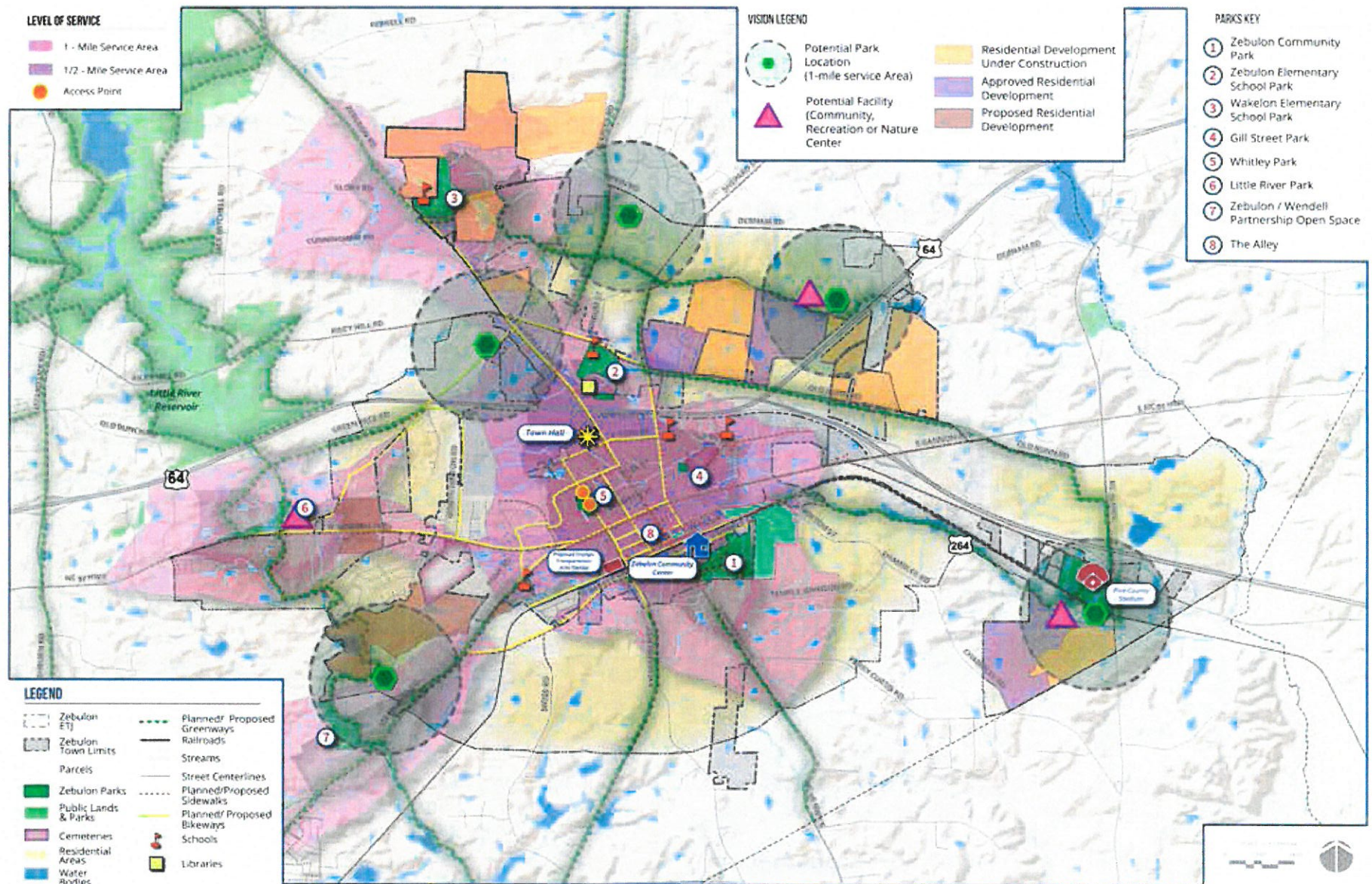


VISION GOALS

Based on the components of the Vision Statement, the following overarching goals have been identified for the Play Zebulon Vision. These goals serve as the guiding principles for the development of the vision sub-systems, their associated objectives, and the priority projects and actions items developed during implementation.

Vision Goals:

- Offer comprehensive services through programs, events, facilities, marketing, partnerships, and community engagement.
- Utilize effective and innovative practices to operate parks, facilities, and programs.
- Engage community members in planning and implementation for our park system and programs.
- Provide quality, diverse parks, facilities, programs, and open space for people of all ages and backgrounds.
- Collaborate with Economic Development and Downtown partners as well as community developers to provide programs, parks and open spaces.
- Provide access to natural areas and integrate environmental education opportunities in our parks and programs.
- Ensure all residents have equitable access to parks, facilities, and recreation services.
- Provide everyone with exceptional service that comes across Zebulon Parks and Recreation, regardless of background or ability.



Map 2.9 - Level of Service - All Parks + Potential New Parks

PLAY ZEBULON

and communities. Engaging developers early in the process also presents opportunities for the incorporation of greenway trails that connect new neighborhoods to existing amenities. Trailheads for these new greenways can be great locations for recreation amenities such as small playgrounds, picnic areas, fitness equipment, and environmental education.

► Utilize Existing Town-Owned or Vacant Properties

Property acquisition is often the most difficult and cost-prohibitive stage of new park development. In many cases, municipalities may already own property that could be potential parkland, or there may be vacant lots that may be acquired and more easily developed. The department has identified several properties that could be strategic targets for repurposing or land acquisition. It is recommended that the department create a prioritized list of town-owned properties and potential acquisition properties and evaluate them on a set of criteria that includes:

- Established Vision Goals and community priorities
- Level of service improvement
- Cost of acquisition of development
- Environmental value and sustainability contributions
- Economic development impact

Goal 2: Pursue The Development of Parks and Open Spaces in the Downtown Area

Throughout the Needs and Priorities Assessment, as well as the Vision Development, the need to activate Downtown Zebulon and spark economic development was a top priority for both residents and Town staff. Many stakeholders felt that utilizing the downtown core to develop activity areas would be critical to creating something that sets Zebulon apart from other municipalities in the region. Parks, open spaces and event venues present the opportunity to develop a communal framework upon which to build a truly unique downtown experience.

► Continue to Activate Alleyways and Vacant Properties

Since the inception of this master plan, the Town of Zebulon has added an additional open space to the park system in partnership with the Zebulon Downtown Arts Council (ZDAC). This space, called the Alley, is intended to be the first of many activated alleyways that connect the public realm throughout Downtown Zebulon. The Town should continue to either acquire the development rights to these alleys, or work in partnership with adjacent property owners to continue this network. The alley network not only has the ability to provide increased pedestrian connectivity, but could also serve as the anchor for additional development of open space and economic



Example of Unique Character and Aesthetics in Hendersonville, NC

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																
Live/Work Dwelling	-	-	-	-	P	P	P	P	S	-	-	P	P	P	A	4.3.3.H
Upper-story Residential	-	-	-	P	P	P	P	P	P	P	-	P	P	P	A	4.3.3.R
INSTITUTIONAL USE CLASSIFICATION																
Airport & Related Facilities	-	-	-	-	-	-	-	-	S	S	S	-	-	-	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	
Auditorium	-	-	-	-	-	-	P	P	S	P	-	P	P	P	A	4.3.4.C
Broadcasting Studio	-	-	-	-	-	-	P	P	P	-	-	-	P	P	A	4.3.4.D
Cemetery, Columbarium, or Mausoleum	-	S	-	-	-	-	S	S	S	-	S	S	-	-	A	4.3.4.E
Coliseum or Arena	-	-	-	-	-	-	-	P	P	P	-	-	-	P	A	4.3.4.H
Fire/EMS/Police Station	-	-	-	P	P	P	P	P	P	P	P	P	P	P	A	
Government Office	-	-	-	-	P	P	P	P	P	P	-	P	P	P	-	
Government Maintenance, Storage, Distribution	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	
Helicopter Landing Pad	-	-	-	-	-	-	-	-	P	P	P	S	-	-	A	4.3.4.K
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	
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, Major	-	-	-	-	-	-	-	S	S	-	P	-	-	-	-	4.3.4.Q; 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
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																
Aircraft Parts, Sales, and Maintenance	-	-	-	-	-	-	-	-	P	P	P	-	-	-	A	
Animal Day Care / Grooming	-	-	-	-	-	P	P	P	P	-	P	-	-	P	A	4.3.5.B

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	
Animal Shelter	-	-	-	-	-	-	-	-	S	-	S	-	-	-	-	4.3.5.C
Auction House	-	-	-	-	-	-	P	P	P	-	P	-	-	P	A	
Automotive Repair and Servicing (without painting/ bodywork)	-	-	-	-	-	-	P	P	P	-	P	-	-	S	-	4.3.5.F
Automotive Sales and Rentals	-	-	-	-	-	-	P	P	P	-	P	-	-	P	A	4.3.5.G
Automotive Painting/Body Shop	-	-	-	-	-	-	-	P	P	-	P	-	-	-	-	4.3.5.H
Automotive Wrecker Yard	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-	4.3.5.I
Bar, Cocktail Lounge, or Private Club	-	-	-	-	-	S	S	S	S	-	-	-	P	P	A	4.3.5.J
Boat and Marine Rental, Sales, and Service	-	-	-	-	-	-	P	P	P	-	P	-	-	-	A	
Bottle Shop (with on premise consumption)	-	-	-	-	-	S	S	P	S	-	-	-	P	P	A	4.3.5.L
Business Incubator	-	-	-	-	-	P	P	P	P	P	-	P	P	P	A	4.3.5.M
Campground	-	-	-	-	P	-	P	-	P	-	-	-	-	-	A	4.3.5.N
Car Wash or Automobile Detailing	-	-	-	-	-	-	P	P	P	-	-	-	-	P	A	4.3.5.O
Catering Establishment	-	-	-	-	-	-	P	P	P	-	P	-	P	P	A	
Commercial Recreation, Indoor	-	-	-	-	-	-	P	P	P	-	-	-	P	P	A	
Computer-Related Services	-	-	-	-	-	P	P	P	P	-	-	-	P	P	A	
Co-Working Space	-	-	-	-	-	P	P	P	P	P	-	P	P	P	A	4.3.5.R
Crematorium	-	-	-	-	-	-	-	S	S	-	S	-	-	-	-	
Equipment and Tool Rental	-	-	-	-	-	-	-	P	P	-	P	-	-	-	A	
Fairgrounds	-	-	-	-	-	-	-	S	S	-	S	-	-	-	-	
Flea Market	-	-	-	-	-	-	-	P	S	-	-	-	-	-	-	4.3.5.U
Funeral-Related Services	-	-	-	-	-	-	S	S	S	-	-	-	-	-	-	4.3.5.V
Gymnasium/ Fitness Center	-	-	-	-	S	P	P	P	S	-	-	P	P	P	A	4.3.5.Z
Heavy Equipment, Sales, Rental, and Repair	-	-	-	-	-	-	-	-	P	-	P	-	-	-	A	4.3.5.AA
Hotel or Motel	-	-	-	-	-	-	P	P	P	-	-	-	P	P	A	
Kennel, Indoor/Outdoor	-	-	-	-	-	-	-	P	P	-	-	-	-	-	A	4.3.5.BB
Microbrewery, Microwinery, or Microdistillery	-	-	-	-	-	S	P	P	P	-	P	-	P	P	A	4.3.5.DD
Office, Medical	-	-	-	-	-	P	P	P	P	-	-	P	P	P	A	
Office, Professional	-	-	-	-	P	P	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	
Outdoor Commercial Recreation	-	-	-	-	-	-	-	P	S	-	S	-	-	-	A	4.3.5.FF
Outdoor Storage	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-	4.3.5.GG
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
Racetrack	-	-	-	-	-	-	-	-	S	-	S	-	-	-	-	
Recreational Vehicle Park	-	-	-	-	S	-	-	-	S	-	S	-	-	-	-	4.3.5.LL
Repair Shop	-	-	-	-	-	-	P	P	P	-	-	-	P	P	A	4.3.5.MM
Restaurant, Walk-up Only	-	-	-	-	P	P	P	P	P	P	-	P	P	P	A	4.3.5.NN
Retail, Bulky Item	-	-	-	-	-	-	S	P	P	-	-	-	-	-	A	4.3.5.OO
Retail, Large Format	-	-	-	-	-	-	S	P	P	-	-	-	-	S	A	4.3.5.PP
Retail Use, Other	-	-	-	-	-	P	P	P	P	-	-	-	P	P	A	
Self Service Storage, External Access Only	-	-	-	-	-	-	-	S	P	-	P	-	-	-	A	4.3.5.QQ
Self Service Storage, Internal Access Only	-	-	-	-	-	-	S	S	P	-	P	-	-	P	A	4.3.5.QQ
Shooting Range, Indoor	-	-	-	-	-	-	-	S	S	-	-	-	-	-	-	4.3.5.RR
Truck Stop	-	-	-	-	-	-	-	P	P	-	P	-	-	-	-	4.3.5.TT
INDUSTRIAL USE CLASSIFICATION																
Asphalt or Concrete Plant	-	-	-	-	-	-	-	-	S	-	S	-	-	-	-	4.3.6.A
Contractor Services/Yard	-	-	-	-	-	-	-	P	P	-	P	-	-	-	-	4.3.6.B
Electrical, Plastic, or Plumbing Fabrication	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-	
Extractive Industry	-	-	-	-	-	-	-	-	S	-	S	-	-	-	-	4.3.6.C
Flex Space	-	-	-	-	-	-	-	P	P	P	P	-	-	P	A	4.3.6.D
General Industrial Services	-	-	-	-	-	-	-	S	P	P	P	-	-	S	A	
Makerspace	-	-	-	-	-	-	P	P	P	P	P	-	P	P	A	4.3.6.G
Recycling Center	-	-	-	-	-	-	-	S	P	-	P	-	-	S	A	4.3.6.J
Research and Development	-	-	-	-	-	-	-	S	P	P	P	S	-	P	A	
Salvage or Junkyard	-	-	-	-	-	-	-	-	S	-	S	-	-	-	-	4.3.6.K
Solar Farm	-	S	-	-	-	-	-	-	S	-	P	-	-	-	A	4.3.6.L
Truck or Freight Terminal	-	-	-	-	-	-	-	-	S	P	P	-	-	-	A	4.3.6.M
Warehouse, Distribution	-	-	-	-	-	-	-	-	P	P	P	-	-	-	A	4.3.6.N

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	R1	R2	R4	R6	RMF	NC	GC	HC	LI	CI	HI	OI	DTC	DTP	PD	
Warehouse, Storage	-	-	-	-	-	-	-	-	P	P	P	-	-	P	A	4.3.6.N
Waste Composting	-	-	-	-	-	-	-	-	S	-	S	-	-	-	-	-
Wholesale Sales	-	-	-	-	-	-	-	P	P	P	P	-	-	-	A	4.3.6.O
Wind Energy Conversion	-	S	-	-	-	-	-	S	S	S	S	-	-	-	A	4.3.6.P
AGRICULTURAL USE CLASSIFICATION																
Agriculture and Horticulture	P	P	-	-	-	-	-	-	P	-	P	-	-	-	A	4.3.7.A
Agricultural Support Services	-	-	-	-	-	-	P	P	P	-	P	-	-	-	A	4.3.7.B

NOTES:

[1] Some use types may be further limited in allowable zoning districts or may require a different procedure for establishment in accordance with [Section 4.7, Prohibited Uses](#), or [Section 3.8 Overlay Zoning Districts](#).

[2] Uses are defined in Article 9, Measurement and Definitions.

[3] Manufactured housing is only permitted on lots in the manufactured home overlay district.