

**TOWN OF ZEBULON
PLANNING BOARD AGENDA
Zebulon Municipal Complex
April 8, 2019**

I. CALL TO ORDER

II. APPROVAL OF AGENDA

III. NEW BUSINESS

A. LEGISLATIVE

1. RZ 2019-02 – Dixon Paving A request by Bill Perry to rezone approximately 3 acres located at 324 Perry Curtis Road from Residential 20 (R-20) to Heavy Business (HB).
2. RZ 2019-01 – Cardinal Pines A request by Dennis Tharrington to rezone 7.07 acres located at 303 Pony Road from Heavy Business (HB) to Transitional Residential (TR).
3. RZ 2019-03 – The Fetching Post A request by Amy Brown-Pearce to rezone 7 acres located at 571 W. Barbee Street from Transitional Residential (TR) to Residential 20 (R-20).

B. QUASI-JUDICIAL

1. SUP 2019-04 – GREC A request by Golden Renewable Energy, LLC (GREC) to obtain a Special Use Permit for the purpose of locating a business that would refine diesel fuel from waste products using pyrolysis (refinery) and for fuel storage (storage of flammable liquids). The parcel is owned by TEBIO, LLC and zoned Heavy Industrial (IH). [NC PIN: 2705-57-4023]
2. SUP 2019-05 – Green Pace Road Commercial Center A request by Charles Walker to obtain a Special Use Permit for the subdivision of approximately 32 acres into 10 lots. The parcel is owned by Site Investments, LLC and zoned Heavy Business (HB). [NC PIN: 1796-80-2253]

IV. STAFF REPORT

V. ADJOURNMENT



STAFF REPORT
RZ 2019-02 Dixon Paving
April 8, 2019

Topic: RZ 2019-02 – Dixon Paving

Speaker: Meade O. Bradshaw, III, CZO, Assistant Planning Director
From: Meade O. Bradshaw, III, CZO, Assistant Planning Director
Prepared by: Meade O. Bradshaw, III, CZO, Assistant Planning Director
Approved by: Joseph M. Moore II, PE, Town Manager

Executive Summary:

The Board of Commissioners will consider the Zoning Map Amendment for 324 Perry Curtis Road.

Background:

A request by Bill Perry to rezone approximately 3 acres of land located at 324 Perry Curtis Road. The request is to rezone the parcel from Residential-20 (R-20) to Heavy Business District (HB). The property is located on Perry Curtis Road, east of the intersection with S Arendell Avenue. Perry Curtis Road is a two-lane undivided roadway with a posted speed of 35 mph in the vicinity.

A Notice of Violation was sent to the property owner by the Town of Zebulon Code Enforcement Staff for parking construction categorized vehicles on the property and constructing an office on the property without applying for permits. This parcel has become a satellite office for Dixon Paving, Inc. *Office* uses and the storage of construction categorized vehicles are not permitted uses in the R-20 zoning district. As there is not a use description for the parking of construction vehicles in the *Code of Ordinances*, staff would categorize this use as a *construction storage yard*.

The applicant is proposing a Zoning Map Amendment to the Heavy Business District (HB), where both an *office* use and *construction storage yard* would be permitted uses with the approval of a general use permit by Town Staff.

A notice of public hearing was mailed to all property owners within 150 feet of the subject property on March 14, 2019 satisfying the mailing requirement of 20 days prior to hearing. The site was posted with public hearing signs. A notice of public hearing was published in the Zebulon Times on March 28, 2019, and April 4, 2019.

The request area is located within the Town of Zebulon's Extraterritorial Jurisdiction.

Discussion:

The discussion before the Board is whether or not the Zoning Map Amendment request is consistent with the Town's adopted plans and policies. If approved, the consistency statement should be adopted. If the request is not approved, the Board should provide alternative language for the consistency statement to state the request is not consistent with the Town's adopted plans and policies.



STAFF REPORT
RZ 2019-02 Dixon Paving
April 8, 2019

Policy Analysis:

Zebulon 2030 Strategic Plan

The Zebulon 2030 Strategic Plan established the Town's vision to be "a vibrant, growing community that maintains its small-town charm and heritage".

Comprehensive Plan:

The Zebulon Comprehensive Plan (June 2008) provides objectives for the Town's future development. Consulting this plan on planning and growth decisions will provide the dimensions, definition, and development patterns necessary to fulfill the Town's Vision. The following chapters offer guidance on the rezoning under consideration.

Comprehensive Plan: Land Use Plan (Chapter 9)

The Land Use Plan (June 2008) designates various areas within Town for particular land use recommendations, based principally on goals of economic viability, preserving small-town character, pro-actively managing growth, and promoting accessibility and connectivity to community destinations.

This parcel is designated as Rural Residential District (RR) in the Land Use Plan. RR is designated as low-density residential land use.

- A. The Town's adopted Comprehensive Plan suggests the parcel and surrounding areas should be Rural Residential.
- B. Rural Residential areas include low-density residential land use. The Rural Residential area includes land currently developed and directed for future growth as residential in areas not served by municipal sewer and water. Predominant land use will be single-family detached homes.
- C. Rural Residential is a gross density of 0.4 units an acre.
- D. Types of uses:
 - i. Single-family detached homes
 - ii. Cluster Subdivisions
 - iii. Open Space

The proposed Zoning Map Amendment conflicts with the Land Use Plan.

Comprehensive Plan: Multimodal Transportation Plan (Chapter 5)

The Multimodal Transportation Plan (amended May 2018) designates various streets for widening, based principally on goals of developing a multi-modal transportation network, and connectivity to sidewalks, trails and other pedestrian destinations. The Greenway, Bicycle, and Pedestrian Master Plan (GBPMP) does not plan for any greenway corridors for the proposed development site.

Comprehensive Plan: Housing & Neighborhood (Chapter 6)

Not applicable



STAFF REPORT
RZ 2019-02 Dixon Paving
April 8, 2019

Parks and Recreation Master Plan

The Town currently does not have a Parks and Recreation Master Plan or a Parks and Recreation component of the Comprehensive Plan, to guide the placement, or assess the needs, of parks and recreation facilities.

Ordinance Requirements

If the Zoning Map Amendment is approved, The Town of Zebulon would require a Zoning Permit for the office building and parking area.

Fiscal Analysis:

Cannot be evaluated with a Zoning Map Amendment.

Staff Recommendation:

All the properties surrounding the parcel whether adjacent to the subject property or across the street are zoned Residential-20. The properties surrounding the property are single-family detached homes on large lots.

There are no nonresidential uses within this area along Perry Curtis Road. In addition, staff views this area as a rural residential area. Staff recommends denial of RZ 2019-02 due to the existing, not permitted use on-site and proposed Zoning Map Amendment being inconsistent with the Land Use Plan and current character of the area.

Attachments:

- (1) Aerial Map
- (2) Zoning Map
- (3) Land Use Plan
- (4) Permitted Uses Table
- (5) Site Pictures

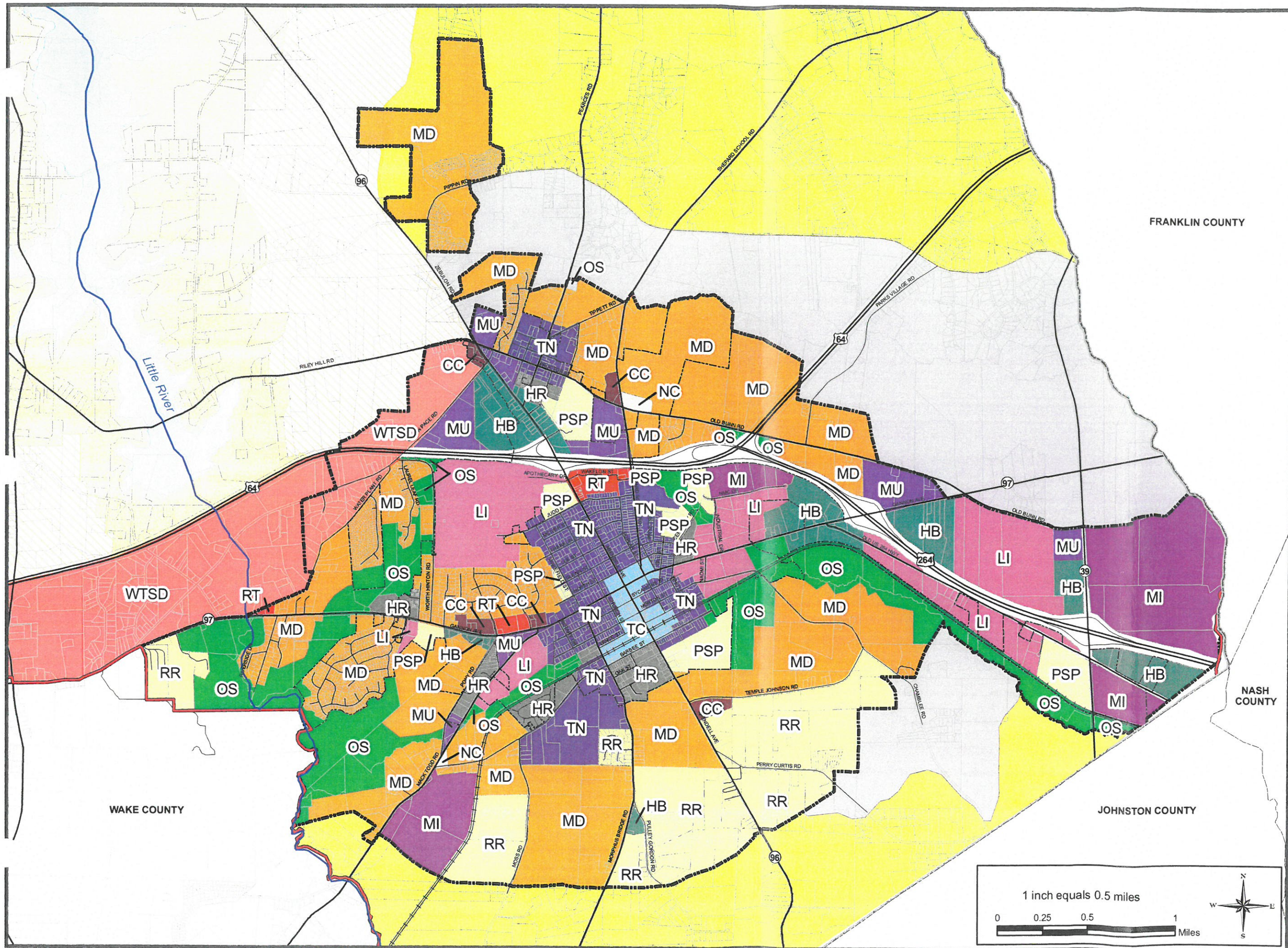
Attachment 1



Attachment 2



Attachment 3



Land Use

Town of Zebulon
Wake County, NC

Legend

- Railroad
- Streets
- Major Roads
- Major Streams
- Critical Water Supply Watershed (R-80W)
- Little River Reservoir
- Little River Water Supply Watershed
- Annexation/Utility Boundary Agreement Line
- Zebulon Short Range Utility Service Area
- Zebulon Long Range Utility Service Area
- WTSD-Watershed

Land Use

- OS-Open Space
- PSP-Public/Semi-Public Open Space
- RR-Residential Rural
- MD-Medium Density Residential
- HR-High Density Residential
- TN-Traditional Neighborhood
- TC-Town Core/Downtown
- HB-Highway Business
- MU-Mixed Use
- CC-Community Commercial
- NC-Neighborhood Commercial
- RT-Retail
- LI-Light Industrial
- MI-Medium Industrial
- Parcels
- Zebulon City Limits
- Zebulon Extra Territorial Jurisdiction Limits
- Wake County

HSMM

Data obtained from Wake County GIS and the Town of Zebulon

May 2008

Attachment 4

File name: APPROVED Permitted Uses Table - 20170901

Use Description	Zones																	Supplemental Regulations	
	R-30/R-20	RMH-30 RMH-20	R-13	RMH 13	R-10	RMH-10	R-8	RMH-8	R-80W	R-40W	RMF	TR	MA	CB	GB	HB	IL	IH	
ABC store																G			
Accessory building	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	\$152.133
Adult day care center												S	S		S	S			
Adult day care home												G							
Adult establishments and cabarets																S			
Agricultural production; crops	G		G						G	G									
Agricultural production; livestock	G								G	G							S	S	
Agricultural product; equipment sales and service															G	G	G	G	
Agricultural product; warehousing																	G	G	
Airports, public and private																	S	S	
Amphitheaters																S	S	S	
Animal kennel, breeder, or shelter*	S								S	S							S	S	
Antiques and gift retail stores														G	G	G			
Apartment on second floor														G					
Appliances; service and retail sales														G	G	G			
Armories																G	G	G	
Art galleries												S		G	G	G			
Arts and crafts; supply and retail sales														G	G	G			
Asphalt plants or products manufacturing and refining																	S	S	
Assembly, fabrication, production or processing of goods and materials using processes that ordinarily do not create noise, smoke, fumes, odors, glare, health or safety hazards outside of the building. Typically involves the work of artisans or craftsman. May also include micro-brews, micro-distilleries, micro-wineries, or other similar facilities as part of a microbrewery or other beverage tasting facilities.														G	G	G	G	G	*Outside storage of raw materials or finished products is not allowed; all storage must be located entirely within an enclosed building
Auction; auto or equipment																	G	G	
Auction house														G	G	G			
Auditorium, assembly, and conference halls; primary use																S	S	S	

*Outside storage of raw materials or finished products is not allowed; all storage must be located entirely within an enclosed building

§152.129 PERMITTED USES TABLE

Use Description	Zones																	Supplemental Regulations	
	R-30/R-20	RMH-30 RMH-20	R-13	RMH 13	R-10	RMH-10	R-8	RMH-8	R-80W	R-40W	RMF	TR	MA	CB	GB	HB	IL	IH	
Automatic teller machines													G	G	G	G	G		
Automobile accessories sales														G	G	G			
Automobile and truck assembling, painting, upholstering, rebuilding, reconditioning, body and fender works, truck repairing or overhauling, tire retreading or recapping, and similar uses																G	G	G	
Automobile, motorcycle race tracks, demolition derbies																	S	S	
Automobile, motorcycle sales and operation, not including junked or wrecked vehicles, conducted within a completely enclosed building														G	G	G	G	G	
Automobile repair shops including body and fender work conducted within a completely enclosed building														G	G	G	G	G	
Automobile rental															G	G	G	G	
Automobile sales; new and used															G	G	G	G	
Automobile, washing and detailing shops														G	G	G	G		
Automobile wash; self-service and automatic															G	G			
Bait and tackle shop														G	G	G			
Bakeries, retail														G	G	G			
Bakeries, wholesale																G	G	G	
Banks and savings and loan, and similar financial institutions												G	G	G	G	G			
Barber shops												G		G	G	G			
Bar, nightclub, lounge, tavern, and pub														S	S	S	S	S	
Bed and breakfast inns	S		S		S		S		S	S		G	G	G	G	G			
Beauty shops, supplies, salons, and cosmetics store														G	G	G			
Bicycle and motorbike sales and repair														G	G	G	G		
Billiard and pool halls														S	S	S			
Bingo hall																S	S		
Blueprint and drafting service												G		G	G	G			

§152.129 PERMITTED USES TABLE

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	R-30/R-20	RMH-30 RMH-20	R-13	RMH 13	R-10	RMH-10	R-8	RMH-8	R-80W	R-40W	RMF	TR	MA	CB	GB	HB	IL	IH	
Boats, watercraft, and marine equipment sales, rental, and repair															G	G	G	G	
Books, reading materials and stationary sales														G	G	G			
Bottling plants														S	S	S	G	G	
Bowling alleys														G	G	G	S	S	
Broadcasting studios, radio, and television														G	G	G	G		
Brick and stone yard; manufacturing and wholesale																	G	G	
Brick and stone yard; retail																G	G		
Builders supply store														G	G	G	G	G	
Bulk plants																	G	G	
Bulk storage of inflammable liquids or other hazardous substances																		S	
Bus stations														G	G	G	G	G	
Cabinet and woodworking shops															G	G	G	G	
Camera and photography supply store														G	G	G			
Canvas, tent, and awning sales and service														G	G	G	G		
Carpet, rug, bag cleaning establishment														G	G	G	G		
Car wash															G	G	G		
Catering establishments														G	G	G			
Cemeteries or mausoleums												S	S	S	S	S	S	S	
Child care home	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G			
Child care institution	S															S	S	S	
Churches, synagogues, temples, and other places of worship, rectories, Sunday Schools	G	G	G	G	G	G	G	G	G	G	G	G	G			G	G		
Cigars, cigarette, and tobacco; retail stores														G	G	G			
Cigars, cigarette, and tobacco; wholesale																G	G	G	
Circuses, carnivals, carousels, roller coasters, ferris wheels, fairgrounds, trade shows, race tracks, stage shows, arts and craft shows, drive-in theaters, commercial stables, etc.																S	S	S	

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	R-30/R-20	RMH-30 RMH-20	R-13	RMH 13	R-10	RMH-10	R-8	RMH-8	R-80W	R-40W	RMF	TR	MA	CB	GB	HB	IL	IH	
Clay, stone, concrete, cement processing and sales																	G	G	
Clothing, apparel, and accessory; manufacturing																	G	G	
Clothing, apparel, and accessory; new and used retail sales														G	G	G			
Clubs; civic, social, and fraternal (non-profit)	S	S	S	S	S	S	S	S	S	S	S	S		G	G	G	G	G	
Clubs; private and entertainment																S			
Coal, wood lots	S																S	S	
Colleges, universities including fraternity, sorority houses, dormitories, and incidental uses when on the same unit of property	S		S		S						S	S	S		S	S	S	S	
Commercial parking lots and garages														G	G	G			
Community centers												S	S	S	S	S	S	S	
Compartmentalized storage for individual storage of residential and commercial goods																G	G	G	
Computer maintenance, repair, services, and sales														G	G	G			
Condominiums	S		S		S		S				S	S	S	S	S	S	S		
Construction storage yards, lumber yards																G	G	G	
Convenient stores														G	G	G			
Consignment or secondhand shops														G	G	G			
Correctional facility, penal institutions, jails																	S	S	
Country clubs	S																S	S	
Crafts supplies, hobby and fabric sales														G	G	G			
Crematorium													S			S	S	S	
Dairy, ice cream, and coffee shops														G	G	G			
Day care center	S	S	S	S	S	S	S	S	S	S	S	S	S			G			
Department stores														G	G	G			
Distribution center, product																	G	G	
Drive-in theaters																S	S	S	
Drug stores, pharmacies													G	G	G	G			
Dry cleaners														G	G	G			
Duplex	S		S		S		S		S	S	S	S							

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Dwellings, boarding and rooming houses	S		S		S		S					S							
Dwellings, conservation subdivision	S		S		S		S												§152.139
Dwellings, single family detached	G	G	G	G	G	G	G	G	G	G	G	G							
Dwellings, single family residence with accessory apartment	S	S	S	S	S	S	S	S	S	S	G	G							
Dwellings, townhouses	S		S		S		S				S	S	S	S	S	S	S		
Dwellings, two family	G		G		G		G												
Egg processing																	G	G	
Electric and electronic machinery, equipment, shops, supplies and sales														G	G	G	G		
Electronic game machine parlors														S	S	S			
Electronic game machines, accessory to allowable uses														G	G	G			
Engineering supplies and equipment sales														G	G	G	G		
Excavation; processing and sale of minerals and stone																	S	S	
Exhibition buildings, galleries or show rooms														G	G	G	G	G	
Family care home	G	G	G	G	G	G	G	G	G	G	G								§152.1464
Farm supply, hay, grain, and feed stores																S	G	G	
Flammable liquids or gases, bulk storage in quantities less than 100,000 gallons																S	S	S	
Flea markets, used or new merchandise sales and promotion																S	S		
Florist; retail sales														G	G	G			
Flowers, plants, and garden supply sales	S														G	G	G		
Food and beverage processing																G	G	G	
Formal wear and costume rental store														G	G	G			
Foundry																	S	G	
Funeral homes												S	S	S	S	S			
Furniture, home furnishings, and equipment;																	G	G	
Furniture, home furnishings, and equipment; retail sales														G	G	G	G		

§152.129 PERMITTED USES TABLE

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	R-30/R-20	RMH-30 RMH-20	R-13	RMH 13	R-10	RMH-10	R-8	RMH-8	R-80W	R-40W	RMF	TR	MA	CB	GB	HB	IL	IH	
Furniture re-upholstering and repair														G	G	G	G	G	
Garbage landfills and incinerators																		S	
Garden stores and garden centers; retail sales														G	G	G	G		
Gift stores														G	G	G			
Glass and mirror shop														G	G	G			
Golf courses, including par three and miniature courses	S								S	S						S	S	S	
Golf driving ranges	S								S	S						S	G	G	
Grocery, supermarket, and food stores														G	G	G			
Group care home	S	S	S	S	S	S	S	S	S	S	S	S							
Gun, weapons, firearms, and ammunition sales shops														G	G	G			
Gymnasiums															G	G	G		
Halfway house	S	S	S	S	S	S	S	S	S	S	S	S							
Handicapped, aged or infirm home	G	G	G	G	G	G	G	G	G	G	G	S							
Handicapped, aged or infirm institution	S										S	S	G			S			
HVAC, plumbing, hardware, supplies, equipment, and building materials sales														G	G	G	G		
Health club, spa, fitness center, gymnasium and exercise facilities (indoors)														G	G	G			
Hobby shops														G	G	G			
Home occupations	G	G	G	G	G	G	G	G	G	G	G	G							See §152.143
Hospitals													S						
Hotels and motels														S	S	S	S	S	
Ice plants																	G	G	
Intermediate care home	S	S	S	S	S	S	S	S	S	S	S	S	G						
Intermediate care institution	S										S	S	G						
Internet café																S			
Jewelry, precious stones and metals; sales and service														G	G	G			
Junkyards																	S	S	
Laboratories conducting research or testing entirely indoors using processes that ordinarily do not create noise, smoke, fumes, odors or health and safety hazards outside of the building*														G	G	G	G	G	

§152.129 PERMITTED USES TABLE

[illegible]

§152.129 PERMITTED USES TABLE

Use Description	Zones																	Supplemental Regulations	
	R-30/R-20	RMH-30 RMH-20	R-13	RMH 13	R-10	RMH-10	R-8	RMH-8	R-80W	R-40W	RMF	TR	MA	CB	GB	HB	IL	IH	
Manufacturing, compounding, assembling, or treatment of articles or merchandise from the following previously prepared materials: bone, cellophane, canvas, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, precious or semiprecious metals or stone, shell, textiles, wood (excluding																	G	G	
Manufacturing, compounding, processing, packaging, or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, soap, toiletries, and food products																	G	G	
Manufacturing, creating, repairing, assembling of goods or products entirely within an enclosed building																	G	G	
Manufacturing of musical instruments, toys, novelties, and rubber and metal stamps																	G	G	
Manufacturing of pottery and figurines or similar ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas																	G	G	
Manufacturing musical instrument																	G	G	
Martial arts school														G	G	G			
Medical equipment and supplies sales														G	G	G			
Metal shops involving fabrication of sheet metal																	G	G	
Modular home (one family detached)	G	G	G	G	G	G	G	G	G	G	G	G							
Monument works, stone works																G	G	G	
Motorcycle and all terrain vehicle (ATV) sales, service, repair, and rental														G	G	G	G	G	

§152.129 PERMITTED USES TABLE

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	R-30/R-20	RMH-30 RMH-20	R-13	RMH 13	R-10	RMH-10	R-8	RMH-8	R-80W	R-40W	RMF	TR	MA	CB	GB	HB	IL	IH	
Public utilities, static transformer stations, transmission lines and towers and telephone exchanges, radio and television towers and transmitting or relay stations, including service and storage yards	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	
Quarries or other extraction industries																	S	S	
Racetrack, indoor																	S	S	
Racetrack, outdoor																		S	
Railroad freight stations, switching, storage, freight yards, maintenance, and fueling stations																	S	S	
Railway stations														G	G	G	G	G	
Recreational facility; indoor (private and non-profit)																	S	S	
Recreational facility; outdoor (private)	S																S	S	
Recycling deposit station (principal use)	S																S	S	
Recycling processing facility																		S	
Repair and servicing shops conducted entirely within an enclosed structure														G	G	G	G	G	
Restaurants, including all eating establishments except: bars, nightclubs, lounges,														G	G	G	S	S	
Roller skating rinks														G	G	G	S	S	
Salvage yards																		S	
Septic tank cleaning service																		S	
Schools (academic): kindergarden, elementary, secondary, public or private	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Schools (non-academic): commercial, vocational, public or private to include music and dance studios	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Seasonal sales (Christmas trees, plants and pumpkins)															G	G	G	G	§152.1463
Service and repair establishments, including but not limited to small item repair shops and rental shops; conducted entirely within an enclosed structure														G	G	G	G	G	

§152.129 PERMITTED USES TABLE

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	R-30/R-20	RMH-30 RMH-20	R-13	RMH 13	R-10	RMH-10	R-8	RMH-8	R-80W	R-40W	RMF	TR	MA	CB	GB	HB	IL	IH	
Service station type I														G	G	G	G	G	
Service station type II															S	G			
Service station type III															S	G			
Sheet metal, roofing shops																G	G	G	
Shoe repair														G	G	G			
Shooting range; indoor														G	G	G			
Shooting range; outdoor																S	S	S	
Sign and banner shop, retail sales														G	G	G			
Sign painting and fabrication shop																G	G	G	
Small-scale solar collection systems	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	§152.1469
Solar Farms	S	S															S	S	§152.1469
Sporting goods and apparel shops														G	G	G			
Stables, commercial	S																S	S	
Swimming pools sales, service, and supplies																S	G	G	
Tailor, dressmaking, and alteration shop														G	G	G			
Tanning salons, primary and accessory uses														G	G	G			
Tattoo parlor														S	S	S			
Tax preparation service														G	G	G			
Taxi stands														G	G	G	G	G	
Television sales and repair														G	G	G			
Theater														G	G	G			
Thrift stores														G	G	G			
Tobacco storage and processing; commercial and industrial operations																	G	G	
Tool and die shop, wrought iron shop, blacksmith or machine shop																	G	G	
Toys, retail sales														G	G	G			
Trailer sales, service, and rental																G	G	G	
Travel agency														G	G	G			
Travel trailer parks	S																S	S	
Truck and utility trailer rental facility; primary use																G	G	G	
Truck washing facility; accessory use																	G	G	
Truck washing facility; primary use																	S	S	
Upholstery shop																G	G		

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Veterinary and animal clinics and hospitals (non-boarding)														G	G	G			
Video rental stores; primary and accessory use														G	G	G			
Warehousing, general															G	G	G	G	
Watch and clock, repair and sales														G	G	G			
Welding shop																G	G	G	
Well drilling services																	G	G	
Wholesale establishments, sales, distribution, and operations																	G	G	
Wholesale storage of petroleum, gasoline, and oil																		S	
Wind energy facilities; principle or accessory uses	S								S	S						S	S	S	
Woodworking shops																	G	G	
Wrecker service; automobile and vehicle towing service																S	G	G	

Attachment 5



Subject Site



Subject Site



Business Signage



Posted sign looking West on Perry Curtis Road



Commerical Vehicles



Commercial Vehicles

Adjacent Property - Single-Family Residence





Adjacent Property – Single-Family Residence



Across the Street - Single-Family Residence



Signage and Driveway Access from South Arendell



STAFF REPORT
RZ 2019-01 Cardinal Pines
April 8, 2019

Topic: RZ 2019-01 – Cardinal Pines

Speaker: Meade O. Bradshaw, III, CZO, Assistant Planning Director
From: Meade O. Bradshaw, III, CZO, Assistant Planning Director
Prepared by: Meade O. Bradshaw, III, CZO, Assistant Planning Director
Approved by: Joseph M. Moore II, PE, Town Manager

Executive Summary:

The Board of Commissioners will consider the Zoning Map Amendment received for 303 Pony Road.

Background:

A request by Dennis Tharrington to rezone 7.07 acres of land located at 303 Pony Road. The property is currently owned by Joseph B Vinson and Jewel S Vinson, Trustee. The request is to rezone the parcel from Heavy Business District (HB) to Transitional District (TR). The property is located on Pony Road, south of the intersection with Gannon Avenue. Pony Road is a two-lane undivided roadway with a posted speed of 35 mph in the vicinity.

A notice of public hearing was mailed to all property owners within 150 feet of the subject property on March 14, 2019 satisfying the mailing requirement of 20 days prior to hearing. The site was posted with public hearing signs. A notice of public hearing was published in the Zebulon Times on March 28, 2019, and April 4, 2019.

The request area is located within the Town of Zebulon.

Discussion:

The discussion before the Board is whether or not the Zoning Map Amendment request is consistent with the Town's adopted plans and policies. If approved, the consistency statement should be adopted. If the request is not approved, the Board should provide alternative language for the consistency statement to state the request is not consistent with the Town's adopted plans and policies.

Policy Analysis:

Zebulon 2030 Strategic Plan

The Zebulon 2030 Strategic Plan established the Town's vision to be "a vibrant, growing community that maintains its small-town charm and heritage".

Comprehensive Plan:

The Zebulon Comprehensive Plan (June 2008) provides objectives for the Town's future development. Consulting this plan on planning and growth decisions will provide the dimensions, definition, and development patterns necessary to fulfill the Town's Vision. The following chapters offer guidance on the rezoning under consideration.



STAFF REPORT
RZ 2019-01 Cardinal Pines
April 8, 2019

Comprehensive Plan: Land Use Plan (Chapter 9)

The Land Use Plan (June 2008) designates various areas within the Town for particular land use recommendations, based principally on goals of economic viability, preserving small-town character, pro-actively managing growth, and promoting accessibility and connectivity to community destinations.

This parcel is designated as Medium Density Residential (MD) in the Land Use Plan. MD consists of multifamily attached housing oriented in a vertical fashion, more commonly known as apartments and condominiums.

- A. The Town's adopted Comprehensive Plan suggests the parcel and surrounding areas should be Medium Density Residential.
- B. This land use is designated by the density of development and not the type of housing. Densities of this development pattern would range from a low-density pattern consisting mostly of single-family detached homes.
- C. Medium Density is an average overall density of 3 to 4 units per acre.
- D. Types of uses:
 - i. Single-Family Detached
 - ii. Duplexes
 - iii. Townhomes
 - iv. Multiple-Family Dwellings

The proposed Zoning Map Amendment conflicts with the Land Use Plan in regards to density, but not housing type.

Comprehensive Plan: Multimodal Transportation Plan (Chapter 5)

The Multimodal Transportation Plan (May 2018) designates various streets for widening, based principally on goals of developing a multi-modal transportation network, and connectivity to sidewalks, trails and other pedestrian destinations.

Any development of this property, regardless of zoning, would require widening Pony Road to three-lanes with dedication of sidewalks and bike lanes. Greenways are not designated in the *Greenway, Bicycle, and Pedestrian Master Plan*. A Traffic Impact Analysis (TIA) report is not required as the property is requesting a Zoning Map Amendment.

Comprehensive Plan: Housing & Neighborhood (Chapter 6)

The Housing and Neighborhood Chapter (June 2008) designates various housing types, based principally on goals of developing areas to meet the needs of all income levels and age groups, support pedestrian and bicycle connectivity to community destinations, and emphasize low impact for infill and new housing development.

The Transitional District zoning provides for a mixture of residences, offices, and institutional uses. (See Attachment 4)



STAFF REPORT
RZ 2019-01 Cardinal Pines
April 8, 2019

Comprehensive Plan: Parks and Recreation Master Plan (N/A)

The Town currently does not have a Parks and Recreation Master Plan or a Parks and Recreation component of the Comprehensive Plan, to guide the placement, or assess the needs, of parks and recreation facilities.

Fiscal Analysis:

Cannot be evaluated with a Zoning Map Amendment request.

Staff Recommendation:

The properties to the adjacent north and adjacent west are zoned Heavy Business District (HB), with the property to the adjacent south zoned Residential Multi-Family District (R-MF), and the properties across Pony Road to the east are zoned Medical Arts District (MA) and Heavy Business District (HB). Not adjacent to, but south of the site along Pony Road, multiple properties are zoned Residential Multi-Family District.

Staff recommends approval of RZ 2019-01 based on the existing land uses in the area and the consistency with the adopted plans and policies of the Town of Zebulon.

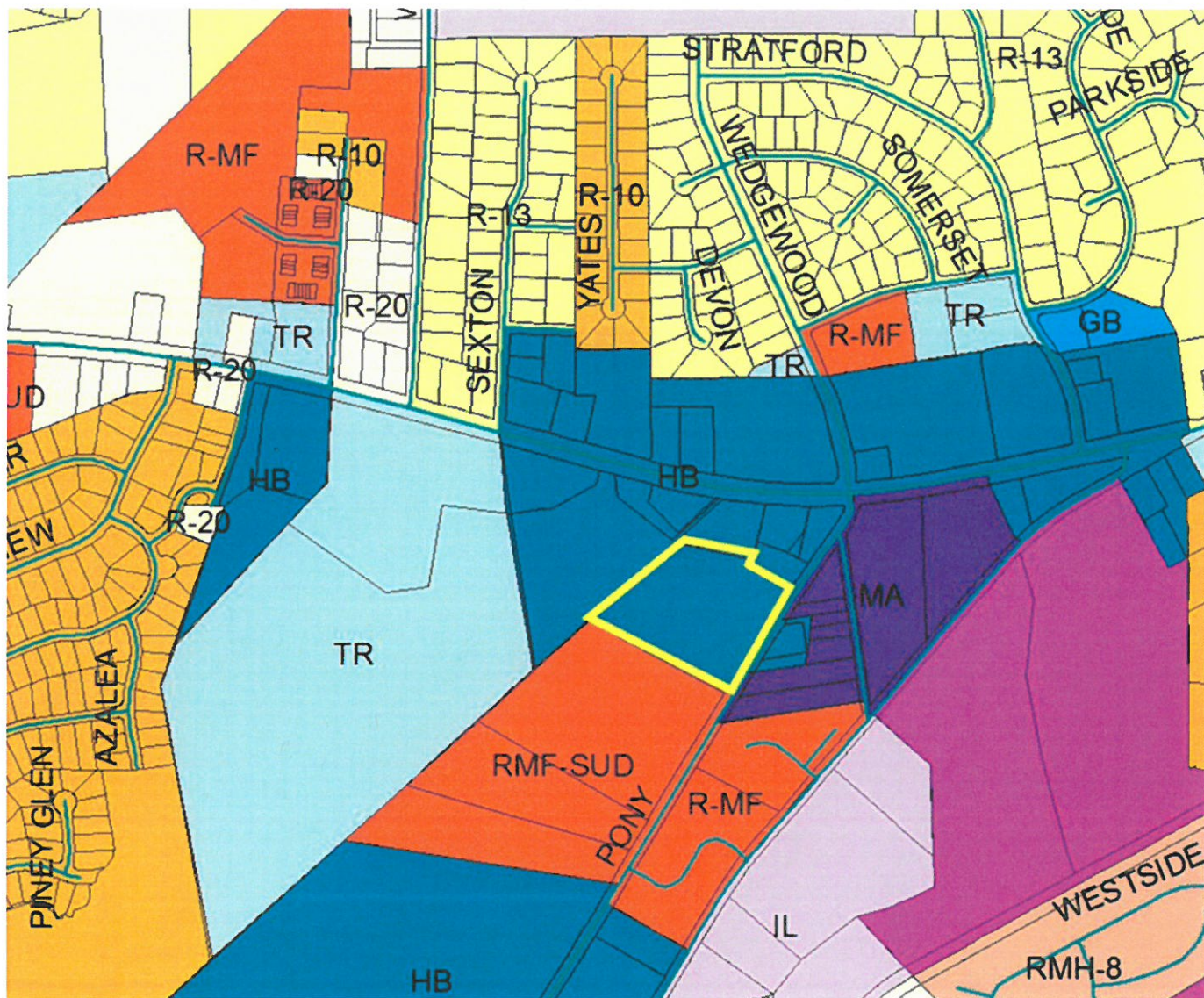
Attachments:

- (1) Aerial Map
- (2) Zoning Map
- (3) Land Use Plan
- (4) Permitted Uses Table
- (5) Site Pictures

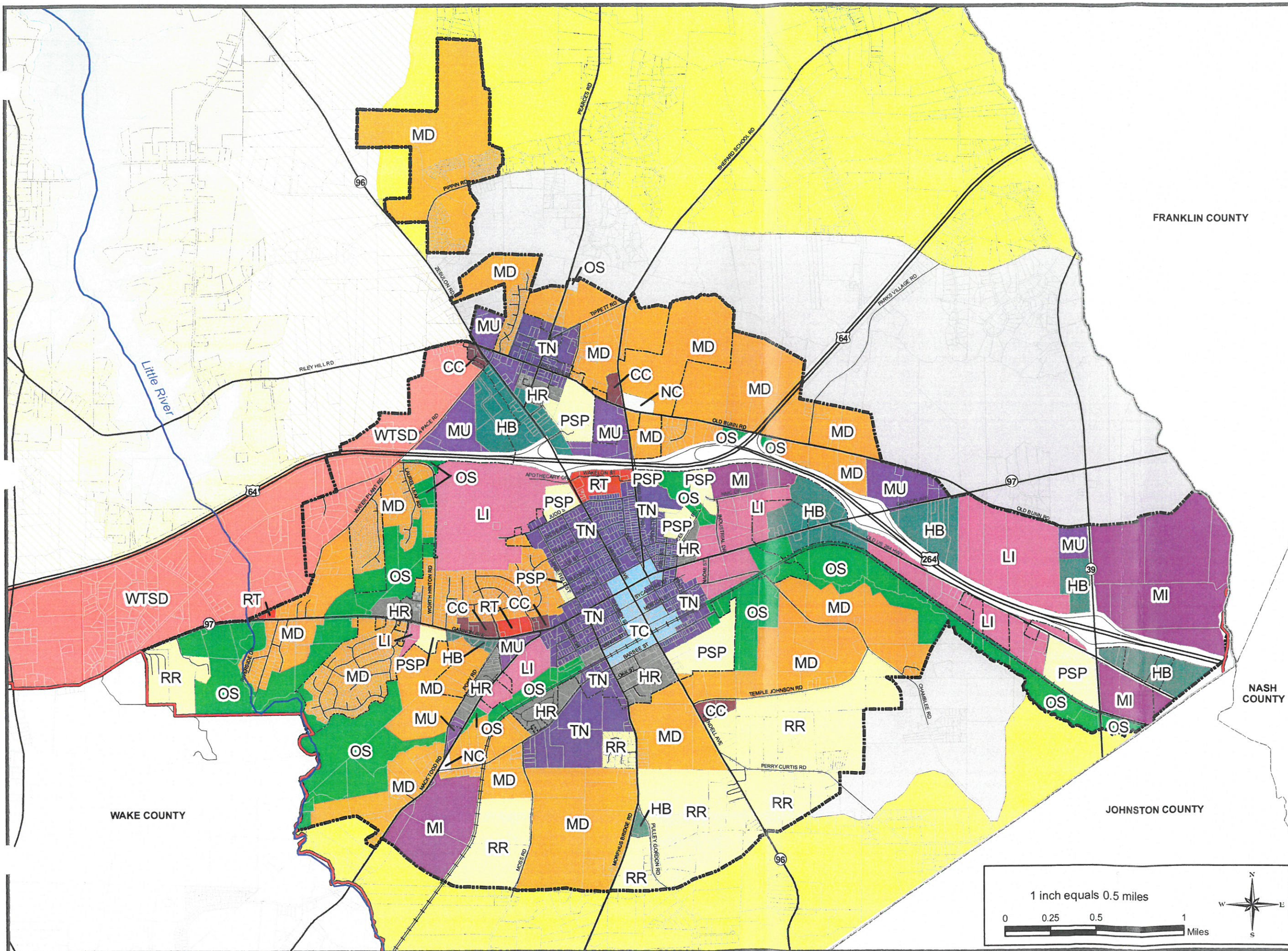
Attachment 1



Attachment 2



Attachment 3



Land Use

Town of Zebulon
Wake County, NC

Legend

- Railroad
- Streets
- Major Roads
- Major Streams
- Critical Water Supply Watershed (R-80W)
- Little River Reservoir
- Little River Water Supply Watershed
- Annexation/Utility Boundary Agreement Line
- Zebulon Short Range Utility Service Area
- Zebulon Long Range Utility Service Area
- WTSD-Watershed

Land Use

- OS-Open Space
- PSP-Public/Semi-Public Open Space
- RR-Residential Rural
- MD-Medium Density Residential
- HR-High Density Residential
- TN-Traditional Neighborhood
- TC-Town Core/Downtown
- HB-Highway Business
- MU-Mixed Use
- CC-Community Commercial
- NC-Neighborhood Commercial
- RT-Retail
- LI-Light Industrial
- MI-Medium Industrial
- Parcels
- Zebulon City Limits
- Zebulon Extra Territorial Jurisdiction Limits
- Wake County

HSMM

Data obtained from Wake County GIS and the Town of Zebulon

May 2008

Attachment 4

§152.129 PERMITTED USES TABLE																		
Use Description	Zones																	Supplemental Regulations
	R-30/R-20	RMH-30 RMH-20	R-13	RMH 13	R-10	RMH-10	R-8	RMH-8	R-80W	R-40W	RMF	TR	MA	CB	GB	HB	IL	IH
ABC store																G		
Accessory building	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	§152.133
Adult day care center												S	S		S	S		
Adult day care home												G						
Adult establishments and cabarets																S		
Agricultural production; crops	G		G						G	G								
Agricultural production; livestock	G								G	G							S	S
Agricultural product; equipment sales and service															G	G	G	G
Agricultural product; warehousing																	G	G
Airports, public and private																	S	S
Amphitheaters																S	S	S
Animal kennel, breeder, or shelter*	S								S	S							S	S
Antiques and gift retail stores														G	G	G		
Apartment on second floor														G				
Appliances; service and retail sales														G	G	G		
Armories																G	G	G
Art galleries												S		G	G	G		
Arts and crafts; supply and retail sales														G	G	G		
Asphalt plants or products manufacturing and refining																	S	S
Assembly, fabrication, production or processing of goods and materials using processes that ordinarily do not create noise, smoke, fumes, odors, glare, health or safety hazards outside of the building. Typically involves the work of artisans or craftsman. May also include micro-brews, micro-distilleries, micro-wineries, or other similar facilities as part of a microbrewery or other beverage tasting facilities.														G	G	G	G	G
Auction; auto or equipment																	G	G
Auction house														G	G	G		
Auditorium, assembly, and conference halls; primary use																S	S	S

*Outside storage of raw materials or finished products is not allowed; all storage must be located entirely within an enclosed building

§152.129 PERMITTED USES TABLE

Use Description	Zones																	Supplemental Regulations	
	R-30/R-20	RMH-30 RMH-20	R-13	RMH 13	R-10	RMH-10	R-8	RMH-8	R-80W	R-40W	RMF	TR	MA	CB	GB	HB	IL	IH	
Automatic teller machines													G	G	G	G	G		
Automobile accessories sales														G	G	G			
Automobile and truck assembling, painting, upholstering, rebuilding, reconditioning, body and fender works, truck repairing or overhauling, tire retreading or recapping, and similar uses																G	G	G	
Automobile, motorcycle race tracks, demolition derbies																	S	S	
Automobile, motorcycle sales and operation, not including junked or wrecked vehicles, conducted within a completely enclosed building														G	G	G	G	G	
Automobile repair shops including body and fender work conducted within a completely enclosed building														G	G	G	G	G	
Automobile rental															G	G	G	G	
Automobile sales; new and used															G	G	G	G	
Automobile, washing and detailing shops														G	G	G	G		
Automobile wash; self-service and automatic															G	G			
Bait and tackle shop														G	G	G			
Bakeries, retail														G	G	G			
Bakeries, wholesale																G	G	G	
Banks and savings and loan, and similar financial institutions												G	G	G	G	G			
Barber shops												G		G	G	G			
Bar, nightclub, lounge, tavern, and pub														S	S	S	S	S	
Bed and breakfast inns	S		S		S		S		S	S		G	G	G	G	G			
Beauty shops, supplies, salons, and cosmetics store														G	G	G			
Bicycle and motorbike sales and repair														G	G	G	G		
Billiard and pool halls														S	S	S			
Bingo hall																S	S		
Blueprint and drafting service												G		G	G	G			

§152.129 PERMITTED USES TABLE

Use Description	Zones																	Supplemental Regulations	
	R-30/R-20	RMH-30 RMH-20	R-13	RMH 13	R-10	RMH-10	R-8	RMH-8	R-80W	R-40W	RMF	TR	MA	CB	GB	HB	IL	IH	
Boats, watercraft, and marine equipment sales, rental, and repair															G	G	G	G	
Books, reading materials and stationary sales														G	G	G			
Bottling plants														S	S	S	G	G	
Bowling alleys														G	G	G	S	S	
Broadcasting studios, radio, and television														G	G	G	G		
Brick and stone yard; manufacturing and wholesale																	G	G	
Brick and stone yard; retail																G	G		
Builders supply store														G	G	G	G	G	
Bulk plants																	G	G	
Bulk storage of inflammable liquids or other hazardous substances																		S	
Bus stations														G	G	G	G	G	
Cabinet and woodworking shops															G	G	G	G	
Camera and photography supply store														G	G	G			
Canvas, tent, and awning sales and service														G	G	G	G		
Carpet, rug, bag cleaning establishment														G	G	G	G		
Car wash															G	G	G		
Catering establishments														G	G	G			
Cemeteries or mausoleums												S	S	S	S	S	S	S	
Child care home	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G			
Child care institution	S															S	S	S	
Churches, synagogues, temples, and other places of worship, rectories, Sunday Schools	G	G	G	G	G	G	G	G	G	G	G	G	G			G	G		
Cigars, cigarette, and tobacco; retail stores														G	G	G			
Cigars, cigarette, and tobacco; wholesale																G	G	G	
Circuses, carnivals, carousels, roller coasters, ferris wheels, fairgrounds, trade shows, race tracks, stage shows, arts and craft shows, drive-in theaters, commercial stables, etc.																S	S	S	

§152.129 PERMITTED USES TABLE

Use Description	Zones																	Supplemental Regulations	
	R-30/R-20	RMH-30 RMH-20	R-13	RMH 13	R-10	RMH-10	R-8	RMH-8	R-80W	R-40W	RMF	TR	MA	CB	GB	HB	IL	IH	
Clay, stone, concrete, cement processing and sales																	G	G	
Clothing, apparel, and accessory; manufacturing																	G	G	
Clothing, apparel, and accessory; new and used retail sales														G	G	G			
Clubs; civic, social, and fraternal (non-profit)	S	S	S	S	S	S	S	S	S	S	S	S		G	G	G	G	G	
Clubs; private and entertainment																S			
Coal, wood lots	S																S	S	
Colleges, universities including fraternity, sorority houses, dormitories, and incidental uses when on the same unit of property	S		S		S						S	S	S		S	S	S	S	
Commercial parking lots and garages														G	G	G			
Community centers												S	S	S	S	S	S	S	
Compartmentalized storage for individual storage of residential and commercial goods																G	G	G	
Computer maintenance, repair, services, and sales														G	G	G			
Condominiums	S		S		S		S				S	S	S	S	S	S	S		
Construction storage yards, lumber yards																G	G	G	
Convenient stores														G	G	G			
Consignment or secondhand shops														G	G	G			
Correctional facility, penal institutions, jails																	S	S	
Country clubs	S																S	S	
Crafts supplies, hobby and fabric sales														G	G	G			
Crematorium													S			S	S	S	
Dairy, ice cream, and coffee shops														G	G	G			
Day care center	S	S	S	S	S	S	S	S	S	S	S	S	S			G			
Department stores														G	G	G			
Distribution center, product																	G	G	
Drive-in theaters																S	S	S	
Drug stores, pharmacies													G	G	G	G			
Dry cleaners														G	G	G			
Duplex	S		S		S		S		S	S	S	S							

§152.129 PERMITTED USES TABLE

Use Description	Zones																		Supplemental Regulations
	R-30/R-20	RMH-30 RMH-20	R-13	RMH 13	R-10	RMH-10	R-8	RMH-8	R-80W	R-40W	RMF	TR	MA	CB	GB	HB	IL	IH	
Dwellings, boarding and rooming houses	S		S		S		S					S							
Dwellings, conservation subdivision	S		S		S		S												§152.139
Dwellings, single family detached	G	G	G	G	G	G	G	G	G	G	G	G							
Dwellings, single family residence with accessory apartment	S	S	S	S	S	S	S	S	S	S	G	G							
Dwellings, townhouses	S		S		S		S				S	S	S	S	S	S	S		
Dwellings, two family	G		G		G		G												
Egg processing																	G	G	
Electric and electronic machinery, equipment, shops, supplies and sales														G	G	G	G		
Electronic game machine parlors														S	S	S			
Electronic game machines, accessory to allowable uses														G	G	G			
Engineering supplies and equipment sales														G	G	G	G		
Excavation; processing and sale of minerals and stone																	S	S	
Exhibition buildings, galleries or show rooms														G	G	G	G	G	
Family care home	G	G	G	G	G	G	G	G	G	G	G								§152.1464
Farm supply, hay, grain, and feed stores																S	G	G	
Flammable liquids or gases, bulk storage in quantities less than 100,000 gallons																S	S	S	
Flea markets, used or new merchandise sales and promotion																S	S		
Florist; retail sales														G	G	G			
Flowers, plants, and garden supply sales	S														G	G	G		
Food and beverage processing																G	G	G	
Formal wear and costume rental store														G	G	G			
Foundry																	S	G	
Funeral homes												S	S	S	S	S			
Furniture, home furnishings, and equipment;																	G	G	
Furniture, home furnishings, and equipment; retail sales														G	G	G	G		

§152.129 PERMITTED USES TABLE

Use Description	Zones																Supplemental Regulations		
	R-30/R-20	RMH-30 RMH-20	R-13	RMH 13	R-10	RMH-10	R-8	RMH-8	R-80W	R-40W	RMF	TR	MA	CB	GB	HB	IL	IH	
Furniture re-upholstering and repair														G	G	G	G	G	
Garbage landfills and incinerators																		S	
Garden stores and garden centers; retail sales														G	G	G	G		
Gift stores														G	G	G			
Glass and mirror shop														G	G	G			
Golf courses, including par three and miniature courses	S								S	S						S	S	S	
Golf driving ranges	S								S	S						S	G	G	
Grocery, supermarket, and food stores														G	G	G			
Group care home	S	S	S	S	S	S	S	S	S	S	S	S							
Gun, weapons, firearms, and ammunition sales shops														G	G	G			
Gymnasiums															G	G	G		
Halfway house	S	S	S	S	S	S	S	S	S	S	S	S							
Handicapped, aged or infirm home	G	G	G	G	G	G	G	G	G	G	G	S							
Handicapped, aged or infirm institution	S										S	S	G			S			
HVAC, plumbing, hardware, supplies, equipment, and building materials sales														G	G	G	G		
Health club, spa, fitness center, gymnasium and exercise facilities (indoors)														G	G	G			
Hobby shops														G	G	G			
Home occupations	G	G	G	G	G	G	G	G	G	G	G	G							See §152.143
Hospitals													S						
Hotels and motels														S	S	S	S	S	
Ice plants																	G	G	
Intermediate care home	S	S	S	S	S	S	S	S	S	S	S	S	G						
Intermediate care institution	S										S	S	G						
Internet café																S			
Jewelry, precious stones and metals; sales and service														G	G	G			
Junkyards																	S	S	
Laboratories conducting research or testing entirely indoors using processes that ordinarily do not create noise, smoke, fumes, odors or health and safety hazards outside of the building*														G	G	G	G	G	

§152.129 PERMITTED USES TABLE

[illegible]

§152.129 PERMITTED USES TABLE

Use Description	Zones																	Supplemental Regulations	
	R-30/R-20	RMH-30 RMH-20	R-13	RMH 13	R-10	RMH-10	R-8	RMH-8	R-80W	R-40W	RMF	TR	MA	CB	GB	HB	IL	IH	
Manufacturing, compounding, assembling, or treatment of articles or merchandise from the following previously prepared materials: bone, cellophane, canvas, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, precious or semiprecious metals or stone, shell, textiles, wood (excluding																	G	G	
Manufacturing, compounding, processing, packaging, or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, soap, toiletries, and food products																	G	G	
Manufacturing, creating, repairing, assembling of goods or products entirely within an enclosed building																	G	G	
Manufacturing of musical instruments, toys, novelties, and rubber and metal stamps																	G	G	
Manufacturing of pottery and figurines or similar ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas																	G	G	
Manufacturing musical instrument																	G	G	
Martial arts school														G	G	G			
Medical equipment and supplies sales														G	G	G			
Metal shops involving fabrication of sheet metal																	G	G	
Modular home (one family detached)	G	G	G	G	G	G	G	G	G	G	G	G							
Monument works, stone works																G	G	G	
Motorcycle and all terrain vehicle (ATV) sales, service, repair, and rental														G	G	G	G	G	

§152.129 PERMITTED USES TABLE

[illegible]

§152.129 PERMITTED USES TABLE

Use Description	Zones																	Supplemental Regulations	
	R-30/R-20	RMH-30 RMH-20	R-13	RMH 13	R-10	RMH-10	R-8	RMH-8	R-80W	R-40W	RMF	TR	MA	CB	GB	HB	IL	IH	
Public utilities, static transformer stations, transmission lines and towers and telephone exchanges, radio and television towers and transmitting or relay stations, including service and storage yards	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	
Quarries or other extraction industries																	S	S	
Racetrack, indoor																	S	S	
Racetrack, outdoor																	S	S	
Railroad freight stations, switching, storage, freight yards, maintenance, and fueling stations																S	S	S	
Railway stations														G	G	G	G	G	
Recreational facility; indoor (private and non-profit)																S	S	S	
Recreational facility; outdoor (private)	S															S	S	S	
Recycling deposit station (principal use)	S															S	S	S	
Recycling processing facility																	S	S	
Repair and servicing shops conducted entirely within an enclosed structure														G	G	G	G	G	
Restaurants, including all eating establishments except: bars, nightclubs, lounges,														G	G	G	S	S	
Roller skating rinks														G	G	G	S	S	
Salvage yards																	S	S	
Septic tank cleaning service																	S	S	
Schools (academic): kindergarden, elementary, secondary, public or private	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Schools (non-academic): commercial, vocational, public or private to include music and dance studios	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Seasonal sales (Christmas trees, plants and pumpkins)															G	G	G	G	§152.1463
Service and repair establishments, including but not limited to small item repair shops and rental shops; conducted entirely within an enclosed structure														G	G	G	G	G	

§152.129 PERMITTED USES TABLE

Use Description	Zones																		Supplemental Regulations
	R-30/R-20	RMH-30 RMH-20	R-13	RMH 13	R-10	RMH-10	R-8	RMH-8	R-80W	R-40W	RMF	TR	MA	CB	GB	HB	IL	IH	
Service station type I														G	G	G	G	G	
Service station type II															S	G			
Service station type III															S	G			
Sheet metal, roofing shops																G	G	G	
Shoe repair														G	G	G			
Shooting range; indoor														G	G	G			
Shooting range; outdoor																S	S	S	
Sign and banner shop, retail sales														G	G	G			
Sign painting and fabrication shop																G	G	G	
Small-scale solar collection systems	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	§152.1469
Solar Farms	S	S															S	S	§152.1469
Sporting goods and apparel shops														G	G	G			
Stables, commercial	S																S	S	
Swimming pools sales, service, and supplies																S	G	G	
Tailor, dressmaking, and alteration shop														G	G	G			
Tanning salons, primary and accessory uses														G	G	G			
Tattoo parlor														S	S	S			
Tax preparation service														G	G	G			
Taxi stands														G	G	G	G	G	
Television sales and repair														G	G	G			
Theater														G	G	G			
Thrift stores														G	G	G			
Tobacco storage and processing; commercial and industrial operations																	G	G	
Tool and die shop, wrought iron shop, blacksmith or machine shop																	G	G	
Toys, retail sales														G	G	G			
Trailer sales, service, and rental																G	G	G	
Travel agency														G	G	G			
Travel trailer parks	S																S	S	
Truck and utility trailer rental facility; primary use																G	G	G	
Truck washing facility; accessory use																	G	G	
Truck washing facility; primary use																	S	S	
Upholstery shop																G	G		

§152.129 PERMITTED USES TABLE

Use Description	Zones																	Supplemental Regulations	
	R-30/R-20	RMH-30 RMH-20	R-13	RMH 13	R-10	RMH-10	R-8	RMH-8	R-80W	R-40W	RMF	TR	MA	CB	GB	HB	IL	IH	
Veterinary and animal clinics and hospitals (non-boarding)														G	G	G			
Video rental stores; primary and accessory use														G	G	G			
Warehousing, general															G	G	G	G	
Watch and clock, repair and sales														G	G	G			
Welding shop																G	G	G	
Well drilling services																	G	G	
Wholesale establishments, sales, distribution, and operations																	G	G	
Wholesale storage of petroleum, gasoline, and oil																		S	
Wind energy facilities; principle or accessory uses	S								S	S						S	S	S	
Woodworking shops																	G	G	
Wrecker service; automobile and vehicle towing service																S	G	G	

Attachment 5



Posted Sign Looking South on Pony Road



Looking North on Pony Road



Vacant Property to the Adjacent West



Commercial to the Adjacent East



Office Use across Pony Road



Multifamily Living on Pony Road



Multifamily Living on Pony Road



STAFF REPORT
RZ 2019-03 The Fetching Post
April 8, 2019

Topic: RZ 2019-03 – The Fetching Post

Speaker: Meade O. Bradshaw, III, CZO, Assistant Planning Director
From: Meade O. Bradshaw, III, CZO, Assistant Planning Director
Prepared by: Meade O. Bradshaw, III, CZO, Assistant Planning Director
Approved by: Joseph M. Moore II, PE, Town Manager

Executive Summary:

The Board of Commissioners will consider a Zoning Map Amendment received for 571 W Barbee Street.

Background:

A request by Amy Brown-Pearce to rezone an approximately 7-acre property at 571 W Barbee Street, owned by Amy Brown-Pearce. The request is to rezone the parcel from Transitional District (TR) to Residential-20 District (R-20). The property was previously rezoned from Residential-20 to Transitional District in 2007. The permitted use table within the *Code of Ordinances* has been amended to exclude *animal kennels* as a permitted use within the Transitional District. The property is located on W Barbee Street, between the Town Limits and Mack Todd Road with a posted speed of 35 mph in the vicinity.

A notice of public hearing was mailed to all property owners within 150 feet of the subject property on March 14, 2019 satisfying the mailing requirement of 20 days prior to hearing. The site was posted with public hearing signs. A notice of public hearing was published in the Zebulon Times on March 28, 2019, and April 4, 2019.

The request area is located within the Town of Zebulon's Extraterritorial Jurisdiction.

Discussion:

The discussion before the Board is whether or not to approve the Zoning Map Amendment request is consistent with the Town's adopted plans and policies. If approved, the consistency statement should be adopted. If the request is not approved, the Board should provide alternative language for the consistency statement to state the request is not consistent with the Town's adopted plans and policies.



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Policy Analysis:

Zebulon 2030 Strategic Plan

The Zebulon 2030 Strategic Plan established the Town's vision to be "a vibrant, growing community that maintains its small-town charm and heritage".

Comprehensive Plan:

The Zebulon Comprehensive Plan (June 2008) provides objectives for the Town's future development. Consulting this plan on planning and growth decisions will provide the dimensions, definition, and development patterns necessary to fulfill the Town's Vision. The following chapters offer guidance on the rezoning under consideration.

Comprehensive Plan: Land Use Plan (Chapter 9)

The Land Use Plan (June 2008) designates various areas within Town for particular land use recommendations, based principally on goals of economic viability, preserving small-town character, pro-actively managing growth, and promoting accessibility and connectivity to community destinations.

This parcel is designated as Traditional Neighborhood (TN). TN is characterized by grid or connected street pattern, houses oriented with shorter dimension to the street and detached garages, some with alleys. Limited commercial, schools, churches, and home business. Limited commercial facilities are characterized for the area serving neighborhoods.

- A. The Town's adopted Comprehensive Plan suggests the parcel and surrounding areas should be characterized as Traditional Neighborhood.
- B. Traditional Neighborhood is an average overall density of 4 to 8 units per acre.
- C. Types of uses:
 - i. Single-Family Detached
 - ii. Duplexes
 - iii. Townhomes
 - iv. Multiple-Family Dwellings
 - v. Limited commercial uses serving neighborhoods

The proposed Zoning Map Amendment is consistent with the Land Use Plan.

Comprehensive Plan: Multimodal Transportation Plan (Chapter 5)

The Multimodal Transportation Plan (May 2018) designates various streets for widening, based principally on goals of developing a multi-modal transportation network, and connectivity to sidewalks, trails and other pedestrian destinations.

The parcel does not have road frontage; therefore, no road improvements would be required.



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A Traffic Impact Analysis (TIA) report is not required as the property is requesting a Zoning Map Amendment.

Comprehensive Plan: Housing & Neighborhood (Chapter 6)

The Housing and Neighborhood Chapter (June 2008) designates various housing types, based principally on goals of developing areas to meet the needs of all income levels and age groups, support pedestrian and bicycle connectivity to community destinations, and emphasize low impact for infill and new housing development.

Comprehensive Plan: Parks and Recreation Master Plan (N/A)

The Town currently does not have a Parks and Recreation Master Plan or a Parks and Recreation component of the Comprehensive Plan, to guide the placement, or assess the needs, of parks and recreation facilities.

Fiscal Analysis:

Cannot be evaluated with a Zoning Map Amendment request.

Staff Recommendation:

Adjacent properties to the south, east, and west are zoned Residential-20. To the north, across W Barbee Street, is an existing mobile home park zoned Residential Mobile Home-8 (RMH-8). The purpose of the rezoning request is to operate an *animal kennel* behind the existing dog grooming facility. The Zoning Map Amendment would allow residential developments consistent with the Future Land Use Plan. The proposed request from TR to R-20 would typically be considered down zoning (less intense land use) but in this case kennels are permitted in R-20, not in TR.

Staff recommends approval of RZ 2019-03 due to the Zoning Map Amendment being consistent with the Land Use Plan and existing zoning in the area.

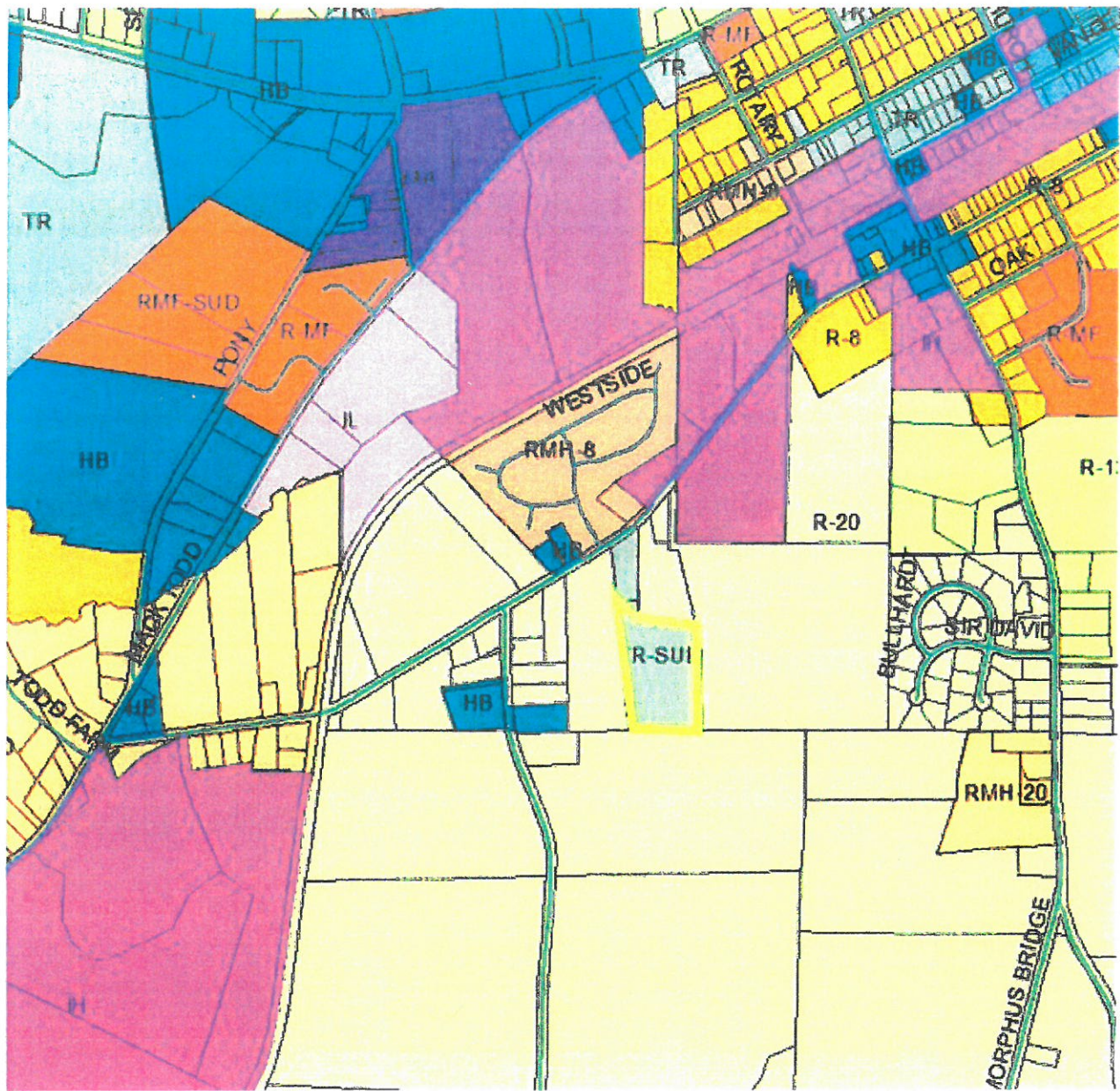
Attachments:

- (1) Aerial Map
- (2) Zoning Map
- (3) Land Use Plan
- (4) Permitted Uses Table
- (5) Site Pictures

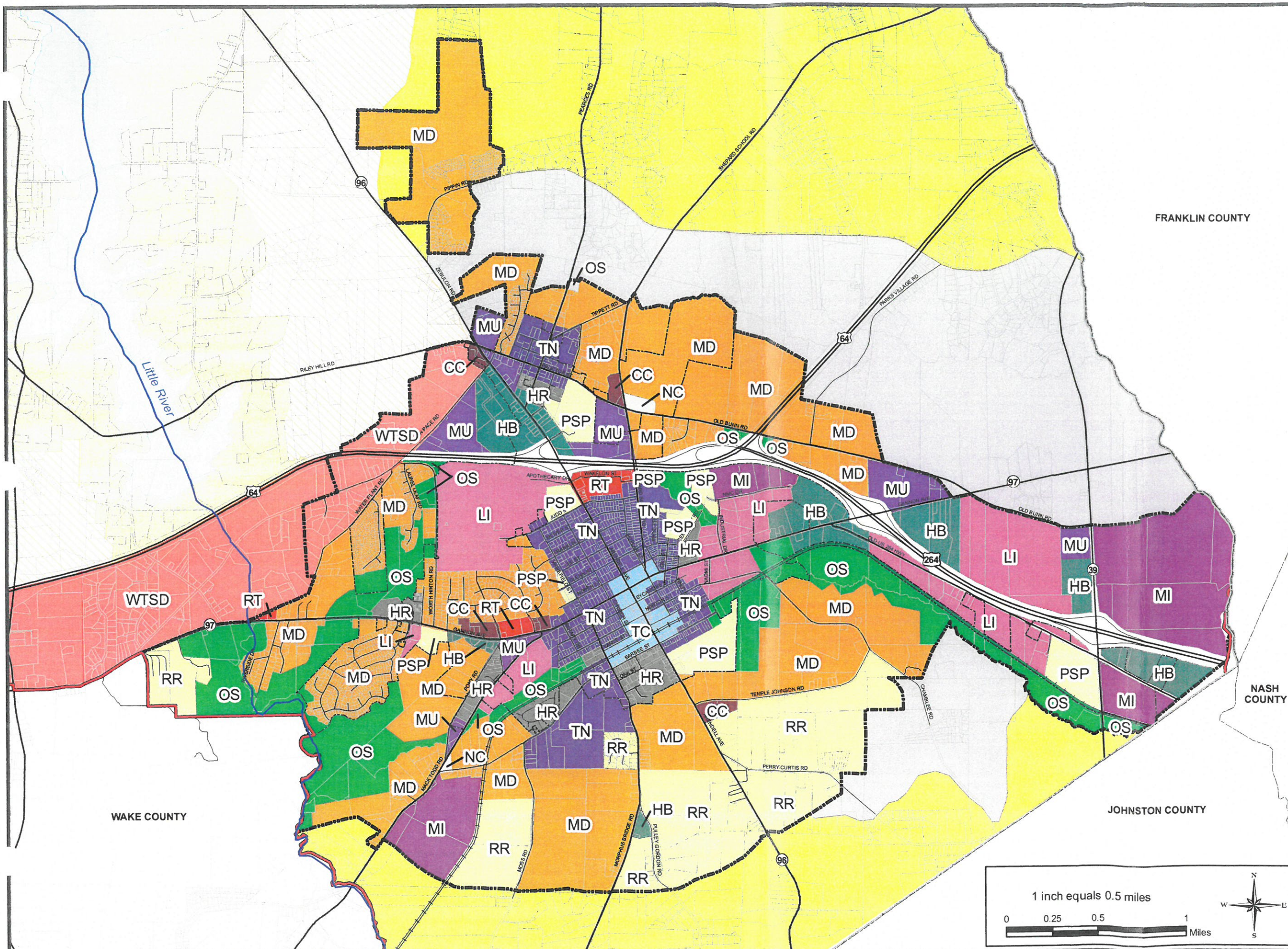
Attachment 1



Attachment 2



Attachment 3



Land Use

Town of Zebulon
Wake County, NC

- Legend**
- Railroad
 - Streets
 - Major Roads
 - Major Streams
 - Critical Water Supply Watershed (R-80W)
 - Little River Reservoir
 - Little River Water Supply Watershed
 - Annexation/Utility Boundary Agreement Line
 - Zebulon Short Range Utility Service Area
 - Zebulon Long Range Utility Service Area
 - WTSD-Watershed
- Land Use**
- OS-Open Space
 - PSP-Public/Semi-Public Open Space
 - RR-Residential Rural
 - MD-Medium Density Residential
 - HR-High Density Residential
 - TN-Traditional Neighborhood
 - TC-Town Core/Downtown
 - HB-Highway Business
 - MU-Mixed Use
 - CC-Community Commercial
 - NC-Neighborhood Commercial
 - RT-Retail
 - LI-Light Industrial
 - MI-Medium Industrial
 - Parcels
 - Zebulon City Limits
 - Zebulon Extra Territorial Jurisdiction Limits
 - Wake County

Attachment 4

File name: APPROVED Permitted Uses Table - 20170901

Use Description	Zones																	Supplemental Regulations	
	R-30/R-20	RMH-30 RMH-20	R-13	RMH 13	R-10	RMH-10	R-8	RMH-8	R-80W	R-40W	RMF	TR	MA	CB	GB	HB	IL	IH	
ABC store																G			
Accessory building	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	§152.133
Adult day care center												S	S		S	S			
Adult day care home												G							
Adult establishments and cabarets																S			
Agricultural production; crops	G		G						G	G									
Agricultural production; livestock	G								G	G							S	S	
Agricultural product; equipment sales and service															G	G	G	G	
Agricultural product; warehousing																	G	G	
Airports, public and private																	S	S	
Amphitheaters																S	S	S	
Animal kennel, breeder, or shelter*	S								S	S							S	S	
Antiques and gift retail stores														G	G	G			
Apartment on second floor														G					
Appliances; service and retail sales														G	G	G			
Armories																G	G	G	
Art galleries												S		G	G	G			
Arts and crafts; supply and retail sales														G	G	G			
Asphalt plants or products manufacturing and refining																	S	S	
Assembly, fabrication, production or processing of goods and materials using processes that ordinarily do not create noise, smoke, fumes, odors, glare, health or safety hazards outside of the building. Typically involves the work of artisans or craftsman. May also include micro-brews, micro-distilleries, micro-wineries, or other similar facilities as part of a microbrewery or other beverage tasting facilities.														G	G	G	G	G	*Outside storage of raw materials or finished products is not allowed; all storage must be located entirely within an enclosed building
Auction; auto or equipment																	G	G	
Auction house														G	G	G			
Auditorium, assembly, and conference halls; primary use																S	S	S	

§152.129 PERMITTED USES TABLE

Use Description	Zones																	Supplemental Regulations	
	R-30/R-20	RMH-30 RMH-20	R-13	RMH 13	R-10	RMH-10	R-8	RMH-8	R-80W	R-40W	RMF	TR	MA	CB	GB	HB	IL	IH	
Automatic teller machines													G	G	G	G	G		
Automobile accessories sales														G	G	G			
Automobile and truck assembling, painting, upholstering, rebuilding, reconditioning, body and fender works, truck repairing or overhauling, tire retreading or recapping, and similar uses																G	G	G	
Automobile, motorcycle race tracks, demolition derbies																	S	S	
Automobile, motorcycle sales and operation, not including junked or wrecked vehicles, conducted within a completely enclosed building														G	G	G	G	G	
Automobile repair shops including body and fender work conducted within a completely enclosed building														G	G	G	G	G	
Automobile rental															G	G	G	G	
Automobile sales; new and used															G	G	G	G	
Automobile, washing and detailing shops														G	G	G	G		
Automobile wash; self-service and automatic															G	G			
Bait and tackle shop														G	G	G			
Bakeries, retail														G	G	G			
Bakeries, wholesale																G	G	G	
Banks and savings and loan, and similar financial institutions												G	G	G	G	G			
Barber shops												G		G	G	G			
Bar, nightclub, lounge, tavern, and pub														S	S	S	S	S	
Bed and breakfast inns	S		S		S		S		S	S		G	G	G	G	G			
Beauty shops, supplies, salons, and cosmetics store														G	G	G			
Bicycle and motorbike sales and repair														G	G	G	G		
Billiard and pool halls														S	S	S			
Bingo hall																S	S		
Blueprint and drafting service												G		G	G	G			

§152.129 PERMITTED USES TABLE

Use Description	Zones																	Supplemental Regulations	
	R-30/R-20	RMH-30 RMH-20	R-13	RMH 13	R-10	RMH-10	R-8	RMH-8	R-80W	R-40W	RMF	TR	MA	CB	GB	HB	IL	IH	
Boats, watercraft, and marine equipment sales, rental, and repair															G	G	G	G	
Books, reading materials and stationary sales														G	G	G			
Bottling plants														S	S	S	G	G	
Bowling alleys														G	G	G	S	S	
Broadcasting studios, radio, and television														G	G	G	G		
Brick and stone yard; manufacturing and wholesale																	G	G	
Brick and stone yard; retail																G	G		
Builders supply store														G	G	G	G	G	
Bulk plants																	G	G	
Bulk storage of inflammable liquids or other hazardous substances																		S	
Bus stations														G	G	G	G	G	
Cabinet and woodworking shops															G	G	G	G	
Camera and photography supply store														G	G	G			
Canvas, tent, and awning sales and service														G	G	G	G		
Carpet, rug, bag cleaning establishment														G	G	G	G		
Car wash															G	G	G		
Catering establishments														G	G	G			
Cemeteries or mausoleums												S	S	S	S	S	S	S	
Child care home	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G			
Child care institution	S															S	S	S	
Churches, synagogues, temples, and other places of worship, rectories, Sunday Schools	G	G	G	G	G	G	G	G	G	G	G	G	G			G	G		
Cigars, cigarette, and tobacco; retail stores														G	G	G			
Cigars, cigarette, and tobacco; wholesale																G	G	G	
Circuses, carnivals, carousels, roller coasters, ferris wheels, fairgrounds, trade shows, race tracks, stage shows, arts and craft shows, drive-in theaters, commercial stables, etc.																S	S	S	

§152.129 PERMITTED USES TABLE

Use Description	Zones																Supplemental Regulations		
	R-30/R-20	RMH-30 RMH-20	R-13	RMH 13	R-10	RMH-10	R-8	RMH-8	R-80W	R-40W	RMF	TR	MA	CB	GB	HB	IL	IH	
Clay, stone, concrete, cement processing and sales																	G	G	
Clothing, apparel, and accessory; manufacturing																	G	G	
Clothing, apparel, and accessory; new and used retail sales														G	G	G			
Clubs; civic, social, and fraternal (non-profit)	S	S	S	S	S	S	S	S	S	S	S	S		G	G	G	G	G	
Clubs; private and entertainment																S			
Coal, wood lots	S																S	S	
Colleges, universities including fraternity, sorority houses, dormitories, and incidental uses when on the same unit of property	S		S		S						S	S	S		S	S	S	S	
Commercial parking lots and garages														G	G	G			
Community centers												S	S	S	S	S	S	S	
Compartmentalized storage for individual storage of residential and commercial goods																G	G	G	
Computer maintenance, repair, services, and sales														G	G	G			
Condominiums	S		S		S		S				S	S	S	S	S	S	S		
Construction storage yards, lumber yards																G	G	G	
Convenient stores														G	G	G			
Consignment or secondhand shops														G	G	G			
Correctional facility, penal institutions, jails																	S	S	
Country clubs	S																S	S	
Crafts supplies, hobby and fabric sales														G	G	G			
Crematorium													S			S	S	S	
Dairy, ice cream, and coffee shops														G	G	G			
Day care center	S	S	S	S	S	S	S	S	S	S	S	S	S			G			
Department stores														G	G	G			
Distribution center, product																	G	G	
Drive-in theaters																S	S	S	
Drug stores, pharmacies													G	G	G	G			
Dry cleaners														G	G	G			
Duplex	S		S		S		S		S	S	S	S							

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Use Description	Zones																	Supplemental Regulations	
	R-30/R-20	RMH-30 RMH-20	R-13	RMH 13	R-10	RMH-10	R-8	RMH-8	R-80W	R-40W	RMF	TR	MA	CB	GB	HB	IL	IH	
Dwellings, boarding and rooming houses	S		S		S		S					S							
Dwellings, conservation subdivision	S		S		S		S												§152.139
Dwellings, single family detached	G	G	G	G	G	G	G	G	G	G	G	G							
Dwellings, single family residence with accessory apartment	S	S	S	S	S	S	S	S	S	S	G	G							
Dwellings, townhouses	S		S		S		S				S	S	S	S	S	S	S		
Dwellings, two family	G		G		G		G												
Egg processing																	G	G	
Electric and electronic machinery, equipment, shops, supplies and sales														G	G	G	G		
Electronic game machine parlors														S	S	S			
Electronic game machines, accessory to allowable uses														G	G	G			
Engineering supplies and equipment sales														G	G	G	G		
Excavation; processing and sale of minerals and stone																	S	S	
Exhibition buildings, galleries or show rooms														G	G	G	G	G	
Family care home	G	G	G	G	G	G	G	G	G	G	G								§152.1464
Farm supply, hay, grain, and feed stores																S	G	G	
Flammable liquids or gases, bulk storage in quantities less than 100,000 gallons																S	S	S	
Flea markets, used or new merchandise sales and promotion																S	S		
Florist; retail sales														G	G	G			
Flowers, plants, and garden supply sales	S														G	G	G		
Food and beverage processing																G	G	G	
Formal wear and costume rental store														G	G	G			
Foundry																	S	G	
Funeral homes												S	S	S	S	S			
Furniture, home furnishings, and equipment;																	G	G	
Furniture, home furnishings, and equipment; retail sales														G	G	G	G		

§152.129 PERMITTED USES TABLE

Use Description	Zones																Supplemental Regulations		
	R-30/R-20	RMH-30 RMH-20	R-13	RMH 13	R-10	RMH-10	R-8	RMH-8	R-80W	R-40W	RMF	TR	MA	CB	GB	HB	IL	IH	
Furniture re-upholstering and repair														G	G	G	G	G	
Garbage landfills and incinerators																		S	
Garden stores and garden centers; retail sales														G	G	G	G		
Gift stores														G	G	G			
Glass and mirror shop														G	G	G			
Golf courses, including par three and miniature courses	S								S	S						S	S	S	
Golf driving ranges	S								S	S						S	G	G	
Grocery, supermarket, and food stores														G	G	G			
Group care home	S	S	S	S	S	S	S	S	S	S	S	S							
Gun, weapons, firearms, and ammunition sales shops														G	G	G			
Gymnasiums															G	G	G		
Halfway house	S	S	S	S	S	S	S	S	S	S	S	S							
Handicapped, aged or infirm home	G	G	G	G	G	G	G	G	G	G	G	S							
Handicapped, aged or infirm institution	S										S	S	G			S			
HVAC, plumbing, hardware, supplies, equipment, and building materials sales														G	G	G	G		
Health club, spa, fitness center, gymnasium and exercise facilities (indoors)														G	G	G			
Hobby shops														G	G	G			
Home occupations	G	G	G	G	G	G	G	G	G	G	G	G							See §152.143
Hospitals													S						
Hotels and motels														S	S	S	S	S	
Ice plants																	G	G	
Intermediate care home	S	S	S	S	S	S	S	S	S	S	S	S	G						
Intermediate care institution	S										S	S	G						
Internet café																S			
Jewelry, precious stones and metals; sales and service														G	G	G			
Junkyards																	S	S	
Laboratories conducting research or testing entirely indoors using processes that ordinarily do not create noise, smoke, fumes, odors or health and safety hazards outside of the building*														G	G	G	G	G	

[illegible][illegible]

§152.129 PERMITTED USES TABLE

Use Description	Zones																	Supplemental Regulations	
	R-30/R-20	RMH-30 RMH-20	R-13	RMH 13	R-10	RMH-10	R-8	RMH-8	R-80W	R-40W	RMF	TR	MA	CB	GB	HB	IL	IH	
Manufacturing, compounding, assembling, or treatment of articles or merchandise from the following previously prepared materials: bone, cellophane, canvas, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, precious or semiprecious metals or stone, shell, textiles, wood (excluding																	G	G	
Manufacturing, compounding, processing, packaging, or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, soap, toiletries, and food products																	G	G	
Manufacturing, creating, repairing, assembling of goods or products entirely within an enclosed building																	G	G	
Manufacturing of musical instruments, toys, novelties, and rubber and metal stamps																	G	G	
Manufacturing of pottery and figurines or similar ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas																	G	G	
Manufacturing musical instrument																	G	G	
Martial arts school														G	G	G			
Medical equipment and supplies sales														G	G	G			
Metal shops involving fabrication of sheet metal																	G	G	
Modular home (one family detached)	G	G	G	G	G	G	G	G	G	G	G	G							
Monument works, stone works																G	G	G	
Motorcycle and all terrain vehicle (ATV) sales, service, repair, and rental														G	G	G	G	G	

[illegible][illegible]

§152.129 PERMITTED USES TABLE

Use Description	Zones																	Supplemental Regulations	
	R-30/R-20	RMH-30 RMH-20	R-13	RMH 13	R-10	RMH-10	R-8	RMH-8	R-80W	R-40W	RMF	TR	MA	CB	GB	HB	IL	IH	
Public utilities, static transformer stations, transmission lines and towers and telephone exchanges, radio and television towers and transmitting or relay stations, including service and storage yards	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	
Quarries or other extraction industries																	S	S	
Racetrack, indoor																	S	S	
Racetrack, outdoor																	S	S	
Railroad freight stations, switching, storage, freight yards, maintenance, and fueling stations																S	S	S	
Railway stations														G	G	G	G	G	
Recreational facility; indoor (private and non-profit)																S	S	S	
Recreational facility; outdoor (private)	S															S	S	S	
Recycling deposit station (principal use)	S															S	S	S	
Recycling processing facility																	S	S	
Repair and servicing shops conducted entirely within an enclosed structure														G	G	G	G	G	
Restaurants, including all eating establishments except: bars, nightclubs, lounges,														G	G	G	S	S	
Roller skating rinks														G	G	G	S	S	
Salvage yards																	S	S	
Septic tank cleaning service																	S	S	
Schools (academic): kindergarden, elementary, secondary, public or private	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Schools (non-academic): commercial, vocational, public or private to include music and dance studios	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Seasonal sales (Christmas trees, plants and pumpkins)															G	G	G	G	§152.1463
Service and repair establishments, including but not limited to small item repair shops and rental shops; conducted entirely within an enclosed structure														G	G	G	G	G	

§152.129 PERMITTED USES TABLE

Use Description	Zones																		Supplemental Regulations
	R-30/R-20	RMH-30 RMH-20	R-13	RMH 13	R-10	RMH-10	R-8	RMH-8	R-80W	R-40W	RMF	TR	MA	CB	GB	HB	IL	IH	
Service station type I														G	G	G	G	G	
Service station type II															S	G			
Service station type III															S	G			
Sheet metal, roofing shops																G	G	G	
Shoe repair														G	G	G			
Shooting range; indoor														G	G	G			
Shooting range; outdoor																S	S	S	
Sign and banner shop, retail sales														G	G	G			
Sign painting and fabrication shop																G	G	G	
Small-scale solar collection systems	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	§152.1469
Solar Farms	S	S															S	S	§152.1469
Sporting goods and apparel shops														G	G	G			
Stables, commercial	S																S	S	
Swimming pools sales, service, and supplies																S	G	G	
Tailor, dressmaking, and alteration shop														G	G	G			
Tanning salons, primary and accessory uses														G	G	G			
Tattoo parlor														S	S	S			
Tax preparation service														G	G	G			
Taxi stands														G	G	G	G	G	
Television sales and repair														G	G	G			
Theater														G	G	G			
Thrift stores														G	G	G			
Tobacco storage and processing; commercial and industrial operations																	G	G	
Tool and die shop, wrought iron shop, blacksmith or machine shop																	G	G	
Toys, retail sales														G	G	G			
Trailer sales, service, and rental																G	G	G	
Travel agency														G	G	G			
Travel trailer parks	S																S	S	
Truck and utility trailer rental facility; primary use																G	G	G	
Truck washing facility; accessory use																	G	G	
Truck washing facility; primary use																	S	S	
Upholstery shop																G	G		

§152.129 PERMITTED USES TABLE

Use Description	Zones																	Supplemental Regulations	
	R-30/R-20	RMH-30 RMH-20	R-13	RMH 13	R-10	RMH-10	R-8	RMH-8	R-80W	R-40W	RMF	TR	MA	CB	GB	HB	IL	IH	
Veterinary and animal clinics and hospitals (non-boarding)														G	G	G			
Video rental stores; primary and accessory use														G	G	G			
Warehousing, general															G	G	G	G	
Watch and clock, repair and sales														G	G	G			
Welding shop																			
Well drilling services																G	G	G	
Wholesale establishments, sales, distribution, and operations																	G	G	
Wholesale storage of petroleum, gasoline, and oil																		S	
Wind energy facilities; principle or accessory uses	S								S	S						S	S	S	
Woodworking shops																	G	G	
Wrecker service; automobile and vehicle towing service																S	G	G	

Attachment 5



Subject Site



Commerical Business



Posted sign looking Southwest on Perry Curtis Road



Looking Northeast on W Barbee Street

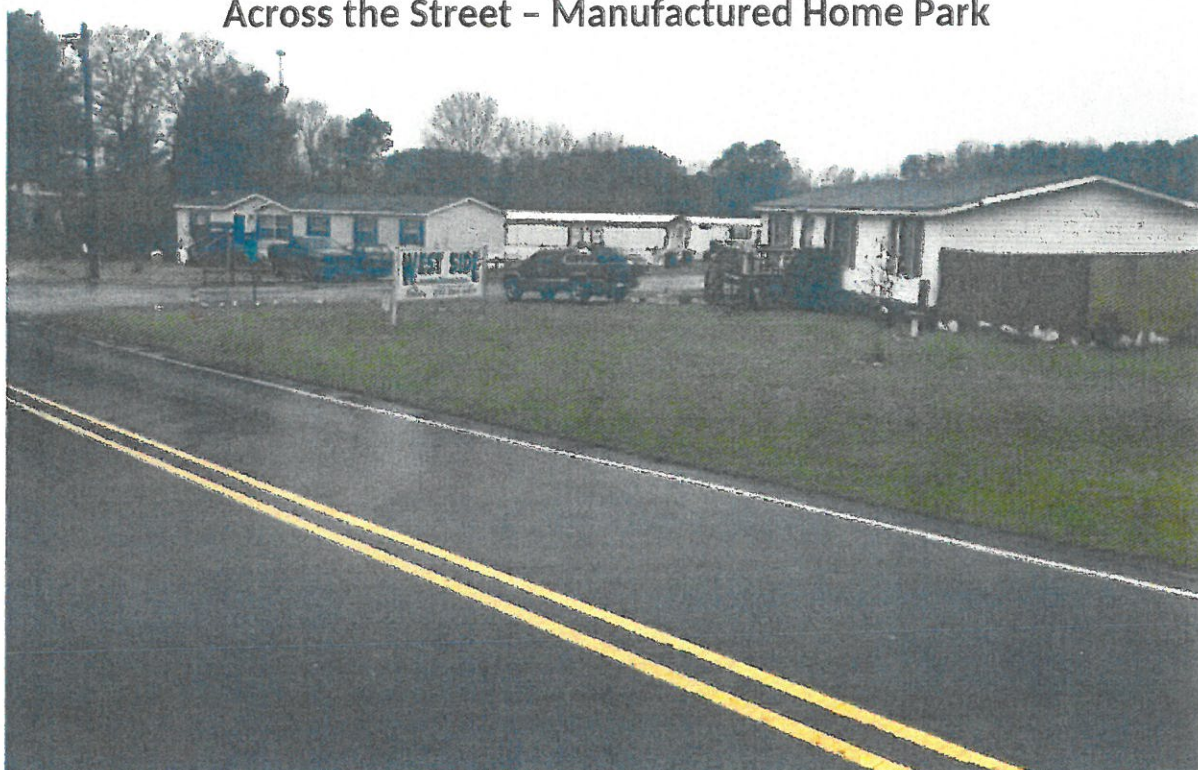


Adajcent Property to the East - Single-Family Residence



Adajcent Property to the West - Vacant

Across the Street – Manufactured Home Park





STAFF REPORT
SUP 2019-04 GREC
April 8, 2019

Topic: SUP 2019-04 GREC

Speaker: Meade O. Bradshaw, III, CZO, Assistant Planning Director
From: Meade O. Bradshaw, III, CZO, Assistant Planning Director
Prepared by: Meade O. Bradshaw, III, CZO, Assistant Planning Director
Approved by: Joseph M. Moore II, PE, Town Manager

Executive Summary:

The Board of Commissioners will consider two Special Use Permits for property located at 517 Industrial Drive.

Background:

Golden Renewable Energy, LLC (GREC) has found a property located at 517 Industrial Drive to operate their business. This property is zoned Heavy Industrial District (IH).

GREC refines diesel fuel from waste products using pyrolysis. *Refining* is a permitted use within the Heavy Industrial District (IH) through issuance of a Special Use Permit.

GREC will also have an area for the storage of fuel. A Special Use Permit is required for the *storage of fuel on the property categorized as flammable liquids or gases, bulk storage in quantities less than 100,000 gallons* within Heavy Industrial District (IH).

Unlike a General Use Permit issued by the Land Use Administrator (the Town Manager or their designee), Special Use Permits must be obtained from the Board of Commissioners.

Discussion:

The discussion before the Board is whether or not to approve the Special Use Permit. If approved, any conditions should be stated in the motion to approve, and the Board need not make findings of fact.

If denied, the Board must vote on each specific finding and state a reason as to why the finding did not have sufficient evidence to be met. Only one finding must be found unproven based upon evidence submitted at the hearing to oppose the permit. The findings of fact are as follows:

- 1) The proposed special use will not materially endanger the public health, safety or welfare;
- 2) The proposed special use will not substantially injure the value of adjoining or abutting property;
- 3) The proposed special use will be in harmony with the area in which it is to be located; and
- 4) The proposed special use will be in general conformity with the ordinances, policies, land use plan, thoroughfare plan or other plan officially adopted by the Board of Commissioners.



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The application, supporting documents, and any expert testimony provided by the applicants, staff, or the public, such as the application and findings of fact, proposed concept plan, and proposed conditions that were entered into the public record as exhibits during the Joint Public Hearing should be given careful examination to guide the Board's discussion for the four findings of fact necessary to approve or deny the special use permit.

Operational Analysis:

Comprehensive Plan: Land Use Plan (Chapter 9)

The Land Use Plan, Attachment 3, designates the parcel and area as Light Industrial (LI). LI is characterized by industrial uses that are lower in intensity and activity.

- A. The Town's adopted Comprehensive Plan suggests the parcel and surrounding areas should be Light Industrial.
- B. Uses must be accommodated within the environmental aspects of the land around the proposed land use.
- D. Types of uses:
 - i. Enclosed Storage
 - ii. Warehousing
 - iii. Research Laboratories
- E. The proposed Special Use Permit is consistent with the Land Use Plan.

Comprehensive Plan: Multimodal Transportation Plan (Chapter 5)

- A. The property is located on Industrial Drive, north of the intersection with Gannon Avenue.
- B. Industrial Drive is a two-lane undivided roadway.
- C. The Multimodal Transportation Plan shows no improvements to this section of Industrial Drive.

Comprehensive Plan: Housing & Neighborhood (Chapter 6)

Not applicable

Comprehensive Plan: Parks and Recreation Master Plan (Chapter 7)

The Town currently does not have a Parks and Recreation Master Plan or a Parks and Recreation component of the Comprehensive Plan, to guide the placement, or assess the needs, of parks and recreation facilities.

Zebulon 2030 Strategic Plan

The proposal is consistent with the following goal:

- *Growing Smart – Identify certified sites for Economic Development Projects*

Traffic

A Traffic Impact Analysis (TIA) is not required.



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Greenway, Bicycle, and Pedestrian Master Plan

The Greenway, Bicycle, and Pedestrian Master Plan (GBPMP) does not plan for bikeways along this section of Industrial Drive.

Water and Sewer Allocation Policy

Water and Sewer are available.

Ordinance Requirements

The plan submitted with the Special Use Permit is a concept plan. The Special Use Permit allows the use on the property. The project will need to receive a Zoning Permit from the town conforming to any conditions of approval with the Special Use Permit and all of the Town of Zebulon *Code of Ordinances* and *Land Development Regulations*.

Fiscal Analysis:

Attachment 5 is the applicant's application which includes responses to the Findings of Fact.

Staff Recommendation:

Staff recommends approval of SUP 2019-04 with the following conditions:

1. Masonry screening will be required around the fuel tanks and dumpster approved at the time of Zoning Permit issuance.

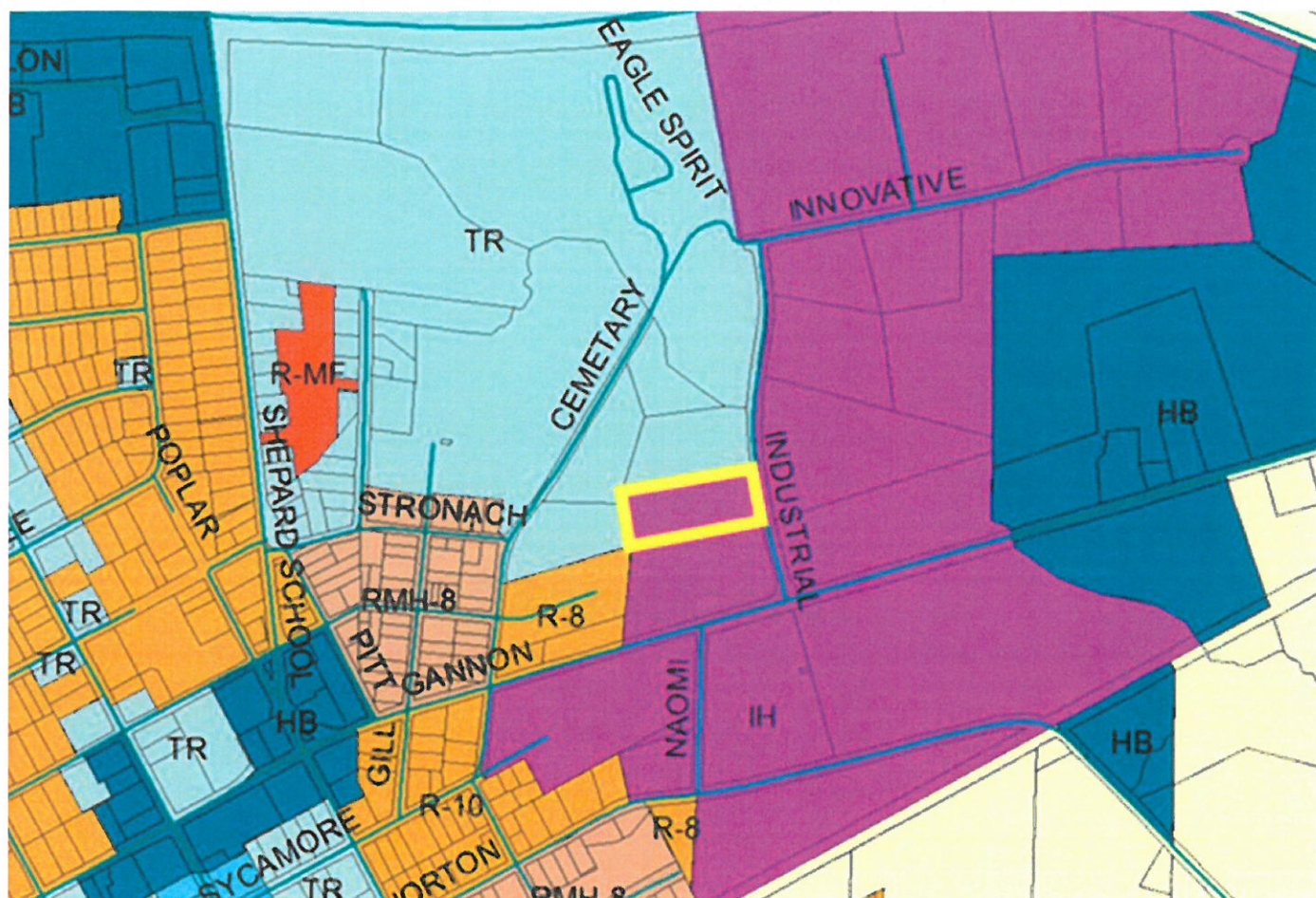
Attachments:

- (1) Aerial Map
- (2) Zoning Map
- (3) Land Use Plan
- (4) Site Pictures
- (5) Application/Concept Plan

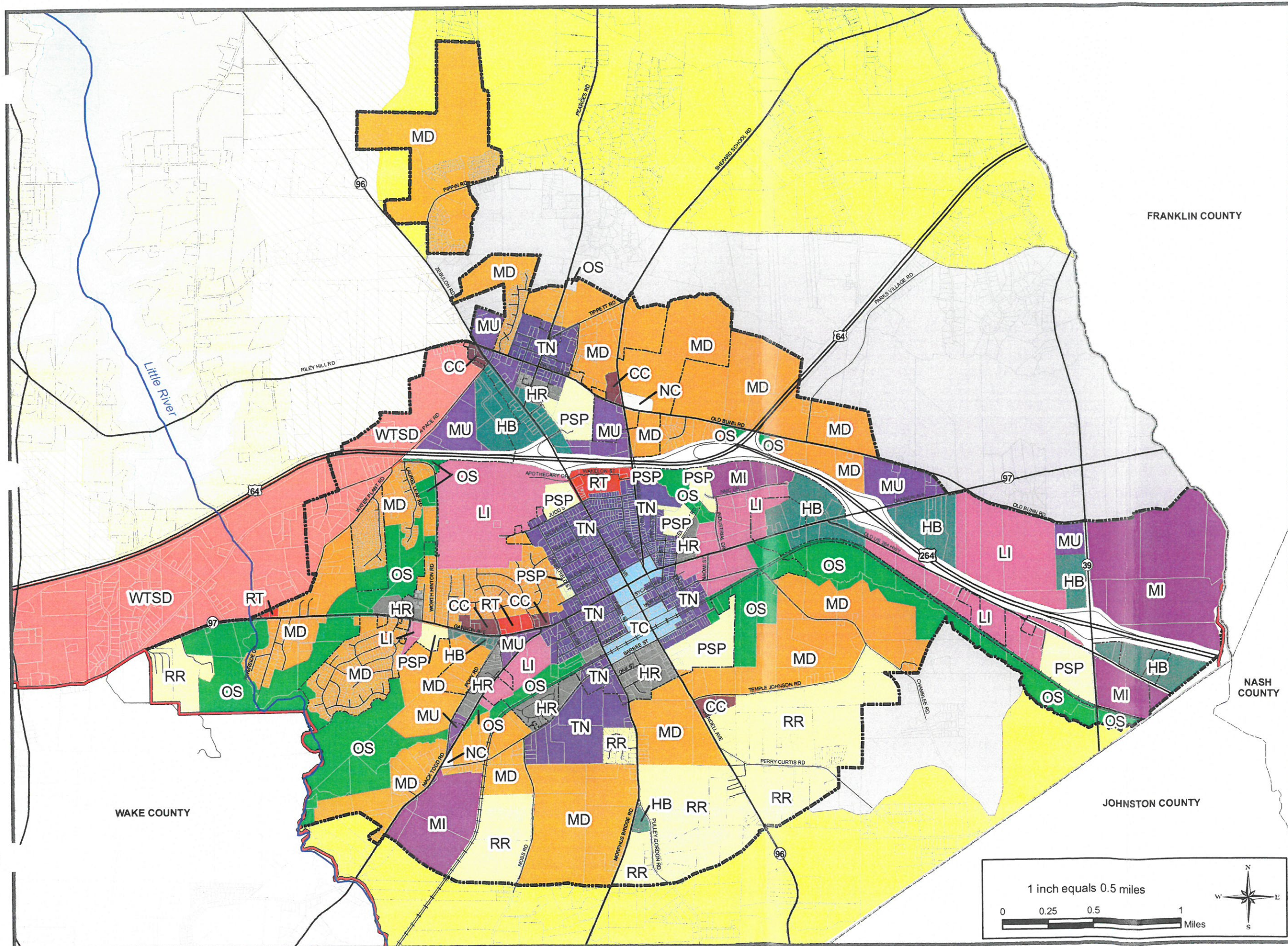
Attachment 1



Attachment 2



Attachment 3



Land Use

Town of Zebulon
Wake County, NC

Legend

- Railroad
- Streets
- Major Roads
- Major Streams
- Critical Water Supply Watershed (R-80W)
- Little River Reservoir
- Little River Water Supply Watershed
- Annexation/Utility Boundary Agreement Line
- Zebulon Short Range Utility Service Area
- Zebulon Long Range Utility Service Area
- WTSD-Watershed

Land Use

- OS-Open Space
- PSP-Public/Semi-Public Open Space
- RR-Residential Rural
- MD-Medium Density Residential
- HR-High Density Residential
- TN-Traditional Neighborhood
- TC-Town Core/Downtown
- HB-Highway Business
- MU-Mixed Use
- CC-Community Commercial
- NC-Neighborhood Commercial
- RT-Retail
- LI-Light Industrial
- MI-Medium Industrial
- Parcels
- Zebulon City Limits
- Zebulon Extra Territorial Jurisdiction Limits
- Wake County

HSMM

Data obtained from Wake County GIS and the Town of Zebulon

May 2008

Attachment 4



Subject Site



Posted Sign Looking South on Industrial Drive



Looking North on Industrial Drive



Subject Building



Possible Location For Fuel Storage



Adajcent Property to the North



Industrial Uses Across the Street

Attachment 5



RECEIVED

3/8/19

REVISED APPLICATION

Town of Zebulon

Planning Department

1003 N. Arendell Avenue, Zebulon, NC 27597

Phone: (919) 823-1810 Fax: (919) 269-6200

www.townofzebulon.org

SPECIAL USE PERMIT

GENERAL INFORMATION

A Special Use Permit is intended to provide flexibility by allowing certain types of uses in areas where additional considerations may need to be addressed to reduce the adverse effects on adjacent or surrounding properties. A Special Use Permit may be authorized for a specific site for an additional land use when such use is determined to not have an adverse effect on surrounding properties and when such use is consistent with the purpose of the zoning district.

INSTRUCTIONS

1. **Application Procedure** – The applicant requesting a Special Use Permit must submit a written application to the Zebulon Planning Department using the forms included in this packet and furnish plans and data concerning the operation, location, function, and characteristics of any use of the land or building being proposed. The non-refundable application fee is \$800.00 or \$1,800.00 with TIA Review.
2. **Site Plan** – Twenty four (24) copies of a site plan drawing shall accompany every application for a Special Use Permit. Such site plan shall include all the contents established for site plans as included in this packet.
3. **Public Hearing Procedure** – Upon submittal of a complete application, the Planning Department will schedule the application for a joint public hearing before the Planning Board and the Board of Commissioners. State law requires Special Use Permit hearings to be conducted utilizing quasi-judicial procedures. Please review the section of this packet entitled “QUASI-JUDICIAL HEARINGS,” beginning on page 6, for an explanation of quasi-judicial hearings and the applicant’s responsibility in such hearings. APPLICANTS ARE STRONGLY ENCOURAGED TO CONTACT PLANNING STAFF AS SOON AS POSSIBLE TO ADDRESS ANY QUESTIONS ABOUT THE PUBLIC HEARING. Notices of the public hearing will be mailed to all property owners having property located within 150 feet of the property being considered for a Special Use Permit. At the public hearing, the applicant, proponents, and opponents will be given the opportunity to offer evidence in favor of or against the proposal. After completion of the public hearing, the Planning Board will deliberate and forward its recommendation to the Board of Commissioners for final consideration. Deadline dates and Joint Public Hearing dates can be found on the Town of Zebulon’s website or by scanning the QR Code located at the end of this application packet.
4. **Approval and Conditional Approval** – In accordance with §152.039 of the Zebulon Code of Ordinances, each Special Use Permit application and related evidence will be evaluated by the Planning Board and the Board of Commissioners and may be approved or denied based on the evidence presented regarding certain required findings of fact (See the section of this packet entitled “REQUIRED FINDINGS OF FACT”). In the event of a conditional approval, any conditions imposed will be incorporated into the approving ordinance for permanent record.
5. **Building Permit Compliance** – No building permit for any structure will be issued, nor shall a Certificate of Occupancy be issued on any existing structure, until such development plans are consistent with the approved site plan and the conditions established for the Special Use Permit.
6. **Special Use Permit Amendments** – In accordance with §152.047 of the Zebulon Code of Ordinances, changes to a Special Use Permit or its approved site plan shall be processed in the same manner as the original approved request and will require a new application. Insignificant deviations from the permit or within a site plan may be authorized by the Planning Director. A deviation is insignificant if it has no discernible impact on neighboring properties, the general public, or those intended to occupy or use the proposed development.



APPLICATION FOR Special Use Permit

PART 1. APPLICANT/AGENT INFORMATION

Name of Applicant/Agent:

Golden Renewable Energy, LLC

Street Address of Applicant/Agent:

PO Box 46

City:

Alamance

State:

NC

Zip Code:

27201

Email of Applicant/Agent:

jross@grec@gmail.com

Telephone Number of Applicant/Agent:

336-420-1233

Fax Number of Applicant/Agent:

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 must attach an

"Owner's Consent Form" giving you permission to submit this application.

PART 2. DESCRIPTION OF REQUEST/PROPERTY

Street Address of the Property:

517 Industrial Dr, Zebulon, NC 27597

Current Zoning Classification:

IH

Acreage:

3.27

Parcel Identification Number (NC PIN):

2705574023

Deed Book:

16956

Deed Page(s):

0408

Existing Use of the Property:

Storage/Manufacturing (currently vacant)

Proposed Use of the Property:

Storage/Manufacturing

Describe the nature of the proposed activity and any particular characteristics related to the use of the property:

Golden Renewable Energy, LLC is international company that is expanding its operation to Zebulon, North Carolina.

We will have a 24 hour 7 day a week operation that employees approximately 12 employees per shift. The operation uses technology that use an advanced conversion process, that converts various inputs into stable commodities

using varying heat temperatures. A Special Use Permit is being sought for Asphalt plants or products manufacturing

and refining as well as the Bulk storage of inflammable liquids or other hazardous substances within the Heavy

Industrial Zoning District.

PART 3. PROPERTY OWNER INFORMATION

Name of Property Owner:

TEBIO, LLC

Street Address of Property Owner:

P.O. Box 97608

City:

Raleigh

State:

NC

Zip Code:

27624

Email of Property Owner:

mark@tmeinvestments.com

Telephone Number of Property Owner:

91-877-8668

Fax Number of Property Owner:

none

I hereby certify that I am, or that I represent, the legal owner of the property described above and do hereby submit this request for a Special Use Permit to the Planning Board and Board of Commissioners for consideration.

Signature of Owner:

Print Name:

MARK T. ANDREWS

Date:

3/8/19

FOR OFFICE USE ONLY

Application Received By:

Application Date:

File Name:

Case #:

Filing Fees Paid:

Date Fees Received:

Date of Public Hearing:

Date of Decision:

☐ Approved

☐ Denied



REQUIRED FINDINGS OF FACT

All recommendations and decisions made by the Planning Board and Board of Commissioners regarding Special Use Permit applications shall be supported by findings of fact. **The applicant will bear the burden of presenting substantial, competent, and material evidence** sufficient to enable the Board of Commissioners to make the findings of fact required in §152.038(B) of the Zebulon Code of Ordinances, as set forth below. Failure to adequately address the findings below may result in denial of the application. Please attach additional pages if necessary.

1. What evidence will you present to clearly show that the proposed special use will not materially endanger the public health, safety or welfare?
See attached.

2. What evidence will you present to clearly show that the proposed special use will not substantially injure the value of adjoining or abutting property?
See attached.

3. What evidence will you present to clearly show that the proposed special use will be in harmony with the area in which it is to be located?
See attached.

4. What evidence will you present to clearly show that the proposed special use will be in general conformity with the ordinances, policies, land use plan, thoroughfare plan or other plan officially adopted by the Board of Commissioners?
See attached.

5. What evidence will you present to clearly show that the proposed special use will not cause undue traffic congestion or create a traffic hazard?
See attached.



APPLICATION FOR Special Use Permit

6. What evidence will you present to clearly show that the proposed special use is appropriately located with respect to transportation facilities, water and sewer supply, fire and police protection, and similar facilities?

See attached

7. What evidence will you present to clearly show that the proposed special use will not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas?

See attached

8. What evidence will you present to clearly show that the proposed special use will not impede the orderly development and improvement of the surrounding properties?

See attached

9. What evidence will you present to clearly show that the proposed special use is reasonably necessary for the public health or general welfare? Does the proposed special use enhance the successful operation of the surrounding area in its basic community function or by provide an essential service to the community?

See attached

APPLICANT AFFIDAVIT

I We, the undersigned, do hereby make application and petition to the Board of Commissioners of the Town of Zebulon to approve the subject Special Use Permit. I hereby certify that I have full legal right to request such action and that 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.


Signature of Applicant

JOHN ROSS SLOANE
Print Name

6-8-2019
Date

SITE PLAN REQUIREMENTS

Every applicant requesting a Special Use Permit shall submit **24 copies** and **1 pdf on cd** of a site plan drawing with the application for a Special Use Permit. The site plan shall contain sufficient information to adequately determine the type of development being proposed. The site plan drawing shall include, at a minimum, the following features unless otherwise specified by the Planning Department:

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

NOTE: In accordance with §152.042 of the Zebulon Code of Ordinances, the Board of Commissioners may affix conditions to the Special Use Permit. Examples of conditions that might be imposed would be conditions affecting the following:

- | | |
|---|---|
| a. Setbacks for buildings or structures | j. Mitigation of noise, fumes, odors, vibrations, or airborne particles |
| b. Public street access | k. Exterior lighting |
| c. Drainage | l. Exterior construction materials |
| d. Vehicular traffic, circulation, parking lots or spaces | m. Screening or buffer zones |
| e. Hours of operation | n. Outside storage and display of merchandise |
| f. Activities and uses permitted | o. Refuse and waste storage |
| g. Landscaping | p. Lot sizes and dimensions |
| h. Pedestrian circulation | q. Accessory buildings |
| i. Signs | r. Other conditions or restrictions as shown on the site plan |



APPLICATION FOR Special Use Permit

OWNER'S CONSENT FORM

Name of Project: GREC

Submittal Date: _____

OWNER'S AUTHORIZATION

I hereby give CONSENT to GREC (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 §152.046 of the Zebulon Code of Ordinances, so long as the land or structures (or any portion thereof) covered under an approved Special Use Permit continues to be used for the purposes for which the Permit was granted, then no person (including successors or assigns of the person who obtained the Permit) may make use of the land or structures for the purposes authorized in the Permit except in accordance with all the terms and requirements of the Permit. 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.

Walter T. Andrews
Signature of Owner

WALTER T ANDREWS
Print Name

3-8-19
Date

CERTIFICATION OF PROPERTY OWNER

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

Walter T. Andrews
Signature of Owner

WALTER T ANDREWS
Print Name

3-8-19
Date

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



QUASI-JUDICIAL HEARINGS

Explanation of Quasi-Judicial Hearings

Quasi-judicial decisions arise in a variety of local government settings. In Zebulon, members of the Town's Board of Commissioners and Planning Board jointly hold quasi-judicial hearings for special use permits, as required by state law. Zebulon's Board of Adjustment also holds quasi-judicial hearings for variance requests and appeals of staff decisions. During a quasi-judicial hearing, the Boards must hold an evidentiary hearing based solely on written and oral evidence presented by witnesses testifying under oath and subject to cross-examination. The quasi-judicial hearings do not involve setting new policies, but rather the application of previously adopted policies to the parties involved. Unlike legislative decisions (like rezonings), where the Board's actively seek the public's input and opinion concerning the advisability of the matter before the Boards, state law and constitutional considerations require that a quasi-judicial decision must be based solely on the evidence presented and cannot be based on the Board's or witnesses' unsubstantiated opinions. Put differently, a quasi-judicial decision is one that requires the Board members to find facts and apply the standards set forth in the Town's ordinance to a specific situation.

Evidence Required

There must be "substantial, competent, and material evidence" in the record to support each factual determination; the findings cannot be based on conjecture or assumptions. North Carolina General Statutes (NCGS) §160A-393 prohibits a person from giving opinions about scientific, technical or other specialized subjects unless the person, by knowledge, skill, experience, training or education, is in fact an expert on the subject. NCGS §160A-393 specially prohibits opinions that "the use of property in a particular way would affect the value of other properties" or opinions that "the increase in vehicular traffic resulting from a proposed development would pose a danger to the public safety" unless the witness is an expert on the subject.

Burden

The applicant will bear the burden of presenting evidence sufficient to enable the Board of Commissioners to make the findings of fact required the Zebulon Code of Ordinances. Those in opposition to the issuance of the special use permit bear the burden of presenting evidence that a required standard will not be met. The findings of fact required by the Zebulon Code of Ordinances are as follows:

1. The proposed special use will not materially endanger the public health, safety or welfare.
2. The proposed special use will not substantially injure the value of adjoining or abutting property.
3. The proposed special use will be in harmony with the area in which it is to be located.
4. The proposed special use will be in general conformity with the ordinances, policies, land use plan, thoroughfare plan or other plan officially adopted by the Board of Commissioners.

Ex-Parte Communication

In all quasi-judicial hearings, all rulings must be based only upon the evidence in the record. Any direct or indirect communication (verbal, written, electronic or graphic) between a Board member and a proponent, opponent, or other interested party received outside of the record is considered "ex-parte communication". Board members should not receive evidence or argument on a pending quasi-judicial matter outside of the official public hearing on the matter. Note that this is different from a legislative matter before the Board, in which case Board members are free to discuss legislative matters with citizens at any time. It is inappropriate for the Board member to discuss or read correspondence concerning the quasi-judicial matter outside of the public hearing. Please do not approach or attempt to communicate with a Board member about the pending special use permit outside the public hearing; doing so may provide legal grounds for a court to overturn the Board's decision.

Oaths

Those offering testimony are put under oath. If a witness has religious objections to taking an oath, he or she may affirm rather than swear an oath.



APPLICATION FOR Special Use Permit

Questions about Quasi-Judicial Proceedings

If you have any questions about the applicable procedures, contact one of the Town of Zebulon Planning Department representatives listed below:

Name	Title	Phone Number	Email
Mark Hetrick	Planning Director	(919)823-1808	mhetrick@townofzebulon.org
Julie Spriggs	Senior Planner	(919)823-1809	jspriggs@townofzebulon.org
Mackenzie Day	Planner I	(919)823-1811	mday@townofzebulon.org
Davida Moore	Permitting & Code Enforcement Officer	(919)823-1810	dmoore@townofzebulon.org



1. What evidence will you present to clearly show that the proposed special use will not materially endanger the public health, safety or welfare?

GRE will provide a process flow diagram illustrating all of the equipment that will be operated at the Zebulon facility. This diagram shows the instrumentation and safety equipment utilized during the process to ensure the safety of not only the employees and operators of GRE but the public as well.

GRE's equipment is monitored and controlled with advanced industry hardware and software. In addition to a GRE on-site operator, the RFP unit can be monitored and controlled remotely through an internet connection. This provides GRE chief personnel with 24/7 observation of system performance and live command over system operation

During operation the RFP Unit monitors system temperatures, pressures, fluid levels, feed stock levels, PH, and is equipped with gas detection for various explosive or toxic gases. In the event of any abnormality the monitoring equipment will alert the operator and initiate a controlled system shutdown, until such abnormal conditions are corrected.

In the event of a power outage, a backup power supply is utilized to maintain control over all critical system components to either continue operation when power is restored or provide command over a controlled system shutdown when backup power nears depletion.

Periodic maintenance, daily inspections and system self checks are performed, and will be required for system software to begin and continue operation of all equipment.

2. What evidence will you present to clearly show that the proposed special use will not substantially injure the value of adjoining or abutting property?

All operations of GRE process are performed inside the Zebulon facility. Site plan drawings provided show that the majority of GRE equipment is housed inside the facility, with the exception of an exhaust stack and cooling tower. These two piece of equipment will be tucked behind the facility and will not be visible to any of the adjoining properties. They can be screened to comply with ordinance.

3. What evidence will you present to clearly show that the proposed special use will be in harmony with the area in which it is to be located?

The property is located within an industrial park with other, similar manufacturing industries.

4. What evidence will you present to clearly show that the proposed special use will be in general conformity with the ordinances, policies, land use plan, thoroughfare plan or other plan officially adopted by the Board of Commissioners?

The manufacturing operations will be housed inside of an existing building that is currently in conformance with ordinances and land use plans for Zebulon. Any improvements proposed will also be in conformance with NC Building Code, Fire Code and local ordinances.

5. What evidence will you present to clearly show that the proposed special use will not cause undue traffic congestion or create a traffic hazard?

GRE Zebulon will operate 24-7 with three personnel shifts throughout each day. Each operational shift requires a minimum of 8 employees present. During normal 9-5 hours of operation an additional 8 managerial and office personnel will be present on site. GRE does not anticipate more than a maximum of 20 vehicles ever utilizing more than the 30 existing paved and striped parking spots.

In addition to the commuting vehicles of GRE employees, one 40 foot boxed truck delivering process feed stock, and one additional fuel truck will pick up GRE's end product, each day. Each truck will be on site for a maximum of 1 hour per day and will not be on site at the same time. These pickup and delivery times can be scheduled at any time of day that Zebulon requests to mitigate undue traffic and congestion.

6. What evidence will you present to clearly show that the proposed special use is appropriately located with respect to transportation facilities, water and sewer supply, fire and police protection, and similar facilities?

GRE will provide maps showing appropriate distances to all emergency services, transportation facilities, utilities and main thoroughfares.

7. What evidence will you present to clearly show that the proposed special use will not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas?

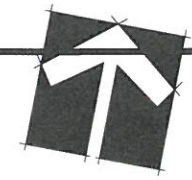
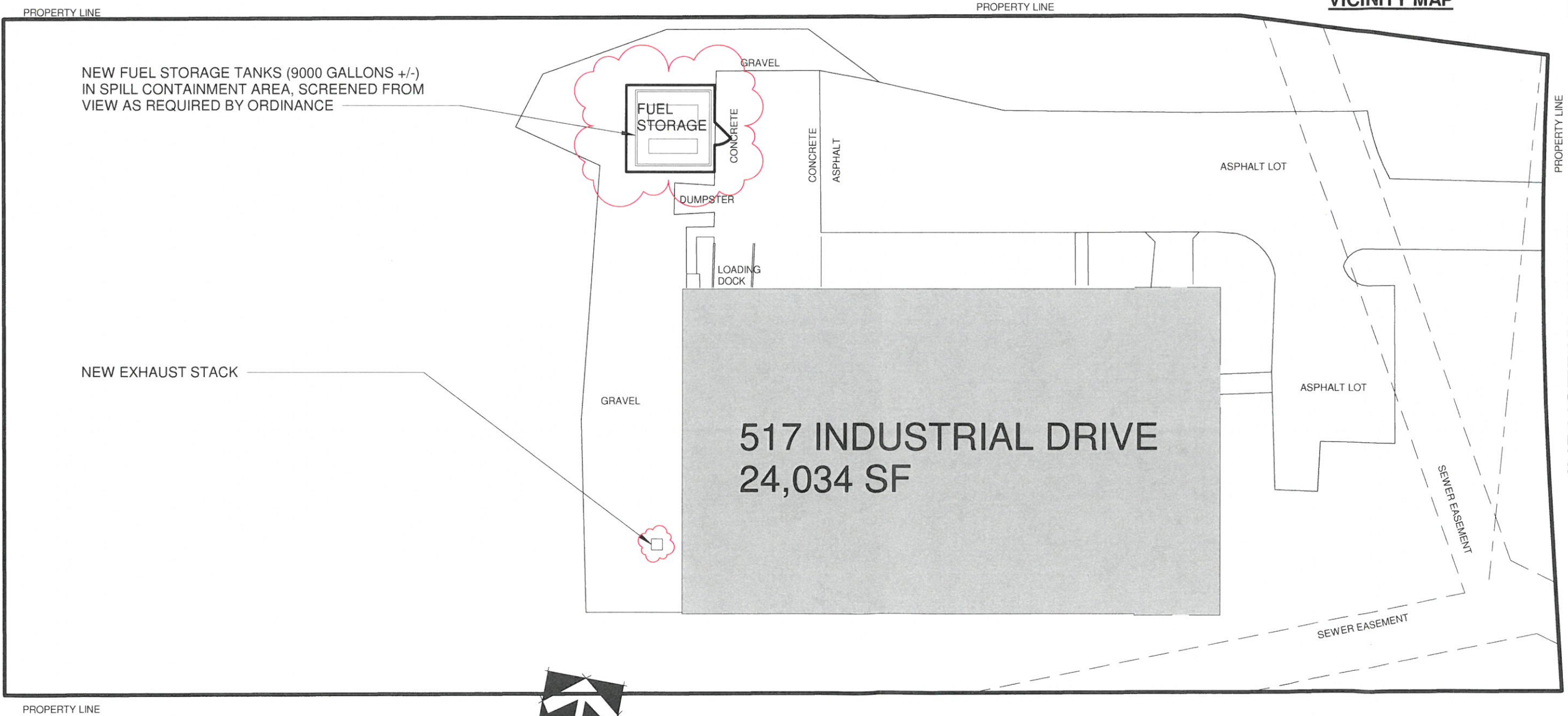
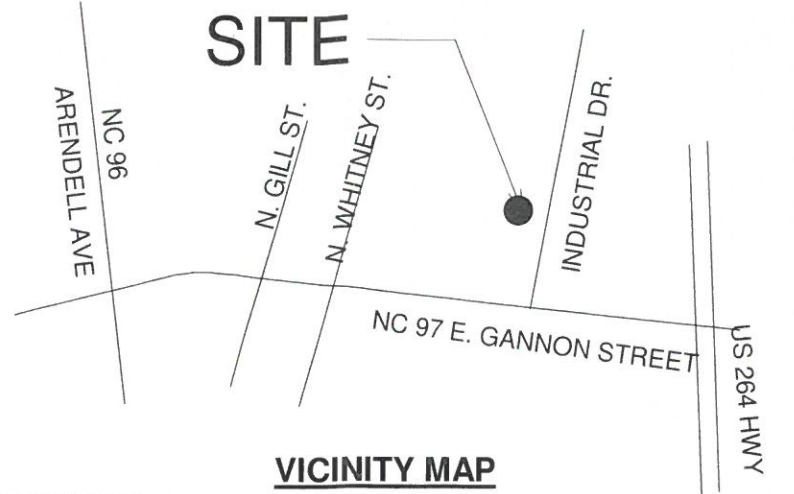
All of GREs operation is performed inside the facility. It is a closed loop process where all by products are fully contained without being discharged into the atmosphere. The process requires the use of industrial equipment such as motors and blowers which operate at a low and appropriate db level. Industry standard external gas detection systems are used and can be demonstrated to confirm harmful gases or smoke are not present.

8. What evidence will you present to clearly show that the proposed special use will not impede the orderly development and improvement of the surrounding properties?

All of GREs operation is performed inside the facility.

9. What evidence will you present to clearly show that the proposed special use is reasonably necessary for the public health or general welfare? Does the proposed special use enhance the successful operation of the surrounding area in its basic community function or by provide an essential service to the community?

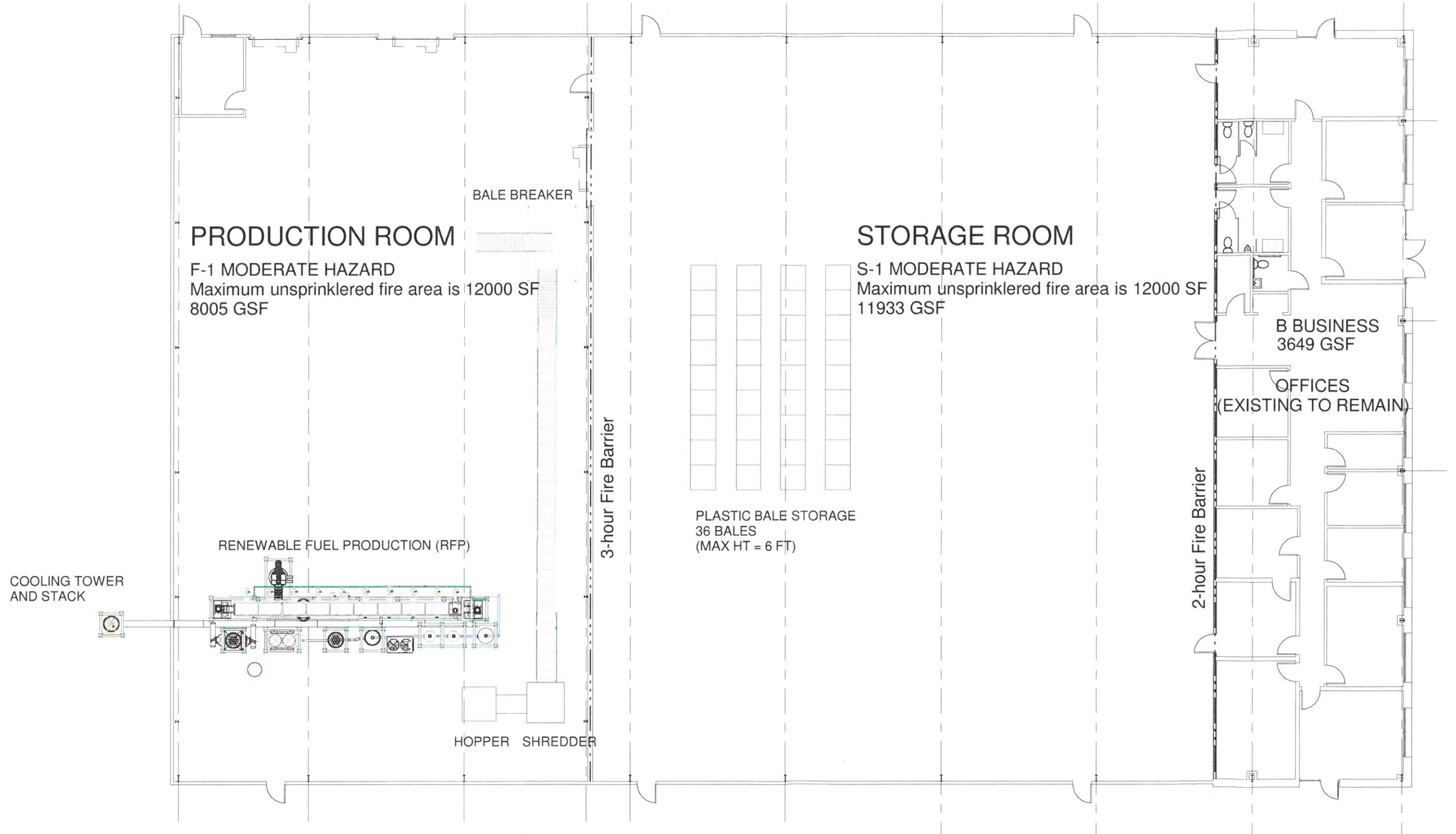
The country has a huge plastic waste problem. Currently, only 9% is recycled. It has become a tremendous burden on our municipal waste system. The purpose of this facility is to help address that burden. The RFP machine separates the input (plastics in this case) into its separate components that include a diesel fuel.



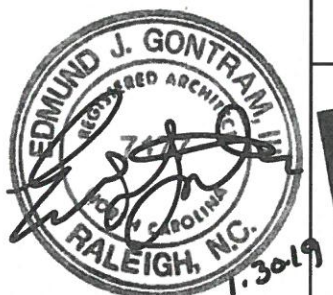
NOTE: NEW CONSTRUCTION IN CLOUDED AREA. ALL
OTHER FEATURES ARE EXISTING TO REMAIN

1 SITE PLAN
1" = 40'-0"





1 FLOOR PLAN
1/16" = 1'-0"





STAFF REPORT
SUP 2019-05 Green Pace Road Commercial Center
April 8, 2019

Topic: SUP 2019-05 Green Pace Road Commercial Center

Speaker: Meade O. Bradshaw, III, CZO, Assistant Planning Director
From: Meade O. Bradshaw, III, CZO, Assistant Planning Director
Prepared by: Meade O. Bradshaw, III, CZO, Assistant Planning Director
Approved by: Joseph M. Moore II, PE, Town Manager

Executive Summary:

The Board of Commissioners will consider the Special Use Permit located at 201 Green Pace Road.

Background:

The property is approximately 32.03 acres in size zoned Heavy Business (HB) located within the Town of Zebulon's Extraterritorial Jurisdiction.

In accordance with *Code of Ordinances* Section 152.053, major subdivisions require a Special Use Permit issued by the Board of Commissioners. The proposed subdivision is a ten lot commercial subdivision. Nine lots will be commercial developments, while one lot will serve as the regional stormwater control measure.

Unlike a General Use Permit or Minor Subdivision issued/approved by town staff, Special Use Permits must be obtained from the Board of Commissioners.

Discussion:

The discussion before the Board is whether or not to approve the Special Use Permit. If approved, any conditions should be stated in the motion to approve, and the Board need not make findings of fact.

If denied, the Board must vote on each specific finding and state a reason as to why the finding did not have sufficient evidence to be met. Only one finding must be found unproven based upon evidence submitted at the hearing to oppose the permit. The findings of fact are as follows:

- 1) The proposed special use will not materially endanger the public health, safety or welfare;
- 2) The proposed special use will not substantially injure the value of adjoining or abutting property;
- 3) The proposed special use will be in harmony with the area in which it is to be located; and
- 4) The proposed special use will be in general conformity with the ordinances, policies, land use plan, thoroughfare plan or other plan officially adopted by the Board of Commissioners.



STAFF REPORT
SUP 2019-05 Green Pace Road Commercial Center
April 8, 2019

The application, supporting documents, and any expert testimony provided by the applicants, staff, or the public, such as the application and findings of fact, proposed concept plan, and proposed conditions that were entered into the public record as exhibits during the Joint Public Hearing should be given careful examination to guide the Board's discussion for the four findings of fact necessary to approve or deny the special use permit.

Operational Analysis:

Comprehensive Plan: Land Use Plan (Chapter 9)

The Land Use Plan, Attachment 3, designates the parcel as Watershed (WTSD).

- A. While the Future Land Use Plan designates this parcel as Watershed, the watershed boundary is on the opposite side of Green Pace Road.

Comprehensive Plan: Multimodal Transportation Plan (Chapter 5)

- A. The property is located on Green Pace Road, south of it's intersection with N Arendell Avenue.
B. Green Pace Road is a two-lane undivided roadway.
C. The Multimodal Transportation Plan shows this section of Green Pace Road to be a 2-lane section with paved shoulders.

Comprehensive Plan: Housing & Neighborhood (Chapter 6)

Not applicable

Comprehensive Plan: Parks and Recreation Master Plan (Chapter 7)

The Town currently does not have a Parks and Recreation Master Plan or a Parks and Recreation component of the Comprehensive Plan, to guide the placement, or assess the needs, of parks and recreation facilities.

Zebulon 2030 Strategic Plan

The proposal is consistent with the following goal:

- *Growing Smart – Identify certified sites for Economic Development Projects*

Traffic

A Traffic Impact Analysis (TIA) is not required.

Greenway, Bicycle, and Pedestrian Master Plan

Bikeways and sidewalks are designated along this section of Green Pace Road.

Water and Sewer Allocation Policy

Water is available in Green Pace Road. The development is providing a connection to the water services. The property will require annexation into the Town of Zebulon. A developers agreement will be required reading the future connection to sanitary sewer services.



STAFF REPORT
SUP 2019-05 Green Pace Road Commercial Center
April 8, 2019

Ordinance Requirements

The project will go through the Town's Technical Review Committee conforming to the conditions of approval of the Special Use Permit and all of the Town of Zebulon *Code of Ordinances* and *Land Development Regulations*.

Fiscal Analysis:

Attachment 5 is the applicant's application which includes responses to the Findings of Fact.

Staff Recommendation:

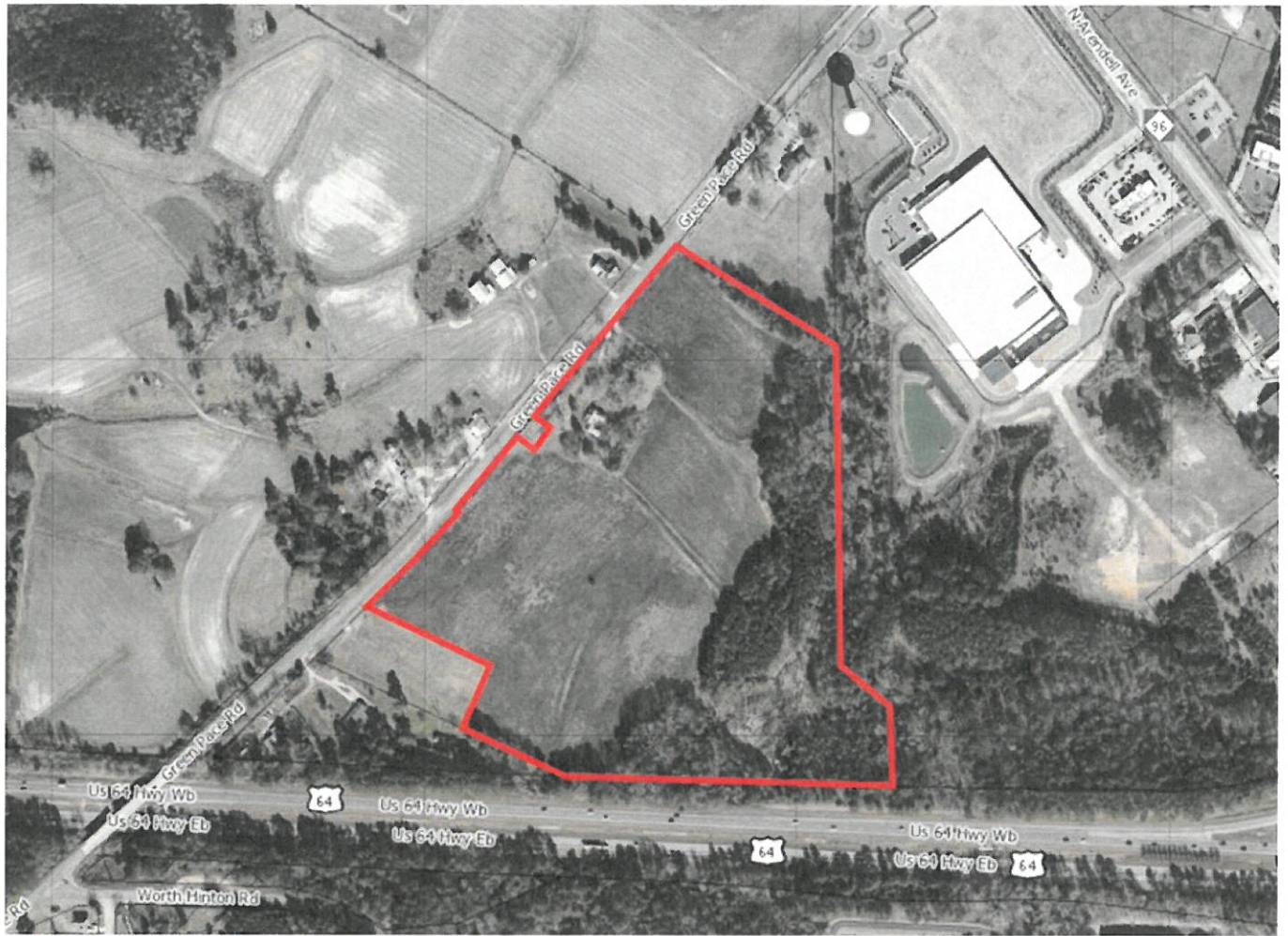
Staff recommends approval of SUP 2019-05 with the following conditions:

1. The property is annexed into the Town of Zebulon prior to lot recordation;
2. A developer's agreement is created and approved by the Town of Zebulon regarding the future connection to sanitary sewer service prior to lot recordation. The agreement will address, but is not limited to the following discussion points:
 - a. The Town of Zebulon is not responsible for the connection or extension to the sanitary sewer service;
 - b. The Town of Zebulon is not responsible for the maintenance of the septic systems on the individual lots; and
 - c. When the sanitary sewer line is extended, the lots fronting on Green Pace Road will be required to connect at the expense of the commercial park.
3. A twenty year warranty is approved by the Public Works Director for the cul-de-sac being constructed; and
4. The requirement of a Transportation Impact Analysis will be determined during Technical Review Committee Review.
5. The project must receive Technical Review Committee approval from the Town of Zebulon conforming to the Code of Ordinances and Land Development Regulations.

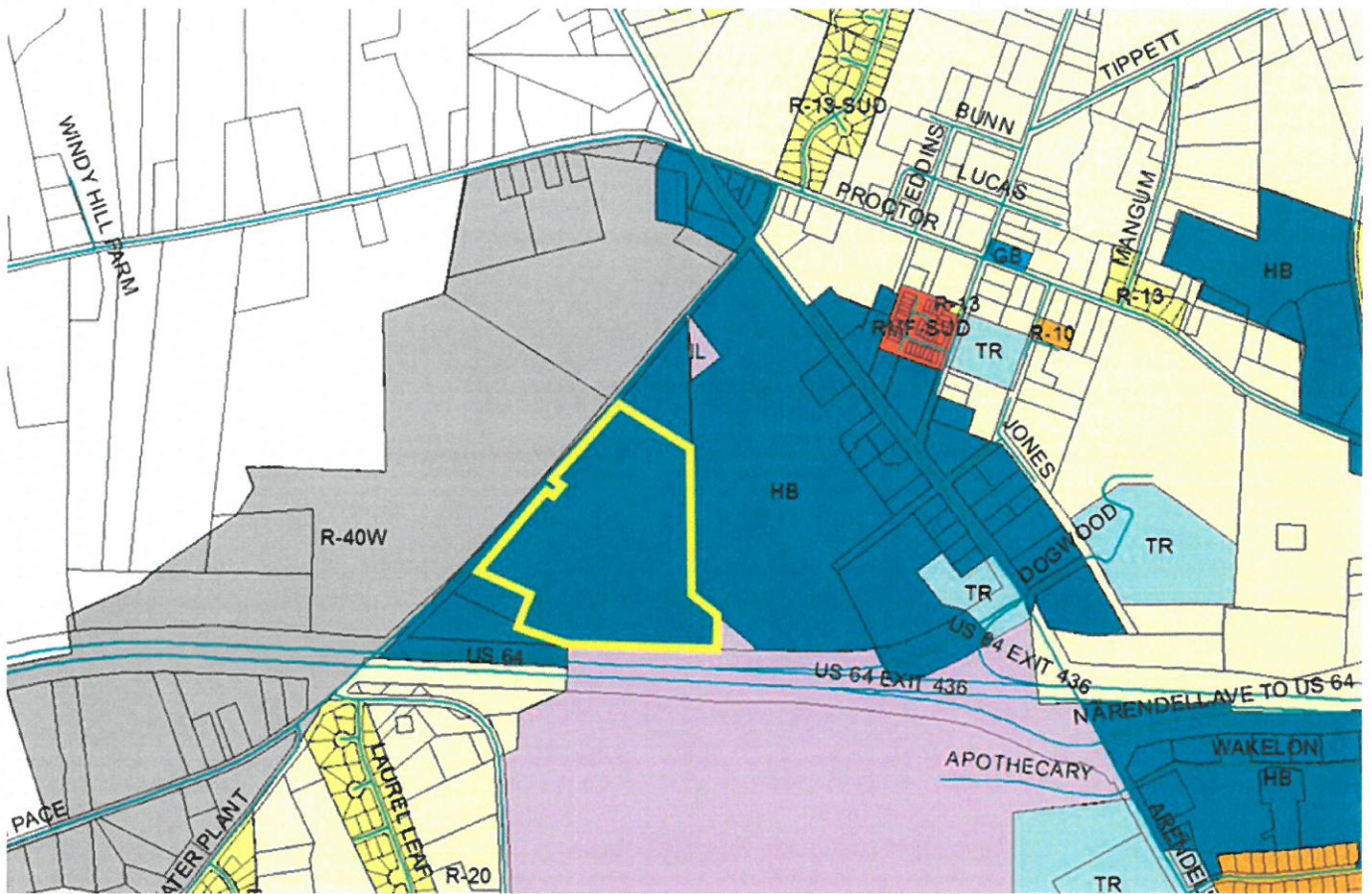
Attachments:

- (1) Aerial Map
- (2) Zoning Map
- (3) Land Use Plan
- (4) Site Pictures
- (5) Application/Concept Plan

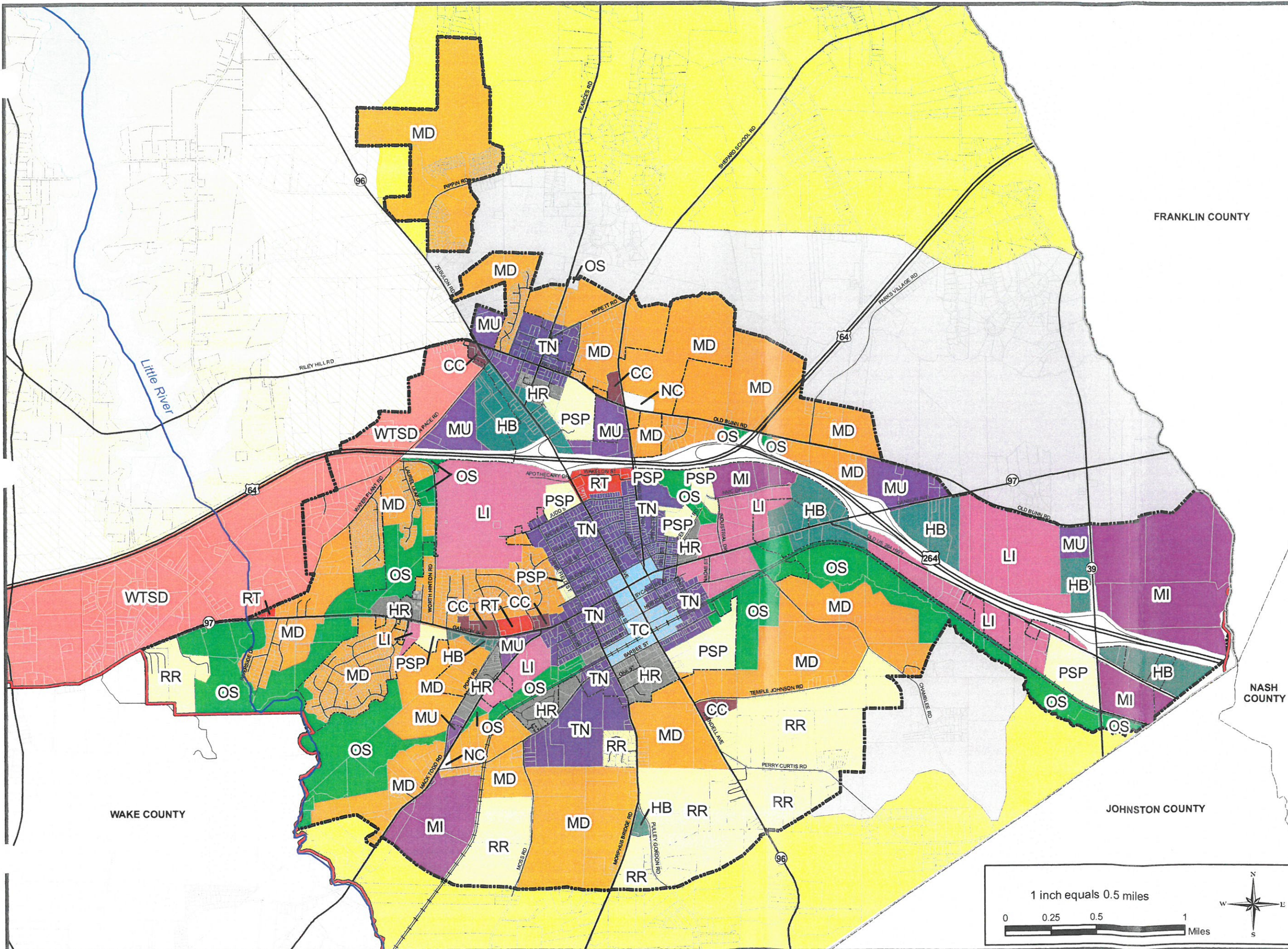
Attachment 1



Attachment 2



Attachment 3



Land Use

Town of Zebulon
Wake County, NC

- Legend**
- Railroad
 - Streets
 - Major Roads
 - Major Streams
 - Critical Water Supply Watershed (R-80W)
 - Little River Reservoir
 - Little River Water Supply Watershed
 - Annexation/Utility Boundary Agreement Line
 - Zebulon Short Range Utility Service Area
 - Zebulon Long Range Utility Service Area
 - WTSD-Watershed
- Land Use**
- OS-Open Space
 - PSP-Public/Semi-Public Open Space
 - RR-Residential Rural
 - MD-Medium Density Residential
 - HR-High Density Residential
 - TN-Traditional Neighborhood
 - TC-Town Core/Downtown
 - HB-Highway Business
 - MU-Mixed Use
 - CC-Community Commercial
 - NC-Neighborhood Commercial
 - RT-Retail
 - LI-Light Industrial
 - MI-Medium Industrial
 - Parcels
 - Zebulon City Limits
 - Zebulon Extra Territorial Jurisdiction Limits
 - Wake County



Data obtained from Wake County GIS and the Town of Zebulon

Attachment 4



Posted Sign Along Green Pace Road



Subject Site



Adjacent Single-Family Residence



Single-Family Residence Across the Street



Adjacent Commercial Use to the North

Attachment 5



Town of Zebulon

Planning Department

1003 N. Arendell Avenue, Zebulon, NC 27597

Phone: (919) 823-1810 Fax: (919) 269-6200

www.townofzebulon.org

SPECIAL USE PERMIT

GENERAL INFORMATION

A Special Use Permit is intended to provide flexibility by allowing certain types of uses in areas where additional considerations may need to be addressed to reduce the adverse effects on adjacent or surrounding properties. A Special Use Permit may be authorized for a specific site for an additional land use when such use is determined to not have an adverse effect on surrounding properties and when such use is consistent with the purpose of the zoning district.

INSTRUCTIONS

1. **Application Procedure** – The applicant requesting a Special Use Permit must submit a written application to the Zebulon Planning Department using the forms included in this packet and furnish plans and data concerning the operation, location, function, and characteristics of any use of the land or building being proposed. The non-refundable application fee is **\$650.00**.
2. **Site Plan** – Twenty four (24) copies of a site plan drawing shall accompany every application for a Special Use Permit. Such site plan shall include all the contents established for site plans as included in this packet.
3. **Public Hearing Procedure** – Upon submittal of a complete application, the Planning Department will schedule the application for a joint public hearing before the Planning Board and the Board of Commissioners. State law requires Special Use Permit hearings to be conducted utilizing quasi-judicial procedures. Please review the section of this packet entitled “QUASI-JUDICIAL HEARINGS,” beginning on page 6, for an explanation of quasi-judicial hearings and the applicant’s responsibility in such hearings. **APPLICANTS ARE STRONGLY ENCOURAGED TO CONTACT PLANNING STAFF AS SOON AS POSSIBLE TO ADDRESS ANY QUESTIONS ABOUT THE PUBLIC HEARING.** Notices of the public hearing will be mailed to all property owners having property located within 150 feet of the property being considered for a Special Use Permit. At the public hearing, the applicant, proponents, and opponents will be given the opportunity to offer evidence in favor of or against the proposal. After completion of the public hearing, the Planning Board will deliberate and forward its recommendation to the Board of Commissioners for final consideration. Deadline dates and Joint Public Hearing dates can be found on the Town of Zebulon’s website or by scanning the QR Code located at the end of this application packet.
4. **Approval and Conditional Approval** – In accordance with §152.039 of the Zebulon Code of Ordinances, each Special Use Permit application and related evidence will be evaluated by the Planning Board and the Board of Commissioners and may be approved or denied based on the evidence presented regarding certain required findings of fact (See the section of this packet entitled “REQUIRED FINDINGS OF FACT”). In the event of a conditional approval, any conditions imposed will be incorporated into the approving ordinance for permanent record.
5. **Building Permit Compliance** – No building permit for any structure will be issued, nor shall a Certificate of Occupancy be issued on any existing structure, until such development plans are consistent with the approved site plan and the conditions established for the Special Use Permit.
6. **Special Use Permit Amendments** – In accordance with §152.047 of the Zebulon Code of Ordinances, changes to a Special Use Permit or its approved site plan shall be processed in the same manner as the original approved request and will require a new application. Insignificant deviations from the permit or within a site plan may be authorized by the Planning Director. A deviation is insignificant if it has no discernible impact on neighboring properties, the general public, or those intended to occupy or use the proposed development.



APPLICATION FOR Special Use Permit

PART 1. APPLICANT/AGENT INFORMATION

Name of Applicant/Agent:

Charles R. Walker III

Street Address of Applicant/Agent:

275 N. Pea Ridge Rd

City:

Pittsboro

State:

NC

Zip Code:

27312

Email of Applicant/Agent:

cwalker@epgrouponline.com

Telephone Number of Applicant/Agent:

Fax Number of Applicant/Agent:

Are you the owner of the property?

☐

Yes

☒

No

Are you the owner's agent?

X Yes

☐

No

Note: If you are not the owner of the property, you must attach an

"Owner's Consent Form" giving you permission to submit this application.

PART 2. DESCRIPTION OF REQUEST/PROPERTY

Street Address of the Property:

201 Green Pace Road

Current Zoning Classification:

HB

Acreage:

32.3

Parcel Identification Number (NC PIN):

1796-80-2253

Deed Book:

17141

Deed Page(s):

113

Existing Use of the Property:

Vacant

Proposed Use of the Property:

Commercial Park

Describe the nature of the proposed activity and any particular characteristics related to the use of the property: This proposal is for a nine-lot commercial park served by public water and septic fields. Each individual lot will apply to the Town independently for final approvals. At that time final lot size and architecture of the buildings will reviewed for approval.

PART 3. PROPERTY OWNER INFORMATION

Name of Property Owner:

Site Investments LLC

By: JV Management, LLC

Manager

Street Address of Property Owner:

8341 BANDFORD WAY, SUITE 101

City:

RALEIGH

State:

NC

Zip Code:

27615

Email of Property Owner:

mike.jordan@jvmgmt.net

Telephone Number of Property Owner:

919-422-3933

Fax Number of Property Owner:

I hereby certify that I am, or that I represent, the legal owner of the property described above and do hereby submit this request for a Special Use Permit to the Planning Board and Board of Commissioners for consideration.

Signature of Owner:

Print Name:

Michael E. Jordan,
Manager

Date:

2-6-2019

FOR OFFICE USE ONLY

Application Received By:

Application Date:

File Name:

Case #:

Filing Fees Paid:

Date Fees Received:

Date of Public Hearing:

Date of Decision:

☐

Approved



REQUIRED FINDINGS OF FACT (SEE ATTACHED)

All recommendations and decisions made by the Planning Board and Board of Commissioners regarding Special Use Permit applications shall be supported by findings of fact. **The applicant will bear the burden of presenting substantial, competent, and material evidence** sufficient to enable the Board of Commissioners to make the findings of fact required in §152.038(B) of the Zebulon Code of Ordinances, as set forth below. Failure to adequately address the findings below may result in denial of the application. Please attach additional pages if necessary.

1. What evidence will you present to clearly show that the proposed special use will not materially endanger the public health, safety or welfare?

2. What evidence will you present to clearly show that the proposed special use will not substantially injure the value of adjoining or abutting property?

3. What evidence will you present to clearly show that the proposed special use will be in harmony with the area in which it is to be located?

4. What evidence will you present to clearly show that the proposed special use will be in general conformity with the ordinances, policies, land use plan, thoroughfare plan or other plan officially adopted by the Board of Commissioners?

5. What evidence will you present to clearly show that the proposed special use will not cause undue traffic congestion or create a traffic hazard?



APPLICATION FOR Special Use Permit

6. What evidence will you present to clearly show that the proposed special use is appropriately located with respect to transportation facilities, water and sewer supply, fire and police protection, and similar facilities?

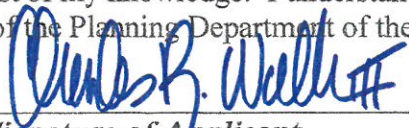
7. What evidence will you present to clearly show that the proposed special use will not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas?

8. What evidence will you present to clearly show that the proposed special use will not impede the orderly development and improvement of the surrounding properties?

9. What evidence will you present to clearly show that the proposed special use is reasonably necessary for the public health or general welfare? Does the proposed special use enhance the successful operation of the surrounding area in its basic community function or by provide an essential service to the community?

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Board of Commissioners of the Town of Zebulon to approve the subject Special Use Permit. I hereby certify that I have full legal right to request such action and that 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.


Signature of Applicant

Charles R. Walker III
Print Name

2.6.19
Date

201 GREEN PACE RD. REQUIRED FINDINGS OF FACT

ALL RECOMMENDATIONS AND DECISIONS MADE BY THE PLANNING BOARD AND BOARD OF COMMISSIONERS REGARDING SPECIAL USE PERMIT APPLICATIONS SHALL BE SUPPORTED BY FINDINGS OF FACT. THE APPLICANT WILL BEAR THE BURDEN OF PRESENTING SUBSTANTIAL, COMPETENT, AND MATERIAL EVIDENCE SUFFICIENT TO ENABLE THE BOARD OF COMMISSIONERS TO MAKE THE FINDINGS OF FACT REQUIRED IN §152.038(B) OF THE ZEBULON CODE OF ORDINANCES, AS SET FORTH BELOW. FAILURE TO ADEQUATELY ADDRESS THE FINDINGS BELOW MAY RESULT IN DENIAL OF THE APPLICATION. PLEASE ATTACH ADDITIONAL PAGES IF NECESSARY.

1. WHAT EVIDENCE WILL YOU PRESENT TO CLEARLY SHOW THAT THE PROPOSED SPECIAL USE WILL NOT MATERIALLY ENDANGER THE PUBLIC HEALTH, SAFETY OR WELFARE?

THE ATTACHED APPRAISAL BY LEATHERMAN REAL ESTATE SERVICES SUMMARIZES ANY EFFECTS OF SIMILAR MIXES OF USES AS IS BEING PROPOSED ON GREEN PACE RD. HIS STUDY SHOWS NO NEGATIVE EFFECTS TO SURROUNDING PROPERTIES. THIS PROPOSAL ADHERES TO THE TOWN'S FUTURE LAND USE PLAN, COMPREHENSIVE PLAN AND GREENWAY MASTER PLAN MEANING THIS TYPE OF PROPOSAL WAS ANTICIPATED BY THE TOWN UNDER THEIR OWN REQUIREMENTS TO PROTECT PUBLIC HEALTH, SAFETY AND WELFARE. THE PROJECT WILL ALSO PROVIDE A NEW INCOME STREAM TO THE TOWN WITH INCREASED TAX VALUE AND ITS INCLUSION INTO THE TOWN LIMITS.

2. WHAT EVIDENCE WILL YOU PRESENT TO CLEARLY SHOW THAT THE PROPOSED SPECIAL USE WILL NOT SUBSTANTIALLY INJURE THE VALUE OF ADJOINING OR ABUTTING PROPERTY?

AS STATED ABOVE, THE ATTACHED APPRAISAL SHOWS NO NEGATIVE EFFECT TO THE SURROUNDING PROPERTIES OF THIS PROPOSAL.

3. WHAT EVIDENCE WILL YOU PRESENT TO CLEARLY SHOW THAT THE PROPOSED SPECIAL USE WILL BE IN HARMONY WITH THE AREA IN WHICH IT IS TO BE LOCATED?

THE AREA IS A MIXTURE OF FARMLAND, NORTH OF GREEN PACE RD. IN THE LITTLE RIVER WATERSHED, SINGLE-FAMILY HOMES, OFFICE AND COMMERCIAL USES. OUR PROPOSAL MEETS THE DESIGNATION BY THE COMPREHENSIVE PLAN. THIS PROPOSAL WILL SIMPLY BE AN EXTENSION OF THE EXISTING OFFICE AND COMMERCIAL USES THAT FRONT ON NORTH ARENDELL AVE TO THE EAST AND GSK TO THE SOUTH, IT WILL NOT HARM THE EXISTING USES IN THE AREA.

4. WHAT EVIDENCE WILL YOU PRESENT TO CLEARLY SHOW THAT THE PROPOSED SPECIAL USE WILL BE IN HARMONY WITH THE AREA IN WHICH IT IS TO BE LOCATED?

THE AREA IS A MIXTURE OF FARMLAND, NORTH OF GREEN PACE RD. IN THE LITTLE RIVER WATERSHED, SINGLE-FAMILY HOMES, OFFICE AND COMMERCIAL USES. OUR PROPOSAL MEETS THE DESIGNATION BY THE COMPREHENSIVE PLAN. THIS PROPOSAL WILL SIMPLY BE AN EXTENSION OF THE EXISTING OFFICE AND COMMERCIAL USES THAT FRONT ON NORTH ARENDELL AVE TO THE EAST AND GSK TO THE SOUTH, IT WILL NOT HARM THE EXISTING USES IN THE AREA.

5. WHAT EVIDENCE WILL YOU PRESENT TO CLEARLY SHOW THAT THE PROPOSED SPECIAL USE WILL BE IN GENERAL CONFORMITY WITH THE ORDINANCES, POLICIES, LAND USE PLAN, THOROUGHFARE PLAN OR OTHER PLAN OFFICIALLY ADOPTED BY THE BOARD OF COMMISSIONERS?

THE ATTACHED SUBDIVISION PLAN AND PLAN DESCRIPTION MEETS THE COMPREHENSIVE PLAN AND FUTURE LAND USE MAP AS IT PERTAINS TO USE RECOMMENDATIONS. IT WILL ALSO BE REVIEWED BY THE CITY OF RALEIGH, WAKE COUNTY AND THE STATE. ALL ITEMS AND USES AS PART OF THIS PLAN, AS WELL AS EACH OF THE INDIVIDUAL BUSINESS THROUGH SUBSEQUENT SUBMITTALS, WILL BE REQUIRED TO CONFORM TO EACH OF THEIR REGULATIONS.

6. WHAT EVIDENCE WILL YOU PRESENT TO CLEARLY SHOW THAT THE PROPOSED SPECIAL USE WILL NOT CAUSE UNDUE TRAFFIC CONGESTION OR CREATE A TRAFFIC HAZARD?

AS PREVIOUSLY DISCUSSED, AND AGREED TO WITH MARK HETRICK, THIS PROPOSAL IS SUCH A SMALL NEW-TRAFFIC GENERATOR, IT DOES NOT MEET THE TRIP GENERATION THRESHOLD TO REQUIRE A TIA. THEREFORE, WE DO NOT PROPOSE ANY ROAD IMPROVEMENTS CURRENTLY. DURING THE PERMITTING PROCESS, ASSUMING THE PROJECT MOVES FORWARD, NCDOT WILL REVIEW AND MAKE RECOMMENDATIONS WITH THE NEW DRIVEWAY PERMIT APPLICATION.

7. WHAT EVIDENCE WILL YOU PRESENT TO CLEARLY SHOW THAT THE PROPOSED SPECIAL USE IS APPROPRIATELY LOCATED WITH RESPECT TO TRANSPORTATION FACILITIES, WATER AND SEWER SUPPLY, FIRE AND POLICE PROTECTION, AND SIMILAR FACILITIES?

AS STATED ABOVE, GREEN PACE ROAD'S LEVEL OF SERVICE SHOULD NOT BE NEGATIVELY IMPACTED. AS PART OF OUR PROPOSAL, WE WILL BE USING AN EXISTING WATER LINE IN GREEN PACE ROAD FOR WATER SERVICE. WE HAVE ESTABLISHED THERE IS SUITABLE SOILS ONSITE TO SUPPORT THE PROPOSED USES VIA INDIVIDUAL SEPTIC FIELDS. THE MASTER PLAN SHOWS THE SEPTIC LOTS.

WE HAVE MET WITH THE CITY OF RALEIGH AND CONFIRMED THE CAPACITY IS AVAILABLE. AT THE PRE-SUBMITTAL MEETING, REPRESENTATIVES OF THE FIRE AND PUBLIC WORKS DEPARTMENTS REVIEWED THE PLAN AND HAVE CONFIRMED THE TOWN'S ABILITY TO SUCCESSFULLY PROVIDE SERVICES.

8. WHAT EVIDENCE WILL YOU PRESENT TO CLEARLY SHOW THAT THE PROPOSED SPECIAL USE WILL NOT BE NOXIOUS OR OFFENSIVE BY REASON OF VIBRATION, NOISE, ODOR, DUST, SMOKE OR GAS?

DURING THE NORMAL COURSE OF CONSTRUCTION, THERE WILL BE TIMES DURING THE DAY THERE WILL BE NOISE, VIBRATION, DUST AND SMOKE. ULTIMATELY THE FINAL USE OF THE LAND WILL BE A GROUP OF SMALL LOCALLY-OWNED OFFICE/COMMERCIAL USES BUILT IN A PLANNED SUBDIVISION. EACH OF THOSE BUSINESSES WOULD BE REQUIRED TO SUBMIT AND HAVE EACH OF THEIR SPECIFIC USES EXAMINED TO CONFIRM NO LONG-TERM DETRIMENT TO THE AREA.

9. WHAT EVIDENCE WILL YOU PRESENT TO CLEARLY SHOW THAT THE PROPOSED SPECIAL USE WILL NOT IMPEDE THE ORDERLY DEVELOPMENT AND IMPROVEMENT OF THE SURROUNDING PROPERTIES?

WE SUBMIT THE PROPOSAL WILL NOT IMPEDE BUT ENCOURAGE ORDERLY DEVELOPMENT IN THE AREA. THE NORTH SIDE OF GREEN PACE IS IN THE LITTLE RIVER WATERSHED. ANY PROPOSALS OF RE-DEVELOPMENT ON THAT SIDE OF THE ROAD WOULD BE RESTRICTED BY THOSE REGULATIONS. OUR SOUTHERN BORDER IS US HIGHWAY 264. THE WESTERN EDGE IS A VACANT TRACT OWNED BY THE TOWN AND THE PROPERTIES TO OUR EAST ARE EITHER VACANT COMMERCIAL- ZONED TRACTS FRONTING ON N. ARENDELL OR EXISTING OFFICE/COMMERCIAL USES INCLUDING GSK. THE ADDITION OF THE OPPORTUNITY OF MORE SMALL COMPANIES TO THE AREA IS A POSITIVE. FURTHER, GIVEN THAT THE SUP MEETS ALL THE STATED FUTURE PLANS OUTLINED BY THE TOWN, IT SHOULD HELP GUIDE FUTURE SUBMITTALS.

10. WHAT EVIDENCE WILL YOU PRESENT TO CLEARLY SHOW THAT THE PROPOSED SPECIAL USE IS REASONABLY NECESSARY FOR THE PUBLIC HEALTH OR GENERAL WELFARE? DOES THE PROPOSED SPECIAL USE ENHANCE THE SUCCESSFUL OPERATION OF THE SURROUNDING AREA IN ITS BASIC COMMUNITY FUNCTION OR BY PROVIDE AN ESSENTIAL SERVICE TO THE COMMUNITY?

THIS PROJECT WILL PROVIDE THE OPPORTUNITY FOR SMALL LOCALLY-OWNED BUSINESSES. IT WILL EXPAND THE TAX BASE FOR THE TOWN WITH LITTLE COST TO THE TOWN. THIS IS IN ESSENCE AN IN-FILL DEVELOPMENT USING EXISTING ROADS, UTILITIES AND ZONING.



SITE PLAN REQUIREMENTS

Every applicant requesting a Special Use Permit shall submit **24** copies of a site plan drawing with the application for a Special Use Permit. The site plan shall contain sufficient information to adequately determine the type of development being proposed. The site plan drawing shall include, at a minimum, the following features unless otherwise specified by the Planning Department:

ITEM	CHECK IF SUBMITTED
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.	N/A
3. Landscaping plan, lighting, fencing, screening, and walls, indicating all heights and locations.	N/A
4. Location of all ingress and egress.	✓
5. Off-street parking and loading facilities, with calculations showing how the quantities were obtained.	N/A
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.	N/A
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.	N/A

NOTE: In accordance with §152.042 of the Zebulon Code of Ordinances, the Board of Commissioners may affix conditions to the Special Use Permit. Examples of conditions that might be imposed would be conditions affecting the following:

- | | |
|---|---|
| a. Setbacks for buildings or structures | j. Mitigation of noise, fumes, odors, vibrations, or airborne particles |
| b. Public street access | k. Exterior lighting |
| c. Drainage | l. Exterior construction materials |
| d. Vehicular traffic, circulation, parking lots or spaces | m. Screening or buffer zones |
| e. Hours of operation | n. Outside storage and display of merchandise |
| f. Activities and uses permitted | o. Refuse and waste storage |
| g. Landscaping | p. Lot sizes and dimensions |
| h. Pedestrian circulation | q. Accessory buildings |
| i. Signs | r. Other conditions or restrictions as shown on the site plan |



OWNER'S CONSENT FORM

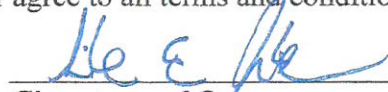
Name of Project: Green Pace Rd Commercial Park

Submittal Date: February 12, 2019

OWNER'S AUTHORIZATION

I hereby give CONSENT to Charles R. Walker III (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 §152.046 of the Zebulon Code of Ordinances, so long as the land or structures (or any portion thereof) covered under an approved Special Use Permit continues to be used for the purposes for which the Permit was granted, then no person (including successors or assigns of the person who obtained the Permit) may make use of the land or structures for the purposes authorized in the Permit except in accordance with all the terms and requirements of the Permit. 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.

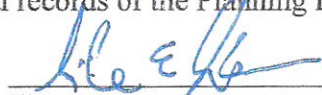

Signature of Owner

Michael E. Jordan, Manager
Print Name

2-6-2019
Date

CERTIFICATION OF PROPERTY OWNER

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


Signature of Owner

Michael E. Jordan, Manager
Print Name

2-6-2019
Date

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



QUASI-JUDICIAL HEARINGS

Explanation of Quasi-Judicial Hearings

Quasi-judicial decisions arise in a variety of local government settings. In Zebulon, members of the Town's Board of Commissioners and Planning Board jointly hold quasi-judicial hearings for special use permits, as required by state law. Zebulon's Board of Adjustment also holds quasi-judicial hearings for variance requests and appeals of staff decisions. During a quasi-judicial hearing, the Boards must hold an evidentiary hearing based solely on written and oral evidence presented by witnesses testifying under oath and subject to cross-examination. The quasi-judicial hearings do not involve setting new policies, but rather the application of previously adopted policies to the parties involved. Unlike legislative decisions (like rezonings), where the Board's actively seek the public's input and opinion concerning the advisability of the matter before the Boards, state law and constitutional considerations require that a quasi-judicial decision must be based solely on the evidence presented and cannot be based on the Board's or witnesses' unsubstantiated opinions. Put differently, a quasi-judicial decision is one that requires the Board members to find facts and apply the standards set forth in the Town's ordinance to a specific situation.

Evidence Required

There must be "substantial, competent, and material evidence" in the record to support each factual determination; the findings cannot be based on conjecture or assumptions. North Carolina General Statutes (NCGS) §160A-393 prohibits a person from giving opinions about scientific, technical or other specialized subjects unless the person, by knowledge, skill, experience, training or education, is in fact an expert on the subject. NCGS §160A-393 specially prohibits opinions that "the use of property in a particular way would affect the value of other properties" or opinions that "the increase in vehicular traffic resulting from a proposed development would pose a danger to the public safety" unless the witness is an expert on the subject.

Burden

The applicant will bear the burden of presenting evidence sufficient to enable the Board of Commissioners to make the findings of fact required the Zebulon Code of Ordinances. Those in opposition to the issuance of the special use permit bear the burden of presenting evidence that a required standard will not be met. The findings of fact required by the Zebulon Code of Ordinances are as follows:

1. The proposed special use will not materially endanger the public health, safety or welfare.
2. The proposed special use will not substantially injure the value of adjoining or abutting property.
3. The proposed special use will be in harmony with the area in which it is to be located.
4. The proposed special use will be in general conformity with the ordinances, policies, land use plan, thoroughfare plan or other plan officially adopted by the Board of Commissioners.

Ex-Parte Communication

In all quasi-judicial hearings, all rulings must be based only upon the evidence in the record. Any direct or indirect communication (verbal, written, electronic or graphic) between a Board member and a proponent, opponent, or other interested party received outside of the record is considered "ex-parte communication". Board members should not receive evidence or argument on a pending quasi-judicial matter outside of the official public hearing on the matter. Note that this is different from a legislative matter before the Board, in which case Board members are free to discuss legislative matters with citizens at any time. It is inappropriate for the Board member to discuss or read correspondence concerning the quasi-judicial matter outside of the public hearing. Please do not approach or attempt to communicate with a Board member about the pending special use permit outside the public hearing; doing so may provide legal grounds for a court to overturn the Board's decision.

Oaths

Those offering testimony are put under oath. If a witness has religious objections to taking an oath, he or she may affirm rather than swear an oath.



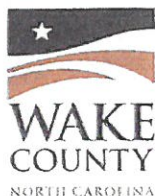
APPLICATION FOR Special Use Permit

Questions about Quasi-Judicial Proceedings

If you have any questions about the applicable procedures, contact one of the Town of Zebulon Planning Department representatives listed below:

Name	Title	Phone Number	Email
Meade Bradshaw	Asst. Planning Dir.	(919)823-1809	mbradshaw@townofzebulon.org





**Geographic Information
Services**

TEL 919 856-6210

FAX 919 743-4819

A Division of Community Services
P.O. Box 550 Raleigh, NC 27602

NUMBER _____
APPROVED _____/_____/_____
(Office Use Only)

**Road Name Application
for
New Subdivision / Shopping Center**
(or single property owner for street or streets)

Name of Subdivision: Green Pace Commercial

Parcel PIN# or REID#: x

Intersecting Road Name: Old Bunn Rd and Parks Village Dr

Jurisdiction (check one): ☐ Wake County (outside municipal ETJ) ☐ Municipality Zebulon

Applicant (check one): ☐ Property Owner ☐ Other (please specify) Representative

Name of Applicant: Charles R. Walker III for 264 Investment LLC

Address: 8341 Brandford Way, Suite 101, Raleigh NC, 27615

Telephone number: 919-625-9760

Email Address: cwalker@epgrouponline.com

NOTICE: Wake County Field Services will fabricate and install road signs on roads in the un-incorporated areas of Wake County. For newly constructed roads please call 919-856-6210 when you are ready for street signs to be installed. This will typically be when the new road has been paved and/or prior to the issuance of any building permits for a structure on that road. Please allow **four (4) to six (6) weeks** for road signs to be fabricated and installed when requested. **(Wake County Signs and Graphics must approve any road name sign not provided by Wake County, and a release form must be signed prior to installation. Call 919-870-4040 to obtain the release form.)**

Failure to record and notify property owners of the street name spelling exactly as it was approved on this application, including street type designation, may conflict with the 9-1-1 system and could cause undue delays in emergency response as well as in activating telephone service.

Signature of Applicant: _____

Number of Roads Planned: ~~40~~ ¹ . List the desired road names in order of preference (*fill as shown*). See page 3 for guidelines in selecting road names. You may use a copy of this page if more than 19 street names are required.

Approved (Office Use Only)	Street Name (1 st word)	Street Name (use if two words)	Street Type Suffix
N/A	OAKWOOD		DRIVE
N/A	OAK	WOOD	DRIVE
	1. Pace	Commerce	Drive
	2.		
	3.		
	4.		
	5.		
	6.		
	7.		
	8.		
	9.		
	10.		
	11.		
	12.		
	13.		
	14.		
	15.		
	16.		
	17.		
	18.		
	19.		

REQUIREMENTS

SELECTING ROAD NAMES

Every road planned must be named. Rarely will all names submitted be approved. For that reason it is suggested that you submit twice as many names as there are roads planned. LIST PRIORITY NAMES FIRST.

Staff will determine whether the names submitted on page 2 are acceptable. Pay careful attention to the following guidelines:

- A. Names of individuals are not allowed in the Wake County Jurisdiction.
- B. Directionals and numbers are not allowed e.g. North Star Ln; Four Corners Dr
- C. Punctuation is not allowed e.g. periods, hyphens, apostrophes.
- D. All names must have an acceptable type e.g. Road, Lane, Path.
- E. Double street types are not allowed: e.g. Deer Path Lane
- F. Names must be easy to pronounce and should effect a positive connotation.
- G. Names duplicating or sounding similar to existing names will be rejected.
- H. Limit entire name to 13 characters in length, due to sign-space limitations.

It is important to utilize road names exactly as approved. Remember spelling, suffixes and whether names are 1 or 2 words. Consistency is the key throughout the entire process.

VICINITY MAP

A vicinity map must be included with this application to properly locate the affected parcels and the number of street names needed. IF A MAP IS NOT INCLUDED, THE APPLICATION WILL BE RETURNED OR DELAYED PENDING COPY OF MAP.

DEVELOPMENT PLANS

Approved road names must be placed on all development plans (whether subdivision or site plan) prior to final plan approval. Only plans reflecting acceptable road names placed on the particular streets they represent will receive final approval. A copy of the approved application will be returned to you indicating the names accepted. **Please allow two weeks for approval.**

DEPARTMENT USE ONLY

GIS certifies that _____ names have been approved. The approved names are indicated with a "Yes" beside their names on page 2 of this application. Please disregard all other names.

Comments: _____

APPROVED BY _____ DATE _____ / _____ / _____

Leatherman Real Estate Services

Real Estate Appraisers • Consultants • Brokers

4006 BARRETT DRIVE • SUITE 201 • RALEIGH, NORTH CAROLINA 27609
(919) 571-1244 (PHONE) • (919) 571-4661 (FAX)

Frank D. Leatherman, Jr., MAI, CCIM



January 25, 2019

Site Investments, LLC
C/O Mike Jordan
933 Old Knight Road
Knightdale, NC 27545-9065

RE: 32.40 acres 201 Green Pace Road, Zebulon, NC (parcel #0044796) for the
Proposed development of commercial subdivision

Dear Client:

Per your request, I have investigated the market in and around the prospective site at 201 Green Pace Road proposed to be developed with a commercial subdivision with 9 lots. This investigation was to determine whether the proposed development ***“will substantially injure the value of the adjoining property.”*** Following is a summary of my findings and conclusions regarding the proposed development.

1. A primary consideration is whether the proposed use (commercial subdivision) is consistent with the surrounding area and other existing uses. The prospective use is classified as a Commercial Use (zoned HB-Highway Business) under the Town of Zebulon's Unified Development Ordinance, and has characteristics of a commercial development or employment center which is similar to the other commercial uses in the area located along Zebulon Road (NC 96). The northwest boundary is Green Pace Road with scattered single family uses and vacant land across the street. The northeast boundary is East Wake Animal Hospital (a veterinary clinic) and the east boundary is the BB&T Tax Compliance Center on 48.95 acres. The property is bound on the south by US 64 (I-495) with Glaxo Incorporated across US 64. The southwest is bounded by a vacant Tract and a single family residence/used car lot. All of the land south of Green Pace Road to N Arendell Avenue and bounded by US 64 on the south is zoned HB which is consistent with the intended use.

Green Pace Road

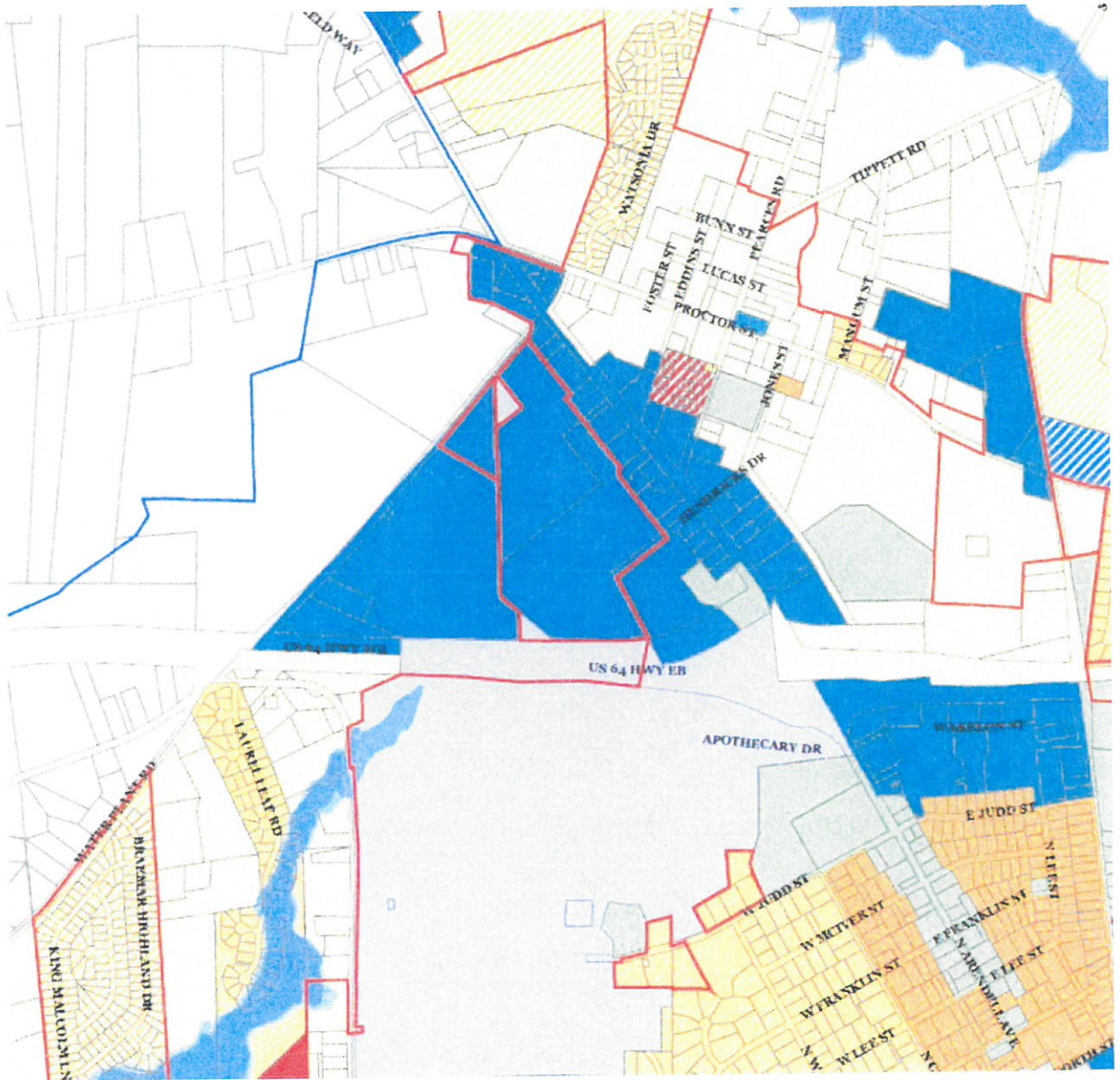
2. The proposed use conforms to and will be consistent with, the surrounding uses and the other uses in the area which include a number of commercial uses such as the East Wake Animal Hospital and the BB&T Tax Compliance Center on Green Pace Road adjacent to the subject, Bojangles', Proglass, State Employees' Credit Union, BB&T, Sonic Drive In, Waffle House, Sheetz, ABC Store and Hillbilly's. This area is a very active commercial area at the main intersection of US 64 in the Town of Zebulon.

AERIAL PHOTO



Green Pace Road

ZONING MAP



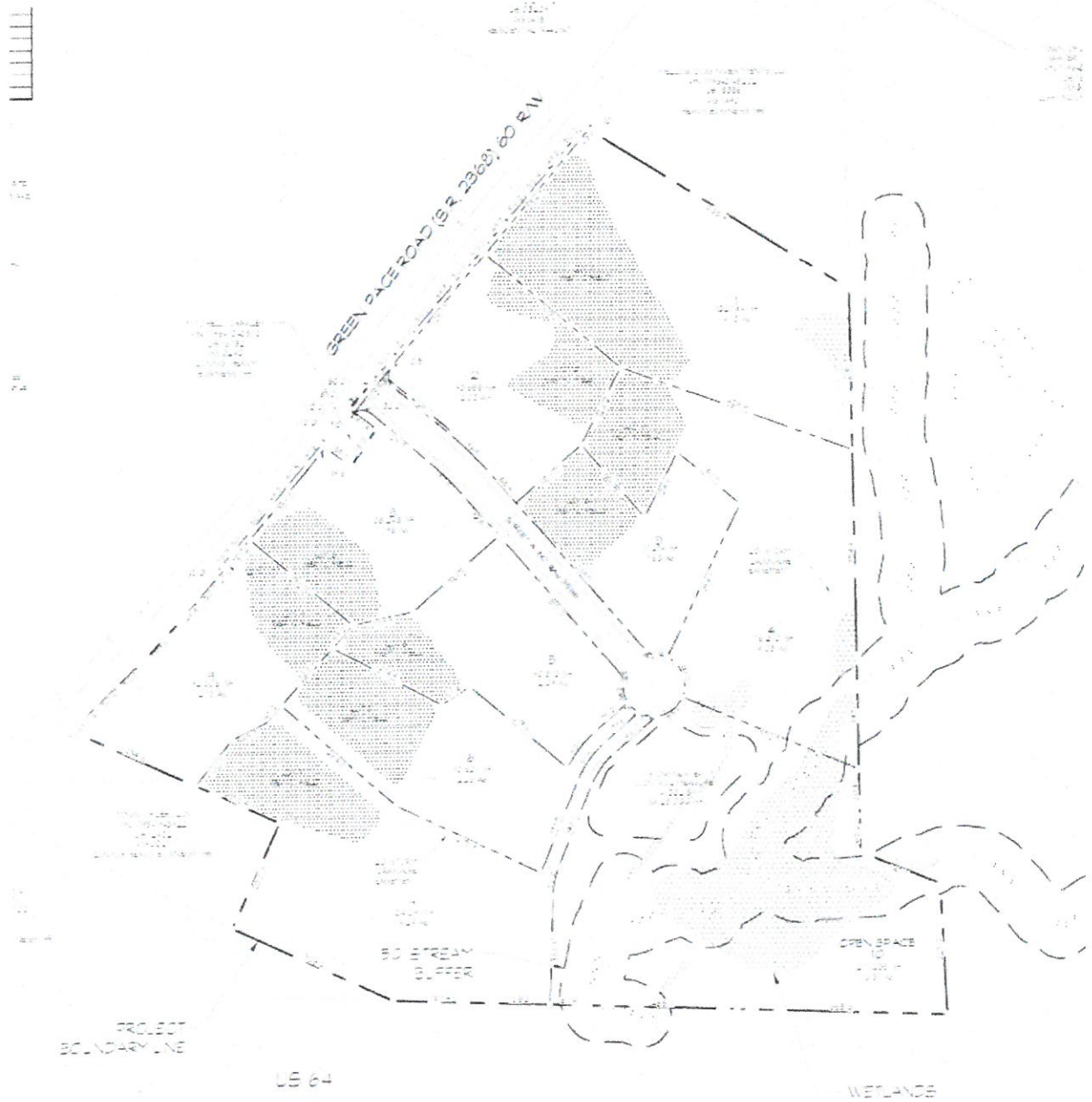
3. Next, I considered what, if any, impact the proposed development would have on the surrounding uses and vacant properties. The access appears to be adequate for the prospective development as Green Pace Road connects with NC 96 (N Arendell Avenue) to the east which then connects with US 64 to the southeast. US 64 is a regional interstate that provides access to the entire county and region. Green Pace Road intersects with NC 97 to the southwest which runs east/west through the Zebulon/Wendell area. I do not think the use would overburden the existing road infrastructure any more than other similar uses in the area or allowable uses on the subject site.

Green Pace Road

4. Another required consideration for an appraiser to evaluate is whether the proposed development (commercial subdivision) would constitute a legal use of the property. Based on my conversations and review of the UDO over the years with the Town of Zebulon Planning department, the intended use would be a legal use of the property upon issuance of a special use permit. Issuance of a special use permit by the Town of Zebulon requires findings that the proposed development will not materially endanger the public health or safety, comply with requirements of the UDO, not injure the value of adjoining property, be in harmony with existing or planned development, not cause undue traffic congestion or created a traffic hazard and not generate needs for public service that cannot be handled by available infrastructure and facilities. For many of the reasons discussed herein, I consider the proposed development to meet all of these requirements and it to be a legal use of the property. Any prospective development would be expected to go under this process as the property and the surrounding properties are zoned HB. As evidenced upon inspection a number of the properties in the immediate area (including adjoining properties) have undergone similar zoning and development issues over the recent past.
5. Finally, an appraiser is required to evaluate the physical possibility that the property can be developed as proposed. Based on a review of the preliminary plan submitted and in consideration of other similar sites in the County, the property can be developed as proposed on the preliminary plan. The preliminary plan utilizes the site to its greatest potential. The utilization of the site includes all traffic, turn arounds, parking, buffering, setbacks etc. that will minimize the impact on the adjoining uses.

Green Pace Road

SITE PLAN



Green Pace Road

Values of Properties Adjoining or Near Other Commercial Subdivisions

To further analyze whether the proposed development will substantially injure the value of adjoining property, I have studied sales of properties abutting or near commercial subdivisions located in Wake and Johnston County, North Carolina (with relatively new development). I address each of these below:

S1. Rowland Business Park (Roundrock Drive, Raleigh:



Residential area studied is a 0.5 mile ring.

Green Pace Road

Sales in 2018

TOTAL		HIGH LOW AVG MED				HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE		
LISTING COUNT:	24	DAYS ON MARKET:	192	1	26	5	LIST PRICE:	\$775,000	\$150,000	\$277,466	\$257,450	\$6,659,200
							SOLD PRICE:	\$750,000	\$160,000	\$276,581	\$255,250	\$6,637,956

Sales in 2017

TOTAL		HIGH LOW AVG MED				HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE		
LISTING COUNT:	19	DAYS ON MARKET:	143	0	24	5	LIST PRICE:	\$649,900	\$175,000	\$280,168	\$229,900	\$5,323,200
							SOLD PRICE:	\$643,000	\$180,000	\$278,126	\$230,000	\$5,284,400

Sales in 2016

TOTAL		HIGH LOW AVG MED				HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE		
LISTING COUNT:	20	DAYS ON MARKET:	110	0	20	9	LIST PRICE:	\$732,800	\$135,000	\$262,560	\$212,400	\$5,251,200
							SOLD PRICE:	\$732,800	\$160,000	\$259,160	\$213,500	\$5,183,200

Sales in 2015

TOTAL		HIGH LOW AVG MED				HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE		
LISTING COUNT:	22	DAYS ON MARKET:	253	1	60	20	LIST PRICE:	\$480,000	\$125,900	\$212,372	\$183,500	\$4,672,200
							SOLD PRICE:	\$470,000	\$122,500	\$207,721	\$180,000	\$4,569,882

The charts above show the overall increase in closed sales average sales price increased a total of 24.9% or 6.22% per year over the 4 year study period. The Wake County increase was 16.72% with an average annual increase of 4.18%.

Green Pace Road

S2. Burlington Mill (Leighton Ridge Road):



Residential area studied is a 1.0 mile ring.

Green Pace Road

Sales in 2018

TOTAL		HIGH	LOW	AVG	MED		HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE
LISTING COUNT: 77	DAYS ON MARKET: 194	0	15	4		LIST PRICE:	\$725,000	\$140,900	\$258,540	\$230,000	\$19,907,624
						SOLD PRICE:	\$715,000	\$130,000	\$257,498	\$236,000	\$19,827,396

Sales in 2017

TOTAL		HIGH	LOW	AVG	MED		HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE
LISTING COUNT: 76	DAYS ON MARKET: 379	0	31	11		LIST PRICE:	\$300,000	\$136,000	\$244,267	\$200,000	\$18,564,334
						SOLD PRICE:	\$300,000	\$136,500	\$241,602	\$199,000	\$18,361,794

Sales in 2016

TOTAL		HIGH	LOW	AVG	MED		HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE
LISTING COUNT: 102	DAYS ON MARKET: 166	0	27	10		LIST PRICE:	\$799,900	\$127,900	\$209,457	\$189,900	\$21,364,664
						SOLD PRICE:	\$300,000	\$125,000	\$208,368	\$188,030	\$21,253,600

Sales in 2015

TOTAL		HIGH	LOW	AVG	MED		HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE
LISTING COUNT: 85	DAYS ON MARKET: 234	0	34	19		LIST PRICE:	\$665,000	\$124,000	\$193,372	\$175,000	\$16,436,630
						SOLD PRICE:	\$648,000	\$118,500	\$191,593	\$175,000	\$16,285,445

The charts above show the overall increase in closed sales average sales price increased a total of 25.59% or 6.4% per year over the 4 year study period. The Wake County increase was 16.72% with an average annual increase of 4.18%.

Green Pace Road

S3. Shipwash Drive (Shipwash Drive):



Residential area studied is a 1.0 mile ring.

Green Pace Road

Sales in 2018

TOTAL		HIGH LOW AVG MED				HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE		
LISTING COUNT:	184	DAYS ON MARKET:	146	0	5	0	LIST PRICE:	\$599,900	\$122,500	\$274,848	\$284,400	\$50,572,037
							SOLD PRICE:	\$599,900	\$122,500	\$275,169	\$283,885	\$50,631,269

Sales in 2017

TOTAL		HIGH LOW AVG MED				HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE		
LISTING COUNT:	114	DAYS ON MARKET:	355	0	54	20	LIST PRICE:	\$440,000	\$125,000	\$274,970	\$289,900	\$31,346,654
							SOLD PRICE:	\$440,000	\$125,000	\$273,797	\$289,900	\$31,212,965

Sales in 2016

TOTAL		HIGH LOW AVG MED				HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE		
LISTING COUNT:	76	DAYS ON MARKET:	316	0	59	37	LIST PRICE:	\$374,300	\$115,000	\$248,962	\$260,500	\$18,921,124
							SOLD PRICE:	\$370,500	\$115,000	\$246,330	\$260,500	\$18,721,087

Sales in 2015

TOTAL		HIGH LOW AVG MED				HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE		
LISTING COUNT:	63	DAYS ON MARKET:	270	0	56	32	LIST PRICE:	\$364,900	\$94,900	\$224,604	\$228,900	\$14,150,110
							SOLD PRICE:	\$354,900	\$93,000	\$220,704	\$221,900	\$13,904,367

The charts above show the overall increase in closed sales average sales price increased a total of 19.79% or 4.95% per year over the 4 year study period. The Johnston County increase was 18.26% with an average annual increase of 4.57%.

Green Pace Road

S4. Powhatan Road (Grifolis, Powhatan Road):



Residential area studied is a 1.0 mile ring.

Green Pace Road

Sales in 2018

TOTAL		HIGH LOW AVG MED					HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE	
LISTING COUNT:	75	DAYS ON MARKET:	146	0	12	0	LIST PRICE:	\$349,900	\$150,000	\$249,262	\$244,900	\$18,694,704
							SOLD PRICE:	\$350,000	\$139,000	\$247,878	\$244,900	\$18,590,909

Sales in 2017

TOTAL		HIGH	LOW	AVG	MED		HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE	
LISTING COUNT:	48	DAYS ON MARKET:	212	0	50	33	LIST PRICE:	\$350,000	\$155,000	\$251,912	\$254,412	\$12,091,803
							SOLD PRICE:	\$330,000	\$148,500	\$248,741	\$253,150	\$11,939,575

Sales in 2016

TOTAL		HIGH	LOW	AVG	MED		HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE	
LISTING COUNT:	73	DAYS ON MARKET:	267	0	51	15	LIST PRICE:	\$336,805	\$153,000	\$242,864	\$244,900	\$17,729,077
							SOLD PRICE:	\$336,805	\$155,000	\$242,155	\$244,900	\$17,677,356

Sales in 2015

TOTAL		HIGH	LOW	AVG	MED		HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE	
LISTING COUNT:	27	DAYS ON MARKET:	198	0	55	33	LIST PRICE:	\$310,000	\$126,000	\$219,720	\$224,900	\$5,932,456
							SOLD PRICE:	\$294,000	\$103,602	\$218,075	\$224,000	\$5,888,035

The charts above show the overall increase in closed sales average sales price increased a total of 12.02% or 3.01% per year over the 4 year study period. The Johnston County increase was 18.26% with an average annual increase of 4.57%.

Green Pace Road

Study Group	Total Growth	Annual Increase
S1 Roundrock	24.9%	6.22%
S2 Burington Mill*	25.59%	6.4%
S3 Shipwash Drive	19.79%	4.95%
S4 Powhatan Road	12.02%	3.01%

*most similar

Study Conclusion

As can be seen in the chart the range of the study group was 12.02% over 4 years to 25.59% with average or annual increases from 3.01% to 6.4%. The overall average for the group of the total 4 year increase was 20.58% and the annual average was 5.14%. This would indicate the study group was located in higher growth areas with new construction or more desirable areas with property values increasing faster than the area as a whole as the average 4 year total of Wake and Johnston counties was 17.49% or 4.37% per year.

The average of the study group was above the county wide averages with 3 of the 4 being well above the average. The most similar in location, potential, timing and related improvements in my opinion is Burlington Mill which had a 6.4% growth rate. This area is and has seen new construction as this development has matured and I expect the subject will have a similar outcome as it is located in a similar growth area. It appears based on the study that areas with commercial developments with an employment base have a higher than average property value increase over time.

Based on the study above, I've identified no data or market trends that would indicate commercial subdivisions in Wake or Johnston County have had a measurable negative impact on adjoining or surrounding property values and, in fact, the surrounding properties appear to be positively affected by the employment centers. The proposed commercial subdivision on Green Pace Road is located in a growing residential and mixed use area. I could find no evidence of "damages" or substantial injury for residential users that adjoin or are in close proximity to commercial developments during my research. Therefore, it is my professional opinion that the proposed commercial subdivision would be a viable and productive use of the property.

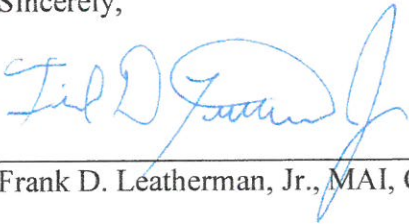
Green Pace Road

In summary, I consider the proposed development to be a legal use of the property consistent with the intent of the land use plan and existing zoning. It conforms to the surrounding area in terms of consistent use, provides adequate access to the site, has a modern design with appropriate screening elements and should not have any negative impacts on the surrounding uses or the value of adjoining or surrounding properties. The proposed use is physically possible, financially feasible and maximally productive use of the site.

Based on my experience, which has involved valuation of commercial subdivisions, this location is proper for a commercial development as it is located in a growing area with other commercial uses, has good access and should provide employment opportunities to the community. In my professional opinion as a licensed North Carolina appraiser, and based on the research performed and data collected concerning other commercial developments, the proposed commercial development on Green Pace Road ***"will not substantially injure the value of the adjoining property."***

Please advise if you have any questions or comments.

Sincerely,

A handwritten signature in blue ink, appearing to read "Frank D. Leatherman, Jr.", is written over a horizontal line.

Frank D. Leatherman, Jr., MAI, CCIM

GREEN PACE ROAD COMMERCIAL CENTER

PRELIMINARY PLANS FOR A COMMERCIAL SUBDIVISION

ZEBULON, NORTH CAROLINA

PROJECT STATISTICS:

PROJECT LOCATION
DEVELOPER
SITE ADDRESS

TOWN OF ZEBULON, NC
SITE PROPERTY DEVELOPMENT, LLC
201 GREEN PACE ROAD
ZEBULON, NC 27547

TABLE OF LAND OWNERS

PIN	OWNER	DEED BOOK	DEED PAGE	DEED ACRES	SITE ADDRESS	ZONING
1746-80-2253	SITE INVESTMENTS, LLC	17141	113	32.40	201 GREEN PACE ROAD	HB (HEAVY BUSINESS)

COUNTY PIN(S)
EXISTING ZONING DISTRICT
LAND USE DESIGNATION
RIVER BASIN
FEMA FLOOD PANEL
GROSS PROJECT AREA

AREA IN GREEN PACE ROAD RIGHT-OF-WAY DEDICATION
AREA IN FUTURE INTERNAL PUBLIC STREET RIGHT-OF-WAY

NET PROJECT AREA

AREA IN COMMERCIAL LOTS
AREA IN OPEN SPACE

MINIMUM LOT AREA

MINIMUM LOT WIDTH

MAXIMUM BUILDING HEIGHT

(INCREASE SETBACK 1 HORIZONTALLY FOR EVERY 2 VERTICALLY OVER 50' HEIGHT)

SETBACKS

FROM RIGHT-OF-WAY
REAR YARD
SIDE YARD
BUILDING SEPARATION

1746-80-2253

HB (HEAVY BUSINESS)

MIXED USE

NEUSE

1746J

32.30 AC

0.20 AC

1.11 AC

30.99 AC

24.63 AC

6.37 AC

6000 SF

50 FT

100 FT

30 FT

25 FT

0 FT

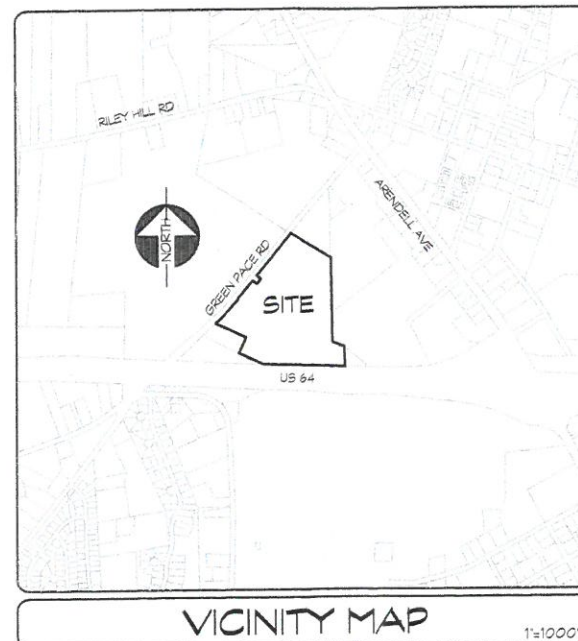
10 FT

LOT AREAS

LOT	USE	SEPTIC AREA	USABLE AREA	TOTAL AREA
1	COMMERCIAL	1.36 AC	2.82 AC	4.18 AC
2	COMMERCIAL	0.51 AC	1.57 AC	2.08 AC
3	COMMERCIAL	0.51 AC	1.12 AC	1.63 AC
4	COMMERCIAL	0.55 AC	3.50 AC	4.05 AC
5	COMMERCIAL	0.37 AC	1.72 AC	2.09 AC
6	COMMERCIAL	0.66 AC	1.60 AC	2.26 AC
7	COMMERCIAL	0.75 AC	3.44 AC	4.24 AC
8	COMMERCIAL	0.51 AC	1.45 AC	1.96 AC
9	COMMERCIAL	0.45 AC	1.65 AC	2.13 AC

GENERAL NOTES:

- BOUNDARY INFORMATION IS TAKEN FROM A SURVEY BY THIS OFFICE. ADJOINING PROPERTY LINES ARE TAKEN FROM WAKE COUNTY GIS.
- SITE TOPOGRAPHIC DATA TAKEN FROM WAKE COUNTY GIS.
- WETLAND, CHANNEL BANK AND SUBSEQUENT NEUSE RIVER BUFFER LOCATIONS TO BE VERIFIED.
- PRELIMINARY SOIL INVESTIGATION PREPARED BY SOIL & ENVIRONMENTAL CONSULTANTS, PA.
- THIS SITE IS LOCATED ON FEMA FLOOD PANEL 1746J. NO FEMA FLOOD ZONES ARE LOCATED ON THIS SITE.
- NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL. PERMIT FROM WAKE COUNTY, UTILITY PERMITS FROM CITY OF RALEIGH, NCDOT DRIVEWAY PERMIT FROM NCDOT, AND ENVIRONMENTAL IMPACTS PERMITTED FROM USACE AND NCDWQ IF NECESSARY.
- EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITY FIELD LOCATION PRIOR TO ANY CONSTRUCTION.
- AREA IN WATERSHED BASED ON WAKE COUNTY GIS TOPOGRAPHY AND ON-SITE OBSERVATIONS.
- ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF ZEBULON, THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT, WAKE COUNTY EROSION CONTROL AND STORMWATER, NCDOT, AND NCDWQ STANDARDS AND SPECIFICATIONS.



SHEET INDEX

SHEET #	SHEET TITLE
C0.00	COVER
C1.00	EXISTING CONDITIONS SHEET
C2.00	SITE LAYOUT
C3.00	UTILITY & GRADING PLAN
C4.00	SOIL INVESTIGATION
C5.00	STORMWATER MANAGEMENT PLAN

OWNER / DEVELOPER:

SITE PROPERTY DEVELOPMENT, LLC

933 OLD KNIGHT ROAD, KNIGHTDALE NC 27545
PHONE: 919.422.3933
EMAIL: MIKE.JORDAN@JVMGMT.NET

PLANS PREPARED BY:

PRIEST, CRAVEN & ASSOCIATES, INC.
PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B COMPUTER DRIVE, SUITE 104, RALEIGH, N.C. 27609
PHONE 919.781.0300 FAX 919.782.1288
EMAIL: PCA@PRIESTCRAVEN.COM FIRM#: C-0488



APPLICATION FOR Special Use Permit

PART 1. APPLICANT/AGENT INFORMATION

Name of Applicant/Agent: SITE PROPERTY DEVELOPMENT, LLC		
Street Address of Applicant/Agent: 933 OLD KNIGHT ROAD		
City: KNIGHTDALE	State: NC	Zip Code: 27545
Email of Applicant/Agent: MIKE.JORDAN@JVMGMT.NET		Telephone Number of Applicant/Agent: 919-422-3933
		Fax Number of Applicant/Agent: 919-782-1288
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 must attach an "Owner's Consent Form" giving you permission to submit this application.		

PART 2. DESCRIPTION OF REQUEST/PROPERTY

Street Address of the Property: 201 GREEN PACE ROAD	Current Zoning Classification: HB (HEAVY BUS)	Acres: 32.30
Parcel Identification Number (NC PIN): 1746-80-2253	Deed Book: 17141	Deed Page(s): 113
Existing Use of the Property: SINGLE FAMILY	Proposed Use of the Property: COMMERCIAL	

(Describe the nature of the proposed activity and any particular characteristics related to the use of the property.)

THIS PROPOSAL IS FOR 9 COMMERCIAL LOTS SERVED BY A PUBLIC WATER LINE EXTENSION FROM GREEN PACE ROAD. THE PROJECT WILL SHARE A SINGLE STORMWATER CONTROL MEASURE EACH LOT WILL PROVIDE ITS OWN SEPTIC FIELD FOR SANITARY SEWER TREATMENT.

PART 3. PROPERTY OWNER INFORMATION

Name of Property Owner: SITE INVESTMENTS, LLC		
Street Address of Property Owner: 933 OLD KNIGHT ROAD		
City: KNIGHTDALE	State: NC	Zip Code: 27545
Email of Property Owner: MIKE.JORDAN@JVMGMT.NET		Telephone Number of Property Owner: 919-422-3933
		Fax Number of Property Owner: 919-782-1288
I hereby certify that I am, or that I represent, the legal owner of the property described above and do hereby submit this request for a Special Use Permit to the Planning Board and Board of Commissioners for consideration.		
Signature of Owner:	Print Name:	Date:

ATTENTION CONTRACTORS

THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER, AND/OR REUSE AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC UTILITIES DEPARTMENT AT 919.422.4340 AT LEAST TWENTY FOUR HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.

FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION, WILL RESULT IN THE ISSUANCE OF MONETARY FINES, AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUS, HAVE PERMITTED PLANS ON THE JOBSITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF ANY EXCAVATION. EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE AND ALL ARE NOT SHOWN.

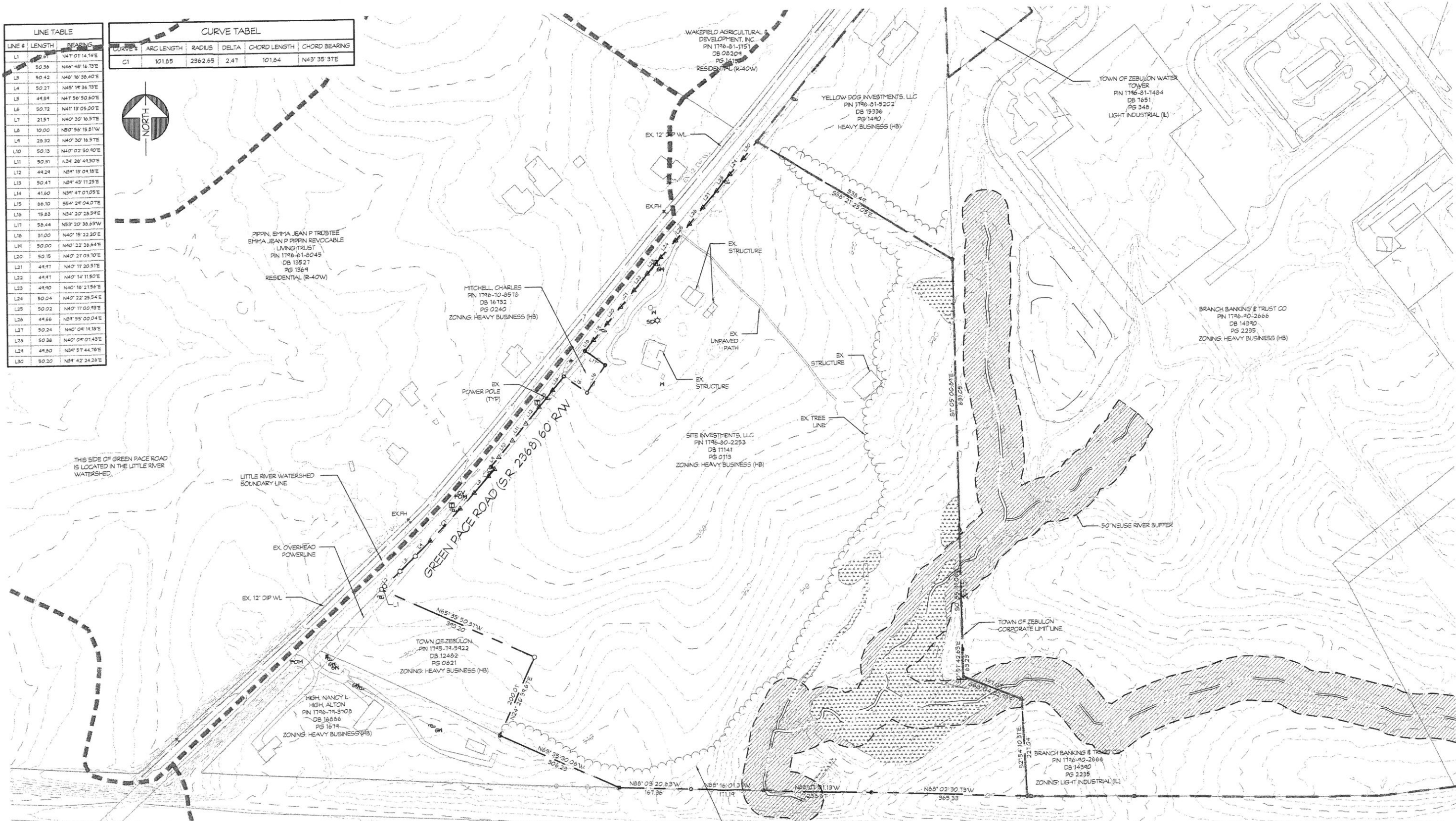
NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF ZEBULON, CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

PRELIMINARY
FOR REVIEW
ONLY

REVISIONS:	SUBMITTAL DATE:	SHEET #
		C0.00
RELEASED FOR CONSTRUCTION DATE:		

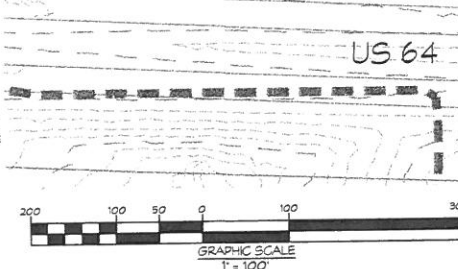
LINE TABLE		
LINE #	LENGTH	BEARING
L1	49.91	N47°01'14"E
L2	50.36	N46°48'16"E
L3	50.42	N46°18'36.40"E
L4	50.21	N45°19'36"E
L5	44.84	N41°56'50.60"E
L6	50.12	N41°13'05.20"E
L7	21.51	N40°30'16.51"E
L8	10.00	N50°56'15.81"W
L9	29.32	N40°30'16.51"E
L10	50.13	N40°02'50.90"E
L11	50.31	N34°26'44.30"E
L12	44.24	N34°13'04.16"E
L13	50.41	N34°45'11.25"E
L14	41.80	N34°47'07.05"E
L15	66.10	S54°24'04.07"E
L16	15.83	N34°20'28.59"E
L17	56.44	N53°20'38.65"W
L18	31.00	N40°15'22.20"E
L19	50.00	N40°22'26.84"E
L20	50.15	N40°21'03.10"E
L21	49.41	N40°11'20.51"E
L22	49.41	N40°14'11.50"E
L23	49.40	N40°16'21.56"E
L24	50.04	N40°22'25.54"E
L25	50.02	N40°11'00.93"E
L26	49.66	N34°55'00.04"E
L27	50.34	N40°04'14.10"E
L28	50.36	N40°04'01.45"E
L29	49.50	N34°51'44.76"E
L30	50.30	N34°42'24.26"E

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	101.85	2362.65	2.41	101.84	N43°35'31"E



GENERAL NOTES:

- BOUNDARY INFORMATION IS TAKEN FROM A SURVEY BY THIS OFFICE. ADJOINING PROPERTY LINES ARE TAKEN FROM WAKE COUNTY GIS.
- SITE TOPOGRAPHIC DATA TAKEN FROM WAKE COUNTY GIS.
- WETLAND, CHANNEL BANK AND SUBSEQUENT NEUSE RIVER BUFFER LOCATIONS TO BE VERIFIED.
- PRELIMINARY SOIL INVESTIGATION PREPARED BY SOIL & ENVIRONMENTAL CONSULTANTS, PA.
- THIS SITE IS LOCATED ON FEMA FLOOD PANEL 176J. NO FEMA FLOOD ZONES ARE LOCATED ON THIS SITE.
- NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL. PERMIT FROM WAKE COUNTY, UTILITY PERMITS FROM CITY OF RALEIGH, NCDOT DRIVEWAY PERMIT FROM NCDOT, AND ENVIRONMENTAL IMPACTS PERMITTED FROM USCAE AND NCDWQ IF NECESSARY.
- EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITY FIELD LOCATION PRIOR TO ANY CONSTRUCTION.
- AREA IN WATERSHED BASED ON WAKE COUNTY GIS TOPOGRAPHY AND ON-SITE OBSERVATIONS.
- ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF ZEBULON, THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT, WAKE COUNTY EROSION CONTROL AND STORMWATER, NCDOT, AND NCDWQ STANDARDS AND SPECIFICATIONS.



GREEN PACE ROAD
COMMERCIAL CENTER

WAKE CO, NORTH CAROLINA

SCALE	1"=100'
DATE	SEPTEMBER 14, 2018
PROJECT NUMBER	2018-006.001
CLIENT	SITE PROPERTY DEVELOPMENT, LLC
PLAN TYPE	PRELIMINARY PLAN

EXISTING CONDITIONS SHEET

RELEASED FOR CONSTRUCTION DATE: (SEE COVER)	☒ NO ☐ YES
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PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609. Phone 919 / 781-0300. Fax 919 / 782-1288. Email PCA@PriestCraven.com / Firm #: C-0488



SHEET #
C1.00

TABLE 2				
LOT	USE	SEPTIC AREA	USABLE AREA	TOTAL AREA
1	COMMERCIAL	1.36 AC	2.82 AC	4.18 AC
2	COMMERCIAL	0.51 AC	1.57 AC	2.08 AC
3	COMMERCIAL	0.51 AC	1.12 AC	1.63 AC
4	COMMERCIAL	0.55 AC	3.50 AC	4.05 AC
5	COMMERCIAL	0.37 AC	1.72 AC	2.09 AC
6	COMMERCIAL	0.66 AC	1.60 AC	2.26 AC
7	COMMERCIAL	0.75 AC	3.44 AC	4.24 AC
8	COMMERCIAL	0.51 AC	1.45 AC	1.96 AC
9	COMMERCIAL	0.45 AC	1.68 AC	2.13 AC

GENERAL NOTES:

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- SITE TOPOGRAPHIC DATA TAKEN FROM WAKE COUNTY GIS.
- WETLAND, CHANNEL BANK AND SUBSEQUENT NEUSE RIVER BUFFER LOCATIONS TO BE VERIFIED.
- PRELIMINARY SOIL INVESTIGATION PREPARED BY SOIL & ENVIRONMENTAL CONSULTANTS, PA.
- THIS SITE IS LOCATED ON FEMA FLOOD PANEL 1746J. NO FEMA FLOOD ZONES ARE LOCATED ON THIS SITE.
- NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL. PERMIT FROM WAKE COUNTY, UTILITY PERMITS FROM CITY OF RALEIGH, NCDOT DRIVEWAY PERMIT FROM NCDOT, AND ENVIRONMENTAL IMPACTS PERMITTED FROM USCAE AND NCDWQ IF NECESSARY.
- EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITY FIELD LOCATION PRIOR TO ANY CONSTRUCTION.
- AREA IN WATERSHED BASED ON WAKE COUNTY GIS TOPOGRAPHY AND ON-SITE OBSERVATIONS.
- ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF ZEBULON, THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT, WAKE COUNTY EROSION CONTROL AND STORMWATER, NCDOT, AND NCDWQ STANDARDS AND SPECIFICATIONS.



GREEN PACE ROAD
COMMERCIAL CENTER

WAKE CO, NORTH CAROLINA

SCALE:	1"=100'
DATE:	SEPTEMBER 14, 2018
PROJECT NUMBER:	2018-006.001
CLIENT:	SITE PROPERTY DEVELOPMENT, LLC
PLAN TYPE:	PRELIMINARY PLAN

SITE LAYOUT

RELEASED FOR CONSTRUCTION DATE (SEE COVER)	NO
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PRIEST, CRAVEN & ASSOCIATES, INC.
 LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
 3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609, Phone 919 / 781-0300, Fax 919 / 782-1288, Email PCA@PriestCraven.com / Firm #: C-0488

SHEET #
C2.00

CITY OF RALEIGH STANDARD UTILITY NOTES:

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE CITY OF RALEIGH HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, TRENCH SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 2' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10' IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATER MAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSINGS MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5'0" MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SLOPE DIP MATERIALS & A CONCRETE GRADE HAVING 6" MIN. CLEARANCE (PER CITY OF RALEIGH DETAILS W-41 & S-41).
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN EXTENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- 3'0" MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4'0" MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CITY OF RALEIGH HANDBOOK PROVISIONS.
- INSTALL 1/2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'0" WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
- INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 15 LINEAR FEET MAXIMUM.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 10' ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDDAQ, USACE &/OR FEMA FOR ANY SPILLAGE BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDDAQ / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUS HOS PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGH.GOV FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPROVAL OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE LIST OF APPROVED DEVICES. APPROVAL LIST: THE DEVICES SHALL BE INSTALLED AND TESTED BOTH INITIAL AND PERIODIC TESTING THEREAFTER IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5423 OR JOANIE.HARTLEY@RALEIGH.GOV FOR MORE INFORMATION.

LEGEND:

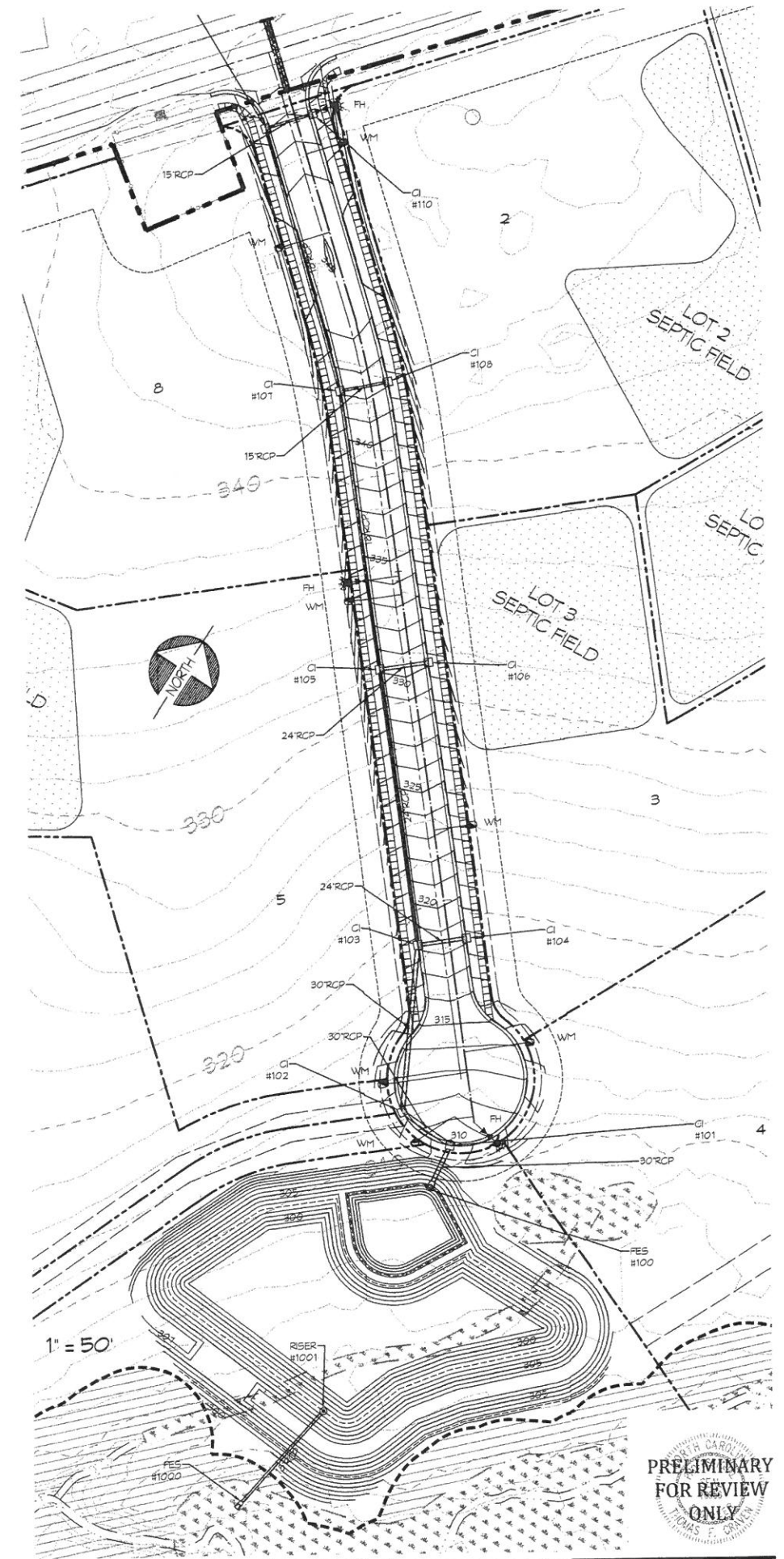
NEUSE RIPARIAN BUFFER	FLARED END SECTION (WITH RIP RAP APRON)
EXISTING WETLANDS	HEADWALL (WITH RIP RAP APRON)
	RIP RAP APRON
	T.O.W.F. CATCH BASIN
	STORM MANHOLE
	GRATED INLET

WATER & SEWER	DRAINAGE
FIRE HYDRANT (WITH 6" G.V.)	
GATE VALVE	
BLOW OFF AND G.V.	
WATER REDUCER	
SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
WATER SERVICE	

GREEN PACE ROAD
COMMERCIAL CENTER

SCALE:	1"=100'
DATE:	SEPTEMBER 14, 2018
PROJECT NUMBER:	2018-006.001
CLIENT:	SITE PROPERTY DEVELOPMENT, LLC

UTILITY & GRADING PLAN



PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 / Phone 919 / 782-0300 / Fax 919 / 782-1288 / Email PCA@PriestCraven.com / Firm #: C-0488

SHEET #
C3.00

Wetpond Design Calculations					SCM#1
Pollutant / Nutrient Removal					
Total Suspended Solids (TSS)					85%
Nitrogen					30%
Phosphorus					40%
Basin Characteristics					
Post-development Drainage Area		Estimated Impervious			
Area to Pond		Lots and Buildings			
Description	Acres	Description	Qty	Inc Area	Total Area
Impervious Lots (c=0.95)	15.51	Lot 1 - Lot 9			15.51
Impervious R/W (c=0.95)	1.05				
Impervious Other (c=0.95)	0.13				
Lawn (c=0.35)	9.53				
Wooded (c=0.25)	0.00				
Subtotal		0			15.51
		Streets and SW			
Description	Length	Imp/Ft		Total Area	
Public Street A				0.86	
Public Sidewalk				0.19	
Subtotal					1.05
		Other			0.13
Total to Pond		26.24			
Pond Basin Cc	0.73	Grand Total			16.69
Surface Area to Drainage Area Ratio for Permanent Pool Sizing					
Drainage Area to SCM		Required Surface Area of Permanent Pool & Main Pond Combined			(Forebay)
Impervious Area	Acres				
Offsite Impervious Area	0.00				
Onsite Impervious Area	16.69	Average Depth (ft) =			3.0
Total Impervious Area	16.69	SA/DA Ratio =			2.09
		Required SA (ft ²) =			23,489
		SA as Shown (ft ²) =			27,587
Total Drainage Area To SCM	26.24				
Percent Impervious Area	64%	SA/DA Ratio from latest NCDENR BMP Manual			

LEGEND:

STORMWATER MANAGEMENT NOTES:
THIS SUBDIVISION PLAN WILL CREATE 4 COMMERCIAL LOTS, PUBLIC RIGHTS-OF-WAY AND PRIVATE OPEN SPACE. THE TREATMENT OF STORMWATER RUNOFF, INCLUDING NITROGEN AND PHOSPHORUS FOR THIS DEVELOPMENT WILL BE HANDLED IN THE FOLLOWING MANNER:

A STORMWATER POND WILL PROVIDE THE TREATMENT OF STORMWATER RUNOFF FROM PORTIONS OF THE SITE SHOWN TO BE DRAINING TO THE BASIN ON THIS STORMWATER MANAGEMENT PLAN.

THE STORMWATER DEVICE PROVIDED IS DESIGNED IN ACCORDANCE WITH THE TOWN OF ZEBULON, WAKE COUNTY AND THE NC DIVISION OF WATER QUALITY STANDARDS AND SPECIFICATIONS AND IN ACCORDANCE WITH ALL APPLICABLE LOCAL, FEDERAL, AND STATE PERMITS AND REGULATIONS INCLUDING ALL STORMWATER DETENTION REQUIREMENTS.

SA / DA or HRT Pond Volumes and Areas (Below Permanent / Normal Pool)						
Elevation (ft)	Main Area (sf)	Forebay Area (sf)	Depth (ft)	Main Inc. Vol (cf)	Forebay Inc. Vol (cf)	Total Vol (cf)
298.0				Bottom of Sediment Storage		
299.0	15228	2459	0.0	16195	2655	18851
300.0	17161	2853	1.0	18158	3064	21222
301.0	19155	3275	2.0	20184	3501	23685
302.0	21213	3746	3.0	22284	3963	26247
302.5	23124	3963	3.5	24459	4451	28910
			0.0	0	0	0
			0.0	0	0	0
			0.0	0	0	0
			0.0	0	0	0
			0.0	0	0	0
			0.0	0	0	0
Total			3.5	65621	11143	76764
Verify the Forebay Volume Is Approximately (18% - 22%) of the Permanent Pool Volume.						17%
Water Quality and Quantity Volumes (Above Permanent / Normal Pool)						
Elevation (ft)	Main Area (sf)	Forebay Area (sf)	Depth (ft)	Inc Total Vol (cf)	Accum Total Vol (cf)	Notes
302.5	23124	3963	0.00	14096	14096	
303.0	29240		0.50	30739	44835	
304.0	32179		1.50	14463	59298	WQE / TPE
304.44	33166		1.94	18830	78128	
305.0	34498		2.50	35551	113679	
306.0	36694		3.50	37857	151536	
307.0	39020		4.50	0	151536	
			0.00	0	151536	
			0.00	0	151536	

NOTE:
PRELIMINARY DESIGN AND CALCULATIONS SHOWN ON THIS PLAN ARE FOR THE PROPOSED STORMWATER MANAGEMENT DEVICE WITHIN THE PROJECT. WHILE THESE CALCULATIONS AND DESIGN ARE PRELIMINARY, THEY ARE INTENDED TO ILLUSTRATE THAT SUFFICIENT SPACE IS AVAILABLE FOR THE DEVICES SUCH THAT FINAL DESIGN OF THE DEVICES IN COMPLIANCE WITH TOWN, COUNTY AND STATE STANDARDS CAN BE ACHIEVED DURING THE CONSTRUCTION DRAWING PROCESS. DEVICE SIZES AND TYPES, AMOUNT OF IMPERVIOUS SURFACES, AND RELEASE RATES WILL CHANGE DURING THE FINAL DESIGN OF THE PROJECT.

