
ZEBULON

NORTH CAROLINA

**TOWN OF ZEBULON
PLANNING BOARD MEETING
September 18, 2023
Following 6:00 Joint Public Hearing**

I. CALL TO ORDER

II. APPROVAL OF AGENDA

III. ADOPTION OF MINUTES

- a. May 8, 2023 Minutes

IV. NEW BUSINESS

- a. **CZ 2023-04 1620 N Arendell Ave**– Conditional Rezoning request for a 1.117-acre parcel from Residential Suburban (R2) to Heavy Commercial – Conditional (HC-C) District for the development of a Veterinary Clinic.
- b. **Discussion About the Update of the Comprehensive and Future Land Use Plans**

V. DEVELOPMENT UPDATES

VI. ADJOURNMENT

**Zebulon
Planning Board
Minutes
May 8, 2023**

Present: David Lowry, Michael Germano, Domenick Schilling, Stephanie Jenkins, Peggy Alexander, Michael Clark-Planning, Stacie Paratore-Deputy Town Clerk, Sam Slater-Town Attorney

Absent: Laura Johnson and Genia Newkirk

David Lowry called the meeting to order.

APPROVAL OF AGENDA

David Lowry asked to amend the agenda to remove approval of minutes.

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

NEW BUSINESS

- A. Training Session – Development Process, Comprehensive Land Use Plans, State Statute

Michael Clark explained that there were no cases to be considered at the meeting that it was strictly an informational and training session for the Board.

Mike spoke about the Unified Development Ordinance (“UDO”) and the Comprehensive Land Use Plan (“CLUP”) and gave the differences of each. There was information given about how the Town used the CLUP. It was stated the CLUP was used for land use and development, growth capacity, types of housing and neighborhoods, economic development and recreation and amenities.

An example scenario of two different developments was given. The Planning Board was asked based on the goals for housing and neighborhoods which development was right for Zebulon. Each member spoke about their thoughts on developments for the Town. Some needed items mentioned which included a mass transit system, apartments, activities for young people and a high school. The Planning Board was encouraged to think about the location, character, and quality of life when future developments come before them.

Michael Clark stated a bi-annual update for the UDO was due this fall and there would be three public engagement sessions. The Planning Board would look at:

- goals, policies and strategies
- infrastructure
- services
- environment
- character of the community

DEVELOPMENT UPDATES

Michael Clark provided development updates.

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


Adopted this the 18th day of September 2023.

David Lowry—Chair

SEAL

Stacie Paratore, CMC—Deputy Town Clerk

STAFF REPORT
LAND USE AND TRANSPORTATION
PLAN UPDATE
SEPTEMBER 18, 2023

Topic: Land Use and Transportation Plan Updates
Speaker: Michael J. Clark, AICP, CZO, Planning Director
From: Michael J. Clark, AICP, CZO, Planning Director
Prepared By: Michael J. Clark, AICP, CZO, Planning Director
Approved by:  Joseph M. Moore II, PE, Town Manager

Executive Summary:

The Planning Board will begin discussing updates to the Land Use and Transportation Plan.

Background:

The Land Use and Transportation Plans were adopted in summer of 2021. While both plans were created from a combination of best practices and public input, these plans were created during a global pandemic. Furthermore, the goals, plans, and policies were reflective of the community at that time. Since the approvals the Town has surpassed 10,000 residents and is growing at a record pace. This is update and review period is a time to reflect on these changes, obtain additional public input, and make recommendations to best shape land use and transportation in the future.

The four focus areas for these changes are as follows:

- Design and Land Use (mixed use vs stand along, building appearance, encouragement of uses in particular locations)
- Transportation (Vehicle, Public, Pedestrian, Bicycle)
- Housing Options (Going beyond single-family dwellings)
- Economic Stability (will be overlapping with Economic Strategic Plan)

Discussion:

The discussion before the board is what modifications, changes, and updates, need to be considered and recommended in the Land Use and Transportation Plans.

This process starts with understanding the current conditions of the Town and a local, and regional perspective. This data will provide the foundation for the expectations for future development.

Policy Analysis:

The Land Use Plan calls for the Town to review and approve updates to the Plans 2 years after approval and again 5 years after approval.


Staff Recommendation:

The associated presentation is for information only.

Attachments:

None

STAFF REPORT
CONDITIONAL ZONING 2023-03
1620 N ARENDELL AVE
SEPTEMBER 18, 2023

Topic: CZ 2023-04 – 1620 N Arendell Ave
Speaker: Catherine Farrell CZO, Planner II
From: Michael J. Clark, CZO, AICP, Planning Director
Prepared by: Catherine Farrell CZO, Planner II
Approved by:  Joseph M. Moore II, PE, Town Manager

Executive Summary:

The Board of Commissioners will consider a Conditional Zoning Map Amendment for 1620 N Arendell Ave (PIN# 1796922199). This is a legislative case.

Background:

The Applicant, DVM Services Realty LLC requests rezoning a 1.117-acre parcel from Residential Suburban (R2) District to Heavy Commercial Conditional (HC-C) District for the development of a Veterinary Clinic.

The property is located at the south-east corner of N Arendell Ave and Green Pace Rd.

Discussion:

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

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

Policy Analysis:

Comprehensive Land Use Plan:

The Future Land Use and Character Map designates the future use of the property as General Commercial (GC) The GC designation is for properties in commercial retail, office and service uses, primarily along portions of major roadway corridors within the community for high visibility and accessibility (re. Grow Zebulon: Comprehensive Land Use Plan (Land Use and Development section pg.18)). Primary land use types within this designation include automobile service-related enterprises, restaurant chains and "big box" commercial stores.

Unified Development Ordinance:

The Applicant proposes limiting the uses to Veterinary Clinic. The Applicant has proposed site design, architecture conditions and additional development conditions for the Board to consider (see Attachments).

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

Financial Analysis:

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

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

Staff Recommendation:

Staff recommends seeking public input during a joint public hearing and referring the matter to the Planning Board for recommendation.

Attachments:

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



APPLICATION FOR CONDITIONAL REZONING MAP AMENDMENT

PART 1. DESCRIPTION OF REQUEST/PROPERTY		
Street Address of the Property: 1620 N Arendel Ave.		Acreage: 1.1117
Parcel Identification Number (NC PIN): 1796922199	Deed Book: 002050	Deed Page(s): 00630
Existing Zoning of the Property: R2	Proposed Zoning of the Property: Heavy Commercial (HC)	
Existing Use of the Property: Residential	Proposed Use of the Property: Veterinary Clinic	
Reason for Conditional Rezoning: The proposed use, Veterinary Clinic, is consistent with the Town's Future Land Use Map which designates the property as General Commercial. The site has excellent access and great visibility. The proposed change will allow a growing veterinary clinic to expand to accommodate the needs of the Zebulon community.		

PART 2. APPLICANT/AGENT INFORMATION		
Name of Applicant/Agent: DVM Services Realty LLC c/o Brian Wood		
Street Address of Applicant/Agent: 325 Nash Street E		
City: Wilson	State: NC	Zip Code: 27893
Email of Applicant/Agent: brianwood@thevetspets.com	Telephone Number of Applicant/Agent: (252) 237-1375	Fax Number of Applicant/Agent:
Are you the owner of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Are you the owner's agent? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Note: If you are not the owner of the property, you <u>must</u> obtain the Owner's consent and signature giving you permission to submit this application.

PART 3. PROPERTY OWNER INFORMATION		
Name of Property Owner: Julia M Hicks		
Street Address of Property Owner: PO Box 576		
City: Zebulon	State: NC	Zip Code: 27597-0576
Email of Property Owner: dallas@dallaspearcerealty.com	Telephone Number of Property Owner: 919-931-6752	Fax Number of Property Owner:
<i>I hereby state that the facts related in this application and any documents submitted herewith are complete, true, correct, and accurate to the best of my knowledge.</i>		
Signature of Applicant: 	Print Name: Brian Wood	Date: 5/31/2023
Signature of Owner: 	Print Name: Juliah M. Hicks	Date: 5/31/2023



OWNER'S CONSENT FORM

Name of Project: Zebulon Animal Hospital Submittal Date: June 1, 2023

OWNER'S AUTHORIZATION

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

I hereby certify I have full knowledge the property I have an ownership interest in is the subject of this application. I acknowledge and agree that pursuant to Section 2.2.6 M. of the Town of Zebulon Unified Development Ordinance, that lands subject to a conditional rezoning shall be subject to all the standards, conditions, and plans approved as part of that application. These standards, plans, and approved conditions are perpetually binding on the land as an amendment to this Ordinance and the Official Zoning Map and may only be changed in accordance with the procedures established in this Ordinance. Development located outside the Town of Zebulon's corporate limits shall comply with all Town policies related to annexation and the extension of utilities. I understand that all other applicable standards and regulations of the UDO will remain applicable to the subject lands unless specifically listed as conditions or deviations as part of this request. I understand that any false, inaccurate or incomplete information provided by me, or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I acknowledge that additional information may be required to process this application. I further consent to the Town of Zebulon to publish, copy, or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

Julia Maxine Hicks JULIA MAXINE HICKS 5-30-23
Signature of Owner *Print Name* *Date*

CERTIFICATION OF PROPERTY OWNER

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

Julia Maxine Hicks JULIA MAXINE HICKS 5-30-23
Signature of Owner *Print Name* *Date*

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



NOTICE OF NEIGHBORHOOD MEETING

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

Dear Neighbor:

You are invited to a neighborhood meeting to review and discuss the development proposal at:

1620 N Arendell Ave, Zebulon, NC

1796922199

(Addresses)

(Pin Numbers)

in accordance with the Town of Zebulon Neighborhood Meeting procedures. This meeting is intended to be a way for the applicant to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the Town. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is officially submitted. Once an application has been submitted to the Town, it may be tracked using the Interactive Development Map located on the Town of Zebulon website at <https://www.townofzebulon.org/services/planning>.

A Neighborhood Meeting is requested because this project will include:

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

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

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

Applicant proposes to a conditional rezoning from R-2 to HC to allow for the relocation of Zebulon Animal Hospital to this site. The new Veterinary Clinic will continue to operate similarly to its existing facility at 1403 N Arendell Ave in a new +/-5,000 sf building with +/-40 parking spaces.

Estimated Submittal Date: 6/1/2023

MEETING INFORMATION:

Property Owner(s) Name(s) Julia Hicks

Applicant(s) DVM Services Realty LLC c/o Brian Wood

Contact Information (e-mail/phone) brianwood@thevetpets.com — (252) 237-1375

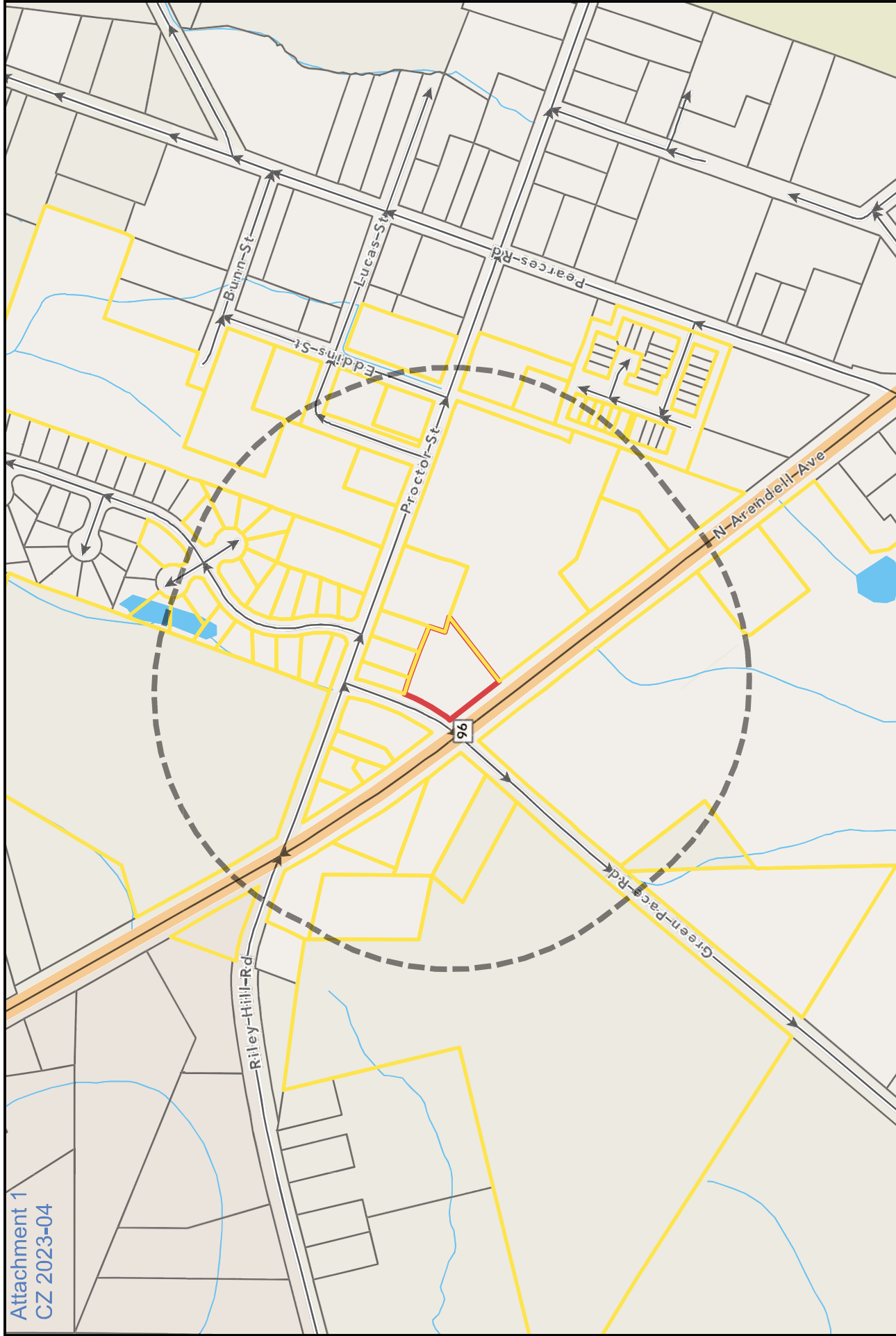
Meeting Address: Five County Spay and Neuter Clinic, 1403 N Arendell Ave, Zebulon, NC 27597

Date of Meeting: Thursday, May 18, 2023

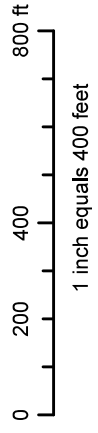
Time of Meeting: 6:00-8:00 PM

Please note: This is a drop in meeting, with no formal start time.
Come by any time during the two hour window.

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



750' of 1620 Arendell Ave



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

OWNER	ADDR1	ADDR2	SITE_ADDRESS
VILLA, SALVADOR LOPEZ	208 PROCTOR ST	ZEBULON NC 27597-8716	208 PROCTOR ST
SMITH, APRIL E	2013 WILD IRIS DR	ZEBULON NC 27597-8946	2013 WILD IRIS DR
MACHACEK, JOHN D MACHACEK, ELLEN G	209 NOSTALGIA LN	ZEBULON NC 27597-6873	209 NOSTALGIA LN
TRIPP, KATHLEEN K	221 PROCTOR ST	ZEBULON NC 27597-8717	221 PROCTOR ST
PROGRESS RESIDENTIAL 2015-2 BORROWER LLC	PO BOX 4090	SCOTTSDALE AZ 85261-4090	3004 WILD IRIS DR
QUAD TRI LLC OLIVE, MARTHA L	809 THATCHER WAY	RALEIGH NC 27615-1233	1709 N ARENDELL AVE
QUAD TRI LLC OLIVE, MARTHA L	809 THATCHER WAY	RALEIGH NC 27615-1233	1716 N ARENDELL AVE
QUAD TRI LLC OLIVE, MARTHA L	809 THATCHER WAY	RALEIGH NC 27615-1233	1712 N ARENDELL AVE
BRYANT, DICKEY & JAMES CARROLL	1729 N ARENDELL AVE	ZEBULON NC 27597-8741	0 N ARENDELL AVE
WAKEFIELD BAPTIST CHURCH TRUSTEES	308 PROCTOR ST	ZEBULON NC 27597-8718	313 PROCTOR ST
CREECH, HEDY JORDAN, YVONNE MARTIN	217 NOSTALGIA LN	ZEBULON NC 27597-6873	217 NOSTALGIA LN
JONES, ANGELA T	1002 WATSONIA DR	ZEBULON NC 27597-8927	1002 WATSONIA DR
CREECH, GRADY RAY CREECH, LINDA S	301 FOSTER ST	ZEBULON NC 27597-9072	405 BUNN ST
BOYKIN, JOSEPH VERNON	15354 NC HIGHWAY 96 N	ZEBULON NC 27597-7071	50 GREEN PACE RD
BOYETTE, ROBERT A BOYETTE, WANDA C	507 EDDINS ST	ZEBULON NC 27597-6829	507 EDDINS ST
KEARNEY, RODERICK E	3009 WILD IRIS DR	ZEBULON NC 27597-8948	3009 WILD IRIS DR
GILLIAM, FERDY STEVENSON GILLIAM, JENNIE S	1003 WATSONIA DR	ZEBULON NC 27597-8928	1003 WATSONIA DR
HANDFORD, ASHLEY A HANDFORD, BRENDAN S	1005 WATSONIA DR	ZEBULON NC 27597-8928	1005 WATSONIA DR
BROWN, EULESS III	1007 WATSONIA DR	ZEBULON NC 27597-8928	1007 WATSONIA DR
ZEBULON TOWN OF	1003 N ARENDELL AVE	ZEBULON NC 27597-2309	75 GREEN PACE RD
MORI, MARLEN	219 NOSTALGIA LN	ZEBULON NC 27597-6873	219 NOSTALGIA LN
WILEY, RODERICK JR WILEY, KIMBERLY	2015 WILD IRIS DR	ZEBULON NC 27597-8946	2015 WILD IRIS DR
LANGSTON, GLORIA ANN	214 PROCTOR ST	ZEBULON NC 27597-8716	214 PROCTOR ST
STATE HIGHWAY & PUBLIC WORKS COMM	UNKNOWN	ZEBULON NC 27597	0 N ARENDELL AVE
HICKS, JULIA M	PO BOX 576	ZEBULON NC 27597-0576	1620 N ARENDELL AVE
SHERRON, WYATTE R SHERRON, ILENE H	1116 GRADY RAY RD	WENDELL NC 27591-9046	113 PROCTOR ST
REID, ALVIN L REID, DORIS	3002 WILD IRIS DR	ZEBULON NC 27597-8947	3002 WILD IRIS DR
SULLIVAN, TIMOTHY ALLEN SULLIVAN, EMILY DEANNA	1008 WATSONIA DR	ZEBULON NC 27597-8927	1008 WATSONIA DR
TRI ARC FOOD SYSTEMS INC	4905 WATERS EDGE DR	RALEIGH NC 27606-2405	1513 N ARENDELL AVE
RAMOS, ALEXIS A. RAMOS, RAECHEL	3005 WILD IRIS DR	ZEBULON NC 27597-8948	3005 WILD IRIS DR

YELLOW DOG INVESTMENTS LLC	2601 STONEWALK CT	ZEBULON NC 27597-5001	103 GREEN PACE RD
DUNSTON, MAURICE	215 NOSTALGIA LN	ZEBULON NC 27597-6873	215 NOSTALGIA LN
GAY, CRYSTAL M	1009 WATSONIA DR	ZEBULON NC 27597-8928	1009 WATSONIA DR
OSORO, PHILOMENA OSORO, DAUDI	1006 WATSONIA DR	ZEBULON NC 27597-8927	1006 WATSONIA DR
LYNCH, ROBIN PAULET	3007 WILD IRIS DR	ZEBULON NC 27597-8948	3007 WILD IRIS DR
WAKEFIELD CENTRAL BAPTIST CHURCH	308 PROCTOR ST	ZEBULON NC 27597-8718	308 PROCTOR ST
NGUYEN, GIANG MINH WILDER, NUOI THI	2011 WILD IRIS DR	ZEBULON NC 27597-8946	2011 WILD IRIS DR
PEARCE, CONNIE M	400 PROCTOR ST	ZEBULON NC 27597-8720	300 EDDINS ST
PEARCE, CONNIE M	400 PROCTOR ST	ZEBULON NC 27597-8720	400 PROCTOR ST
BRANNAN, ANDY CURTIS	2433 NC HWY 39	ZEBULON NC 27597	0 RILEY HILL RD
BRANNAN, ANDY CURTIS	2433 NC HWY 39	ZEBULON NC 27597	1729 N ARENDELL AVE
TWP PCP ZEB RETAIL LLC	445 BISHOP ST NW	ATLANTA GA 30318-4303	1500 N ARENDELL AVE
BOYETTE, KYLE C	507 EDDINS ST	ZEBULON NC 27597-6829	409 LUCAS ST
BLACKWELL, EMILY	213 NOSTALGIA LN	ZEBULON NC 27597-6873	213 NOSTALGIA LN
PROGRESS RESIDENTIAL BORROWER 2 LLC	PO BOX 4090	SCOTTSDALE AZ 85261-4090	1011 WATSONIA DR
PROGRESS RESIDENTIAL BORROWER 6 LLC	PO BOX 4090	SCOTTSDALE AZ 85261-4090	1004 WATSONIA DR
JOSTAN INVESTMENTS GROUP LLC	8009 CREEDMOOR RD STE 203	RALEIGH NC 27613-4394	80 GREEN PACE RD
VINES, TIFFANY	3006 WILD IRIS DR	ZEBULON NC 27597-8947	3006 WILD IRIS DR
PROGRESS RESIDENTIAL 2015-2 BORROWER, LLC	PO BOX 4090	SCOTTSDALE AZ 85261-4090	2006 WILD IRIS DR
GENTEL, JILLIAN HUNTER EDDIN GENTEL, RYAN C	1212 WAKEFIELD FARM RD	ZEBULON NC 27597-7355	3008 WILD IRIS DR
MORENO, MARTIN MENDOZA	204 PROCTOR ST	ZEBULON NC 27597-8716	204 PROCTOR ST
HAMMOND, JEANETTE W HAMMOND, THOMAS	403 PROCTOR ST	ZEBULON NC 27597-8721	403 PROCTOR ST
TESSINEAR, JESSICA W	2217 POINTERS GLEN WAY	WENDELL NC 27591-9163	1704 N ARENDELL AVE
BERUBE, JAMI G HASBROUCK, IAN	200 PROCTOR ST	ZEBULON NC 27597-8716	200 PROCTOR ST
FERNANDEZ, NARCISO JESUS	483 NC 96 HWY E	YOUNGSMILLE NC 27596-8868	1701 N ARENDELL AVE
KUHN, GERALD G KUHN, YARITZA	211 NOSTALGIA LN	ZEBULON NC 27597-6873	211 NOSTALGIA LN
TRUIST BANK	PO BOX 167	WINSTON SALEM NC 27102-0167	49 GREEN PACE RD
GRAND LODGE OF NORTH CAROLINA AF & AM	2921 GLENWOOD AVE	RALEIGH NC 27608-1009	302 FOSTER ST
WOOD, BRIAN K	309 PROCTOR ST	ZEBULON NC 27597-8719	309 PROCTOR ST
QUAD TRI LLC OLIVE, MARTHAL	809 THATCHER WAY	RALEIGH NC 27615-1233	0 N ARENDELL AVE
WILDOR RESTAURANT GROUP LLC	800 SALEM WOODS DR STE 104	RALEIGH NC 27615-3344	1512 N ARENDELL AVE



SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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

Project Name: Zebulon Animal Hospital

Meeting Address: 1403 N Arendell Ave, Zebulon, NC

Date of Meeting: Thursday, May 18, 2023 **Time of Meeting:** 6:00-8:00 PM

Property Owner(s) Names: DVM Services Realty LLC/

Applicants: DVM Services Realty LLC

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

Question/ Concern #1 Lot seems small to accommodate 41 parking spaces.

Applicant Response: Forty-one spaces was indicated on the notice, but number of spaces has been reduced, as shown on the plan.

Question/ Concern #2 Do the Commissioners know about this plan?

Applicant Response: The applicant is required to hold a neighborhood meeting prior to submitting a r an application.

Question/ Concern #3 _____

Applicant Response: _____

Question/ Concern #4 _____

Applicant Response: _____



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

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

I, Elizabeth Wilcox, do hereby declare as follows:
Print Name

- I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Master Subdivision Plan, or Special Use Permit.
- The meeting invitations were mailed to the Zebulon Planning Department, all property owners within 500 feet of the subject property and any neighborhood association that represents citizens in the area via first class mail a minimum of 10 days in advance of the Neighborhood Meeting.
- The meeting was conducted at 1405 N. Arrowline (location/address) on 5/19/2023 (date) from 6:00pm (start time) to 8:00pm (end time).
- I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning maps/rezoned plans with the application.
- I have prepared these materials in good faith and to the best of my ability.

Date: 5/24/2023 By: [Signature]

STATE OF North Carolina
COUNTY OF Wake

Sworn and subscribed before me, Lynn Fokkema, a Notary Public for the above State and County, on this the 24th day of May, 2023.

SEAL / [Signature]



Notary Public

Lynn Fokkema

Print Name



NEIGHBORHOOD MEETING SIGN-IN SHEET:

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

Project Name: Zebulon Animal Hospital
Meeting Address: 1452 N Averfield Ave, Zebulon, NC
Date of Meeting: Thursday, May 18, 2023 Time of Meeting: 6:00 - 8:00 PM
Property Owner(s) Name: Julia M Hicks
Applicant: DVM Services, LLC

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

#	Name/Organization	Address	Phone#	E-mail
1	<i>Heather (name)</i>	<i>425 Lenoir St</i>	<i>919.273.2227</i>	<i>helen@helen.com</i>
2	<i>Della Paine</i>	<i>434 Regu Rd</i>	<i>772.876.2648</i>	<i>della@paine.com</i>
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				

Attach Additional Sheets If Necessary.

Please let us know if you would like updates on additional neighborhood meetings, if any, or submission to the Town.

Indicate if you would like plans emailed to you.

Handouts

May 18, 2023

Thank you for coming to the Zebulon Animal Hospital Conditional Zoning Neighborhood Meeting. The Town of Zebulon requires that we send notice to neighbors living within 750 feet of the property.

Please feel free to spend as much or as little time at each station. You may ask questions to any of our team members or submit comment cards.

You can request email versions of the of the attached documents or a notice of the upcoming meetings at the check-in desk.

You can also find information about the project on the Town's website.

<https://www.townofzebulon.org/departments/planning/interactive-development-map>

We appreciate your time!



PROJECT CONTACT INFORMATION

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

Development Contacts:		
Project Name:Zebulon Animal Hospital		Zoning: R-2 (Existing) HC (Proposed)
Location:1620 N Arendell Ave, Zebulon, NC		
Property PIN(s):1796922199		Acreage/Square Feet:1.10
Property Owner:Julia M Hicks		
Address:PO Box 576		
City:Zebulon	State:NC	Zip:27597-0576
Phone:	Email:	
Applicant: DVM Services Realty LLC/ Brian Wood		
Address:325 Nash Street E		
City:Wilson	State:NC	Zip:27893
Phone:(252) 237-1375	Fax:	Email:brianwood@thevetspets.com
Owner’s Representative/Landscape Architect: Site Collaborative /Graham Smith		
Address:821 Wake Forest Road		
City:Raleigh	State:NC	Zip:
Phone:919.805.3586	Fax:	Email:graham@sitecollaborative.com
Builder (if known):NA		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email:



PROVIDING INPUT TO THE PLANNING BOARD OR BOARD OF COMMISSIONERS:

Each Board of Commissioners meeting agenda includes a Public Forum time when anyone is permitted to speak for three (3) minutes on any topic with the exception of items listed as Public Hearings for that meeting. The Board of Commissioners meets on the 1st Monday of each month at 7:00 p.m. and Joint Public Hearings are scheduled for the 2nd Monday of every Month. (except for holidays, see schedule of meetings at <https://www.townofzebulon.org/agendas-minutes>. You may also contact Board of Commissioners at <https://www.townofzebulon.org/government/board-commissioners>.

PRIVATE AGREEMENTS AND EASEMENT NEGOTIATION:

The Town of Zebulon cannot enforce private agreements between developers and neighbors and is not a party to the easement and right-of-way negotiation that occurs between developers and neighboring property owners for easements or rights-of-way that are necessary to build the project.

It is recommended that all private agreements be made in writing and that if a property owner feels it necessary, they should obtain private legal counsel in order to protect their interests in both private agreements and during easement negotiations. The only conditions that the Town of Zebulon can enforce are those conditions that are made a part of the conditional zoning of the property by agreement of the developer and the Town.

As an example, if a developer offers to build a fence for a neighbor to mitigate some impact, the Town can only enforce the construction of the fence if the fence becomes a condition of the rezoning. This would occur by the developer offering the condition as part of their conditional zoning application package or at the Joint Public Hearing on the conditional zoning and the Town accepting it as a condition. Private agreements regarding a fence being constructed will not be enforced by the Town.

To request that any agreement with a developer is made a part of the conditional zoning at the time of approval, you may ask at the public hearing if the agreement is included in the conditions. If it is not, you may request that the Board of Commissioners not approve the rezoning without the agreement being included in the conditions (note that it is up to Board of Commissioners whether to approve or deny the rezoning but they cannot impose conditions that the applicant does not agree to add). The developer's proposed conditions can be viewed any time after a rezoning is submitted on the Town of Zebulon Interactive Development Map which can be found at: <https://www.townofzebulon.org/services/planning/whats-coming-zebulon>

DOCUMENTATION:

Neighbors to a requested new development and/or rezoning are strongly encouraged to fully document (such as through dated photographs) the condition of their property before any work is initiated for the new development. Stormwater controls installed on developed property are not designed to and will likely not remove 100% of the soil particles transported by stormwater runoff. As a result, creeks and ponds could become cloudy for a period of time after rain events.



BUILDING
4,924.43 SF

340'

STREET SETBACK

15' TYPE D PERIMETER BUFFER

15' TYPE D PERIMETER BUFFER



6

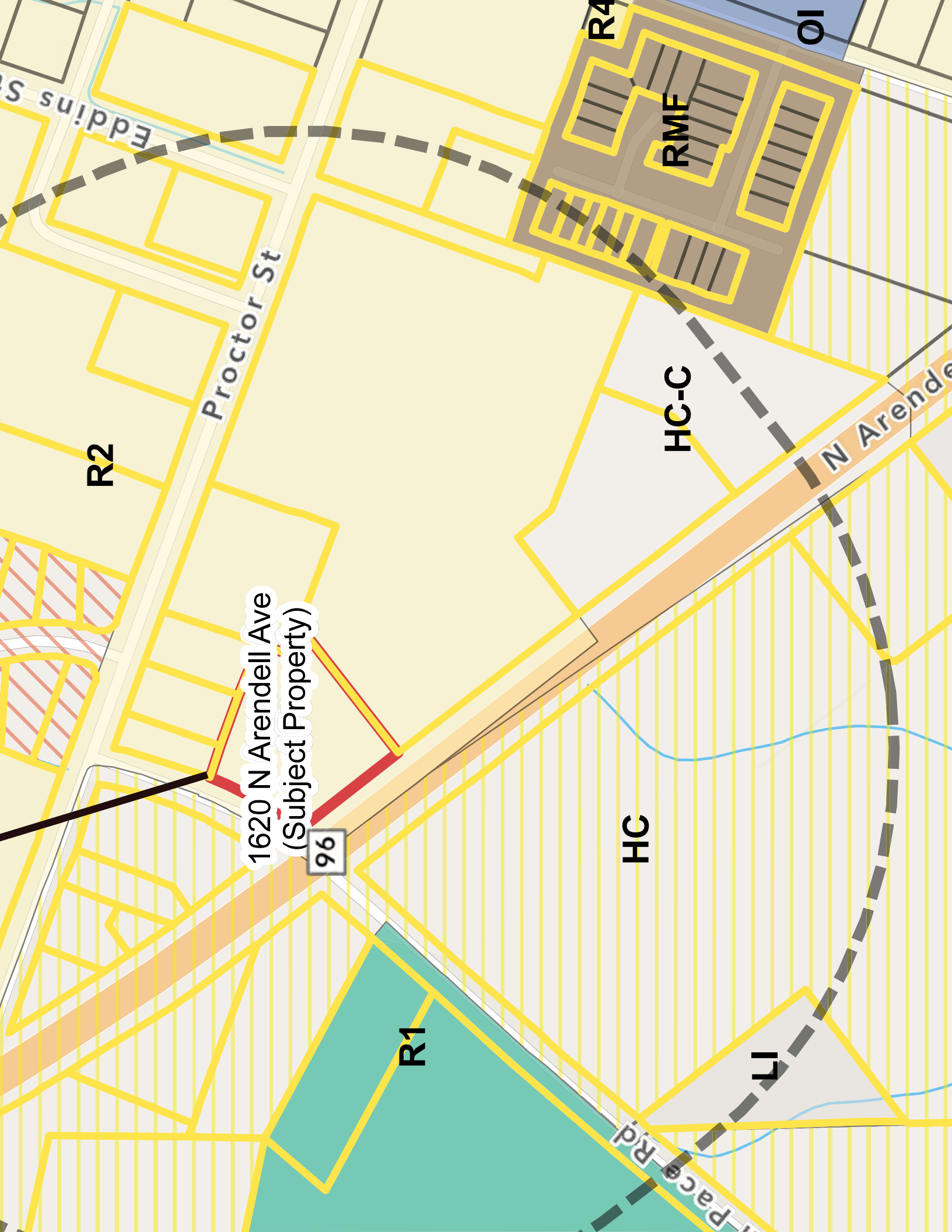
4

2

G

Presentation





1620 N Arendell Ave
(Subject Property)

96

R2

Proctor St

Eddins St

R4

RME

OI

HC-C

N Arendell Ave

HC

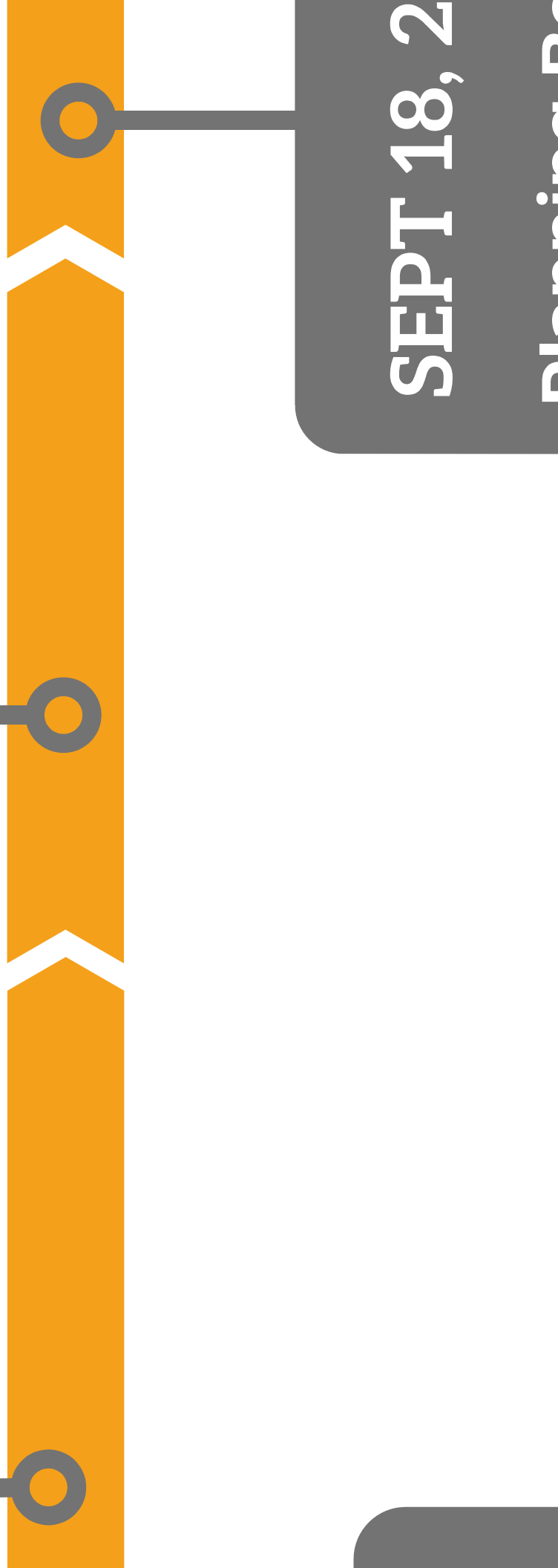
R1

Pace Rd

LI

relevant staff and agencies to ensure compliance with UDO and policies

hearing Board and for recom to B Comm





BUILDING
4,924.43 SF

340'

15' TYPE D PERIMETER BUFFER

STREET SETBACK

TYPE D BUFFER

6

4

2

G

Zebulon Animal Hospital Conditional Zoning

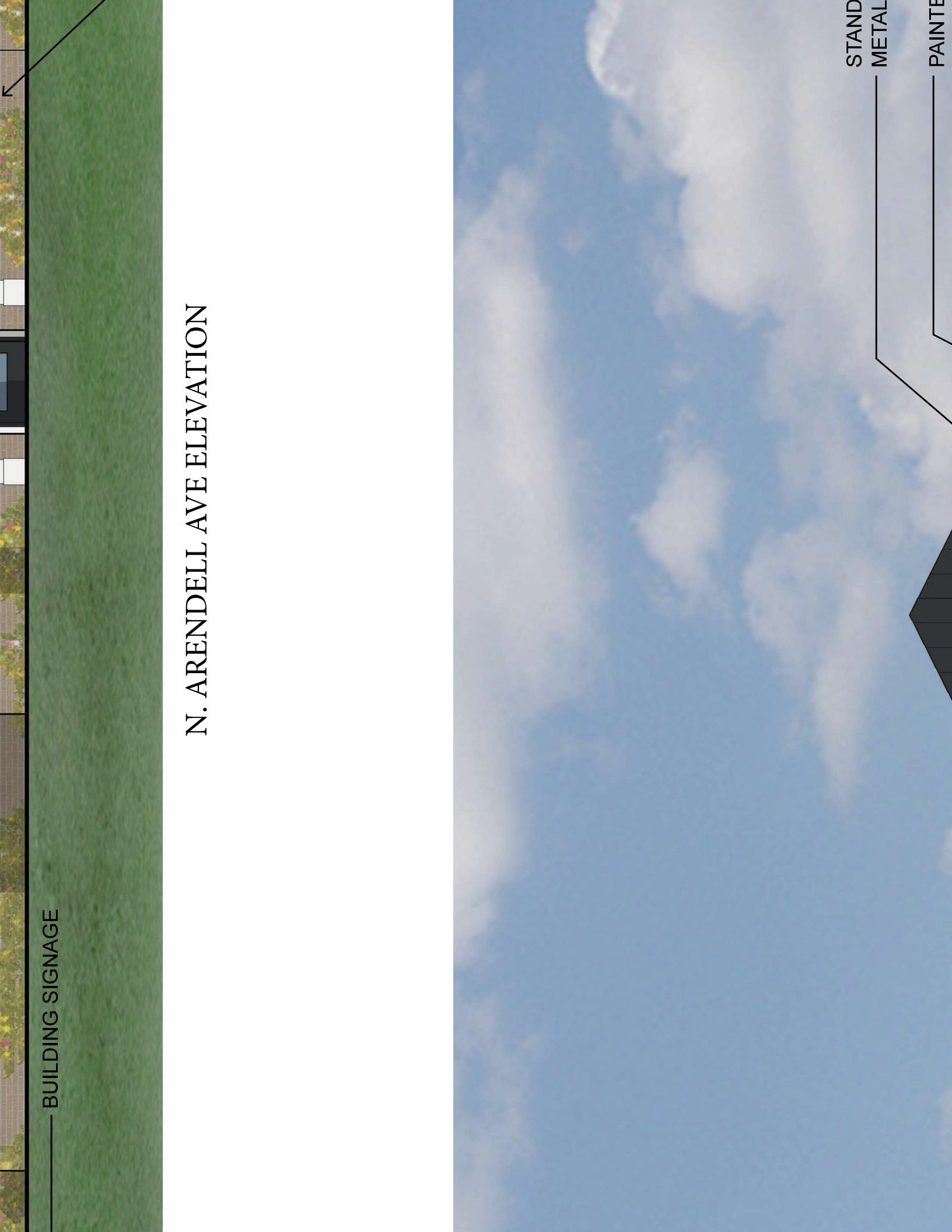
Proposed Conditions:

1. Use of the property shall be limited to Veterinary Clinic. Such use will comply with section 4.3.5.RR of the Town Zebulon Unified Development Ordinance, except that outdoor exercise area may be located closet that 200 feet from a lot in a residential zone, provided that it is enclosed by a six-foot tall opaque fence as shown on sheet L400 Planting Plan of the Zebulon Animal Hospital Conditional Zoning Plan Dated June 1, 2023.
2. In order to accommodate the shallow lot width, the 40-wide buffers required along the residentially zoned properties have been reduced; however, in these locations a six-foot tall opaque fence and enhanced landscaping will be provided as shown on Sheet L400 Planting Plan Zebulon Animal Hospital Conditional Zoning Plan Dated June 1, 2023.

— BUILDING SIGNAGE

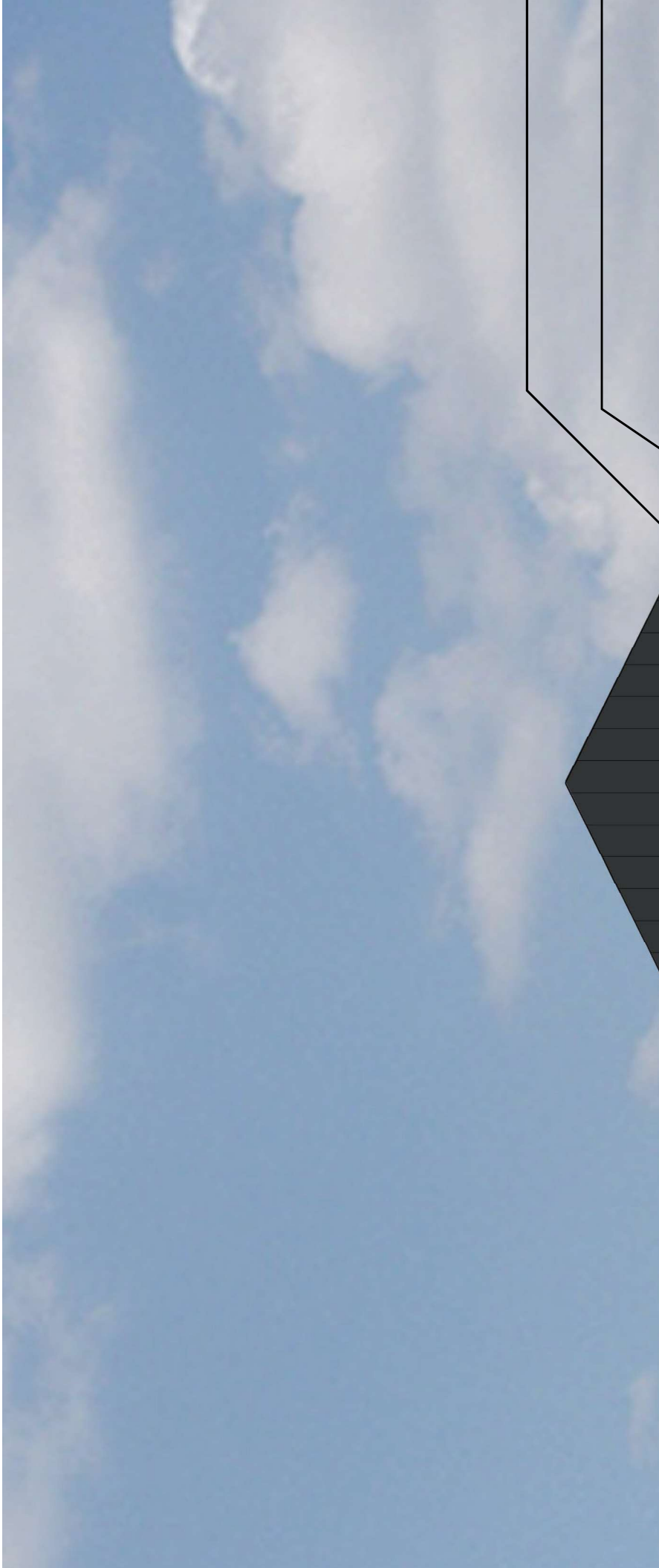
N. ARENDELL AVE ELEVATION

STAND
METAL
PAINTE





NORTHEAST ELEVATION



Zebulon Animal Hospital

Property Owners with 750 feet of 1620 N Arendell Ave

SITE ADDRESS	PIN_NUM	OWNER
208 PROCTOR ST	1796924342	VILLA, SALVADOR LOPEZ
2013 WILD IRIS DR	1796924987	SMITH, APRIL E
209 NOSTALGIA LN	2706010666	MACHACEK, JOHN D MACHACEK, ELLEN G
221 PROCTOR ST	1796926588	TRIPP, KATHLEEN K
3004 WILD IRIS DR	1796926734	PROGRESS RESIDENTIAL 2015-2 BORROWER LLC
1709 N ARENDELL AVE	1796828365	QUAD TRI LLC OLIVE, MARTHA L
1716 N ARENDELL AVE	1796920523	QUAD TRI LLC OLIVE, MARTHA L
1712 N ARENDELL AVE	1796920422	QUAD TRI LLC OLIVE, MARTHA L
0 N ARENDELL AVE	1796826529	BRYANT, DICKEY
313 PROCTOR ST	2706020392	WAKEFIELD BAPTIST CHURCH TRUSTEES
217 NOSTALGIA LN	2706011706	CREECH, HEDY JORDAN, YVONNE MARTIN
1002 WATSONIA DR	1796925544	JONES, ANGELA T
405 BUNN ST	2706031151	CREECH, GRADY RAY CREECH, LINDA S
50 GREEN PACE RD	1796827059	BOYKIN, JOSEPH VERNON
507 EDDINS ST	2706021865	BOYETTE, ROBERT A BOYETTE, WANDA C
3009 WILD IRIS DR	1796927797	KEARNEY, RODERICK E
1003 WATSONIA DR	1796923569	GILLIAM, FERDY STEVENSON GILLIAM, JENNIE S
1005 WATSONIA DR	1796923666	HANDFORD, ASHLEY A HANDFORD, BRENDAN S
1007 WATSONIA DR	1796923783	BROWN, EULESS III
75 GREEN PACE RD	1796817484	ZEBULON TOWN OF
219 NOSTALGIA LN	2706011719	MORI, MARLEN
2015 WILD IRIS DR	1796935007	WILEY, RODERICK JR WILEY, KIMBERLY
214 PROCTOR ST	1796925286	LANGSTON, GLORIA ANN
0 N ARENDELL AVE	1796829545	STATE HIGHWAY & PUBLIC WORKS COMM
1620 N ARENDELL AVE	1796922199	HICKS, JULIA M
113 PROCTOR ST	1796931350	SHERRON, WYATTE R SHERRON, ILENE H
3002 WILD IRIS DR	1796925890	REID, ALVIN L REID, DORIS
1008 WATSONIA DR	1796925762	SULLIVAN, TIMOTHY ALLEN SULLIVAN, EMILY DEANNA
1513 N ARENDELL AVE	1796915297	TRI ARC FOOD SYSTEMS INC
3005 WILD IRIS DR	1796927971	RAMOS, ALEXIS A. RAMOS, RAECHEL
103 GREEN PACE RD	1796815202	YELLOW DOG INVESTMENTS LLC
215 NOSTALGIA LN	2706010794	DUNSTON, MAURICE
1009 WATSONIA DR	1796924811	GAY, CRYSTAL M
1006 WATSONIA DR	1796925665	OSORO, PHILOMENA OSORO, DAUDI
3007 WILD IRIS DR	1796928824	LYNCH, ROBIN PAULET
308 PROCTOR ST	1796917959	WAKEFIELD CENTRAL BAPTIST CHURCH
2011 WILD IRIS DR	1796925932	NGUYEN, GIANG MINH WILDER, NUOI THI
300 EDDINS ST	2706011950	PEARCE, CONNIE M
400 PROCTOR ST	2706022043	PEARCE, CONNIE M
0 RILEY HILL RD	1796826315	BRANNAN, ANDY CURTIS
1729 N ARENDELL AVE	1796826529	BRANNAN, ANDY CURTIS
1500 N ARENDELL AVE	1796918552	TWP PCP ZEB RETAIL LLC
409 LUCAS ST	2706021686	BOYETTE, KYLE C
213 NOSTALGIA LN	2706010781	BLACKWELL, EMILY
1011 WATSONIA DR	1796924857	PROGRESS RESIDENTIAL BORROWER 2 LLC
1004 WATSONIA DR	1796925650	PROGRESS RESIDENTIAL BORROWER 6 LLC
80 GREEN PACE RD	1796811757	JOSTAN INVESTMENTS GROUP LLC
3006 WILD IRIS DR	1796926793	VINES, TIFFANY
2006 WILD IRIS DR	1796937005	PROGRESS RESIDENTIAL 2015-2 BORROWER, LLC
3008 WILD IRIS DR	1796927760	GENTEL, JILLIAN HUNTER EDDIN GENTEL, RYAN C
204 PROCTOR ST	1796923375	MORENO, MARTIN MENDOZA
403 PROCTOR ST	2706023301	HAMMOND, JEANETTE W HAMMOND, THOMAS
1704 N ARENDELL AVE	1796920483	TESSINEAR, JESSICA W
200 PROCTOR ST	1796923317	BERUBE, JAMI G HASBROUCK, IAN
1701 N ARENDELL AVE	1796828261	FERNANDEZ, NARCISO JESUS
211 NOSTALGIA LN	2706010679	KUHN, GERALD G KUHN, YARITZA
49 GREEN PACE RD	1796902666	TRUIST BANK
302 FOSTER ST	2706021447	GRAND LODGE OF NORTH CAROLINA AF & AM
309 PROCTOR ST	1796929318	WOOD, BRIAN K
0 N ARENDELL AVE	1796921357	QUAD TRI LLC OLIVE, MARTHA L
1512 N ARENDELL AVE	1796916679	WILDOR RESTAURANT GROUP LLC
Home Owners Associations		
201 PEARCES RD	2706012606	WAKELON TOWNHOMES HOMEOWNERS ASSN INC
1000 WATSONIA DR	1796925437	TARYN MEADOWS HOMEOWNERS ASSOCIATION, INC.
1001 WATSONIA DR	1796923553	TARYN MEADOWS HOMEOWNERS ASSOCIATION, INC.

Source: Wake County Imaps

CONTACT INFORMATION

APPLICANT

DVM SERVICES REALTY, LLC

325 NASH STREET E

WILSON, NC 27893

CONTACT: BRIAN WOOD

PHONE: 252.237.1375

EMAIL: BRIANWOOD@THEVETSPETS.COM

OWNER

JULIA M. HICKS

PO BOX 576

ZEBULON, NC 27597

PHONE: 919.931.6752

EMAIL: DALLAS@DALLASPEARCREALTY.COM

LANDSCAPE ARCHITECT

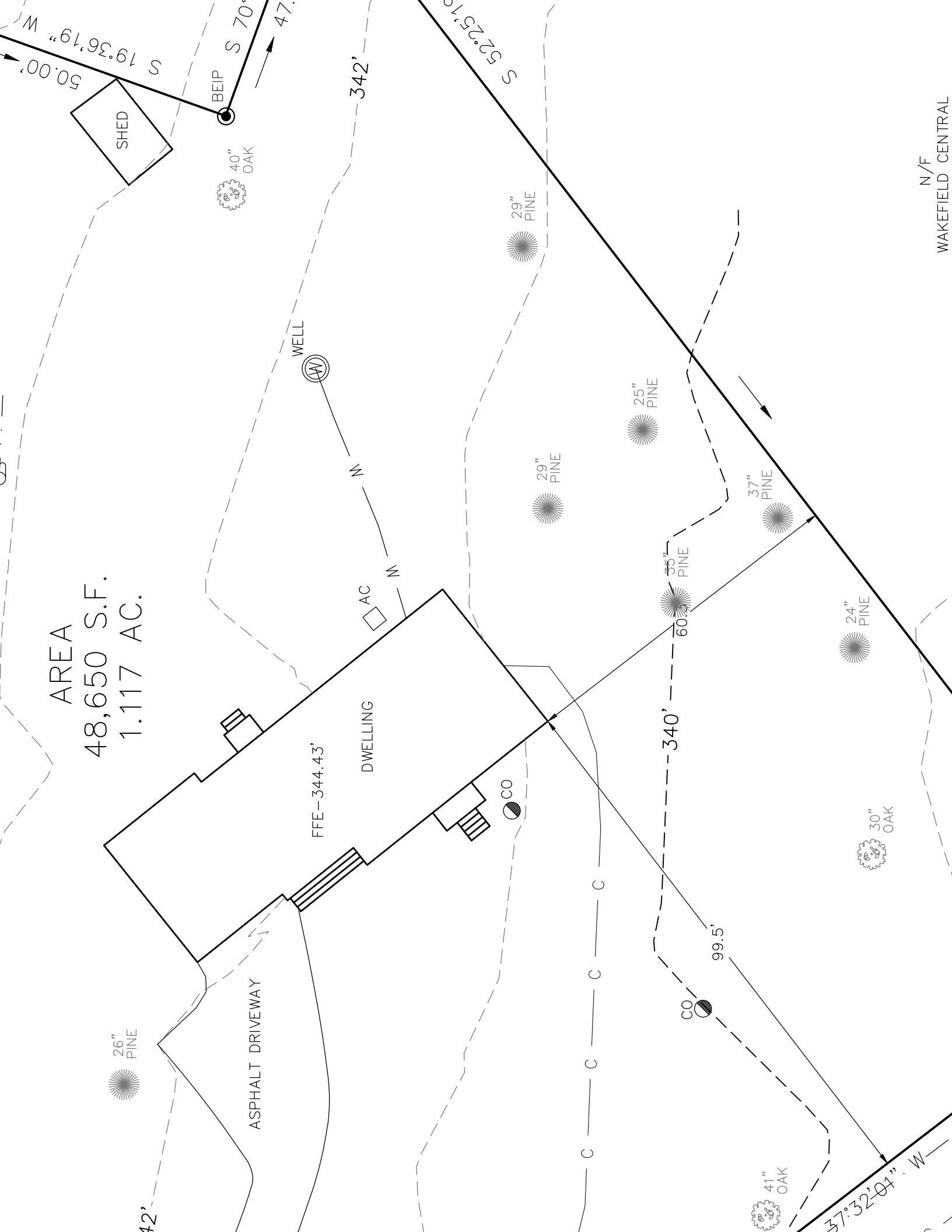
SITE COLLABORATIVE, INC.

821 WAKE FOREST RD

RALEIGH, NC 27604

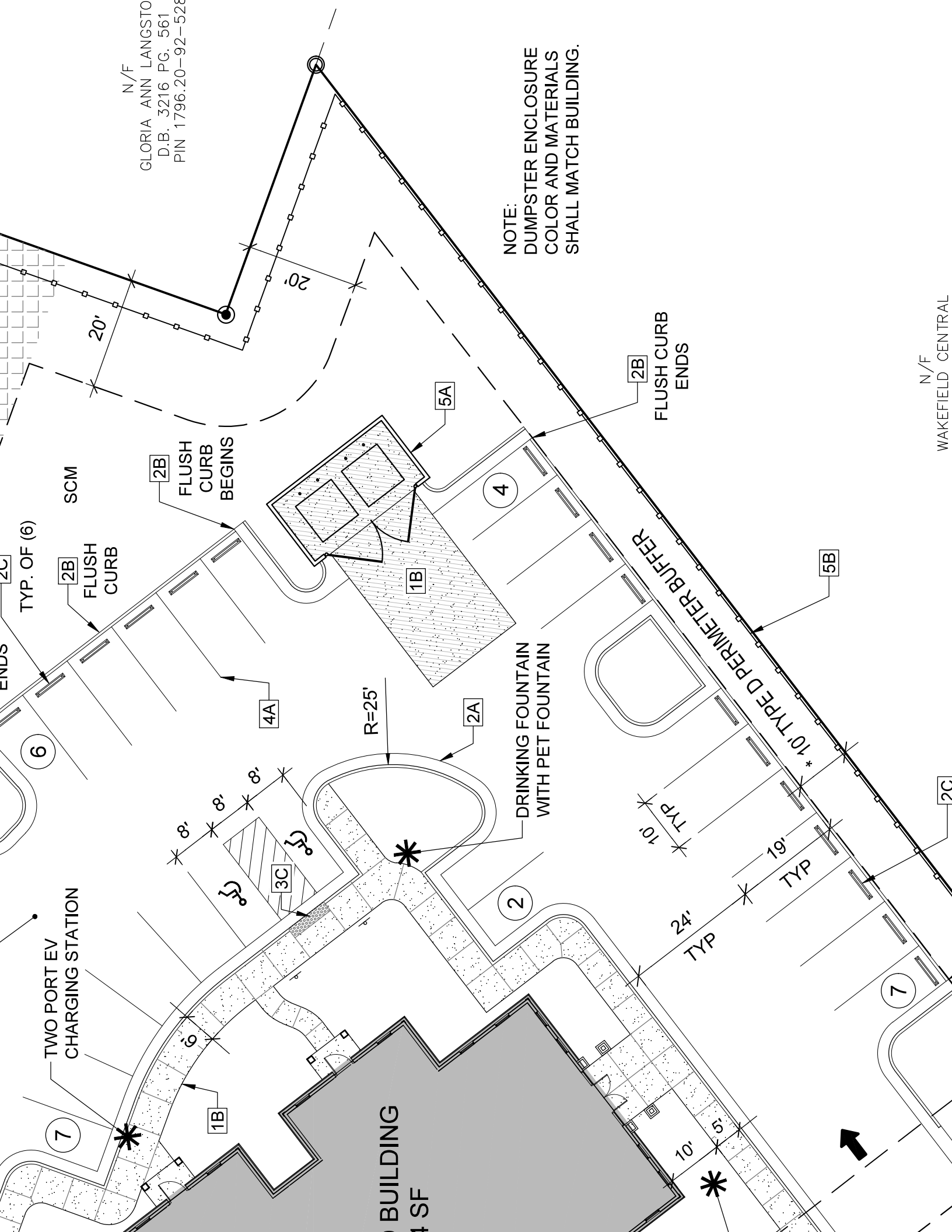
CONTACT: GRAHAM H. SMITH

AREA
48,650 S.F.
1.117 AC.



N/F
GLORIA ANN LANGSTON
D.B. 3216 PG. 561
PIN 1796.20-92-528

NOTE:
DUMPSTER ENCLOSURE
COLOR AND MATERIALS
SHALL MATCH BUILDING.



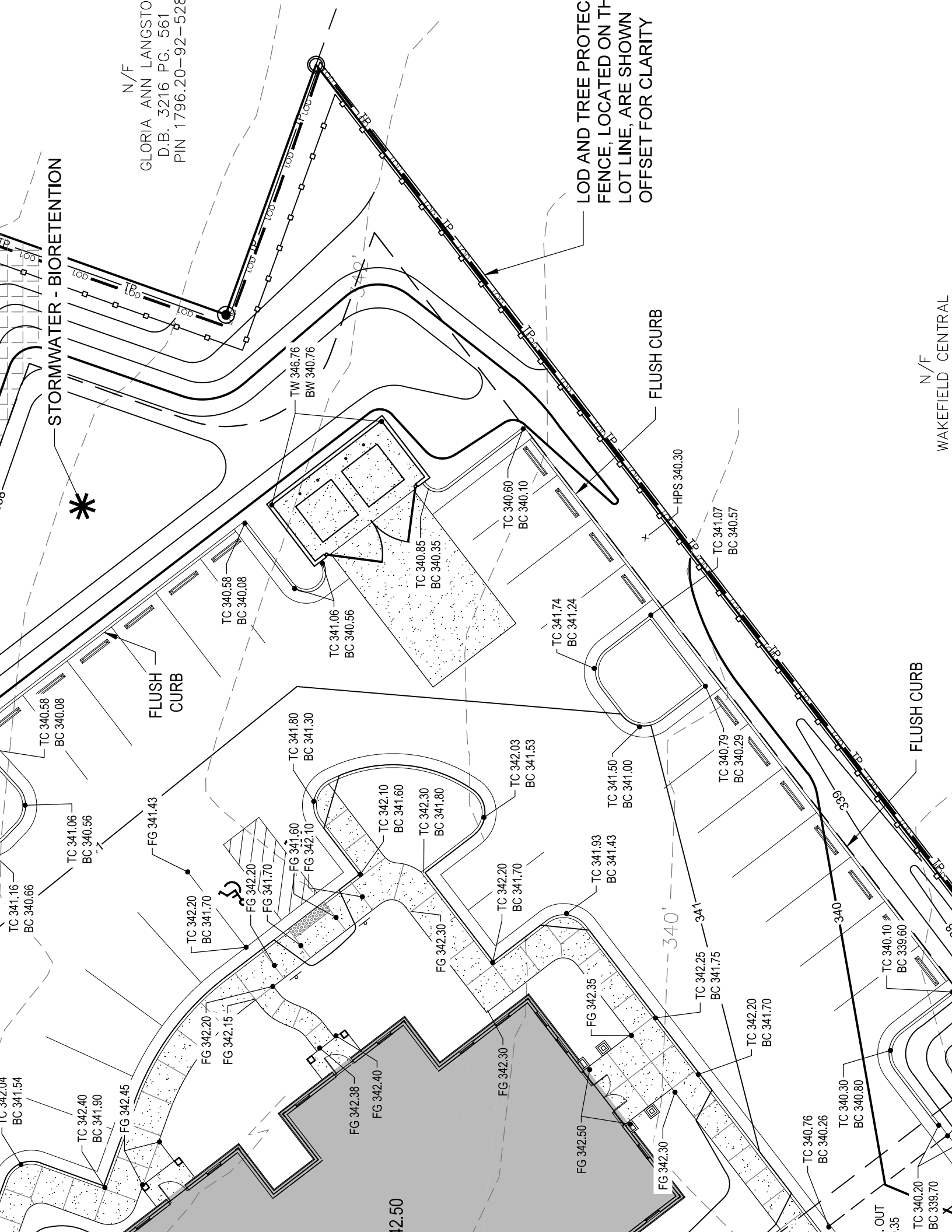
N/F
WAKEFIELD CENTRAL

N/F
GLORIA ANN LANGSTON
D.B. 3216 PG. 561
PIN 1796.20-92-528

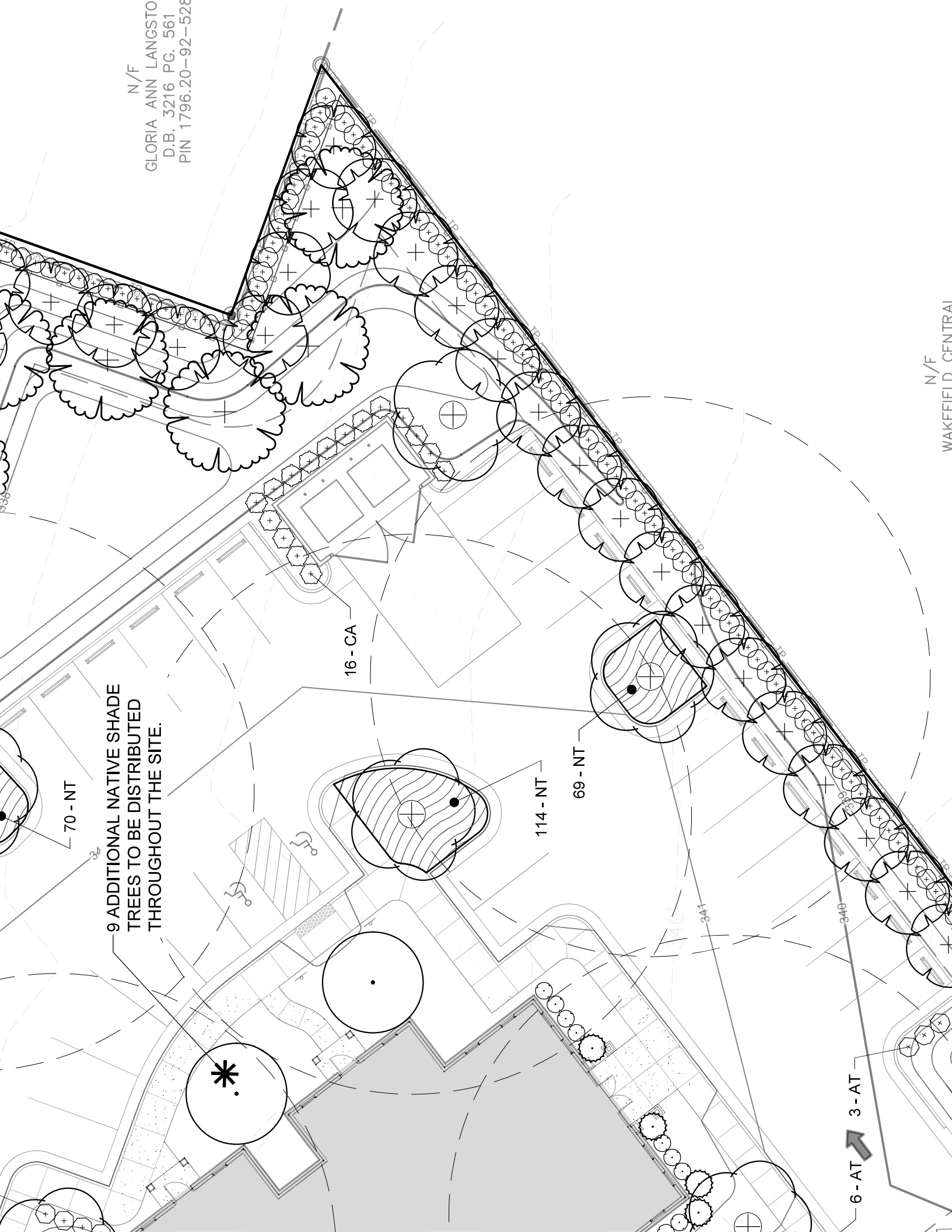
STORMWATER - BIORETENTION

LOD AND TREE PROTECTION FENCE, LOCATED ON THE LOT LINE, ARE SHOWN OFFSET FOR CLARITY

N/F
WAKEFIELD CENTRAL



N/F
GLORIA ANN LANGSTON
D.B. 3216 PG. 561
PIN 1796.20-92-528



9 ADDITIONAL NATIVE SHADE
TREES TO BE DISTRIBUTED
THROUGHOUT THE SITE.

70 - NT

16 - CA

114 - NT

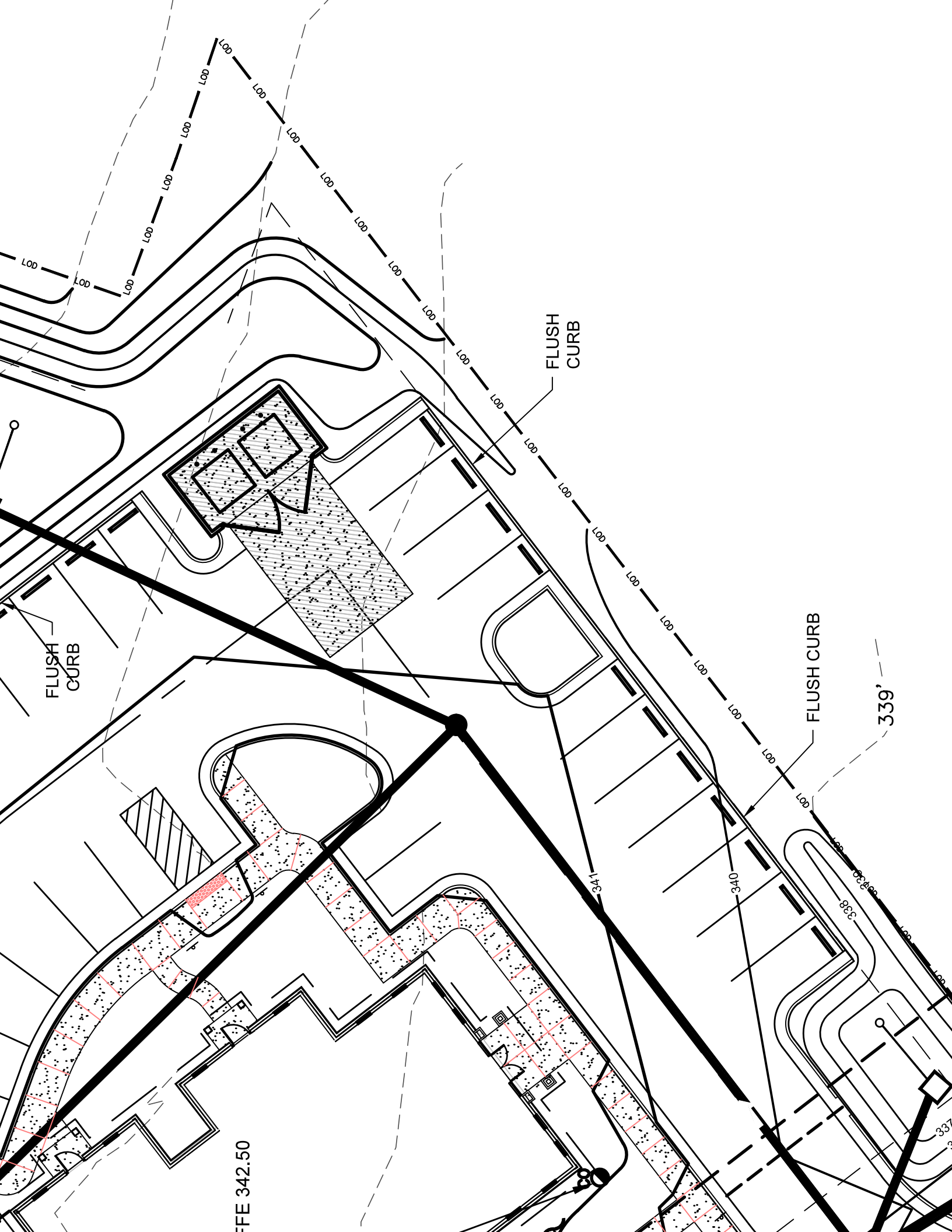
69 - NT

6 - AT



3 - AT

N/F
WAKEFIELD CENTRAL



FLUSH CURB

FLUSH CURB

FLUSH CURB

FFE 342.50

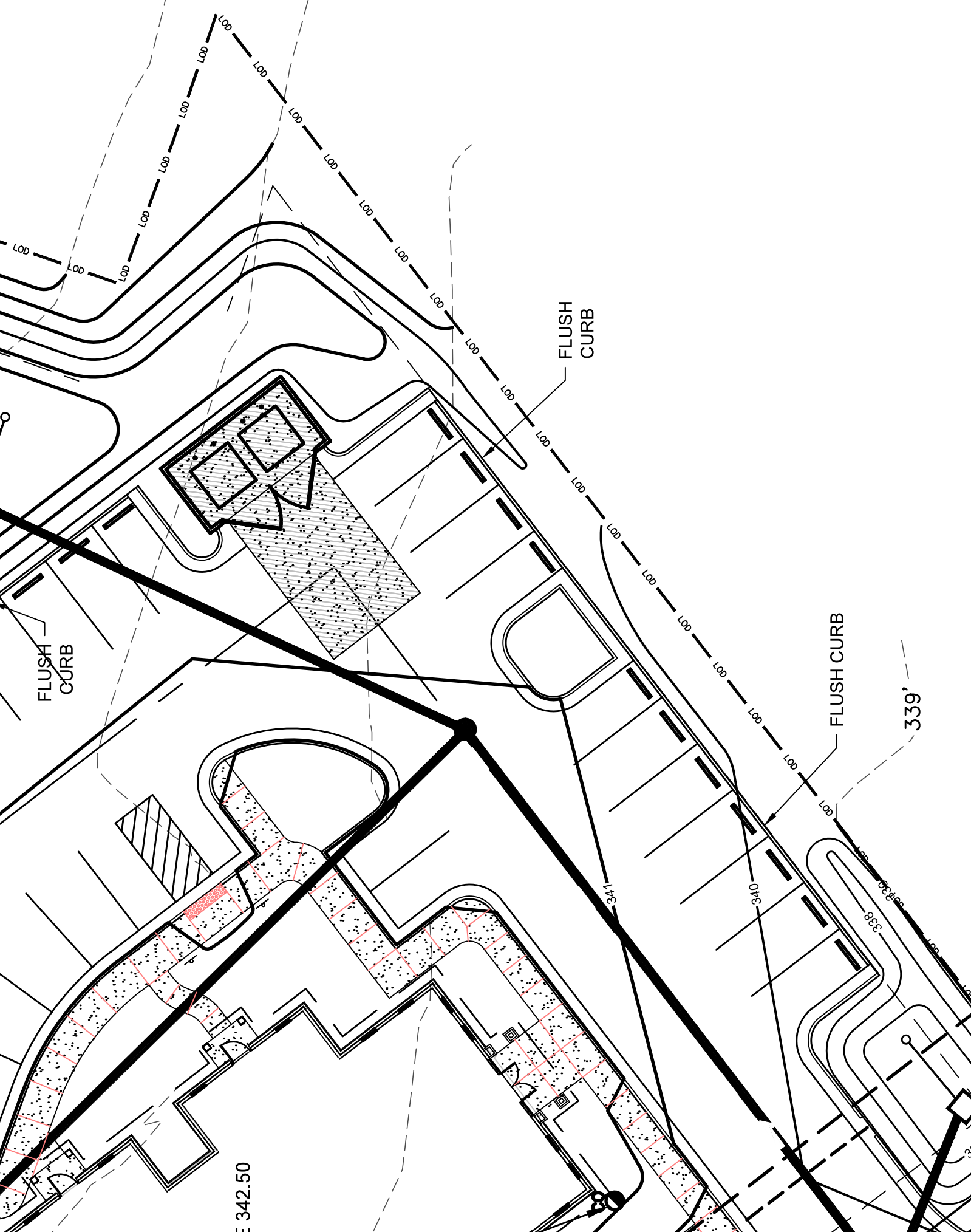
341

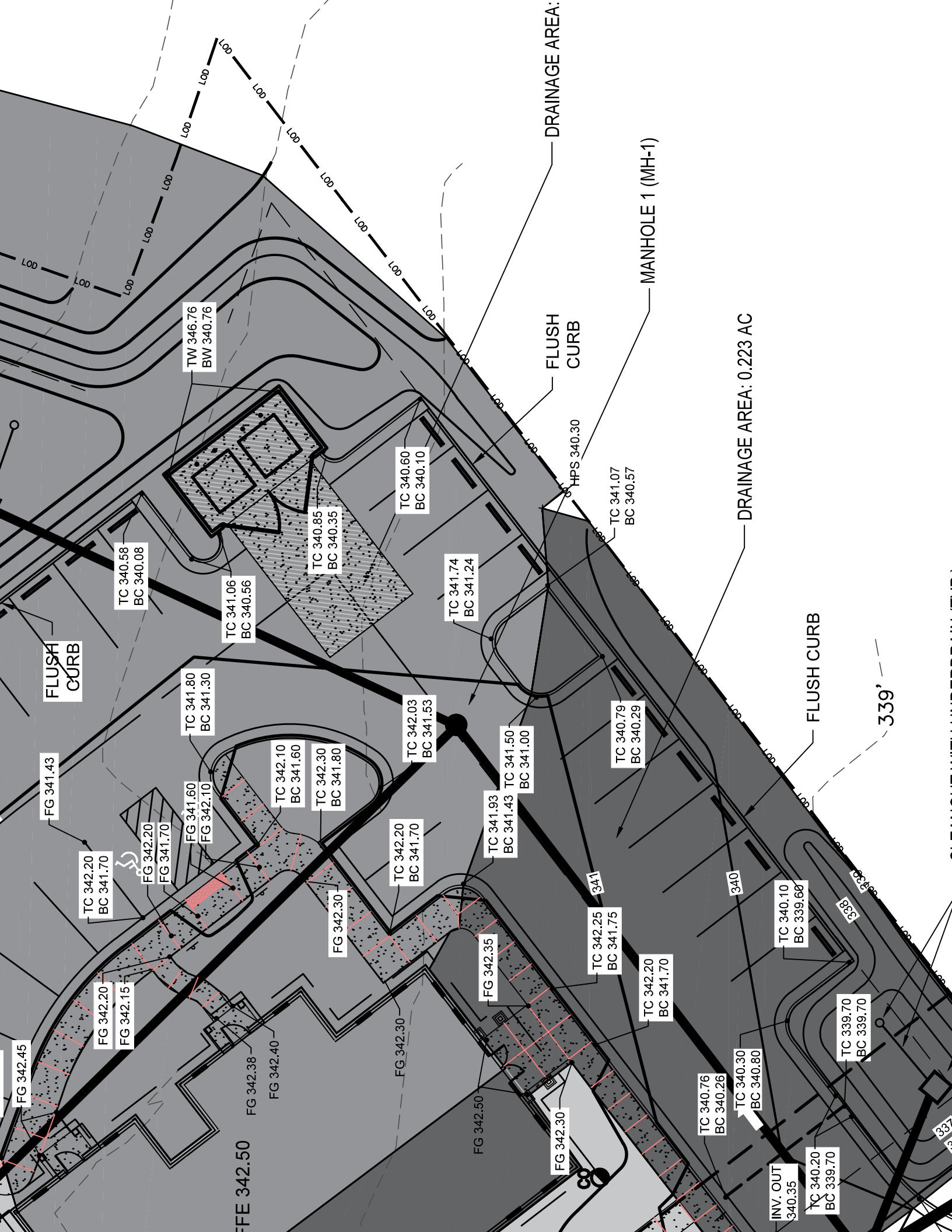
340

339'

338

337





DRAINAGE AREA:

MANHOLE 1 (MH-1)

FLUSH CURB

DRAINAGE AREA: 0.223 AC

FLUSH CURB

339'

TW 346.76
BW 340.76

TC 340.60
BC 340.10

TC 340.85
BC 340.35

TC 341.74
BC 341.24

TC 341.07
BC 340.57

TC 340.58
BC 340.08

TC 341.06
BC 340.56

TC 341.80
BC 341.30

TC 342.03
BC 341.53

TC 340.79
BC 340.29

FLUSH CURB

FG 341.43

TC 342.10
BC 341.60

TC 342.30
BC 341.80

TC 341.93
BC 341.43

TC 341.50
BC 341.00

FG 341.60
FG 342.10
FG 341.70

TC 342.20
BC 341.70

TC 342.20
BC 341.70

TC 341.93
BC 341.43

TC 342.25
BC 341.75

TC 340.10
BC 339.60

FG 342.45

FG 342.20
FG 342.15

FG 342.30

FG 342.35

TC 342.20
BC 341.70

FFE 342.50

FG 342.38
FG 342.40

FG 342.30

FG 342.50

FG 342.30

TC 340.76
BC 340.26

TC 340.30
BC 340.80

INV. OUT
340.35

TC 340.20
BC 339.70

TC 339.70
BC 339.70

LOD

LOD

LOD

LOD

LOD

LOD

LOD

LOD

LOD

LOD

LOD

LOD

LOD

LOD

LOD

LOD

LOD

LOD

LOD

LOD

LOD

LOD

LOD

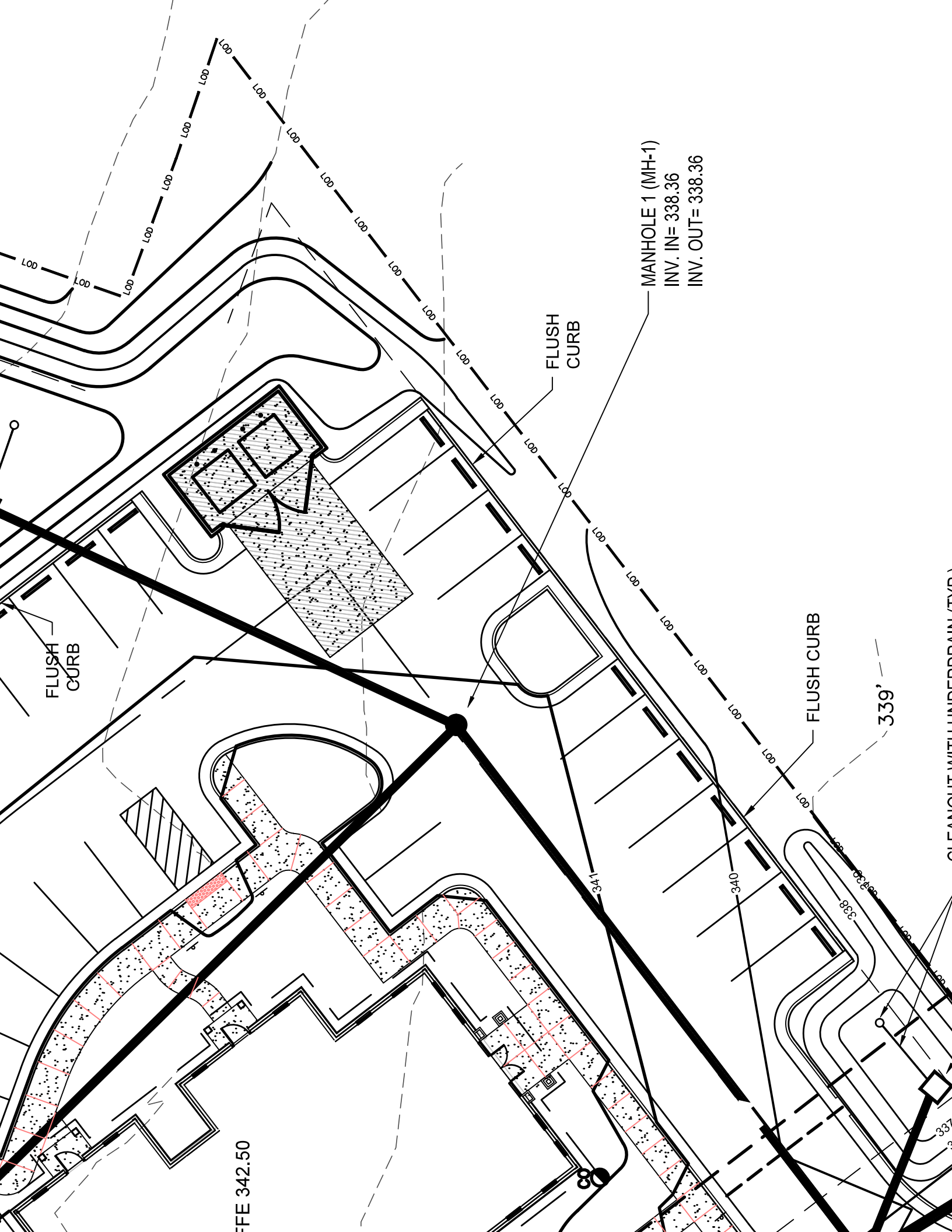
LOD

LOD

LOD

LOD

LOD



FLUSH CURB

FLUSH CURB

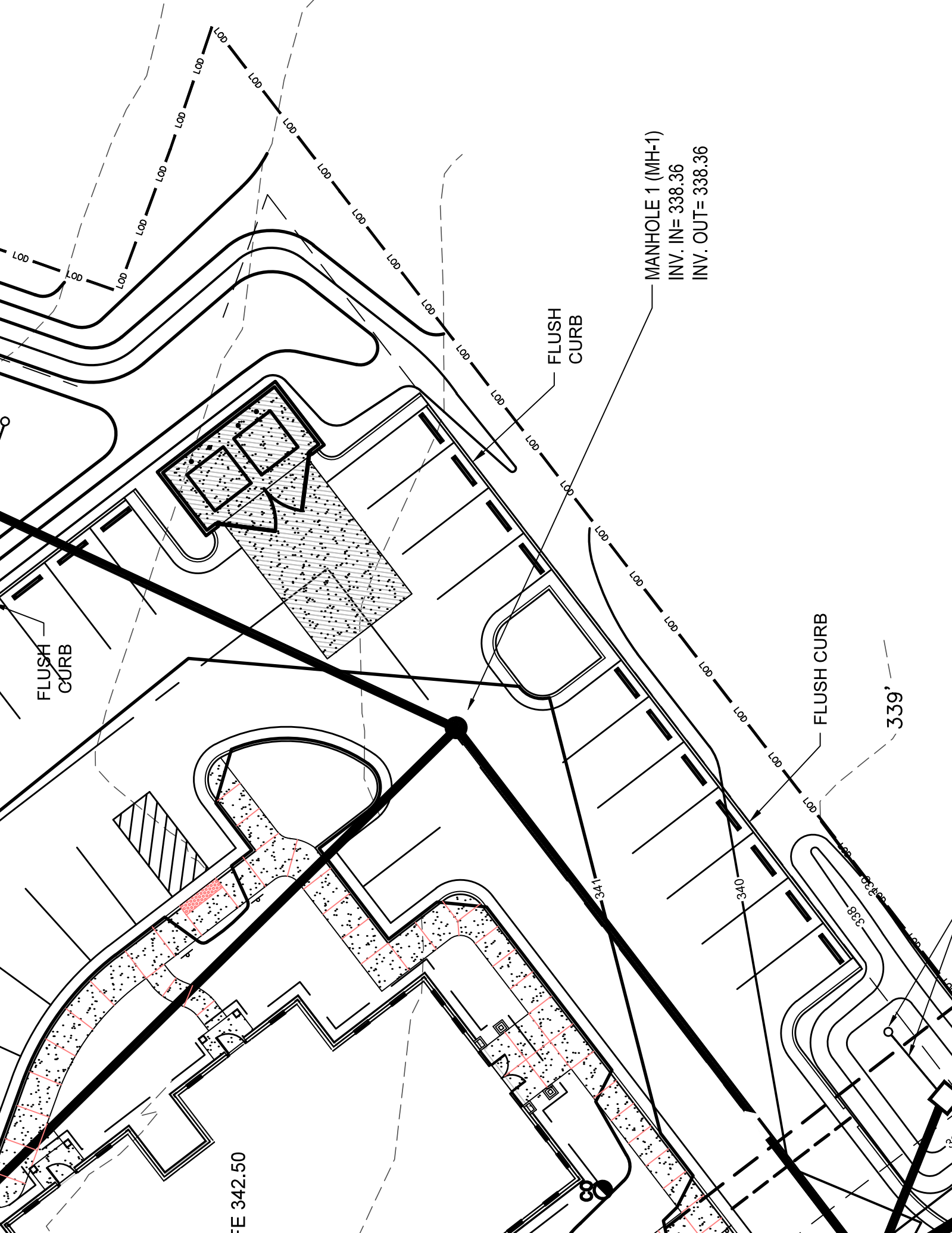
FLUSH CURB

MANHOLE 1 (MH-1)
INV. IN= 338.36
INV. OUT= 338.36

FFE 342.50

339'

CLEANOUT WITH UNDERDRAIN (TYP)





N. ARENDELL AVE ELEVATION



STANDING SEAM
METAL ROOF

PAINTED SHINGLES

FIBER CEMENT
SIDING

CEMENTITIOUS
BRICK VENEER

GREEN PACE ROAD ELEVATION



NORTHEAST ELEVATION



STAIN
META

PAIN

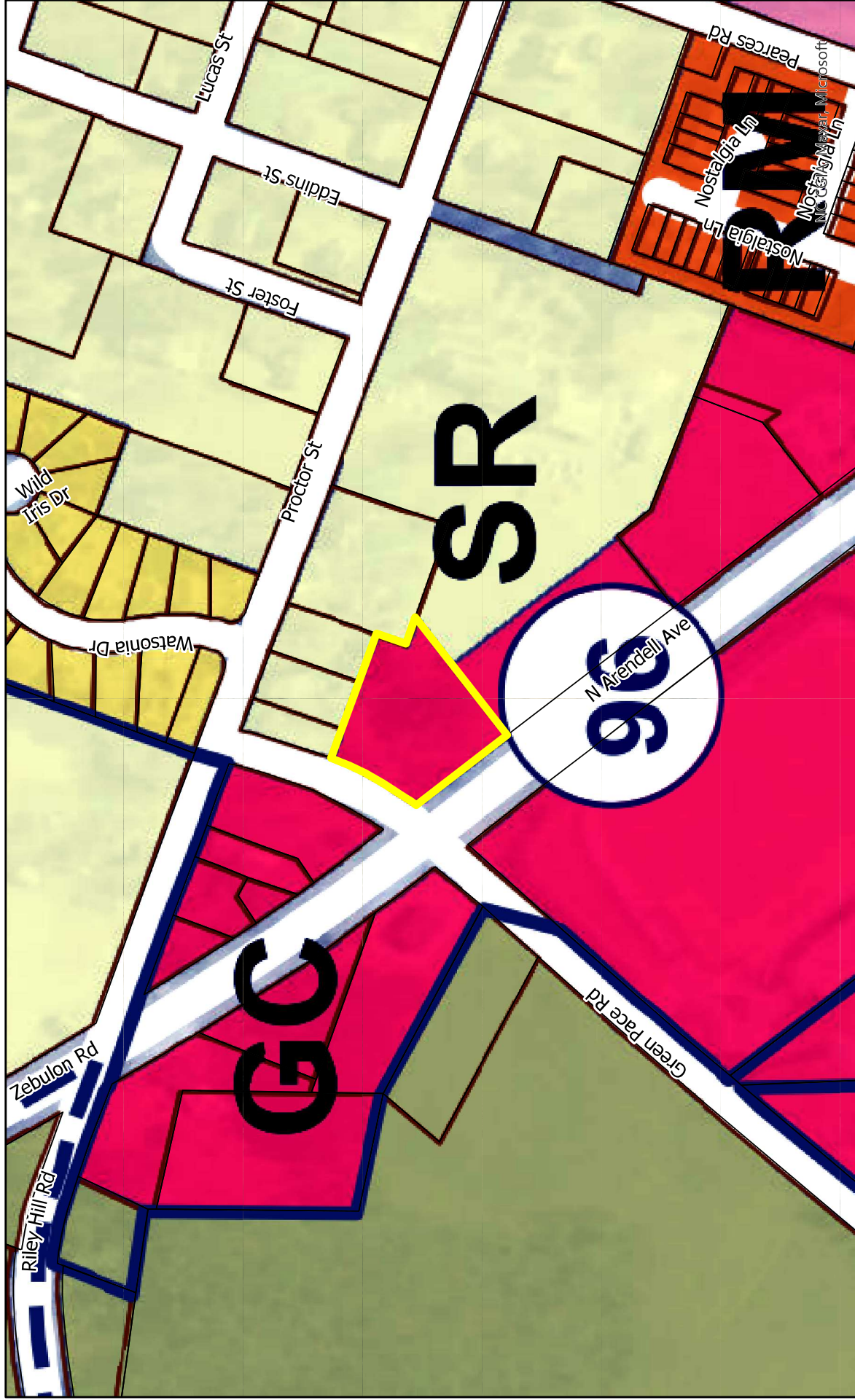
FIBE

CEM

BRIC

SOUTHEAST ELEVATION

Future Land Use Map



Subject Property (1620 N Arendell Ave)

- Parcels
- Suburban Residential (SR)
- General Residential (GR)
- Residential Mix (RM)
- Rural Conservation (RC)
- General Commercial (GC)
- Suburban Commercial (SC)



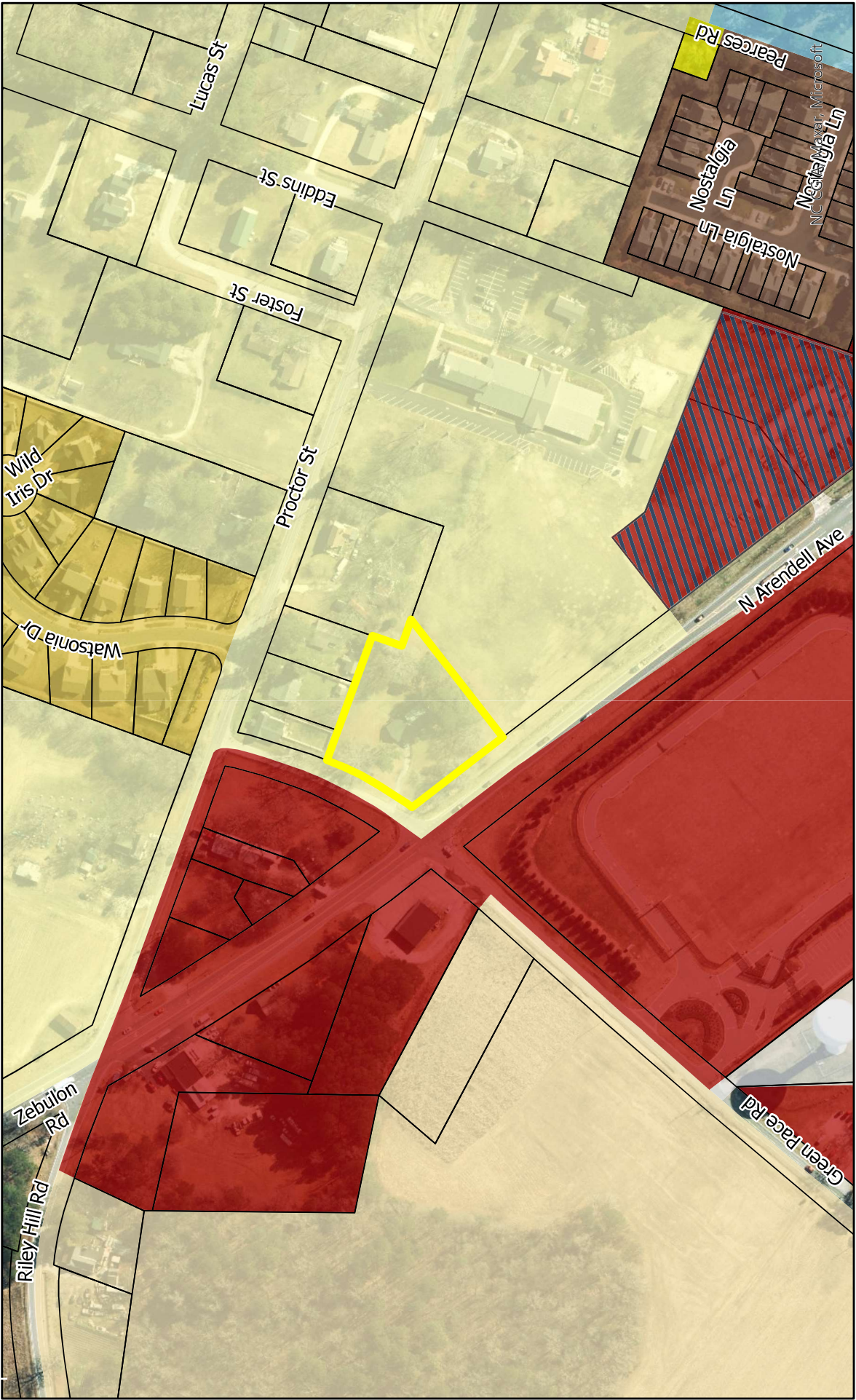
Aerial Map



 Parcels
 Subject Property (1620 N Arendell Ave)



Zoning Map



- R4, Residential Neighborhood
- RMF, Residential Multi-Family
- R-13 SUD, Residential 13 - Special Use Districts
- HC, Heavy Commercial
- LI, Light Industrial
- OI, Office and Institutional
- CZ, Conditional Zoning

- Subject Property (1620 N Arendell Ave)
 - Parcels
 - Streets
- Zoning Districts**
- R1, Residential Watershed
 - R2, Residential Suburban





View of the site from the corner of Green Pace Rd and N Arendell Ave looking down Green Pace Rd



View of the site from the corner of Green Pace Rd and N Arendell Ave looking down Arendell Ave



View down the northern property line



View of the property from the corner of Green Pace Rd and Arendell Ave.

Expiration of Allocation Award

A developer/applicant who has secured allocation according to this policy and hasn't progressed in construction plan approval, building permit approval, or on-site construction for a period of 12 months will lose the award of allocation without benefit.

Annual Review of Policy & Appeals

This policy shall be reviewed in January of each year and, when appropriate, readjusted by the Town's Board of Commissioners. The Town's overall progress on policy goals will be considered and the multipliers and/or point thresholds readjusted accordingly.

Appeals of any provision of this ordinance shall be decided upon by the Town's Board of Commissioners upon receiving a recommendation from the Planning Board.

BASE POINTS: List of Preferred Land Uses and Required Characteristics:

The uses listed below have been determined to be the most desirable and important uses for the Town of Zebulon to promote and maintain economic and housing diversity. Only projects that completely meet the stated performance characteristics will be considered for utility allocation. Please select one of the following Base Point classifications.

60 Base Points	<p>Single Family Homes (Expedited Subdivision or Recombination) Newly constructed Single Family Homes built upon new lots created via the minor subdivision, exempt subdivision, expedited subdivision (3 or fewer lots) or recombination process.</p>
60 Base Points	<p>Change of Use This category captures renovation, rehabilitation, up-fit or retrofit of existing buildings or portions of buildings that pre-date this policy and require a code summary sheet, change in building occupancy, certificate of occupancy, building permit and/or building inspections and do not increase the utility demand from the previous use of the building.</p>
45 Base Points	<p>Business Office/Finance/ Insurance / Professional Services Center - Large Qualifying projects must exceed 100,000 square feet of heated floor space and create at least 150 employment positions that exceed the average annual Wake County salary according to Wake County Economic Development or the Employment Security Commission. Employees perform professional, scientific, and technical services for others. Such services require a high degree of expertise and training and provide high salaried employment opportunities. Examples include software engineering, legal, medical, accounting, consulting, architectural, biomedical, chemical, research and development, and administrative services. Finance or Insurance Centers shall also pool financial risks by underwriting insurance and annuities. Some establishments support employee benefit programs. Examples include bank or credit union headquarters, brokerages, investments, insurance, financing, and data processing establishments.</p>
45 Base Points	<p>Manufacturing/Industrial Employment Center Manufacturing or Industrial establishments in this category exceed 200,000 square feet of floor space located in plants, factories, or mills and employ power-</p>

	<p>driven machines and materials-handling equipment. They may also employ workers who assemble or create new products by hand, without the characteristic machinery-intensive enterprise. Many manufacturing establishments process products of agriculture, forestry, fishing, mining, or quarrying as well as products of other manufacturing establishments. Most manufacturing establishments have some form of captive services (e.g., research and development, and administrative operations, such as accounting, payroll, or management) in conjunction on-site.</p>
45 Base Points	<p>Governmental Uses/Public Administration This category encompasses centers for all government functions; it includes federal, state, and local government agencies that administer, oversee, and manage public programs and budgets and have executive, legislative, or judicial authority. Establishments develop policy, create laws, adjudicate civil and criminal legal cases, and provide for public safety and national defense.</p>
40 Base Points	<p>Single Use Retail Newly constructed single use, stand-alone building used primarily for retail, restaurant, or similar commercial use.</p>
40 Base Points	<p>Hotels, Motels, or other Accommodation Service Establishments This category serves lodging and short-term accommodations for travelers. They may offer a wide range of services, from overnight sleeping space to full-service hotel suites. They may offer these services in conjunction with other activities, such as entertainment or recreation. Stays in these establishments are generally less than one month. This classification does not include boarding or rooming houses.</p>
40 Base Points	<p>Arts/Entertainment/Museums These establishments operate facilities or provide services for a variety of cultural, entertainment, and performing art functions. Establishments include those that produce, promote, or participate in live performances, events, or exhibits intended for public viewing; those that preserve and exhibit objects and sites of historical, cultural, or educational interest; and those that operate facilities or provide services to serve activities associated with the aforementioned.</p>
40 Base Points	<p>Amusement, Sports or Recreational Establishment Establishments in this category operate either indoor or outdoor facilities offering family activities (i.e. sports, recreation, or amusement) and provide services, such as facilitating amusement in places operated by others, operating recreational sports groups and leagues. Examples include golf courses, indoor sports venues, bowling alleys, miniature golf courses, athletic clubs, skating rinks and arcades. This category may be used in conjunction with a commercial or residential development as a mixed use development.</p>
40 Base Points	<p>Mixed Use Development (Transit Oriented) Newly constructed or substantially rehabilitated collection of vertically mixed retail, office and residential uses in multi-story buildings centered within a one-half mile radius of an existing rail or bus transit station or the intersection of</p>

	Horton Street and North Arendell Avenue in Downtown Zebulon. In order to qualify as mixed use, developments must dedicate at least one-third of the total heated square footage to residential use and the remainder to a mix of retail and office uses. All three use types must be represented and at least 10% of the heated square footage must be dedicated to street level, storefront retail uses.
40 Base Points	Mixed Use Development (Urban Infill) Newly constructed or substantially rehabilitated collection of mixed retail, office and residential uses in a multi-story building on a previously developed parcel within the corporate limits. In order to qualify as mixed use, developments must dedicate at least one-third of the total heated square footage to residential use and the remainder to a mix of retail and office uses. All three use types must be represented and at least 10% of the heated square footage must be dedicated to street level, storefront retail uses.
40 Base Points	Mixed Use Development (Greenfield) Newly constructed collection of mixed retail, office and residential uses in a multi-story building or buildings on a previously undeveloped parcel. In order to qualify as mixed use, developments must dedicate at least one-third of the total heated square footage to residential use and the remainder to a mix of retail and office uses. All three use types must be represented and at least 10% of the heated square footage must be dedicated to street level, storefront retail uses.
35 Base Points	Housing Services for the Elderly Establishments This category offers housing services for the aged, not requiring a license from the North Carolina Department of Health and Human Services, such as independent retirement housing, multi-unit assisted housing with services (MAHS), and continuing care retirement centers. All facilities must provide, but not necessarily be limited to, the following services/facilities: On-site laundry facilities, on site management, guaranteed transportation services at least four days per week, on-site exercise facilities, on-site computer access, and a clubhouse/common lounge area for all residents.
35 Base Points	Mixture of Use Development (Retail/Office-Institutional/Commercial) Newly constructed collection of horizontally arranged uses including retail, office-institutional and commercial within a master planned project on a previously undeveloped parcel or parcels totaling at least 10 acres. Mixture of use projects must include at least two (2) use types with at least 25% of the space devoted to each use type included in the development.
30 Base Points	Retail/Commercial Center Newly constructed center of at least 50,000 square feet, typically containing an anchor such as a grocery store and other smaller spaces and/or outparcels for subordinate uses. Uses are entirely consumer-driven and include all manner of retail, service and office possibilities.
30 Base Points	Business Office/Finance/ Insurance / Professional Services Center – Medium Qualifying projects must exceed 50,000 square feet of heated floor space and create at least 75 employment positions that exceed the average annual Wake County salary according to Wake County Economic Development or the

	Employment Security Commission. Employees perform professional, scientific, and technical services for others. Such services require a high degree of expertise and training and provide high salaried employment opportunities. Examples include software engineering, legal, medical, accounting, consulting, architectural, biomedical, chemical, research and development, and administrative services. Finance or Insurance Centers shall also pool financial risks by underwriting insurance and annuities. Some establishments support employee benefit programs. Examples include bank or credit union headquarters, brokerages, investments, insurance, financing, and data processing establishments.
30 Base Points	Business Office/Finance/ Insurance / Professional Services Center – Small Qualifying projects 50,000 square feet of heated floor space or less. Employees perform professional, scientific, and technical services for others. Such services require a high degree of expertise and training and provide high salaried employment opportunities. Examples include software engineering, legal, medical, accounting, consulting, architectural, biomedical, chemical, research and development, and administrative services. Finance or Insurance Centers shall also pool financial risks by underwriting insurance and annuities. Some establishments support employee benefit programs. Examples include bank or credit union headquarters, brokerages, investments, insurance, financing, and data processing establishments.
30 Base Points	Multi-Tenant Retail Center Newly constructed center 50,000 square feet or less, typically containing a more than one tenant space within a single structure. Uses are entirely consumer-driven and include all manner of retail, service and office possibilities.
30 Base Points	Single Use Office Newly constructed single use, stand-alone building used primarily for office and professional.
30 Base Points	Bungalow Court or Pocket Neighborhood Newly constructed Bungalow Court or Pocket Neighborhood per the standards of the Unified Development Ordinance.
30 Base Points	Distribution/Trucking Center Newly constructed center of at least 500,000 square feet where products and resources are transported to and delivered from via truck or rail.
25 Base Points	Warehouse Newly constructed center of at least 500,000 square feet where products and resources are stored.
25 Base Points	Religious Institutions Any facility such as a church, temple, synagogue, mosque or monastery used for worship by a non-profit organization and their customarily related uses.
20 Base Points	Intensive Industrial Uses: Uses classified as Special Land Uses within the Industrial Classification.

Attachment 6
CZ-2023-04

20 Base Points	Multi-Family Residential & Condo Units
20 Base Points	Major Subdivision 4- 25 Lots Any subdivision of land of four (4) – 25 Lots.
10 Base Points	Major Subdivision 26 lots or more Any subdivision of land of 26 or more lots.
Board Determination	All Other Uses Not Categorized This category of use captures all other uses not categorized elsewhere. Allocations for such uses are left to the discretion of the Town’s Board of Commissioners upon recommendation of the Planning Board and acted on a case-by-case basis.

BONUS POINTS

Proposed projects can gain BONUS POINTS by agreeing to provide any of the following items over and above the UDO or Standard Specification requirements for their development proposal.

NOTE: No bonus points are given for UDO requirements.

CATEGORY 1 – Non-Conformity Abatement and Public Infrastructure Improvements

Section 1A - Abatement of Nonconformities		(Max - 3 points)
	Abatement of any existing non-conforming structures	3
	Abatement of any existing non-conforming use of land	2
	Abatement of any existing non-conforming lots	1

Section 1B - Roadway Infrastructure Not Warranted by TIA/UDO/CTP		(Max - 10 points)
	Construction of full cross section of existing off-site public street	5
	Nearby intersection improvements	5
	Traffic signal improvements	4
	Signage or striping improvements	1

Section 1C - Off-Site Public Greenway Improvements		(Max - 10 points)
	Construct more than 4000 linear feet of 10-foot-wide path	10
	Construct more than 3000 linear feet of 10-foot-wide path	8
	Construct more than 2000 linear feet of 10-foot-wide path	6
	Construct more than 1000 linear feet of 10-foot-wide path	4
	Construct 500 to 1000 linear feet of 10-foot-wide path	2

Section 1D – Off-Site Bike-Ped Improvements		(Max – 5 points)
	Construction of off-site sidewalk improvements (Subject to TRC Approval)	2
	Construction of off-site bike lane improvements (Subject to TRC Approval)	3

CATEGORY 2. Green Development Standards/ Building & Site Design

Section 2A - Conservation of Natural Habitat Meeting Active Open Space Requirements as Defined in the UDO		(Max - 10 points)
	One point per acre up to 10 acres	1 - 10

Section 2B - Parking		(Max – 15 points)
	Structured Parking Facilities - must reduce footprint by 20%	10
5	EV Charging Stations (two-port)	5
	Provision of on-street public parking (1 point per stall up to 10 Max)	1 - 10

Attachment 6
CZ-2023-04

Section 2C - Stormwater SCM's		(Max – 10 points)
	Stormwater - Restored Riparian Buffer	10
	Construct a fountain or other stormwater amenity within the BMP/SCM (as approved by Staff)	4
	Stormwater - Landscaped Green Roof	5
	Stormwater - Underground capture system for on-site irrigation	5
5	Stormwater - Bioretention	5
	Stormwater - Wetland	5
	Exclusive use of porous pavement in parking areas where suitable	2

Section 2D - Building/Site Design		(Max - 20 points)
	Compliance with residential design guidelines per Section 5.2 of the UDO	10
	Non-Residential building design that incorporates an active upper story.	5
	Pedestrian oriented and walkable site design which promotes alternatives to vehicular travel within the development. (Subject to TRC Approval)	5

Section 2E - Infill/Redevelopment		(Max – 16 points)
	Development or Redevelopment within DTC	10
	Development or Redevelopment within DTP	6
	Redevelopment of previously vacant building space over 20,000 square feet	6
	Redevelopment of previously vacant building space under 20,000 square feet	5

Section 2F - Historic Preservation		
	Historic Structure Preservation via Deed Restriction (Determined by TRC)	10
	Restoration of Historic Structure (Must be approved by TRC)	5

Section 2G – LEED Certification		(Max – 10 points)
	LEED Certification for Neighborhood Development (LEED ND)	10
	Platinum LEED Certification	10
	Gold LEED Certification	8
	Silver LEED Certification	6
	Bronze LEED Certification	4
	LEED Certified Certification	2

CATEGORY 3 – Outdoor Enhancement and Transit Improvements

Section 3A – Outdoor Enhancement		(Max – 12 points)
	Construction of a Parkway Street Section on a Collector level street	5

	Construction or Preservation of Gateway Landscaping or Structure (Subject to Comprehensive Plan Consistency and TRC approval)	5
	Outdoor Display of Public Art (Subject to TRC Approval)	4
	Public Facing Outdoor Mural (Subject to TRC Approval)	4
	Maintenance of Roadside Gateway Plant Bed (requires maintenance agreement)	3
3	Planting Pollinator Garden (225 Square Foot Minimum)	3
	Exclusive use of xeriscaping techniques and drought tolerant species	3
	Enhanced Roadside Landscaping (Subject to TRC Approval)	2
	Enhanced Buffer Landscaping (Subject to TRC Approval)	2
	Construction of a Parkway Street Section on a Local level street	2
9	Installation of Native Shade Tree Species (per Tree up to 10 Trees)	1

Section 3B – Transit (Pursuant to location being adjacent to a planned or active transit route)		(Max - 8 points)
	Provision of more than 50 designated Park & Ride Stalls	8
	Provision of 25 designated Park & Ride Stalls	5
	Provision of 10 designated Park & Ride Stalls	3
	Provision of mass transit easement w/ structure (bus stop with shelter & bench)	2

CATEGORY 4 - Amenities

Section 4A - Private Greenway		(Max - 3 points)
	Construction of more than 3000 linear feet private greenway meeting Town of Zebulon standards	3
	Construction of more than 2000 linear feet of private greenway meeting Town of Zebulon standards	2
	Construction of more than 1000 linear feet of private greenway meeting Town of Zebulon standards	1

Section 4B – Pool (Combinations may be approved by TRC)		(Max - 8 points)
	Olympic Pool and Aquatic Center	8
	Junior Olympic Pool	5
	Lap Pool (four lane minimum)	3
	Resort Style Pool	2
	Any Other Pool	1

Section 4C - Outdoor Deck/Patio		(Max - 3 points)
	Deck/Patio - More than 3000 square feet	3
	Deck/Patio - More than 2000 square feet	2
	Deck/Patio - More than 1000 square feet	1

Section 4D - Pool Amenities		(Max - 2 points)
------------------------------------	--	------------------

	Jacuzzi/Hot Tub/Whirlpool	2
	Water Playground with apparatus	2
	Sauna/Steam room	2

Section 4E - Clubhouse		(Max - 10 points)
	Commercial Coffee Shop with at least 10 designated public seating spaces.	10
	With full kitchen and over 4000 square feet of meeting space	10
	With full kitchen and less than 4000 square feet of meeting space	9
	Meeting space without kitchen more than 3500 square feet	8
	Meeting space without kitchen 2500 - 3499 square feet	7
	Meeting Space without kitchen 1500 - 2499 square feet	5
	Meeting Space without kitchen less than 1500 square feet	4
	No meeting space, bathrooms and changing rooms only	3
	Outdoor Kitchen or Grills	2

Section 4F - Additional Active Recreation		(Max - 10 points)
	Gymnasium (regulation size indoor basketball court)	10
	Baseball/Softball Field (regulation size)	5
	Football/Soccer Field (regulation size)	5
	Skate Park	5
	Tennis Courts (two regulation courts, fenced)	5
	Multi-Use Hardcourt (two regulation basketball courts, street hockey, fenced)	5
	Pickleball Court (three regulation courts, fenced)	5
	Pocket Park – 5,000 square feet	3
	IPEMA Certified Playground Equipment	4
	Lighted Field of Play for nighttime use	3
	Electronic Scoreboard or Covered Dugouts or Bleachers	3
	Community Garden – 15-foot by 15-foot, with water access and potting shed.	3

Section 4G – Additional Urban Open Space Enhancements (Within Non Residential Zoning Districts)		(Max – 10 points)
2	Fountain	2
2	Canopy Including Fixed Permanent Seating	2
2	Drinking Fountain with Pet Fountain	2
	Permanent Game Tables	1
	Permanent Tables with Shade Cover	1
1	All Weather Bulletin Board	1
	Covered or Internal Bicycle Parking	1
	Artist-Design Bicycle Racks	1
1	Little Free Library	1
	Drinking Fountain	1
	Public Work Bike Stand With Tools	1

Attachment 6

CZ-2023-04

CATEGORY 5 – Affordable Housing

Inclusion of a percentage of the provided housing stock of a proposed development cost no more than 30% of a household income not exceeding 80% of the Area Median Income (AMI)		(Max – 10 Points)
	15% Affordable Housing	10
	10% Affordable Housing	5

CATEGORY 6 – Other

(Max 5 Points)

	Integrated public safety operation systems (EX. Flock Safety or others as approved by the Police Department)	3
	Smart Waste and Recycling Stations	2

ZEBULON

NORTH CAROLINA

CASE # CZ 2023-04 IDT# 1032727 – Zebulon Animal Hospital

PROJECT ADDRESS 1620 N Arendell Ave

PIN NUMBER: 1796922199

HEARING DATE: September 18, 2023

State of North Carolina

County of Wake

BEFORE ME, the undersigned Notary, Stacie Paratore on this 5th day of September 2023, personally appeared Michael J. Clark, known to me to be a credible person and of lawful age, who being by me first duly sworn, on his oath, deposes and says:

I Michael J. Clark, acting as the Planning Director for the Town of Zebulon, affirm that the following Public Notice Procedures have been completed in accordance with applicable North Carolina General Statute and Town of Zebulon Unified Development Ordinance Section 2.3.6 have been satisfied for the above referenced hearing.

- First Class Mailing Sent on **8/31/2023** (see attached mailing list and copy of mailing)
- Advertisement in a Paper of General Circulation sent on **9/1/2023** (Wake weekly, publication dates **9/8 & 9/15/2023**)
- Posting Public Hearing Signage on Property on **9/31/2023** (pictures attached)
- Posted to Planning Department Website **8/31/2023**
- Sent to E-Mail Distribution List on **9/1/2023**

Michael J. Clark

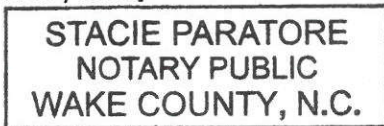
9/5/2023

Michael J. Clark, AICP, CZO

Date

Subscribed and sworn to before me, this 5th day of September 2023

[Notary Seal:]



Stacie Paratore

Stacie Paratore

[signature of Notary]

[printed name of Notary]

NOTARY PUBLIC

My commission expires: 10/27, 2025.



Notice of Public Hearing

Notice is hereby given pursuant to the provisions of Article 2.2.6 of the Town of Zebulon Unified Development Ordinance that a public hearing will be held on **September 18, 2023 at 6:00 PM** at the **Zebulon Municipal Complex, 1003 N. Arendell Avenue**, and will be conducted by the Board of Commissioners and Planning Board of the Town of Zebulon for the purpose of considering the following items:

***IDT Project Number 1032727 - CZ 2023-04 – Zebulon Animal Hospital
(1620 N Arendell Ave)***

PIN # 1796922199. A request by DVM Services Realty LLC on behalf of the property owner Julia Hicks, for a Conditional Rezoning to the Heavy Commercial Conditional (HC-C) zoning district for the development of a Veterinary Hospital.

Public comments may be submitted to Deputy Town Clerk Stacie Paratore at SParatore@TownofZebulon.org no later than 12:00 Noon on the day of the hearing to be read into the record. Links will be provided along with the full application packet and documentation on the Planning Department web page at <https://www.townofzebulon.org/departments/planning/public-hearing-information> For questions or additional information, please contact us at (919) 823-1816.

Wake Weekly September 8th & 15th