



# Town of Zebulon

## Planning Department

1003 N. Arendell Avenue, Zebulon, NC 27597  
Phone: (919) 823-1810 Fax: (919) 887-2824  
[www.townofzebulon.org](http://www.townofzebulon.org)

## INSTRUCTION PACKET AND AFFIDAVIT FOR NEIGHBORHOOD MEETINGS

### GENERAL INFORMATION:

In accordance with Section 2.3.4 of the Unified Development Ordinance, the purpose of the neighborhood meeting is to inform landowners and occupants of nearby lands about a development application that is going to be reviewed under this Ordinance, and to provide the applicant an opportunity to hear comments and concerns about the development proposal prior to the public hearing process. The neighborhood meeting is proposed as a means of resolving potential conflicts and outstanding issues with nearby landowners, where possible, in a more informal context.

### WHEN IS A NEIGHBORHOOD MEETING REQUIRED?

- Conditional Rezoning
- Planned Developments
- Site Plans in the Downtown Core or Downtown Periphery Zoning Districts
- Special Use Permits; or
- Zoning Map Amendments that establish a more dense or intense zoning district.

### INSTRUCTIONS

Prior to submitting an application for the applications listed above the applicant must conduct at least one (1) Neighborhood Meeting. The applicant shall submit all forms included in this packet with the initial application submittal in accordance with Section 2.3.4 of the Town of Zebulon Unified Development Ordinance.

The Neighborhood Meeting must be held in accordance with the following rules:

- These groups and individuals must be invited to the meeting:
- The applicant is required to notify the Planning Department, all property owners within 300 feet of the subject property, and any neighborhood association that represents citizens in the area via first class mail a minimum of 10 days in advance of the neighborhood meeting, not including the day of mailing. The applicant shall use their own return address on the envelopes as the meeting is a private meeting between the applicant and the neighbors.

The applicant shall include with the meeting notice a vicinity map in addition to either the existing zoning map of the area or preliminary plans of the proposed development (see Handout requirements below).

- The meeting must be held within specific timeframes and meet certain requirements:
- The meeting must be held for a minimum of two (2) hours, Monday through Thursday, during the 5:00 p.m. - 9:00 p.m. time period. The meeting cannot be held on a Town recognized holiday (which coincide with the State of North Carolina recognized holidays).
- The meeting shall be held at a place that is generally accessible to neighbors that reside in close proximity to the land subject to the application.
- A sign-in sheet must be used in order to verify attendance. Ensure each attendee signs in. Please note if any person(s) refuses to sign in. Note if no one attended.



## INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

### **HANDOUT REQUIREMENTS:**

For any process requiring a legislative or quasi-judicial hearing, preliminary plans of the proposed development must be available at the meeting to help facilitate discussion. Neighbors may request emailed/mailed copies of the maps or plans from the applicant by checking the “send plans” box on the sign-in sheet; applicant shall provide reduced copies upon request.

Printed copies must equal the number of notices required to be sent.

Contact information for the applicant’s representative must be provided on the attached “Project Contact Information” form.

“Common Construction Issues & Who to Call” sheet (attached) must be included as part of the handout.

A copy of the handout must be included as part of the Neighborhood Meeting report.

The agenda of the meeting shall include:

Explanation of all processes the meeting is being held for (rezoning, subdivision, etc.).

Explanation of future meetings (additional neighborhood meetings, Planning Board, Board of Commissioners, etc.).

Explanation of development proposal – uses and conditions for rezonings, layout for subdivision and site plans, and builder/end user if known/public knowledge.

Questions or concerns by attendees, and responses by the applicant, if any, must be noted. Provide blank comment sheets or notecards for neighbors to submit written comments. The applicant shall also include any questions and concerns received via written correspondence (such as email) or phone call along with responses provided by the applicant.

The applicant shall be responsible for notifying any neighbors who check the “Send Plans & Updates” box on the sign-in sheet of any additional neighborhood meetings and the actual submittal date to the Town with a link to the Town of Zebulon’s Interactive Development Map.

For accountability purposes, please submit the following with your application:

- A copy of the letter mailed to neighbors and neighborhood organizations (use attached invitation template);
- A list of those persons and neighborhood organizations invited to the meeting;
- A copy of the sign-in sheet (use attached sign-in sheet template);
- A summary of the meeting and a list of any changes made to the project as a result of the neighborhood comments (use attached meeting summary template);
- The affidavit, signed, dated, and notarized (use attached affidavit template); and
- One reduced copy of the maps and/or plans presented to the neighbors at the Neighborhood Meeting.



NOTICE OF NEIGHBORHOOD MEETING

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

Dear Neighbor:

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

(Addresses) \_\_\_\_\_ (Pin Numbers) \_\_\_\_\_

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

A Neighborhood Meeting is requested because this project will include:

- Conditional Rezoning
Planned Unit Development
[X] Site Plan within the Downtown Core or Downtown Periphery Zoning Districts
Zoning Map Amendment (results in more intensive uses or increased density)
Special Use Permit (Quasi-Judicial Hearing)
\*Quasi-Judicial Hearing: The Board of Commissioners cannot discuss the project prior to the public hearing.

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

The applicant is proposing an attached single-family development (townhomes) on the subject properties listed above. The subject properties are located within the Downtown Periphery Zoning District (DTP). Attached is a preliminary site plan that will be included with the Applicant's site plan submittal.

Estimated Submittal Date: \_\_\_\_\_

MEETING INFORMATION:

Property Owner(s) Name(s) \_\_\_\_\_

Applicant(s) \_\_\_\_\_

Contact Information (e-mail/phone) \_\_\_\_\_

Meeting Address: \_\_\_\_\_

Date of Meeting: \_\_\_\_\_

Time of Meeting: \_\_\_\_\_

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



## INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

### **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 1<sup>st</sup> Monday of each month at 7:00 p.m. and Joint Public Hearings are scheduled for the 2<sup>nd</sup> 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.



**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.

<b>Development Contacts:</b>		
Project Name: 0 E Barbee Street		Zoning: DTP
Location: 0; 400; 413 East Barbee Street, Zebulon, NC 27597		
Property PIN(s) 2705650231; 2705557077; 2705556073		Acreage/Square Feet: 5.52 acres
Property Owner: Meridian Properties Group, LLC		
Address: 0 E Barbee Street		
City: Zebulon	State: NC	Zip: 27597
Phone: (919) 621-4648	Email: info@meridianpropertiesgroup.com	
Property Owner: Naomi Daye & Everette Webb		
Address: 413 E Barbee Street		
City: Zebulon	State: NC	Zip: 27597
Phone:	Email: ewebb010@nc.rr.com	
Property Owner: Felix Adizue & Chaochuan Wang-Adizue		
Address: 400 E Barbee Street		
City: Zebulon	State: NC	Zip: 27597
Phone:	Email: zuecon@gmail.com	
Developer: Meridian Properties Group, LLC		
Address: 4030 Wake Forest Road, Suite 100		
City: Raleigh	State: NC	Zip: 27609
Phone: 919-621-4648	Fax:	Email: info@meridianpropertiesgroup.com
Engineer: The Site Group		
Address: 1111 Oberlin Road		
City: Raleigh	State: NC	Zip: 27605
Phone: 919-835-4787	Fax:	Email: srn@thesitegroup.net
Builder (if known): Not Known		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email:



# INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

## 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: \_\_\_\_\_

Meeting Address: \_\_\_\_\_

Date of Meeting: \_\_\_\_\_ Time of Meeting: \_\_\_\_\_

Property Owner(s) Names: \_\_\_\_\_

Applicants: \_\_\_\_\_

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				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				

**NO ONE ATTENDED THE NEIGHBORHOOD MEETING**

Attach Additional Sheets If Necessary.



**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:** \_\_\_\_\_

**Meeting Address:** \_\_\_\_\_

**Date of Meeting:** \_\_\_\_\_ **Time of Meeting:** \_\_\_\_\_

**Property Owner(s) Names:** \_\_\_\_\_

**Applicants:** \_\_\_\_\_

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

**Question/ Concern #1** \_\_\_\_\_

**Applicant Response:** \_\_\_\_\_

**NO ONE ATTENDED THE  
NEIGHBORHOOD MEETING**

**Question/ Concern #2** \_\_\_\_\_

**Applicant Response:** \_\_\_\_\_

**Question/ Concern #3** \_\_\_\_\_

**Applicant Response:** \_\_\_\_\_

**Question/ Concern #4** \_\_\_\_\_

**Applicant Response:** \_\_\_\_\_



INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

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

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

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

- 1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Master Subdivision Plan, or Special Use Permit.
2. The meeting invitations were mailed to the Zebulon Planning Department, all property owners within 300 feet of the subject property and any neighborhood association that represents citizens in the area via first class mail a minimum of 10 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at Olde Raleigh Distillery 209 N. Arendell Ave, Zebulon, NC 27597 (location/address) on 10/27/2022 (date) from 5:30PM (start time) to 7:30PM (end time).
4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

11/4/22 Date By: [Signature]

STATE OF North Carolina
COUNTY OF Wake

Sworn and subscribed before me, Brian D. Osburn, a Notary Public for the above State and County, on this the 4th day of November, 2022.

SEAL

BRIAN D. OSBURN
Notary Public
Wake Co., North Carolina
My Commission Expires Sept. 23, 2023

[Signature]
Notary Public

Brian D. Osburn
Print Name

My Commission Expires: September 23, 2023





## 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:

0; 400; & 413 E. Barbee Street, Zebulon, NC

2705650231; 2705557077; & 2705556073

(Addresses)

(Pin Numbers)

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

A Neighborhood Meeting is requested because this project will include:

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

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

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

**The applicant is proposing an attached single-family development (townhomes) on the subject properties listed above. The subject properties are located within the Downtown Periphery Zoning District (DTP). Attached is a preliminary site plan that will be included with the Applicant's site plan submittal.**

Estimated Submittal Date: 11/07/2022

### MEETING INFORMATION:

Property Owner(s) Name(s) Meridian Properties Group, LLC; Everette Webb & Naomi Daye; & Felix Adizue & Chaochuan Wang-Adizue

Applicant(s) Meridian Properties Group, LLC

Contact Information (e-mail/phone) Shaun Smith - Managing Partner - (919) 249-8383 - info@meridianpropertiesgroup.com

Meeting Address: Olde Raleigh Distillery - 209 North Arendell Avenue, Zebulon, NC 27597

Date of Meeting: Thursday, October 27, 2022

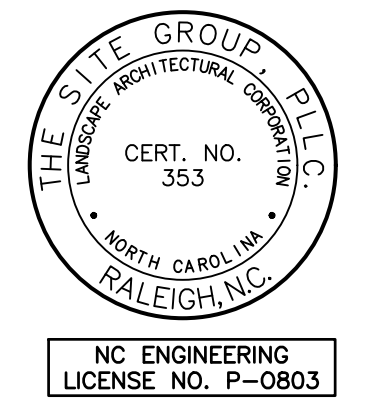
Time of Meeting: 5:30PM - 7:30PM

\*\*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>

2 3 4 5

### SITE DATA SUMMARY

PROJECT NAME:	2705-65-0231
PIN(S):	0 E. BARBEE STREET
SITE ADDRESS:	WAKE COUNTY
JURISDICTION:	DTP
ZONING:	NEUSE
RIVER BASIN:	240,598 SF / 5.52 ACRES
TOTAL EXISTING ACREAGE:	VACANT
CURRENT USE:	TOWN HOME DEVELOPMENT
PROPOSED USE:	
BUILDING SETBACKS:	
STREET:	NONE
SIDE:	5 FT
REAR:	15 FT
TOTAL NUMBER OF UNITS:	53 UNITS
MINIMUM LOT AREA:	3,000 SF
AVERAGE LOT AREA:	
REQUIRED PARKING (2/UNIT-0.25/UNIT):	106 RESIDENT, 13 GUEST
PROVIDED PARKING:	106 RESIDENT, 14 GUEST



**THE SITE GROUP**  
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS  
 THE SITE GROUP, PLLC  
 1111 South Wood  
 Raleigh, NC 27605-1136 USA  
 Office: 919.835.4787  
 Fax: 919.835.2255  
 E Mail: SRN@thesitegroup.net

CONCEPTUAL PLAN:  
**BARBEE ST. SUBDIVISION**  
 0 E. BARBEE STREET  
 ZEBULON, NORTH CAROLINA

Drawn By: **WRR**  
 Checked By: **SRN**

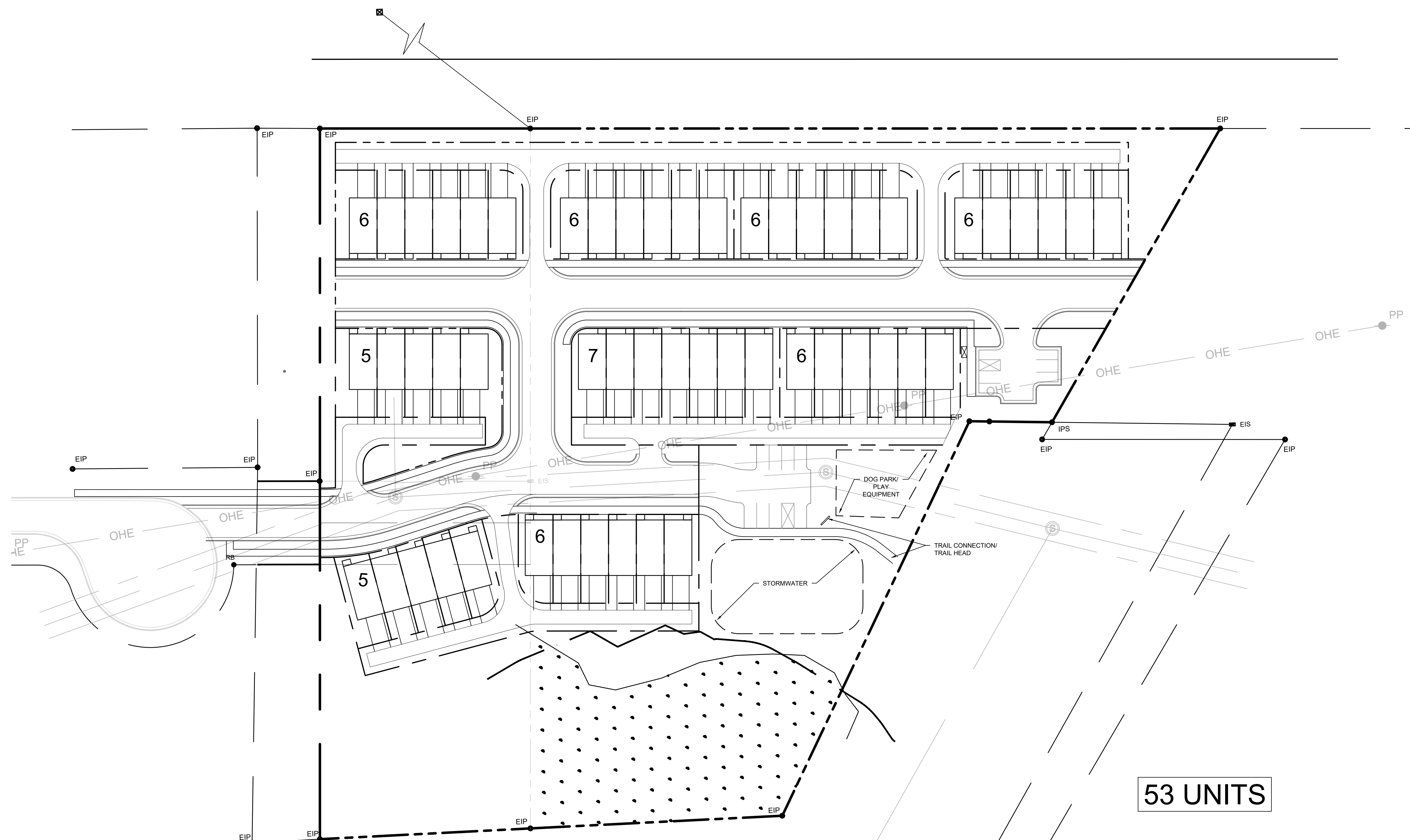
DATE:  
 PROGRESS

CONCEPTUAL DOCUMENT

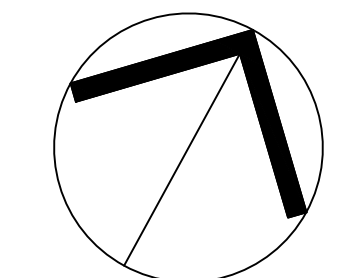
CONCEPT SKETCH

Job Code: **SCBSZ**

Dwg No.  
**CC 4.0**

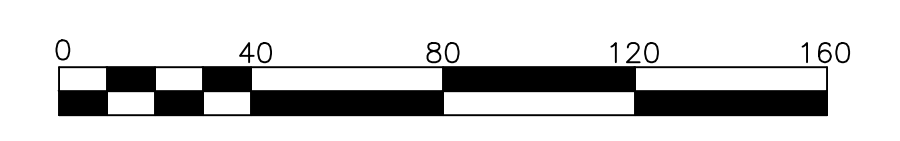


**53 UNITS**



NORTH  
 CONCEPT SKETCH

SCALE: 1" = 40' (DRAWING SCALED FOR 24x36 INCH PLOTS)



D  
C  
B

Copyright © 2022, The Site Group, PLLC. ALL RIGHTS RESERVED.



**VACINITY MAP**  
**SUBJECT PARCELS OUTLINED IN RED**



NOTICE OF NEIGHBORHOOD MEETING

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

Dear Neighbor:

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

(Addresses) \_\_\_\_\_ (Pin Numbers) \_\_\_\_\_

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

A Neighborhood Meeting is requested because this project will include:

- Conditional Rezoning
Planned Unit Development
[X] Site Plan within the Downtown Core or Downtown Periphery Zoning Districts
Zoning Map Amendment (results in more intensive uses or increased density)
Special Use Permit (Quasi-Judicial Hearing)
\*Quasi-Judicial Hearing: The Board of Commissioners cannot discuss the project prior to the public hearing.

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

The applicant is proposing an attached single-family development (townhomes) on the subject properties listed above. The subject properties are located within the Downtown Periphery Zoning District (DTP). Attached is a preliminary site plan that will be included with the Applicant's site plan submittal.

Estimated Submittal Date: \_\_\_\_\_

MEETING INFORMATION:

Property Owner(s) Name(s) \_\_\_\_\_

Applicant(s) \_\_\_\_\_

Contact Information (e-mail/phone) \_\_\_\_\_

Meeting Address: \_\_\_\_\_

Date of Meeting: \_\_\_\_\_

Time of Meeting: \_\_\_\_\_

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



**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.

<b>Development Contacts:</b>		
Project Name: 0 E Barbee Street		Zoning: DTP
Location: 0; 400; 413 East Barbee Street, Zebulon, NC 27597		
Property PIN(s) 2705650231; 2705557077; 2705556073		Acreage/Square Feet: 5.52 acres
Property Owner: Meridian Properties Group, LLC		
Address: 0 E Barbee Street		
City: Zebulon	State: NC	Zip: 27597
Phone: (919) 621-4648	Email: info@meridianpropertiesgroup.com	
Property Owner: Naomi Daye & Everette Webb		
Address: 413 E Barbee Street		
City: Zebulon	State: NC	Zip: 27597
Phone:	Email: ewebb010@nc.rr.com	
Property Owner: Felix Adizue & Chaochuan Wang-Adizue		
Address: 400 E Barbee Street		
City: Zebulon	State: NC	Zip: 27597
Phone:	Email: zuecon@gmail.com	
Developer: Meridian Properties Group, LLC		
Address: 4030 Wake Forest Road, Suite 100		
City: Raleigh	State: NC	Zip: 27609
Phone: 919-621-4648	Fax:	Email: info@meridianpropertiesgroup.com
Engineer: The Site Group		
Address: 1111 Oberlin Road		
City: Raleigh	State: NC	Zip: 27605
Phone: 919-835-4787	Fax:	Email: srn@thesitegroup.net
Builder (if known): Not Known		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email:



## INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

### **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 1<sup>st</sup> Monday of each month at 7:00 p.m. and Joint Public Hearings are scheduled for the 2<sup>nd</sup> 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.

**INFORMATION PACKET FOR  
NEIGHBORHOOD MEETINGS**

**COMMENTS AND/OR QUESTIONS ABOUT THE PROJECT TO THE OWNER/DEVELOPER:**

Please list any questions or comments you have about the project:

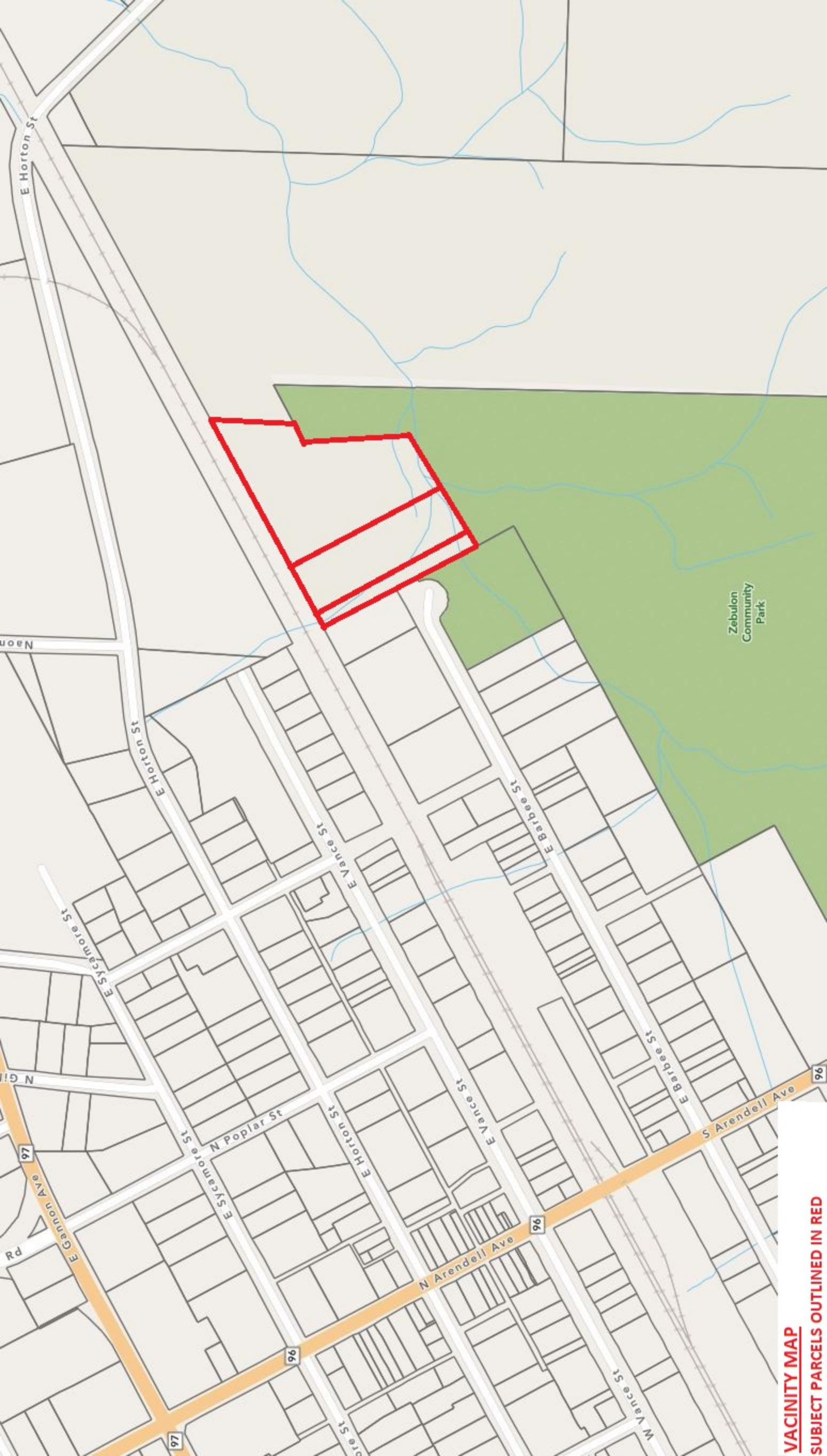
1) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

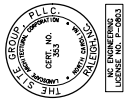
5) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Zebulon  
Community  
Park

**VACINITY MAP**  
SUBJECT PARCELS OUTLINED IN RED





PROGRESS  
26 OCT 2022

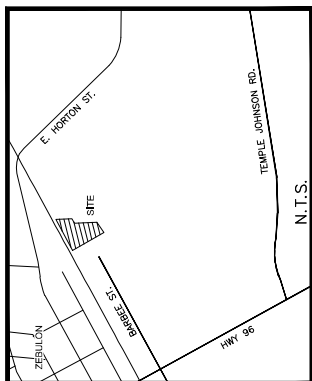


THE SITE GROUP  
CIVIL ENGINEERS & LANDSCAPE ARCHITECTS

111 Oquirrh Road, P.O. Box 111  
Oquirrh, NC 27654  
Tel: 919.428.4282  
Fax: 919.428.2255  
E-Mail: srn@thesitegroup.net

CONSTRUCTION DRAWINGS FOR:  
**BARBEE ST. SUBDIVISION**  
REBULON, NORTH CAROLINA  
Drawn By: WRR  
Checked By: SRN  
Date: PROGRESS

CONSTRUCTION LIMITS  
SUBDIVISION LAYOUT PLAN  
JOB CODE: S0652  
Dwg No. SITE 200

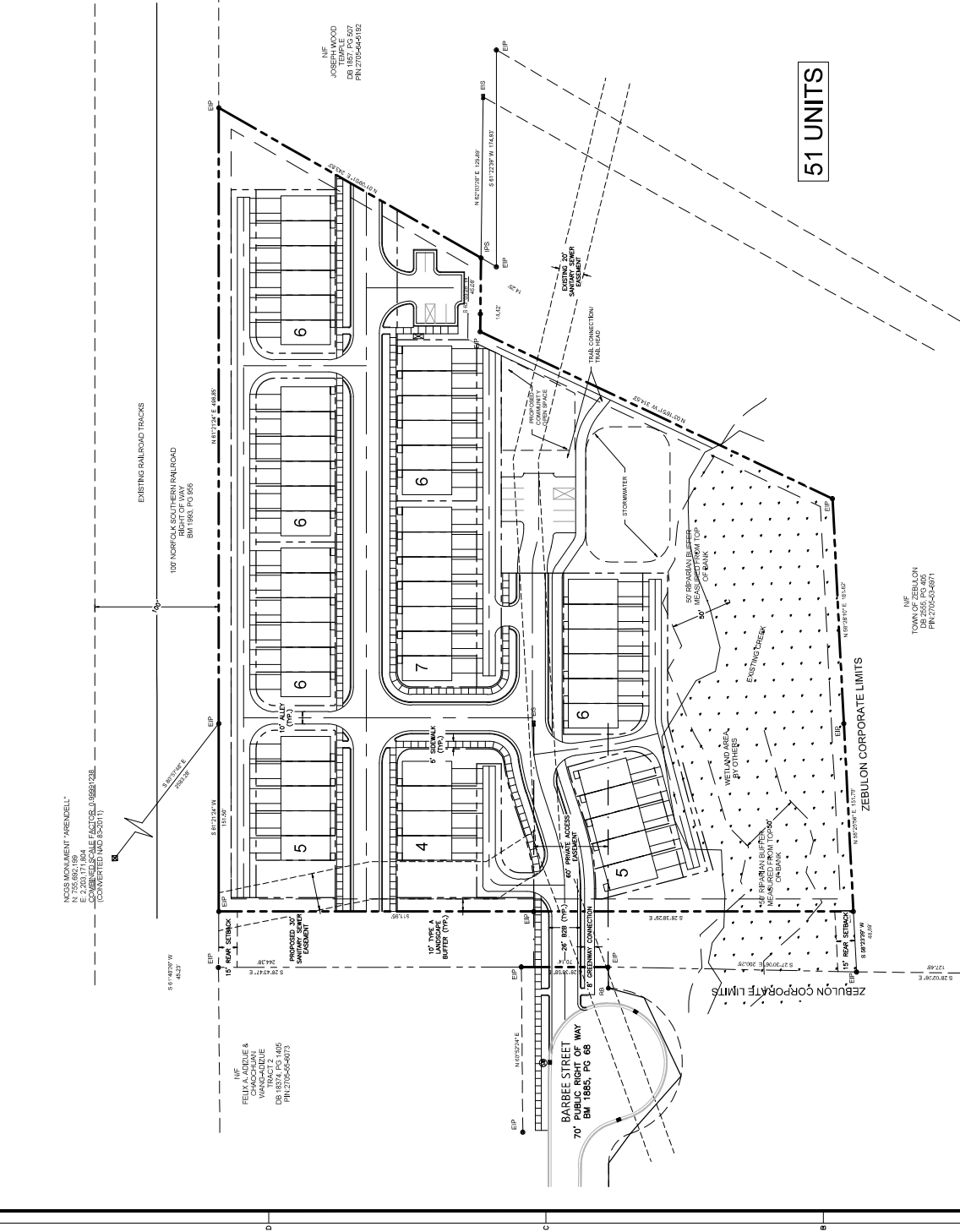
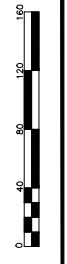


**SITE DATA SUMMARY**  
PROJECT NAME: JOSEPH WOOD  
PINS: DB 1857 PS 507  
SITE ADDRESS: 6 E BARBEE STREET  
JURISDICTION: WAKE COUNTY  
ZONING: ETP  
TOTAL EXISTING ACRES: 240.98 SF 1.62 ACRES  
CURRENT USE: VACANT  
PROPOSED USE: TOWN HOME DEVELOPMENT  
BUILDING SETBACKS: 10 FT SIDE, 15 FT REAR  
SITE AREA: 100 SF  
TOTAL NUMBER OF UNITS: 51 UNITS  
MINIMUM LOT AREA: 1300 SF  
REAR YARD SETBACK: 100 REAR YARD  
REAR SIDE SETBACK: 100 REAR SIDE  
PROPOSED PARKING: 100 REAR YARD

- GENERAL NOTES**
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF ZEBULON AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
  2. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
  3. CONTRACTORS SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
  4. BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY ANGLE RIGHT BARS SURVEY, FILED DATED JUNE 1, 2021.
  5. ALL CONSTRUCTION SHALL CONFORM TO ALTA STANDARDS.
  6. NO PORTION OF THE PROPERTY IS LOCATED WITHIN A FLOOD ZONE SHOWN ON THE MAP #1702255000 MAP REVISED MAY 6, 2006.



NORTH  
SUBDIVISION LAYOUT PLAN  
SCALE: 1" = 40'  
(DIMENSIONS SCALED FOR YOUR INFO ONLY)



**PRELIMINARY**

NF  
TOWN OF ZEBULON  
PIN: 2705-534-071

NF  
MOSS MOUNTAIN "RENDELL"  
COMMERCIAL FACTORY USE DISTRICT  
E. 2203.171.864  
CONVERTED WING (2007)

NF  
FELIX A. ADRIE &  
CRANCHIAN  
VACANT TRACT 2  
DB 1857 PL 050  
PUBLIC RECORD # 17

BARBEE STREET  
70' PUBLIC RIGHT OF WAY  
BM 1855 PL 06

ZEBULON CORPORATE LIMITS

REID	PIN_NUM	OWNER	Mailing Address 1	Mailing Address 2	DEED_ACRES	SITE_ADDRESS
0019474	2705558698	TOWN OF ZEBULON	1003 N ARENDELL AVE	ZEBULON NC 27597-2309		7.8 450 E HORTON ST
0022158	2705546639	TOWN OF ZEBULON	1003 N ARENDELL AVE	ZEBULON NC 27597-2309		2.22 320 E BARBEE ST
0083059	2705536971	TOWN OF ZEBULON	1003 N ARENDELL AVE	ZEBULON NC 27597-2309		45.36 401 S ARENDELL AVE
0191201	2705556073	FELIX ADIZUE & CHAOCHUAN WANG-ADIZUE	1329 MOORES CREEK DR	KNIGHTDALE NC 27545-8171		0.54 400 E BARBEE ST
0057361	2705555031	FELIX ADIZUE & CHAOCHUAN WANG-ADIZUE	1329 MOORES CREEK DR	KNIGHTDALE NC 27545-8171		0.77 333 E BARBEE ST
0028899	2705557077	EVERETTE WEBB & NAOMI DAYE	130 E MCIVER ST	ZEBULON NC 27597-2436		1.9 413 E BARBEE ST
0057362	2705650231	MERIDIAN PROPERTIES GROUP LLC	4030 WAKE FOREST RD STE 100	RALEIGH NC 27609-6800		3.75 0 E BARBEE ST
0057373	2705554601	NANCY R. HOLDER	PO BOX 762	ZEBULON NC 27597-0762		0.89 330 E HORTON ST
0069801	2705645192	JOSEPH WOOD TEMPLE	PO BOX 548	ZEBULON NC 27597-0548		41.1 504 E HORTON ST
0079885	2705544917	SANDRO CONTRERAS & MARIA CONTRERAS	1102 CASSIA LN	KNIGHTDALE NC 27545-8130		1.53 321 E BARBEE ST
0081648	2705553269	TREASIRE A. HUNTER	312 E VANCE ST	ZEBULON NC 27597-2842		0.22 312 E VANCE ST
0081651	2705552232	BILL BANKS MITCHENER	308 E VANCE ST	ZEBULON NC 27597-2842		0.2 308 E VANCE ST
0081652	2705552295	SOUTHERN FAMILY PROPERTY HOLDINGS INC	15 E MARTIN ST	RALEIGH NC 27601-1841		0.19 310 E VANCE ST
0089252	2705554323	JERRY L. REED & CONNIE J. REED	314 E VANCE ST	ZEBULON NC 27597-2842		0.22 314 E VANCE ST
		TOWN OF ZEBULON ATTN: PLANNING DEPT	1003 N ARENDELL AVENUE	ZEBULON NC 27597		