

CONDITIONAL REZONING CONCEPT PLAN

1922 ZEBULON ROAD

1922 ZEBULON ROAD  
ZEBULON, NC 27597

OCTOBER 1, 2024

VICINITY MAP



SCALE: 1"=500'

DEVELOPER / LANDOWNER

JAMES W CARROLL JR.  
1922 ZEBULON ROAD  
ZEBULON, NC 27597-8146  
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SURVEYOR

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CIVIL ENGINEER

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ABBREVIATIONS:

ADV - ADVANCE	MIN - MINIMUM
AFG - ABOVE FINISHED GRADE	MIN S - MINIMUM SLOPE
APPR LOC - APPROXIMATE LOCATION	MJ - MECHANICAL JOINT
ASS'Y - ASSEMBLY	NIC - NOT IN CONTRACT
B/C - BACK OF CURB	NTS - NOT TO SCALE
B/L - BASE LINE	OHE - OVERHEAD ELECTRIC
B/W - BOTTOM OF WALL	OHP - OVERHEAD POWER
CB - CATCH BASIN	OHT - OVERHEAD TELEPHONE
CBR - CALIFORNIA BEARING RATIO	PB - PLAT BOOK
CG - CURB AND GUTTER	PC - POINT OF CURVATURE
C1 - CURB INLET	PED - PEDESTAL
C/L - CENTERLINE	PG - PAGE
CL - CLASS	PH - PHASE
CM - CONCRETE MONUMENT	PI - POINT OF INTERSECTION
CMP - CORRUGATED METAL PIPE	PKG - PARKING
CO - CLEAN OUT	P/L - PROPERTY LINE
CONC - CONCRETE	PT - POINT OF TANGENT
CONN - CONNECTION	PP - POWER POLE
CP - CORRUGATED PLASTIC	PVC - POLYVINYL CHLORIDE
CY - CUBIC YARD	PVMT - PAVEMENT
DB - DEED BOOK	PWR - POWER
DI - DROP INLET	(R) - RECORDED METES & BOUNDS
DIP - DUCTILE IRON PIPE	RD - ROOF DRAIN
D.M.P. - DOUBLE MERIDIAN DISTANCES	RJ - RESTRAINED JOINT
DR - DRIVE	R/W - RIGHT-OF-WAY
DS - DOWNSPOUT	REQ'D - REQUIRED
E - ELECTRIC	RCP - REINFORCED CONCRETE PIPE
EA - EACH	S - SLOPE
E BOX - ELECTRICAL BOX	SAN - SANITARY SEWER
ELEC - ELECTRIC	SDWK - SIDEWALK
EP - EDGE OF PAVEMENT	SF - SILT FENCE
E/S - EDGE OF SHOULDER	SPT - SPOT GRADE
EX - EXISTING	SS - SANITARY SEWER CONNECTION
F/C - FACE OF CURB	STA - STATION
FDC - FIRE DEPARTMENT CONNECTION	STD - STANDARD
FF - FINISHED FLOOR	STM - STORM
FH - FIRE HYDRANT	STMH - STORM SEWER MANHOLE
F/L - FLOW LINE	T - TELEPHONE
FL - FIRE LANE	TBC - TOP BACK OF CURB
G - GAS	TCM - TELECOMMUNICATIONS MANHOLE
GI - GRATE INLET	T/C - TOP OF CURB
GND - GROUND	TEL - TELEPHONE
GTS - GAS TEST STATION	UGE - UNDERGROUND ELECTRIC
GV - GAS VALVE	UNK - UNKNOWN
HDPE - HIGH DENSITY POLYETHYLENE	UP - UTILITY POLE
HORIZ - HORIZONTAL	VAR - VARIABLE
HVAC - HEATING, VENTILATION, & AIR CONDITIONING	VCP - VITRIFIED CLAY PIPE
INV - INVERT	VERT - VERTICAL
IPF - IRON PIPE FOUND	W/- WITH
IPS - IRON PIPE SET	W/L - WATER LINE
IRF - IRON ROD FOUND	W - WATER
LF - LINEAR FEET	WUS - WATERS OF THE US
(M) - MEASURED METES & BOUNDS	X-ING - CROSSING
MECH - MECHANICAL	YI - YARD INLET
MH - MANHOLE	Ø - DIAMETER

GENERAL NOTES:

- SITE PLAN APPROVAL FROM THE TOWN OF ZEBULON IS REQUIRED FOR THIS DEVELOPMENT.
- ALL REQUIRED IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF ZEBULON STREET AND STORM DRAINAGE STANDARDS AND SPECIFICATIONS MANUAL.
- ALL DEVELOPMENT SHALL COMPLY WITH THE REQUIREMENTS OF THE TOWN OF ZEBULON UNIFIED DEVELOPMENT ORDINANCE (UDO), UNLESS EXPRESSLY STATED AS AN EXCEPTION.
- PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONFIRM THAT ALL REQUIRED PERMITS, EASEMENT, RIGHT-OF-WAY, AND ENCROACHMENT AGREEMENTS HAVE BEEN OBTAINED.
- THE LAND SURVEYOR RESPONSIBLE FOR STAKING THE IMPROVEMENTS SHALL INDEPENDENTLY VERIFY THE HORIZONTAL AND VERTICAL DATUM FOR THIS PROJECT PRIOR TO CONSTRUCTION.
- REFER TO ARCHITECTURAL AND STRUCTURAL DESIGN PLANS FOR THE BUILDING DETAILS AND DIMENSIONS.
- ALL GRADES, SLOPES TO BUILDING ACCESS/EGRESS POINTS, HANDICAP RAMPS, STRIPING AND PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH ADA REQUIREMENTS AND THE NORTH CAROLINA BUILDING CODE.

DESIGN STANDARD NOTES:

- THIS PROJECT WILL CONNECT TO THE CITY OF RALEIGH PUBLIC WATER SYSTEM.
- THIS PROJECT WILL PERMIT ON-SITE SEPTIC DISPOSAL WITH WAKE COUNTY.
- THIS PROJECT LIES WITHIN THE TOWN OF ZEBULON PLANNING AND ZONING JURISDICTION AND IS SUBJECT TO THE REGULATIONS SET FORTH IN THE TOWN OF ZEBULON UNIFIED DEVELOPMENT ORDINANCE (UDO).
- THIS PROJECT WILL DISTURB MORE THAN 1 ACRE OF LAND AND WILL REQUIRE A LAND DISTURBANCE PERMIT FROM WAKE COUNTY.
- THIS PROJECT WILL DISTURBED MORE THAN 20,000 SF AND WILL REQUIRE A STORMWATER PERMIT FROM WAKE COUNTY.
- ANY WORK PERFORMED WITHIN THE NCDOT RIGHT-OF-WAY WILL REQUIRE THE APPROVAL OF AN ENCROACHMENT AGREEMENT PRIOR TO CONSTRUCTION.
- THE OWNER WILL PAY A FEE-IN-LIEU TO THE TOWN OF ZEBULON FOR THE REQUIRED IMPROVEMENTS ALONG ZEBULON ROAD TO INCLUDE 1 & 1/2 FULL LANES OF WIDENING WITH CURB AND GUTTER ALONG THE FRONTAGE OF THE PROPERTY.

SHEET INDEX		
DRAWING	TITLE	REVISION DATE
C-0.0	COVER SHEET	10/01/2024
C-1.0	EXISTING CONDITIONS PLAN	10/01/2024
SITE LAYOUT AND UTILITY		
C-2.0	CONCEPTUAL SITE PLAN	10/01/2024
C-3.0	CONCEPTUAL LANDSCAPE PLAN	10/01/2024

TOTAL NUMBER OF DRAWINGS INCLUDED IN SET =4

LANDOWNER	
JAMES W CARROLL JR 1922 ZEBULON ROAD ZEBULON, NC 27597-8146	
EXISTING PROPERTY DATA	
SITE ADDRESS	1922 ZEBULON ROAD
PIN	1796842254
TOWNSHIP	LITTLE RIVER
PARCEL AREA	96,528 SF (2.216 ACRES)
EXISTING ZONING	RESIDENTIAL SUBURBAN (R2)
EXISTING LAND USE	MOBILE
CURRENT DEED	DB 013660 PG 02757
FEMA FLOOD INSURANCE MAP	3720179600K (07-19-2022)
FEMA FLOODZONE	ZONE "X"
RIVER BASIN	NEUSE RIVER
RECEIVING STREAM	BEAVERDAM CREEK STREAM INDEX - 27-86-2-3 CLASSIFICATION - C,NSW

SITE INFORMATION TABLE		
EXISTING ZONING	RESIDENTIAL SUBURBAN (R2)	
PROPOSED ZONING	PLANNED DEVELOPMENT	
	PD	
EXISTING SITE AREA	96,528 SF (2.216 ACRES)	
R/W DEDICATION	0 SF (0 ACRES)	
OTHER DEDICATION	0 SF (0 ACRES)	
PROPOSED NET SITE AREA	96,528 SF (2.216 ACRES)	
PROPOSED USE	AUTOMOTIVE REPAIR AND SERVICING (W/O BODYWORK)	
	SINGLE FAMILY RESIDENTIAL	
	AUTOMOTIVE RENTAL	
DEVELOPMENT STANDARDS		
MINIMUM LOT AREA	6,000 SF	
PROPOSED LOT AREA	96,528 SF	
MINIMUM LOT WIDTH	50 LINEAR FEET	
LOT WIDTH	113 LINEAR FEET	
MAX LOT COVERAGE	80% OF LOT SIZE = 0.80 X 96,528 SF = 77,222.4 SF	
PROPOSED LOT COVERAGE	3,865 SF	
MIN STREET SETBACK	30 FEET	
MIN SIDE SETBACK	5 FEET	
MIN REAR SETBACK	25 FEET	
MAX BUILDING HEIGHT	50 FEET	
PROPOSED BUILDING HEIGHT	LESS THAN 50 FEET	
PARKING REQUIRED	2 SPACES + 1 PER SERVICE BAY (3)	
(AUTOMOTIVE REPAIR)	5 SPACES REQUIRED	
PARKING PROVIDED	5 STANDARD PARKING SPACES	
ADA PARKING REQUIRED	1 SPACE REQUIRED	
ADA PARKING PROVIDED	1 SPACE PROVIDED	
PARKING REQUIRED	2 SPACES	
(SINGLE FAMILY)		
PARKING PROVIDED	2 SPACES	

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

PRELIMINARY DRAWING  
NOT RELEASED FOR CONSTRUCTION

REVISIONS



CLIENT:

JAMES CARROLL  
1922 ZEBULON ROAD  
ZEBULON, NC 27597

CONDITIONAL  
REZONING SITE PLAN

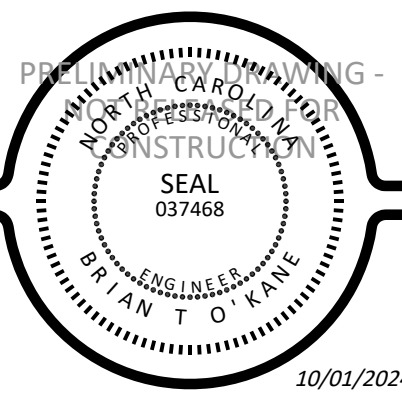
COVER SHEET

1922 ZEBULON ROAD  
CONDITIONAL REZONING

TOWN OF ZEBULON, NORTH CAROLINA



Know what's below.  
Call before you dig.  
1-800-632-4949



HORIZONTAL SCALE:  
N/A

VERTICAL SCALE:  
N/A

DATE:  
10/01/2024

SHEET NUMBER:

C-0.0



LANDOWNER	
<p>JAMES W CARROLL JR  1922 ZEBULON ROAD  ZEBULON, NC 27597-8146</p>	
EXISTING PROPERTY DATA	
SITE ADDRESS	1922 ZEBULON ROAD
PIN	17968422254
TOWNSHIP	LITTLE RIVER
PARCEL AREA	96,528 SF (2.216 Acres)
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EXISTING LAND USE	MOBILE
CURRENT DEED	DB 013660 PG 02757
FEMA FLOOD INSURANCE MAP	3720179600Q (07-19-2022)
FEMA FLOODZONE	ZONE "X"
RIVER BASIN	NEUSE RIVER
RECEIVING STREAM	BEAVERDAM CREEK STREAM INDEX - 27-86-2-3 CLASSIFICATION - C,NSW

EXISTING CONDITIONS NOTES:

1. EXISTING CONDITIONS WITHIN PROPERTY BOUNDARY TAKEN FROM SURVEY PROVIDED BY CLIENT. SURVEY PREPARED BY WILLIAMS-PEARCE AND ASSOC., PROFESSIONAL LAND SURVEYORS, P.A.; TITLED: MANN CARROLLTOWNE DAB1736; DATED: 01-12-2024.
2. ALL OTHER EXISTING CONDITIONS SHOWN ON THIS PLAN WERE TAKEN FROM WAKE COUNTY GIS AND ARE NOT THE RESULT OF A BOUNDARY OR TOPOGRAPHIC SURVEY UNLESS SPECIFICALLY STATED OTHERWISE.
3. LOCATION OF EXISTING TREELINE TAKEN FROM AERIAL PHOTOGRAPHY AND SHOULD BE CONSIDERED APPROXIMATE.
4. NO ENVIRONMENTAL INVESTIGATION OR DETERMINATIONS HAVE BEEN PERFORMED BY O'KANE AND ASSOCIATES ON THE SITE. ANY AND ALL ENVIRONMENTAL INFORMATION SHOWN IS PRELIMINARY AND HAS NOT BEEN VERIFIED BY ANY OF THE AGENCIES. ALL ENVIRONMENTAL FEATURES SHALL BE CONFIRMED BY APPROPRIATE GOVERNING AGENCY AND SURVEYED PRIOR TO CONSTRUCTION.























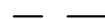







EXISTING NATURAL FEATURES:

1. THIS PROPERTY LIES WITHIN THE NEUSE RIVER BASIN.
2. THIS PROPERTY IS LOCATED IN ZONE X, AREAS OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA FLOOD MAP NUMBER 3720179600K, DATED 07/19/2022.
3. THIS PROPERTY DRAINS TO **BEAVERDAM CREEK** WHICH IS A NAMED TRIBUTARY OF THE NEUSE RIVER.

### GIS SOILS INFORMATION:

1. SOILS INFO. FOR THE PROJECT WAS TAKEN FROM CAMDEN COUNTY GIS
2. THE SOIL BOUNDARY SHOWN IS FROM GIS DATA AND IS APPROXIMATE.
3. THE SOIL TYPES ON THIS SITE ARE:
  - HeB - HELENA SANDY LOAM, 2 TO 6 PERCENT SLOPES  
(HYDROLOGIC SOIL GROUP- D)  
(7.8% OF SITE AREA)
  - WeB - WEDOWEE SANDY LOAM, 2 TO 6 PERCENT SLOPES  
(HYDROLOGIC SOIL GROUP- B)  
(89.4% OF SITE AREA)
  - WfB - WEDOWEE-SAW COMPLEX, 2 TO 6 PERCENT SLOPES  
(HYDROLOGIC SOIL GROUP- B)  
(2.7% OF SITE AREA)

### EXISTING CONDITIONS LEGEND

	EXISTING PROPERTY BOUNDARY
	EX. ADJACENT PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING GIS PROPERTY LINE
	EXISTING ROAD CENTERLINE
	EX. CURB AND GUTTER
	EX. PAVEMENT EDGE
	EXISTING ROAD STRIPE
	EXISTING GRAVEL
	EXISTING FENCE
	EXISTING TREELINE
	EXISTING DIGH CENTERLINE
	EXISTING TOP OF BANK
	EXISTING OVERHEAD POWER
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING GIS CONTOUR
	EXISTING STORM PIPE
	EXISTING CASCAWAT
	EXISTING SANITARY SEWER
	BENCHMARK
	IRON ROD FOUND (IRF)
	CALCULATED POINT
	EXISTING SIGN OR MARKER
	EXISTING UTILITY POLE
	EXISTING GUY ANCHOR
	EXISTING LIGHT POLE
	EXISTING SANITARY MANHOLE
	EXISTING SANITARY CLEANOUT
	EXISTING FIRE HYDRANT

PRELIMINARY DRAWING  
NOT RELEASED FOR CONSTRUCTION

## REVISIONS

[illegible]

CLIENT:

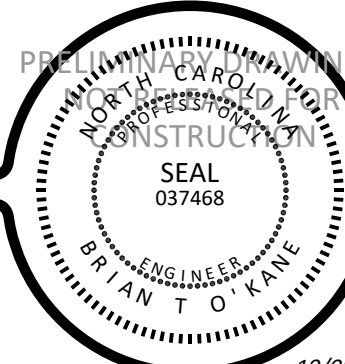
JAMES CARROLL

# CONDITIONAL REZONING SITE PLAN

## EXISTING CONDITIONS PLAN

1922 ZEBULON ROAD  
CONDITIONAL REZONING

TOWN OF ZEBULON, NORTH CAROLINA



10/01/2024

HORIZONTAL SCALE:  
 $1''=20'$

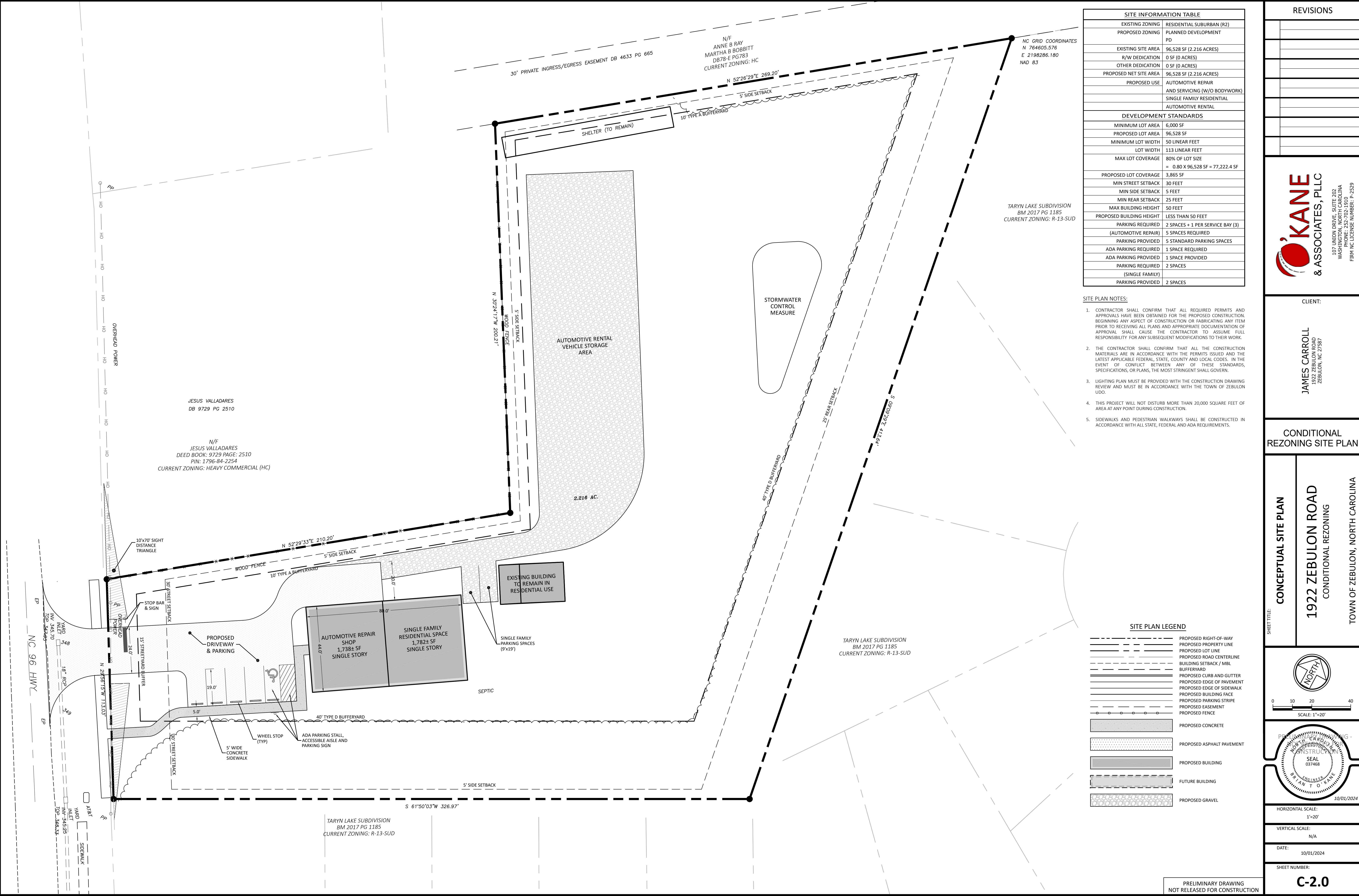
VERTICAL SCALE: N/A

DATE: 10/01/2024

SHEET NUMBER:

## C-1.0





SITE INFORMATION TABLE	
EXISTING ZONING	RESIDENTIAL SUBURBAN (R2)
PROPOSED ZONING	PLANNED DEVELOPMENT PD
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PARKING PROVIDED	5 STANDARD PARKING SPACES
ADA PARKING REQUIRED	1 SPACE REQUIRED
ADA PARKING PROVIDED	1 SPACE PROVIDED
PARKING REQUIRED (SINGLE FAMILY)	2 SPACES
PARKING PROVIDED (SINGLE FAMILY)	2 SPACES

- SITE PLAN NOTES:**
- CONTRACTOR SHALL CONFIRM THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED FOR THE PROPOSED CONSTRUCTION. BEGINNING ANY ASPECT OF CONSTRUCTION OR FABRICATING ANY ITEM PRIOR TO RECEIVING ALL PLANS AND APPROPRIATE DOCUMENTATION OF APPROVAL SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATIONS TO THEIR WORK.
  - THE CONTRACTOR SHALL CONFIRM THAT ALL THE CONSTRUCTION MATERIALS ARE IN ACCORDANCE WITH THE PERMITS ISSUED AND THE LATEST APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL CODES. IN THE EVENT OF CONFLICT BETWEEN ANY OF THESE STANDARDS, SPECIFICATIONS, OR PLANS, THE MOST STRINGENT SHALL GOVERN.
  - LIGHTING PLAN MUST BE PROVIDED WITH THE CONSTRUCTION DRAWING REVIEW AND MUST BE IN ACCORDANCE WITH THE TOWN OF ZEBULON UDO.
  - THIS PROJECT WILL NOT DISTURB MORE THAN 20,000 SQUARE FEET OF AREA AT ANY POINT DURING CONSTRUCTION.
  - SIDEWALKS AND PEDESTRIAN WALKWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL STATE, FEDERAL AND ADA REQUIREMENTS.

SITE PLAN LEGEND	
	PROPOSED RIGHT-OF-WAY
	PROPOSED PROPERTY LINE
	PROPOSED LOT LINE
	PROPOSED ROAD CENTERLINE
	BUILDING SETBACK / MBL BUFFERYARD
	PROPOSED CURB AND GUTTER
	PROPOSED EDGE OF PAVEMENT
	PROPOSED EDGE OF SIDEWALK
	PROPOSED BUILDING FACE
	PROPOSED PARKING STRIPE
	PROPOSED EASEMENT
	PROPOSED FENCE
	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVEMENT
	PROPOSED BUILDING
	FUTURE BUILDING
	PROPOSED GRAVEL

REVISIONS


**KANE & ASSOCIATES, PLLC**

107 UNION DRIVE, SUITE 202  
WASHINGTON, NORTH CAROLINA  
PHONE: 252-702-1910  
FIRM NC LICENSE NUMBER: P-2529

CLIENT:

**JAMES CARROLL**  
1922 ZEBULON ROAD  
ZEBULON, NC 27587

CONCEPTUAL SITE PLAN

**1922 ZEBULON ROAD**  
CONDITIONAL REZONING

TOWN OF ZEBULON, NORTH CAROLINA

SCALE: 1"=20'

0 10 20 40

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

SEAL 037468

10/01/2024

HORIZONTAL SCALE: 1"=20'

VERTICAL SCALE: N/A

DATE: 10/01/2024

SHEET NUMBER: **C-2.0**

PRELIMINARY DRAWING  
NOT RELEASED FOR CONSTRUCTION



