



Town of Zebulon

Planning Department

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

PLANNED DEVELOPMENT APPLICATION

GENERAL INFORMATION:

A Planned Development in accordance with Section 2.2.15 and 3.5.5 of the UDO is intended to provide flexibility by establishing site specific regulations including permitted uses, dimensional standards, phasing schedules and additional details to allow for a development that is better than what would otherwise be permitted under the strict interpretation of the UDO. All site-specific standards and conditions must be consistent with the objectives of these regulations, the adopted Comprehensive Land Use Plan, Transportation Plan, and Vision 2030 Strategic Plan. The review process established in this part provides for the accommodation of such uses by a reclassification of property into a Planned Development, subject to site-specific standards and conditions.

INSTRUCTIONS:

PRE-APPLICATION MEETING: A pre-application meeting with staff in accordance with Section 2.3.2 of the UDO to verify the application requirements, processes, and procedures regarding a proposed request. To schedule a meeting, applicants must e-mail a pdf map, drawing, model, site or sketch plan to the Planning Department (Planning@townofzebulon.org) no later than five (5) working days prior to the desired meeting day.

NEIGHBORHOOD MEETING: Neighborhood meetings are required in accordance with Section 2.3.4 of the UDO prior to application submission. The applicant is required to notify property owners and any neighborhood association that represents citizens within that area within 750 feet of the subject property via first class mail a minimum of 10 days in advance of the neighborhood meeting. The applicant shall use their own return address on the envelopes as the meeting is a private meeting between the developer and the neighbors. The applicant shall submit the "Certified List of Property Owners" and "Neighborhood Meeting Packet" forms included in this application packet with their initial submittal.

ANNEXATION REQUIREMENTS: If a property or portion thereof subject to this rezoning is outside the corporate limits and ETJ, an annexation petition is **required** to be submitted on the same day as this application in accordance with section 2.2.2 of the UDO.



APPLICATION FOR PLANNED DEVELOPMENT

APPLICATION PROCEDURE – The applicant requesting a Planned Development must submit an application through the Town of Zebulon GeoCivix Web Portal. As noted below some materials must be brought in person to the Zebulon Planning Department to complete the application process. Access to GeoCivix can be found on the Town of Zebulon Website or through this link (<https://townofzebulon.geocivix.com/secure/>)

- **Materials to Submit through the Town of Zebulon GeoCivix Web Portal:**

- Completed Application Form
- PDF Plan Set (See site plan checklist)
- Comprehensive Planned Development Document
- One (1) Legal Description (metes and bounds) of subject property
- Registered survey of subject property
- Certified List of Property Owners within 750 feet of subject property
- Owner's Consent Form
- Neighborhood Meeting Packet
- Utility Allocation Checklist

Materials to Submit in Person with the Town of Zebulon Planning Department:

- Stamped envelopes addressed to Certified List of Property Owners all the homeowners associations of those properties within 750 feet of the outer boundary subject property or properties. Affixed with the following return address:
Town of Zebulon
Planning Department
1003 N. Arendell Ave
Zebulon, NC 27597
- Petition Fee (Please See Fee Schedule)
(Can be paid online but applicants must let Planning Staff know prior to paying)

PUBLIC HEARING PROCEDURE – Upon submittal of a complete application, the Planning Department will schedule the application for a joint public hearing before the Planning Board and the Board of Commissioners. APPLICANTS ARE STRONGLY ENCOURAGED TO CONTACT PLANNING STAFF AS SOON AS POSSIBLE TO ADDRESS ANY QUESTIONS ABOUT THE PUBLIC HEARING. Notices of the public hearing will be mailed to all adjacent property owners of the property being considered for a Planned Development Amendment. At the public hearing, the applicant, proponents, and opponents will be given the opportunity to offer evidence in favor of or against the proposal. After completion of the public hearing, the Planning Board will deliberate and forward its recommendation to the Board of Commissioners for final consideration. Deadline dates and Joint Public Hearing dates can be found on the Town of Zebulon's website.



APPLICATION FOR PLANNED DEVELOPMENT


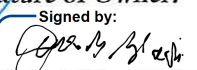
PART 1. DESCRIPTION OF REQUEST/PROPERTY

Street Address of the Property: 1729 PEARCES RD		Acreage: 160.62
Parcel Identification Number (NC PIN): 1797914808, 2707125054	Deed Book: 01476	Deed Page(s): 00016
Existing Zoning of the Property: R-30 (Wake County)	Proposed Zoning of the Property: PD (Zebulon)	
Existing Use of the Property: Vacant	Proposed Use of the Property: Residential/ Civic/ Commercial	
Reason for rezoning to a Planned Unit Development: To provide the greatest flexibility in regards to unit type and proposed uses in order to better accommodate the goals set forth in the Comprehensive Land Use Plan.		

PART 2. APPLICANT/AGENT INFORMATION

Name of Applicant/Agent: TBM Partners, LLC. - c.o. Joe Cebina		
Street Address of Applicant/Agent: 6131 Falls of Neuse Rd. Suite 200		
City: Raleigh	State: NC	Zip Code: 27609
Email of Applicant/Agent: joe@tbmpartners.net	Telephone Number of Applicant/Agent:	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 checked="" type="checkbox"/> Yes <input 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: LINDA WALL ISLEY; PHILIP RANDOLPH ISLEY; PURDY FAMILY, LLC.		
Street Address of Property Owner: 3309 FELTON PL		
City: RALEIGH	State: NC	Zip Code: 27612
Email of Property Owner: wwhite@whiteoakcommercial.com	Telephone Number of Property Owner:	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: JESSICA HEAD	Date: 9/23/24
Signature of Owner: Signed by: 	Print Name: Jimmy Black	Date: 9/23/2024

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LEGISLATIVE CONSIDERATIONS – PLANNED DEVELOPMENT

The applicant shall propose site-specific standards and conditions that take into account the following considerations, which are considerations that are relevant to the legislative determination of whether or not the proposed planned development is in the public interest. These considerations do not exclude the legislative consideration of any other factor that is relevant to the public interest. Failure to adequately address the findings below may result in denial of the application. Please provide responses to the following standards as outlined in Section 2.2.15 of the Unified Development Ordinance.

1. Please provide details on how the proposed Planned Development advances the public health, safety, or welfare
This proposed Planned Unit Development (Pearces Rd) advances public health, safety and welfare in numerous ways. It provides roughly 511 residential units, both attached and detached residential of varying sizes, to meet Zebulon's growing housing demands. Primary egress to this development is from Pearces Road with a secondary connection via Hunters Greene Drive, a collector street that can route traffic away from Pearces Rd. There are two additional future connections through the north and west of the property. Open spaces, active and passive, are provided throughout the property, not including the vegetated (landscaped) property buffer and storm control measures (SCM). Unlike other developments in the area this development provides a two-plus acre commercial/institutional/civic component to bring services to the residents.
2. Please provide details on how the proposed Planned Development is appropriate for its proposed location, and is consistent with the purposes, goals, objectives, and policies of the Town's adopted policy guidance.
This proposed Planned Development (Pearces Rd) is consistent with the Town's goals and long-range plans as outlined in the Grow Zebulon Comprehensive Land Use Plan. This project will further the Town's goals by providing a variety of housing options, supporting economic development and tax base needs, as well as creating a complete community with convenient resident access to schools, recreation, shopping and services. This is consistent with the following specific goals and policies from the Comprehensive Plan's Land Use and Development Chapter (pp.3-5) G3, G4, G5, G6, R1, R3, R4, R7, P1, P2, P5, and F1.
3. Please provide details on how the proposed Planned Development is reasonable and in the public interest.
This proposed Planned Development (Pearces Rd) is reasonable and in the public interest because it is consistent with the Zebulon's planning documents: Grow Zebulon Comprehensive Land Use Plan (adopted June 7, 2021) and (Zebulon Comprehensive Plan-Future Land Use and Character Plan (adopted 06/07/2021)) (suburban residential, according to the plan). This proposed project is in the public interest because it will meet the increased demand in Zebulon's housing market with various options of single-family detached and attached homes as well as townhomes. It will also provide additional vehicular connections and open space.
4. Please provide details on how the proposed Planned Unit Development provides for innovative land planning and site design concepts that support a high quality of life and achieve a high quality of development, environmental sensitivity, energy efficiency, and other Town goals and objectives.
The Pearces Rd project proposes several innovative land planning and site concepts that support a high quality of life and achieve a high quality of development, environmental sensitivity, energy efficiency, and other Town goals and objectives. This is achieved by protecting the existing natural water features (floodplains, wetlands and creeks) occurring on the site and incorporating them into site amenities such as passive open space, trails or vegetated buffer zones. The high-density housing allows for more units on less acreage, keeping the development compact and walkable/bikeable. Detached single-family front-loaded homes frame the outside western and southern sides of the development, while rear-loaded detached single-family homes secure the eastern edge and entrance to the property. Rear-loaded townhomes and condos protected in the interior of the project within easy access to all the site amenities.
5. Please provide details on how the proposed planned unit development provides improved means of access, open space, and design amenities;
Primary access to this development is from Pearces Road with a secondary connection via Hunters Greene Drive, a collector street that can route traffic towards Zebulon Road (State Road 96). There are two additional future connections through the north of the property that could connect to Ferrell Road. Open spaces, active and passive, are provided throughout the property, not including the vegetated (landscaped) property buffer as well as numerous SCM's, multi-use trails and dog parks.

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

This development provides five different housing options. The largest units are front-loaded, detached single-family homes that primarily border the property on the western and southern sides and the units grow more compact as they move towards the interior. Rear loaded, single family units will be grouped along the north-south collector street Hunters Greene Drive and at the entrance to the development. Townhomes and condos are provided in the center and northern section of the property. A small (2.3 acre) commercial/institutional/civic space has been provided at the entrance of the property. Open spaces, active and passive, are provided throughout the property.

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

The Pearces Rd project accomplishes this goal by developing an infill site in northern Zebulon near existing residential developments and between commercial areas on NC 96. Zebulon's Future Land Use and Character Map identifies the proposed project area for Suburban Residential development and this project fulfills this goal. By extending Hunters Greene north and adding an additional potential northern connection to Ferrell Road this project is alleviating pressures on Pearces Road while providing overall connectivity for the area.

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

As shown on the Master Plan, there are multiple pocket parks scattered throughout the site as well as common lawn/open spaces. Sidewalks are provided on both sides of every street. Multi-use trails can be used to for exercise, exploring the riparian buffers or reaching other areas of the development. The development also offers a pool, club-house, pickle ball courts and dog parks which are all conveniently located. No matter where you live in this project, you will have easy access to various types of outdoor recreation.

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

The Pearces Rd project ensures efficient land use because it is a higher density than typically found in suburban settings. It provides for a mixture of front and rear loaded single-family residential housing units as well as townhomes and condos which add to Zebulon's much-needed housing stock. Since this is a higher density housing development, costs are lower than what is typically seen in a "suburban" setting. City of Raleigh utilities will be extended to this project.

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

The Pearces Rd project has been designed to respect natural features by avoiding impacts to the existing wetlands and floodplains, thereby reducing construction costs and preserving these delicate ecosystems. This also allows these features to continue to function properly and fulfill their roles as water storage and filtration areas during flooding events, preventing damage to property and people. SCM's have been added to the project to control stormwater, as well as for visual aesthetics.

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

The Pearces Rd project fulfills numerous goals and objectives of the Town's planning policies. This project will facilitate the development of an infill site into a new residential community that will protect open space and preserve natural features. These proposed residential uses will take advantage of the Town resources-parks and recreational amenities, not provided for on site, and will support commercial development. This project is consistent with the Grow Zebulon Comprehensive Land Use Plan and conforms with the Future Land Use and Character Map's Suburban Residential designation. This project also extends a local north south collector street providing much needed connectivity in the area. Please see the attached Master Plan Sheets for additional information on the Pearces Rd project.



APPLICATION FOR PLANNED DEVELOPMENT

OWNER'S CONSENT FORM

Name of Project: PEARCES RD PD Submittal Date: OCT. 1, 2024

OWNER'S AUTHORIZATION

I hereby give CONSENT to TBM PARTNERS, LLC - C.O. JOE CEBINA (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 2.2.15. of the Town of Zebulon Unified Development Ordinance, that lands subject to a Planned Development shall be subject to all the standards, conditions, and plans approved as part of that application. These standards, plans, and approved conditions are perpetually binding on the land as an amendment to this Ordinance and the Official Zoning Map and may only be changed in accordance with the procedures established in this Ordinance. Development located outside the Town of Zebulon's corporate limits shall comply with all Town policies related to annexation and the extension of utilities. I understand that all other applicable standards and regulations of the UDO will remain applicable to the subject lands unless specifically listed as conditions or deviations as part of this request. I understand that any false, inaccurate, or incomplete information provided by me, or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I acknowledge that additional information may be required to process this application. I further consent to the Town of Zebulon to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

Signed by:

Jimmy Black

9/23/2024

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.

Signed by:

Jimmy Black

9/23/2024

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.

CONCEPT PLAN REQUIREMENTS

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

**CHECK IF
SUBMITTED**

ITEM

1.	Plot plan showing all existing and planned structures, building setback lines, perimeter boundaries, and easements.	<u> X </u>
2.	Elevation drawings of all buildings indicating the proposed exterior finish materials.	<u> X </u>
3.	Landscaping plan, lighting, fencing, screening, and walls, indicating all heights and locations.	<u> X </u>
4.	Location of all ingress and egress.	<u> x </u>
5.	Off-street parking and loading facilities, with calculations showing how the quantities were obtained.	<u> X </u>
6.	All pedestrian walks and open areas for use by residents, tenants, or the public.	<u> X </u>
7.	Proposed land uses indicating areas in square feet.	<u> X </u>
8.	The location and types of all signs, including lighting and heights, with elevation drawings.	<u> X </u>
9.	Existing and/or proposed street names.	<u> X </u>
10.	Proposed potable or reuse water, wastewater connections, and storm sewer line; proposed grading and drainage patterns; proposed water and sewer allocations.	<u> </u>
11.	Such additional items and conditions, including design standards as the Planning Board and Board of Commissioners deems necessary.	<u> X </u>
12.	Trip generation data and TIA if applicable in accordance with Section 6.13 of the UDO.	<u> X </u>



PROPOSED USES

An application has been duly filed requesting that the property described in this application be rezoned from R-30 - Wake County to PD - Town of Zebulon. It is understood and acknowledged that if the property is rezoned as requested, the property described in this request will be perpetually bound to the use(s) authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in the Unified Development Ordinance. It is further understood and acknowledged that final plans for any specific development to be made pursuant to any such Planned Development shall be submitted for site or subdivision plan approval. Use additional pages as needed.

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

1.	Single-Family Detached Dwelling	25.	
2.	Single-Family Attached Dwelling	26.	
3.	Multi-Family Dwelling	27.	
4.	Park	28.	
5.	Daycare (Adult or Child)	29.	
6.	Public Library/ Cultural Facility	30.	
7.	Fire/ EMS Station	31.	
8.	Police/ Sheriff Office	32.	
9.	General Office	33.	
10.	Medical Office/ Dental Office	34.	
11.	Youth Center	35.	
12.	Co-working Space	36.	
13.		37.	
14.		38.	
15.		39.	
16.		40.	
17.		41.	
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19.		43.	
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21.		45.	
22.		46.	
23.		47.	
24.		48.	



PROPOSED DEVELOPMENT CONDITIONS

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

1. Minimum single-family detached lot size to be no less than 5,040 sf with a minimum width of 42'.
2. Minimum single-family attached lot size to be no less than 2,100 sf (townhome style) with a minimum width of 22'.
3. Minimum single-family attached unit size to be no less than 1,080 sf (condo style) with a minimum width of 18'.
Condo style product will be surface-parked.
4. Any single-family lot over 60' wide will have a driveway that access a public Right of Way. Detached single-family and townhome units less than 60' width will be rear-loaded and have access to a 30' private alley.
5. A community homeowner's association (HOA) is to be established and will be responsible for the continued maintenance of all recognized open space areas and private ROW's.
6. Amenity facilities shall be constructed of materials that blend well with the architectural and aesthetic styling of the community and be of similar materials.
7. A 40' wide landscaped buffer shall be provided along the exterior property boundary. Existing vegetation to remain to greatest extent possible and supplemented to Town of Zebulon standards as indicated on the Master Landscape Plan.
8. Developer will grant option for Town of Zebulon to utilize 2.6 ac commercial/ institutional/ civic parcel for up to 5 years. At the end of the 5 year option, developer reserves the right to convert area to residential use.
9. Ten (10) of the condo style single-family attached units will be allocated as affordable housing units, based on the Town of Zebulon average household income.



APPLICATION FOR PLANNED DEVELOPMENT

ADJACENT OWNERS

Provide a certified list of property owners subject to this application and all properties owners within 750-feet of the subject property, and any HOA Contacts for developments which fall within 750-feet of the subject property.

Parcel Address	Parcel ID Number	Owner's Name
3420 LACEWING DR	1797808460	AKINYEMI, EMMANUEL O AKINYEMI, BOSEDE A
1709 KORI LN	1797824804	ALJEBUR, GHANIM
504 YULEE DR	1797815345	ALLEN, CARTHALIA J
3408 LACEWING DR	1797808274	ALTHERR, BOBBY J
505 OAK HOLLY LN	1797806344	ALVARADO, MARY
3472 LACEWING DR	1797817192	ANDERSON, JOSHUA
512 YULEE DR	1797814321	BAKER, HITACHEL
1611 INDIGO CREEK DR	2707104593	BAROGA, CHRISTIAN ANGELES BAROGA, VENUS DELA CRUZ
512 OAK HOLLY LN	1797805522	BIRKNER, ASHLEY M DAVIS BIRKNER, PETER KARL
1536 PEARCES RD	2707219073	BOONE, GAYE CORBETT BOONE, JERRY STEWART
1720 KORI LN	1797836171	BRAGG, CONNIE JEANETTE
1716 KORI LN	1797826968	BRANCH, JASON D
3480 LACEWING DR	1797817283	BROOKS, MICHAEL DAVID BROOKS, MARILYN LU ⁺
3312 LACEWING DR	1796990645	BROWN, EDNA SHACKLEFORD BROWN, ROBERT
3456 LACEWING DR	1797808910	BUNCH, HELEN EDITH
1604 INDIGO CREEK DR	2707106555	CAMPBELL, DANIELLE
501 OAK HOLLY LN	1797807305	CARRILLO, JAIR CACUA RODRIGUEZ, LENNY B
1617 INDIGO CREEK DR	2707104559	CHATMAN, KAI
508 YULEE DR	1797814375	CIVIL, KEDNEL
1704 FERRELL MEADOWS DR	1797813545	CLARK, HERBERT L CLARK, FAITH M
3400 LACEWING DR	1797808173	CONDIT, MORGAN ALEXIS CONDIT, CAMERON JOSEPH
521 YULEE DR	1797814190	CONYERS, APRIL
3432 LACEWING DR	1797808547	DANIEL, KIEASHA LAKEITHIA
3329 LACEWING DR	1796897852	DAYE, INDI
9232 FERRELL RD	1797931781	DEBNAM, LILLIE FERRELL HEIRS
1625 PEARCES RD	2707129844	DEBRUHL, JEFFREY DEBRUHL, SHANNON
500 WILLOW BREEZE CT	1796896824	DOSSOUS, GERTRUDE ARGUETA, OSMAN JOSUE ZEPEDA
1620 INDIGO CREEK DR	2707105679	DUNCAN, LATINA MARIE
1733 KORI LN	1797832297	EBERHARDT, DEBRA ANN TRUSTEE TRUSTEE OF EBERHARDT LIVING TRUST
3332 LACEWING DR	1796899920	ELDRIDGE, MICHELLE
1600 PEARCES RD	2707225323	FALK, DALLAS E FALK, BARBARA A
3412 LACEWING DR	1797808269	FLOWERS, LATOYAL CRYSTAL FLOWERS, JASON ROBERT
9340 FERRELL RD	2707049105	GAINES, WILLIAM L III GAINES, ANNA E

HOA CONTACTS

Development Name	Contact Person	Address
Weavers Pond	PPM	11010 Raven Ridge Rd., Raleigh, NC 27614
Pearces Landing	Sentry Management	3109 Poplarwood Court Suite 30., Raleigh, NC 27604