



Conditional Rezoning of 301 Jones Street and 108 Pearces Road

Neighborhood Meeting Report

Meeting Held October 30, 2023

A neighborhood meeting was held as required by the Town of Zebulon Unified Development Ordinance to discuss the proposed conditional rezoning of two properties located at 301 Jones Street and 108 Pearces Road. The property considered for rezoning consists of two parcel and 1.915 acres. The meeting was held at the existing 24/7 fitness center located a 538 West Gannon Avenue in Zebulon, NC 27597. The meeting was held from 5:00 PM to 7:00 PM. All property owners within 300 feet of the subject properties were invited to attend.

Attached to this report are the following:

- Exhibit A - A copy of the neighborhood meeting notice.
- Exhibit B - A copy of the required mailing list for the meeting invitations.
- Exhibit C - The sign in sheet showing the meeting attendance.
- Exhibit D – A summary of items discussed.
- Exhibit E – The meeting agenda and items presented.
- Exhibit F – Affidavit of Conducting the Neighborhood Meeting.

Exhibit A – Neighborhood Meeting Notice



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:

301 Jones Street and 108 Pearces Road (Address) 2706-01-5099 and 2706-01-4224 (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)):

Refer to attached site plan. The main proposed use is a fitness center with two service retail spaces.

Estimated Submittal Date: November 1, 2023

MEETING INFORMATION:

Property Owner(s) Name(s) CG Enterprises of NC LLC

Applicant(s) O’Kane and Associates - Contact - Brian O’Kane representing CG Enterprises of NC LLC

Contact Information (e-mail/phone) brian@okaneandassociates.com / 252-702-1910

Meeting Address: 538 W. Gannon Avenue , Zebulon, NC 27597

Date of Meeting: Monday, October 30, 2023

Time of Meeting: 5:00 PM - 7:00 PM

**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

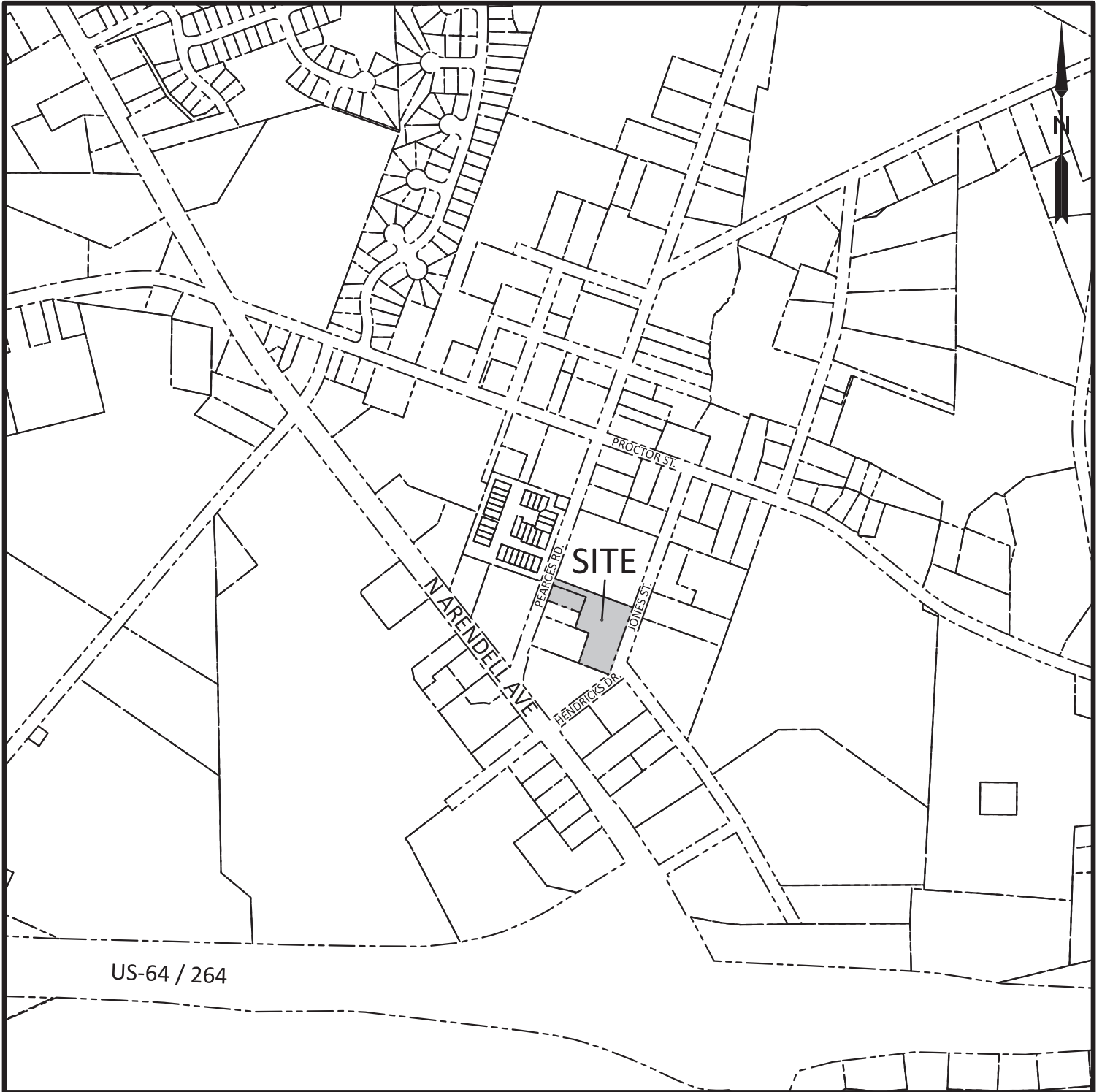


PROJECT CONTACT INFORMATION

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.

Development Contacts:		
Project Name: 24/7 Fitness		Zoning: Proposed SC
Location: 301 Jones Street and 108 Pearces Road		
Property PIN(s): 2706-01-5099 and 2706-01-4224		Acreage/Square Feet: 1.7 Acres
Property Owner: CG Enterprises of NC LLC		
Address: 1609 Whispering Meadows Drive		
City: Zebulon	State: NC	Zip: 27597
Phone:	Email:	
Developer: CG Enterprises of NC LLC		
Address: 1609 Whispering Meadows Drive		
City: Zebulon	State: NC	Zip: 27597
Phone:	Fax:	Email:
Engineer: O'Kane and Associates, PLLC (Contact - Brian O'Kane)		
Address: 107 Union Drive, Suite 202		
City: Washington	State: NC	Zip: 27889
Phone: 252-702-1910	Fax:	Email: brian@okaneandassociates.com
Builder (if known):		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email:

VICINITY MAP





- CONCEPTUAL SITE PLAN NOTES:**
1. PROPERTY BOUNDARY AND ON-SITE FEATURES TAKEN FROM WAKE COUNTY GIS AND SHOULD BE CONSIDERED APPROXIMATE.
 2. TOPOGRAPHY FOR SITE TAKEN FROM WAKE COUNTY GIS AND SHOULD BE CONSIDERED APPROXIMATE.
 3. A SURVEY OF THE EXISTING CONDITIONS, BOUNDARY OR EASEMENTS WAS NOT PROVIDED TO O'KANE AND ASSOCIATES. ALL EXISTING DATA IS CONCEPTUAL IN NATURE AND SHOULD BE CONSIDERED APPROXIMATE.
 4. THIS CONCEPTUAL PLAN WAS DEVELOPED UTILIZING THE CURRENT TOWN OF ZEBULON UDD AND MASTER PLANNING DOCUMENTS AT THE TIME OF THE PLAN PREPARATION.

EXISTING SITE DATA	
PARCEL PIN	2706-0097 / 2706-01-4224
PARCEL NUMBER	011189 / 000564
PHYSICAL ADDRESS	301 JONES ST / 108 PEARCES RD
ZONING JURISDICTION	TOWN OF ZEBULON
EXISTING ZONING	R2 (RESIDENTIAL SUBURBAN)
PROPOSED ZONING	GC (GENERAL COMMERCIAL)
TOTAL PARCEL AREA	74.05± SF (1.70 ACRES)
NEVER BASIN	NEUSE

PROPOSED BUILDING DATA	
NUMBER OF STORIES	1
MAX BUILDING HEIGHT	50 FEET
BUILDING HEIGHT	LESS THAN 50 FEET
BUILDING SQUARE FOOTAGE	20,000 ± SF

PROPERTY AND DEVELOPMENT DATA	
DEVELOPER NAME	CURTIS GINGLES
PROPOSED USE	FITNESS CENTER
REQUIRED OPEN SPACE	3.0%
REQUIRED OPEN SPACE	0.58 ACRES
PROPOSED OPEN SPACE	0.60 ACRES
REQUIRED PARKING	1.5 SPACE / 200 SF ± 100 PARKING SPACES
PROPOSED PARKING	80 SPACES
REQUIRED ADA PARKING	3 ADA PARKING SPACES REQUIRED
PROPOSED ADA PARKING	3 ADA PARKING SPACES PROVIDED

SETBACKS (GC ZONING)	
MINIMUM AREA	10,000 SF
MINIMUM FRONTAGE	50 FEET
STREET SETBACK	30 FEET
SIDE SETBACK	5' IF PROVIDED
REAR SETBACK	25 FEET

ORDINANCE REFERENCE	
DIMENSION STANDARDS	UDD 3.4.3 GC DISTRICT
PARKING REQUIREMENTS	UDD 5.8.4
OPEN SPACE REQUIREMENT	UDD 5.7.4
PARKING LOT LANDSCAPING	UDD 5.5.9
FRONTIER BUFFERINGS	UDD 5.6.30
STREET YARD BUFFERS	UDD 5.6.12
BUILDING SETBACKS	UDD 3.4.3 GC DISTRICT

SITE PLAN LEGEND	
PROPERTY BOUNDARY	---
RIGHT-OF-WAY	---
PROPERTY LINE	---
EASEMENT	---
SETBACK	---
PROPERTY/LANDSCAPE BUFFER	---
ROAD CENTERLINE	---
CURB & GUTTER (ROAD)	---
CURB & GUTTER (PARKING)	---

PROPOSED HATCH LEGEND	
PROPOSED BUILDING	[Solid Yellow]
PROPOSED CONCRETE	[Diagonal Lines]
PROPOSED GRAVEL	[Cross-hatch]
PROPOSED ASPHALT	[Dark Grey]

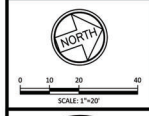
REFERENCES
 08 007276, PG 00189
 08 008300, PG 00273

REVISIONS



CLIENT:
CURTIS GINGLES

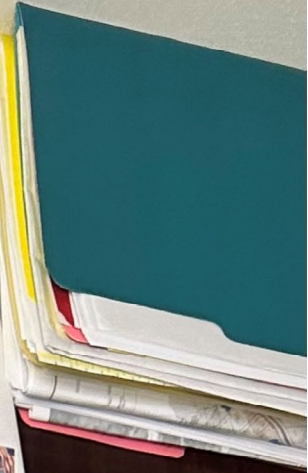
SHEET TITLE:
CONCEPTUAL SITE PLAN
24/7 FITNESS CLUB
 108 PEARCES ROAD
 ZEBULON, NORTH CAROLINA



HORIZONTAL SCALE: 1"=20'
 VERTICAL SCALE: N/A
 DATE: 10/10/2023
 SHEET NUMBER:
C-2.0

PRELIMINARY DRAWING
 NOT RELEASED FOR CONSTRUCTION

Exhibit B – Notice Mailing List



Town of Zebulon
 Planning Department
 ZONING MAP AMENDMENT PETITION

GENERAL INSTRUCTIONS
 Petitioners must file a zoning map amendment petition with the Planning Department...

INSTRUCTIONS
 The zoning map amendment petition must be filed with the Planning Department...

107 Union Drive
 Washington, NC 27891
 GISE HEATHER FLETCHER US
 P. Box 10
 Zebulon, NC 27897

107 Union Drive
 Washington, NC 27891
 ERICK LLC
 P. Box 1907
 Zebulon, NC 27897

107 Union Drive
 Washington, NC 27891
 Pico (Declaracion) Pianos/II
 P. Box 1792
 Zebulon, NC 27897

107 Union Drive
 Washington, NC 27891
 DeWard Forest LLC
 270 E. Highway 20
 Raleigh, NC 27604

107 Union Drive
 Washington, NC 27891
 JTS LLC
 410 S. Tryon St., STE F
 Charlotte, NC 28215

107 Union Drive
 Washington, NC 27891
 Pk. 4379468 Dumbauld
 111 NORTALIA LN.
 Zebulon, NC 27897

107 Union Drive
 Washington, NC 27891
 ROBERT SAUER
 103 NORTALIA LN
 Zebulon, NC 27897

107 Union Drive
 Washington, NC 27891
 ANDREW HEMMILL
 103 NORTALIA LN
 Zebulon, NC 27897

107 Union Drive
 Washington, NC 27891
 SHEILA WELSH
 101 NORTALIA LN
 Zebulon, NC 27897

107 Union Drive
 Washington, NC 27891
 BETHANIE SHERROD
 304 NORTALIA LN
 Zebulon, NC 27897

107 Union Drive
 Washington, NC 27891
 MARTHA ANN HAYES
 113 NORTALIA LN
 Zebulon, NC 27897

107 Union Drive
 Washington, NC 27891
 PETER ECKHART
 P. Box 1629
 WENDELL, NC 27891

107 Union Drive
 Washington, NC 27891
 BEVERLY GARLAND
 104 NORTALIA LN
 Zebulon, NC 27897

107 Union Drive
 Washington, NC 27891
 ABIR MANDAL
 101 NORTALIA LN
 Zebulon, NC 27897

107 Union Drive
 Washington, NC 27891
 JAD BERUBE
 5721 ZELLER DR
 KUNITZALE, NC 27897

107 Union Drive
 Washington, NC 27891
 ERIN & KATHERA GILBERT
 101 NORTALIA LANE
 ZEBULON, NC 27897

107 Union Drive
 Washington, NC 27891
 DONNA & RICHARD GALT
 603 BOWLINGTOWN RD
 ZEBULON, NC 27897

107 Union Drive
 Washington, NC 27891
 BELCA JORDAN
 308 NORTALIA LN.
 ZEBULON, NC 27897

107 Union Drive
 Washington, NC 27891
 ANITA WHITE
 102 NORTALIA LN
 ZEBULON, NC 27897

107 Union Drive
 Washington, NC 27891
 DUAN SPENCER
 104 E LEE ST.
 ZEBULON, NC 27897

107 Union Drive
 Washington, NC 27891
 KHANH Q NGUYEN
 104 PEANUT ROAD
 ZEBULON, NC 27897

107 Union Drive
 Washington, NC 27891
 JAMES T. ROBERTS
 301 NORTALIA LN
 ZEBULON, NC 27897

107 Union Drive
 Washington, NC 27891
 EMILY LOUG
 600 MOORE ST.
 ZEBULON, NC 27897

107 Union Drive
 Washington, NC 27891
 BETTY PAUL
 311 NORTALIA LN
 ZEBULON, NC 27897

107 Union Drive
 Washington, NC 27891
 BETTY FULLER
 602 MOORE ST
 ZEBULON, NC 27897

107 Union Drive
 Washington, NC 27891
 WATTE HOME LLC
 5910 FINNICK DR.
 NORCROSS, GA 30071

107 Union Drive
 Washington, NC 27891
 ADAM CUREDEG
 1003 N. ANSELLE AVE
 ZEBULON, NC 27897

107 Union Drive
 Washington, NC 27891
 BOND SA
 404 JONES ST.
 ZEBULON, NC 27897

107 Union Drive
 Washington, NC 27891
 Church of Jesus Christ of Latter-Day
 50 E. North Temple Rm 2225
 Salt Lake City, UT 84150

107 Union Drive
 Washington, NC 27891
 WHELETON FOUNDATION HOMEOWNERS ASS. LLC.
 13037 NC HIGHWAY 39
 ZEBULON, NC 27897

Exhibit C – Meeting Attendance



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: 24/7 FITNESS CLUB

Meeting Address: 538 W. GANYON AVENUE, ZEBULON, NC 27597

Date of Meeting: MONDAY, OCTOBER 30th Time of Meeting: _____

Property Owner(s) Names: CG ENTERPRISES OF NC LLC

Applicants: CG ENTERPRISES OF NC 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	Kelly Straughn - Five County Specialists		919-880-0615	Kstraughn@fivecounty
2	Donna Bland		919-269-6233	dbland22408@specialists.com
3				bellsouth.net
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Attach Additional Sheets If Necessary.

Exhibit D – Items Discussed



INFORMATION PACKET FOR
NEIGHBORHOOD MEETINGS

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: 247 Fitness Club

Meeting Address: 538 W. Gannon Avenue , Zebulon, NC 27597

Date of Meeting: 10/30/2023 Time of Meeting: 5-7 PM

Property Owner(s) Names: CG Enterprises of NC LLC

Applicants: O'Kane and Associates, PLLC

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 Kelly Straughn asked what the plans were for Jones Street with this project.

Applicant Response: Jones Street will be widened and curb and gutter and sidewalk installed along the frontage of the property and parallel parking will be installed.

Question/ Concern #2 _____

Applicant Response: _____

Question/ Concern #3 _____

Applicant Response: _____

Question/ Concern #4 _____

Applicant Response: _____

Exhibit E



**24/7 Fitness Club – 301 Jones Street & 108 Pearces Road
Town of Zebulon, NC**

- Meeting Location - 538 W. Gannon Avenue, Zebulon, NC 27597
 - Meeting Date – Monday, October 30, 2023
 - Meeting Time – 5:00 PM – 7:00 PM
-

Meeting Agenda –

1. Welcome and Introductions – 5:00 PM
2. Meeting Purpose
3. Conditional Rezoning Process
4. Project Description
5. Questions and Answers
6. Ajournment – 7:00 PM

Please sign in on one of the attendee sign-in sheets provided. Handouts of the conceptual site plan are available and located beside the sign-in sheet.

Exhibit F



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, Brian O'Kane, 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 750 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 538 W. Gannon Avenue, Zebulon, NC 27597 (location/address) on 10/30/2023 (date) from 5:00 PM (start time) to 7:00 PM (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.

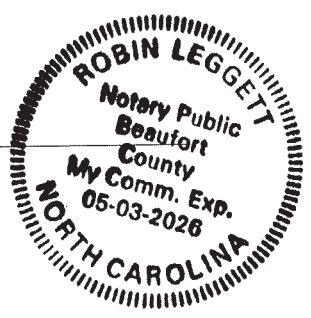
5. I have prepared these materials in good faith and to the best of my ability.

11/1/2023 Date By: Brian O'Kane

STATE OF NC COUNTY OF Beaufort

Sworn and subscribed before me, Robin Leggett, a Notary Public for the above State and County, on this the 1 day of November, 2023.

SEAL



Notary Public

Print Name

My Commission Expires:

5/3/23