



PART 1. DESCRIPTION OF REQUEST/PROPERTY		
Street Address of the Property: <b>901 Proctor St Zebulon NC</b>		Total Acreage:
Parcel Identification Number (NC PIN): Please include all <b>2706217463</b>	Deed Book: <b>019275</b>	Deed Page(s): <b>02208</b>
Name of Project (if Applicable) <b>Storage Max</b>	Current Zoning of the Property: <b>HC</b>	
Existing Use of the Property: <b>Vacant</b>	Proposed Use of the Property: <b>Commercial</b>	
Reason for Annexation <b>Develop a commercial project within the Town Of Zebulon's jurisdiction.</b>		

PART 2. APPLICANT/AGENT INFORMATION		
Name of Applicant/Agent: <b>Thurston Debnam</b>		
Street Address of Applicant/Agent: <b>4601 Six Forks Road, Suite 400</b>		
City: <b>Raleigh</b>	State: <b>NC</b>	Zip Code: <b>27609</b>
Email of Applicant/Agent: <b>tdebnam@smithdebnamlaw.com</b>	Telephone Number of Applicant/Agent: <b>(919) 250 2140  </b>	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	<b>Note: If you are not the owner of the property, you must obtain the Owner's consent and signature giving you permission to submit this application.</b>

PART 3. SURVEYOR INFORMATION		
Name of Surveyor: <b>CMP Professional Land Surveyors, Micheal A. Moss</b>		
Street Address of Surveyor: <b>333 S. White St</b>		
City: <b>Wake Forest</b>	State: <b>NC</b>	Zip Code: <b>27587</b>
Email of Surveyor: <b>mike@cmppls.com</b>	Telephone Number of Surveyor: <b>919-556-3148</b>	Fax Number of Surveyor:
<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>		
<i>Signature of Surveyor</i>	<i>Print Name:</i> <b>Micheal A. Moss</b>	<i>Date:</i> <b>01-22-24</b>



# APPLICATION FOR ANNEXATION

PART 1. DESCRIPTION OF REQUEST/PROPERTY		
Street Address of the Property: <span style="font-size: 1.2em; font-family: cursive;">901 PROCTOR ST, ZEBULON NC</span>		Total Acreage:
Parcel Identification Number (NC PIN): Please include all <span style="font-size: 1.2em; font-family: cursive;">2706217463</span>	Deed Book: <span style="font-size: 1.2em; font-family: cursive;">019275</span>	Deed Page(s): <span style="font-size: 1.2em; font-family: cursive;">02208</span>
Name of Project (if Applicable) <span style="font-size: 1.2em; font-family: cursive;">STORAGE MAX</span>	Current Zoning of the Property: <span style="font-size: 1.2em; font-family: cursive;">HC</span>	
Existing Use of the Property: <span style="font-size: 1.2em; font-family: cursive;">VACANT</span>	Proposed Use of the Property: <span style="font-size: 1.2em; font-family: cursive;">COMMERCIAL</span>	
Reason for Annexation  <span style="font-size: 1.5em; font-family: cursive;">DEVELOP A COMMERCIAL PROJECT WITHIN THE TOWN OF ZEBULON'S JURISDICTION.</span>		

PART 2. APPLICANT/AGENT INFORMATION
Name of Applicant/Agent:

PART 3. SURVEYOR INFORMATION		
Name of Surveyor: <b>CMP Professional Land Surveyors, Michael A. Moss</b>		
Street Address of Surveyor: <b>333 S. White St</b>		
City: <b>Wake Forest</b>	State: <b>NC</b>	Zip Code: <b>27587</b>
Email of Surveyor: <b>mike@cmppls.com</b>	Telephone Number of Surveyor: <b>919-556-3148</b>	Fax Number of Surveyor:
<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 Surveyor <span style="font-size: 1.2em; font-family: cursive;">Michael A. Moss</span>	Print Name: <b>Michael A. Moss</b>	Date: <b>1-22-24</b>



**PART 4. PROPERTY OWNER INFORMATION**

To the Board of Commissioners of the Town of Zebulon, North Carolina:

1. We, the undersigned owners of real property, respectfully request that the area described in Part 4 be annexed to the Town of Zebulon, Wake County, North Carolina.
2. The area to be annexed is contiguous, non-contiguous (satellite) to the Town of Zebulon, North Carolina and the boundaries are as contained in the metes and bounds description attached hereto.
3. If contiguous, this annexation will include all intervening rights-of-way for streets, railroads and other areas as stated in G.S. 160A-31(f), unless otherwise stated in the annexation amendment.
4. I/We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A385.1 or G.S. 153A-344.1 must be declared and identified on this petition. I/We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

All individual owners must sign. (If additional signatures are necessary, please attach an additional sheet.)

*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 Owner:</i> 	<i>Print Name:</i> ESMOND ALLEN MASSEY	<i>Date:</i> 1.24.24
<i>Signature of Owner: X</i>	<i>Print Name:</i>	<i>Date:</i>
<i>Signature of Owner:</i>	<i>Print Name:</i>	<i>Date:</i>
<i>Signature of Owner:</i>	<i>Print Name:</i>	<i>Date:</i>
<i>Signature of Owner:</i>	<i>Print Name:</i>	<i>Date:</i>
<i>Signature of Owner:</i>	<i>Print Name:</i>	<i>Date:</i>
<i>Signature of Owner:</i>	<i>Print Name:</i>	<i>Date:</i>

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

Sworn and subscribed before me, \_\_\_\_\_, a Notary Public for the above State and County, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

SEAL

\_\_\_\_\_  
My Commission Expires:



APPLICATION FOR ANNEXATION

COMPLETE IF A CORPORATION:

In witness whereof, said corporation has caused this instrument to be executed by its President and attested by its Secretary by order of its Board of Directors, this the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Corporate Name

SEAL

By: Attest: President (Signature)

Secretary (Signature)

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, \_\_\_\_\_, a Notary Public for the above State and County, this the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Notary Public

SEAL

My Commission Expires:

COMPLETE IF IN A LIMITED LIABILITY COMPANY

In witness whereof, SHEPARD SCHOOL LLC a limited liability company, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this the 24 day of JANUARY, 20 24. Name of Limited Liability Company

By: ESMOND ALEN MASSEY

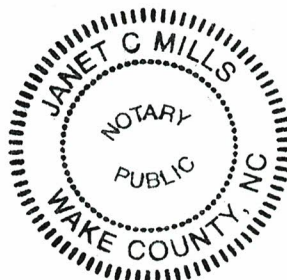
Handwritten signature of Esmond Alen Massey
Signature of Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, JANET C. MILLS, a Notary Public for the above State and County, this the 24 day of JANUARY, 20 24.

Handwritten signature of Janet C. Mills
Notary Public

SEAL



4.29.27
My Commission Expires:



APPLICATION FOR ANNEXATION

PART 4. PROPERTY OWNER INFORMATION

To the Board of Commissioners of the Town of Zebulon, North Carolina:

- 1. We, the undersigned owners of real property, respectfully request that the area described in Part 4 be annexed to the Town of Zebulon, Wake County, North Carolina.
2. The area to be annexed is [checked] contiguous [ ] non-contiguous (satellite) to the Town of Zebulon, North Carolina and the boundaries are as contained in the metes and bounds description attached hereto.
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Table with 3 columns: Signature of Owner, Print Name, Date. Includes a signature and the name 'Thurston Debnam' with date '2/27/24'.

STATE OF NC COUNTY OF Nash

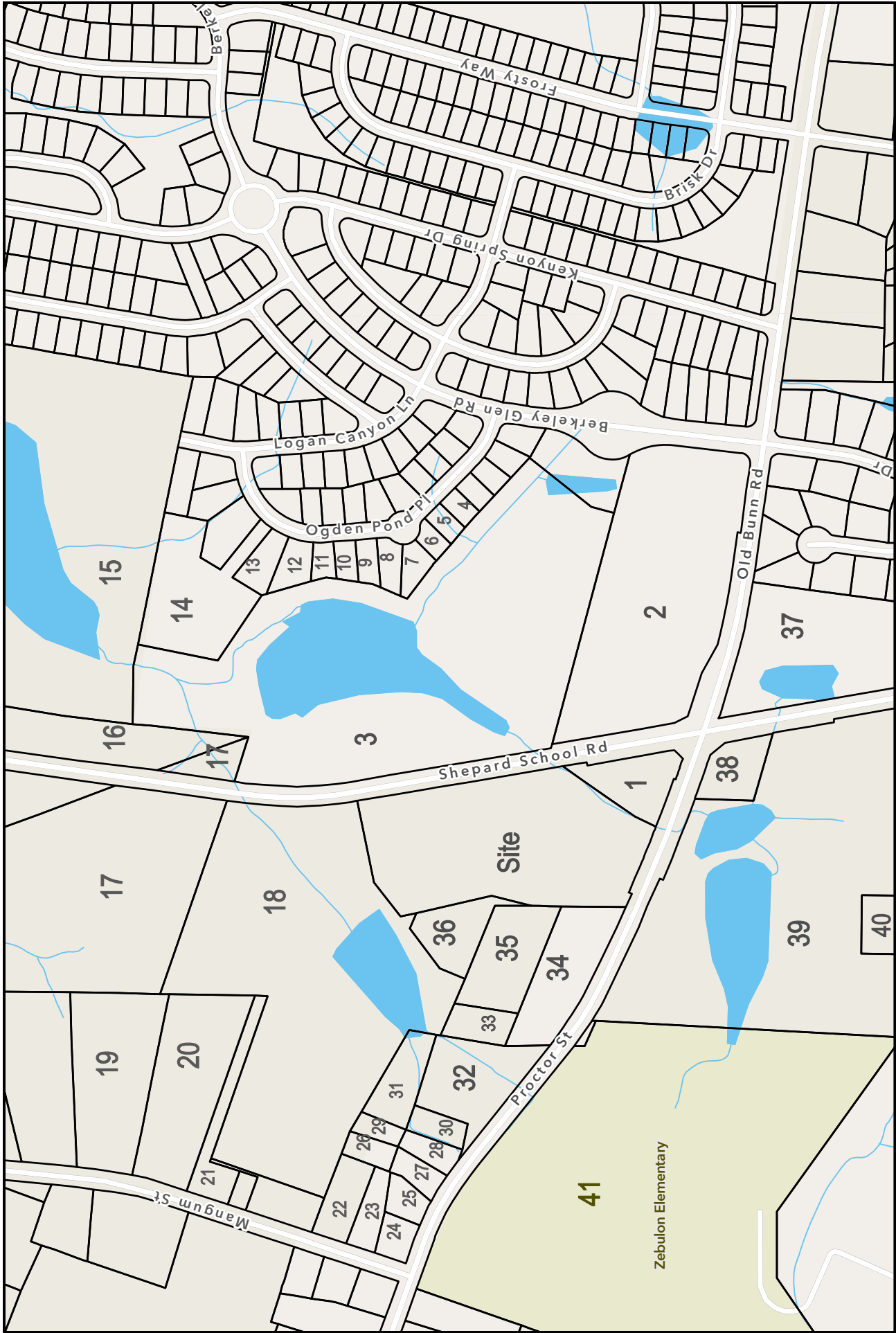
Sworn and subscribed before me, Wendy B. Kerns, a Notary Public for the above State and County, this the 27th day of February, 2024

Wendy B. Kerns Notary Public

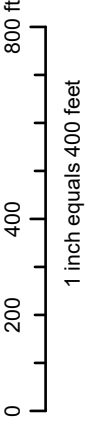
SEAL



9/30/2025 My Commission Expires:



**Map**



**Disclaimer**  
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**StorageMax Annexation**

**901 Proctor, Zebulon NC**

**PIN:2706217463**

**1 -- 1401 SHEPARD SCHOOL RD (2706219033)**

HIGH, DARRYL ROBERT

1721 LONGMONT DR

WAKE FOREST NC 27587-5912

**2-- 1027 OLD BUNN RD (2706304997)**

GRANITE PROPERTIES & MANAGEMENT LLC

PO BOX 400

ROLESVILLE NC 27571-0400

**3-- 0 SHEPARD SCHOOL RD (2706313724)**

STARLIGHT HOMES NORTH CAROLINA LLC

4025 LAKE BOONE TRL STE 200

RALEIGH NC 27607-3087

**4 -- 156 OGDEN POND PL (2706317567)**

PROGRESS RESIDENTIAL BORROWER 17 LLC

PO BOX 4090

SCOTTSDALE AZ 85261-4090

**5 --152 OGDEN POND PL (2706317611)**

PROGRESS RESIDENTIAL BORROWER 17 LLC

PO BOX 4090

SCOTTSDALE AZ 85261-4090

**6 -- 148 OGDEN POND PL**

2706316665

AMNL ASSET COMPANY 1 LLC

5001 PLAZA ON THE LK STE 200

AUSTIN TX 78746-1053

**7 -- 144 OGDEN POND PL (2706315781)**

AMNL ASSET COMPANY 1 LLC

5001 PLAZA ON THE LK STE 200

AUSTIN TX 78746-1053

**8 -- 140 OGDEN POND PL (2706315798)**

ANCHURI, SREEDHAR PATHA, SWAPNA

140 OGDEN POND PL

ZEBULON NC 27597-9423

**9 -- 136 OGDEN POND PL (2706316804)**

PROGRESS RESIDENTIAL BORROWER 17 LLC

PO BOX 4090

SCOTTSDALE AZ 85261-4090

**10 -- 132 OGDEN POND PL (2706316901)**

BROWN, CYNTHIA S VINSON, CARL E

132 OGDEN POND PL

ZEBULON NC 27597-9423

**11-- 128 OGDEN POND PL (2706316908)**

FARMER, DOUGLAS J TRUSTEE THE DOUGLAS J FARMER FAMILY TRUST

564 HADDON RD

OAKLAND CA 94606-1064

**12 -- 124 OGDEN POND PL (2706325087)**

WILLIAMS, SARAH ASHLEY WILLIAMS, JASON MICHAEL



124 OGDEN POND PL

ZEBULON NC 27597-9423

**13 -- 120 OGDEN POND PL (27063251960)**

NGANDU, MARGARET MUTURI

120 OGDEN POND PL

ZEBULON NC 27597-9423

**14 --114 OGDEN POND PL (2706325316)**  
SHEPARD'S PARK OWNERS ASSOCIATION INC

4025 LAKE BOONE TRL STE 200

RALEIGH NC 27607-3087

**15 -- 1800 SHEPARD SCHOOL RD (2706337118)**

TIPPETT, JOE WAYNE TANT, GARLAND LYN

PO BOX 204

ZEBULON NC 27597-0204

**16 -- 1617 SHEPARD SCHOOL RD (2706228986)**  
PACE, JOSHUA

2014 TENNESSE RD

DURHAM NC 27704

**17-- 0 SHEPARD SCHOOL RD (2706225749)**  
HIGH, REGINALD L

2805 PRAIRE VIEW PT

WENDELL NC 27591-9158

**18 -- 0 SHEPARD SCHOOL RD (2706223044)**  
DUNN, WILLIE MCKINLEY

9736 METROPOLITAN DR

ZEBULON NC 27597-7629

**19 -- 1104 MANGUM ST (2706220632)**  
PERRY, MARGARET J HEIRS

1104 MANGUM ST

ZEBULON NC 27597-7949

**20 -- 1100 MANGUM ST (2706220358)**

TOWNES, ERIC LEVILLE O'NEAL, MARILYN LOUISE

1100 MANGUM ST

ZEBULON NC 27597-7949

**21-- 1028 MANGUM ST (2706127332)**  
HIGH, LINDA R HEIRS HIGH, CLARENCE M

1035 WORTH HINTON RD

ZEBULON NC 27597-8663

**22 -- 1008 MANGUM ST (2706116973)**  
BETHEA, TONEY C

916 GREENWICH ST

RALEIGH NC 27610-3641

**23 -- 902 MANGUM ST (2706116834)**

SHERMAN, LESLIE LYNN

902 MANGUM ST

ZEBULON NC 27597-6818

**24-- 900 MANGUM ST (2706115757)**

HARRIS, AUDREY F

900 MANGUM ST

ZEBULON NC 27597-6818

**25 -- 715 PROCTOR ST (2706116773)**

J & W MORGAN PROPERTIES LLC

1012 TURNBERRY LN

CLAYTON NC 27520-5945

**26 -- 1010 MANGUM ST (2706118869)**

BETHEA, TONEY C

916 GREENWICH ST

RALEIGH NC 27610-3641

**27 -- 713 PROCTOR ST (2706117740)**

JIMENEZ, EMETERIO MORENO VASQUEZ, VICTELIA LORENA MINER

713 PROCTOR ST

ZEBULON NC 27597-8727

**28 -- 711 PROCTOR ST (2706117697)**

BURNETTE, RONALD

4708 HOLLAND CHURCH RD

RALEIGH NC 27603-9725

**29 -- 709 PROCTOR ST (2706118841)**

HORTON, JAMES HORTON, HAYWOOD A/K/A CLYDE HORTON

1366 SAINT NICHOLAS BLVD

PLAINFIELD NJ 07062-1729

**30 --707 PROCTOR ST (2706118683)**

BEAVER'S CHAPEL UNITED CHURCH OF CHRIST

PO BOX 187

ZEBULON NC 27597-0187

**31-- 0 SHEPARD SCHOOL RD (2706210764)**

BEAVER'S CHAPEL CHRISTIAN CHURCH

PO BOX 187

ZEBULON NC 27597-0187

**32-- 701 PROCTOR ST** (2706210539)  
BEAVERS CHAPEL CHRISTIAN CHURCH

700 PROCTOR ST

ZEBULON NC 27597-8726

**33 -- 799 PROCTOR ST** (2706212523)

MT PISGANS LODGE #65 (TRUSTEES)

799 PROCTOR ST

ZEBULON NC 27597-8727

**34 -- 809 PROCTOR ST** (2706213256)  
WAKEFIELD BAPTIST CHURCH

PO BOX 506

ZEBULON NC 27597-0506

**35 -- 0 PROCTOR ST** (2706214423)  
WAKEFIELD MISSIONARY BAPTIST CHURCH INC

809 PROCTOR ST

ZEBULON NC 27597

**36 -- 0 SHEPARD SCHOOL RD** (2706214682)  
WAKEFIELD MISSIONARY BAPTIST CHURCH INC

809 PROCTER ST

ZEBULON NC 27597

**37-- 1320 SHEPARD SCHOOL RD** (2706303537)

BOYS CLUB OF WAKE COUNTY INC

701 N RALEIGH BLVD

RALEIGH NC 27610-1692

**38 -- 1315 SHEPARD SCHOOL RD (2706209765)**  
TWIN AGRI SERVICES INC

10501 DEBNAM RD

ZEBULON NC 27597-8520

**39 -- 1309 SHEPARD SCHOOL RD (2706206369)**

KITAHATA, MARI KITAHATA, LUTHER M

2623B FRANKLIN AVE E

SEATTLE WA 98102-3218

**40 -- 0 OLD BUNN RD (2706205268)**  
MASSEY, VIVIAN D ET AL DANIEL & DORA MASSEY FAMILY

C/O GEORGE R MASSEY JR

300 N ARENDELL AVE

ZEBULON NC 27597-2606

**41 -- 700 PROCTOR ST (2706116112)**  
WAKE CNTY BOARD OF EDUCATION

RE SERVICES DIRECTOR

1551 ROCK QUARRY RD

RALEIGH NC 27610-4145

## **Storage Max Zebulon Legal Description**

Beginning at a point located on the northern right of way of Proctor Street (SR 2320), said point being located N 64°53'50" W 321.87' from the intersection of Proctor Street and Shepard School Road, Thence S 24°22'16" W 30.13' to a point located in the centerline of Proctor Street, Thence along said centerline N 68°11'06" W 122.53' to a point, thence N 66°51'11" W 122.56' to a point, Thence leaving said centerline N 00°41'59" E 33.07' to a new iron pipe, thence Continuing N 00°41'59" E 227.07' to an existing iron pipe, Thence N 00°23'52" E 90.52' to an existing iron pipe, Thence N 14°32'48" E 122.29' to an existing iron pipe, Thence N 12°37'55" W 281.32' to an existing iron pipe, Thence N 51°56'05" E 129.70' to an existing iron pipe, Thence N 78°19'56" E 248.01' to a bent iron bar, located on the western right of way of Shepard School Road (SR 2406), Thence Continuing N 78°19'56" E 30.20' to a point in the centerline of Shepard School Road, Thence along said centerline S 09°46'03" E 596.51' to a point, Thence leaving said centerline S 34°44'01" W 41.63' to a new iron pipe located on the western right of way of Shepard School Road, thence continuing S 34°44'01" W 273.28' to a new iron pipe, Thence S 24°22'16" E 72.90' to the point and place of beginning Containing a total area of 7.391 ac, (0.590 ac lies within the right of ways of Proctor Street and Shepard School Road) as shown on a survey prepared b CMP Professional Land Surveyors, dated December 21, 2022