



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 300 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 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 300 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 300 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.


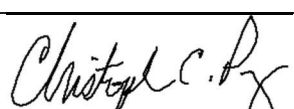
PART 1. DESCRIPTION OF REQUEST/PROPERTY

Street Address of the Property: 201 W. Judd Street, Zebulon, NC 27597		Acreage: 11.13 AC (To be subdivided)
Parcel Identification Number (NC PIN): 2705180148	Deed Book: 018674	Deed Page(s): 02490
Existing Zoning of the Property: OI	Proposed Zoning of the Property: PD	
Existing Use of the Property: Vacant/Park	Proposed Use of the Property: Fire/EMS Station	
Reason for rezoning to a Planned Unit Development: The development is currently zoned OI – Office and Institutional. This lot, however, is not suited for commercial development given the primary use of the facility as a fire station and the buildings in direct proximity to residential development along the south east border of the site. We are proposing a new district to support the needs and functionality of the essential government facility. The proposed design standards will allow for the security and safety of the employees during normal public safety operations and during extreme weather events. The proposed design standards for the primary façade also aims to respect the residential vernacular of the neighboring properties. Reduction of required street trees described in UDO Section 5.6.13 due to proximity to existing underground utility lines and Fire apparatus sight triangle safety is also requested.		

PART 2. APPLICANT/AGENT INFORMATION

Name of Applicant/Agent: ADW Architects - Mike Esposito		
Street Address of Applicant/Agent: 2815 Coliseum Centre Drive, STE 500		
City: Charlotte	State: NC	Zip Code: 28217
Email of Applicant/Agent: mesposito@adwarchitects.com	Telephone Number of Applicant/Agent: 704-379-1919	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: Town of Zebulon - Chris Perry, Fire Chief		
Street Address of Property Owner: 1003 N. Arendell Ave		
City: Zebulon	State: NC	Zip Code: 27597
Email of Property Owner: cperry@townofzebulon.org	Telephone Number of Property Owner: 919-823-1840	Fax Number of Property Owner:
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.		
Signature of Applicant: 	Print Name: Michael A. Esposito	Date: 4-28-25
Signature of Owner: 	Print Name: Christopher C. Perry	Date: 4-28-2025

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.

<p>1. Please provide details on how the proposed Planned Development advances the public health, safety, or welfare</p> <p>The proposed Public Safety project under the Planned Development (PD) rezoning classification directly promotes public health, safety, and welfare by expanding and modernizing critical emergency services infrastructure within the Town of Zebulon. This development will house essential public safety facilities, allowing for faster response times, improved coordination, and expanded service coverage. The site will be designed to include features such as advanced communication systems, sustainable building materials, and resilient infrastructure, ensuring continued operation during adverse weather or emergency events. The presence of these services in a centralized, accessible location directly supports the community's well-being and emergency preparedness.</p>
<p>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.</p> <p>The proposed rezoning aligns with the Town of Zebulon's adopted comprehensive planning documents and long-term vision for growth, especially in terms of providing necessary public infrastructure to support an expanding population. Located on a parcel currently zoned OI, the site is well-suited for civic use and has the space and infrastructure capacity to support a public safety facility. This project is consistent with Zebulon's policies promoting balanced development, strategic infrastructure investment, and improved municipal services, making it both appropriate and aligned with the Town's land use and policy framework.</p>
<p>3. Please provide details on how the proposed Planned Development is reasonable and in the public interest.</p> <p>Rezoning to PD is reasonable and in the public interest because it provides tailored zoning flexibility that allows for a well-integrated, purpose-built facility. Unlike the limitations of the OI designation, the PD district allows the Town and development team to incorporate site-specific features, such as strategic landscaping that ensures visual safety for apparatus circulation, and architectural compatibility with the surrounding community. The proposed use—public safety—is inherently in the public interest, and the ability to customize the development standards through the PD process ensures a project that meets both functional and community design expectations.</p>
<p>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.</p> <p>The proposed Planned Development reflects a thoughtful and efficient use of land that supports the Town's goals for smart growth and high-quality public infrastructure. By carefully organizing the site to accommodate multiple public safety functions within a well-coordinated layout, the design preserves valuable natural wetland open space. A key innovation in the site plan is the inclusion of constructed wetlands as a natural and visually appealing stormwater management strategy. The wetlands serve dual purposes: treating runoff in an environmentally responsible manner while enhancing the aesthetic and ecological value of the site. Vehicular access and circulation are carefully planned to separate emergency response routes from public visitor access, improving both safety and efficiency. Thoughtful buffering and architectural cohesion with surrounding development, contributes to a cohesive and accessible site. These elements balance the operational needs of a public safety facility with the community's desire for attractive, functional public spaces.</p>
<p>5. Please provide details on how the proposed planned unit development provides improved means of access, open space, and design amenities;</p> <p>The site plan will include enhanced access points for emergency vehicles and staff, while also maintaining safe and clear circulation for the public. Thoughtful design will include separated entrances for operational and public use to ensure safety and functionality. The development will include landscaped open space and possibly public-facing elements such as a community meeting area or educational signage related to public safety. These design features support community engagement, enhance neighborhood character, and reinforce the importance of public safety services as an integrated part of the Town fabric.</p>

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;

While the primary purpose of this Planned Development is to accommodate a civic facility (a fire station), which does not include residential uses, the project supports nearby residential areas by strategically placing a critical public safety service within close proximity to homes and neighborhoods. Although the fire station itself does not offer a mix of housing types or lot sizes, it is designed to integrate seamlessly into the surrounding land use context, complementing nearby residential and nonresidential uses with architectural sensitivity, appropriate buffering, and accessible design. In doing so, the project supports the broader goals of mixed-use planning by ensuring that civic infrastructure is well-located to serve a diverse and growing population.

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 fire station development represents an intentional investment in public infrastructure within an established area of Zebulon. While it is not a private infill development, the presence of a modern, high-quality civic facility can act as a catalyst for surrounding redevelopment by signaling the Town's commitment to reinvestment and revitalization. The station's design enhances the visual character of the area and introduces infrastructure improvements—such as new sidewalks, utility upgrades, and improved access—that benefit nearby parcels and may encourage additional private investment over time.

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;

Although a fire station is not designed for commercial or retail ground-floor activity, the development still contributes to the public realm in meaningful ways. The site will include pedestrian-friendly design elements, such as sidewalks, crosswalks, and lighting, to support safe and comfortable movement for staff and visitors. Where feasible, the station will incorporate landscaped areas and small gathering spaces to welcome community interaction and reinforce the station's role as a civic landmark. Additionally, the building's public-facing design will include architectural detailing, transparency at key entrances, and high-quality materials to enhance street-level visual interest and promote a welcoming civic presence.

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 proposed Planned Development maximizes the functional use of its site while minimizing the environmental and infrastructural footprint. By consolidating multiple operational needs—such as apparatus bays, administrative offices, and staff facilities—into a single, efficiently designed building, the fire station reduces the need for extended road networks or excessive utility infrastructure. The site layout is compact yet operationally effective, resulting in a smaller utility footprint and more efficient service delivery. This approach not only reduces long-term maintenance costs but also ensures that land is used responsibly, reserving adjacent space for other compatible community needs.

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 public safety station's design respects both the natural and built character of its surroundings. The site plan is informed by existing topography and incorporates constructed wetlands to manage stormwater in an environmentally sustainable and visually appealing way. Native landscaping will be used to enhance ecological resilience and reduce maintenance needs. The building orientation, buffers, and architectural features have been thoughtfully designed to ensure compatibility with adjacent uses and to minimize disruption to existing vegetation such as the existing wetland, and respects the natural drainage patterns.

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

This Planned Development rezoning reflects the Town's strategic commitment to proactive public safety planning in the face of rapid growth and increasing service demands. Locating a fire station in this area provides critical emergency coverage, improves response times, and enhances operational efficiency—outcomes that are directly tied to the Town's long-term sustainability and quality of life objectives. Additionally, the use of the PD zoning mechanism allows the Town to tailor design standards, improve site integration, and ensure a superior outcome compared to standard zoning classifications. This flexibility is particularly important for essential civic facilities, where function and community integration must go hand-in-hand.



OWNER'S CONSENT FORM

Name of Project: Zebulon Fire & EMS Station Submittal Date: 4-28-25

OWNER'S AUTHORIZATION

I hereby give CONSENT to ADW Architects - Mike Esposito (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.

Michael A. Esposito

4-28-25

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.

Christopher C. Perry

4-28-2025

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

PROPOSED USES

An application has been duly filed requesting that the property described in this application be rezoned from OI to PD . 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.	Fire/EMS/Police Stations	25.	
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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. Reduction of required street trees described in UDO Section 5.6.13 due to proximity to existing underground utility lines and Fire apparatus sight triangle safety.

The building shall comply with the architectural design standards required in Section 5.3.1 with the exception of the following deviations in order to provide design appropriate to the needs and functionality of an emergency facility while simultaneously respecting the residential vernacular of the neighboring properties:

2. Reduction of required commercial building fenestration on the primary building wall to 14% on the first floor vs UDO Article 5.3.1.7a that requires 40% building fenestration on the primary building wall/elevation facing the street the building is addressed to.

3. Deviation from UDO Article section 5.3.1.7 a, iii for a window or general access doorway to be located at least every 20 feet along the facade.

3. Reduction of the secondary Building walls to 20% or less vs UDO Article section 5.3.1.7b which requires 30% building fenestration on secondary building walls.

4. Elimination of a parapet wall or decorative cornice for roof pitches less than 3:12 and flat roofs per UDO Article section 5.1.3.6 a

5. Elimination of the primary building entrance requirements per UDO section 5.1.3.F2a, b



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

HOA CONTACTS

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