

Zebulon Village

Planned Development Terms & Conditions

PIN 1796836371 & a portion of PIN 1796931350
Zebulon, North Carolina

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1.0 Introduction & Purpose Statement

Zebulon Village is proposed to be an attractive, new grocery-anchored retail center on approximately 18 acres at a key intersection in Zebulon. Zebulon Village will deliver a high-end grocery option that is not available in Zebulon today. Zebulon Village will also deliver appealing new retail space for businesses, convenient retail amenities for Town residents, and jobs at a location that is ideally situated within walking or biking distance of several existing and coming residential neighborhoods, such as Taryn Lakes, Taryn Meadows, Weaver's Pond, Clifton Grove, and Barrington.

The proposed Zebulon Village PD includes an amendment to the Land Use and Character Map's Suburban Residential (SR) designation for the property. This amendment is well supported because the proposed Planned Development advances many other Comprehensive Plan policies related to promoting economic and commercial development in the Town. The property is surrounded by ample residential development, and more suburban residential development is not needed on the subject property. Instead, Zebulon Village will serve as a walkable commercial node for the residents of existing and future residential neighborhoods.

Zebulon Village will consist of a large parcel for a new grocery store and smaller retail buildings to be built by the Developer (the "Main Parcel"), and up to four pad-ready outparcels that will be developed with other retail options (collectively the "Outparcels") (together, the "Entire Development"). The Planned Development zoning district is appropriate for Zebulon Village because it will allow needed design flexibility for the grocery anchor tenant's layout and parking needs, accommodation of the access drive locations fixed by NCDOT, and site design needs for the Outparcel tenants, to ensure a successful and cohesive design for all retail uses in Zebulon Village.

Zebulon Village will provide pedestrian infrastructure on the site's frontage and clear pedestrian pathways throughout the center. Widening and frontage improvements will be provided in accordance with the Zebulon Comprehensive Transportation Plan and all improvements recommended by Zebulon Village's Transportation Impact Analysis (TIA), including offsite improvements and signalization of Zebulon Village's primary site entrance, will be provided to address existing traffic conditions and mitigate traffic impacts of the new commercial development. Vehicular connectivity will be provided to the existing street stub at Heartleaf Court as required by the UDO and it is anticipated that this connection will primarily benefit and serve as a convenient access point for the residents of the adjacent neighborhoods, as other users will prefer to use the more direct access from Zebulon Road/Hwy 96 and Proctor Street.

Zebulon Village's design and architecture will not only comply with the high UDO standards, but will also set a new bar for commercial development in the Town and will be visually consistent across Zebulon Village.

2.0 Vicinity Map

The Zebulon Village PD consists of two parcels, 0 Zebulon Road (PIN 1796836371) and the majority of 113 Proctor Street (PIN 1796931350) on the east side of Zebulon Road, and is located at the intersection of Zebulon Road/NC Hwy 96 and Proctor Street.



3.0 Permitted Uses

Although Zebulon Village is proposing PD zoning, its permitted uses will be consistent with Zebulon’s other commercial centers, which are zoned Heavy Commercial (HC). Subject to the exceptions listed below, all principal and accessory uses permitted in HC under UDO Sections 4.2.3 and 4.4.6 Use Tables shall be permitted in Zebulon Village. All uses listed as a Special Use (S) in the HC zoning district in UDO Section 4.2.3 Principal Use Table shall be a special use on the property. If the Town adopts an ordinance to amend the Use Tables to include new or additional uses in HC, such new uses shall be permitted in Zebulon Village.

The following HC uses shall be prohibited:

- Drug/Alcohol Treatment Facility
- Adult Business
- Check Cashing/Payday Lending Establishment
- Nightclub or Dance Hall
- Shooting Range, Indoor
- Vape, Tobacco, and CBD Shop
- Contractor Services/Yard

Also, to allow maximum flexibility and opportunities for outdoor gathering spaces for patrons, outdoor seating areas for Restaurants and Coffee Shops shall be allowed within 100 feet from adjacent single-family residential zoning districts (UDO Sec. 4.3.5.P & NN).

4.0 Design Controls & Dimensional Standards

Zebulon Village shall meet the following design controls and dimensional standards:

4.1. District Dimensional Standards

- | | |
|---|-----------|
| • Maximum Commercial/Nonresidential: | 95,000 SF |
| • Minimum Lot Area (square feet) | 6,000 |
| • Minimum Lot Width (linear feet) | 50 |
| • Maximum Entire Development Coverage (% of Entire Development area)* | 80 |
| • Minimum Public Street Setback: | 15' |
| • Minimum Private Street Setback: | 0' |
| • Minimum Main Parcel Side & Rear Setbacks: | 10' |
| • Minimum Outparcel Side & Rear Setbacks: | 0' |
| • Maximum Building Height: | 50' |
| • Minimum Spacing Between Principal Buildings on the Same Lot | 10' |

*Entire Development Coverage to be applied on Outparcels and Main Parcel collectively

4.2. Buffers

- Perimeter Buffers*:
 - 10' Modified Type B Landscape Buffer where access drives are present.
 - 1 Canopy Trees/ 100 LF
 - 4 Understory Trees/ 100 LF
 - 15 Shrubs/100 LF
 - 6' high, opaque wood fence
 - 40' Type D Opaque Buffer where access drives are not present
- Streetscape Buffer: 15' Streetscape Buffer, per UDO § 5.6.12

*Existing vegetation shall be utilized to the extent possible. Graded slopes and retaining walls are allowed in the buffer, as needed. Landscaped perimeter and street buffers shall include native and adaptive species only. Perimeter buffers do not apply to the Outparcels, and apply to the Entire Development perimeter only.

4.3. Other Landscaping Modifications

The proposed development will meet all other landscaping requirements per the Town of Zebulon UDO Article 5.6, with the following exceptions:

- Landscape islands and ample tree cover shall be provided in the parking areas; however, to allow for convenient navigation of the parking area for shopping carts and shopping cart return, no landscaping strips running the full length of the parking spaces shall be provided in the parking lot (UDO Sec. 5.6.9.B.2.f).
- No foundation plantings (UDO Sec. 5.6.11.D) along the front of the grocery store and retail spaces to facilitate pedestrian flow between retail spaces and accommodate potential outdoor dining and seating.

5.0 Architectural Standards

The architecture of all buildings in the development will use a unified and cohesive design, as generally shown in the elevations provided with the master plan. To ensure unity in the development design, notwithstanding any use standards that require different architectural standards under UDO Article 4, all buildings on the Main Parcel and the Outparcels shall comply with the Commercial Design Standards in UDO Sec. 5.3.1. Commercial Outparcel buildings will follow UDO Sec. 5.3.1.F.9 Outparcel Development.

6.0 Parking and Loading

Parking, loading, and sidewalks will meet UDO dimensional standards, except that parking lot stem lengths set forth in Article 5.1.6.F do not apply to the proposed Outparcel access points as they are from an internal private circulation drive rather than a public street.

Parking spaces for Outparcels will be provided per UDO Article 5.8.4. and may be configured to accommodate parking for adjacent Outparcel uses in a combined lot per Article 5.8.4.E.

Off-street parking location for the Outparcels shall comply with UDO Sec. 5.3.1.F.11.a. To accommodate the parking location requirements of the grocery tenant anchor, which requires designated customer parking in front of the store's primary entrance for visibility and efficient shopping cart return, UDO Sec. 5.3.1.G.3.c shall not apply on the Main Parcel.

Bicycle parking will be provided per UDO Sec. 5.8.10.

7.0 Signs

7.1 Outparcels

The Zebulon Village Outparcels shall comply with all applicable standards and requirements of the Town of Zebulon UDO Sec. 5.11.

7.2 Main Parcel

The Main Parcel shall comply with the standards and requirements of the Town of Zebulon UDO Sec. 5.11, except as follows:

- As the development is designed such that buildings are pushed away from existing residential, and buffering will serve as a screen, signs that may face a residentially-zoned lots or uses may be internally illuminated. (UDO Sec. 5.11.6.H.2).
- To ensure visibility of, and allow aesthetic compatibility with Zebulon Village's architecture, and to allow for the development's name to be included, the monument Ground Signs may have a 15' maximum height, as allowed in Commercial Districts, and the 36 square foot Maximum Sign Face Area shall apply to the tenant panels only (UDO Sec. 5.11.9.E).
- There shall be no Maximum Number of Incidental Signs for the Main Parcel, and each Incidental Sign may have a Sign Face Area of up to 20 square feet, and may exceed the 12' maximum height, but shall be no higher than the parapet (UDO Sec. 5.11.9.F).
- Recognizing the anchor grocer tenant's visibility needs and the large size of its front façade, the 64 square foot Maximum Sign Face Area for individual wall signs shall not apply to the anchor tenant (UDO Sec. 5.11.9.M.3).

8.0 Infrastructure

8.1 Public Water

Public water will be provided via extensions of the existing City of Raleigh water system. Existing water is located in an existing 12" main along Zebulon Road/NC Hwy 96. Water infrastructure will be

extended from the current terminus and along the site frontage. Infrastructure shall be extended throughout the site as required for development to provide public water to the development.

8.2 Sanitary Sewer

Public sanitary sewer will be provided via extensions of the existing City of Raleigh sanitary system. Existing gravity sanitary sewer is located in the right-of-way of Heartleaf Court at the north end of the site and in the right-of-way of Proctor Street at the southeast corner of the site. The gravity sanitary sewer infrastructure will be extended throughout the site as required.

8.3 Utility Allocation for Entire Development

Utility Allocation	Points	Page #
Retail/Commercial Center	30	7
Stormwater – Bioretention	5	11
Pedestrian oriented and walkable site design which promotes alternatives to vehicular travel within the development. (Subject to TRC Approval)	5	11
Outdoor Display of Public Art (Subject to TRC Approval) or Public Facing Outdoor Mural (Subject to TRC Approval)	4	12
Planting Pollinator Garden (225 Square Foot Minimum)	3	12
Installation of Native Shade Tree Species (per Tree up to 10 Trees)	10	12
Deck/Patio - More than 1000 square feet	1	12
Little Free Library	1	13
Artist-Design Bicycle Racks	1	13
Total Points	60	

8.4 Streets

No new public streets are proposed internal to the development.

- Zebulon Road (NC Hwy 96): Developer shall build one half of the ultimate section less median. Developer may seek a fee-in-lieu for one half of the 12'-wide median. Roadway section shall include 5' planting strip and 5' sidewalk for the full length of the frontage.
- Proctor Street: Developer shall build one half of the ultimate section less median. Developer may seek a fee-in-lieu for one half of the median. Roadway section shall include a 5' planting strip and 5' sidewalk for the full length of the frontage.

8.5 Pedestrian Connectivity

Developer will provide a 5' sidewalk for the full length of the Zebulon Rd/NC Hwy 96 and Proctor Street frontages. Internal sidewalks and pedestrian pathways shall be provided to facilitate

pedestrian connectivity between retail uses. This infrastructure shall connect to the existing sidewalk on Heartleaf Court to facilitate a pedestrian connection between adjacent residential and proposed retail uses, reducing vehicular trips.

9.0 Stormwater Management

The proposed development will meet all applicable Town requirements and standards. The development will meet all stormwater quantity and quality reduction requirements. The proposed stormwater control measure (SCM) will be designed to meet the Town's standards, and shall be maintained by the owner.

10.0 Natural Resources & Environmental Data

The majority of the site consists of cleared land with some mature trees of different species around the eastern and northern site perimeter and mostly pine trees around the vacant structures adjacent to Zebulon Road. Several mature trees remain around the house, chicken coops, and barn on Proctor Street. There are no streams or wetlands present on the site.

11.0 Open Space

Zebulon Village shall exceed the 3% Open Space minimum in UDO Table 5.7.4.A on the Entire Development with just the Passive open space provided, and the Open Space requirements shall apply to the Main Parcel and Outparcels collectively. Additional Urban Open space will be provided in the plaza between retail buildings and opportunities for outdoor dining areas for restaurant tenants.

12.0 Consistency with Comprehensive Plan & Land Use Map

The Zebulon Village PD is consistent with the Town of Zebulon Comprehensive Plan and Land Use Map goals and objectives, as it will provide convenient retail amenities and jobs at a location that is ideally situated within walking or biking distance of several existing and coming residential neighborhoods, such as Taryn Lakes, Taryn Meadows, Weaver's Pond, Clifton Grove, and Barrington.

The proposed commercial development at this key node is supported by the following policies and principles in the Comprehensive Plan:

- **Guiding Principal 1 (Zebulon will be Connected)** by creating connectivity via the new sidewalks along Zebulon Road/NC Hwy 96 and Proctor Street and providing internal pedestrian pathways from the street to the retail amenities in the development.
- **Guiding Principal 3 (Zebulon will be Balanced)** by providing commercial amenities for surrounding residential neighborhoods and an attractive location for businesses and jobs to locate. The commercial development at this intersection will be positive for Zebulon's tax base.
- **Guiding Principal 4 (Zebulon will be Prudent)** by utilizing a site already served by water and sewer utilities and accessed directly from an existing road system for commercial amenities and jobs. Additionally, this development will assist in the improvement of Zebulon Road/NC Hwy 96 and Proctor Street per the goals of the Comprehensive Transportation Plan.

- **Guiding Principal 6 (Zebulon will be Resilient)** by providing a new grocery store, restaurants, and small shop sites to accommodate and foster local businesses and create a framework for obtaining goods and services within walking and biking distance, therefore reducing car trips and future congestion.

Furthermore, the proposed development is directly supported by the following policies in the Comprehensive Plan:

- **Land Use and Development Policy C1**, *Neighborhood retail and service uses should be located at intersections of thoroughfares or collector streets or at the edge of logical neighborhood areas unless appropriately placed within a planned development.*
- **Land Use and Development Policy C2**, *Retail development should be clustered throughout the community and convenient to residential areas.*
- **Economic Development Policy C**, *Maintain a regulatory framework and Town processes that signals its interest in attracting target business sectors, needed and compatible revenue-generating uses, and lifestyle and leisure uses that support Zebulon's livability and residents' quality of life.*
- **Economic Development Policy E**, *Emphasize economic development pursuits that will further diversify the local economic and tax bases and avoid over-reliance on a few major businesses and employers.*

The proposed Zebulon Village PD includes an amendment to the Land Use and Character Map's Suburban Residential (SR) designation on the property. This amendment is well supported because the proposed PD advances many other Comprehensive Plan policies related to promoting economic and commercial development in the Town. The property is surrounded by ample residential development, and more suburban residential development is not needed on the subject property. Instead, Zebulon Village will serve as a commercial node for the residents of existing and future residential neighborhoods.

13.0 Compliance with the UDO

This Master Plan shall be the primary governing document for the development. All standards and regulations in this Master Plan shall control over general standards of the UDO. If a specific regulation is not addressed in this Master Plan or these Planned Development Terms and Conditions, UDO regulations in effect at the time of approval of the zoning shall control, except as outlined in Section 3.0 of this document.

14.0 Nonresidential Site Plan Review

Pursuant to UDO Section 3.5.5.B.4, the Developer requests an exemption from subsequent nonresidential site plan review for the Main Parcel and frontage and streetscape improvements for the Outparcels. This PD includes a master plan that is detailed and meets the requirements for a nonresidential site plan for the Main Parcel. Therefore, upon approval of this PD, the Developer shall be exempt from subsequent site plan review for the development of the Main Parcel and frontage and streetscape improvements for the Outparcels. Additional planned development on the

Outparcels shall be approved via the Nonresidential Site Plan process, and shall be subject to the development standards set out in this document.

15.0 Transportation Impact Analysis Summary

A Traffic Impact Analysis (TIA) was conducted by Kimley-Horn & Associates in accordance with the Zebulon UDO and the North Carolina Department of Transportation (NCDOT) capacity analysis guidelines, and shall serve as the TIA for the Entire Development. The recommended improvements listed below are subject to further review and final approval by NCDOT. If the TIA is amended for any reason, such amendment(s) may be approved by Town staff and shall not require further amendment of the PD.

Recommended Improvements

Based on the analysis of the TIA, the following improvements have been recommended to be constructed by the Developer to mitigate traffic impacts by the proposed development.

NC 96 and Riley Hill Road/Proctor Street

- Reconfigure the intersection to a Reduced Conflict Intersection (RCI) by restriping the eastbound and westbound approaches to allow only right turns onto NC 96

NC 96 and Green Pace Road

- Construct an exclusive northbound right-turn lane with approximately 125 feet of storage
- Modify the existing traffic signal to accommodate this additional laneage and to provide permitted/protected phasing for the northbound and southbound left-turning movements

NC 96 and Site Driveway 1

- Construct Site Driveway 1 as a full-movement access with two egress lanes and one ingress lane
- Provide frontage widening via an additional northbound through lane along NC 96 that begins at Riley Hill Road/Proctor Street and ends as a northbound right-turn lane into Site Driveway 1
- Install traffic signal when warranted

NC 96 at Site Driveway 2

- Construct Site Driveway 2 with right-in only access and one ingress lane
- Provide frontage widening via an additional northbound through lane along NC 96 that begins at Riley Hill Road/Proctor Street and ends as a northbound right-turn lane into Site Driveway 1
- Provide a northbound right-turn lane with approximately 50 feet of storage

NC 96 at Site Driveway 3

- Construct Site Driveway 3 as a full-movement access with one ingress lane and two egress lanes to be striped as a left-turn lane and right-turn lane with approximately 50 feet of storage

16.0 Additional Zoning Conditions

1. Following Board of Commissioners' approval, an electronic copy of the PD Plan and Narrative, including the Conditions of Approval, shall be provided to the Planning Department.
2. The Development will meet all adopted Town of Zebulon Unified Development Ordinance (UDO) requirements, Town of Zebulon Engineering and Stormwater design standards in effect at the time of approval, subject to Section 3.0 of the PD Terms and Conditions, and the North Carolina Fire Code and NFPA Fire standards, except where specifically modified by the approved Terms and Conditions and Master Plan.
3. The Development will be constructed in substantial conformance with the PD Plan and PD Narrative as approved by the Zebulon Board of Commissioners.
4. To the extent of any conflict between the PD Plan and PD Narrative, the PD Plan shall control.