



# Town of Zebulon

## Planning Department

1003 N. Arendell Avenue, Zebulon, NC 27597

Phone: (919) 823-1810 Fax: (919) 887-2824

[www.townofzebulon.org](http://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](mailto: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 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: 0 Zebulon Road & a portion of 113 Proctor Street		Acreage: 18.17 acres
Parcel Identification Number (NC PIN): 1796836371 & a portion of 179631350	Deed Book: 010629; 00316	Deed Page(s): 01398; 00068
Existing Zoning of the Property: R2	Proposed Zoning of the Property: Planned Development	
Existing Use of the Property: one single-family house	Proposed Use of the Property: grocery-anchored commercial center	
Reason for rezoning to a Planned Unit Development:  Zebulon Village is intended to be a beautiful, new grocery-anchored retail center at a key intersection in the northern part of Zebulon. It will provide attractive 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		


## PART 2. APPLICANT/AGENT INFORMATION

Name of Applicant/Agent: Branch Properties, LLC		
Street Address of Applicant/Agent: 3340 Peachtree Rd NE #2775		
City: Atlanta	State: GA	Zip Code: 30326
Email of Applicant/Agent: jshannon@branchprop.com	Telephone Number of Applicant/Agent: 404-832-8900	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:</b> 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: Jason W. Sherron & Amanda B. Sherron; Thomas W. Sherron, Edith Tew, Stephen Tew, & Edith S. Tew, Executrix of the Estate of Wyatt Raleigh Sherron		
Street Address of Property Owner: 1108 Grady Ray Road; 1116 Grady Ray Road		
City: Wendell	State: NC	Zip Code: 27591
Email of Property Owner:	Telephone Number of Property Owner:	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: Jesse Shannon	Date: 5/1/25
Signature of Owner:	Print Name:	Date:

# PLANNED DEVELOPMENT

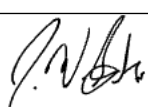
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Signature of Applicant:	Print Name:	Date:
Signature of Owner: 	Print Name: Jason W. Sherron	Date: 04/30/2025

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Signature of Applicant:	Print Name:	Date:
Signature of Owner: <i>Thomas W. Sherron</i>	Print Name: Thomas W. Sherron	Date: 04/30/2025



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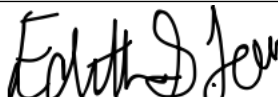
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Signature of Applicant:	Print Name:	Date:
Signature of Owner: 	Print Name: Edith Tew	Date: 04/29/2025

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Signature of Applicant:	Print Name:	Date:
Signature of Owner: <i>Stephen Tew</i>	Print Name: Stephen Tew	Date: 04/30/2025

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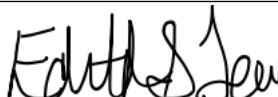
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Signature of Applicant:	Print Name:	Date:
Signature of Owner: 	Print Name: Edith S. Tew, Executrix of the Estate of Wyatt Raleigh Sherron	Date: 04/29/2025



## 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.

1. Please provide details on how the proposed Planned Development advances the public health, safety, or welfare	<p>The proposed Zebulon Village development advances the public health, safety, and welfare by will delivering a high-end grocery option that is not available in Zebulon today, as well as 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.</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>Zebulon Village is ideally located at the intersection of Zebulon Rd/Hwy 96 and Proctor Street, in very close proximity to several residential neighborhoods. This development will provide convenient grocery and commercial amenities for Town residents. The proposed development is consistent with the Town's goals of providing variety in the tax base, a place for new jobs, new services, new pedestrian infrastructure on the property's frontage, and economic development.</p>
3. Please provide details on how the proposed Planned Development is reasonable and in the public interest.	<p>The commercial development is reasonable and in the public interest because it will significantly contribute to the Town's tax base, and the grocery and other commercial uses at this location are ideally located very close to residential neighborhoods. It will provide new jobs and commercial amenities for Town residents.</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>Zebulon Village incorporates a modern shopping center design, in both the architecture and site design. An attractive architectural design will be incorporated to all the buildings in the development. The parking areas, which are needed for the success of the retailers, provides plenty of tree cover within those areas and clear pedestrian pathways through the site. The development is pushed up to the street to give visibility to the retailers and leave room at the back of the site for plantings, retained trees, and a stormwater control pond.</p>
5. Please provide details on how the proposed planned unit development provides improved means of access, open space, and design amenities;	<p>Zebulon Village will have three points of access from Zebulon Road/Hwy 96, and the design of each of these access points is being reviewed by NCDOT to ensure that they are safe and appropriately located. The main access drive on Zebulon Road will be signalized to ensure safe turning movements for users, as recommended in the TIA. The site layout incorporates a larger open space area at the back of the site, while providing landscaping and street trees throughout the site adjacent to the commercial spaces, for green space throughout the site. The buildings use high quality materials and modern design to create attractive spaces for businesses and shoppers.</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;

Zebulon Village is a commercial development that is surrounded by existing and coming residential neighborhoods. This commercial node is appropriately sized and located to serve these residential uses.

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 proposed development will be a high-quality shopping center that will likely increase the values of surrounding established neighborhoods and will provide new nonresidential amenities for those residents. It will incentivize the development or redevelopment of other nonresidential commercial amenities in this area of Zebulon as well.

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;

Zebulon Village will provide clear pedestrian connections throughout the commercial center, while providing sufficient parking areas, which are needed for the success of the grocer and other commercial tenants. All buildings will use quality materials with attractive facade design for pedestrians. The new commercial/retail tenants will provide new commercial gathering spaces for Town residents.

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 subject site has access to public utilities and will extend those utilities to serve the site. It will provide commercial services in a compact node that is surrounded by, and in close proximity to, residential uses.

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 proposed Zebulon Village Development provides buffering, street trees, landscaped parking lot islands, and attractive landscaping in and around the developed areas. Most of the site has been cleared, but trees will be maintained in the buffers to the greatest extent practicable.

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

**PLANNED DEVELOPMENT****OWNER'S CONSENT FORM**Name of Project: Zebulon Village Submittal Date: 5/1/2025**OWNER'S AUTHORIZATION**

I hereby give CONSENT to Branch Properties, LLC (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.

Thomas W. Sherron**Signature of Owner**Thomas W. Sherron**Print Name**04/30/2025**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.

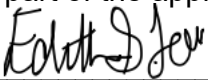
Thomas W. Sherron**Signature of Owner**Thomas W. Sherron**Print Name**04/30/2025**Date**

\*Owner of record as shown by the Wake County Revenue Department ([www.wakegov.com](http://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.

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	Edith Tew	04/29/2025
<b>Signature of Owner</b>	<b>Print Name</b>	<b>Date</b>

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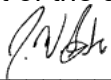
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PLANNED DEVELOPMENT****OWNER'S CONSENT FORM**Name of Project: Zebulon Village Submittal Date: 5/1/2025**OWNER'S AUTHORIZATION**


I hereby give CONSENT to Branch Properties, LLC (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.

	Jason W. Sherron	04/30/2025
<b>Signature of Owner</b>	<b>Print Name</b>	<b>Date</b>

**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.

	Jason W. Sherron	04/30/2025
<b>Signature of Owner</b>	<b>Print Name</b>	<b>Date</b>

\*Owner of record as shown by the Wake County Revenue Department ([www.wakegov.com](http://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.

**PLANNED DEVELOPMENT****OWNER'S CONSENT FORM**Name of Project: Zebulon Village Submittal Date: 5/1/2025**OWNER'S AUTHORIZATION**

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<u>Stephen Tew</u>	<u>Stephen Tew</u>	<u>04/30/2025</u>
<b>Signature of Owner</b>	<b>Print Name</b>	<b>Date</b>

**CERTIFICATION OF PROPERTY OWNER**

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<u>Stephen Tew</u>	<u>Stephen Tew</u>	<u>04/30/2025</u>
<b>Signature of Owner</b>	<b>Print Name</b>	<b>Date</b>

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Edith S. Tew  
**Signature of Owner**

Edith S. Tew, Executrix of the Estate  
of Wyatt Raleigh Sherron  
**Print Name**

04/29/2025  
**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.

Edith S. Tew  
**Signature of Owner**

Edith S. Tew, Executrix of the Estate  
of Wyatt Raleigh Sherron  
**Print Name**

04/29/2025  
**Date**

\*Owner of record as shown by the Wake County Revenue Department ([www.wakegov.com](http://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>          </u>
9.	Existing and/or proposed street names.	<u>          </u>
10.	Proposed potable or reuse water, wastewater connections, and storm sewer line; proposed grading and drainage patterns; proposed water and sewer allocations.	<u>X</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 R2 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.

<b>1.</b>	As outlined in the PD Terms and Conditions, to ensure flexibility for Zebulon Village tenants and consistent with the other shopping centers in the Town, all uses that are currently permitted in HC, or that may be added as permitted in HC in the UDO Use Table in the future, shall be allowed. Any uses requiring an SUP in HC will require an SUP. Additionally, the PD lists prohibited uses. See the PD Terms and Conditions for details.	<b>25.</b>	
<b>2.</b>		<b>26.</b>	
<b>3.</b>		<b>27.</b>	
<b>4.</b>		<b>28.</b>	
<b>5.</b>		<b>29.</b>	
<b>6.</b>		<b>30.</b>	
<b>7.</b>		<b>31.</b>	
<b>8.</b>		<b>32.</b>	
<b>9.</b>		<b>33.</b>	
<b>10.</b>		<b>34.</b>	
<b>11.</b>		<b>35.</b>	
<b>12.</b>		<b>36.</b>	
<b>13.</b>		<b>37.</b>	
<b>14.</b>		<b>38.</b>	
<b>15.</b>		<b>39.</b>	
<b>16.</b>		<b>40.</b>	
<b>17.</b>		<b>41.</b>	
<b>18.</b>		<b>42.</b>	
<b>19.</b>		<b>43.</b>	
<b>20.</b>		<b>44.</b>	
<b>21.</b>		<b>45.</b>	
<b>22.</b>		<b>46.</b>	
<b>23.</b>		<b>47.</b>	
<b>24.</b>		<b>48.</b>	



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)

[illegible]

## ADJACENT OWNERS

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.

[illegible]

## HOA CONTACTS

Development Name	Contact Person	Address