ZEBULON
NORTH CAROLINA

TOWN OF ZEBULON
JOINT PUBLIC HEARING
SEPTEMBER 14, 2026
6:00 PM

I. CALL TO ORDER

II. APPROVAL OF AGENDA

III. NEW BUSINESS

a. ***GeoCivix Project Number 2056187 – Planned Development 2026-02 – Nine at West Judd (300 and 304 W Judd St)*** *PIN # 2705074425 & 2705074498.* A request by TMTLA Associates on behalf of property owner DJI Properties, for a rezoning to the Planned Development (PD) zoning district for the development of nine single family attached homes.

IV. ADJOURNMENT

ZEBULON
NORTH CAROLINA

STAFF REPORT
PLANNED DEVELOPMENT 2026-02
NINE AT WEST JUDD
SEPTEMBER 14, 2026

Topic: **Planned Development 2026-02 – Nine At West Judd**
Speaker: Catherine Farrell, Senior Planner
From: Matthew Lower, Planning Director
Prepared by: Catherine Farrell, Senior Planner
Approved by: Katy Crosby, Town Manager

Executive Summary:
The Board of Commissioners will consider a Planned Development request for two lots off of Judd St (PIN# 2705074498 and 2705074425). This Planned Development request is from TMTLA Associates (Pam Porter) on behalf of DJI Properties. The property is currently inside the Town of Zebulon's corporate limits and is zoned Residential Neighborhood (R4). The request is to allow for the development of nine single-family attached units.

Policy Analysis:
Comprehensive Land Use Plan:
These lots are within the future land growth area identified in the Comprehensive Land Use Plan (CLUP) Map.

The rezoning is supported by the following CLUP goals:

1. **Goals for Land Use and Development**
    - **Goal 1:** A land use allocation and pattern that advances Zebulon's objectives of achieving greater housing variety, supporting its economic development and tax base needs, and creating a complete community with convenient resident access to schools, recreation, shopping and services (Land Use and Development, P. 2).
    - **Goal 2:** Consistent character of land use within areas intended for particular character types, from rural and suburban through auto-oriented and urban along the community character spectrum (Land Use and Development, P. 2).
2. **Goals for Growth Capacity**
    - **Goal 1:** A growth management philosophy and strategies that enable most of the projected growth in the Zebulon area to be absorbed within and contiguous to the existing developed town (Growth Capacity, 2).
3. **Goals for Housing and Neighborhoods**
    - **Goal 1**: A quantity and diversity of housing options that makes living in Zebulon attainable for a wide range of age groups and income levels (Housing and Neighborhoods p. 2).
    - **Goal 4:** Preserved and enhanced integrity and value of existing neighborhoods, and quality design of newer residential areas to ensure their livability and long-term sustainability (Housing and Neighborhoods, p2).

Housing Study and Demographic Data Analysis:
The rezoning is supported by the following goal of the housing study:

- **Goal 2: Increase Number and Mix of Housing Options:** Through a by-right process the development of these sites could result in 3 single-family detached units. Through the proposed planned development 9 single-family attached units will be established.

Outcomes:

The rezoning will have the following outcomes:

1. **Nine new Single-family attached units:** at a calculated rate of 2.78 new residents per unit Zebulon would have an approximate increase of 25 residents.
2. **Estimated Revenue:** If approved, the Planning Department projects the development of the property to generate approximately $14,820.75 in gross tax revenue ($5,503.16 net using current service cost estimates). Currently the site generates $640.47 a year. If the site is improved, it is expected that $4,862.69 in additional net revenue will be generated every year.
3. **Lot Infill:** If approved nine new residential units will be established in the town grid.

Staff Recommendation:
Town staff recommend approval of Planned Development 2026-02, Nine at West Judd, as the proposal provides an appropriate infill development opportunity that is consistent with the Comprehensive Land Use Plan and Zebulon Housing Study. The development will increase housing variety by providing nine single-family attached units within the established town grid and support the Town's goals for housing diversity, quality residential development, and efficient growth.

Attachments:
1. Application Material (Application & Neighborhood Meeting Packet)
2. Site Plan
3. Utility Allocation
4. Planned Development Narrative
5. Future Land Use and Character Map
6. Aerial Map
7. Zoning Map
8. Capacity Analysis
9. Public Hearing Notification Affidavit

Attachment 1
PD 2026-02

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.

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Attachment 1
PD 2026-02

APPLICATION FOR PLANNED DEVELOPMENT

PART 1. DESCRIPTION OF REQUEST/PROPERTY

Street Address of the Property:		Acreage:
300 and 304 W Judd Street, Zebulon NC 27597		0.79
Parcel Identification Number (NC PIN):	**Deed Book:**	**Deed Page(s):**
2705-07-4425 and 2705-07-4498	018103	02712
Existing Zoning of the Property:	**Proposed Zoning of the Property:**	
R-4	PD (Planned Development)	
Existing Use of the Property:	**Proposed Use of the Property:**	
Vacant	Residential	

Reason for rezoning to a Planned Unit Development:
Allow for 9 attached single family residential homes.

PART 2. APPLICANT/AGENT INFORMATION

Name of Applicant/Agent:
TMTLA Associates

Street Address of Applicant/Agent:
5011 Southpark Drive

City:	State:	Zip Code:
Durham	NC	27713
Email of Applicant/Agent:	**Telephone Number of Applicant/Agent:**	**Fax Number of Applicant/Agent:**
pam@tmtla.com	(919) 484-8880	

Are you the owner of the property?	Are you the owner's agent?	
☐ Yes ☒ No	☒ Yes ☐ No	**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.**

PART 3. PROPERTY OWNER INFORMATION

Name of Property Owner:
DJI Properties LLC

Street Address of Property Owner:
3650 Rogers Rd #288

City:	State:	Zip Code:
Wake Forest	NC	27587-9306
Email of Property Owner:	**Telephone Number of Property Owner:**	**Fax Number of Property Owner:**
djiproperties0819@gmail.com	336-971-3772	

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:***	***Date:***
Pamela Porter Digitally signed by Pamela Porter Date: 2026.02.27 16:22:43 -05'00'	Pamela Porter	2/27/2026
Signature of Owner: Signed by: William J Pennington II 49550C892202435...	***Print Name:*** William J Pennington II	***Date:*** 2/27/2026

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. Therese 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
The proposed small infill development will provide quality housing within walking distance of the downtown. The proposed zoning and land use will be in accordance with all zoning requirements and town ordinances.
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.
The proposed development aligns with the goals of the Zebulon 2030 Strategic Plan to have a vibrant downtown, small town life, and smart growth.
3. Please provide details on how the proposed Planned Development is reasonable and in the public interest.
The proposed small infill development will provide quality housing within walking distance of the downtown including shopping, businesses, professional facilities, town services and recreation opportunities. The proposed development is small and will not disrupt local traffic or adjacent property owners.
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.
The proposed development will include high quality single family attached owner ooccupied homes. There are no sensitive environmental areas present on the site.
5. Please provide details on how the proposed planned unit development provides improved means of access, open space, and design amenities;
The proposed development will include a variety of elements such as building and site design, outdoor enhancement, amenities and urban open space enhancements in accordance with the Municipal Utility Allocation Policy.

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;

The proposed small infill development is not large enough to provide multiply housing types itself; however, these nine single family attached homes will diversify the overall housing stock in the town.

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 project is a small infill development that will introduce a new housing type in an established neighborhood.

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;

The proposed development will have four single family attached homes that front on W Judd Street to align with the existing residential character of the nieghborhood. All nine units will be rear-loaded. This will place residents closer to the street to foster neighborhood interaction. In addition, there will be several urban open space amenities to encoruage neighborhood gathering.

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

This small infill development clusters nine homes thereby reducing utility extension lengths. This lowers infrastructure costs as it forces the development to achieve efficiency in utility design.

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 existing vacant lots have no sensitive environmental areas and no notable landscape features. This development will respect the existing established residential character and enhance the neighborhood aesthetic by bringing life to two currently vacant lots.

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

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Attachment 1
PD 2026-02

OWNER'S CONSENT FORM

Name of Project: The Nine at West Judd Submittal Date: 3/2/2026

OWNER'S AUTHORIZATION

I hereby give CONSENT to TMTLA Associates (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.

Signed by: William J Pennington II
49550C892202435...

Signature of Owner	***Print Name***	***Date***
	William J PenningtonII	2/27/2026

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.

Signed by: William J Pennington II
49550C892202435...

Signature of Owner	***Print Name***	***Date***
	William J Pennington II	2/27/2026

*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:

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

PROPOSED USES

An application has been duly filed requesting that the property described in this application be rezoned from R-4 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.	Single family attached and permitted accessory uses allowed in R-4 per the Town of Zebulon UDO Article 4.	25.	
2.		26.	
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21.		45.	
22.		46.	
23.		47.	
24.		48.	

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. Uses shall be limited to single family attached and permitted accessory uses allowed in R-4.
2. Minimum single family attached unit shall be 1,200 square feet.
3. Minimum driveway stem length shall be 20' as measured from the right of way on W Judd St.
4. Driveway setback for individual unit driveways will be 20'.
5. Roadway section along W Judd St will include 5' wide sidewalk for the full frontage.
6. Provide a 5' enhanced buffer (opaque or separation) OR a 6' high opaque fence along all perimeter property lines as shown on the concept plan. See details on L-2 for typical examples of buffer sections.
7. Provide foundation plants along the front facade of the units that front on W Judd St in lieu of a streetscape buffer. A minimum of 3 evergreen shrubs (12" height at installation) shall be provided per unit.
8. Slab foundation and crawl space foundation shall be permitted. Plant species selection to be determined at site plan. See detail on L-2 for typical example of foundation landscaping.
9. Vinyl siding shall not be permitted but vinyl accents such as windows, decorative trim or other elements shall be permitted.
10. Native species shall be used for any street tree or buffer planting.
11. 50% minimum of the required open space shall be dedicated urban open space.

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.

Parcel Address	Parcel ID Number	Owner's Name
Please see attached list		

HOA CONTACTS

Development Name	Contact Person	Address

Attachment 1
PD 2026-02

Owner	Owner Address	Owner Address 2	Owner City	Owner State	Owner Zip
PRIVETTE, TEDDY R PRIVETTE, NANCY W	1627 PILOT RILEY RD		ZEBULON	NC	27597-6203
GLAXO INC	C/O DUCHARME MCMILLEN & ASSOC	PO BOX 80615	INDIANAPOLIS	IN	46280-0615
PRIVETTE, BRYAN GLENN	219 W JUDD ST		ZEBULON	NC	27597-2329
EDDINS, DONNA P HEIRS	102 CARRINGTON DR		KNIGHTDALE	NC	27545-9416
PULLEY, LOWELL R	402 W JUDD ST		ZEBULON	NC	27597-2204
CLARK, JOHN ARCHIE III	113 E SYCAMORE ST		ZEBULON	NC	27597-2831
TOR WAKELON LLC	TEN OAKS HOLDING LLC	PO BOX 257	FALLSTON	MD	21047-0257
ROMAN, CHARNE R	908 N WAKEFIELD ST		ZEBULON	NC	27597-2344
CANALES, LETICIA RIOS MENDOZA, BERNARDO ALVARADO	217 W JUDD ST		ZEBULON	NC	27597-2329
DJI PROPERTIES LLC	3650 ROGERS RD # 288		WAKE FOREST	NC	27587-9306
ALEXANDER, P NIXON ALEXANDER, MARGARET C	216 W JUDD ST		ZEBULON	NC	27597-2330
ESTES, CHARLES WHITLEY TRUSTEE AMOS C. ESTES REVOCABLE TRUST	PO BOX 369		ZEBULON	NC	27597-0369
FALGE, ANTHONY	1007 N BELL ST		ZEBULON	NC	27597-2346
TOWN OF ZEBULON	1003 N ARENDELL AVE		ZEBULON	NC	27597-2309

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:

300 & 304 W Judd St (Address)

2705-07-4425 & 2705-07-4498 (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/planning/interactive-development-map

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)):
A small single family attached (town home) infill development consisting of 9 rear-loaded lots with required open space.

Estimated Submittal Date: February 2, 2026

MEETING INFORMATION:

Property Owner(s) Name(s): William "Joedy" Pennington

Applicant(s): DJI Properties, LLC

Contact Information (e-mail/phone): DJI Properties, LLC 336-971-3772

Meeting Address: Zebulon Community Center, 301 S Arendell Ave, Zebulon NC 27597

Date of Meeting: Tuesday January 27, 2026

Time of Meeting: 6-8 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: The Nine at West Judd		Zoning: Existing R-4; proposed PD
Location: 300 & 304 W Judd St, Zebulon NC		
Property PIN(s): 2705-07-4425 & 2705-07-4498		Acreage/Square Feet: 0.79 acres
Property Owner: DJI Properties LLC		
Address: 3650 Rogers Rd #288		
City: Wake Forest	State: NC	Zip: 27587-9306
Phone: 336-971-3772		Email: DJIproperties0819@gmail.com
Developer: DJI Construction LLC		
Address: 3650 Rogers Rd #288		
City: Wake Forest	State: NC	Zip: 27587-9306
Phone: 336-971-3772	Fax:	Email: DJIproperties0819@gmail.com
Engineer: TMTLA Associates		
Address: 5011 Southpark Drive Suite 200		
City: Durham	State: NC	Zip: 27713
Phone: 919-484-8880	Fax:	Email: pam@tmtla.com
Builder (if known): N/A		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email:

TMTLA ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING

TMTLA Associates
5011 Southpark Drive
Suite 200
Durham, NC 27713
p: (919) 484-8880
e: info@tmtla.com

January 29, 2026

To whom it may concern,

We are writing to notify you of the rescheduling of the neighborhood meeting regarding the development proposed for 300 and 304 W Judd Street, Zebulon, NC, previously scheduled for Tuesday January 27, 2026 at 6pm at the Zebulon Community Center.

Due to the winter weather the meeting has been rescheduled for **Monday, February 9th at 6pm at the Zebulon Community Center**. Should more winter weather occur please check the website of the Zebulon Community Center for facility closure updates or contact us at the phone number listed above.

We apologize for the rescheduling. If you have any questions don't hesitate to contact us.

Sincerely,

TMTLA Associates

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:

300 & 304 W Judd St (Address)

2705-07-4425 & 2705-07-4498 (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/planning/interactive-development-map

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)):
A small single family attached (town home) infill development consisting of 9 rear-loaded lots with required open space.

Estimated Submittal Date: March 2, 2026

MEETING INFORMATION:

Property Owner(s) Name(s) William "Joedy" Pennington

Applicant(s) DJI Properties, LLC

Contact Information (e-mail/phone) DJI Properties, LLC 336-971-3772

Meeting Address: Zebulon Community Center, 301 S Arendell Ave, Zebulon NC 27597

Date of Meeting: RESCHEDULED DATE: Monday February 9, 2026

Time of Meeting: 6-8 PM

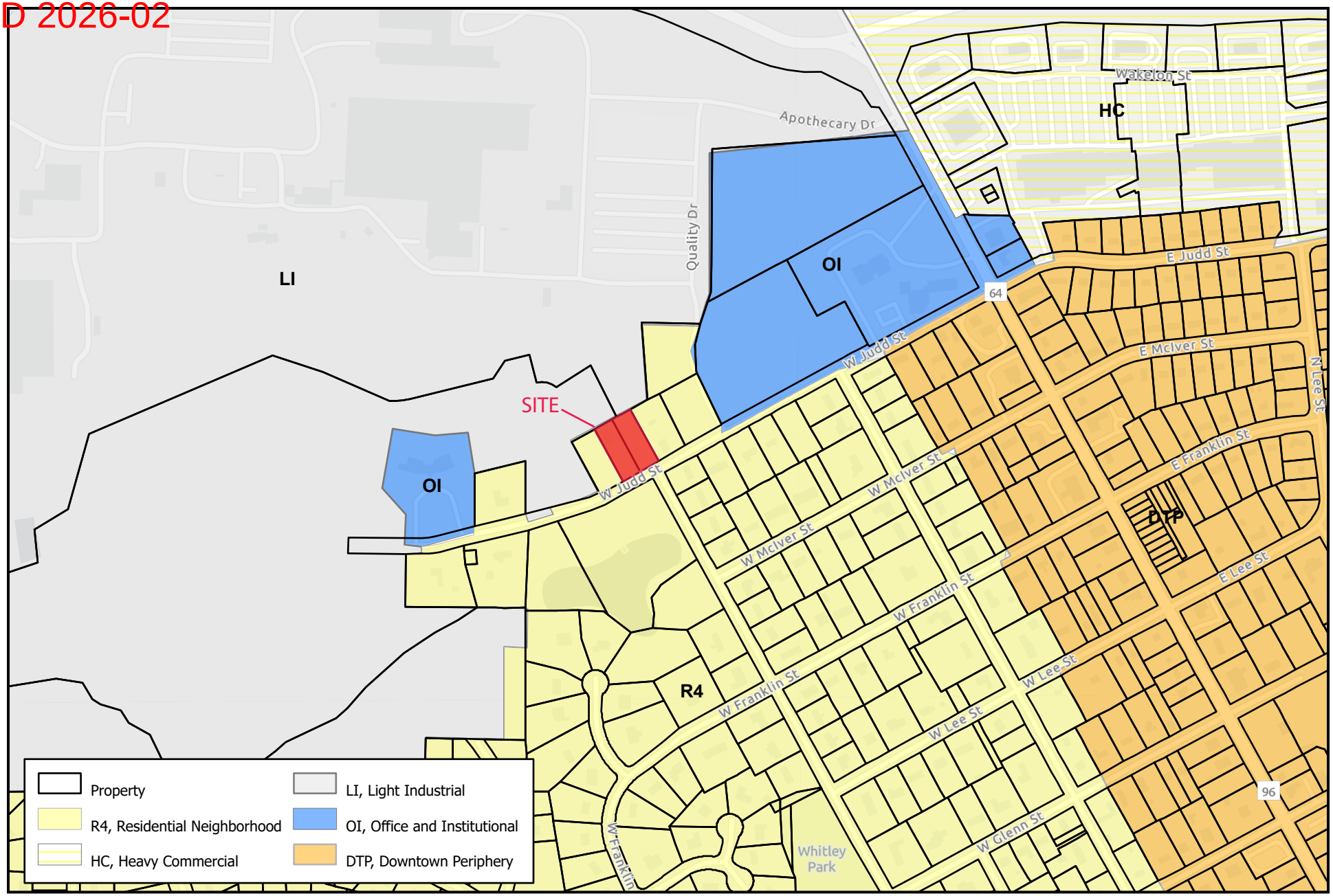
**Meetings shall occur between 5:00 p.m.-9:00 p.m. on a Monday through Thursday (excluding Town recognized holidays). If you have questions about the general process for this application, please contact the Planning Department at 919-823-1809. You may also find information about the Zebulon Planning 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: The Nine at West Judd		Zoning: Existing R-4; proposed PD
Location: 300 & 304 W Judd St, Zebulon NC		
Property PIN(s): 2705-07-4425 & 2705-07-4498		Acreage/Square Feet: 0.79 acres
Property Owner: DJI Properties LLC		
Address: 3650 Rogers Rd #288		
City: Wake Forest	State: NC	Zip: 27587-9306
Phone: 336-971-3772		Email: DJIproperties0819@gmail.com
Developer: DJI Construction LLC		
Address: 3650 Rogers Rd #288		
City: Wake Forest	State: NC	Zip: 27587-9306
Phone: 336-971-3772	Fax:	Email: DJIproperties0819@gmail.com
Engineer: TMTLA Associates		
Address: 5011 Southpark Drive Suite 200		
City: Durham	State: NC	Zip: 27713
Phone: 919-484-8880	Fax:	Email: pam@tmtla.com
Builder (if known): N/A		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email:

Attachment 1
PD 2026-02



300WJUDD-ZONING-GRAPHIC

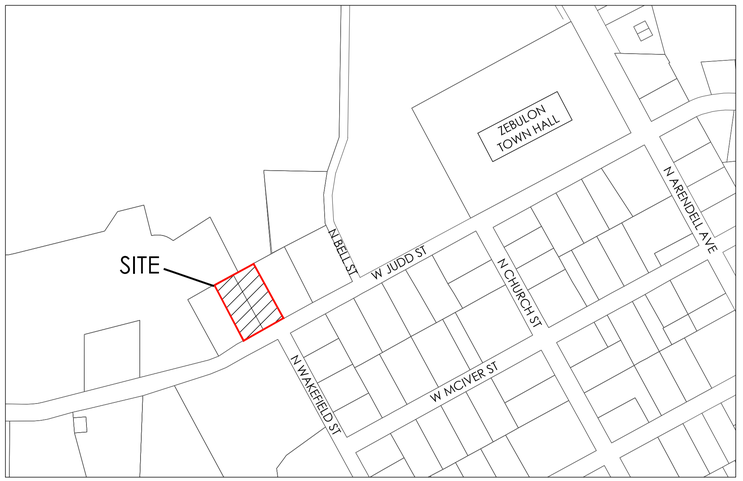
N

0 250 500 1,000 ft

1 inch equals 500 feet

Disclaimer
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THE NINE AT WEST JUDD
CONCEPTUAL PLAN



VICINITY MAP (NOT TO SCALE)

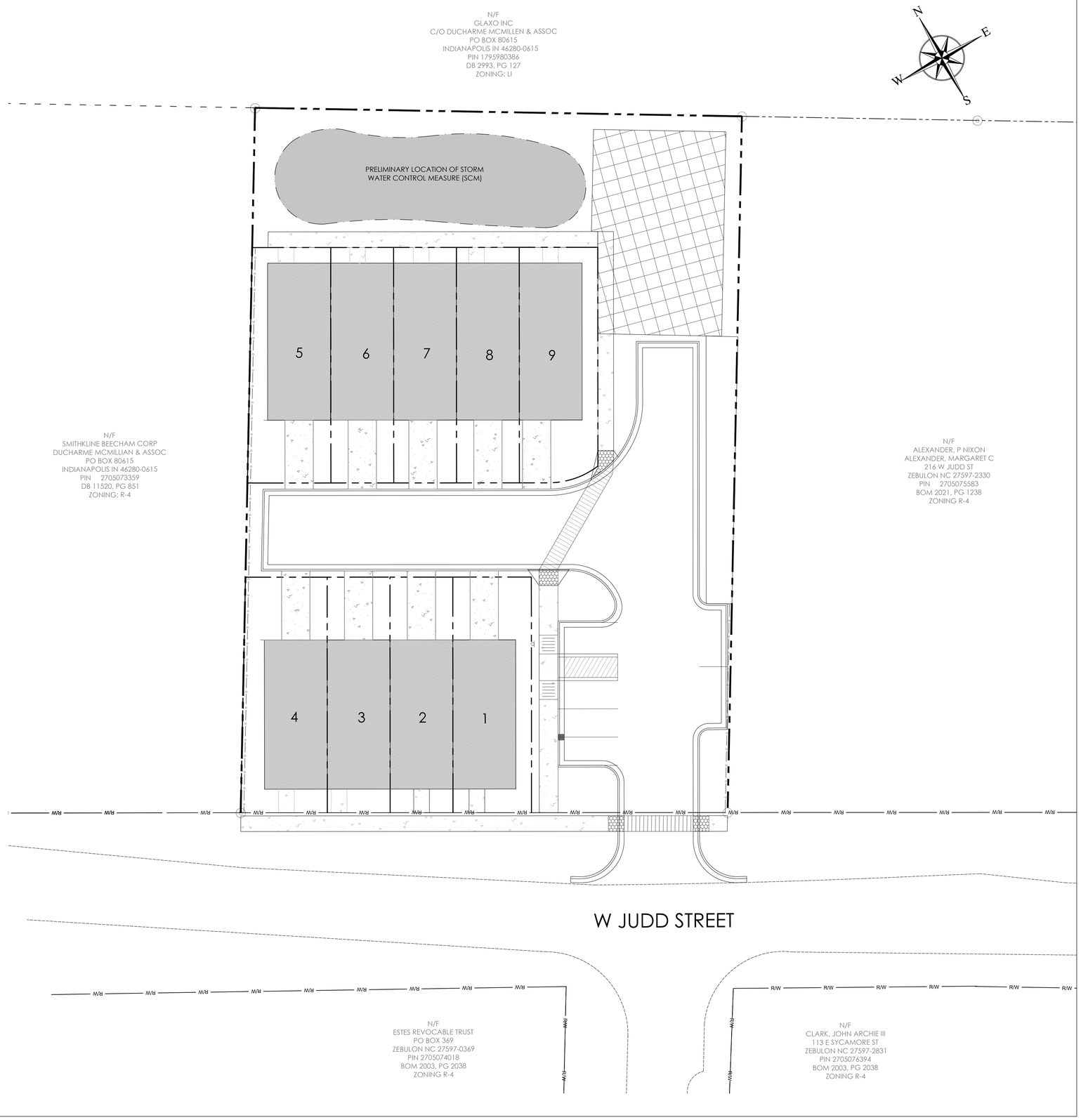
SITE DATA

OWNER:	DJI CONSTRUCTION LLC
PROPERTY ADDRESS:	300 & 304 W JUDD ST, ZEBULON NC
PIN:	2705-07-4425; 2705-07-4498
DEED:	0.79 AC
EX. USE:	VACANT
PROPOSED USE:	SINGLE FAMILY ATTACHED RESIDENTIAL
EX. ZONING:	R4
ASSUMED ZONING:	PD
PROPOSED IMPERVIOUS:	70% MAX
OPEN SPACE:	10% REQUIRED
ACTIVE OPEN SPACE:	5% REQUIRED (1/2 TOTAL OPEN SPACE)
VEHICULAR PARKING SPACES:	4 GUEST SPACES AND 2 MAIL KIOSK
STREAM BUFFERS:	NONE
WETLANDS:	NONE
FLOODPLAIN:	NONE

TMTLA ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
5011 SOUTHPARK DRIVE, STE.200-DURHAM, NC 27713
p: (919) 484-8080 e: info@tmtla.com

DJI CONSTRUCTION

PLAN IS CONCEPTUAL AND MAY CHANGE



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: The Nine @ West Judd

Meeting Address: 301 S. Arendell Ave (Zebulon Community Ctr.)

Date of Meeting: Feb. 9, 2026 **Time of Meeting:** 6:00p-8:00p

Property Owner(s) Names: DJI construction LLC

Applicants: TMTCA Associates contact: Pam Porter

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	Joseph/Milton Bryant	402 W Judd St.	919-801-5[illegible]	JMbryant0228@gmail
2	Peggy Alexander	[illegible] W Judd	9192718429	[illegible]
3	P. Nelson Alix [illegible]	216 216 W Judd	919 271-8771	gmail.com
4	Tony Falge	1009 N Bell St	919 270 8267	Fleetwoodlawnassoc@
5				
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24				
25				

Attach Additional Sheets If Necessary.

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: The Nine at West Judd

Meeting Address: Zebulon Community Center, 301 S Arendell Ave, Zebulon NC 27597

Date of Meeting: Monday February 9, 2026 **Time of Meeting:** 6-8 PM

Property Owner(s) Names: DJI Properties LLC

Applicants: TMTLA Associates

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 Townhomes are out of context with established single family residential.

Applicant Response: While townhomes do not currently exist in this neighborhood there are some nearby. Townhomes are a way to add density in the area walkable to downtown and align with the stated goals of the town of Zebulon. The owners investigated single family detached and it didn't work for them financially.

Question/ Concern #2 Traffic and parking: no traffic light onto Arendell, concern that residents may park on neighbors' property.

Applicant Response: This development may add minimal trafffic from 9 maximum homes and not every car will be travelling at the same time. There is a garage and driveway for each home plus the required amount of guest parking. The intersection is safely aligned with N Wakefield St. Finally, buffering and fence along the property and the curb and gutter will prevent residents of this infill neighborhood from parking on the adjacent residential lot.

Question/ Concern #3 Concern for stormwater runoff onto adjacent properties already dealing with runoff issues and mosquito problems.

Applicant Response: The stormwater control device (pond) has not yet been designed or engineered. We will relay this feedback to the civil engineer to direct the outflow away from your property if possible with the topography. A fountain may be included in the pond but we do not have details at this time.

Question/ Concern #4 Concern for loss of environmental quality and wildlife habitat.

Applicant Response: This is a small infill development of less than one acre. There are no environmentally sensitive areas on the site, including no wetlands or streams. There will be minimal loss of trees if any at all. The undeveloped forested natural areas surrounding this proposed development are not part of this project.

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, Pamela Porter, 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 300 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 Zebulon Community Center, 301 S Arendell Ave, Zebulon NC 27597 (location/address) on Monday February 9, 2026 (date) from 6 PM (start time) to 8 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.

~~2026-02-11~~ 2/24/2026 By: Pamela Porter
Date

STATE OF NC
COUNTY OF Durham

Sworn and subscribed before me, Misty N Oakley, a Notary Public for the above State and County, on this the 24th day of February, 2026.

SEAL Misty N. Oakley

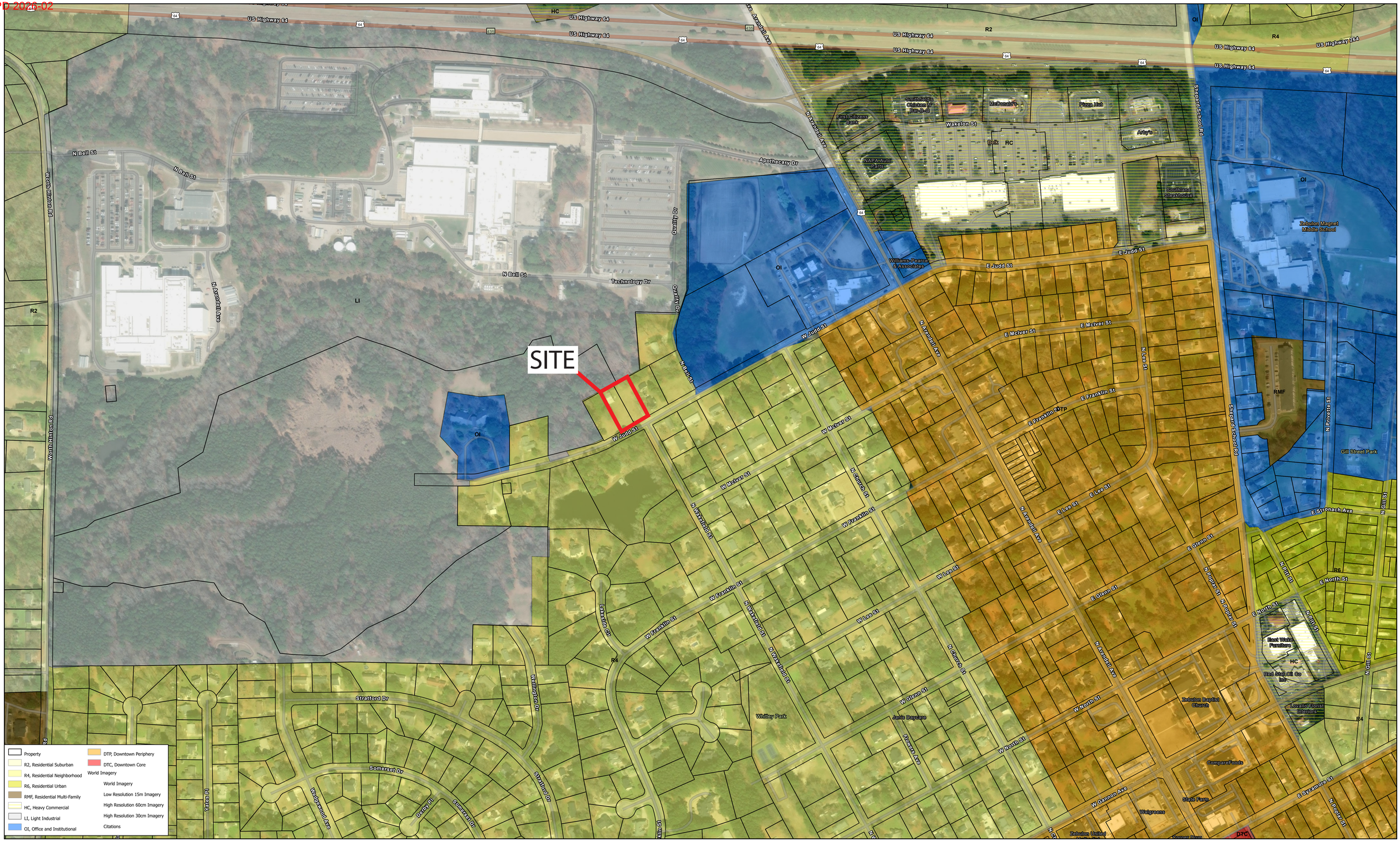
Misty N. Oakley
Notary Public - North Carolina
Granville County
My Commission Expires April 8, 2030
Notary Public

Misty N Oakley
Print Name

My Commission Expires:
April 8 2030

Attachment 1
PD 2026-02

Owner	Owner Address	Owner Address 2	Owner City	Owner State	Owner Zip
PRIVETTE, TEDDY R PRIVETTE, NANCY W	1627 PILOT RILEY RD		ZEBULON	NC	27597-6203
GLAXO INC	C/O DUCHARME MCMILLEN & ASSOC	PO BOX 80615	INDIANAPOLIS	IN	46280-0615
PRIVETTE, BRYAN GLENN	219 W JUDD ST		ZEBULON	NC	27597-2329
EDDINS, DONNA P HEIRS	102 CARRINGTON DR		KNIGHTDALE	NC	27545-9416
PULLEY, LOWELL R	402 W JUDD ST		ZEBULON	NC	27597-2204
CLARK, JOHN ARCHIE III	113 E SYCAMORE ST		ZEBULON	NC	27597-2831
TOR WAKELON LLC	TEN OAKS HOLDING LLC	PO BOX 257	FALLSTON	MD	21047-0257
ROMAN, CHARNE R	908 N WAKEFIELD ST		ZEBULON	NC	27597-2344
CANALES, LETICIA RIOS MENDOZA, BERNARDO ALVARADO	217 W JUDD ST		ZEBULON	NC	27597-2329
DJI PROPERTIES LLC	3650 ROGERS RD # 288		WAKE FOREST	NC	27587-9306
ALEXANDER, P NIXON ALEXANDER, MARGARET C	216 W JUDD ST		ZEBULON	NC	27597-2330
ESTES, CHARLES WHITLEY TRUSTEE AMOS C. ESTES REVOCABLE TRUST	PO BOX 369		ZEBULON	NC	27597-0369
FALGE, ANTHONY	1007 N BELL ST		ZEBULON	NC	27597-2346
TOWN OF ZEBULON	1003 N ARENDELL AVE		ZEBULON	NC	27597-2309



300 & 304 W Judd St
Zebulon, NC

EXHIBIT SHOWN AT NEIGHBORHOOD MEETING

N

0 200 400 800 ft

1 inch equals 200 feet

Disclaimer
iMAPS makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use,or its interpretation.

Attachment 1
PD 2026-02

Attachment 2
PD 2026-02

The Nine at West Judd

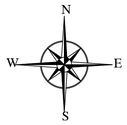
PD REZONING CONCEPT PLAN
300 & 304 W Judd St
Zebulon, North Carolina

OWNER/DEVELOPER:
DJI Construction LLC
6305 Abby Rose Ct
Zebulon, NC 27597
(336) 971-3772
Contact: William J (Joedy) Pennington II
djiproperties0819@gmail.com

LAND PLANNING/LANDSCAPE ARCHITECTURE:
TMTLA Associates
5011 Southpark Drive, Suite 200
Durham, NC 27713
(919) 484-8880
Contact: Pam Porter, PLA
pam@tmtla.com



VICINITY MAP
SCALE 1"=500'



SITE DATA

AREA:	0.39 + 0.41 = 0.79 AC (34,412.4 SF)
PINS:	2705-07-4425; 2705-07-4498
EXISTING USE:	VACANT
PROPOSED USE:	SINGLE FAMILY ATTACHED
PHASES:	ONE
EXISTING ZONING:	R-4
PROPOSED ZONING:	PD
CURRENT FUTURE LAND USE DESIGNATION:	GR
PROPOSED FUTURE LAND USE DESIGNATION:	GR
PROPOSED IMPERVIOUS:	70% MAX
OPEN SPACE REQUIRED:	10% MIN.
OPEN SPACE PROVIDED:	10% MIN.
FLOODPLAIN:	NONE
STREAM BUFFERS:	NONE
WETLANDS:	NONE
REZONING CONDITIONS:	SEE NARRATIVE

SUBMITTALS

FIRST SUBMITTAL	02/27/2026
SECOND SUBMITTAL	05/12/2026
THIRD SUBMITTAL	06/03/2026

SHEET INDEX

EXISTING CONDITIONS	L-1
CONCEPT PLAN	L-2
PRELIM. UTILITIES AND PONDS	L-3

TMTLA ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
5011 SOUTHPARK DRIVE, STE.200-DURHAM, NC 27713
p: (919) 484-8880 e: info@tmtla.com

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECTURAL CORPORATION No. C-551 PORTERLAND DESIGN, PLLC DBA TMTLA ASSOCIATES

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1706 PAMELA M. PORTER

06-03-2026

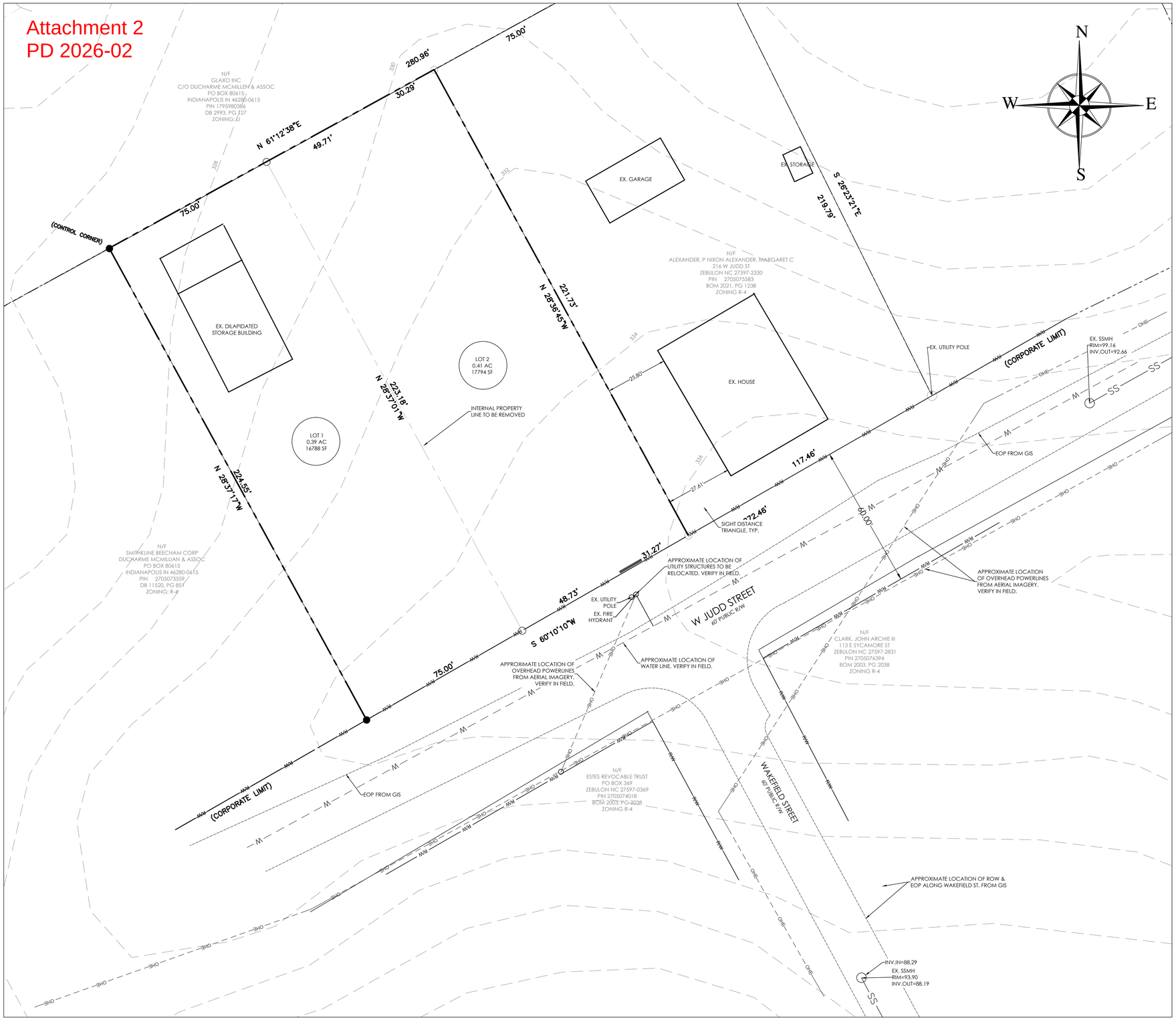
PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS:
2026-05-12 TOZ TRC COMMENTS
2026-06-03 TOZ TRC COMMENTS

COVER SHEET
THE NINE AT WEST JUDD
300 & 304 W JUDD ST
ZEBULON, NC

SCALE: AS NOTED
DRAWN BY: PMP, MA
PROJECT # 25099
DATE: 02/27/2026
SHEET
COVER
OF 4

Attachment 2
PD 2026-02



1
L-1 EXISTING CONDITIONS PLAN
SCALE: 1"=20'

20' 10' 0 20' 40'
SCALE: 1" = 20'

EXISTING CONDITIONS NOTES

1. BOUNDARY AND FIELD TOPOGRAPHIC SURVEY PROVIDED BY WILLIAMS PEARCE AND ASSOCIATES, PA (OCTOBER 10 2025).
2. PROJECT SITE IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL #3720270500K DATED JULY 19, 2022.
3. THERE ARE NO PROTECTED WETLANDS WITHIN THE PROJECT SITE.
4. THERE ARE NO BUFFERED STREAMS WITHIN THE PROJECT SITE.
5. EXISTING CONDITIONS AS SHOWN ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE AND DO NOT INCLUDE MECHANICAL, ELECTRICAL AND MISCELLANEOUS STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW THE PROJECT SITE AND FAMILIARIZE WITH ACTUAL FIELD CONDITIONS PRIOR TO BIDDING AND COMMENCING WORK. IF FIELD CONDITIONS ARE FOUND TO BE SIGNIFICANTLY DIFFERENT THE CONTRACTOR SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER IMMEDIATELY.

SITE DATA

AREA:	0.79 AC
PIN:	2705-07-4425; 2705-07-4498
EX. USE:	VACANT
EX. ZONING:	R4
STREAM BUFFERS:	NO
WETLANDS:	NO
FLOODPLAIN:	NO

LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE ADJ.
- EXISTING PROPERTY LINE TO BE REMOVED
- RW — RW — RIGHT OF WAY
- SS — SS — EX. SEWER LINE
- W — EX. WATER LINE

TMTLA ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
5011 SOUTHPARK DRIVE, STE.200-DURHAM, NC 27713
p: (919) 484-8880 e: info@tmtla.com

NORTH CAROLINA
No. C-551
REGISTERED LANDSCAPE ARCHITECTURE
PORTER LAND DESIGN, PLLC
DBA TMTLA ASSOCIATES

NORTH CAROLINA
REGISTERED LANDSCAPE ARCHITECT
1706
PAMELA M. PORTIER

06-03-2026

PRELIMINARY
NOT FOR
CONSTRUCTION

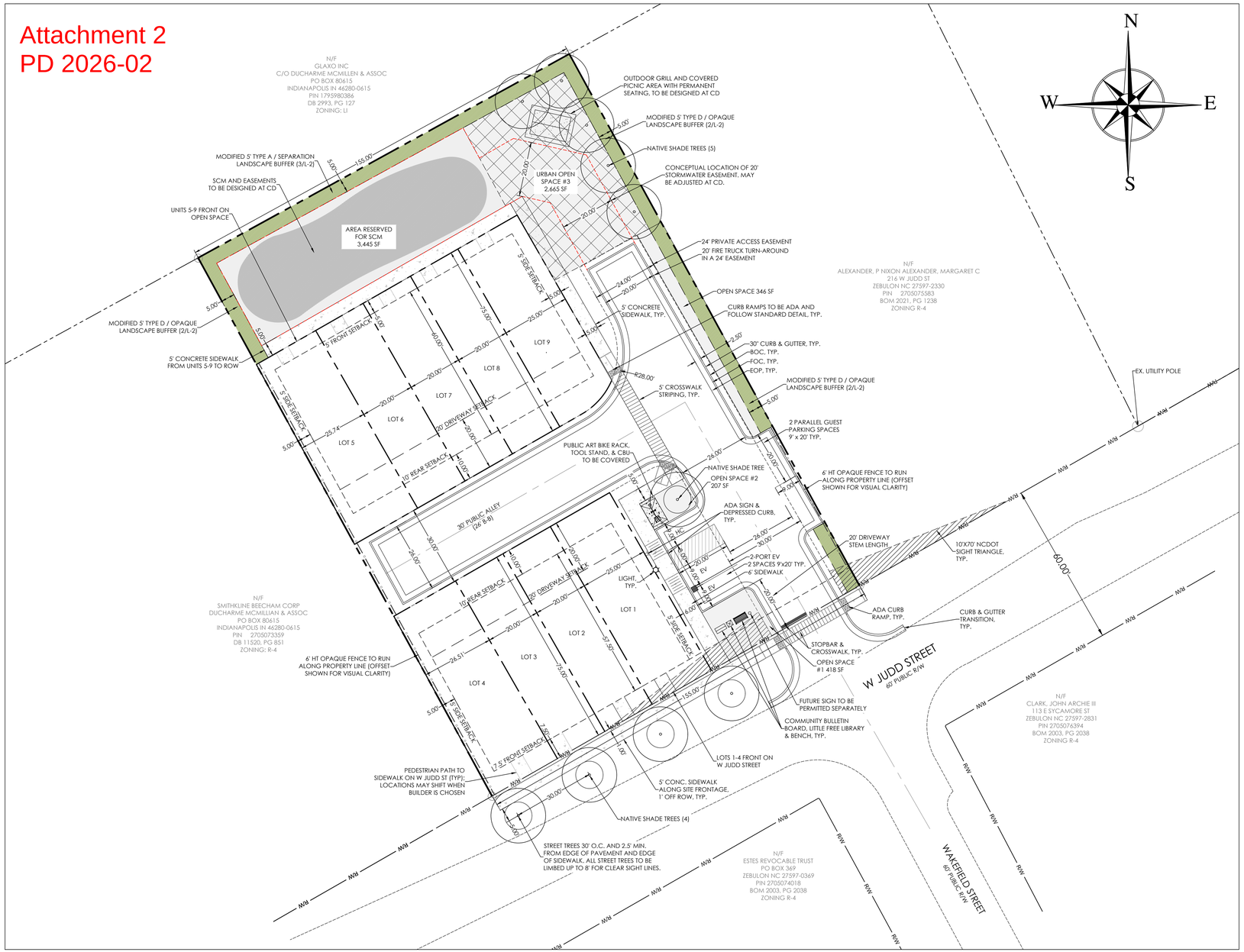
REVISIONS:
2026-05-12 TOZ TRC COMMENTS
2026-06-03 TOZ TRC COMMENTS

EXISTING CONDITIONS
THE NINE AT WEST JUDD
300 & 304 W JUDD ST
ZEBULON, NC

SCALE: AS NOTED
DRAWN BY: PMP, MA
PROJECT # 25099
DATE: 02/27/2026

SHEET
L-1
OF 4

Attachment 2
PD 2026-02



1 L-2 CONCEPT PLAN
SCALE: 1"=20'

NOTE: UNITS MAY INCLUDE A SECOND FLOOR DECK THAT EXTENDS FROM THE BACK OF THE UNIT OVER THE DRIVEWAY; ALL UNITS WILL FOLLOW A 10' BUILDING SETBACK AND 20' DRIVEWAY SETBACK.

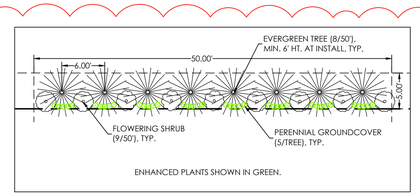
SITE DATA

AREA:	0.79 AC (34,412 SF)
PINS:	2705-07-4425; 2705-07-4498
EX. USE:	VACANT
PROPOSED USE:	SINGLE FAMILY ATTACHED
EX. ZONING:	R4
PROPOSED ZONING:	PD
PROPOSED DENSITY:	11.39 DU/AC MAX.
O.S. REQUIRED:	10% = 34,412 x 0.1 = 3,441 SF (0.08 AC)
O.S PROVIDED:	2,665 + 346 + 207 + 418 = 3,636 SF (0.08 AC) = 10%
URBAN O.S. REQUIRED:	5% = 34,412 x 0.05 = 1,721 SF
URBAN O.S. PROVIDED:	2,665 SF / 34,412 = 0.08 (8%)
IMPERVIOUS AREA:	70% MAX PROPOSED
TOWN HOMES:	9 SINGLE FAMILY ATTACHED UNITS MAX. ALL REAR LOADED UNITS
LOT SETBACKS:	7.5' FRONT SETBACK ALONG W JUDD ST. 5' FRONT SETBACK WHERE UNITS FRONT ON OPEN SPACE 5' SIDE SETBACK (0' SIDE SETBACK BETWEEN ATTACHED UNITS) 10' REAR SETBACK
PARKING:	0.25 GUEST SPACE PER UNIT: 9 x 0.25 = 2.25 (3) 2 SPACES FOR MAIL KIOSK (1 OF THESE ADA) 5 SPACES TOTAL REQUIRED/ 5 PROVIDED
LANDSCAPE BUFFERS:	STREET TREES IN LIEU OF BUFFER ALONG W. JUDD ST. 5' MODIFIED PERIMETER BUFFERS OR 6' OPAQUE FENCE PER PLAN
STREAM BUFFERS:	NO
WETLANDS:	NO
FLOODPLAIN:	NO

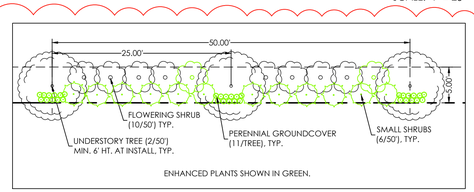
LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE ADJ.
- PROPOSED PROPERTY LINE
- BUILDING SETBACK LINE
- PRIVATE ACCESS EASEMENT
- SCM EASEMENT
- LANDSCAPE BUFFER
- 6' OPAQUE FENCE
- OPEN SPACE
- URBAN OPEN SPACE
- LANDSCAPE BUFFER

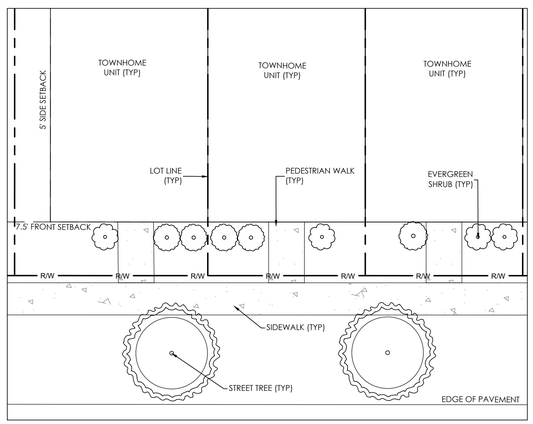
SCALE: 1" = 20'



2 L-2 MODIFIED 5' TYPE D OPAQUE BUFFER SECTION
SCALE: 1"=20'



3 L-2 MODIFIED 5' TYPE A SEPARATION BUFFER SECTION
SCALE: 1"=20'



4 L-2 TYPICAL FOUNDATION PLANTING
SCALE: 1"=20'

TMTLA ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
5011 SOUTHPARK DRIVE, STE.200-DURHAM, NC 27713
p: (919) 484-8880 e: info@tmtla.com

NORTH CAROLINA
No. C-551
REGISTERED LANDSCAPE ARCHITECTURAL CORPORATION
DBA TMTLA ASSOCIATES

NORTH CAROLINA
1706
REGISTERED LANDSCAPE ARCHITECT
PAMELA M. PORTER

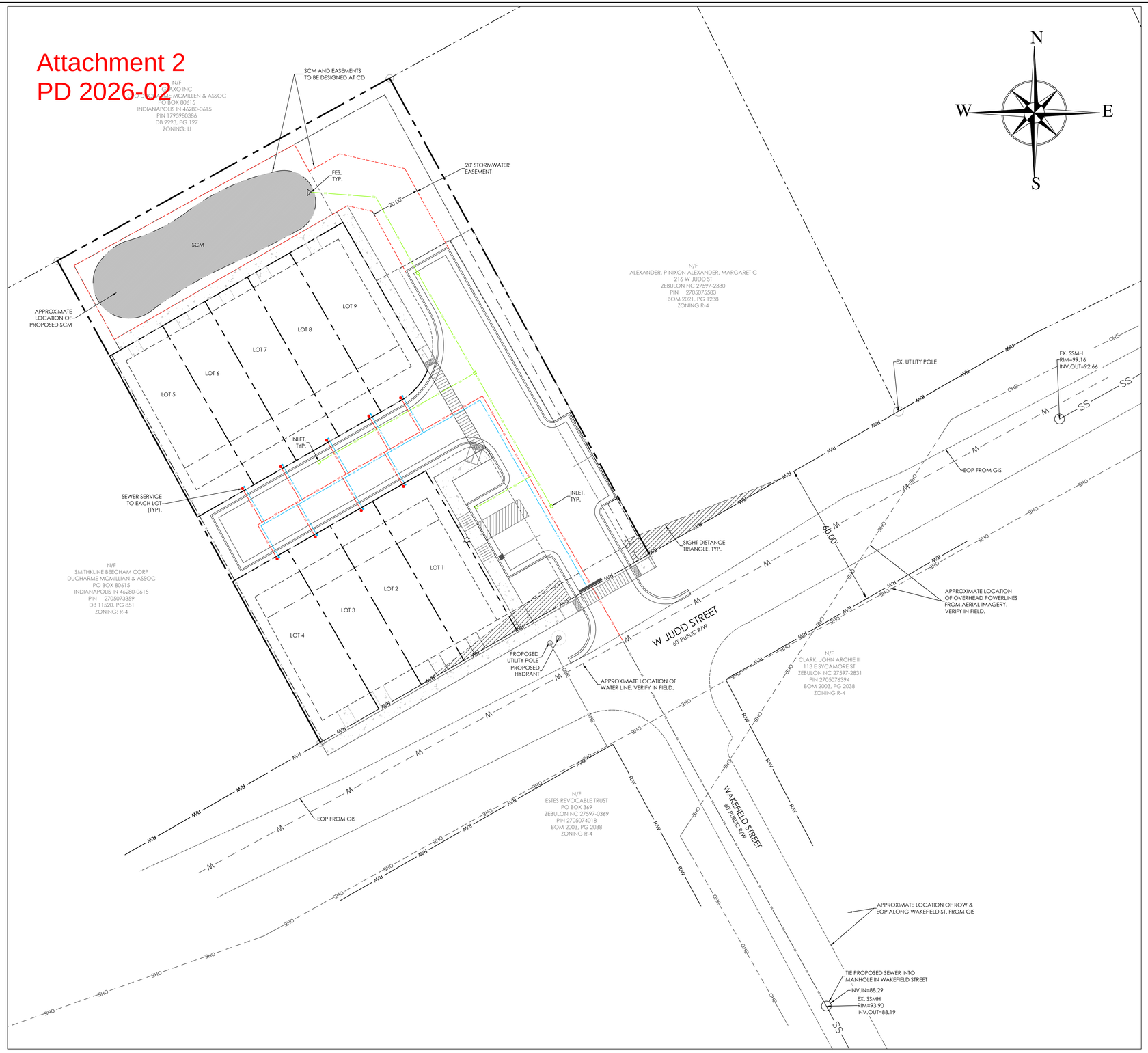
06-03-2026
PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS:
2026-05-12 TOZ TRC COMMENTS
2026-06-03 TOZ TRC COMMENTS

CONCEPT PLAN
THE NINE AT WEST JUDD
300 & 304 W JUDD ST
ZEBULON, NC

SCALE: AS NOTED
DRAWN BY: PMP, MA
PROJECT # 25099
DATE: 02/27/2026
SHEET L-2 OF 4

Attachment 2
PD 2026-02



1
L-3 CONCEPTUAL UTILITIES AND SCM

SCALE: 1"=20'

20' 10' 0 20' 40'

SCALE: 1" = 20'

CONCEPTUAL UTILITY NOTES

1. UTILITY DESIGN SHOWN ON THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE DURING SITE PLAN WHEN FULLY ENGINEERED. THIS CONCEPTUAL UTILITY PLAN SERVES AS AN ACKNOWLEDGEMENT EXISTING UTILITIES ARE PRESENT AND AVAILABLE TO CONNECT TO FOR NEW DEVELOPMENT.

LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE ADJ.
- EXISTING PROPERTY LINE TO BE REMOVED
- RIGHT OF WAY
- EX. OVERHEAD LINE
- EX. SEWER LINE
- EX. WATER LINE
- PROP. SEWER LINE
- PROP. WATER LINE
- PROP. STORM DRAIN
- 6' OPAQUE FENCE

TMTLA ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
5011 SOUTHPARK DRIVE, STE.200-DURHAM, NC 27713
p: (919) 484-8880 e: info@tmtla.com

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECTURAL No. C-551 PRACTICE OF LAND DESIGN PLLC DBA TMTLA ASSOCIATES

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1706 PAMELA M. PORTIER

06-03-2026

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS:

2026-05-12 TOZ TRC COMMENTS
2026-06-03 TOZ TRC COMMENTS

CONCEPTUAL UTILITIES AND SCM
THE NINE AT WEST JUDD

300 & 304 W JUDD ST
ZEBULON, NC

SCALE: AS NOTED
DRAWN BY: PMP, MA
PROJECT # 25099
DATE: 02/27/2026
SHEET L-3
OF 4

ZEBULON
NORTH CAROLINA

MUNICIPAL UTILITY ALLOCATION POLICY

Statement of Purpose and Goals

Introduction

Drinking water supplies throughout the greater City of Raleigh distribution system are finite, subject to disruption by drought and/or other calamity and Zebulon's allocation is contractually limited. The Town staff, the Planning Board, and the Board of Commissioners have given a great deal of thought and study as to the best utilization of this valuable resource to benefit current and future citizens.

The Town of Zebulon's municipal water and sewer capacity is a valuable resource that must be conserved and apportioned to new development projects that promote the Town's policy of ensuring a diversified tax base and housing supply. Such an allocation policy will tend to promote diversity of housing available to a wide cross section of citizens of diverse socio-economic backgrounds and promote economic viability and sustainability by providing for retail and other commercial development within the Town of Zebulon.

In order to preserve and enhance property values, manage its limited water supply as a vital natural resource, promote economic development, and incentivize smart growth practices, the allocation of Zebulon's potable water capacity shall hereafter be in accordance with this policy.

Land Use and the Tax Base

The local government expense of providing fire and police protection, schools, parks, social services, water and sewage systems and other essential public services to residential neighborhoods is generally greater than the ad valorem tax revenue generated by such neighborhoods. On the other hand, the cost of providing services to commercial and industrial development is generally less than the tax revenue accruing to the local government. Having a predominantly residential tax base would require the Town of Zebulon over time to assess a higher tax levy to raise funds to provide essential services or to reduce the level of public services provided. This is one reason among many why local governments including Zebulon strive to achieve a balance of both residential and non-residential growth.

Zebulon's historical development is transitioning from industrial to residential, leading to a current tax base of approximately 40% residential and 60% commercial/industrial. The following table shows Zebulon's tax base over the past five years [1]

Zebulon Tax Base (Past Five Years)

Fiscal Year	Commercial	Residential
2021-2022	60%	40%
2020-2021	65%	35%
2019-2020	72%	28%
2018-2019	73%	27%

[1] "Tax Base Components | Wake County Government," *Wake County North Carolina*, https://www.wakegov.com/departments-government/tax-administration/data-files-statistics-and-reports/taxbase-components

2017-2018	71%	29%

As shown in the table above, the residential tax base has steadily increased proportionally over the past five years. This trend in the tax base data, combined with the vested planned residential development in the coming years, demonstrates the need for the Town to address this shift through policy. The Zebulon Board of Commissioners believes that it is fiscally responsible and otherwise in the public interest to promote and encourage non-residential development in the jurisdiction as an alternative to rapid residential development to keep the ratio between the two development types well balanced. A goal of maintaining a tax base of 60% residential and 40% commercial/industrial is hereby established.

Development Goals for the Full Build-Out of Zebulon

Communities without a wide variety of housing types and styles also put pressure on the Wake County Public School System which remains committed to having students of a wide range of socio-economic backgrounds attend each local school. In addition to the goal of maintaining a balanced tax base, the Town of Zebulon is committed to achieving a balance of housing types within its jurisdiction.

This commitment is consistent with both the Town's Strategic Plan and Comprehensive Plan. The *Town of Zebulon: Vision 2030 Strategic Plan* lists "Growing Smart" as one of its three focus areas, calling for the planning of appropriate land uses and affordability of the community. The *Grow Zebulon Comprehensive Land Use Plan* identifies six guiding principles for the town. Two of those principles are "Zebulon will be BALANCED" and "Zebulon will be PRUDENT." A balance should be achieved for the Town's tax base, its land uses, and its housing types to allow for an affordable community with employment and business opportunities that will help the community prosper. The achievement of balance in Zebulon will contribute to the Town being prudent. As stated previously, a local government's cost of providing services to commercial properties is generally less than that of residential properties. Having a balanced tax base that is not proportionally over-saturated with residential properties will contribute to keeping the Town financially sound.

Below are three development goals that are integral to the utility allocation policy and the future of the Town. These development goals apply to the entire, future Zebulon jurisdiction including the ETJ, shortrange and long-range urban service areas.

GOAL #1: Maintain 60%-40% ratio of residential to non-residential tax values.

Upon Adoption-January 2021 60% Residential - 40% Non-Residential

GOAL #2: Residential Housing Percentage Breakdown
SFD|TH|MF – 75%|10%|15% (Note – Duplex counted as MF)

Upon Adoption-January 2021 80.5% | 0.5% | 19%

GOAL #3: Encourage Mixed Use Development to improve pedestrian connectivity to non-residential activity.

Policy and Procedures

Water Allocation

All existing parcels of real property within the corporate limits of Zebulon, regardless of proposed acreage, shape, or location as of the adoption of this ordinance are entitled to **115 gallons per day** of water allocation to build and sustain a single family or a limited business or commercial use. No additional water allocation will be awarded for proposed development except in accordance with the requirements of this policy.

Wastewater Connection

All projects considered for utility allocation must provide a wastewater system connection with adequate receiving capacity, as determined by the Wake County Health Department and/or City of Raleigh Public Utilities Department and approved by the Town of Zebulon Planning Director.

General Conditions & Requirements

- All proposed projects must be within the existing corporate limits or have filed a valid and complete petition for Voluntary Annexation.
- All proposed projects under consideration must have a complete application submitted for the appropriate Master Plan, Subdivision, Site Plan, Special Use Permit, Conditional Zoning Request, Zoning Compliance Permit, Building Permit, or any other necessary approval.
- All projects are subject to a Utility Allocation or Developer's Agreement approved by the Town's Board of Commissioners. If the Developer/Applicant fails to meet all terms of that agreement the unused allocation will be reclaimed, no new building permits will be issued, and no new connections to the water or wastewater systems will be permitted. Active building permits will have certificates of occupancy held until mitigating measures are agreed to by all parties.
- Projects with proven vested rights upon adoption of this ordinance will be permitted to finish their projects as previously approved.
- Public water may be utilized for irrigation purposes so long as the Primary Use associated with the site has previously gained water allocation through the Town.
- Any third parties who buy land to build upon are bound by the approved Utility Allocation Agreement or Development Agreement for that property. If the agreement is not fulfilled, the above terms and conditions still apply regardless of who owns the land.

Compliance Required

This policy allocates municipal water in gallons per day for new development proposals, master plans, site plans, building plans, and/or structures seeking construction approval. Each phase of a phased development must comply with the terms and development schedule of an approved Utility Allocation Agreement before the next phase can begin or the development risks loss of previously reserved allocation.

Previously dedicated but unused allocation can be reclaimed by the Town's Board of Commissioners for:

(1) the lack of compliance with any existing Utility Allocation or Developer's Agreement;

(2) violation of applicable town policy provision, ordinance standard, condition of approval; (3)

violation of federal or state regulation; or

(4) other good cause.

Utility Allocation Application Process

Upon receiving a new development proposal requesting water capacity, the Planning Staff shall direct the Developer/Applicant to demonstrate the project's qualifications. A Developer/Applicant shall state on the appropriate application, and stipulate within an approved Utility Allocation Agreement, the use or uses proposed to be built as part of the project along with the construction design and materials. Town action on the request will be deferred until the application is complete and the requested information has been provided.

Proposed projects shall complete the UTILITY ALLOCATION WORKSHEET according to its instructions to determine the total number of points achieved. The Utility Allocation Application package will be reviewed for completeness and compliance by the Technical Review Committee (TRC) in conjunction with the applicable development approval for the subject property (conditional rezoning, planned development, site plan, etc.).

Qualification for water allocation is judged by:

- The level of developer investment
- Anticipated increases in the Town's ad valorem tax base
- Construction and dedication of public infrastructure
- Provision of employment opportunities for Zebulon citizens
- Provisions of diversified housing stock
- Preservation of open space
- Protection of existing tree canopy
- Conservation of existing habitat
- The provision of recreational amenities for current or future Zebulon residents

Projects must be awarded **60 TOTAL POINTS** or more to merit water allocation.

Points are awarded in two categories, BASE POINTS and BONUS POINTS. BONUS POINTS are broken down into six categories.

1. Nonconformity Abatement and Public Infrastructure Improvements
2. Green Development Standards
3. Gateway and Transit Improvements
4. Amenities
5. Affordable Housing
6. Other

Unless a project can gain all necessary BONUS POINTS from a single improvement identified in the approved list, improvements must be made from at least two of the categories of BONUS POINTS.

All features and/or improvements that earn a projects BONUS POINTS must be clearly shown on a development plan for each application type.

Expiration of Allocation Award

A developer/applicant who has secured allocation according to this policy and hasn't progressed in construction plan approval, building permit approval, or on-site construction for a period of 12 months will lose the award of allocation without benefit.

Annual Review of Policy & Appeals

This policy shall be reviewed in January of each year and, when appropriate, readjusted by the Town's Board of Commissioners. The Town's overall progress on policy goals will be considered and the multipliers and/or point thresholds readjusted accordingly.

Appeals of any provision of this ordinance shall be decided upon by the Town's Board of Commissioners upon receiving a recommendation from the Planning Board.

BASE POINTS: List of Preferred Land Uses and Required Characteristics:

The uses listed below have been determined to be the most desirable and important uses for the Town of Zebulon to promote and maintain economic and housing diversity. Only projects that completely meet the stated performance characteristics will be considered for utility allocation. Please select one of the following Base Point classifications.

60 Base Points	**Single Family Homes (Expedited Subdivision or Recombination)** Newly constructed Single Family Homes built upon new lots created via the minor subdivision, exempt subdivision, expedited subdivision (3 or fewer lots) or recombination process.
60 Base Points	**Change of Use** This category captures renovation, rehabilitation, up-fit or retrofit of existing buildings or portions of buildings that pre-date this policy and require a code summary sheet, change in building occupancy, certificate of occupancy, building permit and/or building inspections and do not increase the utility demand from the previous use of the building.
45 Base Points	**Business Office/Finance/ Insurance / Professional Services Center - Large** Qualifying projects must exceed 100,000 square feet of heated floor space and create at least 150 employment positions that exceed the average annual Wake County salary according to Wake County Economic Development or the Employment Security Commission. Employees perform professional, scientific, and technical services for others. Such services require a high degree of expertise and training and provide high salaried employment opportunities. Examples include software engineering, legal, medical, accounting, consulting, architectural, biomedical, chemical, research and development, and administrative services. Finance or Insurance Centers shall also pool financial risks by underwriting insurance and annuities. Some establishments support employee benefit programs. Examples include bank or credit union headquarters, brokerages, investments, insurance, financing, and data processing establishments.
45 Base Points	**Manufacturing/Industrial Employment Center** Manufacturing or Industrial establishments in this category exceed 200,000 square feet of floor space located in plants, factories, or mills and employ power-

	driven machines and materials-handling equipment. They may also employ workers who assemble or create new products by hand, without the characteristic machinery-intensive enterprise. Many manufacturing establishments process products of agriculture, forestry, fishing, mining, or quarrying as well as products of other manufacturing establishments. Most manufacturing establishments have some form of captive services (e.g., research and development, and administrative operations, such as accounting, payroll, or management) in conjunction on-site.
45 Base Points	**Governmental Uses/Public Administration** This category encompasses centers for all government functions; it includes federal, state, and local government agencies that administer, oversee, and manage public programs and budgets and have executive, legislative, or judicial authority. Establishments develop policy, create laws, adjudicate civil and criminal legal cases, and provide for public safety and national defense.
40 Base Points	**Single Use Retail** Newly constructed single use, stand-alone building used primarily for retail, restaurant, or similar commercial use.
40 Base Points	**Hotels, Motels, or other Accommodation Service Establishments** This category serves lodging and short-term accommodations for travelers. They may offer a wide range of services, from overnight sleeping space to full-service hotel suites. They may offer these services in conjunction with other activities, such as entertainment or recreation. Stays in these establishments are generally less than one month. This classification does not include boarding or rooming houses.
40 Base Points	**Arts/Entertainment/Museums** These establishments operate facilities or provide services for a variety of cultural, entertainment, and performing art functions. Establishments include those that produce, promote, or participate in live performances, events, or exhibits intended for public viewing; those that preserve and exhibit objects and sites of historical, cultural, or educational interest; and those that operate facilities or provide services to serve activities associated with the aforementioned.
40 Base Points	**Amusement, Sports or Recreational Establishment** Establishments in this category operate either indoor or outdoor facilities offering family activities (i.e. sports, recreation, or amusement) and provide services, such as facilitating amusement in places operated by others, operating recreational sports groups and leagues. Examples include golf courses, indoor sports venues, bowling alleys, miniature golf courses, athletic clubs, skating rinks and arcades. This category may be used in conjunction with a commercial or residential development as a mixed use development.

40 Base Points	**Mixed Use Development (Transit Oriented)** Newly constructed or substantially rehabilitated collection of vertically mixed retail, office and residential uses in multi-story buildings centered within a onehalf mile radius of an existing rail or bus transit station or the intersection of Horton Street and North Arendell Avenue in Downtown Zebulon. In order to qualify as mixed use, developments must dedicate at least one-third of the total heated square footage to residential use and the remainder to a mix of retail and office uses. All three use types must be represented and at least 10% of the heated square footage must be dedicated to street level, storefront retail uses.
40 Base Points	**Mixed Use Development (Urban Infill)** Newly constructed or substantially rehabilitated collection of mixed retail, office and residential uses in a multi-story building on a previously developed parcel within the corporate limits. In order to qualify as mixed use, developments must dedicate at least one-third of the total heated square footage to residential use and the remainder to a mix of retail and office uses. All three use types must be represented and at least 10% of the heated square footage must be dedicated to street level, storefront retail uses.
40 Base Points	**Mixed Use Development (Greenfield)** Newly constructed collection of mixed retail, office and residential uses in a multistory building or buildings on a previously undeveloped parcel. In order to qualify as mixed use, developments must dedicate at least one-third of the total heated square footage to residential use and the remainder to a mix of retail and office uses. All three use types must be represented and at least 10% of the heated square footage must be dedicated to street level, storefront retail uses.
35 Base Points	**Housing Services for the Elderly Establishments** This category offers housing services for the aged, not requiring a license from the North Carolina Department of Health and Human Services, such as independent retirement housing, multi-unit assisted housing with services (MAHS), and continuing care retirement centers. All facilities must provide, but not necessarily be limited to, the following services/facilities: On-site laundry facilities, on site management, guaranteed transportation services at least four days per week, on-site exercise facilities, on-site computer access, and a clubhouse/common lounge area for all residents.
35 Base Points	**Mixture of Use Development (Retail/Office-Institutional/Commercial)** Newly constructed collection of horizontally arranged uses including retail, officeinstitutional and commercial within a master planned project on a previously undeveloped parcel or parcels totaling at least 10 acres. Mixture of use projects must include at least two (2) use types with at least 25% of the space devoted to each use type included in the development.

30 Base Points	**Retail/Commercial Center** Newly constructed center of at least 50,000 square feet, typically containing an anchor such as a grocery store and other smaller spaces and/or outparcels for subordinate uses. Uses are entirely consumer-driven and include all manner of retail, service and office possibilities.
30 Base Points	**Business Office/Finance/ Insurance / Professional Services Center – Medium** Qualifying projects must exceed 50,000 square feet of heated floor space and create at least 75 employment positions that exceed the average annual Wake County salary according to Wake County Economic Development or the Employment Security Commission. Employees perform professional, scientific, and technical services for others. Such services require a high degree of expertise and training and provide high salaried employment opportunities. Examples include software engineering, legal, medical, accounting, consulting, architectural, biomedical, chemical, research and development, and administrative services. Finance or Insurance Centers shall also pool financial risks by underwriting insurance and annuities. Some establishments support employee benefit programs. Examples include bank or credit union headquarters, brokerages, investments, insurance, financing, and data processing establishments.
30 Base Points	**Business Office/Finance/ Insurance / Professional Services Center – Small** Qualifying projects 50,000 square feet of heated floor space or less. Employees perform professional, scientific, and technical services for others. Such services require a high degree of expertise and training and provide high salaried employment opportunities. Examples include software engineering, legal, medical, accounting, consulting, architectural, biomedical, chemical, research and development, and administrative services. Finance or Insurance Centers shall also pool financial risks by underwriting insurance and annuities. Some establishments support employee benefit programs. Examples include bank or credit union headquarters, brokerages, investments, insurance, financing, and data processing establishments.
30 Base Points	**Multi-Tenant Retail Center** Newly constructed center 50,000 square feet or less, typically containing a more than one tenant space within a single structure. Uses are entirely consumerdriven and include all manner of retail, service and office possibilities.
30 Base Points	**Single Use Office** Newly constructed single use, stand-alone building used primarily for office and professional.
30 Base Points	**Bungalow Court or Pocket Neighborhood** Newly constructed Bungalow Court or Pocket Neighborhood per the standards of the Unified Development Ordinance.

30 Base Points	**Distribution/Trucking Center** Newly constructed center of at least 500,000 square feet where products and resources are transported to and delivered from via truck or rail.
25 Base Points	**Warehouse** Newly constructed center of at least 500,000 square feet where products and resources are stored.
25 Base Points	**Religious Institutions** Any facility such as a church, temple, synagogue, mosque or monastery used for worship by a non-profit organization and their customarily related uses.
20 Base Points	**Intensive Industrial Uses:** Uses classified as Special Land Uses within the Industrial Classification.
20 Base Points	**Multi-Family Residential & Condo Units**
20 Base Points	**Major Subdivision 4- 25 Lots** Any subdivision of land of four (4) – 25 Lots.
10 Base Points	**Major Subdivision 26 lots or more** Any subdivision of land of 26 or more lots.
Board Determination	**All Other Uses Not Categorized** This category of use captures all other uses not categorized elsewhere. Allocations for such uses are left to the discretion of the Town's Board of Commissioners upon recommendation of the Planning Board and acted on a caseby-case basis.

Attachment 3
PD 2026-02

BONUS POINTS

Proposed projects can gain BONUS POINTS by agreeing to provide any of the following items over and above the UDO or Standard Specification requirements for their development proposal.

NOTE: No bonus points are given for UDO requirements.

CATEGORY 1 – Non-Conformity Abatement and Public Infrastructure Improvements

Section 1A - Abatement of Nonconformities		(Max - 3 points)
	Abatement of any existing non-conforming structures	3
	Abatement of any existing non-conforming use of land	2
	Abatement of any existing non-conforming lots	1

Section 1B - Roadway Infrastructure Not Warranted by TIA/UDO/CTP		(Max - 10 points)
	Construction of full cross section of existing off-site public street	5
	Nearby intersection improvements	5
	Traffic signal improvements	4
	Signage or striping improvements	1

Section 1C - Off-Site Public Greenway Improvements		(Max - 10 points)
	Construct more than 4000 linear feet of 10-foot-wide path	10
	Construct more than 3000 linear feet of 10-foot-wide path	8
	Construct more than 2000 linear feet of 10-foot-wide path	6
	Construct more than 1000 linear feet of 10-foot-wide path	4
	Construct 500 to 1000 linear feet of 10-foot-wide path	2

Section 1D – Off-Site Bike-Ped Improvements		(Max – 5 points)
	Construction of off-site sidewalk improvements (Subject to TRC Approval)	2
	Construction of off-site bike lane improvements (Subject to TRC Approval)	3

CATEGORY 2. Green Development Standards/ Building & Site Design

Section 2A - Conservation of Natural Habitat Meeting Active Open Space Requirements as Defined in the UDO		(Max - 10 points)
	One point per acre up to 10 acres	1 - 10

Section 2B - Parking		(Max – 15 points)
	Structured Parking Facilities - must reduce footprint by 20%	10
5	EV Charging Stations (two-port)	5

	Provision of on-street public parking (1 point per stall up to 10 Max)	1 - 10

Section 2C - Stormwater SCM's		(Max – 10 points)
	Stormwater - Restored Riparian Buffer	10
4	Construct a fountain or other stormwater amenity within the BMP/SCM (as approved by Staff)	4
	Stormwater - Landscaped Green Roof	5
	Stormwater - Underground capture system for on-site irrigation	5
	Stormwater - Bioretention	5
	Stormwater - Wetland	5
	Exclusive use of porous pavement in parking areas where suitable	2

Section 2D - Building/Site Design		(Max - 20 points)
10	Compliance with residential design guidelines per Section 5.2 of the UDO	10
	Non-Residential building design that incorporates an active upper story.	5
	Pedestrian oriented and walkable site design which promotes alternatives to vehicular travel within the development. (Subject to TRC Approval)	5

Section 2E - Infill/Redevelopment		(Max – 16 points)
	Development or Redevelopment within DTC	10
	Development or Redevelopment within DTP	6
	Redevelopment of previously vacant building space over 20,000 square feet	6
	Redevelopment of previously vacant building space under 20,000 square feet	5

Section 2F - Historic Preservation		
	Historic Structure Preservation via Deed Restriction (Determined by TRC)	10
	Restoration of Historic Structure (Must be approved by TRC)	5

Section 2G – LEED Certification		(Max – 10 points)
	LEED Certification for Neighborhood Development (LEED ND)	10
	Platinum LEED Certification	10
	Gold LEED Certification	8
	Silver LEED Certification	6
	Bronze LEED Certification	4

	LEED Certified Certification	2

CATEGORY 3 – Outdoor Enhancement and Transit Improvements

Section 3A – Outdoor Enhancement		(Max – 12 points)
	Construction of a Parkway Street Section on a Collector level street	5
	Construction or Preservation of Gateway Landscaping or Structure (Subject to Comprehensive Plan Consistency and TRC approval)	5
	Outdoor Display of Public Art (Subject to TRC Approval)	4
	Public Facing Outdoor Mural (Subject to TRC Approval)	4
	Maintenance of Roadside Gateway Plant Bed (requires maintenance agreement)	3
	Planting Pollinator Garden (225 Square Foot Minimum)	3
	Exclusive use of xeriscaping techniques and drought tolerant species	3
	Enhanced Roadside Landscaping (Subject to TRC Approval)	2
2	Enhanced Buffer Landscaping (Subject to TRC Approval)	2
	Construction of a Parkway Street Section on a Local level street	2
10	Installation of Native Shade Tree Species (per Tree up to 10 Trees)	1

Section 3B – Transit (Pursuant to location being adjacent to a planned or active transit route)		(Max - 8 points)
	Provision of more than 50 designated Park & Ride Stalls	8
	Provision of 25 designated Park & Ride Stalls	5
	Provision of 10 designated Park & Ride Stalls	3
	Provision of mass transit easement w/ structure (bus stop with shelter & bench)	2

CATEGORY 4 - Amenities

Section 4A - Private Greenway		(Max - 3 points)
	Construction of more than 3000 linear feet private greenway meeting Town of Zebulon standards	3
	Construction of more than 2000 linear feet of private greenway meeting Town of Zebulon standards	2
	Construction of more than 1000 linear feet of private greenway meeting Town of Zebulon standards	1

Section 4B – Pool (Combinations may be approved by TRC)		(Max - 8 points)
	Olympic Pool and Aquatic Center	8
	Junior Olympic Pool	5

	Lap Pool (four lane minimum)	3
	Resort Style Pool	2
	Any Other Pool	1

Section 4C - Outdoor Deck/Patio		(Max - 3 points)
	Deck/Patio - More than 3000 square feet	3
	Deck/Patio - More than 2000 square feet	2
	Deck/Patio - More than 1000 square feet	1

Section 4D - Pool Amenities		(Max - 2 points)
	Jacuzzi/Hot Tub/Whirlpool	2
	Water Playground with apparatus	2
	Sauna/Steam room	2

Section 4E - Clubhouse		(Max - 10 points)
	Commercial Coffee Shop with at least 10 designated public seating spaces.	10
	With full kitchen and over 4000 square feet of meeting space	10
	With full kitchen and less than 4000 square feet of meeting space	9
	Meeting space without kitchen more than 3500 square feet	8
	Meeting space without kitchen 2500 - 3499 square feet	7
	Meeting Space without kitchen 1500 - 2499 square feet	5
	Meeting Space without kitchen less than 1500 square feet	4
	No meeting space, bathrooms and changing rooms only	3
2	Outdoor Kitchen or Grills	2

Section 4F - Additional Active Recreation		(Max - 10 points)
	Gymnasium (regulation size indoor basketball court)	10
	Baseball/Softball Field (regulation size)	5
	Football/Soccer Field (regulation size)	5
	Skate Park	5
	Tennis Courts (two regulation courts, fenced)	5
	Multi-Use Hardcourt (two regulation basketball courts, street hockey, fenced)	5
	Pickleball Court (three regulation courts, fenced)	5
	Pocket Park – 5,000 square feet	3
	IPEMA Certified Playground Equipment	4
	Lighted Field of Play for nighttime use	3
	Electronic Scoreboard or Covered Dugouts or Bleachers	3

	Community Garden – 15-foot by 15-foot, with water access and potting shed.	3

Section 4G – Additional Urban Open Space Enhancements (Within Non Residential Zoning Districts)		(Max – 10 points)
	Fountain	2
2	Canopy Including Fixed Permanent Seating	2
	Drinking Fountain with Pet Fountain	2
	Permanent Game Tables	1
	Permanent Tables with Shade Cover	1
1	All Weather Bulletin Board	1
1	Covered or Internal Bicycle Parking	1
1	Artist-Design Bicycle Racks	1
1	Little Free Library	1
	Drinking Fountain	1
1	Public Work Bike Stand With Tools	1

CATEGORY 5 – Affordable Housing

Inclusion of a percentage of the provided housing stock of a proposed development cost no more than 30% of a household income not exceeding 80% of the Area Median Income (AMI)		(Max – 10 Points
	15% Affordable Housing	10
	10% Affordable Housing	5

CATEGORY 6 – Other

(Max 5 Points)

	Integrated public safety operation systems (EX. Flock Safety or others as approved by the Police Department)	3
	Smart Waste and Recycling Stations	2

Attachment 4
PD 2026-02

Planned Development Rezoning

The Nine at West Judd

A Planned Development

300 & 304 W Judd St

Zebulon, North Carolina

Date: **December 16, 2025**

Revised:

Owner/Developer:

DJI Construction LLC
6305 Abby Rose Court
Zebulon, NC 27594
Contact: William J (Joedy) Pennington II
Djiproperties0819@gmail.com

Consultants:

Landscape Architecture & Land Planning:

TMTLA Associates
5011 Southpark Drive, Suite 200
Durham, NC 27713
919-484-8880
Contact: Pam Porter, PLA
pam@tmtla.com

Section 1: Table of Contents

TABLE OF CONTENTS

Section 1: Table of Contents
Section 2: Vicinity Maps
Section 3: Project Data
Section 4: Purpose Statement
Section 5: Permitted Uses
Section 6: Design Controls
Section 7: Architectural Standards
Section 8: Off-Street Parking, Loading and Sidewalks
Section 9: Signs
Section 10: Public Facilities
Section 11: Natural Resources and Environmental Protection
Section 12: Stormwater Management
Section 13: Parks and Recreation
Section 14: Consistency with 2030 Land Use Map
Section 15: Compliance with the UDO
Section 16: Zoning Conditions Offered
Appendix A: Building Elevations

Attachment 4
PD 2026-02

Section 2: Vicinity Maps

(site outlined in red)





Attachment 4
PD 2026-02

Section 3: Project Data

Name of the Project: The Nine at West Judd

Applicant/Prepared by:

Pamela Porter, PLA
TMTLA Associates
5011 Southpark Drive, Suite 200
Durham, NC 27713
Phone: 919-484-8880
pam@tmtla.com

Current and Proposed Zoning:

Current: R-4
Proposed: PD

Proposed Land Use:

Suburban Residential (Single Family Attached)

Size of Project:

0.79 acres

Section 4: Purpose Statement

The Nine at West Judd is a small 0.79 acre assemblage located at 300 and 304 W Judd Street that sits about one quarter mile west of City Hall in downtown Zebulon, NC. The site is currently zoned R-4 and vacant. The Future Land Use Map designates both lots as GR (General Residential). The location, size and land use are perfect for a small single family attached infill development.

The intent of this Planned Development is to provide high-quality single family attached housing while also providing opportunities for gathering and recreation. The commitment to preserving open space and providing a variety of urban recreational amenities will connect neighbors and encourage a more walkable community adjacent to the downtown business district.

There are no areas of environmental concern on the site.

The residential development will fulfill the need for housing stock and provide appropriate density adjacent to downtown.

Access to the site will be provided via full access public alley aligned with the intersection of N Wakefield St at W Judd St. The 9 maximum units in this development will be rear-loaded and either front on W Judd St or front on open space at the rear of the site. No public streets are proposed with this development.

The proposed Planned Development will meet all requirements of the Zebulon Transportation Plan. Open space shall meet the Town of Zebulon minimum requirement of 10%.

The Nine at West Judd Planned Development will be sensitive to and compatible with surrounding land uses and neighborhood character. The development will enhance the value of surrounding property values.

This development is proposed to be developed in one phase.

Section 5: Permitted Uses

Table 1 below provides a listing of the proposed permitted uses for the W Judd Street Planned Development. Uses are subject to general and specific regulations of the Town of Zebulon UDO.

Table 1

PERMITTED USES TABLE	
	P = Permitted Use
USE TYPE	
Residential Uses	
Single Family Attached and permitted accessory uses	**P**

Section 6: Design Controls

Residential – 0.79 acres

Density

Density: 11.39 dwelling units per acre maximum (overall)

Units: 9 dwelling units max
All units shall be Single Family Attached.

Building Height

Max. height: 35 ft. / 3 Stories

Building Setbacks (see below)

Front:	5 ft. min. for lots fronting on open space
	7.5’ min. for lots fronting on W Judd St.
Side:	5 ft. min. (0’ side setback between attached units)
Rear:	10 ft. min.

Note: All single family attached units shall be rear-loaded.

Buffers (refer to PD Map)

Streetscape Buffers:

W Judd St	Native shade tree species shall be provided as street trees in front of units; foundation plants along the front façade of the units shall be provided in lieu of a streetscape buffer (see L-2).

Perimeter Buffers:

Adjacent to adjoining lots	Modified 5' Type D / Opaque buffer along a portion of PIN 2705075583 to the East which has one single family detached home and is zoned R-4. Modified 5’ Type D / Opaque buffer along a portion of PIN 2705073359 to the West which is vacant and zoned R-4. Modified 5’ Type A / Separation buffer along PIN 1795980386 to the North which is the GlaxoSmithKline facility and zoned LI.

All modified perimeter buffers shall be provided in accordance with the buffer objectives stated in the Town of Zebulon UDO. The modified 5' Type D Opaque perimeter buffer will function as "a fully opaque screen from the ground to a height of eight feet". The modified 5' Type A Separation perimeter buffer will function as "a visual break between land ownership". Where a buffer cannot be provided a 6’ tall opaque fence will be provided.

The modified 5' perimeter buffers will be less than their typical width; however, additional flowering shrubs and plantings will be provided between the required trees and shrubs instead of expanses of bare mulch, a planting scheme known as “soft landings”. This enhanced buffer landscaping will be provided as part of the Water Allocation Policy.

Refer to page L-2 in the concept plan for placement and typical buffer planting details.

All landscaping will comply with the residential design guidelines per Section 5.2 of the Town of Zebulon UDO.

Section 7: Architectural Standards

Standard Rezoning Conditions

The style of buildings will be any variety of the following: Craftsman, Traditional, Colonial, Neoclassical or Modern. The intent is to create a community that is harmonious.

All residential structures shall have three (3) or more of the following features:

- Front Porch
- Awnings
- Columns
- Balconies
- Broken Roof Lines
- Dormer
- Arched Architectural Features
- Chimney
- All Brick or All Stone Façade
- Other architectural features approved by the Planning Director

All residential structures shall have at least four (4) of the following features:

- Decorative Shake/Siding
- Decorative Railings/Posts
- Shutters
- Decorative/Functional Air Vents on Roof or Foundation
- Trimmed Windows or Recessed Windows
- Decorative Windows
- Decorative Brick or Stone (10% minimum required on the front elevation)
- Decorative Gables
- Decorative Cornices
- Tin/Metal Roof
- Other decorative features approved by the Planning Director.

Roofs:

- Roof lines shall be varied to reduce the scale of the structure and add visual interest.
- Roof shapes (for example: flat, hip, mansard, gable, or shed) and material shall be architecturally compatible with façade elements and the rest of the structures.
- Shed roofs may be used on porches and dormers.

Facades:

- The principal structure's front façade must incorporate recesses and projections along at least 50% of the length of the façade. Windows, awnings, and porch area shall total at least 50% of the façade length abutting a public street.
- Façades shall incorporate a repeating pattern of change in color, texture, and material modules.

Entryways:

- Doors shall have built-in windows; alternatively, a solid door is allowed provided side lights (side windows) are installed immediately adjacent to the solid door.
- Variations in color schemes and textures are encouraged to articulate entryways and give greater recognition to these features.

Materials and Color Palette:

- Predominant exterior building materials shall be high quality materials, including brick, wood, stone, fiber cement, and/or wood composite. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
- Front porches with open foundations shall have brick or stone piers and openings shall be fully screened with evergreen plantings.
- A varied color palette shall be utilized and shall include siding, trim, shutter, and accent colors complementing the siding colors.

Single-family Attached (Townhomes) - Specific Requirements:

1. Each house will have a minimum of 2 stories and a maximum of 3 stories.
2. Minimum dwelling size shall be 1,200 square feet.
3. All townhomes may have a slab foundation or crawl space.
4. Garage doors must have windows, decorative details or carriage-style adornments.
5. The front elevation of each single family attached unit shall contain a minimum of 10% masonry (brick or stone) and shall contain a minimum of two siding materials (e.g. stone and Hardie plank; brick and shake). No two consecutive units within a single building shall contain the exact same front elevation materials or color palette.
6. All sides of a principal structure that face abutting public street shall have architectural and decorative features as described above.
7. A mail kiosk shall be located internal to the development as shown on the conceptual plan. If a kiosk shelter is incorporated it shall be designed with similar architectural style, materials, and color palette as the homes in the neighborhood. The kiosk shelter may be partially enclosed or open on all 4 sides.

We commit to exceeding the architectural requirements in Section 5.2.4 of the UDO.

Section 8: Parking and Loading

All parking and loading areas shall comply with all applicable requirements of the Town of Zebulon UDO Section 5.8.

Electric vehicle (EV) charging stations shall be provided for two of the parking spaces.

Section 9: Signs

All signage shall comply with applicable standards and requirements of the Town of Zebulon UDO Section 5.11.

Section 10: Public Facilities

Water and Sanitary Sewer:

- All lots shall be served by City of Raleigh water and sanitary sewer.
- The proposed development will extend City of Raleigh sewer from the existing end of service manhole to the development.

Streets:

- No public streets are proposed internal to the development.
- No public right of way dedication is proposed.

Sidewalks:

- A 5’ concrete pedestrian sidewalk shall be provided along the W Judd St frontage

Alleys:

- All residential alleys shall be public and shall be a 26’ asphalt pavement within a 30’ wide Town of Zebulon Alley Right of Way.
- Area dedicated for the fire truck turnaround will be 20’ wide in a 24’ wide easement.
- Alleys and firetruck turnaround shall be maintained by the HOA.

Section 11: Natural Resource and Environmental Data

Existing Vegetation:

This development site consists of an empty field with a dilapidated storage building.

This site is within the Neuse River Basin.

No portion of this site is located within Special Flood Hazard areas defined by FEMA FIRM Map 3720270500K dated July 19, 2022.

Historic Structures and Significance:

This site does not contain any historic structures or significance.

Section 12: Stormwater Management

The Nine at West Judd will meet all applicable stormwater management requirements and standards as described in the Town of Zebulon Street and Storm Drainage Standard and Specifications Manual. This project will meet all stormwater reduction requirements including limiting the post-development stormwater flows to not exceed the pre-development stormwater runoff.

The development will use approved devices to control the stormwater and sediment runoff. These devices may include detention ponds, retention ponds, bio-retention areas or any other approved BMP stormwater control. Stormwater control devices shall be landscaped and constructed to be an amenity to the development and shall blend into the surroundings. A fountain will be provided in the SCM.

Section 13: Parks and Recreation

50% minimum of the proposed open space shall be urban open space per UDO Sec. 5.7.4.

The following list of amenities shall be included in the urban open space area as noted on the concept plan. Design of these areas will be finalized at site plan.

Open Space #1:

- "Little Free Library"
- All-weather community bulletin board
- Bench

Open Space #2:

- Public art bike rack
- Public Works bike stand with tools
- Covered bicycle parking

Open Space #3:

- Canopy including fixed permanent seating
- Outdoor grills

Section 14: Consistency with Comprehensive Plan and Land Use Map

The Nine at West Judd is consistent with the goals and objectives of the Town of Zebulon Comprehensive Plan, 'Vision 2030' Strategic Plan and Future Land Use Map.

1. This development proposes single family attached residential development, which supports the desire for a variety of housing types and price points within Town limits, especially within walking distance of the downtown business district. This will help to draw new residents as well as keep existing residents within Town limits when looking to move.

2. This development proposes a higher density residential development that is appropriately buffered from adjacent development that is less dense.

3. This development will assist in the expansion of the sidewalk network in the downtown area and encourage walkability and neighborhood interactions and community gathering.

In summary, this development proposal is consistent with the goals and objectives of the Town of Zebulon Comprehensive Plan, Vision 2030 Strategic Plan & Future Land Use Map.

Section 15: Compliance with the UDO

The Project will comply with all other relevant portions of the Town of Zebulon Unified Development Ordinance.

Section 16: Development Features Included per Utility Allocation Policy

Points Required: 60

Point Item	Point Value	Location (if known)
Base Points	20	
EV Charging Station (two-port)	5	Guest Parking
Fountain/Stormwater Amenity in SCM	4	SCM
Compliance with UDO Sec. 5.2	10	Building Design
Enhanced Buffer Landscaping	2	Perimeter Buffers
Installation of Native Trees	10	Streetscape and Buffers
Outdoor Kitchen or Grill	2	Open Space #3
Canopy & Fixed Permanent Seating	2	Open Space #3
All-Weather Bulletin Board	1	Open Space #1
Little Free Library	1	Open Space #1
Artist-designed Bicycle Racks	1	Open Space #2
Covered Bicycle Parking	1	Open Space #2
P.W. Bike Stand with Tools	1	Open Space #2
TOTAL	**60**	

Attachment 4
PD 2026-02

Section 17: Zoning Conditions

The following zoning conditions are offered for consideration:

1) Uses shall be limited to single family attached and permitted accessory uses allowed in R-4.
2) Minimum single family attached unit shall be a 1,200 square feet.
3) Minimum driveway stem length shall be 20’ as measured from the right of way on W Judd St.
4) Driveway setback for individual unit driveways will be 20’.
5) Roadway section along W Judd St will include 5’ wide sidewalk for the full frontage.
6) Provide a 5’ wide enhanced buffer (opaque or separation) OR a 6’ high opaque fence along all perimeter property lines as shown on the concept plan. See details on L-2 for typical examples of buffer sections.
7) Provide foundation plants along the front façade of the units that front on W Judd Street in lieu of a streetscape buffer. A minimum of 3 evergreen shrubs (12” height at installation) shall be provided per unit. Plant species selection to be determined at site plan. See detail on L-2 for typical example of foundation landscaping.
8) Slab foundation and crawl space foundation shall be permitted.
9) Vinyl siding shall not be permitted but vinyl accents, such as windows, decorative trim, and other elements shall be permitted.
10) Native trees shall be used for any street tree or buffer planting.
11) 50% minimum of the required open space shall be dedicated urban open space.

Attachment 4
PD 2026-02

Appendix A: Building Elevations

Please note any photo or graphic shown in this Appendix is to speak to the quality of the development and is not indicative of the exact design or facade to be included in this development. Any structure within this development shall follow the architectural guidelines listed in Section 7: Architectural Standards.

Front A



Rear A



Attachment 4
PD 2026-02



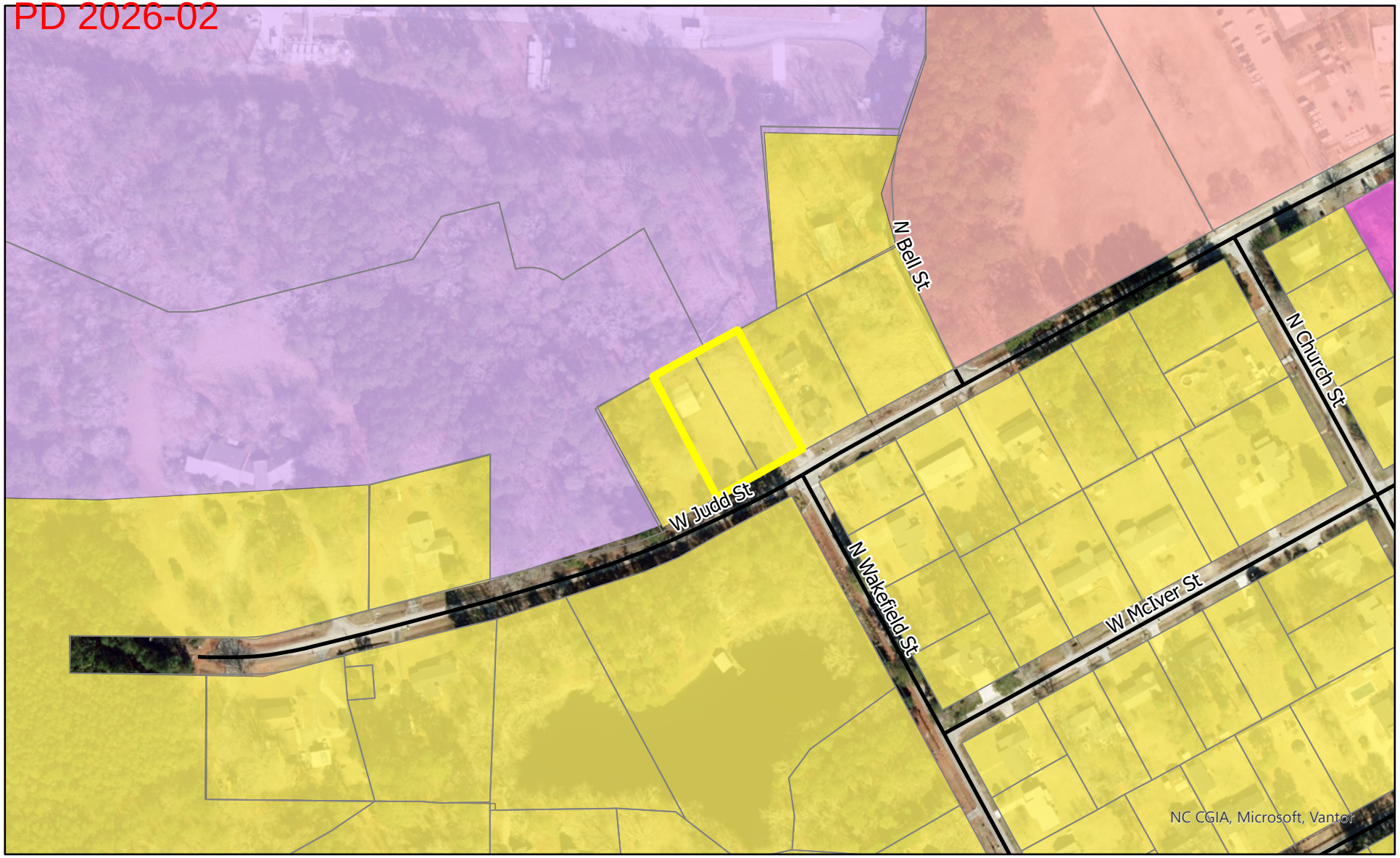
Front B



Rear B

Attachment 5
PD 2026-02

Future Land Use Map



Planning
ZEBULON
NORTH CAROLINA

0 0.02 0.04 0.08 Miles

Legend

- Streets
- Parcels

Land Use/Character

- General Residential (GR)
- Suburban Commercial (SC)
- Industrial Light (IL)
- Urban Downtown Mixed Use (UDMU)
- Subject Property

Attachment 6
PD 2026-02

Aerial Map



Planning
ZEBULON
NORTH CAROLINA

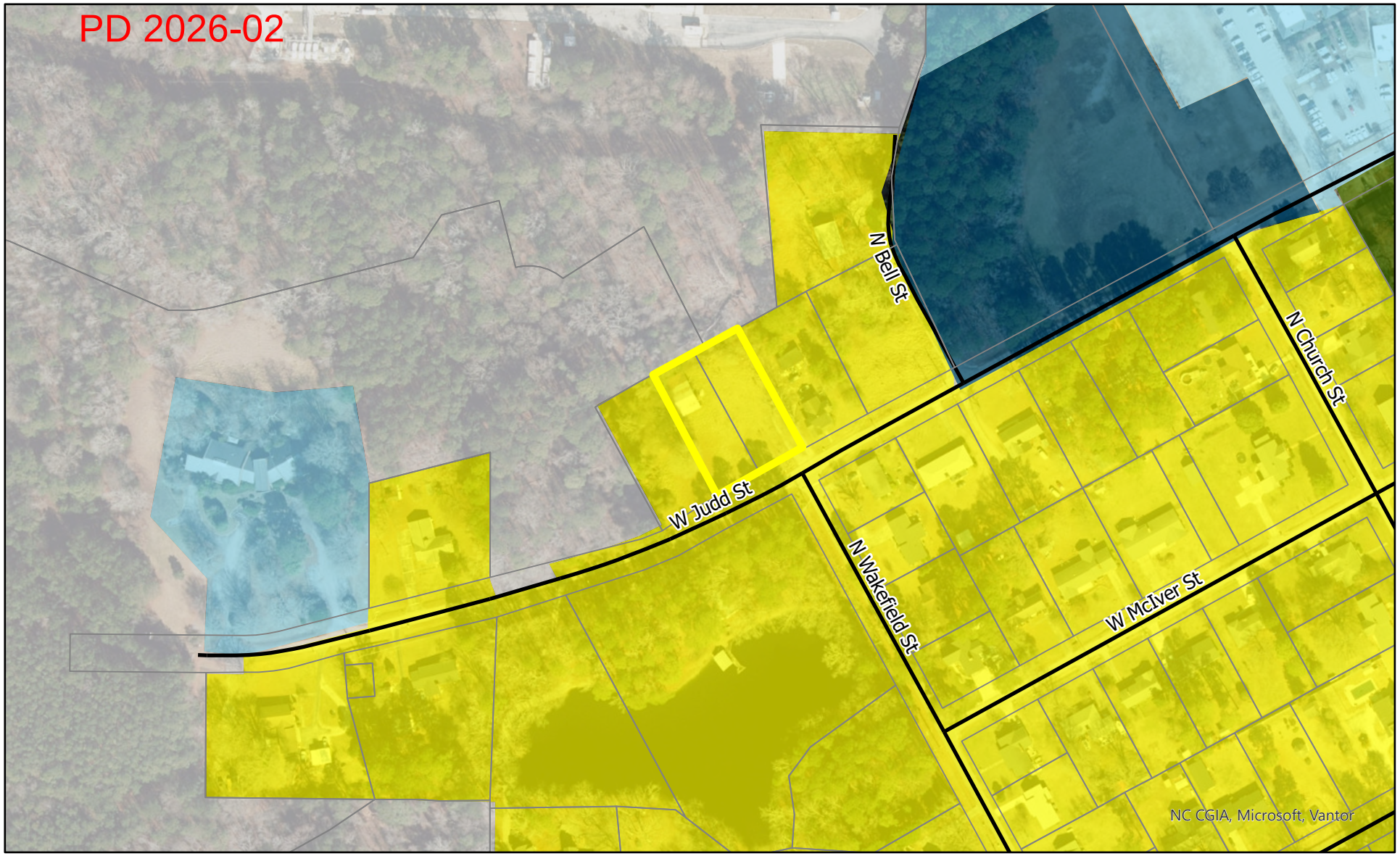
0 0.02 0.04 0.08 Miles

Legend

- Streets
- Parcels
- Subject Property

Attachment 7
PD 2026-02

Zoning Map



Planning
ZEBULON
NORTH CAROLINA

0 0.02 0.04 0.08 Miles

Legend

- Streets
- Parcels
- R4, Residential Neighborhood
- LI, Light Industrial
- OI, Office and Institutional
- DTP, Downtown Periphery
- PD, Planned Development
- Subject Property

Capacity Analysis: Nine At W Judd

	Revenue	Notes
Nine Single-Family Attached Homes	$14,280.75	Assume median property value for single-family attached homes at $275,000
18 Vehicles	$540	Assume $30 vehicle tax at 2 per household
Additional Police	($7,506)	Population generated by this site will need to account for 6% of a future officer assuming a rate of one new officer every 400 new residents
Fire Services	($49.95)	Based off the average call per residential unit being .037 a year with each call costing the town a total of $150
Public Works (Road Wear and Tear Annual Cost)	($1,047.60)	291 liner ft of publicly maintained Right of Way. At a modified rate of $3.60 per liner ft to account for a 30 ft wide public ally.
General Annual Contingency	($714.04)	5% of Property Tax Revenue
Net Annual at Total Build Out		**$5,503.16**

Current unimproved tax value from 300 and 304 W Judd St	$640.47	Based on the tax bill for 2026

Total Value Gained if Project is Constructed (Annually)	**4,862.69**

Attachment 9
PD 2026-02

ZEBULON
NORTH CAROLINA

CASE # Planned Development 2026-02: Nine at West Judd (300 & 304 W Judd St)

HEARING DATE: September 14, 2026

State of North Carolina

County of Wake

BEFORE ME, the undersigned Notary, E. McKinney Worner on this 10th day of September 2026, personally appeared Matthew Lower, known to me to be a credible person and of lawful age, who being by me first duly sworn, on his oath, deposes and says:

I Matthew Lower, Planning Director for the Town of Zebulon, affirm that the following Public Notice Procedures have been completed in accordance with applicable North Carolina General Statute and Town of Zebulon Unified Development Ordinance Section 2.3.6 have been satisfied with the above referenced hearing.

- Advertisement in a Paper of General Circulation sent on **09/01/2026** (Wake Weekly, publication dates **09/04 & 09/11/2026**)
- Signs Posted on Site **07/31/2026**
- Mailed Notices sent out **09/01/2026**

Matthew Lower

Sept 10 2026
Date

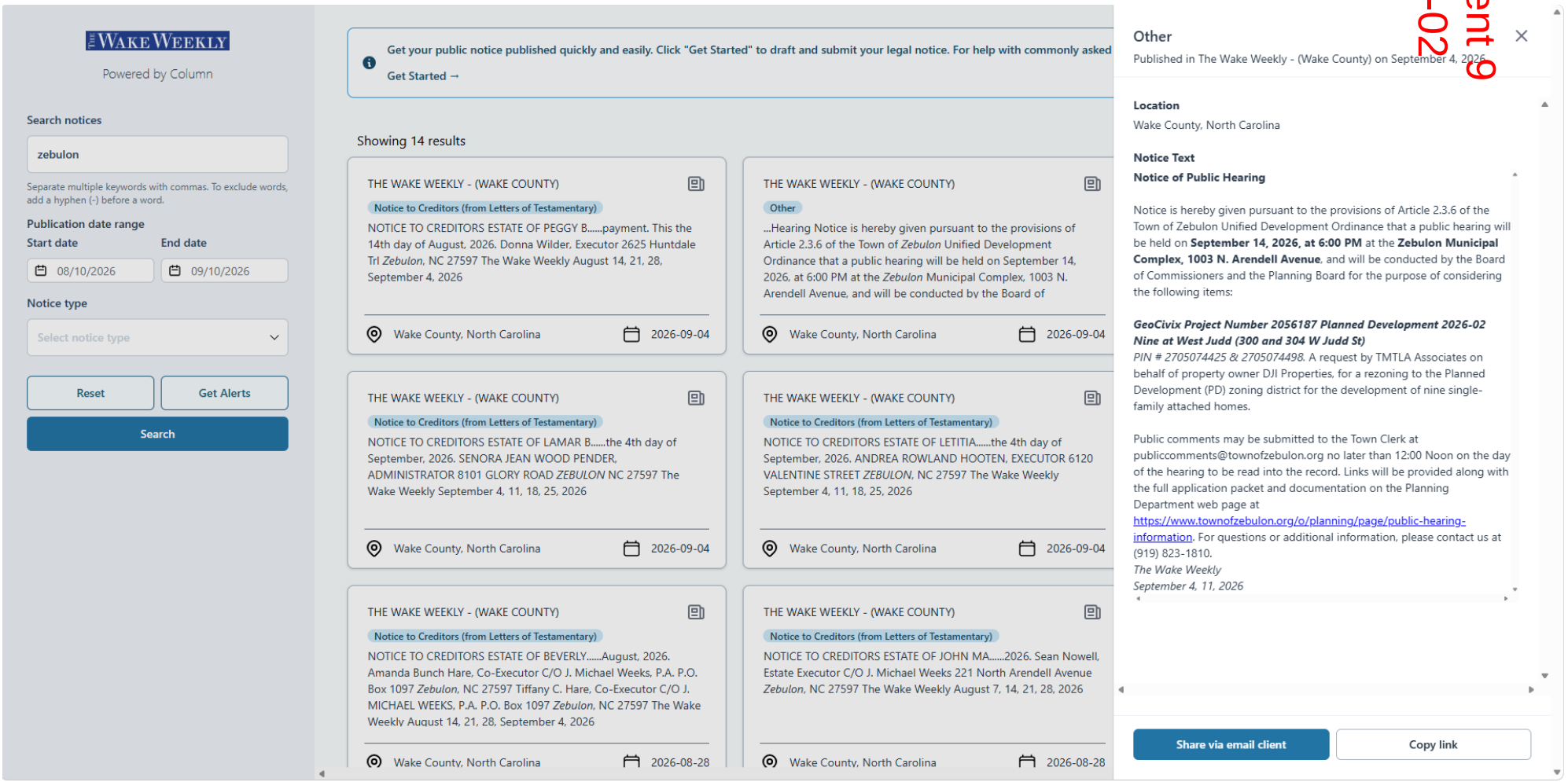
Subscribed and sworn to before me, this 10th day of September 2026.

[Notary Seal:]

E. McKinney Worner
[signature of Notary]
NOTARY PUBLIC

E. McKinney Worner
[printed name of Notary]

My commission expires: May 23, 2027.


THE WAKE WEEKLY
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THE WAKE WEEKLY - (WAKE COUNTY)
Notice to Creditors (from Letters of Testamentary)
NOTICE TO CREDITORS ESTATE OF PEGGY B.....payment. This the 14th day of August, 2026. Donna Wilder, Executor 2625 Huntdale Trl Zebulon, NC 27597 The Wake Weekly August 14, 21, 28, September 4, 2026
Wake County, North Carolina
2026-09-04
THE WAKE WEEKLY - (WAKE COUNTY)
Other
...Hearing Notice is hereby given pursuant to the provisions of Article 2.3.6 of the Town of Zebulon Unified Development Ordinance that a public hearing will be held on September 14, 2026, at 6:00 PM at the Zebulon Municipal Complex, 1003 N. Arendell Avenue, and will be conducted by the Board of
Wake County, North Carolina
2026-09-04
THE WAKE WEEKLY - (WAKE COUNTY)
Notice to Creditors (from Letters of Testamentary)
NOTICE TO CREDITORS ESTATE OF LAMAR B.....the 4th day of September, 2026. SENORA JEAN WOOD PENDER, ADMINISTRATOR 8101 GLORY ROAD ZEBULON NC 27597 The Wake Weekly September 4, 11, 18, 25, 2026
Wake County, North Carolina
2026-09-04
THE WAKE WEEKLY - (WAKE COUNTY)
Notice to Creditors (from Letters of Testamentary)
NOTICE TO CREDITORS ESTATE OF LETITIA.....the 4th day of September, 2026. ANDREA ROWLAND HOOTEN, EXECUTOR 6120 VALENTINE STREET ZEBULON, NC 27597 The Wake Weekly September 4, 11, 18, 25, 2026
Wake County, North Carolina
2026-09-04
THE WAKE WEEKLY - (WAKE COUNTY)
Notice to Creditors (from Letters of Testamentary)
NOTICE TO CREDITORS ESTATE OF BEVERLY.....August, 2026. Amanda Bunch Hare, Co-Executor C/O J. Michael Weeks, P.A. P.O. Box 1097 Zebulon, NC 27597 Tiffany C. Hare, Co-Executor C/O J. MICHAEL WEEKS, P.A. P.O. Box 1097 Zebulon, NC 27597 The Wake Weekly August 14, 21, 28, September 4, 2026
Wake County, North Carolina
2026-08-28
THE WAKE WEEKLY - (WAKE COUNTY)
Notice to Creditors (from Letters of Testamentary)
NOTICE TO CREDITORS ESTATE OF JOHN MA.....2026. Sean Nowell, Estate Executor C/O J. Michael Weeks 221 North Arendell Avenue Zebulon, NC 27597 The Wake Weekly August 7, 14, 21, 28, 2026
Wake County, North Carolina
2026-08-28
Other
Published in The Wake Weekly - (Wake County) on September 4, 2026
Location
Wake County, North Carolina
Notice Text
Notice of Public Hearing
Notice is hereby given pursuant to the provisions of Article 2.3.6 of the Town of Zebulon Unified Development Ordinance that a public hearing will be held on September 14, 2026, at 6:00 PM at the Zebulon Municipal Complex, 1003 N. Arendell Avenue, and will be conducted by the Board of Commissioners and the Planning Board for the purpose of considering the following items:
GeoCivix Project Number 2056187 Planned Development 2026-02 Nine at West Judd (300 and 304 W Judd St)
PIN # 2705074425 & 2705074498. A request by TMTLA Associates on behalf of property owner DJI Properties, for a rezoning to the Planned Development (PD) zoning district for the development of nine single-family attached homes.
Public comments may be submitted to the Town Clerk at publiccomments@townofzebulon.org no later than 12:00 Noon on the day of the hearing to be read into the record. Links will be provided along with the full application packet and documentation on the Planning Department web page at https://www.townofzebulon.org/o/planning/page/public-hearing-information. For questions or additional information, please contact us at (919) 823-1810.
The Wake Weekly
September 4, 11, 2026
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Attachment 9
PD 2026-02