

## #7 NC 97/NC 39 Activity Center

**Type:** Proposed Neighborhood Activity Center

**Size:** 38 acres

Currently a Community Activity Center is shown on the Southeast Wake Area Plan at the intersection of NC 97 and NC 39. This area lies within Zebulon's Short Range Urban Services Area. This area is sparsely residential and no non-residential uses exist within the activity center.

A shopping center (community scale) has been developed in Zebulon that is located approximately 1.4 miles to the west at the NC 97/US 264 interchange. The shopping center includes a Walmart Supercenter (176,517 sf) and several other retail stores and service establishments.

NC 97 and NC 39 are major thoroughfares that provide a link to residential neighborhoods on the eastern edge of the county in the area of the Bunn Community. Also, NC 39 connects with US 264 and is a direct route to the Five County Stadium (home of Mudcats minor league baseball team) located in Zebulon 1.1 miles to the south.

A summary of the existing land use characteristics in the activity center is presented in the following table.

### ACTIVITY CENTER LAND USE CHARACTERISTICS

Existing Development				
<i>Land Use</i>	<i>Parcels</i>	<i>Acreage</i>	<i>Zoning</i>	<i>Residential Units</i>
Residential	2	2	HD	2
Vacant Lands				
<i>Land Use</i>	<i>Parcels</i>	<i>Acreage</i>	<i>Zoning</i>	<i>Approved Project</i>
Agricultural	1	36	HD	
<b>Historical, Cultural or Environmental Significance:</b> No designated significant sites in activity center.				

Future development at this location should be in accordance with the recommendations of the Activity Centers Design Guidelines within the Wake County Land Use Plan. These guidelines address issues of compatibility between commercial and residential buildings, connections between residential areas and commercial areas, open space, buffers, pedestrian access, and transitional development.

**#7 NC 97/NC 39 Activity Center**  
(continued)

**THOROUGHFARES**

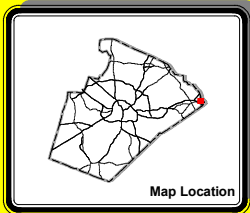
(Wake County Transportation Plan)

	<i>Pavement width Current/Planned</i>	<i>Right-of-way Current/Planned</i>	<i>Lanes</i>	<i>Road Classification</i>	<i>Level of Service, (NCDOT)</i>
NC 97	21 ft / 36 ft	100 ft / 100 ft	2	Major	A*
NC 39	24 ft / 64 ft	100 ft / 120 ft	From 2 To 4	Major	A*

\* Level of Service (LOS) pertains to operating conditions of facility in terms of traffic performance measures, on a scale of A-F. LOS = A: LOS "A" is the best. Traffic flows at or above posted speed limit and all motorists have complete mobility between lanes (best LOS).

**Recommendations:**

The activity center is proposed to be reclassified from a Community to a Neighborhood Activity Center. The area could provide for small-scale convenience retail, which would serve the immediate surrounding neighborhoods. Given that a large commercial center in Zebulon is approximately 1.4 miles from this area, small-scale convenience is recommended. Under the current Highway District zoning non-residential uses would be allowed within the activity center upon special use permit approval by the Board of Adjustment.



Proposed  
Neighborhood Activity Center  
NC 97/NC 39

HD

#7 38 ACRES

R-30

NC 97

500'

500'

500'

500'

HD

NC 39

OLD BUNN RD

0 0.025 0.05 Miles

**Map Information:**  
 Project Name Here  
 Map Description Here