

**ZEBULON
BOARD OF COMMISSIONERS
AGENDA
OCTOBER 6, 2025
6:00pm**

1. PLEDGE OF ALLEGIANCE

2. APPROVAL OF AGENDA

3. PUBLIC COMMENT

All wishing to speak must sign up prior to 5:50pm. The comment period will be no longer than 15 minutes with speakers having three minutes each to speak. No speaker can speak on a public hearing item or any item that would need to be discussed under Closed Session. Speakers cannot give their minutes to another speaker. If you would like to submit comments to be read into the record at the meeting, please send comments, of 400 words or less, to Dora Moore at tozclerk@townofzebulon.org by 3:00pm on October 6, 2025.

4. SCHOOL RECOGNITION

- A. Zebulon GT Magnet Middle School*
 - i. *Serenity Meadow – Student*
 - ii. *Mrs. Michaela Evans – Teacher*

5. PRESENTATIONS

- A. Proclamations*
 - i. *Pregnancy and Infant Loss Awareness Month*
 - ii. *Fire Prevention Week*
 - iii. *Cyber Security Awareness Month*
- B. Presentations*
 - i. *Boy Scout Troop 619 – Laurence Virden*
 - ii. *Communities in Schools – LaToya Montague*

6. CONSENT AGENDA

- A. Finance*
 - i. *Wake County Tax Report – July 2025*
 - ii. *Appropriation of Donation Received for Shop with a Cop – Ordinance 2026-11*
- B. Public Works*
 - i. *Infrastructure Acceptance*
 - a. *Cadence Meadows Phase II – Resolution 2026-08*

C. Information Technology

- i. Security Cameras in Town Hall – Ordinance 2026-13

D. Planning

- i. Amending Speed limit Chamblee Road – Resolution 2026-09

E. Minutes

- i. August 4, 2025
- ii. September 2, 2025
- iii. September 6, 2025

7. NEW BUSINESS

A. Economic and Community Development

- i. Support Award of Building Reuse Grant from the NC Department of Commerce – Rural Center – Resolution 2026-10

B. Planning

- i. Food Truck Ordinance – Ordinance 2026-12
- ii. Social District Discussion
- iii. Public Hearing – 1915 & 1917 Old Bunn Road Annexation
 - a. Annexation Request for 1915 and 1917 Old Bunn Rd – Ordinance 2026-06
- iv. Planned Development – 1915 & 1917 Old Bunn Road – Ordinance 2026-07
- v. Letter of Intent for the Bennett Bunn House

8. OLD BUSINESS

A. Board Vacancy Appointment

9. MANAGER’S REPORT

- i. Update on Hiring
- ii. Financials Addendum

10. BOARD COMMENTS

11. ADJOURN

ZEBULON

NORTH CAROLINA

PROCLAMATION

PREGNANCY & INFANT LOSS AWARENESS MONTH AND PREGNANCY & INFANT LOSS REMEMBRANCE DAY

WHEREAS Pregnancy and Infant Loss is such a common occurrence; and

WHEREAS this devastating tragedy often occurs suddenly, without warning, as a result of miscarriage, stillbirth, preterm birth, Sudden Infant Death Syndrome (SIDS), accident, or other causes or complications; and

WHEREAS the Town of Zebulon wishes to acknowledge the profound grief experienced by families who suffer the death of a baby; and

WHEREAS even the shortest lives are still valuable, and the grief of those who mourn the loss of these lives should not be trivialized; and

WHEREAS increased awareness of the causes and impacts surrounding pregnancy and infant loss may lead to greater understanding, support, and resources in communities across Wake County; and

WHEREAS recognizing Pregnancy and Infant Loss Awareness Month would enable the people of Zebulon, NC to consider how, as individuals and communities, they can meet the needs of bereaved mothers, fathers, and family members, and work to prevent the causes of these deaths.

NOW, BE IT THEREFORE RESOLVED, that I, Mayor Glenn York of the Town of Zebulon, do hereby proclaim October as Pregnancy and Infant Loss Awareness month and October 15, 2025 as Pregnancy and Infant Loss Remembrance Day in the Town of Zebulon and encourage parents, caregivers and all residents to become educated in opportunities to prevent pregnancy and infant loss and support bereaved families when prevention is not possible.

Adopted the 6th day of October 2025.

Glenn L. York – Mayor

SEAL

Dora K. Moore, CMC – Interim Town Clerk

ZEBULON

NORTH CAROLINA

2025 Proclamation Fire Prevention Week 2025

WHEREAS, the Town of Zebulon is committed to ensuring the safety and security of all those living in Zebulon and visiting; and,

WHEREAS, fire remains a serious public safety concern both locally and nationally, and the presence of lithium-ion batteries in many household devices introduces unique fire risks; and,

WHEREAS, most of the electronics used in homes daily — including smartphones, tablets, laptops, power tools, e-bikes, e-scooters, and toys — are powered by lithium-ion batteries, which if misused, damaged, or improperly charged, can overheat, start a fire, or explode; and,

WHEREAS, the National Fire Protection Association® (NFPA®) reports an increase in battery-related fires, underscoring the need for public education on the safe use of lithium-ion batteries; and,

WHEREAS, residents should follow three key calls to action: Buy only listed products, charge batteries safely, and recycle them responsibly to prevent battery-related fires; and,

WHEREAS, lithium-ion batteries store a large amount of energy in a small space, and improper use such as overcharging, using off-brand chargers without safety certification, or exposing batteries to damage can result in fire or explosion; and,

WHEREAS, the proper disposal and recycling of lithium-ion batteries help prevent environmental hazards and reduce fire risks in the home and community; and,

WHEREAS, Zebulon first responders are dedicated to reducing the occurrence of fires through prevention, safety education, and community outreach; and,

WHEREAS, the 2025 Fire Prevention Week™ theme, “Charge into Fire Safety™: Lithium-Ion Batteries in Your Home,” serves to remind us of the importance of using, charging, and recycling lithium-ion batteries safely to reduce the risk of fires in homes and communities.

NOW, BE IT THEREFORE RESOLVED, that I, Glenn L. York, Mayor of the Town of Zebulon, do hereby proclaim October 5–11, 2025, as Fire Prevention Week throughout the Town of Zebulon.

Adopted this the 6th day of October 2025.

SEAL

Glenn L. York – Mayor

Dora K. Moore, CMC – Interim Town Clerk

ZEBULON

NORTH CAROLINA

PROCLAMATION RECOGNIZING OCTOBER AS NATIONAL CYBER SECURITY AWARENESS MONTH

WHEREAS, National Cybersecurity Awareness Month emphasizes making cybersecurity a shared responsibility and empowering our community to protect their digital lives and promote safe online practices; and

WHEREAS, the Town of Zebulon relies on digital information systems to support essential functions, emergency response, and public safety services; and

WHEREAS, advances in technology bring increasing threats of cyberattacks that can cause financial losses and privacy breaches; and

WHEREAS, education and collaboration enhance our cybersecurity posture, encouraging vigilance and proactive behaviors to prevent cyber incidents; and

WHEREAS, the Town of Zebulon is dedicated to identifying, preventing, and responding to cyberattacks to protect sensitive information and ensure operational continuity; and

WHEREAS, as we observe the 21st anniversary of Cybersecurity Awareness Month, we recognize the progress in cybersecurity education, the need for ongoing vigilance, and the professionals protecting our digital world; and

WHEREAS, the Town of Zebulon joins the nation in recognizing October as National Cybersecurity Awareness Month.

NOW, THEREFORE, the Board of Commissioners of the Town of Zebulon does hereby proclaim OCTOBER AS NATIONAL CYBER SECURITY AWARENESS MONTH and encourages the residents of Zebulon to stay educated on how to protect their sensitive information in this digital world we live in.

Adopted this the 6th day of October 2025

Glenn L. York – Mayor

SEAL

Dora K. Moore, CMC – Interim Town Clerk



Board of Commissioners
P.O. Box 550 • Raleigh, NC 27602

TEL 919 856 6180
FAX 919 856 5699

SUSAN P. EVANS, CHAIR
DON MIAL, VICE-CHAIR
VICKIE ADAMSON
SAFIYAH JACKSON
CHERYL STALLINGS
SHINICA THOMAS
TARA WATERS

September 3, 2025

Ms. Ana Gomez
Town Clerk
Town of Zebulon
1003 North Arendell Avenue
Zebulon, North Carolina 27597

Dear Ms. Gomez:

The Wake County Board of Commissioners, in regular session on September 2, 2025, approved and accepted the enclosed tax report for the Town of Zebulon.

The attached adopted actions are submitted for your review; no local board action is required.

Sincerely,

A handwritten signature in black ink, appearing to read "Yvonne Gilyard", written over the printed name.

Yvonne Gilyard
Clerk to the Board
Wake County Board of Commissioners

Enclosure(s)

WAKE COUNTY TAX ADMINISTRATION

07/01/2025 - 07/31/2025

DATE
08/15/2025

TIME
9:39:59 AM

Rebate Detail Report

ZEBULON

REBATE NUM	PROPERTY	CITY TAG	LATE LIST	BILLED INTEREST	TOTAL REBATED	PROCESS DATE	ACCOUNT NUMBER	TAX YEAR	YEAR FOR	BILLING TYPE	OWNER
BUSINESS ACCOUNTS											
927508	158.08	0.00	0.00	0.00	158.08	7/24/2025	0006082587	2025	2025	007200	FIRST CITIZENS BANK & TRUST CO
927537	383.15	0.00	0.00	0.00	383.15	7/28/2025	0006155807	2025	2025	007200	WELLS FARGO VENDOR FINANCIAL SERV LLC
927552	11.47	0.00	0.00	0.00	11.47	7/28/2025	0006540169	2025	2025	007200	DELL EQUIPMENT FUNDING LP
927519	268.68	0.00	0.00	0.00	268.68	7/28/2025	0006150358	2025	2025	007200	FIRST AMERICAN COMMERCIAL BANCORP
928512	0.00	0.00	965.86	0.00	965.86	7/31/2025	0005288845	2025	2025	000000	FOOD LION LLC
SUBTOTALS FOR BUSINESS ACCOUNTS		821.38	0.00	965.86	0.00	1,787.24	1,787.24	5 Properties Rebated			
INDIVIDUAL PROPERTY ACCOUNTS											
926535	40.47	0.00	4.05	0.00	44.52	7/30/2025	0006973063	2023	2023	000000	GJE MASONRY LLC
926536	35.54	0.00	3.55	0.00	39.09	7/30/2025	0006973063	2024	2024	000000	GJE MASONRY LLC
926540	36.38	0.00	3.64	0.00	40.02	7/30/2025	0006926694	2021	2021	000000	CG GARCIA CONSTRUCTION LLC
928704	2,932.87	360.00	0.00	0.00	3,292.87	7/31/2025	0006903445	2025	2025	000000	BANC OF AMERICA LEASING & CAPITAL
926541	33.80	0.00	3.38	0.00	37.18	7/30/2025	0006926694	2022	2022	000000	CG GARCIA CONSTRUCTION LLC
926542	29.58	0.00	2.96	0.00	32.54	7/30/2025	0006926694	2023	2023	000000	CG GARCIA CONSTRUCTION LLC
926543	25.44	0.00	2.54	0.00	27.98	7/30/2025	0006926694	2024	2024	000000	CG GARCIA CONSTRUCTION LLC
926695	2.20	0.00	0.22	0.00	2.42	7/30/2025	0006899635	2021	2021	000000	FAISON, TRACY JOYCE
926696	5.77	0.00	0.58	0.00	6.35	7/30/2025	0006899635	2024	2024	000000	FAISON, TRACY JOYCE
SUBTOTALS FOR INDIVIDUAL PROPERTY ACCOUNTS		3,142.05	360.00	20.92	0.00	3,522.97	3,522.97	9 Properties Rebated			

INDIVIDUAL REAL ESTATE ACCOUNT

924543	1,118.55	0.00	0.00	0.00	0.00	1,118.55	7/1/2025	0000461823	2025	2025	000000	NGO, TUAN DINH
924678	1,036.05	0.00	0.00	0.00	0.00	1,036.05	7/1/2025	0000048225	2025	2025	000000	CURTIS, MARTHA
SUBTOTALS FOR INDIVIDUAL REAL ESTATE ACCOUNTS	2,154.60	0.00	0.00	0.00	0.00	2,154.60	2,154.60		2 Properties Rebated			
TOTAL REBATED FORZEBULON	6,118.03	360.00	986.78	0.00	0.00	7,464.81	7,464.81		16 Properties Rebated for City			
GRAND TOTAL	149,195.98	630.00	6,622.80	0.00	0.00	156,448.78	156,448.78		166 Properties Rebated for all Cities			

STAFF REPORT
ORDINANCE 2026-11
SHOP WITH A COP - APPROPRIATION OF
DONATION
OCTOBER 6, 2025

Topic: Shop With a Cop – ORDINANCE 2026-11 - Appropriation of Donation Received

Speaker: Bobby Fitts, Finance Director (if pulled from Consent)
From: Bobby Fitts, Finance Director
Prepared by: Bobby Fitts, Finance Director
Approved by: Taiwo Jaiyeoba, Interim Town Manager

Executive Summary:

The Board of Commissioners must appropriate donations received for the Shop With a Cop program.

Background:

The Zebulon Police Department received a \$3,000 donation from Walmart in sponsorship of the Shop With a Cop program.

Discussion:

The Board of Commissioners must appropriate donations towards the intended program. Adoption of the attached ordinance will appropriate funds toward this program.

Policy Analysis:

NCGS 159-15, as part of The Local Government Budget and Fiscal Control Act, allows amendments to the budget ordinance with Board approval. A Board must appropriate donations for their intended purpose.

Staff Recommendation:

Staff recommends approval of Ordinance 2026-11

Attachments:

1. Ordinance 2026-11

ORDINANCE 2026-11

BE IT ORDAINED by the Board of Commissioners of the Town of Zebulon, that pursuant to North Carolina General Statutes 159-15, the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2026.

Section 1. To amend the General Fund budget as follows:

	INCREASE	DECREASE
REVENUES		
Shop with a Cop Donations	\$3,000.00	
EXPENDITURES		
Police – Shop With a Cop	3,000.00	

Section 2. Copies of this amendment shall be furnished to the Town Clerk, and to the Budget Officer, and to the Finance Officer for their direction.

Adopted: October 6, 2025

Effective: October 6, 2025

Glenn L. York - Mayor

ATTEST:

Dora K. Moore, CMC – Interim Town Clerk

STAFF REPORT
RESOLUTION 2026-08
CADENCE MEADOWS PHASE 2
ROADWAY AND STORM DRAINAGE ACCEPTANCE
October 6, 2025

Topic: Resolution 2026-08 – Cadence Meadows Phase 2: Infrastructure Acceptance

Speaker: Joseph Collins, Project Manager (if pulled from Consent)
From: Richard E. A. Fletcher III, Public Works Director
Prepared by: Joseph Collins, Project Manager
Approved by: Taiwo Jaiyeoba, Interim Town Manager

Executive Summary:

The Board of Commissioners will consider accepting the roadway and storm-drainage infrastructure constructed in Cadence Meadows Phase 2 for Town of Zebulon ownership and maintenance.

Background:

The Town of Zebulon follows a practice where the Board considers accepting ownership and maintenance of roadway and storm-drainage infrastructure installed in new subdivisions. In advance of this consideration, Staff determines whether the infrastructure complies with and meets the conditions of permits and Town standards.

Meritage Homes of the Carolinas Inc. has completed construction of the roadway and stormwater infrastructure in Cadence Meadows Phase 2, which will include 89 new Single-Family homes. The plat has been recorded with the Wake County Registrar of Deeds. Staff and third-party inspectors/engineers have verified that the infrastructure meets or exceeds Town standards and City of Raleigh utility standards. All close-out documents, listed and confirmed in Attachment 1, are readily available upon request.

Discussion:

The Board must accept the dedication of streets, curbs, gutters, street signage, and storm drainage for ownership and maintenance, provided the infrastructure aligns with the Town's Uniform Development Ordinance (UDO) and current Town standards.

Policy Analysis:

The infrastructure was installed per Plan Development Subdivision # 635059 and complies with the latest version of the "Town of Zebulon Street & Storm Drainage Standards and Specifications." It also meets the requirements for the Town of Zebulon's Uniform Development Ordinances section 6.10.4 for dedication of roadways.

Infrastructure Amount and Value

Cadence Meadows Phase 2 will dedicate four (4) streets totaling 4459 linear feet (~0.84 miles), and 3040 linear feet (~.57 miles) of storm drainage valued at \$1,274,430

The infrastructure will be added to the Town's capital assets (re. Annual Comprehensive Financial Report). Upon acceptance, the Town will own and maintain 44.71 miles of street and 35.09 miles of stormwater pipe.

STAFF REPORT
RESOLUTION 2026-08
CADENCE MEADOWS PHASE 2
ROADWAY AND STORM DRAINAGE ACCEPTANCE
October 6, 2025

Maintenance Cost

In addition to Staff's annual inspection and cleaning efforts, the Town of Zebulon annually contracts the cleaning of approximately 10% (3.5-miles) of the Town's stormwater system (FY26 budget: \$40,000). This work is done to meet one component of the "Pollution Prevention and Good Housekeeping" objectives of the Town's permit (National Pollutant Discharge Elimination System # NCS000557) with the NC Department of Environmental Quality (the permit regulating how the Town operates its stormwater system). The acceptance of Cadence Meadows Phase 2 increases the storm drainage network by less than 1%.

Streets are designed to have a useful life of 20 years; therefore, the Town needs to repave 5% annually, or approximately 2 miles of street currently budgeted at \$486,000. The acceptance of Cadence Meadows Phase 2 infrastructure increases the street network by less than 1%.

Revenue Streams

Maintenance costs for street paving are supported by the following dedicated revenues:

- a) "Powell Bill" (gas tax) ~ \$260,000 (Zebulon's share of this revenue collected by the State has grown proportionally with increasing population and street mileage).
- b) Vehicle Tag Fee ~ \$205,000 (this revenue will grow as new residents register their vehicles within the Town's limits).

There are no dedicated revenue sources to support stormwater maintenance (0.7¢ on the property tax rate is dedicated toward stormwater capital improvements). Staff are reviewing options for the Board to consider a stormwater fee.

Warranty and Insurance

The Town receives a one-year warranty on all the dedicated assets. Staff will conduct an 11-month warranty inspection prior to the final overlay to ensure any issues or failures are repaired prior to the final asphalt overlay by the developer.

The Town received the following bonds:

- Subdivision Bond (#1113814) in the amount of \$965,000 from The Hanover Insurance Company to ensure the final completion of outstanding items (e.g., final asphalt overlay, striping, signage, sidewalks, landscaping etc.).

The final completion of these items was intentionally delayed to minimize the damage that may occur as individual lots are constructed. The Site Improvement Performance Bond is automatically renewed or revised annually to reflect items completed. The Site Improvement Performance Bond remains active until all items have been completed. All inspection and development fees of \$308,174.15 were collected from the developer.

Staff Recommendation:

Staff recommends approval of Resolution 2026-08 to accept Cadence Meadows Phase 2 roadway and storm drainage infrastructure, warranty, and site improvements bond.

October 6, 2025



Attachments:

1. Closeout Document Checklist
2. Resolution 2026-08

Public Works
ZEBULON

PUBLIC WORKS DEPARTMENT
STREETS AND SANITATION
FACILITIES AND GROUNDS
CONSTRUCTION INSPECTION
PROJECT MANAGEMENT
STORMWATER

NORTH CAROLINA

JOSEPH D. COLLINS
PROJECT MANAGER
PHONE: 919-269-5285
450 EAST HORTON STREET
ZEBULON, NC 27597
JCOLLINS@TOWNOFZEBULON.ORG

Cadence Meadows Phase 2 Closeout Document Checklist

Project: Cadence Meadows Phase 2

Date: October 6, 2025

Prepared for: Town of Zebulon Public Works Department

The following checklist confirms that all required closeout documents for Cadence Meadows Phase 2 have been received and verified as complete, in accordance with Town of Zebulon standards and requirements.

Item	Description	Status
1	Engineer certification of roadway lengths & dedicated infrastructure values	Completed
2	Engineer Certification for Roadways and Stormwater	Completed
3	Engineering Estimate for Letter of Credit/Bond	Completed
4	Subdivision Bond – #1113814 The Hanover Insurance Company	Completed
5	Developer warranty/guaranty – Stormwater/Roadway	Completed
6	Developer warranty/guaranty – Water and Sewer	Completed
7	Third-party engineering reports for sub-grade, stone, and asphalt	Completed
8	Engineering certification – Water and Sewer	Completed
9	Developer – Release of Lien	Completed
10	Contractor – Release of Lien	Completed
11	Notice of conditional acceptance – City of Raleigh	Completed
12	Proof of payment for streetlights	Completed
13	Proof of payment for Town inspections and fees	Completed
14	As-built Drawings	Completed

Certification:

I, Joseph Collins, Construction Closeout Coordinator for the Town of Zebulon, hereby confirm that all listed closeout documents for Cadence Meadows Phase 2 have been received, reviewed, and verified as complete and compliant with Town standards and requirements.

Signed: 

Name: Joseph Collins

Title: Project Manager, Town of Zebulon

Date: 15 SEPTEMBER 2025

**RESOLUTION 2026-08
ACCEPTING ROADWAY AND STORM DRAINAGE
INFRASTRUCTURE FOR CADENCE MEADOWS PHASE 2**

WHEREAS, Meritage Homes of the Carolinas, Inc. has completed construction of the roadway and stormwater infrastructure for the Cadence Meadows Phase 2 subdivision, which includes 89 single-family homes; and

WHEREAS, the Town of Zebulon Board of Commissioners considers accepting ownership and maintenance of roadways and storm drainage infrastructure installed in new subdivisions; and

WHEREAS, Meritage Homes of the Carolinas, Inc. requests the Town of Zebulon assume ownership and maintenance of the roadways and storm drainage infrastructure within the public right-of-way or dedicated easements of Cadence Meadows Phase 2; and

WHEREAS, staff are tasked with confirming whether the infrastructure complies with and meets the conditions of permits and Town of Zebulon standards; and

WHEREAS, staff and third-party inspectors/engineers have verified that the infrastructure meets or exceeds the Town of Zebulon's standards and City of Raleigh Utility Standards; and

WHEREAS, staff confirmed the infrastructure was installed per and complies with the latest version of the Town of Zebulon's Street & Storm Drainage Standards and Specifications; and

WHEREAS, staff also confirmed the infrastructure meets the requirements for the Town of Zebulon's Uniform Development Ordinances section 6.10.4 for dedication of roadways; and

WHEREAS, the Board must accept the dedication of streets, curbs, gutters, street signage, and storm drainage for ownership and maintenance, provided the infrastructure aligns with the Town of Zebulon's Uniform Development Ordinance (UDO) and current Town standards,

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners of the Town of Zebulon accepts the dedication of the roadway and storm drainage infrastructure for the Cadence Meadows Phase 2 subdivision.

Adopted the 6th day of October 2025.

SEAL

Glenn L. York – Mayor

Dora K. Moore – Interim Town Clerk

STAFF REPORT
ORDINANCE 2026-13
BUDGET AMENDMENT APPROPRIATING FUNDING
FOR A CAMERA SYSTEM TOWN HALL
OCTOBER 6, 2025

Topic: FY 2026 Budget Amendment Request – Ordinance 2026-13

Speaker: Tonya Easterwood, IT Director

Prepared by: Tonya Easterwood, IT Director

Bobby Fitts, Finance Director

Approved by: Taiwo Jaiyeoba, Interim Town Manager

Executive Summary:

The Board of Commissioners will consider appropriating \$18,000 to install security systems for Town Hall.

Background:

This request seeks to install security cameras in the Town Hall to help create a safer workspace. This increases employee safety, protects company assets, and ensures a secure environment for visitors to our building.

Fiscal Impact:

The cost associated with this solution will be allocated from budget line items of projects that came in under cost projections. This reallocation ensures no additional funding is required while maximizing the use of the available resources.

Policy Analysis:

NCGS 159-15, as part of The Local Government Budget and Fiscal Control Act, allows amendments to the budget ordinance with Board approval.

Staff Recommendation:

Staff recommends approval of Ordinance 2026-13.

Attachments:

1. Ordinance 2026-13

ORDINANCE 2026-13

BE IT ORDAINED by the Board of Commissioners of the Town of Zebulon, that pursuant to North Carolina General Statutes 159-15, the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2026.

Section 1. To amend the General Fund budget as follows:

REVENUES	INCREASE	DECREASE
EXPENDITURES		
Information Technology – Security Camera System	\$18,000.00	
Information Technology – Work Order System		8,000.00
Information Technology – Apps		10,000.00

Section 2. Copies of this amendment shall be furnished to the Town Clerk, and to the Budget Officer, and to the Finance Officer for their direction.

Adopted: October 6, 2025

Effective: October 6, 2025

Glenn L. York - Mayor

ATTEST:

Dora K. Moore, CMC – Interim Town Clerk

RESOLUTION 2026-09
Certification of Municipal Declaration
To Enact Speed Limits and Request for Concurrence

Concurring State Ordinance Number: 1087768

Division: 5 **County:** WAKE

Municipality: ZEBULON

Type: Municipal Speed Zones

Road: SR 2345

Car: 45 MPH

Truck: 45 MPH

Description: On SR 2345 (Chamblee Rd), from 0.289 miles north of the Johnston County Line to 0.623 miles north of the Johnston County Line.

Municipal Certification

I, Dora K. Moore, Interim Town Clerk of Zebulon, do hereby certify that the municipal governing body, pursuant to the authority granted by G.S. 20-141(f), determined upon the basis of an engineering and traffic investigation and duly declared, on the 6th day of October, 2025, the speed limits as set forth above on the designated portion of the State Highway System, which shall become effective when the Department of Transportation has passed a concurring ordinance and signs are erected giving notice of the authorized speed limit.

The said municipal declaration is recorded as follows:

Minute Book: October 6, 2025 - Agenda Packet ~~Ordinance~~ Resolution Number: 2026-09

In witness whereof, I have hereunto set my
hand and the municipal seal this _____ day
of _____, 20_____.

(signature)

(municipal seal)

Department of Transportation Approval

Division: _____ Title: _____ Date: _____

Region: _____ Title: _____ Date: _____

Zebulon Board of Commissioners

Minutes August 4, 2025

Present: Glenn York, Jessica Harrison, Shannon Baxter, Quentin Miles, Amber Davis, Taiwo Jaiyeoba-Manager, Ana Gomez-Clerk, Sheila Long-Parks & Recreation, Chris Perry-Fire, Bob Grossman-Police, Rick Fletcher-Public Works, Matt Lower-Planning, Bobby Fitts-Finance, Sam Slater-Attorney

Mayor York Called the meeting to order at 6:03pm.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Harrison.

NOTE: Commissioner Quentin Miles arrived at 6:04pm.

APPROVAL OF AGENDA

Commissioner Harrison requested to pull item 7.B Planning and everything under it and move it to the September regular meeting.

Commissioner Harrison made a motion, second by Commissioner Davis to approve the agenda as amended. There was no discussion and the motion passed unanimously.

PUBLIC COMMENT

Marvin Howell addressed the board regarding the open commissioner seat. He noted that the two applicants, Davarus Garner and George Roa, took time to engage with residents at the most recent Zebulon Citizens Advisory Partnership meeting where he serves as Vice Chair. He expressed appreciation for their willingness to engage with the community and share their ideas.

The Town Clerk read a statement from Scott Carpenter, who was unable to attend and explained that George Roa had completed a verified candidate background check offered by the Move Zebulon Forward PAC.

CONSENT AGENDA

A. Finance

Commissioner Baxter made a motion, second by Commissioner Miles to approve the Wake County tax report. There was no discussion and the motion passed unanimously.

Commissioner Baxter made a motion, second by Commissioner Miles to approve Ordinance 2026-01 for project and program rollovers. There was no discussion and the motion passed unanimously.

Commissioner Baxter made a motion, second by Commissioner Miles to approve Ordinance 2026-02 for donations and grants rollovers. There was no discussion and the motion passed unanimously.

Commissioner Baxter made a motion, second by Commissioner Miles to approve Ordinance 2026-03 establishing a capital project fund for the Fire Station 3 capital project. There was no discussion and the motion passed unanimously.

Commissioner Baxter made a motion, second by Commissioner Miles to approve Ordinance 2026-04 allocation the United Arts Council Grant for Rock the Block. There was no discussion and the motion passed unanimously.

B. Minutes

Commissioner Baxter made a motion, second by Commissioner Miles to approve the minutes for July 7, 2025, June 23, 2025, May 14, 2025, May 12, 2025, April 14, 2025, February 10, 2025, January 13, 2025, July 26, 2024. There was no discussion and the motion passed unanimously.

CLOSED SESSION

Commissioner Davis made a motion, second by Commissioner Miles to go into closed session as allowed by NC General Statutes 143-318.11 for the purpose of litigation, Deacon Development, LLC versus the Town of Zebulon.

Upon returning from closed session, Attorney Sam Slater presented Resolution 2026-05 concerning the settlement of the litigation with Deacon Development, LLC. He explained that the lawsuit challenged the Town's decision not to adopt the proposed planned development PD 2024-01 on statutory and constitutional grounds, and the Town denied any wrongdoing or liability.

The Town has now reviewed and considered new conditions agreed to by the applicant in July 2025, including:

- Eight additional units of affordable housing
- More extensive covenants to promote purchase by homeowners rather than investors (15% cap on rentals spread across development phases)
- Greater integration into Zebulon pedestrian and multimodal transportation networks (\$250,000 fee in lieu of construction of a multimodal path from the development towards downtown)

Attorney Slater noted that the League of Municipalities paid for the cost of defense of the action, and the Town will not be paying any attorney's fees or damages.

Commissioner Miles made a motion, second by Commissioner Baxter to approve Resolution 2026-05 regarding the settlement agreement with Deacon Development, LLC. There was no discussion and the motion passed unanimously via roll call vote.

OLD BUSINESS

A. Board Appointments

Planning Board

Town Clerk Gomez explained that there were two ETJ vacancies on the Planning Board with applicants David Hughes, Stephanie Jenkins, and Antonio Perez. There was also an in-town vacancy.

The clerk read an email from Stephanie Jenkins highlighting her service on the Planning Board, her involvement with the Chamber of Commerce, State Employee Credit Union advisory board, and her passion for supporting diverse housing options, improving infrastructure, and encouraging mixed-use development.

Commissioner Baxter made a motion, second by Commissioner Harrison to appoint Antonio Perez (term ending 2027) and Stephanie Jenkins (term ending 2028) to the Planning Board to

fill the two ETJ vacancies, and to appoint Widiane Alcin to the in-town vacancy. Commissioners Baxter and Harrison voted in favor; Commissioners Davis and Miles voted against. Mayor York voted in favor breaking the tie.

Parks and Recreation Advisory Board

Town Clerk Gomez presented two vacancies on the Parks and Recreation Advisory Board with five applicants: Orlando Reyes, Dr. Wendy Watson, Randall Higgins, Solomon Williams, and Rufus Wilson Jr.

Commissioner Harrison made a motion, second by Commissioner Baxter to appoint Brandon Wiggins and Wendy Watson to the Parks and Recreation Advisory Board. Commissioner Harrison and Baxter voted in favor; Commissioners Miles and Davis voted against. Mayor York voted in favor breaking the tie.

Sheila Long stated there was a third vacancy on the Parks and Recreation Board.

Commissioner Miles expressed that he would like to give someone else a chance to serve as an introduction to local politics.

Commissioner Miles made a motion, second by Commissioner Harrison to appoint Orlando Reyes to the Parks and Recreation Advisory Board. There was no discussion and the motion passed unanimously.

Board of Adjustment

Town Clerk Gomez explained that there was one ETJ vacancy, one alternate ETJ vacancy, and one in-town vacancy. There were no ETJ applicants. The in-town applicants were Dan Elson, Monique Wheeler, and Sylvia Wheeler.

Commissioner Miles made a motion, second by Commissioner Davis to appoint Sylvia Wheeler as the in-town applicant. There was no discussion and the motion passed unanimously.

Sustainability Board

The Town Clerk explained that appointments to the Sustainability Board would be made by ballot, with three members for one-year terms, two members for two-year terms, and two members for three-year terms.

After multiple rounds of balloting, the following appointments were made:

- One-year terms: Mercedes Lopez, Corina Schuler, and Joan Williams
- Two-year terms: Ashley Mitchell and Aja Glaize
- Three-year terms: Gina Bryant and Tamisha Thomas

BOARD OF COMMISSIONERS VACANCY

Interim Town Manager Jaiyeoba explained that on June 2nd, Beverly Clark resigned as Town Commissioner, and the Board accepted her resignation during a specially called meeting on June 23rd. According to the Town Charter section 3.3, the Board shall by plurality vote appoint a qualified person to fill the vacancy until the next general election.

The application period opened on June 25th and closed on July 21st, with seven applications received. The Town Attorney, Town Clerk, and Interim Town Manager conducted a meet and greet with the candidates on July 29th.

Town Attorney Sam Slater explained the nomination and ballot process, noting that a plurality vote is needed, which in this case would mean a nominee would have to get a majority vote of the Board. The Mayor would not be able to vote.

Several candidates addressed the board:

- Trenton Schmidt spoke about his commitment to service and understanding of Zebulon, his involvement with his HOA board, and his thorough review of town planning documents.
- Lucretia Moore discussed her passion for serving Zebulon, her commitment to responsible growth, fiscal prudence, and transparency.
- George Roa highlighted his service on the Planning Board, founding the Zebulon Bearcats youth football team, volunteer work with boxing and his church, and his priorities including infrastructure repair and public safety support.
- Davarus Gardner focused on restoring public trust, improving infrastructure, promoting diverse housing choices, and supporting town employees.
- Milton Robinson expressed his desire to gain experience as a commissioner before the November election and his interest in building commerce in the growing town.
- Donnal Crohan offered to provide stability and improved communication during the short appointment period until November.

After a tied initial vote between Milton Robinson and Lucretia Moore, the Board voted to move both candidates to the next work session on August 21st for further consideration.

Commissioner Baxter made a motion, second by Commissioner Harrison to move the two candidates (Milton Robinson and Lucretia Moore) to the work session on August 21st. There was no discussion and the motion passed unanimously.

Mayor York called for a five-minute recess.

Mayor York reconvened the meeting at 8:05pm.

HOLIDAY EVENTS STRATEGY

Taiwo Jaiyeoba presented three options for holiday events:

- A hybrid event combining elements of the Christmas parade with Candy Cane Lane in various configurations
- Two separate events (Christmas parade and Candy Cane Lane) held about 10 days apart
- Focus solely on Candy Cane Lane without a Christmas parade

Parks and Recreation Director Sheila Long explained that Option 1, the hybrid event, would have three possible configurations but would not include a traditional parade with floats - only a walking parade. He noted that all three configurations would impact the traditional Candy Cane Lane layout and vendor placements.

For Option 2, a consultant would need to be hired to manage the Christmas parade, with an estimated cost of \$17,000 based on last year's expenses.

The Board discussed the options, with Commissioner Harrison expressing support for Option 1 as it provided a combination of both events. Commissioner Miles advocated for Option 2,

noting that citizens want both events. Commissioner Davis preferred Option 1, stating it allowed for both events to occur together.

Interim Town Manager clarified that the hybrid option would not provide the full parade experience. Commissioner Baxter expressed concern about the burden on staff to organize both events with only three months remaining.

After discussion, the Board decided to proceed with Option 2 (two separate events) with Option 1 as a backup plan if a consultant cannot be secured.

Commissioner Baxter made a motion, seconded by Commissioner Harrison to adopt Resolution 2026-03 approving street closures for Candy Cane Lane on November 22. There was no discussion and the motion passed unanimously.

PARTF GRANT ALLOCATION FOR LITTLE RIVER PARK

Sheila Long presented information on the \$500,000 Parks and Recreation Trust Fund (PARTF) grant awarded for Little River Park Phase One. She explained that they were nearing the end of the design phase and entering the permitting process, with plans to go out to bid in September.

She requested approval of Ordinance 2026-05 to recognize the grant funds in the budget for the project.

Commissioner Miles made a motion, seconded by Commissioner Davis to approve Ordinance 2026-05 recognizing the \$500,000 PARTF grant funds for Little River Park Phase One made. There was no discussion and the motion passed unanimously.

NEW BUSINESS

A. Financing of the Fire/EMS Facility

Finance Director Bobby Fitts presented Resolution 2026-04 for approval of the installment financing agreement for the Fire and EMS facility. He noted that it was the next step in the process following the preliminary findings resolution and public hearing held at the July 7th meeting.

Commissioner Baxter made a motion, second by Commissioner Davis to approve Resolution 2026-04. There was no discussion and the motion passed unanimously.

Interlocal Agreement with Wake County for Fire/EMS Station Construction

Fire Chief Chris Perry presented the interlocal agreement with Wake County for the Fire/EMS Station Construction. He introduced Sarah Carl Richter from Wake County Facility Design and Construction, who had coordinated the agreement between the Town, County, USDA, and all involved attorney groups.

Chief Perry explained that upon approval, the Wake County Board of Commissioners would consider the agreement at their August 18th meeting, after which they would proceed with loan closing, LGC approval, and then return to the Board for a notice to proceed.

Commissioner Baxter made a motion, seconded by Commissioner Davis to approve the Fire/EMS Station Funding and Construction Interlocal Agreement with Wake County. There was no discussion and the motion passed unanimously.

MANAGER'S REPORT

Interim Town Manager Jaiyeoba presented results from the Town Manager survey sent to residents, employees, and commissioners. He highlighted that all three groups prioritized:

- Improvement to infrastructure and town services
- Managing the town's growth
- Experience in local government management, communication, transparency, and forward thinking

He noted that the Town Manager position would be posted by August 15th, with interviews planned for September-October. He mentioned that there was already interest from candidates in Florida, Georgia, and other parts of the country.

BOARD COMMENTS

Commissioner Baxter announced that the National League of Cities had reached out to interview Fire Chief Perry about the interlocal agreement for the new fire department, which she described as a significant recognition. She also noted she would not be at the next joint public hearing due to her volunteer commitment with Paper Hand Puppet Intervention.

Commissioner Harrison thanked Parks and Recreation and Mount Zion United Holy Church for the back-to-school event the previous Saturday and thanked citizens for their feedback on the Gill Street Project.

Mayor York also thanked those involved in the Gill Street Park book bag giveaway and offered condolences to the family of Faye Brown, a dedicated Rotarian who recently passed away.

CLOSED SESSION

Commissioner Baxter made a motion, second by Commissioner Harrison to go into closed session as allowed by NC General Statutes 143-318.11 for the purpose of property acquisitions for Parks and Recreation.

NOTE: In closed session Commissioner Harrison made a motion, second by Commissioner Davis to come out of closed session. There was no discussion and the motion passed unanimously.

Commissioner Baxter made a motion, second by Commissioner Harrison to adjourn. There was no discussion and the motion passed unanimously.

Adopted this the 6th day of October 2025.

Glenn L. York – Mayor

SEAL

Dore K. Moore, CMC – Interim Town Clerk

**ZEBULON BOARD OF COMMISSIONERS
SPECIAL CALLED MEETING
MINUTES
SEPTEMBER 2, 2025**

Board of Commissioners Present: Mayor Glenn York, Mayor Pro Tem Jessica Harrison, Commissioners Shannon Baxter, Amber Davis, and Quentin Miles

Staff Present: Taiwo Jaiyeoba-Interim Town Manager, Dora Moore-Interim Town Clerk, Shannon Johnson-Community & Economic Development, Sheila Long-Parks & Recreation, Chris Perry-Fire, Matt Lower-Planning, Bob Grossman-Police, Eric Vernon-Town Attorney, Lisa Markland

Called to Order

Mayor York called the Board of Commissioners Special Called Meeting to order.

Mayor York read a statement regarding board commissioner vacancy votes.

Old Business

Five County Stadium Discussion

Community & Economic Development Director Shannon Johnson presented an update and recommendation regarding the Five County Stadium Lease. Ms. Johnson shared three proposals were received and both the Town and Wake County recommend awarding a 10-year lease to Capital Broadcasting Company (CBC).

- CBC will sublease the stadium to a Coastal Plain League and Wake Technical Community College for athletic competitions.
- CBC will have approved site development plans by end of 2030 or property rights revert to the Town & County.
- Town (15%) and County (85%) will make initial capital project improvements to the stadium over two years at a cost of \$9 million. This is in addition to the initial \$1 million capital maintenance fund allocation. Improvements include new synthetic turf, convert field to multi-use, upgrade commissary areas, upgrade fan experience areas, new lighting, new scoreboard, update office and locker room, and a façade upfit.
- Town and County will receive a total of 10 free events per year.
- CBC will receive up to \$100,000 incentives annually for additional entertainment events.
- CBC is responsible for operating expenses and routine maintenance of stadium.
- CBC will work with Town and County on naming stadium.

Mayor York noted this has been a long, tedious process. It is hard to say goodbye to the Mudcats after 35 years. However, the Town looks forward to welcoming the new tenants and economic development around the stadium.

Commissioner Davis made a motion, second by Commissioner Miles to approve the terms of the lease of Five County Stadium as presented. There was no discussion, and the motion passed unanimously.

Commissioner Miles made a motion, second by Commissioner Baxter to authorize staff to draft a lease agreement between the Town of Zebulon, Wake County and Capital Broadcasting Company per the agreement presented and approved. There was no discussion, and the motion passed unanimously.

Commissioner Davis made a motion, second by Commissioner Harrison to authorize the Town Attorney to publish a 30-day notice related to the lease as specified by North Carolina General Statue 160A-272 (Lease or Rental of Property). There was no discussion, and the motion passed unanimously.

Taylor Emory was recognized from the office of Wyrick Robbins Yates & Ponton LLP for his guidance in this process.

Shannon shared next steps that include finalization of any needed budget amendments by Wake County and October will be busy finalizing details. A press release will also be issued.

Manager recognized and welcomed Dora Moore as the Interim Town Clerk.

Commissioner Miles made a motion, second by Commissioner Harrison to adjourn. There was no discussion, and the motion passed unanimously.

Adopted this the 6th day of October 2025

Glenn L. York – Mayor

SEAL

Dora K. Moore – Interim Town Clerk

**BOARD OF COMMISSIONERS
MEETING MINUTES
SEPTEMBER 8, 2025**

Board of Commissioners Present: Mayor Glenn York, Mayor Pro Tem Jessica Harrison, Commissioners Shannon Baxter, Amber Davis, and Quentin Miles

Staff Present: Chris Perry – Fire, Dora Moore-Interim Town Clerk, Shannon Johnson-Community & Economic Development, Matt Lower-Planning, Tonya Easterwood-Information Technology, Rick Fletcher-Public Works, Sam Slater-Town Attorney,

Called to Order

Mayor York called the Board of Commissioners Meeting to order.

Pledge of Allegiance

Commissioner Baxter invited Anna Mitchell to lead the Pledge of Allegiance.

Approval of Agenda

Commissioner Harrison requested the items related to the 1915 and 1917 Old Bunn Road Annexation be removed from the agenda until October 6.

Commissioner Harrison made a motion, second by Commissioner Baxter to approve the agenda as amended. There was no discussion, and the motion passed unanimously.

Public Comment

Jennifer Acevedo-Homes, 3137 Lacewing Drive, and founder, president, and CEO of Community Culture Celebrations (C3), provided an update on the Latino festival and Launch Zebulon.

School Recognition

Zebulon GT Magnet Elementary

Commissioner Baxter recognized student, Anna Mitchell and Mayor York recognized teacher, Frank Adamkiewicz from Zebulon GT Magnet Elementary.

Presentations

Housing Study

Aaron Finley, TPMA, presented information related to the Town's housing study and data analytics report. Opportunities for community engagement include a community input meeting on October 7, a stakeholder workshop on October 9, a public input survey open the month of October and stakeholder interviews.

Proclamations

The Town of Zebulon, led by Commissioner Harrison, officially recognized Mary Ethel Perry for her contributions to the community and service to the North Carolina NAACP.

The Town of Zebulon, led by Commissioner Harrison, officially recognized Bishop John J. Mangum for his service to the Town of Zebulon, Wake County and that State of North Carolina.

SEED Community Foundation

Karen Farmer, SEED Founder, presented information about the SEED Community Foundation as well as their current involvement with local organizations. She expressed a desire for a collaboration between the Town, Chamber, businesses and citizens for a community garden. The Board thanked Ms. Farmer for her presentation and noted this may be an opportunity of collaboration with the Sustainability Board.

Consent Agenda

Commissioner Harrison made a motion, second by Commissioner Baxter to approve the consent agenda.

- A. Finance
 - i. Wake County Tax Report – June 2025
 - ii. Appropriation of Insurance Proceeds for Community Park Pavilion Repair – Ordinance 2026-08
- B. Planning
 - i. Zebulon South Planned Development – Ordinance 2026-09

There was no discussion, and the motion passed unanimously.

New Business

Fire

Guaranteed Maximum Pricing (GMP) Acceptance of Fire/EMS Station

Commissioner Miles made a motion, second by Commissioner Davis to approve the Guaranteed Maximum Price (GMP) #1 contract in the amount of \$13,930,277.26 with the previously selected Construction Manager at Risk, Montieth Construction Corporation, for building construction

work for the Fire/EMS Station and to authorize the Mayor to execute contract documents with Monteith Construction Corporation, establishing the terms, conditions and GMP #1, with said contract documents to be reviewed and approved by the Town Attorney. There was no discussion, and the motion passed unanimously.

The groundbreaking ceremony for the new Fire/EMS Station will be October 1 at 10 AM.

Wake County Emergency Operations Plan and Mutual Aid Agreement

Commissioner Davis made a motion, second by Commissioner Miles to approve adoption of the Wake County Emergency Operations Plan and authorize the Mayor to sign the document; and to approve the adoption of the Wake County Mutual Aid Agreement and authorize the Town Manager to sign the agreement. There was no discussion, and the motion passed unanimously.

Planning

301 Jones Street & 108 Pearces Road Rezoning – Ordinance 2026-10

Planner Matt Lower presented information regarding the 301 Jones Street and 108 Pearces Road rezoning request from R2 to GC, enabling a broad range of commercial uses. The project is consistent with Grow Zebulon Comprehensive Land Use Plan and the Planning Board unanimously recommended approval.

- Applicant: O’Kane and Associates
- Property owners: CP Enterprises of NC LLC
- Property Address: 301 Jones Street and 108 Pearces Road
- Acreage: 1.9 Acres

Commissioner Miles made a motion, second by Commissioner Davis to approve Ordinance 2026-10, finding that the action is reasonable, consistent with the Grow Zebulon Comprehensive Land Use Plan, and compliant with UDO Section 2.2.25.J, as described in the prepared statement per UDO Section 2.2.15.G.3. There was no discussion, and the motion passed unanimously.

Manager's Report

Chief Perry provided an update on the following key personnel hirings:

- Fifty-one applications for the Town Manager position have been received.
- Interviews for the Police Chief position will be the first week of October. It is hoped this position will be in place by the third week of October.
- Two hundred applications have been received for the Executive Assistant position.
- Interviews will begin soon for the Communications Manager position.
- Next steps for the Town Clerk position will be determined soon. Chief Perry thanked Dora Moore for serving as Interim Town Clerk.

Chief Perry shared the financial report with Commissioners.

The Planning Department was recently impersonated when someone requested fees on behalf of the Planning Department. A cautionary social media post was released immediately. If something does not look right, citizens are encouraged to call Town Hall.

The September 18 work session only has Strategic Planning on the agenda. Commissioner consensus was to place this item on the October 16 agenda.

Board Comments

Commissioner Davis stated there is a lot of construction in front of the Boys & Girls Club and encouraged safety and patience during this time.

Commissioner Baxter invited citizens to attend upcoming events in Town and reminded about the candidate forums September 16 and 30.

Commissioner Miles expressed his appreciation for the SEED presentation and those in attendance.

Commissioner Harrison thanked staff for their hard work and dedication over the last few months to ensure the Town is running at a level of excellence, ensuring the community has what is needed and keeping Commissioners informed.

Adopted this the 6th day of October 2025

Glenn L. York – Mayor

SEAL

Dora K. Moore – Interim Town Clerk

STAFF REPORT
RESOLUTION 2026-10
SUPPORT THE AWARD OF THE BUILDING RESUE GRANT FROM THE
NORTH CAROLINA DEPARTMENT OF COMMERCE – RURAL CENTER
October 6, 2025

Topic: Resolution of Support for TNT Development’s Application to the NC Department of Commerce Building Reuse Program
Speaker: Shannon Johnson, Community & Economic Development Director
From: Shannon Johnson, Community & Economic Development Director
Approved by: Taiwo Jaiyeoba, Town Manager

Executive Summary:

The Board of Commissioners will consider:

- Approving a Resolution of Support for TNT Development’s application to the North Carolina Department of Commerce’s Building Reuse Program.
 - Committing to act as the local government partner and fulfill the required local match obligations, anticipated to range between \$5,000 and \$10,000, contingent on grant award.
-

Background:

The Building Reuse Program, administered by the NC Department of Commerce, provides funding to support the renovation and expansion of commercial buildings in rural areas to attract or retain jobs. Local government partners are required to provide a resolution of support and a financial match.

Project TNT represents a significant opportunity for Zebulon to support private sector investment, job creation, and the reuse of commercial property. The company plans to renovate and expand a vacant building in town to accommodate its growing business operations. Town staff have held multiple meetings with TNT, Wake County Economic Development, EDPNC, and the NC Department of Commerce to prepare a competitive application.

The resolution of support will strengthen the application by demonstrating a unified commitment from the Town, and it authorizes the Town to partner in administering the grant if awarded.

Board Goals:

This action supports the Town’s strategic goals by:

- **Growing Smart** by creating a manufacturing business that creates sustainable homes.
 - **Small Town Life** by revitalizing vacant or underutilized space and stimulating local job creation.
-

Fiscal Impact:

The required match is expected to be between \$5,000 and \$10,000. If the grant is awarded, these funds will be reallocated as part of the Town’s incentive contribution. No immediate budget amendment is necessary; staff will return with a recommendation upon receipt of the award.

RESOLUTION 2026-10
SUPPORT THE AWARD OF THE BUILDING REUSE GRANT
FROM THE NORTH CAROLINA DEPARTMENT OF COMMERCE – RURAL CENTER

WHEREAS, the Town of Zebulon is experiencing substantial growth, having doubled in population in the past five years, with future projections indicating a similar trend in the next five years; and

WHEREAS, this rapid growth has created significant demand for industrial space, job creation, and support for existing local employers; and

WHEREAS, TNT Services, Inc. is a local business seeking to expand operations into a currently vacant industrial facility within the corporate limits of the Town of Zebulon; and

WHEREAS, this facility renovation will allow TNT to invest approximately \$1.7 million and add 60 new higher wage positions to the local economy; and

WHEREAS, the North Carolina Department of Commerce offers the Building Reuse Grant to assist with the renovation of vacant buildings that result in private sector job creation; and

WHEREAS, the Town of Zebulon will serve as the local government applicant and provide the required 5% local match toward the total project cost to support this grant application.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Zebulon that:

1. The Town fully endorses and supports the Building Reuse Grant application on behalf of TNT Services, Inc.
2. The Town commits to fulfilling the required 5% local match to support the successful completion of the project.
3. This resolution shall be entered into the official minutes and kept on file with the Town Clerk.

Adopted this the 6th day of October 2025.

Glenn L. York - Mayor

SEAL

Dora K. Moore, Interim Town Clerk

STAFF REPORT
ORDINANCE 2026-12
MOBILE FOOD VENDOR
OCTOBER 6, 2025

Topic: Ordinance 2026-12 – Mobile Food Vendor
Speaker: Chris Medina, Planner 1; Matthew Lower, Planning Director
From: Matthew Lower, Planning Director
Prepared by: Matthew Lower, Planning Director

Background

As part of the Unified Development Ordinance (UDO) evaluation, staff identified inconsistencies between ordinance language and past practices. While the UDO limits mobile food vendors to private property, permits have historically been issued for operations on public streets within the Downtown Core (DTC). Abruptly ending this practice would create fairness and due process concerns, so staff has allowed existing operations to continue while developing long-term policy options.

At the August Joint Public Hearing, staff presented six text amendment options. The Planning Board tabled the item, requesting a more detailed draft of Option 2. On September 15, staff returned with a revised Option 2, which the Planning Board recommended for approval, with the condition that additional discussion occur regarding the maximum number of operating hours.

Staff now presents the updated Option 2, along with a “do nothing” option (Option 1), to the Board of Commissioners for consideration.

Policy Options

Option 1: Prohibit Food Trucks in the DTC Right-of-Way

- **Summary:** End all food truck operations on public streets within the DTC.
- **Rationale:** Preserves pedestrian space, supports brick-and-mortar restaurants, simplifies enforcement.
- **Implications:** Discontinues longstanding practice; may reduce downtown vibrancy.

Option 2: Designated Food Truck Spaces on Vance and Horton Streets

- **Summary:** Create Town-managed spaces for food trucks on Vance and Horton Streets where power is available.
- **Operating Framework (abbreviated):**
 - Vendors limited to posted spaces and scheduled time slots.
 - Hours: 10 AM–2 PM (Mon–Thu) and 10 AM–10 PM (Fri–Sun).
 - Each vendor limited to 16 hours/month, with only one Fri/Sat/Sun slot per month.
 - No free-standing equipment outside trucks.
 - Vendors must obtain a Town permit with \$1M liability insurance naming the Town as additional insured, and execute an indemnity agreement.
 - Any new designated spaces beyond Vance and Horton must be 100 feet from restaurants; Board may revisit locations if conflicts arise.
- **Rationale:** Provides structure, balances vibrancy with business impacts, and ensures equitable vendor access.
- **Implications:** Requires Town oversight, scheduling, and enforcement.

Additional Considerations

Clarify the Problem: As policy goals are refined, the Town Board may wish to revisit a central question: *What challenge are we trying to solve?* Depending on the answer, different options may be more suitable.

- **Equity and Business Incubation through a Permanent Rodeo Area:** The Town could explore a dedicated food truck rodeo zone on public property. While requiring capital investment, such a location could incubate and scale small businesses. For example, SmashMasters began as a food truck before transitioning to a brick-and-mortar establishment.
- **Align with the Local Dining Economy:** With several downtown and adjacent restaurants, food truck policy could be designed to complement existing establishments—for example, encouraging partnerships between food trucks and nearby bars or restaurants.

Enforcement

- **Option 1:** Enforcement would focus on ensuring no food trucks operate in the right-of-way.
- **Option 2 (Planning Board’s recommended alternative):** Enforcement would ensure compliance with designated spaces, time limits, and permit requirements. Scheduling responsibility would shift to the Town.

Staff will coordinate with the Town Attorney to ensure enforcement respects the economic expectations of existing permit holders until their permits expire.

Staff Recommendation

Both options represent a balance between promoting downtown vibrancy, ensuring accessibility, and effectively managing public space. Staff’s only recommendation is that, should the Board of Commissioners elect to expand the maximum number of hours a vendor may operate, such increases be made in increments of four hours to support predictable and manageable scheduling.

Planning Board Recommendation

The Planning Board voted unanimously (5-0) to recommend Option 2, while suggesting further discussion could be had on the maximum number of hours each individual vendor could schedule for operations.

Attachments:

1. Revised Option #2 Based on Planning Board Comments
2. Ordinance 2026-12

ORDINANCE 2026-12

Food Truck Text Amendment Article 4

1. Use of an alternate location or date;
2. Modification or elimination of certain proposed activities;
3. Regulation of operating hours and days, including limitation of the duration to a shorter time period than requested or specified in this subsection; and
4. Submission of a performance guarantee to ensure that any temporary use will be removed from the lot or site within a reasonable time and the lot or site will be restored to its former condition.

4.1.2. STANDARDS FOR SPECIFIC TEMPORARY USES

A. MOBILE FOOD VENDORS

1. PURPOSE

This section is designed to provide standards relative to the accessibility, appearance, and safety regarding commercial food vending, as well as to preserve the peace and enjoyment of residences and occupation of a site by a properly licensed business.

2. OPERATIONAL REGULATIONS

- a. A mobile food vendor permit shall be required as provided for herein.
- b. Noncommercial private events held on single-family detached and duplex lots shall not be required to obtain a mobile food vendor permit.
- c. The following activities shall not be required to obtain a mobile food vendor permit provided that all required permits are obtained:
- d. Mobile food vendors that stop based on customer demand for point of sale service and move to a different location such as an ice cream truck or similar operation.
- e. Mobile food vendors operating as part of a Town of Zebulon sponsored event, provided that all required permits are obtained, if applicable, and that the mobile food vendor:
 - i. Is not open to the public, such as outdoor weddings and employee parties;
 - ii. Is located on a site with a single user and/or tenant; and,
 - iii. Noncommercial private events held on single-family detached, duplex lots, or common space owned by a home owners association, if applicable, the mobile food vendor:
 1. Is not open to the public, such as outdoor weddings, employee parties and homeowner association events;
 2. Is located on a site with a single user/ or tenant;
 3. Will not make, cause, or allow the making of any noise or sound which exceeds the limits set forth in the Town of Zebulon's Code of Ordinances, as may be amended from time to time, and will not generate adverse traffic, or other nuisance impacts on adjacent properties.
- f. Permits, unless sooner suspended or revoked, shall be valid for no longer than one year expiring at the end of the calendar year.
- g. Permit certificates shall be attached to the mobile food vendor unit where they are readily visible and shall include the name, mailing address, and valid phone number of the mobile food vendor unit owner and shall list the addresses and parcel identification numbers where the permit is valid.
- h. Routine inspections may be conducted by local inspectors on each mobile food unit at any time and at any frequency deemed appropriate by the Town.
- i. Any mobile food vendor unit that has a suspended or revoked permit by the State of North Carolina and/or Wake County, and on a subsequent inspection, a State of North Carolina and/or Wake County Inspector determines that the mobile food vendor has not corrected the violation(s), shall have its Town-issued mobile food vendor permit revoked and food service shall cease in the Town.
- j. A permit issued under this section is not transferable.

3. STANDARDS

The following standards shall apply to all mobile food vendor permits, unless exempt above:

- a. No products shall be sold from any mobile food vendor unit which is stopped, standing, or parked in any public street, right-of-way, or easement, nor shall the mobile food vendor impede the flow of traffic or pedestrians on the sidewalk, **except for that Mobile Food Vendors may operate along Vance and Horton Street in a manner consistent with 4.1.2.3.d.**
- b. Mobile food vendor units are prohibited on all parcels used for residential purposes as designated on the Official Zoning Map or on the grounds of any government office, facility, public park, recreation area, or other similar public land within the Town, which is under the control, operation, or management of the Town, except as otherwise allowed in this section or by law.
- c. **Except as described otherwise in this section,** mobile food vendors are allowed within the Town's planning jurisdiction so long as the mobile food vendor unit is located on private property designated and used for commercial, industrial, or nonresidential purposes, subject to the following conditions:
 - i. Mobile food vendors shall not provide customer seating.
 - ii. No display areas, merchandise, or stored items in association with the vendor or those associated with the principal use on the property, which are displaced due to the vending activity, shall encroach onto any public street, right-of-way, or easement, or onto any adjacent private property without express permission from that property owner.
 - iii. The mobile food vendor shall set up and locate the vehicle, wares, and/or any associated displays in accordance with the principal structure setback requirements of the district where located.
 - iv. The mobile food vendor sales area shall not exceed more than two parking spaces or six hundred square feet in area, whichever is greater. However, at no time may the required number of parking spaces for the principal use of the property be rendered nonconforming due to vendor use.
 - v. The mobile food vendor unit shall not interfere with required parking, loading and unloading spaces or the vehicular access to those spaces for the principal use.
 - vi. The mobile food vendor unit shall not block, damage, or interfere with required landscaping, buffers, or stormwater drainage systems on the subject property.
 - vii. During periods of nonuse, mobile food vendor equipment must remain locked and secured, unless otherwise required by the State of North Carolina or Wake County.
 - viii. The mobile food vendor shall be prohibited from selling or distributing any type of glass container with the exception of sealed prepackaged nonalcoholic beverages such as sodas or juices.
 - ix. Amplified music or other sounds from any mobile food vendor unit for the purposes of vending products is prohibited.
 - x. All mobile food vendors shall operate in compliance with Title IX: General Regulations, Chapter 97: Noise, of the Town Code of Ordinances.
 - xi. Mobile food vendors shall be prohibited from discharging fat, oil, grease, or waste water into the sanitary sewer system. Waste shall be properly stored and disposed of at a properly designated location.
 - xii. Each mobile food vending unit shall be equipped with adequate trash receptacles and shall be responsible for the proper disposal of solid waste from the site daily without using public waste receptacles. All disturbed areas must be cleaned following each stop at a minimum of 20 feet of the sales location.
 - xiii. Each mobile food vending unit shall be equipped with at least one fire extinguisher with a minimum of a 2A-10-BC rating.

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- xiv. Vinyl wrapping, decals, stickers, painted text and/or graphics, and menu boards affixed to the mobile food vendor unit shall not count towards the maximum aggregate sign area.
- d. When operating within the Town designated areas within the Right-of-way the following rules and standards must be followed in addition to any of the items listed above in section 4.1.2.a.3.c:
- i. Mobile food vendors may only be parked in the posted spots during their allotted time
 - ii. Mobile food vendors will only be permitted to operate between 10 AM and 2 PM on Monday – Thursday and between 10 AM and 10 PM on Friday – Sunday
 - iii. A single mobile food vendor cannot operate within the Right-of-Way more than 16 hours in a single month, and not more than 1 Friday, Saturday, or Sunday a month.
 - iv. Available time slots will be decided by the Planning Director and may change with their discretion. The operating time will not exceed what is listed in this section of the ordinance
 - v. Mobile food vendor operating in the Right-of-way may not have any equipment free-standing outside of the truck (i.e. Signage, tables, chairs, etc.)
 - vi. If a mobile food vendor is found to be operating outside of the designated area or their allotted time enforcement action may be taken (Mobile Food Vendor Enforcement 4.1.2.A.4)
 - vii. Any mobile food vendor hoping to operate within the designated Town Right-of-way areas must obtain a mobile food vendor permit (operating in the Right-of-Way) from the planning department; The following items will need to be included in the application
 1. Certificate of Insurance through an insurance carrier authorized or eligible to do business in the state of North Carolina for any damage to the public right-of-way and for any damages which the Town might incur liability because of property damage or personal injury arising from the use of the public right-of-way. The minimum liability limit of the policy shall be \$1,000,000.00. The Town of Zebulon shall be listed as an additional insured as its interests may appear on all Certificates of Insurance. The Certificate Holder must read as follows: Town of Zebulon 1003 N Arendell Ave, Zebulon, NC, 27597
 2. The vendor shall sign a statement that hold the Town, its officers, councilors, and employees harmless and indemnify them for any loss, liability, damage, and costs/expenses associated with its operations by executing an Indemnity Agreement.
 - viii. When determining the location of the designated spots the following requirements will be considered
 1. Spots should be 100 ft from an established restaurant. If a restaurant opens within 100 ft of an existing designated spot the Board of commissioners may reconsider the spot within 6 months of the businesses opening.
 - ix. The following locations have been established as designated spots may be marked accordingly as determined by the planning director
 1. Specific spots on W. Horton St between N. Arendell and N. Church St
 2. Specific sports on W. Vance St between N. Arendell and N. Church St

4. ENFORCEMENT

The following provisions may be enforced by the Police Department and the Planning Department.

a. FINE FOR VIOLATION

Any mobile food vendor licensee operating in violation of any provision within this section or any other rules and regulations may be subject to a fine in accordance with Article 8: Enforcement. Each day of violation shall constitute a separate offense for purposes of the penalties and remedies specified in this Ordinance.

b. REVOCATION, SUSPENSION, MODIFICATION

- i. The Board of Commissioners may modify a mobile food vendor license, including an approved location:
 1. At any time before the issuance of a mobile food vendor license;
 2. If after the issuance of such license, for cause, after reasonable notice to the licensee of the grounds for the proposed modification and the time and place of the hearing regarding such proposed modification; or
 3. By request of the licensee.
- ii. The Board may suspend, revoke, or decline to renew a mobile food vendor license for cause, after reasonable notice to the licensee of the grounds for the proposed action and the time and place of the hearing regarding such proposed action.

B. OUTDOOR SEASONAL SALES

1. PURPOSE

The purpose of this section is to prevent the unrestricted proliferation of open-air sales events within the town and to protect those businesses and food services that operate from within principle buildings at permanent locations in accordance with the law.

2. EXEMPTIONS

Sale of the following products or services are exempted from these standards.

- a. The sale or display of fruits, vegetables, other farm or homemade products produced by the person offering them for sale in a commercial zoning district with the permission of the property owner;
- b. The sale or display of goods or merchandise (not including food or food products) by a person, partnership, corporation or other entity at a particular location if the sale or display of like or same items is conducted in association with the party's sale or display of goods or merchandise at the same location from or in a principle building that is regularly entered by the general public for the transaction of business. The items to be sold are limited to the same items that are sold inside the establishment, such as toys, clothing, furniture and outdoor equipment.
- c. Any nonprofit group, charitable or civic organization that conducts open-air sales on either their own property or on other business property for charitable or other fund-raising purposes.
- d. Vendors at special events, such as the Christmas Parade, Arts in the Park and the like selling goods only for that event. Food vendors will need to obtain a permit from the Wake County Health Department.
- e. Seasonal sales of Christmas trees, pumpkins, and similar products.

Adopted this the 6th day of October 2025.

SEAL

Glenn L. York – Mayor

Topic: Social District Information
Speaker: Matthew Lower, Planning Director
From: Matthew Lower, Planning Director
Prepared by: Matthew Lower, Planning Director

Background

In 2021, the North Carolina General Assembly adopted House Bill 890, which authorizes municipalities to establish “social districts.” A social district is a defined geographic area where licensed establishments may sell alcoholic beverages to customers in specially marked containers that may then be possessed and consumed within the district’s boundaries.

Social districts are intended to support downtown vibrancy, encourage economic activity, and create a more dynamic public realm by allowing patrons to carry beverages between participating businesses and designated outdoor spaces. The concept of creating a social district was previously discussed by the Board of Commissioners in 2022.

Key Features of Social Districts

- **Defined Boundaries:** The district must have clearly defined geographic limits approved by the governing body.
- **Hours of Operation:** The local government may set specific hours during which the social district is active.
- **Participating Establishments:** Only businesses with appropriate ABC permits may sell beverages for consumption within the district.
- **Special Containers:** All beverages must be served in containers that are clearly marked and meet state requirements.
- **Voluntary Participation:** Businesses must “opt-in” or “opt-out” from participating.
- **Public Notice:** Signage must be posted at the district’s boundaries to inform the public where possession and consumption are permitted.

Policy Considerations

While the creation of a social district can increase foot traffic and support small businesses, implementation requires careful attention to:

- **Enforcement:** Clear protocols for law enforcement and compliance are needed. A particular challenge is that some businesses may choose not to participate, creating potential “dead zones” or conflicts if drinkers congregate in front of non-participating shops.
- **Operations:** The choice of containers- plastic or reusable- will affect both costs and environmental impact. Staffing for cleanup, waste management, and ongoing compliance will require dedicated resources and funding.

- **Fairness and Equity:** Social districts directly benefit alcohol-serving establishments, raising questions about fairness to other businesses.
- **Community Engagement:** Successful adoption depends on engaging businesses and residents within the proposed boundaries to ensure alignment with local values and comfort levels.
- **Downtown Goals:** Any district should be consistent with the Town's broader vision for downtown activity, vibrancy, and economic development.
- **Fiscal Impact:** The Town should also evaluate whether increased foot traffic and economic activity are sufficient to offset costs for enforcement, sanitation, and management.

Implementation Timeline:

If directed, Town staff can begin putting together the policy infrastructure necessary to create a social district. This will include:

- Research with other North Carolina communities
- Drafting proposed boundaries, hours of operation, and rules of use
- Developing an implementation and maintenance framework

The estimated timeline to bring a full proposal back to the Board for consideration is 2-3 months.

Staff Recommendation:

No recommendation, receive as information.

STAFF REPORT
1915 & 1917 OLD BUNN ROAD ANNEXATION
ORDINANCE 2026-06
OCTOBER 6, 2025

Topic: 1915 & 1917 Old Bunn Road Annexation – Ordinance 2026-06
Speaker: Catherine Farrell, Planner II
Prepared by: Catherine Farrell, Planner II
Approved by: Taiwo Jaiyeoba, Interim Town Manager

Executive Summary:

The Board of Commissioners will consider an Annexation request for 1915 and 1917 Old Bunn Rd (PIN# 2715290916, 2716215371). The proposed development includes 617 residential lots.

Discussion:

Eastwood Homes of Raleigh LLC is proposing rezoning to a Planned Development (PD) for two parcels, totaling 159.72 acres, from the Wake County R-30 Zoning District. The applicant is looking to develop 347 single family detached lots and 270 single family attached lots totaling 617 residential units. An amenity site, pool, pickle ball court, dog parks, playgrounds, pocket park, walking fitness trails, and other amenities are being proposed as part of the development. The annexation will be considered along with the rezoning.

Policy Analysis:

Comprehensive Land Use Plan (CLUP):

The annexation is supported by the following CLUP goals:

1. 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 3:** Ongoing and effective collaboration between land use and transportation planning to ensure a well-connected community with adequate means and capacity to accommodate multiple forms of circulation between local destinations (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).

STAFF REPORT
1915 & 1917 OLD BUNN ROAD ANNEXATION
ORDINANCE 2026-06
OCTOBER 6, 2025

- **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 p. 2)
- 4. **Goals For Recreation and Amenities:**
 - **Goal 1:** A “lifestyle” community, with a range of amenities and activities for all ages and interests, to keep residents enjoying their hometown along with visitors (Recreation and Amenities, pg 4).
 - **Goal 6:** A more attractive community based on quality design and character of both private development and the public realm (Recreation and Amenities, pg 4).

Comprehensive Transportation Plan

The Comprehensive Transportation Plan (CTP) requires Old Bunn Rd and HWY 97 in front of this site to be a 4-Lane median road. A variation on the two-lane divided road will be provided through the site as shown on the CTP.

Outcomes:

Approving the proposed Planned Development and Annexation will:

1. **617 New Residential Lots:** at a calculated rate of 2.78 new residents per lot Zebulon would have an approximate increase of 1,716 residents. Based on the Town of Zebulon tax rate along with the median home price in Zebulon there will be an estimated tax generation of \$1.14 million a year.
2. **Transportation Improvements:** Transportation improvements will be made, and impact fees will be collected. Using the rate in the 2024 Traffic Impact Fee Study Report this project would generate approximately \$1.1 million in improvements or fees.
3. **Greenway Network Expansion:** The Greenway network will be expanded running along the northern property boundary.

Staff Recommendation for Planning Board:

Town staff recommend approval of Ordinance 2026-06 for the Annexation of Zebulon Mixed Use.

Attachments:

1. Certificate of Sufficiency
2. Application for Annexation
3. Aerial Map
4. Zoning Map
5. Corporate Limits Map
6. Public Hearing Notification Affidavit
7. Ordinance 2026-06



1003 N. Arendell Avenue
Zebulon, NC 27597
919.823.1800
www.townofzebulon.org

Certificate of Sufficiency

Pin # 2715290916 – 1915 Old Bunn Road
Pin # 2716215371 – 1917 Old Bunn Road

To the Board of Commissioners of the Town of Zebulon, North Carolina:

I, Lisa M. Markland, Clerk to the Zebulon Board of Commissioners, do hereby certify that I have investigated the petition attached hereto, and have found as a fact that said petition is signed by all the owners or their legal representative of real property lying in the area described therein, in accordance with G.S. 160A-31.

In witness whereof, I have here unto set my hand and affixed the seal of the Town of Zebulon, this 10th day of March, 2025.




Lisa M. Markland, CMC—Town Clerk



Town of Zebulon

Planning Department

1003 N. Arendell Avenue, Zebulon, NC 27597
Phone: (919) 823-1810 Fax: (919) 887-2824
www.townofzebulon.org

ANNEXATION PETITION

GENERAL INFORMATION:

In accordance with Section 2.2.2 of the UDO, upon receipt of a valid petition signed by all of the owners of real property in the area described therein, the Town may annex an area either contiguous or not contiguous to its primary corporate limits when the area meets the standards set out under North Carolina General Statutes 160A-31 and 160A-58.1. The petition need not be signed by the owners of real property that is wholly exempt from property taxation under the Constitution and laws of North Carolina, nor by railroad companies, public utilities as defined in G.S. 62-3(23), or electric or telephone membership corporations.

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.

FILE PETITION: Submit hard copy application to the Planning Department with the applicable requirements in accordance with Section 2.2.2 of the UDO.

CERTIFICATION OF SUFFICIENCY: The Town Clerk shall investigate and certify whether the petition is legally sufficient. Only legally sufficient petitions shall be considered by the Town.

REVIEW BY STAFF: The Planning and Public Works Departments review the annexation submission. Comments will be sent to the applicant via email.

LEGAL ADVERTISEMENT: A legal advertisement will be published on the Town of Zebulon's website and in a paper of general circulation once no more than 25 days and one within 10 days of the date of the public hearing.

BOARD OF COMMISSIONERS MEETING/PUBLIC HEARING:

The BOARD OF COMMISSIONERS Meeting is typically held the first Monday of each month. The Board of Commissioners will either adopt or deny an ordinance to extend the corporate limits of the Town of Zebulon.

NOTICE OF DECISION: The formal notice of decision shall be provided to the applicant in accordance with Section 2.3.9 of the UDO.

RECORDATION: If the annexation is approved by the Board of Commissioners, the Town Clerk will have the Annexation Plats recorded at the Wake County Register of Deeds. Wake County will keep one of the recorded plats, one copy will be returned to the Planning Department and the surveying company is given the remaining recorded Annexation Plat.



Application Requirements –

The applicant requesting an annexation 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 the GeoCivix portal 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
 - One (1) Legal Description (metes and bounds) of subject property
 - Registered survey of subject property
 - Certified List of Property Owners within 750 feet of subject property
 - Agent Authorization Form
- **Materials to Submit in Person with the Town of Zebulon Planning Department:**
 - Stamped envelopes addressed to Certified List of Property Owners all the homeowners associations of those properties within 750 feet of the outer boundary subject property or properties. Affixed with the following return address:
Town of Zebulon
Planning Department
1003 N. Arendell Ave
Zebulon, NC 27597
 - Petition Fee (Please See Fee Schedule)
(Can be paid online but applicants must let Planning Staff know prior to paying)



APPLICATION FOR ANNEXATION

PART 4. PROPERTY OWNER INFORMATION

To the Board of Commissioners of the Town of Zebulon, North Carolina:

1. We, the undersigned owners of real property, respectfully request that the area described in Part 4 be annexed to the Town of Zebulon, Wake County, North Carolina.
2. The area to be annexed is ☒ contiguous ☐ non-contiguous (satellite) to the Town of Zebulon, North Carolina and the boundaries are as contained in the metes and bounds description attached hereto.
3. If contiguous, this annexation will include all intervening rights-of-way for streets, railroads and other areas as stated in G.S. 160A-31(f), unless otherwise stated in the annexation amendment.
4. I/We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A385.1 or G.S. 153A-344.1 must be declared and identified on this petition. I/We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

All individual owners must sign. (If additional signatures are necessary, please attach an additional sheet.)		
<i>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.</i>		
Signature of Owner: 	Print Name: Jill P. Hendrickson	Date: 11/29/24
Signature of Owner: 	Print Name: Jill P. Hendrickson	Date: 11/29/24
Signature of Owner:	Print Name:	Date:
Signature of Owner:	Print Name:	Date:
Signature of Owner:	Print Name:	Date:
Signature of Owner:	Print Name:	Date:

STATE OF North Carolina
COUNTY OF Wake

Sworn and subscribed before me, Shanna Williams, a Notary Public for the above State and County, this the 25 day of Nov, 2024.

Notary Public

SEAL



2-26-28
My Commission Expires:



**APPLICATION FOR
ANNEXATION**

COMPLETE IF A CORPORATION:

In witness whereof, said corporation has caused this instrument to be executed by its President and attested by its Secretary by order of its Board of Directors, this the ____ day of _____, 20 ____.

Corporate Name

SEAL

By: Attest: President (Signature)

Secretary (Signature)

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, _____, Notary Public for the above State and County,
this the ____ day of _____, 20 ____.

Notary Public

SEAL

My Commission Expires:

COMPLETE IF IN A LIMITED LIABILITY COMPANY

In witness whereof, _____ a limited liability company, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this the ____ day of _____, 20 ____.

By: _____
Name of Limited Liability Company

Signature of Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, _____, a Notary Public for the above State and County,
this the ____ day of _____, 20 ____.

Notary Public

SEAL

My Commission Expires:



APPLICATION FOR
ANNEXATION

COMPLETE IF IN A PARTNERSHIP

In witness whereof, _____, a partnership, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this the _____ day of _____, 20____.

Name of Partnership

By: Signature of General Partner

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, _____, a Notary Public for the above State and County, this the _____ day of _____, 20____.

SEAL

Notary Public

My Commission Expires:

NOT APPLICABLE

Beginning at a point, said point being an existing iron pipe at the southwest corner of the C. Thomas Hendrickson and wife, Jill D. Hendrickson tract as recorded in Book 9528, Page 1148 in the Wake County Registry and as shown on that certain plat recorded in Book of Maps 1992, Page 72 in said registry, said point also being on the northern 60 foot right of way margin of Old Bunn Road and having North Carolina State Plane coordinates of N=759,010.09 and E=2,211,628.79; thence, leaving said right of way along the western line of said Hendrickson tract N00°08'12"W, 414.51 feet to an existing iron pipe on the eastern line of Open Space 3 as shown on a plat recorded in Book of Maps 2023, Page 412 in said registry; thence, N00°05'08"E, 430.33 feet to an existing iron pipe in the eastern line of Open Space 7 as shown on a plat recorded in Book of Maps 2023, Page 413 in said registry; thence, N00°05'25"E, 412.26 feet to an existing iron pipe in the eastern line of Open Space 17 as shown on a plat recorded in Book of Maps 2023, Page 825 in said registry; thence, N00°05'01"E, 374.93 feet to an existing iron pipe in the eastern line of Open Space 18 as shown on a plat recorded in Book of Maps 2023, Page 824 in said registry; thence, N00°06'38"E, 257.42 feet to a point, said point being an existing iron pipe at the northeast corner of said Open Space 18 and at the southeast corner of the DFC Barrington, LLC tract as recorded in Book 18542, Page 1854 in said registry; thence, along the eastern line of said DFC Barrington, LLC tract the following courses and distances: thence, N00°01'33"E, 119.22 feet to an existing iron pipe; thence, N00°06'07"E, 366.32 feet to a point, said point being an existing iron pipe at the northernmost corner of said Hendrickson tract shown on said Book of Maps 1992, Page 72; thence, continuing along said DFC Barrington, LLC tract and the western line of said Hendrickson tract as recorded in Book 9528, Page 1148 the following courses and distances: thence, N00°21'43"E, 134.06 feet to an existing angle iron; thence, N00°03'31"E, 635.77 feet to an existing angle iron; thence, N00°03'31"E, 108.06 feet to a point in the centerline of Beaverdam Creek and being the northwest corner of said Hendrickson tract; thence, leaving said eastern line of DFC Barrington, LLC tract along said centerline of Beaverdam Creek the following courses and distances: thence, S54°42'15"E, 2.52 feet to a point; thence, S61°11'47"E, 9.99 feet to a point; thence, S57°27'18"E, 19.87 feet to a point; thence, S55°39'48"E, 21.50 feet to a point; thence, S63°25'54"E, 7.83 feet to a point; thence, S67°15'03"E, 16.81 feet to a point; thence, S64°23'09"E, 23.57 feet to a point; thence, S61°27'17"E, 21.06 feet to a point; thence, S58°28'02"E, 19.36 feet to a point; thence, S63°26'09"E, 16.21 feet to a point; thence, S65°39'36"E, 11.52 feet to a point; thence, S70°05'18"E, 13.03 feet to a point; thence, S75°13'36"E, 9.31 feet to a point; thence, S77°56'26"E, 43.97 feet to a point; thence, S68°31'06"E, 5.64 feet to a point; thence, S62°21'48"E, 5.93 feet to a point; thence, S56°58'43"E, 23.85 feet to a point; thence, S61°43'46"E, 5.68 feet to a point; thence, S70°57'07"E, 5.55 feet to a point; thence, S81°28'13"E, 6.32 feet to a point; thence, N89°41'52"E, 11.75 feet to a point; thence, N84°37'56"E, 4.02 feet to a point; thence, N78°22'00"E, 4.34 feet to a point; thence, N72°43'10"E, 11.78 feet to a point; thence, N73°05'40"E, 13.33 feet to a point; thence, N77°26'40"E, 14.09 feet to a point; thence, N84°56'39"E, 16.31 feet to a point; thence, S89°25'48"E, 12.25 feet to a point; thence, S84°35'47"E, 13.31 feet to a point; thence, S82°52'27"E, 18.14 feet to a point; thence, S86°46'56"E, 10.02 feet to a point; thence, S89°33'26"E, 24.25 feet to a point; thence, N85°14'21"E, 4.52 feet to a point; thence, N77°54'37"E, 5.37 feet to a point; thence, N66°13'48"E, 5.74 feet to a point; thence, N56°16'25"E, 28.25 feet to a point; thence, N49°46'12"E, 8.52 feet to a point; thence, N43°18'35"E, 39.00 feet to a point; thence, N35°48'14"E, 9.40 feet to a point; thence, N29°44'56"E, 9.07 feet to a point; thence, N23°47'23"E, 25.41 feet to a point; thence, N13°42'16"E, 5.28 feet to a point; thence, N02°51'47"E, 10.01 feet to a point; thence, N09°27'56"E, 6.08 feet to a point; thence, N19°58'56"E, 13.17 feet to a point; thence, N13°22'10"E, 6.49 feet to a point; thence, N07°41'46"E, 28.00 feet to a point; thence, N21°47'40"E, 4.71

feet to a point; thence, N29°33'05"E, 9.12 feet to a point; thence, N54°17'16"E, 2.46 feet to a point; thence, N65°46'15"E, 4.11 feet to a point; thence, N73°45'11"E, 3.13 feet to a point; thence, N88°20'40"E, 6.50 feet to a point; thence, S86°31'25"E, 10.27 feet to a point; thence, S88°11'59"E, 18.01 feet to a point; thence, N71°50'59"E, 3.42 feet to a point; thence, N49°26'05"E, 2.30 feet to a point; thence, N40°36'42"E, 4.61 feet to a point; thence, N48°55'10"E, 12.27 feet to a point; thence, N38°39'49"E, 2.40 feet to a point; thence, N48°31'01"E, 4.34 feet to a point; thence, N60°21'47"E, 3.17 feet to a point; thence, N69°25'25"E, 3.20 feet to a point; thence, N84°33'53"E, 3.26 feet to a point; thence, S69°56'43"E, 3.46 feet to a point; thence, S46°34'32"E, 4.82 feet to a point; thence, S30°57'21"E, 4.37 feet to a point; thence, S26°15'29"E, 5.09 feet to a point; thence, S30°44'42"E, 5.38 feet to a point; thence, S35°48'37"E, 4.70 feet to a point; thence, S41°38'24"E, 4.52 feet to a point; thence, S46°40'56"E, 4.46 feet to a point; thence, S53°07'48"E, 4.69 feet to a point; thence, S62°48'17"E, 5.06 feet to a point; thence, S70°13'45"E, 4.25 feet to a point; thence, S78°22'07"E, 8.68 feet to a point; thence, S80°54'55"E, 21.77 feet to a point; thence, N87°36'58"E, 4.51 feet to a point; thence, N78°10'32"E, 10.98 feet to a point; thence, N87°08'55"E, 6.26 feet to a point; thence, S88°38'13"E, 5.25 feet to a point; thence, S82°53'06"E, 5.04 feet to a point; thence, S77°52'41"E, 18.15 feet to a point; thence, S82°28'58"E, 9.08 feet to a point; thence, S89°02'44"E, 7.50 feet to a point; thence, S81°20'00"E, 4.55 feet to a point; thence, S74°19'34"E, 10.65 feet to a point; thence, S69°26'35"E, 4.27 feet to a point; thence, S76°22'59"E, 8.23 feet to a point; thence, S81°18'52"E, 9.10 feet to a point; thence, S89°27'35"E, 13.25 feet to a point; thence, N87°08'13"E, 13.77 feet to a point; thence, S86°43'42"E, 8.77 feet to a point; thence, S78°29'07"E, 9.70 feet to a point; thence, N71°02'38"E, 139.99 feet to a point; thence, S33°31'41"E, 40.85 feet to a point; thence, S66°29'54"E, 29.59 feet to a point; thence, S31°16'21"E, 104.58 feet to a point; thence, S56°56'50"E, 26.02 feet to a point; thence, N46°09'05"E, 56.74 feet to a point; thence, S70°48'15"E, 154.82 feet to a point; thence, N60°44'37"E, 63.39 feet to a point; thence, N65°46'25"E, 55.65 feet to a point; thence, N74°49'04"E, 64.76 feet to a point; thence, S53°22'46"E, 44.37 feet to a point; thence, S68°50'13"E, 8.31 feet to a point; thence, S71°49'58"E, 8.42 feet to a point; thence, S85°36'58"E, 9.78 feet to a point; thence, N84°25'24"E, 11.55 feet to a point; thence, N77°25'51"E, 9.48 feet to a point; thence, N68°52'38"E, 8.85 feet to a point; thence, N61°02'36"E, 21.43 feet to a point; thence, N69°15'52"E, 9.36 feet to a point; thence, N74°30'49"E, 7.26 feet to a point; thence, N82°00'42"E, 4.04 feet to a point; thence, S00°00'00"E, 9.50 feet to a point; thence, S85°54'52"E, 10.53 feet to a point; thence, S00°00'00"E, 11.75 feet to a point; thence, N86°18'26"E, 7.77 feet to a point; thence, N83°04'34"E, 8.81 feet to a point; thence, N59°35'30"E, 6.67 feet to a point; thence, N55°29'31"E, 7.28 feet to a point; thence, N49°34'43"E, 8.87 feet to a point; thence, N45°23'44"E, 12.64 feet to a point; thence, N39°24'37"E, 14.96 feet to a point; thence, N33°10'23"E, 11.42 feet to a point; thence, N23°44'14"E, 6.21 feet to a point; thence, N30°57'25"E, 2.92 feet to a point; thence, N48°24'01"E, 6.68 feet to a point; thence, N55°06'56"E, 5.79 feet to a point; thence, N65°32'30"E, 3.02 feet to a point; thence, N78°14'22"E, 3.06 feet to a point; thence, S85°32'06"E, 4.01 feet to a point; thence, S75°40'19"E, 11.87 feet to a point; thence, S86°15'57"E, 5.76 feet to a point; thence, N88°07'17"E, 15.26 feet to a point; thence, N70°54'25"E, 3.44 feet to a point; thence, N54°46'14"E, 5.20 feet to a point; thence, N43°15'47"E, 8.76 feet to a point; thence, N50°18'44"E, 8.12 feet to a point; thence, N43°15'55"E, 4.38 feet to a point; thence, N31°21'49"E, 7.69 feet to a point; thence, N46°12'29"E, 4.16 feet to a point; thence, N58°24'31"E, 3.82 feet to a point; thence, N70°41'57"E, 6.62 feet to a point; thence, N80°58'11"E, 5.57 feet to a point; thence, N86°39'29"E, 26.80 feet to a point; thence, S86°37'34"E, 14.52 feet to a point; thence, S80°54'37"E, 6.33 feet to a point; thence, S74°44'59"E, 8.55 feet to a point; thence,

S72°41'11"E, 20.16 feet to a point; thence, S77°24'48"E, 19.21 feet to a point; thence, S69°52'43"E, 11.45 feet to a point; thence, S68°07'18"E, 17.78 feet to a point; thence, S75°44'47"E, 15.74 feet to a point; thence, S87°57'20"E, 3.50 feet to a point; thence, N79°52'18"E, 3.55 feet to a point; thence, N71°15'41"E, 7.39 feet to a point; thence, N68°32'00"E, 10.09 feet to a point; thence, N64°45'42"E, 9.17 feet to a point; thence, N84°48'17"E, 10.08 feet to a point, said point being at the northeast corner of said Hendrickson tract and the northwest corner of the Wilmington Materials, Inc. tract as recorded in Book 11154, Page 293 in said registry; thence, leaving said centerline of Beaverdam Creek along the eastern line of said Hendrickson tract and the western line of said Wilmington Materials, Inc. tract S01°03'25"E, 500.00 feet to an iron pipe set; thence, S01°03'25"E, 2,413.00 feet to an existing iron pipe at a corner with said Wilmington Materials, Inc. tract and Lot 1 as shown on a plat recorded in Book of Maps 1986, Page 318 in said registry; thence, continuing along said eastern line of Hendrickson S01°03'25"E, 851.87 feet to a point, said point being at the southeast corner of said Hendrickson tract and on the northern 100 foot right of way margin of NC Highway 97; thence, S01°03'25"E, 50.11 feet to a point in the centerline of said NC Highway 97; thence, along said centerline S77°33'36"W, 542.63 feet to a point, said point being where said centerline of NC Highway 97 meets and intersects with the centerline of said Old Bunn Road; thence, leaving said centerline of NC Highway 97 along said centerline of Old Bunn Road the following courses and distances: thence, N58°05'41"W, 234.83 feet to a point; thence, N58°06'45"W, 131.88 feet to a point; thence, N59°16'38"W, 107.18 feet to a point; thence, N63°05'36"W, 97.28 feet to a point; thence, N66°53'13"W, 102.14 feet to a point; thence, N70°13'43"W, 95.37 feet to a point; thence, N72°51'06"W, 106.87 feet to a point; thence, N73°40'34"W, 98.87 feet to a point; thence, N73°49'20"W, 163.99 feet to a point; thence, N73°49'41"W, 163.95 feet to a point; thence, N73°58'44"W, 291.80 feet to a point; thence, leaving said centerline of Old Bunn Road N00°08'12"W, 28.77 feet to the Place and Point of Beginning, containing an area of 7,032,062 square feet or 161.44 acres, more or less.

Owner

PROPERTIES BELOW ARE WITHIN 750' OFFSET FROM 1915 OLD BUNN ROAD PARCEL

Owner	Address	City, State
MEDLIN, JUDITH HOOD	1139 OLD US 264 HWY	ZEBULON, NC 27597
NALMADA, ANIL K PINGILI, NARMADA R	728 HADSTOCK PATH	ZEBULON, NC 27597
VISWANATHAN, RADHIKA SOBTI, LAKSHYA	738 HADSTOCK PATH	ZEBULON, NC 27597
REDDY, SRIDHAR PULLA TRUSTEE REDDY, PAVANI PULLA TRUSTEE	737 PUTNEY HILL RD	ZEBULON, NC 27597
BARRINGTON NC HOMEOWNERS ASSOCIATION INC	0 HADSTOCK PATH	ZEBULON, NC 27597
BARRINGTON NC HOMEOWNERS ASSOCIATION INC	0 HADSTOCK PATH	ZEBULON, NC 27597
BARRINGTON NC HOMEOWNERS ASSOCIATION INC	0 HADSTOCK PATH	ZEBULON, NC 27597
BARRINGTON NC HOMEOWNERS ASSOCIATION INC	0 HADSTOCK PATH	ZEBULON, NC 27597
HOLLAND, BRYAN EUGENE	438 BARRINGTON ROW AVE	ZEBULON, NC 27597
HOLDEN, ROBERT A HOLDEN, IVA C	2021 OLD BUNN RD	ZEBULON, NC 27597
HOGG, TRACY BRIAN HOGG, JENNIFER RAY	1724 OLD BUNN RD	ZEBULON, NC 27597
CARMON, DEBORAH ANN	735 HADSTOCK PATH	ZEBULON, NC 27597
MP2 HOMES NC LLC	739 HADSTOCK PATH	ZEBULON, NC 27597
CHIEPA, CLAUDIO ADRIAN HINMAN, KATE	418 BARRINGTON ROW AVE	ZEBULON, NC 27597
WILLARD, PAUL R	732 PUTNEY HILL RD	ZEBULON, NC 27597
NALAMADA, RAGHAVA KAMBALAPALLY, PREETHI	739 PUTNEY HILL RD	ZEBULON, NC 27597
LACROIX, JAMES F LACROIX, BRENDA L	1820 OLD BUNN RD	ZEBULON, NC 27597
HENDRICKSON, C THOMAS HENDRICKSON, JILL D	1917 OLD BUNN RD	ZEBULON, NC 27597
PATEL FAMILY PROPERTIES LLC	0 OLD BUNN RD	ZEBULON, NC 27597
GATTU, NARSIMHA PRASAD GATTU, RAMA RANGI	746 HADSTOCK PATH	ZEBULON, NC 27597
HENDRICKSON, C THOMAS HENDRICKSON, JILL D	1209 E GANNON AVE	ZEBULON, NC 27597
HENDRICKSON, C THOMAS HENDRICKSON, JILL D	1908 OLD BUNN RD	ZEBULON, NC 27597
HENDRICKSON, C THOMAS HENDRICKSON, JILL D	1225 E GANNON AVE	ZEBULON, NC 27597
MANDAVA, SHILPA BUJUGUNDLA, PRIYANKA	731 PUTNEY HILL RD	ZEBULON, NC 27597
HENDRICKSON, C THOMAS HENDRICKSON, JILL D	1915 OLD BUNN RD	ZEBULON, NC 27597
RANGI, PRAVEENA	736 HADSTOCK PATH	ZEBULON, NC 27597
RENGARAJAN, RAMESH SUGAVANAM, NIRUPA	737 HADSTOCK PATH	ZEBULON, NC 27597
PAUL, JAMES LAWRENCE PAUL, ANGELA PAYNE	1325 E NC 97 HWY	ZEBULON, NC 27597
KALAKUNTLA, RANJITH K GOTTIMUKKULA, PRIYANKA	728 PUTNEY HILL RD	ZEBULON, NC 27597
SMALLS, SEAN II COMBS, SKYLER	436 BARRINGTON ROW AVE	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	404 BARRINGTON ROW AVE	ZEBULON, NC 27597

WHEELER, JAMES CARLOS JR TRUSTEE ELEANOR J WHEELER IRREVOCBLE TRUST	1280 E GANNON AVE	ZEBULON, NC 27597
WHEELER, JAMES CARLOS JR TRUSTEE ELEANOR J WHEELER IRREVOCBLE TRUST	2000 OLD BUNN RD	ZEBULON, NC 27597
WHEELER, JAMES CARLOS JR TRUSTEE ELEANOR J WHEELER IRREVOCBLE TRUST	0 E GANNON AVE	ZEBULON, NC 27597
747 HADSTOCK PATH PROPERTY LLC	747 HADSTOCK PATH	ZEBULON, NC 27597
THORNE, GABRIEL	725 PUTNEY HILL RD	ZEBULON, NC 27597
PITTI, JOHN PITTI, NANCY	701 BRACKLYN AVE	ZEBULON, NC 27597
TIMIOH, MAUREEN M NGANG, EPOLEH V	716 BRACKLYN AVE	ZEBULON, NC 27597
ADAMS, SCOTT ADAMS, LYNN	1201 E GANNON AVE	ZEBULON, NC 27597
KOTHAGATTU, PRANEETH MAROJU, SARAYU	717 HADSTOCK PATH	ZEBULON, NC 27597
TURNER, MARK C TURNER, IRIS	709 BRACKLYN AVE	ZEBULON, NC 27597
ANYANWU, OBIOHA I ANYANWU, EZINNEKA D	704 BRACKLYN AVE	ZEBULON, NC 27597
HEYWARD, TONY JR CHAMP, GILNEISHA S	420 BARRINGTON ROW AVE	ZEBULON, NC 27597
732 HADSTOCK PATH LLC	732 HADSTOCK PATH	ZEBULON, NC 27597
JACKSON, ARIEL CASON, DEONDRE	408 BARRINGTON ROW AVE	ZEBULON, NC 27597
LAKKI, NAGENDRA BONAM, PRATHIMA	724 SPELLBROOK RD	ZEBULON, NC 27597
WIGGS, JOSEPH B WIGGS, AUDREYE	1751 OLD BUNN RD	ZEBULON, NC 27597
DAVANABOYINA, ARCHANA KUMARI GOLLA, RAMCHANDER	730 HADSTOCK PATH	ZEBULON, NC 27597
SAGAR, TREVOR JOHN	1204 E GANNON AVE	ZEBULON, NC 27597
THAKUR, VINAY SINGH SIDDULA, ARJUN	735 PUTNEY HILL RD	ZEBULON, NC 27597
JONES, TAHJNAH JONES, ANTOINE	712 BRACKLYN AVE	ZEBULON, NC 27597
BARRINGTON NC HOMEOWNERS ASSOCIATION INC	0 HADSTOCK PATH	ZEBULON, NC 27597
BARRINGTON NC HOMEOWNERS ASSOCIATION INC	0 HADSTOCK PATH	ZEBULON, NC 27597
BARRINGTON NC HOMEOWNERS ASSOCIATION INC	0 HADSTOCK PATH	ZEBULON, NC 27597
WEST, ELIZABETH M WEST, JUSTIN A	713 BRACKLYN AVE	ZEBULON, NC 27597
VARADA RAJU, DHANAMJAYA RAJU TRUSTEE TRUSTEE OF		
DHANAMJAYA RAJU VARADA RAJU AND LATHA V	708 BRACKLYN AVE	ZEBULON, NC 27597
SAUNDERS, MARCUS JAY	450 BARRINGTON ROW AVE	ZEBULON, NC 27597
DULAM, SATISH KOTE, MANJULA	512 BARRINGTON ROW AVE	ZEBULON, NC 27597
FLETCHER, BRADLEY WAYNE	724 BRACKLYN AVE	ZEBULON, NC 27597
BRANTLEY, JENNIFER	504 BARRINGTON ROW AVE	ZEBULON, NC 27597
HAYES, SHONNA LYNN	727 PUTNEY HILL RD	ZEBULON, NC 27597
BARNES, SADARRIUS BARNES, JESSICA	410 BARRINGTON ROW AVE	ZEBULON, NC 27597
SHINGHAL, SORABH NARAIN SHINGHAL, SHIKHA	514 BARRINGTON ROW AVE	ZEBULON, NC 27597

ANDL LLC	705 PUTNEY HILL RD	ZEBULON, NC 27597
AND LLC	701 PUTNEY HILL RD	ZEBULON, NC 27597
TREXLER, DALE LEWIS TREXLER, LESLIE NADINE	733 BRACKLYN AVE	ZEBULON, NC 27597
KLEINHEINZ, PHILLIP HENRY TRUSTEE KLEINHEINZ, KATHLEEN ANNETTE TRUSTEE	725 BRACKLYN AVE	ZEBULON, NC 27597
KLEINHEINZ, PHILLIP HENRY TRUSTEE KLEINHEINZ, KATHLEEN ANNETTE TRUSTEE	718 PUTNEY HILL RD	ZEBULON, NC 27597
KLEINHEINZ, KATHLEEN ANNETTE TRUSTEE KLEINHEINZ, PHILLIP HENRY TRUSTEE	720 PUTNEY HILL RD	ZEBULON, NC 27597
DUFAUCHARD, ERIN CECILY	702 PUTNEY HILL RD	ZEBULON, NC 27597
POWELL, DAVID RAY	700 SPELLBROOK RD	ZEBULON, NC 27597
SCORE 4 LLC	716 SPELLBROOK RD	ZEBULON, NC 27597
SCORE 6 LLC	728 SPELLBROOK RD	ZEBULON, NC 27597
CARTER, SHAMANE NICOLE CARTER, RICHARD THOMAS II	547 EVERS DEN DR	ZEBULON, NC 27597
JONES, JASPER LERON	738 PUTNEY HILL RD	ZEBULON, NC 27597
PANCHANATHAN, MAGESH PATIL, ANUPRITA	736 PUTNEY HILL RD	ZEBULON, NC 27597
RALLAPALLI, LEENA TELLA, RAVI	446 BARRINGTON ROW AVE	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	701 SPELLBROOK RD	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	712 SPELLBROOK RD	ZEBULON, NC 27597
RAY, KATHRYN JOANNA FREEMAN, DARRELL	729 SPELLBROOK RD	ZEBULON, NC 27597
ANDL LLC	703 PUTNEY HILL RD	ZEBULON, NC 27597
KLEINHEINZ, PHILLIP HENRY TRUSTEE KLEINHEINZ, KATHLEEN ANNETTE TRUSTEE	722 PUTNEY HILL RD	ZEBULON, NC 27597
NADARAJAPILLAI, THANUSIYAN THANUSIYAN, GAYATHRI	714 PUTNEY HILL RD	ZEBULON, NC 27597
GANDHAM, MURALIDHAR	519 BARRINGTON ROW AVE	ZEBULON, NC 27597
PAREKH, DHAVAL PORWAL, SONAL	521 BARRINGTON ROW AVE	ZEBULON, NC 27597
CAMPBELL, CHALONDA	705 BRACKLYN AVE	ZEBULON, NC 27597
ULLIAN, JESSICA ULLIAN, JAY	414 BARRINGTON ROW AVE	ZEBULON, NC 27597
KOLA, NARESHREDDY YENUMULA, MADHAVI	434 BARRINGTON ROW AVE	ZEBULON, NC 27597
MORANGANTI, PAVITHRA	720 SPELLBROOK RD	ZEBULON, NC 27597
YADAV, PRAVEEN SINGH, RAKHI	717 PUTNEY HILL RD	ZEBULON, NC 27597
KOTA, PRAVEEN MUTHIREDDY, SOWMYA	715 PUTNEY HILL RD	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	556 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	552 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	548 EVERS DEN DR	ZEBULON, NC 27597
JONES, JOSHUA HUNTER	500 BARRINGTON ROW AVE	ZEBULON, NC 27597
DAY, CHASE DANIEL DAY, SAMANTHA GRUBB	716 PUTNEY HILL RD	ZEBULON, NC 27597

MCIVER, BRUCE JAHAN MCIVER, ASHLEY ELIZABETH	517 BARRINGTON ROW AVE	ZEBULON, NC 27597
DEVERAKONDA, SWAPNA	520 BARRINGTON ROW AVE	ZEBULON, NC 27597
HERNANDEZ TORRES, MARIA ELENA	525 BARRINGTON ROW AVE	ZEBULON, NC 27597
BROWN, ANTHONY RAYMOND	2013 OLD BUNN RD	ZEBULON, NC 27597
BROWN, CAITLIN ERIN ADAMS, JONATHAN WINDSOR	729 PUTNEY HILL RD	ZEBULON, NC 27597
BARNES, TYREE	741 HADSTOCK PATH	ZEBULON, NC 27597
ZOOMZ INVESTMENTS LLC	730 PUTNEY HILL RD	ZEBULON, NC 27597
ETIGUNTA, MEERAIAH BARINPALLE, REDDIRANI	717 SPELLBROOK RD	ZEBULON, NC 27597
FISHER, JOHN M FISHER, ELIZABETH J	1208 E GANNON AVE	ZEBULON, NC 27597
LEE, DAVID ALLEN LEE, LISA MARIA	705 HADSTOCK PATH	ZEBULON, NC 27597
KUMARI RAVELLA, NAGA RAJA	719 HADSTOCK PATH	ZEBULON, NC 27597
LOMAZ, JAN LOMAZ, IWONA	743 HADSTOCK PATH	ZEBULON, NC 27597
MALAVE, ANDREW	704 HADSTOCK PATH	ZEBULON, NC 27597
SELECT PROPERTIES LLC	742 HADSTOCK PATH	ZEBULON, NC 27597
MIZZELLE, CHANDAL MIZZELLE, MARVIN J	406 BARRINGTON ROW AVE	ZEBULON, NC 27597
WHITE, DEBORAH	424 BARRINGTON ROW AVE	ZEBULON, NC 27597
SHAIKH, AZRA TRUSTEE FASIH AHMED AND MEHBOOB JAHAN SHAIKH LIVING TRUST	448 BARRINGTON ROW AVE	ZEBULON, NC 27597
VAKA, SREENADHA BABU VAKA, LAKSHMI DEVI	721 SPELLBROOK RD	ZEBULON, NC 27597
SAHAYAM, ANVESH RAMA BEERAVELLY, SWATHI	706 HADSTOCK PATH	ZEBULON, NC 27597
DFC BARRINGTON LLC	413 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	433 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	400 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	719 PUTNEY HILL RD	ZEBULON, NC 27597
DFC BARRINGTON LLC	509 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	0 BARRINGTON ROW AVE	ZEBULON, NC 27597
THORNTON PROPERTY MANAGEMENT LLC	1216 E GANNON AVE	ZEBULON, NC 27597
MINOR, TEDRIC L	740 HADSTOCK PATH	ZEBULON, NC 27597
BENNETT, THOMAS JAMES BENNETT, ANNA BRANDON	444 BARRINGTON ROW AVE	ZEBULON, NC 27597
SALEH, BASSAM MAHD MOHD AHMAD DAYEH, EMAN RAIQ MUSTAFA ABU	708 SPELLBROOK RD	ZEBULON, NC 27597
KUNDOOR, VISHWA GANGIREDDY, MOUNIKA	707 HADSTOCK PATH	ZEBULON, NC 27597
CHINTALAPHANI, KARTHIK S VANGA, SOWMYA	708 HADSTOCK PATH	ZEBULON, NC 27597
DHULIPALLA, SARATH BABU MALASANI, KRANTHI	711 HADSTOCK PATH	ZEBULON, NC 27597
DFC BARRINGTON LLC	507 EVERS DEN DR	ZEBULON, NC 27597

DFC BARRINGTON LLC	424 EVERS DEN DR	ZEBULON, NC 27597
DFC BARRINGTON LLC	528 EVERS DEN DR	ZEBULON, NC 27597
DFC BARRINGTON LLC	529 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	0 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	540 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	544 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	546 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	550 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	554 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	566 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	570 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	572 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	574 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	576 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	0 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	580 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	582 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	586 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	590 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	592 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	600 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	602 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	604 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	606 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	610 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	612 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	0 BARRINGTON ROW AVE	ZEBULON, NC 27597
WATERS, SUSAN	416 BARRINGTON ROW AVE	ZEBULON, NC 27597
SHAIKH, AZRA TRUSTEE FASHI AHMED AND MEHBOOB SHAIKH LIVING TRUST	428 BARRINGTON ROW AVE	ZEBULON, NC 27597
KAESER, JOHN WILLIAM	440 BARRINGTON ROW AVE	ZEBULON, NC 27597
CHINTHALAPALLI, GOPIKRISHNA	708 PUTNEY HILL RD	ZEBULON, NC 27597
MALEPATI, CHETANKUMAR	502 BARRINGTON ROW AVE	ZEBULON, NC 27597
BAUSSAN, MONIQUE TRUSTEE THE MONIQUE BAUSSAN LIVING TRUST	506 BARRINGTON ROW AVE	ZEBULON, NC 27597

HODGE, KARLA AMANDA	526 BARRINGTON ROW AVE	ZEBULON, NC 27597
BENDAPUDI, KANTHI VALLURI, MALLIKHARJUNA RAO	522 BARRINGTON ROW AVE	ZEBULON, NC 27597
PARTMAN, JANELE MAYA	510 BARRINGTON ROW AVE	ZEBULON, NC 27597
CHRISTENSEN, CORY WILLIAM CHRISTENSEN, GLYNNISZ	705 SPELLBROOK RD	ZEBULON, NC 27597
JONES-WESTON, FRIEDA	516 BARRINGTON ROW AVE	ZEBULON, NC 27597
KUMAR, AMIT TRUSTEE SINGH, ANUPAMA TRUSTEE	720 BRACKLYN AVE	ZEBULON, NC 27597
MENON, ROHIT NANDULA, MADHURI	536 BARRINGTON ROW AVE	ZEBULON, NC 27597
AMEYAW, JUSTICE	729 BRACKLYN AVE	ZEBULON, NC 27597
PALAVAI, SRIPAL R PALWAI, SPANDANA	704 SPELLBROOK RD	ZEBULON, NC 27597
SWEET, ZACHARY MICHAEL	426 BARRINGTON ROW AVE	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	523 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	525 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	527 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	529 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	533 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	535 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	537 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	539 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	543 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	545 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	551 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	553 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	555 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	534 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	522 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	520 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	518 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	713 PUTNEY HILL RD	ZEBULON, NC 27597
VAUGHN, MICHAEL CHARLES VAUGHN, DOROTHY ELLEN ROSS	541 BARRINGTON ROW AVE	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	543 BARRINGTON ROW AVE	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	539 BARRINGTON ROW AVE	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	625 SPELLBROOK RD	ZEBULON, NC 27597
MELENDEZ, SAMUEL ARMENIAKOS, FRANCHESCA	532 BARRINGTON ROW AVE	ZEBULON, NC 27597

NARRA, LAKSHMI LAVANYA	537 BARRINGTON ROW AVE	ZEBULON, NC 27597
SINGH, ANSHUL SINGH, BRENDA	711 PUTNEY HILL RD	ZEBULON, NC 27597
SUBRAMANYAM, SIVAPARVATHI KESAVULU, BALAJI MUDIGURI	704 PUTNEY HILL RD	ZEBULON, NC 27597
THOMAS, VALERIA ELAINE	721 BRACKLYN AVE	ZEBULON, NC 27597
WIGGINS, BENJAMIN WIGGINS, CICELY	728 BRACKLYN AVE	ZEBULON, NC 27597
METWALLY, ABDEL KARIM AZDOD, BATOUL	732 BRACKLYN AVE	ZEBULON, NC 27597
SCORE 3 LLC	709 SPELLBROOK RD	ZEBULON, NC 27597
SCORE 5 LLC	725 SPELLBROOK RD	ZEBULON, NC 27597
LAYNE, TASHA	523 BARRINGTON ROW AVE	ZEBULON, NC 27597
MURPHY, KRISTEN ANNE	558 EVERS DEN DR	ZEBULON, NC 27597
MATTHEWS, JOSEPH MATTHEWS, PHILOMINA	540 EVERS DEN DR	ZEBULON, NC 27597
WHEELER, JAMES CARLOS JR TRUSTEE ELEANOR J WHEELER IRREVOCBLE TRUST	1250 E GANNON AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	0 BARRINGTON ROW AVE	ZEBULON, NC 27597
FOREMAN, KRISTEL NATASHJA	530 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	0 OLD BUNN RD	ZEBULON, NC 27597
DFC BARRINGTON LLC	552 BARRINGTON ROW AVE	ZEBULON, NC 27597
VUPPUTURI, RAVI MAKALA, NAVYA	713 HADSTOCK PATH	ZEBULON, NC 27597
MENON, ROHIT NANDULA, MADHURI	534 BARRINGTON ROW AVE	ZEBULON, NC 27597
PARSI, SRIDEVI PEDDI, HARISH	726 PUTNEY HILL RD	ZEBULON, NC 27597
JOHNSON, KYTH R JOHNSON, SONYA D	527 BARRINGTON ROW AVE	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	536 EVERS DEN DR	ZEBULON, NC 27597
BROWN, GERALDINE O'NEAL BROWN, TIFFANY NICOLE	2009 OLD BUNN RD	ZEBULON, NC 27597
KANDURI, SAI KUMAR TANGELLAPALLY, MADHURI	745 HADSTOCK PATH	ZEBULON, NC 27597
EVANS, JASON D EVANS, TANYA VERONICA	709 HADSTOCK PATH	ZEBULON, NC 27597
DFC BARRINGTON LLC	542 BARRINGTON ROW AVE	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	538 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	550 EVERS DEN DR	ZEBULON, NC 27597
DFC BARRINGTON LLC	584 BARRINGTON ROW AVE	ZEBULON, NC 27597
BARRINGTON NC HOMEOWNERS ASSOCIATION INC	0 CORRIE LN	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	554 EVERS DEN DR	ZEBULON, NC 27597
CONNELLY, ELIZABETH HOPE	710 PUTNEY HILL RD	ZEBULON, NC 27597
PASCHALL, DIANA FIELDS	1816 OLD BUNN RD	ZEBULON, NC 27597
JONES, GABRIELLE DENISE	430 BARRINGTON ROW AVE	ZEBULON, NC 27597

SWARNA, BHASKAR	524 BARRINGTON ROW AVE	ZEBULON, NC 27597
GUNTAKANDLA, JASWANTH REDDY GUNTAKANDLA, NIKHILA R	744 HADSTOCK PATH	ZEBULON, NC 27597
DFC BARRINGTON LLC	445 BARRINGTON ROW AVE	ZEBULON, NC 27597
SREEKRISHNAVILASAM, ASHA	749 HADSTOCK PATH	ZEBULON, NC 27597
PALIVELA, SUDHAMSHA GAYAPAKA, SRUJAN K	706 PUTNEY HILL RD	ZEBULON, NC 27597
PROPERTIES BELOW ARE WITHIN 750' OFFSET FROM 1917 OLD BUNN ROAD PARCEL (NOT DUPLICATED FROM 1915 OLD BUNN ROAD)		
MCNABB, LYNN C FOSCUE, JULIA M	2100 OLD BUNN RD	ZEBULON, NC 27597
PACE, WARREN A PACE, DONNA M	10737 STAGHOUND TRL	ZEBULON, NC 27597
HOCUTT, JAMES P TRUSTEE HOCUTT, SUSAN T TRUSTEE	0 NC 39 HWY	ZEBULON, NC 27597
CLARK, KEVIN M CLARK, KELLY F	10729 STAGHOUND TRL	ZEBULON, NC 27597
WILMINGTON MATERIALS INC	1609 E NC 97 HWY	ZEBULON, NC 27597
MORRISON, PERRY DANIEL MORRISON, TAMMRA LEANN	10745 STAGHOUND TRL	ZEBULON, NC 27597
CARROLL, CHRISTOPHER L CARROLL, LINDA J	10736 STAGHOUND TRL	ZEBULON, NC 27597
BATTEN, JOSHUA C BATTEN, JENNIFER P	10721 SUNNY POINT DR	ZEBULON, NC 27597
WILLIAMS, TYRONE T WILLIAMS, ADRIENNE	10744 STAGHOUND TRL	ZEBULON, NC 27597
JOYNER, E CARROLL	0 PARKS VILLAGE RD	ZEBULON, NC 27597
ELLIOTT, KERIDAN	10724 SUNNY POINT DR	ZEBULON, NC 27597
CAPITAL CLUB PROPERTIES LLC	1405 E NC 97 HWY	ZEBULON, NC 27597
CLARK, TERRY G	10749 STAGHOUND TRL	ZEBULON, NC 27597
LYNCH, ANDREW SCOTT LYNCH, SUSAN MARIE	10753 STAGHOUND TRL	ZEBULON, NC 27597
SIMS, KENNETH M. SIMS, JUNE S.	1421 E NC 97 HWY	ZEBULON, NC 27597
MANN, ALVIN MANN, JUDITH	2117 OLD BUNN RD	ZEBULON, NC 27597
DAVIS, GARY Q DAVIS, TONYA V	10725 SUNNY POINT DR	ZEBULON, NC 27597
HAMAN, EDWARD J HAMAN, BRENDA L	2104 WINSLOWE FARM DR	ZEBULON, NC 27597
KEENE, JUSTIN KEENE, JENNIFER	2101 OLD BUNN RD	ZEBULON, NC 27597
HETRICK, MARK ANDREW HETRICK, ERIN DIANA	10728 SUNNY POINT DR	ZEBULON, NC 27597
HIGH, GREGORY R.	2109 OLD BUNN RD	ZEBULON, NC 27597
LEWIS, JOHN LEWIS, ANNA	10720 SUNNY POINT DR	ZEBULON, NC 27597
BURNETTE, JOSHUA S BRANTLEY, LAYLA D	10717 SUNNY POINT DR	ZEBULON, NC 27597
GOODWIN, WILLIAM T JR TRUSTEE GOODWIN, RENNE P TRUSTEE	10729 SUNNY POINT DR	ZEBULON, NC 27597
ADDRESSES BELOW ARE PROPERTY OWNERS WITH A DIFFERENT MAILING ADDRESS THAN THE ABOVE PROPERTY ADDRESSES		
BARRINGTON NC HOMEOWNERS ASSOCIATION INC	11010 RAVEEN RIDGE RD	RALEIGH, NC 27614

DFC BARRINGTON LLC	13000 SAWGRASS VILLAGE CIRCLE STE 24	PONTE VERDE BEACH, FL 32082
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	7200 FALLS OF THE NEUSE RD STE 202	RALEIGH, NC 27615
HENDRICKSON, C THOMAS HENDRICKSON, JILL D	PO BOX 1166	ZEBULON, NC 27597
KLEINHEINZ, KATHLEEN ANNETTE TRUSTEE KLEINHEINZ, PHILLIP HENRY TRUSTEE	3255 RUSTIC WOODS CT	LOOMIS CA 95650
WHEELER, JAMES CARLOS JR TRUSTEE ELEANOR J WHEELER IRREVOCBLE TRUST	1403 LAKE PARK BLVD S #504	28428
MEDLIN, JUDITH HOOD	1138 OLD US 264 HWY	ZEBULON NC 27597
GUNTAKANDLA, JASWANTH REDDY GUNTAKANDLA, NIKHILA R	116 COLONIAL CT	WEST LAFAYETTE IN 47906
VISWANATHAN, RADHIKA SOBTI, LAKSHYA	2347 STONE FENCE LN	HERNDON VA 20171
REDDY, SRIDHAR PULLA TRUSTEE REDDY, PAVANI PULLA TRUSTEE	1964 VIA DI SALERNO	PLEASANTON CA 94566
HOGG, TRACY BRIAN HOGG, JENNIFER RAY	1501 W GANNON AVE	ZEBULON NC 27597
MP2 HOMES NC LLC	9815 SOAPSTONE TRL	ELLIOT CITY MD 21043
NALAMADA, RAGHAVA KAMBALAPALLY, PREETHI	1624 PANTEGO TRL	CARY NC 27519
PASCHALL, DIANA FIELDS	PO BOX 790	KNIGHTDALE NC 27545
PATEL FAMILY PROPERTIES LLC	308 VERSAILLES DR	CARY NC 27511
GATTU, NARSIMHA PRASAD GATTU, RAMA RANGI	8556 PEACHTREE AVE	NEWARK CA 94560
MANDAVA, SHILPA BUJUGUNDLA, PRIYANKA	23039 SULLIVANS COVE SQ	BRAMBLETON VA 20148
RANGI, PRAVEENA	1810 MORGAN MIST CT	SUGAR LAND TX 77479
RENGARAJAN, RAMESH SUGAVANAM, NIRUPA	1423 GLENWATER DR	CARY NC 27519
PAUL, JAMES LAWRENCE PAUL, ANGELA PAYNE	PO BOX 547	ZEBULON NC 27597
KALAKUNTLA, RANJITH K GOTTIMUKKULA, PRIYANKA	5708 HURKETT CT	CARY NC 27519
SREEKRISHNAVILASAM, ASHA	11305 WINDWITTY CT	RALEIGH NC 27614
732 HADSTOCK PATH LLC	1140 KILDAIRE FARM RD STE 209	CARY NC 27511
LAKKI, NAGENDRA BONAM, PRATHIMA	21151 E CARRIAGE WAY	QUEEN CREEK AZ 85142
VARADA RAJU, DHANAMIYA RAJU TRUSTEE	1148 COZY OAK AVE	CARY NC 27519
TRUSTEE OF DHANAMIYA RAJU VARADA RAJU AND LATHA V AND LLC	329 MATILDA PL	CARY NC 27513
SCORE 6 LLC	861 BETHLEHEM CHURCH RD	YOUNGSVILLE NC 27596
PANCHANATHAN, MAGESH PATIL, ANUPRITA	547 SPIRE BND	APEX NC 27523
RALLAPALLI, LEENA TELLA, RAVI	1013 ARTIS TOWN LN	MORRISVILLE NC 27560
NADARAJAPILLAI, THANUSIYAN THANUSIYAN, GAYATHRI	3224 STAR GAZING CT	WAKE FOREST NC 27587
GANDHAM, MURALIDHAR	42166 GENTLE FALLS DR	BRAMBLETON VA 20148

PAREKH, DHAVAL PORWAL, SONAL	6705 TULE ELK WAY	NEWARK CA 94560
MORANGANTI, PAVITHRA	3681 WALLY PLACE WAY	SAN JOSE CA 95121
KOTA, PRAVEEN MUTHIREDDY, SOWMYA	6817 HUNTS MESA DR	INDIAN LAND SC 29707
DEVERAKONDA, SWAPNA	2009 GRACE POINT RD	MORRISVILLE NC 27560
BROWN, ANTHONY RAYMOND	PO BOX 340	ZEBULON NC 27597
BROWN, CAITLIN ERIN ADAMS, JONATHAN WINDSOR	501 W SYCAMORE ST	ZEBULON NC 27597
ZOOMZ INVESTMENTS LLC	31 WILDEOAK CT	COLUMBIA SC 29223
ETIGUNTA, MEERAIAH BARINPALLE, REDDIRANI	258 NEW RD	08852
SELECT PROPERTIES LLC	1017 WHISPER ROCK TRL	CARY NC 27519
SHAIKH, AZRA TRUSTEE FASIH AHMED AND MEHBOOB JAHAN SHAIKH LIVING TRUST	1008 KINGSTON GROVE DR	CARY NC 27519
VAKA, SREENADHA BABU VAKA, LAKSHMI DEVI	118 LOFTY HEIGHTS DR	DURHAM NC 27713
SAHAYAM, ANVESH RAMA BEERAVELLY, SWATHI	2048 CRAMPTON GROVE WAY	CARY NC 27519
KUNDOOR, VISHWA GANGIREDDY, MOUNIKA	227 QUARRY POINT RD	MALVERN PA 19355
CHINTALAPHANI, KARTHIK S VANGA, SOWMYA	600 ASHBURY LN	PROSPER TX 75078
CHINTHALAPALLI, GOPIKRISHNA	23493 BUCKLAND FARM TER	ASHBURN VA 20148
BAUSSAN, MONIQUE TRUSTEE THE MONIQUE BAUSSAN LIVING TRUST	215 E BRANCH ST	SPRING HOPE NC 27882
BENDAPUDI, KANTHI VALLURI, MALLIKHARIJUNA RAO	1516 ACORN CT	LOMBARD IL 60148
KUMAR, AMIT TRUSTEE SINGH, ANUPAMA TRUSTEE	1337 COZY OAK AVE	CARY NC 27519
MENON, ROHIT NANDULA, MADHURI	318 BAY WILLOW CT	CARY NC 27519
PALAVAI, SRIPAL R PALWAI, SPANDANA	201 TRAZLANE DR	HOLLY SPRINGS NC 27540
MELENDEZ, SAMUEL ARMENIAKOS, FRANCESCA	5404 RUTLEDGEVILLE LN	KNIGHTDALE NC 27545
NARRA, LAKSHMI LAVANYA	23099 RED SUNSET PL	ALDIE VA 20105
SINGH, ANSHUL SINGH, BRENDIA	309 SPENCOR MILL RD	MORRISVILLE NC 27560
PALVELA, SUDHAMSHA GAYAPAKA, SRUJAN K	1108 FLIP TRL	CARY NC 27513
SCORE 5 LLC	861 BETHLEHEM CHURCH RD	YOUNGSVILLE NC 27596
SCORE 4 LLC	861 BETHLEHEM CHURCH RD	YOUNGSVILLE NC 27596
SCORE 3 LLC	861 BETHLEHEM CHURCH RD	YOUNGSVILLE NC 27596
MATTHEWS, JOSEPH MATTHEWS, PHILOMINA	7321 CARPENTER FIRE STATION RD	CARY NC 27519
BROWN, GERALDINE O'NEAL BROWN, TIFFANY NICOLE	PO BOX 838	ZEBULON NC 27597
KANDURI, SAI KUMAR TANGELLAPALLY, MADHURI	868 BAY BOUQUET LN	APEX NC 27523
MENON, ROHIT NANDULA, MADHURI	318 BAY WILLOW CT	CARY NC 27519
PARSI, SRIDEVI PEDDI, HARISH	1831 BALDHEAD ISLAND DR	APEX NC 27502
YADAV, PRAVEEN SINGH, RAKHI	112 PRIESTLY CT	MORRISVILLE NC 27560



LETTER OF TRANSMITTAL

To: Town of Zebulon
Planning Department
1003 N. Arendell Avenue
Zebulon, NC 27597
(Digital Submittal)

Date: 12/02/2024

Re: Old Bunn Road Subdivision
Voluntary Annexation (1st submittal)
DIGITAL (D)

Job No.: 673-23

I am digitally submitting the following item(s):

COPIES	DATE	NO.	DESCRIPTION
1 (D)	12/2/24	1	Completed Annexation Application w/ Agent Authorization Form
1 (D)	12/2/24	2	Legal Description
1 (D)	12/2/24	3	Property Survey
1 (D)	12/2/24	4	Certified List of Property Owners

These are transmitted as checked below:

- ☐ As Requested
☒ For Approval
☒ For Review and Comment

- ☐ For Your Use
☐ For Signatures
☒ For Submittal

Remarks:

Copy to: File

Signed:

P. Dan Pabst
P. Dan Pabst, PE



Wake County Real Estate Data Account Summary

[Home](#) [iMaps](#)
[COMPER](#) [Tax Bills](#)

Real Estate ID 0014305

PIN # 2715290916

Account
Search

Location Address
1915 OLD BUNN RD

Property Description
PROP SURV GARY & JOANIE KILKELLY BM1992-72

[Pin/Parcel History](#) [New Search](#)



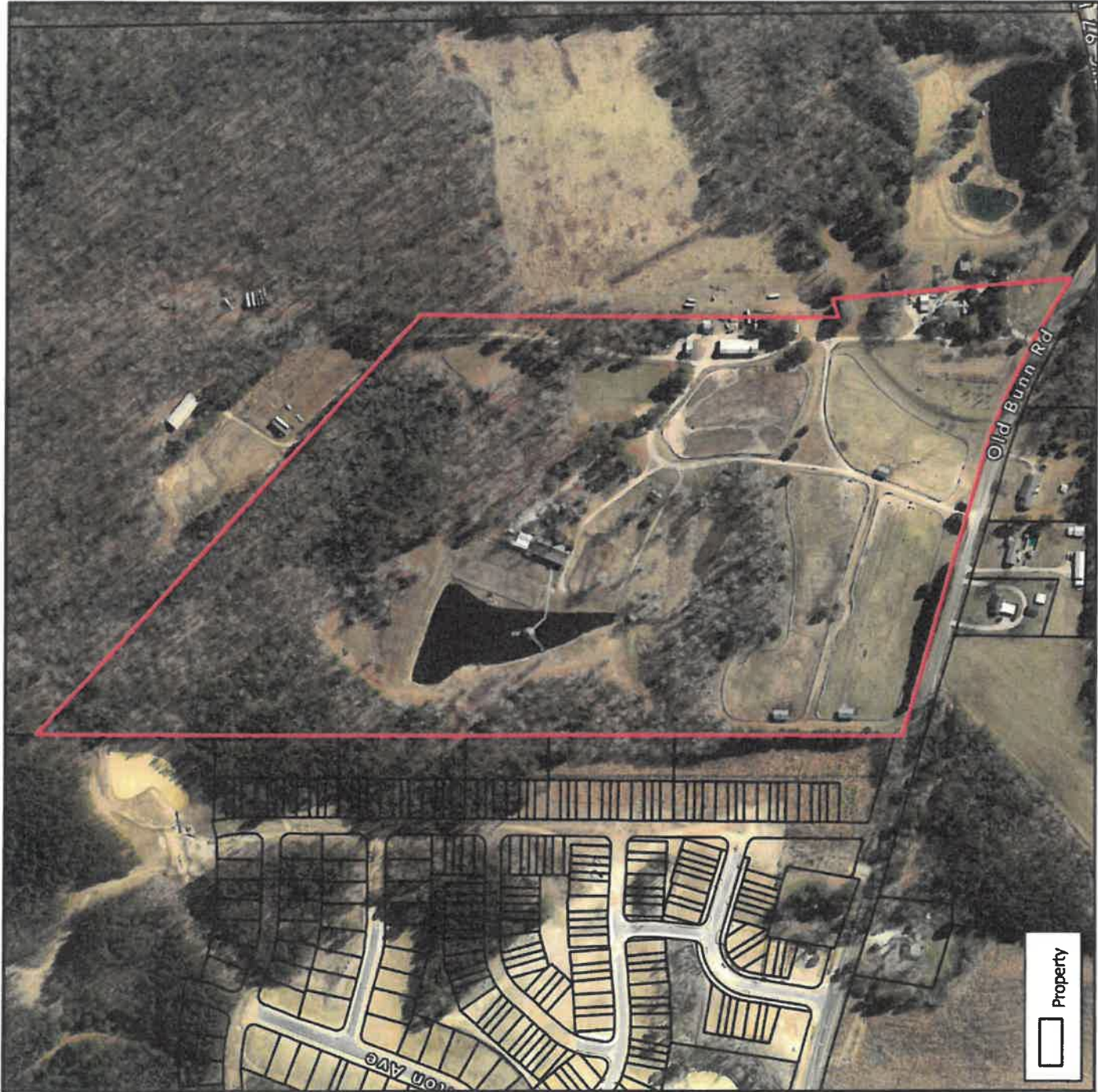
[Account](#) | [Bills & Payments](#) | [Links](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

Property Owner HENDRICKSON, C THOMAS & JILL D (Use the Deeds link to view any additional owners)		Owner's Mailing Address PO BOX 1166 ZEBULON NC 27597-1166		Property Location Address 1915 OLD BUNN RD ZEBULON NC 27597-9598	
Administrative Data Old Map # 423-00000-0004 Map/Scale 2715 01 VCS 09WC900 City Fire District 23 Township LITTLE RIVER Land Class AGR-FARM ETJ WC Spec Dist(s) Zoning R-30 History ID 1 History ID 2 Acreage 54.93 Permit Date 3/15/2018 Permit # 0000183044		Transfer Information Deed Date 8/5/2002 Book & Page 09528 1148 Revenue Stamps Pkg Sale Date Pkg Sale Price Land Sale Date Land Sale Price Improvement Summary Total Units 1 Recycle Units 1 Apt/SC Sqft Heated Area 4,929		Assessed Value Land Value Assessed \$1,861,938 Bldg. Value Assessed \$514,269 Tax Relief Land Use Value \$57,980 Use Value Deferment \$895,489 Historic Deferment \$1,188,104 Total Deferred Value \$2,083,593 Use/Hist/Tax Relief Assessed \$292,614 Total Value Assessed* \$2,376,207	

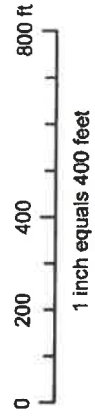
*Wake County assessed building and land values reflect the market value as of January 1, 2024, which is the date of the last county-wide revaluation. Any inflation, deflation or other economic changes occurring after this date does not affect the assessed value of the property and cannot be lawfully considered when reviewing the value for adjustment.

The January 1, 2024 values will remain in effect until the next county-wide revaluation. Until that time, any real estate accounts created or new construction built is assessed according to the 2024 Schedule of Values.

For questions regarding the information displayed on this site, please contact the Department of Tax Administration at Taxhelp@wake.gov or call 919-856-5400.



REID: 0014305
 PIN: 2715290916
 PIN Extension: 000
 Land Value: \$1861938
 Building Value: \$514269
 Total Value Assessed: \$2376207
 Deed Acres: 54.93
 Year Built: 1833
 Heated Area: 4929
 Type and Use: SINGLFAM
 Design Style: Conventional
 Planning Jurisdiction: WC
 Township: Little River
 Owner: HENDRICKSON, C THOMAS
 HENDRICKSON, JILL D
 Mailing Address 1: PO BOX 1166
 Mailing Address 2: ZEBULON NC 27597-1166
 Deed Book: 009528
 Deed Page: 01148
 Deed Date: 8/5/2002
 Land Class: Agriculture
 Map Name: 2715 01
 Billing Class: Individual
 Property Description: PROP SURV GARY &
 JOANIE KILKELLY BM1992 -72
 Address: 1915 OLD BUNN RD
 Street Name: OLD BUNN RD
 Old Parcel Number: 423-00000-0004
 Units: 1
 Total Structures: 2
 Total Units: 1
 Other Building Value: \$33800
 ZIP: 27597
 TYPE_AND_USE: 01



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Register of Aids



5.111.41



Wake County Real Estate Data Account Summary

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Real Estate ID **0193916**

PIN # **2716215371**

Account
Search

Location Address
1917 OLD BUNN RD

Property Description
A E KEMP FARM

[Pin/Parcel History](#) [New Search](#)



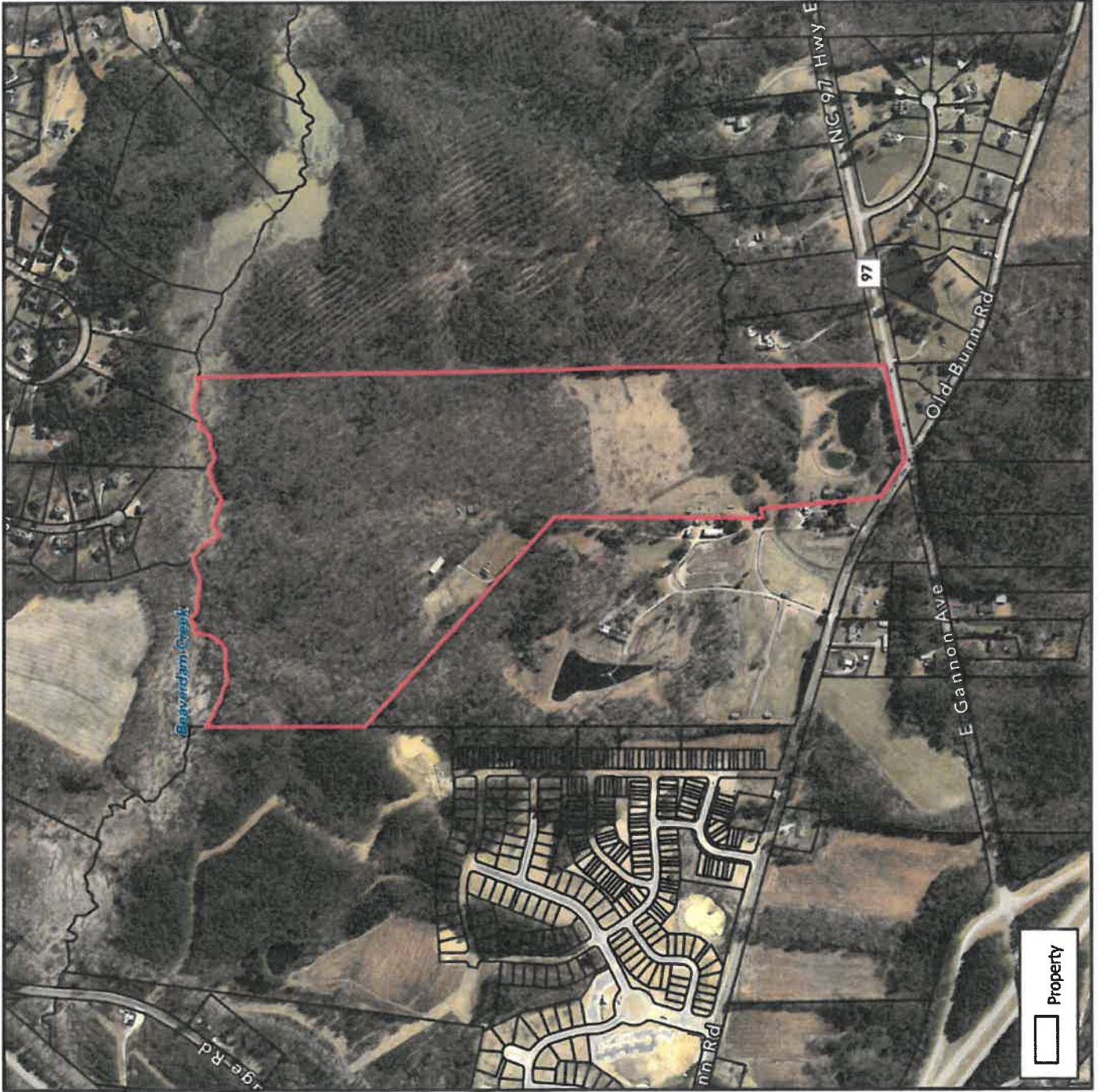
[Account](#) | [Endorsements](#) | [Lease](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

Property Owner HENDRICKSON, C THOMAS & JILL D (Use the Deeds link to view any additional owners)		Owner's Mailing Address PO BOX 1166 ZEBULON NC 27597-1166	Property Location Address 1917 OLD BUNN RD ZEBULON NC 27597-9598
Administrative Data Old Map # 423-- Map/Scale 2716 03 VCS 09WC900 City Fire District 23 Township LITTLE RIVER Land Class AGR-FARM ETJ WC Spec Dist(s) Zoning R-30 History ID 1 History ID 2 Acreage 107.39 Permit Date Permit #		Transfer Information Deed Date 8/5/2002 Book & Page 09528 1148 Revenue Stamps Pkg Sale Date Pkg Sale Price Land Sale Date Land Sale Price Improvement Summary Total Units 1 Recycle Units 1 Apt/SC Sqft Heated Area 1,237	Assessed Value Land Value Assessed \$2,247,200 Bldg. Value Assessed \$147,271 Tax Relief Land Use Value \$65,290 Use Value Deferment \$1,080,810 Historic Deferment \$1,197,236 Total Deferred Value \$2,278,046 Use/Hist/Tax Relief Assessed \$116,425 Total Value Assessed* \$2,394,471

*Wake County assessed building and land values reflect the market value as of January 1, 2024, which is the date of the last county-wide revaluation. Any inflation, deflation or other economic changes occurring after this date does not affect the assessed value of the property and cannot be lawfully considered when reviewing the value for adjustment.

The January 1, 2024 values will remain in effect until the next county-wide revaluation. Until that time, any real estate accounts created or new construction built is assessed according to the 2024 Schedule of Values.

For questions regarding the information displayed on this site, please contact the Department of Tax Administration at Taxhelp@wake.gov or call 919-856-5400.



REID: 0193916
 PIN: 2716215371
 PIN Extension: 000
 Land Value: \$2247200
 Building Value: \$147271
 Total Value Assessed: \$2394471
 Deed Acres: 107.39
 Year Built: 1980
 Heated Area: 1237
 Type and Use: SINGLFAM
 Design Style: Conventional
 Planning Jurisdiction: WC
 Township: Little River
 Owner: HENDRICKSON, C THOMAS
 HENDRICKSON, JILL D
 Mailing Address 1: PO BOX 1166
 Mailing Address 2: ZEBULON NC 27597-1166
 Deed Book: 009528
 Deed Page: 01148
 Deed Date: 8/5/2002
 Land Class: Agriculture
 Map Name: 2716 03
 Billing Class: Individual
 Property Description: A E KEMP FARM
 Address: 1917 OLD BUNN RD
 Street Name: OLD BUNN RD
 Old Parcel Number: 423--
 Units: 1
 Total Structures: 1
 Total Units: 1
 ZIP: 27597
 TYPE_AND_USE: 01
 DESIGNSTYL: CVL
 TOWNSHIP: 09



0 400 800 1,600 ft
 1 inch equals 800 feet

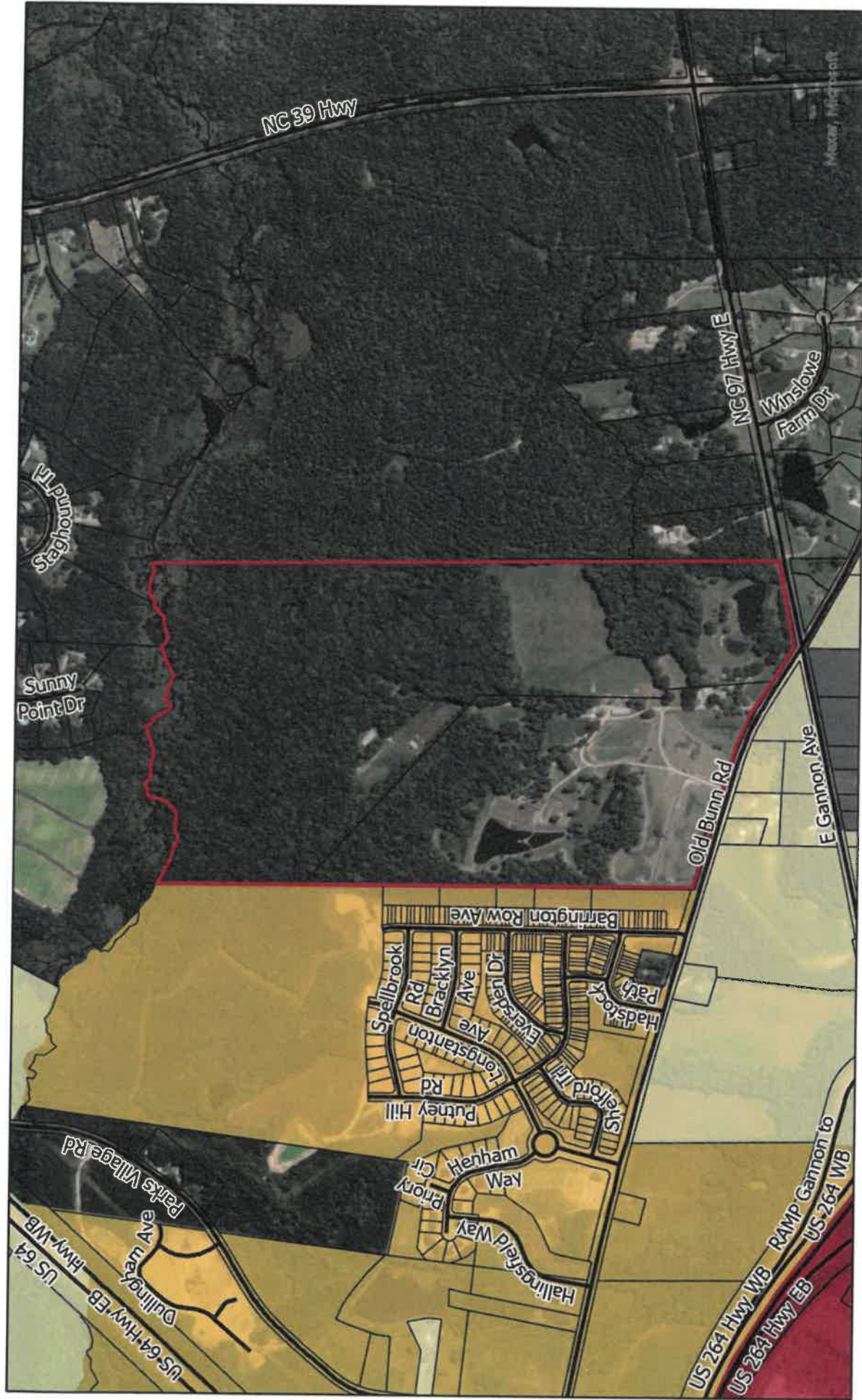
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Legend

- Old Bunn Rd
- Streets
- Parcels



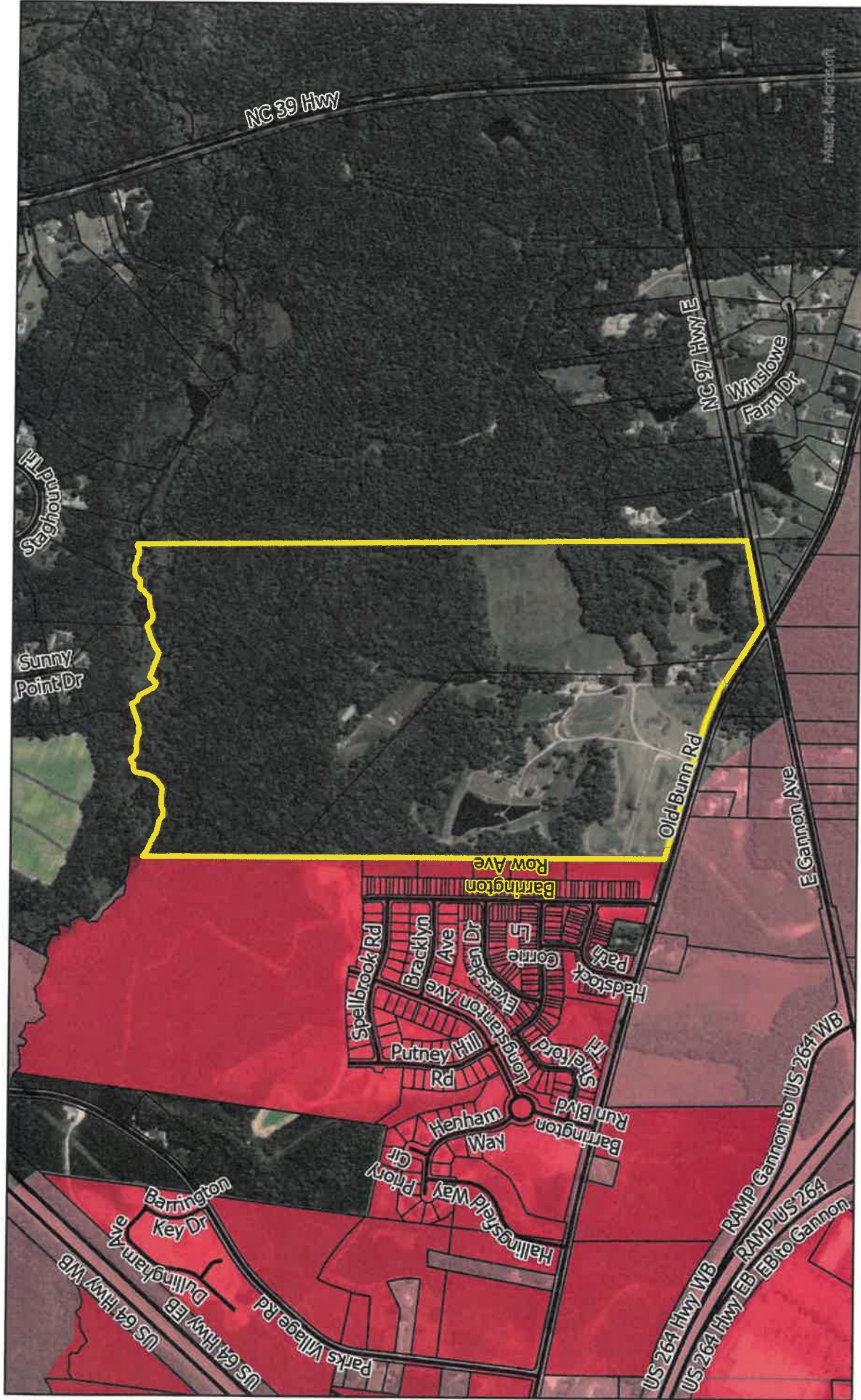


Legend

- Zoning Districts**
- R-13 SUD, Residential Districts
 - R2, Residential Suburban
 - HC, Heavy Commercial
 - HI, Heavy Industrial
- Other Legend Items:**
- Old Bunn Rd
 - Streets
 - Parcels

1915 & 1917 Old Bunn Road Annexation

Corporate Limits



Planning

ZEBULON

NORTH CAROLINA

Legend

- Old Bunn Rd Annexation
- Corporate Limits
- Streets
- ETJ
- Parcels



ZEBULON

NORTH CAROLINA

CASE # ORDINANCE 2026-06: 1915 & 1917 Old Bunn Road Annexation

HEARING DATE: October 6, 2025

State of North Carolina

County of Wake

BEFORE ME, the undersigned Notary, CATHERINE G. WOODS on this 30th day of September 2025, 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 for the above referenced hearing.

- Advertisement in a Paper of General Circulation sent on September 23, 2025 (Wake weekly, publication dates **9/26/2025 & 10/3/2025**)
- Posted to Planning Department Website **9/23/2025**
- Signs Posted on Site **9/23/2025**
- Mailed Notices sent out **9/26/2025**

Matthew Lower

9/30/25

Matthew Lower

Date

Subscribed and sworn to before me, this 30th day of September 2025.

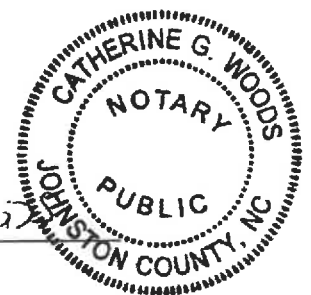
[Notary Seal:]

CATHERINE G. WOODS

[signature of Notary]

CATHERINE G. WOODS

[printed name of Notary]



NOTARY PUBLIC

My commission expires: 07-10, 2027.

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 **October 6th, 2025, at 6:00 PM** at the **Zebulon Municipal Complex, 1003 N. Arendell Avenue**, and will be conducted by the Board of Commissioners for the purpose of considering the following items:

IDT Project Number 1556568– Annexation 2025-04 – Old Bunn Road

Annexation

PIN #2716215371 & 2715290916. A request by Eastwood Homes, for the annexation of two lots on Old Bunn Rd into the Town of Zebulon's Corporate Limits.

Public comments may be submitted to 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/departments/planning/public-hearing-information>. For questions or additional information, please contact us at (919) 823-1811.

Notificación de Audiencia Pública

Por la presente se notifica, de conformidad con las disposiciones del Artículo 2.3.6 de la Ordenanza de Desarrollo Unificado del Pueblo de Zebulón, que se celebrará una audiencia pública **el 6 de octubre de 2025 a las 6:00 PM** en el **Complejo Municipal de Zebulón, 1003 N. Arendell Avenue**, y será llevada a cabo por la Junta de Comisionados con el propósito de considerar los siguientes puntos:

Número de Proyecto IDT 1556568 – Anexión 2025-04 – Anexión de Old Bunn Road
PIN #2716215371 y 2715290916. Una solicitud de Eastwood Homes, para la anexión de dos lotes en Old Bunn Rd a los límites corporativos de la ciudad de Zebulon.

Los comentarios del público pueden presentarse en publiccomments@townofzebulon.org no más tarde de las 12:00 del mediodía del día de la audiencia para ser leído en el expediente. Los enlaces se proporcionarán junto con el paquete de solicitud completa y la documentación en la página web del Planning Department en <https://www.townofzebulon.org/departments/planning/public-hearing-information>. Para preguntas o información adicional, póngase en contacto con nosotros en (919) 823-1811.

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Planning Office
ed@townofzebulon.org
 919-623-1010

Matt Lower
 Planning Director
matt.lower@townofzebulon.org
 919-623-1010

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PUBLIC HEARING INFORMATION

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 **October 6th, 2025, at 6:00 PM** at the Zebulon Municipal Complex, 1003 N. Arendell Avenue, and will be conducted by the Board of Commissioners for the purpose of considering the following items:

LOT Project Number 1556566- Annexation 2025-04 - Old Burn Road Annexation
PIN #271621371 & 2715290916. A request by Eastwood Homes, for the annexation of two lots on Old Burn Rd into the Town of Zebulon's Corporate Limits.

Public comments may be submitted to 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/departments/planning/public-hearing>. For questions or additional information, please contact us at (919) 623-1811.

Notificación de Audiencia Pública

WAKE WEEKLY

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Location

Date

09/30/2025

09/30/2025

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Get your public notice published quickly and easily. Click "Get Started" to draft and submit your legal notice. For help with commonly ask out our Help Center.

Showing 4 results

THE WAKE WEEKLY - (WAKE COUNTY)

Notice of 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 October 6th, 2025, at 6:00 PM at the Zebulon Municipal Complex, 1003 N. Arrendell Avenue, and will be conducted by the Board of Commissioners for the P

WAKE COUNTY NORTH CAROLINA

2025-09-26

THE WAKE WEEKLY - (WAKE COUNTY)

Notice to Creditors

NOTICE TO CREDITORS ESTATE OF LINDA C.....CIA 7229 Shawna n Road Wendell, NC 27591 Jonathan Owen Bush, Administrator CIA 156 Rice Road Zebulon, NC 27597 The Wake Weekly Augu at 15, 22, 29, September 5, 2025

WAKE COUNTY NORTH CAROLINA

2025-09-05

Notice Text

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 **October 6th, 2025, at 6:00 PM at the Zebulon Municipal Complex, 1003 N. Arrendell Avenue** and will be conducted by the Board of Commissioners for the purpose of considering the following items

Location
Wake County, North Carolina

Notice of Hearing
Published in The Wake Weekly - (Wake County) on September 26, 2025

IDT Project Number 155658 Annexation 2025-04 Old Burn Road

Annexation
PIN #2716215371 & 2715290916. A request by Eastwood Homes, for the annexation of two lots on Old Burn Rd into the Town of Zebulon's Corporate Limits.

Public comments may be submitted to 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.column.us/search?activeNotice=Xunc47KE0109g71HRW-0>
For questions or additional information, please contact us at (919) 823-1811.
The Wake Weekly
September 26, October 3, 2025

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Return to: Town of Zebulon
Town Clerk
1003 N. Arendell Avenue
Zebulon, NC 27597
Attention: Town Clerk

Ordinance 2026-06

**AN ORDINANCE TO EXTEND THE CORPORATE LIMIT OF THE
TOWN OF ZEBULON, NORTH CAROLINA**

**1915 Old Bunn Road – Pin # 2715290916
1917 Old Bunn Road – Pin # 2716215371**

WHEREAS, the Town of Zebulon has been petitioned under G.S. 160A-31 to annex the area as described below; and

WHEREAS, the Town of Zebulon has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at 1003 N. Arendell Avenue at 6:00 PM October 6, 2025 after due notice by publication in the Wake Weekly on September 26, 2025, and October 3, 2025;

WHEREAS, the Town of Zebulon finds that the petition meets the requirements of G.S. 160A-31;

NOW, THEREFORE, BE IT ORDAINED, the Board of Commissioners of the Town of Zebulon, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-31, the attached following described territory (see attachment) to include the adjoining public right of way (see also

attached map) is hereby annexed and made part of the Town of Zebulon as of October 6, 2025;

Section 2. Upon and after October 6, 2025, the described territory (see attachment) and its citizens and property shall be subject to all laws, ordinances and regulations in force in the Town of Zebulon and shall be entitled to the same privileges and benefits as other parts of the Town of Zebulon. Said territory shall be subject to municipal taxes according to G.S. 160A-31

Section 3. The Mayor or Mayor Pro Tem of the Town of Zebulon shall cause to be recorded in the office of the Register of Deeds of Wake County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the County Board of Elections, as required by G.S. 163-288.1

Adopted this the 6th day of October 2025.

(SEAL)

Glenn L. York — Mayor

ATTEST:

APPROVED AS TO FORM:

Dora K. Moore — Interim Town Clerk

Eric A. Vernon — Town Attorney

STAFF REPORT
ORDINANCE 2026-07
1915 & 1917 OLD BUNN ROAD SUBDIVISION
OCTOBER 6, 2025

Topic: 1915 & 1917 Old Bunn Road Planned Development - Ordinance 2026-07
Speaker: Matt Lower, Planning Director
Prepared by: Matt Lower, Planning Director
Approved by: Taiwo Jaiyeoba, Interim Town Manager

Executive Summary:

The Board of Commissioners will consider a Planned Development request for 1915 and 1917 Old Bunn Rd. The proposed development includes 610 residential lots, neighborhood amenities, the preservation of historic sites, the expansion of the greenway system, and significant road improvements/impact fees.

Discussion:

Eastwood Homes of Raleigh LLC is proposing rezoning to a Planned Development (PD) for two parcels, totaling 159.72 acres, from the Wake County R-30 Zoning District. The applicant is looking to develop 347 single family detached lots and 263 single family attached lots totaling 610 residential units. An amenity site, pool, pickle ball court, dog parks, playgrounds, pocket park, walking fitness trails, and other amenities are being proposed as part of the development.

The creation of a Planned Development district requires the applicant to provide dimensional standards, development standards, list of permitted uses, and additional district characteristics in a Planned Development narrative. This narrative has been provided as an attachment to this staff report, the narrative must be considered and approved in order to establish the proposed Planned Development district.

Policy Analysis:

Future Land Use Map

The future land use map supports this development. The future land use map designates the parcels as Suburban Residential, which requires the Town to plan for the following use types (Comprehensive Plan, Land Use Development Page 13):

1. Detached residential Dwellings
2. Planned developments that integrate other housing types (e.g., attached residential such as patio homes or townhomes), with increased open space to preserve an overall suburban character.
3. Golf course subdivisions

This Planned Development aligns closely with use type number 2.

Comprehensive Land Use Plan (CLUP):

The rezoning is supported by the following CLUP goals:

1. 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 3:** Ongoing and effective collaboration between land use and transportation planning to ensure a well-connected community with adequate means and capacity to accommodate multiple forms of circulation between local destinations (Land Use and Development, P. 2).

2. 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 p. 2)

3. Goals For Recreation and Amenities:

- **Goal 1:** A “lifestyle” community, with a range of amenities and activities for all ages and interests, to keep residents enjoying their hometown along with visitors (Recreation and Amenities, pg 4).
- **Goal 6:** A more attractive community based on quality design and character of both private development and the public realm (Recreation and Amenities, pg 4).

Comprehensive Transportation Plan

The Comprehensive Transportation Plan (CTP) identifies Old Bunn Road and NC Highway 97 adjacent to this site as a future 4-lane median-divided roadway. The improvements proposed in the Traffic Impact Analysis (TIA) support the Town’s long-range vision for this corridor. These improvements include widening Old Bunn Road at the development entrance and at the intersection with NC 97, as well as installing a traffic signal at the Old Bunn Road/NC 97 intersection.

Because this corridor is not currently eligible for impact fee credits, the developer will be responsible for both the full cost of the TIA-recommended improvements and the required impact fees. Additionally, some of the TIA-recommended improvements expand upon the required improvements of the Barrington Subdivision, so additional coordination will occur during the construction drawing phase of the Old Bunn Rd PD

Within the site, a modified two-lane divided roadway- consistent with the CTP- will be constructed.

STAFF REPORT
ORDINANCE 2026-07
1915 & 1917 OLD BUNN ROAD SUBDIVISION
OCTOBER 6, 2025

Staff Recommendation:

Staff recommends approving Ordinance 2026-07, finding that the project is consistent with the Grow Zebulon Comprehensive Land Use Plan, in which upon approval, the community can expect the following outcomes:

1. **610 New Residential Lots:** at a calculated rate of 2.78 new residents per lot Zebulon would have an approximate increase of 1,696 residents. Based on the Town of Zebulon tax rate along with the median home price in Zebulon there will be an estimated tax generation of \$1.14 million a year.
2. **Transportation Improvements:** Transportation improvements will be made, and impact fees will be collected. Using the rate in the 2024 Traffic Impact Fee Study Report this project would generate approximately \$1.1 million in improvements or fees.
3. **Greenway Network Expansion:** The Greenway network will be expanded running along the northern property boundary.

Planning Board Recommendation:

The Planning Board recommended denial of the Old Bunn Road Subdivision unanimously (6-0), citing strain on the transportation system and the proximity of new houses to the Old Bunn Road right-of-way.

Since the Planning Board

Please see the *Summary of Changes Made After the JPH* attachment for more information on what changes have been made since the Planning Board made a recommendation.

Attachments:

1. Application
2. Site Plan
3. Planned Development Narrative
4. Summary of Changes Made After the JPH
5. Utility Allocation Worksheet
6. TIA
7. DOT TIA Recommendations
8. Neighborhood Meeting Packet
9. Rezoning Legal Description
10. Property Survey
11. Public Hearing Notice Affidavit
12. Prepared Statement 2.2.15.G.3
13. Ordinance 2026-07



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 750 feet of the subject property via first class mail a minimum of 10 days in advance of the neighborhood meeting. The applicant shall use their own return address on the envelopes as the meeting is a private meeting between the developer and the neighbors. The applicant shall submit the "Certified List of Property Owners" and "Neighborhood Meeting Packet" forms included in this application packet with their initial submittal.

ANNEXATION REQUIREMENTS: If a property or portion thereof subject to this rezoning is outside the corporate limits and ETJ, an annexation petition is **required** to be submitted on the same day as this application in accordance with section 2.2.2 of the UDO.



APPLICATION FOR PLANNED DEVELOPMENT

APPLICATION PROCEDURE – The applicant requesting a Planned Development must submit an application through the Town of Zebulon GeoCivix Web Portal. As noted below some materials must be brought in person to the Zebulon Planning Department to complete the application process. Access to GeoCivix can be found on the Town of Zebulon Website or through this link (<https://townofzebulon.geocivix.com/secure/>)

- **Materials to Submit through the Town of Zebulon GeoCivix Web Portal:**

- Completed Application Form
- PDF Plan Set (See site plan checklist)
- Comprehensive Planned Development Document
- One (1) Legal Description (metes and bounds) of subject property
- Registered survey of subject property
- Certified List of Property Owners within 750 feet of subject property
- Owner's Consent Form
- Neighborhood Meeting Packet
- Utility Allocation Checklist

Materials to Submit in Person with the Town of Zebulon Planning Department:

- Stamped envelopes addressed to Certified List of Property Owners all the homeowners associations of those properties within 750 feet of the outer boundary subject property or properties. Affixed with the following return address:
Town of Zebulon
Planning Department
1003 N. Arendell Ave
Zebulon, NC 27597
- Petition Fee (Please See Fee Schedule)
(Can be paid online but applicants must let Planning Staff know prior to paying)

PUBLIC HEARING PROCEDURE – Upon submittal of a complete application, the Planning Department will schedule the application for a joint public hearing before the Planning Board and the Board of Commissioners. APPLICANTS ARE STRONGLY ENCOURAGED TO CONTACT PLANNING STAFF AS SOON AS POSSIBLE TO ADDRESS ANY QUESTIONS ABOUT THE PUBLIC HEARING. Notices of the public hearing will be mailed to all adjacent property owners of the property being considered for a Planned Development Amendment. At the public hearing, the applicant, proponents, and opponents will be given the opportunity to offer evidence in favor of or against the proposal. After completion of the public hearing, the Planning Board will deliberate and forward its recommendation to the Board of Commissioners for final consideration. Deadline dates and Joint Public Hearing dates can be found on the Town of Zebulon's website.



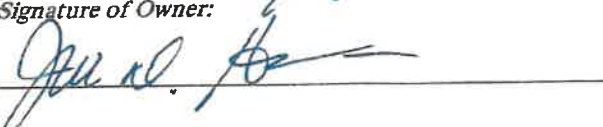
APPLICATION FOR PLANNED DEVELOPMENT

PART 1. DESCRIPTION OF REQUEST/PROPERTY		
Street Address of the Property: 1915 & 1917 Old Bunn Road		Acreage: 159.72 (Survey)
Parcel Identification Number (NC PIN): 2715-29-0916; 2716-21-5371	Deed Book: 009528	Deed Page(s): 01148
Existing Zoning of the Property: Residential-30 District (R-30) (Wake County)	Proposed Zoning of the Property: Planned Development (PD)	
Existing Use of the Property: Single-family Detached Dwelling & Equestrian Facilities	Proposed Use of the Property: Refer to attached PD Statement of Terms and Conditions	
Reason for rezoning to a Planned Unit Development: The proposed Planned Development (PD) district is requested to facilitate innovative land planning and site design concepts that prioritize both high quality of life for residents and environmental sensitivity. This approach will ensure that the development not only meets the needs of the residents but also creates a sustainable, aesthetically pleasing, and functional community.		

PART 2. APPLICANT/AGENT INFORMATION		
Name of Applicant/Agent: Eastwood Homes of Raleigh LLC		
Street Address of Applicant/Agent: 7101 Creedmoor Road, Suite 115		
City: Raleigh	State: NC	Zip Code: 27613
Email of Applicant/Agent: bguillet@eastwoodhomes.com	Telephone Number of Applicant/Agent: 919.758.8208	Fax Number of Applicant/Agent: N/A
Are you the owner of the property? ☐ Yes ☒ No	Are you the owner's agent? ☒ Yes ☐ No	Note: If you are not the owner of the property, you <u>must</u> obtain the Owner's consent and signature giving you permission to submit this application.

PART 3. PROPERTY OWNER INFORMATION		
Name of Property Owner: C. Thomas Hendrickson & Jill D Hendrickson		
Street Address of Property Owner: PO Box 1166		
City: Zebulon	State: NC	Zip Code: 27597
Email of Property Owner: N/A	Telephone Number of Property Owner: N/A	Fax Number of Property Owner: N/A

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 Owner: 	Print Name: C. Thomas Hendrickson	Date: 11/25/24
Signature of Owner: 	Print Name: Jill D. Hendrickson	Date: 11/25/24

Refer to attached sheet for applicant signature

Application for Planned Development

Applicant /Agent Information

Name of Applicant:

Eastwood Homes of Raleigh, LLC

William M. Guillet, III

7101 Creedmoor Road, Suite 115

Raleigh, NC 27613

Email: bguillet@eastwoodhomes.com

Telephone Number: 919-675-8769

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:

William M. Guillet III

Print Name:

WILLIAM M. GUILLET, III

Date:

11-27-24



LEGISLATIVE CONSIDERATIONS – PLANNED DEVELOPMENT

The applicant shall propose site-specific standards and conditions that take into account the following considerations, which are considerations that are relevant to the legislative determination of whether or not the proposed planned development is in the public interest. These considerations do not exclude the legislative consideration of any other factor that is relevant to the public interest. Failure to adequately address the findings below may result in denial of the application. Please provide responses to the following standards as outlined in Section 2.2.15 of the Unified Development Ordinance.

1. Please provide details on how the proposed Planned Development advances the public health, safety, or welfare
Refer to attached legislative considerations.
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.
Refer to attached legislative considerations.
3. Please provide details on how the proposed Planned Development is reasonable and in the public interest.
Refer to attached legislative considerations.
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.
Refer to attached legislative considerations.
5. Please provide details on how the proposed planned unit development provides improved means of access, open space, and design amenities;
Refer to attached legislative considerations.



APPLICATION FOR PLANNED DEVELOPMENT

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;
Refer to attached legislative considerations.
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;
N/A
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;
Refer to attached legislative considerations.
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
Refer to attached legislative considerations.
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.
Refer to attached legislative considerations.
11. Other factors as the Board of Commissioners may determine to be relevant.
Please refer to the attached Master Plan and Planned Development Statement of Terms and Conditions.



APPLICATION FOR PLANNED DEVELOPMENT

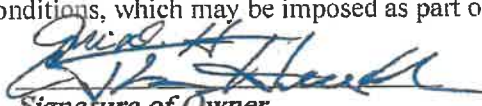
OWNER'S CONSENT FORM

Name of Project: Old Bunn Road Subdivision Submittal Date: December 2, 2024

OWNER'S AUTHORIZATION

I hereby give CONSENT to Eastwood Homes of Raleigh LLC (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify I have full knowledge the property I have an ownership interest in is the subject of this application. I acknowledge and agree that, pursuant to Section 2.2.15. of the Town of Zebulon Unified Development Ordinance, that lands subject to a Planned Development shall be subject to all the standards, conditions, and plans approved as part of that application. These standards, plans, and approved conditions are perpetually binding on the land as an amendment to this Ordinance and the Official Zoning Map and may only be changed in accordance with the procedures established in this Ordinance. Development located outside the Town of Zebulon's corporate limits shall comply with all Town policies related to annexation and the extension of utilities. I understand that all other applicable standards and regulations of the UDO will remain applicable to the subject lands unless specifically listed as conditions or deviations as part of this request. I understand that any false, inaccurate, or incomplete information provided by me, or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I acknowledge that additional information may be required to process this application. I further consent to the Town of Zebulon to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.


Signature of Owner

Jill D. Hendrickson
C. Thomas Hendrickson
Print Name

11/25/24
11/25/24
Date

CERTIFICATION OF PROPERTY OWNER

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Zebulon, North Carolina, and will not be returned.


Signature of Owner

Jill D. Hendrickson
C. Thomas Hendrickson
Print Name

11/25/24
11/25/24
Date

*Owner of record as shown by the Wake County Revenue Department (www.wakegov.com). An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this form.



APPLICATION FOR PLANNED DEVELOPMENT

CONCEPT PLAN REQUIREMENTS

Every applicant requesting Planned Development approval shall submit **8 copies and 1 pdf (e-mail or USB Drive)** of a concept plan drawing with the application for a Planned Development. The concept plan shall contain sufficient information to adequately determine the type of development being proposed. The concept plan drawing shall include, at a minimum, the following features unless otherwise specified by the Planning Department:

**CHECK IF
SUBMITTED**

ITEM

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



APPLICATION FOR PLANNED DEVELOPMENT

PROPOSED USES

An application has been duly filed requesting that the property described in this application be rezoned from Residential-30 District (R-30) (Wake County) to Planned Development (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.	Refer to attached PD Statement of Terms and Conditions	25.	
2.		26.	
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APPLICATION FOR PLANNED DEVELOPMENT

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)

Refer to attached PD Statement of Terms and Conditions



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

HOA CONTACTS

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December 2, 2024

PDG Project: 673-24

Legislative Considerations

Legislative Consideration (LC) 1:

The proposed Planned Development (the "PD") advances public health, safety, and welfare in several key ways. By providing a variety of single-family detached and attached housing options in different styles, cost points, and scales, the development helps address the housing demand in Zebulon. This variety ensures that a broad spectrum of residents, including families, first-time homebuyers, seniors, and those looking for more affordable options, will have access to suitable housing. Additionally, the development is likely to contribute to the local economy by increasing the housing stock, attracting new residents, and supporting local businesses. It also provides access to community amenities, green spaces, a public greenway trail with multiple trail heads, bike lanes and pedestrian-friendly areas, promoting an overall higher quality of life. Furthermore, by carefully planning the development, safety is enhanced through well-designed infrastructure, such as roads, sidewalks, lighting, and drainage systems while ensuring that essential services are easily accessible for all residents. The proposed PD not only addresses immediate housing needs but also improves the long-term livability of Zebulon through thoughtful planning and design.

LC 2:

The proposed PD aligns with the Town's long range plans and supports the goals of the Grow Zebulon Comprehensive Land Use Plan (the "Comp Plan") by promoting greater housing variety, economic development, a stronger tax base, and a complete community with easy access to schools, recreation, shopping, and services. Additionally, it is consistent with the intended character of the land use in the area, Suburban Residential, and the development aligns with specific policies from the Comp Plan's Land Use and Development Chapter, including policies G1, G2, G3, G5, G6, R1, R4, and P5. Please refer to pages five (5) through seven (7) of the attached Planned Development Statement of Terms and Conditions for additional information addressing legislative considerations.

LC 3:

The proposed PD is reasonable and in the public interest because it aligns with the Comp Plan and directly conforms to the Future Land Use and Character Map's Suburban Residential designation. This designation reflects the community's vision for areas that are primarily residential in nature, designed to accommodate

moderate-density housing in a suburban setting. By adhering to the Suburban Residential designation, the development supports the long-term goals outlined in the Comp Plan, ensuring that it fits within the broader framework for growth and land use in the region. The Comp Plan emphasizes the need for balanced development that provides diverse housing options, encourages sustainable growth, and maintains the character of existing neighborhoods — goals that are clearly reflected in the proposed housing mix of single-family detached and attached units. By providing a variety of single-family detached and attached housing options in different styles, cost points, and scales, the PD helps address the housing demand in Zebulon. This variety ensures that a broad spectrum of residents, including families, first-time homebuyers, seniors, and those looking for more affordable options, will have access to suitable housing.

LC 4:

The proposed PD introduces several innovative land planning and site design concepts, reflecting a thoughtful approach to integrating diverse housing types, community connectivity, and historical preservation. These strategies are designed not only to meet current housing needs but also to enhance the overall character and livability of the area. (1) Strategic Housing Placement: As shown in the attached Master Plan, the development locates a mix of housing types in key areas to create a harmonious and functional community layout. The proposal for rear-loaded single-family attached homes along the frontage of Old Bunn Road and NC Highway 97 East, as well as the main entrance to the development, helps establish an attractive urban form. By positioning these homes closer to the road with rear-access garages, the development prioritizes the streetscape and reduces the visual dominance of garages, contributing to a more pedestrian-friendly and aesthetically pleasing environment. (2) Urban Design Elements: The inclusion of parallel parking throughout the single-family attached home section continues the urban form, enhancing walkability and reducing the need for off-street parking, which improves safety and neighborhood appeal. The proposed east-west minor thoroughfare, lined with single-family detached homes, features bike lanes and parallel parking, further emphasizing an urban design that prioritizes alternative transportation options, connectivity, and a well-organized street layout. (3) Public Greenway and Amenities: The development includes an activated public greenway that runs along the northern property line and through the heart of the community, linking the various housing types, public spaces, and amenities. This greenway, with its trailheads, will provide residents with easy access to outdoor recreation, promote an active lifestyle, and foster a sense of community. This connectivity is crucial for encouraging interaction among residents and enhancing the overall livability of the development. (4) Historical Preservation: A feature of the proposal is the preservation of a federal style nationally registered historic home, along with a family and enslaved persons' cemetery, both of which are significant cultural and historical resources. By maintaining these elements, the development honors the rich history of the area, creating a meaningful connection between the past and future. This

preservation not only adds historical value to the development but also offers opportunities for educational and cultural engagement for residents and their guests.

LC 5:

The proposed PD is designed to enhance connectivity, promote active and passive recreation, and preserve important natural resources, contributing to both the livability and sustainability of the community. (1) Improved Connectivity: The introduction of a new east-west minor thoroughfare with bike lanes will provide connectivity in the area, linking key parts of the development and improving access to neighboring areas. This thoroughfare will not only serve as a transportation route for vehicles but also encourage alternative, environmentally friendly modes of travel like biking and walking. By integrating sidewalks alongside the bike lanes, the design prioritizes pedestrian safety and mobility, making it easier for residents to walk or bike to key destinations within and outside the community. (2) Active Public Greenway and Open Space: A feature of the PD is the active public greenway, which will connect various housing types, community amenities, and other public spaces. This greenway will serve as a key focal point for outdoor recreation and social interaction, with strategically placed trailheads throughout the development. The design emphasizes active open spaces that promote physical activity and community engagement, enhancing the overall quality of life for residents. (3) Recreational Amenities: The development will offer a variety of recreational amenities to suit different interests and lifestyles, including pocket parks, dog parks, pollinator gardens, and community gardens. These amenities will encourage outdoor activity, socialization, and environmental stewardship. Additionally, pickleball courts, a community pool, and a clubhouse will provide spaces for sports, relaxation, and community events, fostering a strong sense of community and offering a variety of ways for residents to stay active and connected. (4) Preservation of Natural Resources: In addition to active spaces, the PD places a strong emphasis on the preservation of passive open space, which will protect important natural features such as riparian buffers, wetlands, tree canopy, and floodplains. This commitment to environmental sustainability helps maintain the area's ecological balance, improve stormwater management, and provides residents with natural spaces to enjoy. By preserving these areas, the development places value on the local environment and contributes to the long-term health of the community and its natural resources.

LC 6:

The proposed PD offers a well-integrated mix of housing types, lot sizes, and densities, designed to accommodate a range of resident needs while fostering a cohesive community environment. The combination of different housing options ensures diversity in both living spaces and affordability, contributing to a more inclusive neighborhood. A breakdown of the key elements are as follows: (1) Single-Family Attached Homes: The PD proposes a mix of single-family attached products, including: (i) Rear-loaded units: These homes are designed with garages located at

the rear, which improves the streetscape by reducing the prominence of driveways and creating a more pedestrian-friendly environment. This design promotes better curb appeal and increases the aesthetic value of the development. (ii) Front-loaded units: These homes will have garages located at the front of the property, offering more traditional single-family home designs. This configuration may appeal to buyers who prefer the convenience of driveway parking and a more classic suburban layout. (iii) Units without garages: Some units will be designed without garages, further diversifying the housing stock and accommodating residents who may not need or prefer a garage. This option can be attractive for buyers seeking lower-cost homes or those who prefer on-street parking or alternative solutions like shared parking areas. (2) Single-Family Detached Homes: The development will offer three different lot sizes to accommodate a variety of single-family detached products. This range of lot sizes allows for flexibility in home design and caters to various buyer preferences, from those looking for more compact, low-maintenance homes to those desiring larger lots for more space and privacy. Each lot size will reflect its own distinct product type, ensuring that residents can select homes that best meet their lifestyle needs. (3) Cemetery: As part of the proposed PD, two existing cemeteries on-site will be preserved and integrated into the development to honor their historical significance. These cemeteries will serve as sites of remembrance and cultural heritage, ensuring that the history of the land and the individuals interred there is respected and maintained. The cemeteries will be preserved in their current locations, with efforts made to protect and respect the integrity of the burial sites. The development will work in cooperation with historical preservation experts and local authorities to ensure that these sites are treated with the care and dignity they deserve. The areas surrounding the cemeteries will be landscaped in a manner that enhances their historical value, incorporating appropriate signage, paths, and seating for visitors. These spaces will be accessible to residents and their guests who wish to pay their respects, learn more about the site's history, or simply appreciate the peaceful, reflective environment. (4) Community Gardens: The proposed PD will provide both private and public garden spaces designed for the cultivation of a variety of plants, including fruits, vegetables, flowers, and ornamental plants. These garden areas will be open to all residents and their guests, fostering an inclusive and collaborative environment. (5) Parks (Public or Private): The PD proposes several amenities including the following: (i) **Public Greenway**: A dedicated trail for walking, jogging, biking, or simply enjoying nature. The greenway will encourage active living while preserving and showcasing the surrounding natural features. (ii) **Pocket Parks**: Small, neighborhood-focused parks distributed throughout the development, offering green spaces for relaxation, play, and social gatherings. These parks will be designed to blend seamlessly into the community, providing residents with accessible spots to unwind. (iii) **Dog Parks**: Fenced-in areas where residents can bring their pets to socialize and play safely. The dog parks will be equipped with amenities like waste stations and seating for pet owners, encouraging responsible pet care and outdoor engagement. (iv) **Pickleball Courts**: Dedicated courts for the increasingly popular sport of pickleball. These courts will provide opportunities for friendly competition, fitness, and community interaction, supporting both social and

physical well-being. (v) **Community Pool**: A centrally located pool designed for relaxation, swimming, and social gatherings. It will serve as a gathering space for residents to cool off in the summer months, host community events, and offer swimming lessons or exercise classes. (vi) **Clubhouse**: A community hub for social activities, meetings, and events. The clubhouse will include gathering spaces, event rooms, and possibly amenities like kitchen or lounge areas, creating a welcoming place for residents to come together for celebrations, classes, or community-building activities. (6) **Restaurant, Walk-up only**: The proposed PD will include a designated area for food truck hookups, providing spaces where food trucks can set up and offer a variety of meals, beverages, and prepared food for residents and their guests. These food truck areas will enhance the community's vibrancy by offering convenient and diverse dining options that support both on-site and off-site consumption. While food will be prepared in the food trucks, on-site consumption of meals will be limited to outdoor spaces. Dining will take place in open-air areas or in accessory structures, such as covered patios or pavilions, which are separate and detached from the food preparation areas. Customers will place orders and receive their food through a window or other opening that separates the food truck employees from the customers. (7) **Accessory Uses**: The proposed PD will include several accessory uses that support the needs of residents, enhance community living, and contribute to a sustainable and flexible environment. These accessory uses are intended to complement the primary residential and community spaces while promoting convenience, efficiency, and quality of life for residents. The PD proposes several accessory uses including the following: (i) **Accessory Dwelling Units (ADUs)**: The development will allow for the inclusion of ADUs, which are small, secondary residential units located on the same lot as a primary dwelling. ADUs provide additional housing options, ideal for extended families, guests, or as rental units, helping to increase housing density in a flexible and sustainable way. (ii) **Cluster Box Units (CBUs)**: CBUs will be installed throughout the development to centralize and streamline mail delivery. These secure, centralized mailboxes will reduce clutter and improve accessibility for residents while maintaining the aesthetic integrity of the community. (iii) **Electric Vehicle (EV) Charging Stations**: The PD will provide designated areas with EV charging stations to support the growing use of electric vehicles. These charging stations will encourage sustainable transportation options and ensure that residents and their guests can easily charge their EVs. (iv) **Home Occupation**: The development will permit home occupations, allowing residents to run small businesses from their homes, provided they comply with established guidelines. This flexibility supports entrepreneurship and fosters a live-work community, where residents can balance their professional and personal lives in a convenient, home-based setting. (v) **Outdoor Dining**: In addition to the food truck hookups, the PD will allow for outdoor dining areas associated with residential properties. These outdoor spaces will provide opportunities for casual dining and socializing, promoting an active, outdoor lifestyle and encouraging community engagement. (vi) **Play Equipment**: To ensure that families with children have access to recreational spaces, the PD will include play equipment in designated areas such as pocket parks or community playgrounds as well as individual homes. These play

spaces will be safe and accessible, offering opportunities for children to play, explore, and socialize. (vii) **Tool/Storage Sheds:** Residential properties within the PD will be permitted to include tool and storage sheds for personal use. These structures will provide space for residents to store tools, outdoor equipment, and other personal items. (8) **Mix of Densities Across Residential Subdistricts:** The proposed PD is designed with a mix of densities across various residential subdistricts, meaning that different areas of the development will feature varying levels of housing density. This design approach: (i) Ensures that higher-density areas, such as those with single-family attached homes, are strategically located near key infrastructure (roads, amenities, etc.), promoting efficient use of land. (ii) Allows for lower-density, larger lot single-family detached homes in areas that can accommodate more spacious, suburban-style living. (iii) Supports a diversity of housing options that can appeal to a broad range of demographics, from young professionals and families to retirees, fostering a balanced and vibrant community. [historic site open to the public?]

LC 7:

Not applicable.

LC 8:

The proposed PD places a strong emphasis on creating a vibrant public realm that promotes public gathering and pedestrian-oriented development, which significantly enhances both the character and livability of the area. The careful design of public spaces, coupled with housing that integrates with the surrounding environment, helps foster a sense of community and encourages active, social engagement among residents. (1) **Pedestrian-Oriented Design:** As shown in the Master Plan, the layout of the development is intended to be pedestrian-friendly, with an emphasis on walkable streets, public spaces, and easy access to amenities. The proposed rear-loaded single-family attached homes along Old Bunn Road, NC Highway 97 East, and the main entrance help create a more inviting streetscape by positioning the homes closer to the street, reducing the visual dominance of garages. This design strategy ensures that the streetscape is more visually appealing and pedestrian-oriented, where the human-scale elements—such as front doors, windows, and landscaping—become the primary focus rather than garages and driveways. (2) **Enhancing Urban Form:** By placing rear-loaded garages behind a section of the single-family detached homes, the development moves away from the traditional suburban design that often prioritizes car access and front-facing garages. This promotes a more urban character for the neighborhood, improving the aesthetic quality of the development while also enhancing pedestrian experience. Residents and their guests will encounter a streetscape with active frontages—where homes, walkways, and public spaces engage the public realm rather than being overshadowed by garages and vehicles. Furthermore, the rear loaded units provide for active residential uses on the ground floor facing the street, further emphasizing the urban form of the development. (3) **Parallel Parking for Walkability:** The

inclusion of parallel parking throughout the single-family attached home section is a key feature that enhances the urban form and contributes to a more walkable environment. By providing parking on the street rather than in front of homes, the development further prioritizes the pedestrian experience and improves safety by reducing the need for cars to park on sidewalks or take up space in front of residential units. This approach also allows for clearer pedestrian pathways, contributing to a more pleasant and accessible neighborhood for walkers, bikers, and residents using alternative modes of transportation. (4) Creating Public Gathering Areas: In addition to the urban design elements, the proposal focuses on creating public gathering areas that will serve as focal points for community interaction and social engagement. These areas are essential for building a strong sense of community and enhancing the overall livability of the development. By strategically placing these spaces throughout the neighborhood—along with amenities like pocket parks, community gardens, and recreational facilities—the development encourages residents to interact, and participate in community life.

LC 9:

The proposed PD demonstrates a commitment to efficient land use by increasing density in a well-planned manner while ensuring that essential public infrastructure such as roads and utilities are effectively integrated. (1) Efficient Land Use and Increased Density: The PD proposes a strategic increase in density that maximizes the use of available land while still maintaining a high quality of life for residents. By integrating a mix of housing types—ranging from single-family attached homes to larger detached units — the development accommodates a broad spectrum of residents without overwhelming the surrounding area. The density is carefully distributed across the site to create a balanced community layout, promoting a more compact, walkable design that efficiently uses the land. (2) Efficient Public Infrastructure: The development incorporates a well-thought-out public infrastructure system that includes an interconnected road network, utilities, and stormwater management systems that are aligned with the increased density, ensuring that the infrastructure can handle the demands of the community. These two approaches will thereby lower development and housing costs.

LC 10:

The proposed PD demonstrates a strong commitment to quality design and environmentally sensitive development while respecting and complementing the surrounding established land use character. The development makes thoughtful use of the site's natural and man-made features, preserving its unique environmental and cultural assets while also providing amenities and housing options. The development is designed to integrate with the existing character of the surrounding area. The mix of housing types and the strategic placement of higher-density areas in appropriate locations helps to ensure compatibility with neighboring properties. By considering the surrounding land use patterns, the PD will contribute to the

Town's long-term development goals. The PD is carefully designed to minimize impacts on environmentally sensitive features such as riparian buffers, streams, wetlands, and flood hazard areas. The development layout reflects an efficient use of land while preserving these critical environmental resources. Natural features are preserved as passive open space that offer recreational opportunities. This approach ensures that the development is sustainable and contributes positively to the watershed's health. One of the features of the proposed development is the preservation of a federal-style, nationally registered historic home and a family and enslaved persons' cemetery, both of which hold significant cultural and historical value. By maintaining these important cultural landmarks, the development acknowledges and honors the area's history. Preserving these elements not only adds depth and character to the development but also helps bridge the past and the future, creating an enduring connection to the community's heritage. [I'll insert a comparison of the development immediately adjacent to the west extending the 'land use character']

LC 11:

Please refer to the attached Master Plan and Planned Development Statement of Terms and Conditions.

Owner	Address	City, State
PROPERTIES BELOW ARE WITHIN 750' OFFSET FROM 1915 OLD BUNN ROAD PARCEL		
MEDLIN, JUDITH HOOD	1139 OLD US 264 HWY	ZEBULON, NC 27597
NALMADA, ANIL K PINGILI, NARMADA R	728 HADSTOCK PATH	ZEBULON, NC 27597
VISWANATHAN, RADHIKA SOBTI, LAKSHYA	738 HADSTOCK PATH	ZEBULON, NC 27597
REDDY, SRIDHAR PULLA TRUSTEE REDDY, PAVANI PULLA TRUSTEE	737 PUTNEY HILL RD	ZEBULON, NC 27597
BARRINGTON NC HOMEOWNERS ASSOCIATION INC	0 HADSTOCK PATH	ZEBULON, NC 27597
BARRINGTON NC HOMEOWNERS ASSOCIATION INC	0 HADSTOCK PATH	ZEBULON, NC 27597
BARRINGTON NC HOMEOWNERS ASSOCIATION INC	0 HADSTOCK PATH	ZEBULON, NC 27597
BARRINGTON NC HOMEOWNERS ASSOCIATION INC	0 HADSTOCK PATH	ZEBULON, NC 27597
HOLLAND, BRYAN EUGENE	438 BARRINGTON ROW AVE	ZEBULON, NC 27597
HOLDEN, ROBERT A HOLDEN, IVA C	2021 OLD BUNN RD	ZEBULON, NC 27597
HOGG, TRACY BRIAN HOGG, JENNIFER RAY	1724 OLD BUNN RD	ZEBULON, NC 27597
CARMON, DEBORAH ANN	735 HADSTOCK PATH	ZEBULON, NC 27597
MP2 HOMES NC LLC	739 HADSTOCK PATH	ZEBULON, NC 27597
CHIEPA, CLAUDIO ADRIAN HINMAN, KATE	418 BARRINGTON ROW AVE	ZEBULON, NC 27597
WILLARD, PAUL R	732 PUTNEY HILL RD	ZEBULON, NC 27597
NALAMADA, RAGHAVA KAMBALAPALLY, PREETHI	739 PUTNEY HILL RD	ZEBULON, NC 27597
LACROIX, JAMES F LACROIX, BRENDA L	1820 OLD BUNN RD	ZEBULON, NC 27597
HENDRICKSON, C THOMAS HENDRICKSON, JILL D	1917 OLD BUNN RD	ZEBULON, NC 27597
PATEL FAMILY PROPERTIES LLC	0 OLD BUNN RD	ZEBULON, NC 27597
GATTU, NARSIMHA PRASAD GATTU, RAMA RANGI	746 HADSTOCK PATH	ZEBULON, NC 27597
HENDRICKSON, C THOMAS HENDRICKSON, JILL D	1209 E GANNON AVE	ZEBULON, NC 27597
HENDRICKSON, C THOMAS HENDRICKSON, JILL D	1908 OLD BUNN RD	ZEBULON, NC 27597
HENDRICKSON, C THOMAS HENDRICKSON, JILL D	1225 E GANNON AVE	ZEBULON, NC 27597
MANDAVA, SHILPA BUJUGUNDLA, PRIYANKA	731 PUTNEY HILL RD	ZEBULON, NC 27597
HENDRICKSON, C THOMAS HENDRICKSON, JILL D	1915 OLD BUNN RD	ZEBULON, NC 27597
RANGI, PRAVEENA	736 HADSTOCK PATH	ZEBULON, NC 27597
RENGARAJAN, RAMESH SUGAVANAM, NIRUPA	737 HADSTOCK PATH	ZEBULON, NC 27597
PAUL, JAMES LAWRENCE PAUL, ANGELA PAYNE	1325 E NC 97 HWY	ZEBULON, NC 27597
KALAKUNTILA, RANJITH K GOTTIMUKKULA, PRIYANKA	728 PUTNEY HILL RD	ZEBULON, NC 27597
SMALLS, SEAN II COMBS, SKYLER	436 BARRINGTON ROW AVE	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	404 BARRINGTON ROW AVE	ZEBULON, NC 27597

WHEELER, JAMES CARLOS JR TRUSTEE ELEANOR J WHEELER IRREVOCBLE TRUST	1280 E GANNON AVE	ZEBULON, NC 27597
WHEELER, JAMES CARLOS JR TRUSTEE ELEANOR J WHEELER IRREVOCBLE TRUST	2000 OLD BUNN RD	ZEBULON, NC 27597
WHEELER, JAMES CARLOS JR TRUSTEE ELEANOR J WHEELER IRREVOCBLE TRUST	0 E GANNON AVE	ZEBULON, NC 27597
747 HADSTOCK PATH PROPERTY LLC	747 HADSTOCK PATH	ZEBULON, NC 27597
THORNE, GABRIEL	725 PUTNEY HILL RD	ZEBULON, NC 27597
PITTI, JOHN PITTI, NANCY	701 BRACKLYN AVE	ZEBULON, NC 27597
TIMIOH, MAUREEN M NGANG, EPOLEH V	716 BRACKLYN AVE	ZEBULON, NC 27597
ADAMS, SCOTT ADAMS, LYNN	1201 E GANNON AVE	ZEBULON, NC 27597
KOTHAGATTU, PRANEETH MAROJU, SARAYU	717 HADSTOCK PATH	ZEBULON, NC 27597
TURNER, MARK C TURNER, IRIS	709 BRACKLYN AVE	ZEBULON, NC 27597
ANYANWU, OBIOHA I ANYANWU, EZINNEKA D	704 BRACKLYN AVE	ZEBULON, NC 27597
HEYWARD, TONY JR CHAMP, GILNEISHA S	420 BARRINGTON ROW AVE	ZEBULON, NC 27597
732 HADSTOCK PATH LLC	732 HADSTOCK PATH	ZEBULON, NC 27597
JACKSON, ARIEL CASON, DEONDRE	408 BARRINGTON ROW AVE	ZEBULON, NC 27597
LAKKI, NAGENDRA BONAM, PRATHIMA	724 SPELLBROOK RD	ZEBULON, NC 27597
WIGGS, JOSEPH B WIGGS, AUDREY E	1751 OLD BUNN RD	ZEBULON, NC 27597
DAVANABOVINA, ARCHANA KUMARI GOLLA, RAMCHANDER	730 HADSTOCK PATH	ZEBULON, NC 27597
SAGAR, TREVOR JOHN	1204 E GANNON AVE	ZEBULON, NC 27597
THAKUR, VINAY SINGH SIDDULA, ARJUN	735 PUTNEY HILL RD	ZEBULON, NC 27597
JONES, TAHJNAH JONES, ANTOINE	712 BRACKLYN AVE	ZEBULON, NC 27597
BARRINGTON NC HOMEOWNERS ASSOCIATION INC	0 HADSTOCK PATH	ZEBULON, NC 27597
BARRINGTON NC HOMEOWNERS ASSOCIATION INC	0 HADSTOCK PATH	ZEBULON, NC 27597
BARRINGTON NC HOMEOWNERS ASSOCIATION INC	0 HADSTOCK PATH	ZEBULON, NC 27597
WEST, ELIZABETH M WEST, JUSTIN A	713 BRACKLYN AVE	ZEBULON, NC 27597
VARADA RAJU, DHANAMJAYA RAJU TRUSTEE TRUSTEE OF		
DHANAMJAYA RAJU VARADA RAJU AND LATHA V	708 BRACKLYN AVE	ZEBULON, NC 27597
SAUNDERS, MARCUS JAY	450 BARRINGTON ROW AVE	ZEBULON, NC 27597
DULAM, SATISH KOTE, MANJULA	512 BARRINGTON ROW AVE	ZEBULON, NC 27597
FLETCHER, BRADLEY WAYNE	724 BRACKLYN AVE	ZEBULON, NC 27597
BRANTLEY, JENNIFER	504 BARRINGTON ROW AVE	ZEBULON, NC 27597
HAYES, SHONNA LYNN	727 PUTNEY HILL RD	ZEBULON, NC 27597
BARNES, SADARRIUS BARNES, JESSICA	410 BARRINGTON ROW AVE	ZEBULON, NC 27597
SHINGHAL, SORABH NARAIN SHINGHAL, SHIKHA	514 BARRINGTON ROW AVE	ZEBULON, NC 27597

ANDL LLC	705 PUTNEY HILL RD	ZEBULON, NC 27597
AND LLC	701 PUTNEY HILL RD	ZEBULON, NC 27597
TREXLER, DALE LEWIS TREXLER, LESLIE NADINE	733 BRACKLYN AVE	ZEBULON, NC 27597
KLEINHEINZ, PHILLIP HENRY TRUSTEE KLEINHEINZ, KATHLEEN ANNETTE TRUSTEE	725 BRACKLYN AVE	ZEBULON, NC 27597
KLEINHEINZ, PHILLIP HENRY TRUSTEE KLEINHEINZ, KATHLEEN ANNETTE TRUSTEE	718 PUTNEY HILL RD	ZEBULON, NC 27597
KLEINHEINZ, KATHLEEN ANNETTE TRUSTEE KLEINHEINZ, PHILLIP HENRY TRUSTEE	720 PUTNEY HILL RD	ZEBULON, NC 27597
DUFAUCHARD, ERIN CECILY	702 PUTNEY HILL RD	ZEBULON, NC 27597
POWELL, DAVID RAY	700 SPELLBROOK RD	ZEBULON, NC 27597
SCORE 4 LLC	716 SPELLBROOK RD	ZEBULON, NC 27597
SCORE 6 LLC	728 SPELLBROOK RD	ZEBULON, NC 27597
CARTER, SHAMANE NICOLE CARTER, RICHARD THOMAS II	547 EVERS DEN DR	ZEBULON, NC 27597
JONES, JASPER LERON	738 PUTNEY HILL RD	ZEBULON, NC 27597
PANCHANATHAN, MAGESH PATIL, ANUPRITA	736 PUTNEY HILL RD	ZEBULON, NC 27597
RALLAPALLI, LEENA TELLA, RAVI	446 BARRINGTON ROW AVE	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	701 SPELLBROOK RD	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	712 SPELLBROOK RD	ZEBULON, NC 27597
RAY, KATHRYN JOANNA FREEMAN, DARRELL	729 SPELLBROOK RD	ZEBULON, NC 27597
ANDL LLC	703 PUTNEY HILL RD	ZEBULON, NC 27597
KLEINHEINZ, PHILLIP HENRY TRUSTEE KLEINHEINZ, KATHLEEN ANNETTE TRUSTEE	722 PUTNEY HILL RD	ZEBULON, NC 27597
NADARAJAPILLAI, THANUSIYAN THANUSIYAN, GAYATHRI	714 PUTNEY HILL RD	ZEBULON, NC 27597
GANDHAM, MURALIDHAR	519 BARRINGTON ROW AVE	ZEBULON, NC 27597
PAREKH, DHAVAL PORWAL, SONAL	521 BARRINGTON ROW AVE	ZEBULON, NC 27597
CAMPBELL, CHALONDA	705 BRACKLYN AVE	ZEBULON, NC 27597
ULLIAN, JESSICA ULLIAN, JAY	414 BARRINGTON ROW AVE	ZEBULON, NC 27597
KOLA, NARESHREDDY YENUMULA, MADHAVI	434 BARRINGTON ROW AVE	ZEBULON, NC 27597
MORANGANTI, PAVITHRA	720 SPELLBROOK RD	ZEBULON, NC 27597
YADAV, PRAVEEN SINGH, RAKHI	717 PUTNEY HILL RD	ZEBULON, NC 27597
KOTA, PRAVEEN MUTHIREDDY, SOWMYA	715 PUTNEY HILL RD	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	556 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	552 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	548 EVERS DEN DR	ZEBULON, NC 27597
JONES, JOSHUA HUNTER	500 BARRINGTON ROW AVE	ZEBULON, NC 27597
DAY, CHASE DANIEL DAY, SAMANTHA GRUBB	716 PUTNEY HILL RD	ZEBULON, NC 27597

MCIVER, BRUCE JAHAN MCIVER, ASHLEY ELIZABETH	517 BARRINGTON ROW AVE	ZEBULON, NC 27597
DEVERAKONDA, SWAPNA	520 BARRINGTON ROW AVE	ZEBULON, NC 27597
HERNANDEZ TORRES, MARIA ELENA	525 BARRINGTON ROW AVE	ZEBULON, NC 27597
BROWN, ANTHONY RAYMOND	2013 OLD BUNN RD	ZEBULON, NC 27597
BROWN, CAITLIN ERIN ADAMS, JONATHAN WINDSOR	729 PUTNEY HILL RD	ZEBULON, NC 27597
BARNES, TYREE	741 HADSTOCK PATH	ZEBULON, NC 27597
ZOOMZ INVESTMENTS LLC	730 PUTNEY HILL RD	ZEBULON, NC 27597
ETIGUNTA, MEERAIAH BARINPALLE, REDDIRANI	717 SPELLBROOK RD	ZEBULON, NC 27597
FISHER, JOHN M FISHER, ELIZABETH J	1208 E GANNON AVE	ZEBULON, NC 27597
LEE, DAVID ALLEN LEE, LISA MARIA	705 HADSTOCK PATH	ZEBULON, NC 27597
KUMARI RAVELLA, NAGA RAJA	719 HADSTOCK PATH	ZEBULON, NC 27597
LOMAZ, JAN LOMAZ, IWONA	743 HADSTOCK PATH	ZEBULON, NC 27597
MALAVE, ANDREW	704 HADSTOCK PATH	ZEBULON, NC 27597
SELECT PROPERTIES LLC	742 HADSTOCK PATH	ZEBULON, NC 27597
MIZZELLE, CHANDA L MIZZELLE, MARVIN J	406 BARRINGTON ROW AVE	ZEBULON, NC 27597
WHITE, DEBORAH	424 BARRINGTON ROW AVE	ZEBULON, NC 27597
SHAIKH, AZRA TRUSTEE FASIH AHMED AND MEHBOOB JAHAN SHAIKH LIVING TRUST	448 BARRINGTON ROW AVE	ZEBULON, NC 27597
VAKA, SREENADHA BABU VAKA, LAKSHMI DEVI	721 SPELLBROOK RD	ZEBULON, NC 27597
SAHAYAM, ANVESH RAMA BEERAVELLY, SWATHI	706 HADSTOCK PATH	ZEBULON, NC 27597
DFC BARRINGTON LLC	413 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	433 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	400 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	719 PUTNEY HILL RD	ZEBULON, NC 27597
DFC BARRINGTON LLC	509 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	0 BARRINGTON ROW AVE	ZEBULON, NC 27597
THORNTON PROPERTY MANAGEMENT LLC	1216 E GANNON AVE	ZEBULON, NC 27597
MINOR, TEDRIC L	740 HADSTOCK PATH	ZEBULON, NC 27597
BENNETT, THOMAS JAMES BENNETT, ANNA BRANDON	444 BARRINGTON ROW AVE	ZEBULON, NC 27597
SALEH, BASSAM MAHD MOHD AHMAD DAYEH, EMAN RAIQ MUSTAFA ABU	708 SPELLBROOK RD	ZEBULON, NC 27597
KUNDOOR, VISHWA GANGIREDDY, MOUNIKA	707 HADSTOCK PATH	ZEBULON, NC 27597
CHINTALAPHANI, KARTHIK S VANGA, SOWMYA	708 HADSTOCK PATH	ZEBULON, NC 27597
DHULIPALLA, SARATH BABU MALASANI, KRANTHI	711 HADSTOCK PATH	ZEBULON, NC 27597
DFC BARRINGTON LLC	507 EVERS DEN DR	ZEBULON, NC 27597

DFC BARRINGTON LLC	424 EVERS DEN DR	ZEBULON, NC 27597
DFC BARRINGTON LLC	528 EVERS DEN DR	ZEBULON, NC 27597
DFC BARRINGTON LLC	529 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	0 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	540 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	544 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	546 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	550 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	554 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	566 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	570 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	572 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	574 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	576 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	0 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	580 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	582 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	586 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	590 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	592 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	600 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	602 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	604 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	606 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	610 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	612 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	0 BARRINGTON ROW AVE	ZEBULON, NC 27597
WATERS, SUSAN	416 BARRINGTON ROW AVE	ZEBULON, NC 27597
SHAIKH, AZRA TRUSTEE FASIH AHMED AND MEHBOOB SHAIKH LIVING TRUST	428 BARRINGTON ROW AVE	ZEBULON, NC 27597
KAESER, JOHN WILLIAM	440 BARRINGTON ROW AVE	ZEBULON, NC 27597
CHINTHALAPALLI, GOPIKRISHNA	708 PUTNEY HILL RD	ZEBULON, NC 27597
MALEPATI, CHETANKUMAR	502 BARRINGTON ROW AVE	ZEBULON, NC 27597
BAUSSAN, MONIQUE TRUSTEE THE MONIQUE BAUSSAN LIVING TRUST	506 BARRINGTON ROW AVE	ZEBULON, NC 27597

HODGE, KARLA AMANDA	526 BARRINGTON ROW AVE	ZEBULON, NC 27597
BENDAPUDI, KANTHI VALLURI, MALLIKHARIJUNA RAO	522 BARRINGTON ROW AVE	ZEBULON, NC 27597
PARTMAN, JANELE MAYA	510 BARRINGTON ROW AVE	ZEBULON, NC 27597
CHRISTENSEN, CORY WILLIAM CHRISTENSEN, GLYNNIS Z	705 SPELLBROOK RD	ZEBULON, NC 27597
JONES-WESTON, FRIEDA	516 BARRINGTON ROW AVE	ZEBULON, NC 27597
KUMAR, AMIT TRUSTEE SINGH, ANUPAMA TRUSTEE	720 BRACKLYN AVE	ZEBULON, NC 27597
MENON, ROHIT NANDULA, MADHURI	536 BARRINGTON ROW AVE	ZEBULON, NC 27597
AMEYAW, JUSTICE	729 BRACKLYN AVE	ZEBULON, NC 27597
PALAVAI, SRIPAL R PALWAI, SPANDANA	704 SPELLBROOK RD	ZEBULON, NC 27597
SWEET, ZACHARY MICHAEL	426 BARRINGTON ROW AVE	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	523 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	525 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	527 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	529 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	533 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	535 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	537 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	539 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	543 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	545 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	551 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	553 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	555 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	534 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	522 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	520 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	518 EVERS DEN DR	ZEBULON, NC 27597
VAUGHN, MICHAEL CHARLES VAUGHN, DOROTHY ELLEN ROSS	713 PUTNEY HILL RD	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	541 BARRINGTON ROW AVE	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	543 BARRINGTON ROW AVE	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	539 BARRINGTON ROW AVE	ZEBULON, NC 27597
H&H CONSTRUCTORS OF FAYETTEVILLE LLC	625 SPELLBROOK RD	ZEBULON, NC 27597
MELENDEZ, SAMUEL ARMENIAKOS, FRANCHESCA	532 BARRINGTON ROW AVE	ZEBULON, NC 27597

NARRA, LAKSHMI LAVANYA	537 BARRINGTON ROW AVE	ZEBULON, NC 27597
SINGH, ANSHUL SINGH, BRENDA	711 PUTNEY HILL RD	ZEBULON, NC 27597
SUBRAMANYAM, SIVAPARVATHI KESAVULU, BALAJI MUDIGURI	704 PUTNEY HILL RD	ZEBULON, NC 27597
THOMAS, VALERIA ELAINE	721 BRACKLYN AVE	ZEBULON, NC 27597
WIGGINS, BENJAMIN WIGGINS, CICELY	728 BRACKLYN AVE	ZEBULON, NC 27597
METWALLY, ABDEL KARIM AZDOD, BATOUL	732 BRACKLYN AVE	ZEBULON, NC 27597
SCORE 3 LLC	709 SPELLBROOK RD	ZEBULON, NC 27597
SCORE 5 LLC	725 SPELLBROOK RD	ZEBULON, NC 27597
LAYNE, TASHA	523 BARRINGTON ROW AVE	ZEBULON, NC 27597
MURPHY, KRISTEN ANNE	558 EVERS DEN DR	ZEBULON, NC 27597
MATTHEWS, JOSEPH MATTHEWS, PHILOMINA	540 EVERS DEN DR	ZEBULON, NC 27597
WHEELER, JAMES CARLOS JR TRUSTEE ELEANOR J WHEELER IRREVOCBLE TRUST	1250 E GANNON AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	0 BARRINGTON ROW AVE	ZEBULON, NC 27597
FOREMAN, KRISTEL NATASHJA	530 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	0 OLD BUNN RD	ZEBULON, NC 27597
DFC BARRINGTON LLC	552 BARRINGTON ROW AVE	ZEBULON, NC 27597
VUPPUTURI, RAVI MAKALA, NAVYA	713 HADSTOCK PATH	ZEBULON, NC 27597
MENON, ROHIT NANDULA, MADHURI	534 BARRINGTON ROW AVE	ZEBULON, NC 27597
PARSI, SRIDEVI PEDDI, HARISH	726 PUTNEY HILL RD	ZEBULON, NC 27597
JOHNSON, KYTH R JOHNSON, SONYA D	527 BARRINGTON ROW AVE	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	536 EVERS DEN DR	ZEBULON, NC 27597
BROWN, GERALDINE O'NEAL BROWN, TIFFANY NICOLE	2009 OLD BUNN RD	ZEBULON, NC 27597
KANDURI, SAI KUMAR TANGELLAPALLY, MADHURI	745 HADSTOCK PATH	ZEBULON, NC 27597
EVANS, JASON D EVANS, TANYA VERONICA	709 HADSTOCK PATH	ZEBULON, NC 27597
DFC BARRINGTON LLC	542 BARRINGTON ROW AVE	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	538 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	550 EVERS DEN DR	ZEBULON, NC 27597
DFC BARRINGTON LLC	584 BARRINGTON ROW AVE	ZEBULON, NC 27597
BARRINGTON NC HOMEOWNERS ASSOCIATION INC	0 CORRIE LN	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	554 EVERS DEN DR	ZEBULON, NC 27597
CONNELLY, ELIZABETH HOPE	710 PUTNEY HILL RD	ZEBULON, NC 27597
PASCHALL, DIANA FIELDS	1816 OLD BUNN RD	ZEBULON, NC 27597
JONES, GABRIELLE DENISE	430 BARRINGTON ROW AVE	ZEBULON, NC 27597

SWARNA, BHASKAR	524 BARRINGTON ROW AVE	ZEBULON, NC 27597
GUNTAKANDLA, JASWANTH REDDY GUNTAKANDLA, NIKHILA R	744 HADSTOCK PATH	ZEBULON, NC 27597
DFC BARRINGTON LLC	445 BARRINGTON ROW AVE	ZEBULON, NC 27597
SREEKRISHNAVILASAM, ASHA	749 HADSTOCK PATH	ZEBULON, NC 27597
PALIVELA, SUDHAMSHA GAYAPAKA, SRUJAN K	706 PUTNEY HILL RD	ZEBULON, NC 27597
PROPERTIES BELOW ARE WITHIN 750' OFFSET FROM 1917 OLD BUNN ROAD PARCEL (NOT DUPLICATED FROM 1915 OLD BUNN ROAD)		
MCNABB, LYNN C FOSCUE, JULIA M	2100 OLD BUNN RD	ZEBULON, NC 27597
PACE, WARREN A PACE, DONNA M	10737 STAGHOUND TRL	ZEBULON, NC 27597
HOCUTT, JAMES P TRUSTEE HOCUTT, SUSAN T TRUSTEE	0 NC 39 HWY	ZEBULON, NC 27597
CLARK, KEVIN M CLARK, KELLY F	10729 STAGHOUND TRL	ZEBULON, NC 27597
WILMINGTON MATERIALS INC	1609 E NC 97 HWY	ZEBULON, NC 27597
MORRISON, PERRY DANIEL MORRISON, TAMMRA LEANN	10745 STAGHOUND TRL	ZEBULON, NC 27597
CARROLL, CHRISTOPHER L CARROLL, LINDA J	10736 STAGHOUND TRL	ZEBULON, NC 27597
BATTEN, JOSHUA C BATTEN, JENNIFER P	10721 SUNNY POINT DR	ZEBULON, NC 27597
WILLIAMS, TYRONE T WILLIAMS, ADRIENNE	10744 STAGHOUND TRL	ZEBULON, NC 27597
JOYNER, E CARROLL	0 PARKS VILLAGE RD	ZEBULON, NC 27597
ELLIOTT, KERIDAN	10724 SUNNY POINT DR	ZEBULON, NC 27597
CAPITAL CLUB PROPERTIES LLC	1405 E NC 97 HWY	ZEBULON, NC 27597
CLARK, TERRY G	10749 STAGHOUND TRL	ZEBULON, NC 27597
LYNCH, ANDREW SCOTT LYNCH, SUSAN MARIE	10753 STAGHOUND TRL	ZEBULON, NC 27597
SIMS, KENNETH M. SIMS, JUNE S.	1421 E NC 97 HWY	ZEBULON, NC 27597
MANN, ALVIN MANN, JUDITH	2117 OLD BUNN RD	ZEBULON, NC 27597
DAVIS, GARY Q DAVIS, TONYA V	10725 SUNNY POINT DR	ZEBULON, NC 27597
HAMAN, EDWARD J HAMAN, BRENDA L	2104 WINSLOWE FARM DR	ZEBULON, NC 27597
KEENE, JUSTIN KEENE, JENNIFER	2101 OLD BUNN RD	ZEBULON, NC 27597
HETRICK, MARK ANDREW HETRICK, ERIN DIANA	10728 SUNNY POINT DR	ZEBULON, NC 27597
HIGH, GREGORY R.	2109 OLD BUNN RD	ZEBULON, NC 27597
LEWIS, JOHN LEWIS, ANNA	10720 SUNNY POINT DR	ZEBULON, NC 27597
BURNETTE, JOSHUA S BRANTLEY, LAYLA D	10717 SUNNY POINT DR	ZEBULON, NC 27597
GOODWIN, WILLIAM T JR TRUSTEE GOODWIN, RENNE P TRUSTEE	10729 SUNNY POINT DR	ZEBULON, NC 27597
ADDRESSES BELOW ARE PROPERTY OWNERS WITH A DIFFERENT MAILING ADDRESS THAN THE ABOVE PROPERTY ADDRESSES		
BARRINGTON NC HOMEOWNERS ASSOCIATION INC	11010 RAVEEN RIDGE RD	RALEIGH, NC 27614

DFC BARRINGTON LLC	13000 SAWGRASS VILLAGE CIRCLE STE 24	PONTE VERDE BEACH, FL 32082
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	7200 FALLS OF THE NEUSE RD STE 202	RALEIGH, NC 27615
HENDRICKSON, C THOMAS HENDRICKSON, JILL D	PO BOX 1166	ZEBULON, NC 27597
KLEINHEINZ, KATHLEEN ANNETTE TRUSTEE KLEINHEINZ, PHILLIP HENRY TRUSTEE	3255 RUSTIC WOODS CT	LOOMIS CA 95650
WHEELER, JAMES CARLOS JR TRUSTEE ELEANOR J WHEELER IRREVOCBLE TRUST	1403 LAKE PARK BLVD S #504	28428
MEDLIN, JUDITH HOOD	1138 OLD US 264 HWY	ZEBULON NC 27597
GUNTAKANDLA, JASWANTH REDDY GUNTAKANDLA, NIKHILA R	116 COLONIAL CT	WEST LAFAYETTE IN 47906
VISWANATHAN, RADHIKA SOBTI, LAKSHYA	2347 STONE FENCE LN	HERNDON VA 20171
REDDY, SRIDHAR PULLA TRUSTEE REDDY, PAVANI PULLA TRUSTEE	1964 VIA DI SALERNO	PLEASANTON CA 94566
HOGG, TRACY BRIAN HOGG, JENNIFER RAY	1501 W GANNON AVE	ZEBULON NC 27597
MP2 HOMES NC LLC	9815 SOAPSTONE TRL	ELLIOT CITY MD 21043
NALAMADA, RAGHAVA KAMBALAPALLY, PREETHI	1624 PANTEGO TRL	CARY NC 27519
PASCHALL, DIANA FIELDS	PO BOX 790	KNIGHTDALE NC 27545
PATEL FAMILY PROPERTIES LLC	308 VERSAILLES DR	CARY NC 27511
GATTU, NARSIMHA PRASAD GATTU, RAMA RANGI	8556 PEACHTREE AVE	NEWARK CA 94560
MANDAVA, SHILPA BUJUGUNDLA, PRIYANKA	23039 SULLIVANS COVE SQ	BRAMBLETON VA 20148
RANGI, PRAVEENA	1810 MORGAN MIST CT	SUGAR LAND TX 77479
RENGARAJAN, RAMESH SUGAVANAM, NIRUPA	1423 GLENWATER DR	CARY NC 27519
PAUL, JAMES LAWRENCE PAUL, ANGELA PAYNE	PO BOX 547	ZEBULON NC 27597
KALAKUNTILA, RANJITH K GOTTIMUKKULA, PRIYANKA	5708 HURKETT CT	CARY NC 27519
SREEKRISHNAVILASAM, ASHA	11305 WINDWITTY CT	RALEIGH NC 27614
732 HADSTOCK PATH LLC	1140 KILDAIRE FARM RD STE 209	CARY NC 27511
LAKKI, NAGENDRA BONAM, PRATHIMA	21151 E CARRIAGE WAY	QUEEN CREEK AZ 85142
VARADA RAJU, DHANAMJAYA RAJU TRUSTEE	1148 COZY OAK AVE	CARY NC 27519
TRUSTEE OF DHANAMJAYA RAJU VARADA RAJU AND LATHA V	329 MATILDA PL	CARY NC 27513
AND LLC	861 BETHLEHEM CHURCH RD	YOUNGSVILLE NC 27596
SCORE 6 LLC	547 SPIRE BND	APEX NC 27523
PANCHANATHAN, MAGESH PATIL, ANUPRITA	1013 ARTIS TOWN LN	MORRISVILLE NC 27560
RALLAPALLI, LEENA TELLA, RAVI	3224 STAR GAZING CT	WAKE FOREST NC 27587
NADARAJAPILLAI, THANUSIYAN THANUSIYAN, GAYATHRI	42166 GENTLE FALLS DR	BRAMBLETON VA 20148
GANDHAM, MURALIDHAR		

PAREKH, DHAVAL PORWAL, SONAL	6705 TULE ELK WAY	NEWARK CA 94560
MORANGANTI, PAVITHRA	3681 WALLY PLACE WAY	SAN JOSE CA 95121
KOTA, PRAVEEN MUTHIREDDY, SOWMYA	6817 HUNTS MESA DR	INDIAN LAND SC 29707
DEVERAKONDA, SWAPNA	2009 GRACE POINT RD	MORRISVILLE NC 27560
BROWN, ANTHONY RAYMOND	PO BOX 340	ZEBULON NC 27597
BROWN, CAITLIN ERIN ADAMS, JONATHAN WINDSOR	501 W SYCAMORE ST	ZEBULON NC 27597
ZOOMZ INVESTMENTS LLC	31 WILDEOAK CT	COLUMBIA SC 29223
ETIGUNTA, MEERAIAH BARINPALLE, REDDIRANI	258 NEW RD	08852
SELECT PROPERTIES LLC	1017 WHISPER ROCK TRL	CARY NC 27519
SHAIKH, AZRA TRUSTEE FASIH AHMED AND MEHBOOB JAHAN SHAIKH LIVING TRUST	1008 KINGSTON GROVE DR	CARY NC 27519
VAKA, SREENADHA BABU VAKA, LAKSHMI DEVI	118 LOFTY HEIGHTS DR	DURHAM NC 27713
SAHAYAM, ANVESH RAMA BEERAVELLY, SWATHI	2048 CRAMPTON GROVE WAY	CARY NC 27519
KUNDOOR, VISHWA GANGIREDDY, MOUNIKA	227 QUARRY POINT RD	MALVERN PA 19355
CHINTALAPHANI, KARTHIK S VANGA, SOWMYA	600 ASHBURY LN	PROSPER TX 75078
CHINTHALAPALLI, GOPIKRISHNA	23493 BUCKLAND FARM TER	ASHBURN VA 20148
BAUSSAN, MONIQUE TRUSTEE THE MONIQUE BAUSSAN LIVING TRUST	215 E BRANCH ST	SPRING HOPE NC 27882
BENDAPUDI, KANTHI VALLURI, MALLIKHARJUNA RAO	1516 ACORN CT	LOMBARD IL 60148
KUMAR, AMIT TRUSTEE SINGH, ANUPAMA TRUSTEE	1337 COZY OAK AVE	CARY NC 27519
MENON, ROHIT NANDULA, MADHURI	318 BAY WILLOW CT	CARY NC 27519
PALAVAI, SRIPAL R PALWAI, SPANDANA	201 TRAZLANE DR	HOLLY SPRINGS NC 27540
MELENDEZ, SAMUEL ARMENIAKOS, FRANCESCA	5404 RUTLEDGEVILLE LN	KNIGHTDALE NC 27545
NARRA, LAKSHMI LAVANYA	23099 RED SUNSET PL	ALDIE VA 20105
SINGH, ANSHUL SINGH, BRENDA	309 SPENCOR MILL RD	MORRISVILLE NC 27560
PALIVELA, SUDHAMSHA GAYAPAKA, SRUJAN K	1108 FLIP TRL	CARY NC 27513
SCORE 5 LLC	861 BETHLEHEM CHURCH RD	YOUNGSVILLE NC 27596
SCORE 4 LLC	861 BETHLEHEM CHURCH RD	YOUNGSVILLE NC 27596
SCORE 3 LLC	861 BETHLEHEM CHURCH RD	YOUNGSVILLE NC 27596
MATTHEWS, JOSEPH MATTHEWS, PHILOMINA	7321 CARPENTER FIRE STATION RD	CARY NC 27519
BROWN, GERALDINE O'NEAL BROWN, TIFFANY NICOLE	PO BOX 838	ZEBULON NC 27597
KANDURI, SAI KUMAR TANGELLAPALLY, MADHURI	868 BAY BOUQUET LN	APEX NC 27523
MENON, ROHIT NANDULA, MADHURI	318 BAY WILLOW CT	CARY NC 27519
PARSI, SRIDEVI PEDDI, HARISH	1831 BALDHEAD ISLAND DR	APEX NC 27502
YADAV, PRAVEEN SINGH, RAKHI	112 PRIESTLY CT	MORRISVILLE NC 27560

BOUNDARY & TOPOGRAPHIC SURVEY
PROPERTIES OF
THOMAS C. & JILL D. HENDRICKSON

BOUNDARY & TOPOGRAPHIC SURVEY

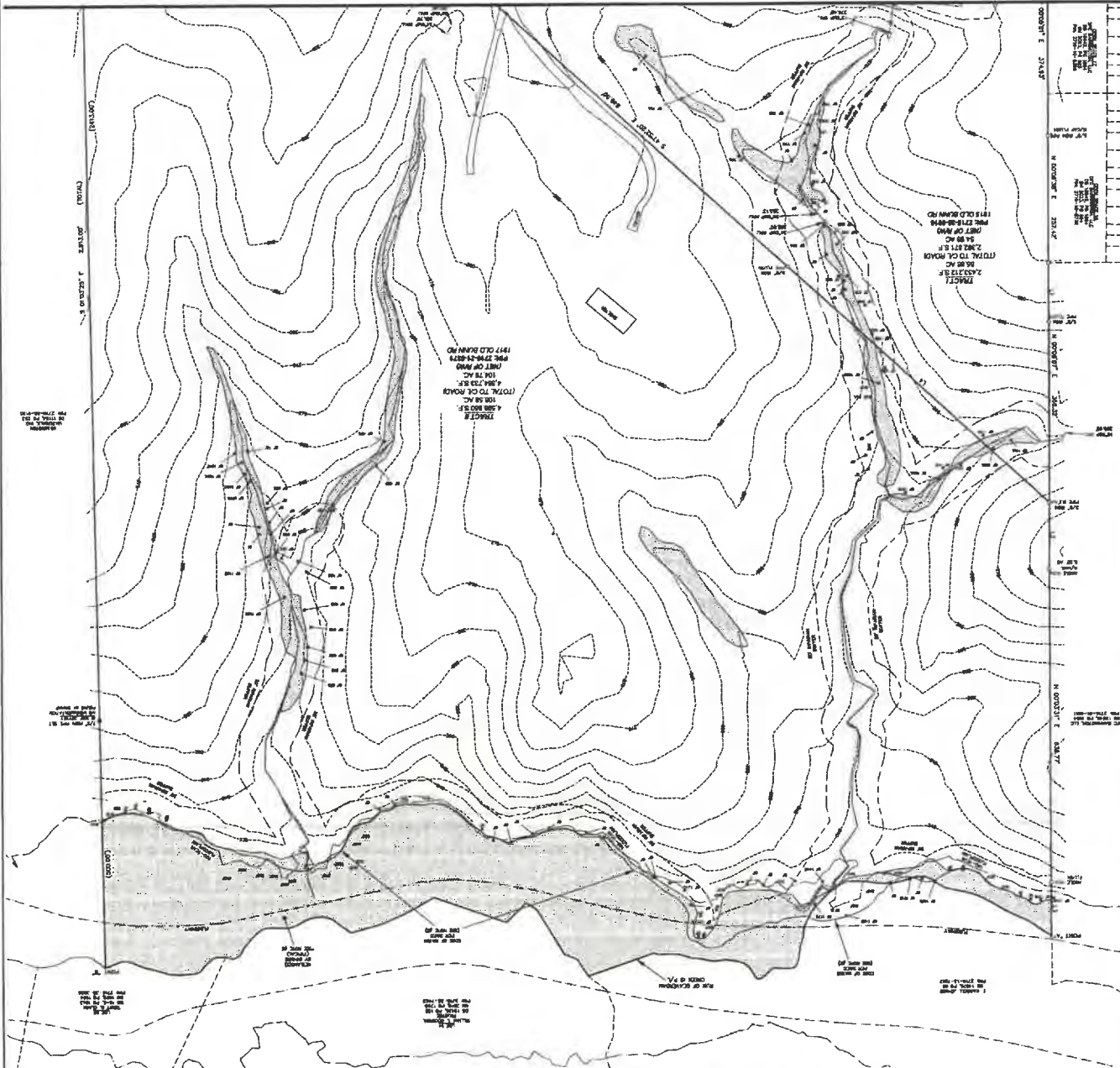
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LINE	TABLE-TMS SHEET ONLY	LENGTH	DATE
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2			
3			
4			
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MATCH LINE - SHEET 1

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NC GRID NORTH
(MAD 83/2011)

LEGEND

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GENERAL NOTES:

- [illegible]

DEMOLITION NOISE:

- [illegible]

PRELIMINARY PLATING

- [illegible]

THE BLACK VINYL EPONYM

- [illegible]

11. All www.mca.com

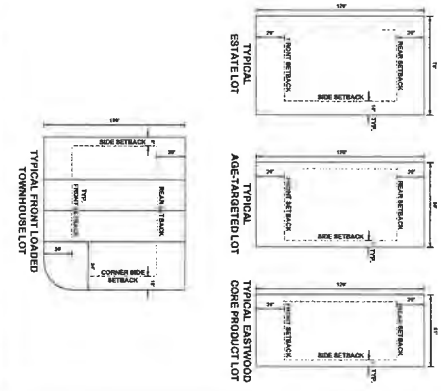
4. COGNITIVE MOTOR BEHAVIOR

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FOR REVIEW ONLY
NOT FOR CONSTRUCTION



	RED MUTED RED R-14 CONVENTIONAL ROAD MULTI-CHANNEL 28" X 30"
	YELLOW MUTED YELLOW R-10 CONVENTIONAL ROAD MULTI-CHANNEL 28" X 30"
	BLUE MUTED BLUE R-40 CONVENTIONAL ROAD MULTI-CHANNEL 28" X 30"
	GREEN MUTED GREEN R-23 CONVENTIONAL ROAD MULTI-CHANNEL 28" X 30"
	WHITE MUTED WHITE R-15 CONVENTIONAL ROAD MULTI-CHANNEL 28" X 30"

KEY ITEM	DESCRIPTION	WIDTH
1 PANT	WHITE SHORT-SLEEVE	24"
2 PANT	WHITE CROSS-VALE LINE	24"
3 PANT	WHITE TROUSERS	24"

LEGEND
* -> 30-30-10 P. ALONG DIRECTION TRAILER THAT IDENTIFY THE PRIVATE OWNERS AND MATERIALS TO BE REMOVED FROM

[illegible]

SEAL: NORTH CAROLINA PROFESSIONAL SOCIETY OF TEACHERS

PREPARED FOR :
EASTWOOD HOMES, INC.
7101 CREEDMORE ROAD, SUITE 11
RALEIGH, NORTH CAROLINA 27611

DATE : 07-2023

PROJECT ENGINEER:
PCP

PROJECT CAD DESIGNER:
PCP

PROJECT SURVEYOR:



PABST DESIGN GROUP, PA
Engineering | Consulting
107 Fayetteville Street, Suite 300, Raleigh, North Carolina 27601
Phone: 919 848 6809 | Fax: 919 848 6806 | NC LICENSE NUMBERS: C-3211

SIGNS

(R1) MUTCD "STOP" R1-4
CONVENTIONAL ROAD
MULTI-LANE 30' X 30"
MULTI-LANE 30' X 30"

(R2) MUTCD "YIELD" R1-2
CONVENTIONAL ROAD
MULTI-LANE 30' X 30"
MULTI-LANE 30' X 30"

(R3) MUTCD "AHEAD" W8-5P
(SUPPLEMENTAL WARNING PLAQUE)

(R4) MUTCD "STOP" R1-4
CONVENTIONAL ROAD
MULTI-LANE 30' X 30"
MULTI-LANE 30' X 30"

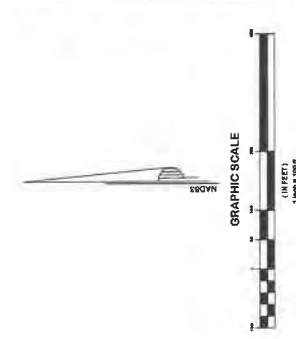
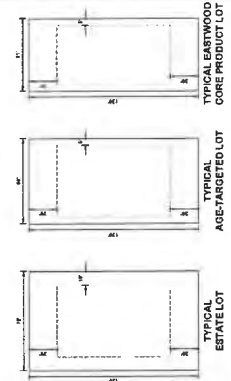
(R5) MUTCD "YIELD" R1-2
CONVENTIONAL ROAD
MULTI-LANE 30' X 30"
MULTI-LANE 30' X 30"

(R6) MUTCD "AHEAD" W8-5P
(SUPPLEMENTAL WARNING PLAQUE)

KEY ITEM	DESCRIPTION	WIDTH
(R1)	WHITE STOP BAR	24"
(R2)	WHITE CROSSWALK LINE	24"
(R3)	WHITE STOP BAR	8"
(R4)	WHITE STOP BAR	8"

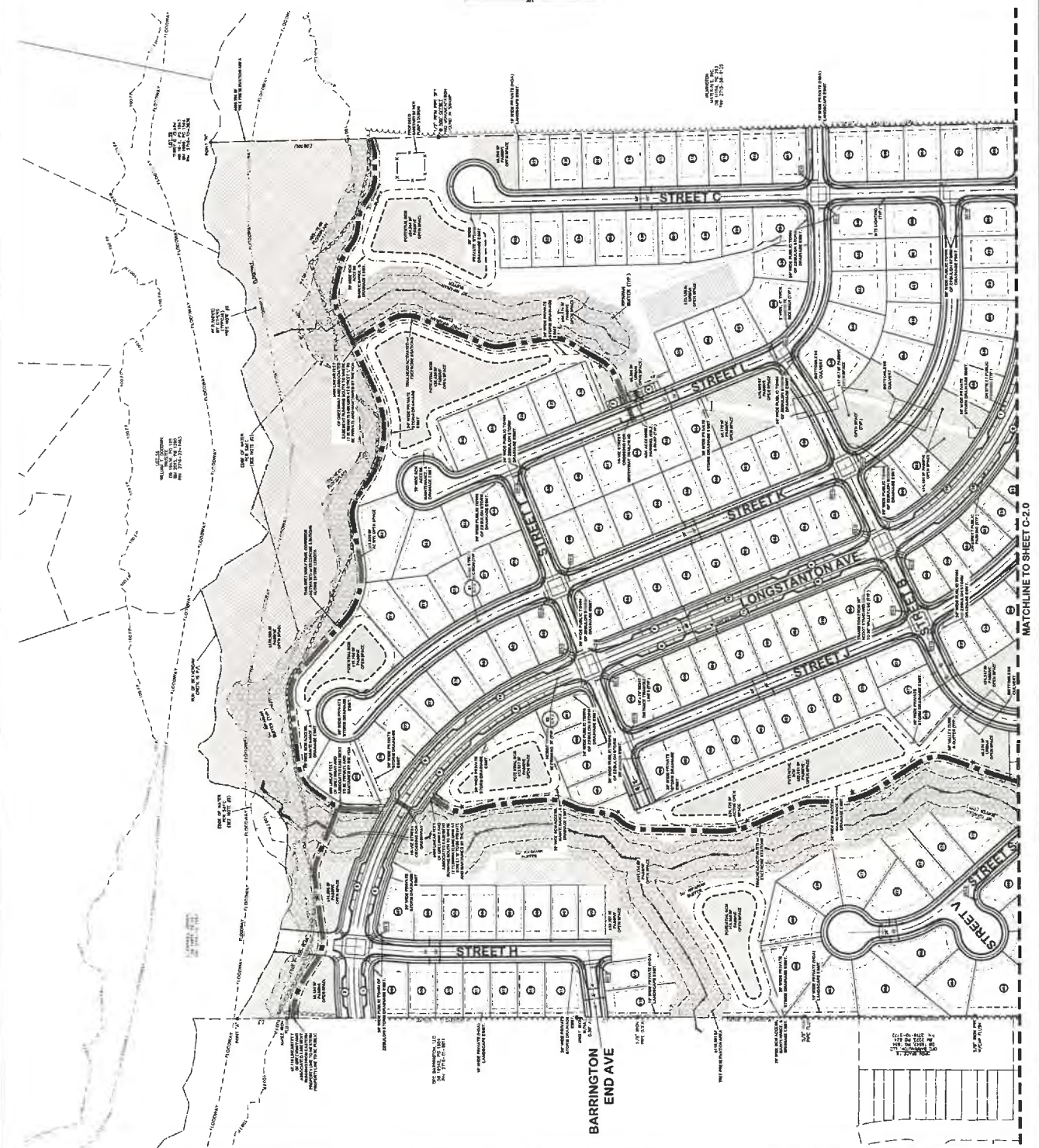
LEGEND

* ALL LOT LINES AND LOT CORNERS ARE IDENTIFIED AS PRIVATE OWNED AND MAINTAINED BY THE SUBDIVISION OWNER.



**FOR REVIEW ONLY
NOT FOR CONSTRUCTION**

NOTED: ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL TOWN OF ZELDON, NC DOT, WAKE COUNTY, & MUTCD STANDARDS AND SPECIFICATIONS.



A graphic scale bar is shown, labeled "GRAPHIC SCALE" and "1 inch = 200 ft". To the right of the scale bar is the KADIS logo, which consists of the word "KADIS" in a bold, sans-serif font, followed by a stylized graphic element resembling a wing or a stylized letter 'K'.

[illegible]

PREPARED FOR :
EASTWOOD HOMES, INC.
7101 CEDARWOOD ROAD, SUITE 215
RALEIGH, NORTH CAROLINA 27612

DATE : 8.7.2023

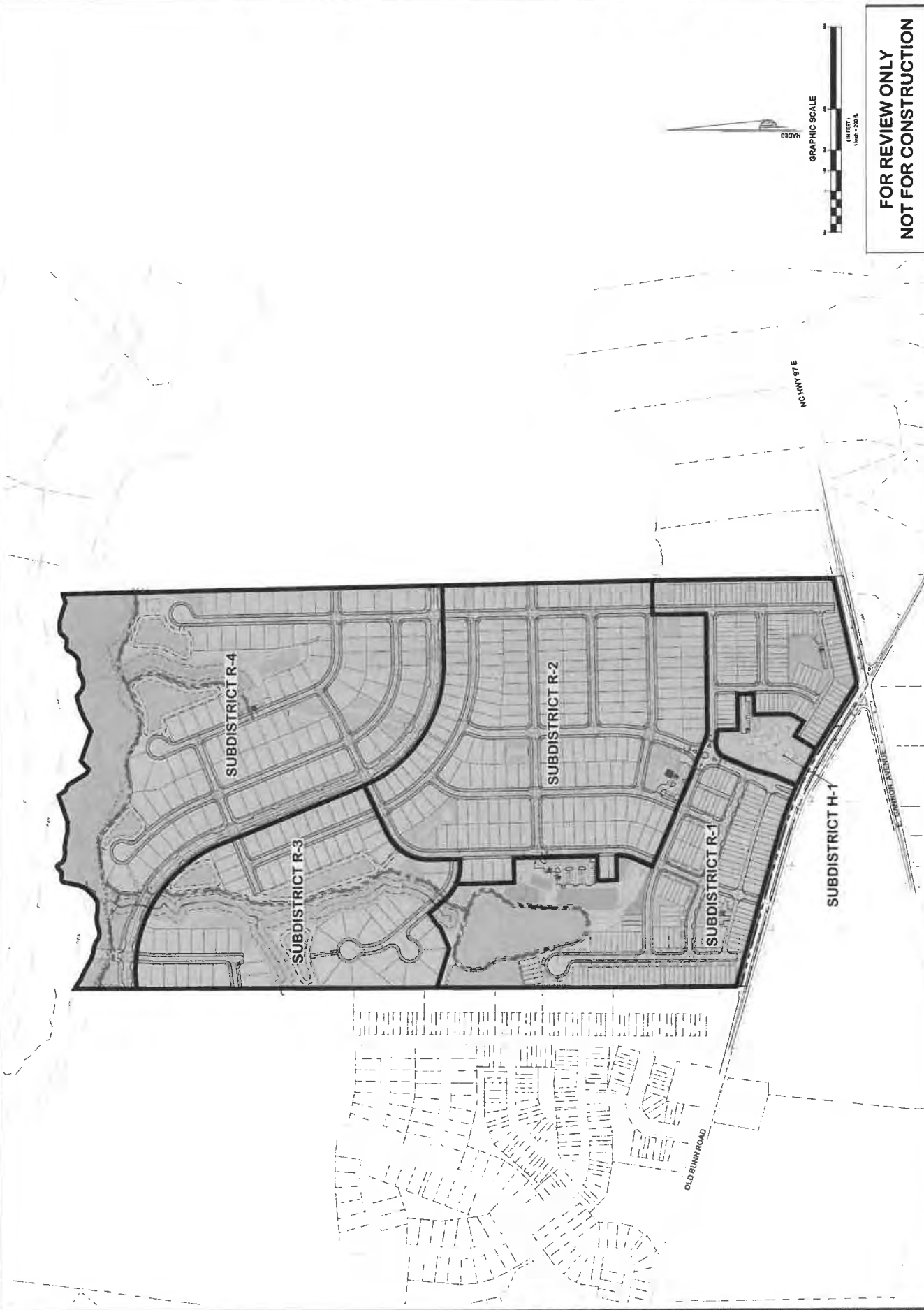
PROJECT CHAIRMAN:
PCF

PROJECT CADD DESIGNER:
PCF

PROJECT SURVEYOR:
MICHAEL J. ANDERSON, S.E.



PAST DESIGN GROUP, PA
Engineering | Consulting
107 Fayetteville Street, Suite 200, Raleigh, North Carolina 27601
Phone: 919 848 4289 | Fax: 919 848 4286 | NC LIC#02-ALP00089, C-3271



**FOR REVIEW ONLY
 NOT FOR CONSTRUCTION**

ORDINANCE 2026-07

Planned Development Statement of Terms and Conditions

for

Old Bunn Road Subdivision
Zebulon, North Carolina

Submitted to:
Town of Zebulon
1003 N. Arendell Avenue
Zebulon, North Carolina 27597

Submittal Dates:
First Submittal: December 2, 2024
Second Submittal: February 14, 2025
Third Submittal: March 17, 2025
Fourth Submittal: May 21, 2025
Fifth Submittal: July 18, 2025

Prepared for:
Eastwood Homes of Raleigh LLC



built with care.

7101 Creedmoor Road, Suite 115
Raleigh, North Carolina 27613

Prepared by:



PAST DESIGN GROUP, PA
Engineering | Consulting

107 Fayetteville Street, Suite 200
Raleigh, North Carolina 27601



434 Fayetteville Street, Suite 2200
Raleigh, North Carolina 27601

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I. Introduction

The intent of the proposed Planned Development (the "Development") is to create a diverse residential community in the Town of Zebulon (the "Town"), featuring a mix of front-loaded single-family detached homes, front-loaded and rear-loaded single-family attached homes, and traditional single-family attached homes without garages. This variety is provided to meet the housing needs of the Town while fostering economic growth, expanding the tax base, and establishing a well-rounded community. By offering a range of housing types, including options for families, first-time homebuyers, seniors, and those seeking more affordable homes, the Development will serve a broad demographic, providing suitable housing options for various needs and budgets.

This Statement of Terms and Conditions, the attached Master Plan (the "Residential Preliminary Plan"), and accompanying exhibits (collectively the "Zoning Document") are provided pursuant to the Town's Unified Development Ordinance (the "UDO"), Planned Development provisions. Specifically, the Zoning Document identifies how the Development meets or exceeds the standards listed in UDO Section 3.5.5., Planned Development (the "PD") District.

II. Site Location and Area Context

The Development spans two parcels (the "Property") totaling 159.72 acres, situated to the north of the intersection of Old Bunn Road and NC 97 Highway East in Wake County, North Carolina. The Property is bordered to the north by Beaverdam Creek and its associated flood hazard area, to the east by a vacant, 285-acre forested property and a 5.39-acre property with a detached single-family home, and to the west by the Barrington Subdivision, which features both detached and attached single-family homes.

This area is part of a rapidly expanding region within the Town and County, offering convenient connectivity to U.S. Highway 64 and Interstate 264. These major roadways provide convenient access to downtown Zebulon, Five County Stadium, and surrounding cities such as Raleigh, Wendell, and Knightdale. The location combines the advantages of suburban living with proximity to urban amenities, making it an appealing choice for residents seeking an ideal living environment and easy access to work, schools, recreational activities, amenities, shopping, and services, located within a five-minute drive from downtown Zebulon.

III. Statement of Planning Objectives (PD Standard 2.a.)

The proposed Development incorporates innovative land planning and site design principles that prioritize both high-quality living standards and the achievement of the Town's broader goals. These concepts are designed to create a community that not only fosters a superior quality of life for its residents but also aligns with the Town's commitment to environmental sensitivity, sustainable growth, and responsible development.

The proposed Development introduces several innovative land planning and site design concepts, reflecting a thoughtful approach to integrating diverse housing types, community connectivity, and historical preservation. These strategies are designed not only to meet current housing needs but also to enhance the overall character and livability of the area.

Key planning objectives include:

1. **Strategic Housing Placement:** As shown in the attached Master Plan, the Development locates a mix of housing types in key areas to create a harmonious and functional community layout. The proposal for rear-loaded single-family attached homes along the frontage of Old Bunn Road and NC Highway 97 East, as well as the main entrance to the development, helps establish an attractive urban form. By positioning these homes closer to the road with rear-access garages, the development prioritizes the streetscape and reduces the visual dominance of garages, contributing to a more pedestrian-friendly and aesthetically pleasing environment.
2. **Urban Design Elements:** The inclusion of parallel parking throughout the single-family attached home section continues the urban form, enhancing walkability and reducing the need for off-street parking, which improves safety and neighborhood appeal. The proposed east-west minor thoroughfare, lined with single-family detached homes, features bike lanes and parallel parking, further emphasizing an urban design that prioritizes alternative transportation options, connectivity, and a well-organized street layout.
3. **Public Greenway and Amenities:** The Development includes a public greenway that runs along the northern property line and activated trails that run through the heart of the community, linking the various housing types, public spaces, and amenities. This greenway, with its trailheads, will provide residents with easy access to outdoor recreation, promote an active lifestyle, and foster a sense of community. This connectivity is crucial for encouraging interaction among residents and enhancing the overall livability of the Development.
4. **Historic Preservation:** A feature of the proposal is the preservation of a federal-style, nationally registered historic home, along with a family and enslaved persons' cemetery, both of which are significant cultural and historical resources. By maintaining these elements, the Development honors the rich history of the area, creating a meaningful connection between the past and future. This preservation not only adds historical value to the Development but also offers opportunities for educational and cultural engagement for residents and their guests.
5. **Environmental Sensitivity and Preservation of Natural Resources:** The Development will incorporate environmentally responsible practices, such as stormwater management systems, and the preservation of natural landscapes while protecting important natural features such as riparian buffers, wetlands, tree canopy, and floodplains. This commitment to environmental sustainability will help maintain the area's ecological balance, improve stormwater management, and provide residents with natural spaces to enjoy. By preserving these areas, the development places value on the local environment and contributes to the long-term health of the community and its natural resources. This will reduce the ecological footprint and contribute to a greener community.

IV. Consistence with Adopted Policy Guidance (PD Standard 8)

The Zoning Document aligns with the Comprehensive Plan (the "Comp Plan") as well as all relevant Town functional and small area plans (collectively "Policy Guidance Documents"). The Development supports the Town's goals 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" and is consistent with the "character of land use within areas intended for particular character types." (Comp Plan p.2, Goals for Land Use and Development)

Specifically, the Development is consistent with the following policies from the Comp Plan's Land Use and Development Chapter (pp.3-4):

1. G1: "Land uses should not detract from the enjoyment or value of neighboring properties."

The Development offers a variety of single-family detached and attached homes in different styles, price points, and sizes, along with open space, amenities, and greenway trails. This approach ensures the Development is congruent with the surrounding area, which features both detached and attached single-family homes, open space, and planned greenway trails.

2. G2: "Potential negative land use effects (noise, odor, dust, excessive light, traffic, etc.) should be considered in development review/approval and mitigated."

The Development will comply with all UDO provisions regarding noise, dust, excessive light, and traffic. A traffic impact analysis (the "TIA") has been provided, and mitigation measures will be implemented, including dedicated turn lanes, road widening, and the installation of a traffic signal at the intersection of Old Bunn Road and NC Highway 97 East. The Master Plan, along with the subsequent construction documents (the "CDs"), will be reviewed by both the Town and the North Carolina Department of Transportation (the "NCDOT").

3. G3: "Adequate transportation access and circulation should be provided for uses that generate large numbers of trips. Pedestrian and bicycle access should be addressed where appropriate."

The Development's addition of a new east-west minor thoroughfare with bike lanes will significantly enhance connectivity within the area, linking important parts of the development while improving access to nearby neighborhoods. This thoroughfare will serve not only as a crucial route for vehicle traffic but also promote sustainable transportation options, such as biking and walking. By incorporating sidewalks alongside the bike lanes, the design prioritizes pedestrian safety and mobility, ensuring residents have safe, convenient access to key destinations both within the community and in surrounding areas. This approach fosters a more integrated, eco-friendly transportation network that supports active lifestyles and reduces reliance on cars.

4. G4: "Well-planned mixed-use projects are encouraged where compatible with nearby development."

The Development will provide a well-integrated mix of housing types, lot sizes, and densities, designed to accommodate a range of resident needs while fostering a cohesive community environment. The combination of different housing options ensures diversity in both living spaces and affordability, contributing to a more inclusive neighborhood.

In addition to the residential use, the Development will incorporate additional use types including community gardens, two preserved cemeteries, private parks -such as pocket parks and dog parks- and a public greenway trail.

5. G5: "Floodplain areas should not be encroached upon by development unless there is compliance with stringent floodplain management practices. These areas should be used for parks, recreation or related purposes, or for agricultural uses."

The Development will preserve the flood hazard areas and will only encroach where necessary for the construction of sanitary sewer infrastructure, public greenway trails, or stormwater control measures (the "SCMs").

6. G6: "Environmentally sensitive areas should be protected, including wildlife habitat areas."

The Development is carefully designed to minimize impacts on environmentally sensitive features such as riparian buffers, streams, wetlands, and flood hazard areas. The development layout reflects an efficient use of land while preserving these critical environmental resources. Natural features are preserved as passive open space that offer recreational opportunities. This approach ensures that the development is sustainable and contributes positively to the watershed's health.

7. R1: "Residential areas should not be located next to heavy industrial areas."

The Development is not located adjacent to heavy industrial areas.

8. R3: "Schools, parks and community facilities should be located close to or within residential neighborhoods."

The Development is within a mile and a half of public schools, parks, and community facilities.

9. R4: "Houses should have direct access to local residential streets but not to collector streets or thoroughfares."

The Development's detached and attached single-family homes will have access to local residential streets only.

10. R7: "New residential developments should include an adequate area for parks and recreation facilities, schools and places of worship."

The Development will provide community gardens, and private pocket and dog parks for its residents. Additionally, a public greenway trail will be provided.

11. P5: "Natural features should be used as buffers or preserved open space between or around developed areas."

The Development will preserve the flood hazard area along the northern property line as a buffer and designated open space, providing a separation from the adjacent development to the north. In addition, a substantial portion of the jurisdictional wetlands, streams, and their associated riparian buffers will be preserved.

The Development aligns with the vision set forth in the Town's Future Land Use and Character Map (the "Map") for the Property. The Map designates the Property as Suburban Residential, which envisions a blend of housing types, with an emphasis on increased open space and smaller lot sizes. By adhering to the Suburban Residential designation, the development supports the long-term goals outlined in the Comp Plan, ensuring that it fits within the broader framework for growth and land use in the region. The Comp Plan emphasizes the need for balanced development that provides diverse housing options, encourages sustainable growth, and maintains the character of existing neighborhoods — goals that are clearly reflected in the proposed housing mix of single-family detached and attached units. By providing a variety of single-family detached and attached housing options in different styles, cost points, and scales, the PD helps address the housing demand in Zebulon. This variety ensures that a broad spectrum of residents, including families, first-time homebuyers, seniors, and those looking for more affordable options, will have access to suitable housing.

The Development aligns with the Town's Comprehensive Transportation Plan (the "Transportation Plan"), which includes plans for a widened 4-lane divided road along both Old Bunn Road and NC Highway 97 East, as well as a new 2-lane divided roadway running east to west through the Property. The Development will accommodate the north-side widening of Old Bunn Road and NC Highway 97 East, along with the dedication of right-of-way and the construction of the new minor thoroughfare. As previously discussed with the Town, instead of the planned 2-lane divided section, the Development will feature a 2-lane road with bike lanes and parallel parking spaces.

V. Compatibility with Surrounding Areas (PD Standard 9)

As mentioned in Section II above, the Development is bordered to the south by Old Bunn Road and NC 97 Highway East, to the north by Beaverdam Creek and its associated flood hazard area, to the east by a vacant, forested property totaling 285-acres and a 5.39-acre property with a detached single-family home—both located outside the Town's extraterritorial jurisdiction ("ETJ")—and to the west by the Barrington Subdivision, which is currently under construction and includes both detached and attached single-family homes.

It is reasonably expected that the vacant property to the east will be annexed into the Town in the future and developed as a Planned Development. Meanwhile, the 5.39-acre parcel will remain, with a portion of it buffered by a preserved jurisdictional wetland and a proposed 20-foot-wide type 'D' (opaque) perimeter buffer.

The parcels to the north of Beaverdam Creek, which include a vacant, partially wooded 53.87-acre tract and the Brookefield of Zebulon subdivision, are separated by the creek's flood hazard area, which extends approximately 500 feet in width, covering both the floodway and floodplain. This preserved buffer will provide both vertical and horizontal separation between the Development and these parcels.

Adjoining to the west of the Development is the Barrington Subdivision which is under construction. According to the approved Master Plan dated 12/1/16, this project is entitled for 837 dwelling units with a mix of single-family detached and attached homes, recreational amenities, and open space. The approved density for the project based on sections is as follows:

1. **Single-Family Detached Homes – 274 du(s) / 66 acres = 4.15 du(s)/acre**
2. **Single-Family Attached (Duplex) Homes – 92 du(s) / 18 acres = 5.11 du(s)/acre**
3. **Single-Family Attached (Townhouse) Homes – 471 du(s)/54 acres = 8.72 du(s)/acre**
4. **Overall – 837 du(s) / 210 acres = 3.98 du(s)/acre**

The minimum lot size for single-family detached homes is 5,400 square feet with a minimum lot width of 45 feet. The single-family attached homes provide for a minimum lot width of 16 feet and 22 feet for the townhomes and duplexes respectively. The single-family attached homes include a mix of units, some with front-loaded garages and others without. All single-family detached homes feature front-loaded garages.

Development along the perimeter of the proposed PD district is designed to be compatible with the surrounding existing and proposed developments. In areas where compatibility concerns arise, buffers are incorporated to create a natural transition. The Development is complementary to the Barrington Subdivision to the west, featuring similar densities, dimensional standards, building heights, character and form. Refer to the attached Master Plan.

VI. Compliance with Subdivision Standards (PD Standard 3)

Unless explicitly amended within the Zoning Document, the Development shall fully adhere to the requirements set forth in Article 6, 'Subdivision,' and Sections 2.2.17 'Residential Preliminary Plan,' and 2.2.11 'Final Plat' of the UDO.

VII. Site Plan Review (PD Standard 4)

This Zoning Document incorporates a comprehensive master plan that meets the requirements for a residential preliminary plan, as specified in the Town's preliminary subdivision plan checklist. As a result, upon approval of this Zoning Document, submission of a separate residential preliminary plan shall be exempted.

VIII. Permitted Uses (PD Standard 13)

Principal Uses

The following principal uses shall be allowed:

1. Single-family Attached Dwelling
2. Single-family Detached Dwelling
3. Cemetery
4. Community Garden
5. Outdoor Private Recreation

6. Park (public or private)
7. Restaurant, Walk-up Only
8. Open Space

Accessory Uses

The following accessory uses shall be allowed:

1. All accessory uses allowed in the R6 District
2. Outdoor Dining

IX. Densities (PD Standard 5)

The following maximum densities shall be allowed per subdistrict:

1. R-1: 263 du(s) / 38.39 acres = 6.85 du(s) / acre
2. R-2: 194 du(s) / 41.81 acres = 4.64 du(s) / acre
3. R-3: 61 du(s) / 25.18 acres = 2.42 du(s) / acre
4. R-4: 92 du(s) / 50.80 acres = 1.81 du(s) / acre
5. Overall (all subdistricts): 610 du(s) / 158.88 acres = 3.84 du(s) / acre

DIMENSIONAL STANDARDS	
LOT AREA MINIMUM (MIN):	<u>SUBDISTRICT R-1:</u> 2,200 SQUARE FEET (SF)
	<u>SUBDISTRICT R-2:</u> 6,000 SF
	<u>SUBDISTRICT R-3:</u> 7,200 SF
	<u>SUBDISTRICT R-4:</u> 8,400 SF
	<u>SUBDISTRICT H-1:</u> 117,454 SF
LOT WIDTH (MIN):	<u>SUBDISTRICT R-1:</u> 22 FEET (FT)
	<u>SUBDISTRICT R-2:</u> 50 FT
	<u>SUBDISTRICT R-3:</u> 60 FT
	<u>SUBDISTRICT R-4:</u> 70 FT
	<u>SUBDISTRICT H-1:</u> N/A (REFER TO MASTER PLAN)

BUILDING SETBACKS (MIN):	<u>SUBDISTRICT R-1:</u> FROM PRIMARY STREET: 10 FT (20 FT w/ FRONT LOAD GARAGE) FROM OLD BUNN RD & NC HWY 97 E: 20 FT FROM SIDE STREET: 10 FT FROM SIDE SITE BOUNDARY LINE: 6 FT FROM REAR SITE BOUNDARY LINE: 20 FT FROM ALLEY: 20 FT <u>SUBDISTRICT R-2:</u> FROM PRIMARY STREET: 20 FT FROM SIDE STREET: 10 FT FROM SIDE LOT LINE: 5 FT FROM REAR LOT LINE: 20 FT <u>SUBDISTRICT R-3:</u> FROM PRIMARY STREET: 20 FT FROM SIDE STREET: 10 FT FROM SIDE LOT LINE: 5 FT FROM REAR LOT LINE: 20 FT <u>SUBDISTRICT R-4:</u> FROM PRIMARY STREET: 20 FT FROM SIDE STREET: 15 FT FROM SIDE LOT LINE: 10 FT FROM REAR LOT LINE: 20 FT <u>SUBDISTRICT H-1:</u> FROM PRIMARY STREET: 20 FT FROM SIDE STREET: 20 FT FROM SIDE LOT LINE: 15 FT FROM REAR LOT LINE: 15 FT
LOT COVERAGE MAXIMUM (MAX):	<u>SUBDISTRICT R-1:</u> 65% <u>SUBDISTRICT R-2:</u> 65% <u>SUBDISTRICT R-3:</u> 60% <u>SUBDISTRICT R-4:</u> 55% <u>SUBDISTRICT H-1:</u> 35%
BUILDING HEIGHT (MAX):	<u>SUBDISTRICT R-1:</u> 45/3 (FT / STORIES) <u>SUBDISTRICT R-2:</u> 45/3 (FT / STORIES) <u>SUBDISTRICT R-3:</u> 45/3 (FT / STORIES) <u>SUBDISTRICT R-4:</u> 45/3 (FT / STORIES) <u>SUBDISTRICT H-1:</u> 45/3 (FT / STORIES)

X. Development Standards (PD Standard 7)

The Development shall adhere to the development standards outlined in Article 5, 'Development Standards,' the subdivision and infrastructure design requirements specified in Article 6, 'Subdivision,' and Section 4.3 'Use-Specific Standards' unless explicitly modified as stated below.

1. UDO Requirement: UDO Section 4.3.3.O.7. VEHICULAR ACCESS TO INDIVIDUAL DWELLINGS – "Vehicular access points to individual dwellings or individual lots within a single-family attached development shall only be from the side or rear of the lot."

Modification: Up to one hundred and fifteen (109) single-family attached dwellings within the Development shall have vehicular access from the front.

2. UDO Requirement: UDO Section 4.3.3.P.1. FINISHED FLOOR HEIGHT – "Except for single-family detached dwellings subject to a deed restricting limiting the age of residents to 55 years of age or older, the finished floor elevation shall be at least 18 inches above the finished grade adjacent to the home's primary entrance."

Modification: All single-family detached homes within Subdistricts R-2 and R-3 shall be constructed with a slab-on-grade foundation and will not include a finished floor elevation that is raised 18 inches above the finished grade adjacent to the primary entrance.

3. UDO Requirement: UDO Section 4.3.3.P.3. SITE ACCESS – "Site access to single-family detached dwellings shall only be in accordance with the standards in Table 4.3.3.P.3: Single Family Site Access Standards." Specifically, "Lots with a Lot Width of Less than 70 Linear Feet" shall have vehicular access from the rear at all interior lots and side or rear at all corner lots.

Modification: All single-family detached homes within the Development shall have vehicular access from the front.

4. UDO Requirement: UDO Section 5.1.6.E. MINIMUM DRIVEWAY WIDTH AND DEPTH – "Driveways shall be configured to extend into the lot they serve for a minimum distance in accordance with Table 5.1.6.E: Minimum Driveway Width and Depth." Specifically, minimum driveway depth as measured from the edge of the right-of-way serving the driveway shall be twenty-five (25) feet in depth.

Modification: Twenty-five (25) single-family attached homes within the Development shall have a minimum driveway depth of twenty (20) feet.

5. UDO Requirement: UDO Section 5.6.12.B APPLICABILITY – "The standards in this section shall apply to all lot lines bounded by the following features, whether existing or identified in the Town's adopted policy guidance. A. Collector streets; and b. Arterial streets.

Modification: A streetscape buffer shall not be provided along Longstanton Avenue.

6. UDO Requirement: UDO Section 5.7.4.A Amount – “The minimum required amount of open-space set-aside, as a percentage of a development’s size, shall be provided in accordance with the Table 5.7.4.a: Minimum Open Space Set-Aside Required.”

Modification: An Open Space Set-Aside Composition minimum of twenty-nine (29) percent Active (4.63 acres) of the required total Open Space and seven and seven tenths (7.7) percent Urban (1.22 acres) of the required total Open Space shall be provided.

XI. Development Phasing Plan (PD Standard 10)

The Development will be implemented in two phases, as outlined in the phasing plan included within the Master Plan.

XII. On-Site Public Facilities (PD Standard 12)

i. Design and Construction

The developer shall be responsible for the design and construction of all required on-site and off-site public infrastructure, ensuring full compliance with applicable Town, State, and Federal regulations. This includes infrastructure necessary to support the Development and its integration into the broader community.

ii. Dedication

The developer shall dedicate to the public all necessary right-of-way and easements required for the construction of on-site and off-site public infrastructure, ensuring full compliance with applicable Town, State, and Federal regulations.

iii. Modifications to Street Standards

The Development shall adhere to the Town’s Street and Storm Drainage Standards and Specifications Manual, and the Town’s Standard Details unless explicitly modified as stated below.

1. The Development shall incorporate 4 townhome street sections referred to as Townhome Street Section ‘A’, Townhome Street Section ‘B’, Townhome Street Section ‘C’, and Townhome Street Section ‘D.’ Refer to Master Plan for section details.
2. The Development shall incorporate NCDOT Typical Section No. 2E – 2 Lane Undivided with Curb & Gutter, Bike Lanes, and Sidewalks, 25-45 mph, as provided within NCDOT’s “Typical” Highway Cross Sections For Use in SPOT Online Document. Refer to Master Plan for section details. This typical section will be used for the Longstanton Avenue extension.
3. The Development shall incorporate NCDOT Typical Section No. 4F – 4 Lane Divided (17’-6” Raised Median) with Curb & Gutter, and Sidewalks, 35-45 mph, as provided within NCDOT’s “Typical” Highway Cross Sections For Use in SPOT

Online Document. Refer to Master Plan for section details. This typical section will be used for the required road widening along Old Bunn Road and NC 97 Highway East.

XIII. Open Space and Amenities

The Development is designed with careful consideration of the Property's natural and historical character and its proximity to the Beaverdam Creek. It will provide approximately eight and seven hundredths (8.07) acres, and twenty-three and thirty-nine hundredths (23.39) acres of open space set aside for the single-family attached and detached sections respectively. The provided open space yields twenty-one (21) percent and nineteen (19) percent of the total area of the single-family attached and detached sections which exceed the required ten (10) percent per UDO. Of these totals approximately two and forty hundredths (2.65) acres of active and nine hundredths (0.09) acres of urban open space set-aside shall be provided for the single-family attached section and one and ninety-eight (1.98) acres of active and one and thirteen hundredths (1.13) acres of urban open space shall be provided for the single-family detached section. The combined active and urban open space yields seventy-one (71) percent and twenty-six (26) percent of the total required open space set-aside for each section respectively. These open space areas, as depicted in the Master Plan, are integral to preserving the natural landscape and promoting environmental sustainability.

The Development is designed with a variety of amenities strategically located throughout the community, enhancing both recreation and quality of life for all residents. Key features include a centralized large active open space, which will feature a pool and clubhouse for social and recreational use as well as pickle ball courts, and a playground. Additionally, a public greenway trail will be integrated along the northern boundary, and private greenway trails internal to the Development, offering a shared outdoor resource for the entire community. The private greenway trails will be activated with obstacles and exercise stations. Other planned amenities may include a pocket park with a playground, pollinator gardens, dog parks, community gardens, and food truck hookups with outdoor dining. These amenities are designed to support active lifestyles, environmental sustainability, and a sense of community.

All features as allowed within the UDO for Passive, Active, and Urban Open Space set-aside shall be allowed within the PD. Specifically, the following features may be selected:

i. Passive Open Space

1. walking and/or bicycle trails;
2. tables, shelters, gazebos, grills, picnic facilities, and sitting areas;
3. lawn areas and/or community greens;
4. outdoor public art;
5. hammock garden;
6. fishing dock;
7. bird boxes;
8. environmental features such as lakes, ponds, wetlands, or streams.

ii. Active Open Space

1. clubhouse;
2. swimming pool;

3. playground;
4. sports fields or courts such as pickleball, tennis, soccer, bocce ball, putting green, cornhole, and horseshoe pit;
5. greenway trail activated with obstacles and exercise stations.

iii. Urban Open Space

1. dog parks;
2. community gardens and/or pollinator gardens;
3. pocket parks
4. plaza and/or courtyard;
5. food truck hookups and/or outdoor dining area.

Active open space requirements may be fulfilled by including urban space features and amenities.

To claim four (4) bonus points within the utility allocation worksheet, the Development **SHALL** provide inside the clubhouse "meeting space without kitchen less than 1500 square feet."

XIV. Streets

The locations of all public streets and private alleys are outlined on the Master Plan. While the final names of the public streets have not been determined, all streets will be officially dedicated and identified as public streets on the final plat for each phase of development. To ensure consistency and quality, all curb and gutter, sidewalk, and pavement installation for public streets throughout the development will adhere to the Town's Street and Storm Drainage Standards and Specifications Manual and Standard Details.

XV. Potable Water and Wastewater

The Development will extend both public water and public sanitary sewer main to the property, ensuring essential infrastructure is in place to support the community. Additionally, a regional pump station will be constructed on-site to serve the broader sewer basin, enhancing the overall capacity and efficiency of the area's wastewater management system. The locations of these utilities are depicted on the Master Plan, ensuring integration with the surrounding infrastructure and compliance with necessary utility standards for long-term sustainability and service reliability.

XVI. Stormwater Management

The Development will fully comply with all applicable stormwater management requirements as outlined in the Town's Street and Storm Drainage Standards and Specifications Manual, UDO, and Wake County's Stormwater Performance Standards and Specifications. Comprehensive SCMs will be implemented throughout the development to effectively manage stormwater runoff through attenuation while providing water quality treatment. Additionally, the existing drainage patterns will be preserved to the greatest extent possible, ensuring that natural hydrologic patterns are maintained. This approach is designed to enhance sustainability, reduce flood risks, and protect water quality in the surrounding area.

XVII. Natural Resources and Environmental Protection

The Property contains jurisdictional streams, ponds, wetlands, protected riparian buffers, and flood hazard areas. To protect these sensitive environmental features, any impacts from the installation of streets and infrastructure will be minimized. Where unavoidable, such impacts will be mitigated and permitted in accordance with the appropriate regulatory agencies to ensure compliance with environmental protection standards.

Furthermore, only essential structures, including sanitary sewer infrastructure, the public greenway trail, and stormwater control measures (SCMs), will be permitted to encroach within the flood hazard area. This approach prioritizes the preservation of natural resources while allowing for necessary infrastructure to be developed responsibly and in alignment with environmental regulations.

In addition, one of the features of the Development is the preservation of a federal-style, nationally registered historic home and a family and enslaved persons' cemetery, both of which hold significant cultural and historical value. By maintaining these important cultural landmarks, the Development acknowledges and honors the area's history. Preserving these elements not only adds depth and character to the Development but also helps bridge the past and the future, creating an enduring connection to the community's heritage.

XVIII. Solid Waste

All homes, except for the single-family attached dwelling units, will be serviced by the Town's Solid Waste Department, which will provide roll-out trash and recycling bins. The single-family attached units will be served by a private waste management provider, with waste collection occurring at two designated dumpster locations within the attached dwelling section of the development.

XIX. Architectural Conditions

The Development will implement architectural controls to maintain a cohesive character throughout the community, while also providing enough variety to foster visual interest and prevent monotony.

The Development will feature high-quality single-family detached and attached homes. To enhance the streetscape and introduce architectural diversity, the project will incorporate a range of distinctive residential elevations.

Although each architectural design will have its own distinct identity, several unifying elements will tie the homes together, such as consistent color palettes, materials, roofing styles, and decorative garage doors.

These Architectural Standards apply to all product types.

- i. The Applicant commits to exceeding the architectural requirements in Section 5.2.4 of the UDO. We will work with Town Planning and Building staff to provide additional architectural features except for Section

5.2.4.E.3.e. Garage doors will not be required to be located at least two or more feet behind a front porch or the primary entrance to the dwelling.

- ii. Front porches shall extend beyond the front plane of the garage by a minimum of twelve (12) inches on twenty-five (25) percent of the homes constructed. Front Porches shall be allowed to extend beyond the minimum front setback to a maximum of ten (10) inches.
- iii. Front doors shall be illuminated with a front porch ceiling light.
- iv. Shutters, when provided, shall have a minimum width of eighteen (18) inches.
- v. Trim, when provided, shall be a minimum of three (3) inches wide.
- vi. Trim color shall be distinct from façade color.
- vii. Porch railings, if included on homes, shall be complimentary color of the house and shall be made of wrought iron.
- viii. No venting will be provided on any front façades except that when a bathroom is located on the front of the unit, a vent of a similar color to either the siding or the trim may be provided on the front of the unit.
- ix. The use of corrugated metal siding, unpainted plywood, or smooth-face concrete block is prohibited.
- x. Vegetative screening for HVAC units shall be provided.
- xi. All street-facing garage doors shall contain window inserts and carriage-style adornments.
- xii. Street-facing garage doors shall not exceed a maximum width of eighteen (18) feet per garage door.
- xiii. Each garage will either have one light on each side or two (2) lights above the garage door.
- xiv. No single family detached home shall be constructed with a front elevation or color palette that is identical to the home on either side of it.
- xv. Accessory buildings, if constructed, shall be of similar materials and colors to the primary single-family home.
- xvi. Each front porch shall contain a covered stoop.
- xvii. All homes will have two or more of the following design features on the front façade (not including foundation):
 - a. Stone

- b. Brick
 - c. Lap siding
 - d. Shakes
 - e. Board and batten
 - f. Roof gables
 - g. Roof dormers
 - h. Metal roofing as accent
 - i. Columns
 - j. Shutters
- xviii. When two materials are used, the material shall be different but complementary colors.
 - xix. All homes with crawlspaces, stem wall or poured concrete foundations shall have the front of the foundation wrapped in brick or stone.
 - xx. Every home will have either a back deck, porch, or patio.
 - xxi. Cluster box units (CBUs) location shall be subject to USPS approval.
 - xxii. CBUs shall be covered.
 - xxiii. Single-family detached dwellings shall comply with the standards in UDO Section 4.3.3.P, except for Section 4.3.3.P.3.
 - xxiv. At least one window shall be provided on the front of the home.
 - xxv. Roof pitches (excluding porches) shall be at least 6:12.
 - xxvi. Front and rear eaves shall project a minimum of twelve (12) inches. Side eaves shall be a minimum of four (4) inches. Eaves will be allowed to encroach into required setbacks.
 - xxvii. All single-family detached homes will have a minimum of two-car garage.

XX. Zoning Conditions

The following zoning conditions are being proffered for consideration:

1. Principal uses shall be limited to Single-family Attached Dwelling, Single-family Detached Dwelling, Cemetery, Community Garden, Outdoor Private Recreation, Park (public or private), Restaurant, Walk-up Only, and Open Space.
2. Accessory uses shall be limited to all accessory uses allowed in the R6 District and Outdoor Dining.
3. The only residential building types allowed are Detached and Attached House (Townhouse).
4. No building height shall be greater than forty-five (45) feet or three (3) stories.
5. Native tree species for required street tree plantings shall be provided where native species are allowed under the Town's UDO.
6. At least twelve (12) distinct open space lots shall be provided.
7. A public greenway trail and associated easement shall be provided along the northern property boundary adjacent to Beaverdam Creek.
8. All TIA recommendations for traffic improvement shall be provided.
9. The following amenities shall be provided: dog park, community garden, pollinator garden, pocket park, pickle ball court, swimming pool, greenway trailhead, and playground.
10. No more than seventy (70) percent of the property may be covered by impervious surfaces.
11. Except for a greenway trail, sanitary sewer infrastructure, and stormwater control measures, no other structures shall be permitted within designated flood hazard areas.
12. A minimum of 5% of the townhouse units shall be designated as affordable townhouse units for home ownership and are subject to the following conditions:
 - a. Affordable townhouse units shall be sold at a price affordable for households earning 80% of the area median income (AMI) as established by the United States Department of Housing and Urban Development (HUD) for the Raleigh-Cary Metropolitan Statistical Area (MSA).
 - b. An affordability restriction to preserve the affordability of each affordable townhouse unit for a period of ten (10) years, in a form approved by the Town of Zebulon, shall be filed and recorded in the property's chain of title in the Wake County Register of Deeds office prior to receiving a certificate of compliance for the first affordable townhouse unit.

- c. The affordable townhouse units will be comparable in external appearance to the market rate units of the same unit type.
- 13. The principal structure on the Bunn Residence Site shall not be demolished in whole or in part except for purposes of maintenance or restoration, and no new building may be constructed on the Bunn Residence Site.
- 14. The developer shall construct and install the parking lot, sidewalk, and landscape buffers as illustrated within the H-1 subdistrict on the Master Plan.
- 15. A dual-purpose pool shall be provided that will include a minimum four-lane Junior Olympic lap pool and two attached sections: one for toddlers and kids, and the other as a wading area.
- 16. Each playground shall provide a minimum of one (1) shade structure.
- 17. At a minimum the developer should provide security cameras and no trespassing signs during construction.



MEMORANDUM

TO: Town of Zebulon
Planning Department
1003 N. Arendell Ave.
Zebulon, NC 27597

FROM: Dan Pabst, PE
Pabst Design Group, PA
107 Fayetteville St., Suite 200
Raleigh, NC 27601

SUBJECT: Old Bunn Road Subdivision
#1555968
PD – 3rd Submittal
Summary of Changes

DATE: May 21, 2025

Ms. Cate Farrell,

In response to feedback from the Town of Zebulon's Board of Commissioners and Planning Board, neighbors, stakeholders, and staff, the following changes were incorporated into the Statement of Terms and Conditions document and/or Master Plan:

1. The front setback for single-family attached townhouse lots along Old Bunn Road and NC Highway 97 E was increased from 10 to 20 feet, with a 10-foot-wide landscape easement planted with pollinator shrubs and pollinator trees required where a 15-foot modified type 'C' buffer is not provided.
2. A 10-foot-wide landscape easement planted with pollinator shrubs, pollinator trees, and holly bushes / trees has been provided along the west and east property lines adjacent to the single-family detached lots where a 20-foot typed 'D' buffer or Barrington Subdivision conservation easement is not located.
3. A condition has been added to the Statement of Terms and Conditions document to provide a dual-purpose pool that will include a minimum four-lane Junior Olympic lap pool and two attached sections: one for toddlers and kids, and the other as a wading area.
4. A condition has been added to the Statement of Terms and Conditions document to provide a minimum of one shade structure at each playground.

5. Modification number 4 on page 11 of the Statement of Terms and Conditions document has been revised to only allow 25 single-family attached homes to have a minimum 20-foot-deep driveway. All others will meet the UDO standard of 25 feet.
6. A sidewalk has been extended from Street E and Street C to connect to sidewalk located in Old Bunn Road and NC Highway 97 E respectively.
7. A condition has been added to the Statement of Terms and Conditions document to donate the historic home site to the Town of Zebulon.
8. A condition has been added to the Statement of Terms and Conditions document for the developer to construct and install a second entrance with parking, sidewalk, and ADA accessibility and a 15' wide modified type 'B' perimeter buffer and 15' wide modified type 'C' streetscape buffer within the H-1 subdistrict, historic homesite.
9. A condition has been added to the Statement of Terms and Conditions document for the developer to provide security cameras and no trespassing signs during construction.
10. A condition has been added to the Statement of Terms and Conditions document to provide 5% of the townhouse units as affordable housing units.
11. Landscape screening has been added around the pickleball and playground area near the clubhouse to mitigate noise and provide screening. Landscaping includes pollinator shrubs and pollinator trees.



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%
2017-2018	71%	29%

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

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, short-range and long-range urban service areas.

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

<u>Upon Adoption-January 2021</u> 60% Residential - 40% Non-Residential

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

<u>Upon Adoption-January 2021</u> 80.5% 0.5% 19%
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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 one-half 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 multi-story 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, office-institutional 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 consumer-driven 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 case-by-case basis.

POINTS REQUIRED: ----- 60 TOTAL POINTS
BASE POINTS HAVE: ----- 10
BONUS POINTS NEEDED: --- 50

POINTS PROVIDED:
BONUS POINTS PROVIDED: 50
+10 BASE POINTS
60 TOTAL PONTs

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
	EV Charging Stations (two-port)	5
	Provision of on-street public parking (1 point per stall up to 10 Max)	1 - 10 x10 =

10

Section 2C - Stormwater SCM's		(Max – 10 points)
	Stormwater - Restored Riparian Buffer	10
	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

4

Section 2D - Building/Site Design		(Max - 20 points)
	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	3
	Exclusive use of xeriscaping techniques and drought tolerant species	3	
	Enhanced Roadside Landscaping (Subject to TRC Approval)	2	
	Enhanced Buffer Landscaping (Subject to TRC Approval)	2	
	Construction of a Parkway Street Section on a Local level street	2	
	Installation of Native Shade Tree Species (per Tree up to 10 Trees)	1	x 9 = 9

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
	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
	Canopy Including Fixed Permanent Seating	2
	Drinking Fountain with Pet Fountain	2
	Permanent Game Tables	1
	Permanent Tables with Shade Cover	1
	All Weather Bulletin Board	1
	Covered or Internal Bicycle Parking	1
	Artist-Design Bicycle Racks	1
	Little Free Library	1
	Drinking Fountain	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



Old Bunn Road Subdivision

Traffic Impact Analysis

November 7, 2024

Prepared for:

Pabst Design Group, PA
107 Fayetteville Street, Suite 200
Raleigh, NC 27601

Prepared by:

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File: 171002766

Sign-off Sheet

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Prepared by Breyer Roberts
(signature)

Breyer Roberts, EI

Reviewed by [Signature]
(signature)

Matt Peach, PE, PTOE

Approved by [Signature]
(signature)

Jeff Weller, PE



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Matt

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Executive Summary

The proposed Old Bunn Road Subdivision is located along Old Bunn Road in Zebulon, NC. Currently, the 159.48-acre site consists of open space. Construction of the site is anticipated to be completed in 2028. At full build-out, the site will consist of 357 single-family detached houses and 260 townhomes. Access to the site is envisioned to be provided by two (2) full-movement access points along Old Bunn Road.

Using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition⁴, it is estimated that the site will generate 5,185 new daily trips going to and from the site, with 367 trips in the AM peak hour (91 entering, 276 exiting), and 481 trips in the PM peak hour (297 entering, 184 exiting). Traffic analysis was completed for both the AM and PM peak hours during the years 2024 (existing) and 2028 (future no-build and build).

Based on the anticipated operations of the study area network, the following off-site improvements are recommended to be completed as part of the proposed development.

Old Bunn Road at Parks Village Road

- No improvements are recommended at this intersection

Old Bunn Road at Barrington Run Boulevard

- No improvements are recommended at this intersection

US 264 EB Ramps at NC 97

- Monitor the intersection for the installation of a traffic signal. If a signal is found to be warranted before full build-out of the proposed development, it is recommended that the cost of the signal be pro-rata across all known development projects impacting the intersection.

The installation of a traffic signal at the US 264 eastbound ramps at NC 97 are also shown to reduce approach delays and have the intersection operate at an acceptable level of service. These signals are not anticipated to be needed for acceptable operations during the initial phases of development as the intersections operate at LOS F in the PM peak hour but lower delays in the AM peak hour under 2028 no-build traffic conditions. During peak hours, it is not uncommon for unsignalized side street approaches to operate with high delays. The traffic on the main line of NC 97 operates without delay resulting in minimal delay overall at the intersection. In-order to merit the installation of a traffic signal, the Manual on Uniform Traffic Control Devices (MUTCD) establishes nine warrants for the installation of a traffic signal. Three of these nine warrants involve traffic volumes at the intersection that occur over eight, four, and one hour periods. Accordingly, it is recommended that the intersection be monitored to determine the necessity and appropriate time to install a traffic signal as approved by NCDOT.



US 264 WB Ramps at NC 97

- Monitor the intersection for the installation of a traffic signal. If a signal is found to be warranted before full build-out of the proposed development, it is recommended that the cost of the signal be pro-rata across all known development projects impacting the intersection.

The installation of a traffic signal at the US 264 westbound ramps at NC 97 are also shown to reduce approach delays and have the intersection operate at an acceptable level of service. These signals are not anticipated to be needed for acceptable operations during the initial phases of development as the intersections operate at LOS F in the PM peak hour but lower delays in the AM peak hour under 2028 no-build traffic conditions. During peak hours, it is not uncommon for unsignalized side street approaches to operate with high delays. The traffic on the main line of NC 97 operates without delay resulting in minimal delay overall at the intersection. In-order to merit the installation of a traffic signal, the Manual on Uniform Traffic Control Devices (MUTCD) establishes nine warrants for the installation of a traffic signal. Three of these nine warrants involve traffic volumes at the intersection that occur over eight, four, and one hour periods. Accordingly, it is recommended that the intersection be monitored to determine the necessity and appropriate time to install a traffic signal as approved by NCDOT.

NC 97 at Old Bunn Road

- Construct an exclusive southbound right-turn lane with 350 feet of full-width storage and appropriate taper
- Construct an exclusive eastbound left-turn lane with 450 feet of full-width storage and appropriate taper
- Install a traffic signal at the intersection

NC 97 at NC 39

- No improvements are recommended at this intersection

NC 39 at Old Bunn Road

- No improvements are recommended at this intersection

Old Bunn Road at Site Access A

- Construct Access A as a full-movement access point with one ingress lane and one egress lane
- Provide Access A with a minimum of 100 feet of internal stem length
- Construct an exclusive westbound right-turn lane with 50' of full-width storage and appropriate taper

Old Bunn Road at Site Access B

- Construct Access B as a full-movement access point with one ingress lane and one egress lane
- Provide Access B with a minimum of 100 feet of internal stem length
- Construct an exclusive westbound right-turn lane with 50' of full-width storage and appropriate taper

A summary of the level of service and delay for this report is shown in Table ES-1. The recommended improvements are shown in Figure ES-1.



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

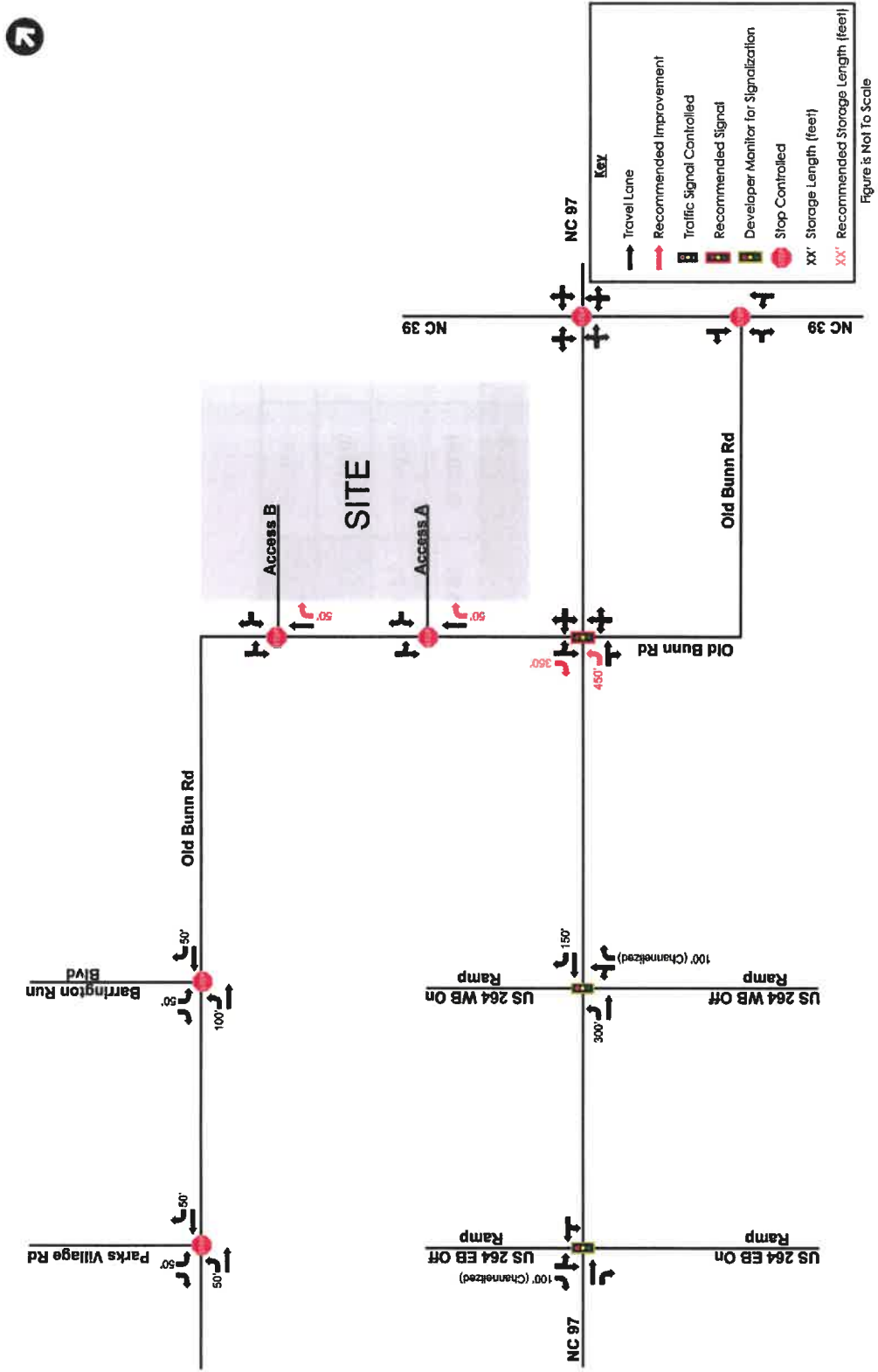
Table ES-1: Level of Service Summary

Level of Service (Delay, sec/veh)	2024 Existing		2028 No Build		2028 Build		2028 Build with Improvements	
	AM	PM	AM	PM	AM	PM	AM	PM
Old Bunn Road at Parks Village Road	A (9.6)	B (10.2)	B (10.7)	B (12.0)	B (11.0)	B (12.5)		
Old Bunn Road at Barrington Run Boulevard	A (9.8)	B (10.3)	B (13.4)	C (16.9)	B (14.1)	C (18.3)		
US 264 EB Ramps at NC 97	C (15.3)	C (21.0)	C (20.4)	F (66.2)	E (40.8)	F (#)	B (10.3)	B (14.5)
US 264 WB Ramps at NC 97	C (17.9)	D (27.4)	D (27.4)	F (64.4)	F (53.8)	F (211.4)	A (8.9)	A (9.3)
NC 97 at Old Bunn Road	B (14.0)	C (16.4)	C (20.4)	F (105.1)	F (123.6)	F (#)	C (21.2)	C (23.8)
NC 97 at NC 39	B (10.5)	C (15.1)	B (11.1)	C (16.9)	B (10.8)	C (15.2)		
NC 39 at Old Bunn Road	A (9.9)	A (9.9)	A (9.9)	B (10.0)	B (10.0)	B (10.0)		
Old Bunn Road at Site Access A					C (19.0)	D (26.7)	C (18.4)	C (23.6)
Old Bunn Road at Site Access B					C (15.4)	C (19.2)	B (14.9)	C (17.4)

delay exceeding 400 seconds per vehicle was noted on the lane group



Figure ES-1: Recommended Improvements



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Introduction
November 7, 2024

1.0 INTRODUCTION

The proposed Old Bunn Road Subdivision is located along Old Bunn Road in Zebulon, Wake County, NC. Currently, the 159.48-acre site consists of open space. The development's location is illustrated in Figure 1. Construction of the site is anticipated to be completed in 2028.

The traffic analysis will consider future build conditions at the build-out year (i.e. 2028). The AM and PM peak hours will be analyzed for each scenario. These scenarios are provided below:

- 2024 Existing;
- 2028 No-Build;
- 2028 Build; and
- 2028 Build with Improvements.

At full build-out, the site is envisioned to consist of 357 single-family detached homes and 260 townhomes. An annotated site plan prepared by Pabst Design Group, PA can be found in Figure 2. A full-sized and unedited copy of the site plan can be found in the appendix.

The purpose of this report is to evaluate the development in terms of projected vehicular traffic conditions, evaluate the ability of the adjacent roadways to accommodate the additional traffic, and to recommend transportation improvements needed to mitigate congestion that may result from additional site traffic. This report presents trip generation, trip distribution, traffic analyses, and recommendations for improvements needed to meet anticipated traffic demands.

2.0 INVENTORY OF TRAFFIC CONDITIONS

2.1 STUDY AREA

Stantec coordinated with Town of Zebulon and North Carolina Department of Transportation (NCDOT) representatives to determine the appropriate study area and discuss design assumptions. Correspondence regarding the scoping of this study is included in the appendix. It was agreed that the following existing intersections will be analyzed to determine the impacts associated with the proposed development:

- Old Bunn Road at Parks Village Road
- Old Bunn Road at Barrington Run Boulevard
- US 264 Eastbound On / Off Ramps at NC 97
- US 264 Westbound On / Off Ramps at NC 97
- NC 97 at Old Bunn Road
- NC 97 at NC 39
- NC 39 at Old Bunn Road



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Inventory of Traffic Conditions
November 7, 2024

2.2 PROPOSED ACCESS

Access to the site is envisioned to be provided by two (2) access points along Old Bunn Road as shown on the site plan in Figure 2. A description of each site access is provided in Table 1.

Table 1: Proposed Access

Proposed Access	Level of Access	Intersection Control	Direction of Travel	Adjacent Intersection	Distance and Direction from Adj. Intersection
Access A	Full-Movement	Two-Way Stop Control	Ingress and Egress	NC 97 at Old Bunn Road	600 feet West
Access B	Full-Movement	Two-Way Stop Control	Ingress and Egress	NC 97 at Old Bunn Road	1,200 feet West

2.3 EXISTING ROADWAY CONDITIONS

Table 2 provides a detailed description of the existing study area roadway network. All functional classification and average annual daily traffic (AADT) information, where available, was obtained from NCDOT from the Go! NC GIS database. The existing roadway laneage is illustrated in Figure 3.

Table 2: Existing Roadway Conditions

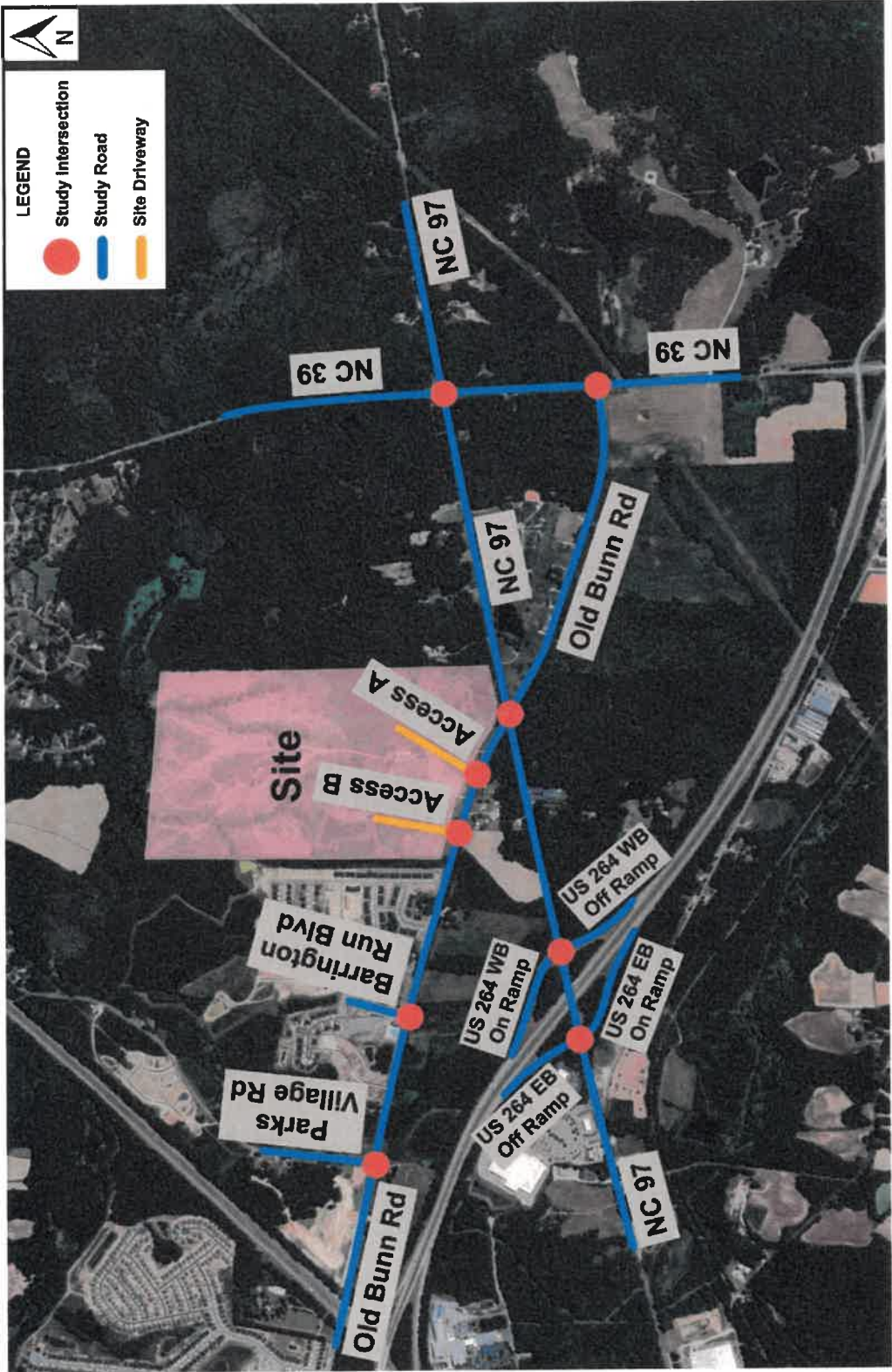
Road Name	Road Number	Primary Cross-Section	NCDOT Functional Classification ¹	2021 AADT ² (vpd)	Speed Limit (mph)	Maintenance Agency ³
Old Bunn Road	SR 2320	2-Lane Undivided	Major Collector	1,400	Unposted*	NCDOT
Parks Village Road	SR 2341	2-Lane Undivided	Local	-	45	NCDOT
Barrington Run Boulevard	-	2-Lane Divided	Local	-	25	Town of Zebulon
US 264	US 264	4-Lane Divided	Other Principal Arterial	30,500	70	NCDOT
NC 97	NC 97	2-Lane Undivided	Minor Arterial	4,300	55	NCDOT
NC 39	NC 39	2-Lane Undivided	Minor Arterial	4,400	55	NCDOT

*For Synchro analysis, used 55 mph

**For Synchro analysis, used 35 mph



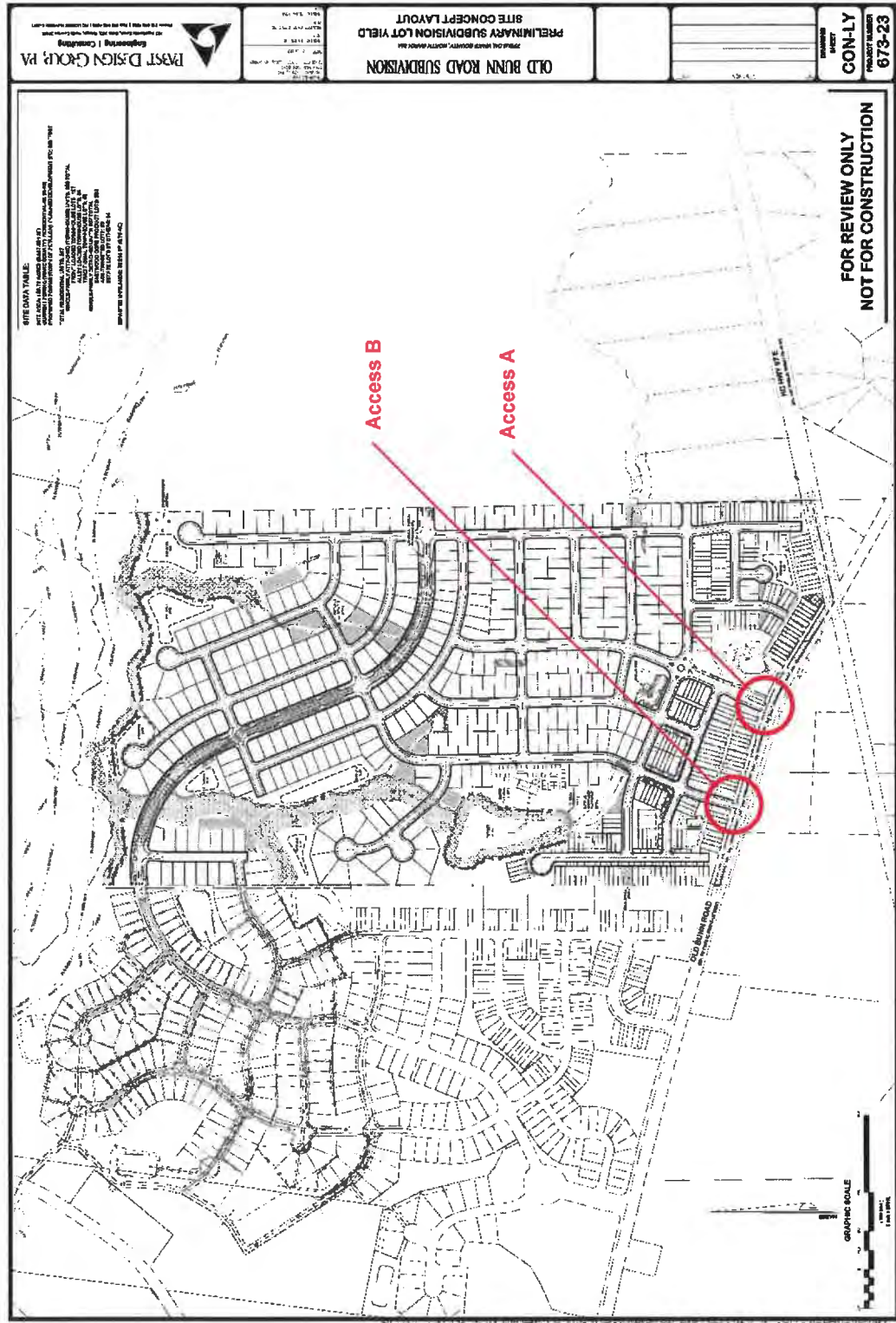
Figure 1: Study Area



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Inventory of Traffic Conditions
November 7, 2024

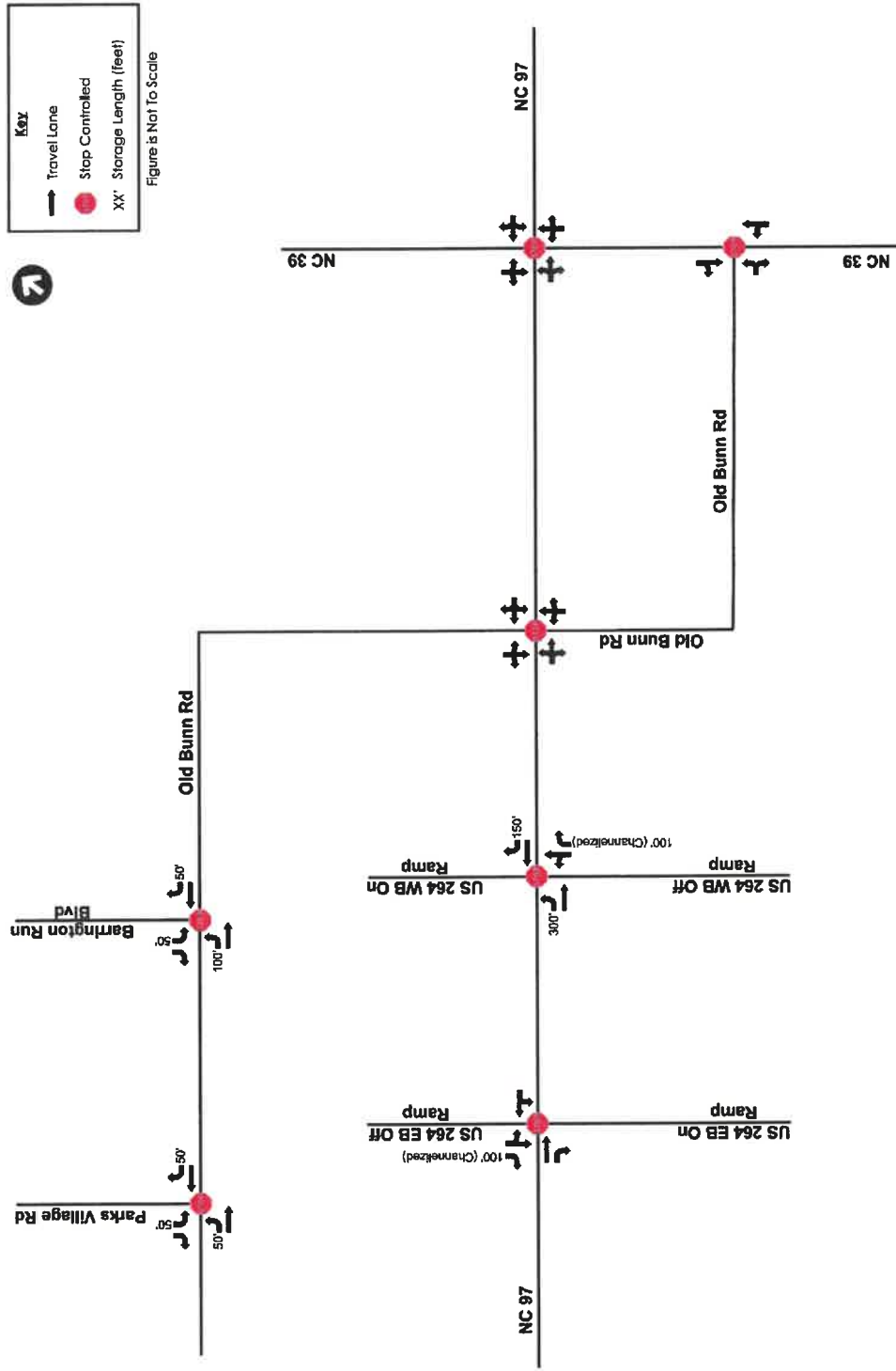
Figure 2: Annotated Site Plan



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Inventory of Traffic Conditions
November 7, 2024

Figure 3: Existing Roadway Laneage



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Trip Generation
November 7, 2024

3.0 TRIP GENERATION

Trip generation for the proposed development was performed using the 11th Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual⁴. The suggested methods contained in the Rate versus Equation spreadsheet published by NCDOT⁵ was also consulted prior to performing trip generation. The trip generation for the proposed development is shown in Table 3.

Table 3: Trip Generation

Land Use	ITE LUC	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			Total	Total	Enter	Exit	Total	Enter	Exit
Single Family Detached Housing	210	357 d.u.	3254	237	59	178	329	207	122
Single Family Attached Housing	215	260 d.u.	1951	130	32	98	152	90	62
Total			5185	367	91	276	481	297	184

4.0 TRIP DISTRIBUTION

To accurately determine the effect of the proposed development on the surrounding roadway network, an estimate of the expected distribution of traffic entering and exiting the site is needed. These percentages were developed using a combination of existing traffic volume counts, historic AADTs provided by NCDOT, and engineering judgement. This trip distribution was submitted as part of NCDOT's TIA Scoping Checklist contained in the appendix. All traffic volume calculations can be found in the appendix.

The following percentages were used in the AM and PM peak hours. These percentages are also shown in Figure 4.

- 40% to/from the west on US 264;
- 20% to/from the east on US 264;
- 20% to/from the south on NC 97;
- 10% to/from the west on Old Bunn Road;
- 5% to/from the south on NC 39;
- 3% to/from the north on NC 39; and
- 2% to/from the north on NC 97.

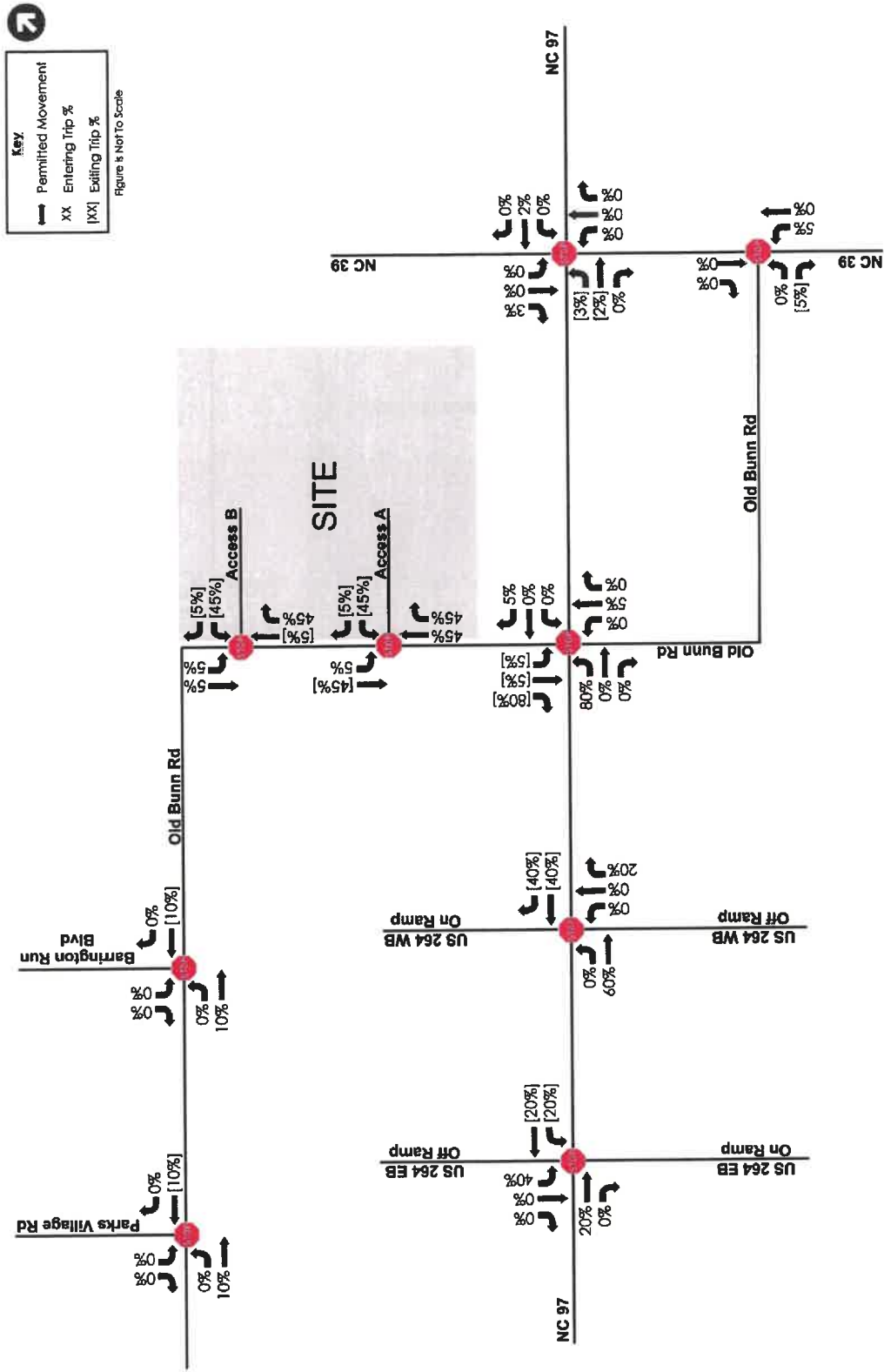
The trip generation volumes in Table 3 were applied to the network according to the trip distribution percentages above. The resulting site trip turning movement volumes are shown in Figure 5.



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Trip Distribution
November 7, 2024

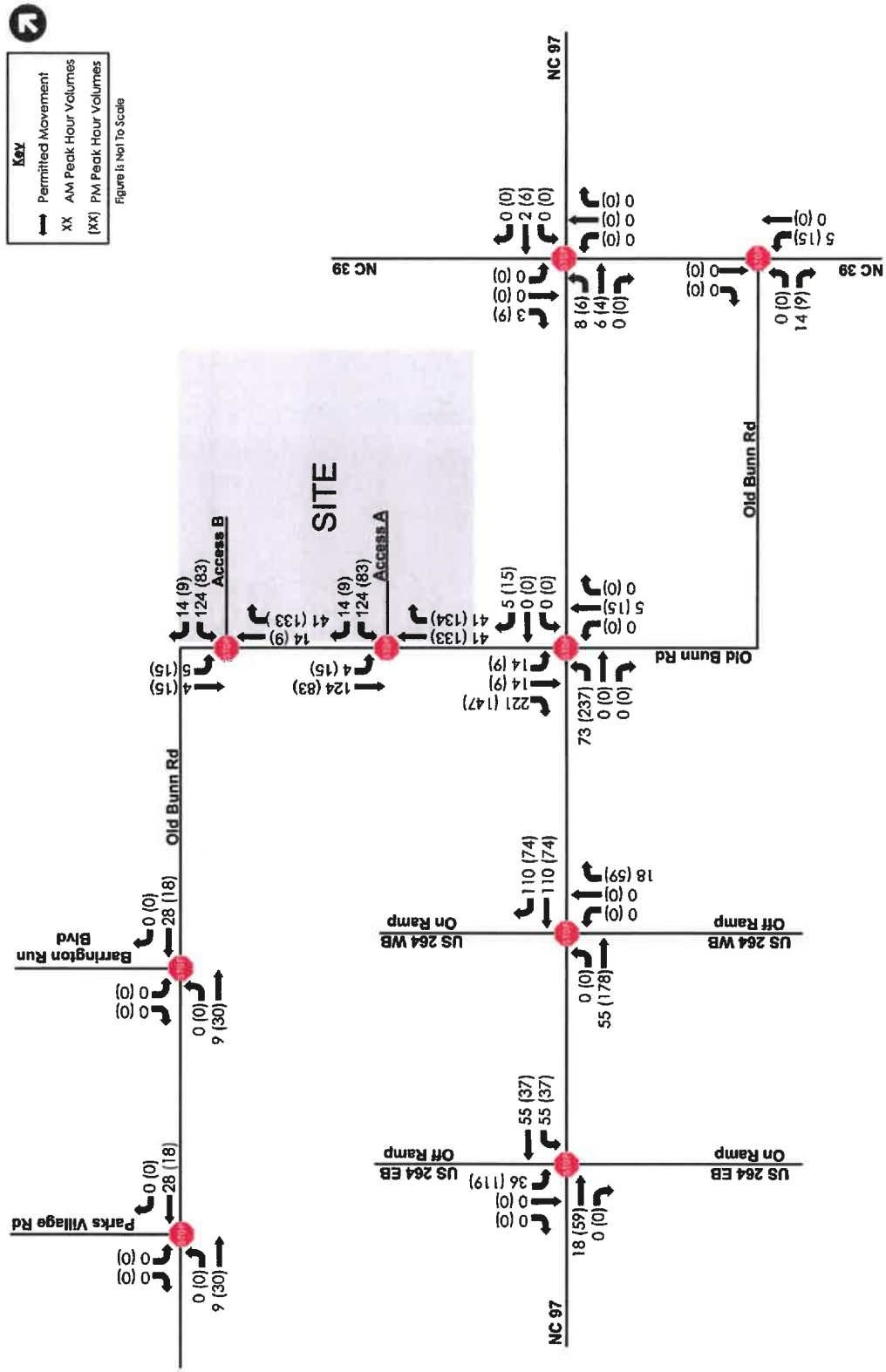
Figure 4: Site Trip Distribution



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Trip Distribution
November 7, 2024

Figure 5: Site Trip Assignment



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Traffic Volumes
November 7, 2024

5.0 TRAFFIC VOLUMES

5.1 DATA COLLECTION

Morning (7:00-9:00 AM) and evening (4:00-6:00 PM) turning movement counts were collected by National Data & Surveying Services on Thursday, May 23, 2024, at the following locations:

- Old Bunn Road at Barrington Run Boulevard
- US 264 Eastbound Ramps at NC 97
- US 264 Westbound Ramps at NC 97
- NC 97 at Old Bunn Road

Additionally, the following locations were counted during the morning (7:00-9:00 AM) and evening (4:00-6:00 PM) periods on Thursday, June 5, 2024 by National Data & Surveying Services:

- Old Bunn Road at Parks Village Road
- NC 97 at NC 39
- NC 39 at Old Bunn Road

It should be noted that traditional calendar schools were in session when the counts were performed. The count data is categorized by cars, heavy trucks, bicycles, and pedestrians.

Traffic counts were not balanced due to the low volume roads and distances between study intersections.

The 2024 existing AM and PM peak hour volumes are shown in Figure 6. Raw count data for these locations as well as all traffic volume calculations are included in the appendix.

5.2 APPROVED DEVELOPMENT TRAFFIC

There are two (2) approved developments within the study area. Those are, Barrington Residential and Woodland Crossing.

5.2.1 Barrington Residential

Barrington Residential is to be built west of the proposed development along Old Bunn Road. The development is currently under-construction and at full build-out is expected to consist of 274 single-family homes, 92 duplex units, and 471 townhomes per the Traffic Impact Analysis performed for the development (dated September 26, 2016). A copy of the report is included in the appendix.

5.2.2 Woodland Crossing

This residential development consists of 45 single-family homes along Old Bunn Road to the west of the proposed development. A traffic analysis document was not provided for this study; therefore, for the purposes of this analysis, the trip generation values shown in Table 4 below were used.



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Traffic Volumes
November 7, 2024

Table 4: Approved Development Trip Generation – Woodland Crossing

Land Use	ITE LUC	Size	AM Peak Hour Trips			PM Peak Hour Trips		
			Total	Enter	Exit	Total	Enter	Exit
Single Family Homes	210	45 d.u.	36	9	27	47	30	17

The site trip volumes for this development were assigned to the network using the same trip distribution discussed in section 4.0.

5.3 BACKGROUND TRAFFIC GROWTH

Background traffic growth is the increase in traffic volumes due to usage increase and non-specific growth throughout the area. The 2024 existing volumes were grown by a 1 percent annual rate to estimate 2028 volumes. The growth in vehicles as a result of this background growth in 2028 for the AM and PM peak hours are shown in Figure 7 and Figure 8; respectively.

5.4 NO-BUILD TRAFFIC VOLUMES

Approved development traffic volumes were added to the background traffic to determine the 2028 no-build traffic volumes. The 2028 no-build traffic volumes for the AM and PM peak hours are shown in Figure 7 and Figure 8 respectively.

5.5 TOTAL BUILD TRAFFIC

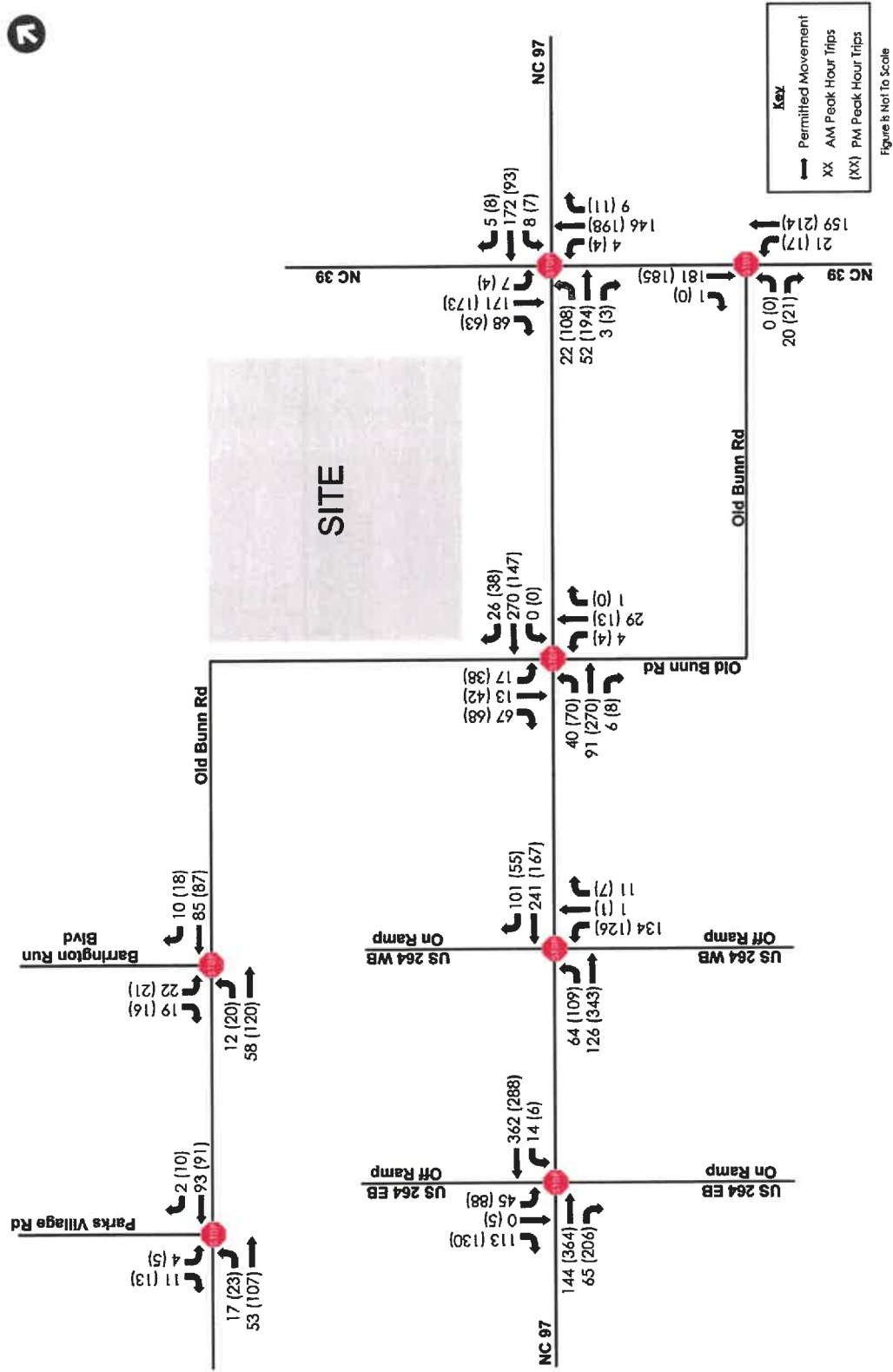
The 2028 build traffic volumes include the 2028 no-build traffic and the proposed development traffic. A discussion of the site trip distribution and assignment is provided in Section 4.0. The site trip distribution and volumes are shown in Figure 4 and Figure 5, respectively. The 2028 peak hour build AM and PM volumes are shown in Figure 9 and Figure 10, respectively.



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Traffic Volumes
November 7, 2024

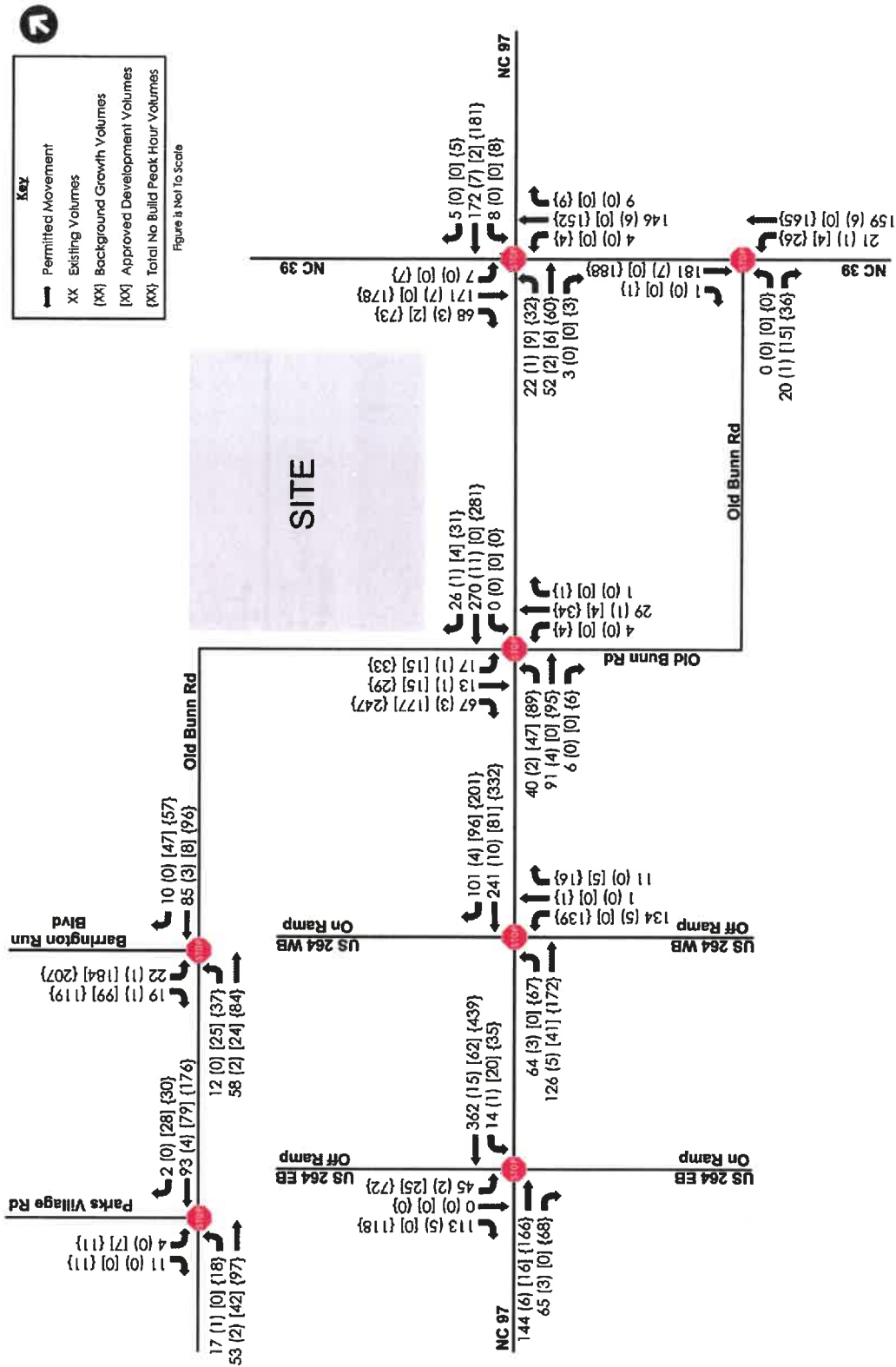
Figure 6: 2024 Existing Traffic Volumes



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Traffic Volumes
November 7, 2024

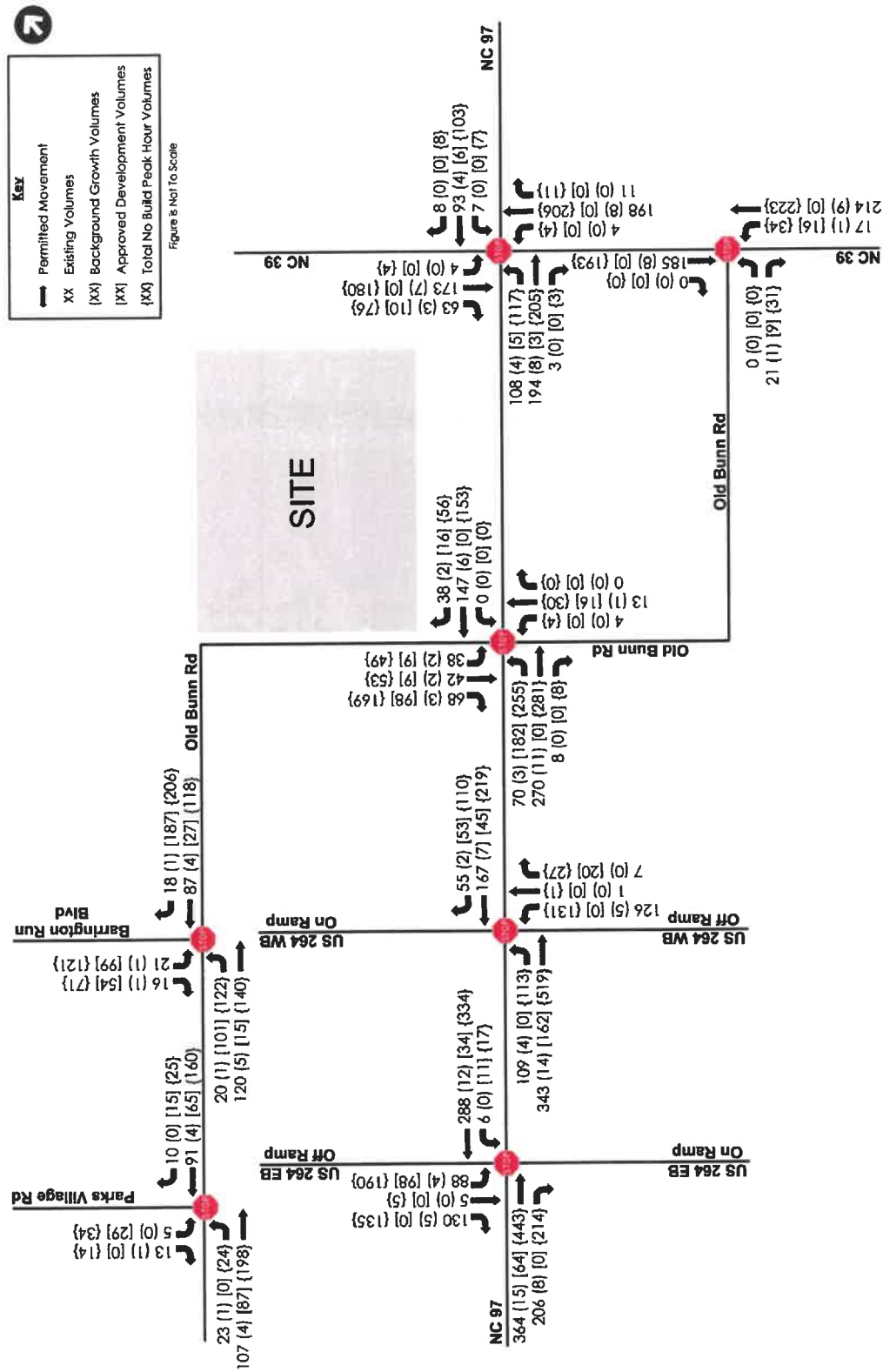
Figure 7: 2028 No-Build AM Volumes



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Traffic Volumes
November 7, 2024

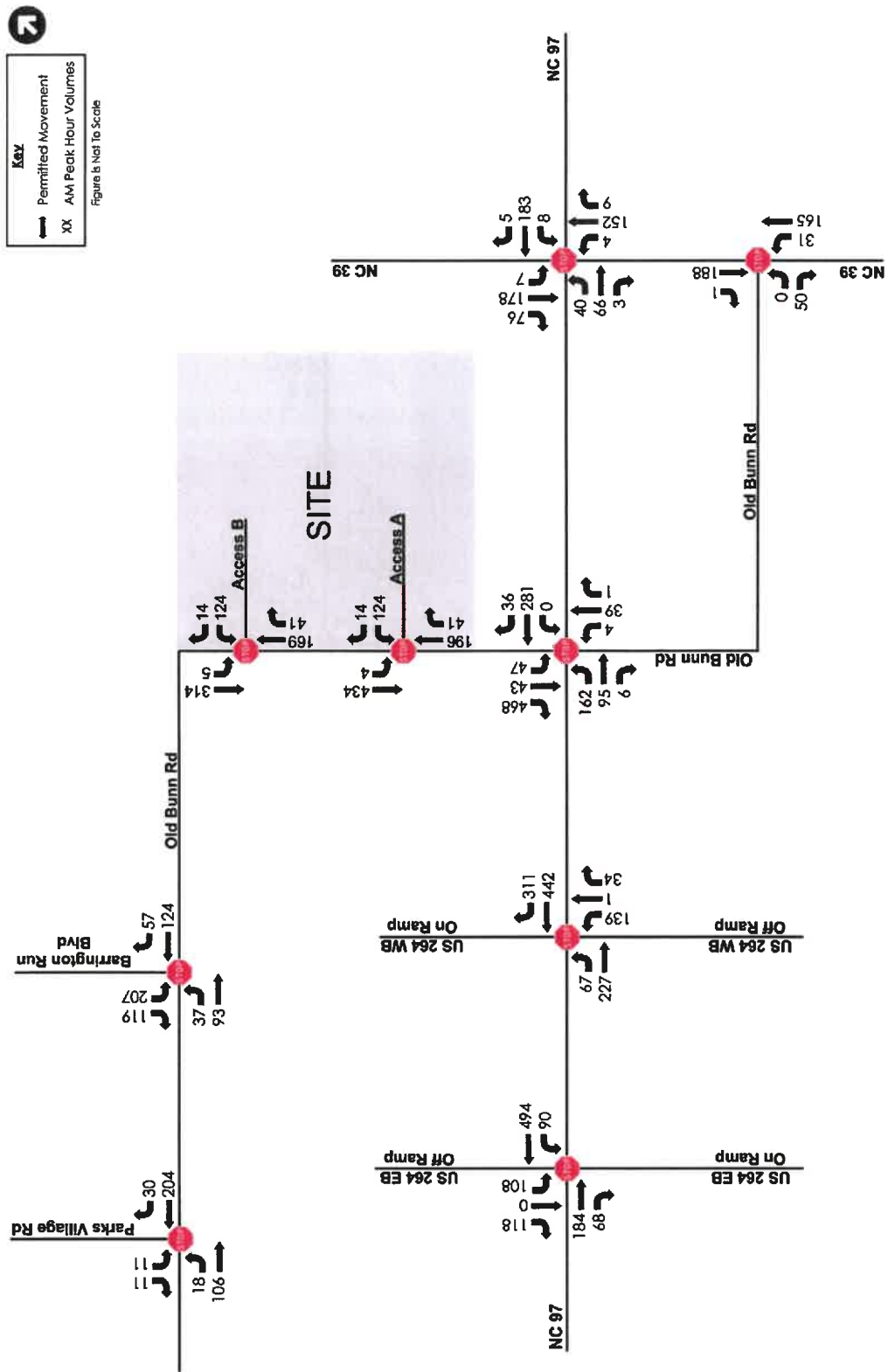
Figure 8: 2028 No-Build PM Volumes



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Traffic Volumes
November 7, 2024

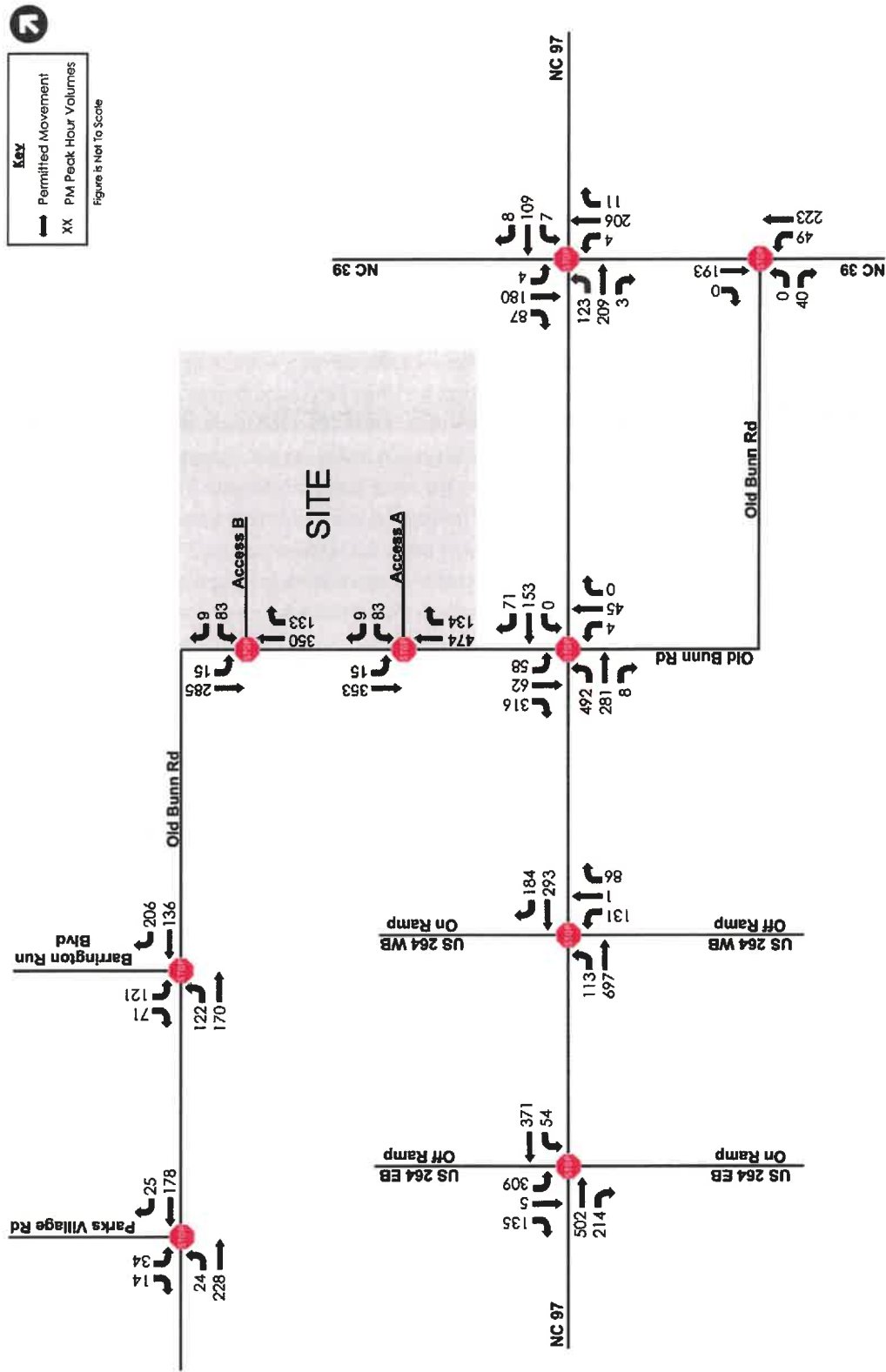
Figure 9: 2028 Build AM Volumes



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Traffic Volumes
November 7, 2024

Figure 10: 2028 Build PM Volumes



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Capacity Analysis
November 7, 2024

6.0 CAPACITY ANALYSIS

Capacity analyses were performed for the roadway network in the study area. The traffic analysis program Synchro, Version 11, was used to analyze all signalized and stop-controlled. The program analyzes intersections according to methods put forth by the Transportation Research Board's Highway Capacity Manual⁶ (HCM). The HCM defines capacity as the "maximum rate or flow at which persons or vehicles can be reasonably expected to traverse a point or uniform section of a line or roadway during a specified time period under prevailing roadway, traffic, and control conditions, usually expressed as vehicles per lane per hour."

Level of service (LOS) is a term used to describe different traffic conditions and is defined as a "qualitative measure describing operational conditions within a traffic stream, and their perception by motorists or passengers." LOS varies from Level A, representing free flow, to Level F where traffic breakdown conditions are evident. At an unsignalized intersection, the primary traffic on the main roadway is virtually uninterrupted. Therefore, the overall delay for the intersection is usually less than what is calculated for the minor street movements. The overall intersection delay and the delay for the intersections' minor movement(s) are reported in the summary tables of this report. Generally, LOS D is acceptable for signalized intersections in suburban areas during peak periods. For unsignalized intersections, it is not uncommon for some of the minor street movements or approaches to be operating at LOS F during peak hour conditions and that is not necessarily indicative of an area that requires improvements.

Capacity analyses were completed under NCDOT Congestion Management Capacity Analysis Guidelines⁷ and the Policy on Street and Driveway Access to North Carolina Highways⁸. Table 5 presents the criteria of each LOS indicated in the HCM.

Table 5: Level of Service Criteria

Level of Service (LOS)	Signalized Intersection Control Delay (seconds / vehicle)	Unsignalized Intersection Control Delay (seconds / vehicle)
A	≤ 10	≤ 10
B	> 10 and ≤ 20	> 10 and ≤ 15
C	> 20 and ≤ 35	> 15 and ≤ 25
D	> 35 and ≤ 55	> 25 and ≤ 35
E	> 55 and ≤ 80	> 35 and ≤ 50
F	> 80	> 50

Peak hour factors for all analysis scenarios were set to 0.9. All heavy vehicle percentages for all analysis scenarios were set to 2%. Any calculated volume of zero (0), one (1), two (2), or three (3) vehicles per hour was increased to four (4) vehicles per hour per NCDOT Congestion Management Capacity Analysis Guidelines⁷.

All synchro files and detailed printouts can be found in the appendix. A summary of the results of the analyses is provided in the following sub-sections.



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Capacity Analysis
November 7, 2024

6.1 EXISTING CAPACITY ANALYSIS (2024)

In the base year of 2024, under the existing geometric conditions, all study intersections and approaches operate at LOS D or better in both the AM and PM peak hours. Additionally, no significant queues were observed in the model. The results from the 2024 existing analysis are shown in Table 6.

Table 6: 2024 Existing Analysis Results

Intersection	Approach	Lane Group	Delay (sec./veh.)		Level of Service (LOS)		95 th % Queue (feet)		Max. Obs. Queue (feet)	
			AM	PM	AM	PM	AM	PM	AM	PM
 Old Bunn Road at Parks Village Road	EB	L	7.5	7.5	A	A	0	2.5	26	20
	SB	L	9.6	10.2	A	B	0	0	24	24
		R	8.9	8.9	A	A	0	0	31	34
 Old Bunn Road at Barrington Run Boulevard	EB	L	7.5	7.5	A	A	0	0	26	26
	SB	L	9.8	10.3	A	B	2.5	2.5	55	32
		R	9.0	8.9	A	A	2.5	2.5	51	42
 US 264 EB Ramps at NC 97	WB	LT	7.8	8.8	A	A	0	0	40	44
	SB	LT	15.3	21.0	C	C	12.5	32.5	86	90
		R	11.9	11.2	B	B	17.5	17.5	0	0
 US 264 WB Ramps at NC 97	EB	L	8.4	8.0	A	A	5	7.5	59	44
	NB	LT	17.9	27.4	C	D	40	60	83	102
		R	9.0	10.5	A	B	0	0	0	0
 NC 97 at Old Bunn Road	EB	LTR	8.3	7.8	A	A	2.5	5	37	22
	WB	LTR	7.4	7.9	A	A	0	0	5	0
	NB	LTR	14.0	15.7	B	C	7.5	5	58	38
	SB	LTR	12.5	16.4	B	C	17.5	37.5	76	110
 NC 97 at NC 39	Overall		10.1	13.1	B	B				
	EB	LTR	9.2	15.1	A	C	10	80	68	124
	WB	LTR	10.3	10.5	B	B	30	17.5	72	72
	NB	LTR	10.5	12.2	B	B	40	42.5	84	96
	SB	LTR	9.7	12.5	A	B	25	50	96	108
 NC 39 at Old Bunn Road	EB	LR	9.9	9.9	A	A	2.5	2.5	49	39
	NB	LT	7.7	7.7	A	A	2.5	0	33	30



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Capacity Analysis
November 7, 2024

6.2 NO-BUILD CAPACITY ANALYSIS (2028)

In 2028, under the geometric conditions discussed in section 2.3, all study intersections and approaches are expected to operate at LOS D or better in both the AM and PM peak hours; with four exceptions. The results from the 2028 no-build analysis are shown in Table 7. The following lane groups operate at LOS F in the PM peak hour:

- Southbound shared left / through movement at the intersection of US 264 EB Ramps at NC 97
- Northbound shared left / through movement at the intersection of US 264 WB Ramps at NC 97
- Southbound shared left / through / right movement at the intersection of NC 97 at Old Bunn Road

One lane group was found to operate at LOS E in the PM peak hour:

- Northbound shared left / through / right movement at the intersection of NC 97 at Old Bunn Road

Table 7: 2028 No-Build Analysis Results

Intersection		Approach	Lane Group	Delay (sec./veh.)		Level of Service (LOS)		95 th % Queue (feet)		Max. Obs. Queue (feet)	
				AM	PM	AM	PM	AM	PM	AM	PM
	Old Bunn Road at Parks Village Road	EB	L	7.8	7.7	A	A	0	2.5	29	28
		SB	L	10.7	12.0	B	B	2.5	5	26	40
			R	9.4	9.3	A	A	0	2.5	35	37
	Old Bunn Road at Barrington Run Boulevard	EB	L	7.7	8.4	A	A	2.5	10	39	66
		SB	L	13.4	16.9	B	C	40	32.5	114	86
			R	9.6	9.3	A	A	12.5	7.5	96	66
	US 264 EB Ramps at NC 97	WB	LT	7.9	9.2	A	A	2.5	2.5	54	66
		SB	LT	20.4	66.2	C	F	27.5	172.5	108	142
			R	13.1	11.9	B	B	22.5	20	0	19
	US 264 WB Ramps at NC 97	EB	L	9.2	8.4	A	A	7.5	10	65	48
		NB	LT	27.4	64.4	D	F	67.5	127.5	110	115
			R	9.3	12.4	A	B	2.5	10	0	0
	NC 97 at Old Bunn Road	EB	LTR	8.5	8.4	A	A	7.5	20	59	98
		WB	LTR	7.4	7.9	A	A	0	0	0	1
		NB	LTR	18.3	40.4	C	E	12.5	30	65	72
		SB	LTR	20.4	105.1	C	F	100	287.5	194	402
	NC 97 at NC 39	Overall		10.6	14.3	B	B				
		EB	LTR	9.7	16.9	A	C	15	95	73	111
		WB	LTR	10.8	11.1	B	B	35	22.5	87	71
		NB	LTR	10.1	13.0	B	B	27.5	47.5	84	102
		SB	LTR	11.1	13.6	B	B	47.5	60	87	110
	NC 39 at Old Bunn Road	EB	LR	9.9	10.0	A	B	2.5	5	58	52
		NB	LT	7.7	7.7	A	A	5	2.5	25	38



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Capacity Analysis
November 7, 2024

6.3 BUILD CAPACITY ANALYSIS (2028)

As part of the 2028 build analysis, two (2) access points to the proposed development were added to the network. These are detailed in Section 2.2. In 2028, with the proposed development in place, all study intersections and approaches are expected to operate at LOS D or better in both the AM and PM peak hours; with four exceptions. The results from the 2028 Build analysis are shown in Table 8. The following lane groups operate at LOS F in either the AM or PM peak hour:

- Southbound shared left / through movement at the intersection of US 264 EB Ramps at NC 97
- Northbound shared left / through movement at the intersection of US 264 WB Ramps at NC 97
- Northbound shared left / through / right movement at the intersection of NC 97 at Old Bunn Road
- Southbound shared left / through / right movement at the intersection of NC 97 at Old Bunn Road



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Capacity Analysis
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Table 8: 2028 Build Analysis Results

Intersection		Approach	Lane Group	Delay (sec./veh.)		Level of Service (LOS)		95 th % Queue (feet)		Max. Obs. Queue (feet)	
				AM	PM	AM	PM	AM	PM	AM	PM
	Old Bunn Road at Parks Village Road	EB	L	7.9	7.8	A	A	0	2.5	36	28
		SB	L	11.0	12.5	B	B	2.5	5	25	45
			R	9.6	9.4	A	A	0	2.5	40	38
	Old Bunn Road at Barrington Run Boulevard	EB	L	7.8	8.5	A	A	2.5	10	50	199
		SB	L	14.1	18.3	B	C	42.5	35	124	144
			R	9.8	9.5	A	A	12.5	7.5	116	496
	US 264 EB Ramps at NC 97	WB	LT	8.1	9.7	A	A	7.5	5	78	63
		SB	LT	40.8	#	E	F	77.5	645	158	489
			R	14	12.3	B	B	25	22.5	52	175
	US 264 WB Ramps at NC 97	EB	L	10.3	8.9	B	A	7.5	10	74	48
		NB	LT	53.8	211.4	F	F	117.5	230	122	173
			R	9.8	16.9	A	C	5	22.5	0	90
	NC 97 at Old Bunn Road	EB	LTR	8.9	9.7	A	A	15	53	90	222
		WB	LTR	7.4	7.9	A	A	0	0	3	7
		NB	LTR	35.3	#	E	F	30	*	87	228
		SB	LTR	123.6	#	F	F	552.5	*	516	517
	NC 97 at NC 39	Overall		10.3	15.2	B	C				
		EB	LTR	9.9	18.3	A	C	17.5	107.5	67	118
		WB	LTR	11.0	11.5	B	B	35	25	82	77
		NB	LTR	10.3	13.5	B	B	27.5	52.5	100	104
		SB	LTR	11.3	14.5	B	B	47.5	67.5	107	120
	NC 39 at Old Bunn Road	EB	LR	10.0	10.0	B	B	5	5	58	43
		NB	LT	7.8	7.8	A	A	2.5	2.5	41	41
	Old Bunn Road at Site Access A	EB	LT	7.8	9.0	A	A	0	2.5	446	554
		SB	LR	19.0	26.7	C	D	42.5	42.5	619	1057
	Old Bunn Road at Site Access B	EB	LT	7.7	8.5	A	A	0	0	111	2171
		SB	LR	15.4	19.2	C	C	32.5	30	160	992

delay exceeding 400 seconds per vehicle was noted on the lane group
* excessive queuing noted



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Capacity Analysis
November 7, 2024

6.4 BUILD WITH IMPROVEMENTS CAPACITY ANALYSIS (2028)

Based on the findings of this study, specific improvements have been identified and should be completed as part of the proposed development. The recommendations are illustrated in Figure 11. The results of the analysis containing the recommended improvements are shown in Table 9.

US 264 EB Ramps at NC 97

- Monitor the intersection for the installation of a traffic signal. If a signal is found to be warranted before full build-out of the proposed development, it is recommended that the cost of the signal be pro-rata across all known development projects impacting the intersection.

US 264 WB Ramps at NC 97

- Monitor the intersection for the installation of a traffic signal. If a signal is found to be warranted before full build-out of the proposed development, it is recommended that the cost of the signal be pro-rata across all known development projects impacting the intersection.

NC 97 at Old Bunn Road

- Construct an exclusive southbound right-turn lane with 350 feet of full-width storage and appropriate taper
- Construct an exclusive eastbound left-turn lane with 450 feet of full-width storage and appropriate taper
- Install a traffic signal at the intersection

NC 97 at NC 39

- No improvements are recommended at this intersection

NC 39 at Old Bunn Road

- No improvements are recommended at this intersection

Old Bunn Road at Site Access A

- Construct Access A as a full-movement access point with one ingress lane and one egress lane
- Provide Access A with a minimum of 100 feet of internal stem length
- Construct an exclusive westbound right-turn lane with 50' of full-width storage and appropriate taper

Old Bunn Road at Site Access B

- Construct Access B as a full-movement access point with one ingress lane and one egress lane
- Provide Access B with a minimum of 100 feet of internal stem length
- Construct an exclusive westbound right-turn lane with 50' of full-width storage and appropriate taper

6.4.1 Build with Improvements Analysis Results

The results of the capacity analysis with the recommended improvements in-place are shown in Table 9. For simplicity, the table only shows study intersections where improvements have been recommended.



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Capacity Analysis
November 7, 2024

Table 9: 2028 Build with Improvements Analysis Results

Intersection		Approach	Lane Group	Delay (sec./veh.)		Level of Service (LOS)		95 th % Queue (feet)		Max. Obs. Queue (feet)	
				AM	PM	AM	PM	AM	PM	AM	PM
	US 264 EB Ramps at NC 97	Overall		10.3	14.5	B	B				
		EB	T	5.8	12.5	A	B	63	220	110	183
			R	5.6	9.4	A	A	27	88	74	135
		WB	LT	7.0	10.4	A	B	146	129	249	281
		SB	LT	23.7	25.4	C	C	74	178	155	215
			R	23.5	17.8	C	B	77	79	82	153
	US 264 WB Ramps at NC 97	Overall		8.9	9.3	A	A				
		EB	L	5.2	4.8	A	A	32	33	104	102
			T	4.9	8.0	A	A	79	250	92	232
		WB	T	7.4	6.2	A	A	162	98	154	118
			R	7.0	6.2	A	A	114	65	137	104
		NB	LT	23.3	23.3	C	C	89	85	124	156
			R	18.4	21.1	B	C	29	59	19	30
	NC 97 at Old Bunn Road	Overall		21.2	23.8	C	C				
		EB	L	26.3	35.8	C	D	143	466	173	323
			TR	4.5	5.6	A	A	34	101	82	151
		WB	LTR	26.0	34.3	C	C	242	206	195	197
		NB	LTR	28.0	30.0	C	C	54	59	85	82
		SB	LT	31.1	36.4	C	D	94	120	107	128
			R	17.3	8.3	B	A	310	129	286	156
	Old Bunn Road at Site Access A	EB	L	7.8	9.0	A	A	0	2.5	16	92
		SB	LR	18.4	23.6	C	C	40	37.5	94	78
	Old Bunn Road at Site Access B	EB	L	7.7	8.5	A	A	0	0	13	55
		SB	LR	14.9	17.4	B	C	30	25	82	66

With the recommended improvements in place, all study intersections are expected to operate at LOS D or better. Furthermore, the installation of a signal and turn lanes at the intersections of NC 97 at Old Bunn Road significantly reduces the queuing observed when compared to the build without improvements scenario.

Additionally, the installation of a traffic signal at the US 264 eastbound and westbound ramps at NC 97 are also shown to reduce approach delays and have the intersection operate at an acceptable level of service. These signals are not anticipated to be needed for acceptable operations during the initial phases of development as the intersections operate at LOS F in the PM peak hour but LOS C and D in the AM peak hour under 2028 no-build traffic conditions. During peak hours, it is not uncommon for unsignalized side street approaches to operate with high delays. The traffic on the main line of NC 97 operates without delay resulting in minimal delay overall at the intersection. In-order to merit the installation of a traffic signal, the Manual on Uniform Traffic Control Devices (MUTCD) establishes nine warrants for the installation of a traffic signal. Three of these nine warrants involve traffic



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Capacity Analysis
November 7, 2024

volumes at the intersection that occur over eight, four, and one hour periods. Accordingly, it is recommended that the intersection be monitored to determine the necessity and appropriate time to install a traffic signal as approved by NCDOT.



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Recommendations
November 7, 2024

7.0 RECOMMENDATIONS

Based on the analysis and information presented herein, all study intersections are expected to operate with acceptable levels of service with the proposed development and recommended improvements in-place. The recommended improvements are described below and shown in Figure 11.

Old Bunn Road at Parks Village Road

- No improvements are recommended at this intersection

Old Bunn Road at Barrington Run Boulevard

- No improvements are recommended at this intersection

US 264 EB Ramps at NC 97

- Monitor the intersection for the installation of a traffic signal. If a signal is found to be warranted before full build-out of the proposed development, it is recommended that the cost of the signal be pro-rata across all known development projects impacting the intersection.

The installation of a traffic signal at the US 264 eastbound ramps at NC 97 are also shown to reduce approach delays and have the intersection operate at an acceptable level of service. These signals are not anticipated to be needed for acceptable operations during the initial phases of development as the intersections operate at LOS F in the PM peak hour but lower delays in the AM peak hour under 2028 no-build traffic conditions. During peak hours, it is not uncommon for unsignalized side street approaches to operate with high delays. The traffic on the main line of NC 97 operates without delay resulting in minimal delay overall at the intersection. In-order to merit the installation of a traffic signal, the Manual on Uniform Traffic Control Devices (MUTCD) establishes nine warrants for the installation of a traffic signal. Three of these nine warrants involve traffic volumes at the intersection that occur over eight, four, and one hour periods. Accordingly, it is recommended that the intersection be monitored to determine the necessity and appropriate time to install a traffic signal as approved by NCDOT.

US 264 WB Ramps at NC 97

- Monitor the intersection for the installation of a traffic signal. If a signal is found to be warranted before full build-out of the proposed development, it is recommended that the cost of the signal be pro-rata across all known development projects impacting the intersection.

The installation of a traffic signal at the US 264 westbound ramps at NC 97 are also shown to reduce approach delays and have the intersection operate at an acceptable level of service. These signals are not anticipated to be needed for acceptable operations during the initial phases of development as the intersections operate at LOS F in the PM peak hour but lower delays in the AM peak hour under 2028 no-build traffic conditions. During peak hours, it is not uncommon for unsignalized side street approaches to operate with high delays. The traffic on the main line of NC 97 operates without delay resulting in minimal delay overall at the intersection. In-order to merit the installation of a traffic signal, the Manual on Uniform Traffic Control Devices (MUTCD) establishes nine warrants for the installation



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Recommendations

November 7, 2024

of a traffic signal. Three of these nine warrants involve traffic volumes at the intersection that occur over eight, four, and one hour periods. Accordingly, it is recommended that the intersection be monitored to determine the necessity and appropriate time to install a traffic signal as approved by NCDOT.

NC 97 at Old Bunn Road

- Construct an exclusive southbound right-turn lane with 350 feet of full-width storage and appropriate taper
- Construct an exclusive eastbound left-turn lane with 450 feet of full-width storage and appropriate taper
- Install a traffic signal at the intersection

NC 97 at NC 39

- No improvements are recommended at this intersection

NC 39 at Old Bunn Road

- No improvements are recommended at this intersection

Old Bunn Road at Site Access A

- Construct Access A as a full-movement access point with one ingress lane and one egress lane
- Provide Access A with a minimum of 100 feet of internal stem length
- Construct an exclusive westbound right-turn lane with 50' of full-width storage and appropriate taper

Old Bunn Road at Site Access B

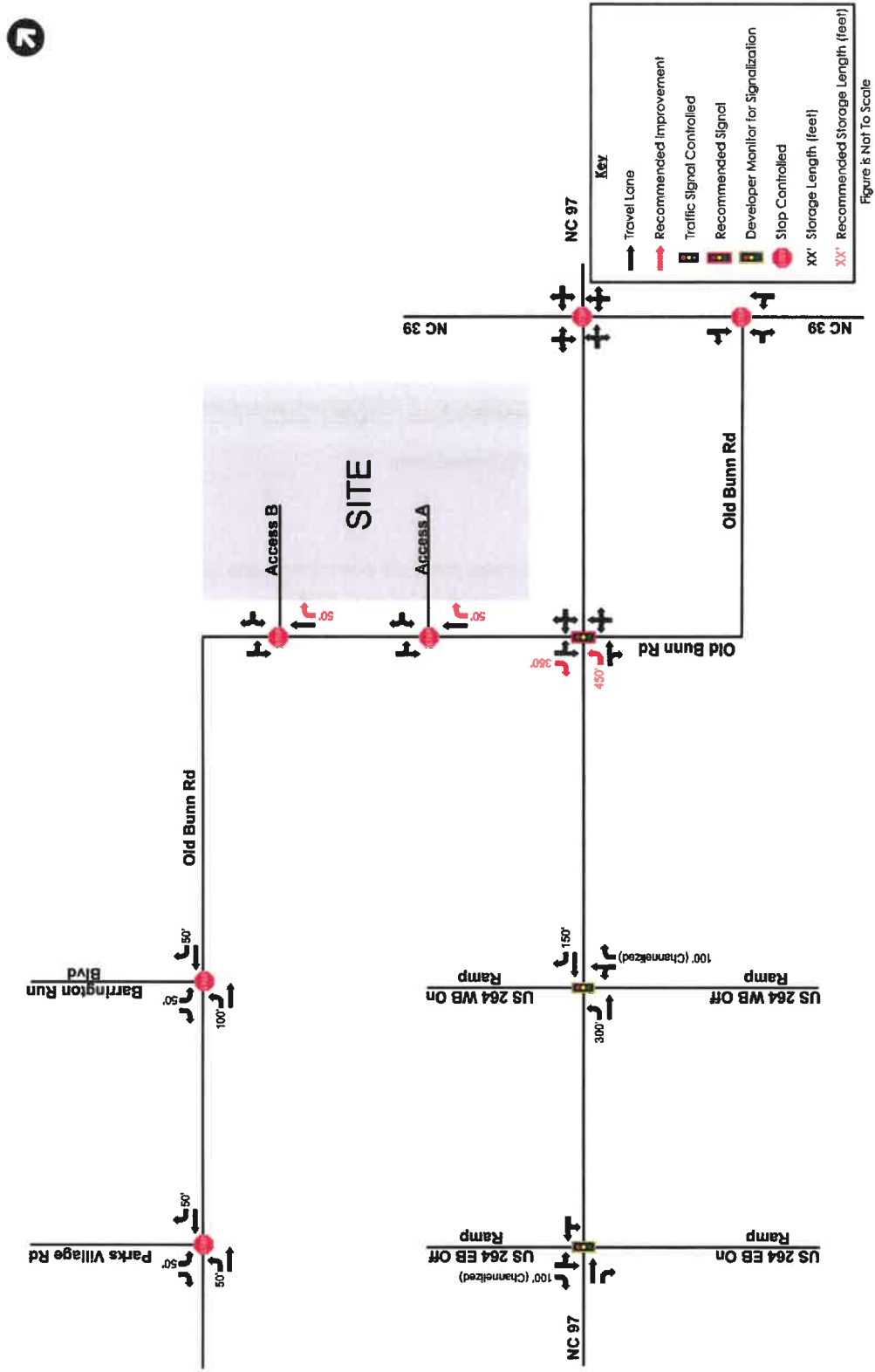
- Construct Access B as a full-movement access point with one ingress lane and one egress lane
- Provide Access B with a minimum of 100 feet of internal stem length
- Construct an exclusive westbound right-turn lane with 50' of full-width storage and appropriate taper



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Recommendations
November 7, 2024

Figure 11: Recommended Improvements



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

References

November 7, 2024

8.0 REFERENCES

¹ NCDOT Functional Class, *NCDOT*, October 2019

<http://ncdot.maps.arcgis.com/home/webmap/viewer.html?layers=029a9a9fe26e43d687d30cd3c08b1792>

² NCDOT AADT Web Map, *NCDOT*, February 2020

<http://ncdot.maps.arcgis.com/home/webmap/viewer.html?webmap=b7a26d6d8abd419f8c27f58a607b25a1>

³ NCDOT State Maintained Network Map, *NCDOT*, October 2019

<http://ncdot.maps.arcgis.com/home/webmap/viewer.html?webmap=5d3ad78971714a30be7ff97fd580e4d5>

⁴ Trip Generation Manual, 11th Edition, *Institute of Transportation Engineers*, September 2021

⁵ NCDOT Congestion Management Rate vs. Equation Spreadsheet, *NCDOT*, July 2022

<https://connect.ncdot.gov/resources/safety/Congestion%20Mngmt%20and%20Signing/DRAFT%20-%20Trip%20Generation%20Rate%20Eqn.xlsm>

⁶ Highway Capacity Manual 6th Edition: A Guide for Multimodal Mobility Analysis, *Transportation Research Board*, 2016

⁷ NCDOT Congestion Management Capacity Analysis Guidelines, *NCDOT*, July 2015

<https://connect.ncdot.gov/resources/safety/Congestion%20Mngmt%20and%20Signing/Congestion%20Management/Capacity%20Analysis%20Guidelines.pdf>

⁸ Policy on Street and Driveway Access to North Carolina Highways, *NCDOT*, July 2003



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Appendix
November 7, 2024

9.0 APPENDIX

A link containing all relevant files is electronically sent with this report:

- NCDOT Scoping Checklist
- Site Plan
- Raw Traffic Count Data
- Approved Development Information
- Traffic Volume Calculations
- Synchro Files
- Synchro / SimTraffic Reports





STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J.R. "JOEY" HOPKINS
SECRETARY

December 10, 2024

Old Bunn Road Subdivision

Traffic Impact Analysis Review Report

Congestion Management Section

TIA Project: SC-2024-220
Division: 5
County: Wake



Clarence B. Bunting, P.E. Regional Engineer
Trevor S. Darnell, Project Design Engineer

Old Bunn Road Subdivision

SC-2024-220

Zebulon

Wake County

Per your request, the Congestion Management Section (CMS) of the Transportation Mobility and Safety Division has completed a review of the subject site. The comments and recommendations contained in this review are based on data for background conditions presented in the Traffic Impact Analysis (TIA) and are subject to the approval of the local District Engineer's Office and appropriate local authorities.

Date Initially Received by CMS	11/07/24	Date of Site Plan	N/A
Date of Complete Information	11/07/24	Date of Sealed TIA	11/07/24

Proposed Development

The TIA assumes the development is completed by 2028 and consists of the following:

Land Use	Land Use Code	Size
Single-Family Detached Housing	210	357 d.u.
Single-Family Attached Housing	215	260 d.u.

Trip Generation - Unadjusted Volumes During a Typical Weekday

	IN	OUT	TOTAL
AM Peak Hour	91	276	367
PM Peak Hour	297	184	481
Daily Trips			5,185

General Reference

For reference to various documents applicable to this review please reference the following link: <https://connect.ncdot.gov/resources/safety/Pages/Congestion-Management.aspx>

Once the driveway permit has been approved and issued, a copy of the final driveway permit requirements should be forwarded to this office. If we can provide further assistance, please contact the Congestion Management Section.

Access A

The proposed Access A is in close proximity to the NC-97 / Old Bunn Road intersection. If operational issues develop, access may need to be restricted.

Signalization

We defer to the District Engineer, the Division Traffic Engineer, and the Regional Traffic Engineer for final decisions regarding signalization.



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:

1915 and 1917 Old Bunn Road, Zebulon, NC 27597

2715-29-0916; 2716-21-5371

(Address)

(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)):

Applicant plans to petition the Town of Zebulon to apply a Planned Development zoning designation to the above-captioned Property. Currently, the Property is outside of the Town of Zebulon's corporate limits and extraterritorial jurisdiction (ETJ) and applicant will apply for annexation. The purpose of the zoning request is to allow for the development of a residential subdivision comprised of a mix of townhouses and single-family detached homes.

Estimated Submittal Date: December 2, 2024

MEETING INFORMATION:

Property Owner(s) Name(s) Thomas C Hendrickson and Jill D Hendrickson

Applicant(s) Eastwood Homes of Raleigh, LLC

Contact Information (e-mail/phone) bguillet@eastwoodhomes.com / 919.758.8208

Meeting Address: 301 South Arendell Avenue, Zebulon NC 27597 (Zebulon Community Center - Karate Room)

Date of Meeting: November 25, 2024

Time of Meeting: 7:00 pm - 9:00 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>**



INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

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: Old Bunn Road Subdivision		Zoning: Planned Development (PD)
Location: 1915 and 1917 Old Bunn Road, Zebulon, NC 27597		
Property PIN(s): 2715-29-0916; 2716-21-5371		Acreage/Square Feet: 159.72 / 6,957,604
(Net outside of right-of-way)		
Property Owner: Thomas C Hendrickson and Jill D Hendrickson		
Address: PO BOX 1166		
City: Zebulon	State: NC	Zip: 27597
Phone: N/A		Email: N/A
Developer: Eastwood Homes of Raleigh, LLC		
Address: 7101 Creedmoor Road, Suite 115		
City: Raleigh	State: NC	Zip: 27613
Phone: 919.758.8208	Fax: N/A	Email: bguillet@eastwoodhomes.com
Engineer: Pabst Design Group, PA		
Address: 107 Fayetteville Street, Suite 200		
City: Raleigh	State: NC	Zip: 27601
Phone: 919.848.4399	Fax: 919.848.4395	Email: dpabst@pabstdesign.com
Attorney: Morningstar Law Group		
Address: 434 Fayetteville Street, Suite 2200		
City: Raleigh	State: NC	Zip: 27601
Phone: 919.890.3318	Fax: N/A	Email: mstuart@morningstarlawgroup.com



INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

PROVIDING INPUT TO THE PLANNING BOARD OR BOARD OF COMMISSIONERS:

Each Board of Commissioners meeting agenda includes a Public Forum time when anyone is permitted to speak for three (3) minutes on any topic with the exception of items listed as Public Hearings for that meeting. The Board of Commissioners meets on the 1st Monday of each month at 7:00 p.m. and Joint Public Hearings are scheduled for the 2nd Monday of every Month. (except for holidays, see schedule of meetings at <https://www.townofzebulon.org/agendas-minutes>. You may also contact Board of Commissioners at <https://www.townofzebulon.org/government/board-commissioners>.

PRIVATE AGREEMENTS AND EASEMENT NEGOTIATION:

The Town of Zebulon cannot enforce private agreements between developers and neighbors and is not a party to the easement and right-of-way negotiation that occurs between developers and neighboring property owners for easements or rights-of-way that are necessary to build the project.

It is recommended that all private agreements be made in writing and that if a property owner feels it necessary, they should obtain private legal counsel in order to protect their interests in both private agreements and during easement negotiations. The only conditions that the Town of Zebulon can enforce are those conditions that are made a part of the conditional zoning of the property by agreement of the developer and the Town.

As an example, if a developer offers to build a fence for a neighbor to mitigate some impact, the Town can only enforce the construction of the fence if the fence becomes a condition of the rezoning. This would occur by the developer offering the condition as part of their conditional zoning application package or at the Joint Public Hearing on the conditional zoning and the Town accepting it as a condition. Private agreements regarding a fence being constructed will not be enforced by the Town.

To request that any agreement with a developer is made a part of the conditional zoning at the time of approval, you may ask at the public hearing if the agreement is included in the conditions. If it is not, you may request that the Board of Commissioners not approve the rezoning without the agreement being included in the conditions (note that it is up to Board of Commissioners whether to approve or deny the rezoning but they cannot impose conditions that the applicant does not agree to add). The developer's proposed conditions can be viewed any time after a rezoning is submitted on the Town of Zebulon Interactive Development Map which can be found at: <https://www.townofzebulon.org/planning/interactive-development-map>

DOCUMENTATION:

Neighbors to a requested new development and/or rezoning are strongly encouraged to fully document (such as through dated photographs) the condition of their property before any work is initiated for the new development. Stormwater controls installed on developed property are not designed to and will likely not remove 100% of the soil particles transported by stormwater runoff. As a result, creeks and ponds could become cloudy for a period of time after rain events.



INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

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: Old Bunn Road Subdivision
 Meeting Address: 301 South Arendell Ave, Zebulon, NC 27597
 Date of Meeting: November 25, 2024 Time of Meeting: 7 pm - 9 pm
 Property Owner(s) Names: Thomas C. Hendrickson and Jill D. Hendrickson
 Applicants: Eastwood Homes of Raleigh, LLC

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	Jim LaRoux	1820 Old Bunn		
2	Lynn Adams	1201 E Gannon Ave	252-883-5911	
3	Scott Lynch	10753 STAGHOUND	770 880 7374	
4	Susan Lynch	"		
5	Shane & Kenneth Sims	1827 Hwy 97E	919-214-1417	Ken.Sims.123@gmail.com
6	Josh Burnett	1077 Sunny Point Dr.		
7	Laola Brantley			
8	Tahira Lewis	10720 Sunny Point Dr		
9	Robert & Ann Holden	2021 Old Bunn Rd	919-42-2952	
10	Carneshia Garvin	533 Henkam Way	919-638-2442	phucamgarvin@gmail.com
11	James Paul	1325 ENC 97 HWY	919-422-2257	JLPaul23yc@aol.com
12		PO Box 547 Zebulon		
13	one attendee did not sign in			
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				

Attach Additional Sheets If Necessary.



INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

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: Old Bunn Road Subdivision

Meeting Address: 301 South Arendell Ave, Zebulon, NC 27597

Date of Meeting: November 25, 2024

Time of Meeting: 7 pm - 9 pm

Property Owner(s) Names: Thomas C. Hendrickson and Jill D. Hendrickson

Applicants: Eastwood Homes of Raleigh, LLC

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: What is the range of home sizes in the development?

Applicant Response: Townhomes range from 1,500 to 2,500 square feet, standard homes are about 3,000 square feet, targeted 55+ homes are 3,500 square feet, and larger estate homes are up to 4,500 square feet.

Question/Concern #2: What lot sizes will be available?

Applicant Response: Single-family detached lot sizes will consist of 6,000, 7,200, and 8,400 sq ft.

Question/Concern #3: How are homes positioned relative to Hwy 97?

Applicant Response: The townhomes located along Hwy 97 will have their primary entrance facing the roadway.

Question/Concern #4: Will the townhomes include garages?

Applicant Response: Yes, the townhomes along the Old Bunn Road and NC Hwy 97 E road frontage will have rear loaded garages that will not be visible from the street.

Question/Concern #5: What type of architectural features can we expect for the townhomes?

Applicant Response: The townhomes fronting Old Bunn Road and NC Hwy 97 E will have an urban design with front-facing doors and alley-access garages. Real-life images of similar designs are available if you would like to see them.

Question/Concern #6: What environmental measures are being taken concerning Beaverdam Creek?

Applicant Response: All applicable regulations are being followed. No homes will be built in flood hazard areas.

Question/Concern #7: What distance will homes maintain from flood hazard areas?

Applicant Response: That distance varies, but no structures or residential lots will be located in the flood hazard areas, and much of the area immediately outside of the flood hazard area is planned to be occupied with stormwater control measures and open space.

Question/Concern #8: Are there any wetlands on the property?

Applicant Response: Yes. There are jurisdictional streams, ponds, and wetlands on the property. The stream on the southeast portion of the property is not jurisdictional and does not have a riparian buffer associated with it and was released by the NCDWR who walked the property. Army Corp of Engineers have yet to visit the site but will to confirm jurisdictional features.

Question/Concern #9: What is the proposed buffer between the development and neighboring properties? Can a buffer be provided adjacent to the property to the east along the existing roadway?

Applicant Response: There is an existing buffer on the adjacent property along a portion of the western boundary that is 100ft wide. No buffer is currently shown adjacent to the property immediately to the east, along Hwy 97, but we will take a look at that based on this comment.

Question/Concern #10: What steps are being taken to ensure environmental protection?

Applicant Response: Environmental professionals have conducted on-site evaluations to comply with state, federal, and local requirements.

Question/Concern #11: What infrastructure upgrades are planned to support this development?

Applicant Response: Road widening, sewer extension, and a new traffic light will be provided. A new lift station will replace the current one to ensure adequate sewer capacity for a larger sewershed.

Question/Concern #12: What plans are in place to manage increased traffic?

Applicant Response: A traffic impact analysis has been completed, and road improvements, including widening, and a traffic light are proposed. The study is currently under review by NCDOT and the Town.

Question/Concern #13: Will new schools be built to accommodate the increased population?

Applicant Response: Discussions with the county's school system are ongoing to plan and fund new schools.

Question/Concern #14: What about utilities such as water and sewer?

Applicant Response: Water and sewer will be connected to the Raleigh system. Sewer infrastructure will be extended eastward with a new regional lift station.

Question/Concern #15: Will the developer pay for traffic signals or other roadway upgrades?

Applicant Response: Yes, traffic signals and roadway upgrades are the developer's responsibility.

Question/Concern #16: How will green spaces be incorporated into the development?

Applicant Response: Green spaces, stormwater control measures, and a public greenway trail along Beaverdam Creek are planned to enhance community living and support environmental sustainability.

Question/Concern #17: What will homeowners see from their properties across from the development?

Applicant Response: Townhomes facing Hwy 97 will have front doors visible, while garage doors will not be visible from the street.

Question/Concern #18: Will nearby properties be annexed into Zebulon?

Applicant Response: No additional properties will be annexed in connection with this request.

Question/Concern #19: Will homeowners face double taxation due to annexation?

Applicant Response: Only properties annexed into the town will pay municipal taxes.

Question/Concern #20: Why did you choose planned development zoning instead of R-30?

Applicant Response: Planned development zoning provides flexibility for housing designs and community features, aligning with the town's suburban growth strategy, whereas R-30 zoning provides for a more rural development type.

Question/Concern #21: Do you have a rule or ratio for non-buildable space?

Applicant Response: Possibly 20 percent, but our exact percentage details are not yet finalized.

Question/Concern #22: How does the buffer compare to where the new homes will be?

Applicant Response: There is an offsite preservation easement near the existing lake along the western boundary of the property, with a 100ft buffer from our property line to their townhomes.

Question/Concern #23: Could you give us the name of the developer and the communities they have previously worked on?

Applicant Response: Eastwood Homes has constructed many communities, and all are invited to visit them. Several are located in the Triangle area.

Question/Concern #24: How many homes are being built and what are the price points?

Applicant Response: While it's too early to know exact pricing, there are several cost points including entry-level townhomes, core products, age-targeted homes, and larger estate lots. We plan to build just under 600 houses, with a density of 7 units per acre for the townhome product, 4.75 for the core product, 2.5 for age-targeted homes, and 2 for the estate homes.

Question/Concern #25: A buffer is requested bordering property to the east.

Applicant Response: We appreciate that feedback and will look at options for a buffer there.



INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

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, PHILLIP D. PABST JR., 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. /301 S. ARENDELL AVE.

3. The meeting was conducted at ZEBULON COMMUNITY CENTER (location/address) on 11/25/24 (date) from 7:00 PM (start time) to 9:00 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.

12/2/24 By: Phillip D. Pabst Jr.
Date

STATE OF North Carolina
COUNTY OF Wake

Sworn and subscribed before me, Julia Ogden, a Notary Public for the above State and County, on this the 2nd day of December, 2024.

SEAL

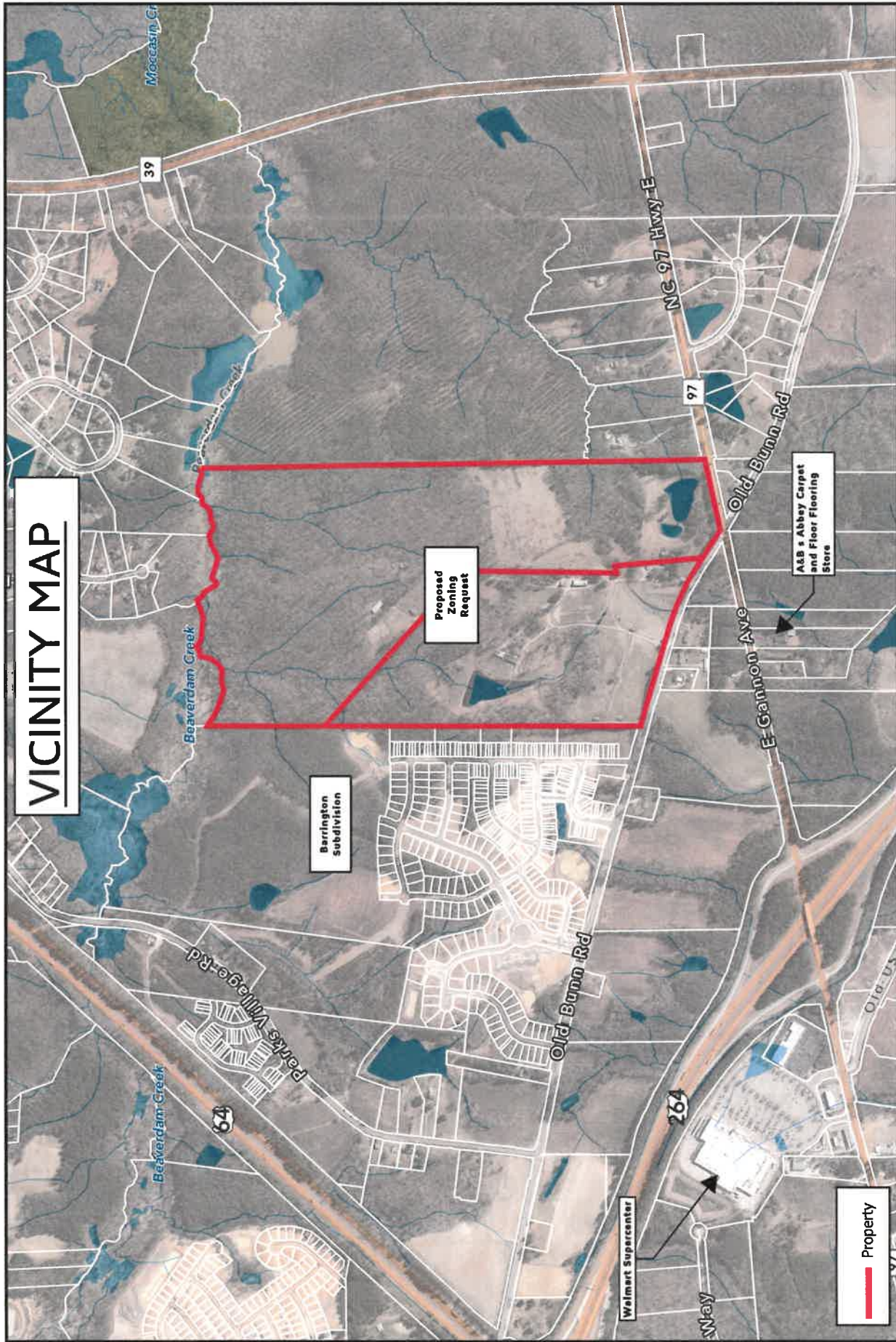
JULIA OGDEN
NOTARY PUBLIC
WAKE COUNTY, N.C.

Julia Ogden
Notary Public

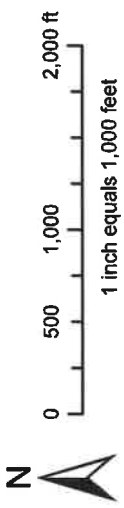
Julia Ogden
Print Name

My Commission Expires:

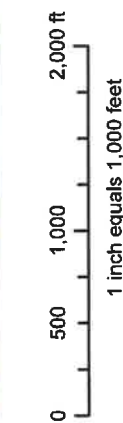
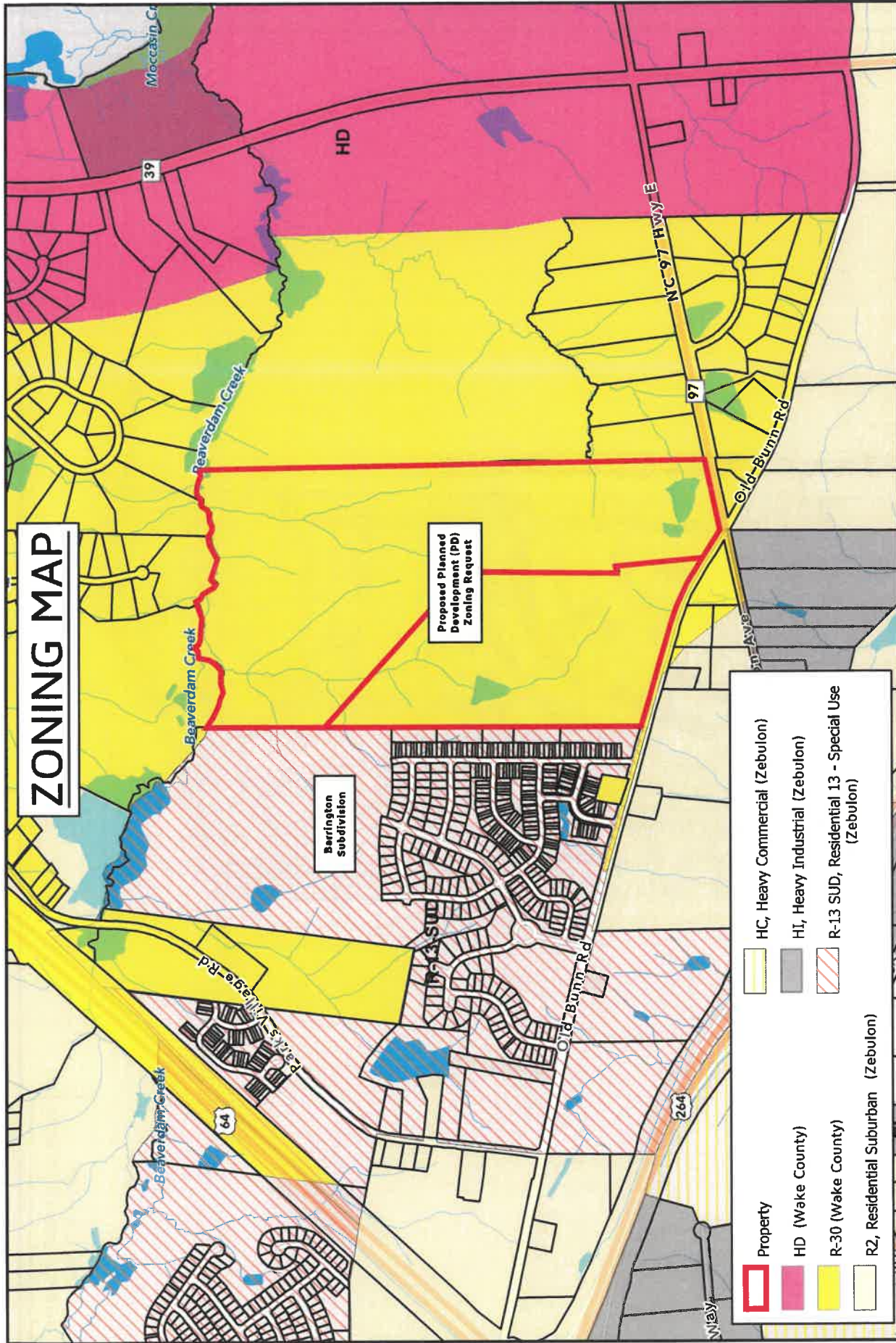
6/23/29



Disclaimer
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**Old Bunn Road Subdivision
 1915 & 1917 Old Bunn Road, Zebulon, NC 27597**



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Old Bunn Road Subdivision **1915 & 1917 Old Bunn Road, Zebulon, NC 27597**

Owner	Address	City, State
PROPERTIES BELOW ARE WITHIN 750' OFFSET FROM 1915 OLD BUNN ROAD PARCEL		
MEDLIN, JUDITH HOOD	1139 OLD US 264 HWY	ZEBULON, NC 27597
NALMADA, ANIL K PINGILI, NARMADA R	728 HADSTOCK PATH	ZEBULON, NC 27597
VISWANATHAN, RADHIKA SOBTI, LAKSHYA	738 HADSTOCK PATH	ZEBULON, NC 27597
REDDY, SRIDHAR PULLA TRUSTEE REDDY, PAVANI PULLA TRUSTEE	737 PUTNEY HILL RD	ZEBULON, NC 27597
BARRINGTON NC HOMEOWNERS ASSOCIATION INC	0 HADSTOCK PATH	ZEBULON, NC 27597
BARRINGTON NC HOMEOWNERS ASSOCIATION INC	0 HADSTOCK PATH	ZEBULON, NC 27597
BARRINGTON NC HOMEOWNERS ASSOCIATION INC	0 HADSTOCK PATH	ZEBULON, NC 27597
BARRINGTON NC HOMEOWNERS ASSOCIATION INC	0 HADSTOCK PATH	ZEBULON, NC 27597
HOLLAND, BRYAN EUGENE	438 BARRINGTON ROW AVE	ZEBULON, NC 27597
HOLDEN, ROBERT A HOLDEN, IVA C	2021 OLD BUNN RD	ZEBULON, NC 27597
HOGG, TRACY BRIAN HOGG, JENNIFER RAY	1724 OLD BUNN RD	ZEBULON, NC 27597
CARMON, DEBORAH ANN	735 HADSTOCK PATH	ZEBULON, NC 27597
MP2 HOMES NC LLC	739 HADSTOCK PATH	ZEBULON, NC 27597
CHIEPA, CLAUDIO ADRIAN HINMAN, KATE	418 BARRINGTON ROW AVE	ZEBULON, NC 27597
WILLARD, PAUL R	732 PUTNEY HILL RD	ZEBULON, NC 27597
NALAMADA, RAGHAVA KAMBALAPALLY, PREETHI	739 PUTNEY HILL RD	ZEBULON, NC 27597
LACROIX, JAMES F LACROIX, BRENDA L	1820 OLD BUNN RD	ZEBULON, NC 27597
HENDRICKSON, C THOMAS HENDRICKSON, JILL D	1917 OLD BUNN RD	ZEBULON, NC 27597
PATEL FAMILY PROPERTIES LLC	0 OLD BUNN RD	ZEBULON, NC 27597
GATTU, NARSIMHA PRASAD GATTU, RAMA RANGI	746 HADSTOCK PATH	ZEBULON, NC 27597
HENDRICKSON, C THOMAS HENDRICKSON, JILL D	1209 E GANNON AVE	ZEBULON, NC 27597
HENDRICKSON, C THOMAS HENDRICKSON, JILL D	1908 OLD BUNN RD	ZEBULON, NC 27597
HENDRICKSON, C THOMAS HENDRICKSON, JILL D	1225 E GANNON AVE	ZEBULON, NC 27597
MANDAVA, SHILPA BUJUGUNDLA, PRIYANKA	731 PUTNEY HILL RD	ZEBULON, NC 27597
HENDRICKSON, C THOMAS HENDRICKSON, JILL D	1915 OLD BUNN RD	ZEBULON, NC 27597
RANGI, PRAVEENA	736 HADSTOCK PATH	ZEBULON, NC 27597
RENGARAJAN, RAMESH SUGAVANAM, NIRUPA	737 HADSTOCK PATH	ZEBULON, NC 27597
PAUL, JAMES LAWRENCE PAUL, ANGELA PAYNE	1325 E NC 97 HWY	ZEBULON, NC 27597
KALAKUNTLA, RANJITH K GOTTIMUKKULA, PRIYANKA	728 PUTNEY HILL RD	ZEBULON, NC 27597
SMALLS, SEAN II COMBS, SKYLER	436 BARRINGTON ROW AVE	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	404 BARRINGTON ROW AVE	ZEBULON, NC 27597

WHEELER, JAMES CARLOS JR TRUSTEE ELEANOR J WHEELER IRREVOCBLE TRUST	1280 E GANNON AVE	ZEBULON, NC 27597
WHEELER, JAMES CARLOS JR TRUSTEE ELEANOR J WHEELER IRREVOCBLE TRUST	2000 OLD BUNN RD	ZEBULON, NC 27597
WHEELER, JAMES CARLOS JR TRUSTEE ELEANOR J WHEELER IRREVOCBLE TRUST	0 E GANNON AVE	ZEBULON, NC 27597
747 HADSTOCK PATH PROPERTY LLC	747 HADSTOCK PATH	ZEBULON, NC 27597
THORNE, GABRIEL	725 PUTNEY HILL RD	ZEBULON, NC 27597
PITTI, JOHN PITTI, NANCY	701 BRACKLYN AVE	ZEBULON, NC 27597
TIMIOH, MAUREEN M NGANG, EPOLEH V	716 BRACKLYN AVE	ZEBULON, NC 27597
ADAMS, SCOTT ADAMS, LYNN	1201 E GANNON AVE	ZEBULON, NC 27597
KOTHAGATTU, PRANEETH MAROJU, SARAYU	717 HADSTOCK PATH	ZEBULON, NC 27597
TURNER, MARK C TURNER, IRIS	709 BRACKLYN AVE	ZEBULON, NC 27597
ANYANWU, OBIOHA I ANYANWU, EZINNEKA D	704 BRACKLYN AVE	ZEBULON, NC 27597
HEYWARD, TONY JR CHAMP, GILNEISHA S	420 BARRINGTON ROW AVE	ZEBULON, NC 27597
732 HADSTOCK PATH LLC	732 HADSTOCK PATH	ZEBULON, NC 27597
JACKSON, ARIEL CASON, DEONDRE	408 BARRINGTON ROW AVE	ZEBULON, NC 27597
LAKKI, NAGENDRA BONAM, PRATHIMA	724 SPELLBROOK RD	ZEBULON, NC 27597
WIGGS, JOSEPH B WIGGS, AUDREY E	1751 OLD BUNN RD	ZEBULON, NC 27597
DAVANABOYINA, ARCHANA KUMARI GOLLA, RAMCHANDER	730 HADSTOCK PATH	ZEBULON, NC 27597
SAGAR, TREVOR JOHN	1204 E GANNON AVE	ZEBULON, NC 27597
THAKUR, VINAY SINGH SIDDULA, ARJUN	735 PUTNEY HILL RD	ZEBULON, NC 27597
JONES, TAHJNAH JONES, ANTOINE	712 BRACKLYN AVE	ZEBULON, NC 27597
BARRINGTON NC HOMEOWNERS ASSOCIATION INC	0 HADSTOCK PATH	ZEBULON, NC 27597
BARRINGTON NC HOMEOWNERS ASSOCIATION INC	0 HADSTOCK PATH	ZEBULON, NC 27597
BARRINGTON NC HOMEOWNERS ASSOCIATION INC	0 HADSTOCK PATH	ZEBULON, NC 27597
WEST, ELIZABETH M WEST, JUSTIN A	713 BRACKLYN AVE	ZEBULON, NC 27597
VARADA RAJU, DHANAMJAYA RAJU TRUSTEE TRUSTEE OF		
DHANAMJAYA RAJU VARADA RAJU AND LATHA V	708 BRACKLYN AVE	ZEBULON, NC 27597
SAUNDERS, MARCUS JAY	450 BARRINGTON ROW AVE	ZEBULON, NC 27597
DULAM, SATISH KOTE, MANJULA	512 BARRINGTON ROW AVE	ZEBULON, NC 27597
FLETCHER, BRADLEY WAYNE	724 BRACKLYN AVE	ZEBULON, NC 27597
BRANTLEY, JENNIFER	504 BARRINGTON ROW AVE	ZEBULON, NC 27597
HAYES, SHONNA LYNN	727 PUTNEY HILL RD	ZEBULON, NC 27597
BARNES, SADARRIUS BARNES, JESSICA	410 BARRINGTON ROW AVE	ZEBULON, NC 27597
SHINGHAL, SORABH NARAIN SHINGHAL, SHIKHA	514 BARRINGTON ROW AVE	ZEBULON, NC 27597

ANDL LLC	705 PUTNEY HILL RD	ZEBULON, NC 27597
AND LLC	701 PUTNEY HILL RD	ZEBULON, NC 27597
TREXLER, DALE LEWIS TREXLER, LESLIE NADINE	733 BRACKLYN AVE	ZEBULON, NC 27597
KLEINHEINZ, PHILLIP HENRY TRUSTEE KLEINHEINZ, KATHLEEN ANNETTE TRUSTEE	725 BRACKLYN AVE	ZEBULON, NC 27597
KLEINHEINZ, PHILLIP HENRY TRUSTEE KLEINHEINZ, KATHLEEN ANNETTE TRUSTEE	718 PUTNEY HILL RD	ZEBULON, NC 27597
KLEINHEINZ, KATHLEEN ANNETTE TRUSTEE KLEINHEINZ, PHILLIP HENRY TRUSTEE	720 PUTNEY HILL RD	ZEBULON, NC 27597
DUFAUCHARD, ERIN CECILY	702 PUTNEY HILL RD	ZEBULON, NC 27597
POWELL, DAVID RAY	700 SPELLBROOK RD	ZEBULON, NC 27597
SCORE 4 LLC	716 SPELLBROOK RD	ZEBULON, NC 27597
SCORE 6 LLC	728 SPELLBROOK RD	ZEBULON, NC 27597
CARTER, SHAMANE NICOLE CARTER, RICHARD THOMAS II	547 EVERS DEN DR	ZEBULON, NC 27597
JONES, JASPER LERON	738 PUTNEY HILL RD	ZEBULON, NC 27597
PANCHANATHAN, MAGESH PATIL, ANUPRITA	736 PUTNEY HILL RD	ZEBULON, NC 27597
RALLAPALLI, LEENA TELLA, RAVI	446 BARRINGTON ROW AVE	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	701 SPELLBROOK RD	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	712 SPELLBROOK RD	ZEBULON, NC 27597
RAY, KATHRYN JOANNA FREEMAN, DARRELL	729 SPELLBROOK RD	ZEBULON, NC 27597
ANDL LLC	703 PUTNEY HILL RD	ZEBULON, NC 27597
KLEINHEINZ, PHILLIP HENRY TRUSTEE KLEINHEINZ, KATHLEEN ANNETTE TRUSTEE	722 PUTNEY HILL RD	ZEBULON, NC 27597
NADARAJAPILLAI, THANUSIYAN THANUSIYAN, GAYATHRI	714 PUTNEY HILL RD	ZEBULON, NC 27597
GANDHAM, MURALIDHAR	519 BARRINGTON ROW AVE	ZEBULON, NC 27597
PAREKH, DHAVAL PORWAL, SONAL	521 BARRINGTON ROW AVE	ZEBULON, NC 27597
CAMPBELL, CHALONDA	705 BRACKLYN AVE	ZEBULON, NC 27597
ULLIAN, JESSICA ULLIAN, JAY	414 BARRINGTON ROW AVE	ZEBULON, NC 27597
KOLA, NARESHREDDY YENUMULA, MADHAVI	434 BARRINGTON ROW AVE	ZEBULON, NC 27597
MORANGANTI, PAVITHRA	720 SPELLBROOK RD	ZEBULON, NC 27597
YADAV, PRAVEEN SINGH, RAKHI	717 PUTNEY HILL RD	ZEBULON, NC 27597
KOTA, PRAVEEN MUTHIREDDY, SOWMYA	715 PUTNEY HILL RD	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	556 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	552 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	548 EVERS DEN DR	ZEBULON, NC 27597
JONES, JOSHUA HUNTER	500 BARRINGTON ROW AVE	ZEBULON, NC 27597
DAY, CHASE DANIEL DAY, SAMANTHA GRUBB	716 PUTNEY HILL RD	ZEBULON, NC 27597

MCIVER, BRUCE JAHAN MCIVER, ASHLEY ELIZABETH	517 BARRINGTON ROW AVE	ZEBULON, NC 27597
DEVERAKONDA, SWAPNA	520 BARRINGTON ROW AVE	ZEBULON, NC 27597
HERNANDEZ TORRES, MARIA ELENA	525 BARRINGTON ROW AVE	ZEBULON, NC 27597
BROWN, ANTHONY RAYMOND	2013 OLD BUNN RD	ZEBULON, NC 27597
BROWN, CAITLIN ERIN ADAMS, JONATHAN WINDSOR	729 PUTNEY HILL RD	ZEBULON, NC 27597
BARNES, TYREE	741 HADSTOCK PATH	ZEBULON, NC 27597
ZOOMZ INVESTMENTS LLC	730 PUTNEY HILL RD	ZEBULON, NC 27597
ETIGUNTA, MEERAIAH BARINPALLE, REDDIRANI	717 SPELLBROOK RD	ZEBULON, NC 27597
FISHER, JOHN M FISHER, ELIZABETH J	1208 E GANNON AVE	ZEBULON, NC 27597
LEE, DAVID ALLEN LEE, LISA MARIA	705 HADSTOCK PATH	ZEBULON, NC 27597
KUMARI RAVELLA, NAGA RAJA	719 HADSTOCK PATH	ZEBULON, NC 27597
LOMAZ, JAN LOMAZ, IWONA	743 HADSTOCK PATH	ZEBULON, NC 27597
MALAVE, ANDREW	704 HADSTOCK PATH	ZEBULON, NC 27597
SELECT PROPERTIES LLC	742 HADSTOCK PATH	ZEBULON, NC 27597
MIZZELLE, CHANDA L MIZZELLE, MARVIN J	406 BARRINGTON ROW AVE	ZEBULON, NC 27597
WHITE, DEBORAH	424 BARRINGTON ROW AVE	ZEBULON, NC 27597
SHAIKH, AZRA TRUSTEE FASIH AHMED AND MEHBOOB JAHAN SHAIKH LIVING TRUST	448 BARRINGTON ROW AVE	ZEBULON, NC 27597
VAKA, SREENADHA BABU VAKA, LAKSHMI DEVI	721 SPELLBROOK RD	ZEBULON, NC 27597
SAHAYAM, ANVESH RAMA BEERAVELLY, SWATHI	706 HADSTOCK PATH	ZEBULON, NC 27597
DFC BARRINGTON LLC	413 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	433 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	400 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	719 PUTNEY HILL RD	ZEBULON, NC 27597
DFC BARRINGTON LLC	509 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	0 BARRINGTON ROW AVE	ZEBULON, NC 27597
THORNTON PROPERTY MANAGEMENT LLC	1216 E GANNON AVE	ZEBULON, NC 27597
MINOR, TEDRIC L	740 HADSTOCK PATH	ZEBULON, NC 27597
BENNETT, THOMAS JAMES BENNETT, ANNA BRANDON	444 BARRINGTON ROW AVE	ZEBULON, NC 27597
SALEH, BASSAM MAHD MOHD AHMAD DAYEH, EMAN RAIQ MUSTAFA ABU	708 SPELLBROOK RD	ZEBULON, NC 27597
KUNDOOR, VISHWA GANGIREDDY, MOUNIKA	707 HADSTOCK PATH	ZEBULON, NC 27597
CHINTALAPHANI, KARTHIK S VANGA, SOWMYA	708 HADSTOCK PATH	ZEBULON, NC 27597
DHULIPALLA, SARATH BABU MALASANI, KRANTHI	711 HADSTOCK PATH	ZEBULON, NC 27597
DFC BARRINGTON LLC	507 EVERS DEN DR	ZEBULON, NC 27597

DFC BARRINGTON LLC	424 EVERS DEN DR	ZEBULON, NC 27597
DFC BARRINGTON LLC	528 EVERS DEN DR	ZEBULON, NC 27597
DFC BARRINGTON LLC	529 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	0 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	540 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	544 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	546 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	550 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	554 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	566 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	570 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	572 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	574 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	576 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	0 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	580 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	582 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	586 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	590 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	592 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	600 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	602 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	604 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	606 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	610 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	612 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	0 BARRINGTON ROW AVE	ZEBULON, NC 27597
WATERS, SUSAN	416 BARRINGTON ROW AVE	ZEBULON, NC 27597
SHAIKH, AZRA TRUSTEE FASIH AHMED AND MEHBOOB SHAIKH LIVING TRUST	428 BARRINGTON ROW AVE	ZEBULON, NC 27597
KAESER, JOHN WILLIAM	440 BARRINGTON ROW AVE	ZEBULON, NC 27597
CHINTHALAPALLI, GOPIKRISHNA	708 PUTNEY HILL RD	ZEBULON, NC 27597
MALEPATI, CHETANKUMAR	502 BARRINGTON ROW AVE	ZEBULON, NC 27597
BAUSSAN, MONIQUE TRUSTEE THE MONIQUE BAUSSAN LIVING TRUST	506 BARRINGTON ROW AVE	ZEBULON, NC 27597

HODGE, KARLA AMANDA	526 BARRINGTON ROW AVE	ZEBULON, NC 27597
BENDAPUDI, KANTHI VALLURI, MALLIKHARJUNA RAO	522 BARRINGTON ROW AVE	ZEBULON, NC 27597
PARTMAN, JANELE MAYA	510 BARRINGTON ROW AVE	ZEBULON, NC 27597
CHRISTENSEN, CORY WILLIAM CHRISTENSEN, GLYNNIS Z	705 SPELLBROOK RD	ZEBULON, NC 27597
JONES-WESTON, FRIEDA	516 BARRINGTON ROW AVE	ZEBULON, NC 27597
KUMAR, AMIT TRUSTEE SINGH, ANUPAMA TRUSTEE	720 BRACKLYN AVE	ZEBULON, NC 27597
MENON, ROHIT NANDULA, MADHURI	536 BARRINGTON ROW AVE	ZEBULON, NC 27597
AMEYAW, JUSTICE	729 BRACKLYN AVE	ZEBULON, NC 27597
PALAVAI, SRIPAL R PALWAI, SPANDANA	704 SPELLBROOK RD	ZEBULON, NC 27597
SWEET, ZACHARY MICHAEL	426 BARRINGTON ROW AVE	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	523 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	525 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	527 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	529 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	533 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	535 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	537 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	539 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	543 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	545 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	551 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	553 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	555 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	534 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	522 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	520 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	518 EVERS DEN DR	ZEBULON, NC 27597
VAUGHN, MICHAEL CHARLES VAUGHN, DOROTHY ELLEN ROSS	713 PUTNEY HILL RD	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	541 BARRINGTON ROW AVE	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	543 BARRINGTON ROW AVE	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	539 BARRINGTON ROW AVE	ZEBULON, NC 27597
H&H CONSTRUCTORS OF FAYETTEVILLE LLC	625 SPELLBROOK RD	ZEBULON, NC 27597
MELENDEZ, SAMUEL ARMENIAKOS, FRANCHESCA	532 BARRINGTON ROW AVE	ZEBULON, NC 27597

NARRA, LAKSHMI LAVANYA	537 BARRINGTON ROW AVE	ZEBULON, NC 27597
SINGH, ANSHUL SINGH, BRENDA	711 PUTNEY HILL RD	ZEBULON, NC 27597
SUBRAMANYAM, SIVAPARVATHI KESAVULU, BALAJI MUDIGURI	704 PUTNEY HILL RD	ZEBULON, NC 27597
THOMAS, VALERIA ELAINE	721 BRACKLYN AVE	ZEBULON, NC 27597
WIGGINS, BENJAMIN WIGGINS, CICELY	728 BRACKLYN AVE	ZEBULON, NC 27597
METWALLY, ABDEL KARIM AZDOD, BATOUL	732 BRACKLYN AVE	ZEBULON, NC 27597
SCORE 3 LLC	709 SPELLBROOK RD	ZEBULON, NC 27597
SCORE 5 LLC	725 SPELLBROOK RD	ZEBULON, NC 27597
LAYNE, TASHA	523 BARRINGTON ROW AVE	ZEBULON, NC 27597
MURPHY, KRISTEN ANNE	558 EVERS DEN DR	ZEBULON, NC 27597
MATTHEWS, JOSEPH MATTHEWS, PHILOMINA	540 EVERS DEN DR	ZEBULON, NC 27597
WHEELER, JAMES CARLOS JR TRUSTEE ELEANOR J WHEELER IRREVOCBLE TRUST	1250 E GANNON AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	0 BARRINGTON ROW AVE	ZEBULON, NC 27597
FOREMAN, KRISTEL NATASHJA	530 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	0 OLD BUNN RD	ZEBULON, NC 27597
DFC BARRINGTON LLC	552 BARRINGTON ROW AVE	ZEBULON, NC 27597
VUPPUTURI, RAVI MAKALA, NAVYA	713 HADSTOCK PATH	ZEBULON, NC 27597
MENON, ROHIT NANDULA, MADHURI	534 BARRINGTON ROW AVE	ZEBULON, NC 27597
PARSI, SRIDEVI PEDDI, HARISH	726 PUTNEY HILL RD	ZEBULON, NC 27597
JOHNSON, KYTH R JOHNSON, SONYA D	527 BARRINGTON ROW AVE	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	536 EVERS DEN DR	ZEBULON, NC 27597
BROWN, GERALDINE O'NEAL BROWN, TIFFANY NICOLE	2009 OLD BUNN RD	ZEBULON, NC 27597
KANDURI, SAI KUMAR TANGELLAPALLY, MADHURI	745 HADSTOCK PATH	ZEBULON, NC 27597
EVANS, JASON D EVANS, TANYA VERONICA	709 HADSTOCK PATH	ZEBULON, NC 27597
DFC BARRINGTON LLC	542 BARRINGTON ROW AVE	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	538 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	550 EVERS DEN DR	ZEBULON, NC 27597
DFC BARRINGTON LLC	584 BARRINGTON ROW AVE	ZEBULON, NC 27597
BARRINGTON NC HOMEOWNERS ASSOCIATION INC	0 CORRIE LN	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	554 EVERS DEN DR	ZEBULON, NC 27597
CONNELLY, ELIZABETH HOPE	710 PUTNEY HILL RD	ZEBULON, NC 27597
PASCHALL, DIANA FIELDS	1816 OLD BUNN RD	ZEBULON, NC 27597
JONES, GABRIELLE DENISE	430 BARRINGTON ROW AVE	ZEBULON, NC 27597

SWARNA, BHASKAR	524 BARRINGTON ROW AVE	ZEBULON, NC 27597
GUNTAKANDLA, JASWANTH REDDY GUNTAKANDLA, NIKHILA R	744 HADSTOCK PATH	ZEBULON, NC 27597
DFC BARRINGTON LLC	445 BARRINGTON ROW AVE	ZEBULON, NC 27597
SREEKRISHNAVILASAM, ASHA	749 HADSTOCK PATH	ZEBULON, NC 27597
PALIVELA, SUDHAMSHA GAYAPAKA, SRUJAN K	706 PUTNEY HILL RD	ZEBULON, NC 27597
PROPERTIES BELOW ARE WITHIN 750' OFFSET FROM 1917 OLD BUNN ROAD PARCEL (NOT DUPLICATED FROM 1915 OLD BUNN ROAD)		
MCNABB, LYNN C FOSCUE, JULIA M	2100 OLD BUNN RD	ZEBULON, NC 27597
PACE, WARREN A PACE, DONNA M	10737 STAGHOUND TRL	ZEBULON, NC 27597
HOCUTT, JAMES P TRUSTEE HOCUTT, SUSAN T TRUSTEE	0 NC 39 HWY	ZEBULON, NC 27597
CLARK, KEVIN M CLARK, KELLY F	10729 STAGHOUND TRL	ZEBULON, NC 27597
WILMINGTON MATERIALS INC	1609 E NC 97 HWY	ZEBULON, NC 27597
MORRISON, PERRY DANIEL MORRISON, TAMMRA LEANN	10745 STAGHOUND TRL	ZEBULON, NC 27597
CARROLL, CHRISTOPHER L CARROLL, LINDA J	10736 STAGHOUND TRL	ZEBULON, NC 27597
BATTEN, JOSHUA C BATTEN, JENNIFER P	10721 SUNNY POINT DR	ZEBULON, NC 27597
WILLIAMS, TYRONE T WILLIAMS, ADRIENNE	10744 STAGHOUND TRL	ZEBULON, NC 27597
JOYNER, E CARROLL	0 PARKS VILLAGE RD	ZEBULON, NC 27597
ELLIOTT, KERIDAN	10724 SUNNY POINT DR	ZEBULON, NC 27597
CAPITAL CLUB PROPERTIES LLC	1405 E NC 97 HWY	ZEBULON, NC 27597
CLARK, TERRY G	10749 STAGHOUND TRL	ZEBULON, NC 27597
LYNCH, ANDREW SCOTT LYNCH, SUSAN MARIE	10753 STAGHOUND TRL	ZEBULON, NC 27597
SIMS, KENNETH M. SIMS, JUNE S.	1421 E NC 97 HWY	ZEBULON, NC 27597
MANN, ALVIN MANN, JUDITH	2117 OLD BUNN RD	ZEBULON, NC 27597
DAVIS, GARY Q DAVIS, TONYA V	10725 SUNNY POINT DR	ZEBULON, NC 27597
HAMAN, EDWARD J HAMAN, BRENDA L	2104 WINSLOWE FARM DR	ZEBULON, NC 27597
KEENE, JUSTIN KEENE, JENNIFER	2101 OLD BUNN RD	ZEBULON, NC 27597
HETRICK, MARK ANDREW HETRICK, ERIN DIANA	10728 SUNNY POINT DR	ZEBULON, NC 27597
HIGH, GREGORY R.	2109 OLD BUNN RD	ZEBULON, NC 27597
LEWIS, JOHN LEWIS, ANNA	10720 SUNNY POINT DR	ZEBULON, NC 27597
BURNETTE, JOSHUA S BRANTLEY, LAYLA D	10717 SUNNY POINT DR	ZEBULON, NC 27597
GOODWIN, WILLIAM T JR TRUSTEE GOODWIN, RENNE P TRUSTEE	10729 SUNNY POINT DR	ZEBULON, NC 27597
ADDRESSES BELOW ARE PROPERTY OWNERS WITH A DIFFERENT MAILING ADDRESS THAN THE ABOVE PROPERTY ADDRESSES		
BARRINGTON NC HOMEOWNERS ASSOCIATION INC	11010 RAVEEN RIDGE RD	RALEIGH, NC 27614

DFC BARRINGTON LLC	13000 SAWGRASS VILLAGE CIRCLE STE 24	PONTE VERDE BEACH, FL 32082
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	7200 FALLS OF THE NEUSE RD STE 202	RALEIGH, NC 27615
HENDRICKSON, C THOMAS HENDRICKSON, JILL D	PO BOX 1166	ZEBULON, NC 27597
KLEINHEINZ, KATHLEEN ANNETTE TRUSTEE KLEINHEINZ, PHILLIP HENRY TRUSTEE	3255 RUSTIC WOODS CT	LOOMIS CA 95650
WHEELER, JAMES CARLOS JR TRUSTEE ELEANOR J WHEELER IRREVOCBLE TRUST	1403 LAKE PARK BLVD S #504	28428
MEDLIN, JUDITH HOOD	1138 OLD US 264 HWY	ZEBULON NC 27597
GUNTAKANDLA, JASWANTH REDDY GUNTAKANDLA, NIKHILAR	116 COLONIAL CT	WEST LAFAYETTE IN 47906
VISWANATHAN, RADHIKA SOBTI, LAKSHYA	2347 STONE FENCE LN	HERNDON VA 20171
REDDY, SRIDHAR PULLA TRUSTEE REDDY, PAVANI PULLA TRUSTEE	1964 VIA DI SALERNO	PLEASANTON CA 94566
HOGG, TRACY BRIAN HOGG, JENNIFER RAY	1501 W GANNON AVE	ZEBULON NC 27597
MP2 HOMES NC LLC	9815 SOAPSTONE TRL	ELLIOT CITY MD 21043
NALAMADA, RAGHAVA KAMBALAPALLY, PREETHI	1624 PANTEGO TRL	CARY NC 27519
PASCHALL, DIANA FIELDS	PO BOX 790	KNIGHTDALE NC 27545
PATEL FAMILY PROPERTIES LLC	308 VERSAILLES DR	CARY NC 27511
GATTU, NARSIMHA PRASAD GATTU, RAMA RANGI	8556 PEACHTREE AVE	NEWARK CA 94560
MANDAVA, SHILPA BUJUGUNDLA, PRIYANKA	23039 SULLIVANS COVE SQ	BRAMBLETON VA 20148
RANGI, PRAVEENA	1810 MORGAN MIST CT	SUGAR LAND TX 77479
RENGARAJAN, RAMESH SUGAVANAM, NIRUPA	1423 GLENWATER DR	CARY NC 27519
PAUL, JAMES LAWRENCE PAUL, ANGELA PAYNE	PO BOX 547	ZEBULON NC 27597
KALAKUNTLA, RANJITH K GOTTIMUKKULA, PRIYANKA	5708 HURKETT CT	CARY NC 27519
SREEKRISHNAVILASAM, ASHA	11305 WINDWITTY CT	RALEIGH NC 27614
732 HADSTOCK PATH LLC	1140 KILDAIRE FARM RD STE 209	CARY NC 27511
LAKKI, NAGENDRA BONAM, PRATHIMA	21151 E CARRIAGE WAY	QUEEN CREEK AZ 85142
VARADA RAJU, DHANAMIJAYA RAJU TRUSTEE		
TRUSTEE OF DHANAMIJAYA RAJU VARADA RAJU AND LATHA V AND LLC	1148 COZY OAK AVE	CARY NC 27519
SCORE 6 LLC	329 MATILDA PL	CARY NC 27513
PANCHANATHAN, MAGESH PATIL, ANUPRITA	861 BETHLEHEM CHURCH RD	YOUNGSVILLE NC 27596
RALLAPALLI, LEENA TELLA, RAVI	547 SPIRE BND	APEX NC 27523
NADARAJAPILLAI, THANUSIYAN THANUSIYAN, GAYATHRI	1013 ARTIS TOWN LN	MORRISVILLE NC 27560
GANDHAM, MURALIDHAR	3224 STAR GAZING CT	WAKE FOREST NC 27587
	42166 GENTLE FALLS DR	BRAMBLETON VA 20148

PAREKH, DHAVAL PORWAL, SONAL	6705 TULE ELK WAY	NEWARK CA 94560
MORANGANTI, PAVITHRA	3681 WALLY PLACE WAY	SAN JOSE CA 95121
KOTA, PRAVEEN MUTHIREDDY, SOWMYA	6817 HUNTS MESA DR	INDIAN LAND SC 29707
DEVERAKONDA, SWAPNA	2009 GRACE POINT RD	MORRISVILLE NC 27560
BROWN, ANTHONY RAYMOND	PO BOX 340	ZEBULON NC 27597
BROWN, CAITLIN ERIN ADAMS, JONATHAN WINDSOR	501 W SYCAMORE ST	ZEBULON NC 27597
ZOOMZ INVESTMENTS LLC	31 WILDEOAK CT	COLUMBIA SC 29223
ETIGUNTA, MEERAIAH BARINPALLE, REDDIRANI	258 NEW RD	08852
SELECT PROPERTIES LLC	1017 WHISPER ROCK TRL	CARY NC 27519
SHAIKH, AZRA TRUSTEE FASIH AHMED AND MEHBOOB JAHAN SHAIKH LIVING TRUST	1008 KINGSTON GROVE DR	CARY NC 27519
VAKA, SREENADHA BABU VAKA, LAKSHMI DEVI	118 LOFTY HEIGHTS DR	DURHAM NC 27713
SAHAYAM, ANVESH RAMA BEERAVELLY, SWATHI	2048 CRAMPTON GROVE WAY	CARY NC 27519
KUNDOOR, VISHWA GANGIREDDY, MOUNIKA	227 QUARRY POINT RD	MALVERN PA 19355
CHINTALAPHANI, KARTHIK S VANGA, SOWMYA	600 ASHBURY LN	PROSPER TX 75078
CHINTHALAPALLI, GOPIKRISHNA	23493 BUCKLAND FARM TER	ASHBURN VA 20148
BAUSSAN, MONIQUE TRUSTEE THE MONIQUE BAUSSAN LIVING TRUST	215 E BRANCH ST	SPRING HOPE NC 27882
BENDAPUDI, KANTHI VALLURI, MALLIKHARJUNA RAO	1516 ACORN CT	LOMBARD IL 60148
KUMAR, AMIT TRUSTEE SINGH, ANUPAMA TRUSTEE	1337 COZY OAK AVE	CARY NC 27519
MENON, ROHIT NANDULA, MADHURI	318 BAY WILLOW CT	CARY NC 27519
PALAVAI, SRIPAL R PALWAI, SPANDANA	201 TRAZLANE DR	HOLLY SPRINGS NC 27540
MELENDEZ, SAMUEL ARMENIAKOS, FRANCHESCA	5404 RUTLEDGEVILLE LN	KNIGHTDALE NC 27545
NARRA, LAKSHMI LAVANYA	23099 RED SUNSET PL	ALDIE VA 20105
SINGH, ANSHUL SINGH, BRENDA	309 SPENCOR MILL RD	MORRISVILLE NC 27560
PALIVELA, SUDHAMSHA GAYAPAKA, SRUJAN K	1108 FLIP TRL	CARY NC 27513
SCORE 5 LLC	861 BETHLEHEM CHURCH RD	YOUNGSVILLE NC 27596
SCORE 4 LLC	861 BETHLEHEM CHURCH RD	YOUNGSVILLE NC 27596
SCORE 3 LLC	861 BETHLEHEM CHURCH RD	YOUNGSVILLE NC 27596
MATTHEWS, JOSEPH MATTHEWS, PHILOMINA	7321 CARPENTER FIRE STATION RD	CARY NC 27519
BROWN, GERALDINE O'NEAL BROWN, TIFFANY NICOLE	PO BOX 838	ZEBULON NC 27597
KANDURI, SAI KUMAR TANGELLAPALLY, MADHURI	868 BAY BOUQUET LN	APEX NC 27523
MENON, ROHIT NANDULA, MADHURI	318 BAY WILLOW CT	CARY NC 27519
PARSI, SRIDEVI PEDDI, HARISH	1831 BALDHEAD ISLAND DR	APEX NC 27502
YADAV, PRAVEEN SINGH, RAKHI	112 PRIESTLY CT	MORRISVILLE NC 27560

1915 and 1917 Old Bunn Road Planned Development Rezoning and Annexation Request

Neighborhood Meeting
November 25, 2024



INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

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: Old Bunn Road Subdivision		Zoning: Planned Development (PD)
Location: 1915 and 1917 Old Bunn Road, Zebulon, NC 27597		
Property PIN(s): 2715-29-0916; 2716-21-5371		Acreage/Square Feet: 159.72 / 6,957,604 (Net outside of right-of-way)
Property Owner: Thomas C Hendrickson and Jill D Hendrickson		
Address: PO BOX 1166		
City: Zebulon	State: NC	Zip: 27597
Phone: N/A		Email: N/A
Developer: Eastwood Homes of Raleigh, LLC		
Address: 7101 Creedmoor Road, Suite 115		
City: Raleigh	State: NC	Zip: 27613
Phone: 919.758.8208	Fax: N/A	Email: bguillet@eastwoodhomes.com
Engineer: Pabst Design Group, PA		
Address: 107 Fayetteville Street, Suite 200		
City: Raleigh	State: NC	Zip: 27601
Phone: 919.848.4399	Fax: 919.848.4395	Email: dpabst@pabstdesign.com
Attorney: Morningstar Law Group		
Address: 434 Fayetteville Street, Suite 2200		
City: Raleigh	State: NC	Zip: 27601
Phone: 919.890.3318	Fax: N/A	Email: mstuart@morningstarlawgroup.com

Neighborhood Meeting

Agenda

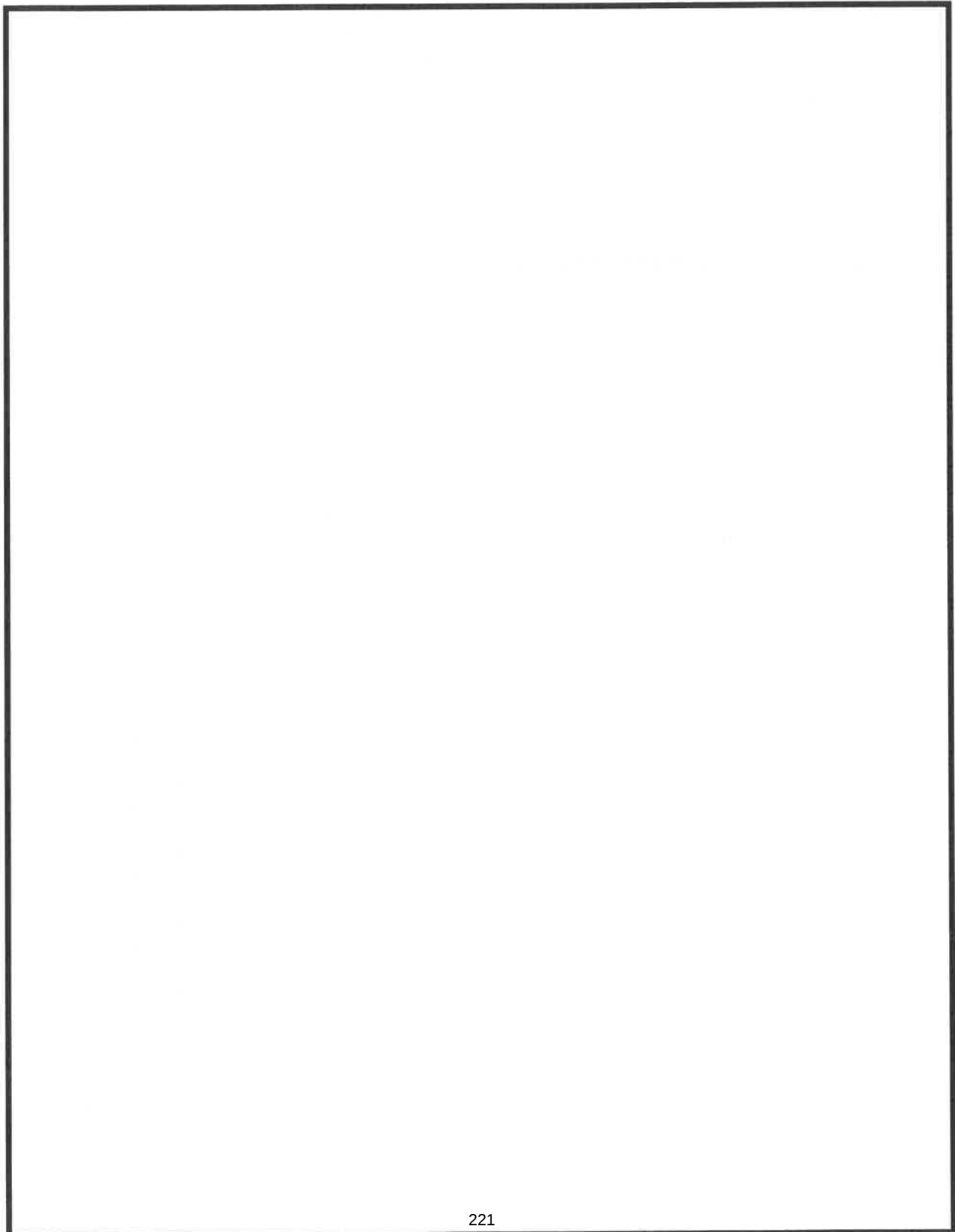
November 25, 2024

7-9 pm

Zebulon Community Center
301 S. Arendell Avenue
Zebulon, NC 27597

- I. Welcome and introductions
- II. Site overview
- III. Planned Development District Rezoning and Annexation Processes
 - a. Timeline
 - b. Future meetings
- IV. Development proposal
 - a. Uses
 - b. Conditions
 - c. Builder
- V. Discussion

Please use this page to provide any written comments or questions you'd like to share. Thank you.

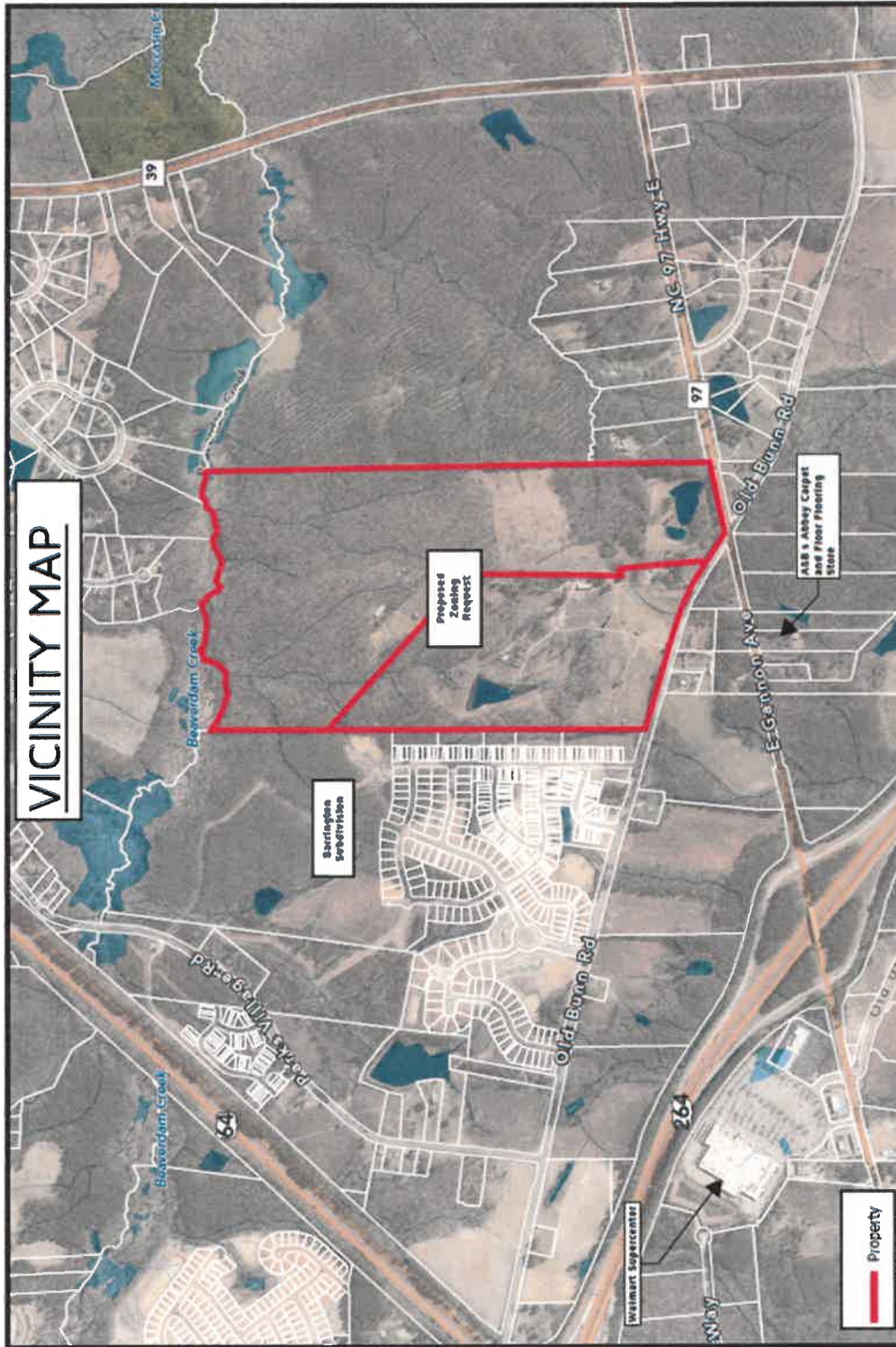
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1915 and 1917 Old Bunn Road Planned Development

Neighborhood Meeting

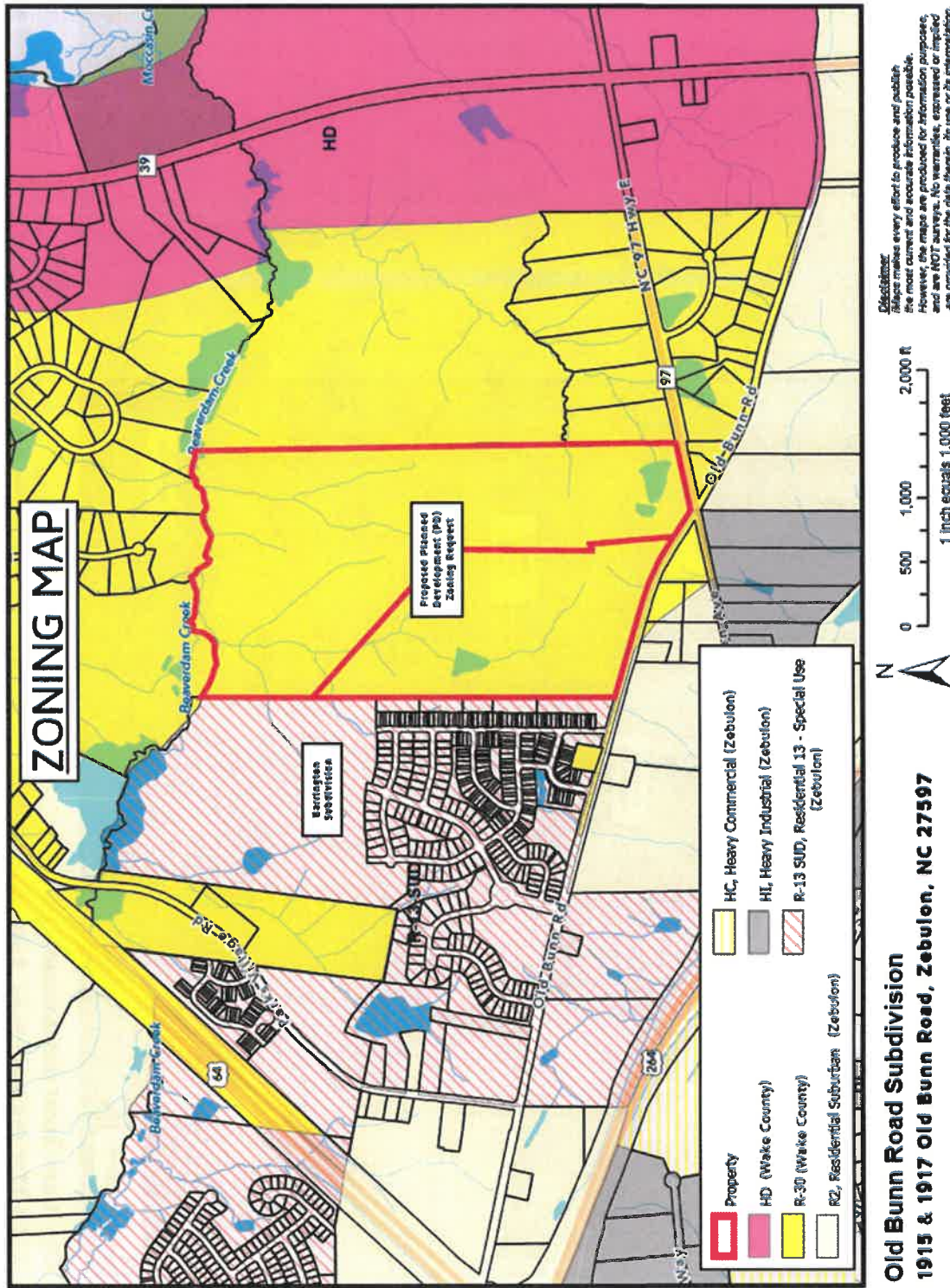
November 25, 2024





Disclaimer:
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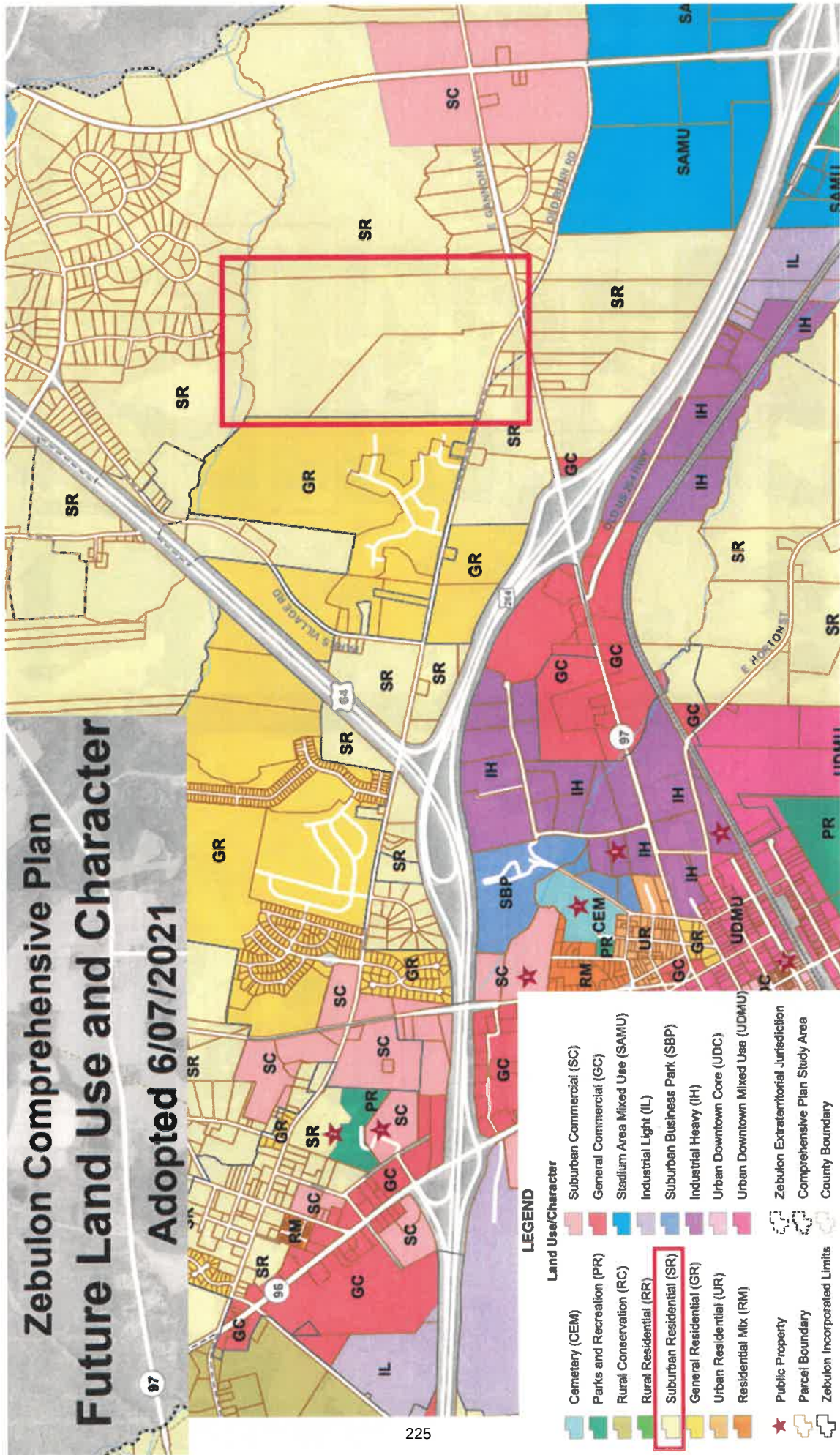
**Old Bunn Road Subdivision
1915 & 1917 Old Bunn Road, Zebulon, NC 27597**



Old Bunn Road Subdivision
1915 & 1917 Old Bunn Road, Zebulon, NC 27597

Zebulon Comprehensive Plan Future Land Use and Character

Adopted 6/07/2021



LEGEND

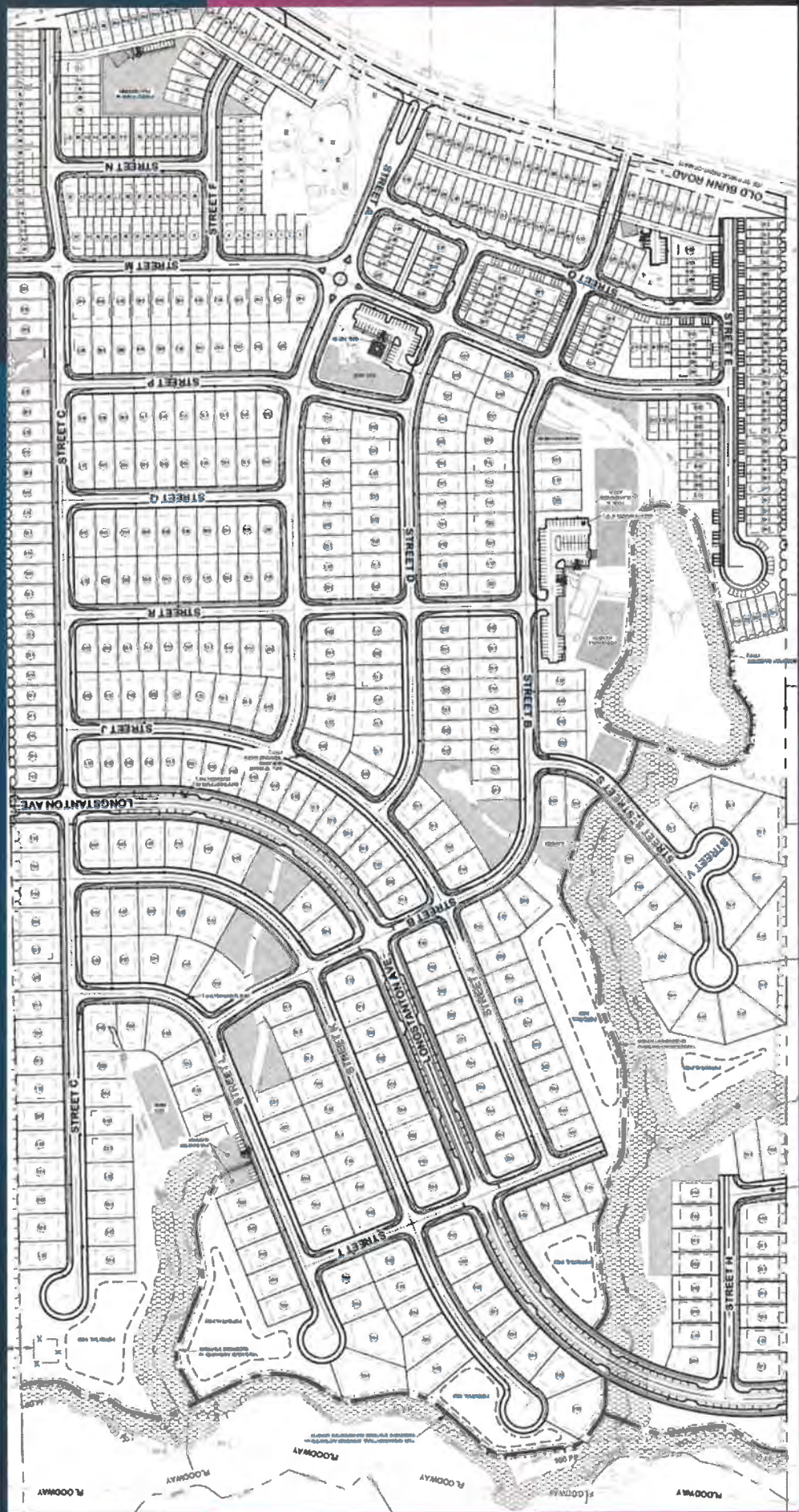
- | Land Use/Character | |
|--------------------|---------------------------------------|
| | Cemetery (CEM) |
| | Parks and Recreation (PR) |
| | Rural Conservation (RC) |
| | Rural Residential (RR) |
| | Suburban Residential (SR) |
| | General Residential (GR) |
| | Urban Residential (UR) |
| | Residential Mix (RM) |
| | Suburban Commercial (SC) |
| | General Commercial (GC) |
| | Stadium Area Mixed Use (SAMU) |
| | Industrial Light (IL) |
| | Suburban Business Park (SBP) |
| | Industrial Heavy (IH) |
| | Urban Downtown Core (UDC) |
| | Urban Downtown Mixed Use (UDMU) |
| | Public Property |
| | Parcel Boundary |
| | Zebulon Incorporated Limits |
| | Zebulon Extraterritorial Jurisdiction |
| | Comprehensive Plan Study Area |
| | County Boundary |

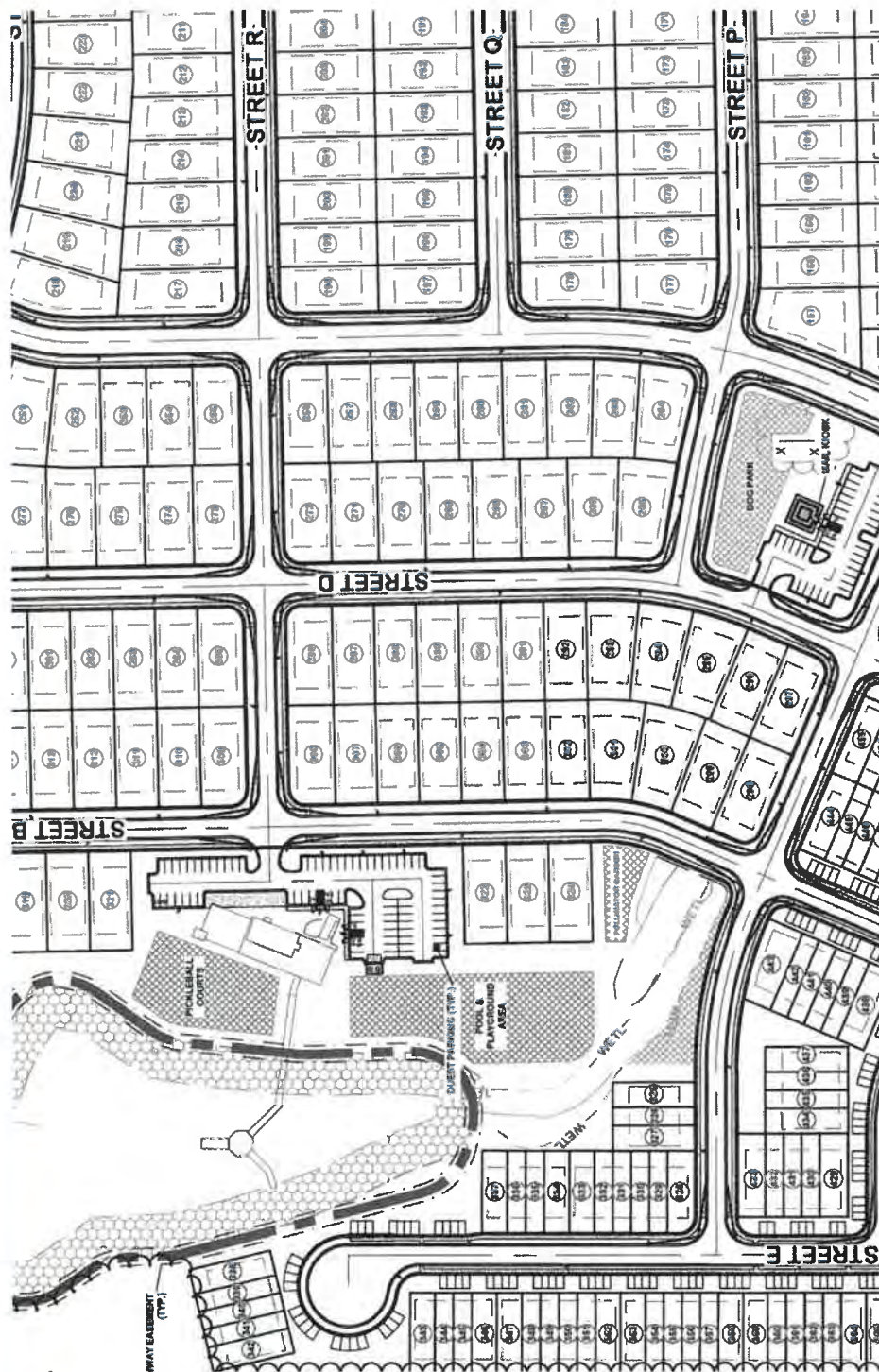
FIGURE 2.2.15 PLANNED DEVELOPMENT: PLANNED DEVELOPMENT PROCEDURE	
Step	Action
1	Pre-application Conference See Section 2.3.2, Pre-application Conference
2	File Application See Section 2.3.3, Application Filing
3	Completeness Determination See Section 2.3.3.G, Determination of Application Completeness
4	TRC Review of Master Plan See Section 2.3.5, Staff Review and Action
5	Joint Public Hearing Scheduled
6	Public Notice See Section 2.3.6, Public Notice
7	Joint Public Hearing by Planning Board & Board of Commissioners See Section 2.3.7, Public Hearings and Meetings
8	Planning Board Review and Recommendation See Section 2.3.7, Public Hearings and Meetings
9	Board of Commissioners Review and Decision See Section 2.3.7, Public Hearings and Meetings
10	Notification of Decision See Section 2.3.9, Notification of Decision

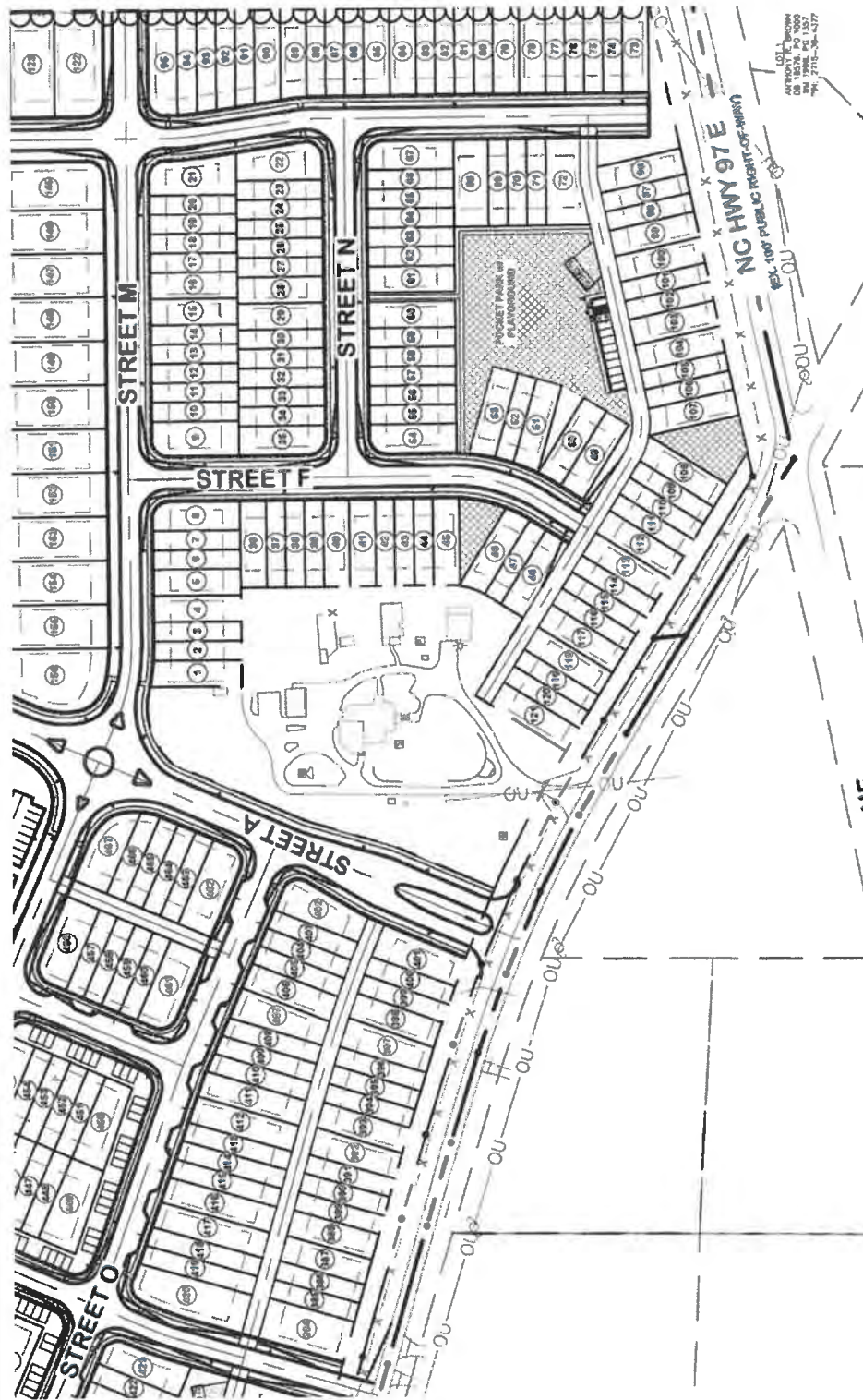
FIGURE 2.2.2: ANNEXATION PROCEDURE	
Step	Action
1	Pre-application Conference See Section 2.3.2, Pre-application Conference
2	File Petition See Section 2.3.3, Application Filing
3	Certification of Sufficiency
4	Planning Director Review See Section 2.3.5, Staff Review and Action
5	Public Hearing Scheduled
6	Public Notice See Section 2.3.6, Public Notice
7	Board of Commissioners Review and Decision See Section 2.3.7, Public Hearings and Meetings
8	Notification of Decision See Section 2.3.9, Notification of Decision
9	Recordation

Public Meeting	Neighborhood Meeting	Joint Public Hearing and Planning Board	Planning Board	Board of Commissioners
Deadline/Expected	TODAY	April 14, 2025	April 21, 2025	May 5, 2025









Key Proposed Conditions

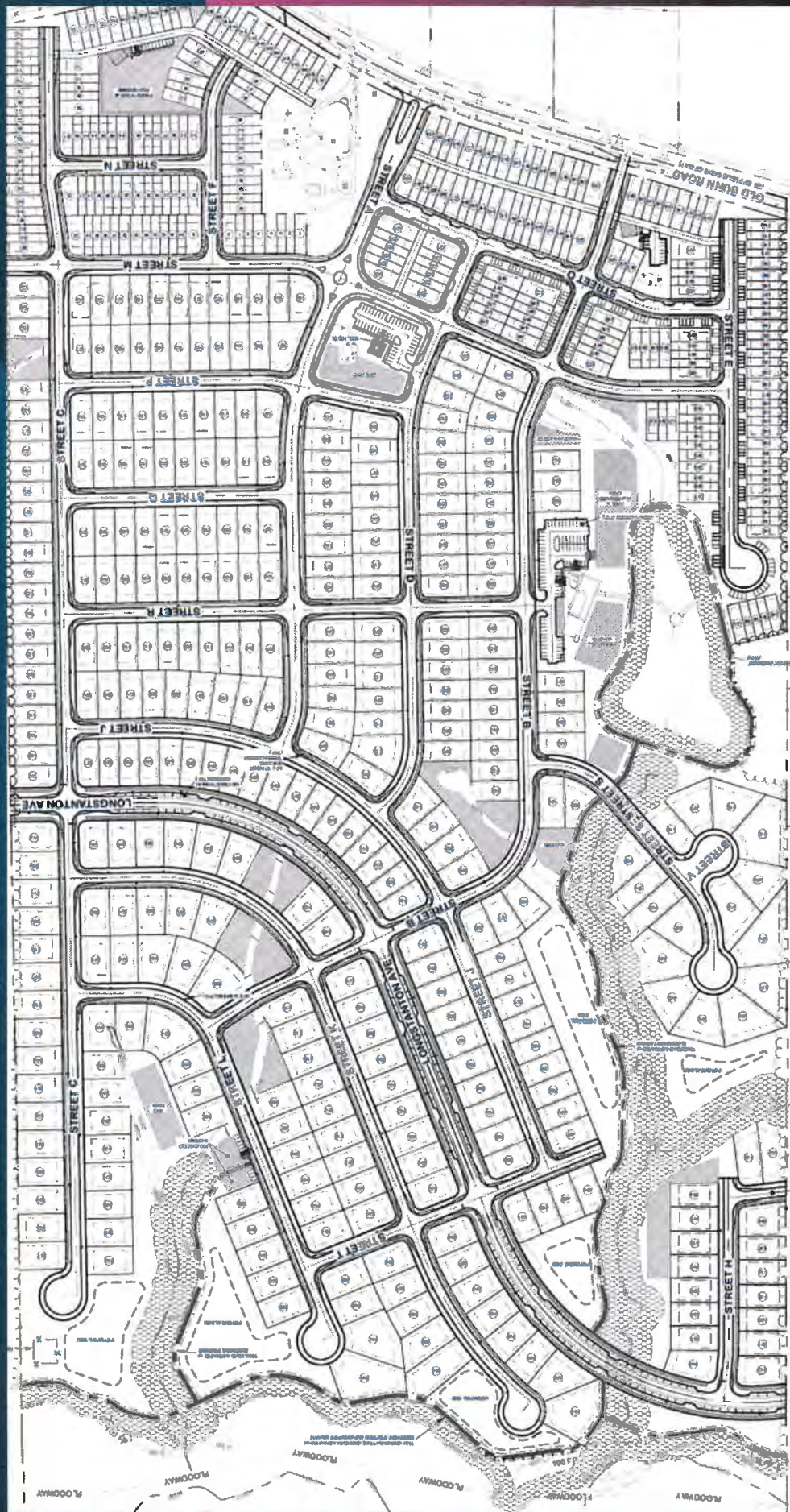
Maximum 3 stories

Minimum driveway length of 20 feet where off-street parking is provided

Public greenway trail along Beaverdam Creek

Required amenities:

- Dog park
- Community garden
- Pollinator garden
- Pocket park
- Pickleball courts
- Swimming pool
- Greenway trailhead
- Playground equipment



Suburban Residential

This designation is for residential areas where suburban character is established and preserved by achieving a balance between buildings and other site improvements relative to the degree of open space maintained within the neighborhood. The openness may be found in relatively large yard areas on individual lots and between homes and/or in common green spaces or water features. This distinguishes suburban character areas from more auto-oriented areas where site coverage in the form of dwellings, driveways and other paved surfaces predominates over open space.

Primary Land Use Types

- Detached residential dwellings.
- Planned developments that integrate other housing types (e.g., attached residential such as patio homes or townhomes), with increased open space to preserve an overall suburban character.
- Golf course subdivisions.

Beginning at a point, said point being an existing iron pipe at the southwest corner of the C. Thomas Hendrickson and wife, Jill D. Hendrickson tract as recorded in Book 9528, Page 1148 in the Wake County Registry and as shown on that certain plat recorded in Book of Maps 1992, Page 72 in said registry, said point also being on the northern 60 foot right of way margin of Old Bunn Road and having North Carolina State Plane coordinates of N=759,010.09 and E=2,211,628.79; thence, leaving said right of way along the western line of said Hendrickson tract N00°08'12"W, 414.51 feet to an existing iron pipe on the eastern line of Open Space 3 as shown on a plat recorded in Book of Maps 2023, Page 412 in said registry; thence, N00°05'08"E, 430.33 feet to an existing iron pipe in the eastern line of Open Space 7 as shown on a plat recorded in Book of Maps 2023, Page 413 in said registry; thence, N00°05'25"E, 412.26 feet to an existing iron pipe in the eastern line of Open Space 17 as shown on a plat recorded in Book of Maps 2023, Page 825 in said registry; thence, N00°05'01"E, 374.93 feet to an existing iron pipe in the eastern line of Open Space 18 as shown on a plat recorded in Book of Maps 2023, Page 824 in said registry; thence, N00°06'38"E, 257.42 feet to a point, said point being an existing iron pipe at the northeast corner of said Open Space 18 and at the southeast corner of the DFC Barrington, LLC tract as recorded in Book 18542, Page 1854 in said registry; thence, along the eastern line of said DFC Barrington, LLC tract the following courses and distances: thence, N00°01'33"E, 119.22 feet to an existing iron pipe; thence, N00°06'07"E, 366.32 feet to a point, said point being an existing iron pipe at the northernmost corner of said Hendrickson tract shown on said Book of Maps 1992, Page 72; thence, continuing along said DFC Barrington, LLC tract and the western line of said Hendrickson tract as recorded in Book 9528, Page 1148 the following courses and distances: thence, N00°21'43"E, 134.06 feet to an existing angle iron; thence, N00°03'31"E, 635.77 feet to an existing angle iron; thence, N00°03'31"E, 108.06 feet to a point in the centerline of Beaverdam Creek and being the northwest corner of said Hendrickson tract; thence, leaving said eastern line of DFC Barrington, LLC tract along said centerline of Beaverdam Creek the following courses and distances: thence, S54°42'15"E, 2.52 feet to a point; thence, S61°11'47"E, 9.99 feet to a point; thence, S57°27'18"E, 19.87 feet to a point; thence, S55°39'48"E, 21.50 feet to a point; thence, S63°25'54"E, 7.83 feet to a point; thence, S67°15'03"E, 16.81 feet to a point; thence, S64°23'09"E, 23.57 feet to a point; thence, S61°27'17"E, 21.06 feet to a point; thence, S58°28'02"E, 19.36 feet to a point; thence, S63°26'09"E, 16.21 feet to a point; thence, S65°39'36"E, 11.52 feet to a point; thence, S70°05'18"E, 13.03 feet to a point; thence, S75°13'36"E, 9.31 feet to a point; thence, S77°56'26"E, 43.97 feet to a point; thence, S68°31'06"E, 5.64 feet to a point; thence, S62°21'48"E, 5.93 feet to a point; thence, S56°58'43"E, 23.85 feet to a point; thence, S61°43'46"E, 5.68 feet to a point; thence, S70°57'07"E, 5.55 feet to a point; thence, S81°28'13"E, 6.32 feet to a point; thence, N89°41'52"E, 11.75 feet to a point; thence, N84°37'56"E, 4.02 feet to a point; thence, N78°22'00"E, 4.34 feet to a point; thence, N72°43'10"E, 11.78 feet to a point; thence, N73°05'40"E, 13.33 feet to a point; thence, N77°26'40"E, 14.09 feet to a point; thence, N84°56'39"E, 16.31 feet to a point; thence, S89°25'48"E, 12.25 feet to a point; thence, S84°35'47"E, 13.31 feet to a point; thence, S82°52'27"E, 18.14 feet to a point; thence, S86°46'56"E, 10.02 feet to a point; thence, S89°33'26"E, 24.25 feet to a point; thence, N85°14'21"E, 4.52 feet to a point; thence, N77°54'37"E, 5.37 feet to a point; thence, N66°13'48"E, 5.74 feet to a point; thence, N56°16'25"E, 28.25 feet to a point; thence, N49°46'12"E, 8.52 feet to a point; thence, N43°18'35"E, 39.00 feet to a point; thence, N35°48'14"E, 9.40 feet to a point; thence, N29°44'56"E, 9.07 feet to a point; thence, N23°47'23"E, 25.41 feet to a point; thence, N13°42'16"E, 5.28 feet to a point; thence, N02°51'47"E, 10.01 feet to a point; thence, N09°27'56"E, 6.08 feet to a point; thence, N19°58'56"E, 13.17 feet to a point; thence, N13°22'10"E, 6.49 feet to a point; thence, N07°41'46"E, 28.00 feet to a point; thence, N21°47'40"E, 4.71

feet to a point; thence, N29°33'05"E, 9.12 feet to a point; thence, N54°17'16"E, 2.46 feet to a point; thence, N65°46'15"E, 4.11 feet to a point; thence, N73°45'11"E, 3.13 feet to a point; thence, N88°20'40"E, 6.50 feet to a point; thence, S86°31'25"E, 10.27 feet to a point; thence, S88°11'59"E, 18.01 feet to a point; thence, N71°50'59"E, 3.42 feet to a point; thence, N49°26'05"E, 2.30 feet to a point; thence, N40°36'42"E, 4.61 feet to a point; thence, N48°55'10"E, 12.27 feet to a point; thence, N38°39'49"E, 2.40 feet to a point; thence, N48°31'01"E, 4.34 feet to a point; thence, N60°21'47"E, 3.17 feet to a point; thence, N69°25'25"E, 3.20 feet to a point; thence, N84°33'53"E, 3.26 feet to a point; thence, S69°56'43"E, 3.46 feet to a point; thence, S46°34'32"E, 4.82 feet to a point; thence, S30°57'21"E, 4.37 feet to a point; thence, S26°15'29"E, 5.09 feet to a point; thence, S30°44'42"E, 5.38 feet to a point; thence, S35°48'37"E, 4.70 feet to a point; thence, S41°38'24"E, 4.52 feet to a point; thence, S46°40'56"E, 4.46 feet to a point; thence, S53°07'48"E, 4.69 feet to a point; thence, S62°48'17"E, 5.06 feet to a point; thence, S70°13'45"E, 4.25 feet to a point; thence, S78°22'07"E, 8.68 feet to a point; thence, S80°54'55"E, 21.77 feet to a point; thence, N87°36'58"E, 4.51 feet to a point; thence, N78°10'32"E, 10.98 feet to a point; thence, N87°08'55"E, 6.26 feet to a point; thence, S88°38'13"E, 5.25 feet to a point; thence, S82°53'06"E, 5.04 feet to a point; thence, S77°52'41"E, 18.15 feet to a point; thence, S82°28'58"E, 9.08 feet to a point; thence, S89°02'44"E, 7.50 feet to a point; thence, S81°20'00"E, 4.55 feet to a point; thence, S74°19'34"E, 10.65 feet to a point; thence, S69°26'35"E, 4.27 feet to a point; thence, S76°22'59"E, 8.23 feet to a point; thence, S81°18'52"E, 9.10 feet to a point; thence, S89°27'35"E, 13.25 feet to a point; thence, N87°08'13"E, 13.77 feet to a point; thence, S86°43'42"E, 8.77 feet to a point; thence, S78°29'07"E, 9.70 feet to a point; thence, N71°02'38"E, 139.99 feet to a point; thence, S33°31'41"E, 40.85 feet to a point; thence, S66°29'54"E, 29.59 feet to a point; thence, S31°16'21"E, 104.58 feet to a point; thence, S56°56'50"E, 26.02 feet to a point; thence, N46°09'05"E, 56.74 feet to a point; thence, S70°48'15"E, 154.82 feet to a point; thence, N60°44'37"E, 63.39 feet to a point; thence, N65°46'25"E, 55.65 feet to a point; thence, N74°49'04"E, 64.76 feet to a point; thence, S53°22'46"E, 44.37 feet to a point; thence, S68°50'13"E, 8.31 feet to a point; thence, S71°49'58"E, 8.42 feet to a point; thence, S85°36'58"E, 9.78 feet to a point; thence, N84°25'24"E, 11.55 feet to a point; thence, N77°25'51"E, 9.48 feet to a point; thence, N68°52'38"E, 8.85 feet to a point; thence, N61°02'36"E, 21.43 feet to a point; thence, N69°15'52"E, 9.36 feet to a point; thence, N74°30'49"E, 7.26 feet to a point; thence, N82°00'42"E, 4.04 feet to a point; thence, S00°00'00"E, 9.50 feet to a point; thence, S85°54'52"E, 10.53 feet to a point; thence, S00°00'00"E, 11.75 feet to a point; thence, N86°18'26"E, 7.77 feet to a point; thence, N83°04'34"E, 8.81 feet to a point; thence, N59°35'30"E, 6.67 feet to a point; thence, N55°29'31"E, 7.28 feet to a point; thence, N49°34'43"E, 8.87 feet to a point; thence, N45°23'44"E, 12.64 feet to a point; thence, N39°24'37"E, 14.96 feet to a point; thence, N33°10'23"E, 11.42 feet to a point; thence, N23°44'14"E, 6.21 feet to a point; thence, N30°57'25"E, 2.92 feet to a point; thence, N48°24'01"E, 6.68 feet to a point; thence, N55°06'56"E, 5.79 feet to a point; thence, N65°32'30"E, 3.02 feet to a point; thence, N78°14'22"E, 3.06 feet to a point; thence, S85°32'06"E, 4.01 feet to a point; thence, S75°40'19"E, 11.87 feet to a point; thence, S86°15'57"E, 5.76 feet to a point; thence, N88°07'17"E, 15.26 feet to a point; thence, N70°54'25"E, 3.44 feet to a point; thence, N54°46'14"E, 5.20 feet to a point; thence, N43°15'47"E, 8.76 feet to a point; thence, N50°18'44"E, 8.12 feet to a point; thence, N43°15'55"E, 4.38 feet to a point; thence, N31°21'49"E, 7.69 feet to a point; thence, N46°12'29"E, 4.16 feet to a point; thence, N58°24'31"E, 3.82 feet to a point; thence, N70°41'57"E, 6.62 feet to a point; thence, N80°58'11"E, 5.57 feet to a point; thence, N86°39'29"E, 26.80 feet to a point; thence, S86°37'34"E, 14.52 feet to a point; thence, S80°54'37"E, 6.33 feet to a point; thence, S74°44'59"E, 8.55 feet to a point; thence,

S72°41'11"E, 20.16 feet to a point; thence, S77°24'48"E, 19.21 feet to a point; thence, S69°52'43"E, 11.45 feet to a point; thence, S68°07'18"E, 17.78 feet to a point; thence, S75°44'47"E, 15.74 feet to a point; thence, S87°57'20"E, 3.50 feet to a point; thence, N79°52'18"E, 3.55 feet to a point; thence, N71°15'41"E, 7.39 feet to a point; thence, N68°32'00"E, 10.09 feet to a point; thence, N64°45'42"E, 9.17 feet to a point; thence, N84°48'17"E, 10.08 feet to a point, said point being at the northeast corner of said Hendrickson tract and the northwest corner of the Wilmington Materials, Inc. tract as recorded in Book 11154, Page 293 in said registry; thence, leaving said centerline of Beaverdam Creek along the eastern line of said Hendrickson tract and the western line of said Wilmington Materials, Inc. tract S01°03'25"E, 500.00 feet to an iron pipe set; thence, S01°03'25"E, 2,413.00 feet to an existing iron pipe at a corner with said Wilmington Materials, Inc. tract and Lot 1 as shown on a plat recorded in Book of Maps 1986, Page 318 in said registry; thence, continuing along said eastern line of Hendrickson S01°03'25"E, 851.87 feet to a point, said point being at the southeast corner of said Hendrickson tract and on the northern 100 foot right of way margin of NC Highway 97; thence, along said right of way S77°39'05"W, 9.42 feet to a point, said point being at the southwest corner of Lot 1 as recorded in Book of Maps 1986, Page 318 in said registry; thence, continuing along said right of way S77°39'05"W, 551.36 feet to a point, said point being where said northern right of way margin of NC Highway 97 meets and intersects with said northern right of way margin of Old Bunn Road; thence, leaving said right of way of NC Highway 97 along said right of way of Old Bunn Road the following courses and distances: thence, N58°05'54"W, 216.45 feet to a point at the southeast corner of said Hendrickson tract as shown on Book of Maps 1992, Page 72; thence, continuing along said right of way N58°06'33"W, 109.71 feet to a point; thence, N59°16'38"W, 108.48 feet to a point; thence, N63°05'36"W, 99.27 feet to a point; thence, N66°53'13"W, 104.01 feet to a point; thence, N70°13'43"W, 96.93 feet to a point; thence, N72°51'06"W, 107.77 feet to a point; thence, N73°40'34"W, 99.12 feet to a point; thence, N73°49'20"W, 164.03 feet to a point; thence, N73°49'41"W, 163.99 feet to a point; thence, N74°25'54"W, 299.86 feet to the Place and Point of Beginning, containing an area of 6,957,604 square feet or 159.72 acres, more or less.

LITTLE RIVER TOWNSHIP WAKE COUNTY NORTH CAROLINA

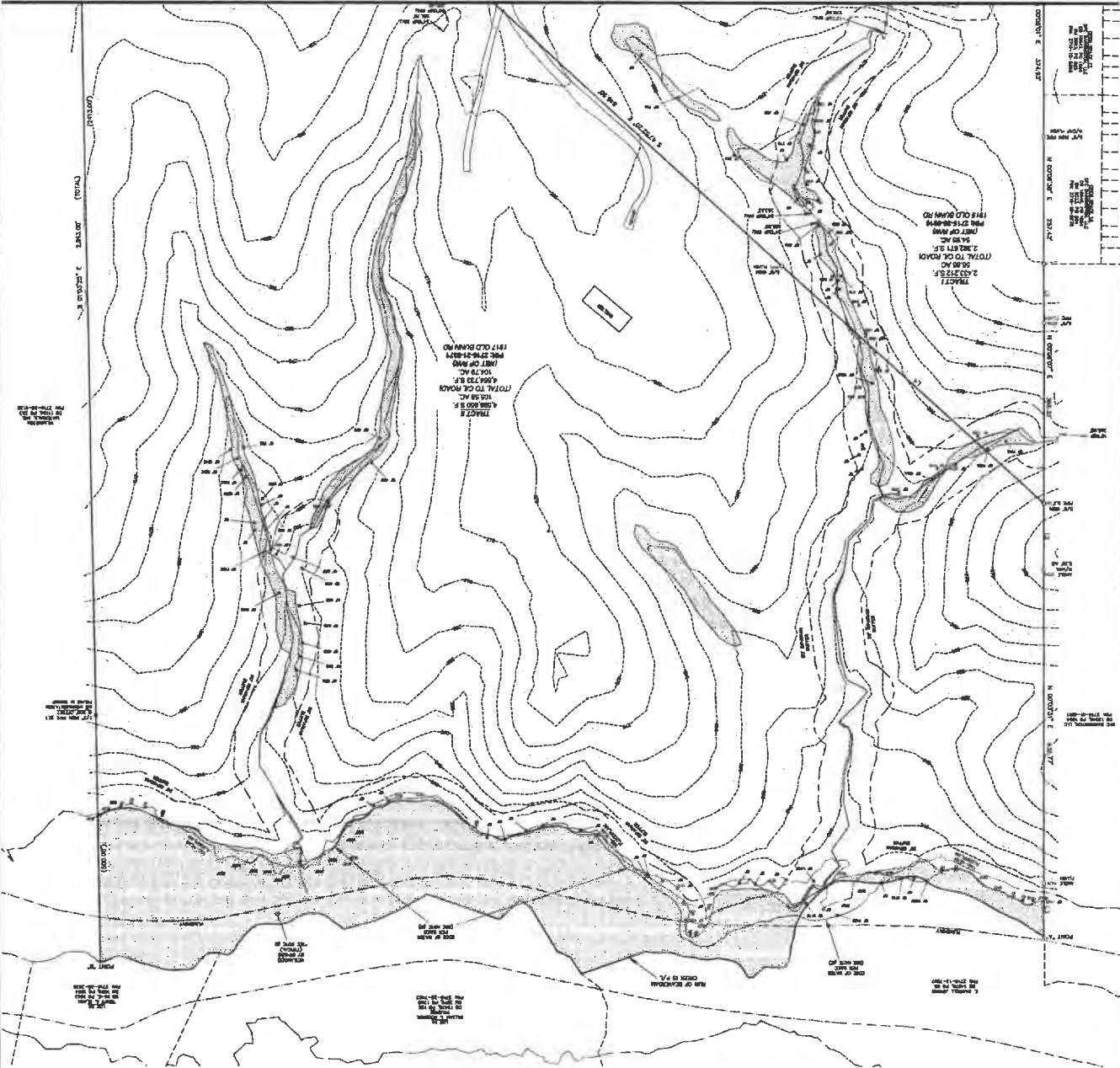
BOUNDARY & TOPOGRAPHIC SURVEY
PROPERTIES OF
THOMAS C. & JILL D. HENDRICKSON

SCALE: 1"=100'

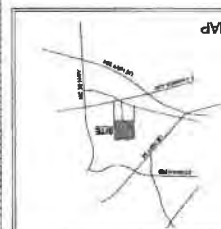
LINE LABEL-THIS SHEET ONLY		
LINE	LENGTH	WEIGHT
1	10.00	1.00
2	10.00	1.00
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MATCH LINE - SHEET 1



NC GRID NORTH
(NAD 83/2011)

VICINITY MAP
MAY 10 2015

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 **April 14, 2025, 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:

IDT Project Number 1556960 – Planned Development 2025-02 – Zebulon Mixed Use (0, 1928 & 1938 Zebulon Rd)

PIN # 1796748489, 17968544029, 1796845839. A request by Spectrum Investment Solutions on behalf of property owner Martha B Stancil, for a rezoning to the Planned Development (PD) zoning district for a mixed-use development with retail and apartments.

IDT Project Number 1555968 – Planned Development 2025-03 – Old Bunn Rd (1915 & 1917 Old Bunn Rd)

PIN # 2715290916, 2716215371. A request by Eastwood Homes of Raleigh LLC on behalf of property owner C. Thomas Hendrickson & Jill D Hendrickson, for a rezoning to the Planned Development (PD) Zoning district for the development of 617 residential lots.

Public comments may be submitted to Planner II Catherine Farrell at cfarrell@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/departments/planning/public-hearing-information> For questions or additional information, please contact us at (919) 823-1811.

Notificación de Audiencia Pública

Por la presente se notifica, de conformidad con las disposiciones del Artículo 2.3.6 de la Ordenanza de Desarrollo Unificado del Pueblo de Zebulon, que se celebrará una audiencia pública el **14 de abril de 2025, a las 6:00 PM** en el **Complejo Municipal de Zebulon, 1003 N. Arendell Avenue**, y será llevada a cabo por la Junta de Comisionados y la Junta de Planificación con el propósito de considerar los siguientes puntos:

IDT Proyecto Número 1556960 - Desarrollo Planificado 2025-02 - Zebulon Uso Mixto (0, 1928 & 1938 Zebulon Rd)

PIN # 1796748489, 17968544029, 1796845839. Una solicitud de Spectrum Investment Solutions en nombre del dueño de la propiedad Martha B Stancil, para una recalificación al distrito de zonificación de Desarrollo Planeado (PD) para un desarrollo de uso mixto con tiendas y apartamentos.

IDT Proyecto Número 1555968 - Desarrollo Planificado 2025-03 - Old Bunn Rd (1915 & 1917 Old Bunn Rd)

PIN # 2715290916, 2716215371. Una solicitud de Eastwood Homes of Raleigh LLC en nombre del propietario C. Thomas Hendrickson & Jill D Hendrickson, para una recalificación al distrito de Zonificación de Desarrollo Planificado (PD) para el desarrollo de 617 lotes residenciales.

Los comentarios del público pueden presentarse al Planner II Catherine Farrell en cfarrell@townofzebulon.org no más tarde de las 12:00 del mediodía del día de la audiencia para ser leído en el expediente. Los enlaces se proporcionarán junto con el paquete de solicitud completa y la documentación en la página web del Departamento de Planificación en <https://www.townofzebulon.org/departments/planning/public-hearing-information>. Para preguntas o desea más información, póngase en contacto con nosotros en el (919) 823-1811.

ZEBULON

NORTH CAROLINA

CASE # PD 2025-03 IDT# 1555968 – Old Bunn Road Subdivision

PROJECT ADDRESS 1915 Old Bunn Road & 1917 Old Bunn Road

PIN NUMBER: 2715290916, 2716215371

HEARING DATE: April 14, 2025

State of North Carolina

County of Wake

BEFORE ME, the undersigned Notary, CATHERINE G. WOODS on this 9th day of April 2025, personally appeared Catherine Farrell, known to me to be a credible person and of lawful age, who being by me first duly sworn, on her oath, deposes and says:

I Catherine Farrell, Interim Senior Planner 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 for the above referenced hearing.

- First Class Mailing Sent on **April 3, 2025** (see attached mailing list and copy of mailing)
- Advertisement in a Paper of General Circulation sent on March 31st, 2024 (Wake weekly, publication dates **4/4/2025 & 4/11/2025**)
- Posting Public Hearing Signage on Property on **4/3/2025** (pictures attached)
- Posted to Planning Department Website **4/3/2025**

Catherine Farrell

April 9, 2025

Catherine Farrell

Date

Subscribed and sworn to before me, this 9th day of April 2025.

[Notary Seal:]

Catherine G. Woods

[signature of Notary]

CATHERINE G. WOODS

[printed name of Notary]

NOTARY PUBLIC

My commission expires: 07-10, 2027.





PLANNING

- Code Enforcement
- Permitting Information
- Homeowners
- Professionals
- Submittal Deadlines
- Long Range Planning
- Documents
- Forms and Applications
- Interactive Development Map
- Public Hearing Information

Planning Office

☎ 919-423-1810

Matt Lower
Planning Director

✉ mlower@townofzabulon.org

Cate Farrell
Planning II

✉ cfarrell@townofzabulon.org

☎ 919-423-1811

Chris Michla
Planning II

✉ cmichla@townofzabulon.org

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PUBLIC HEARING INFORMATION

Notice of Public Hearing

Notice is hereby given pursuant to the provisions of Article 2.3.6 of the Town of Zabulon Unified Development Ordinance that a public hearing will be held on April 14, 2025, at 6:00 PM at the **Zabulon 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:

IDT Project Number 1558960 – Planned Development 2025-02 – Zabulon Mixed Use (L, 1928 & 1938 Zabulon Rd)

PIN # 1796746469, 17968544029, 1796845839, A request by Spectrum Investment Solutions on behalf of property owner **Mertina B Stanckl** for a rezoning to the Planned Development (PD) zoning district for a mixed-use development with retail and apartments.

IDT Project Number 1555968 – Planned Development 2025-03 – Oak Buam Rd (1915 & 1917 Oak Buam Rd)

PIN # 2715290916, 2716215371, A request by Eastwood Homes of Raleigh LLC on behalf of property owner **C. Thomas Hendrickson & Jill D Hendrickson**, for a rezoning to the Planned Development (PD) Zoning district for the development of 617 residential lots.

Public comments may be submitted to Planner II Catherine Farrell at cfarrell@townofzabulon.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.townofzabulon.org/departments/planning/public-hearing-information> For questions or additional information, please contact us at (919) 823-1811.



PLANNING

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- Documents
- Forms and Applications
- Interactive Development Map
- Public Hearing Information

Planning Office

☎ 919 823 1810

Matt Lower
Hearing Director

✉ mattlower@zabulon.org

Cate Farrell
Planner II

✉ catefarrell@zabulon.org
☎ 919 823 1811

Chris Medina
Planner I

✉ cmolina@zabulon.org

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PUBLIC HEARING INFORMATION

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 April 14, 2025, at 6:00 PM at the Zebulon Municipal Complex, 1009 N. Arendall Avenue, and will be conducted by the Board of Commissioners and the Planning Board for the purpose of considering the following items:

IDT Project Number 1556960 – Planned Development 2025-02 – Zebulon Mixed Use (Q, 1928 & 1936 Zebulon Rd)

PIN # 1796748489, 17968544029, 1796845839 A request by Spectrum Investment Solutions on behalf of property owner Martha B Stancil, for a rezoning to the Planned Development (PD) zoning district for a mixed-use development with retail and apartments.

IDT Project Number 1555968 – Planned Development 2025-03 – Old Buam Rd (1915 & 1917 Old Buam Rd)

PIN # 2715290916, 2716215371 A request by Eastwood Homes of Raleigh, LLC on behalf of property owner C. Thomas Hendrickson & Jill D Hendrickson, for a rezoning to the Planned Development (PD) Zoning district for the development of 617 residential lots.

Public comments may be submitted to Planner II Catherine Farrell at catefarrell@zabulon.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/departments/planning/public-hearing-information> For questions or additional information, please contact us at (919) 823-1811.

WAKE WEEKLY

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THE WAKE WEEKLY - WAKE COUNTY	2025-04-04
Notice of Hearing	
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 April 7th, 2025 at 6:00 PM at the Zebulon Municipal Complex, 1003 N. Arendell Avenue, and will be conducted by the Board of Commissioners for the purpose	
WAKE COUNTY, NORTH CAROLINA	2025-04-04
THE WAKE WEEKLY - WAKE COUNTY	2025-04-04
Notice of Hearing	
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 April 7th, 2025 at 6:00 PM at the Zebulon Municipal Complex, 1003 N. Arendell Avenue, and will be conducted by the Board of Commissioners for the purpose	
WAKE COUNTY, NORTH CAROLINA	2025-03-28
THE WAKE WEEKLY - WAKE COUNTY	2025-03-28
Public Notice	
Notice of Service of Process by Public...the 14th day of March, 2025, Maria Guadalupe Ramirez Perez, Plaintiff, 12928 Eagle Ridge Road, Zebulon, NC 27597. The Wake Weekly March 14, 21, 28, 2025	
WAKE COUNTY, NORTH CAROLINA	2025-03-27
THE WAKE WEEKLY - WAKE COUNTY	2025-04-04
Notice of Service of Process by Public...the 14th day of March, 2025, Maria Guadalupe Ramirez Perez, Plaintiff, 12928 Eagle Ridge Road, Zebulon, NC 27597. The Wake Weekly March 14, 21, 28, 2025	
WAKE COUNTY, NORTH CAROLINA	2025-03-28
THE WAKE WEEKLY - WAKE COUNTY	2025-03-28
Foreclosure Sale	
NORTH CAROLINA WAKE COUNTY Special Pro...Record Owners: Atlanta M. Miles and Gary D. Jones, Address of Property: 615 Stuart Drive Zebulon, NC 27597 Deed of Trust Book: 16330 Page: 2507 Dated: March 28, 2016 Gamros: Atlanta M. Miles and Gary D. Jones Original Beneficiary: State Employees' Credit Union	
WAKE COUNTY, NORTH CAROLINA	2025-03-27

Notice of Hearing

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Wake County, North Carolina

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 April 14, 2025, 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:

IDT Project Number 1556660 Planned Development 2025-02 Zebulon Mixed Use (I, 1928 & 1928 Zebulon Rd)
PIN # 1796728483, 17968544029, 1796845839. A request by Spectrum Investment Solutions on behalf of property owner Martha B Spauld for a rezoning to the Planned Development (PD) zoning district for a mixed-use development with retail and apartments.

IDT Project Number 1556660 Planned Development 2025-03 Old Bunn Rd (1915 & 1917 Old Bunn Rd)
PIN # 2715290916, 2716215371. A request by Eastwood Homes of Raleigh LLC on behalf of property owner C. Thomas Hendrickson & Jill D Hendrickson, for a rezoning to the Planned Development (PD) Zoning district for the development of 617 residential lots.

Public comments may be submitted to Planner II Catherine Farrell at: cfarrell@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/development/planning/docs/hearing-information>

For questions or additional information, please contact us at (919) 823-1811.

The Wake Weekly
April 4, 17, 2025

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Owner	Address	City, State
PROPERTIES BELOW ARE WITHIN 750' OFFSET FROM 1915 OLD BUNN ROAD PARCEL		
MEDLIN, JUDITH HOOD	1139 OLD US 264 HWY	ZEBULON, NC 27597
NALMADA, ANIL K PINGILI, NARMADA R	728 HADSTOCK PATH	ZEBULON, NC 27597
VISWANATHAN, RADHIKA SOBTI, LAKSHYA	738 HADSTOCK PATH	ZEBULON, NC 27597
REDDY, SRIDHAR PULLA TRUSTEE REDDY, PAVANI PULLA TRUSTEE	737 PUTNEY HILL RD	ZEBULON, NC 27597
BARRINGTON NC HOMEOWNERS ASSOCIATION INC	0 HADSTOCK PATH	ZEBULON, NC 27597
BARRINGTON NC HOMEOWNERS ASSOCIATION INC	0 HADSTOCK PATH	ZEBULON, NC 27597
BARRINGTON NC HOMEOWNERS ASSOCIATION INC	0 HADSTOCK PATH	ZEBULON, NC 27597
BARRINGTON NC HOMEOWNERS ASSOCIATION INC	0 HADSTOCK PATH	ZEBULON, NC 27597
HOLLAND, BRYAN EUGENE	438 BARRINGTON ROW AVE	ZEBULON, NC 27597
HOLDEN, ROBERT A HOLDEN, IVA C	2021 OLD BUNN RD	ZEBULON, NC 27597
HOGG, TRACY BRIAN HOGG, JENNIFER RAY	1724 OLD BUNN RD	ZEBULON, NC 27597
CARMON, DEBORAH ANN	735 HADSTOCK PATH	ZEBULON, NC 27597
MP2 HOMES NC LLC	739 HADSTOCK PATH	ZEBULON, NC 27597
CHIEPA, CLAUDIO ADRIAN HINMAN, KATE	418 BARRINGTON ROW AVE	ZEBULON, NC 27597
WILLARD, PAUL R	732 PUTNEY HILL RD	ZEBULON, NC 27597
NALAMADA, RAGHAVA KAMBALAPALLY, PREETHI	739 PUTNEY HILL RD	ZEBULON, NC 27597
LACROIX, JAMES F LACROIX, BRENDA L	1820 OLD BUNN RD	ZEBULON, NC 27597
HENDRICKSON, C THOMAS HENDRICKSON, JILL D	1917 OLD BUNN RD	ZEBULON, NC 27597
PATEL FAMILY PROPERTIES LLC	0 OLD BUNN RD	ZEBULON, NC 27597
GATTU, NARSIMHA PRASAD GATTU, RAMA RANGI	746 HADSTOCK PATH	ZEBULON, NC 27597
HENDRICKSON, C THOMAS HENDRICKSON, JILL D	1209 E GANNON AVE	ZEBULON, NC 27597
HENDRICKSON, C THOMAS HENDRICKSON, JILL D	1908 OLD BUNN RD	ZEBULON, NC 27597
HENDRICKSON, C THOMAS HENDRICKSON, JILL D	1225 E GANNON AVE	ZEBULON, NC 27597
MANDAVA, SHILPA BUJUUGUNDLA, PRIYANKA	731 PUTNEY HILL RD	ZEBULON, NC 27597
HENDRICKSON, C THOMAS HENDRICKSON, JILL D	1915 OLD BUNN RD	ZEBULON, NC 27597
RANGI, PRAVEENA	736 HADSTOCK PATH	ZEBULON, NC 27597
RENGARAJAN, RAMESH SUGAVANAM, NIRUPA	737 HADSTOCK PATH	ZEBULON, NC 27597
PAUL, JAMES LAWRENCE PAUL, ANGELA PAYNE	1325 E NC 97 HWY	ZEBULON, NC 27597
KALAKUNTALA, RANJITH K GOTTIMUKKULA, PRIYANKA	728 PUTNEY HILL RD	ZEBULON, NC 27597
SMALLS, SEAN II COMBS, SKYLER	436 BARRINGTON ROW AVE	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	404 BARRINGTON ROW AVE	ZEBULON, NC 27597

WHEELER, JAMES CARLOS JR TRUSTEE ELEANOR J WHEELER IRREVOCBLE TRUST	1280 E GANNON AVE	ZEBULON, NC 27597
WHEELER, JAMES CARLOS JR TRUSTEE ELEANOR J WHEELER IRREVOCBLE TRUST	2000 OLD BUNN RD	ZEBULON, NC 27597
WHEELER, JAMES CARLOS JR TRUSTEE ELEANOR J WHEELER IRREVOCBLE TRUST	0 E GANNON AVE	ZEBULON, NC 27597
747 HADSTOCK PATH PROPERTY LLC	747 HADSTOCK PATH	ZEBULON, NC 27597
THORNE, GABRIEL	725 PUTNEY HILL RD	ZEBULON, NC 27597
PIITI, JOHN PIITI, NANCY	701 BRACKLYN AVE	ZEBULON, NC 27597
TIMIOH, MAUREEN M NGANG, EPOLLEH V	716 BRACKLYN AVE	ZEBULON, NC 27597
ADAMS, SCOTT ADAMS, LYNN	1201 E GANNON AVE	ZEBULON, NC 27597
KOTHAGATTU, PRANEETH MAROJU, SARAYU	717 HADSTOCK PATH	ZEBULON, NC 27597
TURNER, MARK C TURNER, IRIS	709 BRACKLYN AVE	ZEBULON, NC 27597
ANYANWU, OBIOHA I ANYANWU, EZINNEKA D	704 BRACKLYN AVE	ZEBULON, NC 27597
HEYWARD, TONY JR CHAMP, GILNEISHA S	420 BARRINGTON ROW AVE	ZEBULON, NC 27597
732 HADSTOCK PATH LLC	732 HADSTOCK PATH	ZEBULON, NC 27597
JACKSON, ARIEL CASON, DEONDRE	408 BARRINGTON ROW AVE	ZEBULON, NC 27597
LAKKI, NAGENDRA BONAM, PRATHIMA	724 SPELLBROOK RD	ZEBULON, NC 27597
WIGGS, JOSEPH B WIGGS, AUDREY E	1751 OLD BUNN RD	ZEBULON, NC 27597
DAVANABOVINA, ARCHANA KUMARI GOLLA, RAMCHANDER	730 HADSTOCK PATH	ZEBULON, NC 27597
SAGAR, TREVOR JOHN	1204 E GANNON AVE	ZEBULON, NC 27597
THAKUR, VINAY SINGH SIDDULA, ARJUN	735 PUTNEY HILL RD	ZEBULON, NC 27597
JONES, TAHJNAH JONES, ANTOINE	712 BRACKLYN AVE	ZEBULON, NC 27597
BARRINGTON NC HOMEOWNERS ASSOCIATION INC	0 HADSTOCK PATH	ZEBULON, NC 27597
BARRINGTON NC HOMEOWNERS ASSOCIATION INC	0 HADSTOCK PATH	ZEBULON, NC 27597
BARRINGTON NC HOMEOWNERS ASSOCIATION INC	0 HADSTOCK PATH	ZEBULON, NC 27597
WEST, ELIZABETH M WEST, JUSTIN A	713 BRACKLYN AVE	ZEBULON, NC 27597
VARADA RAJU, DHANAMIAYA RAJU TRUSTEE TRUSTEE OF		
DHANAMIAYA RAJU VARADA RAJU AND LATHA V	708 BRACKLYN AVE	ZEBULON, NC 27597
SAUNDERS, MARCUS JAY	450 BARRINGTON ROW AVE	ZEBULON, NC 27597
DULAM, SATISH KOTE, MANJULA	512 BARRINGTON ROW AVE	ZEBULON, NC 27597
FLETCHER, BRADLEY WAYNE	724 BRACKLYN AVE	ZEBULON, NC 27597
BRANTLEY, JENNIFER	504 BARRINGTON ROW AVE	ZEBULON, NC 27597
HAYES, SHONNA LYNN	727 PUTNEY HILL RD	ZEBULON, NC 27597
BARNES, SADARRIUS BARNES, JESSICA	410 BARRINGTON ROW AVE	ZEBULON, NC 27597
SHINGHAL, SORABH NARAIN SHINGHAL, SHIKHA	514 BARRINGTON ROW AVE	ZEBULON, NC 27597

ANDL LLC	705 PUTNEY HILL RD	ZEBULON, NC 27597
AND LLC	701 PUTNEY HILL RD	ZEBULON, NC 27597
TREXLER, DALE LEWIS TREXLER, LESLIE NADINE	733 BRACKLYN AVE	ZEBULON, NC 27597
KLEINHEINZ, PHILLIP HENRY TRUSTEE KLEINHEINZ, KATHLEEN ANNETTE TRUSTEE	725 BRACKLYN AVE	ZEBULON, NC 27597
KLEINHEINZ, PHILLIP HENRY TRUSTEE KLEINHEINZ, KATHLEEN ANNETTE TRUSTEE	718 PUTNEY HILL RD	ZEBULON, NC 27597
KLEINHEINZ, KATHLEEN ANNETTE TRUSTEE KLEINHEINZ, PHILLIP HENRY TRUSTEE	720 PUTNEY HILL RD	ZEBULON, NC 27597
DUFAUCHARD, ERIN CECILY	702 PUTNEY HILL RD	ZEBULON, NC 27597
POWELL, DAVID RAY	700 SPELLBROOK RD	ZEBULON, NC 27597
SCORE 4 LLC	716 SPELLBROOK RD	ZEBULON, NC 27597
SCORE 6 LLC	728 SPELLBROOK RD	ZEBULON, NC 27597
CARTER, SHAMANE NICOLE CARTER, RICHARD THOMAS II	547 EVERS DEN DR	ZEBULON, NC 27597
JONES, JASPER LERON	738 PUTNEY HILL RD	ZEBULON, NC 27597
PANCHANATHAN, MAGESH PATIL, ANUPRITA	736 PUTNEY HILL RD	ZEBULON, NC 27597
RALLAPALLI, LEENA TELLA, RAVI	446 BARRINGTON ROW AVE	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	701 SPELLBROOK RD	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	712 SPELLBROOK RD	ZEBULON, NC 27597
RAY, KATHRYN JOANNA FREEMAN, DARRELL	729 SPELLBROOK RD	ZEBULON, NC 27597
ANDL LLC	703 PUTNEY HILL RD	ZEBULON, NC 27597
KLEINHEINZ, PHILLIP HENRY TRUSTEE KLEINHEINZ, KATHLEEN ANNETTE TRUSTEE	722 PUTNEY HILL RD	ZEBULON, NC 27597
NADARAJAPILLAI, THANUSIYAN THANUSIYAN, GAYATHRI	714 PUTNEY HILL RD	ZEBULON, NC 27597
GANDHAM, MURALIDHAR	519 BARRINGTON ROW AVE	ZEBULON, NC 27597
PAREKH, DHAVAL PORWAL, SONAL	521 BARRINGTON ROW AVE	ZEBULON, NC 27597
CAMPBELL, CHALONDA	705 BRACKLYN AVE	ZEBULON, NC 27597
ULLIAN, JESSICA ULLIAN, JAY	414 BARRINGTON ROW AVE	ZEBULON, NC 27597
KOLA, NARESHREDDY YENUMULA, MADHAVI	434 BARRINGTON ROW AVE	ZEBULON, NC 27597
MORANGANTI, PAVITHRA	720 SPELLBROOK RD	ZEBULON, NC 27597
YADAV, PRAVEEN SINGH, RAKHI	717 PUTNEY HILL RD	ZEBULON, NC 27597
KOTA, PRAVEEN MUTHIREDDY, SOWMYA	715 PUTNEY HILL RD	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	556 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	552 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	548 EVERS DEN DR	ZEBULON, NC 27597
JONES, JOSHUA HUNTER	500 BARRINGTON ROW AVE	ZEBULON, NC 27597
DAY, CHASE DANIEL DAY, SAMANTHA GRUBB	716 PUTNEY HILL RD	ZEBULON, NC 27597

MCIVER, BRUCE JAHAN MCIVER, ASHLEY ELIZABETH	517 BARRINGTON ROW AVE	ZEBULON, NC 27597
DEVERAKONDA, SWAPNA	520 BARRINGTON ROW AVE	ZEBULON, NC 27597
HERNANDEZ TORRES, MARIA ELENA	525 BARRINGTON ROW AVE	ZEBULON, NC 27597
BROWN, ANTHONY RAYMOND	2013 OLD BUNN RD	ZEBULON, NC 27597
BROWN, CAITLIN ERIN ADAMS, JONATHAN WINDSOR	729 PUTNEY HILL RD	ZEBULON, NC 27597
BARNES, TYREE	741 HADSTOCK PATH	ZEBULON, NC 27597
ZOOMZ INVESTMENTS LLC	730 PUTNEY HILL RD	ZEBULON, NC 27597
ETIGUNTA, MEERAIAH BARINPALLE, REDDIRANI	717 SPELLBROOK RD	ZEBULON, NC 27597
FISHER, JOHN M FISHER, ELIZABETH J	1208 E GANNON AVE	ZEBULON, NC 27597
LEE, DAVID ALLEN LEE, LISA MARIA	705 HADSTOCK PATH	ZEBULON, NC 27597
KUMARI RAVELLA, NAGA RAJA	719 HADSTOCK PATH	ZEBULON, NC 27597
LOMAZ, JAN LOMAZ, IWONA	743 HADSTOCK PATH	ZEBULON, NC 27597
MALAVE, ANDREW	704 HADSTOCK PATH	ZEBULON, NC 27597
SELECT PROPERTIES LLC	742 HADSTOCK PATH	ZEBULON, NC 27597
MIZZELLE, CHANDA L MIZZELLE, MARVIN J	406 BARRINGTON ROW AVE	ZEBULON, NC 27597
WHITE, DEBORAH	424 BARRINGTON ROW AVE	ZEBULON, NC 27597
SHAIKH, AZRA TRUSTEE FASIH AHMED AND MEHBOOB JAHAN SHAIKH LIVING TRUST	448 BARRINGTON ROW AVE	ZEBULON, NC 27597
VAKA, SREENADHA BABU VAKA, LAKSHMI DEVI	721 SPELLBROOK RD	ZEBULON, NC 27597
SAHAYAM, ANVESH RAMA BEERAVELLY, SWATHI	706 HADSTOCK PATH	ZEBULON, NC 27597
DFC BARRINGTON LLC	413 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	433 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	400 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	719 PUTNEY HILL RD	ZEBULON, NC 27597
DFC BARRINGTON LLC	509 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	0 BARRINGTON ROW AVE	ZEBULON, NC 27597
THORNTON PROPERTY MANAGEMENT LLC	1216 E GANNON AVE	ZEBULON, NC 27597
MINOR, TEDRIC L	740 HADSTOCK PATH	ZEBULON, NC 27597
BENNETT, THOMAS JAMES BENNETT, ANNA BRANDON	444 BARRINGTON ROW AVE	ZEBULON, NC 27597
SALEH, BASSAM MAHD MOHD AHMAD DAYEH, EMAN RAIQ MUSTAFA ABU	708 SPELLBROOK RD	ZEBULON, NC 27597
KUNDOOR, VISHWA GANGIREDDY, MOUNIKA	707 HADSTOCK PATH	ZEBULON, NC 27597
CHINTALAPHANI, KARTHIK S VANGA, SOWMYA	708 HADSTOCK PATH	ZEBULON, NC 27597
DHULIPALLA, SARATH BABU MALASANI, KRANTHI	711 HADSTOCK PATH	ZEBULON, NC 27597
DFC BARRINGTON LLC	507 EVERS DEN DR	ZEBULON, NC 27597

DFC BARRINGTON LLC	424 EVERS DEN DR	ZEBULON, NC 27597
DFC BARRINGTON LLC	528 EVERS DEN DR	ZEBULON, NC 27597
DFC BARRINGTON LLC	529 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	0 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	540 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	544 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	546 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	550 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	554 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	566 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	570 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	572 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	574 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	576 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	0 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	580 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	582 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	586 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	590 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	592 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	600 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	602 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	604 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	606 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	610 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	612 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	0 BARRINGTON ROW AVE	ZEBULON, NC 27597
WATERS, SUSAN	416 BARRINGTON ROW AVE	ZEBULON, NC 27597
SHAIKH, AZRA TRUSTEE FASHI AHMED AND MEHBOOB SHAIKH LIVING TRUST	428 BARRINGTON ROW AVE	ZEBULON, NC 27597
KAESER, JOHN WILLIAM	440 BARRINGTON ROW AVE	ZEBULON, NC 27597
CHINTHALAPALLI, GOPIKRISHNA	708 PUTNEY HILL RD	ZEBULON, NC 27597
MALEPATI, CHETANKUMAR	502 BARRINGTON ROW AVE	ZEBULON, NC 27597
BAUSSAN, MONIQUE TRUSTEE THE MONIQUE BAUSSAN LIVING TRUST	506 BARRINGTON ROW AVE	ZEBULON, NC 27597

HODGE, KARLA AMANDA	526 BARRINGTON ROW AVE	ZEBULON, NC 27597
BENDAPUDI, KANTHI VALLURI, MALLIKHARIJUNA RAO	522 BARRINGTON ROW AVE	ZEBULON, NC 27597
PARTMAN, JANELE MAYA	510 BARRINGTON ROW AVE	ZEBULON, NC 27597
CHRISTENSEN, CORY WILLIAM CHRISTENSEN, GLYNNIS Z	705 SPELLBROOK RD	ZEBULON, NC 27597
JONES-WESTON, FRIEDA	516 BARRINGTON ROW AVE	ZEBULON, NC 27597
KUMAR, AMIT TRUSTEE SINGH, ANUPAMA TRUSTEE	720 BRACKLYN AVE	ZEBULON, NC 27597
MENON, ROHIT NANDULA, MADHURI	536 BARRINGTON ROW AVE	ZEBULON, NC 27597
AMEYAW, JUSTICE	729 BRACKLYN AVE	ZEBULON, NC 27597
PALAVAI, SRIPAL R PALWAI, SPANDANA	704 SPELLBROOK RD	ZEBULON, NC 27597
SWEET, ZACHARY MICHAEL	426 BARRINGTON ROW AVE	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	523 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	525 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	527 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	529 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	533 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	535 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	537 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	539 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	543 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	545 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	551 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	553 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	555 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	534 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	522 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	520 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	518 EVERS DEN DR	ZEBULON, NC 27597
VAUGHN, MICHAEL CHARLES VAUGHN, DOROTHY ELLEN ROSS	713 PUTNEY HILL RD	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	541 BARRINGTON ROW AVE	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	543 BARRINGTON ROW AVE	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	539 BARRINGTON ROW AVE	ZEBULON, NC 27597
H&H CONSTRUCTORS OF FAYETTEVILLE LLC	625 SPELLBROOK RD	ZEBULON, NC 27597
MELENDEZ, SAMUEL ARMENIAKOS, FRANCESCA	532 BARRINGTON ROW AVE	ZEBULON, NC 27597

NARRA, LAKSHMI LAVANYA	537 BARRINGTON ROW AVE	ZEBULON, NC 27597
SINGH, ANSHUL SINGH, BRENDA	711 PUTNEY HILL RD	ZEBULON, NC 27597
SUBRAMANYAM, SIVAPARVATHI KESAVULU, BALAJI MUDIGURI	704 PUTNEY HILL RD	ZEBULON, NC 27597
THOMAS, VALERIA ELAINE	721 BRACKLYN AVE	ZEBULON, NC 27597
WIGGINS, BENJAMIN WIGGINS, CICELY	728 BRACKLYN AVE	ZEBULON, NC 27597
METWALLY, ABDEL KARIM AZDOD, BATOUL	732 BRACKLYN AVE	ZEBULON, NC 27597
SCORE 3 LLC	709 SPELLBROOK RD	ZEBULON, NC 27597
SCORE 5 LLC	725 SPELLBROOK RD	ZEBULON, NC 27597
LAYNE, TASHA	523 BARRINGTON ROW AVE	ZEBULON, NC 27597
MURPHY, KRISTEN ANNE	558 EVERS DEN DR	ZEBULON, NC 27597
MATTHEWS, JOSEPH MATTHEWS, PHILOMINA	540 EVERS DEN DR	ZEBULON, NC 27597
WHEELER, JAMES CARLOS JR TRUSTEE ELEANOR J WHEELER IRREVOCBLE TRUST	1250 E GANNON AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	0 BARRINGTON ROW AVE	ZEBULON, NC 27597
FOREMAN, KRISTEL NATASHIA	530 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	0 OLD BUNN RD	ZEBULON, NC 27597
DFC BARRINGTON LLC	552 BARRINGTON ROW AVE	ZEBULON, NC 27597
VUPPUTURI, RAVI MAKALA, NAVYA	713 HADSTOCK PATH	ZEBULON, NC 27597
MENON, ROHIT NANDULA, MADHURI	534 BARRINGTON ROW AVE	ZEBULON, NC 27597
PARSI, SRIDEVI PEDDI, HARISH	726 PUTNEY HILL RD	ZEBULON, NC 27597
JOHNSON, KYTH R JOHNSON, SONYA D	527 BARRINGTON ROW AVE	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	536 EVERS DEN DR	ZEBULON, NC 27597
BROWN, GERALDINE O'NEAL BROWN, TIFFANY NICOLE	2009 OLD BUNN RD	ZEBULON, NC 27597
KANDURI, SAI KUMAR TANGELLAPALLY, MADHURI	745 HADSTOCK PATH	ZEBULON, NC 27597
EVANS, JASON D EVANS, TANYA VERONICA	709 HADSTOCK PATH	ZEBULON, NC 27597
DFC BARRINGTON LLC	542 BARRINGTON ROW AVE	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	538 EVERS DEN DR	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	550 EVERS DEN DR	ZEBULON, NC 27597
DFC BARRINGTON LLC	584 BARRINGTON ROW AVE	ZEBULON, NC 27597
BARRINGTON NC HOMEOWNERS ASSOCIATION INC	0 CORRIE LN	ZEBULON, NC 27597
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	554 EVERS DEN DR	ZEBULON, NC 27597
CONNELLY, ELIZABETH HOPE	710 PUTNEY HILL RD	ZEBULON, NC 27597
PASCHALL, DIANA FIELDS	1816 OLD BUNN RD	ZEBULON, NC 27597
JONES, GABRIELLE DENISE	430 BARRINGTON ROW AVE	ZEBULON, NC 27597

SWARNA, BHASKAR	524 BARRINGTON ROW AVE	ZEBULON, NC 27597
GUNTAKANDLA, JASWANTH REDDY GUNTAKANDLA, NIKHILA R	744 HADSTOCK PATH	ZEBULON, NC 27597
DFC BARRINGTON LLC	445 BARRINGTON ROW AVE	ZEBULON, NC 27597
SREEKRISHNAVILASAM, ASHA	749 HADSTOCK PATH	ZEBULON, NC 27597
PALIVELA, SUDHAMSHA GAYAPAKA, SRUJAN K	706 PUTNEY HILL RD	ZEBULON, NC 27597
PROPERTIES BELOW ARE WITHIN 750' OFFSET FROM 1917 OLD BUNN ROAD PARCEL (NOT DUPLICATED FROM 1915 OLD BUNN ROAD)		
MCNABB, LYNN C FOSCUE, JULIA M	2100 OLD BUNN RD	ZEBULON, NC 27597
PACE, WARREN A PACE, DONNA M	10737 STAGHOUND TRL	ZEBULON, NC 27597
HOCUTT, JAMES P TRUSTEE HOCUTT, SUSAN T TRUSTEE	0 NC 39 HWY	ZEBULON, NC 27597
CLARK, KEVIN M CLARK, KELLY F	10729 STAGHOUND TRL	ZEBULON, NC 27597
WILMINGTON MATERIALS INC	1609 E NC 97 HWY	ZEBULON, NC 27597
MORRISON, PERRY DANIEL MORRISON, TAMMRA LEANN	10745 STAGHOUND TRL	ZEBULON, NC 27597
CARROLL, CHRISTOPHER L CARROLL, LINDA J	10736 STAGHOUND TRL	ZEBULON, NC 27597
BATTEN, JOSHUA C BATTEN, JENNIFER P	10721 SUNNY POINT DR	ZEBULON, NC 27597
WILLIAMS, TYRONE T WILLIAMS, ADRIENNE	10744 STAGHOUND TRL	ZEBULON, NC 27597
JOYNER, E CARROLL	0 PARKS VILLAGE RD	ZEBULON, NC 27597
ELLIOTT, KERIDAN	10724 SUNNY POINT DR	ZEBULON, NC 27597
CAPITAL CLUB PROPERTIES LLC	1405 E NC 97 HWY	ZEBULON, NC 27597
CLARK, TERRY G	10749 STAGHOUND TRL	ZEBULON, NC 27597
LYNCH, ANDREW SCOTT LYNCH, SUSAN MARIE	10753 STAGHOUND TRL	ZEBULON, NC 27597
SIMS, KENNETH M. SIMS, JUNE S.	1421 E NC 97 HWY	ZEBULON, NC 27597
MANN, ALVIN MANN, JUDITH	2117 OLD BUNN RD	ZEBULON, NC 27597
DAVIS, GARY Q DAVIS, TONYA V	10725 SUNNY POINT DR	ZEBULON, NC 27597
HAMAN, EDWARD J HAMAN, BRENDA L	2104 WINSLOWE FARM DR	ZEBULON, NC 27597
KEENE, JUSTIN KEENE, JENNIFER	2101 OLD BUNN RD	ZEBULON, NC 27597
HETRICK, MARK ANDREW HETRICK, ERIN DIANA	10728 SUNNY POINT DR	ZEBULON, NC 27597
HIGH, GREGORY R.	2109 OLD BUNN RD	ZEBULON, NC 27597
LEWIS, JOHN LEWIS, ANNA	10720 SUNNY POINT DR	ZEBULON, NC 27597
BURNETTE, JOSHUA S BRANTLEY, LAYLA D	10717 SUNNY POINT DR	ZEBULON, NC 27597
GOODWIN, WILLIAM T JR TRUSTEE GOODWIN, RENNE P TRUSTEE	10729 SUNNY POINT DR	ZEBULON, NC 27597
ADDRESSES BELOW ARE PROPERTY OWNERS WITH A DIFFERENT MAILING ADDRESS THAN THE ABOVE PROPERTY ADDRESSES		
BARRINGTON NC HOMEOWNERS ASSOCIATION INC	11010 RAVEEN RIDGE RD	RALEIGH, NC 27614

DFC BARRINGTON LLC	13000 SAWGRASS VILLAGE CIRCLE STE 24	PONTE VERDE BEACH, FL 32082
H & H CONSTRUCTORS OF FAYETTEVILLE LLC	7200 FALLS OF THE NEUSE RD STE 202	RALEIGH, NC 27615
HENDRICKSON, C THOMAS HENDRICKSON, JILL D	PO BOX 1166	ZEBULON, NC 27597
KLEINHEINZ, KATHLEEN ANNETTE TRUSTEE KLEINHEINZ, PHILLIP HENRY TRUSTEE	3255 RUSTIC WOODS CT	LOOMIS CA 95650
WHEELER, JAMES CARLOS JR TRUSTEE ELEANOR J WHEELER IRREVOCABLE TRUST	1403 LAKE PARK BLVD S #504	28428
MEDLIN, JUDITH HOOD	1138 OLD US 264 HWY	ZEBULON NC 27597
GUNTAKANDLA, JASWANTH REDDY GUNTAKANDLA, NIKHILAR	116 COLONIAL CT	WEST LAFAYETTE IN 47906
VISWANATHAN, RADHIKA SOBTI, LAKSHYA	2347 STONE FENCE LN	HERNDON VA 20171
REDDY, SRIDHAR PULLA TRUSTEE REDDY, PAVANI PULLA TRUSTEE	1964 VIA DI SALERNO	PLEASANTON CA 94566
HOGG, TRACY BRIAN HOGG, JENNIFER RAY	1501 W GANNON AVE	ZEBULON NC 27597
MP2 HOMES NC LLC	9815 SOAPSTONE TRL	ELLIOT CITY MD 21043
NALAMADA, RAGHAVA KAMBALAPALLY, PREETHI	1624 PANTEGO TRL	CARY NC 27519
PASCHALL, DIANA FIELDS	PO BOX 790	KNIGHTDALE NC 27545
PATEL FAMILY PROPERTIES LLC	308 VERSAILLES DR	CARY NC 27511
GATTU, NARSIMHA PRASAD GATTU, RAMA RANGI	8556 PEACHTREE AVE	NEWARK CA 94560
MANDAVA, SHILPA BUJUGUNDLA, PRIYANKA	23039 SULLIVANS COVE SQ	BRAMBLETON VA 20148
RANGI, PRAVEENA	1810 MORGAN MIST CT	SUGAR LAND TX 77479
RENGARAJAN, RAMESH SUGAVANAM, NIRUPA	1423 GLENWATER DR	CARY NC 27519
PAUL, JAMES LAWRENCE PAUL, ANGELA PAYNE	PO BOX 547	ZEBULON NC 27597
KALAKUNTLA, RANJITH K GOTTIMUKKULA, PRIYANKA	5708 HURKETT CT	CARY NC 27519
SREEKRISHNAVILASAM, ASHA	11305 WINDWITTY CT	RALEIGH NC 27614
732 HADSTOCK PATH LLC	1140 KILDAIRE FARM RD STE 209	CARY NC 27511
LAKKI, NAGENDRA BONAM, PRATHIMA	21151 E CARRIAGE WAY	QUEEN CREEK AZ 85142
VARADA RAJU, DHANAMIAYA RAJU TRUSTEE		
TRUSTEE OF DHANAMIAYA RAJU VARADA RAJU AND LATHA V AND LLC	1148 COZY OAK AVE	CARY NC 27519
SCORE 6 LLC	329 MATILDA PL	CARY NC 27513
PANCHANATHAN, MAGESH PATIL, ANUPRITA	861 BETHLEHEM CHURCH RD	YOUNGSVILLE NC 27596
RALLAPALLI, LEENA TELLA, RAVI	547 SPIRE BND	APEX NC 27523
NADARAJAPILLAI, THANUSIYAN THANUSIYAN, GAYATHRI	1013 ARTIS TOWN LN	MORRISVILLE NC 27560
GANDHAM, MURALIDHAR	3224 STAR GAZING CT	WAKE FOREST NC 27587
	42166 GENTLE FALLS DR	BRAMBLETON VA 20148

PAREKH, DHAVAL PORWAL, SONAL	6705 TULE ELK WAY	NEWARK CA 94560
MORANGANTI, PAVITHRA	3681 WALLY PLACE WAY	SAN JOSE CA 95121
KOTA, PRAVEEN MUTHIREDDY, SOWMYA	6817 HUNTS MESA DR	INDIAN LAND SC 29707
DEVERAKONDA, SWAPNA	2009 GRACE POINT RD	MORRISVILLE NC 27560
BROWN, ANTHONY RAYMOND	PO BOX 340	ZEBULON NC 27597
BROWN, CAITLIN ERIN ADAMS, JONATHAN WINDSOR	501 W SYCAMORE ST	ZEBULON NC 27597
ZOOMZ INVESTMENTS LLC	31 WILDEOAK CT	COLUMBIA SC 29223
ETIGUNTA, MEERAIAH BARINPALLE, REDDIRANI	258 NEW RD	08852
SELECT PROPERTIES LLC	1017 WHISPER ROCK TRL	CARY NC 27519
SHAIKH, AZRA TRUSTEE FASIH AHMED AND MEHBOOB JAHAN SHAIKH LIVING TRUST	1008 KINGSTON GROVE DR	CARY NC 27519
VAKA, SREENADHA BABU VAKA, LAKSHMI DEVI	118 LOFTY HEIGHTS DR	DURHAM NC 27713
SAHAYAM, ANVESH RAMA BEERAVELLY, SWATHI	2048 CRAMPTON GROVE WAY	CARY NC 27519
KUNDOOR, VISHWA GANGIREDDY, MOUNIKA	227 QUARRY POINT RD	MALVERN PA 19355
CHINTALAPHANI, KARTHIK S VANGA, SOWMYA	600 ASHBURY LN	PROSPER TX 75078
CHINTHALAPALLI, GOPIKRISHNA	23493 BUCKLAND FARM TER	ASHBURN VA 20148
BAUSSAN, MONIQUE TRUSTEE THE MONIQUE BAUSSAN LIVING TRUST	215 E BRANCH ST	SPRING HOPE NC 27882
BENDAPUDI, KANTHI VALLURI, MALLIKHARJUNA RAO	1516 ACORN CT	LOMBARD IL 60148
KUMAR, AMIT TRUSTEE SINGH, ANUPAMA TRUSTEE	1337 COZY OAK AVE	CARY NC 27519
MENON, ROHIT NANDULA, MADHURI	318 BAY WILLOW CT	CARY NC 27519
PALAVAI, SRIPAL R PALWAI, SPANDANA	201 TRAZLANE DR	HOLLY SPRINGS NC 27540
MELENDEZ, SAMUEL ARMENIAKOS, FRANCHESCA	5404 RUTLEDGEVILLE LN	KNIGHTDALE NC 27545
NARRA, LAKSHMI LAVANYA	23099 RED SUNSET PL	ALDIE VA 20105
SINGH, ANSHUL SINGH, BRENDA	309 SPENCOR MILL RD	MORRISVILLE NC 27560
PALIVELA, SUDHAMSHA GAYAPAKA, SRUJAN K	1108 FLIP TRL	CARY NC 27513
SCORE 5 LLC	861 BETHLEHEM CHURCH RD	YOUNGSVILLE NC 27596
SCORE 4 LLC	861 BETHLEHEM CHURCH RD	YOUNGSVILLE NC 27596
SCORE 3 LLC	861 BETHLEHEM CHURCH RD	YOUNGSVILLE NC 27596
MATTHEWS, JOSEPH MATTHEWS, PHILOMINA	7321 CARPENTER FIRE STATION RD	CARY NC 27519
BROWN, GERALDINE O'NEAL BROWN, TIFFANY NICOLE	PO BOX 838	ZEBULON NC 27597
KANDURI, SAI KUMAR TANGELLAPALLY, MADHURI	868 BAY BOUQUET LN	APEX NC 27523
MENON, ROHIT NANDULA, MADHURI	318 BAY WILLOW CT	CARY NC 27519
PARSI, SRIDEVI PEDDI, HARISH	1831 BALDHEAD ISLAND DR	APEX NC 27502
YADAV, PRAVEEN SINGH, RAKHI	112 PRIESTLY CT	MORRISVILLE NC 27560

WRITTEN STATEMENT OF ADOPTION
OLD BUNN ROAD SUBDIVISION
OCTOBER 6, 2025

Per Zebulon Unified Development Ordinance (UDO) 2.2.15.G.3, the Zebulon Board of Commissioners shall adopt a written statement upon the approval of a Planned Development (PD):

1. The Board Commissioners Approves Ordinance 2026-07
2. Ordinance 2026-07 is fully consistent with the Town's adopted Policy Guidance in the Comprehensive Plan
3. Ordinance 2026-07 is consistent with the comprehensive plan as it will implement the following goals and policies:
 - a. **Land Use and Development:**
 - i. **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, pg. 2)
 - ii. **Goal 3:** Ongoing and effective collaboration between land use and transportation planning to ensure a well-connected community with adequate means and capacity to accommodate multiple forms of circulation between local destinations (Land Use and Development, pg. 2).
 - b. **Goals for Housing and Neighborhoods:**
 - i. **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 pg. 2).
 - ii. **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 pg. 2)
 - c. **Goals For Recreation and Amenities:**
 - i. **Goal 1:** A "lifestyle" community, with a range of amenities and activities for all ages and interests, to keep residents enjoying their home town along with visitors (Recreation and Amenities, pg. 4).
 - ii. **Goal 6:** A more attractive community based on quality design and character of both private development and the public realm (Recreation and Amenities, pg. 4).
4. Ordinance 2026-07 does not amend the Town's adopted policy guidance in the Comprehensive Plan.

WRITTEN STATEMENT OF ADOPTION
OLD BUNN ROAD SUBDIVISION
OCTOBER 6, 2025

5. Deviations from the Town's adopted policies are spelled out in the provided Planned Narrative that is approved along with the proposed site plan.
6. Ordinance 2026-07 is reasonable as it aligns with the town's long-term planning goals, provides marginal public benefit, and represents orderly expansion of the town's corporate limits.
7. Ordinance 2026-07 is in the public interest as it addresses Zebulon's growing population by providing diverse housing types, neighborhood-serving amenities, and key transportation improvements with network wide benefits.

Glenn L. York – Mayor

SEAL

Dora K. Moore – Interim Town Clerk

ORDINANCE 2026-07

Planned Development Statement of Terms and Conditions

for

Old Bunn Road Subdivision
Zebulon, North Carolina

Submitted to:
Town of Zebulon
1003 N. Arendell Avenue
Zebulon, North Carolina 27597

Submittal Dates:
First Submittal: December 2, 2024
Second Submittal: February 14, 2025
Third Submittal: March 17, 2025
Fourth Submittal: May 21, 2025
Fifth Submittal: July 18, 2025

Prepared for:
Eastwood Homes of Raleigh LLC



built with care.

7101 Creedmoor Road, Suite 115
Raleigh, North Carolina 27613

Prepared by:



PAST DESIGN GROUP, PA
Engineering | Consulting

107 Fayetteville Street, Suite 200
Raleigh, North Carolina 27601



434 Fayetteville Street, Suite 2200
Raleigh, North Carolina 27601

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I. Introduction

The intent of the proposed Planned Development (the "Development") is to create a diverse residential community in the Town of Zebulon (the "Town"), featuring a mix of front-loaded single-family detached homes, front-loaded and rear-loaded single-family attached homes, and traditional single-family attached homes without garages. This variety is provided to meet the housing needs of the Town while fostering economic growth, expanding the tax base, and establishing a well-rounded community. By offering a range of housing types, including options for families, first-time homebuyers, seniors, and those seeking more affordable homes, the Development will serve a broad demographic, providing suitable housing options for various needs and budgets.

This Statement of Terms and Conditions, the attached Master Plan (the "Residential Preliminary Plan"), and accompanying exhibits (collectively the "Zoning Document") are provided pursuant to the Town's Unified Development Ordinance (the "UDO"), Planned Development provisions. Specifically, the Zoning Document identifies how the Development meets or exceeds the standards listed in UDO Section 3.5.5., Planned Development (the "PD") District.

II. Site Location and Area Context

The Development spans two parcels (the "Property") totaling 159.72 acres, situated to the north of the intersection of Old Bunn Road and NC 97 Highway East in Wake County, North Carolina. The Property is bordered to the north by Beaverdam Creek and its associated flood hazard area, to the east by a vacant, 285-acre forested property and a 5.39-acre property with a detached single-family home, and to the west by the Barrington Subdivision, which features both detached and attached single-family homes.

This area is part of a rapidly expanding region within the Town and County, offering convenient connectivity to U.S. Highway 64 and Interstate 264. These major roadways provide convenient access to downtown Zebulon, Five County Stadium, and surrounding cities such as Raleigh, Wendell, and Knightdale. The location combines the advantages of suburban living with proximity to urban amenities, making it an appealing choice for residents seeking an ideal living environment and easy access to work, schools, recreational activities, amenities, shopping, and services, located within a five-minute drive from downtown Zebulon.

III. Statement of Planning Objectives (PD Standard 2.a.)

The proposed Development incorporates innovative land planning and site design principles that prioritize both high-quality living standards and the achievement of the Town's broader goals. These concepts are designed to create a community that not only fosters a superior quality of life for its residents but also aligns with the Town's commitment to environmental sensitivity, sustainable growth, and responsible development.

The proposed Development introduces several innovative land planning and site design concepts, reflecting a thoughtful approach to integrating diverse housing types, community connectivity, and historical preservation. These strategies are designed not only to meet current housing needs but also to enhance the overall character and livability of the area.

Key planning objectives include:

1. **Strategic Housing Placement:** As shown in the attached Master Plan, the Development locates a mix of housing types in key areas to create a harmonious and functional community layout. The proposal for rear-loaded single-family attached homes along the frontage of Old Bunn Road and NC Highway 97 East, as well as the main entrance to the development, helps establish an attractive urban form. By positioning these homes closer to the road with rear-access garages, the development prioritizes the streetscape and reduces the visual dominance of garages, contributing to a more pedestrian-friendly and aesthetically pleasing environment.
2. **Urban Design Elements:** The inclusion of parallel parking throughout the single-family attached home section continues the urban form, enhancing walkability and reducing the need for off-street parking, which improves safety and neighborhood appeal. The proposed east-west minor thoroughfare, lined with single-family detached homes, features bike lanes and parallel parking, further emphasizing an urban design that prioritizes alternative transportation options, connectivity, and a well-organized street layout.
3. **Public Greenway and Amenities:** The Development includes a public greenway that runs along the northern property line and activated trails that run through the heart of the community, linking the various housing types, public spaces, and amenities. This greenway, with its trailheads, will provide residents with easy access to outdoor recreation, promote an active lifestyle, and foster a sense of community. This connectivity is crucial for encouraging interaction among residents and enhancing the overall livability of the Development.
4. **Historic Preservation:** A feature of the proposal is the preservation of a federal-style, nationally registered historic home, along with a family and enslaved persons' cemetery, both of which are significant cultural and historical resources. By maintaining these elements, the Development honors the rich history of the area, creating a meaningful connection between the past and future. This preservation not only adds historical value to the Development but also offers opportunities for educational and cultural engagement for residents and their guests.
5. **Environmental Sensitivity and Preservation of Natural Resources:** The Development will incorporate environmentally responsible practices, such as stormwater management systems, and the preservation of natural landscapes while protecting important natural features such as riparian buffers, wetlands, tree canopy, and floodplains. This commitment to environmental sustainability will help maintain the area's ecological balance, improve stormwater management, and provide residents with natural spaces to enjoy. By preserving these areas, the development places value on the local environment and contributes to the long-term health of the community and its natural resources. This will reduce the ecological footprint and contribute to a greener community.

IV. Consistence with Adopted Policy Guidance (PD Standard 8)

The Zoning Document aligns with the Comprehensive Plan (the "Comp Plan") as well as all relevant Town functional and small area plans (collectively "Policy Guidance Documents"). The Development supports the Town's goals 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" and is consistent with the "character of land use within areas intended for particular character types." (Comp Plan p.2, Goals for Land Use and Development)

Specifically, the Development is consistent with the following policies from the Comp Plan's Land Use and Development Chapter (pp.3-4):

1. G1: "Land uses should not detract from the enjoyment or value of neighboring properties."

The Development offers a variety of single-family detached and attached homes in different styles, price points, and sizes, along with open space, amenities, and greenway trails. This approach ensures the Development is congruent with the surrounding area, which features both detached and attached single-family homes, open space, and planned greenway trails.

2. G2: "Potential negative land use effects (noise, odor, dust, excessive light, traffic, etc.) should be considered in development review/approval and mitigated."

The Development will comply with all UDO provisions regarding noise, dust, excessive light, and traffic. A traffic impact analysis (the "TIA") has been provided, and mitigation measures will be implemented, including dedicated turn lanes, road widening, and the installation of a traffic signal at the intersection of Old Bunn Road and NC Highway 97 East. The Master Plan, along with the subsequent construction documents (the "CDs"), will be reviewed by both the Town and the North Carolina Department of Transportation (the "NCDOT").

3. G3: "Adequate transportation access and circulation should be provided for uses that generate large numbers of trips. Pedestrian and bicycle access should be addressed where appropriate."

The Development's addition of a new east-west minor thoroughfare with bike lanes will significantly enhance connectivity within the area, linking important parts of the development while improving access to nearby neighborhoods. This thoroughfare will serve not only as a crucial route for vehicle traffic but also promote sustainable transportation options, such as biking and walking. By incorporating sidewalks alongside the bike lanes, the design prioritizes pedestrian safety and mobility, ensuring residents have safe, convenient access to key destinations both within the community and in surrounding areas. This approach fosters a more integrated, eco-friendly transportation network that supports active lifestyles and reduces reliance on cars.

4. G4: "Well-planned mixed-use projects are encouraged where compatible with nearby development."

The Development will provide a well-integrated mix of housing types, lot sizes, and densities, designed to accommodate a range of resident needs while fostering a cohesive community environment. The combination of different housing options ensures diversity in both living spaces and affordability, contributing to a more inclusive neighborhood.

In addition to the residential use, the Development will incorporate additional use types including community gardens, two preserved cemeteries, private parks -such as pocket parks and dog parks- and a public greenway trail.

5. G5: "Floodplain areas should not be encroached upon by development unless there is compliance with stringent floodplain management practices. These areas should be used for parks, recreation or related purposes, or for agricultural uses."

The Development will preserve the flood hazard areas and will only encroach where necessary for the construction of sanitary sewer infrastructure, public greenway trails, or stormwater control measures (the "SCMs").

6. G6: "Environmentally sensitive areas should be protected, including wildlife habitat areas."

The Development is carefully designed to minimize impacts on environmentally sensitive features such as riparian buffers, streams, wetlands, and flood hazard areas. The development layout reflects an efficient use of land while preserving these critical environmental resources. Natural features are preserved as passive open space that offer recreational opportunities. This approach ensures that the development is sustainable and contributes positively to the watershed's health.

7. R1: "Residential areas should not be located next to heavy industrial areas."

The Development is not located adjacent to heavy industrial areas.

8. R3: "Schools, parks and community facilities should be located close to or within residential neighborhoods."

The Development is within a mile and a half of public schools, parks, and community facilities.

9. R4: "Houses should have direct access to local residential streets but not to collector streets or thoroughfares."

The Development's detached and attached single-family homes will have access to local residential streets only.

10. R7: "New residential developments should include an adequate area for parks and recreation facilities, schools and places of worship."

The Development will provide community gardens, and private pocket and dog parks for its residents. Additionally, a public greenway trail will be provided.

11. P5: "Natural features should be used as buffers or preserved open space between or around developed areas."

The Development will preserve the flood hazard area along the northern property line as a buffer and designated open space, providing a separation from the adjacent development to the north. In addition, a substantial portion of the jurisdictional wetlands, streams, and their associated riparian buffers will be preserved.

The Development aligns with the vision set forth in the Town's Future Land Use and Character Map (the "Map") for the Property. The Map designates the Property as Suburban Residential, which envisions a blend of housing types, with an emphasis on increased open space and smaller lot sizes. By adhering to the Suburban Residential designation, the development supports the long-term goals outlined in the Comp Plan, ensuring that it fits within the broader framework for growth and land use in the region. The Comp Plan emphasizes the need for balanced development that provides diverse housing options, encourages sustainable growth, and maintains the character of existing neighborhoods — goals that are clearly reflected in the proposed housing mix of single-family detached and attached units. By providing a variety of single-family detached and attached housing options in different styles, cost points, and scales, the PD helps address the housing demand in Zebulon. This variety ensures that a broad spectrum of residents, including families, first-time homebuyers, seniors, and those looking for more affordable options, will have access to suitable housing.

The Development aligns with the Town's Comprehensive Transportation Plan (the "Transportation Plan"), which includes plans for a widened 4-lane divided road along both Old Bunn Road and NC Highway 97 East, as well as a new 2-lane divided roadway running east to west through the Property. The Development will accommodate the north-side widening of Old Bunn Road and NC Highway 97 East, along with the dedication of right-of-way and the construction of the new minor thoroughfare. As previously discussed with the Town, instead of the planned 2-lane divided section, the Development will feature a 2-lane road with bike lanes and parallel parking spaces.

V. Compatibility with Surrounding Areas (PD Standard 9)

As mentioned in Section II above, the Development is bordered to the south by Old Bunn Road and NC 97 Highway East, to the north by Beaverdam Creek and its associated flood hazard area, to the east by a vacant, forested property totaling 285-acres and a 5.39-acre property with a detached single-family home—both located outside the Town's extraterritorial jurisdiction ("ETJ")—and to the west by the Barrington Subdivision, which is currently under construction and includes both detached and attached single-family homes.

It is reasonably expected that the vacant property to the east will be annexed into the Town in the future and developed as a Planned Development. Meanwhile, the 5.39-acre parcel will remain, with a portion of it buffered by a preserved jurisdictional wetland and a proposed 20-foot-wide type 'D' (opaque) perimeter buffer.

The parcels to the north of Beaverdam Creek, which include a vacant, partially wooded 53.87-acre tract and the Brookefield of Zebulon subdivision, are separated by the creek's flood hazard area, which extends approximately 500 feet in width, covering both the floodway and floodplain. This preserved buffer will provide both vertical and horizontal separation between the Development and these parcels.

Adjoining to the west of the Development is the Barrington Subdivision which is under construction. According to the approved Master Plan dated 12/1/16, this project is entitled for 837 dwelling units with a mix of single-family detached and attached homes, recreational amenities, and open space. The approved density for the project based on sections is as follows:

1. **Single-Family Detached Homes – 274 du(s) / 66 acres = 4.15 du(s)/acre**
2. **Single-Family Attached (Duplex) Homes – 92 du(s) / 18 acres = 5.11 du(s)/acre**
3. **Single-Family Attached (Townhouse) Homes – 471 du(s)/54 acres = 8.72 du(s)/acre**
4. **Overall – 837 du(s) / 210 acres = 3.98 du(s)/acre**

The minimum lot size for single-family detached homes is 5,400 square feet with a minimum lot width of 45 feet. The single-family attached homes provide for a minimum lot width of 16 feet and 22 feet for the townhomes and duplexes respectively. The single-family attached homes include a mix of units, some with front-loaded garages and others without. All single-family detached homes feature front-loaded garages.

Development along the perimeter of the proposed PD district is designed to be compatible with the surrounding existing and proposed developments. In areas where compatibility concerns arise, buffers are incorporated to create a natural transition. The Development is complementary to the Barrington Subdivision to the west, featuring similar densities, dimensional standards, building heights, character and form. Refer to the attached Master Plan.

VI. Compliance with Subdivision Standards (PD Standard 3)

Unless explicitly amended within the Zoning Document, the Development shall fully adhere to the requirements set forth in Article 6, 'Subdivision,' and Sections 2.2.17 'Residential Preliminary Plan,' and 2.2.11 'Final Plat' of the UDO.

VII. Site Plan Review (PD Standard 4)

This Zoning Document incorporates a comprehensive master plan that meets the requirements for a residential preliminary plan, as specified in the Town's preliminary subdivision plan checklist. As a result, upon approval of this Zoning Document, submission of a separate residential preliminary plan shall be exempted.

VIII. Permitted Uses (PD Standard 13)

Principal Uses

The following principal uses shall be allowed:

1. Single-family Attached Dwelling
2. Single-family Detached Dwelling
3. Cemetery
4. Community Garden
5. Outdoor Private Recreation

6. Park (public or private)
7. Restaurant, Walk-up Only
8. Open Space

Accessory Uses

The following accessory uses shall be allowed:

1. All accessory uses allowed in the R6 District
2. Outdoor Dining

IX. Densities (PD Standard 5)

The following maximum densities shall be allowed per subdistrict:

1. R-1: 263 du(s) / 38.39 acres = 6.85 du(s) / acre
2. R-2: 194 du(s) / 41.81 acres = 4.64 du(s) / acre
3. R-3: 61 du(s) / 25.18 acres = 2.42 du(s) / acre
4. R-4: 92 du(s) / 50.80 acres = 1.81 du(s) / acre
5. Overall (all subdistricts): 610 du(s) / 158.88 acres = 3.84 du(s) / acre

DIMENSIONAL STANDARDS	
LOT AREA MINIMUM (MIN):	<u>SUBDISTRICT R-1:</u> 2,200 SQUARE FEET (SF)
	<u>SUBDISTRICT R-2:</u> 6,000 SF
	<u>SUBDISTRICT R-3:</u> 7,200 SF
	<u>SUBDISTRICT R-4:</u> 8,400 SF
	<u>SUBDISTRICT H-1:</u> 117,454 SF
LOT WIDTH (MIN):	<u>SUBDISTRICT R-1:</u> 22 FEET (FT)
	<u>SUBDISTRICT R-2:</u> 50 FT
	<u>SUBDISTRICT R-3:</u> 60 FT
	<u>SUBDISTRICT R-4:</u> 70 FT
	<u>SUBDISTRICT H-1:</u> N/A (REFER TO MASTER PLAN)

BUILDING SETBACKS (MIN):	<u>SUBDISTRICT R-1:</u> FROM PRIMARY STREET: 10 FT (20 FT w/ FRONT LOAD GARAGE) FROM OLD BUNN RD & NC HWY 97 E: 20 FT FROM SIDE STREET: 10 FT FROM SIDE SITE BOUNDARY LINE: 6 FT FROM REAR SITE BOUNDARY LINE: 20 FT FROM ALLEY: 20 FT <u>SUBDISTRICT R-2:</u> FROM PRIMARY STREET: 20 FT FROM SIDE STREET: 10 FT FROM SIDE LOT LINE: 5 FT FROM REAR LOT LINE: 20 FT <u>SUBDISTRICT R-3:</u> FROM PRIMARY STREET: 20 FT FROM SIDE STREET: 10 FT FROM SIDE LOT LINE: 5 FT FROM REAR LOT LINE: 20 FT <u>SUBDISTRICT R-4:</u> FROM PRIMARY STREET: 20 FT FROM SIDE STREET: 15 FT FROM SIDE LOT LINE: 10 FT FROM REAR LOT LINE: 20 FT <u>SUBDISTRICT H-1:</u> FROM PRIMARY STREET: 20 FT FROM SIDE STREET: 20 FT FROM SIDE LOT LINE: 15 FT FROM REAR LOT LINE: 15 FT
LOT COVERAGE MAXIMUM (MAX):	<u>SUBDISTRICT R-1:</u> 65% <u>SUBDISTRICT R-2:</u> 65% <u>SUBDISTRICT R-3:</u> 60% <u>SUBDISTRICT R-4:</u> 55% <u>SUBDISTRICT H-1:</u> 35%
BUILDING HEIGHT (MAX):	<u>SUBDISTRICT R-1:</u> 45/3 (FT / STORIES) <u>SUBDISTRICT R-2:</u> 45/3 (FT / STORIES) <u>SUBDISTRICT R-3:</u> 45/3 (FT / STORIES) <u>SUBDISTRICT R-4:</u> 45/3 (FT / STORIES) <u>SUBDISTRICT H-1:</u> 45/3 (FT / STORIES)

X. Development Standards (PD Standard 7)

The Development shall adhere to the development standards outlined in Article 5, 'Development Standards,' the subdivision and infrastructure design requirements specified in Article 6, 'Subdivision,' and Section 4.3 'Use-Specific Standards' unless explicitly modified as stated below.

1. UDO Requirement: UDO Section 4.3.3.O.7. VEHICULAR ACCESS TO INDIVIDUAL DWELLINGS – "Vehicular access points to individual dwellings or individual lots within a single-family attached development shall only be from the side or rear of the lot."

Modification: Up to one hundred and fifteen (109) single-family attached dwellings within the Development shall have vehicular access from the front.

2. UDO Requirement: UDO Section 4.3.3.P.1. FINISHED FLOOR HEIGHT – "Except for single-family detached dwellings subject to a deed restricting limiting the age of residents to 55 years of age or older, the finished floor elevation shall be at least 18 inches above the finished grade adjacent to the home's primary entrance."

Modification: All single-family detached homes within Subdistricts R-2 and R-3 shall be constructed with a slab-on-grade foundation and will not include a finished floor elevation that is raised 18 inches above the finished grade adjacent to the primary entrance.

3. UDO Requirement: UDO Section 4.3.3.P.3. SITE ACCESS – "Site access to single-family detached dwellings shall only be in accordance with the standards in Table 4.3.3.P.3: Single Family Site Access Standards." Specifically, "Lots with a Lot Width of Less than 70 Linear Feet" shall have vehicular access from the rear at all interior lots and side or rear at all corner lots.

Modification: All single-family detached homes within the Development shall have vehicular access from the front.

4. UDO Requirement: UDO Section 5.1.6.E. MINIMUM DRIVEWAY WIDTH AND DEPTH – "Driveways shall be configured to extend into the lot they serve for a minimum distance in accordance with Table 5.1.6.E: Minimum Driveway Width and Depth." Specifically, minimum driveway depth as measured from the edge of the right-of-way serving the driveway shall be twenty-five (25) feet in depth.

Modification: Twenty-five (25) single-family attached homes within the Development shall have a minimum driveway depth of twenty (20) feet.

5. UDO Requirement: UDO Section 5.6.12.B APPLICABILITY – "The standards in this section shall apply to all lot lines bounded by the following features, whether existing or identified in the Town's adopted policy guidance. A. Collector streets; and b. Arterial streets.

Modification: A streetscape buffer shall not be provided along Longstanton Avenue.

6. UDO Requirement: UDO Section 5.7.4.A Amount – “The minimum required amount of open-space set-aside, as a percentage of a development’s size, shall be provided in accordance with the Table 5.7.4.a: Minimum Open Space Set-Aside Required.”

Modification: An Open Space Set-Aside Composition minimum of twenty-nine (29) percent Active (4.63 acres) of the required total Open Space and seven and seven tenths (7.7) percent Urban (1.22 acres) of the required total Open Space shall be provided.

XI. Development Phasing Plan (PD Standard 10)

The Development will be implemented in two phases, as outlined in the phasing plan included within the Master Plan.

XII. On-Site Public Facilities (PD Standard 12)

i. Design and Construction

The developer shall be responsible for the design and construction of all required on-site and off-site public infrastructure, ensuring full compliance with applicable Town, State, and Federal regulations. This includes infrastructure necessary to support the Development and its integration into the broader community.

ii. Dedication

The developer shall dedicate to the public all necessary right-of-way and easements required for the construction of on-site and off-site public infrastructure, ensuring full compliance with applicable Town, State, and Federal regulations.

iii. Modifications to Street Standards

The Development shall adhere to the Town’s Street and Storm Drainage Standards and Specifications Manual, and the Town’s Standard Details unless explicitly modified as stated below.

1. The Development shall incorporate 4 townhome street sections referred to as Townhome Street Section ‘A’, Townhome Street Section ‘B’, Townhome Street Section ‘C’, and Townhome Street Section ‘D.’ Refer to Master Plan for section details.
2. The Development shall incorporate NCDOT Typical Section No. 2E – 2 Lane Undivided with Curb & Gutter, Bike Lanes, and Sidewalks, 25-45 mph, as provided within NCDOT’s “Typical” Highway Cross Sections For Use in SPOT Online Document. Refer to Master Plan for section details. This typical section will be used for the Longstanton Avenue extension.
3. The Development shall incorporate NCDOT Typical Section No. 4F – 4 Lane Divided (17’-6” Raised Median) with Curb & Gutter, and Sidewalks, 35-45 mph, as provided within NCDOT’s “Typical” Highway Cross Sections For Use in SPOT

Online Document. Refer to Master Plan for section details. This typical section will be used for the required road widening along Old Bunn Road and NC 97 Highway East.

XIII. Open Space and Amenities

The Development is designed with careful consideration of the Property's natural and historical character and its proximity to the Beaverdam Creek. It will provide approximately eight and seven hundredths (8.07) acres, and twenty-three and thirty-nine hundredths (23.39) acres of open space set aside for the single-family attached and detached sections respectively. The provided open space yields twenty-one (21) percent and nineteen (19) percent of the total area of the single-family attached and detached sections which exceed the required ten (10) percent per UDO. Of these totals approximately two and forty hundredths (2.65) acres of active and nine hundredths (0.09) acres of urban open space set-aside shall be provided for the single-family attached section and one and ninety-eight (1.98) acres of active and one and thirteen hundredths (1.13) acres of urban open space shall be provided for the single-family detached section. The combined active and urban open space yields seventy-one (71) percent and twenty-six (26) percent of the total required open space set-aside for each section respectively. These open space areas, as depicted in the Master Plan, are integral to preserving the natural landscape and promoting environmental sustainability.

The Development is designed with a variety of amenities strategically located throughout the community, enhancing both recreation and quality of life for all residents. Key features include a centralized large active open space, which will feature a pool and clubhouse for social and recreational use as well as pickle ball courts, and a playground. Additionally, a public greenway trail will be integrated along the northern boundary, and private greenway trails internal to the Development, offering a shared outdoor resource for the entire community. The private greenway trails will be activated with obstacles and exercise stations. Other planned amenities may include a pocket park with a playground, pollinator gardens, dog parks, community gardens, and food truck hookups with outdoor dining. These amenities are designed to support active lifestyles, environmental sustainability, and a sense of community.

All features as allowed within the UDO for Passive, Active, and Urban Open Space set-aside shall be allowed within the PD. Specifically, the following features may be selected:

i. Passive Open Space

1. walking and/or bicycle trails;
2. tables, shelters, gazebos, grills, picnic facilities, and sitting areas;
3. lawn areas and/or community greens;
4. outdoor public art;
5. hammock garden;
6. fishing dock;
7. bird boxes;
8. environmental features such as lakes, ponds, wetlands, or streams.

ii. Active Open Space

1. clubhouse;
2. swimming pool;

3. playground;
4. sports fields or courts such as pickleball, tennis, soccer, bocce ball, putting green, cornhole, and horseshoe pit;
5. greenway trail activated with obstacles and exercise stations.

iii. Urban Open Space

1. dog parks;
2. community gardens and/or pollinator gardens;
3. pocket parks
4. plaza and/or courtyard;
5. food truck hookups and/or outdoor dining area.

Active open space requirements may be fulfilled by including urban space features and amenities.

To claim four (4) bonus points within the utility allocation worksheet, the Development **SHALL** provide inside the clubhouse "meeting space without kitchen less than 1500 square feet."

XIV. Streets

The locations of all public streets and private alleys are outlined on the Master Plan. While the final names of the public streets have not been determined, all streets will be officially dedicated and identified as public streets on the final plat for each phase of development. To ensure consistency and quality, all curb and gutter, sidewalk, and pavement installation for public streets throughout the development will adhere to the Town's Street and Storm Drainage Standards and Specifications Manual and Standard Details.

XV. Potable Water and Wastewater

The Development will extend both public water and public sanitary sewer main to the property, ensuring essential infrastructure is in place to support the community. Additionally, a regional pump station will be constructed on-site to serve the broader sewer basin, enhancing the overall capacity and efficiency of the area's wastewater management system. The locations of these utilities are depicted on the Master Plan, ensuring integration with the surrounding infrastructure and compliance with necessary utility standards for long-term sustainability and service reliability.

XVI. Stormwater Management

The Development will fully comply with all applicable stormwater management requirements as outlined in the Town's Street and Storm Drainage Standards and Specifications Manual, UDO, and Wake County's Stormwater Performance Standards and Specifications. Comprehensive SCMs will be implemented throughout the development to effectively manage stormwater runoff through attenuation while providing water quality treatment. Additionally, the existing drainage patterns will be preserved to the greatest extent possible, ensuring that natural hydrologic patterns are maintained. This approach is designed to enhance sustainability, reduce flood risks, and protect water quality in the surrounding area.

XVII. Natural Resources and Environmental Protection

The Property contains jurisdictional streams, ponds, wetlands, protected riparian buffers, and flood hazard areas. To protect these sensitive environmental features, any impacts from the installation of streets and infrastructure will be minimized. Where unavoidable, such impacts will be mitigated and permitted in accordance with the appropriate regulatory agencies to ensure compliance with environmental protection standards.

Furthermore, only essential structures, including sanitary sewer infrastructure, the public greenway trail, and stormwater control measures (SCMs), will be permitted to encroach within the flood hazard area. This approach prioritizes the preservation of natural resources while allowing for necessary infrastructure to be developed responsibly and in alignment with environmental regulations.

In addition, one of the features of the Development is the preservation of a federal-style, nationally registered historic home and a family and enslaved persons' cemetery, both of which hold significant cultural and historical value. By maintaining these important cultural landmarks, the Development acknowledges and honors the area's history. Preserving these elements not only adds depth and character to the Development but also helps bridge the past and the future, creating an enduring connection to the community's heritage.

XVIII. Solid Waste

All homes, except for the single-family attached dwelling units, will be serviced by the Town's Solid Waste Department, which will provide roll-out trash and recycling bins. The single-family attached units will be served by a private waste management provider, with waste collection occurring at two designated dumpster locations within the attached dwelling section of the development.

XIX. Architectural Conditions

The Development will implement architectural controls to maintain a cohesive character throughout the community, while also providing enough variety to foster visual interest and prevent monotony.

The Development will feature high-quality single-family detached and attached homes. To enhance the streetscape and introduce architectural diversity, the project will incorporate a range of distinctive residential elevations.

Although each architectural design will have its own distinct identity, several unifying elements will tie the homes together, such as consistent color palettes, materials, roofing styles, and decorative garage doors.

These Architectural Standards apply to all product types.

- i. The Applicant commits to exceeding the architectural requirements in Section 5.2.4 of the UDO. We will work with Town Planning and Building staff to provide additional architectural features except for Section

5.2.4.E.3.e. Garage doors will not be required to be located at least two or more feet behind a front porch or the primary entrance to the dwelling.

- ii. Front porches shall extend beyond the front plane of the garage by a minimum of twelve (12) inches on twenty-five (25) percent of the homes constructed. Front Porches shall be allowed to extend beyond the minimum front setback to a maximum of ten (10) inches.
- iii. Front doors shall be illuminated with a front porch ceiling light.
- iv. Shutters, when provided, shall have a minimum width of eighteen (18) inches.
- v. Trim, when provided, shall be a minimum of three (3) inches wide.
- vi. Trim color shall be distinct from façade color.
- vii. Porch railings, if included on homes, shall be complimentary color of the house and shall be made of wrought iron.
- viii. No venting will be provided on any front facades except that when a bathroom is located on the front of the unit, a vent of a similar color to either the siding or the trim may be provided on the front of the unit.
- ix. The use of corrugated metal siding, unpainted plywood, or smooth-face concrete block is prohibited.
- x. Vegetative screening for HVAC units shall be provided.
- xi. All street-facing garage doors shall contain window inserts and carriage-style adornments.
- xii. Street-facing garage doors shall not exceed a maximum width of eighteen (18) feet per garage door.
- xiii. Each garage will either have one light on each side or two (2) lights above the garage door.
- xiv. No single family detached home shall be constructed with a front elevation or color palette that is identical to the home on either side of it.
- xv. Accessory buildings, if constructed, shall be of similar materials and colors to the primary single-family home.
- xvi. Each front porch shall contain a covered stoop.
- xvii. All homes will have two or more of the following design features on the front façade (not including foundation):
 - a. Stone

- b. Brick
 - c. Lap siding
 - d. Shakes
 - e. Board and batten
 - f. Roof gables
 - g. Roof dormers
 - h. Metal roofing as accent
 - i. Columns
 - j. Shutters
- xviii. When two materials are used, the material shall be different but complementary colors.
 - xix. All homes with crawlspaces, stem wall or poured concrete foundations shall have the front of the foundation wrapped in brick or stone.
 - xx. Every home will have either a back deck, porch, or patio.
 - xxi. Cluster box units (CBUs) location shall be subject to USPS approval.
 - xxii. CBUs shall be covered.
 - xxiii. Single-family detached dwellings shall comply with the standards in UDO Section 4.3.3.P, except for Section 4.3.3.P.3.
 - xxiv. At least one window shall be provided on the front of the home.
 - xxv. Roof pitches (excluding porches) shall be at least 6:12.
 - xxvi. Front and rear eaves shall project a minimum of twelve (12) inches. Side eaves shall be a minimum of four (4) inches. Eaves will be allowed to encroach into required setbacks.
 - xxvii. All single-family detached homes will have a minimum of two-car garage.

XX. Zoning Conditions

The following zoning conditions are being proffered for consideration:

1. Principal uses shall be limited to Single-family Attached Dwelling, Single-family Detached Dwelling, Cemetery, Community Garden, Outdoor Private Recreation, Park (public or private), Restaurant, Walk-up Only, and Open Space.
2. Accessory uses shall be limited to all accessory uses allowed in the R6 District and Outdoor Dining.
3. The only residential building types allowed are Detached and Attached House (Townhouse).
4. No building height shall be greater than forty-five (45) feet or three (3) stories.
5. Native tree species for required street tree plantings shall be provided where native species are allowed under the Town's UDO.
6. At least twelve (12) distinct open space lots shall be provided.
7. A public greenway trail and associated easement shall be provided along the northern property boundary adjacent to Beaverdam Creek.
8. All TIA recommendations for traffic improvement shall be provided.
9. The following amenities shall be provided: dog park, community garden, pollinator garden, pocket park, pickle ball court, swimming pool, greenway trailhead, and playground.
10. No more than seventy (70) percent of the property may be covered by impervious surfaces.
11. Except for a greenway trail, sanitary sewer infrastructure, and stormwater control measures, no other structures shall be permitted within designated flood hazard areas.
12. A minimum of 5% of the townhouse units shall be designated as affordable townhouse units for home ownership and are subject to the following conditions:
 - a. Affordable townhouse units shall be sold at a price affordable for households earning 80% of the area median income (AMI) as established by the United States Department of Housing and Urban Development (HUD) for the Raleigh-Cary Metropolitan Statistical Area (MSA).
 - b. An affordability restriction to preserve the affordability of each affordable townhouse unit for a period of ten (10) years, in a form approved by the Town of Zebulon, shall be filed and recorded in the property's chain of title in the Wake County Register of Deeds office prior to receiving a certificate of compliance for the first affordable townhouse unit.

- c. The affordable townhouse units will be comparable in external appearance to the market rate units of the same unit type.
- 13. The principal structure on the Bunn Residence Site shall not be demolished in whole or in part except for purposes of maintenance or restoration, and no new building may be constructed on the Bunn Residence Site.
- 14. The developer shall construct and install the parking lot, sidewalk, and landscape buffers as illustrated within the H-1 subdistrict on the Master Plan.
- 15. A dual-purpose pool shall be provided that will include a minimum four-lane Junior Olympic lap pool and two attached sections: one for toddlers and kids, and the other as a wading area.
- 16. Each playground shall provide a minimum of one (1) shade structure.
- 17. At a minimum the developer should provide security cameras and no trespassing signs during construction.

Adopted the 6th day of October 2025.

SEAL

Glenn L. York - Mayor

Dora K. Moore - Interim Town Clerk

STAFF REPORT
LETTER OF INTENT
OLD BUNN ROAD HISTORIC HOME
OCTOBER 6, 2025

Topic: Letter of Intent, Old Bunn Road Historic Home
Speaker: Matt Lower, Planning Director
Prepared by: Matt Lower, Planning Director
Approved by: Taiwo Jaiyeoba, Interim Town Manager

The developer of the proposed Old Bunn Road Planned Development has indicated a willingness to improve and donate the historic home located on the Bunn Plantation property, along with a portion of the surrounding land, to the Town of Zebulon.

The **Grow Zebulon Comprehensive Land Use Plan** provides several policy directives that support the Town's consideration of this offer, including:

- **Recreation and Amenities Policy A:** *Emphasize Zebulon's historic, recreational, and cultural assets in all community events, marketing, and economic development efforts.*
- **Recreation and Amenities Policy L:** *With its public agency and local partners, pursue a consensus-based historic preservation strategy for Downtown and other core areas of Town that balances community, owner, and business interests.*

Accepting this type of asset requires careful consideration of ongoing costs, responsibilities, and alignment with long-term Town priorities. Prior to accepting any offer, Town staff will need to conduct a structural assessment of the home, determine the scope of potential rehabilitation, and develop the framework for identified a specific public use, maintenance plan, or funding source for its future preservation or activation.

To support further due diligence and provide clarity for all parties, staff requests that the Board of Commissioners directs the Town Manager to develop a **non-binding Letter of Intent (LOI)** with the developer. The LOI would outline the Town's preliminary interest in accepting the donation of the historic home and accompanying land, contingent upon future findings related to:

- Condition and structural integrity of the home
- Cost and feasibility of preservation or rehabilitation
- Identification of potential public uses
- Community value and alignment with historic and cultural goals
- Long-term ownership, stewardship, and funding strategies

The LOI would allow staff to coordinate inspections, initiate preliminary planning, and return with a full recommendation to the Board before any final decisions are made.

Suggested Motion:

"I move that the Board of Commissioners direct Town staff to develop a non-binding Letter of Intent with the developer of the Old Bunn Road Planned Development regarding the potential donation of the historic home and surrounding land located on the Bunn Plantation property. Staff shall return to the Board with findings and a formal recommendation prior to any final acceptance."