

**ZEBULON
BOARD OF COMMISSIONERS
AGENDA
SEPTEMBER 8, 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 September 8, 2025.

4. SCHOOL RECOGNITION

A. Zebulon GT Magnet Elementary

- i. Anna Mitchell – Student
- ii. Frank Adamkiewicz – Teacher

5. PRESENTATIONS

A. Housing Study – Aaron Finley, TPMA

B. Proclamations

C. SEED Community Foundation – Karen Farmer

6. 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

C. Public Works

- i. Infrastructure Acceptance
 - a. Sidney Creek Phase 3A – Resolution 2026-05
 - b. Sidney Creek Phase 3B – Resolution 2026-06
 - c. Woodland Crossing – Resolution 2026-07

6. NEW BUSINESS

A. Fire

- i. Guaranteed Maximum Price (GMP) Acceptance for Fire/EMS Station
- ii. Adoption of Wake County Emergency Operations Plan and Mutual Aid Agreement

B. Planning

- i. Rezoning 301 Jones St and 108 Pearces Road – Ordinance 2026-10
- ii. Public Hearing – 1915 & 1917 Old Bunn Road Annexation
 - a. Annexation Request for 1915 and 1917 Old Bunn Rd – Ordinance 2026-06
- iii. Planned Development – 1915 & 1917 Old Bunn Road – Ordinance 2026-07
- iv. Letter of Intent for the Bennett Bunn House

7. MANAGER’S REPORT

- i. Update on Key Personnel Hiring
- ii. Financial Addendum

8. BOARD COMMENTS

9. ADJOURN



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

August 19, 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 August 18, 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 that reads "Yvonne Gilyard".

Yvonne Gilyard
Clerk to the Board
Wake County Board of Commissioners

Enclosure(s)

WAKE COUNTY TAX ADMINISTRATION

06/01/2025 - 06/30/2025

Rebate Detail Report

ZEBULON

DATE 07/18/2025
TIME 9:59:54 AM

REBATE NUM	PROPERTY	CITY TAG	LATE LIST	BILLED INTEREST	TOTAL REBATED	PROCESS DATE	ACCOUNT NUMBER	TAX YEAR	BILLING YEAR	OWNER
INDIVIDUAL PROPERTY ACCOUNTS										
922249	48.20	0.00	4.82	0.00	53.02	6/11/2025	0006845279	2024	2024	BROWN, PHIL RYDELL
SUBTOTALS FOR INDIVIDUAL PROPERTY ACCOUNTS										
	48.20	0.00	4.82	0.00	53.02			1	Properties Rebated	
TOTAL REBATED FOR ZEBULON										
	48.20	0.00	4.82	0.00	53.02			1	Properties Rebated for City	
GRAND TOTAL										
	486,227.46	685.00	257.77	0.00	487,170.23			40	Properties Rebated for all Cities	

STAFF REPORT
ORDINANCE 2026-08
APPROPRIATION OF INSURANCE PROCEEDS
SEPTEMBER 8, 2025

Topic: Ordinance 2026-08– Appropriation of Insurance Proceeds

Speaker: Bobby Fitts, Finance Director

Prepared by: Bobby Fitts, Finance Director

Approved by: Taiwo Jaiyeoba, Interim Town Manager

Executive Summary:

The appropriation of insurance proceeds through a Budget Adjustment to fund the repair of damaged property.

Background:

In January 2025, the Community Park Pavilion suffered water damage when pipes froze due to cold temperatures. Insurance proceeds of approximately \$7,185 will go towards repair of the pavilion.

Discussion:

The Board of Commissioners must recognize insurance proceeds through a Budget Adjustment in order to appropriate those funds towards repair work or replacement. Adoption of the attached ordinance will appropriate funds toward repairing these vehicles

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 2026-08.

Attachments:

1. Ordinance 2026-08

ORDINANCE 2026-08

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		
Insurance Proceeds	\$7,185.00	
EXPENDITURES		
Parks & Recreation – ZCC & Maintenance Bldg Maintenance		7,185.00

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: September 8, 2025

Effective: September 8, 2025

Glenn L. York - Mayor

ATTEST:

Dora K. Moore, MMC – Interim Town Clerk

STAFF REPORT
RESOLUTION 2026-05
SIDNEY CREEK PHASE 3A
ROADWAY AND STORM DRAINAGE ACCEPTANCE
September 8, 2025

Topic: Resolution 2026-05– Sidney Creek Phase 3A- Infrastructure Acceptance

Speaker: Joseph Collins, Interim Project Manager (if pulled from Consent)
From: Richard Fletcher, Public Works Director
Prepared by: Joseph Collins, Interim 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 Sidney Creek Phase 3A 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.

DRB Group of North Carolina has completed construction of the roadway and stormwater infrastructure in Sidney Creek Phase 3A, which includes 147 single family lots. The plat is slated for recording with the Wake County Registrar of Deeds soon. 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 Special Use Permit 2019-06 (issued September 9, 2019) 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

Sidney Creek Phase 3A will dedicate three (3) streets totaling 5267 linear feet (~1.0 miles), and 4950 linear feet (~.93 miles) of storm drainage valued at \$1,230,301.41

The infrastructure will be added to the Town's capital assets (re. Annual Comprehensive Financial Report). Upon acceptance, the Town will own and maintain 43.04 miles of street and 33.43 miles of stormwater pipe.

STAFF REPORT
RESOLUTION 2026-05
SIDNEY CREEK PHASE 3A
ROADWAY AND STORM DRAINAGE ACCEPTANCE
September 8, 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 Sidney Creek 3A 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 Sidney Creek 3A 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

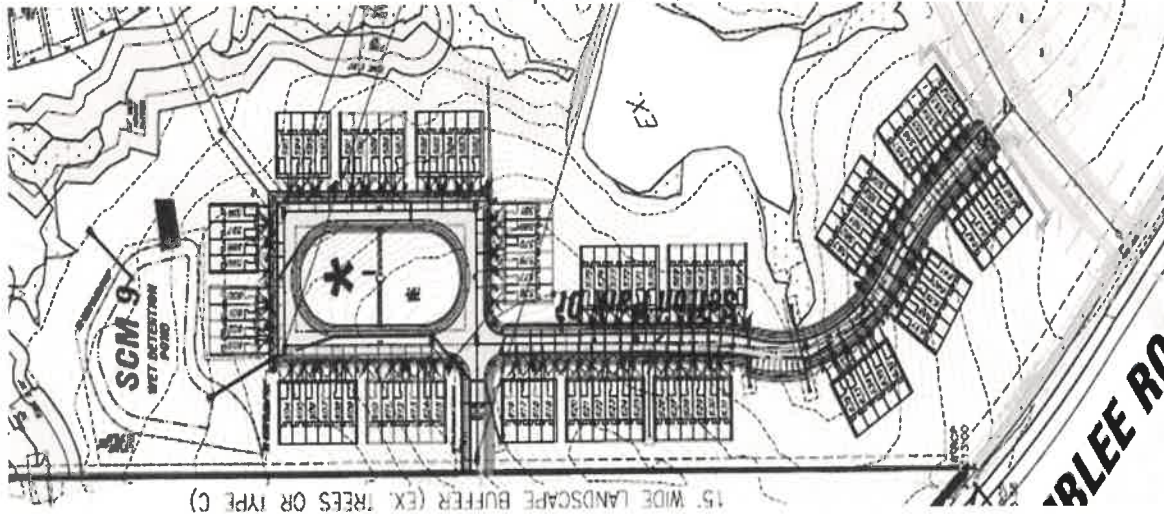
The Town receives a one-year warranty on all the dedicated assets. Staff will conduct an 11-month warranty inspection prior to the final overlay to ensure any issues or failures are repaired prior to the final asphalt overlay by the developer.

The Town received a Subdivision Bond # 017263428 in the amount of \$271,738.98 from Liberty Mutual Surety to ensure the final completion of outstanding items (e.g., final asphalt overlay, striping, signage, sidewalks, SCM conversion, 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 \$1,280,079.80 were collected from the developer.

Staff Recommendation:

Staff recommends approval of Resolution 2026-05 to accept Sidney Creek Phase 3A roadway and storm drainage infrastructure, warranty, and site improvements bond.

STAFF REPORT
RESOLUTION 2026-05
SIDNEY CREEK PHASE 3A
ROADWAY AND STORM DRAINAGE ACCEPTANCE
September 8, 2025



Attachments:

1. Closeout Document Checklist
2. Resolution 2026-05

Public Works
ZEBULON

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

NORTH CAROLINA

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

Sidney Creek Phase 3A Closeout Document Checklist

Project: Sidney Creek Phase 3A

Date: August 18, 2025

Prepared for: Town of Zebulon Public Works Department

The following checklist confirms that all required closeout documents for Sidney Creek Phase 3A 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 – Liberty Mutual Surety	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 Sidney Creek Phase 3A have been received, reviewed, and verified as complete and compliant with Town standards and requirements.

Signed: 

Name: Joseph Collins

Title: Construction Closeout Coordinator, Town of Zebulon

Date: 18 Aug 2025

**RESOLUTION 2026-05
ACCEPTING ROADWAY AND STORM DRAINAGE
INFRASTRUCTURE FOR SIDNEY CREEK PHASE 3A**

WHEREAS, DRB Group of North Carolina has completed construction of the roadway and stormwater infrastructure for Phase 3A of the Sidney Creek subdivision, which includes 147 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, DRB Group of North Carolina 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 Sidney Creek Phase 3A; 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 Special Use Permit 2019-06 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 Phase 3A of the Sidney Creek subdivision.

Adopted the 8th day of September 2025

SEAL

Glenn L. York – Mayor

Dora K. Moore, MMC – Interim Town Clerk

STAFF REPORT
RESOLUTION 2026-06
SIDNEY CREEK PHASE 3B
ROADWAY AND STORM DRAINAGE ACCEPTANCE
September 8, 2025

Topic: Resolution 2026-06– Sidney Creek Phase 3B- Infrastructure Acceptance

Speaker: Joseph Collins, Interim Project Manager (if pulled from Consent)
From: Richard Fletcher, Public Works Director
Prepared by: Joseph Collins, Interim 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 Sidney Creek Phase 3B 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.

DRB Group of North Carolina has completed construction of the roadway and stormwater infrastructure in Sidney Creek Phase 3B, which includes 95 houses. The plat is slated for recording with the Wake County Registrar of Deeds soon. 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 Special Use Permit 2019-06 (issued September 9, 2019) 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

Sidney Creek Phase 3B will dedicate one (1) street totaling 2117 linear feet (~0.40 miles), and 2047 linear feet (~.39 miles) of storm drainage valued at \$1,230,301.41

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 2026-06
SIDNEY CREEK PHASE 3B
ROADWAY AND STORM DRAINAGE ACCEPTANCE
September 8, 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 Sidney Creek 3B 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 Sidney Creek 3B 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

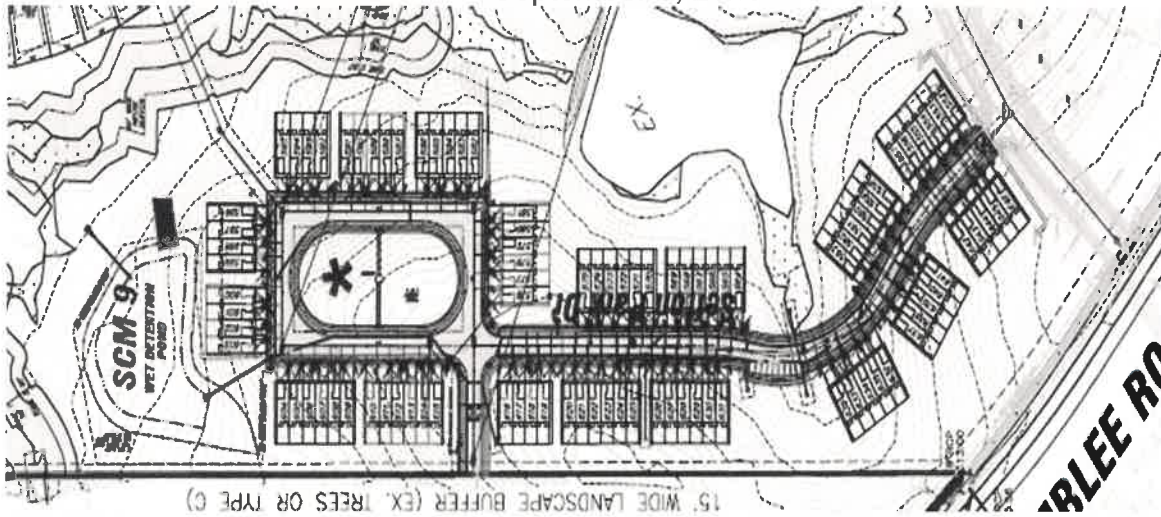
The Town receives a one-year warranty on all the dedicated assets. Staff will conduct an 11-month warranty inspection prior to the final overlay to ensure any issues or failures are repaired prior to the final asphalt overlay by the developer.

The Town received a Subdivision Bond (# 017263481) in the amount of \$395,200.94 from Liberty Mutual Surety to ensure the final completion of outstanding items (e.g., final asphalt overlay, striping, signage, sidewalks, SCM conversion, 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 \$361,610.40 were collected from the developer.

Staff Recommendation:

Staff recommends approval of Resolution 2026-06 to accept Sidney Creek Phase 3B roadway and storm drainage infrastructure, warranty, and site improvements bond.

STAFF REPORT
RESOLUTION 2026-06
SIDNEY CREEK PHASE 3B
ROADWAY AND STORM DRAINAGE ACCEPTANCE
September 8, 2025



Attachments:

1. Closeout Document Checklist
2. Resolution 2026-06

Public Works
ZEBULON

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

NORTH CAROLINA

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

Sidney Creek Phase 3B Closeout Document Checklist

Project: Sidney Creek Phase 3B

Date: August 18, 2025

Prepared for: Town of Zebulon Public Works Department

The following checklist confirms that all required closeout documents for Sidney Creek Phase 3B 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 – Liberty Mutual Surety	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 Sidney Creek Phase 3B have been received, reviewed, and verified as complete and compliant with Town standards and requirements.

Signed: 

Name: Joseph Collins

Title: Construction Closeout Coordinator, Town of Zebulon

Date: 18 Aug 2025

RESOLUTION 2026-06
ACCEPTING ROADWAY AND STORM DRAINAGE
INFRASTRUCTURE FOR SIDNEY CREEK PHASE 3B

WHEREAS, DRB Group of North Carolina has completed construction of the roadway and stormwater infrastructure for Phase 3B of the Sidney Creek subdivision, which includes 95 townhomes; 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, DRB Group of North Carolina 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 Sidney Creek Phase 3B; 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 also confirmed the infrastructure was installed per Special Use Permit 2019-06 and complies with the latest version of the Town of Zebulon's Street & Storm Drainage Standards and Specifications; and

WHEREAS, staff further 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 Phase 3B of the Sidney Creek subdivision.

Adopted the 8th day of September 2025

SEAL

Glenn L. York – Mayor

Dora K. Moore, MMC – Interim Town Clerk

STAFF REPORT
RESOLUTION 2026-07
WOODLAND CROSSING
ROADWAY AND STORM DRAINAGE ACCEPTANCE
SEPTEMBER 8, 2025

Topic: Resolution 2026-07– Woodland Crossing - Infrastructure Acceptance

Speaker: Joseph Collins, Interim Project Manager (if pulled from Consent)
From: Richard Fletcher, Public Works Director
Prepared by: Joseph Collins, Interim 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 Woodland Crossing 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.

Davidson Homes LLC has completed construction of the roadway and stormwater infrastructure in Woodland Crossing, which will include 1 existing and 45 new Single-Family homes. The plat has been recorded with the Wake County Registrar of Deeds soon. 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 Special Use Permit 2019-06 (issued September 9, 2019) 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

Woodland Crossing will dedicate three (3) streets totaling 2323 linear feet (~0.44 miles), and 2228 linear feet (~.42 miles) of storm drainage valued at \$394,033.05

The infrastructure will be added to the Town's capital assets (re. Annual Comprehensive Financial Report). Upon acceptance, the Town will own and maintain 43.48 miles of street and 33.85 miles of stormwater pipe.

STAFF REPORT
RESOLUTION 2026-07
WOODLAND CROSSING
ROADWAY AND STORM DRAINAGE ACCEPTANCE
SEPTEMBER 8, 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 Woodland Crossing 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 Woodland Crossing 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:

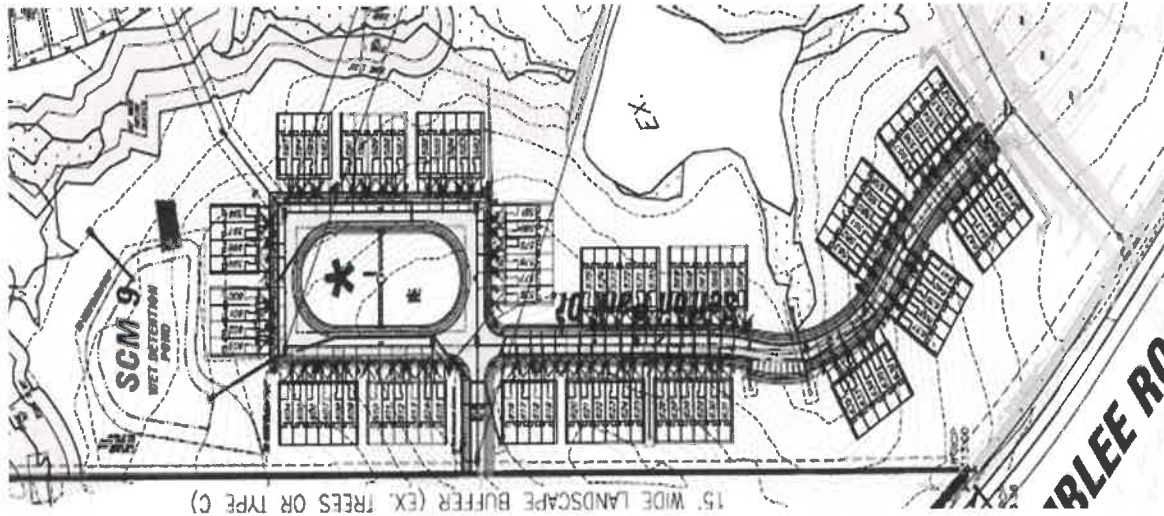
- Subdivision Bond (#2355878) in the amount of \$1,409,500.46 from Swiss Re Corporate Solutions America Insurance Corporation to ensure the final completion of outstanding items (e.g., final asphalt overlay, striping, signage, sidewalks, landscaping etc.).
- SCM conversion Bond (#2355883) in the amount of \$72,002.50 for the final conversion of the Stormwater Control Measure.

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 \$217,190.30 were collected from the developer.

STAFF REPORT
RESOLUTION 2026-07
WOODLAND CROSSING
ROADWAY AND STORM DRAINAGE ACCEPTANCE
SEPTEMBER 8, 2025

Staff Recommendation:

Staff recommends approval of Resolution 2026-07 to accept Woodland Crossing roadway and storm drainage infrastructure, warranty, and site improvements bond.



Attachments:

1. Closeout Document Checklist
2. Resolution 2026-07

Public Works
ZEBULON

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

NORTH CAROLINA

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

Woodland Crossing Closeout Document Checklist

Project: Woodland Crossing

Date: August 18, 2025

Prepared for: Town of Zebulon Public Works Department

The following checklist confirms that all required closeout documents for Woodland Crossing 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 – Swiss Re Corporate Solutions America 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 Woodland Crossing have been received, reviewed, and verified as complete and compliant with Town standards and requirements.

Signed: 

Name: Joseph Collins

Title: Construction Closeout Coordinator, Town of Zebulon

Date: 18 Aug 2025

RESOLUTION 2026-07
ACCEPTING ROADWAY AND STORM DRAINAGE
INFRASTRUCTURE FOR WOODLAND CROSSING

WHEREAS, Davidson Homes, LLC has completed construction of the roadway and stormwater infrastructure for the Woodland Crossing subdivision, which includes 1 existing and 45 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, Davidson Homes, LLC 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 Woodland Crossing; 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 Special Use Permit 2019-06 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 Woodland Crossing subdivision.

Adopted the 8th day of September 2025

SEAL

Glenn L. York – Mayor

Dora K. Moore, MMC – Interim Town Clerk

STAFF REPORT
FIRE/EMS STATION GMP ACCEPTANCE
SEPTEMBER 8, 2025

Topic: Fire/EMS Station Guaranteed Maximum Price (GMP) Acceptance
Speaker: Chris Perry, Fire Chief
From: Chris Perry, Fire Chief
Prepared by: Chris Perry, Fire Chief
Approved by: Taiwo Jaiyeoba, Interim Town Manager

Executive Summary:

Consideration of acceptance of the Guaranteed Maximum Price (GMP) Number 1 for the construction of the Fire/EMS Station project and authorization to execute related contracts.

Background:

At your April 1, 2024 meeting, the Board of Commissioners approved the use of Construction Manager at Risk (CMAR) Services in the design and construction of the Fire/EMS station project. On August 12, 2024, an agreement was made and effective between the Town of Zebulon and Monteith Construction Corporation for these services. The agreement requires the construction manager to provide a Guaranteed Maximum Price (GMP) for the major divisions of the project, which were spelled out in the agreement. The agreement also specified certain documentation in support of this GMP. The GMP has been reviewed by the design team, including Town of Zebulon and Wake County staff. To begin construction, the Board must accept GMP Number 1 and authorize the execution of contract documents.

Discussion:

The discussion before the Board is the acceptance of the GMP.

Fiscal Analysis:

The GMP for the project has been provided at \$13,930,277.26. Per the adopted interlocal agreement, Wake County has provided the Town it's portion of the funding and USDA has committed to its part, as per their grant award policies. Loan proceeds for the Town's portion has been received. The NC Local Government Commission has approved the project as submitted.

Policy Analysis:

N.C.G.S. 143-128.1 allows the use of construction management at risk services after the public entity concludes that these services are in the best interest of the project, after comparing the advantages and disadvantages of this method, as compared to other allowable delivery methods.

Staff Recommendation:

Staff recommends approval of Guaranteed Maximum Price (GMP) #1 contract in the amount of \$13,930,277.26 with the previously selected Construction Manager at Risk, Monteith Construction Corporation, for building construction work for the Fire/EMS Station. Staff further recommends authorizing the Mayor to execute contract documents with Monteith Construction Corporation, establishing the terms, conditions, and GMP #1 amount of \$13,930,277.26, with said contract documents to be reviewed and approved by the Town Attorney.

Attachments:

1. CMAR Agreement of Guaranteed Maximum Price Number 1
2. GMP #1 Deliverables



July 1, 2025

Sarah Kahr Richter, PE
Wake County Government
336 S. Fayetteville Street, Suite 110
Raleigh, NC 27601

Re: Zebulon Fire & EMS Station Final GMP #1

Dear Ms. Richter,

Montieth is pleased to submit our Guaranteed Maximum Price for the Zebulon Fire & EMS Station project. The GMP is based on the drawings and specifications by ADW Architects dated May 2nd 2025 and subsequent addendum. Below you will find trade partner bid costs, accepted alternates, general conditions, allowance, insurances, and CM Fee is included in the total GMP value of \$13,930,277.

Prior to accepting bids, Monteith Construction undertook an extensive trade partner outreach plan to maximize trade participation, competitive and fair bidding, and MBE participation on the project. Through this effort we have been able to identify over 18% of the total GMP as being awarded to HUB certified firms.

After receiving the bids, we have conducted a thorough scope review with each of the apparent low bid trade partners and recommend the award of trade contracts to the trade partners listed. The recommended trade partners have confirmed they have included a complete scope of work as per the provided plans and specifications.

We are confident that the recommended contractors are qualified and competitive, and that we have taken the necessary steps to ensure a fair and transparent bidding process. Copies of our trade partner outreach efforts, bid tabulations, and documents relevant to the GMP are included below for your reference.

We sincerely appreciate the opportunity to partner with Wake County and the Town of Zebulon on this project.

Thank you,

Drew Hardin
Preconstruction Lead
Monteith Construction Corp.

MONTEITH
122 Glenwood Avenue #300, Raleigh, NC 27603 984.200.4283

WE BUILD RELATIONSHIPS. WE THRILL PARTNERS. | CHARLESTON | MYRTLE BEACH | RALEIGH | TRIAD | WILMINGTON



Zebulon Fire Station Final GMP

GUARANTEED MAXIMUM PRICE (GMP)

8/18/2025

BID PKG	DESCRIPTION	SUBCONTRACTOR	AMOUNT	Accepted Alternates	TOTAL
01A	GENERAL TRADES	CB&H	\$ 265,000.00	\$ -	\$ 265,000.00
03A	CONCRETE	Hondum Concrete	\$ 851,630.00	\$ -	\$ 851,630.00
04A	MASONRY	Stonecreek Masonry	\$ 1,187,000.00	\$ -	\$ 1,187,000.00
05A	STRUCTURAL STEEL & MISC METALS	Steel and Pipe Corporation	\$ 686,000.00	\$ -	\$ 686,000.00
05B	LIGHT GAUGE TRUSSES	Trutek Framing Systems LLC	\$ 235,000.00	\$ -	\$ 235,000.00
06A	FINISH CARPENTRY & CASEWORK	MDN Cabinets	\$ 118,453.00	\$ 29,855.00	\$ 148,308.00
07A	WATERPROOFING & ENVELOPE SYSTEMS	Alpha Insulation & Waterproofing Inc.	\$ 166,032.00	\$ -	\$ 166,032.00
07C	METAL PANELS	Triangle Roofing	\$ 69,600.00	\$ -	\$ 69,600.00
07D	SIDING	Bonitz	\$ 32,250.00	\$ -	\$ 32,250.00
07E	ROOFING	Triangle Roofing Services Inc.	\$ 649,500.00	\$ -	\$ 649,500.00
08A	DOORS AND HARDWARE	East Coast Access	\$ 214,322.25	\$ -	\$ 214,322.25
08B	STOREFRONTS AND GLAZING	Wenscom Glass	\$ 57,087.95	\$ -	\$ 57,087.95
08C	OVERHEAD DOORS	NC Overhead Door	\$ 358,896.00	\$ -	\$ 358,896.00
08D	ALUMINUM CLAD WINDOWS	Stephenson Millwork	\$ 76,787.00	\$ -	\$ 76,787.00
08A	FRAMING AND DRYWALL	Grey Interiors, LLC	\$ 799,250.00	\$ -	\$ 799,250.00
09B	CEILINGS	AB Denning	\$ 60,285.00	\$ -	\$ 60,285.00
09C	HARD TILE	Tile Setters of Raleigh	\$ 189,414.00	\$ -	\$ 189,414.00
09D	RESILIENT & CARPET FLOORING	AB Denning	\$ 92,150.00	\$ -	\$ 92,150.00
09E	CONCRETE FINISHES	Blair Duron	\$ 25,829.00	\$ -	\$ 25,829.00
09F	PAINTING	Chroma Coatings	\$ 104,878.38	\$ -	\$ 104,878.38
10A	SPECIALTIES	SGC Construction Specialties	\$ 49,684.00	\$ -	\$ 49,684.00
10B	LOCKERS	Lockers Unlimited	\$ 133,629.92	\$ -	\$ 133,629.92
10C	SIGNAGE	AOA Signs	\$ 36,149.76	\$ -	\$ 36,149.76
10D	CANOPIES	Charlotte Tent and Awning	\$ 43,882.00	\$ 13,445.00	\$ 57,327.00
11A	APPLIANCES	Plugs Appliance	\$ 51,087.00	\$ -	\$ 51,087.00
12A	WINDOW TREATMENTS	Commonwealth Blinds	\$ 16,393.00	\$ -	\$ 16,393.00
21A	FIRE PROTECTION	Allied Fire Protection	\$ 166,945.00	\$ -	\$ 166,945.00
22A	PLUMBING	Earnhardt Plumbing	\$ 510,200.00	\$ -	\$ 510,200.00
23A	MECHANICAL	Comfort Mechanical Contractors	\$ 1,075,000.00	\$ -	\$ 1,075,000.00
26A	ELECTRICAL AND FIRE ALARM	Triple-R Electric Incorporated	\$ 1,640,000.00	\$ 8,500.00	\$ 1,648,500.00
31A	SITework	F&S Grading Company, LLC	\$ 1,409,469.00	\$ -	\$ 1,409,469.00
32A	LANDSCAPING	Southern Garden	\$ 356,653.00	\$ -	\$ 356,653.00
32B	FENCING	Seagars Fence	\$ 21,142.00	\$ -	\$ 21,142.00
32C	RETAINING WALLS	Jenns Hardscape	\$ 22,042.00	\$ -	\$ 22,042.00
TOTAL DIRECT COST OF WORK			\$ 11,771,651.26	\$ 51,800.00	\$ 11,823,451.26
OWNER SELECTED ALTERNATES					Included in above
ALLOWANCES					
Telecom/AV Allowance			\$ -	\$ -	\$ 70,000.00
Security & Access Control Allowance			\$ -	\$ -	\$ 85,000.00
BDA Allowance			\$ -	\$ -	\$ 45,000.00
Cash Allowance			\$ -	\$ -	Inc. in Sitework Bid
SUBTOTAL 1			\$ 11,771,651.26	\$ 51,800.00	\$ 12,023,451
Subguard (on Subtotal 1)			1.25%	\$ 147,146	\$ 150,293
Reimbursable General Conditions			LS	\$ 108,046	\$ 108,046
General Conditions			LS	\$ 962,991.00	\$ 962,991.00
Fee (on Subtotal 1)			3.50%	\$ 412,008	\$ 1,813
General Liability, Umbrella, Builder's Risk Insurance, & P&P Bond (on Total GMP)			1.80%	\$ 259,567	\$ 1,051
Construction Contingency (2% of cost of work held in CM Shared Reserve Fund)			2%	\$ -	\$ -
TOTAL GMP			\$ 13,661,409	\$ 55,312	\$ 13,930,277
					GMP

Construction Manager's Certification:

I certify this to be a true and correct tabulation of all bids received for this project:

David Hardin

8/18/2025

Date



**AGREEMENT FOR CONSTRUCTION MANAGEMENT SERVICES FOR
ZEBULON FIRE & EMS STATION**

ACCEPTANCE OF GUARANTEED MAXIMUM PRICE NUMBER 1

For the AGREEMENT made and effective on August 12, 2024

BETWEEN The Owner: Town of Zebulon

And the Construction Manager (hereinafter referred to as the "CM"):

Monteith Construction Corp.

For services in connection with the Project known as:

Zebulon Fire & EMS Station.

RECITALS:

- A. The Agreement, and particularly Article 8 of the Agreement, provides that the CM shall be required to give a Guaranteed Maximum Price ("GMP") for major divisions of the Project, as more fully described in the Agreement.
- B. Under the terms of the Agreement, the CM is further required to document each GMP with a GMP Proposal, a Summary Report of the GMP, and other documentation sufficient to describe the scope of Work covered by the GMP and to itemize the costs included in the GMP Proposal (referred to here and in the Agreement as the "GMP Documentation").
- C. The CM has submitted a GMP Proposal dated 07.02.2025, with the requisite related GMP Documentation, for the division of the Work generally described as Site Work. This GMP is referred to herein as "GMP Number 1".
- D. The Owner has reviewed the GMP Proposal and related GMP Documentation and has reached agreement with the CM on the Guaranteed Maximum Price.
- E. The Owner, through its awarding authority, the Town of Zebulon Board of Commissioners, has authorized approval and acceptance of GMP Number 1 as a formal contract.

WHEREFORE, the Owner, in accordance with the Agreement, hereby approves and accepts GMP Number 1 subject to the conditions set forth below:

1. GMP Number 1 is incorporated into and made a part of the Agreement. Although the GMP Documentation shall describe the scope of Work included in GMP Number 1, the description of the Work in GMP Number 1 shall not be deemed to modify or amend the Drawings and Specifications. The Drawings and Specifications may only be modified through the submittal, substitution, field order, change order and related procedures as set forth in the Agreement. The division of cost elements tabulated in the GMP Documentation is provided to comply with and elaborate on Article 8 and Appendix D of the Agreement, and the division of cost elements in the GMP Documentation shall govern over any description of cost elements in the Agreement or in past budgets and cost reports relating to the Work included in GMP Number 1. Otherwise, if any term, requirement, or condition in the GMP Number 1 Proposal or Documentation shall be in conflict with the Contract Documents as amended hereby, the terms, requirements, and conditions of the Contract Documents shall control and the conflicting contents of the GMP Number 1 Proposal and Documentation shall be disregarded.
2. The Guaranteed Maximum Price for GMP Number 1 shall be as follows:

a. Cost of the Work (C.O.W.) (including allowances)	\$ 12,023,451.26
b. CM Contingency	\$ ____0____
c. CM Fixed Fee	\$ 420,821.00
d. General Conditions Reimbursement	\$ 108,046.00
e. General Conditions, Insurance, Bonds	\$ 1,377,959.00
f. Total Guaranteed Maximum Price	\$ 13,930,277.26
3. A condition of this Acceptance is that the CM timely notify its sureties of the acceptance of GMP Number 1, and timely obtain and tender to the Owner all bonds or bond amendments required by Article 11 of the Agreement.
4. The CM Contingency is listed as \$0 under the GMP above. However, the Owner will separately carry a CM shared reserve fund of \$240,469 (2% of C.O.W) to fund the CM Contingency as needed throughout the project duration. The CM Contingency amount as described in the CM Agreement will therefore be considered equal to the amount in this CM shared reserve fund, but the funds will be carried outside of the GMP Number.

5. Section 10.4 of the CM Agreement shall be struck and replaced with the following:

“If the CM shared reserve fund of \$240,469 (2% of C.O.W) is not exhausted during the Project, fifty percent (50%) of any unspent portion of this CM shared reserve fund will be paid to the CM over and above the Cost of the Work, General Conditions and Fixed Fee otherwise due and payable the CM. The remaining fifty percent (50%) of any unspent portion of the CM shared reserve fund will belong to and remain with the Owner.”

6. Section 21.5 of the CM Agreement shall be amended to read:

“The CM shall name the Owner, **Wake County, the USDA, and the Town’s lender Webster Bank, National Association** as additional insured under all of its insurance contracts with respect to and including without limitation liability arising out of activities performed by or on behalf of the CM, products and completed operations of the CM, and automobiles owned, hired, leased, or borrowed by the CM. The coverages shall contain no special limitations on the scope of protection afforded to additional insureds.”

7. Section 21.15.4.4 of the CM Agreement shall be amended to read:

“The Owner, **Wake County, the USDA, and the Town’s lender Webster Bank, National Association** must be named as Additional Insured, and a Non-Owned Disposal Site Endorsement must be provided, scheduling the appropriate landfill.”

8. Section 21.16 of the CM Agreement shall be amended to read:

“Policies: Commercial general liability insurance may be arranged under a single policy for the full limits required or by a combination of underlying policies with the balance provided by an excess or umbrella liability policy. The Owner, **Wake County, the USDA, and the Town’s lender Webster Bank, National Association** shall be an additional insured on all commercial general liability policies and automobile liability policies submitted to comply with this Article. Commercial general liability and excess liability policies shall be endorsed with a schedule of underlying liability policies required and obtained from the Contractors. Coverage under the commercial general liability policies shall not be limited by any language in the contracts with the Contractors making the Contractors liable for losses in excess of the limits of coverage provided by the Contractors.”

9. Section 21.19.2 of the CM Agreement shall be amended to read:

“The builder’s risk insurance shall provide for the cost of replacement of the Work, including materials stored off site, at the time of any loss. The insurance shall include as additional insureds the Owner, **Wake County, the USDA, and the Town’s lender Webster Bank, National Association**, the CM, the Contractors and their subcontractors

and shall insure against the loss from the perils of fire and all risk coverage for physical loss or damage due to theft, vandalism, collapse, malicious mischief, terrorism, transit, flood, mold, earthquake, testing, or damages resulting from defective design, negligent workmanship or defective material. The Owner shall not be responsible for any cost related to an increase in builder's risk coverage not approved by Owner."

To ensure compliance with the E-Verify requirements of the General Statutes of North Carolina, all contractors, including any subcontractors employed by the contractor(s), by submitting a bid, proposal or any other response, or by providing any material, equipment, supplies, services, etc, attest and affirm that they are aware and in full compliance with N.C.G.S. Chapter 64, Article 2 (N.C.G.S. 64-26(a)) relating to the E-Verify requirements.

By signing this agreement; accepting this contract/purchase order; or submitting any bid, proposal, etc., vendors and contractors certify that as of the date of execution, receipt, or submission they are not listed on the Final Divestment List created by the NC Office of State Treasurer pursuant to NCGS 147 Article 6E, Iran Divestment Act, Iran Divestment Act Certification. Vendors and contractors shall not utilize any subcontractor that is identified on the Final Divestment List.

Any organization defined under NCGS 147-86.80(2), Divestment from Companies Boycotting Israel, shall not engage in business totaling more than \$1,000 with any company/business, etc. that boycotts Israel. A list of companies that boycott Israel is maintained by the NC Office of State Treasurer, pursuant to NCGS 147-86.81(a)(1). Any company listed as boycotting Israel is not eligible to do business with any State agency or political subdivision of the State.

ACCEPTED this the 8th day of September 2025.

Owner: Town of Zebulon

By: _____
Glenn L. York - Mayor

Attest: _____
Dora K. Moore – Interim Town Clerk

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

Robert Fitts - Town of Zebulon Finance Director

This instrument is approved as to Form.

Town of Zebulon Attorney

ACKNOWLEDGED:

CM: _____

By: _____

Title: _____

Attested by: _____

Title: _____

STAFF REPORT
ADOPTION OF WAKE COUNTY
EMERGENCY OPERATIONS PLAN AND MUTUAL AID AGREEMENT
SEPTEMBER 8, 2025

Topic: Adoption of Wake County Emergency Operations Plan and Mutual Aid Agreement

Speaker: Chris Perry, Fire Chief
From: Chris Perry, Fire Chief
Prepared by: Chris Perry, Fire Chief
Approved by: Taiwo Jaiyeoba, Interim Town Manager

Executive Summary:

Adoption of the Wake County Emergency Operations Plan ensures plans and procedures support the Town's response framework and alignment with the Wake County and State of North Carolina Emergency Operations Plan(s).

Adoption of the Mutual Aid Agreement enrolls the Town in both the Statewide and Federal mutual aid systems, allowing for the deployment and receipt of assistance during events if local resources are overwhelmed or exhausted.

Background:

In the mid-2000s, Wake County and each municipality adopted the National Incident Management System as its framework for responding to and managing events. This framework is expressed in the Emergency Operations Plan and outlines structure, positions, roles, responsibilities and communications. Periodically, after events, exercises, discovery of best practices, or changes in the physical environment (infrastructure, population, etc.) adjustments are made to reflect changing complexity, needs and growth in the community.

Mutual Aid is a long-standing practice among public safety agencies. In recent years, many have recognized mutual aid is beneficial beyond traditional public safety agencies. The proposed mutual aid agreement not only includes mutual aid for public safety personnel but any employee or function within the organization from inspectors, information technology staff to administrative staff, which were highly sought after following Hurricane Helene. All personnel, equipment, supplies or other resources (under the direction of the Town Manager) are covered under the Agreement. Although an Agreement already exists with the County, there have been changes in the law providing additional liability protections for responders, reimbursement qualifications and procedures for providing or receiving assistance. Participation in the mutual aid system also makes the Town a default participant in the national mutual aid system known as the Emergency Management Assistance Compact (EMAC).

Discussion:

The discussion before the Board is the adoption of the two Wake County documents.

Fiscal Analysis:

No immediate fiscal impact; however, the documents are instrumental in response to disasters.

STAFF REPORT
ADOPTION OF WAKE COUNTY
EMERGENCY OPERATIONS PLAN AND MUTUAL AID AGREEMENT
SEPTEMBER 8, 2025

Policy Analysis:

N.C.G.S. 160A-461 authorizes units of local government to enter into contracts or agreements with each other in order to execute any undertaking.

Staff Recommendation:

Staff recommends that the Board adopt and authorize the Mayor to sign the Wake County Emergency Operations Plan; and, accept and authorize the Town Manager to sign the Mutual Aid Agreement

Attachments:

1. Wake County Emergency Operations Plan
2. Wake County Mutual Aid Agreement

NORTH CAROLINA

WAKE COUNTY

**WAKE COUNTY EMERGENCY MANAGEMENT
MUTUAL AID AGREEMENT**

THIS AGREEMENT is entered into between the County of Wake (the "County") and the City/Town of Zebulon, a North Carolina Municipality, and is effective upon the date of the last party to execute this Agreement;

WITNESSETH:

WHEREAS, Chapter 166A of the North Carolina General Statutes authorizes the development of mutual aid agreements for reciprocal emergency management aid and assistance between political subdivisions in North Carolina provided they are consistent with the State Emergency Management Programs and Plans; and

WHEREAS, mutual aid agreements may include but are not limited to the furnishing or exchange of supplies, equipment, facilities, personnel and services during emergencies as defined in Article 1 of North Carolina General Statute 166A; and

WHEREAS, North Carolina General Statute 166A-19.15 states that the governing body of each county is responsible for emergency management within the geographical limits of the county and all emergency management efforts within the county will be coordinated by the county, including activities of the municipalities within the County; and

WHEREAS, North Carolina General Statute 166A-19.72(c) authorizes the chief executive of each political subdivisions to enter into mutual aid agreements with other political subdivisions, with the concurrence of the subdivision's governing body for reciprocal emergency management aid and assistance. Such agreements shall be consistent with the State emergency management program and plans; and

WHEREAS, it is the intent of emergency management programs to reduce vulnerability of people and property to damage, injury, and loss of life and property; prepare for prompt and efficient rescue, care, and treatment of threatened or affected persons; provide for the rapid and orderly rehabilitation of persons and restoration of property; and provide for cooperation and coordination of activities relating to emergency and disaster mitigation, preparedness, response and recovery; and

WHEREAS, mutual aid agreements provide a mechanism to share public sector resources throughout the nation; and

WHEREAS, this Agreement is intended to complement the mutual aid agreement signed between the County of Wake and the State of North Carolina by setting forth the means of resource coordination and open communication between the County and the Municipality during emergencies; and

WHEREAS the statewide agreement effectually contemplates requests for mutual aid and assistance through county emergency management agencies; and

WHEREAS, the _____ (Town or City) desires to render and receive assistance during disasters or emergencies; and

WHEREAS, pursuant to North Carolina General Statute 166A-19.60 all functions and activities performed under this Agreement are hereby declared to be governmental functions; and

WHEREAS, functions and activities performed under this Agreement are to be carried out for the benefit of the general public and not for the benefit of any specific individual or individuals; and

WHEREAS, all immunities provided by law shall be fully applicable as stated in North Carolina General Statute 166A-19.60 or otherwise as by law provided.

NOW, THEREFORE, in consideration of the terms, conditions, and covenants expressed herein, the parties hereby enter into this mutual aid agreement and agree that the County of Wake and Town/City of _____ shall participate in coordinated sharing of resources for the purposes of providing protection of the community under the terms as more particularly set forth herein below:

SECTION I. DEFINITIONS

Agreement means this document, the Mutual Aid Agreement for Disasters and Other Emergencies.

Aid and Assistance include, but shall not be limited to, personnel, equipment, facilities, services, supplies, and other resources.

Authorized Representative is an official of a party to this Agreement who has been authorized in writing by that party pursuant to the terms of this Agreement, to request, offer, or provide aid and assistance under the terms of this Agreement.

Disaster is any emergency which has been officially declared a “disaster” by gubernatorial or presidential executive order.

Emergency means any incident or situation that has occurred, is occurring, or will occur in the immediate future that poses a major threat to public safety and causes or threatens to cause loss of life, serious injury, significant damage to property, or major harm to public health or the environment, as a result of an occurrence or imminent threat of widespread or severe damage or loss of life or property, resulting from natural, technological, or man-made emergency situations, and which a local entity has declared as being beyond the capabilities of its local emergency response agencies.

Incident means an occurrence, natural or manmade, that necessitates a response to protect life or property. In this Agreement, the word “incident” includes planned events as well as emergencies and/or disaster of kinds and sizes.

Planned Event means an incident that is a scheduled nonemergency activity including but not limited to elections, sporting events, concerts, parades, funeral coverage, or fairs.

Political Subdivision means Counties and incorporated cities, towns, and villages.

Provider is a party to this Agreement that has received a request to furnish aid and assistance to the party in need (“Recipient”).

Recipient is a party to this Agreement receiving aid and assistance from another party.

SECTION II. OBLIGATIONS OF THE PARTIES

A. Provision of Aid and Assistance – Pursuant to the terms and conditions set forth in this Agreement, the parties hereto shall provide each other with aid and assistance in the event of a disaster, emergency, planned event, or incident. It is mutually understood that each party's foremost responsibility is to its own citizens within its own respective jurisdiction. This Agreement shall not be construed to impose an absolute obligation on any party to this Agreement to provide aid and assistance pursuant to a request from another party and;

1. Upon notification or request for resources, the Municipality agrees to contact Wake County Emergency Management or Wake County Emergency Operations Center, if activated, prior to the deployment of said resources outside the geographical limits of the County;
2. If necessary, requests for additional resources will be jointly coordinated by Wake County Emergency Management and the authorized representative of the Municipality to other governmental entities, private sector agencies, and State Division of Emergency Management.

B. Procedures for Requesting Assistance – When recipient becomes affected by an emergency, incident, planned/unplanned event and deems its resources inadequate, it may request mutual aid and assistance by communicating the request to Provider, indicating the request is made pursuant to this Agreement. Such request may be made verbally, to be followed as soon as practicable, by a written confirmation of that request.

Required Information: Each request for assistance shall include the following information, in writing or by any other available means, to the extent known:

1. Identification of the services function(s) for which assistance is needed and the type of assistance needed;
2. The amount and type of personnel, equipment, materials, and supplies needed and a reasonable estimate of the length of time they will be needed;
3. Specifics regarding time and date, location, and a point of contact.

C. Equipment, Supplies, and Material use Guidelines – The guidelines for equipment, supplies, and material use ensure the safe and effective operation and use of the requested items.

1. Equipment Guidelines

- a. Equipment must be used for its intended purpose and in accordance with the manufacturer's instructions.
- b. Equipment must be maintained in good working condition and inspected regularly to ensure that it is safe to use.
- c. Equipment must be returned in the same condition in which it was received, with all parts and accessories intact.
- d. Any damage or malfunction of equipment must be reported immediately to the Provider.

- e. The Recipient is responsible for receiving any necessary training or instruction on the proper use of the equipment.
- f. The Recipient of the equipment is responsible for damages to the equipment and any costs associated with the repair or replacement of the equipment due to damage or loss, including loss of use and diminution in value.
- g. The Provider of the equipment reserves the right to refuse to provide equipment to any borrower who does not comply with this agreement.

2. Materials and Supplies Guidelines

- a. Materials and/or supplies should be used for their intended purpose and in accordance with any applicable laws and regulations.
- b. Materials and/or supplies should be stored in a safe and secure manner to prevent damage or loss.
- c. Materials and/or Supplies should be used in a manner that does not create a hazard to people or the environment.
- d. The recipient is responsible for receiving the necessary training or instruction on the proper use of the materials and/or supplies.
- e. The provider of the materials and/or supplies reserves the right to refuse to lend materials and supplies to any borrower who does not comply with this agreement.

D. Designation of Authorized Representative – Each party to this Agreement shall designate an Authorized Representative. Such designation shall be communicated, in writing, to the Chief Executive Officer of the other party upon the execution of this Agreement. Such designation may be amended at any time by the Chief Executive Officer of a party upon timely notice.

E. Traveling Employees – Unless otherwise specified by Recipient or agreed by the parties in writing, it is mutually understood that Recipient will provide for the needs and necessary expenses of the Provider's traveling employees. Recipient shall pay for all reasonable out-of-pocket costs and expenses of Provider's personnel, including, without limitation, transportation expenses for travel to and from the disaster area, food, and, if necessary, lodging. If Recipient cannot provide such food and/or lodging at or near the disaster area, the Recipient shall so advise the Provider, and shall specify in its request for assistance that only personnel who can provide for their own needs are requested.

F. Supervision and Control – The Provider shall designate supervisory personnel amongst its employees sent to render aid and assistance to the Recipient. Recipient shall provide necessary credentials to the Provider's personnel authorizing them to operate on behalf of the Recipient. Recipient shall assign work tasks to Provider's supervisory personnel, and unless specifically instructed otherwise, Recipient shall have the responsibility for coordination between Provider's supervisory personnel and Recipient.

Based upon such assignments set forth by Recipient, Provider's supervisory personnel shall:

- 1. Have the authority to assign work and establish work schedules for Provider's personnel. Further, supervisor shall retain direct supervision and control of Provider's personnel,

equipment, and other resources. Provider should be prepared to furnish communications equipment sufficient to maintain communications among its respective operating units, and if this is not possible, Provider shall notify Recipient accordingly;

2. Maintain daily personnel time records, material records, and a log of equipment hours;
3. Report work progress to Recipient at mutually agreed upon intervals.

G. Period of Service, Renewability, Recall – Unless agreed otherwise, the duration of the Provider’s assistance shall be for an initial period of twenty-four (24) hours, starting from the time of arrival. Thereafter, assistance may be extended in increments agreed upon by the Authorized Representatives of Provider and Recipient. Provider’s personnel, equipment, and other resources shall remain subject to recall by Provider to provide for its own citizens if circumstances so warrant, in the sole discretion of the Provider. Provider shall make a good faith effort to provide at least eight (8) hours advance notification to Recipient of Provider’s intent to terminate such assistance, unless such notice is not practicable, in which case as much notice as is reasonable under the circumstances shall be provided.

SECTION III. REIMBURSEMENT

Except as otherwise provided below, it is understood that Recipient shall pay to Provider all documented costs and expenses incurred by Provider as a result of extending assistance to Recipient. The terms and conditions governing reimbursement for any assistance provided under this Agreement shall be in accordance with FEMA Public Assistance Guidelines in addition to the following provisions, unless otherwise agreed in writing by Recipient and Provider. Recipient shall be ultimately responsible for reimbursement of all eligible expenses. The provider may waive some or all requirements for reimbursement; however, such an agreement must be documented in the request and/or offer of assistance.

A. Personnel – During the period of assistance, Provider shall continue to pay its employees according to its then prevailing ordinances, rules, regulations, and agreements. The Recipient shall reimburse Provider for all direct and indirect payroll costs and expenses, including but not limited to travel and employee retirement benefits as provided by Generally Accepted Accounting Principles (GAAP). However, Recipient shall not be responsible for reimbursing any amounts paid or due as benefits to Provider’s personnel under the terms of the North Carolina Workers’ Compensation Act (Chapter 97 of the North Carolina General Statutes).

B. Equipment – Recipient shall reimburse the Providers for the use of equipment during the period of assistance according to either a pre-established local or state hourly rate or according to the actual replacement, operation, and maintenance expenses incurred. For those instances in which costs are reimbursed by the Federal Emergency Management Agency (FEMA), the FEMA-eligible direct costs shall be determined in accordance with general policies for determining allowable costs which are established in CFR 200, subpart E and 2 CFR 200.102 are explained in 44 C.F.R 206.228 or other applicable federal laws, regulations, and policies as may be in effect at the time the expenses are incurred. Provider shall pay for all repairs to its equipment as determined necessary by its on-site supervisor(s) to maintain such equipment in safe and operational condition.

At the request of Provider, fuels, miscellaneous supplies, and minor repairs may be provided by Recipient, if practical. The total equipment charges to Recipient shall be reduced by the total value of the fuels, supplies, and repairs furnished by Recipient and by the amount of any insurance proceeds received by Provider.

C. Material and Supplies – Provider shall be reimbursed for all materials and supplies furnished, used, or damaged during the period of assistance. The Recipient shall not be responsible for reimbursing Provider for the costs of any damage caused by gross negligence, willful and wanton misconduct, intentional misuse, or recklessness of Provider’s personnel. Provider’s personnel shall use reasonable care always in the use and control of all materials and supplies used by them during the period of assistance. The measure for reimbursement for materials and supplies shall be determined in accordance with FEMA and North Carolina reimbursement policies. In the alternative, the parties may agree in writing that Recipient will replace the materials and supplies used or damaged, with materials and supplies of like kind and quality.

D. Record Keeping – Recipient shall provide information, directions, and assistance for record keeping to Provider’s personnel. Provider shall maintain records and invoices for reimbursement and cost which may be associated with the inspections of records.

E. Billing and Payment – Provider shall send an invoice for reimbursable costs and expenses, together with appropriate documentation as required by Recipient, as soon as practicable after said costs and expenses are incurred, but not later than forty-five (45) days following the end of the period of assistance. Recipient shall pay the invoice, or advise of any disputed items, not later than forty-five (45) days following the billing date.

SECTION IV. PROVIDER’S EMPLOYEES

A. Rights and Privileges – Pursuant to G.S. 166A-19.60 whenever Provider’s employees are rendering aid and assistance pursuant to this Agreement, such employees shall remain the responsibility of the Provider and retain the same powers, duties, immunities, and privileges they would ordinarily possess if performing their duties within the geographic limits of the Provider.

B. Workers’ Compensation - Recipient shall not be responsible for reimbursing any amounts paid or due as benefits to Provider’s employees under the terms of the North Carolina Workers’ Compensation Act, Chapter 97 of the North Carolina General Statutes, due to personal injury or death occurring during the periods of time such employees are engaged in the rendering of aid and assistance under this Agreement. It is mutually understood that Recipient and Provider shall be responsible for payment of such workers’ compensation benefits only to their own respective employees. Further, it is mutually understood that Provider will be entirely responsible for the payment of workers’ compensation benefits to its own respective employees pursuant to G.S. 97-51.

SECTION V. PARTIES MUTUALLY AGREE TO HOLD EACH OTHER HARMLESS FROM LIABILITY

To the extent permitted by law, each party (as Indemnitor) agrees to protect, defend, indemnify, and hold the other party (as Indemnitee), and its offices, employees, and agents, free and harmless from and against any and all losses, penalties, damages, assessments, costs, charges, professional fees, and other expenses or liabilities of every kind and nature arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of action of every kind in connection with or arising out of Indemnitor’s negligence, acts, errors and/or omissions. Indemnitor further agrees to investigate, handle, respond to, provide defense for, and defend any such claims, etc. at indemnitor’s sole expense and agrees to bear all other costs and expenses related thereto. To the extent that immunity does not apply, each party shall bear the risk of its own actions, as it does with its day-to-day operations, and determine for itself what kinds of insurance, if any, and in what amounts, it should carry. Each party understands and agrees that any insurance protection obtained shall in no way limit the responsibility to indemnify, keep, and save harmless the other parties to this Agreement for any claims, whether insured or not.

Notwithstanding the foregoing, to the extent that each party does not purchase insurance, it shall not be deemed to have waived its governmental immunity by law.

SECTION VI. AMENDMENTS

This Agreement may be amended as necessary by written, joint agreement between the parties. Subsequent mutual aid agreements may be entered into between the parties and, if so, the subsequent agreement shall replace and supplement any prior agreements.

SECTION VII. DURATION OF AGREEMENT

This Agreement shall continue in perpetuity, unless terminated upon at least ninety (90) days advance written notice by one party to this Agreement to each executive officer of every other participating entity.

SECTION VIII. HEADINGS

The headings of various sections and subsections of this Agreement have been inserted for convenient reference only and shall not be construed as modifying, amending, or affecting in any way the express terms and provisions of this Agreement.

SECTION IX. SEVERABILITY

Should any clause, sentence, provision, paragraph, or other part of this Agreement be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder of this Agreement. If parties to this Agreement have entered into other aid and assistance agreements, those parties agree that, to the extent a request for aid and assistance is made pursuant to this Agreement, those other aid and assistance agreements are superseded by this Agreement.

SECTION X. EFFECTIVE DATE

This Agreement is effective upon the day and date of the last signature affixed hereto.

This Agreement does not encompass the entire understanding of the Parties on the issue of mutual aid activities. This Agreement does not invalidate other mutual aid agreements, either oral or written, that the Parties have with third parties.

IN WITNESS WHEREOF, Wake County and the Town of Zebulon (Town or City) execute this Agreement in its name and behalf by its Chief Executive Officer, who has signed accordingly and with concurrences of a majority of its governing board, on the date indicated below.

(Town or City) of Zebulon

Name: Taiwo Jaiyeoba
City/Town Interim Town Manager

Approved as to form:

_____, City Attorney

COUNTY OF WAKE

David Ellis
County Manager
County of Wake

Darrell Alford
Director
Wake County Fire Services & Emergency
Management

Approved as to form:

Scott W. Warren, County Attorney

STAFF REPORT
ORDINANCE 2026-10
301 JONES ST AND 108 PEARCES RD
SEPTEMBER 8, 2025

Topic: Ordinance 2026-10– 301 Jones St and 108 Pearces Rd
Speaker: Matthew Lower, Planning Director
From: Matthew Lower, Planning Director
Prepared by: Catherine Farrell, Planner II
Approved by: Taiwo Jayeoba, Interim Town Manager

Executive Summary:

The Board of Commissioners will consider a Zoning Map Amendment for 301 Jones St (PIN# 2706015099) and 108 Pearces Rd (PIN# 2706014224). Town Board's approval of this Zoning Map Amendment will change the designation of the subject parcels from Residential Suburban to Zebulon General Commercial (GC).

Discussion:

O'kane and Associates on behalf of CG Enterprises of NC LLC are seeking to rezone two parcels, totaling 1.915 acres, from Residential Suburban (R2) to General Commercial (GC) Zoning District.

The rezoning would allow all uses permitted within the GC General Commercial District, without any additional conditions proposed by the applicant. If approved, the property will have to adhere with the Town of Zebulon's Unified Development Ordinance (UDO), ensuring that any future development adheres to the town's zoning regulations.

Policy Analysis:

Comprehensive Land Use Plan:

The future land use map calls for these lots to be Suburban Commercial. The General Commercial Zoning District is consistent with the SC future land use. "This designation involves commercial developments, whether at a neighborhood-focused or larger scale, that stand apart from most auto-oriented contemporary development (Land Use and Development, Page 17)."

The rezoning is supported by the following CLUP goals:

1. Goals for Land Use and Development:

- **Goal 1:** A land use allocation and pattern that advances Zebulon's objectives of achieving greater housing variety, supporting its economic development and tax base needs, and creating a complete community with convenient resident access to schools, recreation, shopping and services (Land Use and Development, p.2).
- **Goal 2:** Consistent character of land use within areas intended for particular character types, from rural and suburban through auto-oriented and urban along the community character spectrum (Land Use and Development, p.2).

2. Goals for Growth Capacity

- **Goal 1:** A growth management philosophy and strategies that enable most of the projected growth in the Zebulon area to be absorbed within and contiguous to the existing developed town (Growth Capacity, p.2).

3. Economic Development Goals and Actions:

- **Goal 1:** An economically resilient community with a diverse yet stable economic base, an environment that supports both entrepreneurs and established businesses, and a local real estate market attractive to emerging investment, job creation and development opportunities (Economic Development, p. 2).
- **Goal 2:** A town that remains the unquestioned hub community for eastern Wake County as a multi-purpose destination and center of employment, commerce, government services, education, culture and recreational and leisure activities for residents and visitors (Economic Development, p. 2).

Outcomes:

The rezoning will have the following outcomes:

1. **Allow for the Development of Commercial uses:** The rezoning from a residential zoning district R2 will allow for more commercial uses on this site.

Staff Recommendation from Planning Board:

The Planning Board voted 4-0 to recommend the approval of RZ 2025-02 to the Board of Commissioners.

Staff Recommendation for Planning Board:

Staff recommend the approval of Ordinance 2026-10 finding that it is consistent with the Town of Zebulon Comprehensive Plan.

Attachments:

1. Application
2. Neighborhood Meeting Packet
3. Future Land Use Map
4. Aerial Map
5. Zoning Map
6. Site Photos
7. Public Hearing Notification Affidavit
8. Principal Use Table Excerpt
9. Statement of decision required by 2.2.25.H.4 of the UDO
10. Ordinance 2026-10



APPLICATION FOR ZONING MAP AMENDMENT

APPLICATION PROCEDURE: The applicant requesting a Zoning Map Amendment 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
- 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 (If Required)

- **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 Zoning Map 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.



Town of Zebulon

Planning Department

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

ZONING MAP AMENDMENT PETITION

GENERAL INFORMATION:

In accordance with section 2.2.25 of the UDO, a Zoning Map Amendment provides a uniform means for reviewing and deciding proposed amendments to the Official Zoning Map whenever the public necessity, general welfare, the Town's adopted policy guidance, or appropriate land use practices justify or require doing so. This procedure sets out the requirements for amendments to the zoning district designation of land within the Town's planning jurisdiction as well as for land coming into the Town's planning jurisdiction via annexation in accordance with the standards in the North Carolina General Statutes.

INSTRUCTIONS:

PRE-APPLICATION MEETING: A pre-application meeting with staff in accordance with Section 2.3.2 of the UDO to verify the application requirements, processes, and procedures regarding a proposed request. To schedule a meeting, applicants must e-mail a pdf map, drawing, model, site or sketch plan to the Planning Department (Planning@townofzebulon.org) no later than five (5) working days prior to the desired meeting day.

NEIGHBORHOOD MEETING: Neighborhood meetings are required in accordance with Section 2.3.4 of the UDO prior to application submission. The applicant is required to notify property owners and any neighborhood association that represents citizens within that area within 300 feet of the subject property via first class mail a minimum of 10 days in advance of the neighborhood meeting. The applicant shall use their own return address on the envelopes as the meeting is a private meeting between the developer and the neighbors. The applicant shall submit the "Certified List of Property Owners" and "Neighborhood Meeting Packet" forms included on the Town's website 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
ZONING MAP AMENDMENT**PART 1. DESCRIPTION OF REQUEST/PROPERTY**

Street Address of the Property: 301 Jones Street and 108 Pearces Road		Acreage: 1.915 Acres
Parcel Identification Number (NC PIN): 2706-01-5099 and 2706-01-4224	Deed Book: 19356	Deed Page(s): 637
Existing Zoning of the Property: Residential Suburban (R2) District	Proposed Zoning of the Property: General Commercial (GC) District	
Existing Use of the Property: Vacant	Proposed Use of the Property: Commercial	
Reason for Rezoning: Zoning Map Amendment is requested to rezone the property to allow future commercial development of the property consistent with the Town of Zebulon Comprehensive Plan and Town policy to promote and encourage non-residential development in the Town's Zoning Jurisdiction.		

PART 2. APPLICANT/AGENT INFORMATION

Name of Applicant/Agent: O'Kane and Associates, PLLC (Brian O'Kane)		
Street Address of Applicant/Agent: 107 Union Drive, Suite 202		
City: Washington	State: NC	Zip Code: 27889
Email of Applicant/Agent: brian@okaneandassociates.com	Telephone Number of Applicant/Agent: 252-702-1910	Fax Number of Applicant/Agent: N/A
Are you the owner of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Are you the owner's agent? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	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: CG Enterprises of NC LLC		
Street Address of Property Owner: 1609 Whispering Meadows Drive		
City: Zebulon	State: NC	Zip Code: 27597
Email of Property Owner: cur_gin@msn.com	Telephone Number of Property Owner: 470-309-4479	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 Applicant: 	Print Name: Brian O'Kane	Date: 5/9/25
Signature of Owner: 	Print Name: Curtis Gingles	Date: 5/9/25



LEGISLATIVE CONSIDERATIONS – ZONING MAP AMENDMENT

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 zoning district 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 attach additional pages if necessary. The petition is justified based on the facts as they relate to the Standards in Section 2.2.25 J of the UDO as follows:

1. Please explain how the proposed Zoning Map Amendment advances the public health, safety, or welfare
The proposed Zoning Map Amendment will allow the property to be developed as a commercial use instead of limiting the property to the current residential zoning. This will allow future commercial development of the property to support the growing residential base of the Town, enhancing the welfare of the public.
2. Please explain how the proposed Zoning Map Amendment is appropriate for its proposed location, and is consistent with the purposes, goals, objectives, and policies of the town's adopted policy guidance;
The proposed Zoning Map Amendment would allow uses on the property that are consistent with the existing surrounding uses. Commercial zoning is consistent with the Town's Comprehensive Land Use Plan by providing commercial uses in close proximity to the Town Core to support the rapid residential growth in the area and to provide a balance of land uses within the tax base as promoted in the Town's adopted Municipal Utility Allocation Policy.
3. Please explain how an approval of the Zoning Map Amendment is reasonable and in the public interest;
Approval of the Zoning Map Amendment will provide the public with the potential for a commercially developed property in close proximity to their residences and will support the residential growth of the surrounding area.
4. Please explain how the proposed Zoning Map Amendment addresses any other factors as the Board of Commissioners may determine to be relevant. These include but are not limited to the proposed uses requested and any requested deviations and proposed alternative means of compliance.
The Zoning Map Amendment will provide a commercially rezoned property in close proximity to the Town's Urban Core and is consistent with the Town's Comprehensive Plan, Future Land Use and Character Map as well as all other adopted Town policies which promote non-residential and commercial land uses for this property.



APPLICATION FOR ZONING MAP AMENDMENT

OWNER'S CONSENT FORM

Name of Project: 301 Jones Street Rezoning Submittal Date: 05/09/2025

OWNER'S AUTHORIZATION

I hereby give CONSENT to O'Kane and Associates, PLLC (Brian O'Kane) (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 2.2.25 of the Town of Zebulon Unified Development Ordinance, that lands subject to a zoning map amendment 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.

Curtis Gingles
Signature of Owner

Curtis Gingles
Print Name

5/9/25
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.

Curtis Gingles
Signature of Owner

Curtis Gingles
Print Name

5/9/25
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.

ADJACENT OWNERS AND HOA CONTACTS:

[illegible]

Development Name	Contact Name	Contact Address

Certificate of Ownership.

I hereby certify that I am the owner of the property described hereon, which property is within the subdivision regulation jurisdiction of the Town of Zebulon, and that I freely adopt this plat of subdivision.

date

Owner

date

Owner

Review Officer

Date

State of North Carolina
County of _____
WAKE

I, _____, Renew Officer of Town of Zebulon,
certify that the map or plat to which this certification is
affixed meets all statutory requirements for recording.

SEE INSERT

PEARCES ROAD, 60' PUBLIC R/W
CA POWER LINE
LOT 1
LOT 2
BUNN, DONNA GREEN,
RICHARD ALLEN
DEED BOOK 012514
PAGE 02323
PROCESS ENERGY CAROLINAS INC.
EASEMENT (DB 10589 FG 2657)

Course	Rating	Options
1	100-200	20-30
2	200-300	30-40
3	300-400	40-50
4	400-500	50-60
5	500-600	60-70

BOOK OF MAPS 1960 - PAGE 77
DEED BOOK 727 - PAGE 0169
DEED BOOK 016309 - PAGE 01273
BOOK OF MAPS 2015 - PAGE 01948
BOOK OF MAPS 2011 - PAGE 00759

Certificate of Approval for Recording
I hereby certify that the subdivision plot shown
herein has been found to comply with the subdivision
regulations for Zebulon, North Carolina, with the exception
of such variances, if any, or are noted on that this plot
has been approved by the Town of Zebulon for recording,
in the office of the Register of Deeds of Wake County

Subdivision Administrator

1. DANGER TO HUMANITY: could have the just one where you
my assumption from an editor, having made under my signature
(last description recorded in book. pages 15-16)
that the description not arranged or clearly marked as to
from information found in book. page 15-16
of publisher (as calculated at \$1,000). that this and
record in accordance with 0.5-30 on record
enough signature, registration number and date
MARCH . AD 2023



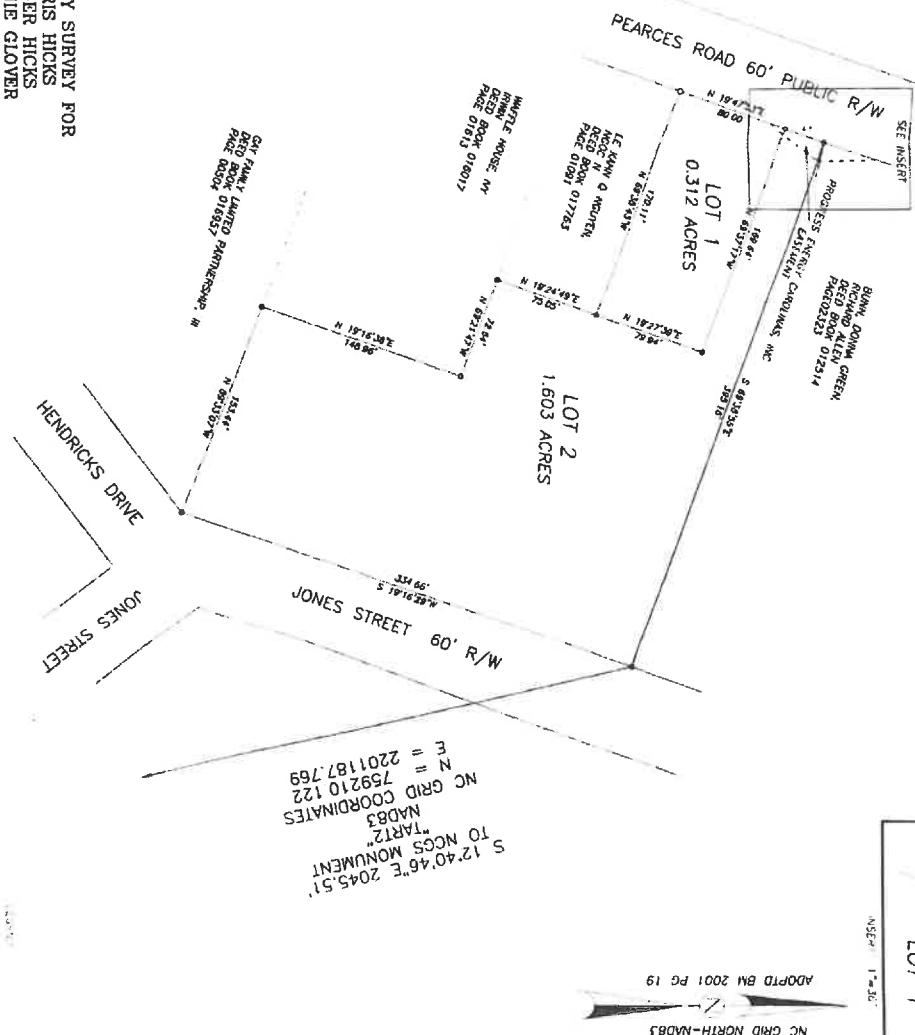
Seed or Stump

W Williams-Pearce and Assoc., Professional Land Surveyors, P.A.
Lic. # C-0243
GRAPHIC SCALE - FEET
FILE: MIKE WIREN\PEARCES RD & JONES ST\PROPERTY SURVEY 2 LOTS.DWG
D. WILLIAMS
P.O. Box 892, Zebulon, N.C. 27597
Tel. (919) 269-9605

GRAPHIC SCALE - FEET

0 60 120 180

PROPERTY SURVEY FOR
DORIS HICKS
ROGER HICKS
BONNIE GLOVER
LITTLE RIVER TOWNSHIP
WAKE COUNTY
NORTH CAROLINA



CHAKS
DORIS JAMES
ROGER JAMES
BONNE CLARA
2526 W. 4TH ST. APT. 2
CHICAGO, IL 60608

DAB1087 CF
SCALE 1" = 60'
DATE: 03-14-2023



Zoning Map Amendment for 301 Jones Street and 108 Pearces Road

Neighborhood Meeting Report

Meeting Held May 22nd, 2025

A neighborhood meeting was held as required by the Town of Zebulon Unified Development Ordinance to discuss the proposed zoning map amendment of two properties located at 301 Jones Street and 108 Pearces Road. The property considered for rezoning consists of two parcel and 1.915 acres. The meeting was held at the existing 24/7 fitness center located a 538 West Gannon Avenue in Zebulon, NC 27597. The meeting was held from 5:00 PM to 7:00 PM. All property owners within 300 feet of the subject properties were invited to attend.

No one from the community attended the meeting or contacted the applicant or owner's representative prior to the meeting.

Attached to this report are the following:

- Exhibit A - A copy of the neighborhood meeting notice.
- Exhibit B - A copy of the required mailing list for the meeting invitations.
- Exhibit C - The sign in sheet showing the meeting attendance.
- Exhibit D – A summary of items discussed.
- Exhibit E – Affidavit of Conducting the Neighborhood Meeting.

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:

301 Jones Street and 108 Pearces Road
(Address)

2706-01-5099 and 2706-01-4224
(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)):

Zoning Map Amendment from Residential Suburban (R2) District to General Commercial (GC) District

Estimated Submittal Date: June 2025

MEETING INFORMATION:

Property Owner(s) Name(s) CG Enterprises of NC LLC

Applicant(s) O'Kane and Associates - Contact - Brian O'Kane representing CG Enterprises of NC LLC

Contact Information (e-mail/phone) brian@okaneandassociates.com / 252-702-1910

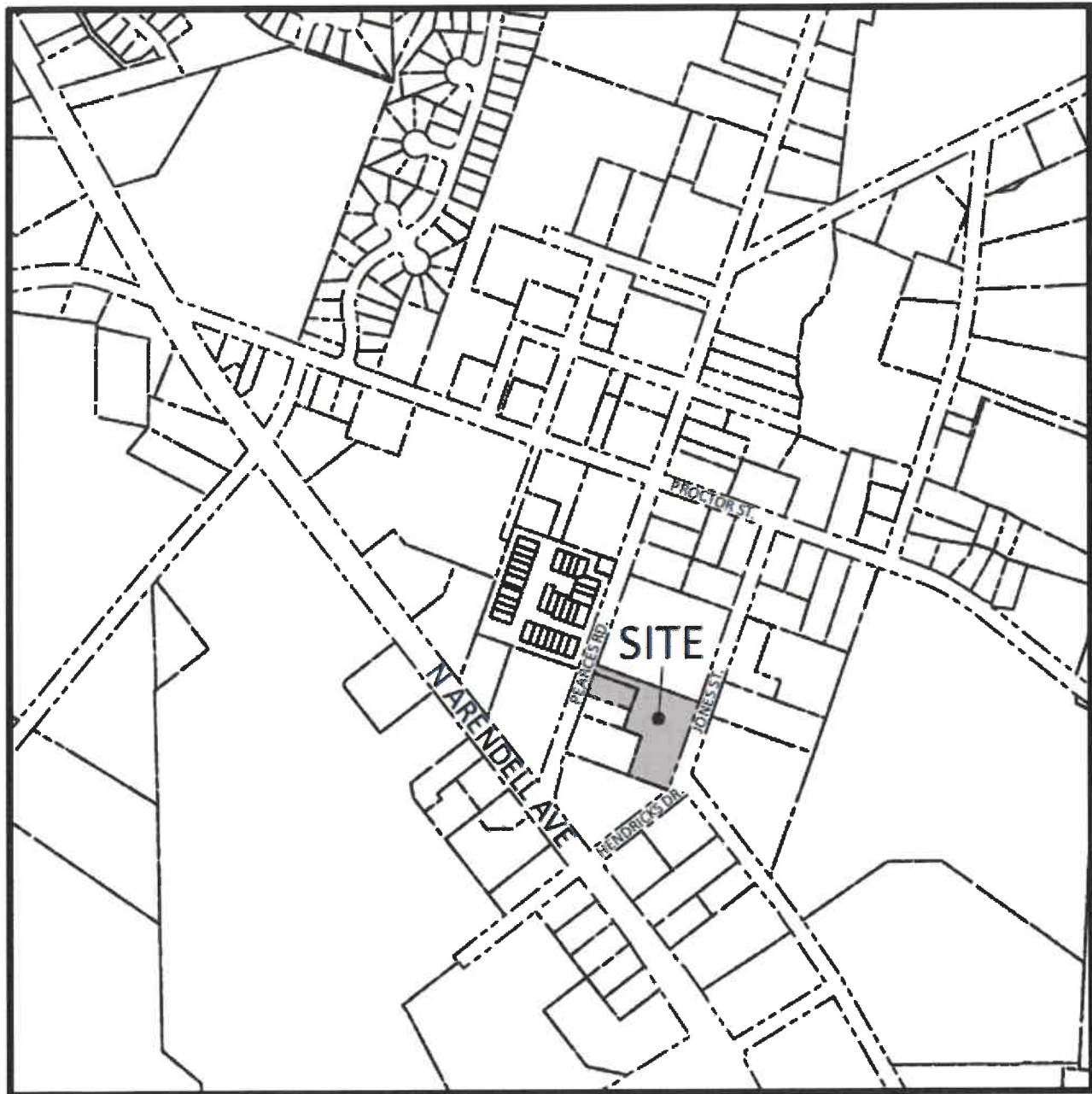
Meeting Address: 538 W. Gannon Avenue, Zebulon NC 27597

Date of Meeting: Thursday, May 22nd, 2025

Time of Meeting: 5:00 PM - 7:00 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>

VICINITY MAP



SCALE: 1"=500'

Address	Owner	Mailing Address 1	Mailing Address 2	Mailing Address 3
204 PEARCES RD	BUNN, DONNA GREEN GREEN, RICHARD ALLEN	603 BRANTLEYTOWN RD	ZEBULON NC 27597-6021	
101 NOSTALGIA LN	MANDAL, ABIR K	101 NOSTALGIA LN	ZEBULON NC 27597-6871	
113 NOSTALGIA LN	HARPER, MARTHA ANN	113 NOSTALGIA LN	ZEBULON NC 27597-6871	
1240 N ARENDELL AVE	PURO DESCANSANDO PARTNERS II LP DESCANSANDO PARTNERS LP	DBA SONIC DRIVE-IN	7003 CHADWICK DR STE 101	BRENTWOOD TN 37027-5288
102 PEARCES RD	WAFFLE HOUSE INC	TAX DEPARTMENT	5986 FINANCIAL DR	NORCROSS GA 30071-2949
102 NOSTALGIA LN	WHITE, AMESHA	102 NOSTALGIA LN	ZEBULON NC 27597-6870	
300 NOSTALGIA LN	BERUBE, TAD ARTHUR	8721 ZEIGLER DR	KNIGHTDALE NC 27545-7466	
100 NOSTALGIA LN	SPELLER, JULIAN THOMAS TRUSTEE SPELLER, BRENDA AYERS TRUSTEE	106 E LEE ST	ZEBULON NC 27597-2426	
309 NOSTALGIA LN	ROBERTS, JAMES T	309 NOSTALGIA LN	ZEBULON NC 27597-6875	
104 NOSTALGIA LN	EGGIMANN, PETER EGGIMANN, DEVERA	PO BOX 1629	WENDELL NC 27591-1629	
201 PEARCES RD	WAKELON TOWNHOMES HOMEOWNERS ASSN INC	13037 NC HIGHWAY 39	ZEBULON NC 27597-8028	
1406 N ARENDELL AVE	OLDE HERITAGE PROPERTIES LLC	PO BOX 40	ZEBULON NC 27597-0040	
311 NOSTALGIA LN	PAUL, BETTY	311 NOSTALGIA LN	ZEBULON NC 27597-6875	
105 NOSTALGIA LN	HEMPHILL, ANDREW SCOTT	105 NOSTALGIA LN	ZEBULON NC 27597-6871	
107 NOSTALGIA LN	WILSON, SHELIA COUNCIL	107 NOSTALGIA LN	ZEBULON NC 27597-6871	
109 NOSTALGIA LN	GILLEENY, RYAN GILLEENY, KYNDRA	109 NOSTALGIA LN	ZEBULON NC 27597-6871	
304 NOSTALGIA LN	GUEVARA, BETHANN M	304 NOSTALGIA LN	ZEBULON NC 27597-6874	
301 JONES ST	CG ENTERPRISES OF NC LLC	1609 WHISPERING MEADOWS DR	ZEBULON NC 27597-7367	
108 PEARCES RD	CG ENTERPRISES OF NC LLC	1609 WHISPERING MEADOWS DR	ZEBULON NC 27597-7367	
1300 N ARENDELL AVE	BELLWOOD FOREST LLC	2701 E MILLBROOK RD	RALEIGH NC 27604-2811	
103 NOSTALGIA LN	SILVER, RODERICK N	103 NOSTALGIA LN	ZEBULON NC 27597-6871	
1260 N ARENDELL AVE	EPARK LLC	PO BOX 10907	GOLDSBORO NC 27532-0907	
111 NOSTALGIA LN	DAUPHINAIS, STEPHANIE DAUPHINAIS, PAUL B	111 NOSTALGIA LN	ZEBULON NC 27597-6871	
602 MOORE ST	SANTANA, LEONEL	602 MOORE ST	ZEBULON NC 27597-8700	
106 PEARCES RD	LE, KHANH Q NGUYEN, NGOC N	3715 HINTON GROVE PL	RALEIGH NC 27604-5058	
600 MOORE ST	LONG, EMILY ANN	600 MOORE ST	ZEBULON NC 27597-8700	
404 JONES ST	BMSS1	404 JONES ST	ZEBULON NC 27597-8708	
308 NOSTALGIA LN	INGRAM, BIELCA INGRAM, WILLIAM	308 NOSTALGIA LN	ZEBULON NC 27597-6874	
106 NOSTALGIA LN	CARAPELLE, BEVERLY L	106 NOSTALGIA LN	ZEBULON NC 27597-6870	
1000 HENDRICKS DR	JTSJ INC	9107 S TRYON ST STE F	CHARLOTTE NC 28273-3125	
300 JONES ST	CHURCH OF JESUS CHRIST OF LATTER-DAY	TAX ADM DIV 521-6575	50 E NORTH TEMPLE RM 2225	SALT LAKE CITY UT 84150-0022

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: 301 Jones Street and 108 Pearces Road

Meeting Address: 538 W. Gannon Avenue , Zebulon, NC 27597

Date of Meeting: 5/22/2025 Time of Meeting: 5-7 PM

Property Owner(s) Names: CG Enterprises of NC LLC

Applicants: O’Kane and Associates, PLLC

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				
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Attach Additional Sheets If Necessary.



SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Project Name: 301 Jones Street and 108 Pearces Road

Meeting Address: 538 W. Gannon Avenue , Zebulon, NC 27597

Date of Meeting: 5/22/2025

Time of Meeting: 5-7 PM

Property Owner(s) Names: CG Enterprises of NC LLC

Applicants: O'Kane and Associates, PLLC

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 No community members attended meeting.

Applicant Response: N/A

Question/ Concern #2 _____

Applicant Response: _____

Question/ Concern #3 _____

Applicant Response: _____

Question/ Concern #4 _____

Applicant Response: _____



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, Brian O'Kane, 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 750 feet of the subject property and any neighborhood association that represents citizens in the area via first class mail a minimum of 10 days in advance of the Neighborhood Meeting.

3. The meeting was conducted at 538 W. Gannon Avenue, Zebulon, NC 27597 (location/address) on 5/22/2025 (date) from 5:00 PM (start time) to 7:00 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.

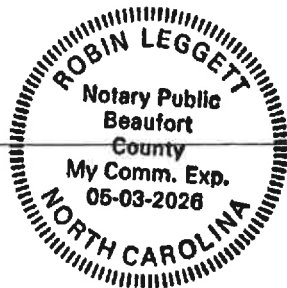
5. I have prepared these materials in good faith and to the best of my ability.

6/25/2025 By: Brian O'Kane Brian O'Kane
Date

STATE OF NC
COUNTY OF Beaufort

Sworn and subscribed before me, Robin Leggett, a Notary Public for the above State and County, on this the 25th day of June, 2025.

SEAL



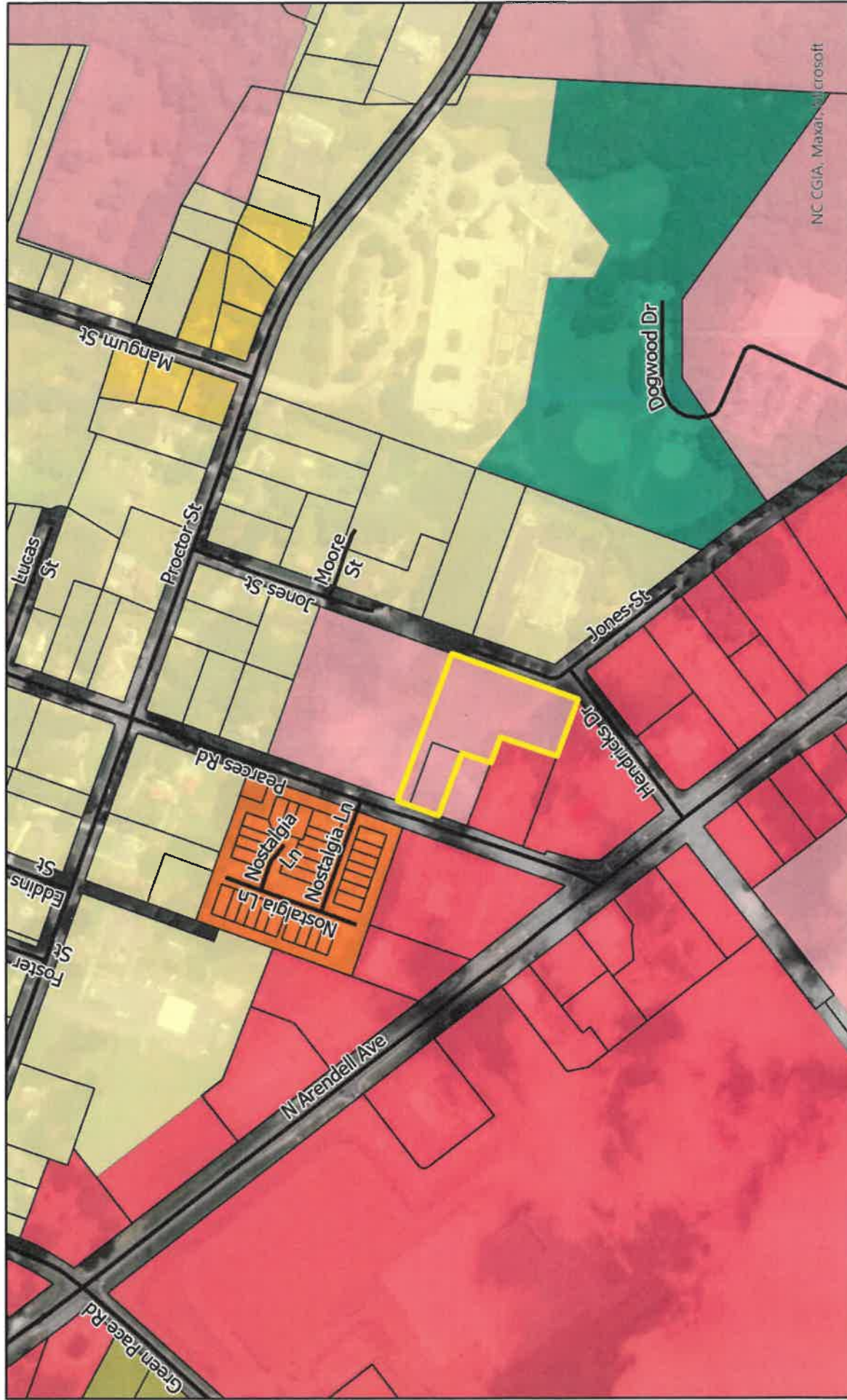
Notary Public

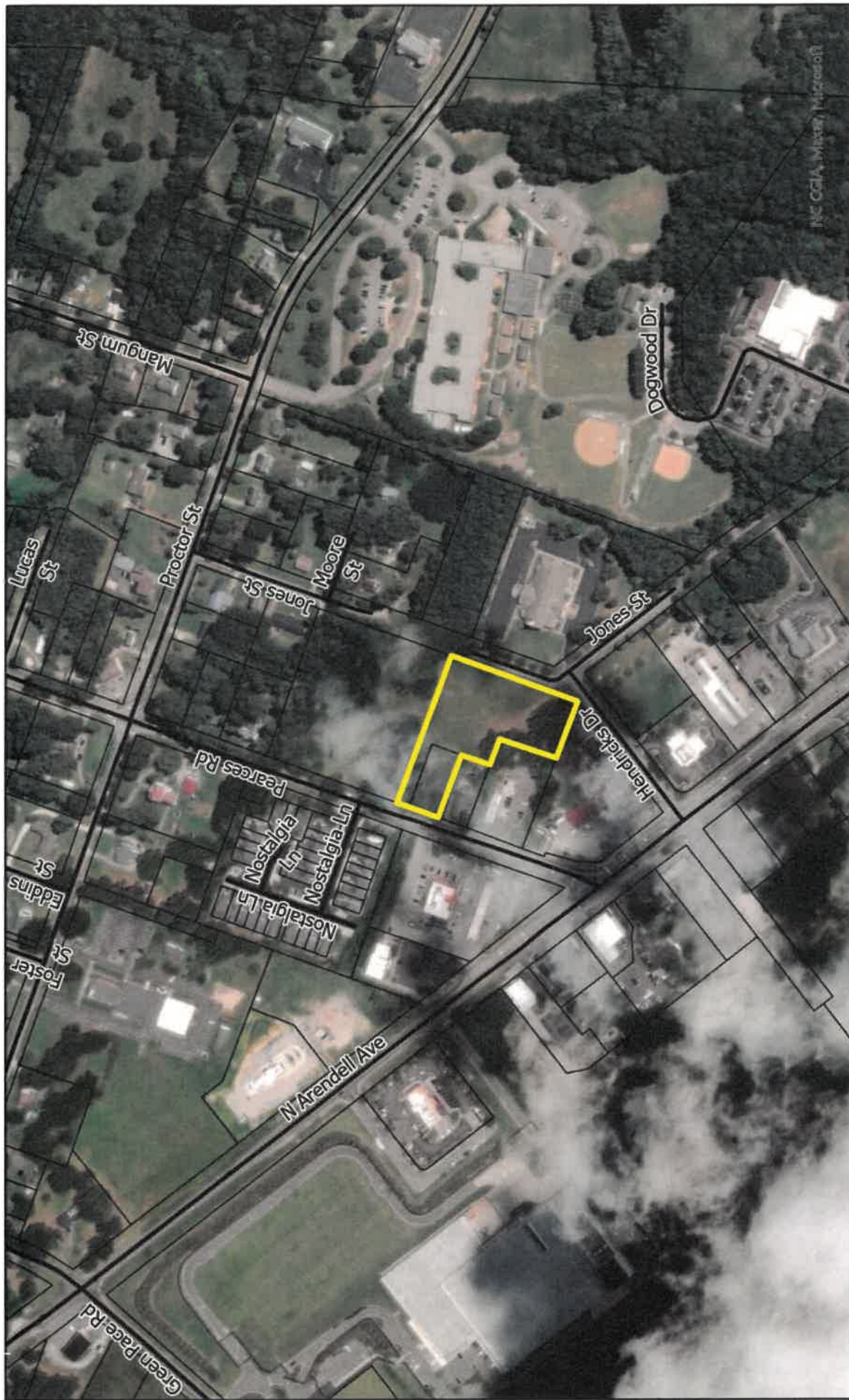
Robin Leggett
Print Name

My Commission Expires:

5-3-26

Future Land Use





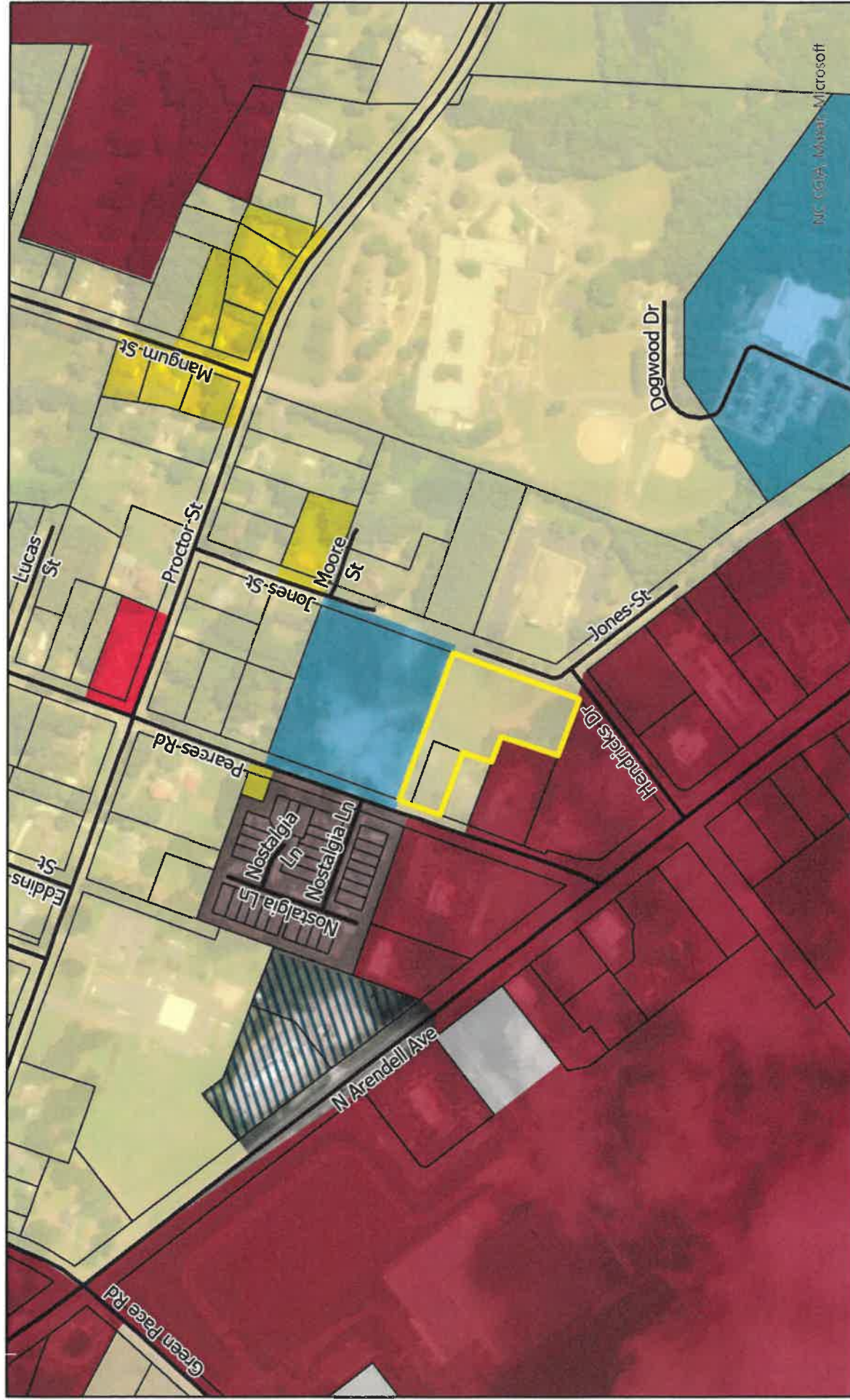
24/7 Fitness
Parcels
Streets

0.2 Miles

0.1

0.05

0



59

24/7 Fitness

Parcels

Streets

Zoning Districts

R1, Residential Watershed

R2, Residential Suburban

	R4, Residential Neighborhood
	RMF, Residential Multi-Family
	GC, General Commercial
	HC, Heavy Commercial
	LI, Light Industrial
	OI, Office and Institutional
	CZ, Conditional Zoning



View of the site from Jones Street.

ZEBULON

NORTH CAROLINA

CASE # Zoning Map Amendment 2025-02 – 301 Jones St and 108 Pearces Rd

HEARING DATE: August 11, 2025

State of North Carolina

County of Wake

BEFORE ME, the undersigned Notary, E. McKinney Warner on this 7th day of August, 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 July 28, 2025 (Wake weekly, publication dates 8/1/2025 & 8/8/2025)
- Posted to Planning Department Website 7/28/2025
- Signs Posted on Site 8/1/2025
- Mailed Notices sent out 8/1/2025

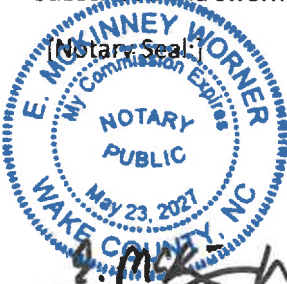
[Signature]

Aug 7 2025

Matthew Lower

Date

Subscribed and sworn to before me, this 7th day of August, 2025



[Signature]

E. McKinney Warner

[signature of Notary]

[printed name of Notary]

NOTARY PUBLIC

My commission expires: May 23, 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 **August 11, 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 1777124 – Zoning Map Amendment 2025-02 – 301
Jones St and 108 Pearces Rd***

PIN # 2706015099, 2706014224. A request by O’kane and Associates on behalf of property owner CP Enterprises of NC, for a rezoning from Residential Suburban (R2) to General Commercial (GC)

Text Amendment 2025-03 – Amendment of the Mobile Food Vendors ordinance

A request led by the Town of Zebulon, for a text amendment to section 4.5 of the UDO amending the language around Mobile Food Vendors.

Public comments may be submitted to Town Clerk Ana Gomez at agomez@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 **11 de agosto de 2025, a las 6:00 PM** en el **Complejo Municipal de Zebulon, 1003 N. Arendell Avenue**, y será llevada a cabo por la Board of Commissioners y la Planning Board con el fin de considerar los siguientes puntos:

IDT Proyecto Número 1777124 – Enmienda al Mapa de Zonificación 2025-02 – 301 Jones St y 108 Pearces Rd

PIN # 2706015099, 2706014224. Una solicitud de O'Kane y Asociados en nombre del dueño de la propiedad CP Enterprises of NC, para una rezonificación de Residencial Suburbano (R2) a Comercial General (GC).

Enmienda de texto 2025-03 – Enmienda de la ordenanza de vendedores ambulantes de alimentos

Una solicitud dirigida por la Ciudad de Zebulon, para una enmienda de texto a la sección 4.5 de la UDO que modifica el lenguaje en torno a los vendedores ambulantes de alimentos.

Los comentarios del público pueden ser presentadas a Town Clerk Ana Gómez en agomez@townofzebulon.org no más tarde de las 12:00 del mediodía del día de la audiencia para ser leído en el registro. 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 información adicional, póngase en contacto con nosotros en (919) 823-1811

TABLE 4.2.3: PRINCIPAL USE TABLE

A=Allowed (if listed in a PD master plan); P=Permitted subject to applicable use-specific standards; S=Requires approval of a special use permit and compliance with applicable use-specific standards; "-"=Prohibited

USE TYPE [1]	RESIDENTIAL					COMMERCIAL						MIXED USE				USE-SPECIFIC STANDARDS [2]
	R1	R2	R4	R6	RMF	NC	GC	HC	LI	CI	HI	OI	DTC	DTP	PD	
RESIDENTIAL USE CLASSIFICATION																
Assisted Living Facility	-	-	-	S	S	-	P	-	-	-	-	P	-	P	A	4.3.3.A
Continuing Care Retirement Center	-	-	-	P	P	S	P	-	-	-	-	P	-	P	A	4.3.3.D
Duplex Dwelling	-	S	S	P	P	P	S	-	-	-	-	P	-	P	A	
Family Care Home	P	P	P	P	P	P	P	-	-	-	-	P	-	P	A	4.3.3.E
Live/Work Dwelling	-	-	-	-	P	P	P	P	S	-	-	P	P	P	A	4.3.3.H
Multi-family Dwelling	-	-	S	S	P	-	P	-	-	-	-	P	P	P	A	4.3.3.M
Nursing Home	-	-	S	S	S	S	P	-	-	-	-	P	-	P	A	
Single-family Attached Dwelling	-	-	S	S	P	-	P	-	-	-	-	P	-	P	A	4.3.3.O
Single-family Detached Dwelling	P	P	P	P	P	P	P	-	-	-	-	P	-	P	A	4.3.3.P
Triplex/Quadplex	-	-	S	P	P	P	P	-	-	-	-	P	-	P	A	4.3.3.Q
Upper-story Residential	-	-	-	P	P	P	P	P	P	P	-	P	P	P	A	4.3.3.R
INSTITUTIONAL USE CLASSIFICATION																
Adult Day Care Center	-	-	-	-	S	-	P	P	-	-	-	P	-	S	A	4.3.4.A
Antenna Collocation, Major	S	S	S	S	P	P	P	P	P	P	P	P	P	P	A	4.3.4.B
Antenna Collocation, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	
Arboretum or Formal Garden	P	P	P	P	P	P	P	-	-	-	-	P	P	P	A	
Auditorium	-	-	-	-	-	-	P	P	S	P	-	P	P	P	A	4.3.4.C
Broadcasting Studio	-	-	-	-	-	-	P	P	P	-	-	-	P	P	A	4.3.4.D
Cemetery, Columbarium, or Mausoleum	-	S	-	-	-	-	S	S	S	-	S	S	-	-	A	4.3.4.E
Child Day Care Center	-	S	S	S	P	P	P	P	-	-	-	P	P	P	A	4.3.4.F
Child Day Care, Drop In						P	P	P				P	P	P	A	
College or University	-	-	-	-	-	-	S	S	-	-	-	P	-	P	A	
Community/Youth/Senior Center	-	-	-	-	P	P	P	P	-	-	-	P	P	P	A	4.3.4.G
Cultural Facility, Library, or Museum	-	-	-	-	S	P	P	P	-	-	-	P	P	P	A	

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USE TYPE [1]	RESIDENTIAL					COMMERCIAL						MIXED USE				USE-SPECIFIC STANDARDS [2]
	R1	R2	R4	R6	RMF	NC	GC	HC	LI	CI	HI	OI	DTC	DTP	PD	
Drug/Alcohol Treatment Facility	S	S	.	.	.	P	.	S	.	4.3.4.I
Fire/EMS/Police Station	.	.	.	P	P	P	P	P	P	P	P	P	P	P	A	
Fraternal Club or Lodge	.	S	S	P	P	S	P	P	.	.	.	P	.	S	A	4.3.4.J
Government Office	P	P	P	P	P	P	.	P	P	P	.	
Indoor Private Recreation	.	P	P	P	P	P	P	.	.	.	.	P	.	P	A	
Outdoor Private Recreation	.	S	S	P	P	P	P	.	.	.	.	P	.	S	A	
Park (public or private)	P	P	P	P	P	P	P	P	P	P	.	P	P	P	A	
Passenger Terminal	P	P	P	P	P	P	P	P	P	A	
Post Office	P	P	P	.	.	.	P	P	P	A	
Religious Institution	.	S	S	P	P	S	P	P	.	.	.	P	.	S	A	4.3.4.M
School, Elementary	.	S	S	P	P	S	P	P	.	.	.	P	.	S	A	
School, High/Middle	.	S	.	.	.	S	P	P	.	.	.	P	.	S	A	4.3.4.N
Small Wireless Facility	S	S	S	S	P	P	P	P	P	P	P	P	P	P	A	4.3.4.P; 4.3.4.S
Telecommunications Tower, Minor or Concealed	.	.	S	S	S	S	S	S	P	P	P	S	.	.	A	4.3.4.Q; 4.3.4.S
Temporary Wireless Facility	.	S	S	S	S	S	P	P	P	P	P	P	S	S	A	4.3.4.R; 4.3.4.S
Urgent Care Facility	P	P	P	.	.	.	P	.	P	A	
Utility, Major	P	P	P	P	P	P	.	P	A	4.3.4.T
Utility, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	4.3.4.T
COMMERCIAL USE CLASSIFICATION																
Animal Day Care / Grooming	P	P	P	P	.	P	.	.	P	A	4.3.5.B
Art Gallery	P	P	P	.	.	.	P	P	P	A	4.3.5.D
Artisan Studio	P	P	P	.	P	.	P	P	P	A	4.3.5.E
Auction House	P	P	P	.	P	.	.	P	A	
Automotive Repair and Servicing (without painting/bodywork)	P	P	P	.	P	.	.	S	.	4.3.5.F
Automotive Sales and Rentals	P	P	P	.	P	.	.	P	A	4.3.5.G

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USE TYPE [1]	RESIDENTIAL					COMMERCIAL						MIXED USE				USE-SPECIFIC STANDARDS [2]
	R1	R2	R4	R6	RMF	NC	GC	HC	LI	CI	HI	OI	DTC	DTP	PD	
Automotive Parts and Accessories Sales	P	P	.	.	.	.	.	P	A	
Bar, Cocktail Lounge, or Private Club	S	S	S	S	.	.	.	P	P	A	4.3.5.J
Bed and Breakfast	S	S	S	S	P	P	P	P	.	.	.	P	P	P	A	4.3.5.K
Boat and Marine Rental, Sales, and Service	P	P	P	.	P	.	.	.	A	
Bottle Shop (with on premise consumption)	S	S	P	S	.	.	.	P	P	A	4.3.5.L
Business Incubator	P	P	P	P	P	.	P	P	P	A	4.3.5.M
Campground	P	.	P	.	P	.	.	.	.	.	A	4.3.5.N
Car Wash or Automobile Detailing	P	P	P	.	.	.	.	P	A	4.3.5.O
Catering Establishment	P	P	P	.	P	.	P	P	A	
Check Cashing/Payday Lending Establishment	S	S	.	.	.	.	.	S	.	
Clothing Rental	P	P	.	.	.	.	P	P	A	
Coffee Shop	S	P	P	P	.	P	.	P	P	P	A	4.3.5.P
Commercial Recreation, Indoor	P	P	P	.	.	.	P	P	A	
Computer-Related Services	P	P	P	P	.	.	.	P	P	A	
Convenience Store (no gasoline sales)	P	P	P	.	S	.	.	P	P	A	
Convenience Store (with gasoline sales)	P	P	.	.	.	.	.	S	A	4.3.5.Q
Co-Working Space	P	P	P	P	P	.	P	P	P	A	4.3.5.R
Event Venue	S	.	.	.	.	P	P	P	.	P	.	.	P	P	A	4.3.5.S
Financial Services Establishment	P	P	P	.	.	.	P	P	P	A	4.3.5.T
Funeral-Related Services	S	S	S	.	.	.	.	.	.	4.3.5.V
Games of Skill	S	S	4.3.5.W
Grocery Store	P	P	P	P	P	A	
Gymnasium/ Fitness Center	S	P	P	P	S	.	.	P	P	P	A	4.3.5.Z

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USE TYPE [1]	RESIDENTIAL					COMMERCIAL						MIXED USE				USE-SPECIFIC STANDARDS [2]
	R1	R2	R4	R6	RMF	NC	GC	HC	LI	CI	HI	OI	DTC	DTP	PD	
Hair, Nails, and Skin-Related Services	P	P	P	.	.	.	P	P	P	A	
Hotel or Motel	P	P	P	.	.	.	P	P	A	
Laundry or Cleaning Service	S	P	P	P	.	.	.	.	P	P	A	<u>4.3.5.CC</u>
Microbrewery, Microwinery, or Microdistillery	S	P	P	P	.	P	.	P	P	A	<u>4.3.5.DD</u>
Nightclub or Dance Hall	P	P	.	.	.	.	P	P	A	<u>4.3.5.EE</u>
Office, Medical	P	P	P	P	.	.	P	P	P	A	
Office, Professional	P	P	P	P	P	.	.	P	P	P	A	
Office, Sales or Service	P	P	P	.	P	.	P	P	P	A	
Package and Printing Service	P	P	P	.	S	.	P	P	P	A	
Park and Ride Facility	P	P	P	P	P	P	P	P	P	P	A	
Parking Lot	P	P	P	P	P	P	P	P	P	P	A	<u>4.3.5.HH</u>
Parking Structure	S	S	P	P	P	P	P	P	P	P	A	<u>4.3.5.II</u>
Pawn Shop	P	P	.	.	.	.	P	P	A	<u>4.3.5.JJ</u>
Pharmacy	S	P	P	.	.	.	S	P	P	A	<u>4.3.5.KK</u>
Pool Hall	S	S	.	.	.	.	S	S	A	
Repair Shop	P	P	P	.	.	.	P	P	A	<u>4.3.5.MM</u>
Restaurant Indoor/Outdoor Seating	P	P	P	.	P	.	P	P	P	A	<u>4.3.5.NN</u>
Restaurant with Drive-through/Drive-up Service	P	P	.	P	.	P	.	.	A	<u>4.3.5.NN</u>
Restaurant, Walk-up Only	P	P	P	P	P	P	.	P	P	P	A	<u>4.3.5.NN</u>
Retail, Bulky Item	S	P	P	.	.	.	.	.	A	<u>4.3.5.OO</u>
Retail, Large Format	S	P	P	.	.	.	.	S	A	<u>4.3.5.PP</u>
Retail Use, Other	P	P	P	P	.	.	.	P	P	A	
Self Service Storage, Internal Access Only	S	S	P	.	P	.	.	P	A	<u>4.3.5.QQ</u>
Specialty Eating Establishment	P	P	P	.	.	.	S	P	P	A	<u>4.3.5.SS</u>
Tattoo and Piercing Establishment	P	P	S	A	
Theatre	P	P	P	P	P	A	

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A=Allowed (if listed in a PD master plan); P=Permitted subject to applicable use-specific standards; S=Requires approval of a special use permit and compliance with applicable use-specific standards; "-"=Prohibited

USE TYPE [1]	RESIDENTIAL					COMMERCIAL						MIXED USE				USE-SPECIFIC STANDARDS [2]
	R1	R2	R4	R6	RMF	NC	GC	HC	LI	CI	HI	OI	DTC	DTP	PD	
Vape, Tobacco, and CBD Shop							P	P					P	P	A	4.3.5.UU
Veterinary Clinic	P	P	P	.	.	.	.	P	P	A	4.3.5.VV
INDUSTRIAL USE CLASSIFICATION																
Makerspace		P	P	P	P	P	.	P	P	A	4.3.6.G
AGRICULTURAL USE CLASSIFICATION																
Agricultural Support Services	P	P	P	.	P	.	.	.	A	4.3.7.B
Farmer's Market	P	P	P	P	.	.	.	.	P	P	A	4.3.7.D
Plant Nursery	.	S	.	.	.	.	P	P	.	.	.	.	.	.	A	

NOTES:

[1] Some use types may be further limited in allowable zoning districts or may require a different procedure for establishment in accordance with [Section 4.7, Prohibited Uses](#), or [Section 3.8 Overlay Zoning Districts](#).

[2] Uses are defined in Article 9, Measurement and Definitions.

[3] Manufactured housing is only permitted on lots in the manufactured home overlay district.

Per Zebulon Unified Development Ordinance (UDO) 2.2.25.H, the Zebulon Board of Commissioners shall adopt a written statement upon the approval of a Planned Development (PD):

1. The Board Commissioners Approves Ordinance 2026-10
2. Ordinance 2026-10 is fully consistent with the Town's adopted Policy Guidance in the Comprehensive Plan
3. Ordinance 2026-10 is consistent with the comprehensive plan as it will implement the following goals and policies:
 - a. **Goals for 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, p.2).
 - ii. **Goal 2:** Consistent character of land use within areas intended for particular character types, from rural and suburban through auto-oriented and urban along the community character spectrum (Land Use and Development, p.2).
 - b. **Goals for Growth Capacity**
 - i. **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, p.2).
 - c. **Economic Development Goals and Actions:**
 - i. **Goal 1:** An economically resilient community with a diverse yet stable economic base, an environment that supports both entrepreneurs and established businesses, and a local real estate market attractive to emerging investment, job creation and development opportunities (Economic Development, p. 2).
 - ii. **Goal 2:** A town that remains the unquestioned hub community for eastern Wake County as a multi-purpose destination and center of employment, commerce, government services, education, culture and recreational and leisure activities for residents and visitors (Economic Development, p. 2).
4. Ordinance 2026-10 does not amend the Town's adopted policy guidance in the Comprehensive Plan.
5. There are no requested deviations from the Town's adopted policies

6. Ordinance 2026-10 is reasonable as it aligns with the town's long-term planning goals, provides marginal public benefit, and represents zoning consistent with the future land use plan
7. Ordinance 2026-10 is in the public interest as it addresses Zebulon's growing population by providing the opportunity for commercial development.

SEAL

Glenn L. York – Mayor

Dora K. Moore – Interim Town Clerk

ORDINANCE 2026-10
AMENDMENT TO ZONING MAP FOR
301 Jones Street (Pin # 2706015099)
108 Pearces Road (Pin # 2706014224)

The proposed Amendment to the official Zoning Map as described in Section 2.2.25 of the Unified Development Ordinance for two parcels totaling 1.915 acres located at 301 Jones Street and 108 Pearces Road is hereby rezoned from Residential Suburban (R2) to General Commercial (GC) District in accordance with Section 2.2.25 of the Town of Zebulon Unified Development Ordinance and the attached map.

Adopted this the 8th day of September 2025

Glenn L. York – Mayor

SEAL

Dora K. Moore – Interim Town Clerk

Topic: Zebulon South
Speaker: Matt Lower, Planning Director
From: Matt Lower, Planning Director
Prepared by: Matt Lower, Planning Director
Approved by: Taiwo Jaiyeoba, Interim Town Manager

Request

The applicant requests rezoning of three parcels located at 751 S. Wakefield Street (PIN #2704492511), 700 S. Arendell Avenue (PIN #2705512202), and 0 Wakefield Street (PIN #2705413075) from R-2 and R-4 to Planned Development (PD). The request is accompanied by the Zebulon South Master Plan and Comprehensive Planned Development Document, which establish the development's conditions and design standards.

Background

- Ordinance 2026-09 is being submitted to the Board of Commissioners in accordance with the settlement agreement in *Deacon Development Group, LLC v. Town of Zebulon*.

Comprehensive Plan Consistency

The rezoning request has been evaluated against the Grow Zebulon: Comprehensive Land Use Plan, Comprehensive Transportation Plan, and Comprehensive Parks and Recreation Master Plan. Staff finds that the request is consistent with the Comprehensive Plan by supporting the following goals and policies:

- Land Use & Development: Expands housing variety, supports the tax base, and creates a complete community with access to schools, recreation, and services.
- Growth Capacity: Provides a sustainable development pattern and enhances public safety considerations.
- Housing & Neighborhoods: Increases housing diversity and provides attractive neighborhood options connected to downtown and recreational amenities.

No amendment to the Future Land Use Map (FLUM) is required.

Reasonableness & Public Interest

The rezoning request is reasonable because it:

- Provides high-quality residential development with restrictions on rental units.
- Expands affordable housing options while maintaining neighborhood character.
- Strengthens connections to downtown Zebulon and pedestrian networks.

The request is in the public interest because it:

- Delivers a high value per acre development.
- Enhances recreational and transportation facilities accessible to both new residents and the broader community.
- Is consistent with the site's location and the Town's long-term growth strategy.

Staff Recommendation

Staff recommends approval of Ordinance 2026-09, with adoption of the attached Zebulon South Master Plan and Comprehensive Planned Development Document as conditions of approval.

Attachments:

1. Application
2. Site Plan
3. Planned Development Narrative (Amended)
4. Utility Allocation Worksheet
5. TIA Review Letter from Town Engineer
6. TIA Applicant Response
7. TIA
8. Future Land Use and Character Map
9. Aerial Map
10. Zoning Map
11. Site Pictures
12. Public Hearing Notice Affidavit
13. UDO Section 3.5.5 Planned Development
14. Comprehensive Land Use Plan (Excerpts)
15. Comprehensive Transportation Plan (Excerpts)
16. Ordinance 20256-09
17. Consistency Statement
18. Statement of Reasonableness

ORDINANCE 2026-09

AMENDMENT TO CONDITIONAL ZONING MAP FOR 751 S. WAKEFIELD STREET (PIN #2704492511), 700 S. ARENDELL AVENUE (PIN #2705512202), AND 0 WAKEFIELD STREET (PIN #2705413075)

PD 2025-05 (former PD 2024-01)

FROM R-2 AND R-4 TO PLANNED DEVELOPMENT (PD)

WHEREAS, the Town of Zebulon Board of Commissioners reviewed and considered a Planned Development Rezoning for 751 S. Wakefield Street, 700 S. Arendell Avenue, and 0 Wakefield Street (the “Property”) under the former proposed PD-2024 at its May 6, 2024 meeting and declined to adopt the proposed Planned Development Rezoning under the conditions presented on May 6, 2024, as evaluated under standards of the Grow Zebulon: Comprehensive Land Use Plan, the Grow Zebulon: Comprehensive Transportation Plan, and the Town of Zebulon Comprehensive Parks and Recreation Master Plan (collectively, the “Comprehensive Plan”);

WHEREAS, the Town of Zebulon Board of Commissioners has now reviewed and considered new conditions for rezoning of the Property agreed to by the applicant in July 2025, and under the standards of the Comprehensive Plan, the members of the Town of Zebulon Board of Commissioners do believe that, with the new conditions considered, the proposed Planned Development rezoning: (1) advances the public health, safety, and welfare; (2) is appropriate for the proposed location; (3) is consistent with the purposes, objectives, goals, and the Town’s policies, and (4) is reasonable and in the public interest.

THEREFORE, the Town of Zebulon Board of Commissioners hereby approves the rezoning application identified as PD 2025-05 and rezones the Property from R-2 and R-4 to Planned Development (PD), subject to the terms and conditions set forth in the Zebulon South Master Plan and Zebulon South Comprehensive Planned Development Document attached hereto.

SO ADOPTED this the ___8th___ day of _September_, 2025.

SEAL

Glenn L. York – Mayor

Attested by:

Dora K. Moore, MMC – Interim Town Clerk

COMPREHENSIVE PLAN CONSISTENCY STATEMENT

AMENDMENT TO CONDITIONAL ZONING MAP FOR 751 S. WAKEFIELD STREET (PIN #2704492511), 700 S. ARENDELL AVENUE (PIN #2705512202), AND 0 WAKEFIELD STREET (PIN #2705413075)

PD 2025-05 (former PD 2024-01)

FROM R-2 AND R-4 TO PLANNED DEVELOPMENT (PD)

September 8, 2025

WHEREAS, pursuant to N.C.G.S. § 160D-605(a) and Section 2.2.15.G.3 of the Town of Zebulon Unified Development Ordinance, the Town of Zebulon Board of Commissioners shall adopt a written statement upon the approval of a Planned Development; and

WHEREAS, the Town of Zebulon Board of Commissioners approved PD 2025-05 (former PD 2024-01) in its meeting on September 8, 2025;

THEREFORE, the Town of Zebulon Board of Commissioners hereby makes the following findings and adopts the following written statement:

1. After considering the policies, maps, and other materials included as part of the Grow Zebulon: Comprehensive Land Use Plan, the Grow Zebulon: Comprehensive Transportation Plan, and the Town of Zebulon Comprehensive Parks and Recreation Master Plan (collectively, the “Comprehensive Plan”), the Town of Zebulon Board of Commissioners determines that the proposed zoning amendment described in PD 2025-05 is fully consistent with the Town’s adopted policy guidance in the Comprehensive Plan and fully consistent with the Future Land Use Map, and the rezoning request should be approved.
2. PD 2025-05 is consistent with the Comprehensive Plan as it will implement the following goals and policies:

a. Goals for Land Use and Development

Goal 1: A land use allocation and pattern that advances Zebulon’s objectives of achieving greater housing variety, supporting its economic development and tax base needs, and creating a complete community with convenient resident access to schools, recreation, shopping and services. (Land Use and Development, p. 2)

Goal 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)

b. Goals for Growth Capacity

Goal 2: A growth progression and pattern of development that promotes the Town's long-term financial sustainability and applies an adequate public facilities approach to growth management. (Growth Capacity, p. 2)

Goal 3: Sustained budget and community support for public safety services to ensure superior levels of service, police and fire responsiveness, and a safe and secure community as Zebulon grows. (Growth Capacity, p. 2)

c. 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 2: Appealing housing and neighborhood choices for families drawn by Zebulon's employment opportunities, small town charm, recreational assets and other amenities. (Housing and Neighborhoods, p. 2)

3. PD 2025-05 does not amend the Town's adopted policy guidance in the Comprehensive Plan and does not require amendment to the Town of Zebulon Future Lane Use Map (FLUM).
4. To the extent that there are deviations in PD 2025-05 from the Town's adopted policies, those deviations are spelled out in the narrative provided in the attached Comprehensive Planned Development Document that is approved along with the site plan set forth in the attached Zebulon South Master Plan.

SO ADOPTED this the 8th day of September, 2025.

SEAL

Glenn L. York – Mayor

Attested by:

Dora K. Moore, MMC – Interim Town Clerk

STATEMENT OF REASONABLENESS

AMENDMENT TO CONDITIONAL ZONING MAP FOR 751 S. WAKEFIELD STREET (PIN #2704492511), 700 S. ARENDELL AVENUE (PIN #2705512202), AND 0 WAKEFIELD STREET (PIN #2705413075)

PD 2025-05 (former PD 2024-01)

FROM R-2 AND R-4 TO PLANNED DEVELOPMENT (PD)

WHEREAS, pursuant to N.C.G.S. § 160D-605(b) and Section 2.2.15.G.3 of the Town of Zebulon Unified Development Ordinance, the Town of Zebulon Board of Commissioners shall adopt a written statement upon the approval of a Planned Development that includes an explanation of why the action taken by the Board of Commissioners is reasonable and an explanation of why the action taken by the Board of Commissioners is in the public interest; and

1. PD 2025-05 is reasonable as it aligns with the Town's long-term planning goals by providing additional high-quality residential development to Zebulon with options for affordable housing, restrictions on residential rental units, and will support integration into the existing downtown and pedestrian networks, which enhances the Town's goals for housing, transportation, and recreation.
2. PD 2025-05 is in the public interest as it providing a high value per acre residential development together with recreation and transportation facilities that connect the high-quality residential options in the development with downtown Zebulon and enhances recreation options for residents of the new development and in the surrounding area. The project is consistent with and appropriate for the location.

SO ADOPTED this the 8th day of September, 2025.

SEAL

Glenn L. York – Mayor

Attested by:

Dora K. Moore, MMC – Interim Town Clerk

Ordinance 2026-09

ZEBULON SOUTH

Comprehensive Planned Development Document

715 S. Wakefield Street and S. Arendell Avenue
Zebulon, North Carolina



5410 Trinity Road
Suite 102
Raleigh, NC 27607

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CIVIL ENGINEERING | ENVIRONMENTAL | SURVEYING | GIS | LANDSCAPE ARCHITECTURE | CONSTRUCTION SERVICES

Zebulon South

Prepared For:

TOWN OF ZEBULON

November 2022

August 2023

November 2023

January 2024

February 2024

March 2024

April 2024

Prepared By:

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1.0 Introduction

Zebulon South is a proposed residential community utilizing the Town of Zebulon Planned Development Zoning as outlined in the Unified Development Ordinance (UDO). The assemblage is made up of three parcels with frontage on both S. Wakefield Street and S. Arendell Avenue. The total existing tract area is about 118.6 acres.

The development is bordered to the north by an existing solar farm. To the east across S. Arendell Avenue are existing single-family homes and a church. South and southeast of the property are existing single-family homes and agricultural fields as well as wooded properties. Existing single-family homes and agricultural fields are located west of the property.

Zebulon South PD will be a phased development of a high-quality master planned community that will provide a variety of housing types and amenities. By utilizing the PD zoning, the master plan containing site specific regulations will guide the development resulting in a well-integrated mix of housing types, lot sizes and densities with open space and preservation of environmentally sensitive areas. The flexibility offered by a PD zoning will result in a more efficient use of the land and network of utilities and streets.

The proposed community will consist of single family detached and attached residential development. The current zoning is R-2 and R-4. The Grow Zebulon Comprehensive Land Use Plan (LUP) designations are General Residential (GR) and Suburban Residential (SR) for the property. The LUP specifically identifies a PD as being a primary land use type in the SR and GR LUP classifications. The development will have an integrated mix of housing types, consistent with the LUP's recommendations for providing a diverse stock of residential choices. The diverse housing choices will promote varied price points, consistent with the LUP. The proposed zoning is Planned Development (PD) which is consistent with the LUP designations.

With over 50% open space (five times the minimum requirement) and at least 15% tree save (three times the minimum requirement), Zebulon South preserves a significant amount of environmentally sensitive areas in the design of the Master Plan, consistent with Land Use and Development Policy E, General Policies G1 and G6, Residential Policy R4, and Parks and Open Space Policy P5. The preserved areas, to a large degree, are located on the perimeter of the development, allowing for concentration of infrastructure improvements in the central area of the development. The Master Plan utilizes existing wetlands, open space and larger lots as buffer for the development, mitigating effects of the development on the surrounding community. Open space, common amenities and an integrated system of walking trails, including a publicly accessible greenway, support a high quality of life for the residents in and around the development. Open space shall exceed the Town of Zebulon minimum requirement for PD zoning.

The development includes the construction of a collector street connecting S. Wakefield Street and S. Arendell Street as shown on the Grow Zebulon Comprehensive Transportation Plan, at a location where it will clearly be a safe distance from the Perry Curtis/S. Arendell intersection, improving connectivity for the community. This is consistent with Land Use and Development Goal 3, Land Use and Development Policy G, General Policy G3, and Residential Policy R3. The internal street network includes three access points to existing public roads promoting access options for residents of the development.

2.0 Vicinity Map

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3.0 Permitted Uses

Zebulon South PD proposes to allow the development of residential uses including Single Family Detached and Single Family Attached along with accessory uses as permitted in the R6 zoning district. Figure 2 below provides a listing of the proposed permitted uses. The uses are subject to the regulations of the Town of Zebulon UDO.

Use Category	Specific Use	PD
Residential Uses	Single Family Detached and permitted accessory uses	P
	Single Family Attached and permitted accessory uses	P

FIGURE 2

In addition, on the portion of the Master Plan designated as the “Dedication of Land for Fire Station,” all permitted and special uses in R6 shall be permitted, including the “Fire/EMS/Police Station” use.

4.0 Design Controls

1. Residential Development Area – 116.1 acres

Density:

Maximum Density: 2.75 dwelling units per acre
Units: 320 dwelling units
(maximum 186 SF detached & 134 SF attached)

Building Height:

Maximum Building Height / # of stories: 50 feet / 3 stories

Building Setbacks:

Single Family Detached Front Loaded:

Front:	20'
Side:	5'
Corner Side:	10'
Rear:	15'

Single Family Detached Rear Loaded:

Front:	10' max
Side:	5'
Corner Side:	10'
Rear:	20'

Single Family Attached Rear Loaded:

Front:	10' max
Building Separation:	10'
Rear:	20'

Buffers:

Streetscape Buffers: 15' Type C Streetscape Buffer (Wakefield St)
 15' Modified Type D* Streetscape Buffer (Arendell Ave)
 *For additional opacity, this buffer shall be comprised of 100% evergreen shrubs and 75% evergreen understory trees

Perimeter Buffers: 20' Type B Perimeter Buffer

Existing vegetation shall be utilized to the extent possible. All streetscape and perimeter buffers shall be provided in accordance with the Town of Zebulon UDO. Landscaped perimeter and street buffers shall include native and adaptive species only.

Disturbance within the buffer is only allowed as follows:

- a. Construction of driveways, public streets and walkways perpendicular to the buffer strip shall be allowed where such construction is necessary for safe ingress and egress to the site. The nature and limits of such construction must be designated on the approved master subdivision plan.
- b. Notwithstanding any other provision pertaining to buffers, City of Raleigh public utilities and easements shall be allowed, parallel and otherwise, within

buffers, and the area within such easements shall still count towards buffer and undisturbed buffer calculations.

2. Land Dedication Parcel Development Area - 2.48 Acres

Building Setbacks

Front:	20'
Side:	20'
Corner Side:	5'
Rear:	5'

Maximum Lot Coverage: 85%

Building Height:

Maximum Building Height / # of stories: 50 feet / 3 stories

Buffers

Streetscape Buffers: 15' Type C Streetscape Buffer

Perimeter Buffers: 20' Type B Perimeter Buffer adjacent to parcels with residential or recreational uses; no perimeter buffer required adjacent to PIN 2705410911

Existing vegetation shall be utilized to the extent possible. All streetscape and perimeter buffers shall be provided in accordance with the Town of Zebulon UDO. Landscaped perimeter and street buffers shall include native and adaptive species only.

Disturbance within the buffer is allowed as follows:

- a. Construction of driveways, public streets and walkways perpendicular to the buffer strip shall be allowed where such construction is necessary for safe ingress and egress to the site. The nature and limits of such construction must be designated on the approved site plan.
- b. Notwithstanding any other provision pertaining to buffers, City of Raleigh public utilities and easements shall be allowed, parallel and otherwise, within

buffers, and the area within such easements shall still count towards buffer and undisturbed buffer calculations.

- c. Any other necessary disturbances shall be permitted, as approved by the Technical Review Committee.

5.0 Architectural Standards

To encourage multiple architectural styles, buildings will be any variety of Craftsman, Traditional, Colonial, etc. While each of the architectural offerings proposed will have its own identity, a number of common threads will link the homes in the development, including color palettes, materials, roofing, and decorative garage doors. Elevations have been included in an effort to represent the bulk, massing, scale and architectural style of the development.

These standards do not apply to the Land Dedication Parcel.

Requirements for All Homes:

Roofs:

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

3-tab/235 shingles are not permitted.

Façades:

The principal structure's front façade must incorporate recesses and projections along at least 50% of the length of the façade. Windows, awnings, and porch area shall total at least 50% of the façade length abutting a public street.

Façades shall incorporate a repeating pattern of change in color, texture, and material modules.

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.

Entryways:

Doors shall have built-in windows; alternatively, a solid door is allowed provided side lights (side windows) are installed immediately adjacent to the solid door. Double front doors are allowed as an option.

Front doors shall be illuminated.

Variations in color schemes and textures are encouraged in order to articulate entryways so as to give greater recognition to these features.

An option to include an overhang on rear exterior doors shall be provided. When this option is chosen by homeowner, the overhang shall extend at least 24 inches.

Windows:

All street-facing exterior windows shall have trim and screens. Trim shall be a minimum of 3 inches wide.

Materials and Color Palette:

Predominant exterior building materials shall be high quality materials including brick, wood, stone, fiber cement, and/or wood composite.

Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.

Trim color shall be distinct from façade color.

Front and side porches with open foundations shall have brick or stone piers and openings shall be fully screened with evergreen plantings.

A varied color palette shall be utilized on homes throughout the subdivision and shall include siding, trim, shutter, and accent colors complementing the siding colors.

Porch railings, if included on homes, shall be a complimentary color of the house and shall be made of either aluminum, or composite material.

Accessory buildings, if constructed, shall be of similar materials and colors as the primary single-family home.

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. window pediments
- g. recessed windows
- h. side and/or front window box bays
- i. roof gables
- j. roof dormers
- k. roofline cornices
- l. metal roofing as accent

m. columns

n. shutters

o. other decorative features approved by the Planning Director

Screening:

All residential structures shall have screening by vinyl privacy fence installed on the sides or rear of the structure to prevent visibility of roll out refuse carts from the public right-of-way or adjacent properties.

Vegetative screening for HVAC units shall be provided.

Requirements for Single-family Detached Front Loaded Homes:

1. Each home shall have a minimum of one story and a maximum of three stories.
2. Each home may have a raised slab foundation. Raised slab foundation shall contain stone or brick.
3. Finished floor elevations shall comply with UDO Section 4.3.3.P.1.
4. UDO 4.3.3.P.2 - Single-family detached dwellings shall be configured so that each side of the dwelling includes some form of ingress or egress capable of allowing emergency exit from or entrance into the dwelling. Windows, doors, or other wall penetrations shall be credited towards these standards. Skylights shall also be credited towards these standards in cases where there is sufficient access to the ground from the room.
5. Front porches shall extend beyond the front plane of the garage by a minimum of 12" on 25% of the homes constructed. Front Porches shall be allowed to extend beyond the minimum front setback a maximum of 10".
6. Garage doors must have windows, decorative details or carriage-style hardware.
7. Each garage will either have one light on each side or two lights above the garage door.
8. Eaves shall project at least 8 inches from the wall of the structure.
9. All gutter downspouts shall discharge to the side or rear of the structure.
10. The front elevation and all sides that abut a public street shall contain a minimum of 10% masonry (brick or stone) and shall contain a minimum of two siding materials (i.e. stone and hardiplank or brick and shake).
11. A minimum 18-inch masonry (brick or stone) water table on the front façade shall be provided.
12. On at least 30% of units, masonry (brick or stone) shall extend the full height of the ground floor.
13. Each front porch shall contain a covered stoop.
14. 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.

Requirements for Single-family Detached Rear Loaded Homes:

15. Each home shall have a minimum of one story and a maximum of three stories.
16. Each home may have a raised slab foundation or crawl space. Raised slab foundation shall contain stone or brick.
17. Finished floor elevations shall comply with UDO Section 4.3.3.P.1.

- 18.UDO 4.3.3.P.2 - Single-family detached dwellings shall be configured so that each side of the dwelling includes some form of ingress or egress capable of allowing emergency exit from or entrance into the dwelling. Windows, doors, or other wall penetrations shall be credited towards these standards. Skylights shall also be credited towards these standards in cases where there is sufficient access to the ground from the room.
- 19.Eaves shall project at least 8 inches from the wall of the structure.
- 20.All gutter downspouts shall discharge to the side or rear of the structure.
- 21.The front elevation of each unit shall contain a minimum of 10% masonry (brick or stone) and shall contain a minimum of two siding materials (i.e. stone and hardiplank or brick and shake).
- 22.A minimum 24-inch masonry (brick or stone) water table on the front façade shall be provided.
- 23.All sides of a principal structure that face an abutting public street shall have architectural and decorative features as described above.
- 24.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.

Requirements for Single-family Attached Rear Loaded Homes:

- 25.Each home shall have a minimum of two stories and a maximum of three stories.
- 26.Each home may have a raised slab foundation.
- 27.The front elevation and all sides that abut a public street shall contain a minimum of 10% masonry (brick or stone) and shall contain a minimum of two siding materials (i.e. stone and hardiplank or brick and shake).
- 28.No two consecutive units within a single building shall contain the exact same front elevation regarding materials or color palette.
- 29.All sides of a principal structure that face an abutting public street shall have architectural and decorative features as described above.
- 30.The building façade cannot be a single mass; it must be broken up by home articulations of at least 12 inches, at minimum, between every two homes.
- 31.The roofline of each attached building cannot be a single mass; it must be broken up either horizontally and/or vertically between, at a minimum every two homes.

Requirements for Amenities:

A mail kiosk shall be located adjacent to the clubhouse and pool. The kiosk shelter shall be designed with similar architectural style, materials and color palette as the homes in the neighborhood. Cluster mailboxes shall meet the requirements of Section 6.12.7 of the Town of Zebulon UDO.

The clubhouse shall match residential buildings with regard to style, materials and color palette.

Architectural Guidelines:

We commit to 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 with the exception of Section 5.2.4.E.3.e. Garage doors will not be required to be located at least two or more feet behind the front porch or the primary entrance to the dwelling.

6.0 Parking and Loading

All Residential Development Area parking and loading areas shall comply with applicable requirements of the Town of Zebulon UDO Section 5.8. Guest parking shall be constructed for each phase to meet the requirements of that phase, and the total number of guest parking spaces shall exceed the minimum requirement by 76 spaces, which is almost double the requirement.

Recognizing the unique parking needs of fire stations and other public-serving uses, and in order to give additional site design flexibility for public-serving development, the Land Dedication Parcel shall not be subject to the requirements of Zebulon UDO Section 5.8. Parking configuration for this parcel shall be approved by the Technical Review Committee upon a showing that the provided parking will adequately serve the fire station or other public-serving development.

7.0 Signs

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

8.0 Infrastructure

8.1 Public Water

Public water will be provided via extensions of the existing City of Raleigh water system. Existing water is located in S. Arendell Avenue closer to the Town of Zebulon near Temple Johnson Road. Water infrastructure will be extended from the current terminus and along the site frontage of S. Arendell Avenue and S. Wakefield Street. Infrastructure shall be extended throughout the site as required for development to provide public water to all lots.

8.2 Sanitary Sewer

Public sanitary sewer will be provided via extensions of the existing City of Raleigh sanitary system. A pump station will be constructed on site. Existing gravity sanitary sewer is located north of the site closer to the Town of Zebulon near Temple Johnson Road. The forcemain connection will be made to this existing gravity sewer. The gravity sanitary sewer infrastructure will be extended throughout the site as required.

8.3 Streets and Alleys

All streets shall be in conformance with the Town of Zebulon Transportation Plan and shall be constructed to Town of Zebulon standards and specifications. The project proposes an 70' right-of-way two-lane collector street with on-street parking protected by bump-outs and 10' multiuse paths on either side for additional pedestrian and cyclist safety, and has been shown on the Master Plan connecting S. Wakefield Street and S. Arendell Avenue. This section will create the connectivity envisioned in the CTP, with a cross section that will fit in the proposed neighborhood. The collector street construction shall follow the phasing of the project. Each section shall be constructed within the phase which it is located.

The ultimate cross section of S. Arendell Avenue is an 80' right-of-way 2-lane median divided roadway. The ultimate cross section of S. Wakefield Street starts as an 80' right-of-way 2-lane median divided roadway that transitions on the south side of the proposed collector street to a 100' right-of-way 4-lane median divided roadway. This project shall construct half of the cross-section along the property frontage. The Parks and Recreation Master Plan proposes a greenway along each of these roads. These greenways shall be incorporated as a 10' mixed use path along the roadway in place of a traditional 5' sidewalk.

Alleys shall be located within a 20' right-of-way with 10' of asphalt pavement width.

8.4 Pedestrian Connectivity

Zebulon South has over 6 miles of greenways, multiuse paths, trails, and sidewalks. Sidewalks shall be provided on both sides of all streets throughout Zebulon South PD. Alleys shall not have sidewalks. Multiuse paths will also be provided on Wakefield St and S Arendell Ave, and will connect the greenway to Wakefield St. Multiuse paths are provided on both sides of Road A. The neighborhood sections shall also be connected for pedestrians by several 6' paved private trails, which will include at least three (3) exercise stations along the trails.

The public greenway shown on the Town's Comprehensive Transportation Plan shall be constructed through the site along the north side of the development. A private trail shall connect the sidewalk system to the public greenway approximately as shown on the Master Plan.

9.0 Stormwater Management

The proposed development will meet all applicable requirements and standards as outlined in the Town of Zebulon Street and Storm Drainage Standard and Specifications Manual. Zebulon South PD will meet all stormwater quantity and quality reduction requirements. Proposed stormwater control measures (SCMs) will typically consist of wet ponds and other approved measures. SCMs will be located within open space areas and be maintained by the HOA. At least one stormwater control pond shall contain a fountain. At least seventy-five percent (75%) of any required plants in the Stormwater Control Measure ponds, excluding grasses, shall be pollinator plants such as native milkweeds and other nectar-rich flowers.

10.0 Natural Resources and Environmental Data

The development site consists mostly of agricultural fields along with wooded areas surrounding the streams, wetlands and existing pond.

Existing streams and wetlands have been delineated and buffered as required by Town, State and Federal agencies. The site is located within the Neuse River Basin. Any impacts requiring permits shall be obtained and permitted through the Town of Zebulon, NC Division of Water Resources and US Army Corps of Engineers as applicable.

No special flood hazard areas are located onsite per FEMA FIRM Map 3720270500k & 3720270400L dated 7/19/2022.

11.0 Pocket Parks and Open Space

Active and passive open spaces and recreational features will provide the residents with excellent on-site amenities. An integrated system of walking trails traverses open space and environmentally sensitive areas providing a unique amenity for the development. The development provides over eleven acres of open space, including over five acres of active open space. An on-site swimming pool and clubhouse provide pedestrian accessible amenities for the residents of the development.

Pool:

- Minimum 1,000 square foot water surface area

Clubhouse:

- No meeting space, bathrooms and changing rooms only

Tot Lot:

- Minimum 600 square feet including ASTM fall zones
- IPEMA Certified Playground Equipment
- Target age: 2-12 years

Yard Games:

- At least one amenity area shall provide a yard game, such as cornhole or outdoor ping pong
- Target age: 12+

Dog Park:

- Minimum 6,000 square feet of fenced area
- Fence shall be a minimum of 4' tall galvanized or vinyl-coated chain link fence
- Shall include a minimum of two benches, one trash can and one dog waste station

Pocket Park:

- Minimum of 8,000 square feet of area for multi-purpose play
- May include benches, paths, trashcans and enhanced landscaping
- Located adjacent to the greenway, along the Arendell/Wakefield St connector
- Pollinator Garden

Private Trails:

- Minimum 6' wide paved trail connecting from sidewalk system to Public Greenway as illustrated on Master Plan. At least two (2) dog waste stations and three (3) exercise stations will be provided along trails.

12.0 Homeowner's Association

Prior to the issuance of the first certificate of occupancy for the development, a Homeowner's Association (HOA) shall be formed to govern the affairs of the development. The HOA shall be responsible for maintaining the common areas of the development including any shared stormwater facilities, landscaping, hardscape structures (such as signage, irrigation, lighting, and fountains) and recreation amenities. The Homeowners Association shall appoint two residents to the advisory board at 25% resident occupied, two residents at 50% occupied and two residents at 75% occupied.

13.0 Residential Lot Landscaping

Individual residential lots shall be landscaped per Town of Zebulon UDO for foundation plantings and site landscaping.

Foundation plantings consisting of evergreen shrubs or decorative grasses with a minimum height of 18 inches shall be located within 10 feet of any foundation wall visible from a public street excluding alleys. Shrubs shall maintain a maximum on-center placement of three feet.

Site landscaping consisting of one canopy tree for every 2,000 square feet of lot area is required. Canopy trees may be located anywhere within the residential lot except where limited by easements, sight distance triangles or buffer areas.

HVACs and ground-based mechanical equipment shall be screened utilizing evergreen shrubs on sides visible from a public street.

14.0 Consistency with Comprehensive Plan and Land Use Map

Zebulon South PD is consistent with the Town of Zebulon Comprehensive Plan and Land Use Map goals and objectives. The development is located in SR and GR land use categories where PD zoning is a recommended land use type particularly where a mix of housing types and varying densities is proposed.

Proposing both single-family detached and attached product supports the Town's desire for a variety of housing types and price points. This draws new residents and provides additional housing choices for existing residents.

The site design incorporates in a variety of lot sizes supporting the goal of increasing a diverse housing stock for the Town. The variety ensures additional housing choices as well as a variety of price points.

Providing more concentrated development while preserving environmentally sensitive areas and perimeter buffers provides a transition to the existing single-family homes and agricultural properties adjacent to the development.

The integrated system of streets, sidewalks, trails and greenways provide a cohesive pedestrian and vehicular network adhering to the Town's Comprehensive Transportation Plan and provided a thoughtfully planned neighborhood.

15.0 Compliance with the UDO

This Master Plan shall be the primary governing document for the development of Zebulon South PD. All standards and regulations in this Master Plan shall control over general standards of the UDO. Provided, however, that if a specific regulation is not addressed in this Master Plan, UDO regulations shall control. Zebulon South PD will comply with all other relevant portions of the Town of Zebulon Unified Development Ordinance.

16.0 Preliminary Residential Plan Review

Pursuant to UDO Section 3.5.5.B.4, the applicant requests an exemption from subsequent residential preliminary plan review. This PD includes a master plan that is detailed and meets the requirements for a residential preliminary plan. Therefore, upon approval of this PD, the applicant shall be exempt from subsequent residential preliminary plan review.

17.0 Additional Zoning Conditions (not applicable to Land Dedication Parcel)

In addition to conditions contained throughout the visual and written document, additional written voluntary conditions have been offered to ensure a quality development.

1. Single family detached rear load lots shall have a minimum lot size of 4,800 sf.
2. Single family detached front load lots shall have a minimum lot size of 6,000 sf.
3. Single family attached lots shall have a minimum lot size of 1,260 sf.
4. The minimum lot width for front loaded lots shall be 50' reduced from 70'.
5. All single family detached rear lo ~~revised~~ I have a sidewalk connection from the front door or porch to the public ~~conditions list~~
6. The clubhouse and pool shall be completed before the 150th Certificate of Occupancy for any dwelling is issued.
- 8.. Zebulon South will apply a maximum 35% impervious requirement for the development as a whole (based on total acreage).
9. The applicant commits to provide a minimum 15% Tree Save, three times the minimum requirement.
10. All planned improvements to roadways and right-of-way owned and maintained by the NC Department of Transportation (NCDOT), including improvements that require off-site property acquisition and/or easements, are subject to NCDOT approval during subsequent phases of development. If any improvements are not approved by NCDOT, alternative designs may be administratively approved by Town staff.

17.0 Additional Zoning Conditions (not applicable to Land Dedication Parcel)

In addition to conditions contained throughout the visual and written document, additional written voluntary conditions have been offered to ensure a quality development.

1. Single family detached rear load lots shall have a minimum lot size of 4,800 sf.
2. Single family detached front load lots shall have a minimum lot size of 6,000 sf.
3. Single family attached lots shall have a minimum lot size of 1,260 sf.
4. The minimum lot width for front loaded lots shall be 50' reduced from 70'.
5. All single family detached rear loaded homes shall have a sidewalk connection from the front door or porch to the public sidewalk.
6. The clubhouse and pool shall be completed before the 150th Certificate of Occupancy for any dwelling is issued.
7. Zebulon South will apply a maximum 35% impervious requirement for the development as a whole (based on total acreage).
8. The applicant commits to provide a minimum 15% Tree Save, three times the minimum requirement.
9. All planned improvements to roadways and right-of-way owned and maintained by the NC Department of Transportation (NCDOT), including improvements that require off-site property acquisition and/or easements, are subject to NCDOT approval during subsequent phases of development. If any improvements are not approved by NCDOT, alternative designs may be administratively approved by Town staff.
10. If a bus pickup location is approved by Wake County Public Schools in the neighborhood, one bust stop area, including a shelter, a bench, a trash can, and at least 5 bicycle spaces shall be provided with the second phase of development.
11. To support community gatherings and active neighborhoods, the applicant commits to providing one neighborhood congregation area, to include: a. a minimum of two (2) larger parking spaces designed for food trucks or delivery vehicles (mobile vendors), with an electrical outlet available; b. one (1) covered seating area with at least 10 designated public seating spaces will be provided adjacent to the Mobile Vendor spaces. c. at least one (1) outdoor grill will be provided adjacent to the covered seating area, This area may be classified as active open space under UDO § 5.7.
12. The development shall include a minimum of eight (8) affordable units (the "Affordable Units"), distributed throughout Zebulon South. The Developer shall vet qualified buyers for the Affordable Units and shall ensure, in the first sale of the Affordable Units, that they are affordable households earning no more than eighty percent (80%) of the Area Median Income (AMI). Prior to Subdivision closeout, the Developer shall submit documentation and an affidavit

Revised Conditions List

of compliance with this zoning condition. Following the first sale of each of the Affordable Units, Developer shall have no further obligations under this condition.

13. Final alignment of the greenway will be reviewed and approved by TRC during construction drawings.

14. Unless not approved by Wake County, the grave site(s) located at 0 N Arendell Ave (PIN 2705513114) shall be relocated prior to approval of construction drawings.

15. The Homeowners' Association bylaws or covenants shall include a 15% cap on residential rental units, with the total number of rental units dispersed evenly across all phases of the development.

16. At or before the issuance of the first Zebulon South certificate of occupancy, the Town will be paid a fee-in-lieu in the amount of \$250,000 to be used to construct a multimodal path from Zebulon South to the Town of Zebulon's downtown pedestrian facilities. It is anticipated that the path will be approximately one-half mile in length and will be located on in the east sideright of way of NC 96/Arendell Avenue, but the final design and location of the path will be at the discretion of the Town and/or the North Carolina Department of Transportation.

11. If a bus pickup location is approved by Wake County Public Schools in the neighborhood, one bus stop area, including a shelter, a bench, a trash can, and at least 5 bicycle spaces shall be provided with the second phase of development.

12. To support community gatherings and active neighborhoods, the applicant commits to providing one neighborhood congregation area, to include:

- a. a minimum of two (2) larger parking spaces designed for food trucks or delivery vehicles (mobile vendors), with an electrical outlet available;
- b. one (1) covered seating area with at least 10 designated public seating spaces will be provided adjacent to the Mobile Vendor spaces.
- c. at least one (1) outdoor grill will be provided adjacent to the covered seating area,

This area may be classified as act **Replaced with** under UDO § 5.7.

13. The development shall include a **revised** (5) affordable single-family detached ownership units (the "Affordable **conditions list** shall be located on different streets in the neighborhood. The Developer shall vet qualified buyers for the Affordable Units and shall ensure, in the first sale of the Affordable Units, that they are affordable households earning no more than eighty percent (80%) of the Area Median Income (AMI). Prior to Subdivision closeout, the Developer shall submit documentation and an affidavit of compliance with this zoning condition. Following the first sale of each of the Affordable Units, Developer shall have no further obligations under this condition.

14. Final alignment of the greenway will be reviewed and approved by TRC during construction drawings.

15. Unless not approved by Wake County, the grave site(s) located at 0 N Arendell Ave (PIN 2705513114) shall be relocated prior to approval of construction drawings.

18.0 Land Dedication Parcel

The owner shall designate, for the benefit of the Town, a minimum of 2 acres of land (excluding right-of-way dedication and easements required for frontage improvements) located on Hwy 96/Arendell Ave abutting the property lines of Wake County PINs 2705410911 (Deed book 16651/page 25) and 2705520074 (Deed book 9289/page 1838) for the future development of a Town of Zebulon Fire Station or other public-serving use, as determined by the Town (the "Land Dedication Parcel"). The location of the Land Dedication Parcel is identified on the Master Plan, and the surveyed boundary line will be identified and approved by the Town prior to Final Plat approval for the phase of development adjacent to the Land Dedication Parcel. After approval of the boundary line, but no later than the approval of the Final Plat for the phase of development adjacent to the Land Dedication Parcel, the developer shall dedicate to the Town an easement (or superior title) by deed or other instrument, approved by the Town Attorney as to form, for the Land Dedication Parcel. The Residential Development Area developer shall construct all curb, gutter, road widening and pedestrian improvements on Arendell Ave for the Land Dedication Parcel and stub potable water and sanitary sewer to the Land Dedication Parcel prior to plat recordation, or provide a surety for completion thereof. The actual design,

construction, and installation of the fire station and associated amenities, or other permitted public use as determined by the Town, shall be done by the Town, or another public entity and are not commitments of this zoning case. This zoning condition may also be satisfied by the Town Manager, or his/her designee, stating, in writing, that the Town does not wish to accept the land for the development of a fire station or other public use.

19.0 Transportation Impact Analysis Summary

A Traffic Impact Analysis (TIA) was conducted by the Timmons Group in accordance with the Zebulon (Town) Unified Development Ordinance (UDO) and the North Carolina Department of Transportation (NCDOT) capacity analysis guidelines. A full copy of the TIA was submitted for review and approval with the PD submittal, and a voluntary additional analysis incorporating anticipated traffic from the nearby recently-approved Chamblee Lake PD was submitted for review and approval with the applicant's final master plan submittal. The listed recommended improvements are subject to further review and final approval by NCDOT.

Study Area

The study area for the TIA was determined through coordination with the Town and NCDOT and consists of the following existing intersections:

- NC 96 and Site Access #1
- NC 96 and Site Access #2
- S Wakefield St and Site Access # 3
- NC 97 and S Wakefield St
- NC 97 and NC 96
- NC 96 and W Barbee St
- NC 96 and Perry Curtis Rd

Recommended Improvements

Based on the analysis of the TIA (including improvements to be installed by the Chamblee Lake development), the following improvements have been recommended to be constructed by the developer to both mitigate traffic impacts by the proposed development.

NC 96 and Site Access #1

- Site Access 1 to include a two-lane cross-section with one eastbound egress lane and one westbound ingress lane.
- Provide stop control on the eastbound approach of the site drive.
- Construct a southbound right-turn lane on NC 96 with a minimum of 50 feet of full-width storage and appropriate deceleration and taper.
- Construct a northbound left-turn lane on NC 96 with a minimum of 100 feet of full-width storage and appropriate deceleration and taper.

NC 96 and Site Access #2

- Site Access 2 to include a two-lane cross-section with one eastbound egress lane and one westbound ingress lane.

- Provide stop control on the eastbound approach of the site drive.
- Construct a southbound right-turn lane on NC 96 with a minimum of 50 feet of full-width storage and appropriate deceleration and taper.
- Construct a northbound left-turn lane on NC 96 with a minimum of 100 feet of full-width storage and appropriate deceleration and taper.

Wakefield St and Site Access #3

- Site Access 3 to include a two-lane cross-section with one westbound egress lane and one eastbound ingress lane.
- Provide stop control on the westbound approach of the site drive.
- Construct a southbound left-turn lane on Wakefield Street with a minimum of 50 feet of full-width storage and appropriate deceleration and taper.

19.1 Additional Transportation & Pedestrian Safety Enhancements

Safety Enhancements at Pulley Gordon Road/Morphus Bridge Road Intersection

During construction drawing review, Residential Development Area developer shall work with NCDOT, Town staff, and Town transportation engineering reviewers to provide safety enhancements to the Pulley Gordon Road/Morphus Bridge Road intersection in the existing right-of-way and pavement and right-of-way and frontage improvements required to be dedicated by the developer at this intersection. These safety enhancements are subject to approval by the Technical Review Committee and NCDOT.

Safety Enhancements on NC 96 between Zebulon Community Park and Zebulon Community Center

During construction drawing review, Residential Development Area developer shall work with NCDOT, Town staff, and Town transportation engineering reviewers to provide safety enhancements to the section of NC 96 between the entrance to the Zebulon Community Park and entrance to the Zebulon Community Center, in the existing right-of-way and pavement. These enhancements will include a crosswalk and/or appropriate warning signage. These safety enhancements is subject to approval by the Technical Review Committee and NCDOT.

Adopted this the 8th day of September 2025

Glenn L. York – Mayor

SEAL

Dora K. Moore – Interim Town Clerk

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).

- **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

ZEBULON

NORTH CAROLINA

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 FOR ANNEXATION

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/>)

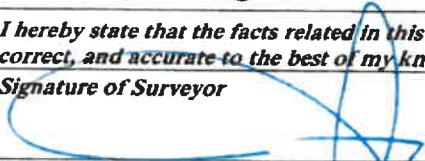
- **Materials to Submit through the Town of Zebulon GeoCivix Web Portal:**
 - Completed Application Form
 - One (1) Legal Description (metes and bounds) of subject property
 - Registered survey of subject property
 - Certified List of Property Owners within 750 feet of subject property
 - Agent Authorization 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 1. DESCRIPTION OF REQUEST/PROPERTY		
Street Address of the Property: 1915 & 1917 Old Bunn Road		Total Acreage: 159.72 (Survey)
Parcel Identification Number (NC PIN): Please include all 2715-29-0916 2716-21-5371	Deed Book: 009528 009528	Deed Page(s): 01148 01148
Name of Project (if Applicable) Old Bunn Road Subdivision		Current Zoning of the Property: Residential-30 District (R-30) (Wake County)
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 Annexation Petitioner is seeking a Planned Development (PD) zoning district for the two properties. Since both properties are outside of the Town's corporate limits and ETJ, an annexation is required. Furthermore, applicant is requesting Town services.		

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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Are you the owner's agent? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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. SURVEYOR INFORMATION		
Name of Surveyor: Newcomb Land Surveyors, PLLC		
Street Address of Surveyor: 7008 Harps Mill Road, Suite 105		
City: Raleigh	State: NC	Zip Code: 27615
Email of Surveyor: justin@nls-nc.com	Telephone Number of Surveyor: 919.847.1800	Fax Number of Surveyor: 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 Surveyor 	Print Name: Justin Luther	Date: 11/26/24



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 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: J. Hendrickson	Date: 11/21/24
Signature of Owner: 	Print Name: Jill P. Hendrickson	Date: 11/25/24
Signature of Owner:	Print Name:	Date:
Signature of Owner:	Print Name:	Date:
Signature of Owner:	Print Name:	Date:
Signature of Owner:	Print Name:	Date:
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 ____ Name of Limited Liability Company

By: _____

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____.

Notary Public

SEAL

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,

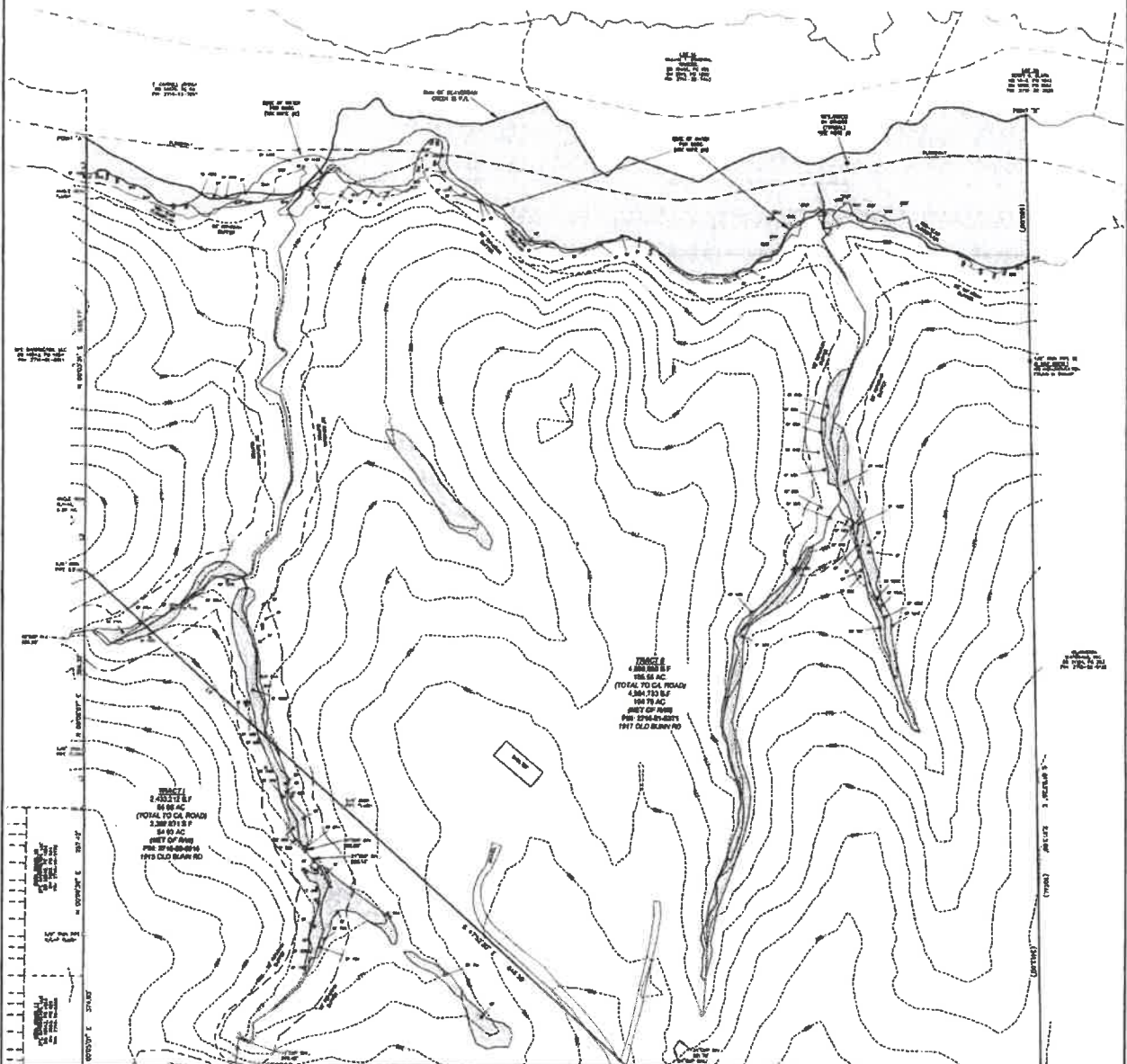
S72°41'11"E, 20.16 feet to a point; thence, S77°24'48"E, 19.21 feet to a point; thence, S69°52'43"E, 11.45 feet to a point; thence, S68°07'18"E, 17.78 feet to a point; thence, S75°44'47"E, 15.74 feet to a point; thence, S87°57'20"E, 3.50 feet to a point; thence, N79°52'18"E, 3.55 feet to a point; thence, 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.



LIST OF BLANKET CHIEF TOWN POINT 12' 30' POINT 12'

Point	Station	Angle	Distance	Bearing	Remarks
1	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
2	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
3	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
4	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
5	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
6	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
7	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
8	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
9	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
10	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
11	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
12	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
13	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
14	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
15	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
16	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
17	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
18	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
19	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
20	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
21	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
22	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
23	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
24	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
25	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
26	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
27	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
28	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
29	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
30	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
31	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
32	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
33	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
34	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
35	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
36	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
37	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
38	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
39	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
40	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
41	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
42	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
43	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
44	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
45	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
46	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
47	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
48	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
49	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
50	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
51	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
52	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
53	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
54	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
55	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
56	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
57	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
58	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
59	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
60	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
61	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
62	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
63	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
64	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
65	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
66	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
67	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
68	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
69	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
70	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
71	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
72	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
73	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
74	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
75	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
76	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
77	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
78	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
79	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
80	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
81	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
82	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
83	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
84	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
85	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
86	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
87	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
88	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
89	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
90	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
91	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
92	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
93	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
94	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
95	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
96	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
97	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
98	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
99	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey
100	12+00	90° 00' 00"	100.00	N 00° 00' 00" E	Start of Survey

NC GRID NORTH
NAD 83 (2011)



MATCH LINE - SHEET 1

LEGEND AND NOTATIONS

Symbol	Description
—	Property Boundary
- - -	Survey Line
...	Contour Line
+	Survey Point
o	Water Feature
△	Corner Marker
□	Building
▭	Field
▨	Forest
▩	Shrubland
▪	Wetland
▫	Barren Land
▬	Highway
—+—	Power Line
—x—	Telephone Line
—o—	Water Main
—•—	Gas Line
—△—	Oil/Gas Well
—□—	Other Structure
—	Other Feature

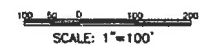
PROPERTY DATA

Property	Area (Ac)	Area (S.F.)
Traced 1	156.56	4,380.00
Traced 2	84.88	2,433.18



NEWCOMB land surveyors, Llc, 7008 Harps Mill Road, Ste. 105, Raleigh, NC 27615, (919) 847-1800

BOUNDARY & TOPOGRAPHIC SURVEY
PROPERTIES OF
THOMAS C. & JILL D. HENDRICKSON
LITTLE RIVER TOWNSHIP WAKE COUNTY NORTH CAROLINA



SHEET 2 OF 2
JOB NO. 2410000
DATE 7/7/24

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
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, ARIJUN	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, MEERAAH 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, 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
KALAKUNTALA, 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, 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, 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



PABST DESIGN GROUP, PA
Engineering | Consulting

107 Fayetteville St #200
Raleigh, NC 27601
Office: 919.848.4399
Fax: 919.848.4395

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 Your Use

☒ For Approval

☐ For Signatures


☒ For Review and Comment

☒ For Submittal

Remarks:

Copy to: File

Signed:


P. Dan Pabst, PE



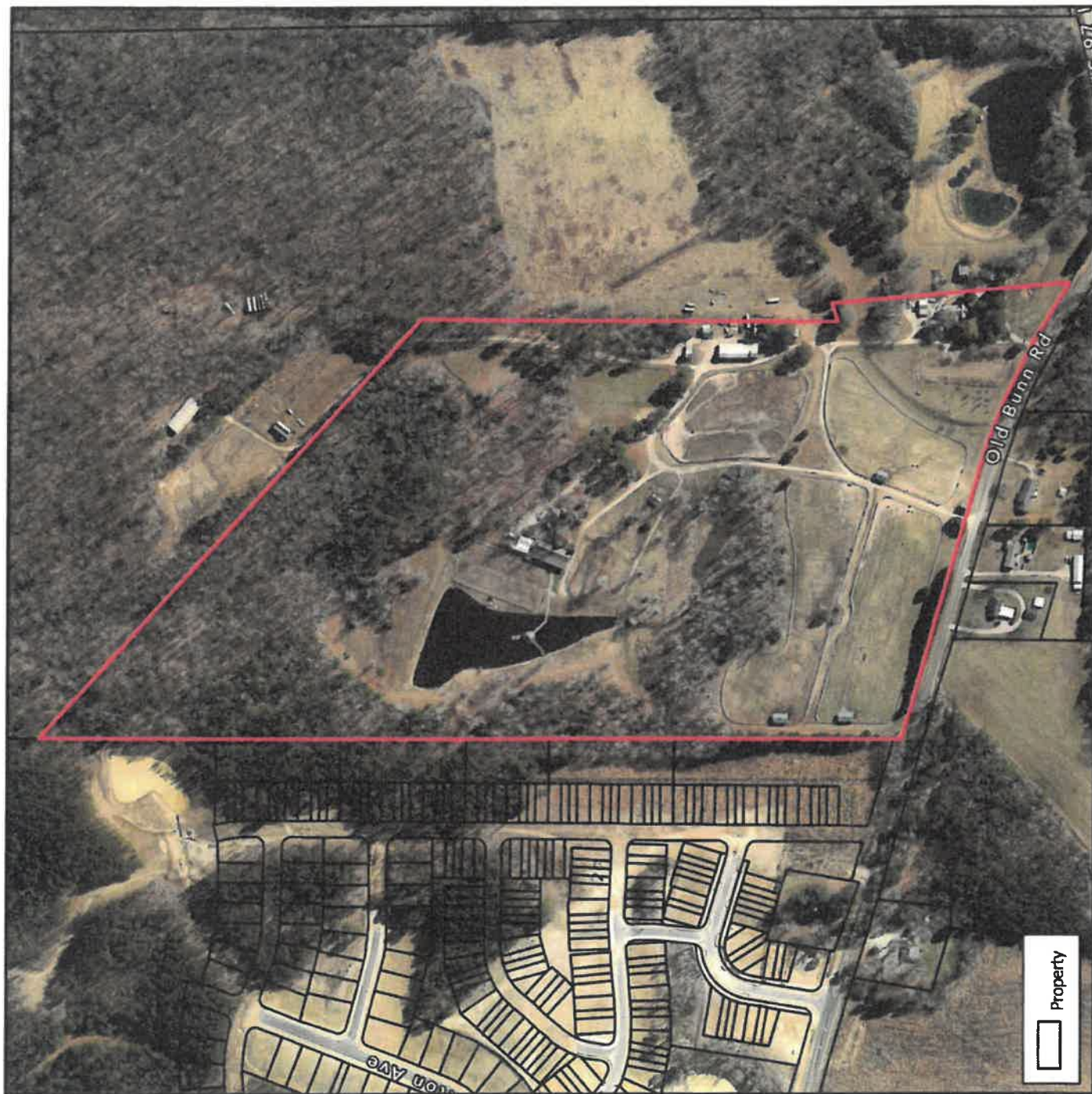
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Account
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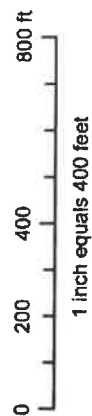
Go!

*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.

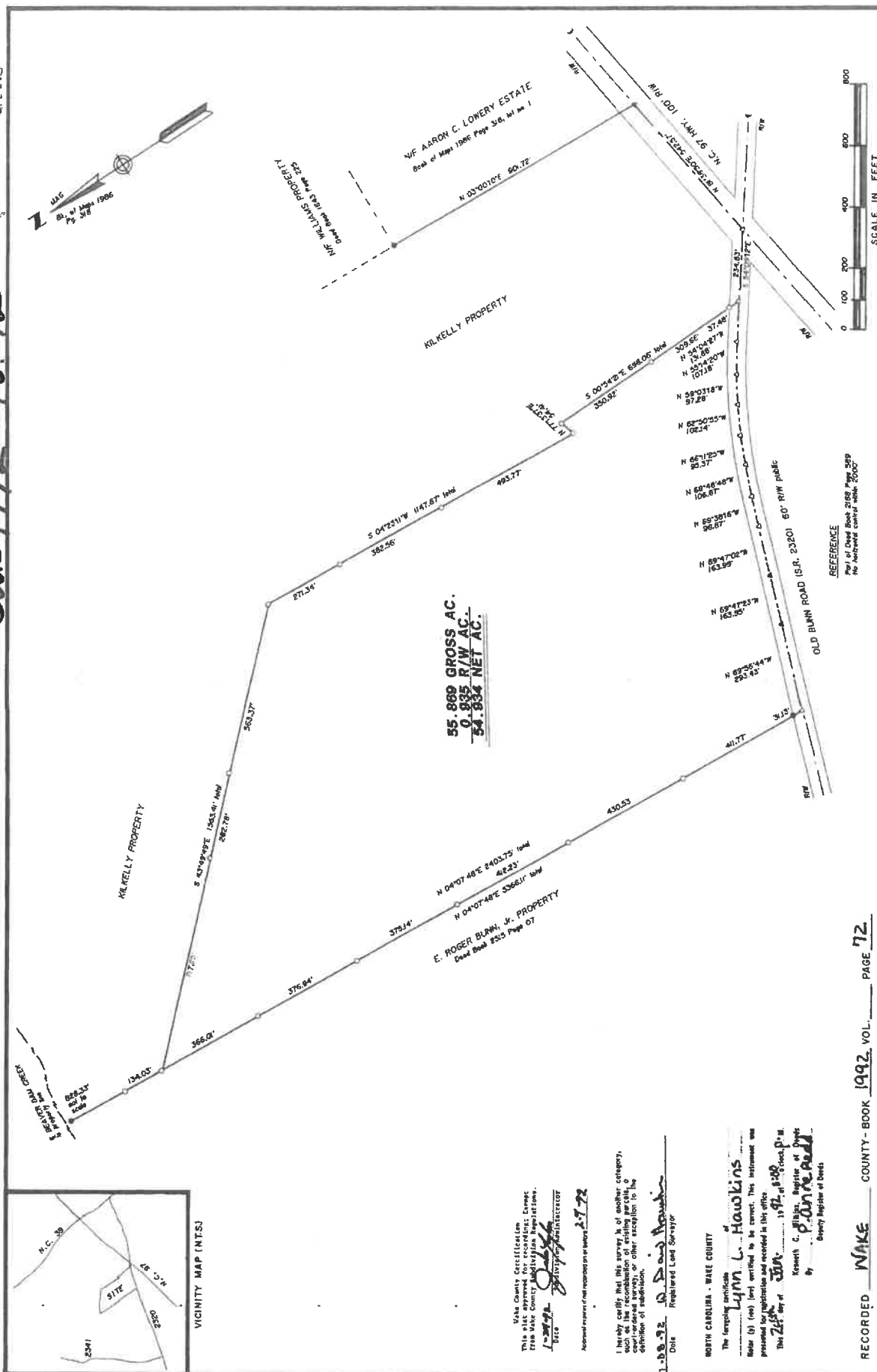
For questions regarding the information displayed on this site, please contact the Department of Tax Administration at Taxhelp@wake.gov or call 919-856-5400.



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



RECORDED WAKE COUNTY - BOOK 1992 VOL. 72 PAGE 72

LEGEND

- Existing Iron Stacks (CONTROL)
- Existing Con. Moniment (CONTROL)
- ▲ Existing P. K. Nest (CONTROL)
- New Iron Stacks
- New Con. Moniment
- △ New P.K. Nest

[illegible]

PROPERTY SURVEY FOR	TAX MAP:	PARCEL NO.:	part of 00-
GARY T. KILKELLY & wife	423		
JOANIE K. KILKELLY			

W. DAVID HAWKINS
REGISTERED LAND SURVEYOR
9316 DUKES LAKE ROAD, ZEBULON, N.C.
PHONE (919) 260-5868

DRAWN	97:	SCALE:	DATA DISK:
mm		1" = 200'	28 mm/1"
CHECKED BY:		FIELD BK:	DATE:
mm		28	06-09-92



Wake County Real Estate Data Account Summary

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

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](#)

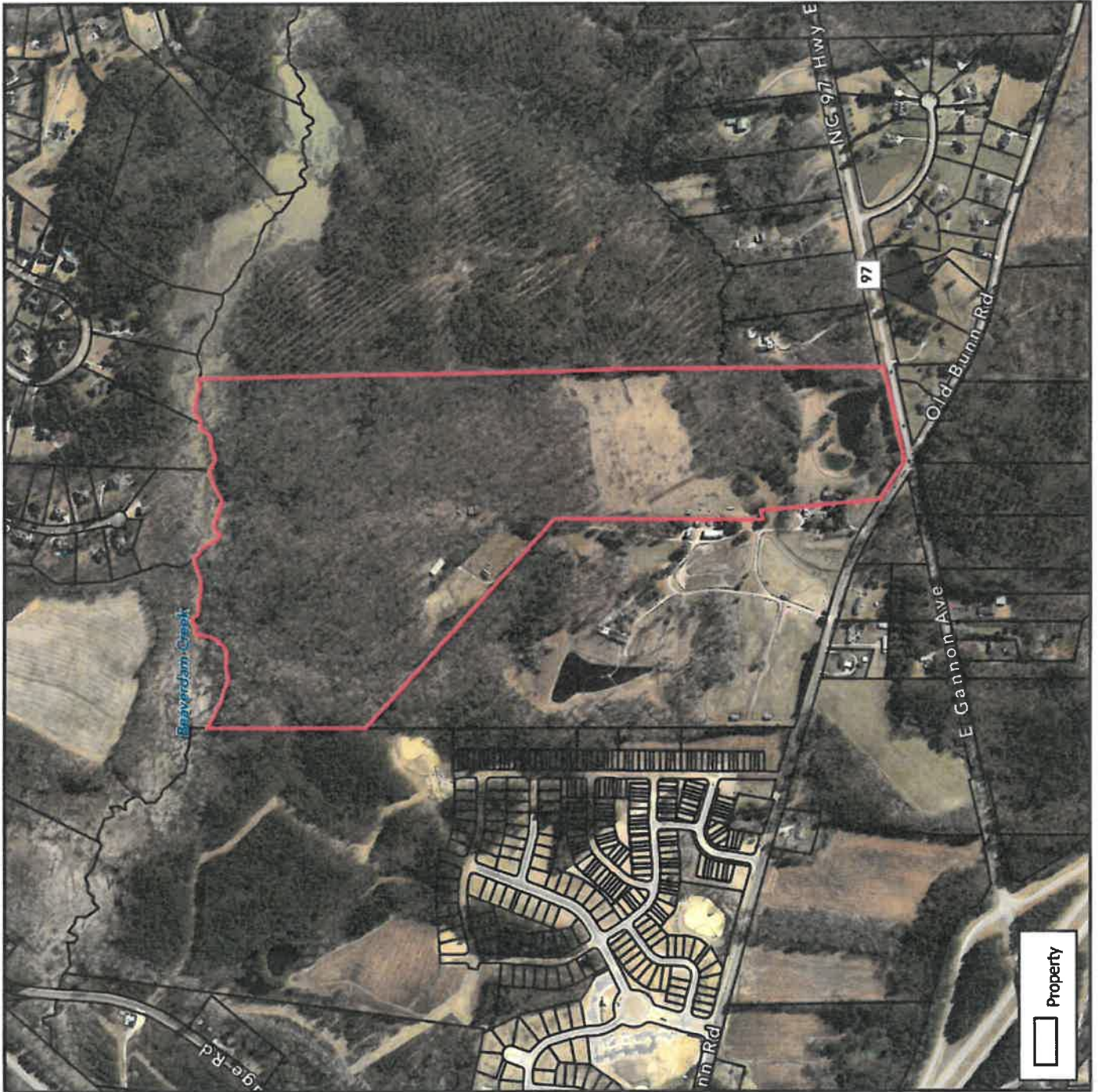


Property Owner HENDRICKSON, C THOMAS & JILL D (Use the Deeds link to view any additional owners)	Owner's Mailing Address PO BOX 1166 ZEBULON NC 27597-1166	Property Location Address 1917 OLD BUNN RD ZEBULON NC 27597-9598
Administrative Data Old Map # 423-- Map/Scale 2716 03 VCS 09WC900 City Fire District 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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 iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

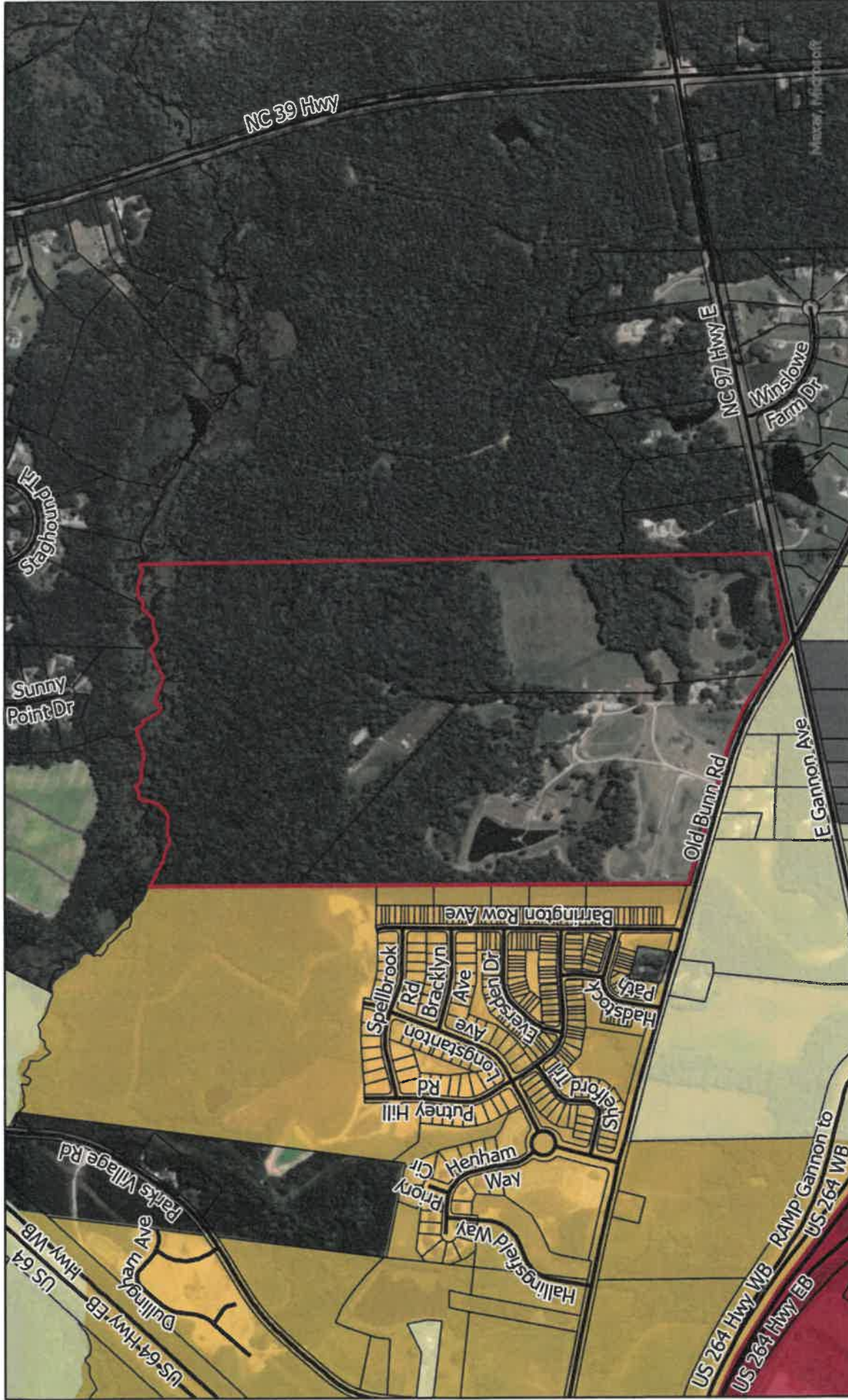


ZEBULON
NORTH CAROLINA

- Old Bunn Rd
Streets
Parcels



Zoning Map



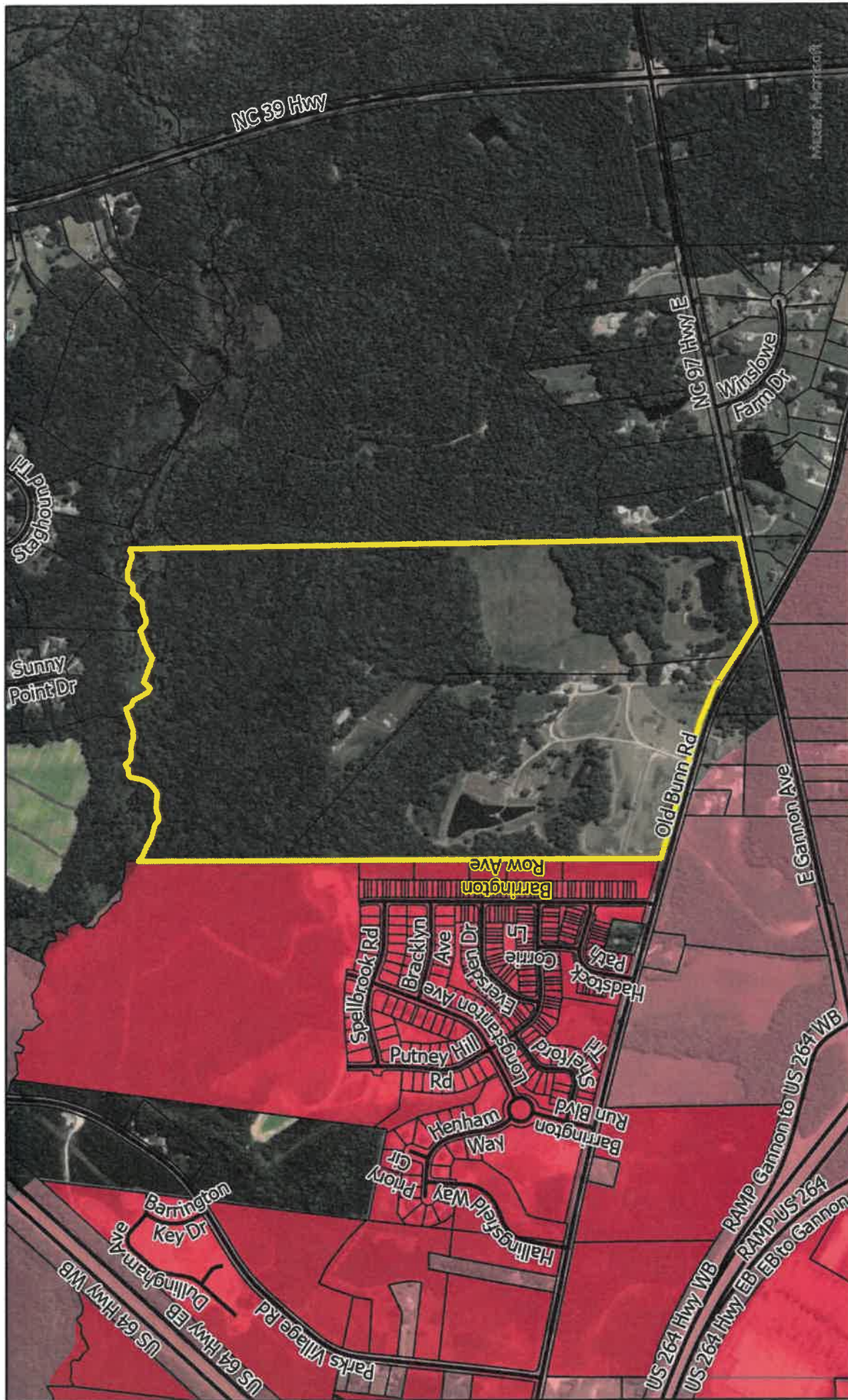
Legend

- R-13 SUD, Residential Districts
- R2, Residential Suburban
- HC, Heavy Commercial
- HI, Heavy Industrial
- Old Bunn Rd
- Streets
- Parcels



1915 & 1917 Old Bunn Road Annexation

Corporate Limits



ZEBULON

NORTH CAROLINA

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

HEARING DATE: September 8, 2025

State of North Carolina

County of Wake

BEFORE ME, the undersigned Notary, E. McKinney Warner on this 29th day of August 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 August 25, 2025 (Wake weekly, publication dates **8/29/2025 & 9/5/2025**)
- Posted to Planning Department Website **8/26/2025**
- Signs Posted on Site **8/25/2025**
- Mailed Notices sent out **8/26/2025**

[Signature]

8/29/25

Matthew Lower

Date

Subscribed and sworn to before me, this 29th day of August 2025.



[Signature]

[signature of Notary]

E. McKinney Warner

[printed name of Notary]

NOTARY PUBLIC

My commission expires: May 23, 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 **September 8th, 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 8 de septiembre 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.



PLANNING

- Code Enforcement
- Permitting Information
- Hammocks
- Professionals
- Submittal Deadlines
- Long Range Planning
- Documents
- Forms and Applications
- Interactive Development Map
- Public Hearing Information

Planning Office

📧 codeenforcement@townofzebulon.org
📞 919.403.1010

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PUBLIC HEARING INFORMATION

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THE WAKE WEEKLY - (WAKE COUNTY) Notice of Hearing	THE WAKE WEEKLY - (WAKE COUNTY) Foreclosure Sale	2025-08-29	2025-08-29
—Hearing Notice is hereby given pursuant to the provisions of Article 2.3.6 of the Town of Zebulon Unified Development Ordinance that a public hearing will be held on September 8th, 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:	IN THE GENERAL COURT OF JUSTICE SUPERIOR COURT, to the covenant to pay assessments for the real property located at 841 Golden Plum Lane, Zebulon, North		
WAKE COUNTY, NORTH CAROLINA	WAKE COUNTY, NORTH CAROLINA	2025-08-29	2025-08-29
THE WAKE WEEKLY - (WAKE COUNTY) Notice to Creditors	THE WAKE WEEKLY - (WAKE COUNTY) Estate (Probate) Filing	2025-08-22	2025-08-22
NOTICE TO CREDITORS ESTATE OF LINDA C. CTA 7229 Shawna Road Wendell, NC 27591 Jonathan Owen Bush, Administrator CTA 156 Rice Road Zebulon, NC 27597 The Wake Weekly August 15, 22, 25, September 5, 2025	NOTICE TO CREDITORS ESTATE OF JOHN ELLIOTT, Executor 1101 Herbert Dr Zebulon NC 27597 The Wake Weekly August 1, 8, 15, 22, 2025		
WAKE COUNTY, NORTH CAROLINA	WAKE COUNTY, NORTH CAROLINA	2025-08-22	2025-08-22
THE WAKE WEEKLY - (WAKE COUNTY) Notice to Creditors	THE WAKE WEEKLY - (WAKE COUNTY) Notice of Hearing	2025-08-22	2025-08-08
NOTICE TO CREDITORS ESTATE OF JOHN ELLIOTT, Executor 1101 Herbert Dr Zebulon NC 27597 The Wake Weekly August 1, 8, 15, 22, 2025	—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 August 11, 2025, at 6:00 PM at the Zebulon Municipal Complex, 1003 N. Arendell Avenue, and will be conducted by the Board of Commissioners a		
WAKE COUNTY, NORTH CAROLINA	WAKE COUNTY, NORTH CAROLINA	2025-08-15	2025-08-08

Notice of Hearing

Published in The Wake Weekly - (Wake County) on August 29, 2025

Location

Wake County, North Carolina

Notice Text

Notice of Public Hearing

Notice is hereby given pursuant to the provisions of Article 2.3.6 of the Town of Zebulon Unified Development Ordinance that a public hearing will be held on September 8th, 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 Burr Road

Annexation

PIN 2716215371 & 271520916. A request by Eastwood Homes for the annexation of two lots on Old Burr 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/development/planning/public-hearing-information>. For questions or additional information, please contact us at (919) 823-1811.

The Wake Weekly
August 29, September 5, 2025

Share

Copy Link



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 September 8, 2025 after due notice by publication in the Wake Weekly on August 29, 2025, and September 5, 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 September 8, 2025;

Section 2. Upon and after September 8, 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 8th day of September 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
AUGUST 4, 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
AUGUST 4, 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)


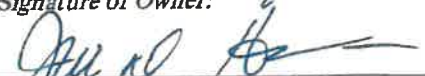
PUBLIC HEARING PROCEDURE – Upon submittal of a complete application, the Planning Department will schedule the application for a joint public hearing before the Planning Board and the Board of Commissioners. APPLICANTS ARE STRONGLY ENCOURAGED TO CONTACT PLANNING STAFF AS SOON AS POSSIBLE TO ADDRESS ANY 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Are you the owner's agent? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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: 11/20/24
Signature of Owner: 	Print Name: Jill D. Hendrickson	Date: 11/20/24

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



APPLICATION FOR PLANNED DEVELOPMENT

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

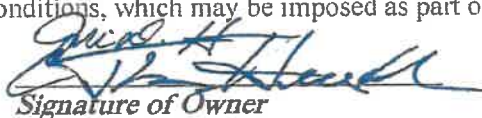
Name of Project: Old Bunn Road Subdivision

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
Print Name

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
Print Name

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.	
3.		27.	
4.		28.	
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23.		47.	
24.		48.	

PROPOSED DEVELOPMENT CONDITIONS

The applicant hereby requests that the Zebulon Board of Commissioners, pursuant to Section 3.3.5 of the Unified Development Ordinance, approve the Proposed Planned Development with above listed use(s), subject to the following condition(s), requested deviations, and proposed alternative means of compliance. (Attach additional pages as needed)

Refer to attached PD Statement of Terms and Conditions

This image shows a full page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page, typical of notebook paper. There are no margins, text, or other markings on the page.

ADJACENT OWNERS

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

[illegible]

HOA CONTACTS

Development Name	Contact Person	Address
Refer to attached list.		



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
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, MANJUULA	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 MUTHIREDDY, SOWMYA	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, MALLIKHARIUNA 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
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
H&H CONSTRUCTORS OF FAYETTEVILLE LLC	532 BARRINGTON ROW AVE	ZEBULON, NC 27597
MELENDEZ, SAMUEL ARMENIAKOS, FRANCHESCA		

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 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, 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
MELLENDEZ, 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

DRAWING
SHEET
C-0.0

PROJECT NUMBER
673-23

NOTE(S): ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL TOWN OF
FEBRUARY 2000, WAVE 00101, & MISSION STATIONS AND SPECIFICATIONS

[illegible]

DEVELOPER:
EASTWOOD HOMES, INC.
7101 DREEDMOOR ROAD, SUITE 116
RALEIGH, NC 27613
TEL: 919.758.2266
E-MAIL: bguille@eastwoodhomes.com

CIVIL ENGINEER:
PABST DESIGN GROUP, PA
1701 FAYETTEVILLE STREET, SUITE 200
RALEIGH, NC 27601
TEL: 919.848.4390
E-MAIL: pbguille@pabstdesign.com

SURVEYOR:
NEWCOMB LAND SURVEYORS, LLC
7008 HARPS HILL ROAD, SUITE 108
RALEIGH, NC 27615
TEL: 919.877.1600
E-MAIL: info@newcomb.com

TRIP GENERATION TABLE

Land Use	FTE LUG	Stop	Daily Trips			AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Singles Family Detached Housing	210	297 d.o.	2234	227	28	178	328	207	122		
Douglas Family Attached Housing	210	269 d.u.	1961	180	21	130	133	90	62		
Total			5195	307	51	278	461	297	184		

SCALE: 1"=100'

[illegible]

LINE TABLE-TMS SHEET ONLY		LINE	LENGTH	WEIGHT	DATE
1	2	3	4	5	6
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36
37	38	39	40	41	42
43	44	45	46	47	48
49	50	51	52	53	54
55	56	57	58	59	60
61	62	63	64	65	66
67	68	69	70	71	72
73	74	75	76	77	78
79	80	81	82	83	84
85	86	87	88	89	90
91	92	93	94	95	96
97	98	99	100	101	102
103	104	105	106	107	108
109	110	111	112	113	114
115	116	117	118	119	120
121	122	123	124	125	126
127	128	129	130	131	132
133	134	135	136	137	138
139	140	141	142	143	144
145	146	147	148	149	150
151	152	153	154	155	156
157	158	159	160	161	162
163	164	165	166	167	168
169	170	171	172	173	174
175	176	177	178	179	180
181	182	183	184	185	186
187	188	189	190	191	192
193	194	195	196	197	198
199	200	201	202	203	204
205	206	207	208	209	210
211	212	213	214	215	216
217	218	219	220	221	222
223	224	225	226	227	228
229	230	231	232	233	234
235	236	237	238	239	240
241	242	243	244	245	246
247	248	249	250	251	252
253	254	255	256	257	258
259	260	261	262	263	264
265	266	267	268	269	270
271	272	273	274	275	276
277	278	279	280	281	282
283	284	285	286	287	288
289	290	291	292	293	294
295	296	297	298	299	300
301	302	303	304	305	306
307	308	309	310	311	312
313	314	315	316	317	318
319	320	321	322	323	324
325	326	327	328	329	330
331	332	333	334	335	336
337	338	339	340	341	342
343	344	345	346	347	348
349	350	351	352	353	354
355	356	357	358	359	360
361	362	363	364	365	366
367	368	369	370	371	372
373	374	375	376	377	378
379	380	381	382	383	384
385	386	387	388	389	390
391	392	393	394	395	396
397	398	399	400	401	402
403	404	405	406	407	408

[illegible]

NC GRID NORTH
(MAD 85/2011)

DEMOLITION NOCIES

- [illegible]

WITH 45° AND A 25° CLOSURE
AND SPOT ELEVATIONS FROM

- [illegible]

91-246, FEDERAL REGISTER, CHAPTER
REGULATIONS FOR CONSTRUCTION, AND
REGULATIONS FOR CONSTRUCTION, AND

- [illegible]

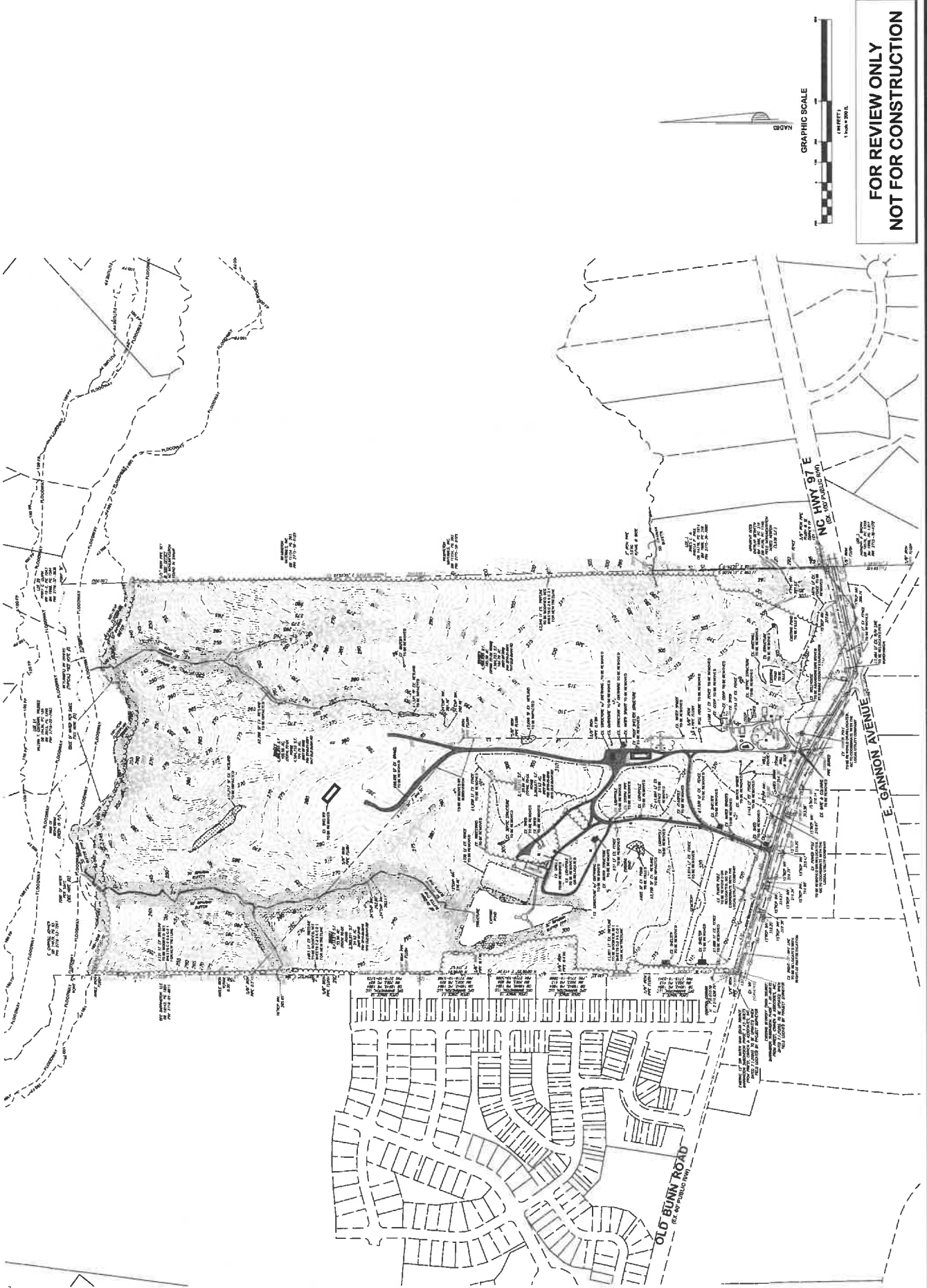
ARTY RIPIARIAN BUFFER, WETLAND SCORE

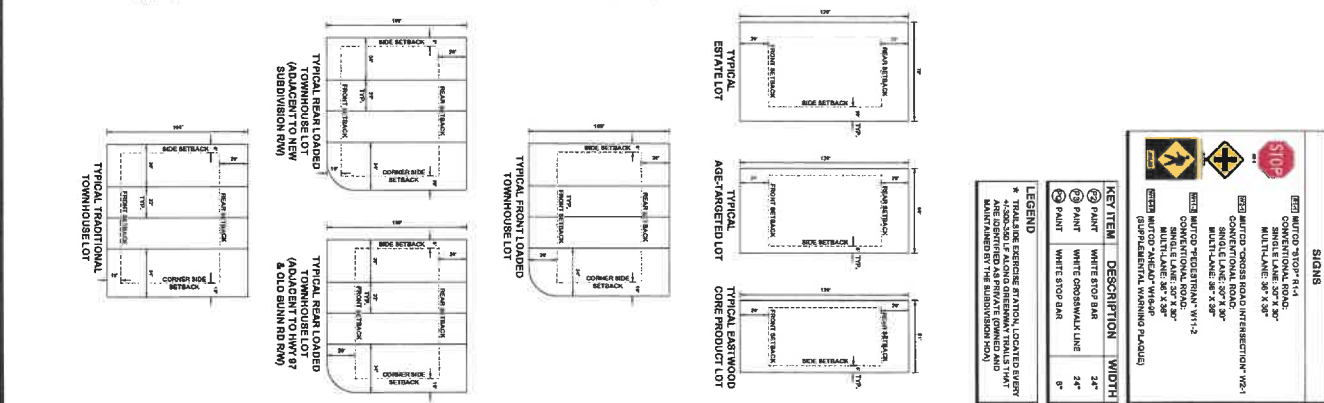
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11. VERIFICATION OF TOTAL QUANTITIES AND COINTEGRATION, AND THE TOTAL QUANTITIES

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	2	REVISION PER POG
DRAWING SHEET		
C-0.1		
PROJECT NUMBER 673-22		





	
[B2] MUTED STOP-11A CONVENTIONAL ROAD: SINGLE LANE 30' X 30' MULTI-LANE 30' X 30'	[B2] MUTED STOP-11A CONVENTIONAL ROAD: SINGLE LANE 30' X 30' MULTI-LANE 30' X 30'
	
[B2] MUTED CROSS ROAD INTERSECTION W/O-1 CONVENTIONAL ROAD: SINGLE LANE 30' X 30' MULTI-LANE 30' X 30'	
	
[B2] MUTED PEDESTRIAN W/O-2 CONVENTIONAL ROAD: SINGLE LANE 30' X 30' MULTI-LANE 30' X 30'	
	
[B2] MUTED ADVANCE W/O-6P (SUPERSEDED WORKING PLACES)	



PROJECT NO.	673-23
PROJECT NAME	OLD BURN ROAD SUBDIVISION
DATE	08/14/2023
DESIGNED BY	PAEST DESIGN GROUP, PA
CHECKED BY	PAEST DESIGN GROUP, PA
APPROVED BY	PAEST DESIGN GROUP, PA

OLD BURN ROAD SUBDIVISION MASTER PLAN SITE LAYOUT PLAN



REVISION	DATE	BY	CHKD
1	08/14/2023	PAEST	PAEST
2	08/14/2023	PAEST	PAEST
3	08/14/2023	PAEST	PAEST

SIGNS

(R1) MUTCD "STOP" R1-1
CONVENTIONAL ROAD
MULTI LANE 36" X 30"
MULTI LANE 36" X 30"

(R2) MUTCD "ROAD NARROWING" W1-1
CONVENTIONAL ROAD
SINGLE LANE 36" X 30"
SINGLE LANE 36" X 30"

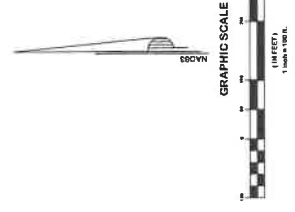
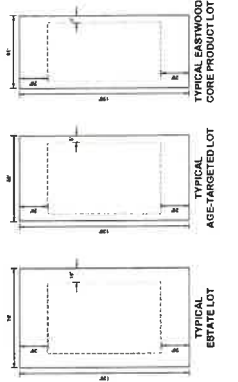
(R3) MUTCD "ROAD NARROWING" W1-2
CONVENTIONAL ROAD
SINGLE LANE 36" X 30"
SINGLE LANE 36" X 30"

(R4) MUTCD "AHEAD" W16-4P
(SUPPLEMENTAL WARNING PLACQUE)

KEY ITEM	DESCRIPTION	WIDTH
(R1) PAINT	WHITE STOP BAR	24"
(R2) PAINT	WHITE CROSSWALK LINE	24"
(R3) PAINT	WHITE STOP BAR	6"

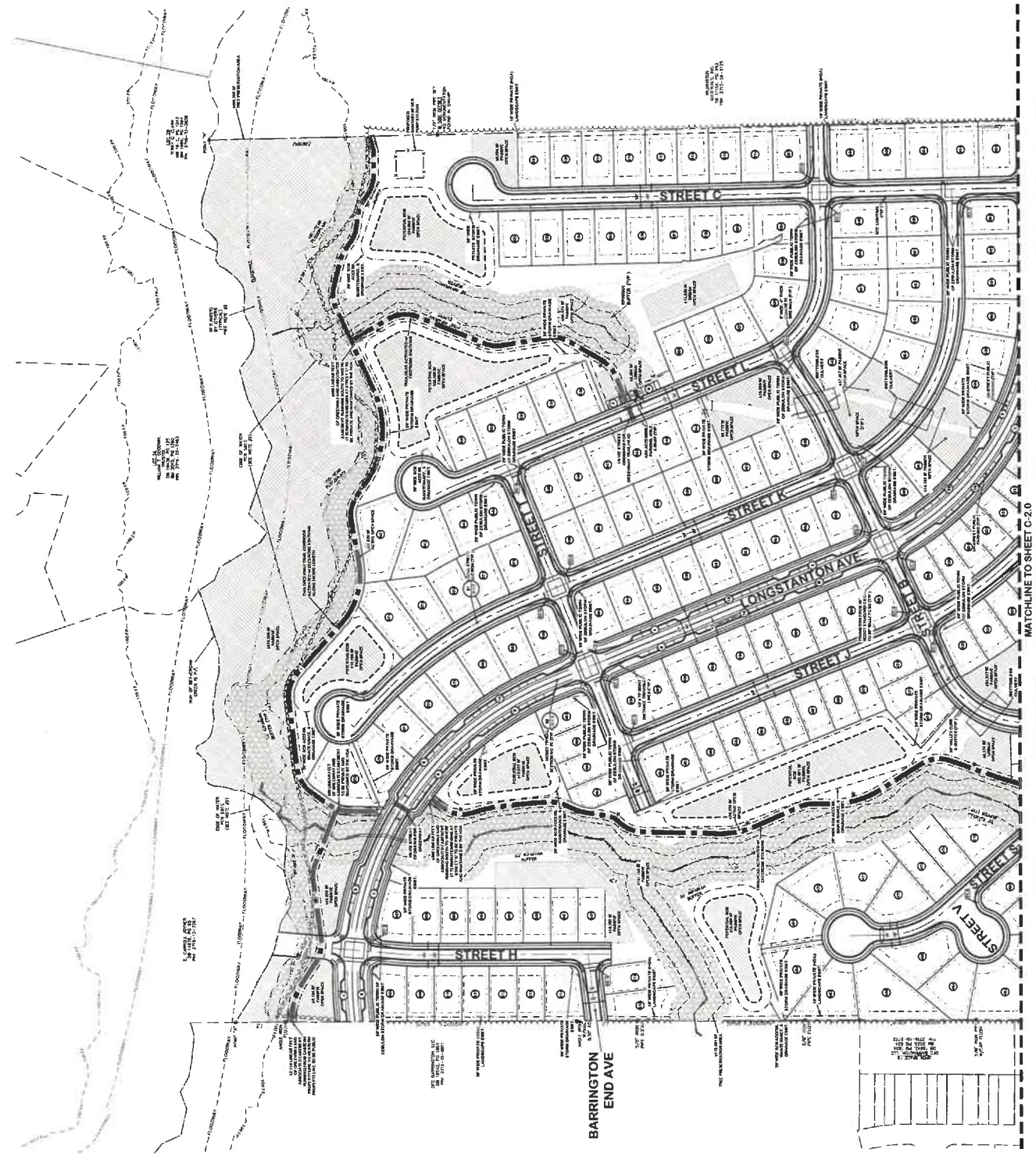
LEGEND

PROPERTY OF STATE OF NEW JERSEY
ARE IDENTIFIED AS PRIVATE OWNED AND
MAINTAINED BY THE SUBDIVISION

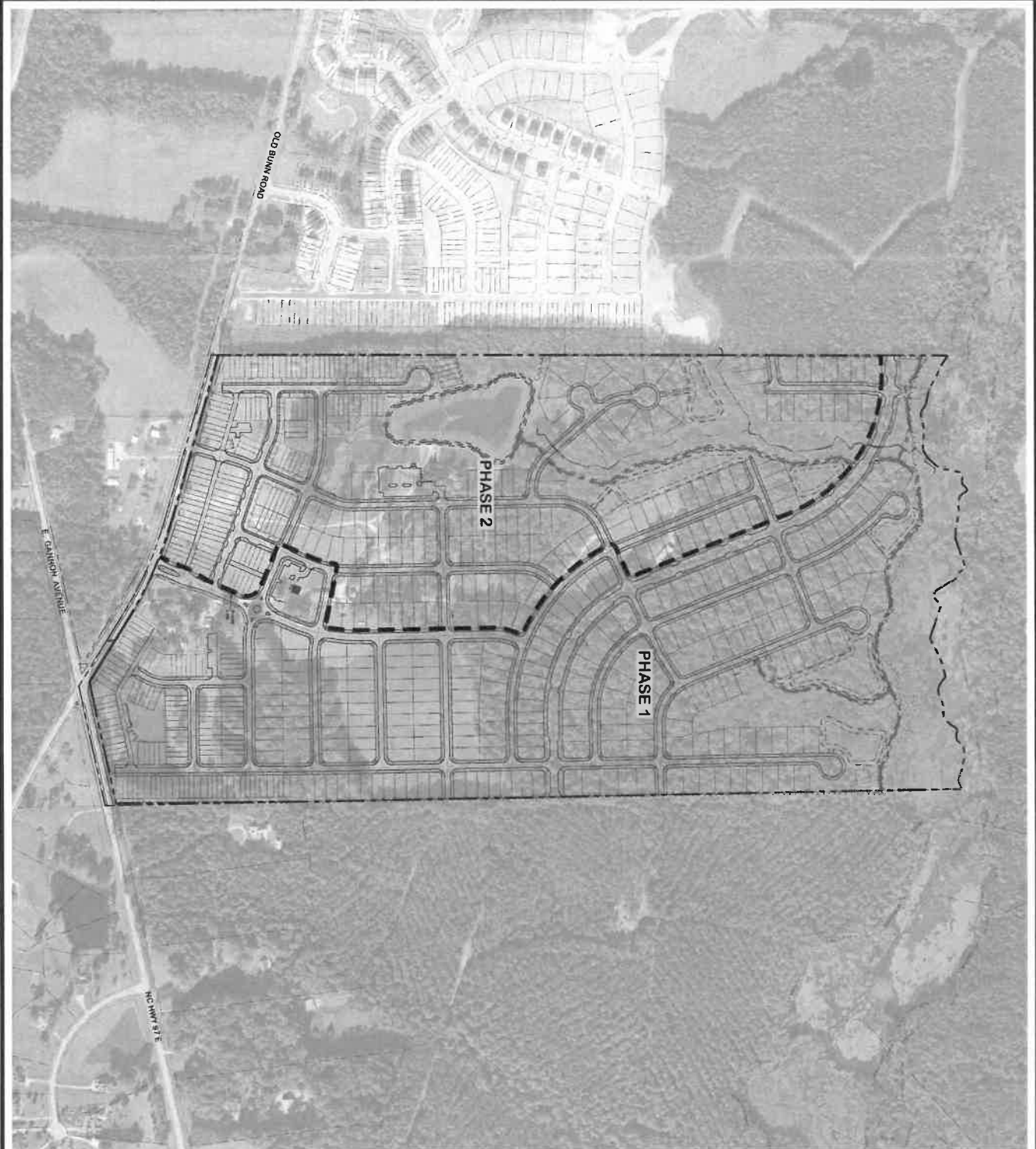


**FOR REVIEW ONLY
NOT FOR CONSTRUCTION**

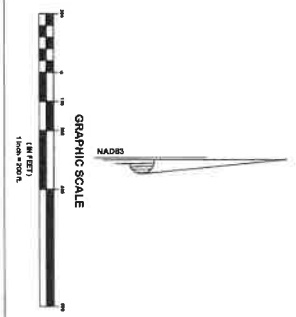
NOTES: ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL TOWNSHIP, COUNTY, STATE, AND FEDERAL REQUIREMENTS.



MATCHLINE TO SHEET C-2.0



**FOR REVIEW ONLY
NOT FOR CONSTRUCTION**



NO.	REVISION	DATE	SCALE
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OLD BUNN ROAD SUBDIVISION

ZEBULON, HAKE COUNTY, NORTH CAROLINA

MASTER PLAN PHASING PLAN

PREPARED FOR:
LACROIX, INC.
1101 LACROIX PARK, SUITE 110
WELLSVILLE, NORTH CAROLINA 27653

DATE: 11/18/2023

PROJECT ENGINEER:
PDP

PROJECT GEO. DESIGNER:
PDP

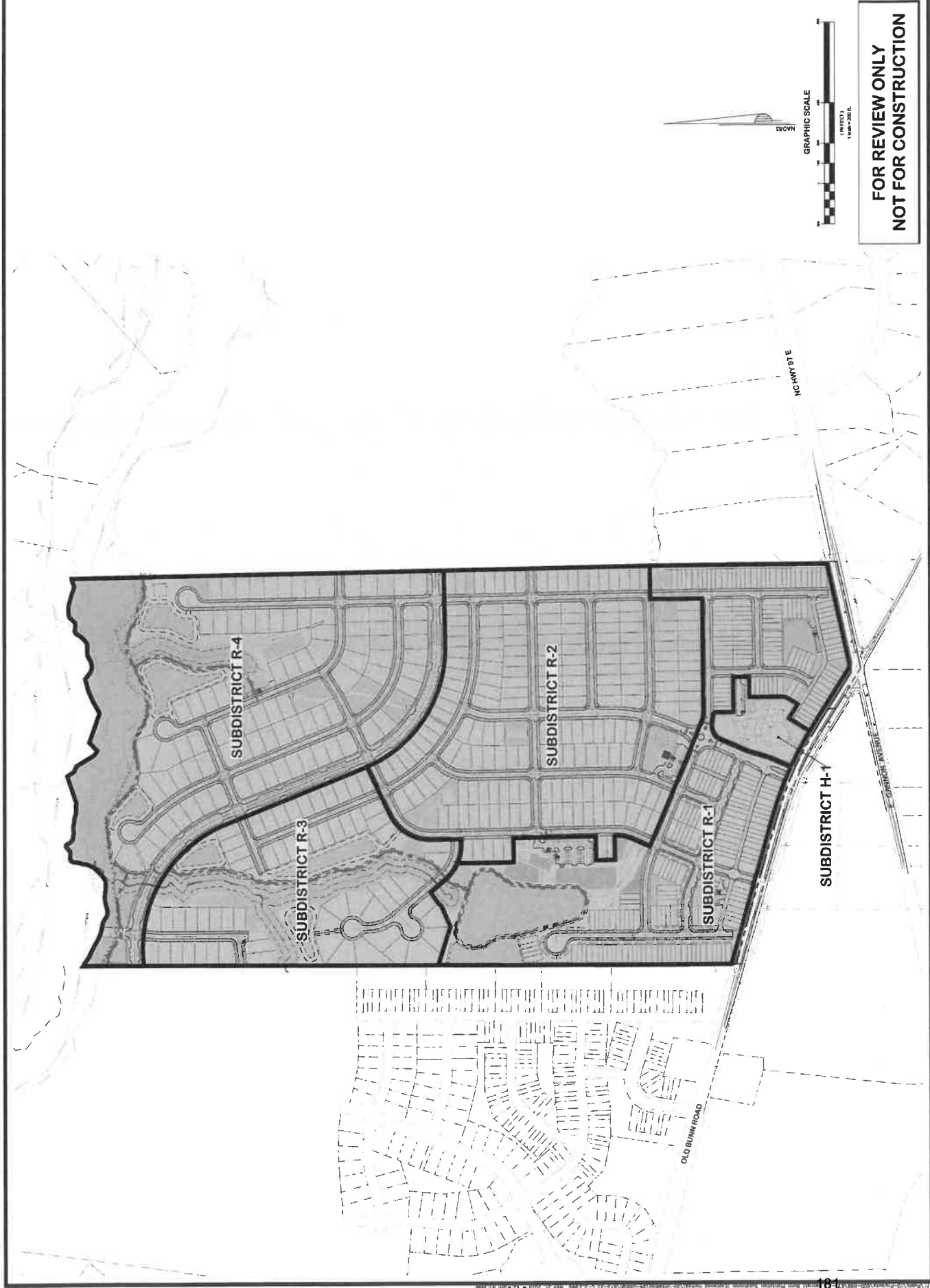
PROJECT SURVEYOR:
WILSON LAND SURVEYS, LLC

PABST DESIGN GROUP, PA

Engineering | Consulting

107 Fayetteville Street, Suite 300, Raleigh, North Carolina 27601

Phone: 919 496 4364 | Fax: 919 496 4365 | NC LICENSE NUMBER: C-3211



FOR REVIEW ONLY
NOT FOR CONSTRUCTION

GRAPHIC SCALE
 0 10 20 30 40 50 60 70 80 90 100
 FEET
 1" = 100'

NO HWY RTE

SUBDISTRICT H-1

OLD BUNN ROAD

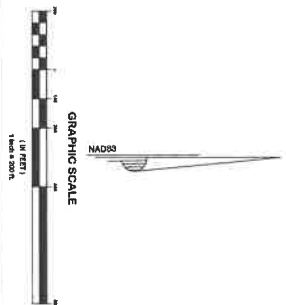
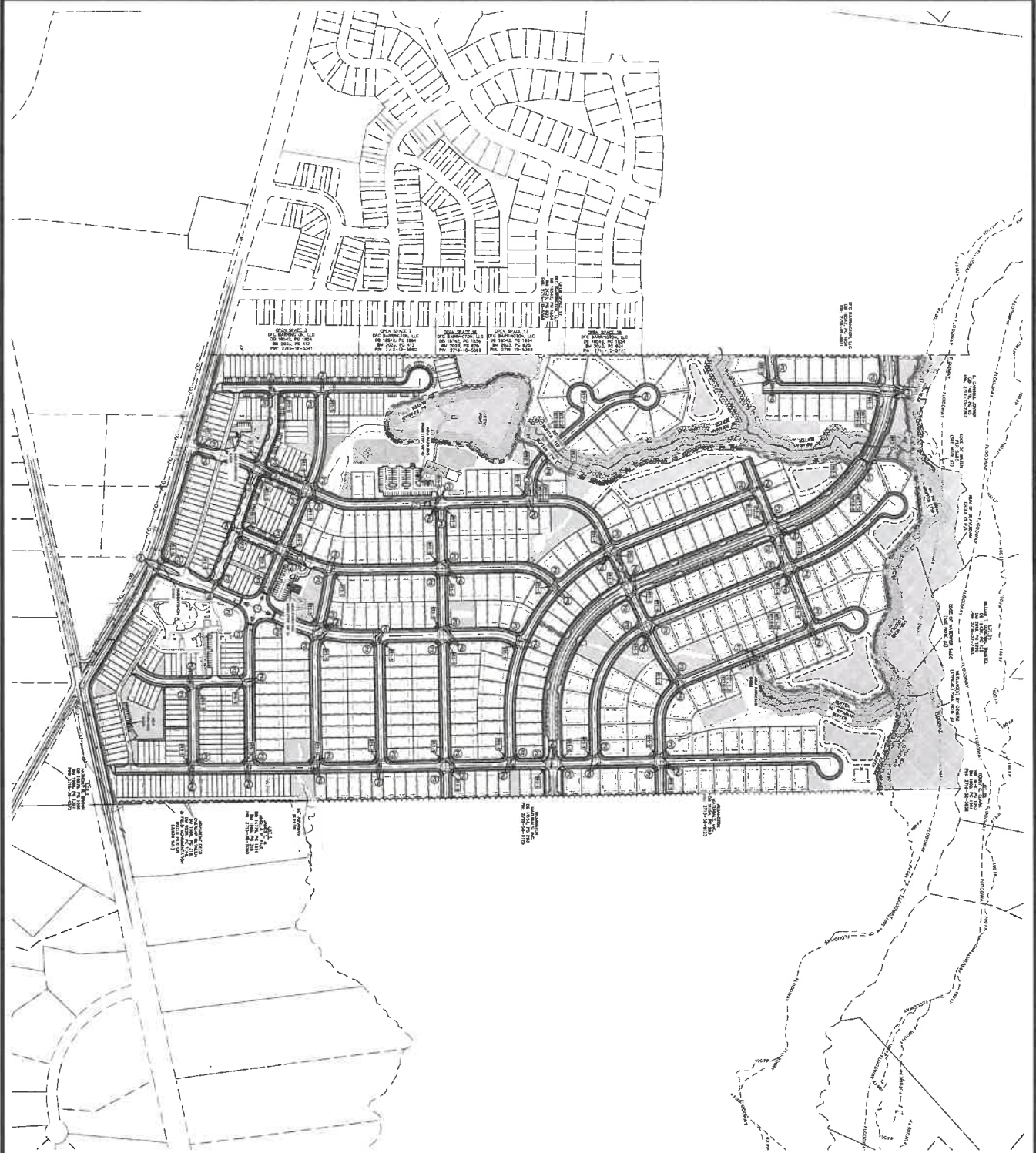
CURRIER AVENUE

SUBDISTRICT R-4

SUBDISTRICT R-3

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SUBDISTRICT R-1



FOR REVIEW ONLY
NOT FOR CONSTRUCTION

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DRAWING SHEET	NO.	673-23
	DATE	11/18/2023
	BY	J. L. L.
	CHECKED	J. L. L.
PROJECT NUMBER	NO.	673-23
	DATE	11/18/2023
	BY	J. L. L.
	CHECKED	J. L. L.

OLD BUNN ROAD SUBDIVISION ZEBULON, WAKE COUNTY, NORTH CAROLINA MASTER PLAN SIGNAGE PLAN	
PROVIDED FOR: LINDSEY WALKER, INC. 1101 CRENSHAW BLVD, SUITE 115 RALEIGH, NORTH CAROLINA 27603	DATE: 11/18/2023 PROJECT ENGINEER: J. L. L. PROJECT OWNER/DEVELOPER: J. L. L. PROJECT SURVEYOR: J. L. L.

P3 DESIGN GROUP, PA Engineering | Consulting 107 Fayetteville Street, Suite 300, Raleigh, North Carolina 27601 Phone: 919 696 1000 | Fax: 919 696 1001 | NC LICENSE NUMBER: C-5211	182
--	-----

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)

<p>BUILDING SETBACKS (MIN):</p>	<p><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</p> <p><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</p> <p><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</p> <p><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</p> <p><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</p>
<p>LOT COVERAGE MAXIMUM (MAX):</p>	<p><u>SUBDISTRICT R-1:</u> 65%</p> <p><u>SUBDISTRICT R-2:</u> 65%</p> <p><u>SUBDISTRICT R-3:</u> 60%</p> <p><u>SUBDISTRICT R-4:</u> 55%</p> <p><u>SUBDISTRICT H-1:</u> 35%</p>
<p>BUILDING HEIGHT (MAX):</p>	<p><u>SUBDISTRICT R-1:</u> 45/3 (FT / STORIES)</p> <p><u>SUBDISTRICT R-2:</u> 45/3 (FT / STORIES)</p> <p><u>SUBDISTRICT R-3:</u> 45/3 (FT / STORIES)</p> <p><u>SUBDISTRICT R-4:</u> 45/3 (FT / STORIES)</p> <p><u>SUBDISTRICT H-1:</u> 45/3 (FT / STORIES)</p>

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.



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%

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-

	<p>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.</p>
45 Base Points	<p>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.</p>
40 Base Points	<p>Single Use Retail Newly constructed single use, stand-alone building used primarily for retail, restaurant, or similar commercial use.</p>
40 Base Points	<p>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.</p>
40 Base Points	<p>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.</p>
40 Base Points	<p>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.</p>
40 Base Points	<p>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</p>

	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:

Stantec Consulting Services Inc.
801 Jones Franklin Road, Suite 300
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Sign-off Sheet

This document entitled Old Bunn Road Subdivision Traffic Impact Analysis was prepared by Stantec Consulting Services Inc. ("Stantec") for the account of Pabst Design Group, PA (the "Client"). Any reliance on this document by any third party is strictly prohibited. The material in it reflects Stantec's professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.

Prepared by Breyer Roberts
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Breyer Roberts, EI

Reviewed by Matt Peach
(signature)

Matt Peach, PE, PTOE

Approved by Jeff A Weller
(signature)

Jeff Weller, PE



Pea- Digitally signed by
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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

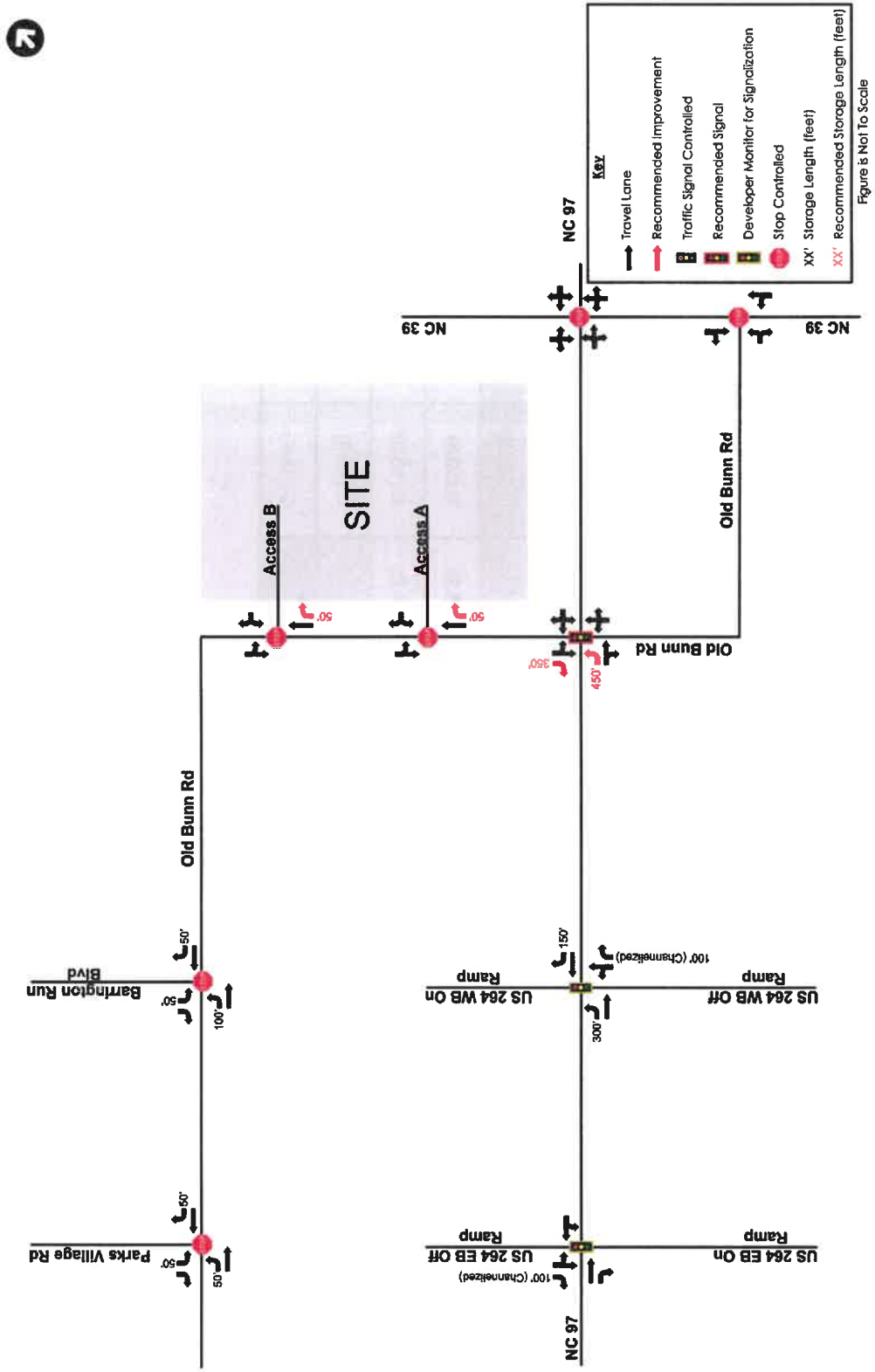
Table ES-1: Level of Service Summary

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

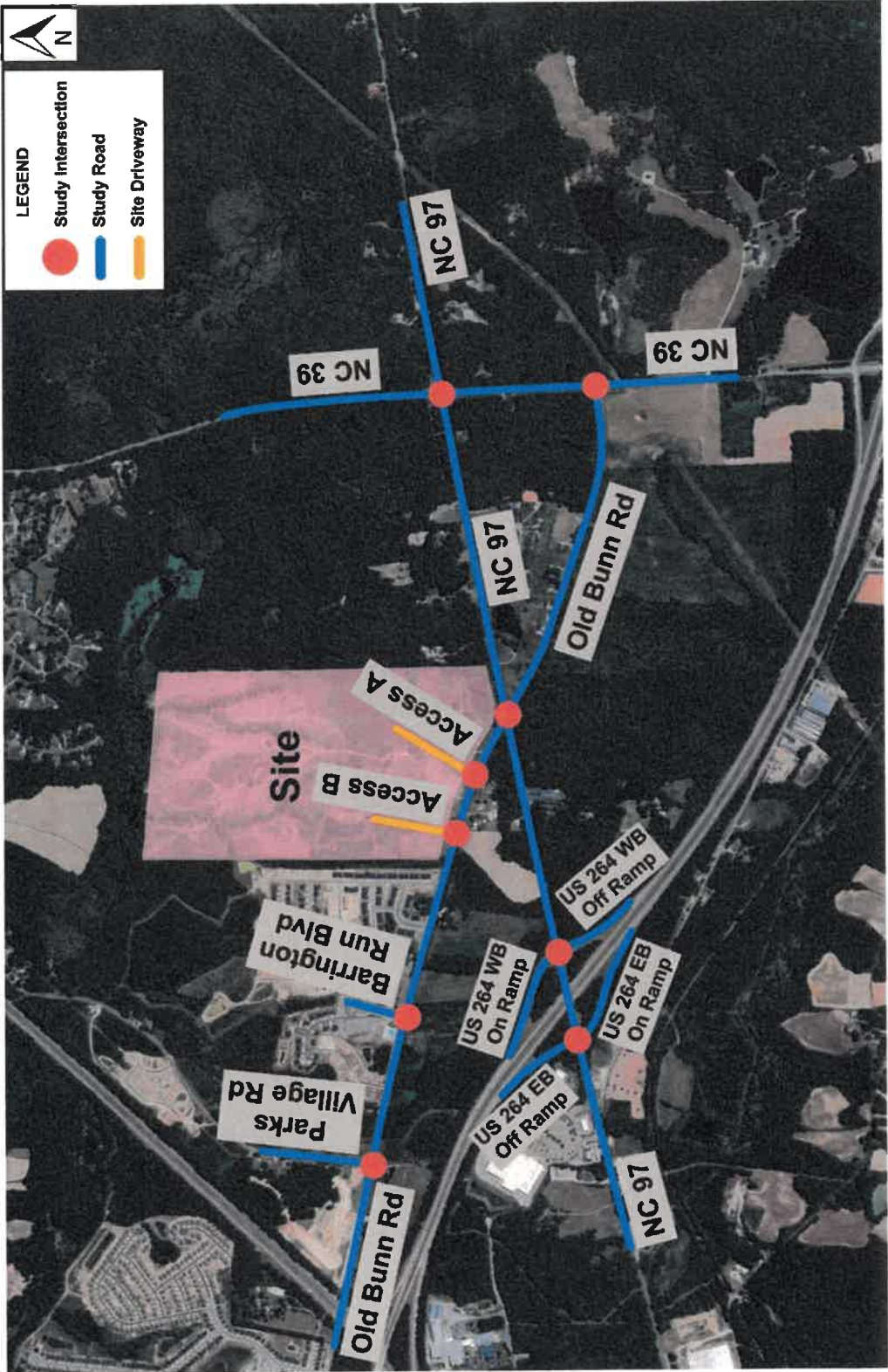
Road Name	Road Number	Primary Cross-Section	NCDOT Functional Classification ¹	2021 AADT ² (vpd)	Speed Limit (mph)	Maintenance Agency ³
Old Bunn Road	SR 2320	2-Lane Undivided	Major Collector	1,400	Unposted*	NCDOT
Parks Village Road	SR 2341	2-Lane Undivided	Local	-	45	NCDOT
Barrington Run Boulevard	-	2-Lane 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



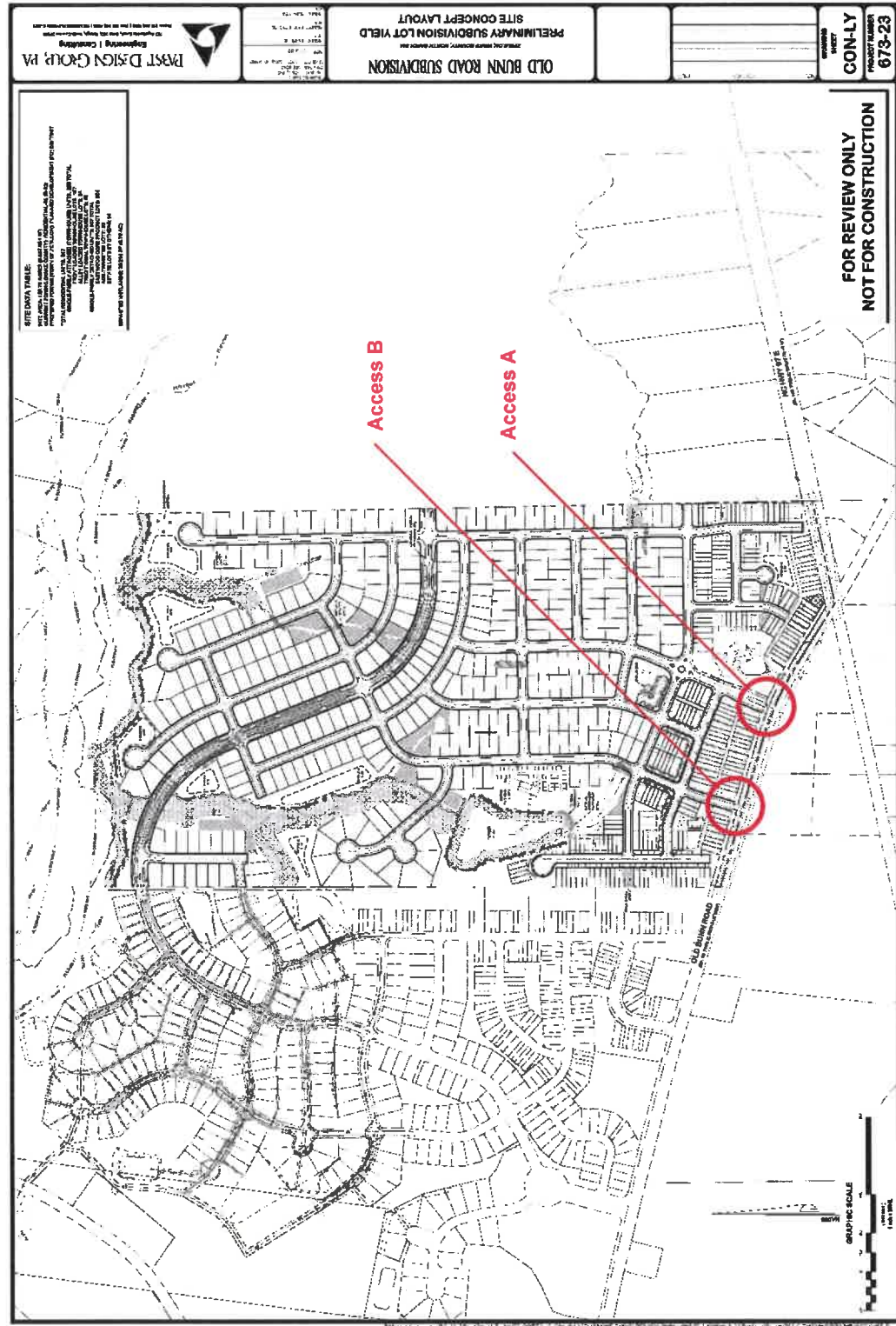
Figure 1: Study Area



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Inventory of Traffic Conditions
November 7, 2024

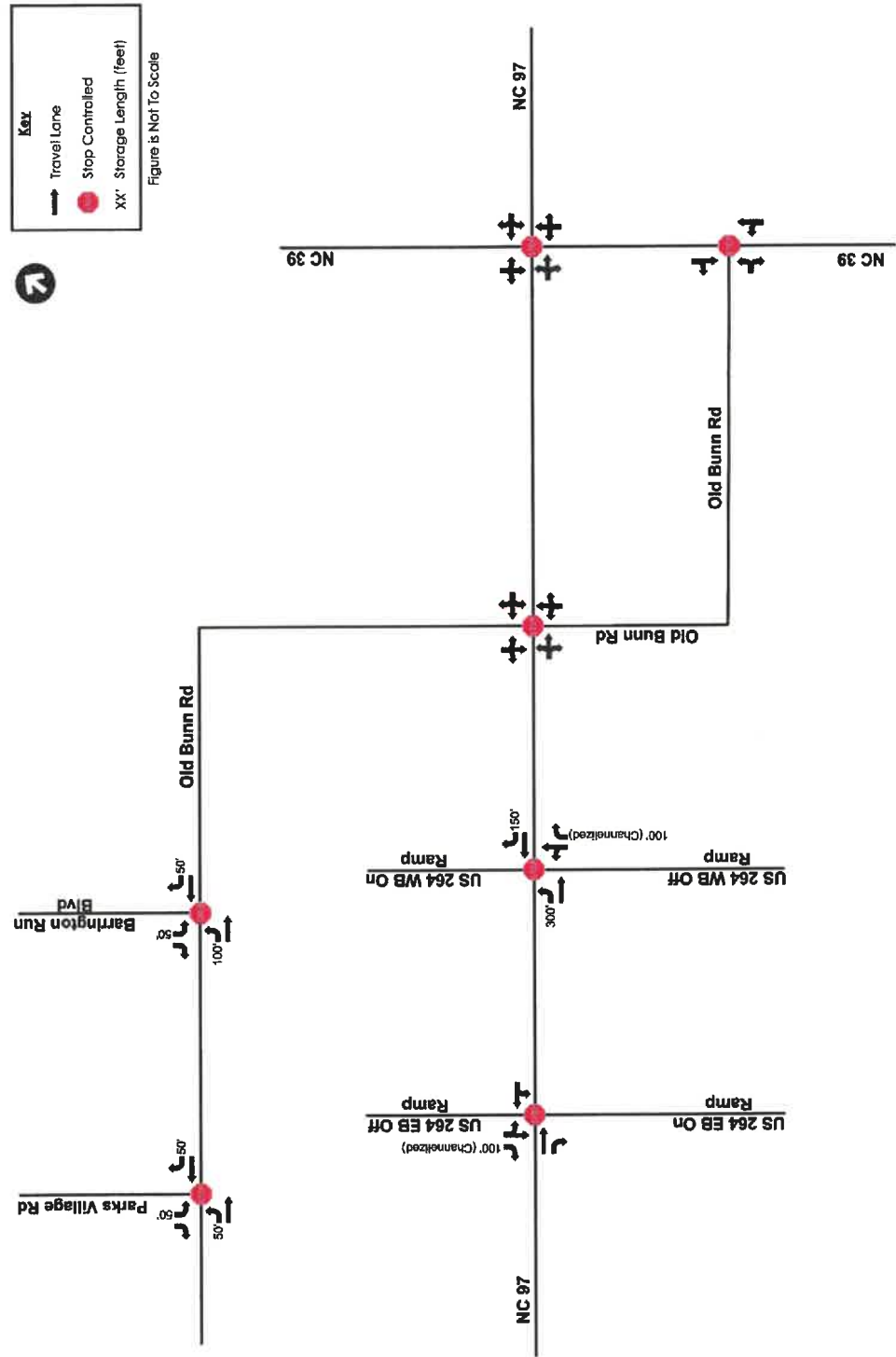
Figure 2: Annotated Site Plan



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.

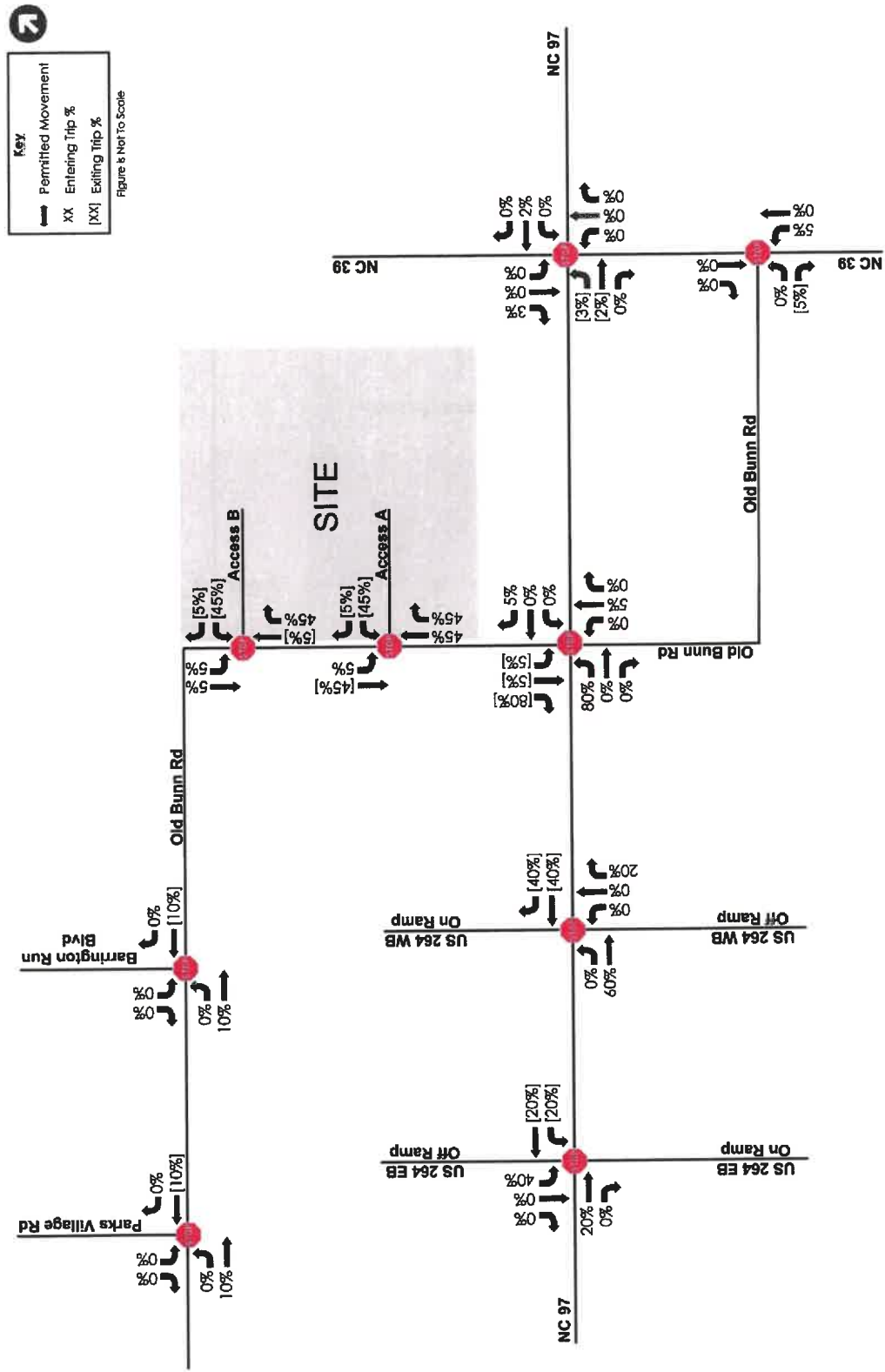
The trip generation volumes in Table 3 were applied to the network according to the trip distribution percentages above. The resulting site trip turning movement volumes are shown in Figure 5.



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Trip Distribution
November 7, 2024

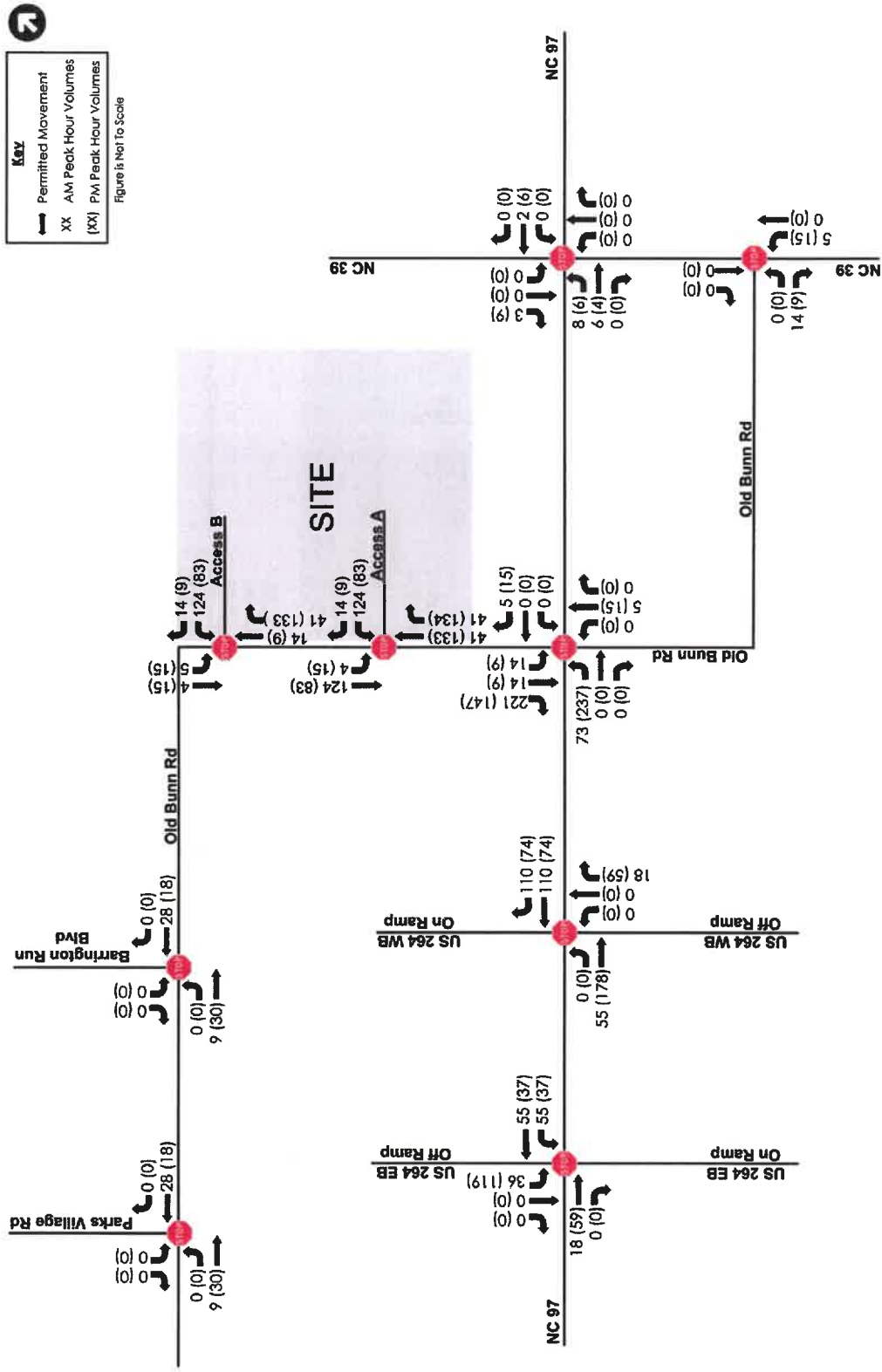
Figure 4: Site Trip Distribution



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

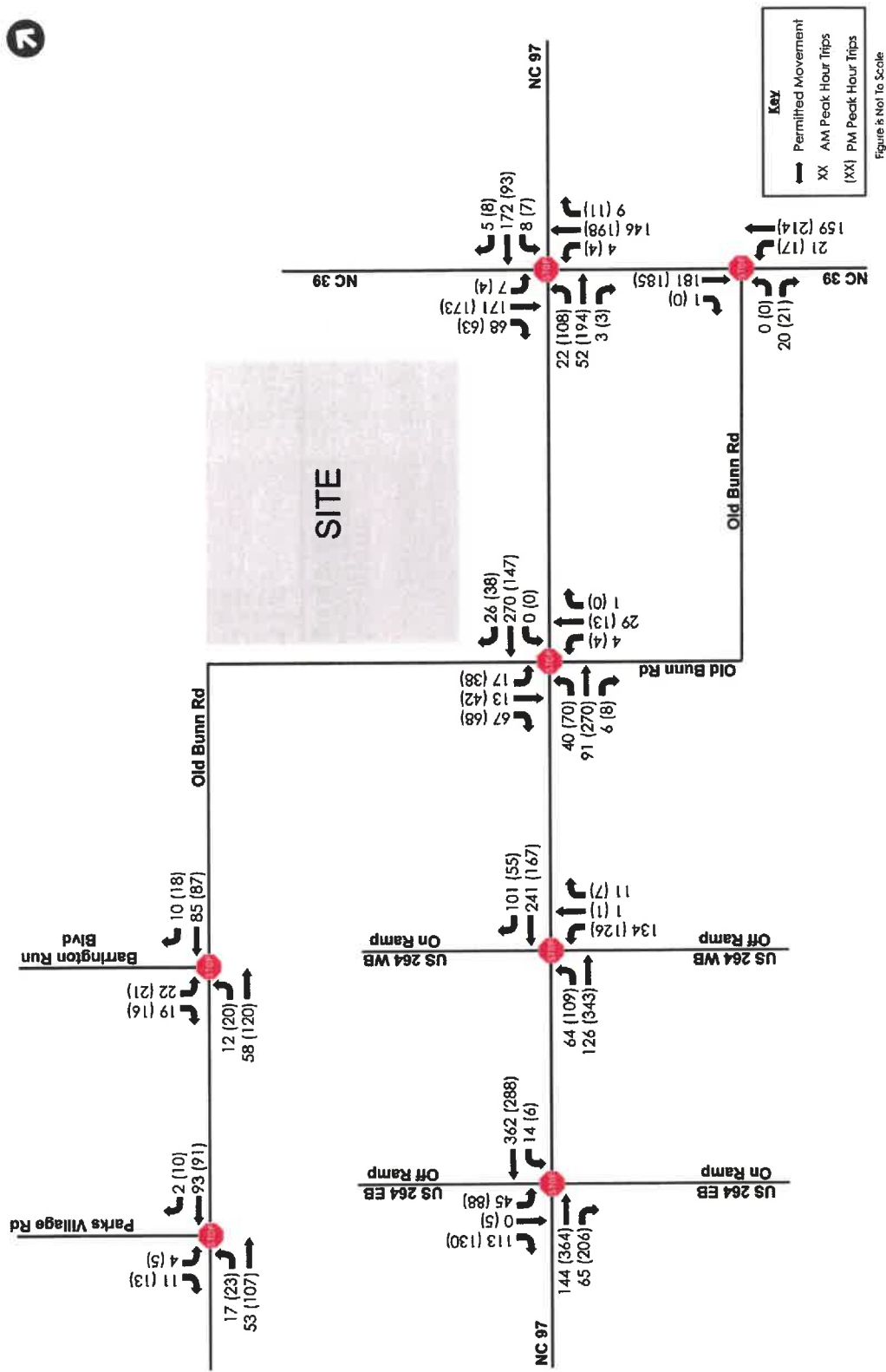
The 2028 build traffic volumes include the 2028 no-build traffic and the proposed development traffic. A discussion of the site trip distribution and assignment is provided in Section 4.0. The site trip distribution and volumes are shown in Figure 4 and Figure 5, respectively. The 2028 peak hour build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



Traffic Volumes

Figure 7: 2028 No-Build AM Volumes



Figure is Not To Scale

SITE

Old Bunn Rd

S 2

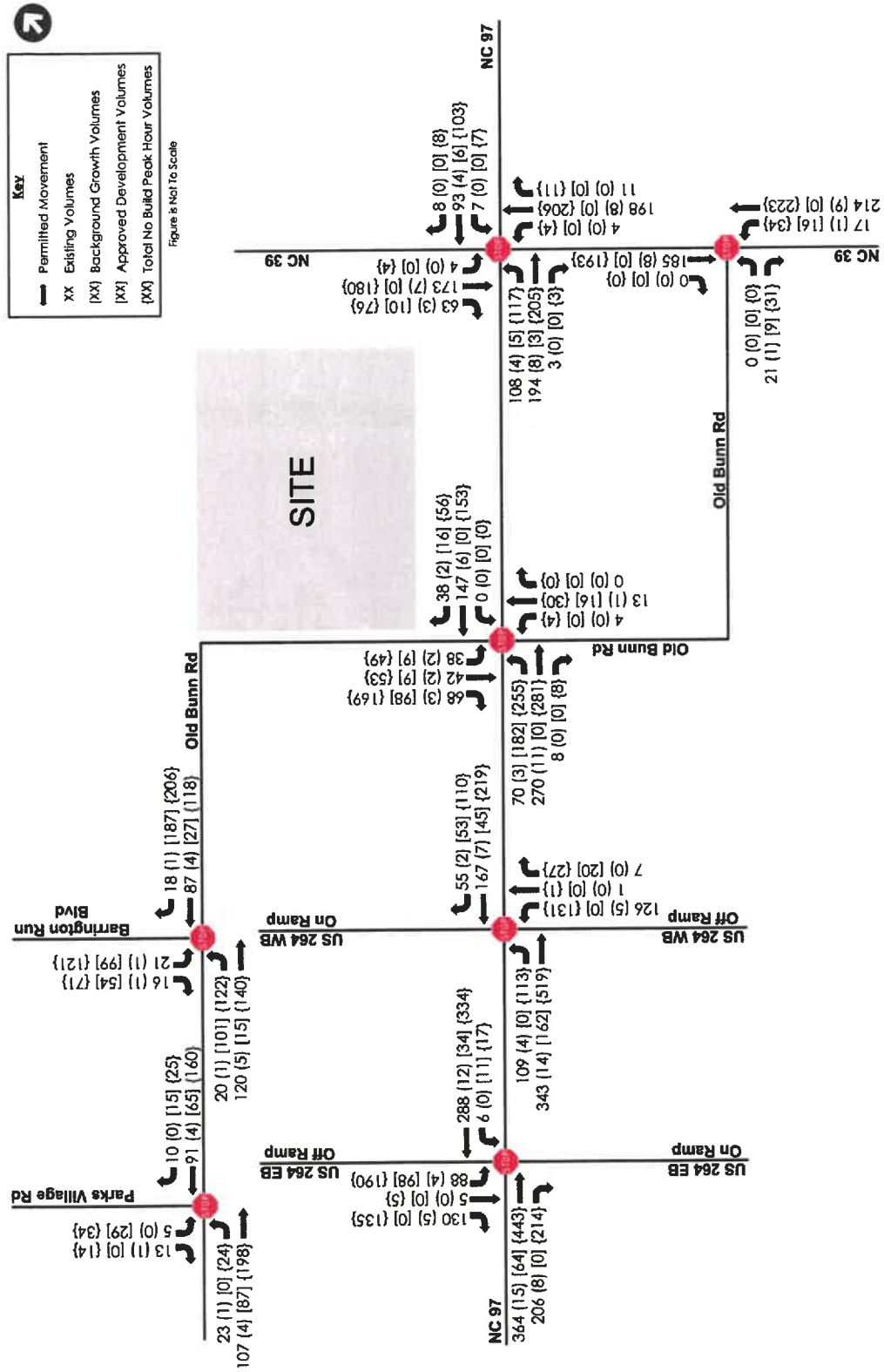
92

5.12

OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Traffic Volumes
November 7, 2024

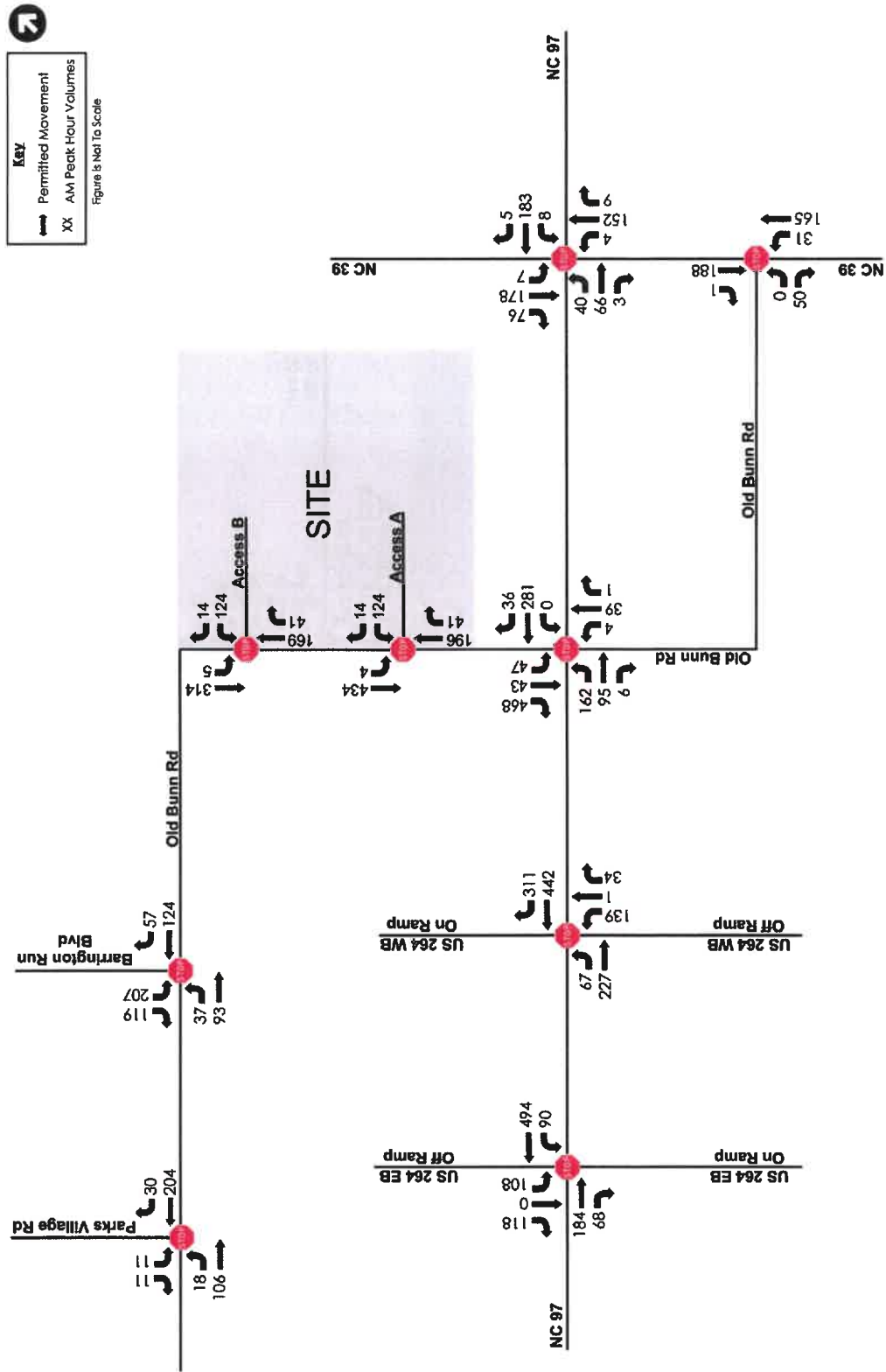
Figure 8: 2028 No-Build PM Volumes



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Traffic Volumes
November 7, 2024

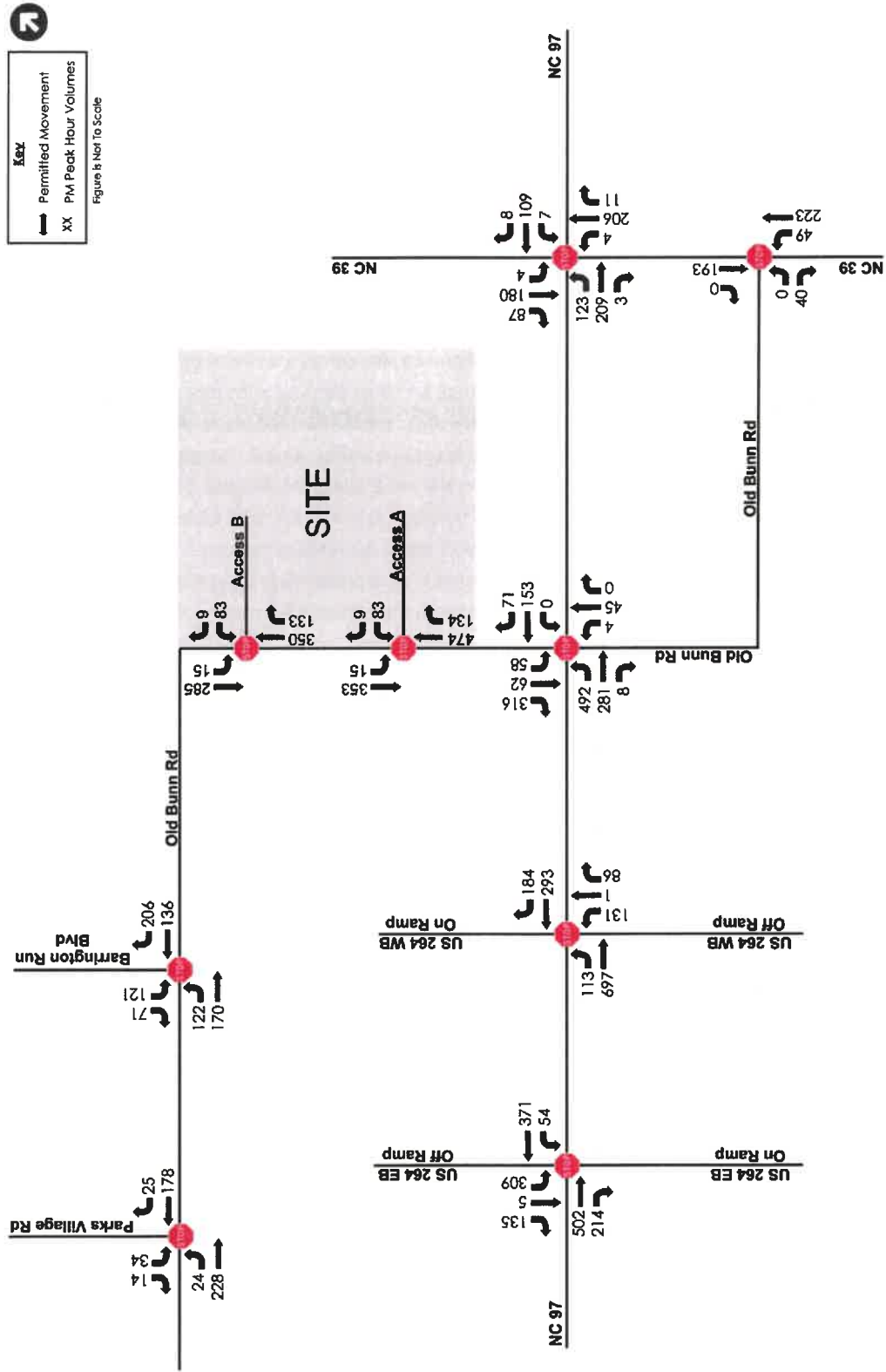
Figure 9: 2028 Build AM Volumes



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



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
November 7, 2024

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

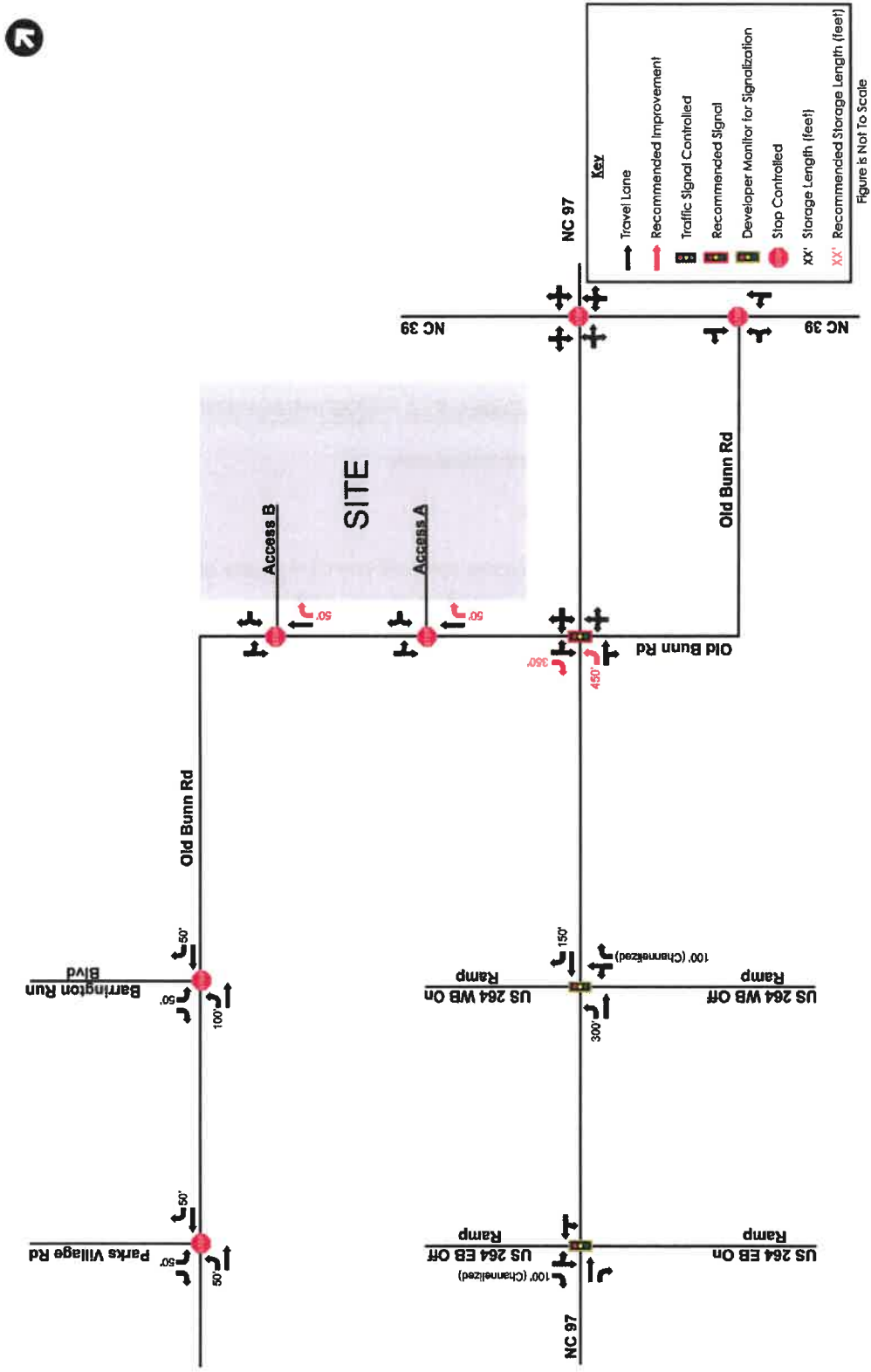
- Construct Access B as a full-movement access point with one ingress lane and one egress lane
- Provide Access B with a minimum of 100 feet of internal stem length
- Construct an exclusive westbound right-turn lane with 50' of full-width storage and appropriate taper



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.



INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

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 2757
 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	1921 Hwy 97E	919-214-1417	Ken.Sims.123@gmail.com
6	Josh Burnette	1077 Sunny Point Dr.		
7	Carla Brantley			
8	John Lewis	10720 Sunny Point Dr		
9	Robert & Al Holden	2021 Old Bunn Rd	919-42-2952	
10	Carneshia Garin	533 Henkam Way	919-638-2442	Philcangavin@gmail.com
11	James Paul	1325 ENC 97 Hwy	919-422-2257	JLPaul234@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

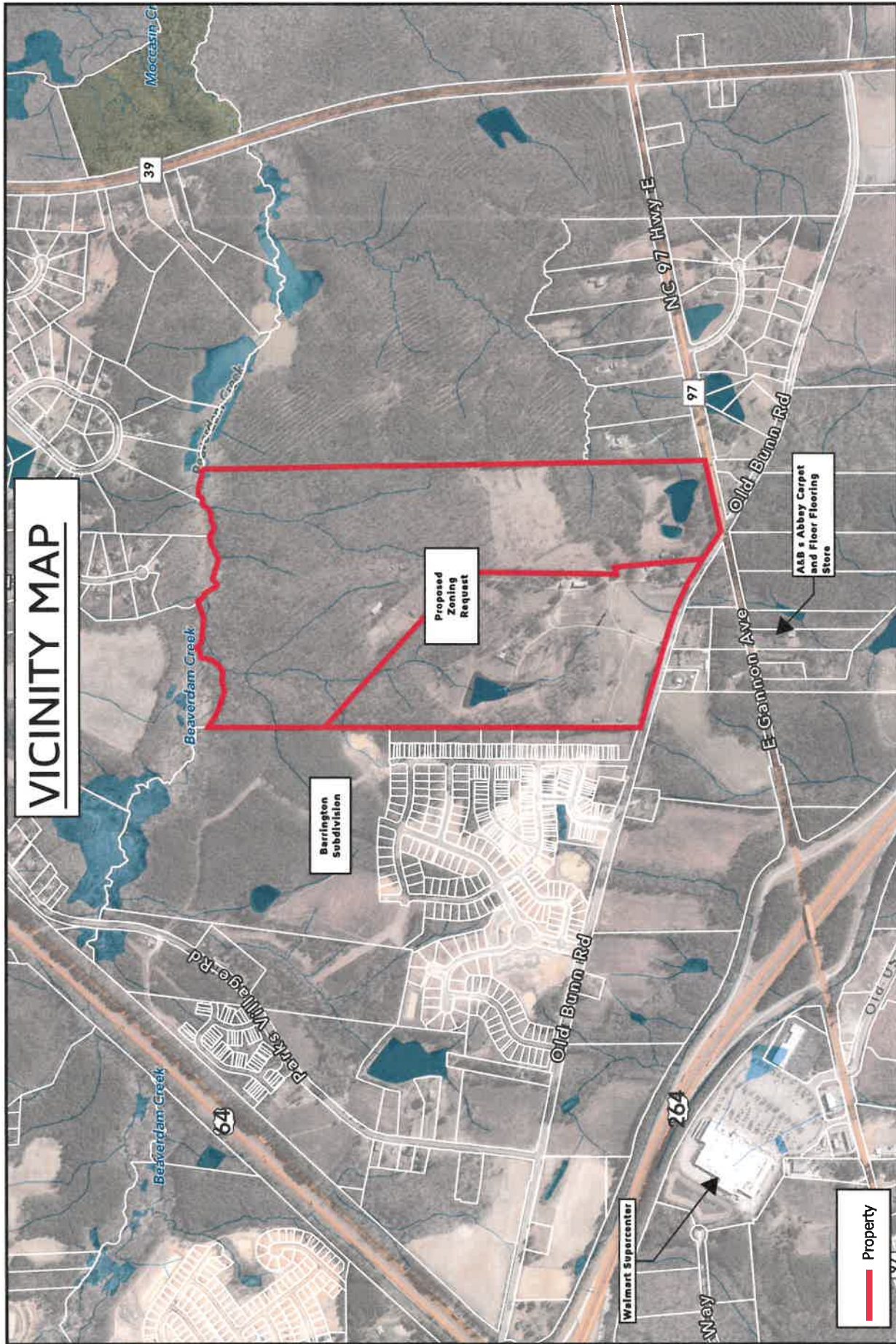
JULIA OGDEN
NOTARY PUBLIC
WAKE COUNTY, N.C.

Julia Ogden
Notary Public

Julia Ogden
Print Name

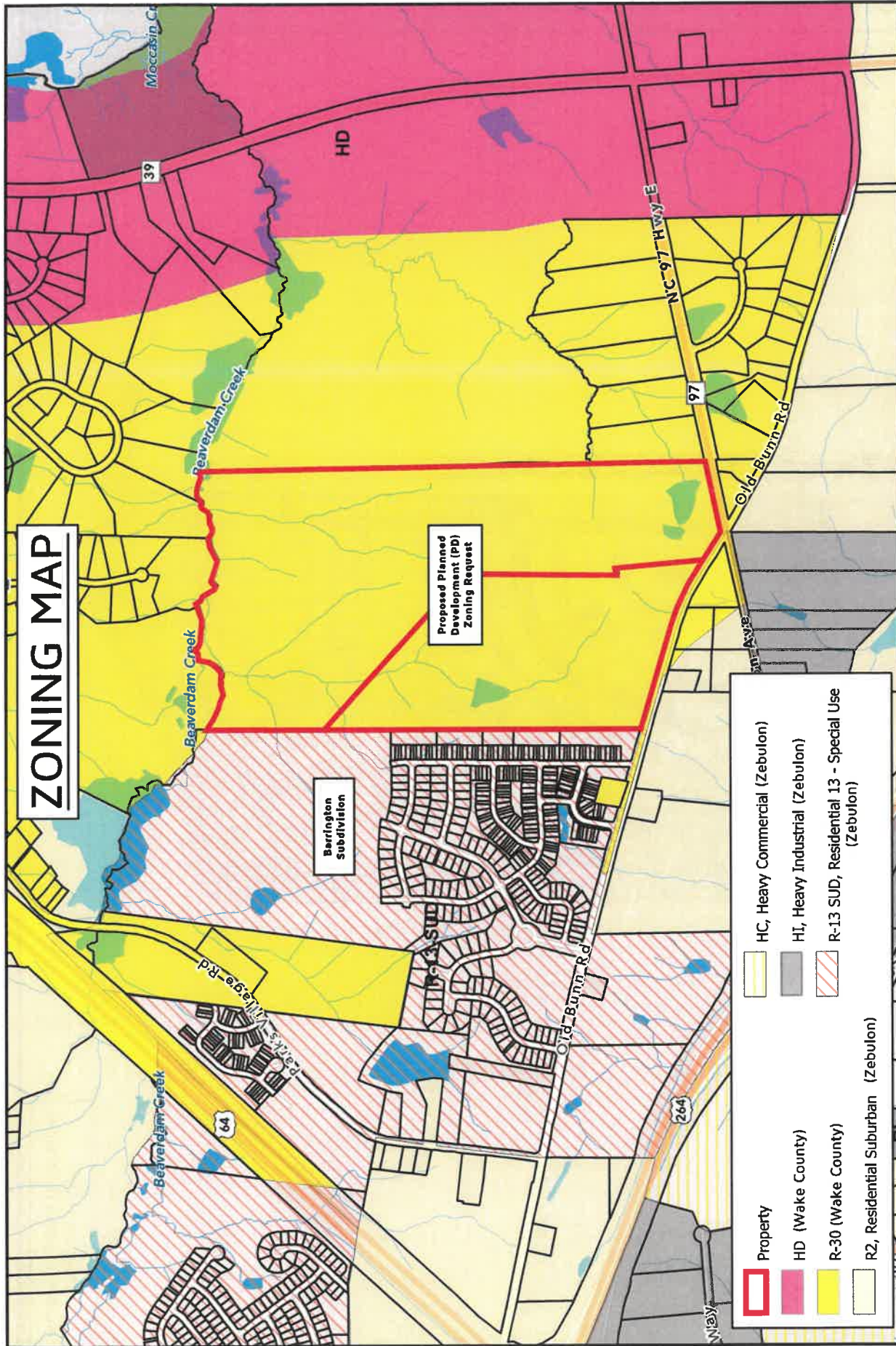
My Commission Expires:

6/23/29



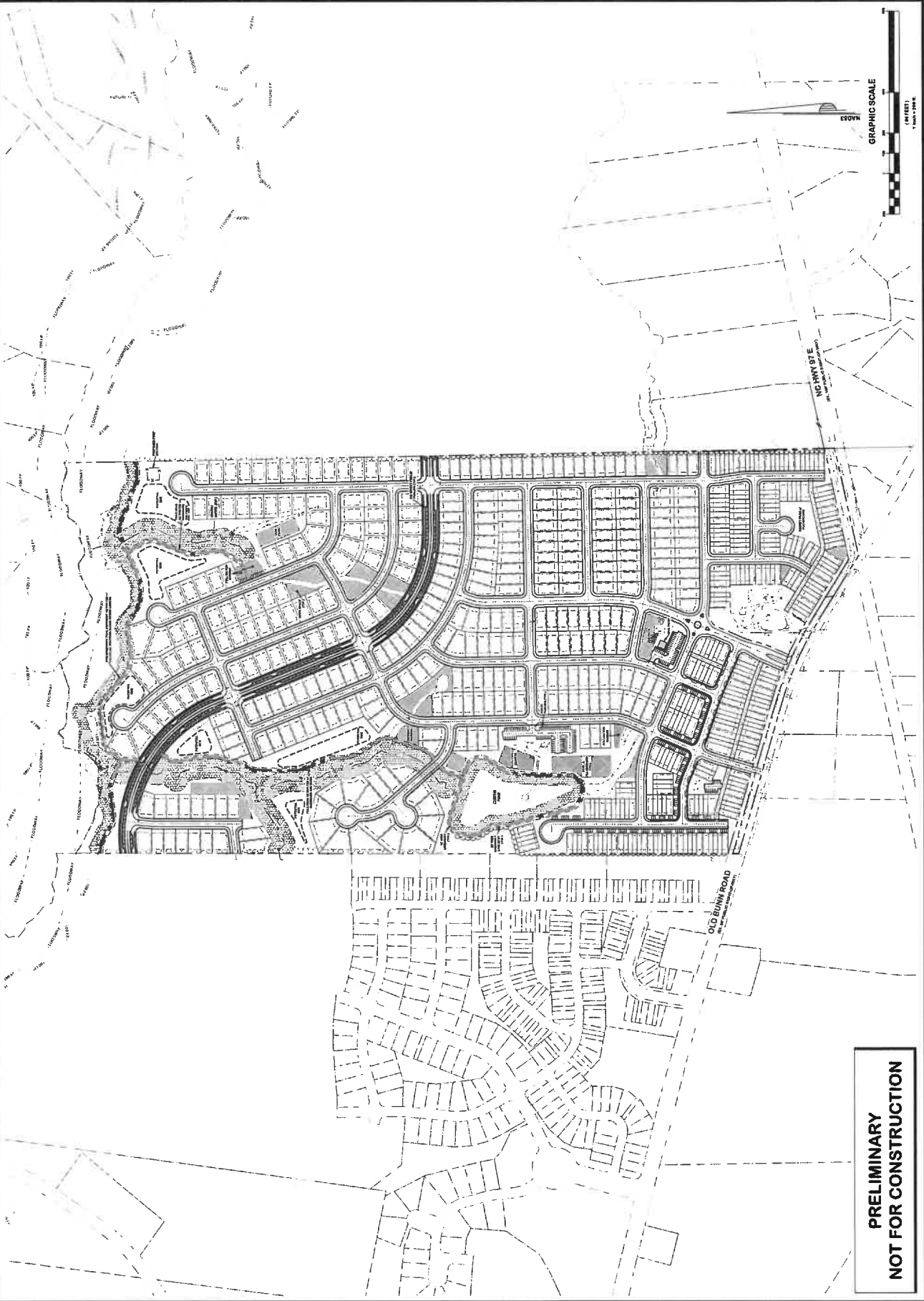
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Old Bunn Road Subdivision 1915 & 1917 Old Bunn Road, Zebulon, NC 27597



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

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



PRELIMINARY
NOT FOR CONSTRUCTION

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, GABRIELL	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, TAHINAH 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

AND 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 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, 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, DHANAMIJAYA RAJU TRUSTEE	1148 COZY OAK AVE	CARY NC 27519
TRUSTEE OF DHANAMIJAYA 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, 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
MELLENDEZ, 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: bgullett@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

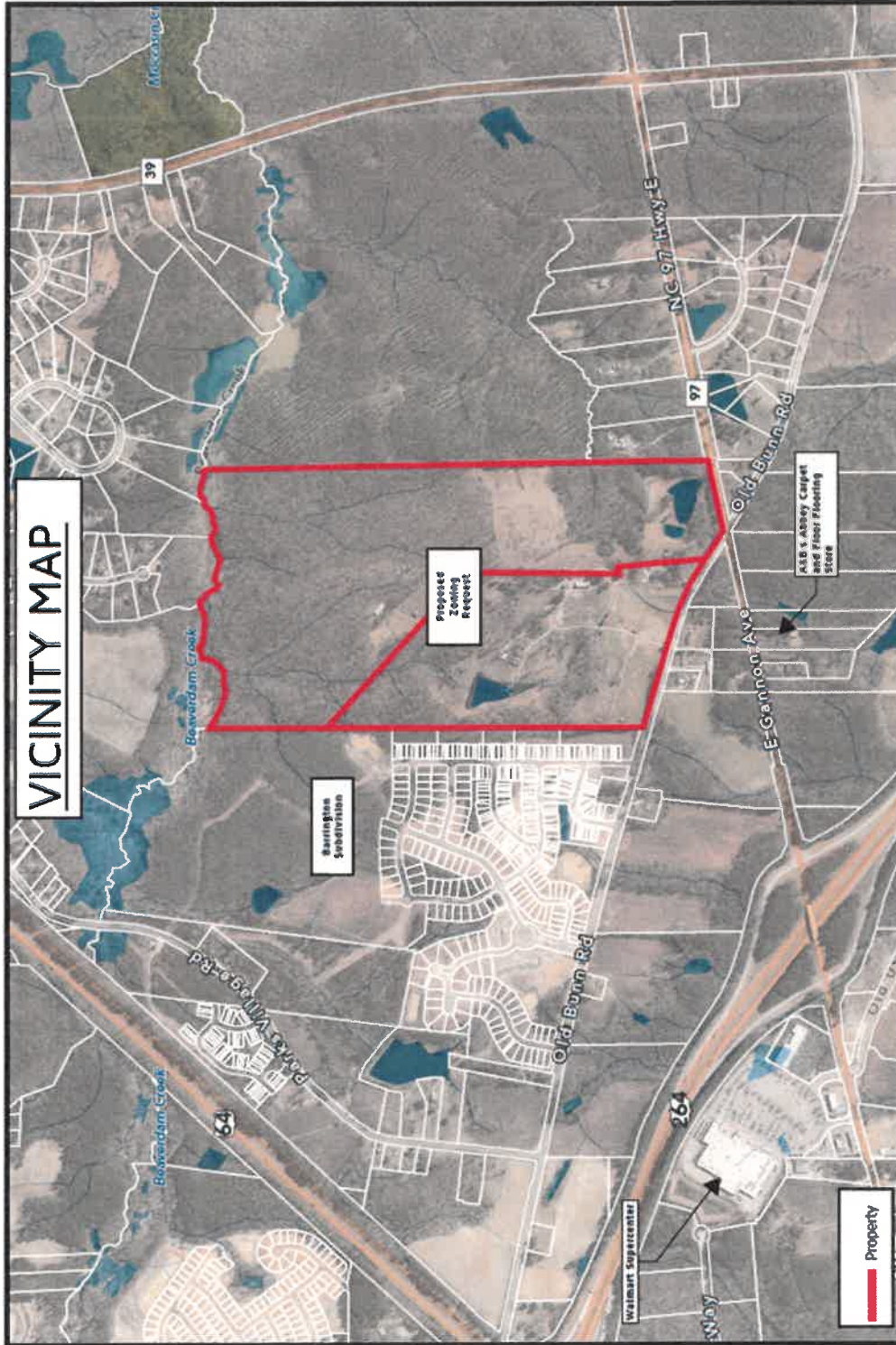
Please use this page to provide any written comments or questions you'd like to share. Thank you.

1915 and 1917 Old Bunn Road Planned Development

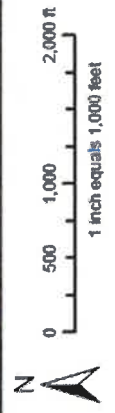
Neighborhood Meeting

November 25, 2024





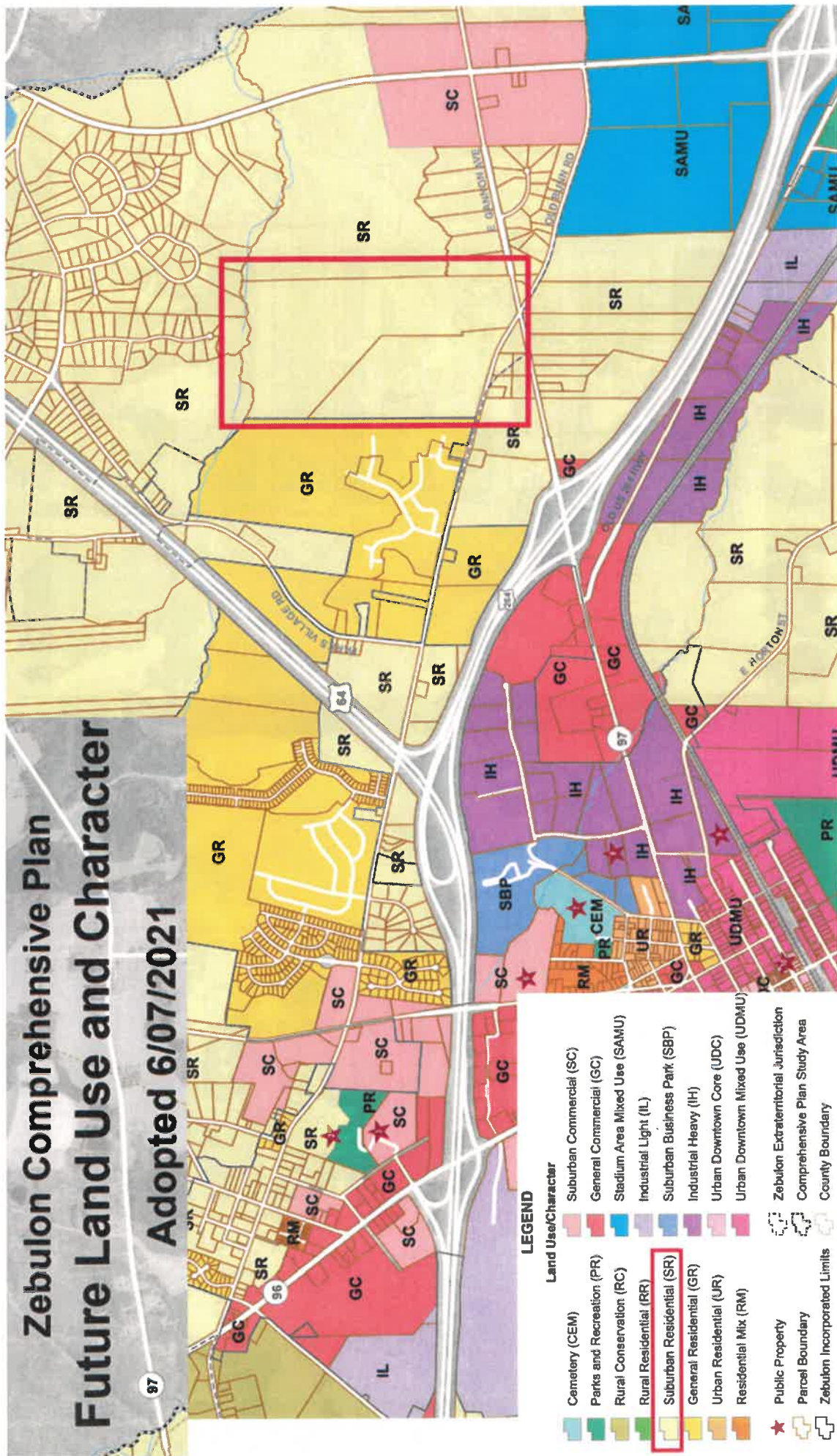
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 Maps make every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein,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



Old Bunn Road Subdivision
1913 & 1917 Old Bunn Road, Zebulon, NC 27597

Zebulon Comprehensive Plan Future Land Use and Character

Adopted 6/07/2021



LEGEND

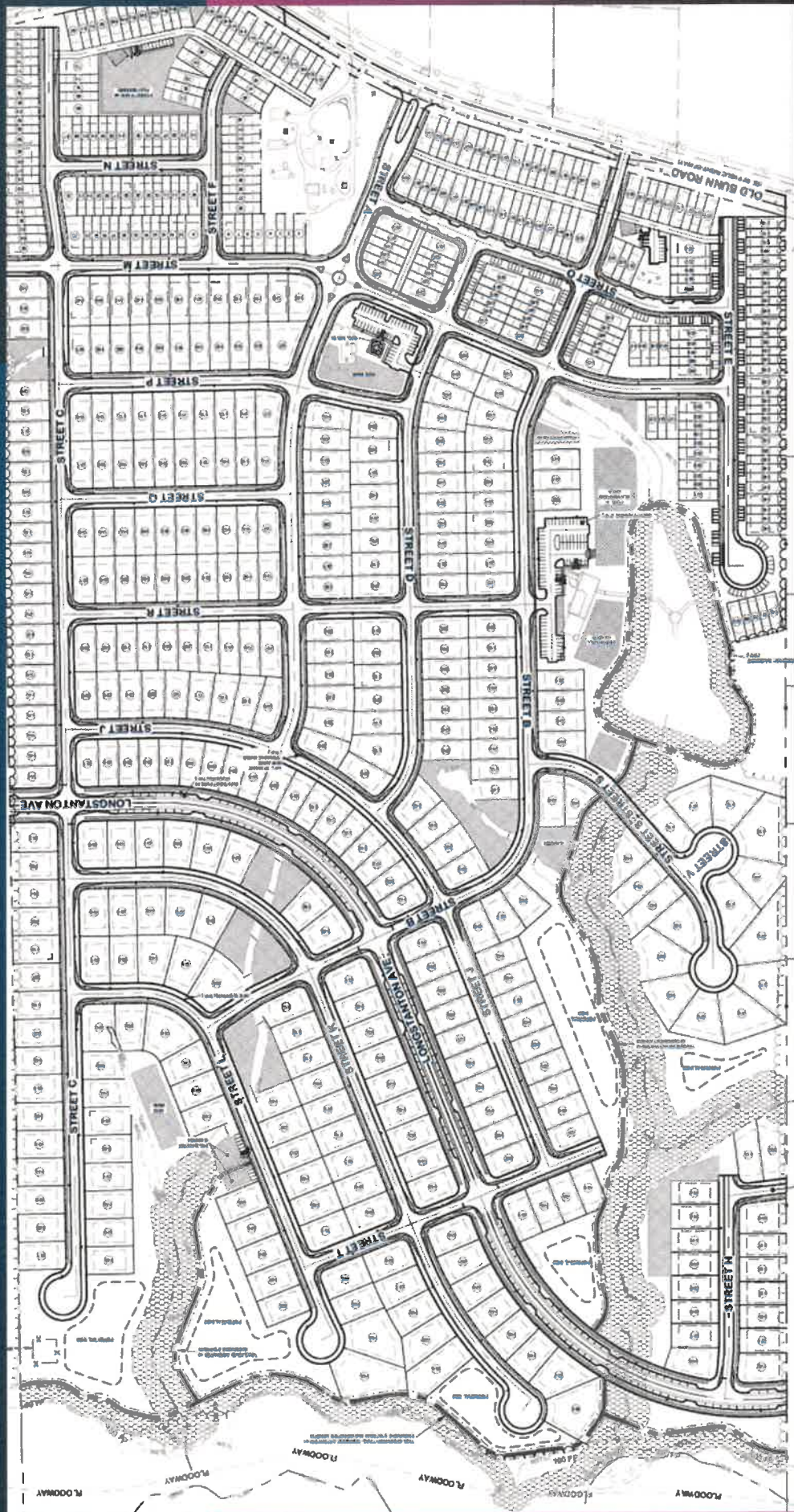
- | Land Use/Character | |
|--------------------|---------------------------------------|
| | Cemetery (CEM) |
| | Parks and Recreation (PR) |
| | Rural Conservation (RC) |
| | Rural Residential (RR) |
| | Suburban Residential (SR) |
| | General Residential (GR) |
| | Urban Residential (UR) |
| | Residential Mtx (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 |

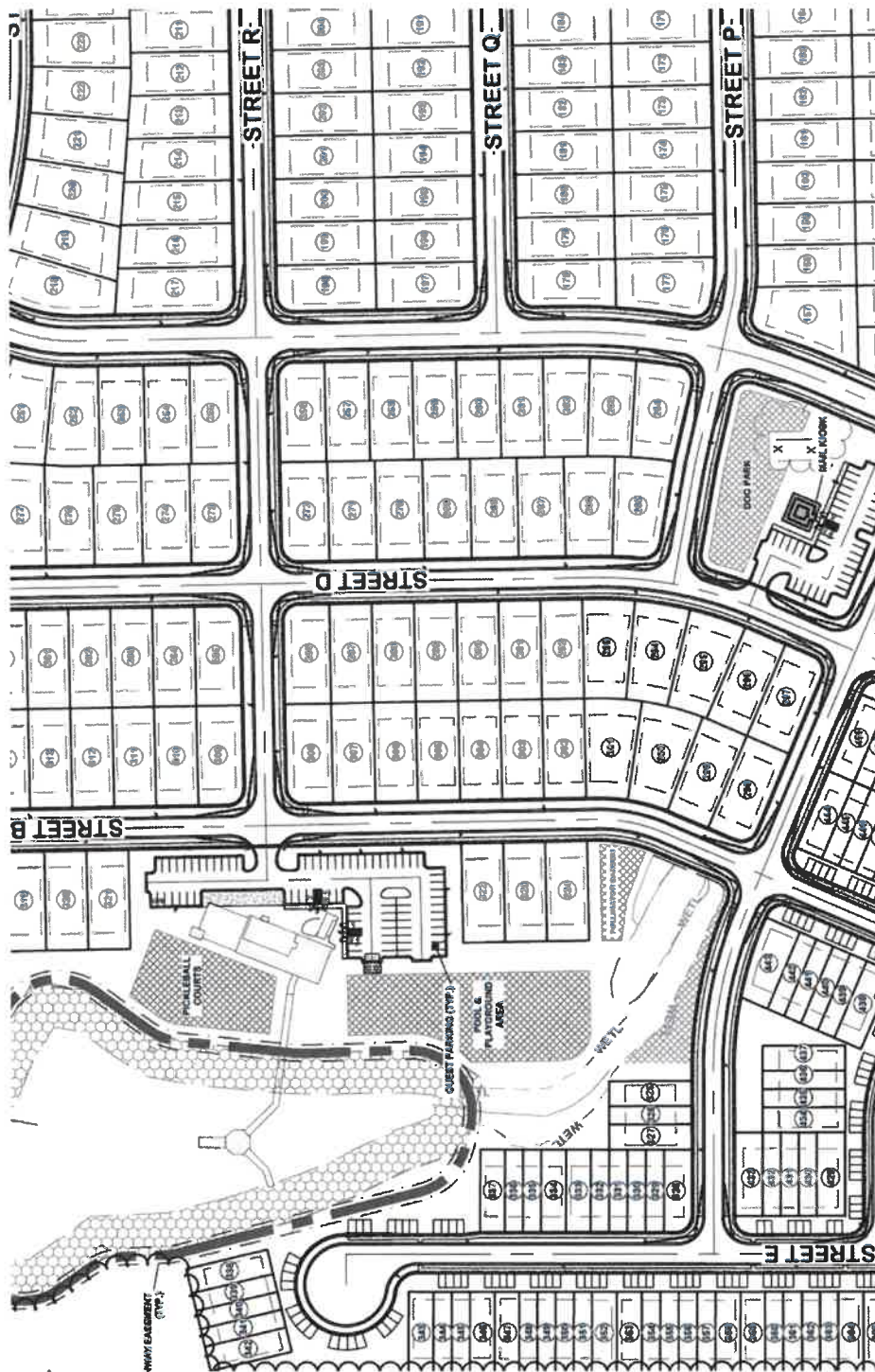
FIGURE 2.2.15 PLANNED DEVELOPMENT: PLANNED DEVELOPMENT PROCEDURE	
Step	Action
1	Pre-application Conference See Section 2.3.2, Pre-application Conference
2	File Application See Section 2.3.3, Application Filing
3	Completeness Determination See Section 2.3.3.G, Determination of Application Completeness
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

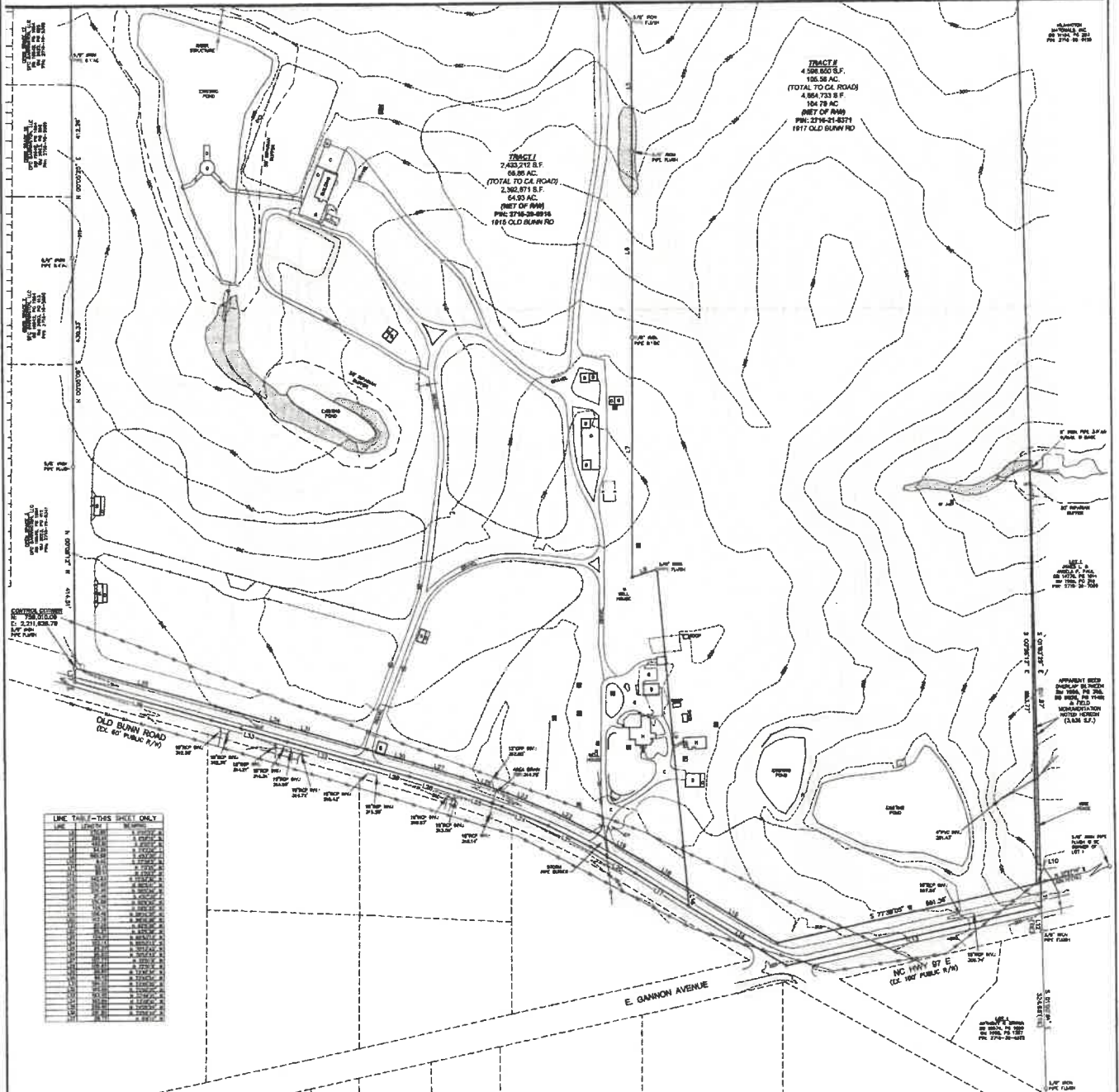
- Detached residential dwellings.
- Planned developments that integrate other housing types (e.g., attached residential such as patio homes or townhomes), with increased open space to preserve an overall suburban character.
- Golf course subdivisions.

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.

MATCH LINE - SHEET 2



LINE	THRU	THIS	SHEET	ONLY
LINE	1	1	1	1
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LINE	98	98	98	98
LINE	99	99	99	99
LINE	100	100	100	100

- [illegible]

I, Justin L. Luther, certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

- (1) Case of survey: Urban Land Class IV
- (2) Positional accuracy: 0.07
- (3) Type of GPS: Real-time kinematic network
- (4) Date(s) of survey: June 26, 2014
- (5) Datum / Epoch: NAAD 83 Epoch 2011
- (6) Published / Read control used: NA Real-time kinematic network
- (7) Good model: Static IGS
- (8) Combined grid filename: 00000175
- (9) Units: U.S. Survey Feet

[illegible]

HORIZONTAL DATUM = NAD 83 / 2011

VEGETATION: Juniperus - 100% cover

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE
EXISTING BUILDINGS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING
STREET.

I, Justin L. Lisher, certify that this plot was drawn under my supervision from an actual survey made under my supervision from

reference as noted on this map; that the boundaries not surveyed are clearly indicated as drawn from information as indicated under reference; that the ratio of precolon or postcolon occupancy as

calculated is greater than 7:10,000; that this plot was prepared in
conformance with NCES 47-JD as amended.

Witness my original signature, Statute number and seal this
 19th day of 3rd, 2024.



Professional Land Surveyor (1107)

NEWCOMB land surveyors, Llc, 7008 Harp

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

LITTLE RIVER TOWNSHIP WAKE COUNTY NORTH CAROLINA

100 50 0 100 200
SCALE: 1"=100'

300

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

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[Public Hearing Information](#)

Planning Office

📞 819 423 1810

Matt Lower

Planning Director

matt.lower@zebulon.ca.on.ca

Cate Farrell

📞 819 423 1811

Chris Medina

Planner I

cmolina@zebulon.ca.on.ca

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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, 1003 N. Avenell 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 - Zebulon Mixed Use (A, 1928 & 1938 Zebulon Rd)

PIN # 1796748489, 17968544029, 1796845839, A request by Spectrum Investment Solutions on behalf of property owner Martha B Stanich, 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 Burn Rd (1915 & 1917 Old Burn Rd)

PIN # 2715290916, 2716215971, 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 I Catherine Farrell at cfarrell@townofzebulon.ca.on.ca 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.ca.on.ca/departments/planning/public-hearing-information> For questions or additional information, please contact us at (919) 823-1811.

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PLANNING

- Code Enforcement
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- Submital Deadlines
- Long Range Planning
- Documents
- Forms and Applications
- Interactive Development Map
- Public Hearing Information

Planning Office

☎ 919 823 3810

Matt Lower
Planning Director

■ matt.lower@zabulon.org

Cate Farrell
Inspector II

■ cate.farrell@zabulon.org

☎ 919 823 3811

Chris Medina
Inspector II

■ chris.medina@zabulon.org

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PUBLIC HEARING INFORMATION

Notice of Public Hearing

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

PN# 1796748489, 17968544029, 1796845839, A request by Spectrum Investment Solutions on behalf of property owner Martha B Stancl, 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 Burn Rd (1915 & 1917 Oak Burn Rd)

PN# 2715290916, 2716215971, 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.

WAKE WEEKLY

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THE WAKE WEEKLY - WAKE COUNTY

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

2025-03-04

THE WAKE WEEKLY - WAKE COUNTY

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

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

Final Probate Filings

NOTICE TO CREDITORS ESTATE OF ROBERTApril, 2025, Pamela Jean Jones Hughes, Executor C/O Gay & Manly, PLLC PO BOX 10 Zebulon, NC 27597 The Wake Weekly April 4, 11, 18, 25, 2025

WAKE COUNTY, NORTH CAROLINA

2025-04-04

THE WAKE WEEKLY - WAKE COUNTY

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

2025-03-28

THE WAKE WEEKLY - WAKE COUNTY

Foreclosure Sale

NORTH CAROLINA WAKE COUNTY Special Pro.....Record Owners: Aranda M. Miles and Gary D. Jones, Address of Property: 615 Sutherland Drive Zebulon, NC 27597 Deed of Trust Book: 16330 Page: 2507 Dated: March 28, 2016 Grantors Aranda M. Miles and Gary D. Jones Original Beneficiary: State Employees' Credit Un

WAKE COUNTY, NORTH CAROLINA

2025-03-27

Notice of Hearing

Published in The Wake Weekly - (Wake County) on April 4, 2025

Wake County, North Carolina

Notice Text

Notice of Public Hearing

Notice is hereby given pursuant to the provisions of Article 2.3.6 of the Town of Zebulon Unified Development Ordinance that a public hearing will be held on 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, 17968544028, 1796845839. A request by Spectrum Investment Solutions on behalf of property owner Martha B. Sharrill, for a rezoning to the Planned Development (PD) zoning district for a mixed-use development with retail and apartments.

IDT Project Number 155 Planned Development 2025-03 Old Burn Rd (1915 & 1917 Old Burn Rd)

Pin # 2715290916, 2716215371. A request by Eastwood Homes of Raleigh LLC on behalf of property owner C. Thomas Henderson & Jill D. Henderson, 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-hearings>. **Information** For questions or additional information, please contact us at (919) 823-1811.

The Wake Weekly
April 4, 11, 2025

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Copy Link

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
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
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 FASH 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
DFC BARRINGTON LLC	416 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	428 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	440 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	708 PUTNEY HILL RD	ZEBULON, NC 27597
DFC BARRINGTON LLC	502 BARRINGTON ROW AVE	ZEBULON, NC 27597
DFC BARRINGTON LLC	506 BARRINGTON ROW AVE	ZEBULON, NC 27597
WATERS, SUSAN		
SHAIKH, AZRA TRUSTEE FASIH AHMED AND MEHBOOB SHAIKH LIVING TRUST		
KAESER, JOHN WILLIAM		
CHINTHALAPALLI, GOPIKRISHNA		
MALEPATI, CHETANKUMAR		
BAUSSAN, MONIQUE TRUSTEE THE MONIQUE BAUSSAN LIVING TRUST		

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, 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 NATASHA	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, JASWANATH 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, DHANAMJAYA RAJU TRUSTEE	1148 COZY OAK AVE	CARY NC 27519
TRUSTEE OF DHANAMJAYA 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, 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

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
SEPTEMBER 8, 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.

SEAL

Glenn L. York – Mayor

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:



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Engineering | Consulting

107 Fayetteville Street, Suite 200
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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)

<p>BUILDING SETBACKS (MIN):</p>	<p><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</p> <p><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</p> <p><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</p> <p><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</p> <p><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</p>
<p>LOT COVERAGE MAXIMUM (MAX):</p>	<p><u>SUBDISTRICT R-1:</u> 65%</p> <p><u>SUBDISTRICT R-2:</u> 65%</p> <p><u>SUBDISTRICT R-3:</u> 60%</p> <p><u>SUBDISTRICT R-4:</u> 55%</p> <p><u>SUBDISTRICT H-1:</u> 35%</p>
<p>BUILDING HEIGHT (MAX):</p>	<p><u>SUBDISTRICT R-1:</u> 45/3 (FT / STORIES)</p> <p><u>SUBDISTRICT R-2:</u> 45/3 (FT / STORIES)</p> <p><u>SUBDISTRICT R-3:</u> 45/3 (FT / STORIES)</p> <p><u>SUBDISTRICT R-4:</u> 45/3 (FT / STORIES)</p> <p><u>SUBDISTRICT H-1:</u> 45/3 (FT / STORIES)</p>

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
- xxviii. When two materials are used, the material shall be different but complementary colors.
 - xxix. All homes with crawlspaces, stem wall or poured concrete foundations shall have the front of the foundation wrapped in brick or stone.
 - xxx. Every home will have either a back deck, porch, or patio.
 - xxxi. Cluster box units (CBUs) location shall be subject to USPS approval.
 - xxxii. CBUs shall be covered.
 - xxxiii. Single-family detached dwellings shall comply with the standards in UDO Section 4.3.3.P, except for Section 4.3.3.P.3.
 - xxxiv. At least one window shall be provided on the front of the home.
 - xxxv. Roof pitches (excluding porches) shall be at least 6:12.
 - xxxvi. 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.
 - xxxvii. 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.

STAFF REPORT
LETTER OF INTENT
OLD BUNN ROAD HISTORIC HOME
AUGUST 4, 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."

Topic: FY 2026 Monthly Financial Report Addendum

Executive Summary:

A monthly report summarizing the status of the Town's revenues and expenditures.

Background:

The attached financials are a summary of revenues and expenditures to date. These monthly reports are provided to inform the Board of revenue and expenditure trends throughout the year. The enclosed statements are through August 21, 2025.

Information:

Expenditures

With Fiscal Year 2025 almost closed with only one more month of sales tax and the final quarter of utilities sales tax remaining, the revenues and expenditures appear to be the following approximately:

- Revenues: \$25,721,692 (up 10.2% from FY 2025)
- Expenditures: \$21,335,618 (up 11.3% from FY 2025)

With approximately 2 months into Fiscal Year 2026 expenditures complete, the Town has spent approximately 9% (~ \$2,838,811) of its General Fund budget of \$31,091,653. It is important to note some larger early year expenditures – some vehicle and equipment purchases, most all the annual property & liability as well as the workers compensation premiums have been paid. This is why some departments have higher amounts of percent of budget spent at this early point in the year. Some discussion on some early revenue activity such as zoning fees and property taxes is below. The revenue and expenditure statements are included for your review.

Revenues

- Property Tax (the Town's largest revenue stream)
 - + FY 2026 collections: \$528,205 collected to date (~ 3% of budget).
 - + Observations:
 - # 66.8% more than collected last fiscal year (\$316,694).
 - # One month of vehicle taxes have been collected for FY 2026.
- Sales Tax (second largest revenue stream)
 - + May's sales (reports lag 3-months):
 - # \$11,016 (5.1%) more collected than last May for all sales tax.
 - # \$3,792 (4.008%) more collected than last May for "local" sales tax.
 - # "Local" sales tax (Article 39) is generated within, and returns to, Wake County.
 - # For every \$100,000 in local sales, \$3.55 comes back to the Town of Zebulon.
 - + Year-to-Date comparisons (sales through the first eleven months of the fiscal year)
 - # \$143,292 (+6.25%) more collected than at this time last year for all sales tax
 - # Collections represent 97% of budgeted revenues at 92% of the fiscal year.

- # Robust sales and an increased share were factors in the collections exceeding budget.
- Utilities Sales Tax (5% of revenue stream): fourth quarterly disbursement to be received September 15.
 - + The first distribution of FY 2026 will not be received until December 15
 - + Reflects natural gas and electricity sales and heavily weather dependent
- Permits & Zoning
 - + \$20,167 collected total (15% of budgeted revenues (\$250,000)
 - + 28.5% less than what was collected this time last fiscal year (\$28,219).
- Parks & Recreation
 - + 42,981 collected total (27.3% of budgeted revenues (\$157,500)
 - + 11.5% more than what was collected this month last fiscal year (\$38,562).
- Transportation Impact Fees
 - + \$82,837 collected to date in FY 2026
 - + 150.5% more than what was collected last fiscal year (\$33,063).
 - + Revenue placed in reserve for transportation projects to be spent within 10 years
- Recreation Impact Fees
 - + \$474,000 collected to date in FY 2026
 - + 485% more than what was collected last fiscal year (\$81,000).
 - + Collections since inception of fee (January 2022) ~ \$6,662,000

Policy Analysis: N/A

Financial Analysis: Budgeted revenue in FY 2026 is \$31,091,653 while year to date revenue collected is \$1,669,107 (5% of budgeted). Budgeted revenue includes \$6.45M Fund Balance.

Staff Recommendation:

No staff recommendation or Board action is necessary. These are informational only.

Attachments:

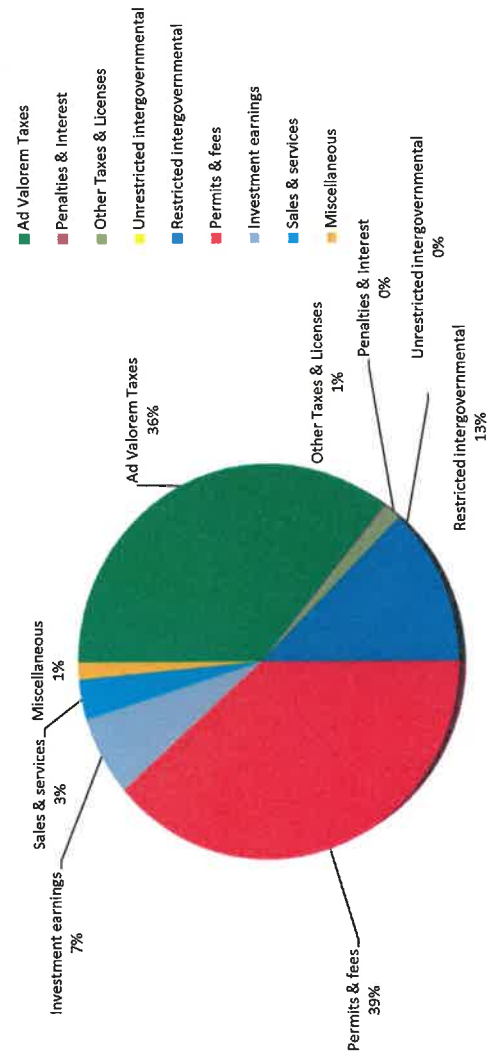
1. General Fund Fiscal Year 2026 Expenditure Statement and Revenue Statement (as of August 21, 2025)

TOWN OF ZEBULON
 Revenue Statement: 2025 - 2026
 for Accounting Period 6/30/2026
 GENERAL FUND

As of 8/21/2025

Revenue Categories	Estimated Revenue	Revenue YTD	% Collected	% of Total Revenue YTD
Ad Valorem Taxes	\$ 15,370,500.00	\$ 600,121.21	3.9%	36.0%
Penalties & Interest	\$ 27,500.00	\$ 2,430.03	8.8%	0.1%
Other Taxes & Licenses	\$ 250,500.00	\$ 23,500.00	9.4%	1.4%
Unrestricted intergovernmental	\$ 3,698,000	\$ -	0.0%	0.0%
Restricted intergovernmental	\$ 2,371,700	\$ 208,464.85	8.8%	12.5%
Permits & fees	\$ 682,500.00	\$ 642,085.28	94.1%	38.5%
Investment earnings	\$ 700,000.00	\$ 112,085.44	16.0%	6.7%
Sales & services	\$ 1,464,200.00	\$ 56,406.48	3.9%	3.4%
Miscellaneous	\$ 71,445.00	\$ 24,034.64	33.6%	1.4%
Fund Balance Appropriated	\$ 6,455,308.00	\$ -	0.0%	0.0%
Total Revenues	\$ 31,091,653.00	\$ 1,669,107.93	5.4%	100%

Town of Zebulon General Fund % of Total Revenue To Date - FY 2025





TOWN OF ZEBULON
 Expenditure Statement: 2025 - 2026
 for Accounting Period 6/30/2026
 GENERAL FUND

As of 8/21/2025

<u>Dept #</u>	<u>Department</u>	<u>Approp Amount</u>	<u>Expenditure YTD</u>	<u>% Exp.</u>
410	GOVERNING BODY	\$1,031,600	\$34,639	3.4%
420	FINANCE	\$766,350	\$91,611	12.0%
430	HUMAN RESOURCES	\$616,450	\$58,021	9.4%
440	ADMINISTRATION	\$741,220	\$35,921	4.8%
450	INFORMATION TECHNOLOGY	\$811,450	\$53,079	6.5%
470	STADIUM	\$109,760	\$3,322	3.0%
490	PLANNING AND ZONING	\$1,302,320	\$134,029	10.3%
500	PUBLIC WORKS-PROPERTY & PROJECT MGMT	\$1,818,500	\$178,520	9.8%
510	POLICE	\$5,655,384	\$719,371	12.7%
520	PUBLIC WORKS-OPERATIONS	\$6,497,700	\$329,969	5.1%
530	FIRE	\$5,392,134	\$541,179	10.0%
570	POWELL BILL	\$261,000	\$1,045	0.4%
590	STORMWATER	\$297,350	\$17,737	6.0%
620	PARKS & RECREATION	\$4,468,135	\$616,135	13.8%
690	COMMUNITY & ECONOMIC DEVELOPMENT	\$1,322,300	\$24,233	1.8%
Total Expenditures		\$31,091,653	\$2,838,811	9.1%

Sales Tax

FY 2025

Month	Article 39 (1) *	Article 40 (1/2)	Article 42 (1/2)	Article 44 (1/2)	City Hold Harmless	FY 25 Totals	Prior Year (FY 2024)	% Inc (Dec) from Prior Yr
July	\$ 94,211	\$ 40,449	\$ 47,301	\$ (7)	\$ 33,509	\$ 215,463	\$ 204,776	5.2%
August	95,790	42,199	48,135	(1)	35,446	221,569	215,045	3.0%
September	96,772	38,590	48,593	(1)	29,605	213,559	202,153	5.6%
October	97,156	40,855	48,796	(1)	33,142	219,948	206,484	6.5%
November	97,689	43,039	49,116	0	35,934	225,778	218,921	3.1%
December	117,643	46,802	59,099	0	36,354	259,899	237,799	9.3%
January	80,572	36,330	40,531	(2)	30,399	187,830	186,226	0.9%
February	81,025	36,245	40,720	(3)	30,557	188,545	182,092	3.5%
March	106,967	45,127	53,701	(1)	36,547	242,340	223,970	8.2%
April	102,985	43,231	51,657	0	35,350	233,223	198,414	17.5%
May	98,413	43,645	49,484	(12)	36,616	228,145	217,129	5.1%
June	-	-	-	-	-	-	233,544	-100.0%
Total	\$ 1,069,222	\$ 456,512	\$ 537,132	\$ (27)	\$ 373,459	\$ 2,436,299	\$ 2,293,007	6.2%

Sales Tax

FY 2024

Month	Article 39 (1) *	Article 40 (1/2)	Article 42 (1/2)	Article 44 (1/2)	City Hold Harmless	FY 24 Totals	Prior Year (FY 2023)	% Inc (Dec) from Prior Yr
July	\$ 89,122	\$ 38,656	\$ 44,762	\$ (0)	\$ 32,237	\$ 204,776	\$ 187,311	9.3%
August	93,423	40,589	46,952	0	34,081	215,045	203,381	5.7%
September	89,799	37,462	45,030	0	29,862	202,153	202,821	-0.3%
October	92,175	37,812	46,268	(3)	30,232	206,484	197,664	4.5%
November	99,162	39,407	49,722	2	30,628	218,921	188,169	16.3%
December	105,335	44,069	52,957	(1)	35,438	237,799	225,394	5.5%
January	81,953	34,721	41,092	(2)	28,462	186,226	187,935	-0.9%
February	80,960	33,635	40,579	(1)	26,918	182,092	144,614	25.9%
March	100,097	41,113	50,238	0	32,522	223,970	212,514	5.4%
April	86,723	37,296	43,546	(6)	30,856	198,414	177,123	12.0%
May	94,621	40,932	47,496	(1)	34,082	217,129	207,702	4.5%
June	102,519	43,718	51,490	(0)	35,817	233,544	216,208	8.0%
Total	\$ 1,115,888	\$ 469,409	\$ 560,130	\$ (11)	\$ 381,134	\$ 2,526,551	\$ 2,350,837	7.5%

* Net proceeds of the Article 39 tax are returned to the county of origin.

Monthly Summary of Sales Tax Collected

