

ZEBULON
BOARD OF COMMISSIONERS
AGENDA
June 5, 2023
6:00pm

Meetings are recorded to YouTube.

1. PLEDGE OF ALLEGIANCE

2. APPROVAL OF AGENDA

3. RECOGNITION(S)

A. East Wake High School

- i. Lillie Shelton – Student
- ii. Angela Weaver – Teacher

B. Spring Event Sponsor(s)

- i. Germano Architecture

4. 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 Lisa Markland at lmarkland@townofzebulon.org by 3:00pm on June 5, 2023.

5. CONSENT

A. Minutes

- i. March 23, 2023 – Retreat
- ii. April 20, 2023 – Work Session
- iii. May 1, 2023 – Regular Meeting

B. Finance

- i. Monthly Financial Reports
- ii. Wake County Tax Report – March 2023
- iii. Appropriation of Insurance Proceeds (Ordinance 2023-45)

C. Police

- i. Off-Duty Work Reimbursement (Ordinance 2023-47)

D. Planning

- i. Review Officer Appointment (Resolution 2023-29)

7. PUBLIC HEARING

A. FY'24 Budget

8. OLD BUSINESS

A. Planning

- i. Woodland Crossing Annexation (Ordinance 2023-42, 0 Parks Village Road)

9. NEW BUSINESS

A. Planning

- i. Zebulon Asphalt Plant Settlement (SUP 2023-01)

B. Administration

- i. Board Appointments
- ii. Governing Board Rules of Procedure: Remote Participation

C. Budget

- i. Budget 2023-2024 (Ordinance 2023-48)

D. General

- i. Appointment of Tax Collector (Resolution 2023-28)
- ii. Ordinance 2023-46 Budget Amendment Contract Services
- iii. Jasper Place Infrastructure Acceptance (Resolution 2023-30)
- iv. Barrington Phase II A, B, C, F Infrastructure Acceptance (Resolution 2023-31)

10. PROCLAMATION

A. Women's Veterans Day

11. BOARD COMMENTS

12. MANAGERS REPORT

- A. Development Update*
- B. Human Resources Update*

13. ADJOURN

**BOARD OF COMMISSIONERS
MINI RETREAT
MINUTES
MARCH 23, 2023**

Present: Glenn York – Mayor, Quentin Miles, Beverly Clerk, Shannon Baxter, Jessica Harrison, Larry Loucks, Joe Moore – Town Manager, Lisa Markland – Town Clerk, Eric Vernon – Town Attorney, Sheila Long – PR Director, Mike Clark – Planning Director, Bobby Fitts – Finance Director, Chris Ray – PW Director, Chris Perry – Fire Chief, Jacqui Boykin – Police Chief

Meeting called to order at 8:30am

Commissioner Loucks made a motion, second by Commissioner Clark to approve the agenda. There was no discussion and the motion passed unanimously.

Joe Moore gave a brief review of the topics for the day.

Joe gave general comments on growth and the cost of providing services with that growth and how that could be accomplished. He also spoke about the fact that real estate would find a way to provide for the demand and what happens when a municipality says no to growth. It was explained that it was necessary to have enough housing and a diverse type of housing. How the region was growing, demographics of the area, type of development and density to meet the demand all played into how the Town would need to adjust.

The other topics to be discussed were the bond referendum, transportation impact fees, and the Main Street advisory board.

Mike Clark gave a brief overview of the presentation and presenters and then introduced Mitchell Silver.

Mitch Silver stated Zebulon had very competent staff and praised them for their work. Mitch spoke about living in a small town in North Carolina, New York City and Raleigh and explained how they were alike in many ways, but different.

Mr. Silver continued by discussing trends and emerging issues, the job of the Board was to serve the public interest, and what it meant for Zebulon with the number of people moving to the Raleigh and Cary areas being the second highest in the nation. He stated there was a ripple effect of housing prices that affected Zebulon

Jessica Harrison came in.

The generations and how they were involved in the growth of the community and what each generation found important influenced how the Town grew.

- Greatest Generation

- Silent/Mature Generation – 77- 98 Traditional American Generation
- Baby Boomers – 58-76 Decision makers of today great recession occurred, materialistic generation “angry generation”
- Generation X – 41-57 Me generation, family of steps, not materialistic
- Generation Y – 27-40 most destructive and place matters want to live in the city for the experience, want choices, trophy kids, soft, racially and culturally tolerant - different
- Generation Z – 6-26 understand gender identity, streaming, bus generation, rise of social media, environmentally conscience
- Generation Alpha – 0-5yo lived through the pandemic

Mitch explained that 50% of the population wants to come to town for an experience and he continued by stating there should be at least 11 destinations in our community.

Commissioner Miles asked if the social district was considered an experience for visitors and Mitch Silver stated that it was.

Population by race was changing in Zebulon

National Presentation on critical elements that communities needed were discussed.

- Healthy Living and want sidewalks – pickleball will continue to grow
- Access to recreational amenities and can’t do it alone work with the county buy a place not just a home.
- Traditional neighborhood and want choices. Want townhomes and strong sense of place
- Placemaking – authentic and memorable have the power of 10 with 10 things to go to
- Post Covid – rethinking of outdoor spaces – meta city – work from home
- Housing Choices – diversity of product types
- Access to Social gathering places – want a place to go and have social interaction
- Understand the value of land

Purpose of Planning

Mitch reviewed the role of planning and stated it was like retirement planning – necessary. This was where we want to be in 2030 and how do we get there. It was the publics plan not the Board of Commissioners plan.

Mayor York asked how often the plan needed to be updated and Mitch explained it should be reviewed annually and updated every 5 years.

It was stated that the Town should manage growth and change, but don’t stop it. Mitch said that Zebulon needed to offer predictability to developers and the public; not making a decision and just kicking it down the road doesn’t make it go away but does upset the public and developers.

Mitch shared the implications of not doing something and said that staff should be given the same opportunity because they know the community better than anyone else. He went on to state if the Board said no to something they were also saying no to something else, such as if you say no rentals – the Board was saying no to seniors and people coming out of college were not welcome.

The Board had to decide if they were going to have a plan with a blueprint to follow or be a deal making town that did things willy nilly. Mitch stated it was always best to be a plan making town.

Mayor York discussed the bills in the legislature that are counterproductive as a municipality.

Mr. Silver stated that they needed to decide where to build dwelling units, places for jobs, infrastructure and open space because Zebulon was going to run out of land if it continued to build just single family homes with low density and sprawl.

Mitch explained that the numbers were different for the City of Raleigh than they would be for the Town of Zebulon.

Commissioner Baxter asked what kind of square footage municipalities would need. Mitch Silver said he could come up with a formula.

Commissioner Baxter asked what percentage of open space per person should be. Mitch explained it was 20% for a dense city, but Zebulon was a lower density area and already had open space in front and back yards.

Setting a vision was necessary. There needed to be three plans and have a direction.

- Strategic Plan - Spoke to values and family is not the same as households
- Land Use plan should be part of the code
- Transportation Plan
- Reviewed 3 areas said that we were on trend
- Do want to have a 2040 or 2050 plan

Mitch said Zebulon needed to look at the land use maps and determine where they would be willing to allow for multi-story structures

Commissioner Miles asked about gentrification. There was discussion about the topic.

Zebulon needed to create a blueprint on how to make things happen. A picture of Morrisville was shown of where you can live and work and thrive. Pick the intersection, for growth, building height, shopping etc.

Mayor York brought up North Hills stating he didn't think it would work but it works very well, and he was surprised by the growth in that area because of it.

Commissioner Baxter asked how they could push for the Town of Zebulon to look like that. Mitch stated it was the plan and the code that was used to incentivize building downtown and make it easier to get developers to do what the Town wanted and harder to do what the Town didn't want. The Town needed to pick the locations that made the most sense – Mitch stated that Park Village was nothing but now it was an experience and the Town needed to capture that experience. Commissioner Miles stated that he had been there, and it was great. Mitch said the Town needed to do what they wanted, where they wanted it and make that their plan.

Corridors where light rail or bus stops were, was where to build and it was the vision and should be all part of the framework. Mayor York asked about the effect on the property value and Mitch stated that light rail would increase the price.

Commissioner Miles asked about land that was available and if the Town should buy it for future use. Mitch explained in some cases that would be appropriate if they wanted to control the property but that was really a separate conversation. Really need to have code to incentive the uses they wanted and others that disincentive the things you didn't want.

Mitch stated that land has value, and they have to create property and sales tax revenue. Land was a finite commodity so it would not be good to put the Town at risk by purchasing property. It was best to be smarter in how the Town created land value. A return on investment should be done on all projects.

How the Town determines land use determines revenue and where are the right land uses to create more value. Buildings that were 3-4 stories would be good for the Town. Housing affordability and accessibility was very important and with almost 70% owner occupied properties the Town needed more rentals to bring in more people and ages to the community. Such as housing that was geared toward seniors with the cottages that were clustered, and accessory dwelling units.

Mitch stated that Zebulon was missing the middle and needed to ensure housing choices for all. The question to ask yourself was – Was Zebulon offering choices that include affordability and accessibility.

Mitch stated that Planning Director Mike Clark was on it and knew what he was doing and listening to his recommendations would benefit the Town.

There was discussion about gentrification and rental properties and Mitch stated that they had to do what was right and respect a private to private transaction. Renters were the ones that can get pushed out. Mitch stated that habitat for humanity, grants, and explained that there were ways to do things to help with repairs and organizations getting involved. The Town of Zebulon could not do it on its own.

Mitch explained that they couldn't just say no because it will cause the housing market to increase the price of all homes across the board. Instead, by providing a high inventory which would increase choices and make the prices go down.

Mitch stated that land availability, growing smart, and having to do something or do nothing and what does the plan look like. Mitch stated he had met with the Zebulon Planning staff, and they were on it. He continued by saying they had to understand the urgency 10 years before it was urgent.

Mitch shared his point of view

- It is a lot of work, plan making is so important
- Look at your shopping centers – 2-3 story (look at 6-forks)

Mitch stated there needed to be a townwide comp plan vs multiple plans needed to do a macro vs a micro approach.

BREAK 10 minutes

Reconvened at 10:50

Mike introduced Eric Lamb on transportation

Eric Lamb stated that the Town of Zebulon was at the right place to be having these discussions on transportation. Traffic was the single most complained about topic on all developments. He continued by stating that congestion was an indicator of success, and they could not build their way out of congestion. It was necessary to create alternatives for people to get around and it was necessary to grow to create less total traffic.

Eric expressed his happiness to see Zebulon had an impact fee and comp transportation plan. Plans were in place to show that there were designations on three lanes and six lanes, and it was necessary to have developers work within that plan. Public/Private partnerships were very important because no one could do it all on their own. Working with developers was very important.

Trips were discussed and predicting where they went was very important. Eric also explained that horizontal development created more traffic than vertical development. The Town needed to make places walkable, and it was greener to be walkable. If the Town could build and increase density and then the traffic would decrease. By putting in sidewalks it created connectivity and walkability.

Commissioner Loucks asked how to factor in the state roads and should the Town want to keep them state roads. Eric explained that for Hwy 96/97 they did not want to widen roads that would change the character of the Town. They should be protective of the Town and interstates would

increase traffic. He stated they needed to be intentional on what to do and should not build to accommodate traffic

11:45 Recessed for LUNCH until 2:00

Called back into session

BOND REFERENDUM

Bobby introduced Ted Cole

Ted Cole explained about bond ratings with Moody's and S&P and that the Town wanted to maintain or move up in the bond rating so that it was less expensive to borrow money.

Commissioner Baxter asked about maintaining a \$1.5 million debt load and Ted stated we should keep the current debt payments to allocate towards something new like general obligation bonds being discussed.

Commissioner Baxter inquired if there was an area that was tied to Five County Stadium. There was discussion about the three classes of improvements at the stadium and the estimated cost.

Joe explained that the presentation was to understand the tax implications of a bond referendum. The board has to discuss and determine what they want to do with the stadium.

If a referendum was held the Town would have seven years to issue that bond but not required to do so. It was possible to get a three year extension. However, the Town has to use a planning rate and debt structure the LGC would be comfortable with.

Joe stated that facilities and fire may be some that could wait since there were partners. But transportation funding would be a bond project and we might be able to fund Old Bunn Road with general fund and impact fees.

Recess

Called back into session at 2:55

Mike introduced Michael Dennis with Remy Kemp who would be presenting on the Traffic Impact Fees and how the Town could restructure how they are charged and use

The Commissioners asked about the traffic numbers on Pippin and their impact.

Commissioner Loucks asked if anyone had done research on smart vehicles and how that would change things. Mr. Dennis said that there probably would be some effect, but no studies have been done yet.

MAIN STREET PRESENTATION

Teresa Piner made a presentation on Main Street and the need to appoint a board so that they could move forward with the process.

There was discussion on the terms and limits as well as the size of the board. Commissioner Clark stated that having 5-7 was not too many on the board but did not think it should be any larger. The Board agreed to having seven on the board.

Commissioner Baxter stated that she wanted additional time before selecting the individuals that would serve.

There was discussion about how the process would go to appoint people to the board. It was explained that they could be nominated and then voted on it. Shannon Johnson stated that the terms were normally determined in the first board meeting, and most will volunteer for a term length between 1-3 years.

Commissioner Miles asked about an elected official on the board. Ms. Johnson stated that she never had an elected official on the board. She explained that by having an elected official on the board it gets a little muddy.

Lisa Markland explained the use of a confidential ballot and how it would work.

Commissioner Baxter made a motion, second by Commissioner Harrison to table the appointment of the Main Street board until April 3, 2023. There was no discussion and the motion passed unanimously.

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

Adopted this the 5th day of June 2023.

Glenn L. York – Mayor

SEAL

Lisa M. Markland, CMC – Town Clerk

Zebulon Board of Commissioners
Work Session
Minutes
April 20, 2023

Present: Mayor Glenn York, Beverly Clark, Quentin Miles, Shannon Baxter, Jessica Harrison, Larry Loucks, Joe Moore-Town Manager, Lisa Markland-Town Clerk, Chris Perry-Fire, Chris Ray-Public Works, Sheila Long-Parks and Recreation, Bobby Fitts-Finance, Jacqui Boykin-Police, Michael Clark-Planning, Shannon Johnson-Community and Economic Development, Teresa Piner-Community and Economic Development, Sam Slater-Attorney

Mayor York called the meeting to order at 6:00pm.

APPROVAL OF AGENDA

Commissioner Clark made a motion, second by Commissioner Miles to approve the agenda. There was no discussion and the motion passed unanimously.

Joe Moore spoke about the topics to be presented at the meeting.

FY '23 QUARTERLY REPORT: POLICE

Jacqui Boykin spoke about the department's overarching goals and priorities. There was a 75% increase in call volumes in the first quarter. Details about the Town's crime rate, response times and community policing were given. The Department would request three new patrol officers, a residency incentive, and an increase to the overtime budget in the FY '24 budget.

Chief Boykin spoke about the changes made to the field training program and the leadership development training that was completed within the department. There was discussion about the upcoming FY '24 budget requests which included a Special Operations Sergeant, a Drug/Gang Investigator and a Field Training Officer incentive. Chief Boykin spoke about building an inclusive and diverse work culture within the department. Items requested in the FY '24 budget included a second language incentive, recruiting incentive and hiring bonuses.

There was discussion about hiring bonus amounts, efforts to combat gang issues, residency stipend and starting salaries.

Chief Boykin spoke about the National Organization of Black Law Enforcement Executive ("NOBLE") and how the department has engaged minority professional organizations. There were details given about the NCDOJ apprenticeship program.

FY '23 QUARTERLY REPORT: ECONOMIC DEVELOPMENT

Shannon Johnson spoke about economic development and actions that happened within economic development. Some important activities included recruitment, business retention and expansion and entrepreneurial ecosystem development and examples of each were given.

Information about a community and economic development strategic plan was provided. It was stated that a strategic plan was one of the most important documents a community needed to guide its long-term success. A plan would:

- Define the vision and goals of the community.
- Give reason behind the vision and goals of the community.
- Outline the method by which the community intended to achieve the vision and goals

Ms. Johnson spoke about the steps to create a strategic plan. The FY '24 budget would include the façade grant and site selection due diligence. Five façade grants were awarded in FY '23 and were proven to be successful in creating vision improvements in the downtown area.

Staff stated the cost of the NC Main Street Program was approximately \$12,000 for the first year. There was information about the Greater Raleigh Convention and Visitors Bureau (“GRCVB”) and it was stated networking, marketing and partnerships would continue in FY '24.

Details on how the Town performed a request for qualifications, the strategic plan completion date and the Main Street Program training were given.

FY '23 QUARTERLY REPORT: HUMAN RESOURCES

Lisa Markland spoke about the services provided by Information Technology, Administration and Human Resources Departments. The Town was growing significantly, and the services provided by the departments were also changing to accommodate the growth in employees. The Human Resource Department’s focus was wellness and training. Details of tying the wellness programs and health insurance together through a biometric screening program were given.

The Human Resources Department will also focus on providing more training for employees in FY '24. The new Administration position requests for the FY '24 budget were an Assistant Town Manager, IT Director, Project Manager, Executive Assistant and Town Clerk. Examples of duties for each position were given to the Board.

Commissioner Miles asked about the process of connecting employees to a mental health expert through the Town’s Employee Assistance Program (“EAP”). Lisa Markland gave details of the program. Chief Boykin gave details about NC-LEAP and other resources available to the Police Department.

There was a question if other municipalities did similar biometric screenings for health insurance and Ms. Markland stated some in Wake County had similar programs. The goal was for the employees to benefit from the Wellness Program. The Human Resources Department would ensure employees thoroughly understood the program and benefits.

Commissioner Loucks asked if elected officials could participate in the wellness program. Ms. Markland confirmed they could participate.

Mayor York stated there would be 10 minute recess.

The meeting was called back into session at 6:36pm.

DIVERSITY, EQUITY, INCLUSION

Lisa Markland introduced Dr. Linda Jordon from LRJ Coaching & Business Solutions, LLC.

Dr. Linda Jordon spoke about the purpose and importance of diversity, equity, inclusion and belonging training. The details of employee training were given. Most training sessions lasted four hours and would be in person. Dr. Jordon was working with Lisa Markland on scheduling the training. After the training, Dr. Jordon would follow up via a post survey and would coordinate with Professor Maynard to ensure the Town's policies and procedures were inclusive.

Commissioner Loucks asked for the Board to be included in the training.

Commissioner Miles inquired about the B in DEIB. Dr. Jordon explained it stood for belonging.

PERSONNEL POLICY

Drake Maynard spoke about the draft personnel policy. Some of the changes included an expanded EEO statement, receipt of the policy signature page, sexual harassment complaint resolution procedure and prohibition of retaliation language.

Other changes included adding a statement on how policy changes were disseminated, amendments to the nepotism policy, short term disability requirements to accommodate shift personnel and leave donation. There were details given about a relationship policy.

There were suggestions to add more detail to the relationship policy, someone working in a different department with a different supervisor, self-disclosure, and code of conduct.

Professor Maynard stated he would share his contact information with the Board.

BOARD BUILDER SERIES

A. Remote Meetings

Sam Slater gave the history of remote meetings stating there was no clear statutory directive before the pandemic. The State of Emergency law only applied in qualifying declarations of emergency and the rules of quorum were detailed. After the State of Emergency ended, the special remote rules were no longer valid. Mr. Slater spoke about the concerns of holding remote meetings. The Board had the following options: limited remote participation with voting, limited remote participation without voting and no remote participation. The features, risks and considerations of each were explained.

Commissioners Baxter, Harrison, Miles, Clark and Loucks liked the ability to participate in a remote meeting without voting.

B. Annexations

Sam Slater spoke about annexations and their importance. There were four types of annexations: voluntary, satellite, involuntary and legislative and Mr. Slater spoke about each type. The UDO review standards were detailed.

Some risks of not annexing areas within the Town limits:

- Creation of “donut holes”/unincorporated enclaves
- Inefficiency in city versus county services
- Potential for discord within Town
- “Free rider” problem for municipal services

There was discussion about the cost of allowing donut holes to exist and a hypothetical example of how they happen.

LITTLE RIVER PARK: PARTF GRANT APPLICATION

Sheila Long gave the history of the comprehensive plan and Little River project. The Parks and Recreation Trust Fund (“PARTF”) funding request would help develop the first phase of Little River Park. The Phase I project scope was detailed and Ms. Long spoke about the basic facts and assurances. The PARTF request would be \$500,000 and the Town match would be \$598,000.

Commissioner Baxter made a motion, second by Commissioner Miles to authorize the Mayor to sign the Basic Facts and Assurances.

Commissioner Miles asked about the bidding process and trying to reach local businesses. Sheila Long spoke about the bidding requirements.

There was no further discussion and the motion passed unanimously.

UTILITY ALLOCATION POLICY

Joe Moore stated the Board would receive an amendment to the Utility Allocation Policy and Michael Clark would detail those changes.

Michael Clark spoke about the purpose of the Utility Allocation Policy and the amendments. The policy restructured the base points and uses, gave bonus point classifications and created new bonus point options. The Town’s goal was to provide affordable housing options for everyone.

There were details given about the amendment to the base point structure. New base point classifications were added for bungalow court development and major subdivisions (less than 25 lots). The proposed draft also removed the maximums for each of the individual categories but allowed for the maximums in the subcategories to create a distribution of points. Some of the additional subcategories included historic preservation, infill development and affordable housing. Murals, enhanced landscape buffers, outdoor kitchens and street hockey were examples of additional point items.

Commissioner Baxter stated she wanted additional time to thoroughly review the proposed policy amendments.

There was discussion about accessory dwelling unit (“ADU”) parameters to address affordable housing. Mr. Clark recommended creating options for triplex and quadplex housing as a way to offer affordable housing.

Mayor York stated there was a presentation about affordable housing at the Wake County Mayor’s Association and spoke about the possibility of adopting an affordable housing policy.

Michael Clark stated there would be engagement sessions and UDO text amendments to make sure the Town did not have regulations that inhibited the construction of affordable housing.

Michael Clark spoke about the content of Senate Bill 317 and what it meant for the Town of Zebulon. Staff had concerns about the use, process and design regulations and gave examples. The Board was given options on how to address the passage of the bill.

Commissioner Baxter stated the Town should respond and discourage passage of the bill.

There was discussion about the ramifications of the bill and what the Board could do to show their opposition of the bill. Mayor York stated he was agreeable to write a letter to Representative Roberson.

BOARD COMPENSATION

Joe Moore presented the base compensation for the Town and other surrounding municipalities.

Commissioner Baxter asked to see the percentage for the insurance opt out taken away and wanted to see the compensation for the Mayor and Commissioners increased.

Commissioner Miles stated the Town’s population was projected to double in the next five years and wanted to look at the salary long term for future board members.

Commissioner Loucks stated the Board should receive 100% of the insurance opt out and recommended the Commissioners’ pay increase to \$8,000 and the Mayor’s pay increase to \$14,000. There was consensus among the Board for the increase to be included in the FY ’24 budget.

CLOSED SESSION

Per N.C. General Statute § 143-318.11(a)(3): for the purpose to consult with an attorney.

Per N.C. General Statute § 143-318.11(a)(5): for the purpose to instruct staff concerning the position to be taken in negotiating the acquisition of real property.

Commissioner Baxter made a motion, second by Commissioner Miles to go into closed session. There was no discussion and the motion passed unanimously.

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

Michael Clark spoke about the potential use of the Kalas property.

Board of Commissioners

Minutes

April 20, 2023

Joe Moore stated he planned to present the budget at the Board's first work session.

Commissioner Loucks stated he had a conflict attending the Triangle J meetings with the work sessions on Thursdays.

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

Adopted this the 5th day of June 2023.

Glenn L. York—Mayor

SEAL

Lisa M. Markland, CMC—Town Clerk

Zebulon Board of Commissioners
Minutes
May 1, 2023

Present: Glenn York, Quentin Miles, Larry Loucks, Jessica Harrison, Shannon Baxter, Beverly Clark, Joe Moore-Town Manager, Lisa Markland-Town Clerk, Chris Ray-Public Works, Jacqui Boykin-Police, Chris Perry-Fire, Sheila Long-Parks & Recreation, Bobby Fitts-Finance, Michael Clark-Planning, Eric Vernon-Town Attorney

Mayor York called the meeting to order at 6:00pm.

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner Baxter.

APPROVAL OF AGENDA

Commissioner Baxter asked to move Ordinance 2023-36 – reallocation of retention bonus funds to New Business and to add a closed session per N.C. General Statute § 143-318.11(a)(6) for personnel.

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

SCHOOL RECOGNITION

Mayor York recognized student Alani Simpson and teacher Keoshia Allen both from Wakelon Elementary School.

PROCLAMATIONS

Commissioner Harrison read the proclamation for Municipal Clerks Week.

Commissioner Clark read the proclamation for Public Service Week.

Commissioner Loucks read the proclamation for Police Week.

Commissioner Baxter read the proclamation for Public Works Week.

PUBLIC COMMENT

John Saffold gave an update on Chamber events.

CONSENT

A. Minutes

Commissioner Baxter made a motion, second by Commissioner Clark to approve the minutes of the March 29, 2023 special called meeting. There was no discussion and the motion passed unanimously.

Commissioner Baxter made a motion, second by Commissioner Clark to approve the minutes of the April 3, 2023 meeting. There was no discussion and the motion passed unanimously.

Commissioner Baxter made a motion, second by Commissioner Clark to approve the minutes of the April 10, 2023 joint public hearing. There was no discussion and the motion passed unanimously.

B. Finance

Commissioner Baxter made a motion, second by Commissioner Clark to approve the monthly financial report. There was no discussion and the motion passed unanimously.

Commissioner Baxter made a motion, second by Commissioner Clark to approve the Wake County tax report – February 2023. There was no discussion and the motion passed unanimously.

Commissioner Baxter made a motion, second by Commissioner Clark to approve Ordinance 2023-37 – Police Vehicle Replacement – Appropriation of Fleet Reserve Fund Balance. There was no discussion and the motion passed unanimously.

OLD BUSINESS

A. Planning

i. Utility Allocation Amendment

Michael Clark presented the Utility Allocation Policy and the proposed changes. Developers had concerns about point restrictions and the amendment restructured the base points, added subcategories and new bonus point options and included category maximums. The goal of the amendment would incentivize the uses that were desirable for the Town. The Planning Board unanimously recommended approval at their April 10, 2023 meeting.

Commissioner Baxter expressed concerns over the allocation of points.

There was discussion about how a mural and public art would be approved.

Commissioner Clark stated she was satisfied with the amendment.

Commissioner Loucks asked staff to investigate how they would control affordable housing after two years and suggested lowering single family homes base points, incentivizing certain types of businesses with points, and keeping fountains in the point system.

Commissioner Harrison made a motion to approve the Utility Allocation Amendment at amended. The motion died for lack of a second.

There was consensus to give five points for a fountain and three points for a drinking fountain.

Commissioner Loucks made a motion, second by Commissioner Baxter to table the Utility Allocation Amendment to the May 9, 2023 work session. There was no discussion and the motion passed unanimously.

ii. TIA Text Amendment – Ordinance 2023-38

Michael Clark spoke about the purpose of a Traffic Impact Analysis (“TIA”). A TIA looked at the scope, current traffic, future traffic-no build, future traffic-build, and recommended improvements. The amendment to UDO Section 6.13 lowered the threshold to require a TIA, expanded area for the study area and provided clarification with graphics. The current UDO required 100 peak hour trips for a TIA to be performed but the proposal would require a TIA for 50 peak hour trips. The current study area was shown on a map. Staff explained how the radius would increase based on the scope of work.

The Planning Board unanimously recommended approval of the TIA text amendment at their April 10, 2023 meeting.

Commissioners Loucks and Baxter stated they were happy the amendment was being addressed.

Commissioner Harrison made a motion, second by Commissioner Miles to approve Ordinance 2023-38. There was no discussion and the motion passed unanimously.

iii. Clifton Grove Annexation – Ordinance 2023-30

Michael Clark presented the annexation petition for five parcels located at 921, 1015 Pearces Road and 0, 9102, 9136 Pippin Road. The applicant was DRHorton and the current zoning was R2 Residential. The properties were adjacent to contiguous and satellite corporate boundaries.

Staff explained water and sewer were available. Staff recommended approval of Ordinance 2023-30.

The annexation standards under 2.2.2.G included:

- Owner approval
- Services can be provided
- Cost/return
- Meets public health, safety and welfare

Commissioner Miles had questions about the tax revenue generated from the new homes and how they were determined. Staff provided clarification about the proposed development stating the revenue was based upon using the average assessed value and tax rate within the Town. Details were given about when the tax revenue would be realized.

Jonathan Cooper stated he was there to answer any questions and the Town would receive tax funds sooner if the annexation was approved versus being delayed.

Commissioner Miles asked how far the Board could extend the annexation.

Eric Vernon stated an extension was based on the fiscal year. The Board could extend the annexation to June 30, 2024.

Michael Clark clarified that if the Board delayed the annexation, it did not delay the construction of the development, only the time the Town would be able to accept tax revenue.

Commissioner Clark made a motion, second by Commissioner Loucks to approve Ordinance 2023-30. There was no discussion and the motion passed unanimously.

NEW BUSINESS

A. Parks and Recreation

i. Angel Prints Corporation: Special Event Application – Resolution 2023-25

Sheila Long presented the special event application from Angel Prints Corporation. The event date was October 14, 2023 and included an awareness walk, ceremony and windmill garden at Town Hall. The proposed layout was shown.

The Board was asked to consider the following for the event approval:

1. Nonprofit status or public purpose of the applicant and/or event.
2. The applicant's substantial presence in the community, including but not necessarily a permanent physical presence.
3. The applicant's history of positive contributions to the Town of Zebulon, its institutions and citizens.
4. Whether the event stimulates or encourages community participation in nonprofit/civic activities.
5. The event's consistency with the plans, goals and policies of the Town.
6. Potential for damage to property or harm to people arising from the nature and size of the proposed activity.
7. Ability of the Town to support the proposed activity.
8. Ability of the Organization to implement the event.

The request also included a fee waiver. The following criteria was used when determining consideration of reduced or waived fees for special event implementation:

1. The requesting applicant must represent a non-profit organization as defined by state or federal tax law.
2. Priority will be given to Zebulon based groups / chapters / organizations.
3. The proposed event is community focused and / or recreational in nature.
4. The proposed event is open to the general public.
5. The proposed event has been planned to facilitate a positive impact to the community.
6. The proposed event meets the Town's strategic plan.

The request from the Town was to use the Municipal Complex, provide folding chairs and for a fee waiver. It was expected to cost the Town \$206 for the event.

There was discussion about the windmill garden location. Staff confirmed the Board did authorize the event and waived the fees in 2022.

Commissioner Baxter stated the municipal complex rental fee should be waived and there was conversation about waiving the fee for staffing hours.

There was consensus among the Board to waive all the fees.

Brandon Wiggins spoke about the future of Angel Prints Corporation and the partnerships created in the community.

Commissioner Harrison made a motion, second by Commissioner Miles to approve Resolution 2023-25 waiving all fees. There was no discussion and the motion passed unanimously.

B. Planning

i. Public Hearings

1. The Fetching Post Annexation: Ordinance 2023-41

Mayor York opened the public hearing.

Michael Clark stated the public hearing was in response to a special use permit that was approved several years ago. The parcel was 7.00 acres located at 571 W. Barbee Street in the Town's ETJ. The applicant was operating a dog kennel under a temporary certificate of occupancy pending the approval of the annexation.

The standards to approve the annexation included:

1. Owner approval
2. Services can be provided
3. Cost/return
4. Public health, safety and welfare

Mayor York asked if the Board had any questions. There were none.

Mayor York asked if anyone wished to speak in favor. There were none.

Mayor York asked if anyone wished to speak in opposition. There were none.

Mayor York asked if anyone had general comments. There were none.

Mayor York closed the public hearing.

Commissioner Miles made a motion, second by Commissioner Baxter to approve Ordinance 2023-41. There was no discussion and the motion passed unanimously.

2. 0 Parks Village Road Annexation: Ordinance 2023-42

Mayor York opened the public hearing.

Michael Clark stated the annexation request was for 21.85 acres located at 0 Parks Village Road in the Town's ETJ. The applicant DR Horton intended to build a single-family residential development on the site.

The standards to approve the annexation included:

1. Owner approval

Board of Commissioners
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2. Services can be provided
3. Cost/return
4. Public health, safety and welfare

Mayor York asked if the Board had any questions.

Commissioner Miles inquired if the land was already sold. Michael Clark confirmed the land was under contract. There was discussion about the sufficiency review.

There was the question of how many units would be built in the development. Michael Clark stated 45 units were planned which would be an increase to the tax revenue.

There was discussion about the development's entrance and traffic it could bring. Staff stated that was not subject to an annexation request. A traffic engineer would review the details as part of the Technical Review Committee.

Mayor York asked if the Board had any more questions. There were none.

Ashley Terrazas, the attorney for the applicant, gave some details about the conservation development and asked the Board to consider annexation.

Mayor York asked if anyone wished to speak in favor. There were none.

Mayor York asked if anyone wished to speak in opposition. There were none.

Mayor York asked if anyone had general comments. There were none.

VR Brantley, Jr. stated he was not opposed to the subdivision but had concerns about the traffic it may bring to the area.

Mayor York asked if anyone else wished to speak. There were none.

Mayor York closed the public hearing.

Commissioner Clark made a motion to adopt Ordinance 2023-42. The motion died for lack of a second.

Commissioner Harrison made a motion, second by Commissioner Baxter to table Ordinance 2023-42 to the June 5, 2023 meeting.

Commissioner Harrison stated she wanted to look at the text amendment to ensure the annexation was what would be best for the Town. Michael Clark spoke about permit of choice. The applicant met the UDO requirements, and the Board could not require the applicant to do something different.

There was no further discussion and the motion passed with a vote 4 to 1 with Commissioners Harrison, Loucks, Miles, and Baxter voting in favor and Commissioner Clark voting in opposition.

3. Old US 264 HWY Annexation: Ordinance 2023-43

Mayor York opened the public hearing.

Michael Clark stated the annexation request was for 10.69 acres located at 0 Old US 264 Hwy in the Town's ETJ. The applicants were Old 264 Retail LLC and Sea Mountain Ventures II, LLC.

The standards to approve the annexation included:

1. Owner approval
2. Services can be provided
3. Cost/return
4. Public health, safety and welfare

Mayor York asked if the Board had any questions. There were none.

Mayor York asked if anyone wished to speak in favor. There were none.

Mayor York asked if anyone wished to speak in opposition. There were none.

Mayor York asked if anyone had general comments. There were none.

Mayor York closed the public hearing.

Commissioner Baxter made a motion, second by Commissioner Clark to approve Ordinance 2023-43.

Commissioner Miles asked if the matter went before the Planning Board. Michael Clark stated the Planning Board did not make recommendations on annexations, but they did recommend the original rezoning.

There was no further discussion and the motion passed unanimously.

4. Wall Purdy Annexation: Ordinance 2023-40

Mayor York opened the public hearing.

Michael Clark stated the annexation request was for 43.61 acres located at 0 Weavers Pond Drive in Wake County's jurisdiction. The applicant was Weavers Pond and the owner was the Wall Purdy Family LLC. It was explained the conditional zoning was required if the Board chose to annex the property into the corporate boundaries.

The standards to approve the annexation included:

1. Owner approval
2. Services can be provided
3. Cost/return

4. Public health, safety and welfare

Mayor York asked if the Board had any questions.

Commissioner Loucks asked about the potential water pressure issues.

Jason Barron, with Morning Star Law Group, deferred the questions to Grey Berry, with Weaver's Pond Development. Mr. Berry spoke about how individual water booster pumps could be added to make the water pressure adequate.

Mayor York asked if the Board had any more questions. There were none.

Mayor York asked if anyone wished to speak in favor. There were none.

Mayor York asked if anyone wished to speak in opposition. There were none.

Mayor York asked if anyone had general comments. There were none.

Mayor York closed the public hearing.

ii. Ordinance 2023-39 – Conditional Zoning Wall Purdy Tract

Staff clarified that because the property was in the Wake County jurisdiction it would need to have a Town of Zebulon zoning designation.

Michael Clark reviewed the conditional zoning request for 43.61 acres located at 0 Weavers Pond Drive in Wake County's jurisdiction. The applicant was Weavers Pond and the owner was the Wall Purdy Family LLC. The current zoning was R-40W and the applicant proposed R4-Conditional. The applicant did not request any deviation from the ordinance. The concept plan featured single-family detached dwellings, 87 lots, 2 units per acre, connections to Weavers Pond Dr and Yulee Dr and greenway connections to Weavers Pond.

Staff spoke about some of the architectural conditions including minimum two-car garage, side loaded garages in a minimum of 20% of the homes, cement fiber siding with brick/stone accents and a rear patio or deck with a minimum of 100sq. ft. The developer also agreed to sod the entire yard and to add amenities such as a dog park, walking trails and open space. After the April Joint Public Hearing, the developer agreed to reduce the maximum of allowable rentals homes from 20% to 10%.

The Unified Development Ordinance (UDO) Section 2.2.6.K provided the following standards for the Board to base their decision on the rezoning request:

1. Whether the proposed conditional rezoning advanced the public health, safety, or welfare;
2. Whether the extent to which the proposed conditional rezoning was appropriate for its proposed location, and was consistent with the purposes, goals, objectives, and policies of the Town's adopted policy guidance;
3. Whether an approval of the conditional rezoning was reasonable and in the public interest;

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4. Whether the extent to which the concept plan associated with the conditional rezoning was consistent with this Ordinance; and
5. Any other factors as the Board may determine to be relevant.

The Planning Board recommended denial with a vote 4 to 3 at their April 10, 2023 meeting sitting standard 3 of the UDO.

Commissioner Miles asked if the development would be a strain on the Public Works Department. Chris Ray stated 87 additional homes would not adversely affect the department's operations.

There was a question about staff and the Planning Board having a different recommendation. Michael Clark stated staff looked at the standards in the UDO, comprehensive plan and 2030 Strategic Plan and did not take other factors or opinions into consideration when making a decision.

Commissioner Miles asked about the possible connection into Ferrell Meadows. Mr. Berry explained a connection could not be made because it was an environmentally sensitive area.

Mr. Berry was asked to provide background on the Weavers Pond HOA and also clarified that the proposed development and Weavers Pond would have separate HOAs.

Commissioner Baxter expressed concerns about the HOA management, pump stations, traffic volume affecting Weavers Pond and potential issues with the watershed.

Mr. Berry stated a topographic survey was done and the development was outside the watershed. Details of how traffic was alleviated were given. Work was being done with the Weavers Pond HOA to improve the issues and Mr. Berry spoke about how he would ensure Weavers Point HOA would be different. Mr. Berry explained why he thought individual pump stations would work better than one large pump station.

Commissioner Miles asked the Board to consider the traffic volume on Sage Tree Rd. and the amount of children that play in that area.

Commissioner Miles made a motion, second by Commissioner Harrison to deny Ordinance 2023-40.

Commissioner Baxter stated she liked the development but had some concerns that needed to be addressed.

Commissioner Harrison explained it could be a good development but had concerns about the diversity of the housing supply.

Commissioner Miles liked the type of housing but thought it needed another entrance.

Chris Perry was asked about how the water pressure could affect fire protection. He stated the pressure was not an issue with sufficient volume. The travel time was extended but the connector through Weavers Ridge would help when Hopkins was responding to a call.

Board of Commissioners
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May 1, 2023

Jason Barron asked to work further with staff to address access, water pressure and housing supply and asked the Board to table the annexation.

Commissioner Miles rescinded his motion and Commissioner Harrison agreed to rescind her second.

Commissioner Harrison made a motion, second by Commissioner Baxter to table Ordinance 2023-40 to the August 7, 2023 meeting. There was no discussion and the motion passed unanimously.

Commissioner Baxter made a motion, second by Commissioner Loucks to table Ordinance 2023-39 to the August 7, 2023 meeting. There was no discussion and the motion passed unanimously.

Mayor York stated there would be a 10 minute recess.

The meeting resumed at 8:39pm.

C. General

i. Ordinance 2023-36 – Reallocation of Retention Bonus Funds

Commissioner Baxter wanted more detail about the disbursement of the funds and had not received a mockup of how the Police and Fire Departments could use the remaining \$175,000 to support their departments.

Joe Moore explained this was a budgetary accounting act and was not allocating additional funds.

Bobby Fitts stated the \$175,000 was in the Administration budget for retention pay and was being moved to each individual department where the expenses went. There was no overspending of the funds, but a cleanup from the original ordinance.

Commissioner Clark made a motion, second by Commissioner Harrison to approve Ordinance 2023-36. There was no further discussion and the motion passed unanimously.

BOARD COMMENTS

Commissioner Loucks thanked staff for their work on the concerts and asked parents to discuss gun safety with their family.

Commissioner Harrison thanked the public for attending the meeting, spoke about City Vision and was interested in the Town joining the National League of Cities. Staff was asked to increase the Board's professional development line in the FY '24 budget. The Police Department was thanked for their work on an issue in Weavers Pond.

Commissioner Clark thanked staff for their work at the Spring Fest and spoke about the Preservation Zebulon Historic Home tour.

Commissioner Miles spoke about the Preservation Zebulon Historic Home tour, encouraged citizens to look at the Town programs and camps that were being offered and thanked the Board for the opportunity to attend City Vision.

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Minutes
May 1, 2023

Commissioner Baxter spoke about the Special Olympics auction and the Board's attendance at City Vision.

MANAGER'S REPORT

Michael Clark gave a monthly development update.

Lisa Markland provided a Human Resources update.

Sheila Long spoke about the community mural project.

Bobby Fitts gave the following budget transfers:

Governing Board:

Moved \$3,000 from Group Insurance - \$800 to FICA, \$1,000 to Travel & Training and \$1,200 to CAMPO dues

Finance:

Moved \$3,000 from Group Insurance to Contracted Services – Wake Co. Tax Collections

Administration:

Moved \$8,700 from Salaries - \$7,000 to Advertising, \$1,000 to Materials & Supplies & \$700 to Safety Committee

Property & Project Management:

Moved \$1,500 from Contract Services – Janitorial to Fuel;

Moved \$2,950 from Salaries - \$200 to Professional Services, \$2,000 to Community Center Electricity and \$750 to Public Works Facility Water & Sewer

Operations:

Moved \$4,500 from Insurance & Bonds to Fuel;

Parks & Recreation:

Moved \$4,700 from Group Insurance - \$700 to Cell Phones and \$4,000 to Fuel

Moved \$7,000 from Salaries - \$2,000 to Part-time Salaries - Athletics and \$5,000 to Part-time Salaries – Community Center

Moved \$5,000 from Insurance & Bonds to Grounds Maintenance

Moved \$4,000 from Retirement to Part-time Salaries - Admin

Joe Moore stated the FY '24 budget would be presented at the May 9 meeting with the Manager's recommended budget.

Mayor York stated the Board needed a motion to go into closed session to instruct staff concerning the position to be taken in negotiating the acquisition of real property per NC GS 143-381.11(a)(5) and to evaluate the Manager's performance NC GS 143-381.11(a)(6).

Board of Commissioners
Minutes
May 1, 2023

Commissioner Baxter made a motion, second by Commissioner Clark to go into closed session. There was no discussion and the motion passed unanimously.

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

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

Adopted this the 5th day of June 2023.

Glenn L. York—Mayor

SEAL

Lisa M. Markland, CMC—Town Clerk

Topic: FY 2023 Monthly Financial Statement Update

Speaker: Bobby Fitts, Finance Director (if pulled from Consent)

Prepared by: Bobby Fitts, Finance Director

Approved by: Joseph M. Moore II, PE, Town Manager

Executive Summary:

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

Background:

The attached financials include information through May 19, 2023.

Information:

Expenditures

Approximately 10 ½ months (88%) into Fiscal Year 2023, the Town has spent approximately 60% (~ \$14,125,556) of its General Fund budget of \$23,472,754. Some departments with higher expenditures reflect large purchases made early in the fiscal year (e.g., excavator, annual property & liability and workers compensation premiums, annual software fees, and completed paving project).

Revenues

- Property Tax (the Town's largest revenue stream)
 - + FY 2023 collections: \$9,991,903 collected to date (~110% of budget).
 - + Observations:
 - # Tax base growth: 23.8% more than collected last fiscal year (\$7,964,886). Initial assessed value totals show a 20% increase (\$260 million) over last year. This would equate to roughly \$2 million in additional tax revenue.
 - # Vehicle taxes: Ten months of vehicle taxes have been collected for FY 2023 is 15.6% higher than last year. To date this year, we have collected on 365 more vehicles registered within Town limits than we did last year through the same period (+7.8%). A total of 426 additional vehicles year over year.
- Sales Tax (second largest revenue stream)
 - + February's sales (reports lag 3-months):
 - # \$4,093 (2.8%) less collected than last February for all sales tax.
 - # \$6,172 (9.2%) less collected than last February for "local" sales tax.
 - # "Local" sales tax (Article 39) is generated within, and returns to, Wake County.
- Utilities Sales Tax (5% of revenue stream): Third quarter distribution received 6/15.
- Permits & Zoning
 - + \$197,840 collected total (79% of budgeted revenues (\$250,000))
 - + 4.5% more than what was collected this month to date last fiscal year (\$189,235). Single-Family Dwelling permits were down to 6 in January after a busy stretch from September to December that averaged 42/month. After February and March saw 36 and 49 permits issued respectively, April was slower with only 12 permits issued.

STAFF REPORT
FINANCIAL STATEMENTS UPDATE
JUNE 5, 2023

- Parks & Recreation
 - + \$166,557 collected total (192% of budgeted revenues (\$86,500))
 - + 33.7% more than what was collected this month last fiscal year (\$124,550).
- Transportation Impact Fees
 - + \$745,394 collected to date. This reflects 445 homes and 345 townhomes. Homes and townhomes respectively generate 9.43 and 7.2 trips per day on average.
 - + 23% more than what was collected last fiscal year (\$605,255)
- Recreation Impact Fees
 - + \$2,370,000 collected to date. This reflects 790 single-family homes which are \$3,000 per unit.
 - + \$3,713,000 has been collected since inception

Policy Analysis: N/A

Financial Analysis:

Budgeted revenue in FY 2023 is \$23,472,754 while year to date revenue collected is \$19,033,006 (81.1% of budgeted).

Staff Recommendation:

No staff recommendation or Board action is necessary. This update is informational only.

Attachments:

1. General Fund Fiscal Year 2023 Expenditure Statement and Revenue Statement (as of May 19, 2023)
2. Sales Tax – FY 2023

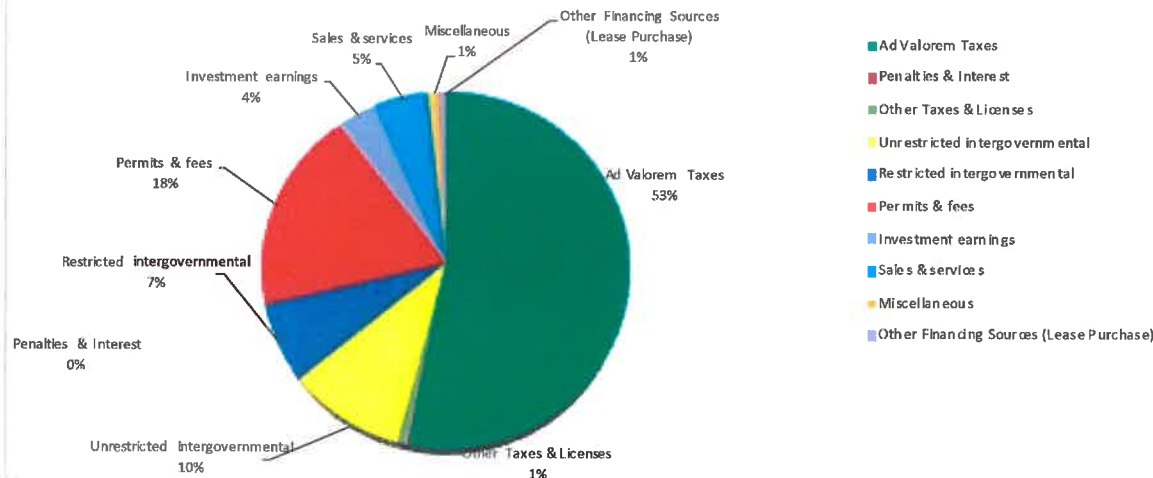


TOWN OF ZEBULON
Revenue Statement: 2022 - 2023
for Accounting Period 6/30/2023
GENERAL FUND

As of 5/19/2023

| Revenue Categories | Estimated Revenue | Revenue YTD | % Collected | % of Total Revenue YTD |
|--|---------------------|---------------------|--------------|------------------------|
| Ad Valorem Taxes | \$9,152,000 | \$10,113,571 | 110.5% | 53.1% |
| Penalties & Interest | \$15,000 | \$26,849 | 179.0% | 0.1% |
| Other Taxes & Licenses | \$175,500 | \$160,835 | 91.6% | 0.8% |
| Unrestricted intergovernmental | \$2,576,800 | \$1,897,239 | 73.6% | 10.0% |
| Restricted intergovernmental | \$2,114,760 | \$1,364,874 | 64.5% | 7.2% |
| Permits & fees | \$1,006,750 | \$3,522,199 | 349.9% | 18.5% |
| Investment earnings | \$3,000 | \$708,473 | 23615.8% | 3.7% |
| Sales & services | \$955,900 | \$916,319 | 95.9% | 4.8% |
| Miscellaneous | \$130,809 | \$167,648 | 128.2% | 0.9% |
| Other Financing Sources (Lease Purchase) | \$155,000 | \$155,000 | 0.0% | 0.8% |
| Fund Balance Appropriated | \$7,187,235 | \$0 | 0.0% | 0.0% |
| Total Revenues | \$23,472,754 | \$19,033,006 | 81.1% | 100% |

Town of Zebulon General Fund % of Total Revenue To Date - FY 2023





TOWN OF ZEBULON

Expenditure Statement: 2022 - 2023

for Accounting Period 6/30/2023

GENERAL FUND

As of 5/19/2023

| <u>Dept #</u> | <u>Department</u> | <u>Approp Amount</u> | <u>Expenditure YTD</u> | <u>% Exp.</u> |
|---------------------------|--------------------------------------|----------------------|------------------------|---------------|
| 410 | GOVERNING BODY | \$668,715 | \$387,530 | 58.0% |
| 420 | FINANCE | \$465,150 | \$402,045 | 86.4% |
| 430 | ADMINISTRATION | \$1,364,778 | \$953,166 | 69.8% |
| 490 | PLANNING AND ZONING | \$665,880 | \$489,634 | 73.5% |
| 500 | PUBLIC WORKS-PROPERTY & PROJECT MGMT | \$2,150,501 | \$1,347,723 | 62.7% |
| 510 | POLICE | \$3,637,486 | \$2,855,344 | 78.5% |
| 520 | PUBLIC WORKS-OPERATIONS | \$6,469,242 | \$2,576,934 | 39.8% |
| 530 | FIRE | \$3,343,460 | \$2,479,958 | 74.2% |
| 570 | POWELL BILL | \$513,772 | \$468,953 | 91.3% |
| 620 | PARKS & RECREATION | \$2,630,870 | \$2,060,997 | 78.3% |
| 690 | COMMUNITY & ECONOMIC DEVELOPMENT | \$1,562,900 | \$103,269 | 6.6% |
| Total Expenditures | | \$23,472,754 | \$14,125,556 | 60.2% |

Sales Tax

FY 2023

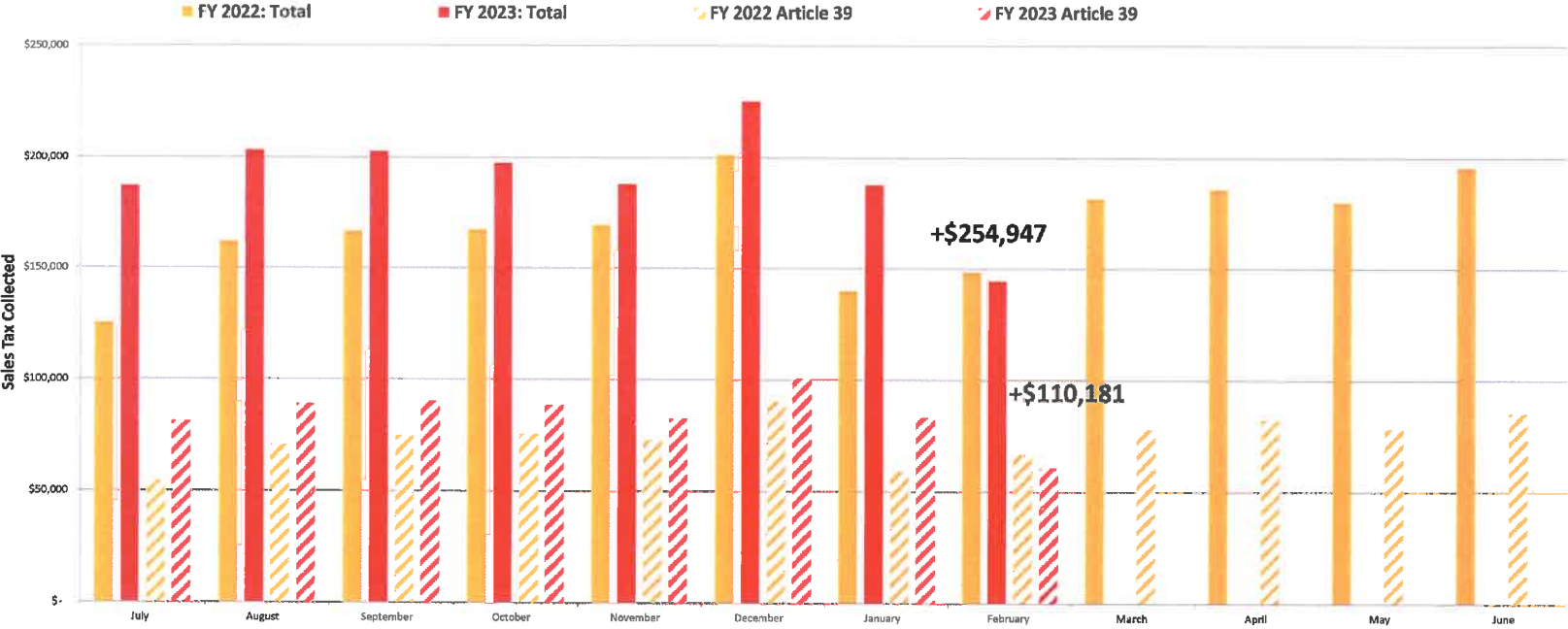
| Month | Article 39 (1) * | Article 40 (1/2) | Article 42 (1/2) | Article 44 (1/2) | City Hold Harmless | FY 22 Totals | Prior Year (FY 2022) | % Inc (Dec) from Prior Yr |
|--------------|-------------------|-------------------|-------------------|------------------|--------------------|---------------------|----------------------|---------------------------|
| July | \$ 81,324 | \$ 35,456 | \$ 40,808 | \$ (1) | \$ 29,723 | \$ 187,311 | \$ 125,560 | 49.2% |
| August | 89,152 | 37,948 | 44,690 | 1 | 31,591 | 203,381 | 162,100 | 25.5% |
| September | 90,401 | 37,188 | 45,331 | (9) | 29,910 | 202,821 | 167,034 | 21.4% |
| October | 88,724 | 35,842 | 44,468 | (2) | 28,631 | 197,664 | 167,586 | 17.9% |
| November | 82,782 | 35,160 | 41,563 | 1 | 28,664 | 188,169 | 169,657 | 10.9% |
| December | 100,596 | 41,335 | 50,512 | 0 | 32,950 | 225,394 | 201,425 | 11.9% |
| January | 83,332 | 34,713 | 41,782 | 0 | 28,106 | 187,935 | 140,273 | 34.0% |
| February | 61,030 | 28,403 | 30,601 | (6) | 24,586 | 144,614 | 148,707 | -2.8% |
| March | - | - | - | - | - | - | 181,841 | -100.0% |
| April | - | - | - | - | - | - | 186,154 | -100.0% |
| May | - | - | - | - | - | - | 180,133 | -100.0% |
| June | - | - | - | - | - | - | 195,892 | -100.0% |
| Total | \$ 677,342 | \$ 286,045 | \$ 339,756 | \$ (15) | \$ 234,160 | \$ 1,537,289 | \$ 1,282,342 | 19.9% |

FY 2022

| Month | Article 39 (1) * | Article 40 (1/2) | Article 42 (1/2) | Article 44 (1/2) | City Hold Harmless | FY 22 Totals | Prior Year (FY 2021) | % Inc (Dec) from Prior Yr |
|--------------|-------------------|-------------------|-------------------|------------------|--------------------|---------------------|----------------------|---------------------------|
| July | \$ 54,740 | \$ 23,633 | \$ 27,374 | \$ (8) | \$ 19,820 | \$ 125,560 | \$ 106,293 | 18.1% |
| August | 70,908 | 30,305 | 35,575 | 0 | 25,312 | 162,100 | 98,134 | 65.2% |
| September | 75,195 | 30,242 | 37,636 | (8) | 23,969 | 167,034 | 107,017 | 56.1% |
| October | 76,033 | 30,096 | 38,111 | 1 | 23,345 | 167,586 | 105,056 | 59.5% |
| November | 73,190 | 32,351 | 36,680 | 0 | 27,435 | 169,657 | 111,773 | 51.8% |
| December | 90,634 | 36,407 | 45,390 | 6 | 28,988 | 201,425 | 128,204 | 57.1% |
| January | 59,259 | 27,588 | 29,798 | (0) | 23,629 | 140,273 | 107,034 | 31.1% |
| February | 67,203 | 26,858 | 33,643 | (3) | 21,007 | 148,707 | 85,810 | 73.3% |
| March | 78,105 | 34,810 | 39,178 | (0) | 29,749 | 181,841 | 121,143 | 50.1% |
| April | 82,591 | 34,357 | 41,347 | 4 | 27,856 | 186,154 | 115,436 | 61.3% |
| May | 78,526 | 33,955 | 39,398 | 0 | 28,254 | 180,133 | 120,866 | 49.0% |
| June | 85,604 | 36,686 | 42,943 | (0) | 30,659 | 195,892 | 129,315 | 51.5% |
| Total | \$ 891,987 | \$ 377,287 | \$ 447,074 | \$ (8) | \$ 310,023 | \$ 2,026,362 | \$ 1,336,082 | 51.7% |

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

Monthly Summary of Sales Tax Collected





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

TEL 919 856 6180
FAX 919 856 5699

SHINICA THOMAS, CHAIR
SUSAN EVANS, VICE-CHAIR
VICKIE ADAMSON
MATT CALABRIA
DON MIAL
CHERYL STALLINGS
JAMES WEST

May 2, 2023

Ms. Lisa Markland
Town Clerk
Town of Zebulon
1003 North Arendell Avenue
Zebulon, North Carolina 27597

Dear Ms. Markland:

The Wake County Board of Commissioners, in regular session on May 1, 2023, approved and accepted the enclosed tax report for the Town of Zebulon.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Yvonne Gilyard".

Yvonne Gilyard
Clerk to the Board

Wake County Board of Commissioners

Enclosure(s)



Wake County Tax Administration

Rebate Details

03/01/2023 - 03/31/2023

DATE

04/02/2023

TIME

11:13:48 PM

PAGE

1

ZEBULON

| REBATE NUMBER | PROPERTY | CITY TAG | LATE LIST | BILLED INTEREST | TOTAL REBATED | PROCESS DATE | ACCOUNT NUMBER | TAX YEAR | YEAR FOR | BILLING TYPE | OWNER |
|---|----------|-------------|--------------|--------------------|------------------|-----------------|-----------------------------|-------------|-------------|-----------------|--|
| INDIVIDUAL PROPERTY ACCOUNTS | | | | | | | | | | | |
| 842646 | 11.79 | 30.00 | 1.18 | 0.00 | 42.97 | 03/27/2023 | 0006812526 | 2022 | 2022 | 000000 | BUNN, VALERIE FORTUNATO |
| 842645 | 12.53 | 30.00 | 1.25 | 0.00 | 43.78 | 03/27/2023 | 0006812526 | 2021 | 2021 | 000000 | BUNN, VALERIE FORTUNATO |
| 841670 | 25.33 | 0.00 | 2.53 | 0.00 | 27.86 | 03/14/2023 | 0006973046 | 2022 | 2022 | 000000 | EVERGREEN LANDSCAPING SOLUTIONS LLC |
| SUBTOTALS FOR INDIVIDUAL PROPERTY ACCOUNTS | 49.65 | 60.00 | 4.96 | 0.00 | 114.61 | 3 | Properties Rebated | | | | |
| TOTAL REBATED FOR ZEBULON | 49.65 | 60.00 | 4.96 | 0.00 | 114.61 | 3 | Properties Rebated for City | | | | |



Wake County Tax Administration

Rebate Details

03/01/2023 - 03/31/2023

ZEBULON

DATE

04/02/2023

TIME

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PAGE

1

| REBATE NUMBER | PROPERTY | CITY TAG | LATE LIST | BILLED INTEREST | TOTAL REBATED | PROCESS DATE | ACCOUNT NUMBER | TAX YEAR | YEAR FOR | BILLING TYPE | OWNER |
|------------------|-----------|-------------|--------------|--------------------|------------------|-----------------|-------------------|-----------------------------------|-------------|-----------------|-------|
| Grand Total: | 39,673.73 | 955.00 | 836.40 | 0.00 | 41,465.13 | | 81 | Properties Rebated for All Cities | | | |

STAFF REPORT
ORDINANCE 2023-45
VEHICLE REPAIRS
APPROPRIATION OF INSURANCE PROCEEDS
JUNE 5, 2023

Topic: Ordinance 2023-45 – Vehicle Repairs – Appropriation of Insurance Proceeds

Speaker: Bobby Fitts, Finance Director (if pulled from Consent)

From: Bobby Fitts, Finance Director

Prepared by: Bobby Fitts, Finance Director

Approved by: Joseph M. Moore II, PE, Town Manager

Executive Summary:

The appropriation of insurance proceeds through a Budget Adjustment to fund the replacement or repair of damaged vehicles or equipment.

Background:

In February, the light tower on Engine 91 (fire truck) was damaged resulting in the light tower needing to be repaired. Insurance proceeds of approximately \$8,885 will go towards repair of the vehicle.

On March 29, 2023, the 2013 Freightliner Street Sweeper was involved in an accident resulting in the vehicle being damaged. Insurance proceeds of approximately \$5,041 will go towards repair of the vehicle.

On May 1, 2023, a 2008 Ford F-250 truck was involved in an accident resulting in the vehicle being damaged. Insurance proceeds of approximately \$4,245 will go towards repair of the vehicle.

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 replacing this vehicle.

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 2023-45.

Attachments:

1. Ordinance 2023-45

ORDINANCE 2023-45

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, 2023.

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

| | INCREASE | DECREASE |
|--|-------------|----------|
| REVENUES | | |
| Insurance Proceeds | \$18,171.00 | |
| EXPENDITURES | | |
| PW Operations—Vehicle Maintenance | 5,041.00 | |
| Fire – Vehicle Maintenance | 8,885.00 | |
| Parks & Recreation – Vehicle Maintenance | 4,245.00 | |

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: June 5, 2023

Effective: June 5, 2023

Glenn L. York - Mayor

ATTEST:

Lisa M. Markland, CMC - Town Clerk

STAFF REPORT
ORDINANCE 2023-47
BUDGET AMENDMENT APPROPRIATING FUNDS
FOR POLICE & FIRE OFF-DUTY EMPLOYMENT REIMBURSEMENT
JUNE 5, 2023

Topic: FY 2023 Budget Amendment Request – Ordinance 2023-47

Speaker: Bobby Fitts, Finance Director (if pulled from Consent)

Prepared by: Bobby Fitts, Finance Director

Approved by:  Joseph M. Moore II, PE, Town Manager

Executive Summary:

The Board of Commissioners will appropriate \$48,000 in revenues received for the employment of off-duty officers at US Foods and Five County Stadium.

Background:

Local businesses, such as the Carolina Mudcats and GSK formerly paid directly for off-duty Town of Zebulon Police officers hired for security. With the change within the last couple of years in Carolina Mudcats ownership, it was requested that off-duty employment be paid through the Town and then reimbursed by the business requesting the service. With this change, to simplify things and be consistent for all parties, off-duty employment is paid through the Town and reimbursed by businesses.

Fiscal Impact:

The rate of pay includes benefits (FICA, retirement). For fiscal year-to-date 2023, this total of \$48,000 will cover employment for assignments worked in July 2022 through June 2023.

Procedure:

Per NCGS 159-15, the Board must recognize revenue received in order to assign that revenue to a particular function or line item.

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 2023-47.

Attachments:

1. Ordinance 2023-47

ORDINANCE 2023-47

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, 2023.

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

| | INCREASE | DECREASE |
|---|-------------|----------|
| REVENUES | | |
| Police/Fire Off-Duty Employment Reimbursement | \$48,000.00 | |
| EXPENDITURES | | |
| Police—Salaries | \$34,000.00 | |
| Police—FICA | 2,600.00 | |
| Police—Retirement | 8,100.00 | |
| Fire—Salaries | 2,500.00 | |
| Fire—FICA | 200.00 | |
| Fire—Retirement | 600.00 | |

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: June 5, 2023

Effective: June 5, 2023

Glenn L. York - Mayor

ATTEST:

Lisa M. Markland, CMC - Town Clerk

STAFF REPORT
REVIEW OFFICER APPOINTMENT
RESOLUTION 2023-29
JUNE 5, 2023

Topic: Review Officer Appointment – Resolution 2023-29
Speaker: Michael J. Clark, AICP, CZO, Planning Director (if pulled from Consent)
From: Michael J. Clark, AICP, CZO, Planning Director
Prepared by: Michael J. Clark, AICP, CZO, Planning Director
Approved by: Joseph M. Moore II, PE, Town Manager

Executive Summary:

The Board of Commissioners will consider the appointment of a Review Officer

Background:

State laws establish procedures for recording maps and plats. Specifically, allowing the transfer of plat review, to determine whether they meet recording requirements, from the Register of Deeds to a Review Officer.

The Town of Zebulon may appoint Review Officers for consideration by the Wake County Board of Commissioners to ensure an expeditious review of all maps and plats before they are presented to the Wake County Register of Deeds for recording.

Staff changes have revealed the need to update the current list of Review Officers appointed by the Town of Zebulon.

Discussion:

The discussion before the Zebulon Board of Commissioners is whether to amend the Review Officers identified by the attached Resolution; and whether to add Senior Planner Adam Culpepper as a Review Officer, and remove former employees.

Policy Analysis:

Amending the Town of Zebulon's Review Officers is a tactical action consistent with Zebulon 2030's Growing Smart focus area to "plan for the growth with appropriate staffing and service levels to address land use and transportation concerns."

Financial Analysis:

A fuller, and updated, list of Review Officers will ensure an expeditious review of all maps and plats before they are presented to the Wake County Register of Deeds for recording.

Staff Recommendation:

Staff recommends updating the Town's Review Officers by adopting the attached Resolution.

Attachments:

1. Resolution 2023-29

RESOLUTION 2023 - 29
RESOLUTION APPOINTING REVIEW OFFICERS

WHEREAS, State Law 1997-309 establishes procedures for recording maps and plats;

WHEREAS, the main purpose of the law is to transfer the responsibility for reviewing plats to determine whether they meet recording requirements from the Register of Deeds to a Review Officer;

WHEREAS, NC GS 47-30.2 requires the Board of County Commissioners in each County, by resolution, to appoint a person to serve as a Review Officer to review each plat before it is recorded and certify that it meets the statutory requirements for recording;

WHEREAS, it is the desire of the Town of Zebulon to ensure an expeditious review of all maps and plats as required by NC GS 47-30.2 before they are presented to the Wake County Register of Deeds for recording.

NOW THEREFORE, BE IT RESOLVED, that the following people in the Town of Zebulon employment are hereby appointed to perform all responsibilities as required for Review Officers under the appropriate North Carolina General Statutes for all plats and maps within the Town of Zebulon's jurisdiction.

1. Adam Culpepper Senior Planner

BE IT FURTHER RESOLVED that the following people are no longer designated to serve as the Review Officer for all lands within the municipal and extraterritorial jurisdiction of the Town of Zebulon.

1. Meade Bradshaw

BE IT FURTHER RESOLVED that a copy of the Wake County Resolution designating the Review Officers be forwarded to the Wake County Register of Deeds Office.

Adopted this 5th day of June 2023.

Glenn L. York —Mayor

SEAL

Lisa M. Markland, CMC—Town Clerk

STAFF REPORT
ORDINANCE 2023-42
0 PARKS VILLAGE ROAD
ANNEXATION REQUEST
JUNE 5, 2023

Topic: Ordinance 2023-42, 0 Parks Village Road - Annexation
Speaker: Michael J. Clark, AICP, CZO, Planning Director
From: Michael J. Clark, AICP, CZO, Planning Director
Prepared by: Michael J. Clark, AICP, CZO, Planning Director
Approved by: Joseph M. Moore II, PE, Town Manager

Executive Summary:

The Board of Commissioners will consider the voluntary annexation petition for a parcel at 0 Parks Village Road, (PIN 2706709420). This is a legislative case.

Background:

The governing board of any municipality may annex any area contiguous to its boundaries upon presentation of a petition signed by the owners of all the real property located within such area (NCGS §160A-31). The Town certified the annexation request for sufficiency prior to the Public Hearing (See Attachment).

The Board of Commissioners tabled this request following the public hearing at the May 1, 2023, meeting.

Discussion:

The discussion before the Board of Commissioners is whether to annex the subject tract of land into the Town of Zebulon Corporate Limits.

Unified Development Ordinance Section 2.2.2.G provides standards for the Board to consider when rendering a decision. These are as follows:

1. The annexation petition bears the signatures of all landowners within the area to be annexed;
2. The area to be annexed can be adequately served by the same municipal services provided within the Town's primary corporate limits;
3. The debt obligations from serving the subject lands do not exceed the anticipated revenues to the Town; and
4. The public health, safety, and welfare of Town residents and the residents of the lands proposed for annexation will be best served by the annexation.

Policy Analysis:

This annexation petition is consistent with the Comprehensive Plan requiring annexation of properties requesting water and sewer services to the site. The property is located within the Town of Zebulon's Extraterritorial Jurisdiction, meaning its annexation was expected and consistent with the Comprehensive Plan.

Financial Analysis:

The Town will increase property tax revenue by approximately \$3,200 per year for annexing the parcels in their current state. The applicant has a 45-unit residential

STAFF REPORT
ORDINANCE 2023-42
0 PARKS VILLAGE ROAD
ANNEXATION REQUEST
JUNE 5, 2023

conservation subdivision in review with the Technical Review Committee expected to generate approximately \$54,000 per year in property taxes.

The parcel is immediately adjacent to a residential subdivision (Barrington) and the additional costs for police and public works would be offset by the property tax income generated. The subject tract is already served by Zebulon Fire Department as part of existing interlocal agreements with Wake County.

Staff Recommendation:

Staff recommends approving Ordinance 2023-42 for the annexation as request finding that the proposed annexation is consistent with Comprehensive Plan policies and UDO Section 2.2.2.G.

Attachments:

1. Application
2. Certificate of Sufficiency
3. Aerial Map
4. Zoning Map
5. ETJ Map
6. Land Use Map
7. Site Pictures
8. Public Hearing Notice
9. 750' Radius of Notified by Mailed Property Owners
10. NCGS 160A-31
11. Ordinance 2023-42



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 Planning Director Michael Clark (mclark@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 IDT Web Portal. As noted below some materials must be brought in person to the Zebulon Planning Department to complete the application process. Access to IDT can be found on the Town of Zebulon Website or through this link (<https://townofzebulon.idtplans.com/secure/>)

- **Materials to Submit through the Town of Zebulon IDT 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: 0 Parks Village Road | | Total Acreage: 21.85 |
| Parcel Identification Number (NC PIN): Please include all 2706709420 | Deed Book: 019221 | Deed Page(s): 01781 |
| Name of Project (if Applicable) Old Bunn Road | | Current Zoning of the Property: R-2 |
| Existing Use of the Property: Raw Land | | Proposed Use of the Property: Residential Subdivision |
| Reason for Annexation To connect to public water and sewer utilities for future residential subdivision | | |

| PART 2. APPLICANT/AGENT INFORMATION | | |
|--|--|---|
| Name of Applicant/Agent: Davidson Homes | | |
| Street Address of Applicant/Agent: 1903 N. Harrison Avenue Suite 200 | | |
| City: Cary | State: NC | Zip Code: 27513 |
| Email of Applicant/Agent: kmulder@davidsonhomesllc.com | Telephone Number of Applicant/Agent: 919-255-2602 | Fax Number of Applicant/Agent: NA |
| Are you the owner of the property? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Are you the owner's agent? <input checked="" type="checkbox"/> Yes <input checked="" 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: Stokes Surveying & Mapping, PLLC | | |
| Street Address of Surveyor: 1425 Rock Quarry Road Suite 105-B | | |
| City: Raleigh | State: NC | Zip Code: 27610 |
| Email of Surveyor: mike@stokes-surveying.com | Telephone Number of Property Owner: 919-977-7825 | Fax Number of Property Owner: NA |
| 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: Michael Stokes | Date: 2-16-23 |



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: Levi Mixon | Date: 2/14/23 |
| 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: |
| Signature of Owner: | Print Name: | Date: |

STATE OF Alabama
COUNTY OF Jefferson

Sworn and subscribed before me, Sarah J. Gooden, a Notary Public for the above State and County, this the 14th day of February, 2023.


Notary Public

SEAL





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, _____, a 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, BC Joyner, LLC a limited liability company, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this the 14th day of February, 2023. Name of Limited Liability Company

By: BC Joyner, LLC

[Signature]
Signature of Member/Manager

Alabama
~~STATE OF NORTH CAROLINA~~
Jefferson
~~COUNTY OF WAKE~~

Sworn and subscribed before me, Sarah J. Gooden, a Notary Public for the above State and County,
this the 14th day of February, 2023.

[Signature]
Notary Public

SEAL





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:

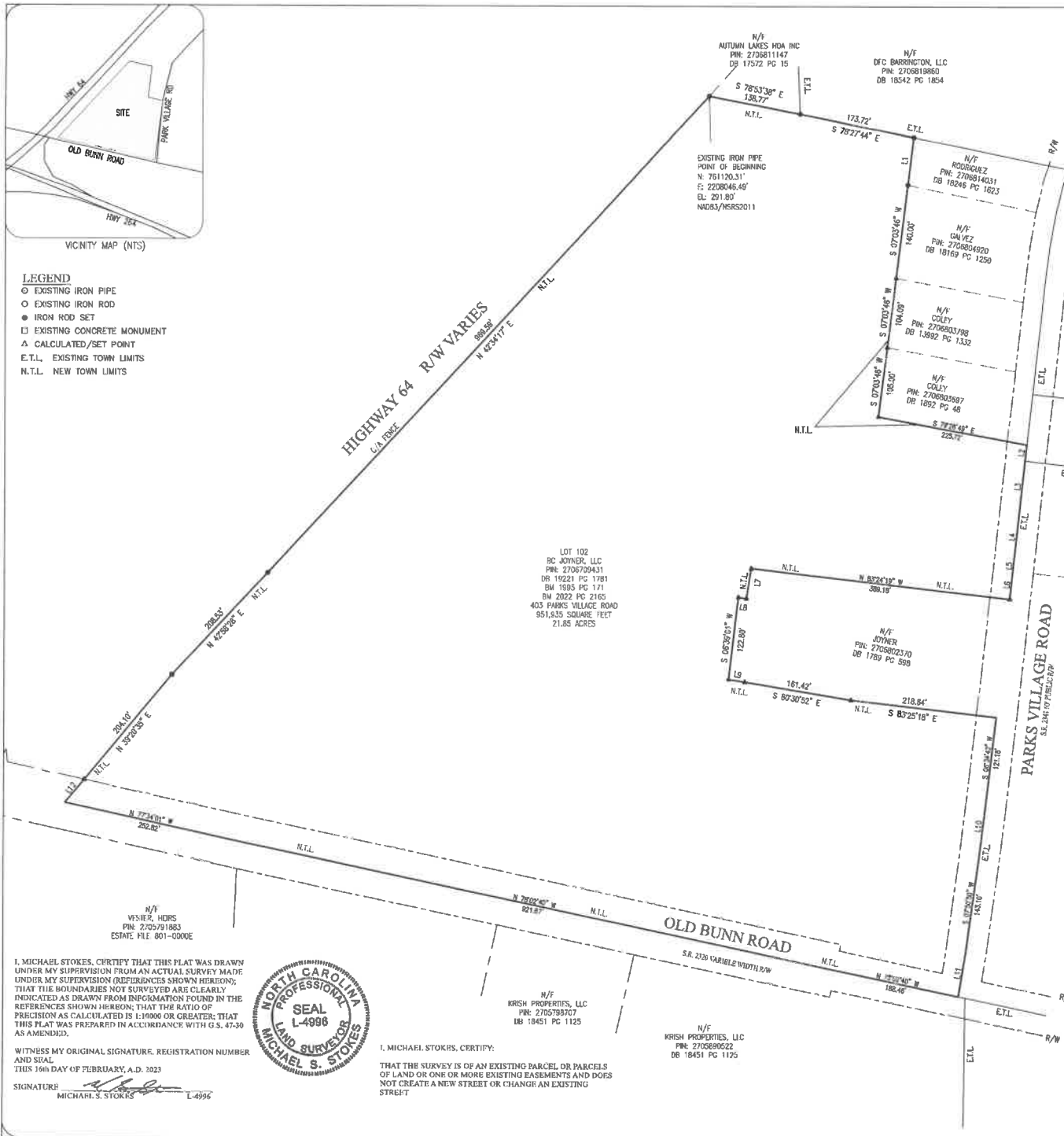
DESCRIPTION OF ANNEXATION AREA AND NEW TOWN OF ZEBULON LIMITS

BEGINNING AT AN EXISTING IRON PIPE IN THE EASTERN MARGIN
OF THE RIGHT OF WAY OF HIGHWAY 64,
HAVING STATE PLANE COORDINATES OF
N: 761120.31', E: 2208046.49' (NAD83/NSRS2011);
THENCE S 78°53'38" E A DISTANCE OF 138.77' TO AN EXISTING IRON PIPE;
THENCE S 78°27'44" E A DISTANCE OF 173.72' TO AN EXISTING IRON PIPE;
THENCE S 07°03'46" W A DISTANCE OF 71.05' TO AN EXISTING IRON PIPE;
THENCE S 07°03'46" W A DISTANCE OF 140.00' TO A POINT;
THENCE S 07°03'46" W A DISTANCE OF 104.09' TO A POINT;
THENCE S 07°03'46" W A DISTANCE OF 105.00' TO A POINT;
THENCE S 79°28'49" E A DISTANCE OF 225.72' TO A POINT IN THE CENTER
OF PARKS VILLAGE ROAD, S.R. 2341;
THENCE ALONG THE CENTER OF PARKS VILLAGE ROAD, S.R. 2341
THE FOLLOWING COURSES AND DISTANCES:
S 06°19'05" W A DISTANCE OF 24.52';
S 06°07'41" W A DISTANCE OF 77.90';
S 06°04'11" W A DISTANCE OF 72.39';
S 06°04'11" W A DISTANCE OF 14.38';
S 06°11'20" W A DISTANCE OF 42.74';
THENCE DEPARTING FROM THE CENTERLINE OF PARKS VILLAGE ROAD, S.R. 2341
N 83°24'19" W A DISTANCE OF 389.18' TO A POINT;
THENCE S 08°48'19" W A DISTANCE OF 45.58' TO A POINT;
THENCE N 81°05'40" W A DISTANCE OF 12.46' TO A POINT;
THENCE S 06°39'01" W A DISTANCE OF 122.80' TO A POINT;
S 80°30'40" E A DISTANCE OF 24.39' TO A POINT;
THENCE S 80°30'52" E A DISTANCE OF 161.42' TO A POINT;
THENCE S 83°25'18" E A DISTANCE OF 218.64' TO A POINT IN THE CENTERLINE
OF PARKS VILLAGE ROAD, S.R. 2341;
THENCE ALONG THE CENTERLINE OF PARKS VILLAGE ROAD, S.R. 2341
THE FOLLOWING COURSES AND DISTANCES:
S 06°34'42" W A DISTANCE OF 121.18';
S 06°52'48" W A DISTANCE OF 87.26';
S 07°50'50" W A DISTANCE OF 143.10';
S 09°12'58" W A DISTANCE OF 69.41' TO A POINT IN THE
INTERSECTION OF THE CENTERLINE OF PARKS VILLAGE ROAD, S.R. 2341
AND THE CENTERLINE OF OLD BUNN ROAD, S.R. 2320;
THENCE ALONG THE CENTERLINE OF OLD BUNN ROAD, S.R. 2320
THE FOLLOWING COURSES AND DISTANCES:
N 78°02'40" W A DISTANCE OF 188.46';
N 78°02'40" W A DISTANCE OF 921.87';
N 77°34'01" W A DISTANCE OF 252.82';
THENCE DEPARTING FROM THE CENTERLINE OF OLD BUNN ROAD,
S.R. 2320 AND FOLLOWING THE EASTERN MARGIN OF THE
RIGHT OF WAY OF HIGHWAY 64 N 39°20'35" E A DISTANCE OF 44.86' TO A ;
THENCE N 39°20'35" E A DISTANCE OF 204.10' TO A CONCRETE MONUMENT;
THENCE N 42°58'28" E A DISTANCE OF 208.53' TO AN EXISTING IRON PIPE;
THENCE N 42°34'17" E A DISTANCE OF 969.59' TO AN EXISTING IRON PIPE;
WHICH IS THE POINT OF BEGINNING,
HAVING AN AREA OF 23.49 ACRES INCLUDING THAT AREA WITHIN THE RIGHTS
OF WAY OF OLD BUNN ROAD, S.R. 2320 AND PARKS VILLAGE ROAD, S.R. 2341.
ACCORDING TO A SURVEY BY STOKES SURVEYING & MAPPING, PLLC DATED 2-16-2023



LEGEND

- EXISTING IRON PIPE
- EXISTING IRON ROD
- IRON ROD SET
- EXISTING CONCRETE MONUMENT
- ▲ CALCULATED/SET POINT
- ET.L. EXISTING TOWN LIMITS
- N.T.L. NEW TOWN LIMITS



| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 07°03'46" W | 71.05' |
| L2 | S 08°19'05" W | 24.52' |
| L3 | S 08°04'11" W | 72.39' |
| L4 | S 08°04'11" W | 72.39' |
| L5 | S 08°04'11" W | 14.38' |
| L6 | S 08°11'20" W | 42.74' |
| L7 | S 08°04'11" W | 43.58' |
| L8 | N 81°05'40" W | 12.46' |
| L9 | S 80°30'40" E | 24.39' |
| L10 | S 80°30'40" E | 169.28' |
| L11 | S 80°30'40" E | 169.41' |
| L12 | N 39°20'35" E | 44.86' |

DESCRIPTION OF ANNEXATION AREA AND NEW TOWN OF ZEBULON LIMITS

BEGINNING AT AN EXISTING IRON PIPE IN THE EASTERN MARGIN OF THE RIGHT OF WAY OF HIGHWAY 64, HAVING STATE PLANE COORDINATES OF N: 761120.31', E: 2208046.49' (NAD83/NSRS2011); THENCE S 78°53'38" E A DISTANCE OF 138.77' TO AN EXISTING IRON PIPE; THENCE S 78°27'44" E A DISTANCE OF 173.72' TO AN EXISTING IRON PIPE; THENCE S 07°03'46" W A DISTANCE OF 71.05' TO AN EXISTING IRON PIPE; THENCE S 07°03'46" W A DISTANCE OF 140.00' TO A POINT; THENCE S 07°03'46" W A DISTANCE OF 104.09' TO A POINT; THENCE S 07°03'46" W A DISTANCE OF 105.00' TO A POINT; THENCE S 79°28'49" E A DISTANCE OF 225.72' TO A POINT IN THE CENTER OF PARKS VILLAGE ROAD, S.R. 2341; THENCE ALONG THE CENTER OF PARKS VILLAGE ROAD, S.R. 2341 THE FOLLOWING COURSES AND DISTANCES: S 06°19'05" W A DISTANCE OF 24.52'; S 06°07'41" W A DISTANCE OF 77.90'; S 08°04'11" W A DISTANCE OF 72.39'; S 08°04'11" W A DISTANCE OF 14.38'; S 08°11'20" W A DISTANCE OF 42.74'; THENCE DEPARTING FROM THE CENTERLINE OF PARKS VILLAGE ROAD, S.R. 2341 N 83°24'19" W A DISTANCE OF 389.18' TO A POINT; THENCE S 08°48'19" W A DISTANCE OF 45.58' TO A POINT; THENCE N 81°05'40" W A DISTANCE OF 12.46' TO A POINT; THENCE S 08°39'01" W A DISTANCE OF 122.80' TO A POINT; S 80°30'40" E A DISTANCE OF 24.39' TO A POINT; THENCE S 80°30'52" E A DISTANCE OF 161.42' TO A POINT; THENCE S 83°25'18" E A DISTANCE OF 218.64' TO A POINT IN THE CENTERLINE OF PARKS VILLAGE ROAD, S.R. 2341; THENCE ALONG THE CENTERLINE OF PARKS VILLAGE ROAD, S.R. 2341 THE FOLLOWING COURSES AND DISTANCES: S 06°34'42" W A DISTANCE OF 121.18'; S 06°52'48" W A DISTANCE OF 87.26'; S 07°50'50" W A DISTANCE OF 143.10'; S 09°12'58" W A DISTANCE OF 69.41' TO A POINT IN THE INTERSECTION OF THE CENTERLINE OF PARKS VILLAGE ROAD, S.R. 2341 AND THE CENTERLINE OF OLD BUNN ROAD, S.R. 2320; THENCE ALONG THE CENTERLINE OF OLD BUNN ROAD, S.R. 2320 THE FOLLOWING COURSES AND DISTANCES: N 78°02'40" W A DISTANCE OF 188.46'; N 78°02'40" W A DISTANCE OF 921.87'; N 77°34'01" W A DISTANCE OF 252.82'; THENCE DEPARTING FROM THE CENTERLINE OF OLD BUNN ROAD, S.R. 2320 AND FOLLOWING THE EASTERN MARGIN OF THE RIGHT OF WAY OF HIGHWAY 64 N 39°20'35" E A DISTANCE OF 44.86' TO A ; THENCE N 39°20'35" E A DISTANCE OF 204.10' TO A CONCRETE MONUMENT; THENCE N 42°58'28" E A DISTANCE OF 208.53' TO AN EXISTING IRON PIPE; THENCE N 42°34'17" E A DISTANCE OF 989.59' TO AN EXISTING IRON PIPE; WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 23.49 ACRES INCLUDING THAT AREA WITHIN THE RIGHTS OF WAY OF OLD BUNN ROAD, S.R. 2320 AND PARKS VILLAGE ROAD, S.R. 2341. ACCORDING TO A SURVEY BY STOKES SURVEYING & MAPPING, PLLC DATED 2-16-2023

I, MICHAEL STOKES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (REFERENCES SHOWN HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000 OR GREATER; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-39 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 16th DAY OF FEBRUARY, A.D. 2023

SIGNATURE: *Michael S. Stokes* L-4996



I, MICHAEL STOKES, CERTIFY: THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET

N/F
KRISH PROPERTIES, LLC
PIN: 2705798707
DB 18451 PG 1125

N/F
KRISH PROPERTIES, LLC
PIN: 2705890522
DB 18451 PG 1125

STOKES
SURVEYING & MAPPING, PLLC
Firm License # P-1139
1425-105 B Rock Quarry Rd.
Raleigh, NC 27610
(919) 971-7897
www.stokes-surveying.com

| | |
|------------------|------------------------|
| SHEET 1 OF 1 | SCALE: 1" = 100' |
| REVISION: | |
| DRAWN BY: MSS | COUNTY: WAKE |
| CHECKED BY: MSS | TOWNSHIP: LITTLE RIVER |
| FIELD BY: HJ/JH | ZONED: R-2 |
| CADD FILE: 22157 | DATE: 02-16-2023 |

VOLUNTARY ANNEXATION PLAT:
OLD BUNN ROAD TRACT
Property of:
J. ROY JOYNER HEIRS



| OWNER | ADDR1 | ADDR2 | PRODESC | SITE_ADDRESS |
|---|-------------------------------|--------------------------|---|----------------------|
| AUTUMN LAKES OWNERS ASSOCIATION INC | 513 CRACKLING CT | ZEBULON NC 27597-9436 | SM PT BELL LD | 0 PARKS VILLAGE RD |
| IHG PROPERTY NORTH CAROLINA LP | 321 GUSTY LN | ZEBULON NC 27597-9710 | LO7 AUTUMN LAKES PH1 BM2019 -00454 | 321 GUSTY LN |
| KRISH PROPERTIES LLC | 1140 KILDAIRE FARM RD STE 209 | CARY NC 27511-4597 | RALEIGH TARBORO RD | 1400 OLD BUNN RD |
| KRISH PROPERTIES LLC | 1140 KILDAIRE FARM RD STE 209 | CARY NC 27511-4597 | DELLA HICKS PROP | 1424 OLD BUNN RD |
| AUTUMN LAKES OWNERS ASSOCIATION INC | 513 CRACKLING CT | ZEBULON NC 27597-9436 | LO319 AUTUMN LAKES PH3 BM2021 -01608 | 201 INDIAN SUMMER ST |
| JOYNER, RICHARD PATRICK | 1311 OLD BUNN RD | ZEBULON NC 27597-9586 | RECMB-BOUNDARY J ROY JOYNER HEIRS BM1995 -00171 | 1311 OLD BUNN RD |
| AUTUMN LAKES OWNERS ASSOCIATION INC | 6500 CREEDMOOR RD STE 212 | RALEIGH NC 27613-3698 | LO053 AUTUMN LAKES PH3 BM2021 -01606 | 448 GUSTY LN |
| AUTUMN LAKES OWNERS ASSOCIATION INC | 6500 CREEDMOOR RD STE 212 | RALEIGH NC 27613-3698 | LO052 AUTUMN LAKES PH3 BM2021 -01608 | 0 GUSTY LN |
| SARFO, EMMANUEL SARFO, DEBORAH | 533 GUSTY LN | ZEBULON NC 27597-3314 | LO337 AUTUMN LAKES PH3 BM2021 -01608 | 533 GUSTY LN |
| THRASH, BRANDON PATRICK LLOYD YOUNES, SARAH HANY | 525 GUSTY LN | ZEBULON NC 27597-3314 | LO338 AUTUMN LAKES PH3 BM2021 -01608 | 525 GUSTY LN |
| BRANTLEY, VESTER R HEIRS C/O K W BRANTLEY TRUSTEE | 304 ROSEMARY LN | GREENVILLE SC 29615-2016 | RALEIGH TARBORO RD | 1300 OLD BUNN RD |
| BUNN, KIMBERLY | 504 PARKS VILLAGE RD | ZEBULON NC 27597-8799 | BUNN LD | 504 PARKS VILLAGE RD |
| KOKKIRALA, NIHARIKA | 317 GUSTY LN | ZEBULON NC 27597-9710 | LO8 AUTUMN LAKES PH1 BM2019 -00454 | 317 GUSTY LN |
| COLEY, PEGGY S | 509 PARKS VILLAGE RD | ZEBULON NC 27597-8899 | 509 PARKS VILLAGE RD | 509 PARKS VILLAGE RD |
| COLEY, PEGGY S | 509 PARKS VILLAGE RD | ZEBULON NC 27597-8899 | 505 PARKS VILLAGE RD | 505 PARKS VILLAGE RD |
| BC JOYNER LLC | 336 JAMES RECORD RD SW | HUNTSVILLE AL 35824-1514 | LO102 J. ROY JOYNER HEIRS BM2022 -02165 | 0 PARKS VILLAGE RD |
| WHITLEY, LINDA | 740 CRACKLING CT | ZEBULON NC 27597-6085 | LO313 AUTUMN LAKES PH3 BM2021 -01608 | 740 CRACKLING CT |
| MUPR 3 ASSETS LLC | 5001 PLAZA ON THE LK STE 200 | AUSTIN TX 78746-1053 | LO320 AUTUMN LAKES PH3 BM2021 -01608 | 449 GUSTY LN |
| MUPR 3 ASSETS LLC | 5001 PLAZA ON THE LK STE 200 | AUSTIN TX 78746-1053 | LO322 AUTUMN LAKES PH3 BM2021 -01608 | 452 GUSTY LN |
| MUPR 3 ASSETS LLC | 5001 PLAZA ON THE LK STE 200 | AUSTIN TX 78746-1053 | LO324 AUTUMN LAKES PH3 BM2021 -01608 | 500 GUSTY LN |
| MUPR 3 ASSETS LLC | 5001 PLAZA ON THE LK STE 200 | AUSTIN TX 78746-1053 | LO325 AUTUMN LAKES PH3 BM2021 -01608 | 504 GUSTY LN |
| MUPR 3 ASSETS LLC | 5001 PLAZA ON THE LK STE 200 | AUSTIN TX 78746-1053 | LO326 AUTUMN LAKES PH3 BM2021 -01608 | 508 GUSTY LN |
| MUPR 3 ASSETS LLC | 5001 PLAZA ON THE LK STE 200 | AUSTIN TX 78746-1053 | LO328 AUTUMN LAKES PH3 BM2021 -01608 | 516 GUSTY LN |
| MUPR 3 ASSETS LLC | 5001 PLAZA ON THE LK STE 200 | AUSTIN TX 78746-1053 | LO329 AUTUMN LAKES PH3 BM2021 -01608 | 520 GUSTY LN |
| AUGUSTONO, DONNA | 456 GUSTY LN | ZEBULON NC 27597-3313 | LO323 AUTUMN LAKES PH3 BM2021 -01608 | 456 GUSTY LN |
| BUNN, KIMBERLY C | 504 PARKS VILLAGE RD | ZEBULON NC 27597-8799 | LO1 BARRINGTON PH1 BM2019 -00634 | 0 PARKS VILLAGE RD |
| BOWLES, LECYNTHIA | 517 GUSTY LN | ZEBULON NC 27597-3314 | LO339 AUTUMN LAKES PH3 BM2021 -01608 | 517 GUSTY LN |
| AUTUMN LAKES OWNERS ASSOCIATION INC | 513 CRACKLING CT | ZEBULON NC 27597-9436 | Open Space Lot 1 Autum Lakes PH1 BM2019 -00454 | 500 CRACKLING CT |
| GUPTON, ALEXIS | 316 GUSTY LN | ZEBULON NC 27597-9710 | LO5 AUTUMN LAKES PH1 BM2019 -00454 | 316 GUSTY LN |
| BOLDS, DONICE | 309 GUSTY LN | ZEBULON NC 27597-9710 | LO9 AUTUMN LAKES PH1 BM2019 -00454 | 309 GUSTY LN |
| JOYNER, KAYLA | 320 GUSTY LN | ZEBULON NC 27597-9710 | LO6 AUTUMN LAKES PH1 BM2019 -00454 | 320 GUSTY LN |
| CARTER, FALISCIA | 304 GUSTY LN | ZEBULON NC 27597-9710 | LO2 AUTUMN LAKES PH1 BM2019 -00454 | 304 GUSTY LN |
| GALVEZ, ISABEL DIAZ | 6109 BUFFALO RD | RALEIGH NC 27616-6298 | LO1 | 513 PARKS VILLAGE RD |
| FLANAGAN, SHELLEY | 312 GUSTY LN | ZEBULON NC 27597-9710 | LO4 AUTUMN LAKES PH1 BM2019 -00454 | 312 GUSTY LN |
| RODRIGUEZ, TRACY L PERNAS, VICENTE O RODRIGUEZ | 517 PARKS VILLAGE RD | ZEBULON NC 27597-8899 | LO1 WOOD LD | 517 PARKS VILLAGE RD |
| MUPR 3 ASSETS LLC | 5001 PLAZA ON THE LK STE 200 | AUSTIN TX 78746-1053 | LO341 AUTUMN LAKES PH3 BM2021 -01608 | 204 INDIAN SUMMER ST |
| MUPR 3 ASSETS LLC | 5001 PLAZA ON THE LK STE 200 | AUSTIN TX 78746-1053 | LO318 AUTUMN LAKES PH3 BM2021 -01608 | 205 INDIAN SUMMER ST |
| MUPR 3 ASSETS LLC | 5001 PLAZA ON THE LK STE 200 | AUSTIN TX 78746-1053 | LO344 AUTUMN LAKES PH3 BM2021 -01608 | 216 INDIAN SUMMER ST |
| MUPR 3 ASSETS LLC | 5001 PLAZA ON THE LK STE 200 | AUSTIN TX 78746-1053 | LO343 AUTUMN LAKES PH3 BM2021 -01608 | 212 INDIAN SUMMER ST |
| MUPR 3 ASSETS LLC | 5001 PLAZA ON THE LK STE 200 | AUSTIN TX 78746-1053 | LO342 AUTUMN LAKES PH3 BM2021 -01608 | 208 INDIAN SUMMER ST |
| MUPR 3 ASSETS LLC | 5001 PLAZA ON THE LK STE 200 | AUSTIN TX 78746-1053 | LO317 AUTUMN LAKES PH3 BM2021 -01608 | 209 INDIAN SUMMER ST |

| OWNER | ADDR1 | ADDR2 | PROPDESC | SITE_ADDRESS |
|---|-----------------------------------|---------------------------------|---|----------------------|
| MUPR 3 ASSETS LLC | 5001 PLAZA ON THE LK STE 200 | AUSTIN TX 78746-1053 | LO316 AUTUMN LAKES PH3 BM2021 -01608 | 213 INDIAN SUMMER ST |
| MUPR 3 ASSETS LLC | 5001 PLAZA ON THE LK STE 200 | AUSTIN TX 78746-1053 | LO315 AUTUMN LAKES PH3 BM2021 -01608 | 217 INDIAN SUMMER ST |
| DFC BARRINGTON LLC | 13000 SAWGRASS VILLAGE CIR STE 24 | PONTE VEDRA BEACH FL 32082-5021 | LO1B DFC BARRINGTON & H&H CONSTRUC UNRCD SRVY | 601 PARKS VILLAGE RD |
| DFC BARRINGTON LLC | 13000 SAWGRASS VILLAGE CIR STE 24 | PONTE VEDRA BEACH FL 32082-5021 | LO1C DFC BARRINGTON & H&H CONSTRUC UNRCD SRVY | 0 PARKS VILLAGE RD |
| DFC BARRINGTON LLC | 13000 SAWGRASS VILLAGE CIR STE 24 | PONTE VEDRA BEACH FL 32082-5021 | LO3A-1 DFC BARRINGTON & H&H CONSTRUC UNRCD SRVY | 0 PARKS VILLAGE RD |
| DFC BARRINGTON LLC | 13000 SAWGRASS VILLAGE CIR STE 24 | PONTE VEDRA BEACH FL 32082-5021 | LO3A-2 DFC BARRINGTON & H&H CONSTRUC UNRCD SRVY | 0 OLD BUNN RD |
| DFC BARRINGTON LLC | 13000 SAWGRASS VILLAGE CIR STE 24 | PONTE VEDRA BEACH FL 32082-5021 | LO3A-3 DFC BARRINGTON & H&H CONSTRUC UNRCD SRVY | 0 OLD BUNN RD |
| DFC BARRINGTON LLC | 13000 SAWGRASS VILLAGE CIR STE 24 | PONTE VEDRA BEACH FL 32082-5021 | LO3B DFC BARRINGTON & H&H CONSTRUC UNRCD SRVY | 0 OLD BUNN RD |
| AUTUMN LAKES OWNERS ASSOCIATION INC | 513 CRACKLING CT | ZEBULON NC 27597-9436 | OPEN SPACE LOT 4 AUTUMN LAKES PH1 BM2021 -01606 | 644 CRACKLING CT |
| GONZALEZ, JOSELIN MIRANDA MIRANDA GONZALEZ, ANA LAURA | 1551 OLD BUNN RD | ZEBULON NC 27597-9590 | PROP RICHARD & BETTY DONOVAN BM1989 -1082 | 1551 OLD BUNN RD |
| LGI HOMES - NC LLC C/O DAVID HENSLEY | 3037 SHERMAN DR | LANCASTER SC 29720-0063 | LO314 AUTUMN LAKES PH3 BM2021 -01608 | 744 CRACKLING CT |
| LGI HOMES - NC LLC C/O DAVID HENSLEY | 3037 SHERMAN DR | LANCASTER SC 29720-0063 | LO331 AUTUMN LAKES PH3 BM2021 -01608 | 528 GUSTY LN |
| LGI HOMES - NC LLC C/O DAVID HENSLEY | 3037 SHERMAN DR | LANCASTER SC 29720-0063 | LO332 AUTUMN LAKES PH3 BM2021 -01608 | 532 GUSTY LN |
| LGI HOMES - NC LLC C/O DAVID HENSLEY | 3037 SHERMAN DR | LANCASTER SC 29720-0063 | LO333 AUTUMN LAKES PH3 BM2021 -01608 | 536 GUSTY LN |
| LGI HOMES - NC LLC C/O DAVID HENSLEY | 3037 SHERMAN DR | LANCASTER SC 29720-0063 | LO334 AUTUMN LAKES PH3 BM2021 -01608 | 540 GUSTY LN |
| LGI HOMES - NC LLC C/O DAVID HENSLEY | 3037 SHERMAN DR | LANCASTER SC 29720-0063 | LO336 AUTUMN LAKES PH3 BM2021 -01608 | 537 GUSTY LN |
| LGI HOMES - NC LLC C/O DAVID HENSLEY | 3037 SHERMAN DR | LANCASTER SC 29720-0063 | LO340 AUTUMN LAKES PH3 BM2021 -01608 | 200 INDIAN SUMMER ST |
| LGI HOMES - NC LLC C/O DAVID HENSLEY | 3037 SHERMAN DR | LANCASTER SC 29720-0063 | LO330 AUTUMN LAKES PH3 BM2021 -01608 | 524 GUSTY LN |
| JOYNER, JIMMY Y JOYNER, RUTH T | 403 PARKS VILLAGE RD | ZEBULON NC 27597-8798 | LO101 J. ROY JOYNER HEIRS BM2022 -02165 | 403 PARKS VILLAGE RD |
| HATCHER, TENISHA | 445 GUSTY LN | ZEBULON NC 27597-3313 | LO321 AUTUMN LAKES PH3 BM2021 -01608 | 445 GUSTY LN |
| LGI HOMES - NC LLC C/O DAVID HENSLEY | 3037 SHERMAN DR | LANCASTER SC 29720-0063 | LO327 AUTUMN LAKES PH3 BM2021 -01608 | 512 GUSTY LN |
| ARMSTRONG, RYAN D | 308 GUSTY LN | ZEBULON NC 27597-9710 | LO3 AUTUMN LAKES PH1 BM2019 -00454 | 308 GUSTY LN |
| KRISH PROPERTIES LLC | 1140 KILDAIRE FARM RD STE 209 | CARY NC 27511-4597 | HICKS LAND | 0 OLD BUNN RD |

ZEBULON

NORTH CAROLINA

1003 N. Arendell Avenue
Zebulon, NC 27597
919.823.1800

www.townofzebulon.org

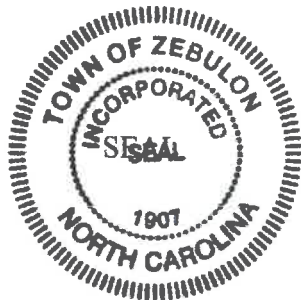
Certificate of Sufficiency

Pin # 2706709420 – 0 Parks Village 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 1st day of March 2023.





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 Planning Director Michael Clark (mclark@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

| PART 1. DESCRIPTION OF REQUEST/PROPERTY | | |
|---|-----------------------------|---|
| Street Address of the Property: 0 Parks Village Road | | Total Acreage: 21.85 |
| Parcel Identification Number (NC PIN): Please include all 2706709420 | Deed Book: 019221 | Deed Page(s): 01781 |
| Name of Project (if Applicable) Old Bunn Road | | Current Zoning of the Property: R-2 |
| Existing Use of the Property: Raw Land | | Proposed Use of the Property: Residential Subdivision |
| Reason for Annexation To connect to public water and sewer utilities for future residential subdivision | | |

| PART 2. APPLICANT/AGENT INFORMATION | | |
|--|--|---|
| Name of Applicant/Agent: Davidson Homes | | |
| Street Address of Applicant/Agent: 1903 N. Harrison Avenue Suite 200 | | |
| City: Cary | State: NC | Zip Code: 27513 |
| Email of Applicant/Agent: kmulder@davidsonhomesllc.com | Telephone Number of Applicant/Agent: 919-255-2602 | Fax Number of Applicant/Agent: NA |
| Are you the owner of the property? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Are you the owner's agent? <input checked="" type="checkbox"/> Yes <input checked="" 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: Stokes Surveying & Mapping, PLLC | | |
| Street Address of Surveyor: 1425 Rock Quarry Road Suite 105-B | | |
| City: Raleigh | State: NC | Zip Code: 27610 |
| Email of Surveyor: mike@stokes-surveying.com | Telephone Number of Property Owner: 919-977-7825 | Fax Number of Property Owner: NA |
| 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: Michael Stokes | Date: 2-16-23 |



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, _____, a 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, BC Joyner, LLC a limited liability company, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this the 14th day of February, 2023. Name of Limited Liability Company

By: BC Joyner, LLC

[Signature]
Signature of Member/Manager

Alabama
~~STATE OF NORTH CAROLINA~~
~~COUNTY OF WAKE~~ Jefferson

Sworn and subscribed before me, Sarah J. Gooden, a Notary Public for the above State and County,
this the 14th day of February, 2023.

[Signature]
Notary Public

SEAL



DESCRIPTION OF ANNEXATION AREA AND NEW TOWN OF ZEBULON LIMITS

BEGINNING AT AN EXISTING IRON PIPE IN THE EASTERN MARGIN
OF THE RIGHT OF WAY OF HIGHWAY 64,
HAVING STATE PLANE COORDINATES OF
N: 761120.31', E: 2208046.49' (NAD83/NSRS2011);
THENCE S 78°53'38" E A DISTANCE OF 138.77' TO AN EXISTING IRON PIPE;
THENCE S 78°27'44" E A DISTANCE OF 173.72' TO AN EXISTING IRON PIPE;
THENCE S 07°03'46" W A DISTANCE OF 71.05' TO AN EXISTING IRON PIPE;
THENCE S 07°03'46" W A DISTANCE OF 140.00' TO A POINT;
THENCE S 07°03'46" W A DISTANCE OF 104.09' TO A POINT;
THENCE S 07°03'46" W A DISTANCE OF 105.00' TO A POINT;
THENCE S 79°28'49" E A DISTANCE OF 225.72' TO A POINT IN THE CENTER
OF PARKS VILLAGE ROAD, S.R. 2341;
THENCE ALONG THE CENTER OF PARKS VILLAGE ROAD, S.R. 2341
THE FOLLOWING COURSES AND DISTANCES:
S 06°19'05" W A DISTANCE OF 24.52';
S 06°07'41" W A DISTANCE OF 77.90';
S 06°04'11" W A DISTANCE OF 72.39';
S 06°04'11" W A DISTANCE OF 14.38';
S 06°11'20" W A DISTANCE OF 42.74';
THENCE DEPARTING FROM THE CENTERLINE OF PARKS VILLAGE ROAD, S.R. 2341
N 83°24'19" W A DISTANCE OF 389.18' TO A POINT;
THENCE S 08°48'19" W A DISTANCE OF 45.58' TO A POINT;
THENCE N 81°05'40" W A DISTANCE OF 12.46' TO A POINT;
THENCE S 06°39'01" W A DISTANCE OF 122.80' TO A POINT;
S 80°30'40" E A DISTANCE OF 24.39' TO A POINT;
THENCE S 80°30'52" E A DISTANCE OF 161.42' TO A POINT;
THENCE S 83°25'18" E A DISTANCE OF 218.64' TO A POINT IN THE CENTERLINE
OF PARKS VILLAGE ROAD, S.R. 2341;
THENCE ALONG THE CENTERLINE OF PARKS VILLAGE ROAD, S.R. 2341
THE FOLLOWING COURSES AND DISTANCES:
S 06°34'42" W A DISTANCE OF 121.18';
S 06°52'48" W A DISTANCE OF 87.26';
S 07°50'50" W A DISTANCE OF 143.10';
S 09°12'58" W A DISTANCE OF 69.41' TO A POINT IN THE
INTERSECTION OF THE CENTERLINE OF PARKS VILLAGE ROAD, S.R. 2341
AND THE CENTERLINE OF OLD BUNN ROAD, S.R. 2320;
THENCE ALONG THE CENTERLINE OF OLD BUNN ROAD, S.R. 2320
THE FOLLOWING COURSES AND DISTANCES:
N 78°02'40" W A DISTANCE OF 188.46';
N 78°02'40" W A DISTANCE OF 921.87';
N 77°34'01" W A DISTANCE OF 252.82';
THENCE DEPARTING FROM THE CENTERLINE OF OLD BUNN ROAD,
S.R. 2320 AND FOLLOWING THE EASTERN MARGIN OF THE
RIGHT OF WAY OF HIGHWAY 64 N 39°20'35" E A DISTANCE OF 44.86' TO A ;
THENCE N 39°20'35" E A DISTANCE OF 204.10' TO A CONCRETE MONUMENT;
THENCE N 42°58'28" E A DISTANCE OF 208.53' TO AN EXISTING IRON PIPE;
THENCE N 42°34'17" E A DISTANCE OF 969.59' TO AN EXISTING IRON PIPE;
WHICH IS THE POINT OF BEGINNING,
HAVING AN AREA OF 23.49 ACRES INCLUDING THAT AREA WITHIN THE RIGHTS
OF WAY OF OLD BUNN ROAD, S.R. 2320 AND PARKS VILLAGE ROAD, S.R. 2341.
ACCORDING TO A SURVEY BY STOKES SURVEYING & MAPPING, PLLC DATED 2-16-2023

SOSID: 2330613
Date Filed: 2/8/2023 3:10:00 PM
Elaine F. Marshall
North Carolina Secretary of State
C2023 037 01522

STATE OF NORTH CAROLINA
DEPARTMENT OF THE SECRETARY OF STATE

STATEMENT OF CHANGE OF REGISTERED
OFFICE AND/OR REGISTERED AGENT

Pursuant to §55D-31 of the General Statutes of North Carolina, the undersigned entity submits the following for the purpose of changing its registered office and/or registered agent in the State of North Carolina.

INFORMATION CURRENTLY ON FILE

The name of the entity is: BC JOYNER, LLC

Entity Type: ☐ Corporation, ☐ Foreign Corporation, ☐ Nonprofit Corporation, ☐ Foreign Nonprofit Corporation,
☒ Limited Liability Company, ☐ Foreign Limited Liability Company ☐ Limited Partnership, ☐ Foreign Limited Partnership,
☐ Limited Liability Partnership, ☐ Foreign Limited Liability Partnership

The street address and county of the entity's registered office currently on file is:

Number and Street: 176 Mine Lake Court, Suite 100

City, State, Zip Code: Raleigh, NC 27615

County: Wake

The mailing address *if different from the street address* of the registered office currently on file is:

The name of the current registered agent is: Universal Registered Agents, Inc.

NEW INFORMATION

1. The street address and county of the new registered office of the entity is:
(complete this item only if the address of the registered office is being changed)

Number and Street: 212 S. Tryon Street, Suite 1000

City, State, Zip Code: Charlotte, NC 28281

County: Mecklenburg

2. The mailing address *if different from the street address* of the new registered office is:
(complete this item only if the address of the registered office is being changed)

3. The name of the new registered agent and the new agent's consent to appointment appears below:
(complete this item only if the name of the registered agent is being changed)

COGENCY GLOBAL INC.

Timothy Mayville
Type or Print Name of New Agent

Timothy Mayville, Assistant Secretary
* Signature & Title

4. The address of the entity's registered office and the address of the business office of its registered agent, as changed, will be identical.

5. This statement will be effective upon filing, unless a date and/or time is specified: _____

This is the 6th day of February, 2023.

BC JOYNER, LLC

Adam Davidson
Entity Name

Adam Davidson
Signature

Adam Davidson, President

Adam Davidson, President
Type or Print Name and Title

Notes: Filing fee is \$5.00. This document must be filed with the Secretary of State.

* Instead of signing here, the new registered agent may sign a separate written consent to the appointment, which must be attached to this statement.

CORPORATIONS DIVISION

P. O. BOX 29622

RALEIGH, NC 27626-0622

Revised January 2002

Form BE-06

**ACTION ON WRITTEN CONSENT OF THE SOLE MEMBER OF
BUILT CAPITAL, LLC**

The undersigned, being the sole Member of Built Capital, LLC, a Delaware limited liability company (the “*Company*”) hereby adopts the following resolutions and consent to the taking of all actions set forth therein, with the intent that said resolutions shall have the same force and effect as if adopted at a special meeting of the Member of the Company:

WHEREAS, the Member of the Company deems it to be in the best interests of the Company to authorize and empower the Authorized Officer (as herein defined) to take certain actions on behalf of the Company.

NOW, THEREFORE, LET IT BE:

RESOLVED, that Levi Mixon (hereinafter the “*Authorized Officer*”) be, and hereby is, authorized and empowered in the name and on behalf of this Company and its subsidiaries, as set forth on Schedule 1 hereto, to execute and deliver any documents and contracts, including modifications, amendments and extensions thereof, which may be required in connection with certain transactions of the Company; *provided, however*, that the Authorized Officer may not execute and deliver documents related to any of the following without the express authorization of Adam Davidson: (i) enter into or increase loan documents evidencing any indebtedness of the Company, other than any loan facilities deemed to be nonrecourse against the Borrower and/or any guarantors or any loan facilities deemed to be recourse or nonrecourse against any subsidiaries set forth on Schedule 1, (ii) modify the terms of any guaranty, or (iii) incur any obligations in excess of Five Thousand Dollars (\$5,000.00) other than any loan facilities deemed to be recourse or nonrecourse against any subsidiaries set forth on Schedule 1; and

FURTHER RESOLVED, that the Authorized Officer be, and hereby is, authorized and directed to take all such other actions as he shall deem necessary, desirable, advisable or appropriate to consummate, effectuate, carry out or further the transactions contemplated by and the intent and purposes of the foregoing resolutions.

[Remainder of Page Left Intentionally Blank; Signature Page Follows]

SCHEDULE 1

Built Capital, LLC Subsidiaries

BC Cain Park, LLC, an Alabama limited liability company

BC Laurenwood Preserve, LLC, an Alabama limited liability company

BC Mountainbrook, LLC, a Georgia limited liability company

BC Riverwood, LLC, a Georgia limited liability company

DH Adams Vineyard, LLC, a North Carolina limited liability company

DH Bakers Farm, LLC, an Alabama limited liability company

DH Highland Crossing, LLC, a North Carolina limited liability company

DH Magnolia Preserve, LLC, an Alabama limited liability company

DH Meadows, LLC, a Tennessee limited liability company

DH North Ridge, LLC, an Alabama limited liability company

DH Rivers Edge, LLC, a Tennessee limited liability company

DH Riverton, LLC, an Alabama limited liability company

DH Stapleton Park, LLC, a Georgia limited liability company

BC River Road Estates, LLC, an Alabama limited liability company

BC Pikes Ridge, LLC, an Alabama limited liability company

BC Kendall Downs, LLC, an Alabama limited liability company

BC Lot Facility I, LLC, a Delaware limited liability company

DH Bridgewater West, LLC, a North Carolina limited liability company

BC Enclave at Cypress Springs, LLC, a Texas limited liability company

BC Rivers Edge, LLC, a Tennessee limited liability company

BC HSV Meadows, LLC, an Alabama limited liability company

BC Durham Farms, LLC, an Alabama limited liability company

BC Monteagle Cove, LLC, an Alabama limited liability company

BC Balch Road, LLC, an Alabama limited liability company

[Schedule 1 to Action on Written Consent]

BC Gregory Village, LLC a North Carolina limited liability company

BC Sandy Plains, LLC a Georgia limited liability company

BC Huntley Meadows, LLC a Georgia limited liability company

BC Conroe, LLC, a Texas limited liability company

BC Millers Mill, LLC, a Georgia limited liability company

BC Buies Creek, LLC, a North Carolina limited liability company

BC Dickerson, LLC, a Tennessee limited liability company

BC Blue Springs, LLC, an Alabama limited liability company

BC Joyner, LLC a North Carolina limited liability company

BC Stagecoach LLC, a North Carolina limited liability company

BC Eagle Rock LLC, a North Carolina limited liability company

BC Sage Road LLC, a Tennessee limited liability company

BC Calista Farms, LLC, a Tennessee limited liability company

BC Marler Lakes, LLC, an Alabama limited liability company

BC Twinleaf, LLC, an Alabama limited liability company

BC Carpenter Woods, LLC, a North Carolina limited liability company

BC Huggins Farm, LLC, an Alabama limited liability company

BC Walkers Hill, LLC, an Alabama limited liability company

BC Little Burwell, LLC, an Alabama limited liability company

Built Capital Model Home Fund II, LLC, a Delaware limited liability company

Built Capital Model Home Fund III, LLC, a Delaware limited liability company

BC Culley Crossing, LLC, an Alabama limited liability company

BC Buchanan Crossing, LLC, a North Carolina limited liability company

BC Geranium Park, LLC, a Georgia limited liability company

BC Still Spring Ridge, LLC, a Tennessee limited liability company

BC Palmer Cove, LLC, an Alabama limited liability company

[Schedule 1 to Action on Written Consent]

BC Creek Grove GH, LLC, an Alabama limited liability company

BC Barnetts Crossing, LLC, an Alabama limited liability company

BC Ricketts Farm, LLC, an Alabama limited liability company

BC Watts Glen, LLC, an Alabama limited liability company

BC Creek Grove HH, LLC, an Alabama limited liability company

BC Lot Facility III, LLC, a Delaware limited liability company

BC Burton Road, LLC, a North Carolina limited liability company

BC Ricketts Farm P3, LLC, an Alabama limited liability company

BC Village at Spring Creek, LLC, a Tennessee limited liability company

BC Wehunt Meadows, LLC, a Georgia limited liability company

BC Wellers Knoll, LLC, a North Carolina limited liability company

[Schedule 1 to Action on Written Consent]


[Home](#)

Wake County Real Estate Data Account Summary

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

Real Estate ID **0501835** PIN # **2706709420**

Account
Search

Location Address **0 PARKS VILLAGE RD** Property Description **LO102 J. ROY JOYNER HEIRS BM2022-02165**
[Pin/Parcel History](#) [New Search](#)

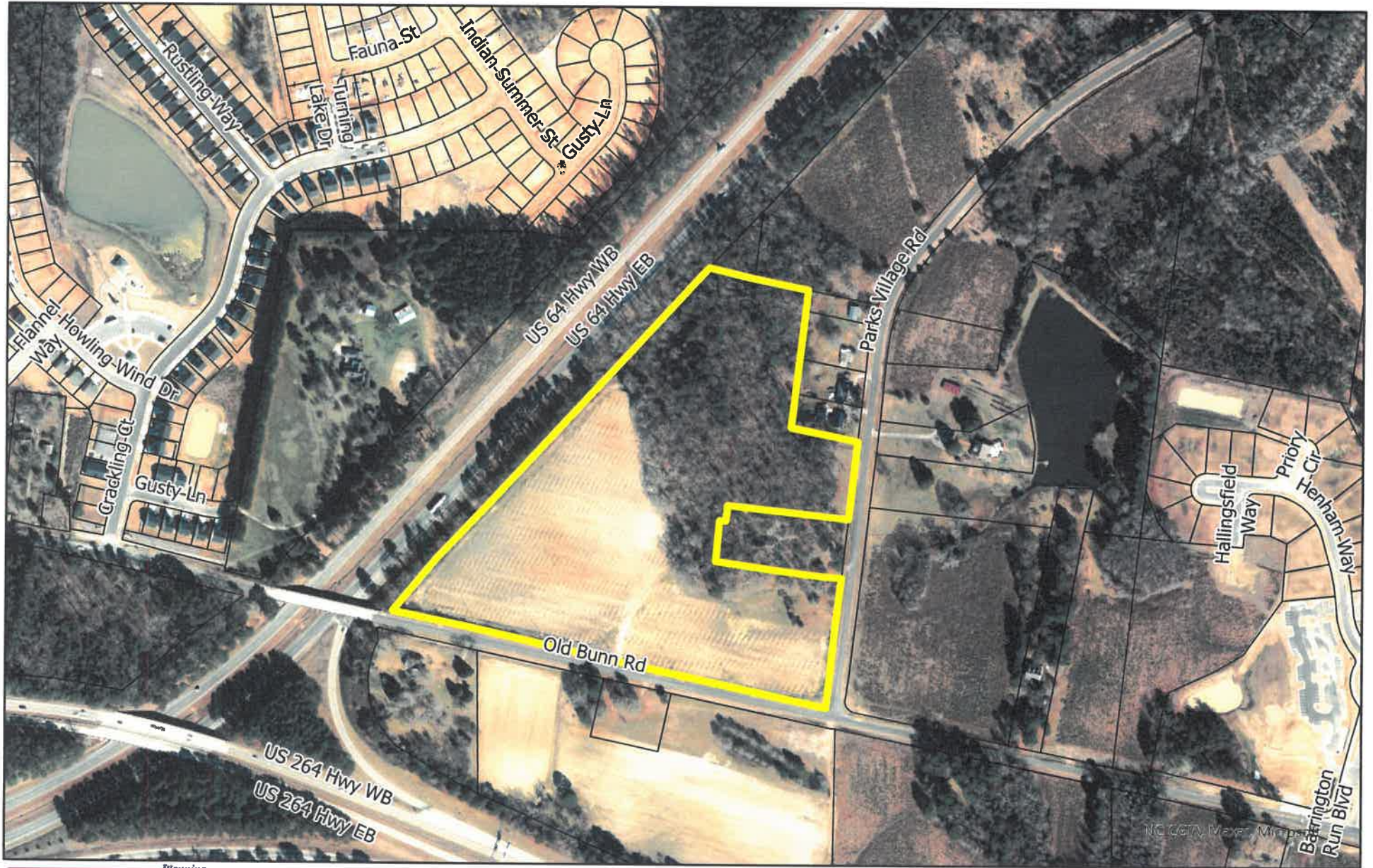

| | | | |
|---|--|---|---|
| Property Owner BC JOYNER LLC (Use the Deeds link to view any additional owners) | | Owner's Mailing Address 336 JAMES RECORD RD SW HUNTSVILLE AL 35824-1514 | Property Location Address 0 PARKS VILLAGE RD ZEBULON NC 27597- |
| Administrative Data Old Map # 422-- Map/Scale 2706 04 VCS 09ZB900 City Fire District 23 Township LITTLE RIVER Land Class VACANT ETJ ZB Spec Dist(s) Zoning R2 History ID 1 History ID 2 Acreage 21.85 Permit Date Permit # | | Transfer Information Deed Date 12/14/2022 Book & Page 19221 1781 Revenue Stamps 1528.00 Pkg Sale Date Pkg Sale Price Land Sale Date 12/14/2022 Land Sale Price \$764,000 Improvement Summary Total Units 0 Recycle Units 0 Apt/SC Sqft Heated Area | Assessed Value Land Value Assessed \$568,100 Bldg. Value Assessed Tax Relief Land Use Value Use Value Deferment Historic Deferment Total Deferred Value Use/Hist/Tax Relief Assessed Total Value Assessed* \$568,100 |

*Wake County assessed building and land values reflect the market value as of January 1, 2020, 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, 2020 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 2020 Schedule of Values.

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

Attachment 3 - Aerial Map

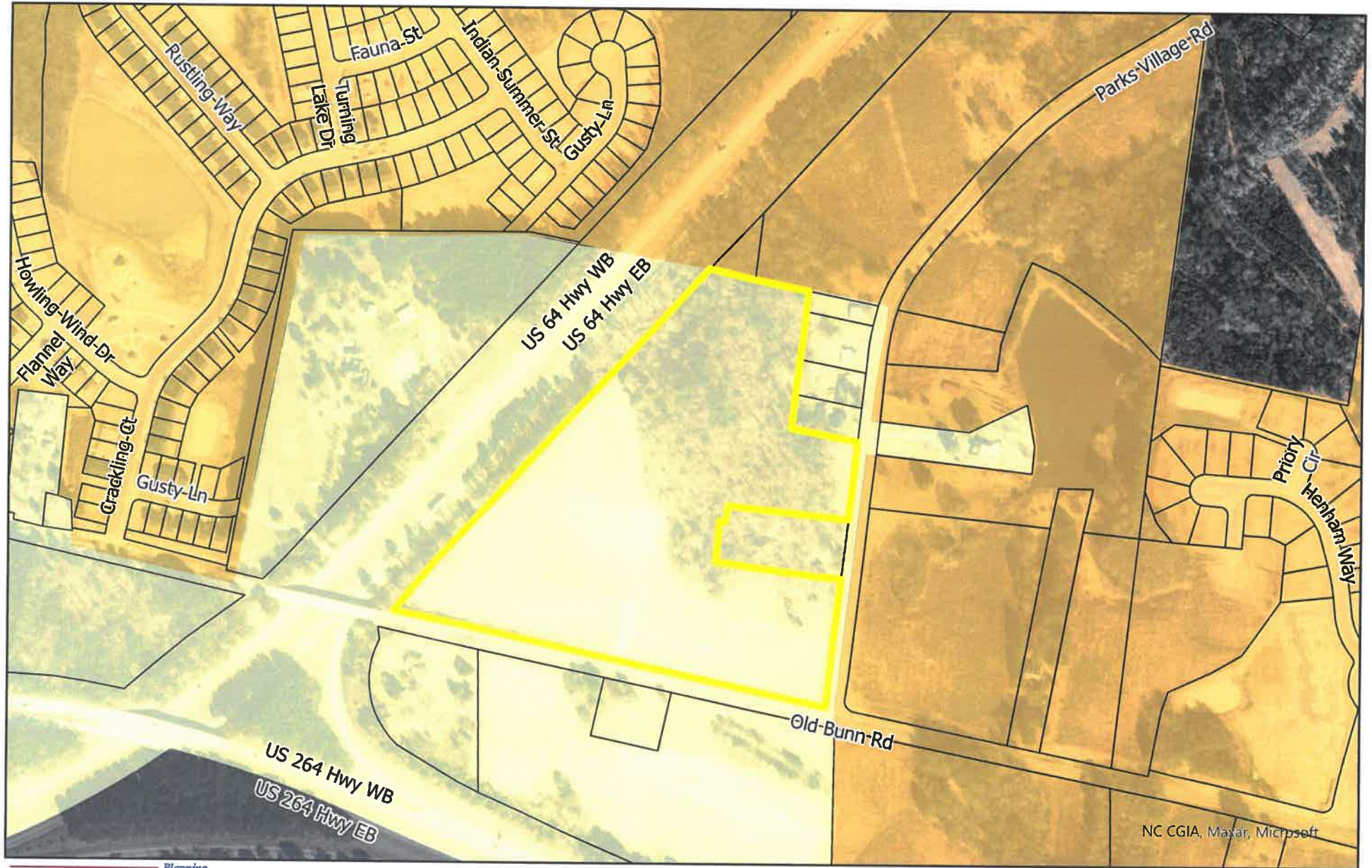


Planning
ZEBULON
NORTH CAROLINA

0 155 310 620 930 1,240 Feet

 Subject Property (0 Parks Village Rd)
 Parcels

Attachment 4 - Zoning Map



Subject Property (0 Parks Village Rd)

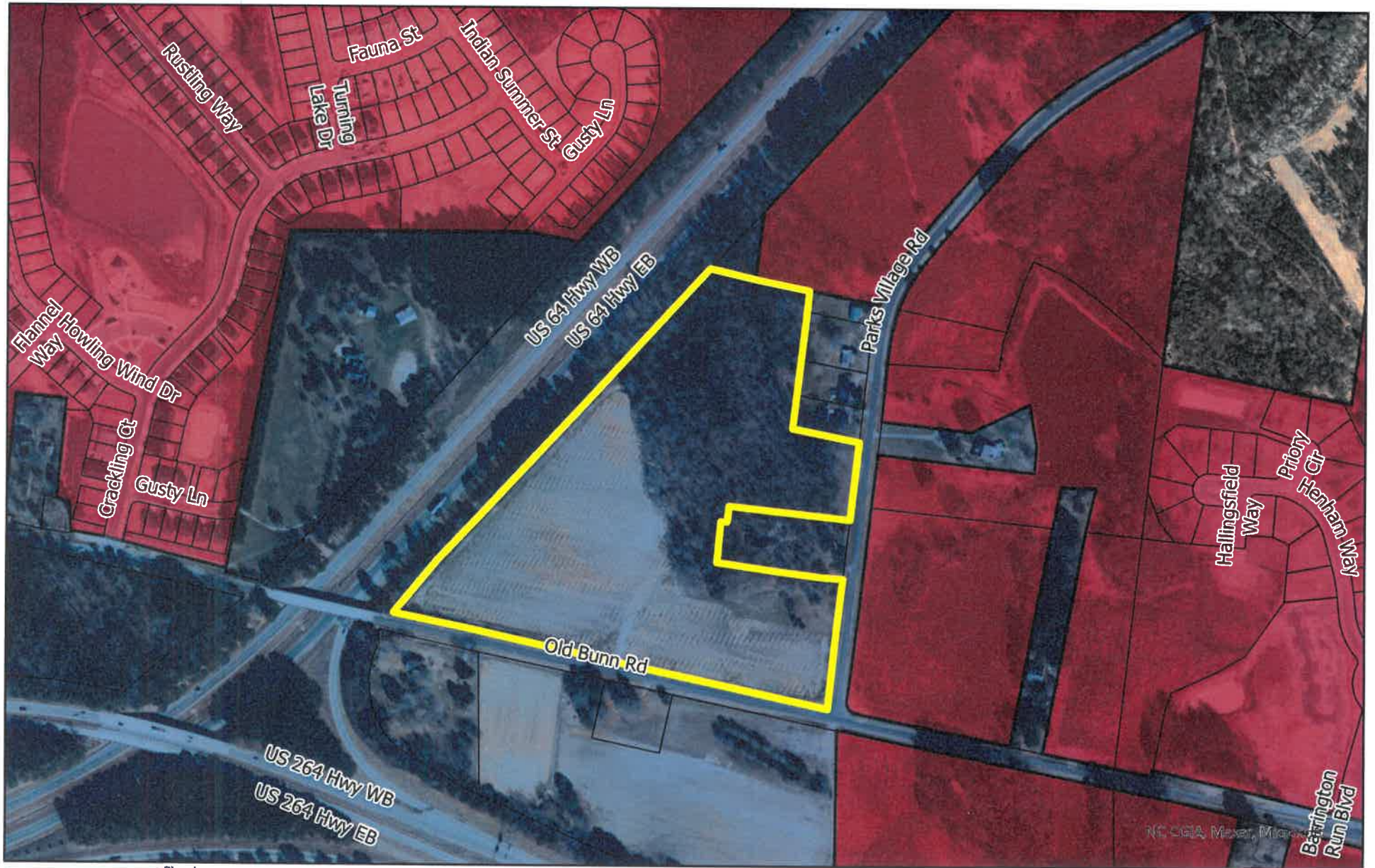
Parcels

Zoning Districts

R4, Residential Neighborhood





R-13 SUD, Residential 13 - Special Use Districts

Attachment 5 - ETJ Map

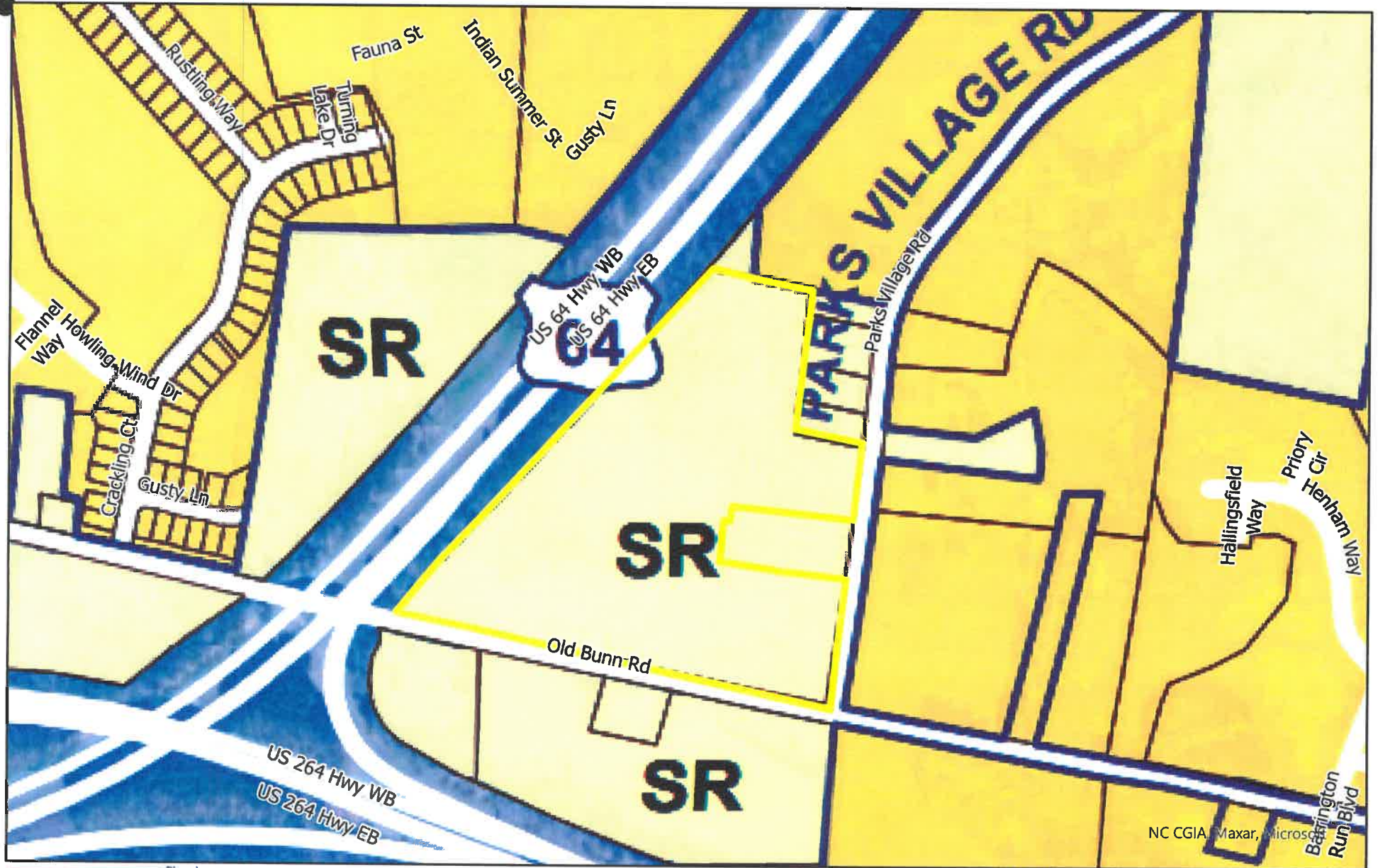


Planning
ZEBULON
NORTH CAROLINA

0 155 310 620 930 1,240 Feet

-  Corporate Limits
-  Zebulon ETJ
-  Parcels
-  Subject Property (0 Parks Village Rd)

Attachment 6 - Land Use Map



Planning
ZEBULON
NORTH CAROLINA

0 155 310 620 930 1,240 Feet

Subject Property (0 Parks Village Rd)

Future Land Use

- General Residential (GR)
- Suburban Residential (SR)

Attachment 7 Site Pictures - Woodland Crossings



Attachment 7 Site Pictures - Woodland Crossings

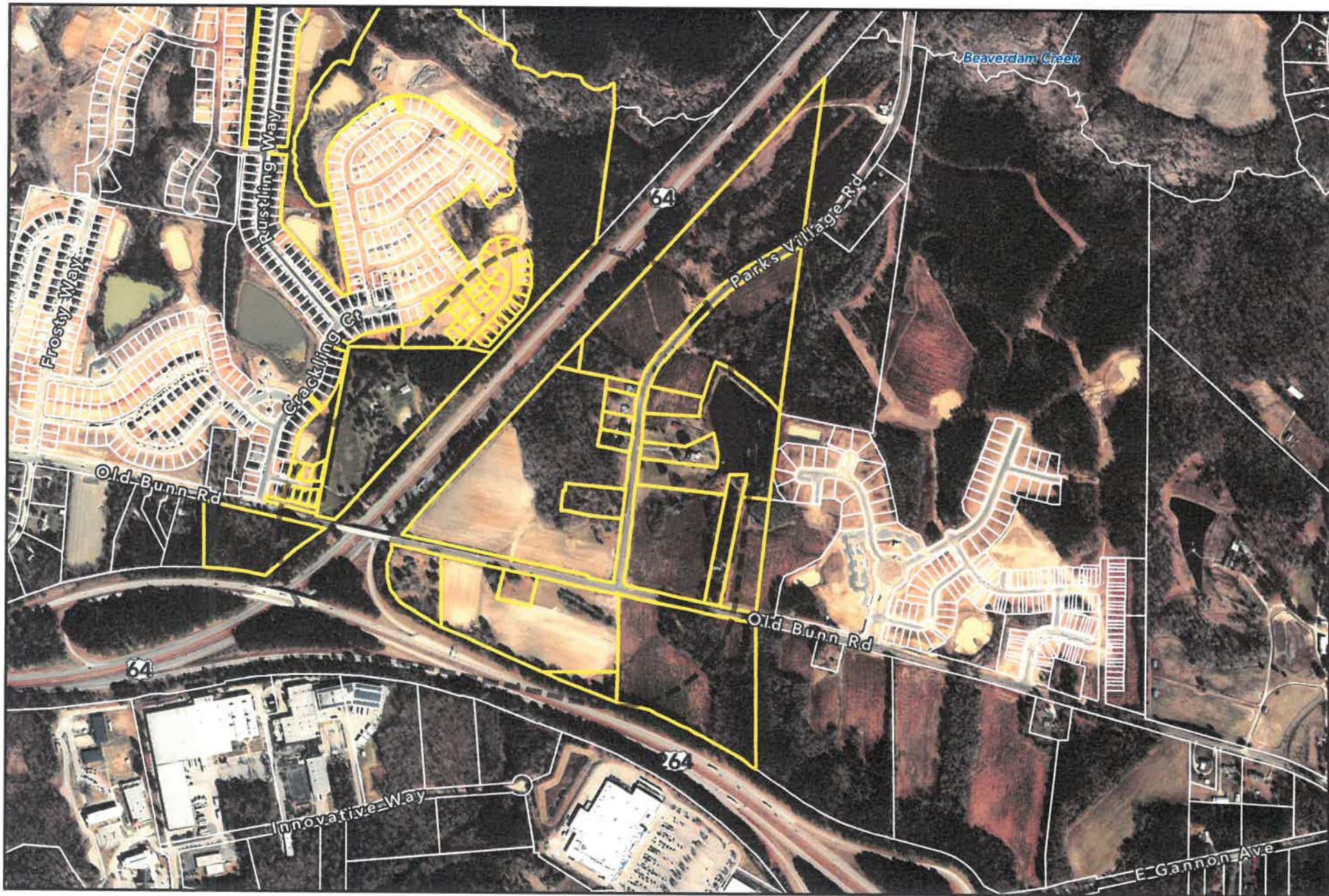


Notice of Public Hearing

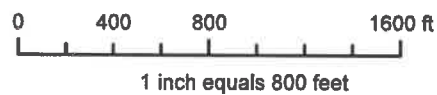
Notice is hereby given pursuant to the provisions of Article 2.2.2 of the Town of Zebulon Unified Development Ordinance that a public hearing will be held on **May 1, 2023 at 6:00 PM** at the **Zebulon Municipal Complex, 1003 N. Arendell Avenue**, and will be conducted by the Board of Commissioners of the Town of Zebulon for the purpose of considering the following items:

Annexation – 0 Park Village Rd PIN #2706709420 . A request by applicant Davidson Homes, LLC. for annexation into the Town of Zebulon's Corporate Limits.

Public comments may be submitted to Deputy Town Clerk Stacie Paratore at SParatore@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) 823-1808.



Attachment 9 - 750-Foot Radius Map



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

§ 160A-31. Annexation by petition.

(a) The governing board of any municipality may annex by ordinance any area contiguous to its boundaries upon presentation to the governing board of a petition signed by the owners of all the real property located within such area. The petition shall be signed by each owner of real property in the area and shall contain the address of each such owner.

(b) The petition shall be prepared in substantially the following form:

DATE:

To the _____ (name of governing board) of the (City or Town) of _____

1. We the undersigned owners of real property respectfully request that the area described in paragraph 2 below be annexed to the (City or Town) of _____

2. The area to be annexed is contiguous to the (City or Town) of _____ and the boundaries of such territory are as follows:

(b1) Notwithstanding the provisions of subsections (a) and (b) of this section, if fifty-one percent (51%) of the households in an area petitioning for annexation pursuant to this section have incomes that are two hundred percent (200%) or less than the most recently published United States Census Bureau poverty thresholds, the governing board of any municipality shall annex by ordinance any area the population of which is no more than ten percent (10%) of that of the municipality and one-eighth of the aggregate external boundaries of which are contiguous to its boundaries, upon presentation to the governing board of a petition signed by the owners of at least seventy-five percent (75%) of the parcels of real property in that area. A municipality shall not be required to adopt more than one ordinance under this subsection within a 36-month period.

(b2) The petition under subsection (b1) of this section shall be prepared in substantially the following form:

DATE:

To the _____ (name of governing board) of the (City or Town) of _____

1. We the undersigned owners of real property believe that the area described in paragraph 2 below meets the requirements of G.S. 160A-31(b1) and respectfully request that the area described in paragraph 2 below be annexed to the (City or Town) of _____

2. The area to be annexed is contiguous to the (City or Town) of _____, and the boundaries of such territory are as follows:

(c) Upon receipt of the petition, the municipal governing board shall cause the clerk of the municipality to investigate the sufficiency thereof and to certify the result of the investigation. For petitions received under subsection (b1) or (j) of this section, the clerk shall receive the evidence provided under subsection (l) of this section before certifying the sufficiency of the petition. Upon receipt of the certification, the municipal governing board shall fix a date for a public hearing on the question of annexation, and shall cause notice of the public hearing to be published once in a newspaper having general circulation in the municipality at least 10 days prior to the date of the public hearing; provided, if there be no such paper, the governing board shall have notices posted in three or more public places within the area to be annexed and three or more public places within the municipality.

(d) At the public hearing persons resident or owning property in the area described in the petition and persons resident or owning property in the municipality shall be given an opportunity to be heard. The governing board shall then determine whether the petition meets the requirements of this section. Upon a finding that the petition that was not submitted under subsection (b1) or (j) of this section meets the requirements of this section, the governing board

shall have authority to pass an ordinance annexing the territory described in the petition. The governing board shall have authority to make the annexing ordinance effective immediately or on the June 30 after the date of the passage of the ordinance or the June 30 of the following year after the date of passage of the ordinance.

(d1) Upon a finding that a petition submitted under subsection (j) of this section meets the requirements of this section, the governing body shall have the authority to adopt an annexation ordinance for the area with an effective date no later than 24 months after the adoption of the ordinance.

(d2) Upon a finding that a petition submitted under subsection (j) of this section meets the requirements of this section, the governing body shall have the authority to adopt an annexation ordinance for the area with an effective date no later than 24 months after the adoption of the ordinance.

(1) If the Local Government Commission certifies the estimate, the municipality is not required to annex the area and no petition to annex the area may be submitted under subsection (b1) of this section for 36 months following the certification. During the 36-month period, the municipality shall make ongoing, annual good faith efforts to secure Community Development Block Grants or other grant funding for extending water and sewer service to all parcels in the areas covered by the petition. If sufficient funding is secured so that the estimated capital cost to the municipality for extending water and sewer service, less the funds secured, would result in an annual debt service payment cost to the municipality of less than five percent (5%) of the municipality's annual water and sewer systems revenue for the most recent fiscal year, then the governing body shall within 30 days adopt an annexation ordinance for the area with an effective date no later than 24 months after the adoption of the ordinance.

(2) If the Local Government Commission notifies the governing board that the estimates are not reasonable based on established governmental accounting principles and that a reasonable estimate of the annual debt service payment is less than five percent (5%) of the municipality's annual water and sewer systems revenue for the most recent fiscal year, then the governing body shall within 30 days of the notification adopt an annexation ordinance for the area with an effective date no later than 24 months after the adoption of the ordinance.

(d3) Municipal services shall be provided to an area annexed under subsections (b1) and (j) of this section in accordance with the requirements of Part 7 of this Article.

(e) From and after the effective date of the annexation ordinance, the territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in such municipality and shall be entitled to the same privileges and benefits as other parts of such municipality. Real and personal property in the newly annexed territory on the January 1 immediately preceding the beginning of the fiscal year in which the annexation becomes effective is subject to municipal taxes as provided in G.S. 160A-58.10. If the effective date of annexation falls between June 1 and June 30, and the effective date of the privilege license tax ordinance of the annexing municipality is June 1, then businesses in the area to be annexed shall be liable for taxes imposed in such ordinance from and after the effective date of annexation.

(f) For purposes of this section, an area shall be deemed "contiguous" if, at the time the petition is submitted, such area either abuts directly on the municipal boundary or is separated from the municipal boundary by the width of a street or street right-of-way, a creek or river, or the right-of-way of a railroad or other public service corporation, lands owned by the municipality or some other political subdivision, or lands owned by the State of North Carolina.

A connecting corridor consisting solely of a street or street right-of-way may not be used to establish contiguity. In describing the area to be annexed in the annexation ordinance, the municipal governing board may include within the description any territory described in this subsection which separates the municipal boundary from the area petitioning for annexation.

(g) The governing board may initiate annexation of contiguous property owned by the municipality by adopting a resolution stating its intent to annex the property, in lieu of filing a petition. The resolution shall contain an adequate description of the property, state that the property is contiguous to the municipal boundaries and fix a date for a public hearing on the question of annexation. Notice of the public hearing shall be published as provided in subsection (c) of this section. The governing board may hold the public hearing and adopt the annexation ordinance as provided in subsection (d) of this section.

(h) A city council which receives a petition for annexation under this section may by ordinance require that the petitioners file a signed statement declaring whether or not vested rights with respect to the properties subject to the petition have been established under G.S. 160D-108 or G.S. 160D-108.1. If the statement declares that such rights have been established, the city may require petitioners to provide proof of such rights. A statement which declares that no vested rights have been established under G.S. 160D-108 or G.S. 160D-108.1 shall be binding on the landowner and any such vested right shall be terminated.

(i) A municipality has no authority to adopt a resolution or petition itself under this Part for annexation of property it does not own or have any legal interest in. For the purpose of this subsection, a municipality has no legal interest in a State-maintained street unless it owns the underlying fee and not just an easement.

(j) Using the procedures under this section, the governing board of any municipality may annex by ordinance any distressed area contiguous to its boundaries upon presentation to the governing board of a petition signed by at least one adult resident of at least two-thirds of the resident households located within such area. For purposes of this subsection, a "distressed area" is defined as an area in which at least fifty-one percent (51%) of the households in the area petitioning to be annexed have incomes that are two hundred percent (200%) or less than the most recently published United States Census Bureau poverty thresholds. The municipality may require reasonable proof that the petitioner in fact resides at the address indicated.

(k) The petition under subsection (j) of this section shall be prepared in substantially the following form:

DATE:

To the _____ (name of governing board) of the (City or Town) of _____

1. We the undersigned residents of real property believe that the area described in paragraph 2 below meets the requirements of G.S. 160A-31(j) and respectfully request that the area described in paragraph 2 below be annexed to the (City or Town) of _____

2. The area to be annexed is contiguous to the (City or Town) of _____, and the boundaries of such territory are as follows:

(l) For purposes of determining whether the percentage of households in the area petitioning for annexation meets the poverty thresholds under subsections (b1) and (j) of this section, the petitioners shall submit to the municipal governing board any reasonable evidence that demonstrates the area in fact meets the income requirements of that subsection. The evidence presented may include data from the most recent federal decennial census, other official census documents, signed affidavits by at least one adult resident of the household attesting to the household size and income level, or any other documentation verifying the incomes for a majority of the households within the petitioning area. Petitioners may select to submit name, address, and social security number to the clerk, who shall in turn submit the information to the Department

of Revenue. Such information shall be kept confidential and is not a public record. The Department shall provide the municipality with a summary report of income for households in the petitioning area. Information for the report shall be gleaned from income tax returns, but the report submitted to the municipality shall not identify individuals or households. (1947, c. 725, s. 8; 1959, c. 713; 1973, c. 426, s. 74; 1975, c. 576, s. 2; 1977, c. 517, s. 4; 1987, c. 562, s. 1; 1989 (Reg. Sess., 1990), c. 996, s. 3; 2011-57, s. 3; 2011-396, s. 10; 2022-62, s. 44.)

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

Ordinance 2023-42

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

**0 Parks Village Road
Pin Number 2706709420**

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 on May 1, 2023 after due notice by publication in the Wake Weekly on April 21, 2023 and April 28, 2023;

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 March 6, 2023;

Section 2. Upon and after June 5, 2023 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-58.10.

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 5th day of June 2023.

(SEAL)

Glenn L. York —Mayor

ATTEST:


APPROVED AS TO FORM:

Lisa M. Markland, CMC—Town Clerk

Eric A. Vernon—Town Attorney

STAFF REPORT
SETTLEMENT FOR SUP 2023-01
ZEBULON ASPHALT
JUNE 5, 2023

Topic: SUP 2023-01 Zebulon Asphalt – Settlement

Speaker: Sam A. Slater, Town Attorney
From: Sam A. Slater, Town Attorney
Prepared by: Sam A. Slater, Town Attorney
Approved by:  Michael J. Clark, AICP, CZO, Planning Director
Joseph M. Moore II, PE, Town Manager

Executive Summary:

The Board of Commissioners will consider approval of the settlement and proposed conditions for the issuance of SUP 2023-01.

Background:

At their Regular Meeting on October 3, 2022, the Board of Commissioners held a quasi-judicial hearing regarding a request for an Asphalt Plant at 1324, 1320, and 1310 Old US 264 Hwy. Following the quasi-judicial hearing, the Board deliberated the evidence against the standards of UDO Section 2.2.18.F. and voted 3-2 to deny the requested Special Use Permit (SUP) finding that standard #1 of UDO Section 2.2.18.F was not met.

At the regular meeting on November 7, 2022, the Board of Commissioners voted to approve an order denying the SUP as required per State Statutes (§160D-406(j)) citing that standard #1 was not proven.

The applicant filed a Petition for Writ of Certiorari against the Town of Zebulon on December 9, 2022, seeking the Superior Court's reversal of the Town's denial and an order compelling the Town to issue the SUP. Negotiations between the Town and the Applicant resulted in modified conditions to the SUP as reflected below.

Exhibit A - Conditions of Approval
Case No. SUP-2023-01

1. The plan shall meet all requirements of the Unified Development Ordinance.
2. Prior to the issuance of a certificate of occupancy, 1324 Old US 264 Hwy (PIN: 2715250636) and 1310 Old US 264 Hwy (PIN: 2715254652) shall be recombined into a single parcel.
3. Material stockpiles will vary in height and shall be limited based on allowable slopes of each specific material; however, in no case shall a material stockpile be taller than 30 feet.
4. All vehicular access driveways shall be constructed with concrete and shall be maintained in a dust-free condition.
5. No Certificate of Occupancy shall be issued for the project until all required federal and state air quality permits have been obtained by the applicant.

STAFF REPORT
SETTLEMENT FOR SUP 2023-01
ZEBULON ASPHALT
JUNE 5, 2023

6. Whereas Synthetic Minor Air Permits ordinarily require annual air emission inventory reporting, the applicant will conduct quarterly air emission inventories for the first four years of operation and provide copies of the same to the Town. The methodologies used for the quarterly air emission inventory reporting shall be done by the same practices and to the same standards as those required for annual air emission inventory reporting under state and federal law.
7. Upon completion of operations as an asphalt plant, the owner will perform a Phase 1 environmental study, provide the report to the Town, and remedy any environmental issues identified by the Phase 1.

Discussion:

The discussion before the Board is to take action to approve or not approve the Settlement as presented.

Policy Analysis:

Approval of the Settlement would result in the issuance of the Special Use Permit in accordance with Section 2.2.18 of the Unified Development Ordinance.

Financial Analysis:

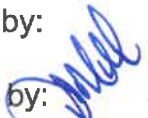
A financial analysis is not applicable for consideration of an order based on a past quasi-judicial decision.

Staff Recommendation:

Staff Recommends approval of the Settlement.

STAFF REPORT
BOARD APPOINTMENTS
JUNE 5, 2023

Topic: Board Appointments

Speaker: Lisa M. Markland, CMC, Town Clerk
From: Lisa M. Markland, CMC, Town Clerk,
Michael J. Clark, AICP, CZO, Planning Director
Prepared by: Stacie Paratore, CMC, Deputy Town Clerk,
Michael J. Clark, AICP, CZO, Planning Director
Approved by:  Joseph M. Moore, II, PE, Town Manager

Executive Summary:

The Board of Commissioners will consider applicants interested in serving on appointed boards and scheduling a Joint Public Hearing to restructure the Board of Adjustment.

Background:

The Board of Commissioners appoints members to Boards (Planning Board, Board of Adjustment, and Parks and Recreation Advisory Board) who make recommendations or decisions in their respective areas. Persons interested in serving on these appointed Boards present applications to the Board of Commissioners for consideration.

While the Planning Board and Parks and Recreation Advisory Board have had the membership necessary to function, the Board of Adjustment does not. The Board of Adjustment has not been able to meet their statutory responsibilities to adjudicate variances and appeals to development ordinances due to vacancies.

At their Joint Public Hearing on February 13, 2023, the Board of Commissioners tabled discussing an alternative to the current Board of Adjustment structure (TA 2023-01).

Discussion:

The discussion amongst the Board is as follows:

1. Appointing applicants to boards.
2. Scheduling a Joint Public Hearing for TA 2023-01.

Planning Board

There are two in-Town vacancies expiring on June 30, 2023.

The Town received the following applications:

- David Lowry applied for re-appointment as an in-Town member.
- Michael Germano applied for re-appointment as an in-Town member.
- Latoya Carter submitted an application as an in-Town member.

Parks and Recreation Advisory Board

There is one vacancy where a term expired on June 30, 2022, and one vacancy with a term expiring on June 30, 2023.

The Town received an application from the following:

- Dexter De'Andre Privette applied for re-appointment.

STAFF REPORT
BOARD APPOINTMENTS
JUNE 5, 2023

Board of Adjustment

There are two in-town vacancies where terms expired on June 30, 2022, one in-town vacancy with a term expiring on June 30, 2023, one alternate ETJ vacancy expiring on June 30, 2023, one ETJ vacancy with an unexpired term ending on June 30, 2024, and one alternate in-town vacancy with an unexpired term ending on June 30, 2024.

The Town received an application from the following:

- Africa Privette submitted an application as an in-Town member.

Tad Adams and Cathy Meeler are not interested in re-appointment, leaving the Board of Adjustment with one member.

Policy Impact:

Municipalities are statutorily required to have a Planning Board to make recommendations on applications for rezoning, text amendments, and comprehensive land use plan updates or rewrites (§ 160D-604)

Municipalities are statutorily required to have a Board of Adjustment to hear appeals and variances for development projects (§ 160D-303(b)). Zebulon's Unified Development Ordinance lists processes and procedures to hear appeals (Article 2), and the powers, duties, and composition of the Board of Adjustment (Section 10.2). A non-functioning Board of Adjustment is in violation of state statutes, and dilutes, possibly nullifies, the Town's development standards and regulations by rendering them unenforceable.

Fiscal Impact:

The failure of the Town to have a functioning Board of Adjustment will increase legal costs as challenges to a developer's right to move projects forward require appealing directly to the NC Superior Court.

NC Superior Court often side with developers when municipalities do not follow statutory processes such as maintaining a functioning Board of Adjustment. These decisions result in poorer quality development with lower tax value and greater side-effects (ex. decreasing developer's obligation to address development-related traffic impacts).

Staff Recommendation:

No recommendations on Board appointments.

Staff recommends placing TA 2023-01 on the next joint public hearing agenda.

Attachments:

1. Applications
2. Minutes (February 13, 2023 Joint Public Hearing)
3. TA 2023-01

TOWN OF ZEBULON
Application for Board Appointments

Please indicate which board you are interested in serving on. If you are interested in more than one board please list them by preference by using numbers (1,2,3). Please attach a copy of your driver's license for proof of eligibility to serve.

_____ Board of Adjustment X Planning Board _____ Parks & Recreation Advisory

Name David J Lowry
Address 4212 Vineyard Ridge Dr. Zebulon NC 27597
E-mail djlowry77@gmail.com Date of Birth (month & Day) 11/14/1977
Phone (Home) _____ (Work) _____ (Cell) 614-419-3414
Employer Progressive Design Collaborative Occupation BIM/CAD Manager
Do you live in the Zebulon Corporate Limits _____ ETJ _____ Years in Zebulon 5 years

Do you currently, or have you previously, served on any Town of Zebulon, or other municipal board, commission or committee? Yes X No _____ If you answered yes, please list them below (use the back if necessary).

| Board/Commission/Committee | From | To |
|----------------------------|-------------|----------------|
| <u>Planning Board</u> | <u>2020</u> | <u>Current</u> |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

Have you taken the opportunity to attend any previous board meetings prior to the notice of this vacancy? Yes X No _____

Describe extent and meetings attended All

Why do you want to serve on this board or commission? Continue Serving as the Chair of this Board

Why would you be an asset to this board or commission? I believe I have shown my value to the board during my tenure

What are your qualifications? _____

What areas of concern would you like to see the Board or Commission address? _____

I certify that the above information is correct. I understand that this is an application to be considered for appointment to a Town of Zebulon board, commission or committee and that final appointment is made by the Zebulon Board of Commissioners. I also understand that any service, if appointed, would be without compensation. This application will remain on file for a period of 6-months from the date of application.

Date 4/24/2023 Signature 

Please fill out the form completely and return it to Stacie Paratore at Town Hall. If you have any question call 919-823-1802.

TOWN OF ZEBULON
Application for Board Appointments

Please indicate which board you are interested in serving on. If you are interested in more than one board please list them by preference by using numbers (1,2,3). Please attach a copy of your driver's license for proof of eligibility to serve.

☐ Board of Adjustment ☒ Planning Board ☐ Parks & Recreation Advisory

Name Michael Germano

Address 616 Golden Plum Ln Zebulon NC 27597

E-mail michael@germanoai.com

Date of Birth (month & Day) 12/30

Phone (Home) n/a

(Work) 9194048085

(Cell) 9196085363

Employer Germano Architecture + Interiors

Occupation Architect / Business Owner

Do you live in the Zebulon Corporate Limits ☒

ETJ ☐

Years in Zebulon 5

Do you currently, or have you previously, served on any Town of Zebulon, or other municipal board, commission or committee? Yes ☒ No ☐ If you answered yes, please list them below (use the back if necessary).

Board/Commission/Committee

Planning Board

From

2020

To

Present

Main Street DAC Stakeholders Group

2020

2021

Have you taken the opportunity to attend any previous board meetings prior to the notice of this vacancy? Yes ☒ No ☐

Describe extent and meetings attended All JPH and Planning Board meetings while serving on Board, BoC meetings

Why do you want to serve on this board or commission?

I would like to continue serving this community to shape and guide the growth and development of our town in a focused and deliberate manner, that is for the benefit of the greater community.

Why would you be an asset to this board or commission?

I would continue to be an asset for this board by bringing my unique skills and perspectives as someone that works with planning departments and boards in communities across the state on a regular basis to the planning board. I understand the impacts of smart growth and proper planning.

What are your qualifications? Degree in Town Planning, Architect, Business Owner

What areas of concern would you like to see the Board or Commission address?

I would like to see the Planning Board continue to push for a greater diversity of housing, affordable housing, and planned developments that bring amenities and services to Zebulon that the town desires.

I certify that the above information is correct. I understand that this is an application to be considered for appointment to a Town of Zebulon board, commission or committee and that final appointment is made by the Zebulon Board of Commissioners. I also understand that any service, if appointed, would be without compensation. This application will remain on file for a period of 6-months from the date of application.

Date 04/24/2023

Signature 

Please fill out the form completely and return it to Stacie Paratore at Town Hall. If you have any question call 919-823-1802.

TOWN OF ZEBULON

Application for Board Appointments

Please indicate which board you are interested in serving on. If you are interested in more than one board please list them by preference by using numbers (1,2,3). Please attach a copy of your driver's license for proof of eligibility to serve.

☐ Board of Adjustment
 ☒ Planning Board
 ☐ Parks & Recreation Advisory

Name Latoya R. Carter

Address 2408 Sandare Drive Zebulon NC 27597

E-mail lgred1228@yahoo.com Date of Birth (month & Day) 2/11

Phone (Home) 919-671-0518 (Work) 252-399-2112^{x388} (Cell) 919-671-0518

Employer DOSH North Carolina Gov. Occupation Advocate

Do you live in the Zebulon Corporate Limits ☐ ETJ ☐ Years in Zebulon 5 yrs

Do you currently, or have you previously, served on any Town of Zebulon, or other municipal board, commission or committee? Yes ☐ No ☒ If you answered yes, please list them below (use the back if necessary).

| Board/Commission/Committee | From | To |
|----------------------------|------|----|
| | | |
| | | |
| | | |

Have you taken the opportunity to attend any previous board meetings prior to the notice of this vacancy? Yes ☒ No ☐

Describe extent and meetings attended BAC Meeting - new to town - came to sit on on meeting witnessed a student from local Elementary School be recognized w/ his family in attendance.

Why do you want to serve on this board or commission? I would like to serve on the board to

learn more about the economic, cultural and political development of Zebulon

Why would you be an asset to this board or commission? As a licensed social worker I feel that

I bring a unique skill set that would provide a voice in decision making, serve my community, and feel this would also be a great learning opportunity

What are your qualifications? I have served on various committees and boards through work and in the community.

What areas of concern would you like to see the Board or Commission address? growth and development and land use.

I certify that the above information is correct. I understand that this is an application to be considered for appointment to a Town of Zebulon board, commission or committee and that final appointment is made by the Zebulon Board of Commissioners. I also understand that any service, if appointed, would be without compensation. This application will remain on file for a period of 6-months from the date of application.

Date 7/1/2022 Signature Latoya R. Carter

Please fill out the form completely and return it to Stacie Paratore at Town Hall. If you have any question call 919-823-1802.

TOWN OF ZEBULON

Application for Board Appointments

Please indicate which board you are interested in serving on. If you are interested in more than one board please list them by preference by using numbers (1,2,3). Please attach a copy of your driver's license for proof of eligibility to serve.

☐ Board of Adjustment ☐ Planning Board ☒ Parks & Recreation Advisory
 Name Dexter De'Andre Privette
 Address 1423 Mandolin Place, Zebulon NC 27597
 E-mail ddeprivette@hotmail.com Date of Birth (month & Day) _____
 Phone (Home) 919-633-0554 (Work) _____ (Cell) 919-633-0554
 Employer William T. Torrey's Funeral Home Occupation Funeral Director
 Do you live in the Zebulon Corporate Limits ☒ ETJ _____ Years in Zebulon 34
 Do you currently, or have you previously, served on any Town of Zebulon, or other municipal board, commission or committee? Yes ☒ No _____ If you answered yes, please list them below (use the back if necessary).

| | | |
|--|---------------------|-----------------------------|
| Board/Commission/Committee <u>Parks and Rec</u> | From <u>2020</u> | To <u>2023 (current)</u> |
|--|---------------------|-----------------------------|

Have you taken the opportunity to attend any previous board meetings prior to the notice of this vacancy? Yes ☒ No _____

Describe extent and meetings attended Currently serve on Park and Rec advisory board

Why do you want to serve on this board or commission? To continue the great work for the residents of Zebulon N.C. To continue to be a voice for the residents.

Why would you be an asset to this board or commission? My knowledge obtained while serving. Lifetime resident of Zebulon. Have participated and supported the town recreation department.

What are your qualifications? Currently work for the department of public safety and currently serve on the Recreation board

What areas of concern would you like to see the Board or Commission address? Continue to fulfill the plan of the town Master Plan. Continue to enhance the Parks and Recreation for all residents.

I certify that the above information is correct. I understand that this is an application to be considered for appointment to a Town of Zebulon board, commission or committee and that final appointment is made by the Zebulon Board of Commissioners. I also understand that any service, if appointed, would be without compensation. This application will remain on file for a period of 6-months from the date of application.

Date 4/24/23 Signature Dexter De'Andre Privette

Please fill out the form completely and return it to Stacie Paratore at Town Hall. If you have any question call 919-823-1802.

TOWN OF ZEBULON
Application for Board Appointments

Please indicate which board you are interested in serving on. If you are interested in more than one board please list them by preference by using numbers (1,2,3). Please attach a copy of your driver's license for proof of eligibility to serve.

☒ Board of Adjustment ☐ Planning Board ☐ Parks & Recreation Advisory

Name Africa Ronihita Privette

Address 717 Frosty Ln Way

E-mail africa.Brooks365@gmail.com Date of Birth (month & Day) 12/15/1977

Phone (Home) _____ (Work) _____ (Cell) (919) 637-6656

Employer Builders Mutual Insurance Occupation underwriting

Do you live in the Zebulon Corporate Limits ☐ ETJ ☐ Years in Zebulon 2

Do you currently, or have you previously, served on any Town of Zebulon, or other municipal board, commission or committee? Yes ☐ No ☒ If you answered yes, please list them below (use the back if necessary).

| Board/Commission/Committee | From | To |
|----------------------------|------|----|
| | | |
| | | |
| | | |

Have you taken the opportunity to attend any previous board meetings prior to the notice of this vacancy? Yes ☐ No ☒

Describe extent and meetings attended _____

Why do you want to serve on this board or commission? To fulfill a community responsibility

Why would you be an asset to this board or commission? my passion of this beautiful town growth

What are your qualifications? 2 years resident

What areas of concern would you like to see the Board or Commission address? Board of adjustment

I certify that the above information is correct. I understand that this is an application to be considered for appointment to a Town of Zebulon board, commission or committee and that final appointment is made by the Zebulon Board of Commissioners. I also understand that any service, if appointed, would be without compensation. This application will remain on file for a period of 6-months from the date of application.

Date 3/30/23 Signature [Signature]

Please fill out the form completely and return it to Stacie Paratore at Town Hall. If you have any question call 919-823-1802.

Zebulon
Joint Public Hearing
Minutes
February 13, 2023

Present: Glenn York, Quentin Miles, Shannon Baxter, Jessica Harrison, Larry Loucks, Joe Moore-Town Manager, Lisa Markland-Town Clerk, Stacie Paratore-Deputy Town Clerk, Michael Clark-Planning, Sam Slater-Attorney

Absent: Beverly Clark

Planning Board Present: David Lowry, Michael Germano, Laura Johnson, Domenick Schilling, Stephanie Jenkins, Peggy Alexander

Absent: Genia Newkirk

Mayor York called the meeting to order at 7:00pm.

APPROVAL OF THE AGENDA

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

PUBLIC HEARING

A. TA 2023-01 – BOA /Article 10 of UDO

Commissioner Baxter made a motion, second by Commissioner Miles to table TA 2023-01.

Commissioner Baxter explained the Board of Commissioners did not approve the case to go to a Public Hearing.

Commissioner Loucks stated he wanted to keep the Board of Adjustment as a separate Board and the Public Hearing was premature.

There was no further discussion and the motion passed unanimously.

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

Adopted this the 6th day of March 2023.

SEAL

Glenn L. York—Mayor

Lisa M. Markland, CMC—Town Clerk

10: REVIEWING AGENCIES

10.1. OVERVIEW

As identified in Article 2: Procedures, the following review authorities have powers and responsibilities for administering this Ordinance, especially with regard to procedures related to development applications.

- 10.1.1. Board of Adjustment (BOA);
- 10.1.2. Board of Commissioners (BOC);
- 10.1.3. Planning Board;
- 10.1.4. Technical Review Committee (TRC); and
- 10.1.5. Town staff, comprised of the Building Inspector, Planning Director, and Town Manager.

10.2. BOARD OF ADJUSTMENT (BOA)

The Board of Adjustment is hereby established in accordance with Section 160D-302 of the North Carolina General Statutes. The BOA shall have the following powers and duties, composition, and rules of procedure under this Ordinance:

10.2.1. POWERS AND DUTIES

A. APPLICATION REVIEW AND DECISION

To review and decide applications for:

- 1. Appeals of decisions by town staff members deciding applications under this Ordinance; and
- 2. Variances.

B. OTHER POWERS AND DUTIES

To exercise other powers and authority provided to it by the Board of Commissioners, this Ordinance, or state law.

C. WATERSHED REVIEW BOARD

The Board of Adjustment shall serve as the Watershed Review Board and review and decide variance requests from the watershed protection standards in accordance with Section 2.2.21, Variance.

10.2.2. COMPOSITION

A. MEMBERSHIP

- 1. The BOA shall consist of ~~five~~seven regular members.
- 2. The BOA membership shall consist of members of the Planning Board.

B. RESIDENCE LOCATION AND APPOINTMENT

- 1. ~~Four~~Five members shall be citizens and residents of the town and shall be appointed by the Town of Zebulon Board of Commissioners;
- 2. ~~One~~Two members shall be ~~a~~a citizens of Wake County and reside outside the town but within the extraterritorial jurisdiction boundaries of the town and shall be appointed by the Board of Commissioners of Wake County.
 - a. If despite good faith efforts, enough residents of the extra territorial planning area cannot be found to fill the seats reserved for residents of the area, then the Wake County Board of Commissioners may appoint other residents of the county (including residents of the town) to fill these seats.
 - b. If the county Board of Commissioners fails to make these appointments within 90 days after receiving a resolution from the town Board of Commissioners requesting that they be made, the town Board of Commissioners may make them.
- 3. If a regular ~~or alternate~~ in-town member moves outside the town, or if an extra-territorial area regular ~~member or alternate~~ moves outside the planning jurisdiction, that shall constitute a resignation from the BOA, effective upon the date a replacement is appointed.

ARTICLE 10: REVIEWING AGENCIES

10.2. Board of Adjustment (BOA)

~~C.~~ ALTERNATE MEMBERS

- ~~1. In addition to regular members, the BOA shall have two alternate members.~~
- ~~2. One alternate member shall be a citizen and resident of the town and shall be appointed by the town Board of Commissioners.~~
- ~~3. One member shall be a citizen of Wake County and reside outside the town but within the extraterritorial jurisdiction boundaries of the town and shall be appointed by the Board of Commissioners of Wake County.~~
- ~~4. Alternate members shall be appointed for the same term, at the same time, and in the same manner as regular members.~~
- ~~5. Each alternate member, while attending any regular or special meeting of the BOA and serving in the absence of any regular member, shall exercise all the powers and duties of a regular member.~~
- ~~6. Town alternate members shall only replace regular town members and extraterritorial alternate members shall only replace regular extraterritorial members.~~

~~D.C.~~ MEMBER TERMS

1. Board of Adjustment members shall be appointed for three-year staggered terms expiring on June 30.
2. Members may continue to serve until their successors have been appointed.
3. There shall be no term limits for those serving on the BOA.

~~E.D.~~ VACANCIES

Vacancies occurring for reasons other than expired terms shall be filled as they occur for the unexpired remainder of the term either by the town Board of Commissioners or the County Commissioners of Wake County, depending upon the area represented.

~~F.E.~~ OFFICERS

1. The BOA shall elect a Chair and Vice-Chair and create and fill such other offices as it may determine. The term of the Chair and other officers shall be one year, with eligibility for re-election.
2. Election of officers shall take place at the first meeting of the Board following the beginning of the fiscal year.

10.2.3. RULES OF PROCEDURE

A. GENERALLY

The BOA shall adopt rules for the transaction of its business and shall keep a record of its members' attendance and its resolutions, discussions, findings and recommendations, which record shall be a public record.

B. COMPENSATION

Members of the BOA shall receive no compensation for their services.

C. SCHEDULE

1. The BOA shall establish a regular meeting time and place.
2. Unless there is no business to be conducted, the BOA shall hold at least one meeting monthly.
3. The BOA may elect to change and/or delete meeting dates, times and/or locations of its regular meetings.

D. OPEN MEETINGS

All meetings and hearings shall be open to the public.

E. OFFICIAL RECORD

1. The BOA shall keep minutes of its proceedings showing the vote of each member upon each question and the absence or failure of any member to vote.
2. Unless otherwise provided by law, all records and minutes shall be public record.

F. QUORUM

1. No official business of the BOA may be conducted without a quorum present.

ARTICLE 10: REVIEWING AGENCIES

10.2. Board of Adjustment (BOA)

2. A quorum shall be defined as the number of members equal to four-fifths of the regular board membership, excluding vacant seats.

G. VOTING

1. The concurring vote of four-fifths of the BOA members shall be necessary to grant a variance.
2. A simple majority of the BOA members shall be required to decide any other matter.
3. Members who are recused from voting due to a conflict of interest shall not be counted towards a simple or super majority.
4. The members appointed to the BOA by the Board of Wake County Commissioners as representatives of the extraterritorial area outside the town shall have equal rights, privileges and duties with the other members of the BOA regardless of whether the matters at issue arise within the town or within the extraterritorial area.

H. ATTENDANCE

Faithful attendance at meetings of the BOA is considered a prerequisite to continued membership, and the appointing authority may remove and replace any member continually delinquent in his duty to attend.

1. Regular members of the Board of Adjustment may be removed by the Board of Commissioners at any time for failure to attend three consecutive meetings or for failure to attend 70 percent or more of the meetings within any 12-month period or for any other good cause related to performance of duties.
- ~~2. Alternate members may be removed for repeated failure to attend or participate in meetings when requested to do so in accordance with regularly established procedures.~~

I. CONFLICT OF INTEREST

1. A member of the BOA shall not vote, nor participate in any manner that would violate an affected person's constitutional rights to an impartial decision maker; including, but are not limited to:
 - a. A member having a fixed opinion prior to hearing the matter that is not susceptible to change;
 - b. Undisclosed ex-parte communication;
 - c. A close family, business, or other associational relationship with an affected person; or
 - d. Financial interest in the outcome of the matter.
2. If an objection is raised to a member's participation and that member does not recuse their self, the remaining members shall by majority vote rule on the objection.

STAFF REPORT
RULES OF PROCEDURE
JUNE 5, 2023

Topic: **Governing Board Rules of Procedure**
Speaker: Joseph M. Moore II, PE - Town Manager

Executive Summary:

The Board of Commissioners will consider Rules of Procedure for Remote Meetings.

Background:

Elected bodies of quickly growing towns often consider adopting rules to assist them in how they conduct meetings and consider policies.

The Town of Zebulon is experiencing rapid growth while also undergoing a significant change in elected leadership. Rules of Procedure can assist the Board of Commissioners in reaching informed decisions in an effective, efficient, orderly, courteous, and fair manner.

The Board has provided Staff with feedback on Remote Meeting protocol.

Discussion:

The discussion amongst the Board centers around what Rules of Procedure for Remote Meetings.

Policy Analysis:

A Rules of Procedure can assist the Board of Commissioners in reaching informed decisions in an effective, efficient, orderly, courteous, and fair manner. This is consistent with all goals of the Zebulon 2030 Strategic Plan.

Financial Analysis:

A Rules of Procedure can assist the Board of Commissioners in reaching informed decisions in an effective, efficient, orderly, courteous, and fair manner. These procedures can assist the Board in maximizing their available time in deciding upon the increasing number of complex issues associated with a growing and diversifying community.

Staff Recommendation:

The Rules of Procedure adopted by the Board must meet the Board's needs and Staff's capacity.

Attachment(s):

1. Rules of Procedure

TOWN OF ZEBULON BOARD OF COMMISSIONERS

RULES OF PROCEDURE

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Remote Participation

1. Notice to Mayor of Remote Participation

A Town Board member may participate remotely in a Town of Zebulon Board meeting by giving notice 11 days prior to the meeting. The Town Board member shall provide notice, via email, to the Mayor of his or her intent to participate remotely. Verbal communication or texting of the intent will not be allowed. The Mayor will notify the Town Manager, and the Town Clerk, who will keep a record of the request.

2. Limit on Remote Participation

There shall be a limit on Town Board members' remote participation as follows:

- (1) Each Town Board member shall be limited to remote participation in Town Board meetings for three (3) times each calendar year.
- (2) Only one (1) Town Board member shall participate remotely in any given Town Board meeting. The first Board member to make the request for remote participation, via email to the Mayor, will be granted that privilege.

3. Quorum

A member of the Town Board who is participating by means of simultaneous communication shall not be counted as present for quorum purposes. A quorum must be established exclusively by members physically present and in person at the site of the official meeting.

4. Process of Opening Meeting

If a Town Board member is participating remotely, immediately prior to opening the meeting, the Mayor, Mayor Pro Tem, or other presiding officer shall communicate with the member who is participating electronically to ensure simultaneous communication is working effectively. From that time forward until the adjournment of the meeting, the communication line or application shall be kept open for members of the public to observe or hear, and for members of the Town Board to actively participate in deliberations. At the start of the meeting, the Mayor, Mayor Pro Tem, or presiding official shall state orally which member is participating remotely, and such designation shall be recorded in the minutes. If a member attending through electronic means becomes disconnected from the meeting, the Mayor, Mayor Pro Tem or presiding officer will pause the meeting for a reasonable amount of time, up to two (2) minutes, to allow the member to reconnect. If efforts to reconnect the member are unsuccessful, the meeting shall proceed through the agenda.

5. Voting and Discussion

Town Board members participating remotely are not eligible to vote on any items considered by the Public Body during the meeting. Remote participation will be limited to discussion only. The Town Board

member participating remotely may share his or her views, ask questions, and otherwise participate in the ordinary course of the meeting. The Mayor, Mayor Pro Tem, or presiding officer will include the Town Board member participating remotely in the discussion by periodically recognizing that Board member.

6. Minutes

Minutes of the Town Board meeting shall be kept in the same manner as a regular meeting. The minutes of the Town Board meeting shall designate the name of the Town Board member who participated electronically, the nature of the electronic communication (telephone, video conference, or other), and the duration of the Board member's participation.

7. Public Participation

Members of the public shall have access to the Town Board meeting room and will be able to hear from a Town Board member participating remotely via the speakers inside the Town Board meeting room.

8. Quasi-Judicial Hearings

Remote Participation is not permitted in any form for any quasi-judicial hearings. Quasi-Judicial hearings shall only be conducted with a quorum of the Town Board of Commissioners who are physically present.

9. Closed Session

Remote participation is not permitted in any form for any Closed Sessions. Closed Sessions shall only be conducted with a quorum of the Town Board of Commissioners who are physically present.

STAFF REPORT
ORDINANCE 2023-48
FISCAL YEAR 2024 BUDGET ORDINANCE
JUNE 5, 2023

Topic: Fiscal Year 2023 Town of Zebulon Budget Ordinance

Speaker: Joseph M. Moore, II, PE – Town Manager

Approved by: Joseph M. Moore, II, PE – Town Manager

Executive Summary:

The Board will consider the Town of Zebulon Fiscal Year 2023 - 2024 Budget Ordinance.

Background:

In accordance with the Local Government Budget and Fiscal Control Act (NC General Statute 159), the Town Manager submitted the FY '23 Budget Message to the Board of Commissioners on May 9, 2023.

The Board subsequently convened Budget Work-Sessions on May 17 and May 25 to discuss the FY '24 Budget.

The Board scheduled a Budget Public Hearing on June 5, 2023, and upon its conclusion has satisfied all statutory requirements to adopt the FY 2023 - 2024 Budget Ordinance.

Discussion:

The Board may:

1. Adopt the Budget Ordinance as submitted.
2. Modify the Budget Ordinance.
3. Table the discussion until a meeting on, or before, June 30.

Policy Analysis

The Budget Ordinance funds the programs and projects consistent with Zebulon's Strategic Plan.

Fiscal Analysis

The Budget Ordinance establishes the expected revenues and expenditures for the coming fiscal year.

Staff Recommendation:

Staff recommend adopting the Recommended FY '24 Budget Ordinance as submitted.

Attachment(s):

1. Ordinance 2023-48 (FY '24 Budget)

ORDINANCE 2023-48

Town of Zebulon Fiscal Year 2023-2024 Budget Ordinance

BE IT ORDAINED, consistent with North Carolina General Statutes, Chapter 159-13, that on June 5, 2023, the Board of Commissioners for the Town of Zebulon approved the operating budget for Fiscal Year 2023-2024. Certain other authorizations and restrictions also are adopted.

Section I. Levy of Taxes.

An Ad Valorem tax rate of \$0.575 per \$100.00 assessed valuation for taxable property listed as of January 1, 2023 is hereby established as the tax rate for the Town of Zebulon for Fiscal Year 2023-2024. Under authority of NC General Statute 20-97, an annual license tax of \$30.00 is levied on each vehicle in the Town of Zebulon.

Section II. General Fund.

A. Anticipated Revenues & Funding Sources

| | |
|---|---------------|
| Property Taxes-Current Year | \$ 10,678,500 |
| Property Taxes-Prior Years | 28,000 |
| Tax Penalty & Interest | 15,000 |
| Rental Vehicle Taxes | 16,000 |
| Privilege License Taxes | 500 |
| Motor Vehicle Decal Fees | 185,000 |
| Wake County Sales Tax -1 Cent (Article 39) | 1,110,000 |
| Wake County Sales Tax – ½ Cent (Articles 40 & 42) | 1,025,000 |
| Wake County Sales Tax – ½ Cent (Article 44) | 380,000 |
| NC Utilities Franchise Taxes | 660,000 |
| NC Video Programming Taxes | 33,000 |
| NC Beer & Wine Taxes | 25,000 |
| PEG Channel Funds | 54,000 |
| NC Powell Bill Funds | 199,500 |
| GHSP Grant | 92,000 |
| FEMA Grant | 332,000 |
| Wake County Fire Tax Distribution | 1,107,000 |
| Additional Fire Tax Revenue | 15,000 |
| Lease Purchase Proceeds | 232,000 |
| Solid Waste Disposal Tax Distribution | 5,000 |
| Interest Earnings-General Fund | 300,000 |
| Officer & Jail Fees | 1,250 |
| Zoning Permits & Fees | 250,000 |
| Code Enforcement Fees | 1,500 |
| Transportation Impact Fees | 500,000 |

| | |
|--|-----------|
| Fire Inspection Fees | 20,000 |
| Industrial Dr Traffic Control-Nomaco | 6,000 |
| Industrial Dr Traffic Control-EW Academy | 6,000 |
| Refuse Collection Fees | 780,000 |
| Youth Athletic League Fees | 45,000 |
| Recreation Program Sponsorships | 2,500 |
| Recreation Class Fees | 25,000 |
| Park Facility Rental Fees | 6,000 |
| Community Center Rental Fees | 15,000 |
| Recreation Camp Fees | 8,500 |
| Lease Payments-Stadium | 5,000 |
| Lease Payments-Cell Towers | 85,000 |
| Miscellaneous Revenues | 10,000 |
| Wake County ABC Distribution | 55,000 |
| Fund Balance Appropriation | 4,004,000 |

| | |
|----------------------------------|--------------|
| Total Revenues & Funding Sources | \$22,318,250 |
|----------------------------------|--------------|

B. Authorized Expenditures

| | |
|-------------------------------|------------|
| Governing Body | |
| Operating | \$ 592,116 |
| Budget & Finance | |
| Operating | 517,155 |
| Administration | |
| Operating | 1,477,525 |
| Planning | |
| Operating | 788,380 |
| Capital | 32,450 |
| Public Works - Proj/Prop Mgmt | |
| Operating | 1,095,000 |
| Capital | 693,000 |
| Debt Service | 271,750 |
| Police | |
| Operating | 3,491,350 |
| Capital | 382,500 |
| Public Works -- Operations | |
| Operating | 2,532,650 |
| Capital | 4,080,000 |
| Debt Service | 130,000 |

| | |
|----------------------------------|------------|
| Fire | |
| Operating | 2,689,624 |
| Capital | 835,950 |
| Debt Service | 170,000 |
| Powell Bill | |
| Operating | 4,500 |
| Capital | 195,000 |
| Engineering | |
| Operating | 129,000 |
| Capital | 10,000 |
| Parks & Recreation | |
| Operating | 1,438,500 |
| Capital | 512,600 |
| Community & Economic Development | |
| Operating | 219,200 |
| Capital | 30,000 |
| | <hr/> |
| | 22,318,250 |

Section III. Fee Schedule

There is hereby established for Fiscal Year 2023-2024 a schedule of various fees, penalties, privilege license taxes, and fines as included as an attachment to this ordinance as an appendix.

Section IV. Authorized Positions.

There is hereby established for Fiscal Year 2023-2024 a schedule of authorized full-time positions for the Town of Zebulon. Positions established are initially established by the annual budget ordinance. Changes to this schedule may occur during the fiscal year, as authorized by the Town Manager, including but not limited to position changes during the year.

Section V. Salary Schedule.

There is hereby authorized for Fiscal Year 2023-2024 a 3.0% adjustment to the Town's salary schedule. Changes to this schedule may occur during the fiscal year, as authorized by the Town Manager, including but not limited to grade and position changes during the year.

Section VI. Purchase Orders.

All purchase orders will be pre-audited in accordance with the Local Government Budget and Fiscal Control Act and issued on all purchases over \$2,000.00.

Section VII. Budget Officer Authorization.

- A. The Budget Officer or his/her designee shall be authorized to reallocate operational or capital appropriations within a department and between departments within a fund up to \$10,000.00 as deemed necessary. These reallocations shall be reported to the Board at the first regularly scheduled meeting of the month.
- B. Interfund transfers established by this ordinance may be accomplished without additional approval from the Board.
- C. The Budget Officer shall be authorized to hire personnel in positions authorized by the Board and set the compensation in accordance with the Salary Schedule and the Personnel Policy.
- D. The Budget Officer shall be authorized to award merit increases to employees as deemed appropriate after consultation with appropriate personnel, in accordance with the Salary Schedule and the Personnel Policy.

Section VIII. Board Budget Responsibilities.

- A. Reallocations between operational or capital appropriations within a department and between departments in excess of \$10,000.00 shall require Board authorization.
- B. Reallocations between operational appropriations and capital appropriations within and between departments and reallocations between capital appropriations within and between departments shall require Board authorization.
- C. Interfund transfers, except as noted in Section VIII, Item B, shall require Board authorization.
- D. The utilization of any unappropriated fund balance shall require Board authorization.

Section IX. Utilization of Budget Ordinance.

This ordinance shall be the basis of the financial plan for the Town of Zebulon during the Fiscal Year 2023-2024. The Budget Officer shall administer the budget and shall insure the operating officials are provided guidance and sufficient details to implement their appropriate portion of the budget. The Budget & Finance Department shall establish and maintain all records which are in consonance with this ordinance, and the appropriate statutes of the State of North Carolina.

Adopted this 5TH day of June, 2023.

Effective July 1, 2023.


Glenn L. York — Mayor

SEAL

Lisa M. Markland, CMC—Town Clerk

STAFF REPORT
RESOLUTION 2023-28
APPOINTMENT OF TAX COLLECTOR
JUNE 5, 2023

Topic: FY 2024 Appointment of Tax Collector – (Resolution 2023-28)

Speaker: Bobby Fitts, Finance Director (if pulled from the Consent Agenda)
From: Bobby Fitts, Finance Director
Prepared by: Bobby Fitts, Finance Director
Approved by:  Joseph M. Moore II, PE, Town Manager

Executive Summary:

The Board of Commissioners will consider appointing the Wake County Revenue Administrator as Tax Collector for the Town of Zebulon.

Background:

Wake County has levied and collected taxes for the Town of Zebulon for more than 20 years. This appointment is an annual requirement for the County to levy and collect taxes for Fiscal Year 2024.

Discussion:

The discussion before the Board is whether to appoint the Wake County Revenue Administrator or Town Staff member as the Tax Collector for the Town of Zebulon.

Policy Analysis:

Section 5.6 of the Town of Zebulon Charter authorizes the Board of Commissioners to appoint a Tax Collector.

Fiscal Analysis:

Wake County handles collections for property taxes for a total cost to the Town of approximately \$63,000 annually. If the Town were to handle this service, we would have to hire additional staff as well as other incidental costs such as materials, legal and other maintenance costs. Their collection rates are also over 99% each year.

Staff Recommendation:

Staff recommends appointing the Wake County Revenue Administrator as Tax Collector for the Town of Zebulon by approval of Resolution 2023-28.

Attachments:

1. Resolution 2023-28

RESOLUTION 2023-28

**APPOINTMENT OF TAX COLLECTOR
FOR THE TOWN OF ZEBULON**

WHEREAS, the Charter for the Town of Zebulon, Section 5.6, authorizes the Board of Commissioners to appoint a Tax Collector, and;

WHEREAS, the Wake County Revenue Administrator is hereby authorized, empowered and commanded to levy and collect taxes set forth in the tax records filed in the Office of the Wake County Revenue Administrator in the amounts and from the taxpayers likewise therein set forth, and;

NOW, THEREFORE BE IT RESOLVED by the Board of Commissioners of the Town of Zebulon that the Wake County Revenue Administrator has full and sufficient authority to levy and collect any real or personal property taxes on behalf of the Town of Zebulon, North Carolina.

Adopted the 5th day of June 2023.


Glenn L. York—Mayor

SEAL

Lisa M. Markland, CMC—Town Clerk

STAFF REPORT
ORDINANCE 2023-46
CONSTRUCT SERVICES INFORMATION TECHNOLOGY
JUNE 5, 2023

Topic: Budget Amendment Request – Contract Services Information Technology

Speaker: Lisa M. Markland, Human Resources Director
From: Lisa M. Markland, Human Resources Director
Prepared by: Lisa M. Markland, Human Resources Director
Approved by:  Joseph M. Moore II, PE, Town Manager

Executive Summary:

The Board of Commissioners will consider the transfer of lapsed salaries to the Contract Services – Information Technology line to cover the cost of services provided by Network South for IT services formerly performed by the IT Specialist position that is currently vacant.

Background:

On April 19, 2023, the IT Specialist gave their two weeks' notice that their last day would be May 3, 2023. Network South, whom the Town has had an excellent relationship with since 2008 and contracts with to provide various other IT services, was contacted about providing the day to day services needed by our staff until an IT professional could be hired. There were meetings and discussions about the services that would be provided, how after hours needs would be handled, the cost of the services and how long we might need their services.

Network South immediately dedicated two people to work with the IT Specialist until their last day to learn as much as possible about how the network operates, how computers are configured, who to contact and work with at Wake County for the Police computers and just the day to day operations of the department. Since there is a new expense associated with the services Network South provides, it is necessary to transfer lapsed salaries to the Contract Services – Information Technology line item to cover the cost of the day to day services they provide.

Discussion:

The discussion before the Board is whether to adopt the Budget Adjustment Ordinance transferring lapsed salaries to Contract Services – Information Technology.

Fiscal Analysis:

The cost to cover the services of Network South for May and June of 2023 is \$13,350. This transfer would not increase the budget for fiscal year 2023 it would be moving unused funds from the Administration – Salaries line item to the Administration Contract Services – Information Technology line item. The cost of the service guarantees the Town gets almost immediate service during business hours and after hours service from the person on call.

STAFF REPORT
ORDINANCE 2023-46
CONSTRUCT SERVICES INFORMATION TECHNOLOGY
JUNE 5, 2023

Policy Analysis:

The Administration Department added an IT Specialist position due to the increase in the number of employees and the needs of those employees not being met by the Managed Service Provider (MSP) that was previously doing the work. Staff found that having a person working for the Town dedicated to managing the services was an improvement over the services provided by the MSP. There was also someone on staff looking after the best interests of the Town and its needs.

Network South has a long history of excellent service to the Town. Based on the feedback from the departments they are continuing to provide that service with the day to day needs of the Town Staff. Without Network South providing this service, there would not be anyone to address the needs of staff allowing them to serve the customers.

This service is consistent with the Zebulon 2030 Strategic Plan to Growing Smart in that it will make it possible for staff to serve their customers in whatever way necessary.

Staff Recommendation:

Staff recommends approval of the Ordinance 2023-46, transferring \$13,350 for Contract Service – Information Technology.

Attachments:

1. Ordinance 2023-46

ORDINANCE 2023-46

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, 2023.

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

| | INCREASE | DECREASE |
|---------------------------------------|-----------|-----------|
| REVENUES | | |
| EXPENDITURES | | |
| Administration—Salaries | | 13,350.00 |
| Administration – Contract Services IT | 13,350.00 | |

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: June 5, 2023

Effective: June 5, 2023


Glenn L. York - Mayor

ATTEST:

Lisa M. Markland, CMC - Town Clerk

STAFF REPORT
RESOLUTION 2023-30
JASPER PLACE
ROADWAY, AND STORM DRAINAGE ACCEPTANCE
JUNE 5, 2023

Topic: Resolution 2023-30 – Jasper Place Infrastructure Acceptance

Speaker: Chris D. Ray, Public Works Director (if pulled from Consent)
From: Chris D. Ray, Public Works Director
Prepared by: Chris D. Ray, Public Works Director
Approved by:  Joseph M. Moore II, PE, Town Manager

Executive Summary:

Consider accepting roadway and storm-drainage infrastructure of Jasper Place for ownership and maintenance.

Background:

The Town of Zebulon follows a practice where the Board considers acceptance (i.e., ownership and maintenance) of roadway, and storm drain infrastructure installed in new subdivisions. In advance of this consideration, Staff determines whether the infrastructure complies and meets the conditions of permits and Town standards.

Lennar Carolinas has completed the construction of roadway and stormwater infrastructure in Jasper Place. Jasper Place will include 97 single family lots with roadway access off Water Plant Road and West Gannon Ave.

The plat was recorded with the Wake County Registrar of Deeds in Book BM2023 and Pages 00757-00763 on May 2, 2023.

Staff and third-party inspectors/engineers have certified all completed work meets or exceeds Town standards and requirements, and City of Raleigh Utility Standards.

Discussion:

The Board must accept the dedication of streets, curb and gutter, street signage, and storm drainage for ownership and maintenance if the dedicated work is consistent with the Unified Development Ordinance and complies with "Town of Zebulon Street and Subdivision Standards".

Policy Analysis:

The infrastructure installed is consistent with the Purpose and Intent of Conservation Subdivisions (UDO § 6.2) and the Dedication and Acceptance of Streets (UDO § 6.10.4), and complies with the latest version of the "Town of Zebulon Street & Storm Drainage Standards and Specifications".

Fiscal Analysis:

Infrastructure Amount and Value

Jasper Place will dedicate four (4) streets totaling approximately 4090 LF linear feet (~.77 miles), and 4043 linear foot (~.77 miles) of storm drainage. The calculated value of infrastructure (exceeding \$846,000) will be added to the Town's Capital assets (re. Comprehensive Annual Financial Report). Upon acceptance of Jasper Place the Town will own and maintain 36.56 miles of street and 27.83 miles of stormwater pipe.

STAFF REPORT
RESOLUTION 2023-30
JASPER PLACE
ROADWAY, AND STORM DRAINAGE ACCEPTANCE
JUNE 5, 2023

Maintenance Cost

In addition to Staff's annual inspection and cleaning efforts, the Town of Zebulon annually contracts the cleaning of approximately 10% (2.8-miles) of the Town's stormwater system (FY '24 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 Jasper Place increases the storm drain network by approximately 2.7%.

Streets are designed to have a useful life of 20 years; therefore, the Town needs to repave approximately 1.78 miles of street annually estimated at \$390,000 (\$19,500 annualized increase). The acceptance of Jasper Place increases the street network by approximately 2%.

Revenue Streams

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

- a) "Powell Bill" (gas tax) ~ \$205,000 (Zebulon's share of this revenue collected by the State has grown proportionally with increasing population and street mileage).
- b) Vehicle Tag Fee ~ \$185,000 (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 is reviewing options on a possible stormwater fee and utility fund and will be brought to the Board in fall of 2023.

Warranty and Insurance

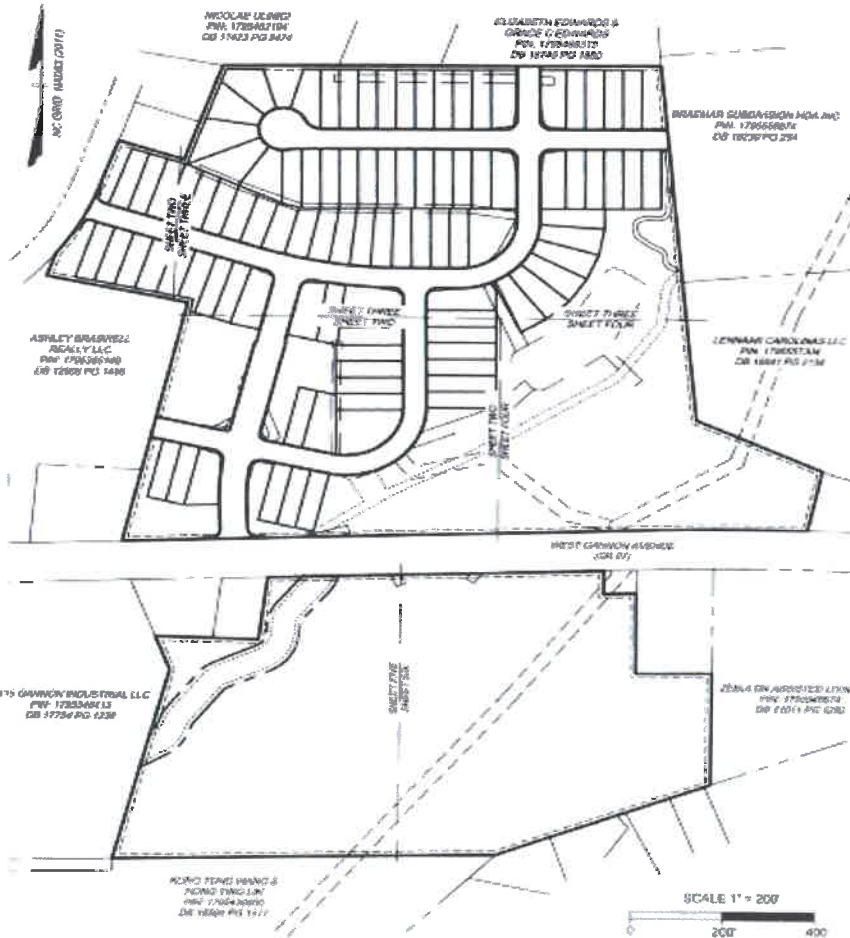
The Town received a one-year warranty on all the dedicated assets. Staff will conduct an 11-month warranty inspection prior to the final overlay to ensure any issues or failures are repaired prior to the final asphalt overlay by the developer.

The Town received a Letter of Credit in the amount of \$3,077,183.85 to ensure the final completion of outstanding items (e.g., final asphalt overlay, West Gannon roadway improvements striping, signage, sidewalks, landscaping, pond conversions, Kiosk, etc.). The final completion of these items are intentionally delayed to minimize the damage that may occur as individual lots are constructed. The Letter of Credit is automatically renewed or revised annually to reflect items completed. The Letter of Credit remains active until all items have been completed. All inspection and development fees of \$436,497.63 were collected from the developer.

Staff Recommendation:

Staff recommends approval of Resolution 2023-30 for acceptance of Jasper Place roadway and storm drainage infrastructure, warranty, and site improvements bond.

JUNE 5, 2023



Attachments:

1. Closeout Documents:

- Engineer certification of roadway lengths
- Engineer certification of Dedicated infrastructure and values
- Engineering Estimate for Letter of Credit/Bond
- Letter of Credit – Fidelity Guaranty and Acceptance
- Developer warranty/guaranty– Street and Stormwater
- Extension of Warranty for two years for ADS HP Storm
- Third party engineering reports for sub-grade, stone, and asphalt
- Engineering certification - Roadway and Storm Drainage
- Contractor – Release of Lien
- Proof of payment for streetlights
- Ad of Raleigh –Notification of Conditional announcement

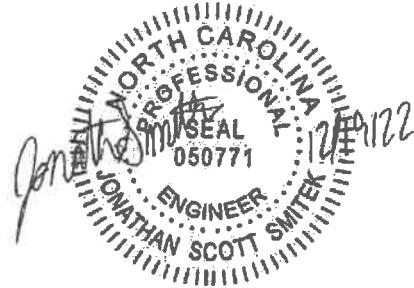
2. As-Built Drawings

3. Resolution 2023-30

①

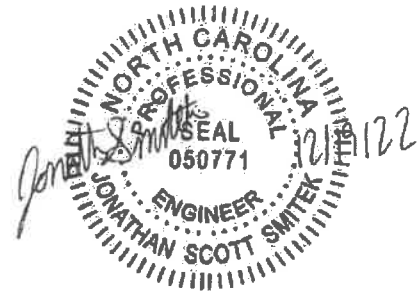
Jasper Place Phase 1 & 3

| Roadway Data Table | | | | | |
|--------------------|-----------------------|---------------------------|-------------------|-------------------------|----------------|
| Street Name | Classification | Design/Posted Speed (mph) | Public or Private | Length of New Road (ft) | Width ROW (ft) |
| Aspen Pointe Trail | Local Street | 30/25 | Public | 1485 | 50 |
| Cainhoy | Local Street | 30/25 | Public | 860 | 50 |
| Wheless Run | Local Street | 30/25 | Public | 990 | 60 |
| Fig Tree Bend | Residential Collector | 30/25 | Public | 755 | 50 |
| Total | | | | 4090 | |



✓ EPT
2-8-23
Approved
AS Submitted

| Engineer's Dedicated Infrastructure Cost Estimate | |
|---|--|
| Jasper Place | |
| Project Location: W Gannon Ave (NC 97), Wake County, North Carolina | |
| Plan Name/Number: Jasper Place Phase 1 & 3 | |
| Prepared For: Lennar | |
| Prepared By: Timmons Group | |
| Date of Cost Estimate: 12/19/22 | |



On behalf of Lennar Homes, an engineer's opinion of cost is herein provided for the total cost of the site improvements for Jasper Place Subdivision, that is to be dedicated to the Town of Zebulon. The developer wishes to enact a financial guarantee for items yet installed in order to move forward with the recordation of the subdivision plat.

| Item | Quantity | Unit | Unit Cost | Total | Notes |
|-----------------------------|----------|------|-------------|---------------|-------|
| Storm Drainage | | | | | |
| 15" HP Storm Drainage | 715 | LF | \$ 34.10 | \$ 24,381.50 | |
| 18" HP Storm Drainage | 1,819 | LF | \$ 41.80 | \$ 76,034.20 | |
| 24" HP Storm Drainage | 597 | LF | \$ 55.00 | \$ 32,835.00 | |
| 30" HP Storm Drainage | 94 | LF | \$ 73.70 | \$ 6,927.80 | |
| 36" HP Storm Drainage | 662 | LF | \$ 95.70 | \$ 63,353.40 | |
| Flared End Section | 3 | EA | \$ 1,285.00 | \$ 3,795.00 | |
| Catch Basin | 47 | EA | \$ 4,500.00 | \$ 211,500.00 | |
| Drop Inlet | 2 | EA | \$ 3,325.00 | \$ 6,650.00 | |
| Subtotal for Storm Drainage | | | | \$ 425,476.90 | |

| Item | Quantity | Unit | Unit Cost | Total | Notes |
|---------------------------|----------|------|-----------|---------------|-------|
| Paving | | | | | |
| 2" Asphalt Initial Lift | 8,684 | SY | \$ 12.08 | \$ 104,902.72 | |
| 2.5" Asphalt Initial Lift | 3,027 | SY | \$ 15.10 | \$ 45,707.70 | |
| 8" ABC Stone | 11,711 | SY | \$ 12.39 | \$ 145,099.29 | |
| 30" Curb and Gutter | 7,737 | LF | \$ 16.25 | \$ 125,726.25 | |
| Subtotal for Paving | | | | \$ 421,435.96 | |

| | |
|--------------|----------------------|
| Total | \$ 846,912.86 |
|--------------|----------------------|

| Roadway Data Table | | | |
|--------------------|-----------------------|-------------------------|----------------|
| Street Name | Classification | Length of New Road (ft) | Width ROW (ft) |
| Aspen Pointe Trail | Local Street | 1485 | 50 |
| Cainhoy | Local Street | 880 | 50 |
| Wheless Run | Local Street | 990 | 60 |
| Fig Tree Bend | Residential Collector | 755 | 50 |
| Total | | 4090 | |

| Public Works Estimate of Fees* | | | |
|---------------------------------------|----------|--------------|--------------|
| | LF | Price per LF | Total |
| Roadway Inspection Fees | 4,090.00 | \$ 2.75 | \$ 11,247.50 |
| Storm Drainage Inspection Fees | 4,043.00 | \$ 1.10 | \$ 4,447.30 |
| Storm Water Mapping Fees | 4,043.00 | \$ 1.65 | \$ 6,670.95 |
| Sidewalk Construction Inspection Fees | 4,845.00 | \$ 1.10 | \$ 5,329.50 |
| | | | \$ 27,685.25 |

*Fees not included are as follows: Transportation Impact, Plat, and Recreation Impact (billed by Planning)

✓ CDTC
2-8-23
Approved
As Submitted



5410 Trinity Road
Suite 102
Raleigh, NC 27607

P 919.866.4951
F 919.859.5663
www.timmons.com

Date: October 31, 2022
To: Chris D. Ray
Town of Zebulon
450 East Horton Street
Zebulon, NC 27597
From: Jonathan Smitek
Subject: Jasper Place Bond
Water Permit Number: W-3751
Sewer Permit Number: S-4774

*Approved
AS Submittal
11-10-22*

Dear Mr. Ray:

I, Jonathan Smitek, as a duly registered Professional Engineer in the State of North Carolina, hereby certify the bond estimate for Jasper Place.

| Item No. | Description | Quantity | Unit | Unit Price | Approx. Total |
|---|--|----------|------|----------------|-----------------------|
| 1 | 1.5" Asphalt (final lift) | 3,027 | SY | \$ 9.74 | \$28,482.98 |
| 2 | 5' Concrete Sidewalk | 4,845 | LF | \$ 18.50 | \$89,632.50 |
| 3 | ADA Ramps | 16 | EA | \$ 2,000.00 | \$32,000.00 |
| 4 | 2.5" Caliper Street Tree | 109 | EA | \$ 312.50 | \$34,062.50 |
| 5 | 10' Asphalt Public Greenway | 1,360 | SY | \$ 17.25 | \$23,460.00 |
| 6 | SR Road Improvements | 1 | LS | \$1,144,356.37 | \$1,144,356.37 |
| 7 | Wet Pond Conversion | 1 | LS | \$ 85,000.00 | \$85,000.00 |
| 8 | Street Signage/Striping | 1 | LS | \$ 21,950.00 | \$21,950.00 |
| 9 | Mail Kiosk | 1 | LS | \$ 21,000.00 | \$21,000.00 |
| 10 | Roadway and Concrete Repairs | 1 | LS | \$ 15,000.00 | \$15,000.00 |
| 11 | Landscaping | 1 | LS | \$ 280,750.00 | \$280,750.00 |
| Subtotal | | | | | \$1,776,694.35 |
| 12 | Design/Construction Administration (18%) | 1 | LS | \$319,804.98 | \$319,804.98 |
| 13 | Construction CPI (10%) | 1 | LS | \$177,869.44 | \$177,869.44 |
| 14 | Contingency (15%) | 1 | LS | \$ 266,504.15 | \$266,504.15 |
| 15 | Geotechnical (1%) | 1 | LS | \$ 17,766.94 | \$17,766.94 |
| 16 | Construction Inspection | 1 | LS | \$ 10,000.00 | \$10,000.00 |
| 17 | Construction Staking | 1 | LS | \$ 54,000.00 | \$54,000.00 |
| 18 | Mobilization | 1 | LS | \$ 175,000.00 | \$175,000.00 |
| Total | | | | | \$2,797,439.86 |
| Total Bond Estimate (1.10 X Total) | | | | | \$3,077,183.85 |

Timmons Group

Jonathan Smitek, PE
Construction Administrator



FIDELITY GUARANTY AND ACCEPTANCE CORP.

5505 BLUE LAGOON DRIVE, 7TH FLOOR WEST
MIAMI, FLORIDA 33126
PHONE (305) 553-8724



④

DECEMBER 14, 2022

IRREVOCABLE STANDBY LETTER OF CREDIT NO. FGAC-22634

BENEFICIARY: TOWN OF ZEBULON
450 EAST HORTON STREET
ZEBULON, NC 27597

*original
on file
w/ planning
Dept*

*Let
Approved
AS
Submitted
12-20-22*

APPLICANT: LENNAR CAROLINAS, LLC
1100 PERIMETER PARK DR., SUITE 112
MORRISVILLE, NC 27560

LC AMOUNT: USD \$ 3,077,183.85 (THREE MILLION SEVENTY-SEVEN THOUSAND ONE HUNDRED EIGHTY-THREE AND 85/100 US DOLLARS)

EXPIRATION DATE: DECEMBER 13, 2023 AT OUR COUNTERS

RE: JASPER PLACE – WATER PERMIT # W-3751 AND SEWER PERMIT # S-4774

GENTLEMEN:

WE HEREBY ESTABLISH OUR IRREVOCABLE STANDBY LETTER OF CREDIT NO. FGAC-22634 IN YOUR FAVOR AT THE REQUEST AND FOR THE ACCOUNT OF LENNAR CAROLINAS, LLC IN AN AGGREGATE AMOUNT NOT TO EXCEED THE LC AMOUNT.

THIS LETTER OF CREDIT IS AVAILABLE BY YOUR DRAFT(S) DRAWN AT SIGHT ON FIDELITY GUARANTY AND ACCEPTANCE CORP. DULY AND MANUALLY SIGNED AND MARKED: "DRAWN UNDER FIDELITY GUARANTY AND ACCEPTANCE CORP. LETTER OF CREDIT NO. FGAC-22634 DATED DECEMBER 14, 2022" WHEN ACCOMPANIED BY THE ORIGINAL OF THIS LETTER OF CREDIT AND ALL ORIGINAL AMENDMENTS, IF ANY, AND THE FOLLOWING DOCUMENT(S):

BENEFICIARY'S CERTIFICATE DULY AND MANUALLY SIGNED AND DATED BY AN AUTHORIZED OFFICER OF THE TOWN OF ZEBULON (THE "TOWN") SIGNING AS SUCH ON ITS LETTERHEAD READING EXACTLY AS FOLLOWS:

- A. "(I) THE AMOUNT REPRESENTED BY THE DRAFT ACCOMPANYING THIS STATEMENT IS THE AMOUNT REQUIRED TO BE PAID TO THE BENEFICIARY ON ACCOUNT OF THE FAILURE OF LENNAR CAROLINAS, LLC ("LENNAR") TO COMPLETE THE IMPROVEMENTS FOR JASPER PLACE ACCORDING TO THE TOWN OF ZEBULON UNIFIED DEVELOPMENT ORDINANCE (THE "UDO") AND PURSUANT TO THE ENGINEER'S COST ESTIMATE BY TIMMONS GROUP DATED OCTOBER 31, 2022; (II) THAT PURSUANT TO THE TERMS OF THE UDO APPLICANT HAS BEEN GIVEN WRITTEN NOTICE BY BENEFICIARY DESCRIBING THE EVENT OR CONDITION OF SUCH DEFAULT; (III) THE DEFAULT HAS NOT BEEN CURED WITHIN THE CURE PERIOD PROVIDED FOR THEREIN, IF ANY; AND (IV) THAT THE BENEFICIARY IS NOT IN DEFAULT UNDER THE TERMS AND CONDITIONS OF THE UDO AND AS SUCH IS ENTITLED TO BE PAID THE PROCEEDS OF THIS LETTER OF CREDIT UNDER THE TERMS OF THE UDO."

OR

- B. IT IS LESS THAN FIFTEEN (15) DAYS PRIOR TO THE CURRENT EXPIRATION DATE OF THE LETTER OF CREDIT AND: (I) BENEFICIARY HAS RECEIVED A NOTICE FROM FIDELITY GUARANTY AND ACCEPTANCE CORP. THAT IT HAS ELECTED NOT TO EXTEND THIS LETTER OF CREDIT FOR AN ADDITIONAL PERIOD BEYOND THE CURRENT EXPIRATION DATE; (II) THIS LETTER OF CREDIT HAS NOT BEEN REPLACED BY A NEW FINANCIAL ASSURANCE; AND (III) THE OBLIGATIONS OF LENNAR CAROLINAS, LLC TO THE TOWN OF ZEBULON ARE STILL OUTSTANDING.

FIDELITY GUARANTY AND ACCEPTANCE CORP.

5505 BLUE LAGOON DRIVE, 7TH FLOOR WEST
MIAMI, FLORIDA 33126
PHONE (305) 553-8724



THIS IS AN INTEGRAL PART OF LETTER OF CREDIT NO. FGAC-22634

PAGE 2

IT IS A CONDITION OF THIS LETTER OF CREDIT THAT IT SHALL BE AUTOMATICALLY EXTENDED WITHOUT AMENDMENT FOR ADDITIONAL PERIODS OF ONE YEAR FROM THE PRESENT OR ANY FUTURE EXPIRATION DATE HEREOF, UNLESS AT LEAST SIXTY (60) DAYS PRIOR TO ANY SUCH DATE WE SHALL NOTIFY YOU BY REGISTERED OR CERTIFIED MAIL OR COURIER OR HAND DELIVERED NOTIFICATION AT THE ABOVE ADDRESS THAT WE ELECT NOT TO CONSIDER THIS LETTER OF CREDIT EXTENDED FOR ANY SUCH ADDITIONAL PERIOD.


THIS LETTER OF CREDIT SETS FORTH IN FULL THE TERMS OF OUR UNDERTAKING AND SUCH UNDERTAKING SHALL NOT IN ANY WAY BE MODIFIED, AMENDED, AMPLIFIED OR LIMITED BY REFERENCE TO ANY DOCUMENT, INSTRUMENT OR AGREEMENT REFERRED TO HEREIN OR IN WHICH THIS LETTER OF CREDIT IS REFERRED TO OR TO WHICH THIS LETTER OF CREDIT RELATES, AND ANY SUCH REFERENCE SHALL NOT BE DEEMED TO INCORPORATE HEREIN ANY SUCH DOCUMENT, INSTRUMENT OR AGREEMENT.

WE HEREBY ENGAGE WITH BENEFICIARY THAT ALL SIGHT DRAFTS DRAWN UNDER AND IN CONFORMITY WITH THE TERMS AND CONDITIONS OF THIS LETTER OF CREDIT WILL BE DULY HONORED IF DRAWN AND PRESENTED FOR PAYMENT TOGETHER WITH THE DOCUMENTS REQUIRED HEREIN TO FIDELITY GUARANTY AND ACCEPTANCE CORP., 5505 BLUE LAGOON DRIVE, 7TH FLOOR WEST, MIAMI, FLORIDA 33126, IF PRESENTED BEFORE OUR CLOSE OF BUSINESS ON OR BEFORE THE EXPIRATION DATE. PRESENTATIONS MAY BE MADE BY REGISTERED OR CERTIFIED MAIL, RETURN RECEIPT REQUESTED OR BY FEDERAL EXPRESS OR ANY OTHER NATIONALLY RECOGNIZED COURIER COMPANY.

THIS LETTER OF CREDIT IS SUBJECT TO THE INTERNATIONAL STANDBY PRACTICES 1998, INTERNATIONAL CHAMBER OF COMMERCE - PUBLICATION NO. 590 ("ISP98").

VERY TRULY YOURS,

FIDELITY GUARANTY AND ACCEPTANCE CORP.



JACQUELINE DE SOUZA, VICE PRESIDENT



5

November 16, 2022

General Warranty and Guarantee

Project: Jasper Place

Address: 1317 West Gannon Ave
Zebulon, NC 27597

*2-8-23
Approved
AS
Submitted*

Lennar Carolinas, LLC ("Developer") does hereby warrant that all labor and material furnished and work performed in conjunction with the above referenced project are in compliance with the Contract Documents and authorized modifications thereto, and will be free from defects due to defective materials or workmanship for a period of (1) year from the date of warranty acceptance by the City of Zebulon ("Owner").

Should any issues develop during the warranty period due to defects in material or workmanship they shall be made good by the undersigned at no expense to the Owner.

Company Name: Lennar Carolinas, LLC

Address: 1100 Perimeter Park Drive

Suite 112

Morrisville, NC 27560

Phone: (919) 525-4122

Signature: [Signature]
Title: Director of Land Development

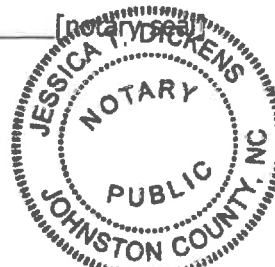
Print Name: Landon Walls **Date:** 11/17/22

State: NC **County of:** Wake

Subscribed and sworn to before me this 17 day of November, 2022.

Notary Public: [Signature]


My Commission Expires: 6/4/27





February 20, 2023

Chris D. Ray
Zebulon Public Works Director
450 East Horton Street
Zebulon, NC 27597


APPROVED
AS
SUBMITTED
2-24-23

Re: Jasper Subdivision

Advanced Drainage Systems, Inc. (ADS) is pleased to offer the Town of Zebulon, with respect to the Jasper Subdivision (the "Project"), enhanced coverage (the "Enhanced Coverage") under our standard limited warranty (the "Warranty"). The time limit of the warranty is 24-month (2 year) or until the expiration of the Developer's 1-year warranty, whichever comes first. The terms of our Warranty appear in section 6 of our standard Terms and Conditions of Sale (The "Terms and Conditions"). A copy of our Terms and Conditions is attached. The Enhanced Coverage is a one-time offering and is specific only to said Project. The start date of this Enhanced Coverage is February 20, 2023. The terms of the Enhanced Coverage are as follows:

- For purposes of the Enhanced Coverage, the terms "Buyer," "Buyer's," and any other variations of "Buyer" appearing in the Terms and Conditions shall be replaced with "Town of Zebulon" and any other variation of "Town of Zebulon," as appropriate.
- Under the Enhanced Coverage, ADS, in addition to the remedy provided under the Warranty for Warranty coverage, ADS will reimburse the Town of Zebulon for the reasonable cost of insitu repair of ADS product at issue, should they arise during the warranty period.
- The Enhanced Coverage only will apply to each item of ADS product delivered to Town of Zebulon with respect to which all of the following conditions are met: (1) (a) ADS is liable for a breach of the Warranty, or, (b) within 24-month (2 years) or until the expiration of the Developer's 1-year warranty, whichever comes first, of the start date, limits beyond the intended structural performance for such item are exceeded or, (c) within 24-month (2 years) or until the expiration of the Developer's 1-year warranty, whichever comes first, of start date, joint performance with respect to such item is not maintained; (2) a claim is made with respect to such item both in accordance with part (c) of the attached standard Warranty and within 24-month (2 years) or until the expiration of the Developer's 1-year warranty, whichever comes first, of start date. Also, specifically excluded from the Enhanced Coverage are damages to an item of ADS product, or deflection experienced by such product, arising from ordinary wear and tear, alteration or repair by anyone other than ADS, accident, misuse, abuse or neglect, or any other event not caused by ADS.



- The Warranty shall not be assignable by Town of Zebulon.
- Except as specifically provided in this letter, all requirements, conditions, limitations, and other provisions of the Terms and Conditions (including without limitation the Warranty) will be applicable.
- Costs associated with normal maintenance, cleaning, manholes, manhole connections etc. are not covered under this warranty, as they are not supplied by ADS.

We are confident in the HP Storm product line and are pleased to offer this Enhanced Coverage with respect to our Warranty. Thank you for the opportunity to be of service.

Sincerely,

A handwritten signature in black ink, appearing to read "Greg Baryluk", written in a cursive style.

Greg Baryluk, PE
Director of Quality

CC: Erica Wangelin – ADS Territory manager
Kelly Hefner, PE – ADS EPM
Davion Allred, PE – ADS Sales Engineer



6

November 16, 2022

General Warranty and Guarantee

Water and Sewer

Project: Jasper Place

Address: 1317 West Gannon Ave
Zebulon, NC 27597

✓
Approved
AS
Submitted

Lennar Carolinas, LLC ("Developer") does hereby warrant that all labor and material furnished and work performed in conjunction with the above referenced project are in compliance with the Contract Documents and authorized modifications thereto, and will be free from defects due to defective materials or workmanship for a period of (1) year from the date of warranty acceptance by the City of Zebulon ("Owner").

Should any issues develop during the warranty period due to defects in material or workmanship they shall be made good by the undersigned at no expense to the Owner.

Company Name: Lennar Carolinas, LLC

Address: 1100 Perimeter Park Drive

Suite 112

Morrisville, NC 27560

Phone: (919) 525-4122

Signature: [Signature]
Title: Director of Land Development

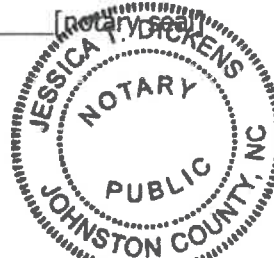
Print Name: Landon Walls **Date:** 11/17/22

State: NC **County of:** Wake

Subscribed and sworn to before me this 17 day of November, 2022.

Notary Public: [Signature]

My Commission Expires: 5/4/27





ECS SOUTHEAST, LLP

Geotechnical • Construction Materials • Environmental • Facilities

Setting the Standard for Service

February 27, 2023

Mr. Ethan Brodnick
Giant Development, Inc.
509 Pylon Drive
Raleigh, North Carolina 27606

ECS Project No. 06:25020-B

Reference: Asphalt Core Test Results
Jasper Place
Water Plant Road and West Gannon Avenue
Zebulon, North Carolina 27597

Approved & Submitted 3-1-23

Dear Mr. Brodnick:

As requested, representatives from ECS Southeast, LLP (ECS) visited the referenced site on February 24, 2023 and obtained a total of 7 asphalt pavement cores from Aspen Pointe Trail, Wheless Drive, and Fig Tree Bend.

6-inch diameter asphalt cores were obtained utilizing a core machine and transported them to our laboratory for processing and testing. The asphalt core test results are presented in the table below and also presented in the attached report.

| Core No. | Core thickness (in) | Percent Compaction |
|-----------|---------------------|--------------------|
| A | 2.5 | 89.3 |
| B | 2.25 | 90.9 |
| C | 2.25 | 92.2 |
| D | 2.75 | 90.1 |
| E | 2.25 | 93.7 |
| F | 1.875 * | 91.0 |
| G | 1.75 * | 90.5 |
| Average: | 2.25 | 91.2 |
| Required: | 2.0 | 90.0 |

** Depth can be Achieved on Final Mix*

Based on the above noted test results, it is our opinion that the asphalt cores met or exceeded the project requirements for thickness and percent compaction requirements for density per NCDOT QMS Manual.

We greatly appreciate the opportunity to work with you on this project and if you should have any questions, please contact us.

Sincerely,
ECS Southeast, LLP

Jason A. Martin
Field Services Manager
jmartin@ecslimited.com

Santhosh K. Mahavadi, P.E.
Office Manager, Principal Engineer
smahavadi@ecslimited.com

February 27, 2023

Mr. Ethan Brodnick
Giant Development
509 Pylon Drive
Raleigh, NC 27606
Email: ethan@gaintdevelopmentinc.com



Subject: **Summary of Construction Materials Testing and Engineering Services
Jasper Place Subdivision
Zebulon, North Carolina
SUMMIT Project No. 4818.548**

*Leah
HARRIS
AS
Submitted
3-1-23*

Dear Mr. Brodnick:

As requested, a representative of SUMMIT Engineering, Laboratory & Testing, Inc. (SUMMIT) was present onsite at the above referenced project to provide nuclear gauge density testing for asphalt placed at interior streets (Wheless Run, Cainhoy Court, & Aspen Pointe Trail) of the Jasper Place Subdivision in Zebulon, North Carolina. Additionally, asphalt cores were obtained at selected intervals of the first asphalt lift for Cainhoy Court and a portion of Aspen Pointe Trail (to the north of Cainhoy Court). Test results indicated that average compaction of the asphalt met the minimum required 90% compaction for the RS9.5B mix. It should be noted that coring for Wheless Run and Fig Tree Bend was performed by others. Laboratory test results for the cores are attached.

Based on our test results for Cainhoy Court and the portion of Aspen Pointe Trail to the north of Cainhoy Court, the asphalt placed at the above-mentioned project is in conformance with the project plans and the 2018 NCDOT Standards and Specifications.

SUMMIT appreciates the opportunity to provide our professional services to you on this project. If you have any questions concerning the information in this report or if we can be of further service, please contact us.

Sincerely,
SUMMIT Engineering, Laboratory and Testing, Inc.

JA 2/27/23
Jeff A. Taylor, P.E.
Geotechnical Engineer

JBC
Jason B. Coble, P.E.
Raleigh Branch Manager

Attachments: Laboratory core results

⑦

February 27, 2023

To: Cameron Knell
Lennar Homes
Raleigh Division

Re: Construction Materials Testing Services Letter for Land Development - REVISED
Jasper Place
Water Plant Road
Zebulon, NC

*Field Reports
Approved
3-1-23*

Mr. Knell,

JDS Consulting appreciates the opportunity to provide you with our professional services at the above referenced site. At your request, representatives of JDS Consulting visited to provide construction material testing (CMT) for this project. We have provided a summary of the CMT services as described below.

The land development of the land for this project took place between February 2022 and February 2023. JDS Consulting was onsite periodically and continuously during construction to provide materials testing in accordance with the approved project plans, specifications, and governing state/local building codes.

The following components of the buildings were observed and tested:

- Soil compaction operations during mass grading, fine grading, stormwater pond embankment, and utility backfill operations.
- Lot certifications of building pads based on the proposed structures.
- Internal, private roadway: compaction of fill and approval of final soil subgrade and ABC stone base layer. Asphalt testing and monitoring was performed by others.

Based on our observations and tests, the above referenced construction materials and activities were observed and tested and found to be in compliance with the provided project documents.

If you have any questions concerning this information or require further assistance do not hesitate to contact our office at tdowell@jdsconsulting.net.

Sincerely,

Taylor Y. Dowell, PE
CS Operations Manager



[Handwritten signature]



5410 Trinity Road
Suite 102
Raleigh, NC 27607

P 919.866.4951
F 919.859.5663
www.timmons.com

8

2/24/23

Chris D. Ray
450 East Horton Street
Zebulon, NC 27597

*Approved AS
Submitted
3-1-23*

Dear Chris Ray,

I, T. Andy Lamm, PE, as a duly registered Professional Engineer in the State of North Carolina, having been authorized to observe periodically the construction of the project, Jasper Place. I hereby state that, to the best of my abilities; due care and diligence was used in the observation of the project construction such that the Stormwater Infrastructure was observed to be built within substantial compliance and general intent of the Town of Zebulon Standards and Specifications.

Timmons Group

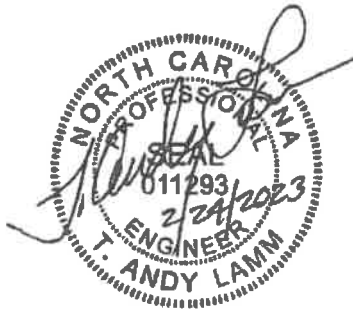
T. Andy Lamm, PE
Senior Project Manager

Signature:

Registration No.: 011293

Date:

2/24/23



918

CONTRACTOR'S CONDITIONAL WAIVER AND RELEASE OF LIENS AND CLAIMS FOR PROJECT: JASPERS PLACE

STATE OF North Carolina

COUNTY OF Wake

The undersigned, Tony W. Crabtree, of Giant Development, Inc. ("Subcontractor") who has, under an agreement with Lennar Carolinas, LLC furnished certain materials, equipment, services, and/or labor for the project known as Jasper's Place ("Project"), which is located within the Town of Zebulon, County of Wake ("Property"), and is owned by Lennar Carolinas LLC ("Owner"), and more particularly described as follows: Residential Development-Sitework

✓ Approved AS Submitted 2-8-23

Under the Construction Contract, Contractor is to furnish labor and materials to the Property (the "Construction Project"). Contractor has received payments under the Construction Contract in the sum of \$ 2,539,198.46 as of this date.

Upon receipt of the sum of \$ 358,278.69, the Subcontractor waives and releases any and all claims, demands, actions, causes of action or other rights against Owner and the Property, at law, under a contract, in tort, equity or otherwise, and any and all liens or claims of liens or any right against any labor, work, material, machinery, payment bond or other goods, equipment or services performed and/or furnished for the development and/or construction of the Project it has, may have had or may have in the future upon the foregoing described Property or in relation to the Subcontractor's performance of work on or the furnishing of equipment, services, and/or labor for the Project.

This Waiver and Release applies to all facts, acts, events, circumstances, changes, constructive or actual delays, accelerations, extra work, disruptions, interferences and the like which have occurred, or may be claimed to have occurred prior to the date of this Waiver and Release, whether or not known to the Subcontractor at the time of execution of this Waiver and Release.

The Subcontractor acknowledges that this Waiver and Release is in substantial conformity with the requirements of all applicable laws, and shall be binding and conclusive against Subcontractor for all purposes, subject only to payment in full of the amount set forth above, as provided by all applicable laws.

Given under hand and seal this 31st day of October, 2022.

SUBCONTRACTOR: Signed [Signature] (Affix Corporate Seal)

By: Tony W. Crabtree

Title President

(Officer of the Company)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Tony W. Crabtree.

(Name of signatory)

Date: 10/31/22
Invoice #JP-018

My commission expires: 1/30/23

[Signature]
Official Signature of Notary Public

Beverly Young Crabtree
Notary printed or typed name

[OFFICIAL SEAL]





February 13, 2023

Chris D. Ray
Zebulon Public Works
450 Est Horton Street
Zebulon, NC 27597

Re: Jasper Place Materials

Chris,

Please allow this letter to serve as confirmation that Lennar Carolinas, LLC did not supply any materials or labor for the Jasper Place development. All material and labor was provided by the site contractor, Giant Development.

Sincerely,



Landon Walls
Director of Land Development

State of North Carolina

County of Wake

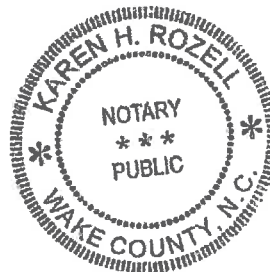
I, Karen H Rozell, Notary Public, do hereby certify that Landon Walls personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 14 day of February, 2023.



Notary Public Signature

Print Karen H Rozell

My commission expires 4-17-2025



⑨
LAW
APPROVED
AS SUBMITTED
2-17-23

Confirmation

Thank You! Your payment has been made.

LENNAR CORPORATION

10
✓
Approved
Submitted
2-8-23

Payment Date 12/12/2022
Payment Method Visa *****4860
Total Payment \$17,376.80

Payments confirmed before Monday, December 12, 2022 8:00 PM EST will be posted on Monday, December 12, 2022. Payments confirmed after Monday, December 12, 2022 8:00 PM EST will be posted on Tuesday, December 13, 2022.

If you have any further questions about payments to Duke Energy, please contact our office at 877-700-3853 .

| FDI Description | Customer Number | Confirmation # | Invoice Date | Invoice Number | Due Date | Balance Amount | Payme Amou |
|--------------------|--------------------|-------------------|-----------------|-------------------|----------|-------------------|---------------|
| DE_PROGRESS | 000266164 | 3082728233 | 12/8/2022 | N4742361101 | 1/7/2023 | \$17,376.80 | \$17,376. |



11

Public Utilities Department

Notification of Conditional Acceptance

for Water and Wastewater Infrastructure

Project Name: JASPER PLACE PHASE 1

Permit Number(s): W - 3751

S - 4774

The City of Raleigh Public Utilities Department has completed field inspections and testing on the water and/or wastewater infrastructure associated with the development project/phase referenced above. Installation meets CORPUD specifications and the infrastructure is available for use. This preliminary acceptance is conditional on a final review of digital as-built data, project records and other submitted documentation. Formal notification of acceptance is pending and will be provided on successful completion of the conditional review and satisfaction of any other noted and/or pending items.

Inspector Name: MICHAEL R. FOWLER, SR.

Date: 04 / 20 / 2023

Notes:

During the warranty period the Contractor/Developer shall monitor sewer segment MH#1-MH#326 by means of third-party CCTV Inspections. Copies of the CCTV Inspections on pre-cleaned lines shall be submitted to Raleigh Water Inspection staff. If conditions require line cleaning provide a copy of the post-cleaning CCTV Inspections. Conduct CCTV Inspections on or close to the following dates: 09/20/2023, 02/20/2024. A determination will be made before the one-year warranty expiration if further action is required.

Notes on Project Phasing: City of Raleigh Public Utility Department (CORPUD) acceptance occurs after water and sewer infrastructure in an approved phase is installed, inspected/tested and the required supporting documentation has been received. Phases of construction must extend from and/or connect to existing (or concurrently accepted) infrastructure to be considered for acceptance. Acceptance boundaries are defined by the limits identified in the CORPUD approved utility phasing plan(s). Acceptance of unapproved sub-phases and/or partially complete phases will not be considered. Additional information can be found in the CORPUD Handbook at [www.raleighnc.gov/corpud](#).



11

APRIL 20, 2023

Developer: LENNAR CORPORATION – RALEIGH DIVISION
Contractor: GIANT DEVELOPMENT, INC.
Address: 1100 PERIMETER PARK DRIVE, SUITE 112
MORRISVILLE, NC 27560

Project: Jasper Place Subdivision Phase 1 and 3

Permit #: Water W -3751
Sewer S -4774

Main line Size/Type/ Footage:

Water
8 INCH / DIP / 4,120 LF

Sewer
8 INCH / PVC / 3,249 LF

Dear Mr./Ms. CHARLIE YOKLEY,

This letter is to advise you that a final inspection has been made on the above referenced project. The inspection is complete and the work is accepted as being in accordance with the construction plans prepared by THOMAS CRAVEN, P.E. / PRIEST, CRAVEN & ASSOCIATE., dated 5/07/2021, and approved on 12/14/2021. As of the completion date of 04/18/2023, the City of Raleigh accepted the infrastructure for continuous maintenance. Developer is responsible for adherence to conditions detailed in Raleigh Water Conditional Acceptance Letter and email dated 04/20/2023.

This acceptance is subject to a one-year guarantee against failure due to faulty workmanship or materials.

Sincerely,


Jazleen Goodwin, PE
Engineering Manager
City of Raleigh
Public Utilities | Raleigh Water



Date: February 1, 2023
To: Mr. Decarus Vinson
City of Raleigh Public Utilities Division
3324 Lake Woodard Drive
Raleigh, NC 27604
From: T. Andy Lamm
Subject: Jasper Place Installed Per Plans
Water Permit #W-3751
Sewer Permit #S-4774

*Left
2-8-23
Approved
15
Submitted*

Dear Mr. Vinson:

I, T. Andy Lamm, as a duly registered Professional Engineer in the State of North Carolina, having periodically observed the construction of the above-referenced permitted project, hereby certify to the best of my abilities, that due care and diligence was used in the construction of the sanitary sewer and waterline construction such that the work was observed to be within substantial compliance with the approved plans and with the City of Raleigh's specifications, and in accordance with the record drawing survey we are providing with this certification.

Sincerely,

T. Andy Lamm, PE
Project Manager



5410 Trinity Rd. Suite 102 | Raleigh, NC 27607

TEL 919.866.4951 FAX 919.859.5663

Site Development | Residential | Infrastructure | Technology

www.timmons.com

12



Town of Zebulon
1003 N. ARENDELL AVENUE
ZEBULON, NC 27597
(919)823-1806

INVOICE #

23-00204

YOU CAN PAY ONLINE BY CREDIT/DEBIT/ACH:
WWW.EDMUNDSGOVPAY.COM/ZEBULON
YOU WILL NEED YOUR ACCOUNT ID AND PIN

ACCOUNT ID: LENNA005 PIN: 307589
INVOICE DATE: 01/03/23
DUE DATE: 02/03/23

PAID

JAN 09 2023

RC CK# 1945440

LENNAR
1100 PERIMETER PARK DR STE 112
MORRISVILLE, NC 27560

Jasper Place

| QUANTITY/UNIT | SERVICE ID | DESCRIPTION | UNIT PRICE | AMOUNT |
|---------------|------------|--------------------------------|--------------|---------------|
| | | JASPER PLACE FINAL PLAT | | |
| 4090.0000/LF | STREETCU | Streets/Curb/Gutter Constr Ins | 2.750000 | 11,247.50 |
| | | JASPER PLACE FINAL PLAT | | |
| 4043.0000/LF | STORMDRA | Storm Drainage Constr. Inspect | 1.100000 | 4,447.30 |
| | | JASPER PLACE FINAL PLAT | | |
| 4043.0000/LF | STORMMAP | STORMWATER MAPPING FEES | 1.650000 | 6,670.95 |
| | | JASPER PLACE FINAL PLAT | | |
| 4845.0000/LF | SIDEWALK | Sidewalk Construction Inspecti | 1.100000 | 5,329.50 |
| | | JASPER PLACE FINAL PLAT | | |
| 97.0000 | TRANSPDR | Transportation Impact Fee | 1,200.540000 | 116,452.38 |
| | | JASPER PLACE FINAL PLAT | | |
| 97.0000 | RECIMPSF | RECREATION IMPACT FEE - SINGLE | 3,000.000000 | 291,000.00 |
| | | JASPER PLACE FINAL PLAT | | |
| 1.0000 | MAJORSUB | MAJOR SUBDIVISION FINAL PLAT | 300.000000 | 300.00 |
| | | JASPER PLACE FINAL PLAT | | |
| 105.0000/LOT | PLAT PER | MAJ SUBDIVISION PLAT FEE/LOT | 10.000000 | 1,050.00 |
| | | JASPER PLACE FINAL PLAT | | |
| | | TOTAL DUE: | | \$ 436,497.63 |

PAYMENT COUPON - PLEASE DETACH AND RETURN THIS PORTION ALONG WITH YOUR PAYMENT

Town of Zebulon
1003 N. ARENDELL AVENUE
ZEBULON, NC 27597
(919)823-1806

INVOICE #: 23-00204
DESCRIPTION: JASPER PLACE FINAL PLAT
ACCOUNT ID: LENNA005 PIN: 307589
DUE DATE: 02/03/23
TOTAL DUE: \$ 436,497.63

LENNAR
1100 PERIMETER PARK DR STE 112
MORRISVILLE, NC 27560



Lennar Corporation
Lennar Carolinas, LLC
Raleigh/Durham Division
1100 Perimeter Park Dr Ste 112
Morrisville NC 27560

F519454401945440

PAGE 1 of 1

DATE: January 5, 2023
CHECK NUMBER: 1945440
AMOUNT PAID: \$436,497.63

Jasper
Place 13

00020 25433 CKS SD 23005 - 0001745440 NNNNNNNNNNNN 0055400004203 XTP3FS C
TOWN OF ZEBULON
1003 N ARENDELL AVE
ZEBULON NC 27597

✓
2-8-23



005540000420300020002307000070

Vendor No: 16140702

| Date | CO # | Invoice Number | Payment Advice | Gross Amount | Discount | Net Amount |
|----------|-------|----------------|-------------------------|--------------|----------|--------------|
| 01/03/23 | 18200 | 23-00204 | JASPER PLACE FINAL PLAT | \$436,497.63 | \$0.00 | \$436,497.63 |
| TOTALS | | | | \$436,497.63 | \$0.00 | \$436,497.63 |

PLEASE DETACH BEFORE DEPOSITING CHECK

Lennar Corporation
Lennar Carolinas, LLC
Raleigh/Durham Division
1100 Perimeter Park Dr Ste 112
Morrisville, NC 27560

CHECK
NUMBER 1945440

70-2322
719

January 5, 2023

*** VOID AFTER 180 DAYS ***

PAY TOWN OF ZEBULON
TO THE 1003 N ARENDELL AVE
ORDER OF ZEBULON, NC 27597

CHECK AMOUNT
\$436,497.63

EXACTLY *****436,497 DOLLARS AND 63 CENTS



JPMorgan Chase Bank N.A.
Chicago, IL

Debra Smith
Authorized Signature



JASPER PLACE

RECORD DRAWINGS

PIN: 1795456688

W GANNON AVE (NC 97), WAKE COUNTY, NORTH CAROLINA

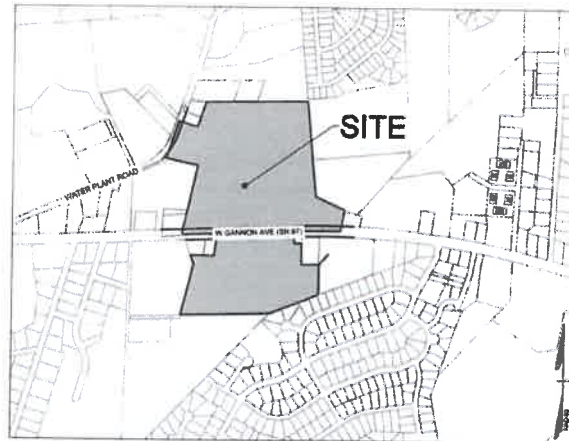
SITE DATA

PROJECT: JASPER PLACE
ENGINEER: TIMMONS GROUP
MIKE ZACCARDO, PE
3410 TRINITY ROAD, SUITE 102
RALEIGH, NC 27607
PHONE: 919.633.3381
MIKE.ZACCARDO@TIMMONS.COM

DEVELOPER: LENNAR CORPORATION - RALEIGH DIVISION
1100 PERIMETER PARK DRIVE, SUITE 112
MORRISVILLE, NC 27560
CONTACT: CHARLIE YOKLEY, AICP
OFFICE: 919.465.5803
CHARLIE.YOKLEY@LENNAR.COM

LAND OWNER: WHOLESS EAKES LLS
902 W GANNON AVE
ZEBULON, NC 27897-2519

TOTAL SITE AREA: 51.19 AC
PIN: 1795456688
ZONING: R2
PROPOSED USE: SINGLE-FAMILY RESIDENTIAL CONSERVATION SUBDIVISION



VICINITY MAP
SCALE = 1" = 500'

| Sheet Index | |
|--------------|--|
| Sheet Number | Sheet Title |
| ASB0.0 | COVER - AS-BUILT |
| ASB0.1 | STORM PLAN - AS-BUILT |
| ASB0.1 | STORM DESIGN TABLES - AS-BUILT |
| ASB0.1 | ROAD A PLAN & PROFILE - AS-BUILT (SHEET 1 OF 3) |
| ASB0.2 | ROAD A PLAN & PROFILE - AS-BUILT (SHEET 2 OF 3) |
| ASB0.3 | ROAD B PLAN & PROFILE - AS-BUILT |
| ASB0.4 | ROAD C PLAN & PROFILE - AS-BUILT |
| ASB0.5 | ROAD D PLAN & PROFILE - AS-BUILT |
| ASB0.1 | STORM OUTFALL PROFILES - AS-BUILT (SHEET 1 OF 2) |
| ASB0.2 | STORM OUTFALL PROFILES - AS-BUILT (SHEET 2 OF 2) |

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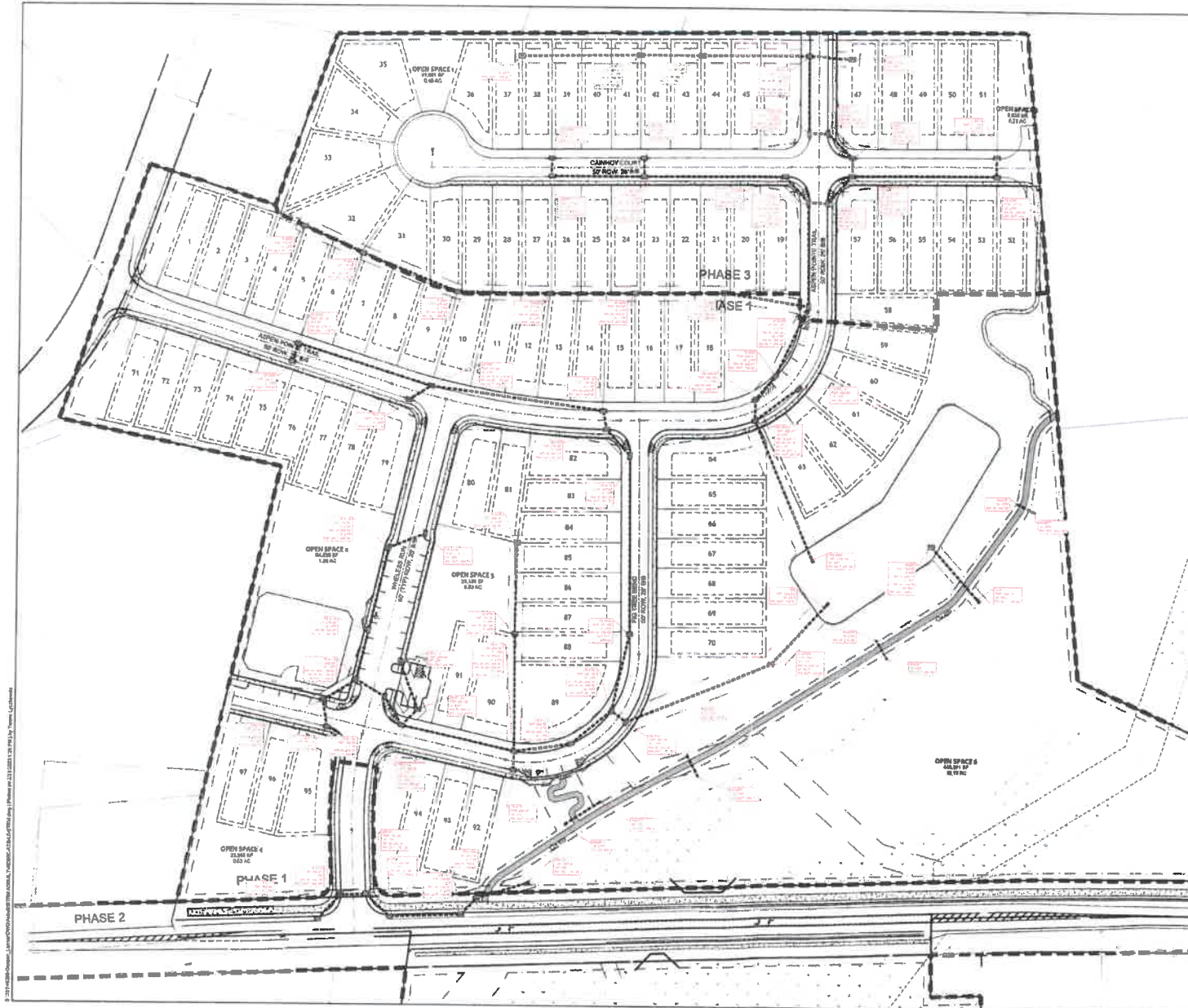
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FIRM OF
3410 TRINITY ROAD, SUITE 102
RALEIGH, NC 27607
TEL: 919.633.3381 FAX: 919.633.3381 WWW.TIMMONS.COM

YOUR DESIGN AGENT THROUGH O&M:
DATE: 11/16/2022
DRAWN BY: 371
CHECKED BY: T. CHICKS
IN CHARGE BY: ALANNA
SCALE: AS SHOWN

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652
JASPER PLACE
ZEBULON, WAKE COUNTY, NORTH CAROLINA
COVER - AS-BUILT

SUB NO.:
46388
SHEET NO.:
ASB0.0

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TEL: 919.494.0001 FAX: 919.494.0002 | www.timmons.com

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INTERVIEW BY: TYCROSS
CHECKED BY: ALAMPH
SCALE:

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652
JASPER PLACE
TENNAM, WAKE COUNTY, NORTH CAROLINA
STORM PLAN - AS-BUILT

JOB NO.: 46388
SHEET NO.: 4594-0

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| STORM DRAINAGE TABLE (STRM 100) | | | | | | |
|---------------------------------|--------|--------|-------------------------|------------------|--------------|----------------|
| STRUCTURE UP | HEIGHT | TOP | IN/IN | RV OUT | OUTLET PIPE | STRUCTURE DOWN |
| CB 101 | 8.58 | 261.80 | 261.80 (1" RCP) CB 102 | 253.88 (12" RCP) | 50' @ 0.00% | DI 100A |
| CB 102 | 8.28 | 261.50 | 254.50 (1" RCP) CB 103 | 253.50 (12" RCP) | 30' @ 0.00% | CB 101 |
| CB 103 | 7.88 | 261.10 | 254.10 (1" RCP) CB 104 | 246.10 (1" RCP) | 110' @ 1.00% | CB 102 |
| CB 104 | 7.08 | 259.30 | 253.30 (1" RCP) CB 105 | 244.30 (1" RCP) | 30' @ 0.00% | CB 103 |
| CB 105 | 7.57 | 259.80 | 253.80 (1" RCP) CB 106 | 245.80 (1" RCP) | 45' @ 0.50% | CB 104 |
| CB 106 | 7.40 | 259.60 | 253.60 (1" RCP) CB 107 | 245.60 (1" RCP) | 30' @ 0.00% | CB 105 |
| CB 107 | 7.14 | 257.44 | 252.44 (1" RCP) CB 108 | 245.44 (1" RCP) | 30' @ 0.00% | CB 106 |
| CB 108 | 6.28 | 252.28 | 251.28 (1" RCP) CB 109 | 238.28 (1" RCP) | 45' @ 0.50% | CB 107 |
| CB 109 | 6.08 | 251.08 | 250.08 (1" RCP) CB 110 | 237.08 (1" RCP) | 30' @ 0.00% | CB 108 |
| CB 110 | 6.03 | 250.10 | 249.10 (1" RCP) CB 111 | 236.10 (1" RCP) | 30' @ 0.00% | CB 109 |
| CB 111 | 6.04 | 250.14 | 249.14 (1" RCP) CB 112 | 236.14 (1" RCP) | 30' @ 0.00% | CB 110 |
| CB 112 | 6.02 | 250.12 | 249.12 (1" RCP) CB 113 | 236.12 (1" RCP) | 30' @ 0.00% | CB 111 |
| CB 113 | 7.77 | 253.60 | 251.60 (1" RCP) CB 114 | 246.60 (1" RCP) | 30' @ 0.00% | CB 112 |
| CB 114 | 6.01 | 250.01 | 249.01 (1" RCP) CB 115 | 236.01 (1" RCP) | 30' @ 0.00% | CB 113 |
| CB 115 | 6.42 | 252.12 | 250.12 (1" RCP) CB 116 | 246.12 (1" RCP) | 30' @ 0.00% | CB 114 |
| CB 116 | 6.14 | 251.14 | 249.14 (1" RCP) CB 117 | 246.14 (1" RCP) | 30' @ 0.00% | CB 115 |
| CB 117 | 6.57 | 251.57 | 249.57 (1" RCP) CB 118 | 246.57 (1" RCP) | 30' @ 0.00% | CB 116 |
| CB 118 | 7.59 | 252.59 | 250.59 (1" RCP) CB 119 | 246.59 (1" RCP) | 30' @ 0.00% | CB 117 |
| CB 119 | 6.84 | 252.24 | 250.24 (1" RCP) CB 120 | 246.24 (1" RCP) | 30' @ 0.00% | CB 118 |
| CB 120 | 6.87 | 252.17 | 250.17 (1" RCP) CB 121 | 246.17 (1" RCP) | 30' @ 0.00% | CB 119 |
| CB 121 | 6.88 | 252.18 | 250.18 (1" RCP) CB 122 | 246.18 (1" RCP) | 30' @ 0.00% | CB 120 |
| DI 100A | 10.01 | 260.01 | 248.01 (1" RCP) CB 123 | 246.01 (1" RCP) | 145' @ 0.00% | DI 100 |
| DI 124 | 1.58 | 258.58 | 257.58 (1" RCP) CB 124 | 246.58 (1" RCP) | 30' @ 0.00% | CB 123 |
| DI 125 | 2.87 | 259.87 | 258.87 (1" RCP) CB 125 | 246.87 (1" RCP) | 30' @ 0.00% | CB 124 |
| FES 100 | 6.72 | 248.78 | 246.78 (1" RCP) DI 100A | | | |


| STORM DRAINAGE TABLE (STRM 200) | | | | | | |
|---------------------------------|--------|--------|-------------------------|-----------------|--------------|----------------|
| STRUCTURE UP | HEIGHT | TOP | IN/IN | RV OUT | OUTLET PIPE | STRUCTURE DOWN |
| CB 201A | 8.13 | 256.13 | 254.13 (1" RCP) CB 202 | 246.13 (1" RCP) | 30' @ 0.00% | FES 200 |
| CB 201B | 7.88 | 255.88 | 253.88 (1" RCP) CB 203 | 245.88 (1" RCP) | 30' @ 0.00% | CB 201A |
| CB 201C | 6.82 | 254.82 | 252.82 (1" RCP) CB 204 | 244.82 (1" RCP) | 30' @ 0.00% | CB 201B |
| CB 202 | 7.30 | 255.30 | 253.30 (1" RCP) CB 205 | 245.30 (1" RCP) | 45' @ 0.50% | CB 201C |
| CB 203 | 6.37 | 254.37 | 252.37 (1" RCP) CB 206 | 244.37 (1" RCP) | 30' @ 0.00% | CB 202 |
| CB 204 | 11.41 | 257.41 | 255.41 (1" RCP) CB 207 | 247.41 (1" RCP) | 140' @ 0.00% | CB 203 |
| CB 205 | 10.88 | 256.88 | 254.88 (1" RCP) CB 208 | 246.88 (1" RCP) | 30' @ 0.00% | CB 204 |
| CB 206 | 8.07 | 255.07 | 253.07 (1" RCP) CB 209 | 245.07 (1" RCP) | 30' @ 0.00% | CB 205 |
| CB 207 | 8.58 | 255.58 | 253.58 (1" RCP) CB 210 | 245.58 (1" RCP) | 30' @ 0.00% | CB 206 |
| CB 208 | 8.47 | 255.47 | 253.47 (1" RCP) CB 211 | 245.47 (1" RCP) | 30' @ 0.00% | CB 207 |
| CB 209 | 5.90 | 253.90 | 251.90 (1" RCP) CB 212 | 243.90 (1" RCP) | 30' @ 0.00% | CB 208 |
| CB 210 | 14.18 | 257.18 | 255.18 (1" RCP) CB 213 | 247.18 (1" RCP) | 140' @ 0.00% | CB 209 |
| CB 210A | 10.57 | 256.57 | 254.57 (1" RCP) CB 214 | 246.57 (1" RCP) | 30' @ 0.00% | CB 210 |
| CB 211 | 6.58 | 254.58 | 252.58 (1" RCP) CB 215 | 244.58 (1" RCP) | 30' @ 0.00% | CB 210A |
| CB 212 | 11.00 | 256.00 | 254.00 (1" RCP) CB 216 | 246.00 (1" RCP) | 30' @ 0.00% | CB 211 |
| CB 213 | 10.87 | 255.87 | 253.87 (1" RCP) CB 217 | 245.87 (1" RCP) | 30' @ 0.00% | CB 212 |
| CB 214 | 13.51 | 257.51 | 255.51 (1" RCP) CB 218 | 247.51 (1" RCP) | 140' @ 0.00% | CB 213 |
| CB 220 | 8.40 | 255.40 | 253.40 (1" RCP) CB 221 | 245.40 (1" RCP) | 30' @ 0.00% | CB 214 |
| CB 221 | 5.28 | 254.28 | 252.28 (1" RCP) CB 222 | 244.28 (1" RCP) | 30' @ 0.00% | CB 220 |
| DI 215 | 4.38 | 253.38 | 251.38 (1" RCP) DI 216 | 243.38 (1" RCP) | 140' @ 0.00% | CB 221 |
| DI 216 | 2.72 | 251.72 | 249.72 (1" RCP) DI 217 | 241.72 (1" RCP) | 140' @ 0.00% | CB 215 |
| DI 217 | 3.00 | 252.00 | 250.00 (1" RCP) DI 218 | 242.00 (1" RCP) | 140' @ 0.00% | CB 216 |
| DI 218 | 3.00 | 252.00 | 250.00 (1" RCP) DI 219 | 242.00 (1" RCP) | 140' @ 0.00% | CB 217 |
| DI 224 | 5.20 | 254.20 | 252.20 (1" RCP) DI 225 | 244.20 (1" RCP) | 114' @ 0.00% | CB 224 |
| DI 225 | 8.40 | 255.40 | 253.40 (1" RCP) DI 226 | 246.40 (1" RCP) | 120' @ 0.00% | DI 224 |
| DI 226 | 4.78 | 253.78 | 251.78 (1" RCP) DI 227 | 243.78 (1" RCP) | 114' @ 0.00% | DI 225 |
| DI 227 | 6.80 | 254.80 | 252.80 (1" RCP) DI 228 | 244.80 (1" RCP) | 100' @ 0.00% | DI 226 |
| DI 228 | 6.84 | 254.84 | 252.84 (1" RCP) DI 229 | 244.84 (1" RCP) | 140' @ 0.00% | DI 227 |
| DI 229 | 1.00 | 253.00 | 251.00 (1" RCP) DI 230 | 243.00 (1" RCP) | 40' @ 0.00% | DI 228 |
| FES 300 | 5.72 | 244.33 | 242.33 (1" RCP) DI 201A | | | |

| STORM DRAINAGE TABLE (STRM 500) | | | | | | |
|---------------------------------|--------|--------|-------------------------|-----------------|-------------|----------------|
| STRUCTURE UP | HEIGHT | TOP | IN/IN | RV OUT | OUTLET PIPE | STRUCTURE DOWN |
| CB 311 | 8.32 | 264.32 | 262.32 (1" RCP) CB 312 | 254.32 (1" RCP) | 30' @ 0.00% | DI 310A |
| CB 312 | 6.18 | 262.18 | 260.18 (1" RCP) CB 313 | 252.18 (1" RCP) | 30' @ 0.00% | CB 311 |
| CB 313 | 7.22 | 263.22 | 261.22 (1" RCP) CB 314 | 253.22 (1" RCP) | 40' @ 0.50% | CB 312 |
| CB 314 | 6.82 | 262.82 | 260.82 (1" RCP) CB 315 | 251.82 (1" RCP) | 30' @ 0.00% | CB 313 |
| CB 315 | 6.41 | 262.41 | 260.41 (1" RCP) CB 316 | 251.41 (1" RCP) | 40' @ 0.50% | CB 314 |
| CB 401 | 6.30 | 261.30 | 259.30 (1" RCP) CB 402 | 250.30 (1" RCP) | 40' @ 0.50% | FES 400 |
| CB 402 | 7.84 | 262.84 | 260.84 (1" RCP) CB 403 | 252.84 (1" RCP) | 40' @ 0.50% | CB 401 |
| DI 310A | 3.20 | 261.20 | 259.20 (1" RCP) DI 311 | 250.20 (1" RCP) | 60' @ 0.50% | FES 310 |
| FES 310 | 2.84 | 260.84 | 258.84 (1" RCP) DI 310A | | | |
| FES 400 | 1.80 | 259.80 | 257.80 (1" RCP) CB 401 | | | |

| STORM CROSSING SCHEDULE | | | | | | |
|-------------------------|---------|-----------------------|-------------------------|---------|-------|--|
| PIPE # | SIZE | UPSTREAM ELEVATION | DOWNSTREAM ELEVATION | SL. OFF | LENG | |
| Culvert 1 | 18" RCP | 265.80 | 265.20 | -0.00% | -0.72 | |
| Culvert 2 | 18" RCP | 266.40 | 265.40 | -0.00% | -0.10 | |
| Culvert 3 | 18" RCP | 266.00 | 265.00 | -0.00% | -0.10 | |
| Culvert 4 | 18" RCP | 266.00 | 265.00 | -0.00% | -0.10 | |
| Culvert 5 | 18" RCP | 266.00 | 265.00 | -0.00% | -0.10 | |
| Culvert 6 | 18" RCP | 266.00 | 265.42 | 2.00% | 17.75 | |
| CULVERT EXT. 1A | 24" RCP | 253.42 | 253.55 | 0.00% | 18.50 | |
| CULVERT EXT. 2A | 30" RCP | 250.00 | 250.68 | 0.00% | 21.00 | |
| CULVERT EXT. 3, 2B | 30" RCP | 250.00 | 250.21 | 0.00% | 18.81 | |
| CULVERT EXT. 3A | 30" RCP | 250.00 | 250.69 | 0.00% | 21.00 | |
| CULVERT EXT. 4A | 30" RCP | 250.00 | 250.69 | 0.00% | 21.00 | |
| CULVERT EXT. 5A | 30" RCP | 250.00 | 250.21 | 0.00% | 18.81 | |
| CULVERT EXT. 6A | 30" RCP | 250.00 | 250.21 | 0.00% | 18.81 | |

RECORD LEGEND
 03.00 DESIGN INFORMATION
 04.00 RECORD INFORMATION

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TIMMONS GROUP
 NORTH CAROLINA LICENSE NO. C-1652

THIS DRAWING PREPARED AT THE
 3410 W. Main, Suite 100, Raleigh, NC 27607
 TEL: 919.884.1101 FAX: 919.884.1124 www.timmons.com

YOUR PROJECT ADDRESS THROUGH DATE:
 DATE: 02/29/2023

DRAWN BY: 331

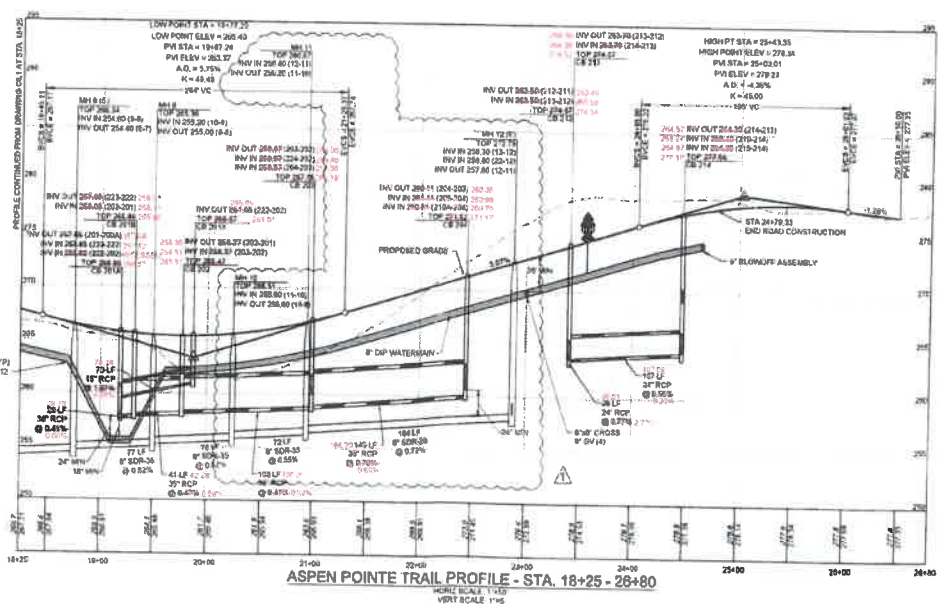
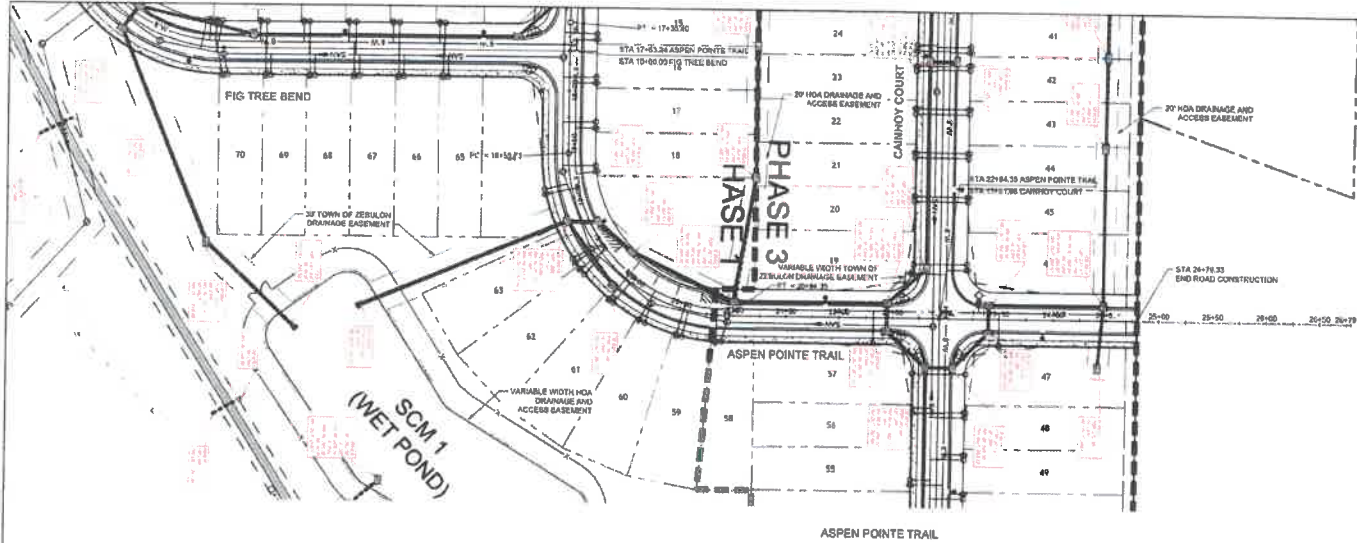
DESIGNED BY: T. CROSS

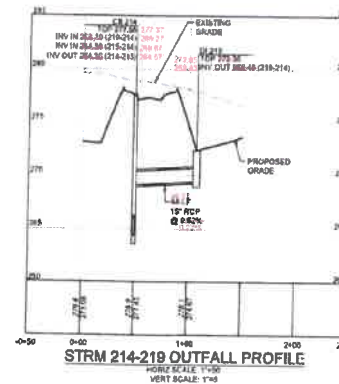
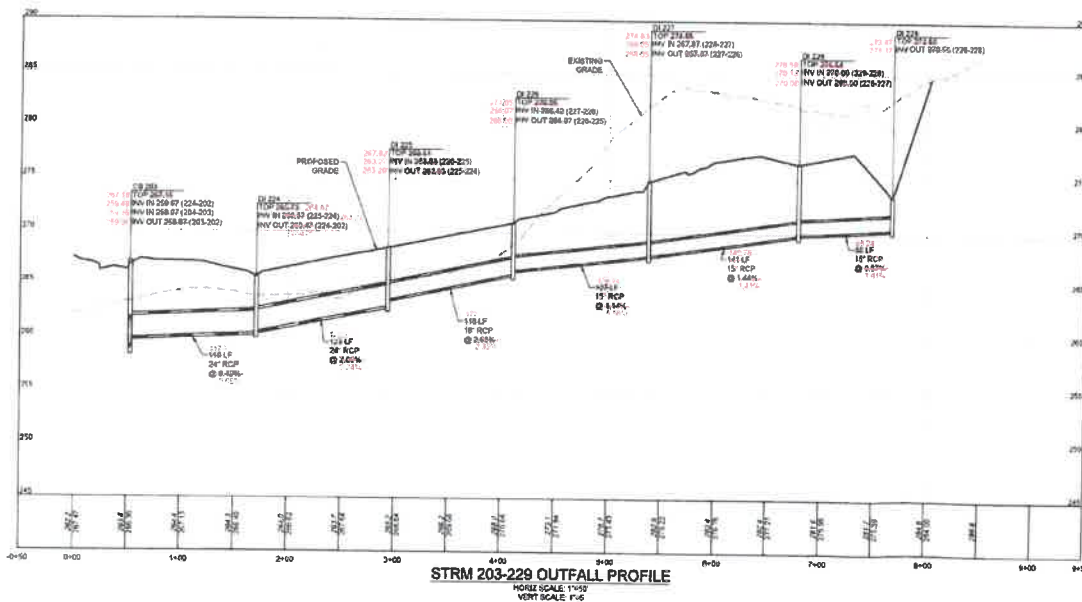
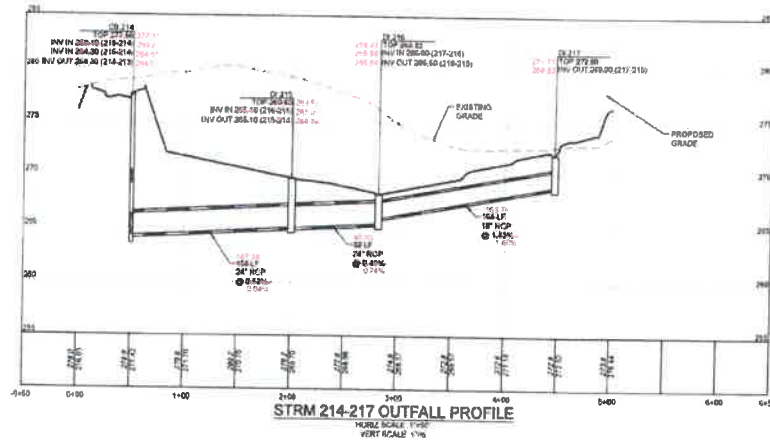
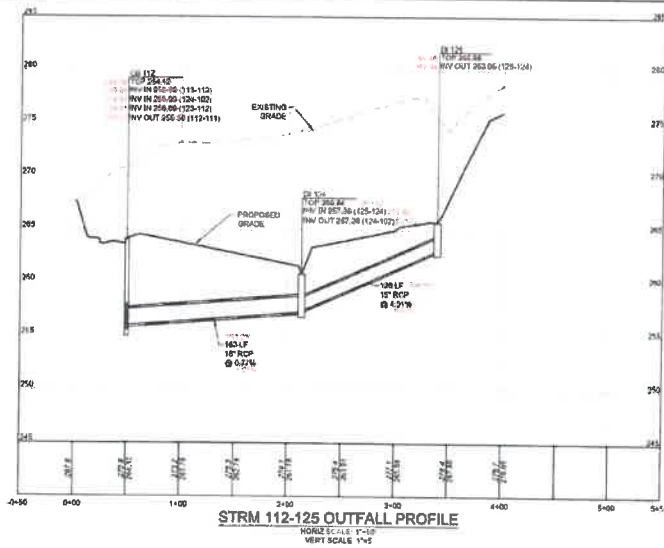
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 00-03 RECORD INFORMATION

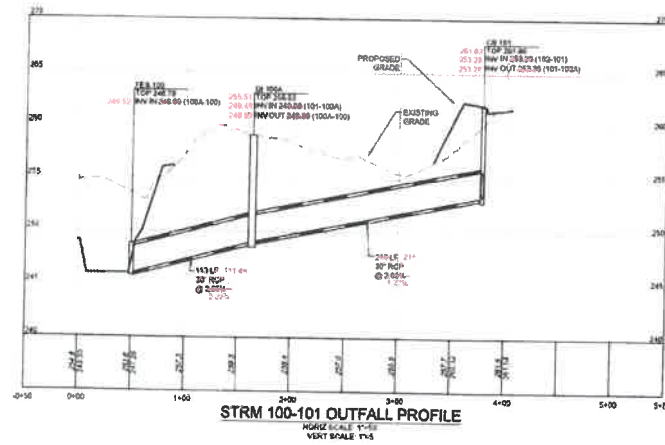
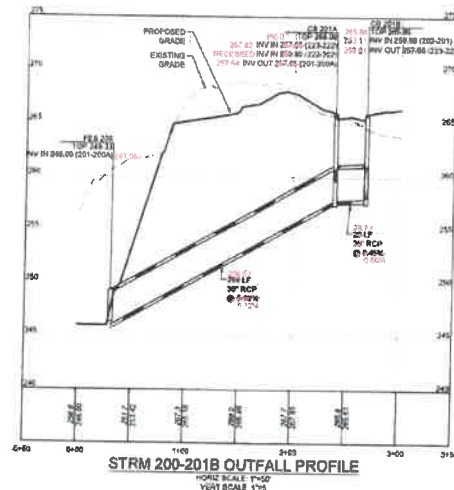
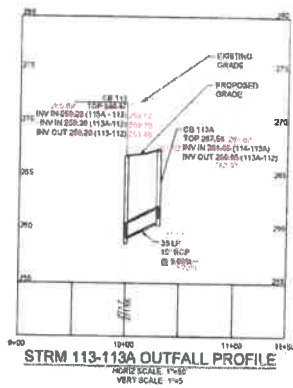
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 OFFICE OF THE ENGINEER
 10000 NORTH CAROLINA
 10000 NORTH CAROLINA
 10000 NORTH CAROLINA

YOUR VISION ACTING THROUGH US.
 DATE: 10/1/2010
 DRAWN BY: J. HOGAN
 CHECKED BY: J. HOGAN
 SCALE: 1" = 10'
 1" = 5'

TIMMONS GROUP
 JASPER PLACE
 NORTH CAROLINA LICENSE NO. C-1652
 FERRIS, WARE COUNTY, NORTH CAROLINA
STORM OUTFALL PROFILES - ASBUILT (SHEET 1 OF 2)
 46388
 SHEET NO.
 ASBUILT



RECORD LEGEND

40.00 DESIGN INFORMATION
40.01 RECORD INFORMATION

RECORD DRAWING

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OF THE
TIMMONS GROUP, INC.
1111 S. 11TH STREET, SUITE 100
FAYETTEVILLE, NC 28404
TEL: 704.786.0001 FAX: 704.786.0002

YOUR VISION. ACHIEVED THROUGH OURS.

DATE: 02/09/2017
DRAWN BY: J31
DESIGNED BY: P. WOSU
CHECKED BY: A. LAMB

SCALE
1" = 50'
V: 1" = 5'

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

JASPER PLACE
ZEPHRA, WAKE COUNTY, NORTH CAROLINA

STORM OUTFALL PROFILES - ASBUILT (SHEET 2 OF 2)

FOR NO. 46388
SHEET NO. ASB7.2



**RESOLUTION 2023-30
ACCEPTING ROADWAY, AND STORM DRAINAGE
INFRASTRUCTURE FOR JASPER PLACE**

WHEREAS, Lennar Carolina, LLC the developers of Jasper Place requests the Town of Zebulon assume ownership and maintenance of the roadway and storm drainage infrastructure within the public right-of-way or dedicated easements of Jasper Place consisting of 4,043 linear feet (LF) of drainage infrastructure, and 4,090 LF of roadway:

- 1485 LF Aspen Point Trail
- 860 LF Cainhoy Court
- 990 LF Wheless Run
- 755 LF Fig Tree Bend

WHEREAS, the Town of Zebulon has inspected said infrastructure; and

WHEREAS, Lennar Carolinas, LLC has completed all punch list tasks; and

WHEREAS, the Town of Zebulon has received all required documentation needed for Dedication and Warranty; and

WHEREAS, the Town of Zebulon has received a Letter of Credit from Fidelity Guaranty and Acceptance Corp. for completion of final asphalt roadway overlay, West Gannon Roadway Improvements, five-foot sidewalk, access ramps, Pond conversion, signage, mail kiosk, striping, greenway and landscaping; and

WHEREAS, the Town of Zebulon may accept an offer of dedication of streets, sidewalks, curb and gutter, and storm drainage by resolution of the Board of Commissioners per the Town of Zebulon Uniform Development Ordinance section 6.4.1 and 6.10.4.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Town of Zebulon accepts dedication of the roadway, storm drainage, and greenway infrastructure.

Adopted this 5th day of June 2023.


Glenn L. York – Mayor

SEAL

Lisa M. Markland, CMC - Town Clerk

STAFF REPORT
RESOLUTION 2023-31
BARRINGTON PHASE II A, B, C & F
ROADWAY, AND STORM DRAINAGE ACCEPTANCE
JUNE 5, 2023

Topic: Resolution 2023-31 – Barrington Phase IIA, B, C, F Infrastructure Acceptance

Speaker: Chris D. Ray, Public Works Director (if pulled from Consent)
From: Chris D. Ray, Public Works Director
Prepared by: Chris D. Ray, Public Works Director
Approved by:  Joseph M. Moore II, PE, Town Manager

Executive Summary:

Consider accepting roadway and storm-drainage infrastructure of Barrington Phase II A, B, C, & F for ownership and maintenance.

Background:

The Town of Zebulon follows a practice where the Board considers acceptance (i.e., ownership and maintenance) of roadway, and storm drain infrastructure installed in new subdivisions. In advance of this consideration, staff determines whether the infrastructure complies and meets the conditions of permits and Town standards.

DFC Barrington, LLC has completed the construction of roadway and stormwater infrastructure in Barrington Phase II A, B, C, & F. Barrington Phase A, B, C, and F will include 23 single family lots and 75 townhomes lots (with a total of 837 for all phases)

The plat was recorded with the Wake County Registrar of Deeds on May 18, 2023, in book BM2023 and pages 00823-08269

Staff and third-party inspectors/engineers have certified all completed work meets or exceeds Town standards and requirements, and City of Raleigh Utility Standards.

Discussion:

The Board must accept the dedication of streets, curb and gutter, street signage, and storm drainage for ownership and maintenance if the dedicated work is consistent with the UDO Standard of section 6.2 and meets Town of Zebulon Standards.

Policy Analysis:

The infrastructure was installed per approved Special Use Permit 2017-1 The infrastructure complies with the latest version of the "Town of Zebulon Street & Storm Drainage Standards and Specifications" and is consistent with 369349the Town of Zebulon Uniform Development Ordinance section 6.10.4 for dedication of roadways.

Fiscal Analysis:

Infrastructure Amount and Value

Barrington will dedicate four (4) streets totaling 2,286' LF linear feet (~ .43 miles), and 2505 linear foot (~ .47 miles) of storm drainage valued at \$369,949.

STAFF REPORT
RESOLUTION 2023-31
BARRINGTON PHASE II A, B, C & F
ROADWAY, AND STORM DRAINAGE ACCEPTANCE
JUNE 5, 2023

The infrastructure will be added to the Town's Capital assets (re. Comprehensive Annual Financial Report). Upon acceptance of the Town will own and maintain 36.99 miles of street and 28.30 miles of stormwater pipe.

Maintenance Cost

In addition to Staff's annual inspection and cleaning efforts, the Town of Zebulon annually contracts the cleaning of approximately 10% (2.8-miles) of the Town's stormwater system (FY '24 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 Barrington increases the storm drain network by approximately 2%.

Streets are designed to have a useful life of 20 years; therefore, the Town needs to repave approximately 1.85 miles of street annually estimated at \$390,000. The acceptance of Barrington Phase 2A, B, C, F increases the street network by approximately 1.5%.

Revenue Streams

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

- a) "Powell Bill" (gas tax) ~ \$ 205,000 (Zebulon's share of this revenue collected by the State has grown proportionally with increasing population and street mileage).
- b) Vehicle Tag Fee ~ \$185,000 (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 is reviewing options on a possible stormwater fee and utility fund and will be brought to the board in fall of 2023.

Warranty and Insurance

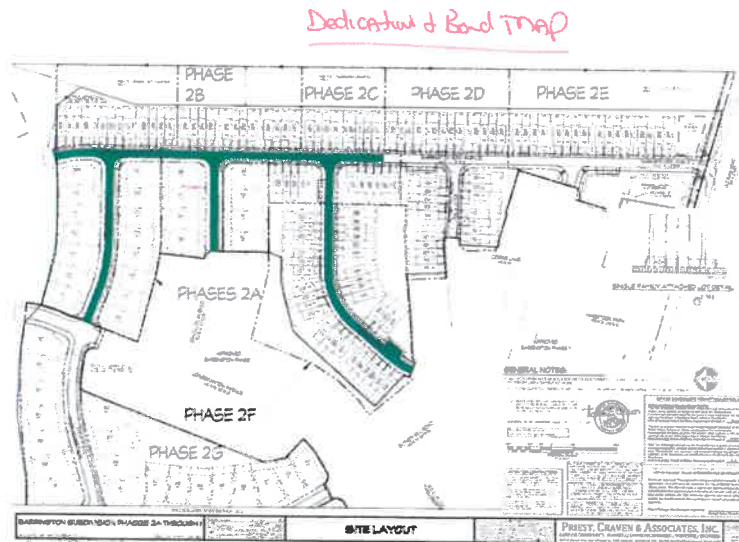
The Town received a one-year warranty on all the dedicated assets. Staff will conduct an 11-month warranty inspection prior to the final overlay to ensure any issues or failures are repaired prior to the final asphalt overlay by the developer.

The Town received a Subdivision Bond in the amount of \$267,020.85 to ensure the final completion of outstanding items (e.g., final asphalt overlay, striping, signage, sidewalks, landscaping, pond conversions, etc.). The final completion of these items are intentionally delayed to minimize the damage that may occur as individual lots are constructed. The Letter of Credit is automatically renewed or revised annually to reflect items completed. The Letter of Credit remains active until all items have been completed. All inspection and development fees of \$385,013.97 were collected from the developer.

STAFF REPORT
RESOLUTION 2023-31
BARRINGTON PHASE II A, B, C & F
ROADWAY, AND STORM DRAINAGE ACCEPTANCE
JUNE 5, 2023

Staff Recommendation:

Staff recommends approval of Resolution 2023-31 for acceptance of Barrington Phase II A, B, C, & F roadway and storm drainage infrastructure, warranty, and site improvements bond.

**Attachments:**

1. Closeout Documents
 - Engineer certification of roadway lengths and dedicated infrastructure values
 - Engineering Estimate for Letter of Credit/Bond
 - Subdivision Bond – XL Specialty Insurance Co.
 - Developer warranty/guaranty– Stormwater/Roadway
 - Developer warranty/guaranty – water and sewer
 - Third party engineering reports for sub-grade, stone, and asphalt
 - Engineering certification - Storm Drainage
 - Engineering certification – Water and sewer
 - Contractor – Release of Lien
 - Owner – Release of Lien
 - Notice of conditional acceptance – City of Raleigh
 - Proof of payment for streetlights
 - Proof of payment for Town Inspections and fees
2. As-Built Drawings
3. Resolution 2023-31

PRIEST, CRAVEN, ASSOCIATES, INC.

LAND USE CONSULTANTS

April 11, 2023

File : Cost Estimate

DEDICATED INFRASTRUCTURE COST ESTIMATE

PROJECT:

Barrington Subdivision Phases 2 A, B, C, and F - 45 Lots
Zebulon, North Carolina

ENGINEERS:

Priest, Craven & Associates, Incorporated
3803 B Computer Drive, Suite 104
Raleigh, North Carolina 27609

Linear Footage of Streets: Eversden Drive - 685', Spellbrook Road - 427', Bracklyn Ave - 257', and Barrington Row Ave. - 917' for a total of 2,286'

OWNER:

DFC Barrington, LLC
13000 Sawgrass Village Circle Building 5, Suite 24
Pointe Vedra Beach, FL 32082

On behalf of DFC Barrington, LLC, an engineer's opinion of cost is herein provided for the total cost of the site improvements for Barrington Phase 2A, B, C, and F, that is to be dedicated to the Town of Zebulon. Quantities were taken from construction drawings produced by Priest Craven and Associates, Inc. Pricing was furnished by the Contractor

| ITEM NO | DESCRIPTION | QUANTITY | UNIT PRICE | EXTENDED PRICE |
|---|------------------------------------|----------|------------|----------------|
| DIVISION I - STREET PAVING AND CURB AND GUTTER | | | | |
| 1 | CABC Stone under Asphalt (8") | 5648 SY | \$11.95 | \$67,493.60 |
| 2 | CABC Stone under Curb (8") | 4503 LF | \$2.10 | \$9,456.30 |
| 3 | 30" Concrete Curb and Gutter | 4503 LF | \$14.32 | \$64,482.96 |
| 4 | First Lift of Asphalt Local Street | 5648 SY | \$11.30 | \$63,822.40 |

DIVISION II - SEDIMENTATION AND EROSION CONTROL

| | | | | |
|---|--------------|------|--------|----|
| 1 | No Bond Item | 1 LS | \$0.00 | \$ |
|---|--------------|------|--------|----|

DIVISION III - CLEARING, GRUBBING AND EARTHWORK FOR STREETS

| | | | | |
|---|--------------|------|--------|----|
| 1 | No Bond Item | 1 LS | \$0.00 | \$ |
|---|--------------|------|--------|----|

DIVISION IV - WATER MAINS AND SERVICES

| | | | | |
|---|--------------|------|--------|----|
| 1 | No Bond Item | 1 LS | \$0.00 | \$ |
|---|--------------|------|--------|----|

DIVISION V - SEWER MAINS AND SERVICES

| | | | | |
|---|--------------|------|--------|----|
| 1 | No Bond Item | 1 LS | \$0.00 | \$ |
|---|--------------|------|--------|----|

DIVISION VI - STORM DRAINAGE (PUBLIC ONLY)

| | | | | |
|---|------------------------------------|--------|-------------|-------------|
| 1 | 15" RCP | 633 LF | \$32.50 | \$20,572.50 |
| 2 | 18" RCP | 677 LF | \$38.00 | \$25,726.00 |
| 3 | 24" RCP | 497 LF | \$43.50 | \$21,619.50 |
| 4 | 30" RCP | 115 LF | \$49.00 | \$5,635.00 |
| 5 | 36" RCP | 114 LF | \$54.50 | \$6,213.00 |
| 6 | 42" RCP | 385 LF | \$60.00 | \$23,100.00 |
| 7 | Drainage Structures (28) | 1 LS | \$44,486.00 | \$44,486.00 |
| 8 | Inlet Castings Standard and Valley | 28 EA | \$619.35 | \$17,341.80 |

| | |
|------------------------------|---------------------|
| DIVISION I TOTAL | \$205,255.26 |
| DIVISION II TOTAL | \$0.00 |
| DIVISION III TOTAL | \$0.00 |
| DIVISION IV TOTAL | \$0.00 |
| DIVISION V TOTAL | \$0.00 |
| DIVISION VI TOTAL | \$164,693.80 |
| TOTAL DIVISION I - VI | \$369,949.06 |

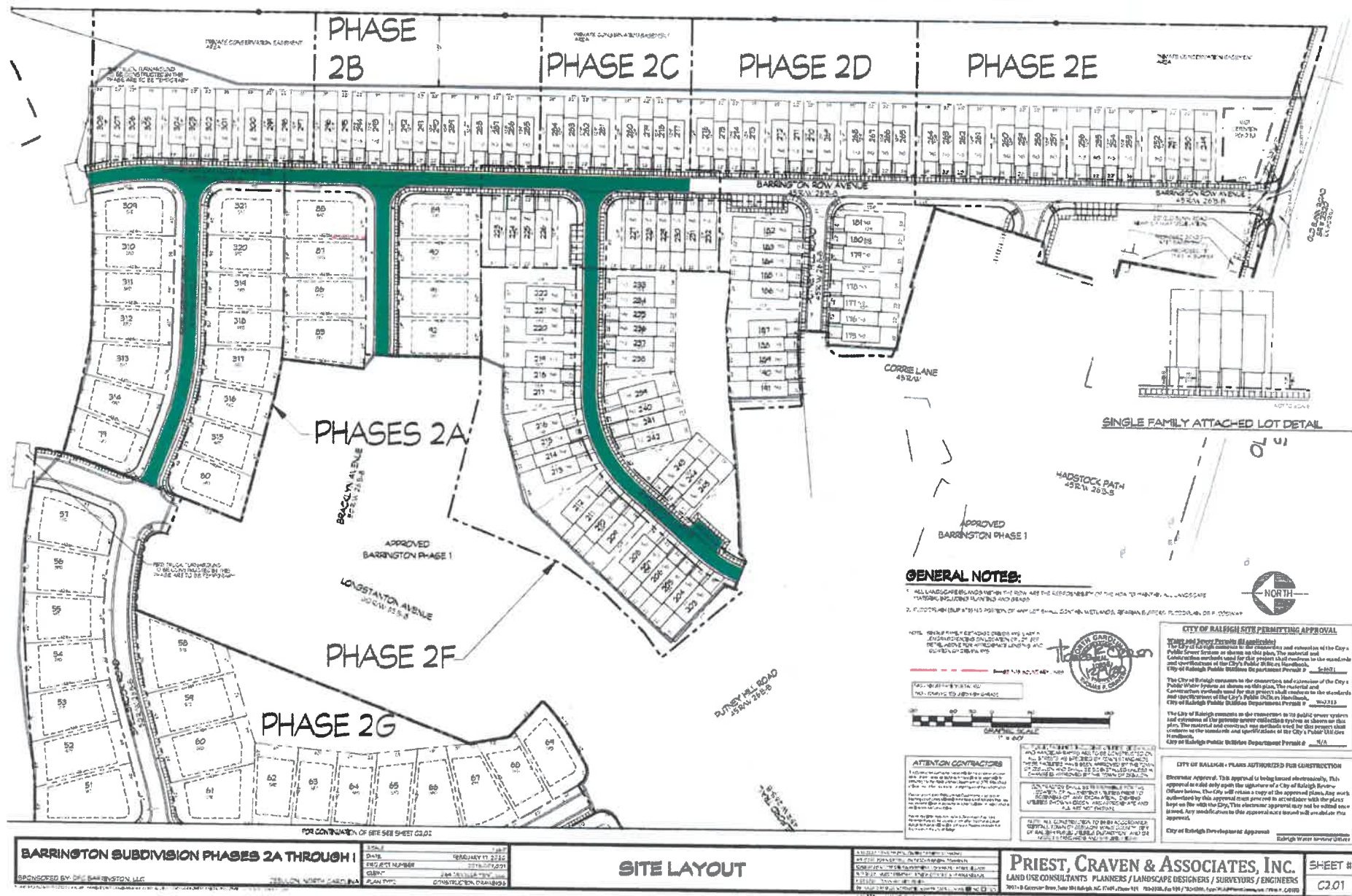


PLANNERS / LANDSCAPE DESIGNERS / ENGINEERS / SURVEYORS

3803-B Computer Drive, Suite 104, Raleigh NC 27609, Phone: (919) 781-0300 Fax (919) 782-1288

Left
Approved
As
Submitted
SK/ES

Dedication & Bond Map



PRIEST, CRAVEN, ASSOCIATES, INC.

LAND USE CONSULTANTS

April 11, 2023

File : Cost Estimate

COST ESTIMATE FOR BOND

PROJECT:

Barrington Subdivision Phases 2 A, B, C, AND F
Zebulon, North Carolina

ENGINEERS:

Priest, Craven & Associates, Incorporated
3803 B Computer Drive, Suite 104
Raleigh, North Carolina 27609

OWNER:

DFC Barrington, LLC
13000 Sawgrass Village Circle Building 5, Suite 24
Pointe Vedra Beach, FL 32082

To Whom It May Concern,

The following is a cost opinion of the work and material required to complete the installation of sidewalks, 1" asphalt overlay, landscaping and SCM conversion within the above-mentioned project. The unit prices are based on the costs furnished by the contractor.

| ITEM NO. | DESCRIPTION | QUANTITY | UNIT PRICE | EXTENDED PRICE |
|---|----------------------------------|----------|------------|----------------|
| DIVISION I - PAVING AND CONCRETE | | | | |
| 1 | 5' Concrete Sidewalk | 13515 SF | \$4.86 | \$65,682.90 |
| 2 | 1" 1-2 Asphalt Overlay (Roads) | 5648 SY | \$5.99 | \$33,831.52 |
| 3 | 1" 1-2 Asphalt Overlay (Parking) | 226 SY | \$5.99 | \$1,353.74 |
| 4 | Manhole Adjustments | 12 EA | \$450.00 | \$5,400.00 |
| 5 | Water valve Adjustments | 14 EA | \$330.00 | \$4,620.00 |
| 6 | Handicap Ramps | 17 EA | \$1,558.75 | \$26,498.75 |
| 7 | Stripping | 1 LS | \$1,800.00 | \$1,800.00 |

DIVISION II - Landscaping

| | | | | |
|---|-----------------------------------|------|-------------|-------------|
| 1 | Street Trees and Buffer Plantings | 1 LS | \$30,000.00 | \$30,000.00 |
|---|-----------------------------------|------|-------------|-------------|

DIVISION III - Stormwater Management and Erosion Control

| | | | | |
|---|--|---------|------------|------------|
| 1 | Seeding and Monthly Maintenance | 0.60 AC | \$1,675.00 | \$1,005.00 |
| 2 | Silt Fencing Removal | 1163 LF | \$2.75 | \$3,198.25 |
| 3 | Stormwater Management Pond 4.1 Conversion and Landscaping - Was bonded with Existing Phase I | | | |

DIVISION IV - Miscellaneous

| | | |
|---|-------------------------------|----------------------------------|
| 1 | Geotechnical Allowance at SCM | Was bonded with Existing Phase I |
| 2 | Construction Inspection | Was bonded with Existing Phase I |
| 3 | Construction Staking at SCM | Was bonded with Existing Phase I |

| | |
|--------------------|--------------|
| DIVISION I TOTAL | \$139,186.91 |
| DIVISION II TOTAL | \$30,000.00 |
| DIVISION III TOTAL | \$4,203.25 |
| DIVISION IV TOTAL | \$0.00 |

TOTAL DIVISION I - IV \$173,390.16

CONSTRUCTION CPI @ 10% X \$17,339.02

DESIGN / CONSTRUCTION ADM. @ 20% X \$34,678.03

CONTINGENCY @ 10 % X \$17,339.02

SUB TOTAL \$242,746.22

110% Multiplier X 110

ESTIMATED BOND AMOUNT \$267,020.85

Plus 10% (Asphalt Repairs)

see Bond Rider

\$ 277,020.85

LOD 5/9/23

PLANNERS / LANDSCAPE DESIGNERS / ENGINEERS / SURVEYORS

3803-B Computer Drive, Suite 104, Raleigh NC 27609, Phone: (919) 781-0300 Fax (919) 782-1288



LOD 5/9/23
Approved
AS NOTED
Ref: Marked Bond

SUBDIVISION BOND

Bond No.: US00124314SU23A

Principal Amount: \$267,020.85

③
L087
5/2/23
Approved
by
Subm. (12)

KNOW ALL MEN BY THESE PRESENTS, that we
H&H Constructors of Fayetteville, LLC

7200 Falls of Neuse Road, Suite 202, Raleigh, NC 27615

as Principal, and

XL Specialty Insurance Company

505 Eagleview Blvd., Exton, PA 19341

a

DE

Corporation, as Surety, are held and firmly bound unto

Town of Zebulon,

100 North Arendell Avenue, Zebulon, NC 27597

as Oblige, in the penal sum of

Two Hundred Sixty Seven Thousand Twenty and 85/100

(Dollars) (\$ 267,020.85), lawful money of the
United States of America, for the payment of which well and truly to be made, we bind ourselves,
our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these
presents.

WHEREAS, H&H Constructors of Fayetteville, LLC has agreed to construct in Barrington,
Phase 2 - Sections A, B, C & F Subdivision, in Town of Zebulon, NC the following
improvements:

Paving and Concrete, Landscaping, Stormwater Management and Erosion Control & Misc.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said
Principal shall construct, or have constructed, the improvements herein described, and shall save the
Obligee harmless from any loss, cost or damage by reason of its failure to complete said work, then
this obligation shall be null and void, otherwise to remain in full force and effect, and the Surety,
upon receipt of a resolution of the Oblige indicating that the improvements have not been installed
or completed, will complete the improvements or pay to the Oblige such amount up to the
Principal amount of this bond which will allow the Oblige to complete the improvements.

Upon approval by the Oblige, this instrument may be proportionately reduced as the public
improvements are completed.

Signed, sealed and dated, this 27th day of April, 2023

H&H Constructors of Fayetteville, LLC

Principal

By:

XL Specialty Insurance Company

Surety

By:

James I. Moore Attorney-in-Fact

STATE OF ILLINOIS

COUNTY OF DUPAGE}

On April 27, 2023, before me, Lisa Marotta, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared, James I. Moore known to me to be Attorney-in-Fact of XL Specialty Insurance Company the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument in behalf of the said corporation, and duly acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires, February 7, 2026

Commission No. 946275


Lisa Marotta, Notary Public





Power of Attorney
XL Specialty Insurance Company
XL Reinsurance America Inc.

BOND NUMBER US00124314SU23A
LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That XL Specialty Insurance Company, a Delaware insurance company with offices located at 505 Eagleview Blvd., Exton, PA 19341, and XL Reinsurance America Inc., a New York insurance company with offices located at 70 Seaview Avenue, Stamford, CT 06902, do hereby nominate, constitute, and appoint:

James I. Moore

each its true and lawful Attorney(s)-in-fact to make, execute, attest, seal and deliver for and on its behalf, as surety, and as its act and deed, where required, any and all bonds and undertakings in the nature thereof, for the penal sum of no one of which is in any event to exceed \$100,000,000.00.

Such bonds and undertakings, when duly executed by the aforesaid Attorney (s) - In - Fact shall be binding upon each said Company as fully and to the same extent as if such bonds and undertakings were signed by the President and Secretary of the Company and sealed with its corporate seal.

The Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Board of Directors of each of the Companies on the 26th day of July 2017.

RESOLVED, that Gary Kaplan, Daniel Riordan, Maria Duhart, Gregory Boal and Kevin Mirsch are hereby appointed by the Board as authorized to make, execute, seal and deliver for and on behalf of the Company, any and all bonds, undertakings, contracts or obligations in surety or co-surety with others and that the Secretary or any Assistant Secretary of the Company be and that each of them hereby is authorized to attest the execution of any such bonds, undertakings, contracts or obligations in surety or co-surety and attach thereto the corporate seal of the Company.

RESOLVED, FURTHER, that Gary Kaplan, Daniel Riordan, Maria Duhart, Gregory Boal and Kevin Mirsch each is hereby authorized to execute powers of attorney qualifying the attorney named in the given power of attorney to execute, on behalf of the Company, bonds and undertakings in surety or co-surety with others, and that the Secretary or any Assistant Secretary of the Company be, and that each of them is hereby authorized to attest the execution of any such power of attorney, and to attach thereto the corporate seal of the Company.

RESOLVED, FURTHER, that the signature of such officers named in the preceding resolutions and the corporate seal of the Company may be affixed to such powers of attorney or to any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be thereafter valid and binding upon the Company with respect to any bond, undertaking, contract or obligation in surety or co-surety with others to which it is attached.

IN WITNESS WHEREOF, the XL SPECIALTY INSURANCE COMPANY has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officers this April 13th, 2018.

XL SPECIALTY INSURANCE COMPANY



by:

Gregory Boal
Gregory Boal, VICE PRESIDENT

STATE OF PENNSYLVANIA
COUNTY OF CHESTER

Attest:

Kevin M. Mirsch
Kevin M. Mirsch, ASSISTANT SECRETARY

On this 13th day of April, 2018, before me personally came Gregory Boal to me known, who, being duly sworn, did depose and say: that he is Vice President of XL SPECIALTY INSURANCE COMPANY, described in and which executed the above instrument; that he knows the seals of said Companies; that the seals affixed to the aforesaid instrument is such corporate seals and were affixed thereto by order and authority of the Boards of Directors of said Companies; and that he executed the said instrument by like order.



Commonwealth of Pennsylvania - Notary Seal
Rebecca C. Shalhoub, Notary Public
Northampton County
My commission expires April 28, 2024
Commission number 1268765
Member, Pennsylvania Association of Notaries

Rebecca C. Shalhoub

Rebecca C. Shalhoub, NOTARY PUBLIC

STATE OF PENNSYLVANIA
COUNTY OF CHESTER

I, Kevin M. Mirsch, Assistant Secretary of XL SPECIALTY INSURANCE COMPANY, a corporation of the State of Delaware, do hereby certify that the above and foregoing is a full, true and correct copy of a Power of Attorney Issued by said Companies, and that I have compared same with the original and that it is a correct transcript therefrom and of the whole of the original and that the said Power of Attorney is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Corporation, at the City of Exton, this 27th day of April, 2023.



Kevin M. Mirsch
Kevin M. Mirsch, ASSISTANT SECRETARY

IN WITNESS WHEREOF, XL REINSURANCE AMERICA INC. has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officers this 13th day of April, 2018.



XL REINSURANCE AMERICA INC.

by: *Gregory Boal*
Gregory Boal, VICE PRESIDENT

Attest: *Kevin M. Mirsch*
Kevin M. Mirsch, ASSISTANT SECRETARY

STATE OF PENNSYLVANIA
COUNTY OF CHESTER

On this 13th day of April, 2018, before me personally came Gregory Boal to me known, who, being duly sworn, did depose and say: that he is Vice President of XL REINSURANCE AMERICA INC., described in and which executed the above instrument; that he knows the seal of said Corporation; that the seal affixed to the aforesaid instrument is such corporate seal and was affixed thereto by order and authority of the Board of Directors of



Commonwealth of Pennsylvania - Notary Seal
Rebecca C. Shalhoub, Notary Public
Northampton County
My commission expires April 28, 2024
Commission number 1268765
Member, Pennsylvania Association of Notaries

Rebecca C. Shalhoub
Rebecca C. Shalhoub, NOTARY PUBLIC

STATE OF PENNSYLVANIA
COUNTY OF CHESTER

I, Kevin M. Mirsch, Assistant Secretary of XL REINSURANCE AMERICA INC. a corporation of the State of New York, do hereby certify that the person who executed this Power of Attorney, with the rights, respectively of XL REINSURANCE AMERICA INC., do hereby certify that the above and foregoing is a full, true and correct copy of a Power of Attorney Issued by said Corporation, and that I have compared same with the original and that it is a correct transcript therefrom and of the whole original and that the said Power of Attorney is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Corporation, at the City of Exton, this 27th day of April, 2023.



Kevin M. Mirsch
Kevin M. Mirsch, ASSISTANT SECRETARY

This Power of Attorney may not be used to execute any bond with an inception date

4/28/2024 12:00:00AM

SB0042

RIDER

To be attached to and form a part of Bond No. US00124314SU23A

Effective: April 27, 2023

Bond Amount: \$267,020.85

Executed by: H&H Constructors of Fayetteville, LLC as Principal

and by: XL Specialty Insurance Company as Surety

in favor of: Town of Zebulon as Obligee

In consideration of the mutual agreements herein contained, the Principal and the Surety hereby consent to increase the bond amount to:

Two Hundred Seventy Seven Thousand Twenty and 85/100 Dollars (\$277,020.85)

In consideration of the mutual agreements herein contained, the Principal and the Surety hereby consent to amend the description of improvements of the bond to:

Paving and Concrete, Landscaping, Stormwater Management and Erosion Control,
Misc. & Asphalt Repairs

Nothing herein contained shall vary, alter or extend any provision or condition of this bond except as herein expressly stated.

This rider is effective: April 27, 2023

Signed and Sealed: April 28, 2023

Principal: H&H Constructors of Fayetteville, LLC

By: [Signature] Principal

Surety: XL Specialty Insurance Company

By: [Signature]
James I. Moore, Attorney-in-Fact

✓
5/2/23
Approved
as
Submitted



Power of Attorney
XL Specialty Insurance Company
XL Reinsurance America Inc.

BOND NUMBER US00124314SU23A
LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That XL Specialty Insurance Company, a Delaware insurance companies with offices located at 505 Eagleview Blvd., Exton, PA 19341, and XL Reinsurance America Inc., a New York insurance company with offices located at 70 Seaview Avenue, Stamford, CT 06902, do hereby nominate, constitute, and appoint:

James I. Moore

each its true and lawful Attorney(s)-in-fact to make, execute, attest, seal and deliver for and on its behalf, as surety, and as its act and deed, where required, any and all bonds and undertakings in the nature thereof, for the penal sum of no one of which is in any event to exceed \$100,000,000.00.

Such bonds and undertakings, when duly executed by the aforesaid Attorney (s) - In - Fact shall be binding upon each said Company as fully and to the same extent as if such bonds and undertakings were signed by the President and Secretary of the Company and sealed with its corporate seal.

The Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Board of Directors of each of the Companies on the 26th day of July 2017.

RESOLVED, that Gary Kaplan, Daniel Riordan, Maria Duhart, Gregory Boal and Kevin Mirsch are hereby appointed by the Board as authorized to make, execute, seal and deliver for and on behalf of the Company, any and all bonds, undertakings, contracts or obligations in surety or co-surety with others and that the Secretary or any Assistant Secretary of the Company be and that each of them hereby is authorized to attest the execution of any such bonds, undertakings, contracts or obligations in surety or co-surety and attach thereto the corporate seal of the Company.

RESOLVED, FURTHER, that Gary Kaplan, Daniel Riordan, Maria Duhart, Gregory Boal and Kevin Mirsch each is hereby authorized to execute powers of attorney qualifying the attorney named in the given power of attorney to execute, on behalf of the Company, bonds and undertakings in surety or co-surety with others, and that the Secretary or any Assistant Secretary of the Company be, and that each of them is hereby authorized to attest the execution of any such power of attorney, and to attach thereto the corporate seal of the Company.

RESOLVED, FURTHER, that the signature of such officers named in the preceding resolutions and the corporate seal of the Company may be affixed to such powers of attorney or to any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be thereafter valid and binding upon the Company with respect to any bond, undertaking, contract or obligation in surety or co-surety with others to which it is attached.

IN WITNESS WHEREOF, the XL SPECIALTY INSURANCE COMPANY has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officers this April 13th, 2018.

XL SPECIALTY INSURANCE COMPANY



by:

Gregory Boal
Gregory Boal, VICE PRESIDENT

STATE OF PENNSYLVANIA
COUNTY OF CHESTER

Attest:

Kevin M. Mirsch
Kevin M. Mirsch, ASSISTANT SECRETARY

On this 13th day of April, 2018, before me personally came Gregory Boal to me known, who, being duly sworn, did depose and say: that he is Vice President of XL SPECIALTY INSURANCE COMPANY, described in and which executed the above Instrument; that he knows the seals of said Companies; that the seals affixed to the aforesaid instrument is such corporate seals and were affixed thereto by order and authority of the Boards of Directors of said Companies; and that he executed the said instrument by like order.



Commonwealth of Pennsylvania - Notary Seal
Rebecca C. Shalhoub, Notary Public
Northampton County
My commission expires April 28, 2024
Commission number 1268765
Member, Pennsylvania Association of Notaries

Rebecca C. Shalhoub

Rebecca C. Shalhoub, NOTARY PUBLIC

STATE OF PENNSYLVANIA
COUNTY OF CHESTER

I, Kevin M. Mirsch, Assistant Secretary of XL SPECIALTY INSURANCE COMPANY, a corporation of the State of Delaware, do hereby certify that the above and foregoing is a full, true and correct copy of a Power of Attorney Issued by said Companies, and that I have compared same with the original and that it is a correct transcript therefrom and of the whole of the original and that the said Power of Attorney is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Corporation, at the City of Exton, this 28th day of April, 2023.



Kevin M. Mirsch
Kevin M. Mirsch, ASSISTANT SECRETARY

IN WITNESS WHEREOF, XL REINSURANCE AMERICA INC. has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officers this 13th day of April, 2018.



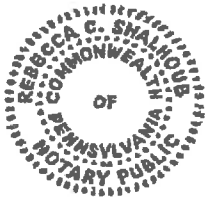
XL REINSURANCE AMERICA INC.

by: *Gregory Boal*
Gregory Boal, VICE PRESIDENT

Attest: *Kevin M. Mirsch*
Kevin M. Mirsch, ASSISTANT SECRETARY

STATE OF PENNSYLVANIA
COUNTY OF CHESTER

On this 13th day of April, 2018, before me personally came Gregory Boal to me known, who, being duly sworn, did depose and say: that he is Vice President of XL REINSURANCE AMERICA INC., described in and which executed the above instrument; that he knows the seal of said Corporation; that the seal affixed to the aforesaid instrument is such corporate seal and was affixed thereto by order and authority of the Board of Directors of



Commonwealth of Pennsylvania - Notary Seal
Rebecca C. Shalhoub, Notary Public
Northampton County
My commission expires April 28, 2024
Commission number 1268765
Member, Pennsylvania Association of Notaries

Rebecca C. Shalhoub

Rebecca C. Shalhoub, NOTARY PUBLIC

STATE OF PENNSYLVANIA
COUNTY OF CHESTER

I, Kevin M. Mirsch, Assistant Secretary of XL REINSURANCE AMERICA INC. a corporation of the State of New York, do hereby certify that the person who executed this Power of Attorney, with the rights, respectively of XL REINSURANCE AMERICA INC., do hereby certify that the above and foregoing is a full, true and correct copy of a Power of Attorney Issued by said Corporation, and that I have compared same with the original and that it is a correct transcript therefrom and of the whole original and that the said Power of Attorney is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Corporation, at the City of Exton, this 28th day of April, 2023.



Kevin M. Mirsch

Kevin M. Mirsch, ASSISTANT SECRETARY

This Power of Attorney may not be used to execute any bond with an inception date

4/28/2024 12:00:00AM

SB0042

④

Let
Approved
AS
Submitted
4.27.23

DFC Barrington LLC

13000 Sawgrass Village Circle, BLDG 5, STE 24

Ponte Vedra Beach, FL 32082

DEVELOPERS GUARANTY

RE: Barrington Phases 2 Sections A, B, C, & F Street and Stormwater Infrastructure One Year Warranty

Dear Mr. Ray,

DFC Barrington LLC guarantees and warrants that all roadways and storm sewer infrastructure installed within Barrington PH2 Sections A, B, C, & F Subdivision conforms with the Town of Zebulon requirements, and that this warranty remain in full force and effect for a period of one (1) year from the date of the acceptance of work. DFC Barrington LLC hereby agrees to indemnify, defend, and hold harmless the Town from and against all costs, loss, and damages, including attorney fees, arising from the failure of the Work to conform to the Town's standards.

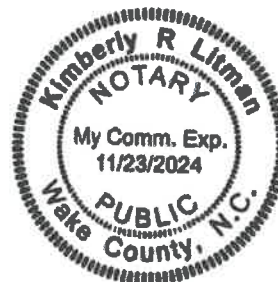
We understand the One Year Warranty shall begin on the date of the issuance of the Letter of Acceptance. These improvements were installed per the approved construction drawings for Phases 2 Sections A, B, C, & F of the Barrington Subdivision and inspected by the Town of Zebulon.

Witness the following signature and seal this 14 day of April, 2023

[Signature] (Signature)
Name: Jonathan Massey

Title: Land Development Manager

Company: H&H Constructors of Fayetteville, LLC



State of North Carolina; County/City of Wake;

Subscribed and sworn to before me this 14 day of April, 2023

My Commission Expires: 11/23/2024

[Signature]

5

DFC Barrington LLC

10/18/2022

Mr. Michael Derby
City of Raleigh
Public Utilities Inspections Division
3324 Lake Woodard Drive
Raleigh, NC 27604

*Let
Approved
AS
Submitted
4-27-23*

RE: Barrington Phases 2A, 2B, 2C, & 2F Water and Sewer Improvements
One Year Warranty


Dear Mr. Derby,

On behalf of DFC Barrington LLC, as Power of Attorney, we hereby grant the City of Raleigh a one (1) year warranty on all water and sewer improvements located within Phases 2A, 2B, 2C, & 2F of the Barrington Subdivision, Zebulon, NC.

We understand the One Year Warranty shall begin on the date of the issuance of the Letter of Acceptance. These improvements were installed per the approved construction drawings for Phases 2A, 2B, 2C, & 2F of the Barrington Subdivision and inspected by the City of Raleigh Public Utilities Department.

Please contact us immediately with any concerns or questions.

Respectfully,


Jonathan Massey

Land Manager

H&H Constructors of Fayetteville, LLC

CC: Jonathan Massey, jonathanmassey@hhhomes.com



⑥

November 15, 2022

Mr. Jonathan Massey
Land Development Manager
Dream Finders Homes
7200 Falls of Neuse Road, Suite 202
Raleigh, NC 27615

Handwritten:
L. [Signature]
D. [Signature]
AS
Submitted
4-27-23

**Re.: Asphalt Core Testing
Barrington Phase 2
Zebulon, NC
Trimat Project 22-1892-1**

Mr. Massey,

As per your request, Trimat Materials Testing has visited the above referenced project and have witnessed asphalt coring performed by Blythe Construction on the four roadways in Phase 2 of this subdivision. Full depth cores were taken by Blythe personnel and taken to the Trimat lab for density and thickness testing. A total of eight RS9.5C cores were taken and tested as per AASHTO T166 – Bulk Specific Gravity of Compacted Asphalt Mixtures Using Saturated Surface Dry Specimens.

At five core locations the depth of the ABC stone was determined, 2A, 2C, 2F, 2G and 2H. At all locations except 2G, the ABC stone depth exceeded 8". At 2G, the stone was only 7" thick.

Attached are the results for the cores and a map provided by Blythe showing the locations.

Please contact me with any questions or to discuss the attached results.

Thank you.

Sincerely,

Christopher Bacchi, PE
Trimat Materials Testing, Inc.

Signed and Sealed 5-9-23

Attachments



LASH
 APPROVED
 AS
 NOTED.
 4/27/23

QA/QC-5

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

TMT 10937

WORKSHEET FOR ROADWAY CORE SAMPLE DENSITY DETERMINATION AND COMPARISON

Barrington Ph. 2

Project Number: 22-1892-1 Type Mix: RS9.5C Min Required Compaction %: 92.0%

Contractor: Blythe Construction Plant Location: Blythe - Garner

| Date Placed | JMF No. | Sample No. | Sample Thickness | Dry Wt. | SSD Wt. | In Water Wt. | QC Sp. Gr. | QA Sp. Gr. | Max Gmm | QA % | QC % | Limits of Precision? | QA/QC Tech Signature |
|-------------|----------------|------------|------------------|---------|---------|--------------|------------|------------|---------|------|-------|----------------------|----------------------|
| | 19-0064-151 | 2-A | 1.51 | 1376.8 | 1378.4 | 751.9 | 2.198 | | 2.432 | | 90.4% | | Brett S Junker |
| | 19-0064-151 | 2-B | 1.57 | 1546.3 | 1548.9 | 851.4 | 2.217 | | 2.432 | | 81.2% | | 50740 |
| | 19-0064-151 | 2-C | 1.99 | 1928.8 | 1929.3 | 1073.4 | 2.254 | | 2.432 | | 92.7% | | |
| | 19-0064-151 | 2-D | 1.97 | 1892.8 | 1893.5 | 1045.4 | 2.232 | | 2.432 | | 81.8% | | |
| | 19-0064-151 | 2-E | 1.77 | 1713.4 | 1714.2 | 950.4 | 2.243 | | 2.432 | | 82.2% | | |
| | 19-0064-151 | 2-F | 1.98 | 1827.3 | 1830.2 | 996.4 | 2.192 | | 2.432 | | 90.1% | | |
| | 19-0064-151 | 2-G | 2.28 | 2234.1 | 2234.9 | 1246.5 | 2.260 | | 2.432 | | 82.9% | | |
| | 19-0064-151 | 2-H | 1.89 | 1822.9 | 1824.9 | 1004.7 | 2.223 | | 2.432 | | 91.4% | | |
| | | | | | | | | | | | | | |
| | Drying Weights | A | 1377.2 | 1376.8 | 1376.8 | | | | | Avg. | 91.6% | | |
| | | B | 1554.7 | 1547.8 | 1546.4 | 1546.3 | | | | | | | |
| | | C | 1929.5 | 1929.1 | 1928.8 | | | | | | | | |
| | | D | 1893.7 | 1892.9 | 1892.8 | | | | | | | | |
| | | E | 1717.4 | 1713.8 | 1713.4 | | | | | | | | |
| | | F | 1833.4 | 1827.8 | 1827.3 | | | | | | | | |
| | | G | 2239.1 | 2234.8 | 2234.1 | | | | | | | | |
| | | H | 1828.6 | 1823.9 | 1823.1 | 1822.9 | | | | | | | |

NOTE: QC TO FAX CURRENT FORM TO QA DAILY DURING PRODUCTION

*BY PROVIDING THIS DATA UNDER MY SIGNATURE AND/OR HICAMS NUMBER, I ATTEST TO THE ACCURACY AND VALIDITY OF THE DATA CONTAINED ON THIS FORM AND CERTIFY THAT NO DELIBERATE MISREPRESENTATION OF TEST RESULTS, IN ANY MANNER, HAS OCCURRED.

Inspector Notes Asphalt Depth of 2A + 2B can be achieved

① Final overlay.

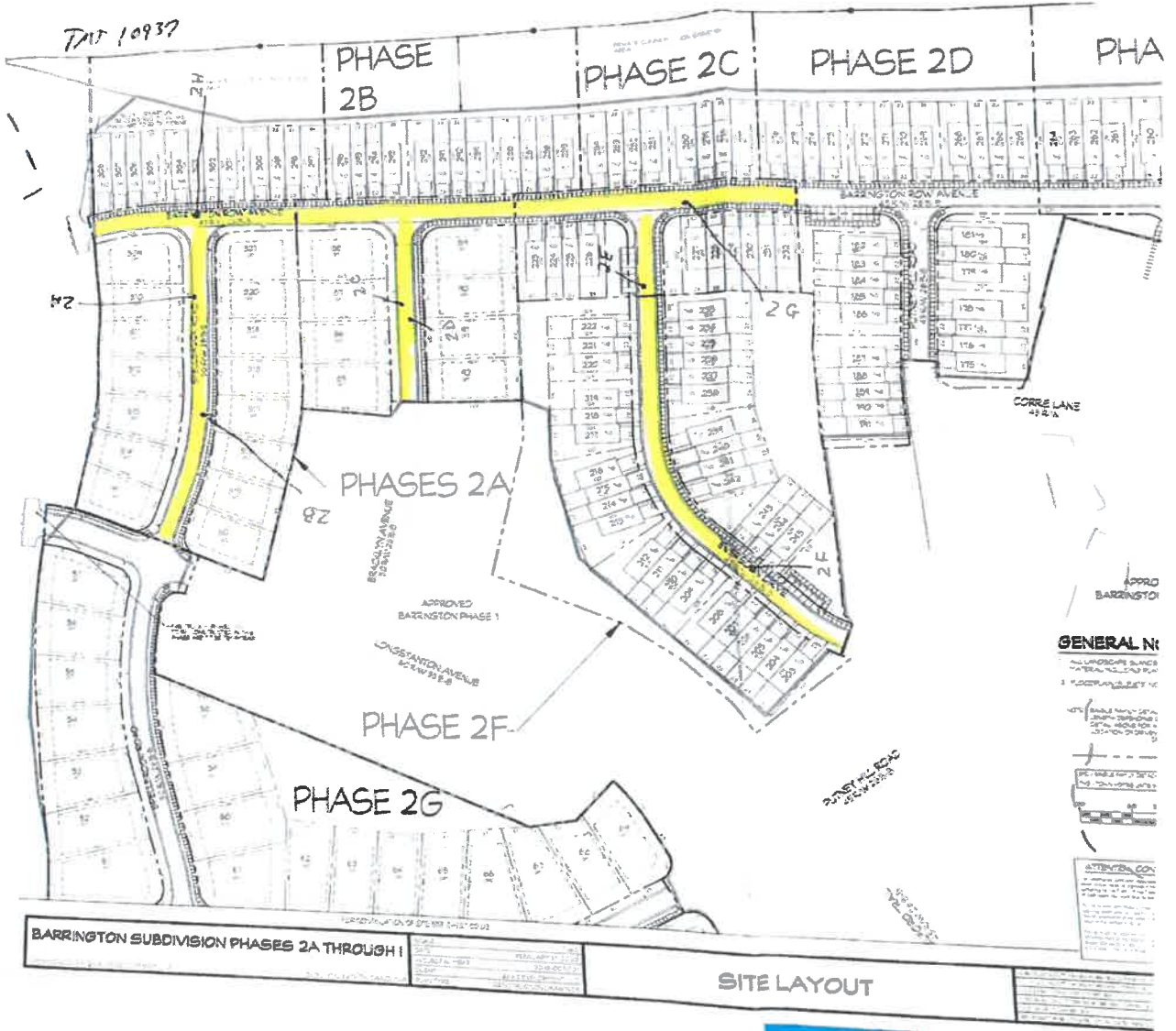
Inspector to Watch Core 2F + 2A

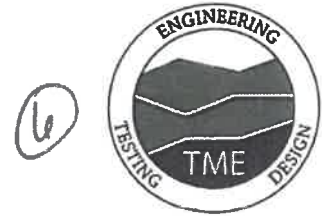
Allowance Added to Bond for

4-27-23 Removal.

LASH
 4/27/23

6





July 12, 2022

Jonathan Massey
H&H Homes
7200 Falls of Neuse Road, Suite 202
Raleigh, NC 27615

Re: Summary of Construction Materials Testing
Barrington (Revised 3-31-2023)
Zebulon, North Carolina
TM Engineering #211145C

*Let's
Approved
AS
Submitted
4-27-20*

Dear Mr. Massey:

TM Engineering Inc. has provided construction testing services for the interior roadways for the Barrington project in Zebulon, North Carolina. These services included the observation of soil subgrades, curb, and aggregate base course for phases ^{2A} 2B, 2C, 2D, 2E, 2F, and 2G.

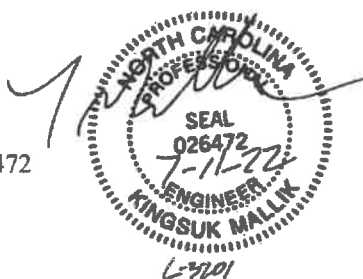
Subgrade conditions were evaluated by proofrolls and probing with a one-half inch diameter steel probe rod. The contractor conducted repairs necessary to provide adequate stability in identified areas to repair near surface issues. Stone for curb was evaluated by proofrolls with repairs consisting of removal and replacement of stone. The aggregate base course was also evaluated by proofroll. Any minor movements identified by the proofroll were removed of surface stone and replaced with extra asphalt. Periodic stone density tests were performed on the aggregate base course which produced results of 100% compaction at the test locations. Additionally, concrete for curb was sampled periodically and tested for compressive strength. Laboratory break results indicated all concrete samples met the necessary strength. It should be noted that this letter provides a summary of observations and is not a warranty or performance guarantee. Additionally, conditions observed by proofrolls or testing are representative of the conditions at the time and could be altered for many reasons such as weather or construction traffic.

TM Engineering appreciates the opportunity to have provided you with our services on this project. Please contact us if you should have questions regarding this report or if we may be of further assistance.

Sincerely,

TM Engineering, Inc.

Toby Mallik, P.E.
NC Registration No. 026472



David Truesdale
Project Manager

*Note: 2D, 2E &
2G ARE NOT
PART OF Dedication*

(b)



*LOST
APPROVED
AS
SUBMITTED
4-27-23*

November 23, 2022

Jonathan Massey
H&H Homes
7200 Falls of Neuse Road, Suite 202
Raleigh, NC 27615

Re: **Summary of Construction Materials Testing**
Barrington
Zebulon, North Carolina
TM Engineering #211145C

Mr. Massey:

TM Engineering, Inc. (TME) has provided construction materials testing services for Phase 2 of the Barrington project located in Zebulon, North Carolina. Our services included observations during the construction of MSE retaining walls 1-7.

TM Engineering periodically checked wall foundations to verify soil bearing according to the plans and specifications. Standard proctor compaction testing and densities were performed in multiple locations to verify proper compaction of structural fill soil. A review of our soil density testing results indicates that fill soils were properly placed and compacted to 95% of the standard proctor maximum dry density at individual testing locations. Periodic observations during construction indicated proper placement and length of grid reinforcement and drainage components. Our field inspections noted no deficiencies in the areas stated above. No evidence was noted to indicate construction inconsistent with wall plans and specifications.

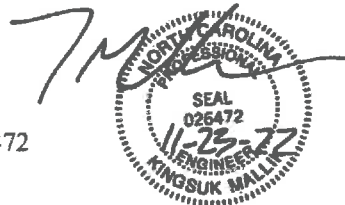
Please note that conditions detrimental to performance of walls may include items related to site grading around walls (particularly during site construction), poor performance of slopes above and below the walls, erosion issues, landscaping, improper drainage or irrigation, improper fence installations, and utilities that are not directly related to wall design and construction. Such items may require maintenance or attention in the future. It should be noted that this letter provides a summary of observations and is not a warranty or performance guarantee.

TM Engineering appreciated the opportunity to have provided our services on this project. Please contact us if you should have questions regarding this information or if we may be of further assistance.

Thank you,

TM Engineering, Inc. (C3201)

Toby Mallik, P.E.
NC Registration 026472



David Truesdale
Project Manager

⑦

PRIEST, CRAVEN, & ASSOCIATES, INC.

LAND USE CONSULTANTS

April 26, 2023

Chris Ray
Zebulon Publics Works Director
450 East Horton Street
Zebulon, NC 27597

✓
Approved
PWS
Submitted
5/3/23

**Re: Installed per Plans Statement Barrington Subdivision Phase 2
Sections A, B, C & F for Storm Drainage.**

Mr. Ray,

Engineer Certification Statement

I, Thomas F. Craven as a duly registered professional in the state of North Carolina, having been authorized to observe periodically, the construction of the project, Barrington Subdivision, Phase 2 Sections A, B, C & F, hereby state that, to the best of my abilities, due care and diligence was used in the observation of the construction such that by our inspection of the constructed improvements and our review of the as built survey data hereby certify that referenced project as constructed are in compliance with the requirements of the improvements as prescribed in the approved construction drawings, approved design documents, and / or any approved modifications, except as noted as "strike throughs" on the "as built" drawings.

Name:

Thomas F. Craven

Date:

4/26/23

Seal:

Thomas F. Craven, P.E. Registration Number 10956
Priest, Craven & Associates, Inc.



PLANNERS / LANDSCAPE DESIGNERS / ENGINEERS / SURVEYORS

3803-B Computer Drive, Suite 104, Raleigh NC 27609, Phone: (919) 781-0300 Fax (919) 782-1288

PRIEST, CRAVEN, & ASSOCIATES, INC.

LAND USE CONSULTANTS

April 26, 2023

Michael Fowler
Capital Improvement Management Division
3324 Lake Woodard Drive
P.O. Box 590
Raleigh, NC 27602-0590

✓ *Not
Approved
PS
Submitted
5/9/23*

**Re: Installed per Plans Statement Barrington Subdivision Phase 2
Sections A, B, C & F for Public Water and Public Sanitary Sewer.**

Mr. Fowler,

Engineer Certification Statement

I, Thomas F. Craven as a duly registered professional in the state of North Carolina, having been authorized to observe periodically, the construction of the project, Barrington Subdivision, Phase 2 Sections A, B, C & F, hereby state that, to the best of my abilities, due care and diligence was used in the observation of the construction such that by my inspection of the constructed improvements and my review of the as built survey data hereby certify that the (1) public improvements, (2) private improvements and (3) public safety of the above referenced project as constructed are in compliance with the requirements of the improvements as prescribed in the approved construction drawings, approved design documents, and / or any approved modifications, except as noted as "strike throughs" on the "as built" drawings. Furthermore, I certify that the "strike through" exceptions do not adversely affect the required performance or public safety aspects of the improvements.

Name:

Thomas F Craven

Date:

4/26/23

Seal:

Thomas F. Craven, P.E. Registration Number 10956
Priest, Craven & Associates, Inc.



PLANNERS / LANDSCAPE DESIGNERS / ENGINEERS / SURVEYORS

3803-B Computer Drive, Suite 104, Raleigh NC 27609, Phone: (919) 781-0300 Fax (919) 782-1288

LIEN WAIVER AND RELEASE

I, the undersigned, am a general contractor, subcontractor, materialman, or other person furnishing services or labor or materials pursuant to any and all contract (s) with H&H Constructors of Fayetteville, LLC or assigns, as indicated by my respective signature below, in the construction or repair of improvements upon real estate owned by DFC Barrington, LLC or assigns, and described as follows:

All work related to the installation of Storm Infrastructure located within Barrington PH2 A, B, C, & F as shown on construction plans prepared by Priest, Craven, & Associates, Inc. dated Revised October 1, 2021.

In consideration of the sum of \$ 437,260.67 to me in hand paid, receipt whereof is hereby acknowledged, and other benefits accruing to me, and acknowledging that I have been fully paid under said contract (s) with respect to any work done on, or materials furnished to, the above described land and improvements and intending to be legally bound hereby, I do hereby waive, release and quit-claim all right that I may now or hereafter have to a lien upon the land and improvements above described; and I do further warrant that I have not and will not assign my claims for payment, nor my right to perfect a lien against said property, and that I have the right to execute this waiver and release thereof.

I respectively warrant that all laborers employed by me upon the aforesaid premises have been fully paid and that none of such laborers have any claim, demand, or lien against said premises.

It is understood and agreed that my signature hereto is for all services rendered, work done, and material furnished theretofore by the signer in any and all capacities.

Witness the following signature and seal this 13th day of APRIL, 2023

Contractor/Subcontractor/Materialman:

[Signature] (Signature)

Name: Matt Ellington

Title: Co-Owner

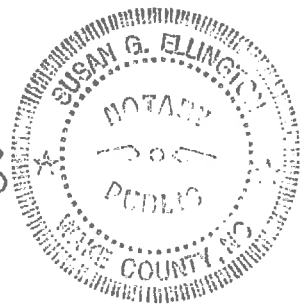
Company: Ellington Contractors, Inc.

State of NC; County/City of WAKE

Subscribed and sworn to before me this 13th day of APRIL, 2023

My Commission Expires: MAY 12, 2024

Subdivision: Barrington PH2 D&E



Susan G. Ellington
SUSAN G. ELLINGTON
MY COMMISSION EXPIRES MAY 12, 2024.

(a)

Attachment 2
OWNER WAIVER AND RELEASE OF LIEN/CONTRACTOR'S FINAL AFFIDAVIT FORMS
(Contractor shall use the Forms in Attachment 2 for itself and its lower tier contractors)

CONTRACTOR'S WAIVER AND RELEASE OF LIEN – UNCONDITIONAL

(To Accompany Each Application For Progress Payment)

**UNCONDITIONAL WAIVER AND RELEASE OF LIEN
UPON PROGRESS PAYMENT**

✓
APPROVED
PS
Submittal 11/27

The undersigned Kenneth West, Inc., in consideration of payment in the amount of \$ 1222.57, the receipt and sufficiency of which is hereby acknowledged, hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished through January, 2023, ("Waiver Date") to DFC Barrington, LLC ("Owner") to the following property:

Barrington PH2 Sections A, B, C, & F

Kenneth West, Inc. certifies that all of its sub-contractors(s), supplier(s) and/or agent(s) furnishing labor, services or materials to or for it in connection with its Work at the Property have been paid in full by Kenneth West, Inc. prior to payment to Kenneth West, Inc., Inc. for labor, services or material provided through the Waiver Date.

Kenneth West, Inc., for and in consideration of the above-referenced payment, hereby unconditionally waives, releases and discharges Owner, its agents, assigns, attorneys and successors-in-interest, of and from any and all claims, demands, obligations, actions, causes of action, rights, damages, punitive or exemplary damages, attorney's fees, expenses, costs and/or compensation of any kind or nature whatsoever, both at law and in equity, whether presently known or unknown, that Kenneth West, Inc. ever had, now has or may hereafter have, for or arising out of, connected with, or in any way resulting from Kenneth West, Inc. Work at the Property through the Waiver Date. This waiver and release does not cover any retention or labor, services, or materials furnished after the Waiver Date.

Kenneth West, Inc. acknowledges and agrees that this Progress Lien Waiver and Release is executed and delivered with the intent that the same be relied upon by Owner. This Progress Lien Waiver and Release shall inure to the benefit of Owner, its respective successors and assigns, and shall be binding upon Kenneth West, Inc., its successors and assigns.

DATED on March 28, 2023.

Kenneth West, Inc.

[Kenneth West, Inc. Signature]

By: Brian S. Jacoby
BRIAN S. JACOBY
[Kenneth West, Inc. Name]
800 BACKSTEEL LN.
GARNER, NC 27529
[Kenneth West, Inc. Address]

10

Left
Approved
as
Submitted
4-27-23

RELEASE OF LIEN

PROJECT:

Barrington Phase 2A, 2B, 2C, & 2F

OWNER:

DFC Barrington LLC

WHEREAS THE UNDERSIGNED, as Power of Attorney for this project does hereby certify to the City of Raleigh Public Utilities that all materials and labor utilized for the construction of the infrastructure of Barrington Subdivision, Phase 2A, 2B, 2C & 2F have been paid in full for labor, services, materials or equipment for the above project in the capacity as Power of Attorney.

THE UNDERSIGNED DOES HEREBY GUARANTEE THE RELEASE OF ALL LIENS OR CLAIMS OR RIGHT OF LIEN, STATUTORY OR OTHERWISE, AGAINST THE PROJECT AS PROVIDED BY THE UNDERSIGNED.

Signed:



Title: Land Manager

Date: October 18, 2022

State of North Carolina

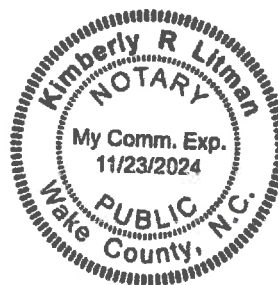
County of Wake

Name: Jonathan Massey

Subscribed and sworn before me this 18th day of October, 2022

Notary Public: Signed: [Signature]

My commission expires: 11/23/2024





11
APPROVED
AS
SUBMITTED
4-27-23

Notification of Conditional Acceptance

of Water and Wastewater Infrastructure in Raleigh Water Merger Communities
(Garner, Knightdale, Rolesville, Wake Forest, Wendell, Zebulon)

Project Name: BARRINGTON

Project Phase: PHASE 2 A , B , C and F

Permit Number(s): W - 3313

S - 4681

The City of Raleigh Water Department has completed field inspections and testing on the water and/or wastewater infrastructure associated with the development project/phase referenced above. Installation meets Raleigh Water specifications and the infrastructure is available for use. This preliminary acceptance is conditional on a final review of digital as-built data, project records and other submitted documentation. Formal notification of acceptance is pending and will be provided on successful completion of the conditional review.

Inspector Name: MICHAEL R. FOWLER

Date: 3 / 15 / 2023

Comments:

FINAL / SIGNED ACCEPTANCE LETTER TO FOLLOW

Notes on Project Phasing: Acceptance occurs after water and sewer infrastructure in an approved phase is installed, inspected/tested and the required supporting documentation has been received. Phases of construction must extend from and/or connect to existing (or concurrently accepted) infrastructure to be considered for acceptance. Acceptance boundaries are defined by the limits identified in the Raleigh Water approved utility phasing plan(s). Acceptance of unapproved sub-phases and/or partially complete phases will not be considered. Additional information can be found in the Raleigh Water Handbook at www.raleighnc.gov.



11

MARCH 15, 2023

Developer: DFC BARRINGTON, LLC.
Contractor: ELLINGTON CONTRACTORS, INC.
Address: 14701 PHILLIPS HIGHWAY, SUITE 300
JACKSONVILLE, FL 32256

Project: BARRINGTON PHASE 2 A, B, C, F

Permit #: Water W-3313
Sewer S-4681

Main line Size/Type/ Footage:

| <u>Water</u> | <u>Sewer</u> |
|--------------------------|-------------------------|
| 8 INCH / DIP / 980 LF | 8 INCH / PVC / 1,061 LF |
| 12 INCH / DIP / 1,471 LF | |

Dear Mr./Ms. DFC BARRINGTON, LLC.,

This letter is to advise you that a final inspection has been made on the above referenced project. The inspection is complete and the work is accepted as being in accordance with the construction plans prepared by THOMAS F. CRAVEN, P.E. / PRIEST, CRAVEN & ASSOCIATES, INC., dated 03/03/2021, and approved on 06/23/2021. As of the completion date of 03/15/2023, the City of Raleigh accepted the infrastructure for continuous maintenance.

This acceptance is subject to a one-year guarantee against failure due to faulty workmanship or materials.

Sincerely,

Jameen Goodwin, PE
Engineering Manager
City of Raleigh
Public Utilities | Raleigh Water

12

Chris Ray

From: Washington, Brandon <Brandon.Washington@duke-energy.com>
Sent: Monday, April 10, 2023 12:39 PM
To: Jonathan Massey; Richard, Rob
Cc: Kim Litman
Subject: RE: [EXTERNAL] Barrington PH2 Sections A, B, C, & F Streetlight Check
Attachments: PAID invoice.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

APPROVED AS SUBMITTER
4-27-23

Caution: CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jonathan,

I have confirmed that the invoice is now showing as "PAID" on my work order as of 4/7/2023. I have attached a screenshot showing this on my work order. This is the only type of confirmation I receive when an invoice is paid. Thanks for getting this taken care of.

Your email was the only one I put on the invoice so Justin Heaton should not receive anything regarding this.

Let me know if you have any other questions.

Brandon Washington
Sr Engineering Technologist



Zebulon Operations
Mobile (919) 805-6604

Duke Energy Customer Service
(800) 452-2777

Outdoor Lighting Solutions:
[Outdoor Lighting - Duke Energy \(duke-energy.com\)](https://www.duke-energy.com/outdoor-lighting)

Lighting Repair Requests:
[Street & Area Light Repair \(duke-energy.app\)](https://www.duke-energy.com/street-area-light-repair)

From: Jonathan Massey <jonathanmassey@dreamfindershomes.com>
Sent: Monday, April 3, 2023 12:20 PM
To: Washington, Brandon <Brandon.Washington@duke-energy.com>; Richard, Rob <Rob.Richard@duke-energy.com>
Cc: Kim Litman <kimlitman@dreamfindershomes.com>
Subject: [EXTERNAL] Barrington PH2 Sections A, B, C, & F Streetlight Check

Bill Details for Work Order

 Filter 

1 - 1 of 1



| Billing | Bill Type | Bill Status | Total Charges | Date Submitted | Date Invoiced | Date Paid | Result Set? | Total CIAC Amount |
|---|-----------|--|---------------|--------------------|---------------|------------|---|--|
|  1 | CIAC |  PAID  | 11,791.40 | 03/23/2023 5:07 PM | 03/24/2023 | 04/07/2023 |  | 0.00  |



Town of Zebulon
1003 N. ARENDELL AVENUE
ZEBULON, NC 27597
(919)823-1806

13

| INVOICE # |
|-----------|
| 23-00370 |

YOU CAN PAY ONLINE BY CREDIT/DEBIT/ACH:
WWW.EDMUNDSGOVPAY.COM/ZEBULON
YOU WILL NEED YOUR ACCOUNT ID AND PIN

ACCOUNT ID: PRIES005 PIN: 974267
INVOICE DATE: 05/03/23
DUE DATE: 05/12/23

PRIEST, CRAVEN & ASSOCIATES
TYLER DUNCAN
3803-B COMPUTER DR, STE 104
RALEIGH, NC 27609

| QUANTITY/UNIT | SERVICE ID | DESCRIPTION | UNIT PRICE | AMOUNT |
|---------------|------------|---|--------------|---------------|
| | | Barrington 2A,B,C,F | | |
| 23.0000 | TRANSPOR | Transportation Impact Fee Barrington 2A,B,C,F | 1,200.540000 | 27,612.42 |
| 75.0000 | TRANSPOR | Transportation Impact Fee Barrington 2A,B,C,F | 612.040000 | 45,903.00 |
| 2286.0000/LF | STREETCU | Streets/Curb/Gutter Constr Ins Barrington 2A,B,C,F | 2.750000 | 6,286.50 |
| 2505.0000/LF | STORMDRA | Storm Drainage Constr. Inspect Barrington 2A,B,C,F | 1.100000 | 2,755.50 |
| 2505.0000/LF | STORMMAP | STORMWATER MAPPING FEES Barrington 2A,B,C,F | 1.650000 | 4,133.25 |
| 1.0000 | MAJORSUB | MAJOR SUBDIVISION FINAL PLAT Barrington 2A,B,C,F | 300.000000 | 300.00 |
| 105.0000/LOT | PLAT PER | MAJ SUBDIVISION PLAT FEE/LOT Barrington 2A,B,C,F | 10.000000 | 1,050.00 |
| 98.0000 | RECIMPSF | RECREATION IMPACT FEE - SINGLE Barrington 2A,B,C,F | 3,000.000000 | 294,000.00 |
| 2703.0000/LF | SIDEWALK | Sidewalk Construction Inspecti Barrington 2A,B,C,F | 1.100000 | 2,973.30 |
| | | | TOTAL DUE: | \$ 385,013.97 |

PAYMENT COUPON - PLEASE DETACH AND RETURN THIS PORTION ALONG WITH YOUR PAYMENT

Town of Zebulon
1003 N. ARENDELL AVENUE
ZEBULON, NC 27597
(919)823-1806

INVOICE #: 23-00370
DESCRIPTION: Barrington 2A,B,C,F
ACCOUNT ID: PRIES005 PIN: 974267
DUE DATE: 05/12/23
TOTAL DUE: \$ 385,013.97

PRIEST, CRAVEN & ASSOCIATES
TYLER DUNCAN
3803-B COMPUTER DR, STE 104
RALEIGH, NC 27609



Town of Zebulon

©

05/08/23 13:44 Invoice Payment

Customer: PRIES005

Name: PRIEST, CRAVEN & ASSOCIATES

Invoice: 23-00370

Barrington 2A,B,C,F

| | |
|--------------------------------|------------|
| Item 1 | 27,612.42 |
| Transportation Impact Fee | |
| Item 2 | 45,903.00 |
| Transportation Impact Fee | |
| Item 3 | 6,286.50 |
| Streets/Curb/Gutter Constr Ins | |
| Item 4 | 2,755.50 |
| Storm Drainage Constr. Inspect | |
| Item 5 | 4,133.25 |
| STORMWATER MAPPING FEES | |
| Item 7 | 300.00 |
| MAJOR SUBDIVISION FINAL PLAT | |
| Item 8 | 1,050.00 |
| MAJ SUBDIVISION PLAT FEE/LOT | |
| Item 9 | 294,000.00 |
| RECREATION IMPACT FEE - SINGLE | |
| Item 10 | 2,973.30 |
| Sidewalk Construction Inspecti | |

385,013.97

Chk#: 99990103

Batch Id: 05082023

Ref Num: 1744 Seq: 3 to 11

| | |
|----------------|------------|
| Cash Amount: | 0.00 |
| Check Amount: | 385,013.97 |
| Credit Amount: | 0.00 |
| ----- | |
| Total: | 385,013.97 |



Town of Zebulon
1003 N. ARENDELL AVENUE
ZEBULON, NC 27597
(919)823-1806

INVOICE #

23-00370

YOU CAN PAY ONLINE BY CREDIT/DEBIT/ACH:
WWW.EDMUNDSGOVPAY.COM/ZEBULON
YOU WILL NEED YOUR ACCOUNT ID AND PIN

ACCOUNT ID: PRIES005 PIN: 974267
INVOICE DATE: 05/03/23
DUE DATE: 05/12/23

PRIEST, CRAVEN & ASSOCIATES
TYLER DUNCAN
3803-B COMPUTER DR, STE 104
RALEIGH, NC 27609

| QUANTITY/UNIT | SERVICE ID | DESCRIPTION | UNIT PRICE | AMOUNT |
|---------------|------------|---|-------------------|----------------------|
| | | Barrington 2A,B,C,F | | |
| 23.0000 | TRANSPOR | Transportation Impact Fee Barrington 2A,B,C,F | 1,200.540000 | 27,612.42 |
| 75.0000 | TRANSPOR | Transportation Impact Fee Barrington 2A,B,C,F | 612.040000 | 45,903.00 |
| 2286.0000/LF | STREETCU | Streets/Curb/Gutter Constr Ins Barrington 2A,B,C,F | 2.750000 | 6,286.50 |
| 2505.0000/LF | STORMDRA | Storm Drainage Constr. Inspect Barrington 2A,B,C,F | 1.100000 | 2,755.50 |
| 2505.0000/LF | STORMMAP | STORMWATER MAPPING FEES Barrington 2A,B,C,F | 1.650000 | 4,133.25 |
| 1.0000 | MAJORSUB | MAJOR SUBDIVISION FINAL PLAT Barrington 2A,B,C,F | 300.000000 | 300.00 |
| 105.0000/LOT | PLAT PER | MAJ SUBDIVISION PLAT FEE/LOT Barrington 2A,B,C,F | 10.000000 | 1,050.00 |
| 98.0000 | RECIMPSF | RECREATION IMPACT FEE - SINGLE Barrington 2A,B,C,F | 3,000.000000 | 294,000.00 |
| 2703.0000/LF | SIDEWALK | Sidewalk Construction Inspecti Barrington 2A,B,C,F | 1.100000 | 2,973.30 |
| | | | TOTAL DUE: | \$ 385,013.97 |

Prn Payment: 05/08/23 CK 99990103

-385,013.97

PAYMENT COUPON - PLEASE DETACH AND RETURN THIS PORTION ALONG WITH YOUR PAYMENT

Town of Zebulon
1003 N. ARENDELL AVENUE
ZEBULON, NC 27597
(919)823-1806

INVOICE #: 23-00370
DESCRIPTION: Barrington 2A,B,C,F
ACCOUNT ID: PRIES005 PIN: 974267
DUE DATE: 05/12/23
TOTAL DUE: See Last Page

PRIEST, CRAVEN & ASSOCIATES
TYLER DUNCAN
3803-B COMPUTER DR, STE 104
RALEIGH, NC 27609





Town of Zebulon
1003 N. ARENDELL AVENUE
ZEBULON, NC 27597
(919)823-1806

INVOICE #

23-00370

YOU CAN PAY ONLINE BY CREDIT/DEBIT/ACH:
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ACCOUNT ID: PRIES005 PIN: 974267
INVOICE DATE: 05/03/23
DUE DATE: 05/12/23

PRIEST, CRAVEN & ASSOCIATES
TYLER DUNCAN
3803-B COMPUTER DR, STE 104
RALEIGH, NC 27609

| QUANTITY/UNIT | SERVICE ID | DESCRIPTION | UNIT PRICE | AMOUNT |
|---------------|------------|-------------|------------|--------|
|---------------|------------|-------------|------------|--------|

| | | | | |
|--|--|--|----------|---------|
| | | | BALANCE: | \$ 0.00 |
|--|--|--|----------|---------|

PAYMENT COUPON - PLEASE DETACH AND RETURN THIS PORTION ALONG WITH YOUR PAYMENT

Town of Zebulon
1003 N. ARENDELL AVENUE
ZEBULON, NC 27597
(919)823-1806

INVOICE #: 23-00370
DESCRIPTION: Barrington 2A,B,C,F
ACCOUNT ID: PRIES005 PIN: 974267
DUE DATE: 05/12/23
TOTAL DUE: \$ 0.00

PRIEST, CRAVEN & ASSOCIATES
TYLER DUNCAN
3803-B COMPUTER DR, STE 104
RALEIGH, NC 27609



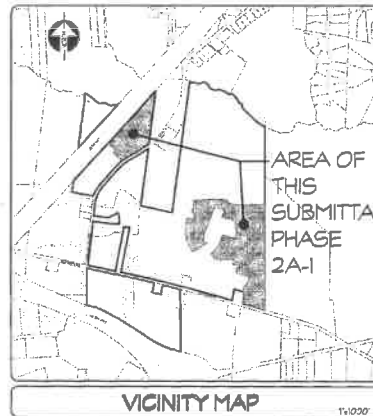
BARRINGTON SUBDIVISION

PHASES 2A THROUGH I

AS BUILT SUBMITTAL FOR PHASE 2 A,B, C & F
ZEBULON, NORTH CAROLINA
TRC 2020-001

PROJECT STATISTICS

PROPERTY DEVELOPER: HEN CONSTRUCTORS OF FAYETTEVILLE, LLC
2501 BREEZEWOOD AVENUE, SUITE 400 FAYETTEVILLE, NC 28503
PROJECT ADDRESS: 10 OLD BLINN ROAD, 601 PARKS VILLAGE ROAD, ZEBULON, NC
2716-01-5296
WAKE COUNTY PDSB: 2706-81-4860



COVER SHEET
C-6.00 - C-6.03
C-6.07
AB-1-5 POINT MAP

Engineer Certification Statement

I, Thomas F. Craven as a duly registered professional in the state of North Carolina, having been authorized to observe personally, the construction of the project, Barrington Subdivision, Phase 2 Sections A, B, C & F, hereby state that, to the best of my abilities, due care and diligence was used in the observation of the construction work that by my inspection of the constructed improvements and my review of the as built survey data hereby certify that the (1) public improvements, (2) private improvements and (3) public safety of the above referenced project as constructed are in compliance with the requirements of the improvements as prescribed in the approved construction drawings, approved design documents, and / or any approved modifications, except as noted as "strike throughs" on the "as built" drawings. Furthermore, I certify that the "strike through" exceptions do not adversely affect the required performance or public safety aspects of the improvements.

Name: Thomas F. Craven Date: 4/27/23

Seal:



CONSULTANT:

PRIEST, CRAVEN & ASSOCIATES, INC.

3803 - B Computer Drive, Suite 104, Raleigh, N.C. 27609

Phone 919 / 781-0300 Fax 919 / 782-1288

PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
Email pra@priestcraven.com FIRM#: C-0488

OWNER

DFC BARRINGTON, LLC

14701 PHILLIPS HIGHWAY, SUITE 300
JACKSONVILLE, FL 32256

CITY OF RALEIGH SITE PERMITTING APPROVAL

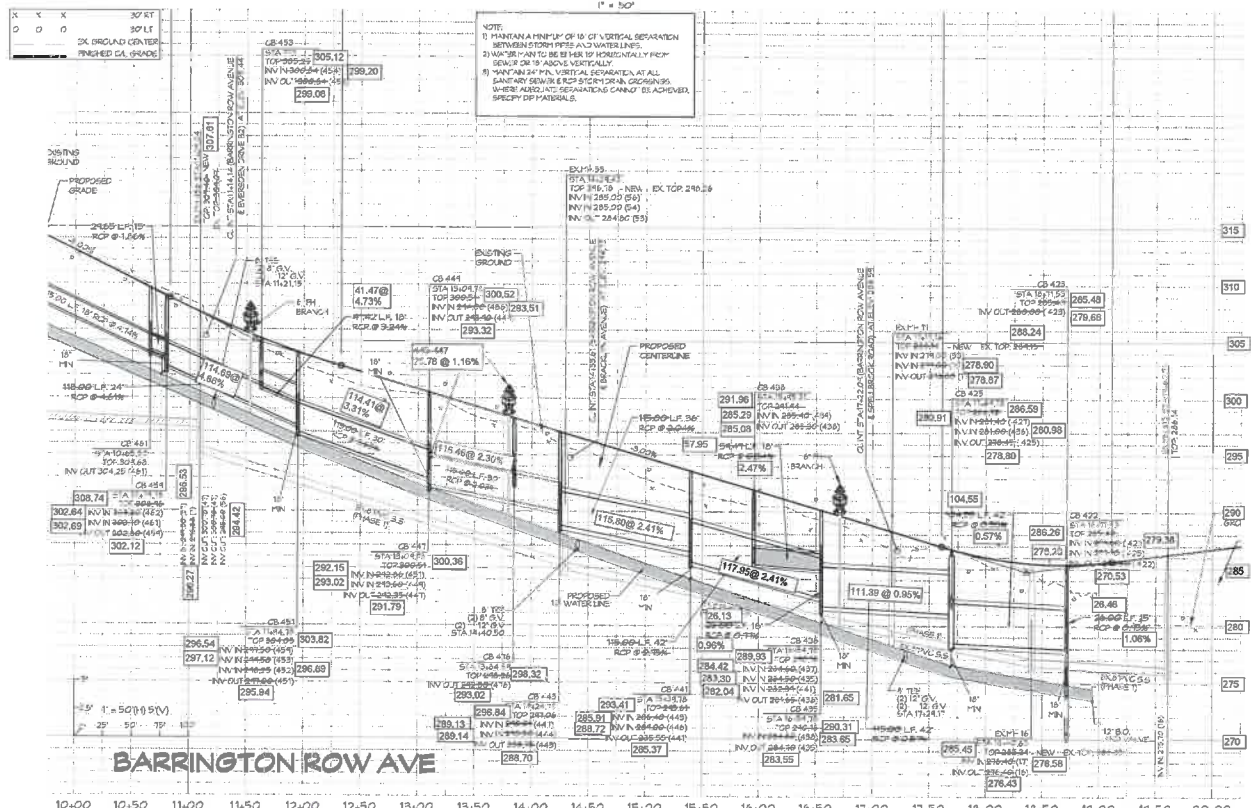
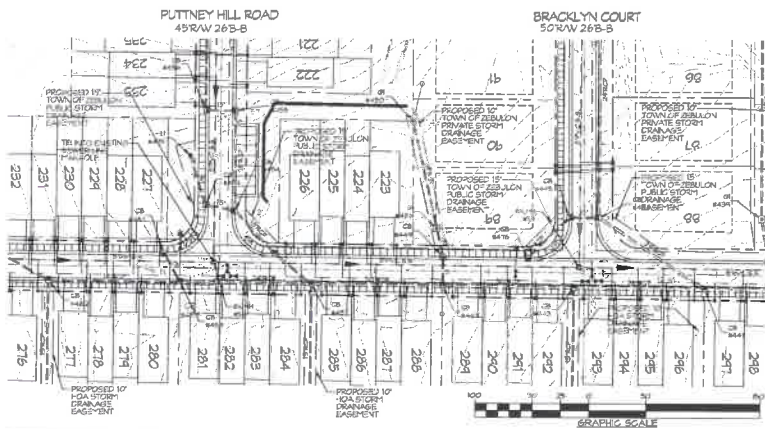
Water and Sewer Permit (if applicable)
The City of Raleigh consents to the construction and extension of the City's Public Water System as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.
City of Raleigh Public Utilities Department Permit # S-1681

The City of Raleigh consents to the connection and extension of the City's Public Water System as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.
City of Raleigh Public Utilities Department Permit # W-3213

The City of Raleigh consents to the connection to its public sewer system and extension of its private sewer collection system as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.
City of Raleigh Public Utilities Department Permit # N/A

10/10/2021-10/10/2021
10/10/2021-10/10/2021

ORIGINAL DATE: FEBRUARY 11, 2021



UTILITY SYMBOL LEGEND

| | | | |
|--|---------------------------|--|-----------------------------|
| | FLARED END SECTION | | FIRE HYDRANT |
| | HEADWALL | | GATE VALVE |
| | MANHOLE CATCH BASIN | | SLOW OFF & GATE VALVE |
| | OPEN THROATED CATCH INLET | | WATER SERVICE |
| | STORM 12\"/> | | WATER MAIN |
| | STORM INLET | | SEWER MANHOLE |
| | GRADED INLET | | SEWER SERVICE |
| | SEWER INLET | | SEWER MAIN (PROPOSED) |
| | SEWER MAIN (EXISTING) | | STORM WATER MANAGEMENT AREA |
| | SEWER FLOW DIRECTION | | UTILITY EASEMENT LINE TYPE |

CITY OF RALEIGH SITE PERMITTING APPROVAL

Water and Sewer Permit (if applicable)

The City of Raleigh consents to the construction and extension of the City's Public Sewer System as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

City of Raleigh Public Utilities Department Permit # 5-4481

The City of Raleigh consents to the construction and extension of the City's Public Water System as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

City of Raleigh Public Utilities Department Permit # W-9713

The City of Raleigh consents to the construction and extension of the City's Public Water System as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

City of Raleigh Public Utilities Department Permit # N/A

BARRINGTON SUBDIVISION PHASES 2A THROUGH 1

AS BUILT DATE 8/25/22

BARRINGTON ROW AVENUE
PLAN & PROFILE

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803-B Carpenter Drive, Suite 100 Raleigh, NC 27609 Phone 919 / 733-0300 Fax 919 / 733-0380 Email PCRAVEN@CRAVEN.COM

SHEET #
C6.01

ATTENTION CONTRACTORS

1. A Construction Contract awarded for the installation of water service, water, sewer, gas, or other utility, is negotiated by contract with the City of Raleigh, North Carolina. The City of Raleigh is the sole owner of the utility and the City of Raleigh is the sole user of the utility. The City of Raleigh is the sole owner of the utility and the City of Raleigh is the sole user of the utility.

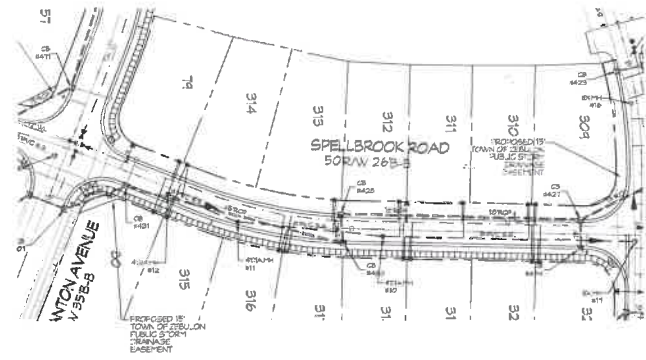
2. The City of Raleigh is the sole owner of the utility and the City of Raleigh is the sole user of the utility. The City of Raleigh is the sole owner of the utility and the City of Raleigh is the sole user of the utility.

3. The City of Raleigh is the sole owner of the utility and the City of Raleigh is the sole user of the utility. The City of Raleigh is the sole owner of the utility and the City of Raleigh is the sole user of the utility.

4. The City of Raleigh is the sole owner of the utility and the City of Raleigh is the sole user of the utility. The City of Raleigh is the sole owner of the utility and the City of Raleigh is the sole user of the utility.

5. The City of Raleigh is the sole owner of the utility and the City of Raleigh is the sole user of the utility. The City of Raleigh is the sole owner of the utility and the City of Raleigh is the sole user of the utility.

6. The City of Raleigh is the sole owner of the utility and the City of Raleigh is the sole user of the utility. The City of Raleigh is the sole owner of the utility and the City of Raleigh is the sole user of the utility.



CITY OF RALEIGH SITE PERMITTING APPROVAL
 The City of Raleigh consents to the construction and extension of the City's Public Sewer System as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.
 City of Raleigh Public Utilities Department Permit # **SP-2213**
 The City of Raleigh consents to the connection to its public sewer system and extension of the private sewer collection system as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.
 City of Raleigh Public Utilities Department Permit # **N/A**

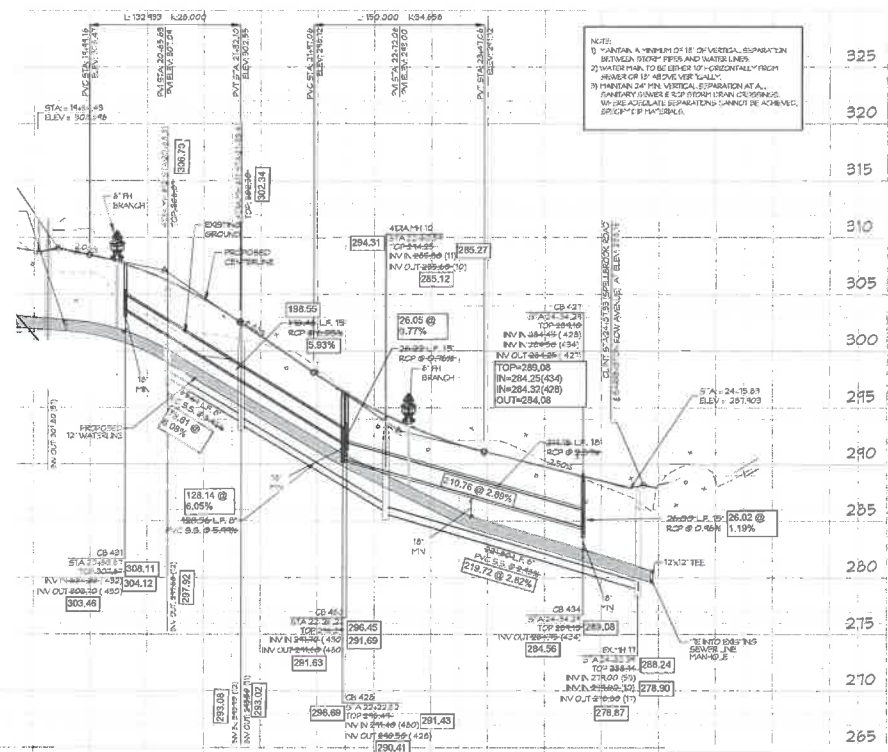


UTILITY SYMBOL LEGEND

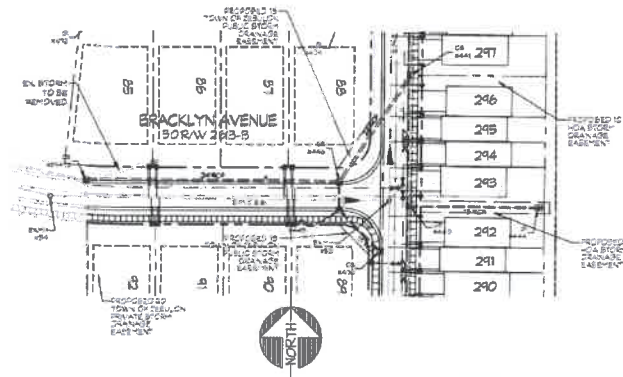
| | | | |
|--|------------------------------|--|----------------------------|
| | FLARED END SECTION | | FIRE HYDRANT |
| | SEWER WALL | | GATE VALVE |
| | MANHOLE CATCH BASIN | | BLOW OFF & GATE VALVE |
| | STORM WATER INLET | | WATER SERVICE |
| | STORM MANHOLE | | SEWER MANHOLE |
| | SEWER INLET | | SEWER SERVICE |
| | SEWER OUTLET | | SEWER MANHOLE (PROPOSED) |
| | STORM DRAINAGE PIPE | | SEWER MANHOLE (EXISTING) |
| | STORM WATER INLET (PROPOSED) | | UTILITY EASEMENT LINE TYPE |

SPELLBROOK ROAD

AS BUILT SUBMITTAL PHASES 2 A, B, C & F



CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION
 Electronic Approval: This approval is being issued electronically. This approval is valid only upon the signature of a City of Raleigh Review Officer below. The City will retain a copy of the approved plans. Any work authorized by this approval must proceed in accordance with the plans kept on file with the City. This electronic approval may not be relied upon for any other purpose.
 City of Raleigh Development Approval
 Raleigh Water Review Officer



UTILITY SYMBOL LEGEND

| | |
|------------------------------|------------------------|
| FLARED END SECTION | WATER MAIN |
| HEADWALL | GATE VALVE |
| NOCTY CATCH BASIN | SEWER CIP & GATE VALVE |
| OPEN T-LOCATED CLOSURE INLET | WATER SERVICE |
| SEWER MANHOLE | SEWER MANHOLE |
| WATER OLET | SEWER MANHOLE |
| GRADED INLET | SEWER MANHOLE |
| SEWER / DITCH | SEWER MANHOLE |
| SEWER DRAINAGE PIPE | SEWER MANHOLE |
| POAC - NORMAL PDC | SEWER MANHOLE |
| SEWER FLOW DIRECTION | SEWER MANHOLE |

CITY OF RALEIGH SITE PERMITTING APPROVAL

Water and Sewer Permits (if applicable)

The City of Raleigh consents to the construction and extension of the City's Public Sewer System as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

City of Raleigh Public Utilities Department Permit # 5-4681

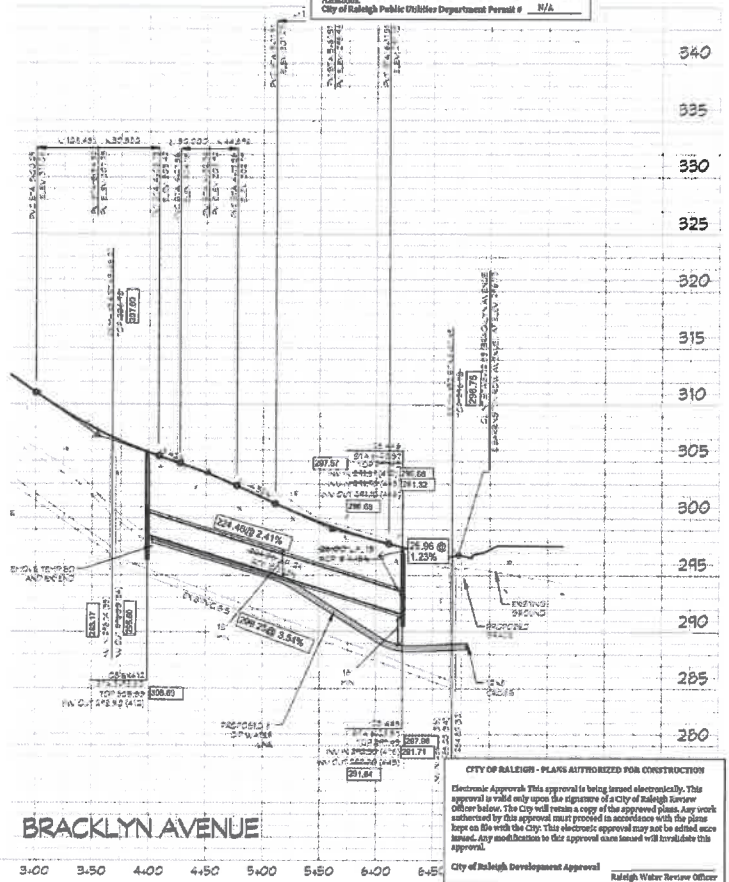
The City of Raleigh consents to the construction and extension of the City's Public Water System as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

City of Raleigh Public Utilities Department Permit # W-3315

The City of Raleigh consents to the construction and extension of the City's Public Gas System as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

City of Raleigh Public Utilities Department Permit # N/A

340
335
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275



CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Electronic Approval This approval is being issued electronically. This approval is valid only upon the signature of a City of Raleigh Review Officer below. The City will retain a copy of the approved plans. Any work authorized by this approval must proceed in accordance with the plans kept on file with the City. This electronic approval may not be added, altered, or modified in any way without the written approval of the City of Raleigh Review Officer.

City of Raleigh Development Approval

Raleigh Water Review Officer

AS BUILT SUBMITTAL PHASES 2 A, B, C & F

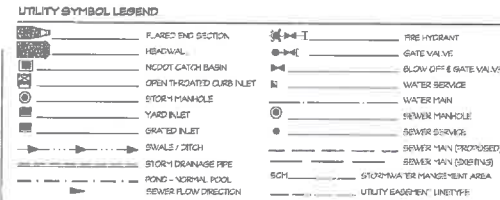
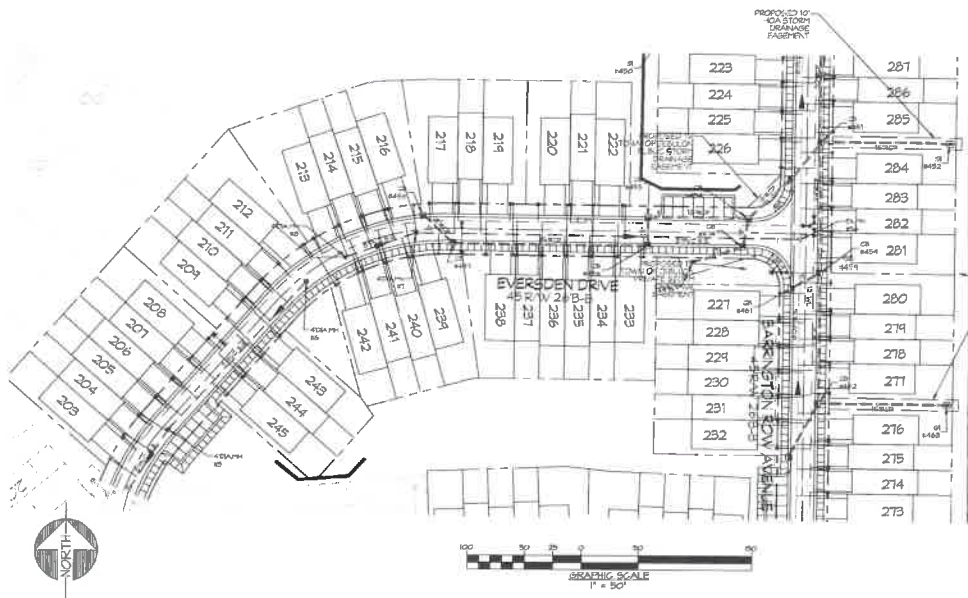
BARRINGTON SUBDIVISION PHASES 2A THROUGH I

AS BUILT DATE 8/25/22

BRACKLYN AVENUE PLAN & PROFILE

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
200 S. Green Street, Suite 100, Raleigh, NC 27601, Tel: 919.770.1200, Fax: 919.770.1201, www.pcafirm.com

SHEET #
C6.03



CITY OF RALEIGH SITE PERMITTING APPROVAL

Water and Sewer Permits (If applicable)

The City of Raleigh consents to the construction and extension of the City's Public Sewer System as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

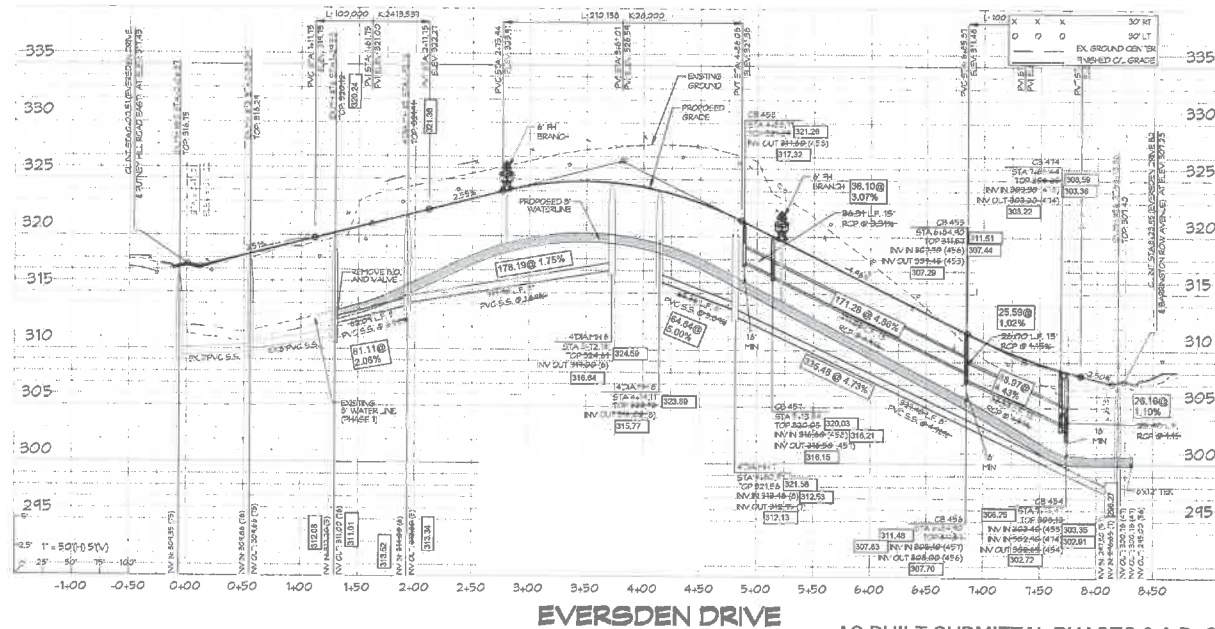
City of Raleigh Public Utilities Department Permit # 5-4681

The City of Raleigh consents to the construction and extension of the City's Public Water System as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

City of Raleigh Public Utilities Department Permit # W-3113

The City of Raleigh consents to the connection to its public sewer system and extension of the private sewer collection system as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

City of Raleigh Public Utilities Department Permit # N/A



CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Electronic Approval: This approval is being issued electronically. This approval is valid only upon the signature of a City of Raleigh Review Officer below. The City will retain a copy of the approved plans. Any work authorized by this approval must proceed in accordance with the plans kept on file with the City. This electronic approval may not be called upon. Any modification to this approval must be made with the City's approval.

City of Raleigh Development Approval

Raleigh Water Review Officer

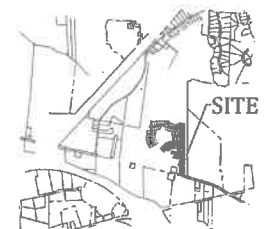
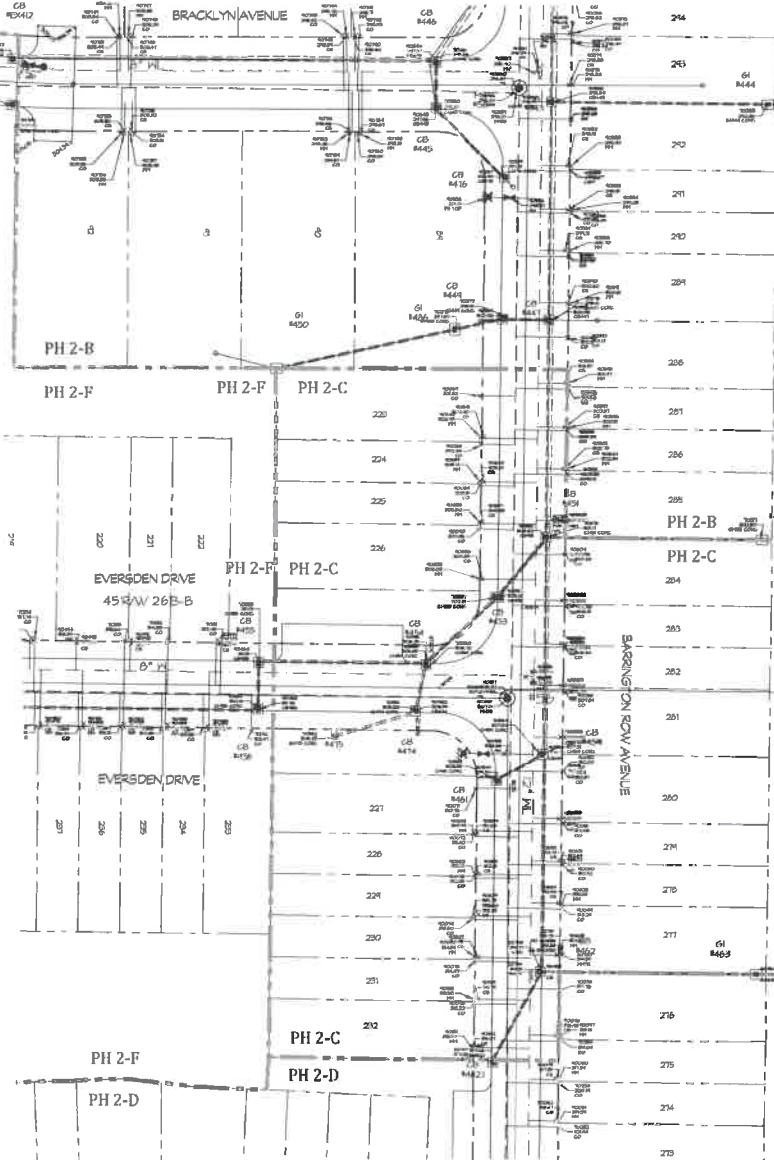


PT # EASTING NORTHING ELEV. DESC.

52747 74968.8468 221186.013 317.889 CIRC
52748 759983.4676 221186.403 314.772 CIRC
52749 759983.0959 221186.402 314.502 WMLR
52750 759992.0831 221187.095 314.3925 WMLR
52751 759992.3249 221189.774 313.726 NO EL CS
70254 759947.8874 221189.965 319.053 CO
70255 759979.5847 221136.253 317.768 CO
70272 760086.5993 221187.491 307.3123 CH49 CONC
70273 760141.1729 221138.42 306.3555 CO
70274 760154.7332 221138.137 307.2378 CO
70275 760218.6949 221138.187 301.1104 CH41 CONC
70276 760327.5493 221139.242 294.4052 CH47 CONC
70277 760330.0945 221139.239 294.9189 CH49 CONC
70278 760323.0987 221140.182 297.2523 CH48 CONC
70279 760408.8539 221136.183 297.1273 CH46 CONC
70280 760440.4983 221130.787 295.631 CH45 CONC
70281 760446.0909 221133.694 295.8328 CH46 CONC
70282 760441.3718 221138.618 295.4904 CH43 CONC
70284 760559.1379 221138.378 293.4312 CH44 CONC
70285 76051.5191 221136.832 290.7788 CH48 CONC
70286 760672.7883 221138.782 288.0588 CH43 CONC
70288 760787.5578 221139.432 283.8147 CH47 CONC
70289 760895.5419 221138.101 283.0609 CH45 CONC
70290 760886.1175 221136.321 281.8803 CH47 CONC
70291 760752.5964 221138.448 287.7481 CH47 CONC
70292 760791.7973 221137.351 287.6189 CH43 CONC
70293 760882.7977 221132.186 281.588 WLS
70294 760677.4635 221139.885 287.4945 CH46 CONC
70295 760607.0747 221133.2 288.3002 CH49 CONC
70296 760782.8794 22097.282 306.498 CH
70297 760822.3775 220994.091 310.633 PH TOP
70300 760808.01 221076.237 306.7234 CO
70309 760801.8755 221082.84 306.4134 CO
70310 760782.0557 220953.083 306.1405 WMLR
70301 760759.6199 220993.748 304.812 CO
70302 760716.6432 2210982.381 306.0576 CO
70301 760712.7446 221028.975 301.893 WMLR
70304 760726.4191 221103.959 300.3887 CO
70305 760725.3814 221107.891 299.2767 CO
70306 760716.5211 221118.093 294.954 CH40 CONC
70307 760717.4684 221117.844 294.9005 CH48 CONC
70308 760740.317 221154.568 293.6437 WMLR
70309 760771.7081 221189.849 294.0561 CO
70310 760768.3096 221174.984 296.218 PH TOP
70311 760720.7801 221172.257 293.5125 CO
70312 760720.2754 221177.235 293.1329 CO
70313 760770.5429 221112.536 297.5376 CO
70314 760770.4087 221126.017 295.0477 CO
70315 760768.8381 221122.633 290.7863 CO
70316 760764.7963 221128.074 290.7631 CO
70317 760214.4757 221107.133 290.392 CH43 CONC
70351 760146.3299 221104.072 278.4997 CH48 CONC
70352 760145.9501 221109.643 277.1171 WMLR
70353 760123.0219 221104.594 278.9732 CH47 CONC
70354 760133.6445 221134.392 310.4085 CH46 CONC
70355 760144.4332 221128.324 311.0105 CH45 CONC
70356 760146.8151 221134.378 306.8544 CH45 CONC
70357 760141.4074 221135.751 300.1371 CH45 CONC
70360 760144.5527 221128.34 306.7218 CH45 CONC
70361 760122.2889 221137.267 306.8154 CH47 CONC
70362 760103.4045 221127.152 306.2334 CH47 CONC
70363 760084.1826 221136.393 306.3316 CH48 CONC
70364 760099.0245 221134.509 307.3302 CH49 CONC
71271 760156.5428 271125.54 312.4646 CO
71272 760158.4786 221138.164 314.8334 CO
71273 760157.6626 221138.067 315.6007 CO
71284 760156.7149 221117.393 317.7427 CO
71287 760159.5316 221083.872 319.5627 CO
71286 760158.931 221066.364 320.8861 CO
71297 760157.5254 221030.084 312.1644 CO

PT # EASTING NORTHING ELEV. DESC.

71238 760146.3158 221083.207 313.8215 CO
71240 760137.4511 221062.199 314.3302 CO
71241 760131.1201 221093.099 314.0192 CO
71242 760090.6804 221086.41 315.5514 CO
71243 760074.6275 221082.004 315.2406 CO
71244 760055.8418 221085.372 315.3778 CO
71245 760040.7994 221085.342 316.6098 PH TOP
71246 760011.4681 221084.956 314.0821 CO
71247 760054.3815 221083.709 313.2086 CO
71248 719987.5178 221085.337 312.7197 CO
71249 759971.138 221079.436 312.1684 CO
71250 759931.1321 221074.708 312.0292 CO
71251 759964.7676 221073.274 318.8711 WMLR
71252 759927.8266 221072.364 315.7568 TS
71253 759996.2274 221061.336 321.3556 WMLR
71254 759986.4381 221087.136 313.9903 CO
71255 760051.4908 221083.895 314.5768 CO
71256 760022.7266 221089.416 314.7643 CO
71257 760025.4953 221082.555 313.9917 CO
71258 760020.0483 221096.148 314.1534 WMLR
71259 760025.2155 221097.138 313.6353 WMLR
71260 760014.1637 221094.417 313.7154 CO
71261 760010.2154 221025.453 212.0464 CO
71262 760030.5985 221032.534 210.0851 WMLR
71263 760112.2277 2211361.988 312.7122 CO
71264 760114.0847 221072.196 312.4008 PH TOP
71265 760111.2311 221117.986 317.7512 CO
71266 760111.2778 221140.887 316.9377 CO
71267 760112.1487 221132.532 315.3051 CO
71268 760111.1416 221134.215 314.8461 CO
71269 760120.7842 221136.085 315.5545 CO
71270 760110.3258 221132.163 313.4676 CO
71271 760089.6074 221127.349 310.5863 CO
70042 760111.0817 221145.821 288.5511 WMLR
70043 760016.9469 221136.694 313.7842 CO
70050 760042.0513 221197.398 312.9233 CO
70051 760032.4294 221192.369 312.0791 CO
70052 760089.6706 221137.64 308.9964 CO
70053 760131.2269 221198.365 307.8863 CO
70054 760154.6088 221198.103 306.8377 CO
70055 760126.4953 221198.669 306.3449 CO
70056 760053.9718 221198.368 304.6319 CO
70057 760046.9129 221199.105 304.5489 CO
70058 760016.7002 221199.052 307.7111 CO
70059 760027.2179 221199.459 301.6276 CO
70060 760028.8217 221199.444 301.2077 CO
70061 760013.0332 221199.949 300.9208 CO
70062 760084.796 221140.846 299.4897 CO
70063 760046.8415 221140.022 299.2212 CO
70064 760033.9157 221140.781 298.7331 CO
70065 760047.5157 221140.529 296.4432 CO
70066 760049.8423 221140.814 295.8187 CO
70067 760037.5143 221132.725 301.8020 CO
70068 760024.2415 221131.197 302.6531 CO
70069 760020.9196 221132.714 308.1598 CO
70070 760017.3876 221133.225 304.1634 CO
70071 760079.654 221135.152 315.7581 CO
70072 760055.8469 221130.241 311.397 CO
70073 760033.2603 221130.624 312.7388 CO
70074 760012.0315 221130.244 313.6 CO
70075 760085.5051 221130.893 314.4745 CO
70076 759987.0274 221135.203 315.2198 CO
70077 759949.6798 221136.857 315.508 WMLR
70078 759948.7144 221136.145 316.4302 CS
70079 759937.2089 221135.66 317.5551 CS
70080 759915.9357 221138.051 317.5406 WMLR
70081 760072.0872 221140.193 318.1589 CO
70082 760079.4003 221140.404 317.3881 CO
70100 760011.8557 221140.08 286.2215 CO



VICINITY MAP 1" = 2000'

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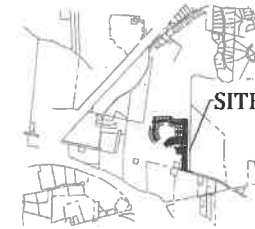
| PT # | EASTING | NORTHING | ELEV. | DESC. |
|------|---------|----------|-------|-------|
|------|---------|----------|-------|-------|

| | | | |
|-------|-------------|--------------|------------|
| 00511 | 750033.1864 | 2310868.026 | 123.8458 W |
| 00512 | 750046.8024 | 2310316.728 | 123.614 W |
| 00513 | 750054.0038 | 2311081.6 | 123.5872 E |
| 00514 | 750063.3653 | 2311078.47 | 120.3847 W |
| 00515 | 750060.4834 | 2312078.55 | 120.2166 E |
| 00516 | 750013.8209 | 2310778.827 | 124.1275 W |
| 00517 | 750027.1055 | 2310542.42 | 124.6773 W |
| 00518 | 750025.1564 | 2310564.538 | 124.6778 E |
| 00519 | 750115.1884 | 230920.515 | 125.0792 E |
| 00520 | 750125.9915 | 2310752.118 | 125.0455 W |
| 00521 | 750016.8287 | 2311015.124 | 125.8604 W |
| 00522 | 750104.0442 | 2312013.518 | 125.7517 E |
| 00523 | 750008.1962 | 2311037.067 | 125.42 E |
| 00524 | 750090.1171 | 2310722.88 | 125.4545 W |
| 00525 | 750072.5148 | 2310880.243 | 125.3854 W |
| 00526 | 750017.1263 | 2310281.707 | 125.4824 E |
| 00527 | 750034.5921 | 2310850.704 | 124.4200 W |
| 00528 | 750056.5952 | 2310863.228 | 124.4707 E |
| 00529 | 750018.6259 | 2311081.98 | 123.7778 E |
| 00530 | 750013.8718 | 2311081.98 | 123.7688 W |
| 00531 | 750063.2134 | 2312014.812 | 123.0157 W |
| 00532 | 750021.5819 | 2311020.159 | 122.8493 E |
| 00533 | 750094.3441 | 2311066.152 | 122.6983 E |
| 00534 | 750086.5444 | 23120056.527 | 122.6702 W |

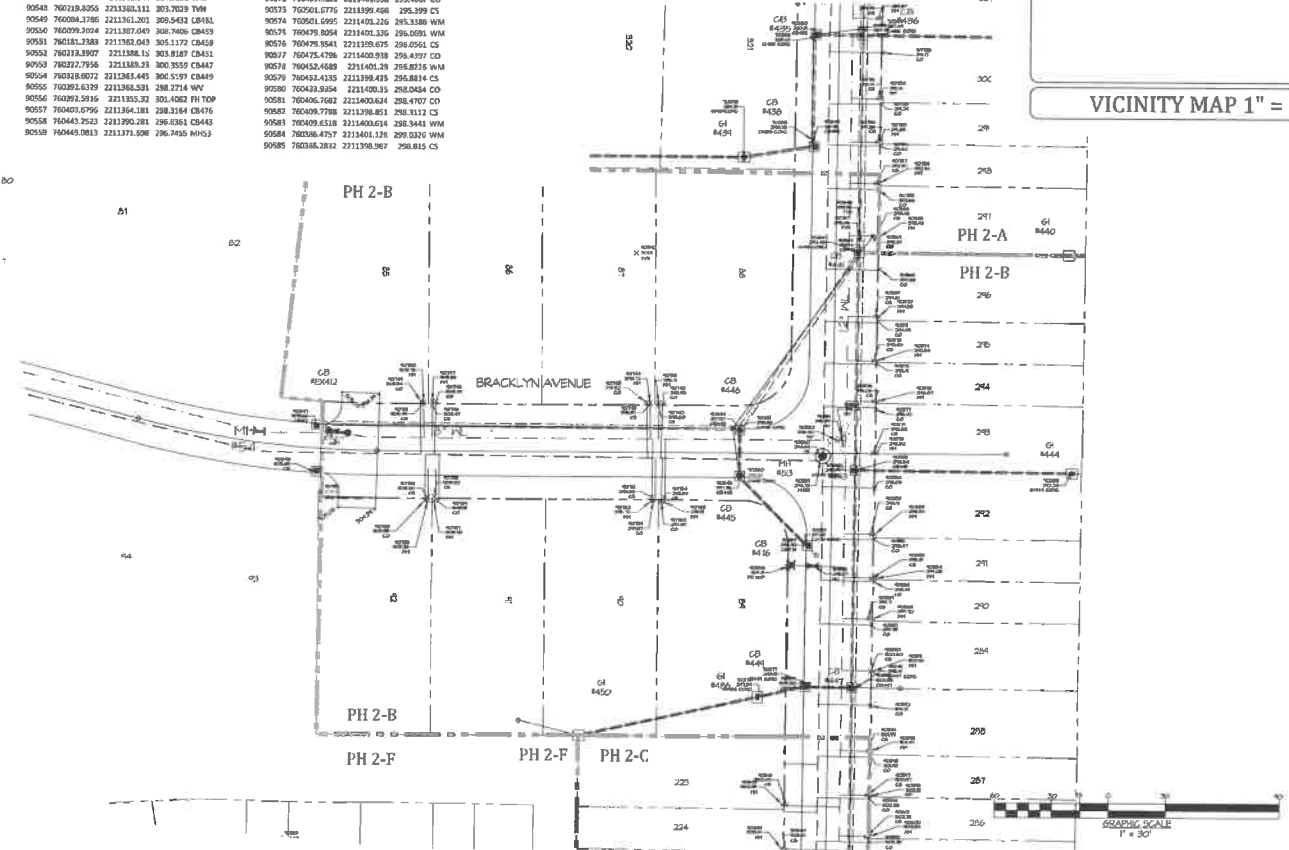
DEG EASTING NORTHING ELEV DEGS

| | | | |
|-------|-------------|-------------|------------|
| 90039 | 758969.5963 | 2210790.528 | 322.1816 W |
| 90040 | 758969.5963 | 2210791.877 | 322.1831 E |
| 90037 | 758969.5936 | 2210771.155 | 321.5897 E |
| 90038 | 758961.5681 | 2210776.001 | 321.7395 W |
| 90039 | 758963.5732 | 2210778.005 | 321.7396 G |
| 90040 | 760003.5289 | 220802.118 | 324.656 W |
| 90041 | 760004.5784 | 220802.008 | 324.649 G |
| 90042 | 760002.5890 | 220802.008 | 324.629 G |
| 90043 | 760022.5856 | 2210807.041 | 324.4864 W |
| 90044 | 760040.8409 | 2210914.562 | 325.0138 W |
| 90045 | 760061.1261 | 2210918.31 | 325.0803 E |
| 90046 | 760086.1966 | 2210925.041 | 324.9772 E |
| 90047 | 760034.2243 | 2210922.544 | 324.7813 W |
| 90048 | 760019.4055 | 2210813.111 | 325.7603 W |
| 90049 | 760034.2386 | 2211361.201 | 330.5473 E |
| 90050 | 760059.0174 | 2211377.049 | 330.7466 E |
| 90051 | 760115.2388 | 2211373.049 | 330.1177 E |
| 90052 | 760131.3907 | 2211388.1 | 330.8187 E |
| 90053 | 760217.7256 | 2211408.21 | 330.9537 E |
| 90054 | 760218.6072 | 2212483.498 | 330.5397 E |
| 90055 | 760281.6219 | 2211468.531 | 328.2714 W |
| 90056 | 760282.5912 | 2211855.32 | 328.4048 E |
| 90057 | 760403.6796 | 2211356.181 | 328.3314 E |
| 90058 | 760443.2523 | 2211950.281 | 330.8343 E |
| 90059 | 760449.0813 | 2211950.28 | 330.7463 E |

PH 2-B



VICINITY MAP 1" = 2000'



AS BUILT SUBMITTAL

BARRINGTON PH 2 SECTION A,B, C & F

| | |
|----------|--------------|
| SCALE: | 1"=30' |
| DATE: | 8/25/2022 |
| PROJECT: | 2021-009.001 |

POINT MAP

REVISED:

PRIEST, CRAVEN & ASSOCIATES, INC.

AB-2

LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS

1



PT # EASTING NORTHING ELEV. DESC.

90586 760384.6728 2211400.512 298.5278 CO
90587 760961.8251 2211199.487 299.6136 CO
90588 760364.9147 2211400.094 298.703 WM
90589 760461.018 2211397.771 299.7125 CS
90590 76037.05 2211398.877 300.6042 CS
90591 760936.8919 2211400.512 300.6075 WM
90592 760918.8623 2211399.074 301.1231 CO
90593 760928.0951 2211399.095 301.9163 CO
90594 760294.842 2211394.026 301.5673 CS
90595 760294.8713 2211399.567 301.4673 WM
90596 760271.226 2211399.154 301.5085 WM
90597 760271.0316 2211397.482 302.3564 CS
90598 760160.7408 2211398.896 302.3847 CO
90599 760246.8709 2211398.897 303.2583 CO
90600 760249.8213 2211398.874 302.894 WM
90601 760249.5085 2211397.168 302.7905 CS
90602 760232.4132 2211397.274 304.1709 CS
90603 760232.4135 2211398.509 304.2121 WM
90604 760204.0327 2211397.994 304.8644 CO
90605 760176.5124 2211398.277 305.797 CO
90606 760178.746 2211398.302 305.4734 WM
90607 760178.8166 2211398.534 306.396 CS
90608 760156.9021 2211396.002 306.381 CS
90609 760154.6282 2211397.053 306.5602 WM
90610 760154.627 2211397.052 306.7468 CO
90611 76011.2414 2211198.308 306.2941 CO
90612 760114.8646 2211197.972 307.447 WM
90613 760114.5607 2211196.213 307.3566 CO
90614 760127.4371 2211196.041 308.8001 CS
90615 760107.3957 2211197.818 308.7751 WM
90616 760099.6815 2211197.283 310.0185 CO
90617 760083.0384 2211197.201 311.4313 CO
90618 760064.7671 2211197.35 312.756 WM
90619 760064.6181 2211195.213 310.8216 CS
90620 760042.3501 2211195.613 311.7819 CS
90621 760042.1552 2211197.562 312.8751 WM
90622 760040.0482 2211197.143 312.7451 CO
90623 760038.7951 2211196.636 311.0154 WM
90624 760038.7967 2211196.076 312.3466 CS
90625 760029.6517 2211196.683 314.5194 WM
90626 760029.3205 2211194.356 313.8791 CS BROKEN
90627 760029.1321 2211192.438 314.4203 CS
90628 760029.1251 2211193.603 314.9398 WM
90629 760013.7461 2211193.102 315.2543 WM
90630 760013.7057 2211192.831 315.2289 CS
90631 760013.1371 2211192.402 312.1897 CS
90632 760013.1685 2211192.577 312.1174 WM
90633 760017.4616 2211149.832 316.9937 WM
90634 760017.1394 2211191.466 315.0997 CS
90635 760019.3894 2211192.259 305.6152 WM
90636 760181.0655 2211233.025 304.891 CS
90637 760221.2712 2211191.958 304.8925 CS
90638 760221.4831 2211192.47 305.8022 WM
90639 760241.0649 2211192.563 305.1419 WM
90640 760241.7256 2211194.697 303.1018 CS
90641 760246.1114 2211194.767 302.4127 CS
90642 760246.2456 2211191.976 302.3794 WM
90643 760246.5074 2211191.474 251.3612 TVN
90644 76046.309 2211338.938 297.5057 CR446
90645 760439.3418 2211338.828 297.8795 CR445
90646 760458.7438 2211109.427 305.3804 WV
90647 760466.093 2211104.404 305.6373 CR412
90648 760440.2481 2211104.915 305.5313 CS
90649 76035.548 2211106.318 291.9982 CR438
90650 760671.4944 2211109.945 296.3246 CR439
90651 760671.4946 2211107.279 295.9332 CR436
90652 760661.3196 2211108.427 292.1106 FH TOP
90653 760690.9278 2211109.545 298.4854 WV
90654 760716.4901 2211137.6 218.2154 MH17
90655 760716.4139 2211137.187 218.1536 TS
90656 760745.6233 2211187.219 287.7994 WV

PT # EASTING NORTHING ELEV. DESC.

90657 760782.111 2211184.755 287.9794 WV
90658 760751.1049 2211187.512 287.6146 WM
90659 760788.3489 2211193.815 286.5874 CS
90660 760584.6296 2211172.316 285.4597 MH16
90661 760662.6526 2211172.309 285.4415 TS
90662 760688.7687 2211158.219 285.4827 CS
90663 760699.3886 2211163.177 285.2596 CS
90664 760698.0416 2211168.11 285.8992 WMH
90665 760691.6951 2211172.741 285.1541 WV
90666 760751.2154 2211177.778 289.081 CS
90667 760723.2006 2211141.027 289.0795 CR434
90668 760743.1444 2211174.175 290.254 WV
90669 760718.7728 2211153.909 294.54 MH
90670 760718.6748 2211153.902 294.2002 TS
90671 760713.8915 2211174.011 296.4483 CR480
90672 760759.8518 2211116.776 296.1899 CS
90673 760752.5306 2211026.407 302.839 MH
90674 760751.1874 2211023.504 302.231 CS
90675 760781.1755 2211094.451 306.0588 TS
90676 760781.9538 2210952.438 306.7027 MH
90677 760784.1776 2210906.317 308.1115 CS
90678 760787.0862 2210908.228 307.7501 WV
90679 760800.8051 2210973.388 306.436 CS
90680 760808.4777 2210974.3 306.2188 WM
90681 760801.5466 2210978.751 305.9728 CS
90682 760805.1446 2210996.509 306.8139 WM

PT # EASTING NORTHING ELEV. DESC.

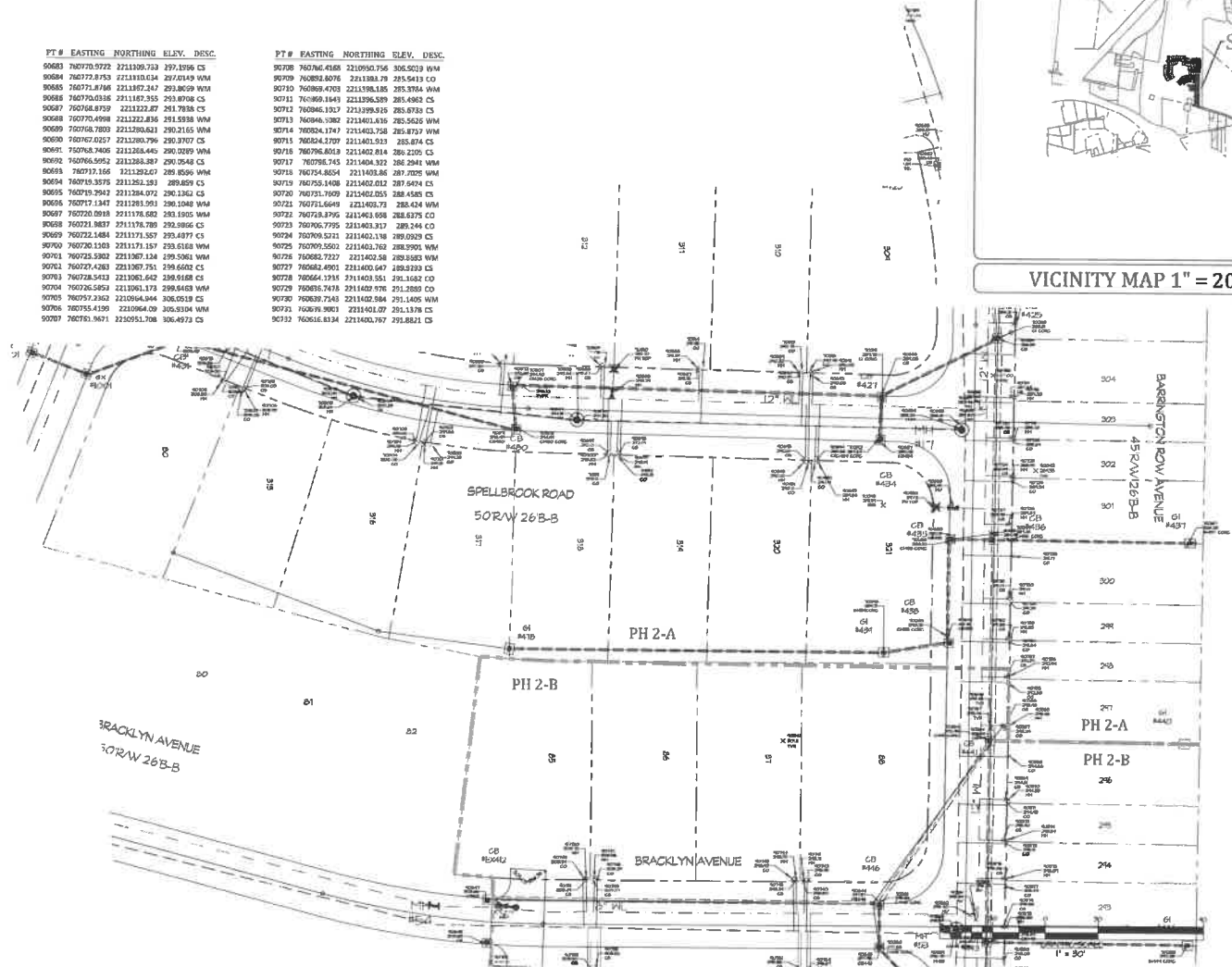
90683 760770.9722 2211109.733 297.1996 CS
90684 760771.8752 2211110.634 297.0149 WM
90685 760771.8764 2211187.247 295.8009 WM
90686 760770.0316 2211187.355 293.8708 CS
90687 760768.8759 2211222.87 281.7838 CS
90688 760770.4988 2211222.816 281.8338 WM
90689 760768.7803 2211280.621 290.2165 WM
90690 760767.0257 2211280.796 290.3707 CS
90691 760767.7406 2211284.443 290.0291 WM
90692 760766.5952 2211283.387 290.2548 CS
90693 760717.1166 2211292.67 289.8506 WM
90694 760765.3076 2211262.581 289.8059 CS
90695 760769.3942 2211264.072 286.1362 CS
90696 760717.1347 2211283.061 290.1048 WM
90697 760720.0918 2211176.082 281.1905 WMH
90698 760721.1837 2211176.789 292.9565 CS
90699 760722.1484 2211171.357 293.4877 CS
90700 760720.1303 2211171.157 293.6168 WM
90701 760725.5882 2211187.124 299.5963 WM
90702 760727.4283 2211187.751 298.6021 CS
90703 760728.5413 2211186.642 298.6168 CS
90704 760726.5854 2211186.173 299.6403 WMH
90705 760727.2362 221064.944 306.0513 CS
90706 760755.4199 221066.029 305.8304 WM
90707 760751.9871 2210951.708 306.4973 CS

PT # EASTING NORTHING ELEV. DESC.

90708 760762.4188 2210950.756 306.5019 WM
90709 760802.8076 2211188.19 295.5413 CO
90710 760809.4703 2211198.116 285.5764 WM
90711 760809.1443 2211196.589 285.4982 CS
90712 760846.1017 2211199.516 285.6733 CS
90713 760846.1382 2211161.616 285.5636 WM
90714 760824.1747 2211463.758 285.8757 WM
90715 760824.1729 2211461.913 285.874 CS
90716 760796.8013 2211462.814 286.2202 CS
90717 760798.743 2211464.312 386.2941 WM
90718 760754.8654 2211403.86 287.7026 WM
90719 760759.1408 2211402.012 287.6474 CS
90720 760751.7029 2211402.001 288.4548 CS
90721 760751.6649 2211403.73 288.424 WM
90722 760728.3795 2211461.698 288.6175 CO
90723 760760.7795 2211463.317 389.144 CO
90724 760700.5721 2211462.118 289.0929 CS
90725 760709.5502 2211462.762 288.9901 WM
90726 760682.7227 2211462.58 289.3383 WM
90727 760682.4901 2211460.647 289.3393 CS
90728 760664.1255 2211462.551 291.3682 CO
90729 760678.7418 2211462.976 291.2889 CS
90730 760639.7443 2211462.584 291.1405 WM
90731 760679.3801 2211462.027 291.1378 CS
90732 760616.8334 2211460.787 291.8821 CS



VICINITY MAP 1" = 2000'



SYMBOL LEGEND

| | | | |
|--|--------------------|--|-------------------------|
| | EASEMENT | | WATER & SEWER |
| | FLARED END SECTION | | FIRE HYDRANT |
| | CATCH BASIN | | GATE VALVE |
| | EASEMENT BOUNDARY | | BLOW-OFF AND GATE VALVE |
| | UTILITY LINE | | WATER METER |
| | GRADED INLET | | EASEMENT BOUNDARY |
| | PAVE/GRAVEL | | EASEMENT BOUNDARY |



AS BUILT SUBMITTAL
BARRINGTON PH 2 SECTION A,B, C & F

SCALE: 1"=30'
DATE: 8/25/2022
PROJECT: 2021-009.001

POINT MAP

REVISIONS:
1. 8/25/2022
2. 8/25/2022

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3881 - B Computer Drive, Suite 104 Raleigh, NC 27609, Phone 919 / 781-0930, Fax 919 / 781-1280, Email PCAD@priestcraven.com

AB-3

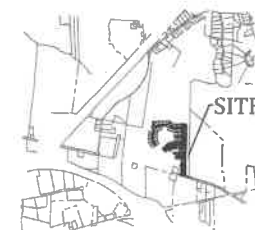


PT # EASTING NORTHING ELEV. DESC.

90733 760616.9825 2211402.645 221.8232 WYM
90734 760614.785 2211402.58 221.6411 CO
90735 760591.8564 2211401.411 252.6826 CO
90736 760595.1265 2211401.718 252.5363 WYM
90737 760594.9612 2211400.101 492.9071 CS
90738 760767.1030 2211391.117 286.995 TVPK
90739 760477.1431 2211285.661 298.5973 CS
90740 760478.5338 2211280.867 298.7084 WYM
90741 760478.2918 2211268.543 298.9494 CO
90742 760478.8545 2211279.263 298.9176 CO
90743 760478.703 2211281.475 298.7208 WYM
90744 760477.1096 2211280.87 298.5925 CS
90745 760478.4422 2211166.05 301.479 CS
90746 760478.5162 2211166.158 301.575 WYM
90747 760478.5167 2211166.121 301.3556 CO
90748 760478.428 2211160.241 301.3408 CO
90749 760478.2187 2211161.578 301.7524 WYM
90750 760478.879 2211161.563 301.494 CS
90751 760493.3672 2211106.863 305.3744 GAS METER POST
90752 760426.0905 2211162.275 301.5491 CO
90753 760425.8322 2211163.394 301.5115 CO
90754 760427.944 2211163.886 301.4631 CS
90755 760426.0761 2211163.957 301.5817 WYM
90756 760425.8394 2211167.268 301.4314 WYM
90757 760425.1649 2211167.438 301.1188 CS

PT # EASTING NORTHING ELEV. DESC.

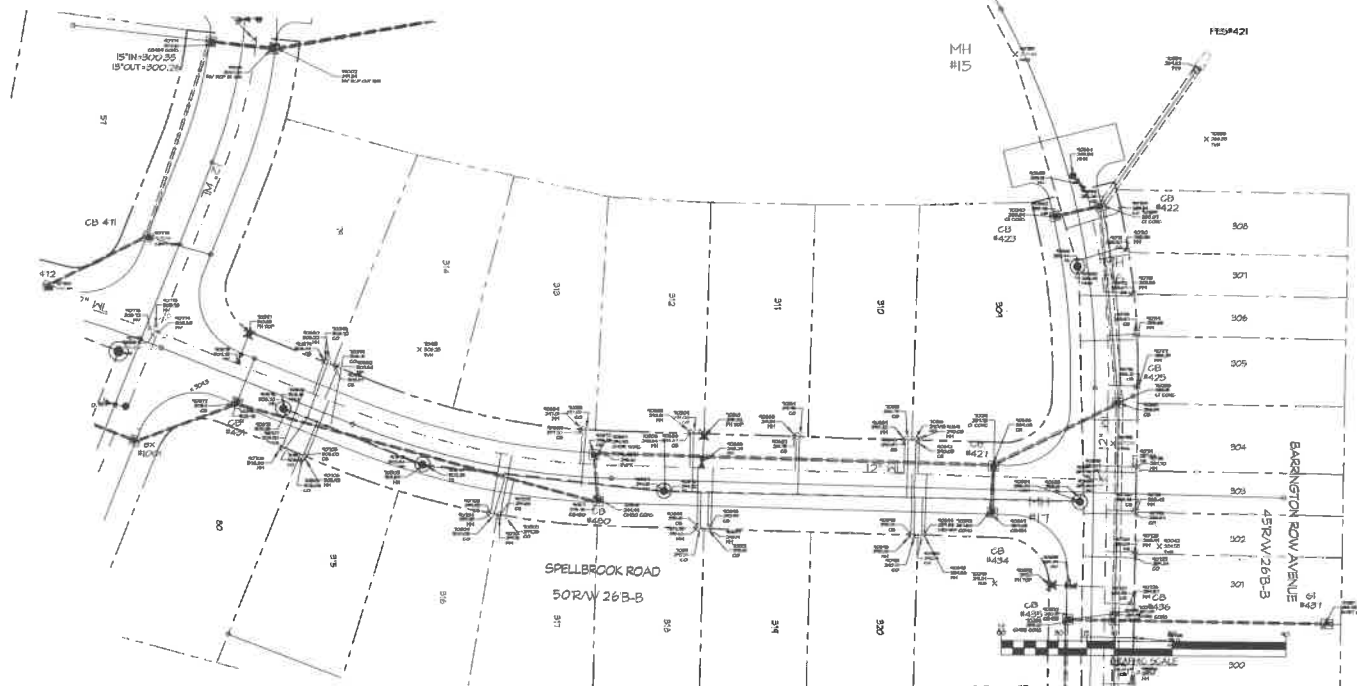
90759 760426.7439 2211281.373 258.3742 CO
90760 760426.2808 2211281.633 298.6367 CO
90761 760426.6371 2211282.585 298.8618 CS
90762 760416.6994 2211282.523 298.7779 WYM
90763 760415.3513 2211280.379 298.5086 WYM
90764 760428.2816 2211280.511 298.6705 CS
90765 760219.7724 2211388.349 309.7985 TVPK
90766 760219.4493 2211393.535 293.4628 TVPK
90767 760219.0265 2211128.874 216.103 TVPK
90768 760800.3157 2210883.026 300.8142 WV
90769 760801.2747 2210880.169 308.634 WV
90770 760805.1628 2210884.173 308.8821 WV
90771 760823.8068 2210881.416 308.7195 WV
90772 760717.22 2211290.514 290.19 CO
90773 760717.056 2211296.678 290.29 CO



VICINITY MAP 1" = 2000'

SYMBOL LEGEND

| | | | |
|--|----------------------|--|-------------------------|
| | RAINAGE | | WATER & SEWER |
| | PLANNED INTERSECTION | | FIRE HYDRANT |
| | CATCH BASIN | | GATE VALVE |
| | STORM MANHOLE | | BURY OFF AND GATE VALVE |
| | YARD INLET | | WATER SERVICE |
| | GRADED INLET | | SEWER MANHOLE |
| | FRAME / DITCH | | SEWER INLET PIPE |



AS BUILT SUBMITTAL
BARRINGTON PH 2 SECTION A,B, C & F

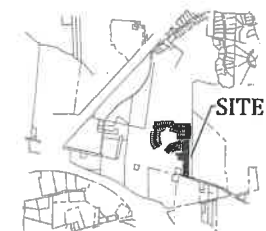
SCALE: 1"=30'
DATE: 8/25/2022
PROJECT: 2021-009.001

POINT MAP

REVISION

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
2805 - B Computer Drive, Suite 104 Raleigh, NC 27609, Phone 919 / 781-4300, Fax 919 / 782-1218, Email PCAP@PriestCraven.com

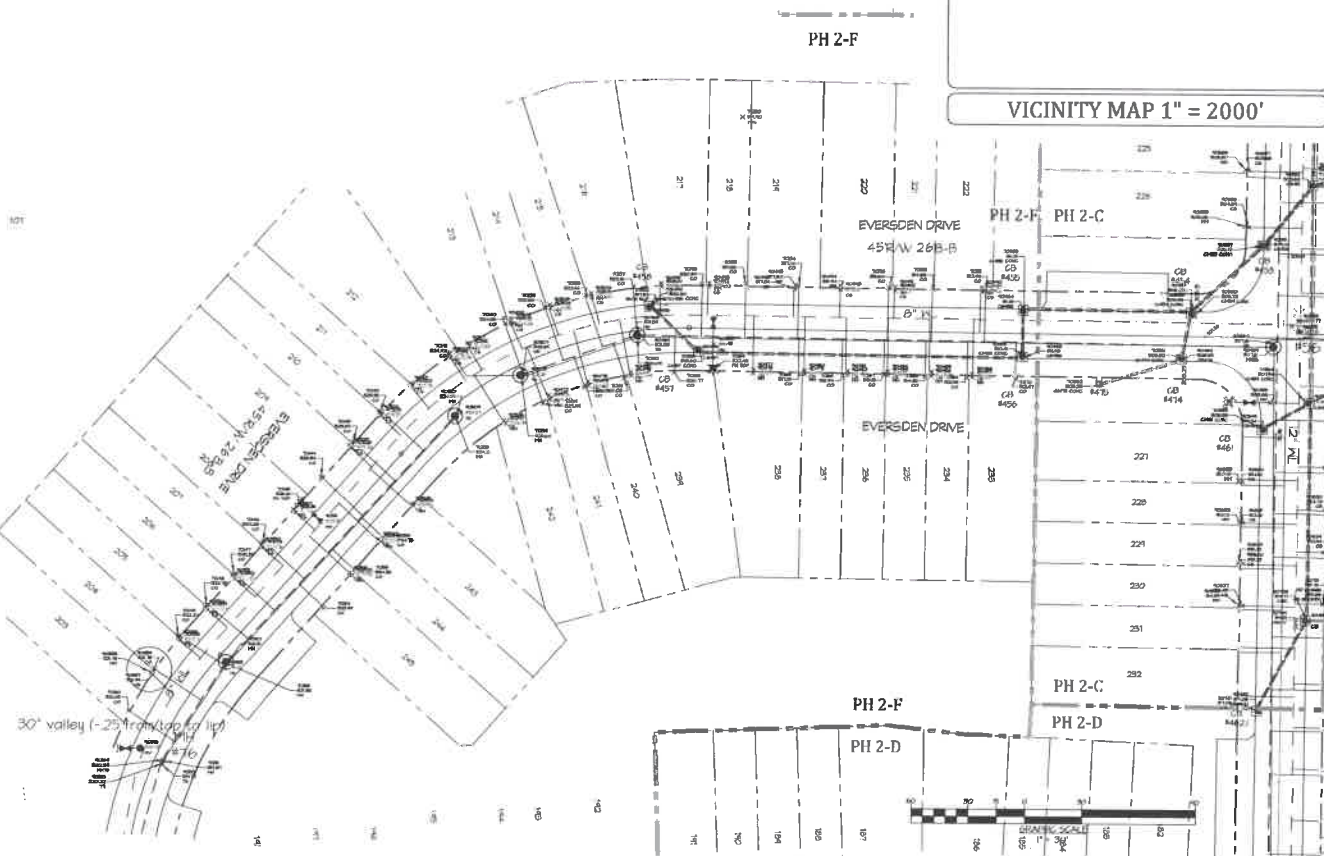
AB-4



VICINITY MAP 1" = 2000'

SYMBOL LEGEND

| SYMBOL | DESCRIPTION |
|--------|-------------------------|
| | FLAGSTAFF STATION |
| | CITY OF BANNOCK |
| | UNION RAILROAD |
| | THIRD STREET |
| | GRAVELLY STREET |
| | STREET / TRENCH |
| | WATER & SEWER |
| | FIRE HYDRANT |
| | GATE VALVE |
| | BLOW OFF AND GATE VALVE |
| | WATER METER |
| | SEWER MANHOLE |
| | OTHER STRUCTURE |



AS BUILT SUBMITTAL
BARRINGTON PH 2 SECTION A,B, C & F

SCALE: 1"=30'
DATE: 8/25/2022
PROJECT: 2021-009.001

POINT MAP

REVISION

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
2883 - R Computer Drive, Suite 104 Raleigh, N.C. 27609 Phone 919 / 783-0300 Fax 919 / 783-1228 Email PCA@PriestCraven.com

AB-5

Rev R: C-0488

**RESOLUTION 2023-31
ACCEPTING ROADWAY, AND STORM DRAINAGE
INFRASTRUCTURE FOR BARRINGTON PHASE II A,B,C, F**

WHEREAS, DFC Barrington, LLC the developers of Barrington requests the Town of Zebulon assume ownership and maintenance of the roadway and storm drainage infrastructure within the public right-of-way or dedicated easements of Barrington phase II a, B, C, F consisting of 2505 linear feet (LF) of drainage infrastructure, and 2,286 LF of roadway:

- 685 LF Eversden drive
- 427 LF Spellbrook Road
- 257 LF Bracklyn Ave
- 917 LF Barrington ROW Ave

WHEREAS, the Town of Zebulon has inspected said infrastructure; and

WHEREAS, DFC Barrington, LLC has completed all punch list tasks; and

WHEREAS, the Town of Zebulon has received all required documentation needed for Dedication and Warranty; and

WHEREAS, the Town of Zebulon has received a Subdivision Bond from XL Specially Insurance Co. for completion of final asphalt roadway overlay, asphalt repairs, five-foot sidewalk, access ramps, pond conversion, signage, mail kiosk, striping, greenway and landscaping; and

WHEREAS, the Town of Zebulon may accept an offer of dedication of streets, sidewalks, curb and gutter, street signage and storm drainage pond conversion by resolution of the Board of Commissioners per the Town of Zebulon Uniform Development Ordinance section 6.4.1 and 6.10.4.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Town of Zebulon accepts dedication of the roadway, storm, drainage and infrastructure.

Adopted this 5th day of June 2023.

Glenn L. York – Mayor

SEAL

Lisa M. Markland, CMC - Town Clerk

ZEBULON

NORTH CAROLINA

PROCLAMATION **WOMEN'S VETERANS DAY** *June 12, 2023*

WHEREAS, on June 12, 1948, President Harry S. Truman signed the Women's Armed Services Integration Act enabling women to serve as permanent, regular members of the United States military services; and,

WHEREAS, North Carolina women have served in the American military since before we became a nation, yet they were not officially recognized as military members until 1948; and,

WHEREAS, women were not considered veterans and had no eligibility for benefits until women who served in World War II were given veteran status; and,


WHEREAS, fifty years ago the Navy admitted the first women pilots; forty-one years ago, Alene B. Duerk became the Navy's first female admiral and the first flag-ranked woman officer in the military; fifteen years ago, the Army named Ann E. Durwood the first 4-star female general; and six years ago, Camp Lejeune graduated the first three women Marines to be enrolled in the School of Infantry; and

WHEREAS, over 25,000 women served overseas during World War I; over 7,000 North Carolina women served during World War II; and over 265,000 American women served during the Vietnam War including eight who are listed on the Vietnam War Memorial Wall;

NOW, THEREFORE, I Glenn L. York, Mayor of the Town of Zebulon, North Carolina, do hereby proclaim June 12th as Women's Veterans Day in Zebulon and encourage all residents to remember this day as a salute to all women who have served or are serving in the United States military and thank them for their service.

Adopted this the 5th day of June 2023




Glenn L. York—Mayor


Lisa M. Markland, CMC—Town Clerk