

REZONING OF PROPERTY CONSISTING OF +/- 136 ACRES,
LOCATED ALONG CHAMBLEE ROAD AND PERRY CURTIS ROAD,
IN THE TOWN OF ZEBULON

REPORT OF NEIGHBORHOOD MEETING WITH
NEIGHBORING PROPERTY OWNERS AND TENANTS
ON OCTOBER 17, 2022

Pursuant to applicable provisions of the Zebulon Unified Development Ordinance, a neighborhood meeting was held with respect to a potential rezoning with neighboring property owners and tenants on Monday, October 17, 2021, from 5:00 p.m. to 7:00 p.m. The property considered for this potential rezoning totals approximately 136 acres, and is located along Chamblee Road and Perry Curtis Road, in the Town of Zebulon, having Wake County Parcel Identification No. 2715101559. This meeting was held at the Zebulon Community Center (301 S Arendell Ave, Zebulon, NC 27597) from 5:00pm to 7:00pm. All owners and tenants of property within 300 feet of the subject property were invited to attend the meeting.

Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. The sign-in sheet showing the individuals who attended the meeting is attached hereto as **Exhibit C**. A summary of the items discussed at the meeting (issue/response sheet) is attached hereto as **Exhibit D**. The meeting presentation showing zoning maps and reduced plans is attached hereto as **Exhibit E**. Attached as **Exhibit F** is the required Affidavit of Conducting a Neighborhood Meeting.

EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



NOTICE OF NEIGHBORHOOD MEETING

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

Dear Neighbor:

You are invited to a neighborhood meeting to review and discuss the development proposal at:

(Addresses) (Pin Numbers)

in accordance with the Town of Zebulon Neighborhood Meeting procedures. This meeting is intended to be a way for the applicant to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the Town. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is officially submitted. Once an application has been submitted to the Town, it may be tracked using the Interactive Development Map located on the Town of Zebulon website at <https://www.townofzebulon.org/services/planning>.

A Neighborhood Meeting is requested because this project will include:

- Conditional Rezoning
- Planned Unit Development
- Site Plan within the Downtown Core or Downtown Periphery Zoning Districts
- Zoning Map Amendment (results in more intensive uses or increased density)
- Special Use Permit (Quasi-Judicial Hearing)

*Quasi-Judicial Hearing: The Board of Commissioners cannot discuss the project prior to the public hearing.

The following is a description of the proposed (also see attached map(s) and/or plan sheet(s)):

Estimated Submittal Date: _____

MEETING INFORMATION:

Property Owner(s) Name(s) _____

Applicant(s) _____

Contact Information (e-mail/phone) _____

Meeting Address: _____

Date of Meeting: _____

Time of Meeting: _____

**Meetings shall occur between 5:00 p.m.-9:00 p.m. on a Monday through Thursday (excluding Town recognized holidays). If you have questions about the general process for this application, please contact the Planning Department at 919-823-1809. You may also find information about the Zebulon Planning Department and on-going planning efforts at <https://www.townofzebulon.org/services/planning>



PROJECT CONTACT INFORMATION

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

Development Contacts:		
Project Name:		Zoning:
Location:		
Property PIN(s):		Acreage/Square Feet:
Property Owner:		
Address:		
City:	State:	Zip:
Phone:		Email:
Developer:		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email:
Engineer:		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email:
Builder (if known):		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email:



INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

PROVIDING INPUT TO THE PLANNING BOARD OR BOARD OF COMMISSIONERS:

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

PRIVATE AGREEMENTS AND EASEMENT NEGOTIATION:

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

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

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

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

DOCUMENTATION:

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

Chamblee Rd Planned Dev. – Neighborhood Meeting Agenda

Location: 301 S Arendell Ave., Zebulon NC 27597 (Zebulon Community Center – Yoga Room)

Date: October 17, 2022

Time: 5:00 P.M. – 7:00 P.M.

Agenda details:

5:00 PM Welcome & Introductions

5:05 PM Purpose of the Meeting

5:10 PM Planned Development Review Process

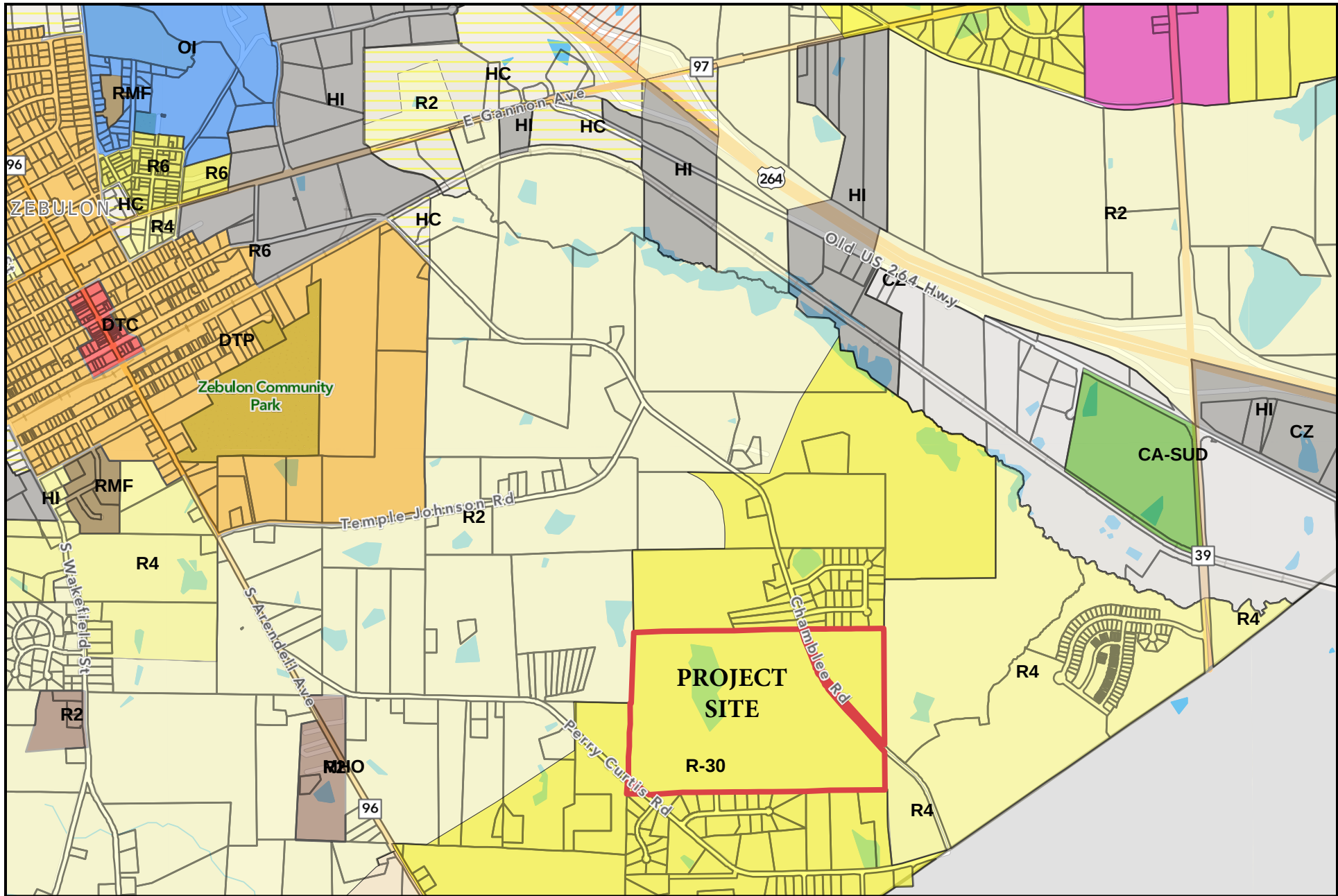
5:15 PM Project Overview

- A. Description of Property
- B. Current Zoning
- C. Policy Guidance
- D. Proposed Zoning
- E. Future Meetings

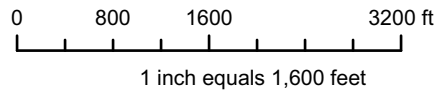
5:45 PM Question and Answer Period

7:00 PM Adjourn

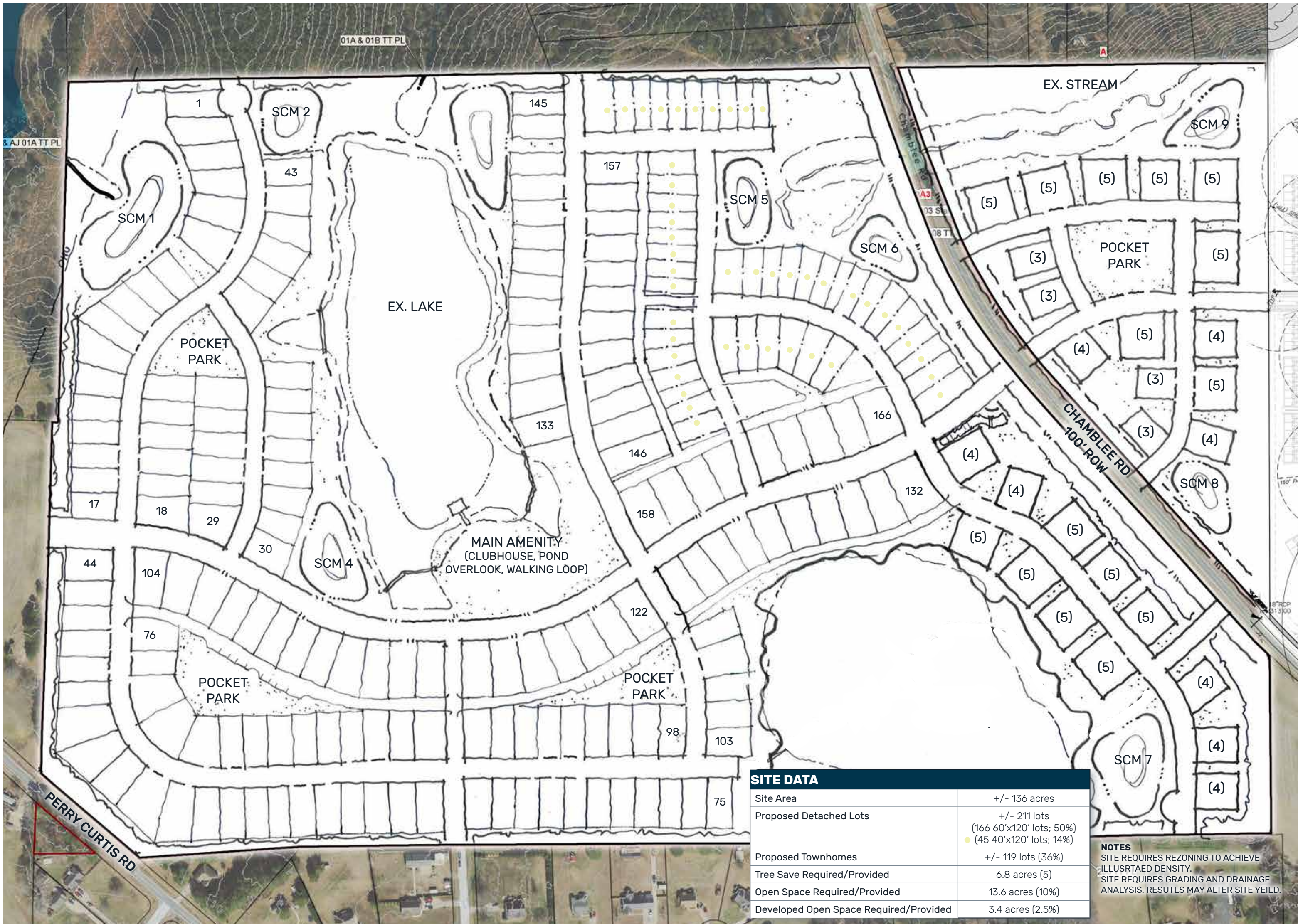
Note: Project description will be repeated for those unable to arrive at 5 PM. Handouts with the proposed concept plan will be available at the neighborhood meeting.



**Chamblee Rd PD - Vicinity Map
& Existing Zoning**



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.



SITE DATA

Site Area	+/- 136 acres
Proposed Detached Lots	+/- 211 lots (166 60'x120' lots; 50%) ● (45 40'x120' lots; 14%)
Proposed Townhomes	+/- 119 lots (36%)
Tree Save Required/Provided	6.8 acres (5)
Open Space Required/Provided	13.6 acres (10%)
Developed Open Space Required/Provided	3.4 acres (2.5%)

NOTES

SITE REQUIRES REZONING TO ACHIEVE ILLUSTRATED DENSITY.
 SITE REQUIRES GRADING AND DRAINAGE ANALYSIS. RESULTS MAY ALTER SITE YIELD.



EXHIBIT B – NOTICE MAILING LIST

STRICKLAND, FRANCES MARIE STRICKLAND,
ROGER L

1101 FIELD MEADOWS DR
ZEBULON NC 27597-6852

FOUNTAIN, JAMES I III FOUNTAIN, LAURA E

10405 PERRY RIDGE CT
ZEBULON NC 27597-6844

HERNDON, JAMES M

1521 CARROLL HEIGHTS RD
ZEBULON NC 27597-9641

KILLETTE, PHILLIP KILLETTE, LINDA W

929 PERRY CURTIS RD
ZEBULON NC 27597-8886

DOZIER, CLARA RHODES

255 DAVIS RD
ZEBULON NC 27597-7046

PATE FAMILY I LTD PTNRP

2333 ZEBULON RD
ZEBULON NC 27597-8155

BRODEUR, MADELINE

10413 PERRY RIDGE CT
ZEBULON NC 27597-6844

SESSOMS, SHARON

10416 PERRY RIDGE CT
ZEBULON NC 27597-6843

HINTON, REBECCA H

409 S ARENDELL AVE
ZEBULON NC 27597-2807

TORRES, BENITO TORRES, EMMA

10300 PERRY RIDGE CT
ZEBULON NC 27597-6841

LIVERMAN, LORAIN E A

1404 CHAMBLEE RD
ZEBULON NC 27597-9668

POOLE, JOSHUA

1516 CARROLL HEIGHTS RD
ZEBULON NC 27597-9640

LASKIN, RHONDA ANN

1513 CARROLL HEIGHTS RD
ZEBULON NC 27597-9641

CRENSHAW, BARRY A

833 PERRY CURTIS RD
ZEBULON NC 27597-8884

MITCHELL, FRANK W MITCHELL, JANE H

504 PERRY CURTIS RD
ZEBULON NC 27597-8877

KHALIOUI, YOUNES

1520 CARROLL HEIGHTS RD
ZEBULON NC 27597-9640

HINNANT, HULEY JR HINNANT, GERALDINE

10409 PERRY RIDGE CT
ZEBULON NC 27597-6844

HERNDON, JAMES M MASSENGILL,
COLLEEN J

1521 CARROLL HEIGHTS RD
ZEBULON NC 27597-9641

CHAMBLEE, R M HEIRS ; C/O JIM EDWARDS

2711 ROYSTER ST
RALEIGH NC 27608-1529

HARBAR, LINDA WATKINS, ANGELA

1501 CARROLL HEIGHTS RD
ZEBULON NC 27597-9641

SHERROD, THELMA M

1505 CARROLL HEIGHTS RD
ZEBULON NC 27597-9641

BOONE, CHARLES E

1509 CARROLL HEIGHTS RD
ZEBULON NC 27597-9641

MITCHELL, F WADDELL MITCHELL, JANE H

504 PERRY CURTIS RD
ZEBULON NC 27597-8877

KILLETTE, PHILLIP KILLETTE, LINDA W

929 PERRY CURTIS RD
ZEBULON NC 27597-8886

ROBERTSON, ROBERT J

1512 CARROLL HEIGHTS RD
ZEBULON NC 27597-9640

KIRIAZES, KENNETH E KIRIAZES, MARIE A

10401 PERRY RIDGE CT
ZEBULON NC 27597-6844

SMITH, KENNETH R SMITH, TONYA K

10417 PERRY RIDGE CT
ZEBULON NC 27597-6844

FAULKNER, AUBREY LEROY FAULKNER,
PEGGY

10404 PERRY RIDGE CT
ZEBULON NC 27597-6843

GRISWOLD RENTAL & REAL ESTATE INC

2021 WYNNSCOTT FARM LN
ZEBULON NC 27597-7392

HAUGH, PAUL G HAUGH, HEATHER W

1532 CARROLL HEIGHTS RD
ZEBULON NC 27597-9640

MOZINGO, JUDY B
708 PERRY CURTIS RD
ZEBULON NC 27597-8881

SARNA, KERRY RICHARD
1001 RIDGE VALLEY WAY
ZEBULON NC 27597-6845

WILLIAMS, GEORGETTE
1413 CHAMBLEE RD
ZEBULON NC 27597-9669

GORE, KAY
10412 PERRY RIDGE CT
ZEBULON NC 27597-6843

FOCA, KIMBERLY
706 PERRY CURTIS RD
ZEBULON NC 27597-8881

BAKER, ASHLEY N
10408 PERRY RIDGE CT
ZEBULON NC 27597-6843

OLVERA, RAMON HERNANDEZ
1100 FIELD MEADOWS DR
ZEBULON NC 27597-6852

JUAREZ, PEDRO CARREON JUAREZ, MARIA
DEL
1408 CHAMBLEE RD
ZEBULON NC 27597-9668

LAND, MARK LAND, PAMELA
10400 PERRY RIDGE CT
ZEBULON NC 27597-6843

KRS AND ASSOCIATES INC
1001 RIDGE VALLEY WAY
ZEBULON NC 27597-6845

DAN RYAN BUILDERS - NORTH CAROLINA
LLC
2099 GAITHER RD STE 600
ROCKVILLE MD 20850-4018
TELLEZ MAGANA, MARIA TERESA
1508 CARROLL HEIGHTS RD
ZEBULON NC 27597-9640

HOAD, RYAN PATRICK HOAD, JAMIE LEIGH
10421 PERRY RIDGE CT
ZEBULON NC 27597-6844

DRSFA LLC
2099 GAITHER RD STE 600
ROCKVILLE MD 20850-4018

CHAMBLEE, CAROLYN P
1922 TRAWICK RD
RALEIGH NC 27604-3839

GONZALEZ, ALFONSO GONZALEZ
10303 PERRY RIDGE CT
ZEBULON NC 27597-6842

ALVAREZ-CORNEJO, AZUCENA
1104 FIELD MEADOWS DR
ZEBULON NC 27597-6852

MCNABB, WILLIAM R
204 W GANNON AVE
ZEBULON NC 27597-2626

WALL, JODY C
133 W 1ST ST
WENDELL NC 27591-7600

NUNEZ, RICARDO RODRIGUEZ, ANGELICA
MARIA
10301 PERRY RIDGE CT
ZEBULON NC 27597-6842

EXHIBIT C – MEETING ATTENDEES



INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

NEIGHBORHOOD MEETING SIGN-IN SHEET:

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

Project Name: Chamblee Road Planned Development
 Meeting Address: 301 S Arendell Ave, Zebulon, NC 27597
 Date of Meeting: 10/17/2022 Time of Meeting: 5:00-7:00
 Property Owner(s) Names: RM Chamblee & Heirs
 Applicants: McAdams

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number and email address. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

	Name/ Organization	Address	Phone#	E-mail
SEE BACK	1 CAROLYN CHAMBLEE	1922 TRAWICK RD, RA	919-286-6098	chamblee5@gmail.com
	2 CHARLIE BOONG & RUTH	1509 CARROLL HETS. RD	919-215-4911	fbird54@gmail.com
	3 Phil & Linda Killette	939 Perry Curtis Rd	919-602-4698	pkillette45@gmail.com
	4 Orange River man	1404 Chamblee Rd	919-758-8869	l-lives61@yahoo.com
	5 Madeline Brodeur	10413 Perry Rd Ct	781-354-4650	madelinebrodeur@gmail.com
	6 James Fountain	10405 Perry Ridge Ct	919-625-3271	jifiii02@gmail.com
	7 Ryan HOAD	10427 Perry Ridge	919-295-2540	hoad.ryan@gmail.com
	8 Jane Mitchell	504 Perry Curtis	910-801-7060	jane.h.mitchell@att.net
	9 Waddell Mitchell	504 Perry Curtis	919-971-7174	jane.h.mitchell@att.net
	10 Tonya Smith	10417 Perry Ridge	919-219-7286	tksmith991@gmail.com
	11 Kenneth Smith	10417 Perry Ridge	919-219-7283	ll
	12 Pat Carreon Benito	1408 Chamblee Rd	919-456-9828	monicapetadan@gmail.com
	13			
	14			
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Attach Additional Sheets If Necessary.

CAROLYN Chamblee —

DWA 40 acres + 1324 Chamblee Rd

EXHIBIT D – ITEMS DISCUSSED



SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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

Project Name: Chamblee Road Development

Meeting Address: 301 Arendell Ave, Zebulon, NC 27697

Date of Meeting: 10/17/2022 Time of Meeting: 5:00-7:00

Property Owner(s) Names: RM Chamblee and Heirs

Applicants: McAdams

Please summarize the questions/comments and your response from the Neighborhood Meeting in the spaces below (attach additional sheets, if necessary). Please state if/how the project has been modified in response to any concerns. The response should not be “Noted” or “No Response”. There has to be documentation of what consideration the neighbor’s concern was given and justification for why no change was deemed warranted.

Question/ Concern #1 See Attached.

Applicant Response:

Question/ Concern #2

Applicant Response:

Question/ Concern #3

Applicant Response:

Question/ Concern #4

Applicant Response:

10/17/22 Chamblee Rd Neighborhood Meeting Log

- **Concern / Question:** A resident expressed concern over stormwater control along the northern property boundary.
 - **Response:** The development team explained that the proposed development would be subject to a stormwater management plan. The project would have to control post-development runoff such that it did not exceed pre-development runoff levels. The planned stormwater control measures would capture and detain water and then slowly release after rainfall events to prevent flooding.
- **Concern / Question:** A concern was expressed over involuntary annexation of neighboring property.
 - **Response:** The development team explained that only this development's property was being proposed for annexation. Neighboring tracts are not included. Also, state law makes it nearly impossible for the Town to attempt involuntary annexation, even if they were so inclined.
- **Concern / Question:** A question was raised over the current R-30 zoning district and what that allows.
 - **Response:** The development team explained that the current R-30 zoning designation was a Wake County zoning designation that allowed residential lots with a minimum lot size of 30,000 sq. ft.
- **Concern / Question:** A resident asked if this development was associated with the adjacent Sidney Creek development.
 - **Response:** The development team explained that while our project would be adjacent to theirs, the projects are not associated with one another. This project has a different developer and builder. We would have to connect to existing planned road stubs.
- **Concern / Question:** Concerns were expressed over how the proposed connections along Chamblee Road would impact traffic on that road. A resident asked how traffic impacts were studied.
 - **Response:** The development team explained that a Traffic Impact Assessment was required to assess the traffic generated by this site, its associated impacts, and any improvements which may be required to mitigate those impacts. The TIA would account for other planned developments, existing traffic, and project traffic growth into the future. This report would be reviewed by both the Town and NCDOT.
- **Concern / Question:** A concern was raised that the new development would impact the ability of existing residents to discharge their firearms, some of which are higher caliber firearms.
 - **Response:** The development team explained that the new development would be subject to the Town's firearm regulations, but that the existing surrounding development would remain subject to the county's regulations. Residents were encouraged to check the Wake County firearm regulations and contact the county if they had questions.
- **Concern / Question:** Another resident raised concerns over the level of traffic this development would generate and stated that DOT did not have any plans to build new roads in this area in the next 10 years

- **Response:** The development team explained that the TIA's recommended traffic improvements would be funded by developers – NOT DOT or the Town. They explained that many road widening and intersection improvements were conducted by developers as a result of these TIAs, and the private sector could incrementally help provide needed improvements even if DOT didn't have the funding.
- **Concern / Question:** A resident complained that no Town representative was present at the neighborhood meeting.
 - **Response:** The development team stated that the Town was notified of the meeting, but that Town staff had a lot of their own regular meetings that they were required to attend.
- **Concern / Question:** A resident asked about the anticipated price target for the homes in the proposed development.
 - **Response:** The development team explained that with the rate of inflation, changing interest rates, and crazy price fluctuations in home prices, it was impossible to anticipate accurate home prices 2 years from now.
- **Concern / Question:** A resident asked if any environmental study had been conducted.
 - **Response:** The development team stated that environmental studies had been conducted in terms of stream and wetland delineations, which were public record. They stated that additional environmental studies were done to ensure there were no endangered species or protected cultural resources on site. Those studies are not required by the Town and are not public record.
- **Concern / Question:** A resident stated that stormwater drainage would be a big problem for his development. He said that there were existing perking problems, and that stormwater currently drains south and ponds south of the project.
 - **Response:** The development team explained that stream and wetland delineations were performed on the property. Soil evaluations were performed, and no floodplain was present on the site – though we do have wetlands to avoid or mitigate. Geotechnical engineers would drill locations to test for rock and soils types as well. The project would be subject to strict stormwater regulations.
- **Concern / Question:** A resident expressed concern over stormwater control measure maintenance.
 - **Response:** The development team explained that even after development is completed, ongoing inspections would occur by the County to ensure the stormwater control measures continue to perform up to standard. The HOA established for this community would be responsible for addressing any maintenance issues.
- **Concern / Question:** A resident living at 1404 Chamblee Road asked how close our development would be to her land.
 - **Response:** The development team explained that she was not a direct adjoiner. There is at least 1 property between her property and our proposed development site.
- **Concern / Question:** A resident explained that the surrounding neighborhood had tried to get spectrum to add service, but that they hadn't done so. She asked if we would be able to help the existing neighborhood get spectrum services.
 - **Response:** The development team explained that the telecommunication companies controlled where extensions occurred. They explained that the new development

would certainly receive telecommunication service, so that closer proximity could potentially help neighbors get extensions as well.

- **Concern / Question:** Is the developer extending utilities where neighbors could potentially hook on?
 - **Response:** The development team explained that they would be extending water and sewer to serve the proposed development, which would bring it closer to existing neighbors. However, to hook onto municipal water or sewer, residents would need to petition for annexation.
- **Concern / Question:** A resident expressed concern over turning onto Perry Curtis road with the new traffic and opposed the connection into their neighborhood for traffic seeking the shortest path to Perry Curtis road.
 - **Response:** The development team explained that the TIA recommendations would help address some traffic concerns. Furthermore, once the new collector road was extended to Perry Curtis to the west, when the adjacent parcel develops, then that would become the quickest route to Perry Curtis road. David Bergmark explained that this new east-west collector road was generally aligned with a proposed road on the Town's long range transportation plan.
- **Concern / Question:** A resident expressed concerns related to hunting leases on her land and requested a fence along the northern property boundary.
 - **Response:** The development team said they could evaluate their perimeter buffer, but it was not their intent generally to fence single family homes from other single family homes.
- **Concern / Question:** Phil Killet expressed concern over water runoff at the southern corner of our tract (west of Chamblee Road), where our plan showed a street stub at the end of a road with Townhomes. He said he already had drainage issues and he was afraid runoff coming down that road would make it worse.
 - **Response:** The development team pointed out that there was a proposed SCM next to that location, but that they would evaluate his concern.
 - **Plan Change:** Based on this concern, the proposed Planned Development was amended to stop the stubbing road just short of the property line, with a small berm to control drainage and a proposed fee in lieu for the ~20' of unconstructed road. ROW dedication is still proposed to the property line.
- **Concern / Question:** A resident expressed concern that teenagers would trespass onto her land to the north.
 - **Response:** The development team explained that the project would include a number of planned activity zones to give residents a programmed place to gather and recreate, but ultimately trespassing if it occurs would be a law enforcement manner.
- **Concern / Question:** A resident asked if these homes were planned to be rented.
 - **Response:** The development team explained that this development was not being set up as a 'built-to-rent' community.
- **Concern / Question:** A resident asked for details on the proposed buffer along the southern perimeter.

- **Response:** The development team stated that the proposed buffer is the Town of Zebulon's 20' Type B buffer, which would include a combination of canopy trees, understory trees, and shrubs to create a visual screen at different heights.
- **Concern / Question:** A resident asked about he intended size and price of homes.
 - **Response:** The development team explained that a development like this would typically include 1-2 story homes with 2-car garages and Cementous siding like Hardie plank.
- **Concern / Question:** A resident asked about proposed phasing for the project.
 - **Response:** The development team explained that phasing was still being developed, but in general the project would start closer to Chamblee Road before heading west , as sewer would come from the east.
- **Concern / Question:** A resident asked who would maintain the proposed buffer.
 - **Response:** The development team explained that the neighborhood's HOA would be responsible for maintaining required buffers and open space amenities.
- **Concern / Question:** A resident expressed concern over light pollution caused by the development.
 - **Response:** The development explained that their project would be subject to lighting regulations by the town of Zebulon, both at the property line and regulations related to street lighting fixtures.
- **Concern / Question:** A resident complained that he Town's police force was underfunded.
 - **Response:** The development team explained that police and fire representatives would be part of the technical review committee that would review these plans. Furthermore, part of the Town's evaluation for annexation would include an analysis of the anticipated taxes that might come in from annexing the property vs. the cost of providing town services to the annexed areas.
- **Concern / Question:** A resident said that she had been told that this property was subject to use limitations under a land trust.
 - **Response:** The development team said that to the best of their knowledge this land was free of any such encumbrances, but that they would double-check.
- **Concern / Question:** A resident explained that there was a long-standing path that lead through this property that had been used for decades and asked if this established use would establish legal rights to continue to use the path.
 - **Response:** The development team said they were not aware of any such rights established on this property, and a legal case has to be made for such rights.
- **Concern / Question:** A resident expressed concern that development would reduce the amount of farmland in the area, since this property was being used for agricultural purposes.
 - **Response:** The development team said they understood this would take this land out of agricultural use, but that was often true when development occurred in more rural or suburban communities.
- **Concern / Question:** A resident said there was an alligator in the lake on site.
 - **Response:** The development team asked if there really was a gator.
- **Concern / Question:** A resident provided a handout showing a lawsuit had been issued against DR Horton in Louisiana regarding mold damage.

- **Response**: The development team stated that DR Horton was a large national builder and they could only speak to more local standards and builders.
- **Concern / Question**: A resident expressed flooding concerns on Perry Ridge Ct Road, if the new development's traffic were routed through their development.
 - **Response**: The development team explained that stormwater control regulations required that the level of post-development runoff not exceed the current level of runoff occurring in its undeveloped staff.
- **Concern / Question**: A resident expressed concerns over the hours during which construction would occur.
 - **Response**: The development team explained that the proposed development would be restricted by the Town of Zebulon regarding the hours during which construction could occur.
- **Concern / Question**: A resident expressed concern over construction debris and erosion control. She stated this was an issue with the existing Sidney Creek development.
 - **Response**: The development explained that they would be subject to soil and erosion control measures, some of which were specific to the period of initial construction. They said that if there were existing issues, this ultimately came down to a matter of enforcement.

EXHIBIT E – MEETING PRESENTATION

1509 Chamblee Road Development

Neighborhood Meeting

October 17, 2022

Meeting Agenda

- Introductions
- Purpose of the Meeting
- Planned Development Review Process
- Description of Property
- Current Zoning
- Policy Guidance
- Proposed Zoning
- Future Meetings
- Questions / Comments

Planned Development Review Process

**FIGURE 2.2.13 PLANNED DEVELOPMENT:
PLANNED DEVELOPMENT PROCEDURE**

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

Overview

- Property consists of 136 acres
- Current Use: Agricultural
- Frontage along Chamblee Road and Perry Curtis Road
- Current Zoning: R-30 (Wake County)
- Future Land Use: Suburban Residential (SR)
- Proposed Zoning: Planned Development (Zebulon)
 - 211 Single Family
 - 119 Townhouse

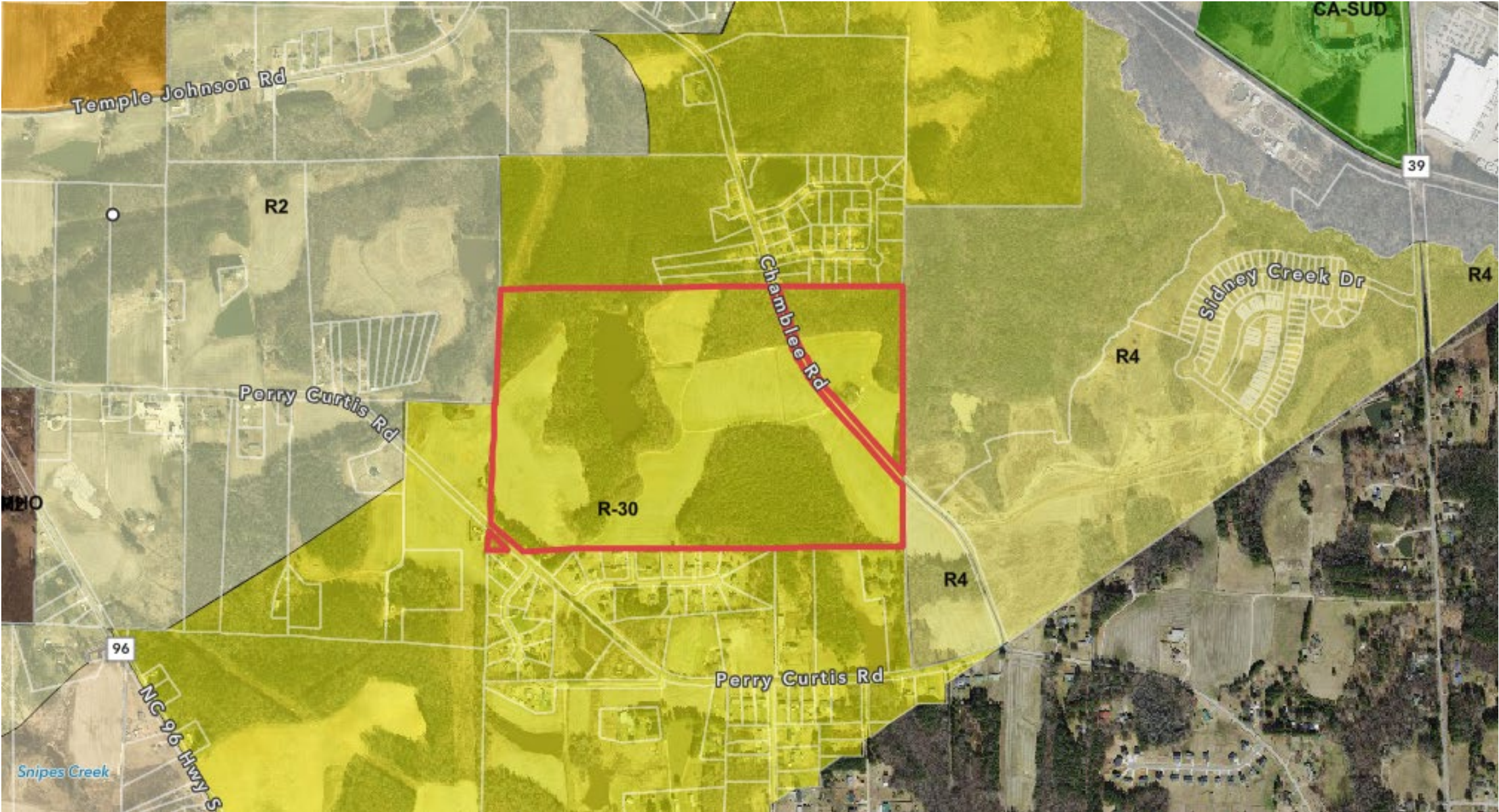
Vicinity Map



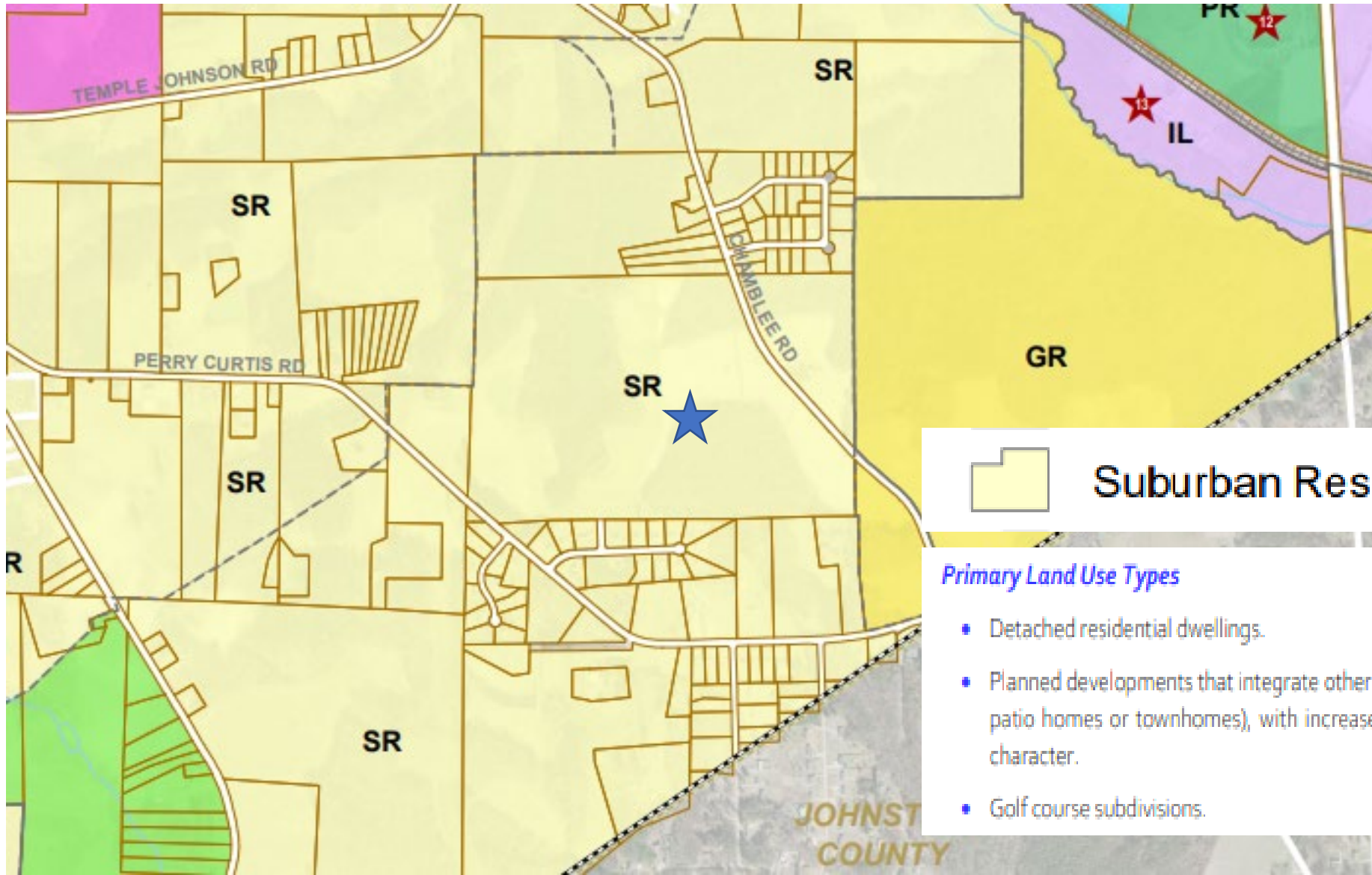
Existing Conditions



Current Zoning



Future Land Use Map



CHAMBLEE RD COMMUNITY CONCEPT PLAN

SITE DATA

Site Area	+/- 136 acres
Total Lots	+/- 330 lots
Proposed Single Family	+/- 211 lots
Proposed Townhomes	+/- 119 lots



Preliminary Zoning Conditions

- The Planned Development Document shall identify zoning conditions and any requested code deviations, such as:
 - Primary Uses: SFD & Townhomes only
 - Reduced SFD lot size (min. 4800 SF & 7200 SF lots; mix of FL & RL)
 - Reduced SFD lot width for front-loaded homes
 - Front loaded Townhomes permitted
 - Proposed Collector road with No residential driveways
 - Architectural conditions
 - Min. Open Space well above code requirements
 - Streetyard Buffers above code requirements

Open Space / Recreation

- Nearly 1/3rd of site retained as Open Space
- Main Amenity along existing lake with Pool, Clubhouse, and Walking Trail.
- Over 15 Acres of Tree Save
- Large Pocket Park in Townhome section east of Chamblee, with smaller pocket parks distributed throughout development.



Overview

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COMMENTS/QUESTIONS?



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EXHIBIT F – AFFIDAVIT OF CONDUCTING A NEIGHBORHOOD MEETING



INFORMATION PACKET FOR
NEIGHBORHOOD MEETINGS

AFFIDAVIT OF CONDUCTING A NEIGHBORHOOD MEETING, SIGN-IN SHEET AND ISSUES/RESPONSES SUBMITTAL

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

I, Samuel Morris, do hereby declare as follows:
Print Name

1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Master Subdivision Plan, or Special Use Permit.

2. The meeting invitations were mailed to the Zebulon Planning Department, all property owners within 300 feet of the subject property and any neighborhood association that represents citizens in the area via first class mail a minimum of 10 days in advance of the Neighborhood Meeting.

3. The meeting was conducted at the Zebulon Community Center (location/address) on 10/17/2022 (date) from 5:00pm (start time) to 7:00pm (end time).

4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.

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

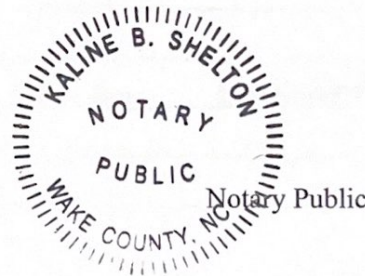
10/18/2022 Date By: [Signature]

STATE OF North Carolina
COUNTY OF Wake

Sworn and subscribed before me, Samuel Morris, a Notary Public for the above State and County, on this the 18th day of October, 20 22.

SEAL

Kaline B. Shelton



Print Name: Kaline B. Shelton

My Commission Expires:

1/26/2025