



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: Zebulon Village

Meeting Address: Zebulon Community Center; 301 S. Arendell Avenue, Zebulon, NC 27597

Date of Meeting: April 22, 2025

Time of Meeting: 6-8pm

Property Owner(s) Names: See attached mailing list.

Applicants: Branch Properties c/o Collier R. Marsh

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

| | Name/ Organization | Address | Phone# | E-mail |
|----|-------------------------|------------------------|--------|------------------------------|
| 1 | Carisa Wheeler | 5019 Gailardia Drive | | moorecarisa@aol.com |
| 2 | Sharon Carney | 917 Winter Cress Drive | | ssmithcarney@gmail.com |
| 3 | Kizzy Mutro | 913 Winter Cress Drive | | kizzymutro@yahoo.com |
| 4 | Jessika Hinds | 604 Birchhead Drive | | jessohinds@gmail.com |
| 5 | Orie Hamilton | 925 Winter Cress Drive | | oriehamilton997@gmail.com |
| 6 | Alicia Stoeckel | 900 Winter Cress Drive | | aliciastoeckel19@gmail.com |
| 7 | Huw Meyrick | 2010 Watsonia Drive | | huwmeyrick@gmail.com |
| 8 | Eric Clark | 6129 Watsonia Drive | | ecclark5v@gmail.com |
| 9 | Nicholas Walton | 4014 Watsonia Drive | | nicolaswalton2016w@gmail.com |
| 10 | Alvin & Romona Anderson | 5005 Bee Balm Drive | | tinagirl18@gmail.com |
| 11 | Kathy Trupp | 221 Proctor Street | | (Not Provided) |
| 12 | Salvador Villa | 208 Proctor Street | | (Not Provided) |
| 13 | Winnie Hendren | 5021 Gailardia Drive | | dwh153f@gmail.com |
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Attach Additional Sheets If Necessary.



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SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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Project Name: Zebulon Village

Meeting Address: Zebulon Community Center, 301 S. Arendell Avenue, Zebulon, NC 27567

Date of Meeting: April 22, 2025

Time of Meeting: 6-8pm

Property Owner(s) Names: Jason W. Sherron & Amanda B. Sherron; Wyatt R. Sherron & Ilene H. Sherron

Applicants: Branch Properties, LLC; Collier Marsh

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: _____



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, Collier Marsh, 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 301 S. Arendell Ave. (location/address) on April 22, 2025 (date) from 6pm (start time) to 8pm (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.

5/1/25 By: [Signature]
Date

STATE OF North Carolina
COUNTY OF Wake

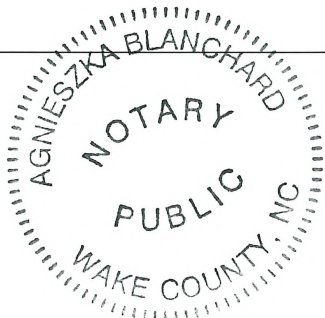
Sworn and subscribed before me, Agnieszka Blanchard, a Notary Public for the above State and County, on this the 1st day of May, 2025.

SEAL

Agnieszka Blanchard
Notary Public

Agnieszka Blanchard
Print Name

My Commission Expires: 11/27/2028



Zebulon Village - Neighborhood Meeting Report Addendum

Summary of Discussion

Question/Concern #1: Who is the grocer?

Applicant Response: We cannot disclose the grocer at this time. Our elevations are representative of the eventual grocery store that we plan to construct.

Question/Concern #2: How many retail units are there? What is the size of the tenants?

Applicant Response: The retail units are flexible in quantity and size. The buildings are designed so that they can be configured for different tenants.

Question/Concern #3: What are outparcels?

Applicant Response: The outparcels don't have specific users yet, but we have been in discussions with interested parties. We expect to enter outparcel leases after the rezoning process is complete.

Question/Concern #4: Why does the road connect to residential?

Applicant Response: Because there is an existing stub to the neighborhood, any development of this property will require a connection to the stub. Fortunately, we believe the stub will be primarily used as an egress point for the neighborhood.

Question/Concern #5: Will there be no semi-trucks allowed on residential streets?

Applicant Response: Semi-trucks will not use the adjacent neighborhood. There will be a designated truck route on the site.

Question/Concern #6: Does the road connect to the existing stub?

Applicant Response: Yes.

Question/Concern #7: There are concerns of increased traffic in the neighborhood.

Applicant Response: The applicant's traffic engineers, Lyle Overcash and Morgan Rosamond with Kimley Horn, explained the traffic study and explained that there is not expected to be increased traffic in the neighborhood.

Question/Concern #8: Which entrance will serve semi-truck deliveries?

Applicant Response: The project's fully signalized intersection on Zebulon Road will be used by trucks.

Question/Concern #9: Is there a proposed fence adjacent to the park and neighborhood?

Applicant Response: The applicant team explained the project buffers and the sections of the buffers that would include fences. Where the buffers are more narrow, they would include fences.

Question/Concern #10: Will the road be widened? Are there any off-site improvements?

Applicant Response: There will be road widening along the project's frontage and the team explained the scope of the offsite improvements.

Question/Concern #11: Will you consider a roundabout at Proctor Street and NC-96?

Applicant Response: A roundabout was not considered for this location for a number of reasons. The team's traffic engineers explained why a roundabout would not be an appropriate solution in that location.

Question/Concern #12: Will there be fencing and a buffer at the Proctor Street entrance?

Applicant Response: Yes. The project buffers were shown and explained.

Question/Concern #13: Can the trees at the rear corner adjacent to the residential portion remain?

Applicant Response: Many trees at the rear corner are expected to remain.

Question/Concern #14: What is the timing for the project?

Applicant Response: Rezoning is expected to take six months or more to complete. From there, the project undergoes additional forms of review including construction drawings. Construction would start in 18-24 months and it would take 10-12 months to construct the grocery store.

Question/Concern #15: Will there be any adverse effects to existing infrastructure?

Applicant Response: No adverse effects are expected.

Question/Concern #16: Will there be sufficient capacity for water/sewer?

Applicant Response: We expect there to be sufficient capacity. If not, the developer would be responsible for the additional infrastructure needed to create the required capacity. Shopping centers are relatively low water/sewer users when compared to residential developments.

Question/Concern #17: Is there sufficient water pressure?

Applicant Response: We believe there is sufficient water pressure, but will conduct tests later in the process.

Question/Concern #18: How will stormwater drainage be addressed?

Applicant Response: The project's planned stormwater infrastructure and locations were explained to the attendees.

Question/Concern #19: Proctor Street is busy & noisy; What is being done about it?

Applicant Response: The applicant addressed the TIA process again and the projects planned improvements.

Question/Concern #20: Will this development have an effect on property values?

Applicant Response: We expect this development to have a positive effect on property values.

Question/Concern #21: Do the residents get to vote on this?

Applicant Response: Residents have input on the project through the neighborhood meetings, communications with the development team and town, and participation in the eventual public hearings.

Question/Concern #22: What is the red triangle on the vicinity map?

Applicant Response: The red triangle is a portion of the property that is not included in this rezoning.

Question/Concern #23: Mixed-use zoning allows for less parking; Did we consider it?

Applicant Response: We believe the PUD is the best fit for this project. Our parking needs and design are driven by the grocery tenant.

Question/Concern #24: Will lighting impact adjacent homes?

Applicant Response: Lighting is not expected to impact adjacent homes. The projects lighting plans as well as the buffering were explained to the attendees.