



Town of Zebulon

Planning Department

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

PLANNED DEVELOPMENT APPLICATION

GENERAL INFORMATION:

A Planned Development in accordance with Section 2.2.15 and 3.5.5 of the UDO is intended to provide flexibility by establishing site specific regulations including permitted uses, dimensional standards, phasing schedules and additional details to allow for a development that is better than what would otherwise be permitted under the strict interpretation of the UDO. All site-specific standards and conditions must be consistent with the objectives of these regulations, the adopted Comprehensive Land Use Plan, Transportation Plan, and Vision 2030 Strategic Plan. The review process established in this part provides for the accommodation of such uses by a reclassification of property into a Planned Development, subject to site-specific standards and conditions.

INSTRUCTIONS:

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

NEIGHBORHOOD MEETING: Neighborhood meetings are required in accordance with Section 2.3.4 of the UDO prior to application submission. The applicant is required to notify property owners and any neighborhood association that represents citizens within that area within 750 feet of the subject property via first class mail a minimum of 10 days in advance of the neighborhood meeting. The applicant shall use their own return address on the envelopes as the meeting is a private meeting between the developer and the neighbors. The applicant shall submit the "Certified List of Property Owners" and "Neighborhood Meeting Packet" forms included in this application packet with their initial submittal.

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



APPLICATION FOR PLANNED DEVELOPMENT

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

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

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

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

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

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



APPLICATION FOR PLANNED DEVELOPMENT

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

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

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

I hereby state that the facts related in this application and any documents submitted herewith are complete, true, correct, and accurate to the best of my knowledge.

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

Refer to attached sheet for applicant signature

Application for Planned Development

Applicant /Agent Information

Name of Applicant:

Eastwood Homes of Raleigh, LLC

William M. Guillet, III

7101 Creedmoor Road, Suite 115

Raleigh, NC 27613

Email: bguillet@eastwoodhomes.com

Telephone Number: 919-675-8769

I hereby state that the facts related in this application and any documents submitted herewith are complete, true, correct, and accurate to the best of my knowledge.

Signature of Applicant:

William M. Guillet III

Print Name:

WILLIAM M. GUILLET, III

Date:

11-27-24



LEGISLATIVE CONSIDERATIONS – PLANNED DEVELOPMENT

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

<p>1. Please provide details on how the proposed Planned Development advances the public health, safety, or welfare</p> <p>Refer to attached legislative considerations.</p>
<p>2. Please provide details on how the proposed Planned Development is appropriate for its proposed location, and is consistent with the purposes, goals, objectives, and policies of the Town’s adopted policy guidance.</p> <p>Refer to attached legislative considerations.</p>
<p>3. Please provide details on how the proposed Planned Development is reasonable and in the public interest.</p> <p>Refer to attached legislative considerations.</p>
<p>4. Please provide details on how the proposed Planned Unit Development provides for innovative land planning and site design concepts that support a high quality of life and achieve a high quality of development, environmental sensitivity, energy efficiency, and other Town goals and objectives.</p> <p>Refer to attached legislative considerations.</p>
<p>5. Please provide details on how the proposed planned unit development provides improved means of access, open space, and design amenities;</p> <p>Refer to attached legislative considerations.</p>



APPLICATION FOR PLANNED DEVELOPMENT

6. Please provide details on how the proposed Planned Unit Development provides a well-integrated mix of residential and nonresidential land uses in the same development, including a mix of housing types, lot sizes, and densities;

Refer to attached legislative considerations.

7. Please provide details on how the proposed Planned Unit Development creates a system of incentives for redevelopment and infill in order to revitalize established areas;

N/A

8. Please provide details on how the proposed Planned Unit Development promotes a vibrant public realm by placing increased emphasis on active ground floor uses, pedestrian-oriented building façade design, intensive use of sidewalks, and establishment of public gathering areas;

Refer to attached legislative considerations.

9. Please provide details on how the proposed Planned Unit Development provides for efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs; and

Refer to attached legislative considerations.

10. Please provide details on how the proposed Planned Unit Development provides quality design and environmentally sensitive development that respects surrounding established land use character and respects and takes advantage of a site's natural and man-made features, such as trees, estuaries, shorelines, special flood hazard area, and historic features.

Refer to attached legislative considerations.

11. Other factors as the Board of Commissioners may determine to be relevant.

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



APPLICATION FOR
PLANNED DEVELOPMENT

OWNER'S CONSENT FORM

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

OWNER'S AUTHORIZATION

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

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


Signature of Owner

Jill D. Hendrickson 11/25/24
C Thomas Hendrickson 11/25/24
Print Name Date

CERTIFICATION OF PROPERTY OWNER

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


Signature of Owner

Jill D. Hendrickson 11/25/24
C Thomas Hendrickson 11/25/24
Print Name Date

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



CONCEPT PLAN REQUIREMENTS

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

**CHECK IF
SUBMITTED**

ITEM

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



PROPOSED USES

An application has been duly filed requesting that the property described in this application be rezoned from Residential-30 District (R-30) (Wake County) to Planned Development (PD). It is understood and acknowledged that if the property is rezoned as requested, the property described in this request will be perpetually bound to the use(s) authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in the Unified Development Ordinance. It is further understood and acknowledged that final plans for any specific development to be made pursuant to any such Planned Development shall be submitted for site or subdivision plan approval. Use additional pages as needed.

The Rezoned Lands may be used for, and only for, the uses listed immediately below. The permitted uses are subject to the limitations and regulations stated in the Use Table and any additional limitations or regulations stated below. For convenience, some relevant sections of the Unified Development Ordinance may be referenced; such references do not imply that other sections of the Unified Development Ordinance do not apply.

1.	Refer to attached PD Statement of Terms and Conditions	25.	
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December 2, 2024

PDG Project: 673-24

Legislative Considerations

Legislative Consideration (LC) 1:

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

LC 2:

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

LC 3:

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

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

LC 4:

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

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

LC 5:

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

LC 6:

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

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

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

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

LC 7:

Not applicable.

LC 8:

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

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

LC 9:

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

LC 10:

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

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

LC 11:

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

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

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

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

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

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

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

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

SWARNA, BHASKAR	524 BARRINGTON ROW AVE	ZEBULON, NC 27597
GUNTAKANDLA, JASWANTH REDDY GUNTAKANDLA, NIKHILA R	744 HADSTOCK PATH	ZEBULON, NC 27597
DFC BARRINGTON LLC	445 BARRINGTON ROW AVE	ZEBULON, NC 27597
SREEKRISHNAVILASAM, ASHA	749 HADSTOCK PATH	ZEBULON, NC 27597
PALIVELA, SUDHAMSHA GAYAPAKA, SRUJAN K	706 PUTNEY HILL RD	ZEBULON, NC 27597

PROPERTIES BELOW ARE WITHIN 750' OFFSET FROM 1917 OLD BUNN ROAD PARCEL (NOT DUPLICATED FROM 1915 OLD BUNN ROAD)

MCNABB, LYNN C FOSCUE, JULIA M	2100 OLD BUNN RD	ZEBULON, NC 27597
PACE, WARREN A PACE, DONNA M	10737 STAGHOUND TRL	ZEBULON, NC 27597
HOCUTT, JAMES P TRUSTEE HOCUTT, SUSAN T TRUSTEE	0 NC 39 HWY	ZEBULON, NC 27597
CLARK, KEVIN M CLARK, KELLY F	10729 STAGHOUND TRL	ZEBULON, NC 27597
WILMINGTON MATERIALS INC	1609 E NC 97 HWY	ZEBULON, NC 27597
MORRISON, PERRY DANIEL MORRISON, TAMMRA LEANN	10745 STAGHOUND TRL	ZEBULON, NC 27597
CARROLL, CHRISTOPHER L CARROLL, LINDA J	10736 STAGHOUND TRL	ZEBULON, NC 27597
BATTEN, JOSHUA C BATTEN, JENNIFER P	10721 SUNNY POINT DR	ZEBULON, NC 27597
WILLIAMS, TYRONE T WILLIAMS, ADRIENNE	10744 STAGHOUND TRL	ZEBULON, NC 27597
JOYNER, E CARROLL	0 PARKS VILLAGE RD	ZEBULON, NC 27597
ELLIOTT, KERIDAN	10724 SUNNY POINT DR	ZEBULON, NC 27597
CAPITAL CLUB PROPERTIES LLC	1405 E NC 97 HWY	ZEBULON, NC 27597
CLARK, TERRY G	10749 STAGHOUND TRL	ZEBULON, NC 27597
LYNCH, ANDREW SCOTT LYNCH, SUSAN MARIE	10753 STAGHOUND TRL	ZEBULON, NC 27597
SIMS, KENNETH M. SIMS, JUNE S.	1421 E NC 97 HWY	ZEBULON, NC 27597
MANN, ALVIN MANN, JUDITH	2117 OLD BUNN RD	ZEBULON, NC 27597
DAVIS, GARY Q DAVIS, TONYA V	10725 SUNNY POINT DR	ZEBULON, NC 27597
HAMAN, EDWARD J HAMAN, BRENDA L	2104 WINSLOWE FARM DR	ZEBULON, NC 27597
KEENE, JUSTIN KEENE, JENNIFER	2101 OLD BUNN RD	ZEBULON, NC 27597
HETRICK, MARK ANDREW HETRICK, ERIN DIANA	10728 SUNNY POINT DR	ZEBULON, NC 27597
HIGH, GREGORY R.	2109 OLD BUNN RD	ZEBULON, NC 27597
LEWIS, JOHN LEWIS, ANNA	10720 SUNNY POINT DR	ZEBULON, NC 27597
BURNETTE, JOSHUA S BRANTLEY, LAYLA D	10717 SUNNY POINT DR	ZEBULON, NC 27597
GOODWIN, WILLIAM T JR TRUSTEE GOODWIN, RENNE P TRUSTEE	10729 SUNNY POINT DR	ZEBULON, NC 27597

ADDRESSES BELOW ARE PROPERTY OWNERS WITH A DIFFERENT MAILING ADDRESS THAN THE ABOVE PROPERTY ADDRESSES

BARRINGTON NC HOMEOWNERS ASSOCIATION INC	11010 RAVEEN RIDGE RD	RALEIGH, NC 27614
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DFC BARRINGTON LLC

H & H CONSTRUCTORS OF FAYETTEVILLE LLC
HENDRICKSON, C THOMAS HENDRICKSON, JILL D
KLEINHEINZ, KATHLEEN ANNETTE TRUSTEE KLEINHEINZ, PHILLIP HENRY TRUSTEE
WHEELER, JAMES CARLOS JR TRUSTEE ELEANOR J WHEELER IRREVCBLE TRUST
MEDLIN, JUDITH HOOD
GUNTAKANDLA, JASWANTH REDDY GUNTAKANDLA, NIKHILA R
VISWANATHAN, RADHIKA SOBTI, LAKSHYA
REDDY, SRIDHAR PULLA TRUSTEE REDDY, PAVANI PULLA TRUSTEE
HOGG, TRACY BRIAN HOGG, JENNIFER RAY
MP2 HOMES NC LLC
NALAMADA, RAGHAVA KAMBALAPALLY, PREETHI
PASCHALL, DIANA FIELDS
PATEL FAMILY PROPERTIES LLC
GATTU, NARSIMHA PRASAD GATTU, RAMA RANGI
MANDAVA, SHILPA BUJUGUNDLA, PRIYANKA
RANGI, PRAVEENA
RENGARAJAN, RAMESH SUGAVANAM, NIRUPA
PAUL, JAMES LAWRENCE PAUL, ANGELA PAYNE
KALAKUNTLA, RANJITH K GOTTIMUKKULA, PRIYANKA
SREEKRISHNAVILASAM, ASHA
732 HADSTOCK PATH LLC
LAKKI, NAGENDRA BONAM, PRATHIMA
VARADA RAJU, DHANAMJAYA RAJU TRUSTEE
TRUSTEE OF DHANAMJAYA RAJU VARADA RAJU AND LATHA V
AND LLC
SCORE 6 LLC
PANCHANATHAN, MAGESH PATIL, ANUPRITA
RALLAPALLI, LEENA TELLA, RAVI
NADARAJAPILLAI, THANUSIYAN THANUSIYAN, GAYATHRI
GANDHAM, MURALIDHAR

13000 SAWGRASS VILLAGE CIRCLE
STE 24
7200 FALLS OF THE NEUSE RD
STE 202
PO BOX 1166
3255 RUSTIC WOODS CT
1403 LAKE PARK BLVD S #504
1138 OLD US 264 HWY
116 COLONIAL CT
2347 STONE FENCE LN
1964 VIA DI SALERNO
1501 W GANNON AVE
9815 SOAPSTONE TRL
1624 PANTEGO TRL
PO BOX 790
308 VERSAILLES DR
8556 PEACHTREE AVE
23039 SULLIVANS COVE SQ
1810 MORGAN MIST CT
1423 GLENWATER DR
PO BOX 547
5708 HURKETT CT
11305 WINDWITTY CT
1140 KILDAIRE FARM RD STE 209
21151 E CARRIAGE WAY

1148 COZY OAK AVE
329 MATILDA PL
861 BETHLEHEM CHURCH RD
547 SPIRE BND
1013 ARTIS TOWN LN
3224 STAR GAZING CT
42166 GENTLE FALLS DR

PONTE VERDE BEACH, FL
32082

RALEIGH, NC 27615
ZEBULON, NC 27597
LOOMIS CA 95650
28428
ZEBULON NC 27597
WEST LAFAYETTE IN 47906
HERNDON VA 20171
PLEASANTON CA 94566
ZEBULON NC 27597
ELLIOT CITY MD 21043
CARY NC 27519
KNIGHTDALE NC 27545
CARY NC 27511
NEWARK CA 94560
BRAMBLETON VA 20148
SUGAR LAND TX 77479
CARY NC 27519
ZEBULON NC 27597
CARY NC 27519
RALEIGH NC 27614
CARY NC 27511
QUEEN CREEK AZ 85142

CARY NC 27519
CARY NC 27513
YOUNGSVILLE NC 27596
APEX NC 27523
MORRISVILLE NC 27560
WAKE FOREST NC 27587
BRAMBLETON VA 20148

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