



NOTICE OF NEIGHBORHOOD MEETING

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

Dear Neighbor:

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

1915 and 1917 Old Bunn Road, Zebulon, NC 27597

2715-29-0916; 2716-21-5371

(Address)

(Pin Numbers)

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

<https://www.townofzebulon.org/planning/interactive-development-map>

A Neighborhood Meeting is requested because this project will include:

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

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

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

Applicant plans to petition the Town of Zebulon to apply a Planned Development zoning designation to the above-captioned Property. Currently, the Property is outside of the Town of Zebulon’s corporate limits and extraterritorial jurisdiction (ETJ) and applicant will apply for annexation. The purpose of the zoning request is to allow for the development of a residential subdivision comprised of a mix of townhouses and single-family detached homes.

Estimated Submittal Date: December 2, 2024

MEETING INFORMATION:

Property Owner(s) Name(s) Thomas C Hendrickson and Jill D Hendrickson

Applicant(s) Eastwood Homes of Raleigh, LLC

Contact Information (e-mail/phone) bguillet@eastwoodhomes.com / 919.758.8208

Meeting Address: 301 South Arendell Avenue, Zebulon NC 27597 (Zebulon Community Center - Karate Room)

Date of Meeting: November 25, 2024

Time of Meeting: 7:00 pm - 9:00 pm

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



INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

PROJECT CONTACT INFORMATION

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|---|---|--|
| Development Contacts: | | |
| Project Name: Old Bunn Road Subdivision | Zoning: Planned Development (PD) | |
| Location: 1915 and 1917 Old Bunn Road, Zebulon, NC 27597 | | |
| Property PIN(s): 2715-29-0916; 2716-21-5371 | Acreage/Square Feet: 159.72 / 6,957,604 | |
| (Net outside of right-of-way) | | |
| Property Owner: Thomas C Hendrickson and Jill D Hendrickson | | |
| Address: PO BOX 1166 | | |
| City: Zebulon | State: NC | Zip: 27597 |
| Phone: N/A | Email: N/A | |
| Developer: Eastwood Homes of Raleigh, LLC | | |
| Address: 7101 Creedmoor Road, Suite 115 | | |
| City: Raleigh | State: NC | Zip: 27613 |
| Phone: 919.758.8208 | Fax: N/A | Email: bguillet@eastwoodhomes.com |
| Engineer: Pabst Design Group, PA | | |
| Address: 107 Fayetteville Street, Suite 200 | | |
| City: Raleigh | State: NC | Zip: 27601 |
| Phone: 919.848.4399 | Fax: 919.848.4395 | Email: dpabst@pabstdesign.com |
| Attorney: Morningstar Law Group | | |
| Address: 434 Fayetteville Street, Suite 2200 | | |
| City: Raleigh | State: NC | Zip: 27601 |
| Phone: 919.890.3318 | Fax: N/A | Email: mstuart@morningstarlawgroup.com |



INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

PROVIDING INPUT TO THE PLANNING BOARD OR BOARD OF COMMISSIONERS:

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

PRIVATE AGREEMENTS AND EASEMENT NEGOTIATION:

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

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

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

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

DOCUMENTATION:

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



INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

NEIGHBORHOOD MEETING SIGN-IN SHEET:

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

Project Name: Old Bunn Road Subdivision
 Meeting Address: 301 South Arendell Ave, Zebulon, NC 27977
 Date of Meeting: November 25, 2024 Time of Meeting: 7 pm - 9 pm
 Property Owner(s) Names: Thomas C. Hendrickson and Jill D. Hendrickson
 Applicants: Eastwood Homes of Raleigh, LLC

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

| | Name/ Organization | Address | Phone# | E-mail |
|----|------------------------------|---|--------------|------------------------|
| 1 | Jim LaRoc | 1820 Old Bunn | --- | |
| 2 | Lynn Adams | 1201 E Gunner Ave | 252-883-5911 | |
| 3 | SCOTT LYNCH | 10753 STAGHOUND | 770 820 7374 | |
| 4 | SUSAN LYNCH | " | | |
| 5 | Shene & Kenneth Sims | 1927 Hwy 97E | 919-214-1417 | Ken.Sims.123@gmail.com |
| 6 | Josh Burnette | 1077 Sunny Point Dr. | | |
| 7 | Laela Brantley | | | |
| 8 | John Lewis | 10720 Sunny Point Dr | | |
| 9 | Robert & Ma Holden | 2021 Old Bunn Rd | 919-422-2952 | |
| 10 | Carneshia Garin | 533 Henham Way | 919-638-2442 | philcangavin@gmail.com |
| 11 | James Paul | (1325 ENC 97 HWY 1 PO Box 547 Zebulon) | 919-422-2257 | jlpaul4234@aol.com |
| 12 | | | | |
| 13 | one attendee did not sign in | | | |
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Attach Additional Sheets If Necessary.



INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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

Project Name: Old Bunn Road Subdivision

Meeting Address: 301 South Arendell Ave, Zebulon, NC 27597

Date of Meeting: November 25, 2024 **Time of Meeting:** 7 pm - 9 pm

Property Owner(s) Names: Thomas C. Hendrickson and Jill D. Hendrickson

Applicants: Eastwood Homes of Raleigh, LLC

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

Question/Concern #1: What is the range of home sizes in the development?

Applicant Response: Townhomes range from 1,500 to 2,500 square feet, standard homes are about 3,000 square feet, targeted 55+ homes are 3,500 square feet, and larger estate homes are up to 4,500 square feet.

Question/Concern #2: What lot sizes will be available?

Applicant Response: Single-family detached lot sizes will consist of 6,000, 7,200, and 8,400 sq ft.

Question/Concern #3: How are homes positioned relative to Hwy 97?

Applicant Response: The townhomes located along Hwy 97 will have their primary entrance facing the roadway.

Question/Concern #4: Will the townhomes include garages?

Applicant Response: Yes, the townhomes along the Old Bunn Road and NC Hwy 97 E road frontage will have rear loaded garages that will not be visible from the street.

Question/Concern #5: What type of architectural features can we expect for the townhomes?

Applicant Response: The townhomes fronting Old Bunn Road and NC Hwy 97 E will have an urban design with front-facing doors and alley-access garages. Real-life images of similar designs are available if you would like to see them.

Question/Concern #6: What environmental measures are being taken concerning Beaverdam Creek?

Applicant Response: All applicable regulations are being followed. No homes will be built in flood hazard areas.

Question/Concern #7: What distance will homes maintain from flood hazard areas?

Applicant Response: That distance varies, but no structures or residential lots will be located in the flood hazard areas, and much of the area immediately outside of the flood hazard area is planned to be occupied with stormwater control measures and open space.

Question/Concern #8: Are there any wetlands on the property?

Applicant Response: Yes. There are jurisdictional streams, ponds, and wetlands on the property. The stream on the southeast portion of the property is not jurisdictional and does not have a riparian buffer associated with it and was released by the NCDWR who walked the property. Army Corp of Engineers have yet to visit the site but will to confirm jurisdictional features.

Question/Concern #9: What is the proposed buffer between the development and neighboring properties? Can a buffer be provided adjacent to the property to the east along the existing roadway?

Applicant Response: There is an existing buffer on the adjacent property along a portion of the western boundary that is 100ft wide. No buffer is currently shown adjacent to the property immediately to the east, along Hwy 97, but we will take a look at that based on this comment.

Question/Concern #10: What steps are being taken to ensure environmental protection?

Applicant Response: Environmental professionals have conducted on-site evaluations to comply with state, federal, and local requirements.

Question/Concern #11: What infrastructure upgrades are planned to support this development?

Applicant Response: Road widening, sewer extension, and a new traffic light will be provided. A new lift station will replace the current one to ensure adequate sewer capacity for a larger sewershed.

Question/Concern #12: What plans are in place to manage increased traffic?

Applicant Response: A traffic impact analysis has been completed, and road improvements, including widening, and a traffic light are proposed. The study is currently under review by NCDOT and the Town.

Question/Concern #13: Will new schools be built to accommodate the increased population?

Applicant Response: Discussions with the county's school system are ongoing to plan and fund new schools.

Question/Concern #14: What about utilities such as water and sewer?

Applicant Response: Water and sewer will be connected to the Raleigh system. Sewer infrastructure will be extended eastward with a new regional lift station.

Question/Concern #15: Will the developer pay for traffic signals or other roadway upgrades?

Applicant Response: Yes, traffic signals and roadway upgrades are the developer's responsibility.

Question/Concern #16: How will green spaces be incorporated into the development?

Applicant Response: Green spaces, stormwater control measures, and a public greenway trail along Beaverdam Creek are planned to enhance community living and support environmental sustainability.

Question/Concern #17: What will homeowners see from their properties across from the development?

Applicant Response: Townhomes facing Hwy 97 will have front doors visible, while garage doors will not be visible from the street.

Question/Concern #18: Will nearby properties be annexed into Zebulon?

Applicant Response: No additional properties will be annexed in connection with this request.

Question/Concern #19: Will homeowners face double taxation due to annexation?

Applicant Response: Only properties annexed into the town will pay municipal taxes.

Question/Concern #20: Why did you choose planned development zoning instead of R-30?

Applicant Response: Planned development zoning provides flexibility for housing designs and community features, aligning with the town's suburban growth strategy, whereas R-30 zoning provides for a more rural development type.

Question/Concern #21: Do you have a rule or ratio for non-buildable space?

Applicant Response: Possibly 20 percent, but our exact percentage details are not yet finalized.

Question/Concern #22: How does the buffer compare to where the new homes will be?

Applicant Response: There is an offsite preservation easement near the existing lake along the western boundary of the property, with a 100ft buffer from our property line to their townhomes.

Question/Concern #23: Could you give us the name of the developer and the communities they have previously worked on?

Applicant Response: Eastwood Homes has constructed many communities, and all are invited to visit them. Several are located in the Triangle area.

Question/Concern #24: How many homes are being built and what are the price points?

Applicant Response: While it's too early to know exact pricing, there are several cost points including entry-level townhomes, core products, age-targeted homes, and larger estate lots. We plan to build just under 600 houses, with a density of 7 units per acre for the townhome product, 4.75 for the core product, 2.5 for age-targeted homes, and 2 for the estate homes.

Question/Concern #25: A buffer is requested bordering property to the east.

Applicant Response: We appreciate that feedback and will look at options for a buffer there.



INFORMATION PACKET FOR
NEIGHBORHOOD MEETINGS

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

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

I, PHILLIP D. PABST JR., do hereby declare as follows:
Print Name

1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Master Subdivision Plan, or Special Use Permit.
2. The meeting invitations were mailed to the Zebulon Planning Department, all property owners within 300 feet of the subject property and any neighborhood association that represents citizens in the area via first class mail a minimum of 10 days in advance of the Neighborhood Meeting. /301 S. ARENDELL AVE.
3. The meeting was conducted at ZEBULON COMMUNITY CENTER (location/address) on 11/25/24 (date) from 7:00 PM (start time) to 9:00 PM (end time).
4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

12/2/24 By: Phillip D. Pabst Jr.
Date

STATE OF North Carolina
COUNTY OF Wake

Sworn and subscribed before me, Julia Ogden, a Notary Public for the above State and County, on this the 2nd day of December, 2024.

SEAL

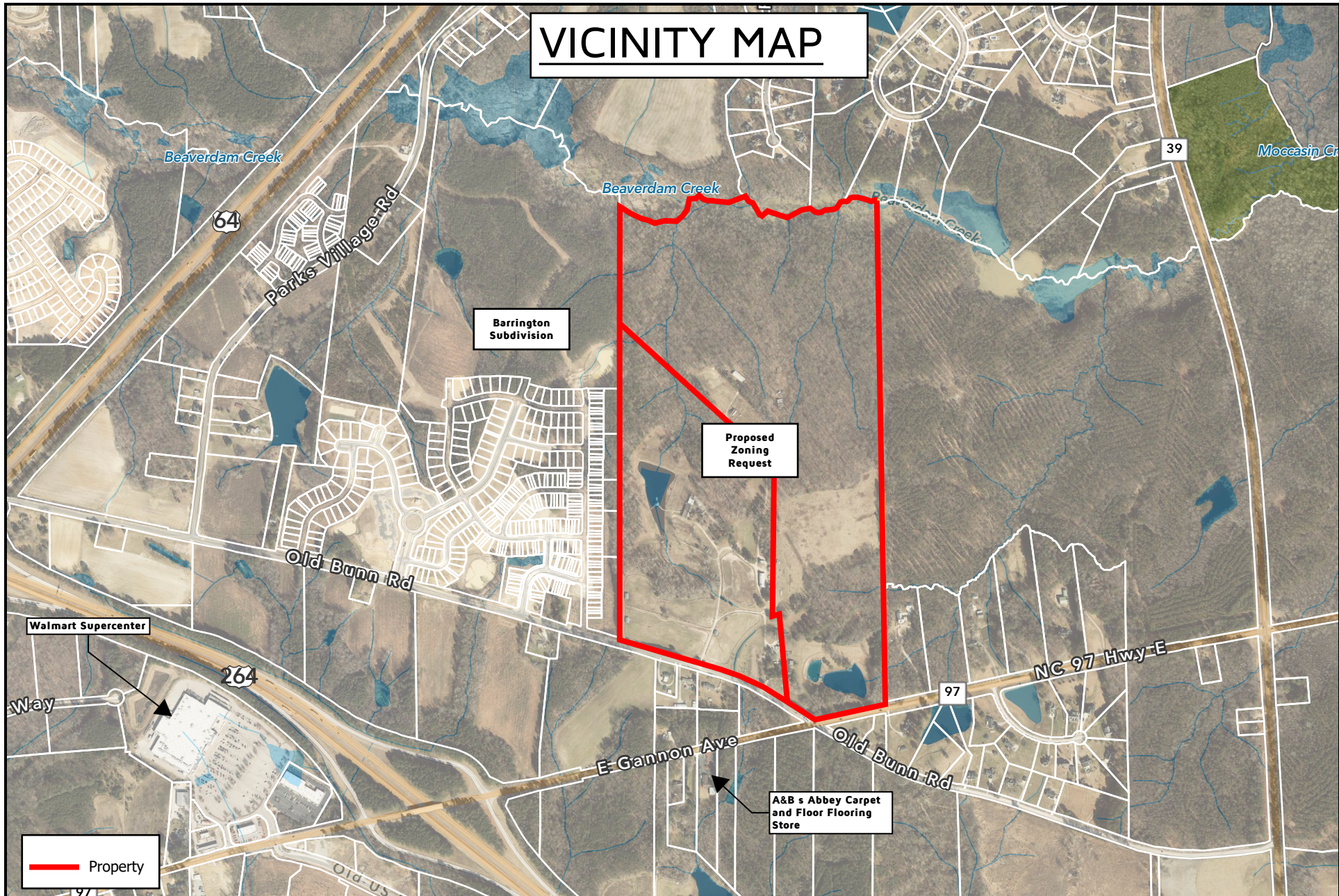
**JULIA OGDEN
NOTARY PUBLIC
WAKE COUNTY, N.C.**

Julia Ogden
Notary Public

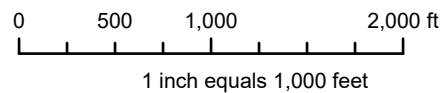
Julia Ogden
Print Name

My Commission Expires:
6/23/29

VICINITY MAP

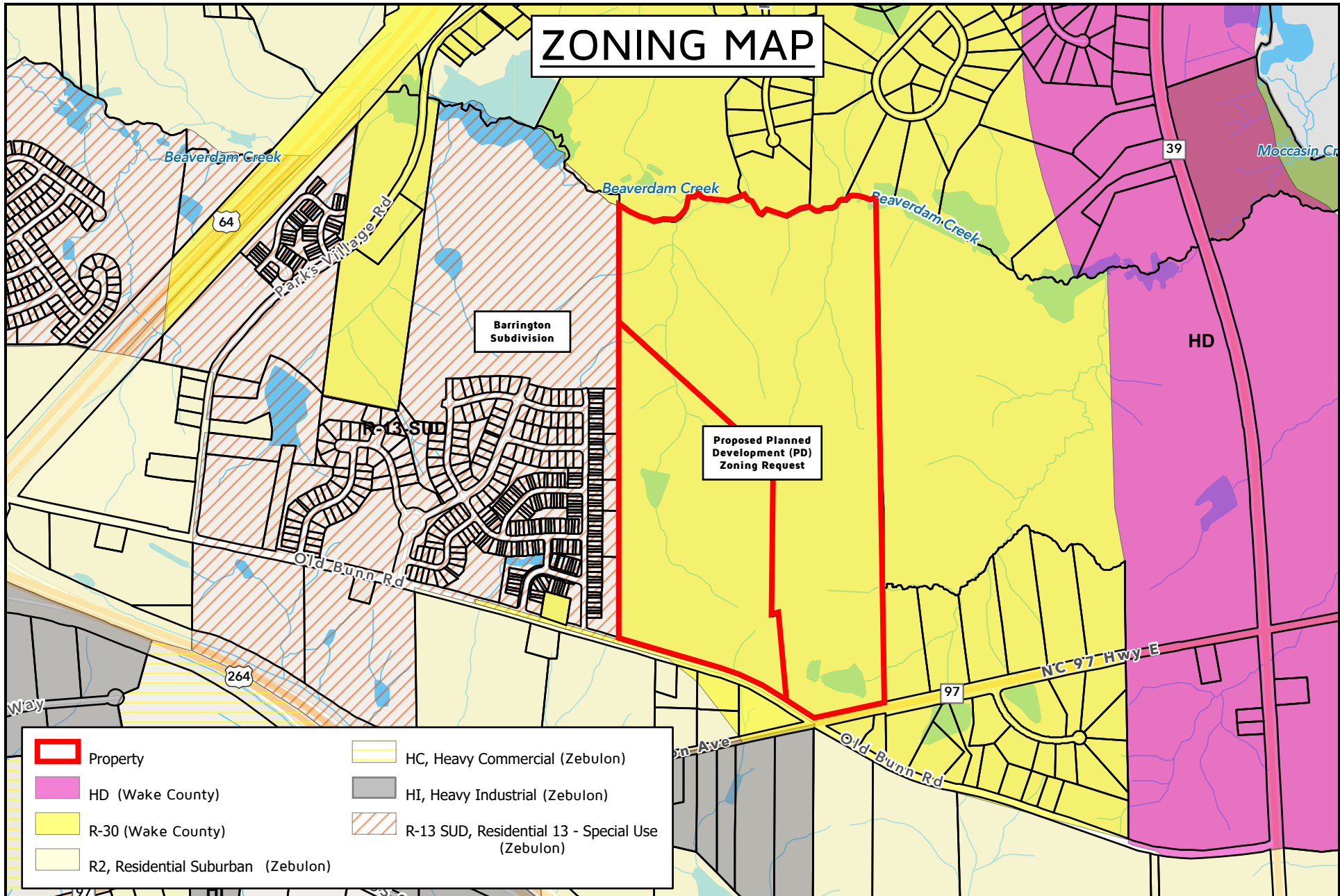


Old Bunn Road Subdivison
1915 & 1917 Old Bunn Road, Zebulon, NC 27597

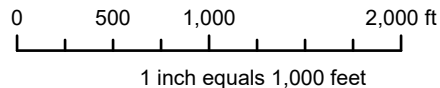


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ZONING MAP

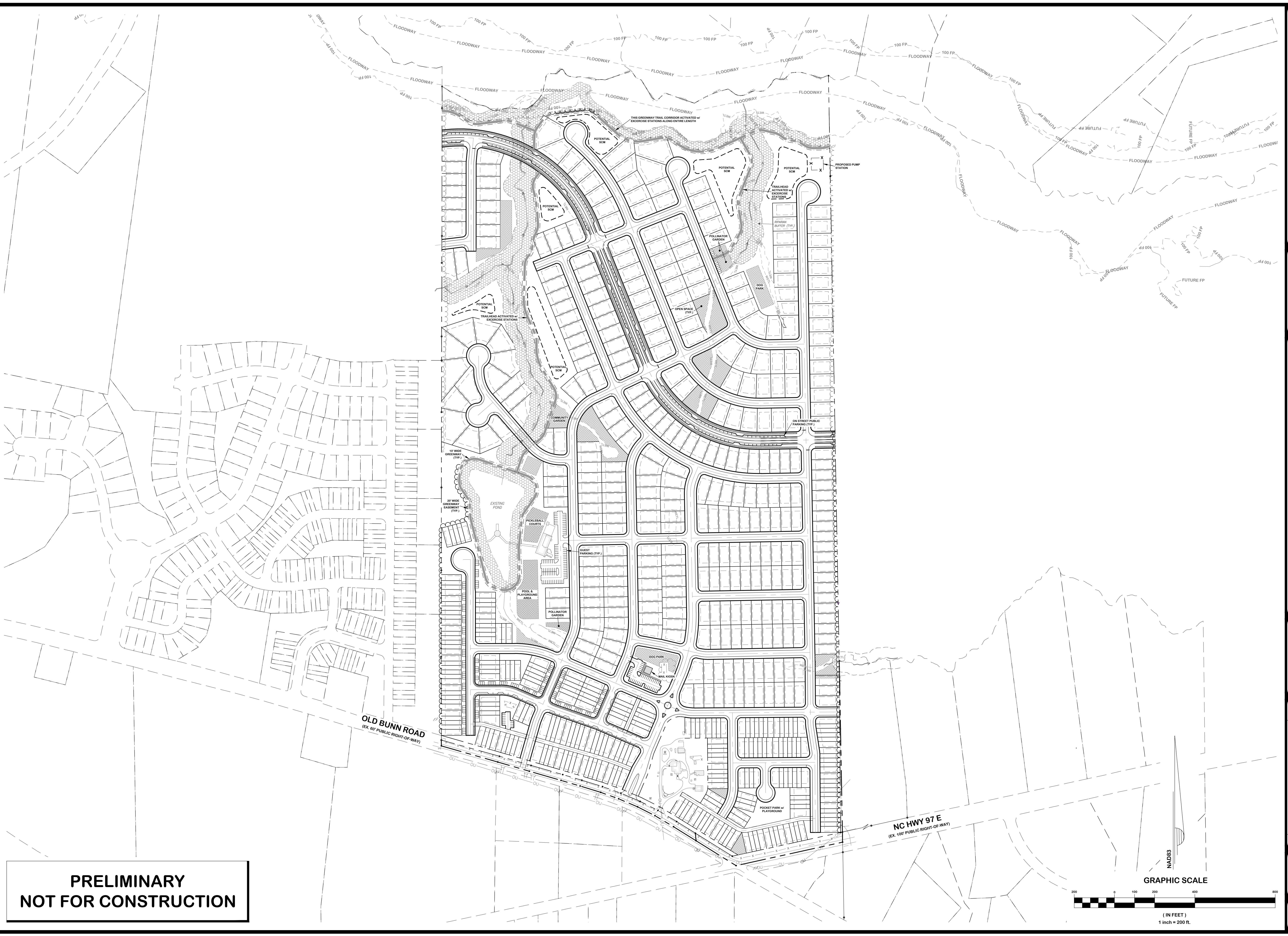


Old Bunn Road Subdivision
1915 & 1917 Old Bunn Road, Zebulon, NC 27597

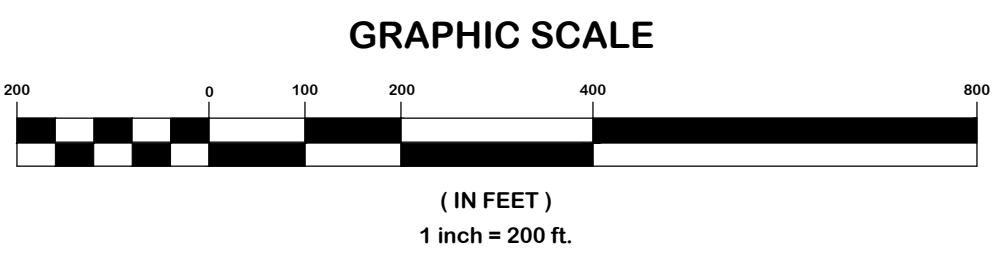


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C:\Public\10-Projects\600-699\673-23_Bennett_Bunn_Plantation_Subdivision_(Eastwood_Homes)\50-Drawings\54-Design\673-23_PDP_C-2.0.dwg Nov 12, 2024 - 2:33pm BY: liecb



**PRELIMINARY
NOT FOR CONSTRUCTION**



PAST DESIGN GROUP, PA
 Engineering | Consulting
 107 Fayetteville Street, Suite 200, Raleigh, North Carolina 27601
 Phone: 919 844 4399 | Fax: 919 946 4395 | NC LICENSE NUMBER: C-3311



PREPARED FOR:
 EASTWOOD HOMES, INC.
 7101 GREENDOR ROAD, SUITE 115
 RALEIGH, NORTH CAROLINA 27613

DATE: 8.7.2023

PROJECT ENGINEER:
 PJP

PROJECT CADD DESIGNER:
 PJP

PROJECT SURVEYOR:
 VESTING LAND SURVEYORS, LLC

OLD BUNN ROAD SUBDIVISION
 ZEBULON, WAKE COUNTY, NORTH CAROLINA
**PRELIMINARY PLAN
 LAYOUT PLAN**

| NO. | REVISION | DATE |
|-----|----------|------|
| | | |
| | | |
| | | |
| | | |

DRAWING SHEET
CONC-1
 PROJECT NUMBER
673-23

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

| | | |
|--|------------------------|-------------------|
| WHEELER, JAMES CARLOS JR TRUSTEE ELEANOR J WHEELER 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 |

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| 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 |

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| 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 |

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| 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 |

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| 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 |

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| 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 |

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| 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)

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

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

| | | |
|--|-----------------------|-------------------|
| BARRINGTON NC HOMEOWNERS ASSOCIATION INC | 11010 RAVEEN RIDGE RD | RALEIGH, NC 27614 |
|--|-----------------------|-------------------|

DFC BARRINGTON LLC

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

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| 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 |

1915 and 1917 Old Bunn Road
Planned Development
Rezoning
and Annexation Request

Neighborhood Meeting

November 25, 2024



INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

PROJECT CONTACT INFORMATION

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

| | | |
|---|-------------------|---|
| Development Contacts: | | |
| Project Name: Old Bunn Road Subdivision | | Zoning: Planned Development (PD) |
| Location: 1915 and 1917 Old Bunn Road, Zebulon, NC 27597 | | |
| Property PIN(s): 2715-29-0916; 2716-21-5371 | | Acreage/Square Feet: 159.72 / 6,957,604 |
| (Net outside of right-of-way) | | |
| Property Owner: Thomas C Hendrickson and Jill D Hendrickson | | |
| Address: PO BOX 1166 | | |
| City: Zebulon | State: NC | Zip: 27597 |
| Phone: N/A | Email: N/A | |
| | | |
| Developer: Eastwood Homes of Raleigh, LLC | | |
| Address: 7101 Creedmoor Road, Suite 115 | | |
| City: Raleigh | State: NC | Zip: 27613 |
| Phone: 919.758.8208 | Fax: N/A | Email: bguillet@eastwoodhomes.com |
| | | |
| Engineer: Pabst Design Group, PA | | |
| Address: 107 Fayetteville Street, Suite 200 | | |
| City: Raleigh | State: NC | Zip: 27601 |
| Phone: 919.848.4399 | Fax: 919.848.4395 | Email: dpabst@pabstdesign.com |
| | | |
| Attorney: Morningstar Law Group | | |
| Address: 434 Fayetteville Street, Suite 2200 | | |
| City: Raleigh | State: NC | Zip: 27601 |
| Phone: 919.890.3318 | Fax: N/A | Email: mstuart@morningstarlawgroup.com |

Neighborhood Meeting

Agenda

November 25, 2024

7-9 pm

Zebulon Community Center

301 S. Arendell Avenue

Zebulon, NC 27597

- I. Welcome and introductions
- II. Site overview
- III. Planned Development District Rezoning and Annexation Processes
 - a. Timeline
 - b. Future meetings
- IV. Development proposal
 - a. Uses
 - b. Conditions
 - c. Builder
- V. Discussion

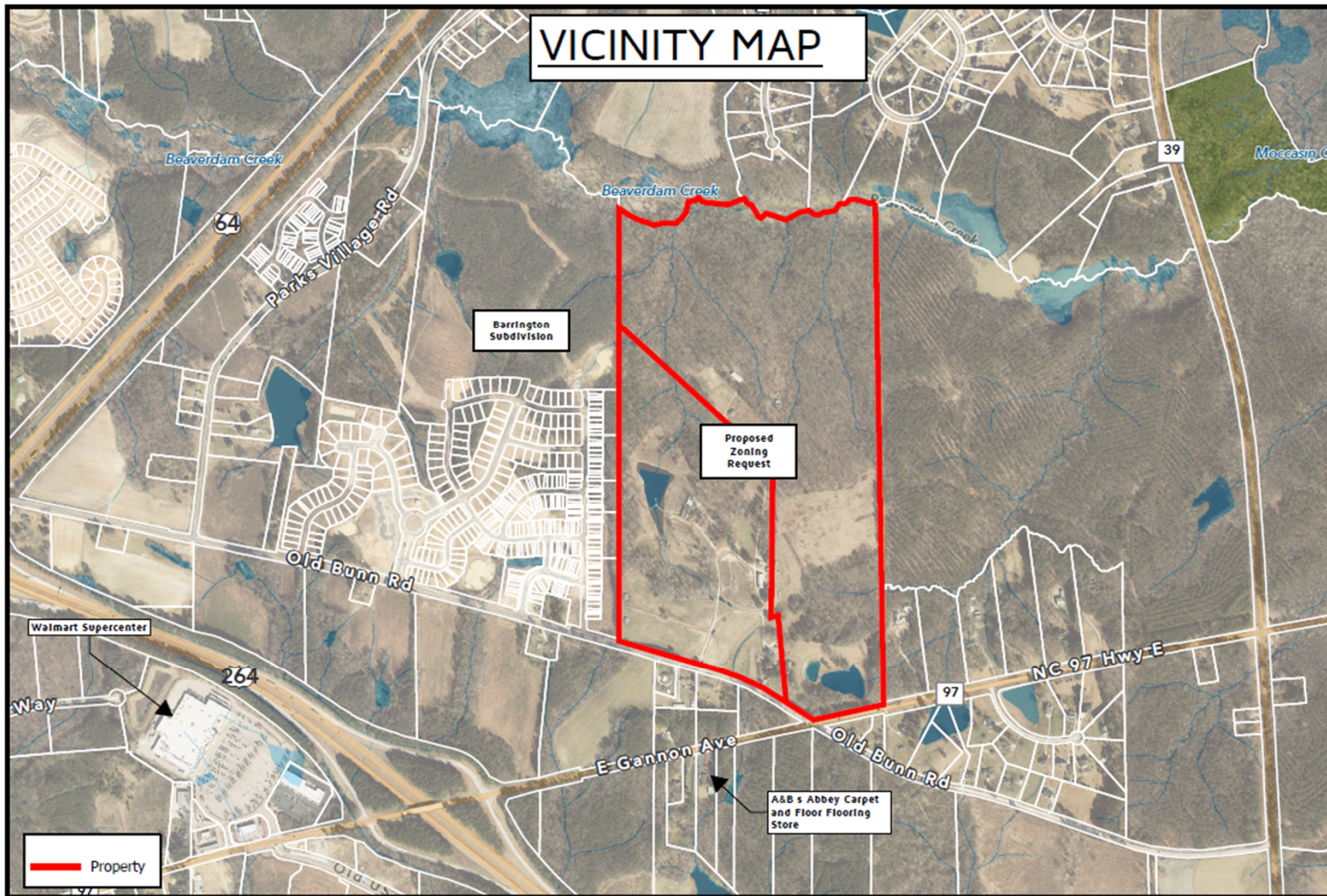
Please use this page to provide any written comments or questions you'd like to share. Thank you.

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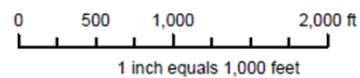
1915 and 1917 Old Bunn Road Planned Development

Neighborhood Meeting
November 25, 2024

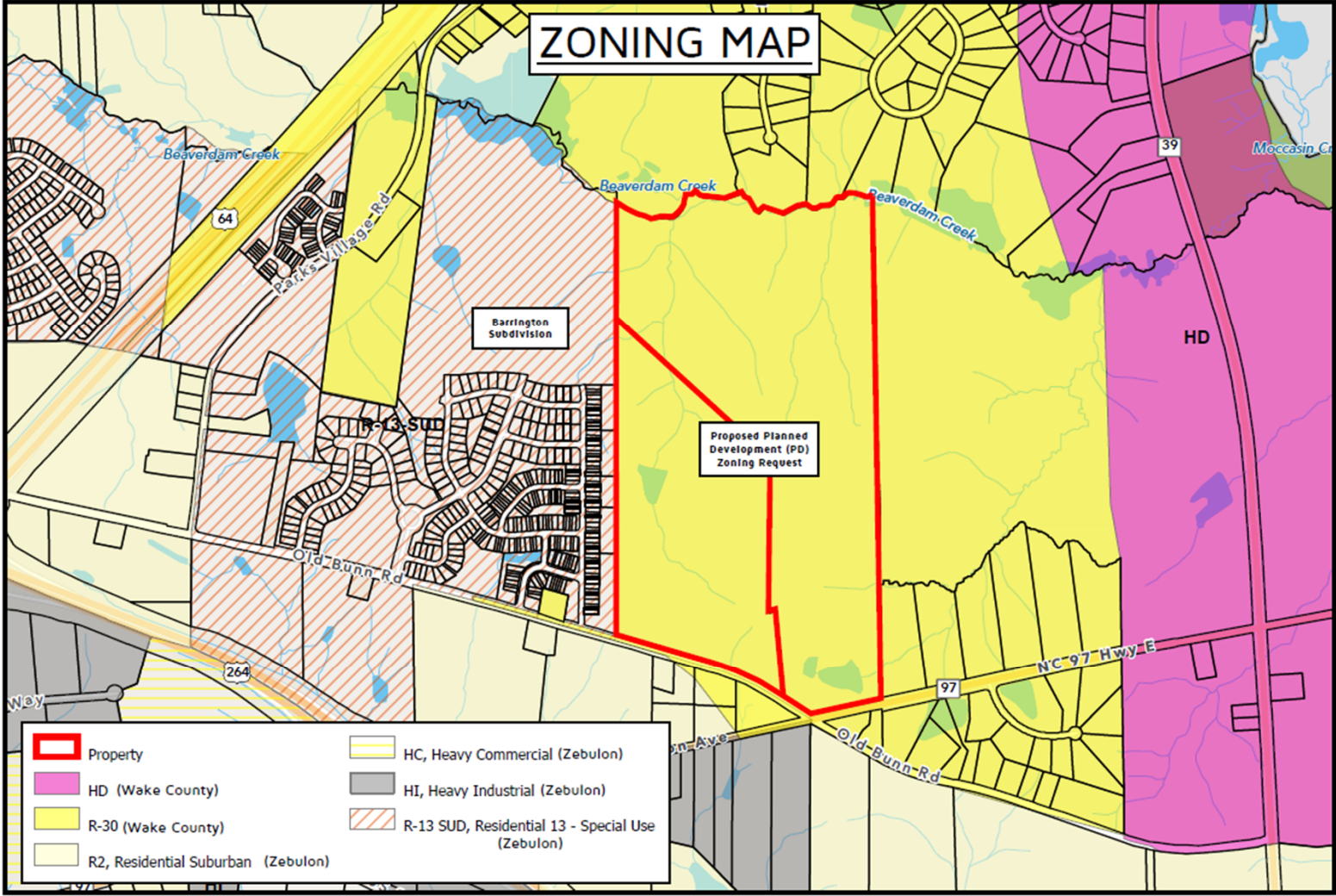




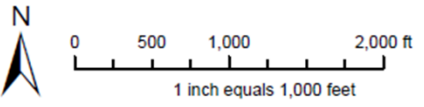
Old Bunn Road Subdivision
1915 & 1917 Old Bunn Road, Zebulon, NC 27597



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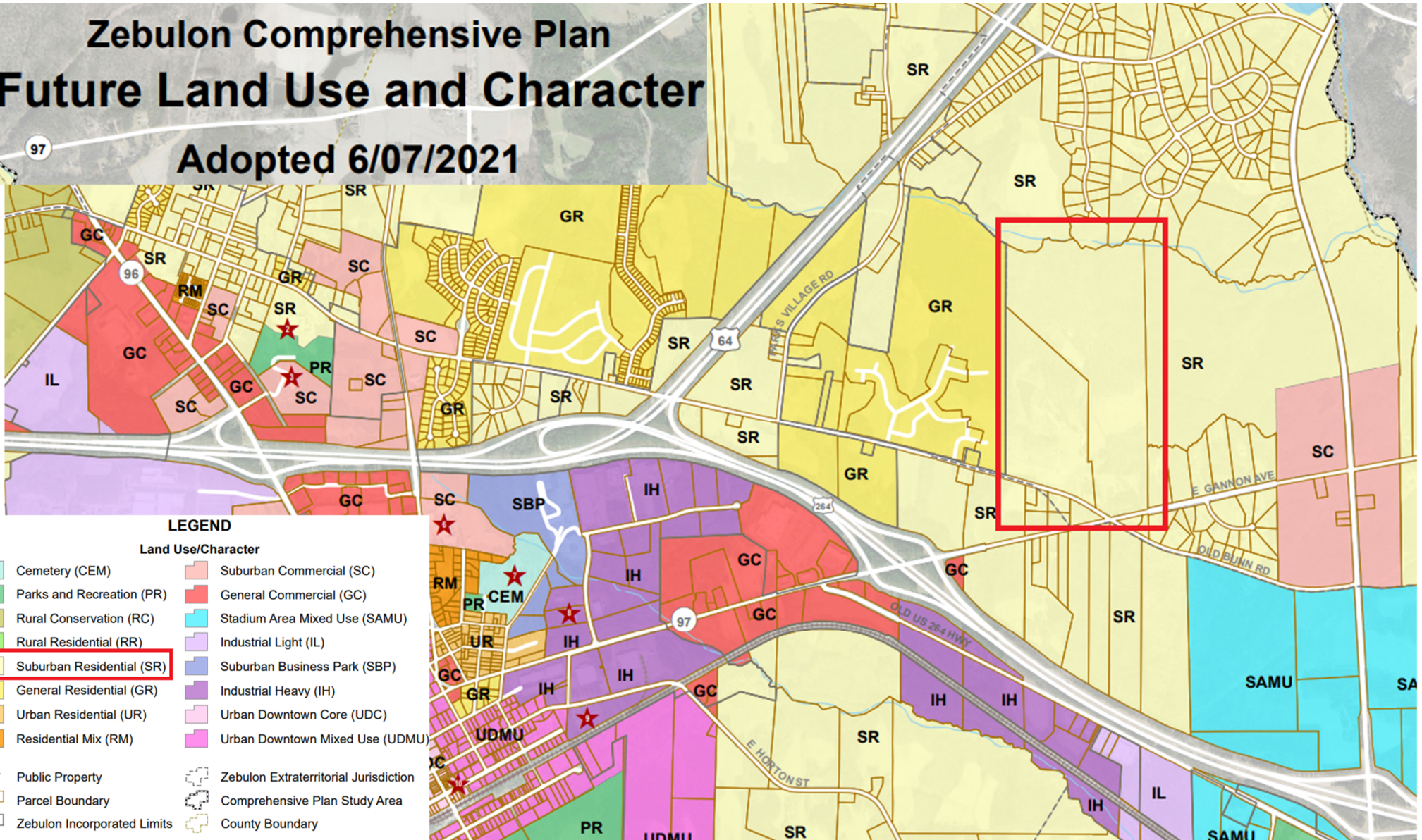


Old Bunn Road Subdivision
1915 & 1917 Old Bunn Road, Zebulon, NC 27597



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Zebulon Comprehensive Plan Future Land Use and Character Adopted 6/07/2021



LEGEND

Land Use/Character

- | | | | |
|--|-----------------------------|--|---------------------------------------|
| | Cemetery (CEM) | | Suburban Commercial (SC) |
| | Parks and Recreation (PR) | | General Commercial (GC) |
| | Rural Conservation (RC) | | Stadium Area Mixed Use (SAMU) |
| | Rural Residential (RR) | | Industrial Light (IL) |
| | Suburban Residential (SR) | | Suburban Business Park (SBP) |
| | General Residential (GR) | | Industrial Heavy (IH) |
| | Urban Residential (UR) | | Urban Downtown Core (UDC) |
| | Residential Mix (RM) | | Urban Downtown Mixed Use (UDMU) |
| | Public Property | | Zebulon Extraterritorial Jurisdiction |
| | Parcel Boundary | | Comprehensive Plan Study Area |
| | Zebulon Incorporated Limits | | County Boundary |

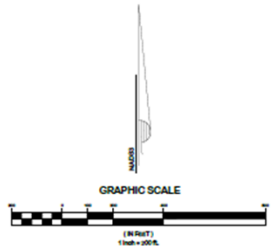
**FIGURE 2.2.15 PLANNED DEVELOPMENT:
PLANNED DEVELOPMENT PROCEDURE**

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

**FIGURE 2.2.2: ANNEXATION
PROCEDURE**

| Step | Action |
|------|---|
| 1 | Pre-application Conference See Section 2.3.2, Pre-application Conference |
| 2 | File Petition See Section 2.3.3, Application Filing |
| 3 | Certification of Sufficiency |
| 4 | Planning Director Review See Section 2.3.5, Staff Review and Action |
| 5 | Public Hearing Scheduled |
| 6 | Public Notice See Section 2.3.6, Public Notice |
| 7 | Board of Commissioners Review and Decision See Section 2.3.7, Public Hearings and Meetings |
| 8 | Notification of Decision See Section 2.3.9, Notification of Decision |
| 9 | Recordation |

| Public Meeting | Neighborhood Meeting | Joint Public Hearing and Planning Board | Planning Board | Board of Commissioners |
|-----------------------|-----------------------------|--|-----------------------|-------------------------------|
| Deadline/Expected | TODAY | April 14, 2025 | April 21, 2025 | May 5, 2025 |

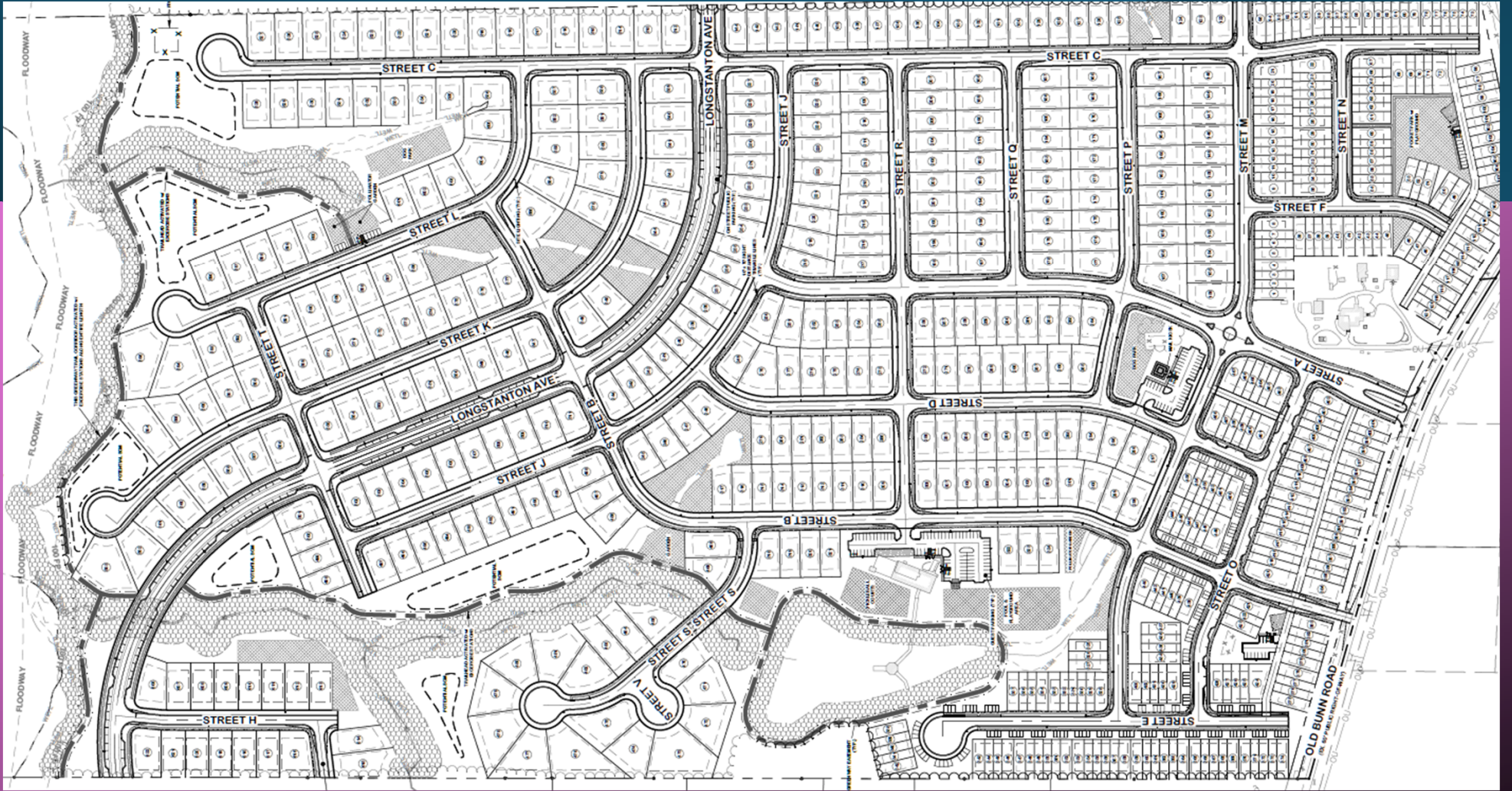


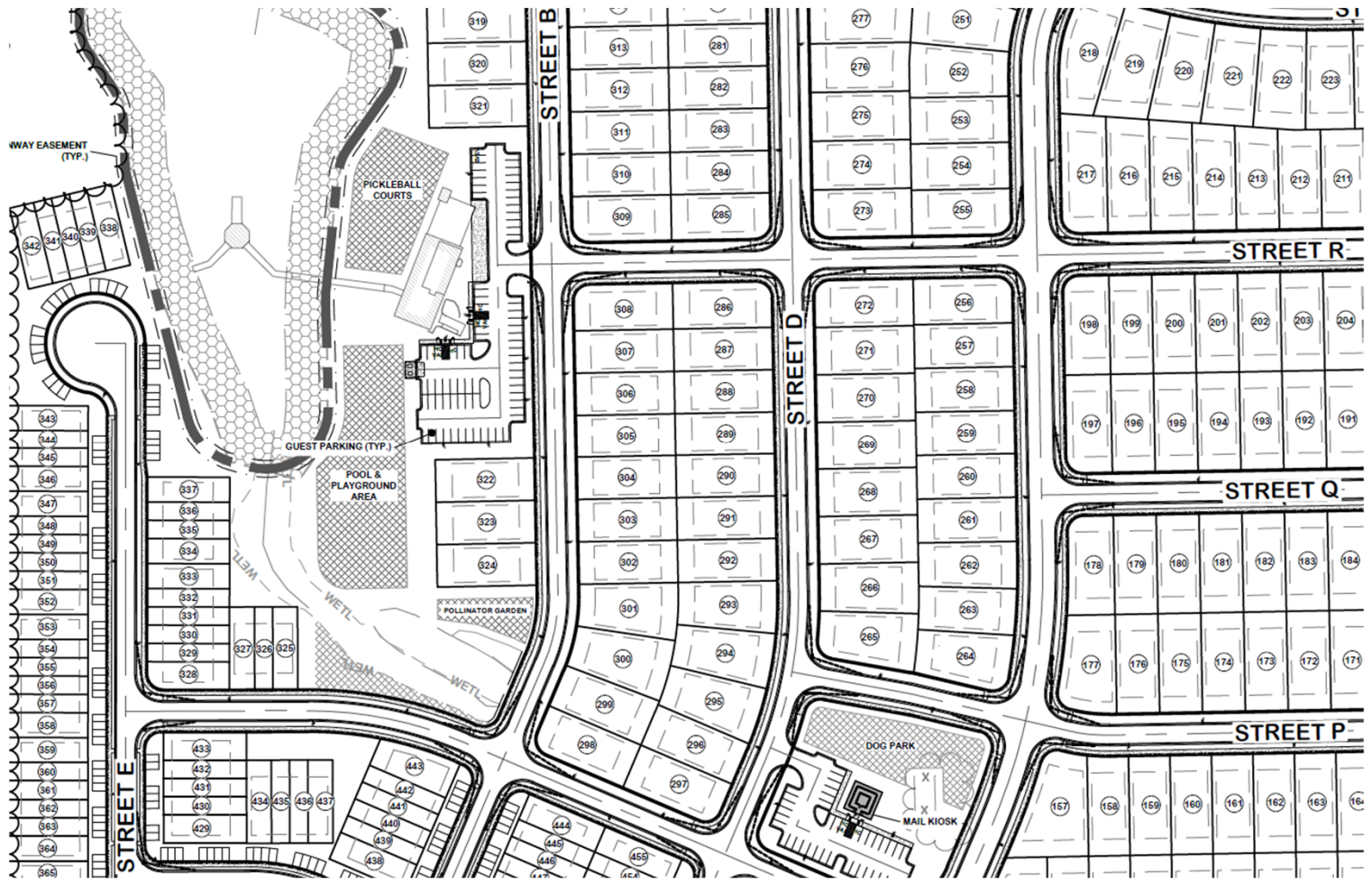
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NOT FOR CONSTRUCTION**

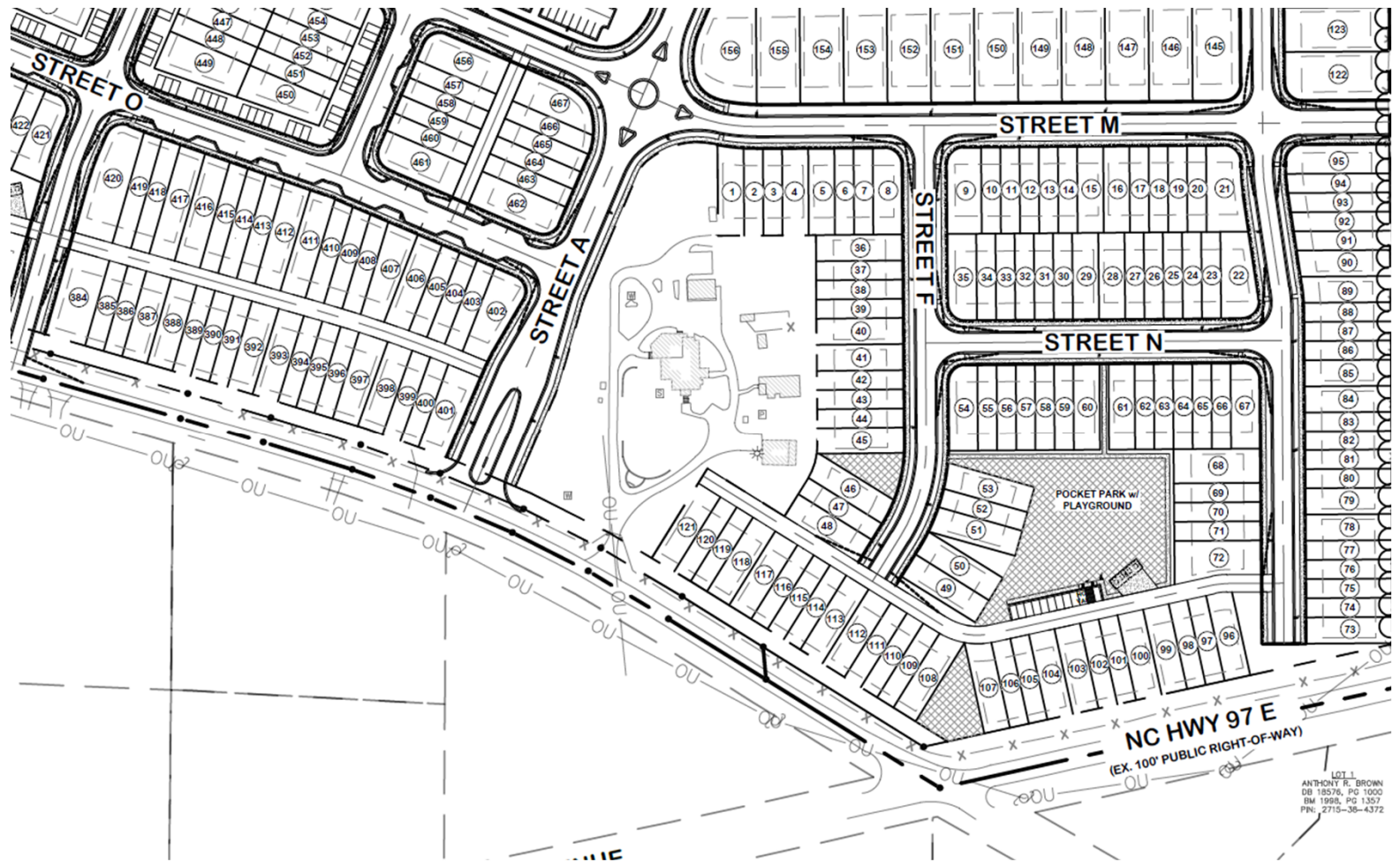
| | |
|------------------|------------------|
| DATE: 10/20/2011 | BY: JAC |
| SCALE: AS SHOWN | DATE: 10/20/2011 |
| PROJECT: 673-23 | DATE: 10/20/2011 |
| SHEET: 1 OF 1 | DATE: 10/20/2011 |

OLD BUNN ROAD SUBDIVISION
ZEBEL ON WILSON COUNTY, NORTH CAROLINA
**MASTER PLAN
SUBDIVISION LAYOUT PLAN**

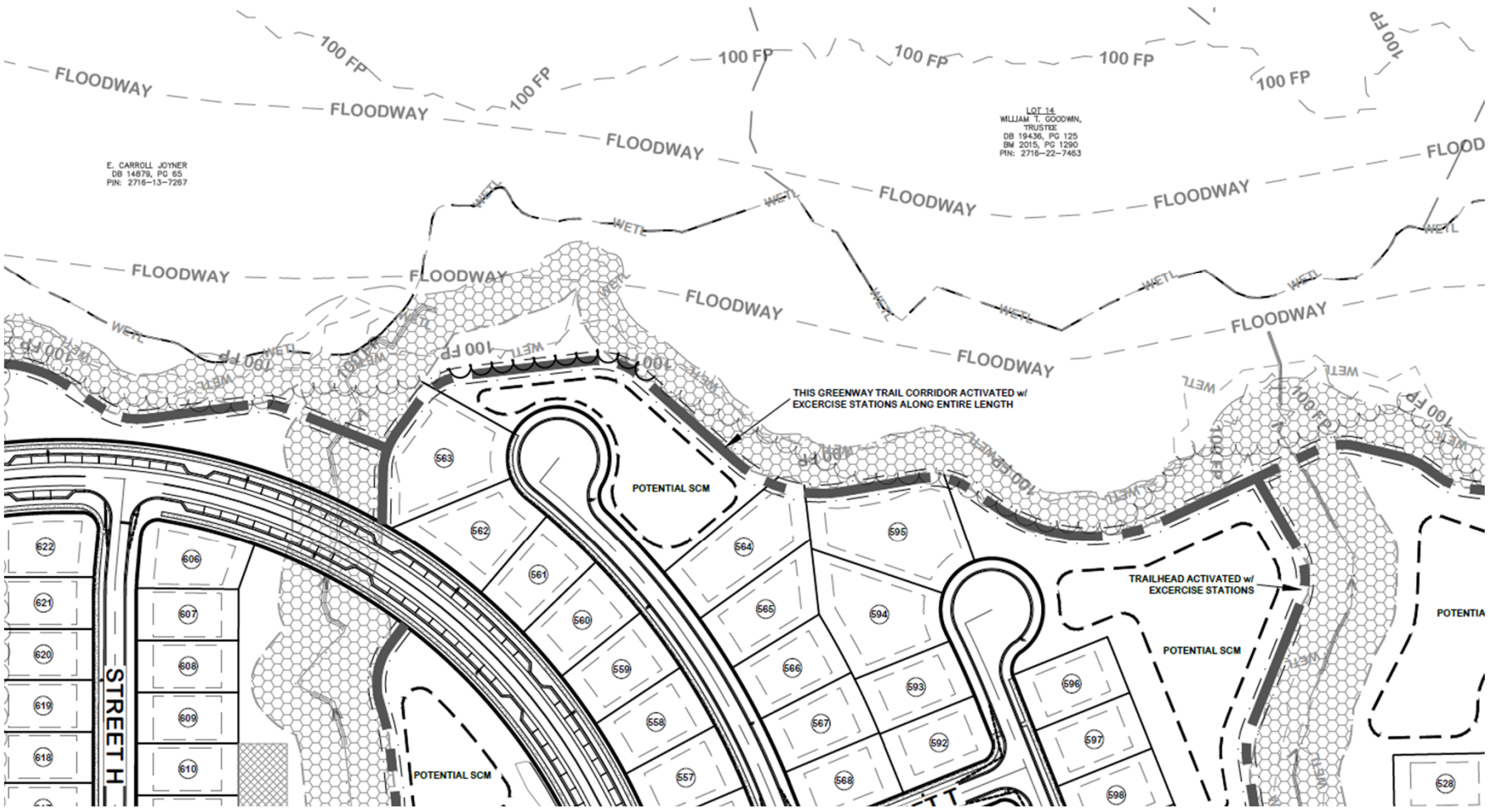
| | |
|------------------|------------------|
| DATE: 10/20/2011 | BY: JAC |
| SCALE: AS SHOWN | DATE: 10/20/2011 |
| PROJECT: 673-23 | DATE: 10/20/2011 |
| SHEET: 1 OF 1 | DATE: 10/20/2011 |
| DRAWING SHEET | C-2.0 |
| PROJECT NUMBER | 673-23 |







LOT 1
 ANTHONY R. BROWN
 DB 18576, PG 1000
 DM 1998, PG 1357
 PIN: 2715-36-4372



E. CARROLL JOYNER
DB 14879, PG 85
PIN: 2716-13-7287

LOT 14
WILLIAM T. GOODMAN,
TRUSTEE
DB 19436, PG 125
BM 2015, PG 1290
PIN: 2716-22-7463

THIS GREENWAY TRAIL CORRIDOR ACTIVATED w/
EXERCISE STATIONS ALONG ENTIRE LENGTH

TRAILHEAD ACTIVATED w/
EXERCISE STATIONS

POTENTIAL SCM

POTENTIAL SCM

POTENTIAL SCM

POTENTIAL

STREET H

622

621

620

619

618

606

607

608

609

610

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Key Proposed Conditions

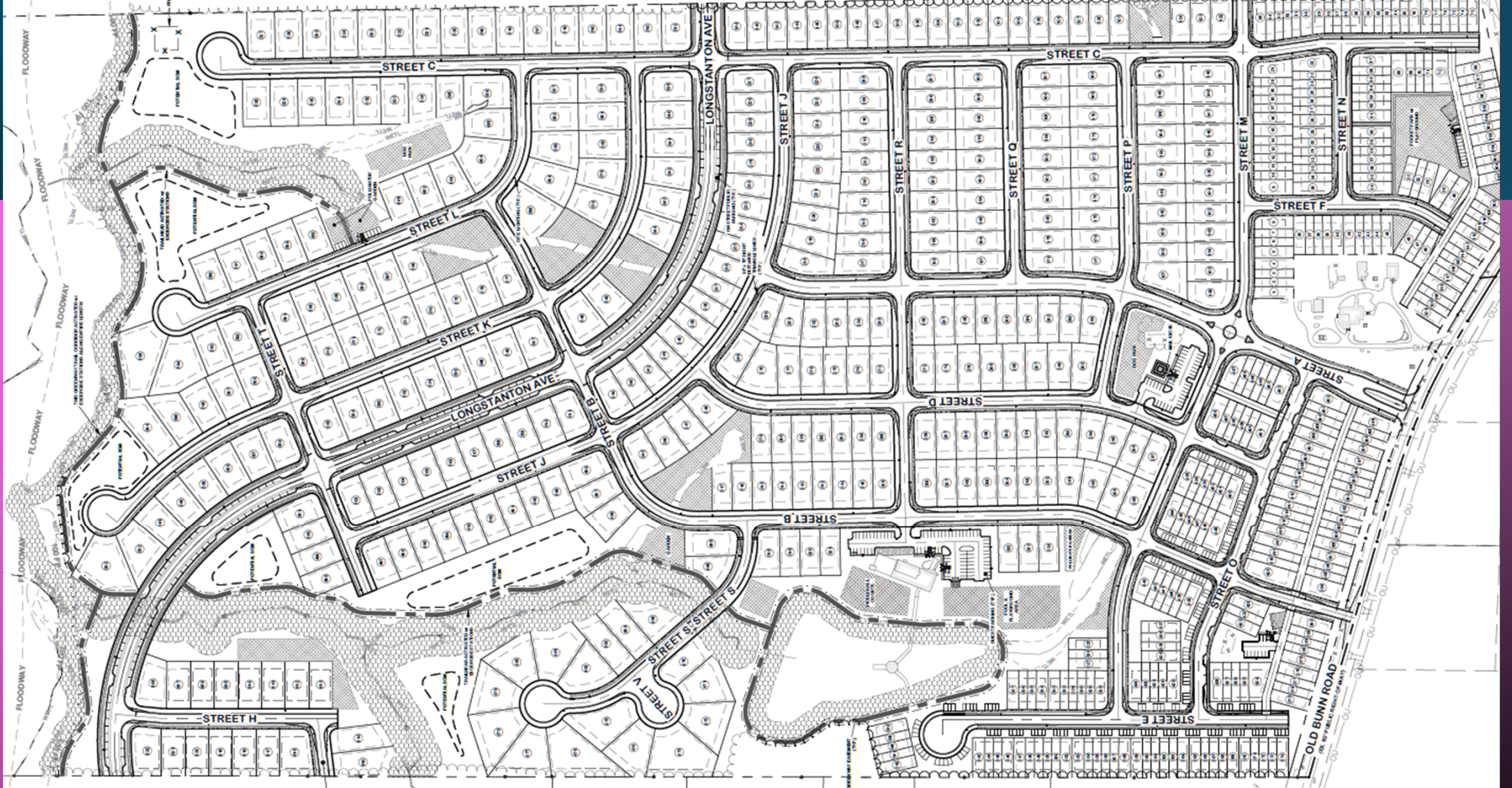
Maximum 3 stories

Minimum driveway length of 20 feet where off-street parking is provided

Public greenway trail along Beaverdam Creek

Required amenities:

- Dog park
- Community garden
- Pollinator garden
- Pocket park
- Pickleball courts
- Swimming pool
- Greenway trailhead
- Playground equipment



Suburban Residential

This designation is for residential areas where suburban character is established and preserved by achieving a balance between buildings and other site improvements relative to the degree of open space maintained within the neighborhood. The openness may be found in relatively large yard areas on individual lots and between homes and/or in common green spaces or water features. This distinguishes suburban character areas from more auto-oriented areas where site coverage in the form of dwellings, driveways and other paved surfaces predominates over open space.

Primary Land Use Types

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