
ZEBULON

NORTH CAROLINA

**TOWN OF ZEBULON
JOINT PUBLIC HEARING
APRIL 14, 2025
6:00 PM**

I. CALL TO ORDER

II. APPROVAL OF AGENDA

III. NEW BUSINESS

- a. **PD 2025-02 – Zebulon Mixed-Use** – PIN # 1796748489, 17968544029, 1796845839. A request by Spectrum Investment Solutions on behalf of property owner Martha B Stancil, for a rezoning to the Planned Development (PD) zoning district for a mixed-use development with retail and apartments.
- b. **PD 2025-03 – Old Bunn Rd -** PIN # 2715290916, 2716215371. A request by Eastwood Homes of Raleigh LLC on behalf of property owner C. Thomas Hendrickson & Jill D Hendrickson, for a rezoning to the Planned Development (PD) Zoning district for the development of 617 residential lots.

IV. ADJOURNMENT

Topic: PD 2025-02 – Zebulon Mixed Use Planned Development (PD)

Speaker: Christopher Medina, Planner I

Prepared by: Christopher Medina, Planner I

Approved by: Gibert Todd Jr, Town Manager

Executive Summary:

The Board of Commissioners and Planning Board will consider a Planned Development request for 0, 1928, and 1938 Zebulon Rd. The proposed development includes a mix of commercial, retail, and high-density residential apartments.

Discussion:

Spectrum Investment Solutions LLC is proposing a rezoning of a Planned Development (PD) for three parcels, totaling 14.546 acres, from the Town of Zebulon Heavy Commercial (HC) and Residential Suburban (R2) zoning districts. The applicant is looking to develop a total of 300 multi-family residential units. There are three proposed outparcels along the front of this site along Zebulon Rd. Two mixed-use buildings will have retail and other commercial uses on the first floor, and the floors above them will be apartment units. The remaining four buildings will be multi-family apartments. An 8-foot multi-modal trail, outdoor event venue space, outdoor grilling and dining area, playground, and pool are being proposed as part of the development.

The creation of a Planned Development district requires the applicant to provide dimensional standards, development standards, list of permitted uses, and additional district characteristics in a Planned Development narrative. This narrative has been provided as an attachment to this staff report, the narrative must be considered and approved in order to establish the proposed Planned Development district.

The elected and appointed boards will take the items provided into consideration when determining if what is proposed is consistent and meets the intent of Unified Development Ordinance section 2.2.25.J:

The advisability of an amendment to the Official Zoning Map is a matter committed to the legislative discretion of the Board of Commissioners and is not controlled by any one factor. In determining whether to adopt or deny a proposed zoning map amendment, the Board of Commissioners may weigh the relevance of and consider the following:

1. Whether the proposed zoning map amendment advances the public health, safety, or welfare;
2. Whether and the extent to which the proposed rezoning is appropriate for its proposed location, and is consistent with the purposes, goals, objectives, and policies of the Town's adopted policy guidance.

3. Whether an approval of the rezoning is reasonable and in the public interest.
4. Other factors as the Board of Commissioners may determine to be relevant.

Policy Analysis:

Comprehensive Land Use Plan (CLUP):

The rezoning is supported by the following CLUP goals:

1. Goals for Land Use and Development

- **Goal 1:** A land use allocation and pattern that advances Zebulon’s objectives of achieving greater housing variety, supporting its economic development and tax base needs, and creating a complete community with convenient resident access to schools, recreation, shopping and services. (Land Use and Development, P. 2).
- **Goal 3:** Ongoing and effective collaboration between land use and transportation planning to ensure a well-connected community with adequate means and capacity to accommodate multiple forms of circulation between local destinations. (Land Use and Development, P.2).

2. Goals for Growth Capacity

- **Goal 1:** A growth management philosophy and strategies that enable most of the projected growth in the Zebulon area to be absorbed within and contiguous to the existing developed town. (Growth Capacity, P.2).
- **Goal 2:** A growth progression and pattern of development that promotes the Town’s long-term financial sustainability and applies an adequate public facilities approach to growth management. (Growth Capacity, P.2).
- **Goal 3:** Sustained budget and community support for public safety services to ensure superior levels of service, police and fire responsiveness, and a safe and secure community as Zebulon grows. (Growth Capacity, P.2).

3. Goals for Housing and Neighborhoods

- **Goal 1:** A quantity and diversity of housing options that makes living in Zebulon attainable for a wide range of age groups and income levels. (Housing and Neighborhoods, P.2).
- **Goal 2:** Appealing housing and neighborhood choices for families drawn by Zebulon’s employment opportunities, small town charm, recreational assets and other amenities. (Housing and Neighborhoods, P.2).
- **Goal 4:** Preserved and enhanced integrity and value of existing neighborhoods, and quality design of newer residential areas to ensure their livability and long-term sustainability. (Housing and Neighborhoods, P.2).

4. Goals for Economic Development

- **Goal 1:** An economically resilient community with a diverse yet stable economic base, an environment that supports both entrepreneurs and established

businesses, and a local real estate market attractive to emerging investment, job creation and development opportunities. (Economic Development, P.2).

- **Goal 2:** A town that remains the unquestioned hub community for eastern Wake County as a multi-purpose destination and center of employment, commerce, government services, education, culture and recreational and leisure activities for residents and visitors. (Economic Development, P.2).

Housing Narrative:

The Zebulon Mixed-Use development will provide rental housing in the form of apartments, addressing the town's growing demand for diverse rental options. The project proposes a total of 300 rental units, with a unit consisting of 42% one-bedroom apartments, 47% two-bedroom apartments, and 10% three-bedroom apartments. This variety of housing options is designed to accommodate a broad range of residents, including individuals transitioning to homeownership and single individuals who are not yet in the market to purchase a home. By increasing the town's rental housing inventory, the development aims to support the evolving housing needs of Zebulon's community.

Comprehensive Transportation Plan

The Comprehensive Transportation Plan (CTP) requires Zebulon Rd in front of this site to be a 4-Lane median road.

Outcomes:

Approving the proposed Planned development will:

1. **300 New Multi-Family Residential Units:** At a calculated rate of 2.78 new residents per lot, Zebulon would have an approximate increase of 834 residents.
2. **Transportation Improvements:** Transportation improvements will be made, and impact fees will be collected.
3. **Pedestrian Walkability:** The pedestrian pathway will allow residents in Taryn Meadows and Weavers Pond to walk on this path to this proposed mixed-use development.
4. **Commercial Opportunity:** This plan would introduce 3 outparcel spaces and some opportunity for first floor retail, allowing more spaces for new businesses to come to Zebulon.

Staff Recommendation for Joint Public Hearing:

Staff recommends opening the public hearing for this Planned development. After public hearing and discussion closes, refer the matter to the Planning Board for consideration.

Staff Recommendation for Planning Board:

Staff recommend that the Planning Board recommend the approval of the proposed Planned Development. The matter will then be considered at a future Board of Commissioners' Meeting.

Attachments:

1. Planned Development (PD) Application
2. Neighborhood Meeting Packet
3. Planned Development (PD) Master Plan
4. Planned Development (PD) Narrative (Includes Utility Allocation Breakdown)
5. Traffic Impact Analysis (TIA)
6. Parking Study
7. Future Land Use and Character Map
8. Aerial Map
9. Zoning Map
10. Public Hearing Notification Affidavit



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 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)

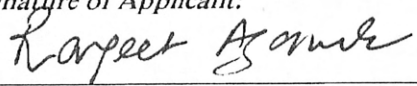
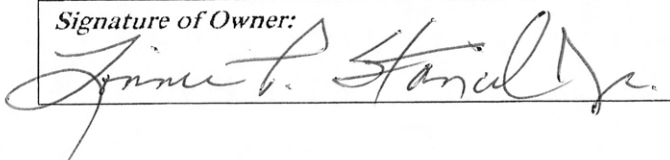
PUBLIC HEARING PROCEDURE – Upon submittal of a complete application, the Planning Department will schedule the application for a joint public hearing before the Planning Board and the Board of Commissioners. **APPLICANTS ARE STRONGLY ENCOURAGED TO CONTACT PLANNING STAFF AS SOON AS POSSIBLE TO ADDRESS 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.

PART 1. DESCRIPTION OF REQUEST/PROPERTY		
Street Address of the Property: 0, 1928, & 1938 Zebulon Road		Acreage: 15.42 total acres
Parcel Identification Number (NC PIN): 1796748489*, 1796854029**, 1796845839***	Deed Book: 07-E*, 78-E**, 004633***	Deed Page(s): 2368*, 783**, 00665***
Existing Zoning of the Property: HC, R2	Proposed Zoning of the Property: PD	
Existing Use of the Property: SF Residence, Vacant	Proposed Use of the Property: Mixed-Use: retail/commercial & multi-family	
Reason for rezoning to a Planned Unit Development: To create a single parcel with a mix of compatible uses providing commercial, retail and residential options to the area.		

PART 2. APPLICANT/AGENT INFORMATION		
Name of Applicant/Agent: Spectrum Investment Solutions, LLC		
Street Address of Applicant/Agent: 2500 Stonington Drive		
City: Apex	State: NC	Zip Code: 27523
Email of Applicant/Agent: ranjeetagarwala@hotmail.com	Telephone Number of Applicant/Agent: 361-228-2071	Fax Number of Applicant/Agent:
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: Lonnie P. Stancil, Jr.		
Street Address of Property Owner: 1938 Zebulon Road, Zebulon, NC 27597-8146		
City: Zebulon	State: NC	Zip Code: 27597-8146
Email of Property Owner:	Telephone Number of Property Owner:	Fax Number of Property Owner:

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.

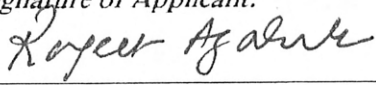
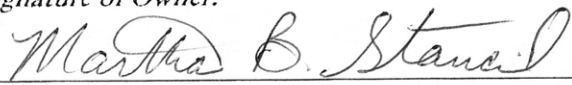
Signature of Applicant: 	Print Name: RANJEET AGARWALA	Date: 11/26/24
Signature of Owner: 	Print Name: LONNIE P. STANCIL JR	Date: 11.26.24

PART 1. DESCRIPTION OF REQUEST/PROPERTY		
Street Address of the Property: 0, 1928, & 1938 Zebulon Road		Acreage: 15.42 total acres
Parcel Identification Number (NC PIN): 1796748489*, 1796854029**, 1796845839***	Deed Book: 07-E*, 78-E**, 004633***	Deed Page(s): 2368*, 783**, 00665***
Existing Zoning of the Property: HC, R2	Proposed Zoning of the Property: PD	
Existing Use of the Property: SF Residence, Vacant	Proposed Use of the Property: Mixed-Use: retail/commercial & multi-family	
Reason for rezoning to a Planned Unit Development: To create a single parcel with a mix of compatible uses providing commercial, retail and residential options to the area.		

PART 2. APPLICANT/AGENT INFORMATION		
Name of Applicant/Agent: Spectrum Investment Solutions, LLC		
Street Address of Applicant/Agent: 2500 Stonington Drive		
City: Apex	State: NC	Zip Code: 27523
Email of Applicant/Agent: ranjeetagarwala@hotmail.com	Telephone Number of Applicant/Agent: 361-228-2071	Fax Number of Applicant/Agent:
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: Martha B Stancil		
Street Address of Property Owner: 1938 Zebulon Road, Zebulon, NC 27597-8146		
City: Zebulon	State: NC	Zip Code: 27597-8146
Email of Property Owner:	Telephone Number of Property Owner:	Fax Number of Property Owner:

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: 	Print Name: RANJEET AGARWALA	Date: 11/26/24
Signature of Owner: 	Print Name: Martha B. Stancil	Date:

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>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>3. Please provide details on how the proposed Planned Development is reasonable and in the public interest.</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>5. Please provide details on how the proposed planned unit development provides improved means of access, open space, and design amenities;</p>

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;

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;

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;

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

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.

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

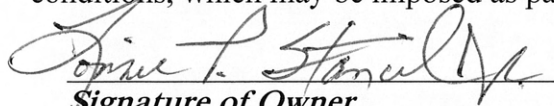
OWNER'S CONSENT FORM

Name of Project: Zebulon Mixed Use Submittal Date: _____

OWNER'S AUTHORIZATION

I hereby give CONSENT to Spectrum Investment Solutions, 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.

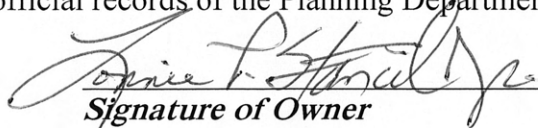
I hereby certify I have full knowledge the property I have an ownership interest in is the subject of this application. I acknowledge and agree that, pursuant to Section 2.2.15. of the Town of Zebulon Unified Development Ordinance, that lands subject to a Planned Development shall be subject to all the 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

Lonnie T. Stancik 11.26.24
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

Lonnie T. Stancik 11.26.24
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.

OWNER'S CONSENT FORM

Name of Project: Zebulon Mixed Use Submittal Date: _____

OWNER'S AUTHORIZATION

I hereby give CONSENT to Spectrum Investment Solutions, 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.

Martha B. Stancil Martha B. Stancil 11-26-2024
Signature of Owner *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.

Martha B. Stancil Martha B. Stancil 11-26-2024
Signature of Owner *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. | _____ |
| 2. | Elevation drawings of all buildings indicating the proposed exterior finish materials. | _____ |
| 3. | Landscaping plan, lighting, fencing, screening, and walls, indicating all heights and locations. | _____ |
| 4. | Location of all ingress and egress. | _____ |
| 5. | Off-street parking and loading facilities, with calculations showing how the quantities were obtained. | _____ |
| 6. | All pedestrian walks and open areas for use by residents, tenants, or the public. | _____ |
| 7. | Proposed land uses indicating areas in square feet. | _____ |
| 8. | The location and types of all signs, including lighting and heights, with elevation drawings. | _____ |
| 9. | Existing and/or proposed street names. | _____ |
| 10. | Proposed potable or reuse water, wastewater connections, and storm sewer line; proposed grading and drainage patterns; proposed water and sewer allocations. | _____ |
| 11. | Such additional items and conditions, including design standards as the Planning Board and Board of Commissioners deems necessary. | _____ |
| 12. | Trip generation data and TIA if applicable in accordance with Section 6.13 of the UDO. | _____ |

PROPOSED USES

An application has been duly filed requesting that the property described in this application be rezoned from _____ to _____. 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.		25.	
2.		26.	
3.		27.	
4.		28.	
5.		29.	
6.		30.	
7.		31.	
8.		32.	
9.		33.	
10.		34.	
11.		35.	
12.		36.	
13.		37.	
14.		38.	
15.		39.	
16.		40.	
17.		41.	
18.		42.	
19.		43.	
20.		44.	
21.		45.	
22.		46.	
23.		47.	
24.		48.	

ZONING CONDITIONS OFFERED

1. Following Board of Commissioners' approval, an electronic copy of the PD Plan and Narrative, including the Conditions of Approval, shall be provided to the Planning Department.
2. The Development will meet all adopted Town of Zebulon Unified Development Ordinance (UDO) requirements, Town of Zebulon Engineering and Stormwater design standards, and the North Carolina Fire Code and NFPA Fire standards, except where specifically modified by the approved master plan.
3. The Development will be constructed in substantial conformance with the PD Plan and PD Narrative as approved by the Zebulon Board of Commissioners.
4. Permitted uses will be limited to the following:
 - Multifamily Dwelling and associated Detached Accessory Uses (Cluster Box Unit, Maintenance Building, Play Equipment/Structure, etc.)
 - Upper Story Residential
 - Assembly
 - Live/Work Dwelling
 - Day Care Facility
 - Government Service
 - Indoor Entertainment
 - Fitness/Recreation Center
 - Artisan / Creative Studio
 - Financial Institution (with or without a Drive Through)
 - Laundry Services (with or without a Drive Through)
 - Publisher / Packaging & Printing
 - Office: General / Professional
 - Office: Medical
 - Office: Sales or Service
 - Pharmacy (with or without a Drive Through)
 - Coffee Shop
 - Microbrewery / Microdistillery / Microwinery
 - Bottle Shop with on-premise consumption
 - Restaurant (with or without a Drive Through)
 - Restaurant with Indoor/Outdoor Seating & Dining
 - Restaurant, drive through and/or walk up only
 - Retail Sales
 - Service / Personal Service (Hair, Nails, Skin)
 - Veterinary Clinic
 - Clubhouse/pool
 - Utility, Minor
 - Food Truck
 - Electric Vehicle Charging Station
 - Art Installation
 - Automated Teller Machine
 - Urgent Care Facility

- ABC / Wine Store
5. The following standards shall apply to the development:
- Maximum number of Units: 250 dwelling units
 - Maximum Commercial/Non-Residential: 25,000 SF
 - Minimum Setbacks:
 - From Zebulon Road/NC Hwy 96 ROW: 15 Feet
 - All other Property Boundaries: 20 Feet
 - Minimum Building Separation: 10 Feet
 - Maximum Building Height: 60 Feet (4 Stories)
6. The following amenities shall be provided:
- Pool with Bathhouse
 - Gathering Space with Outdoor Kitchen and Grills (Urban Open Space)
 - Outdoor Event Venue (Urban Open Space)
 - 8' Wide Multi-Modal Trail through the site connecting the existing Beaverdam Creek greenway to Zebulon Road/NC Hwy 96
 - Interconnecting Sidewalks throughout the project
7. The following transportation improvements shall be constructed and accepted by NCDOT prior to issuance of the first Certificate of Occupancy:

NC 96

- Construct one half of the ultimate 100' ROW section. (No ROW dedication required.) Developer may seek a fee-in-lieu for one half of the 12' wide median. Roadway section shall include 5' planting strip and 5' sidewalk for the full length of the frontage.

NC 96 & Bobbfield Way / Access 1

- Construct the westbound approach with at least one ingress lane and two egress lanes striped as a left-turn lane and a shared through-right turn lane.
- Provide stop control for the westbound approach.
- Construct a northbound right-turn lane with at least 50 feet of storage and appropriate taper. It should be noted that right-of-way might be limited. If so, a taper is recommended.
- Construct a southbound left-turn lane with at least 75 feet of storage and appropriate taper.

NC 96 & Access 2

- Construct the westbound approach with at least one ingress lane and one egress lane striped as a right-out.
- Provide stop control for the westbound approach.
- Construct a northbound right-turn taper (if warranted after construction of the additional lane per the Comprehensive Transportation Plan).

Any additional transportation improvements required as part of the NCDOT Driveway Permit shall be constructed prior to issuance of the first Certificate of Occupancy.

8. The following architectural standards shall be met:

Commercial Outparcel Buildings:

Will follow UDO Article 5.3.1.F.9 Outparcel Development as site conditions allow, UDO Article 4.3.5.NN if a restaurant use, and UDO Article 4.4.7.1 for all other uses when a drive through is proposed.

Mixed Residential/Retail Buildings:

a. Will follow UDO Article 5.3.2 Mixed Use Design Standards to the extent possible based on parcel size and shape and proposed location within the site. Specifically,

- Two (2) or more material types will be used.
- An aesthetic and modern color scheme will be used.
- Stone/masonry accents to be provided on a minimum of 25% of all front building façades. Stone/masonry accents will be a minimum of a 2-foot skirt under the front elevation.

b. Multi-Family Buildings:

c. Will follow UDO Article 5.3.3 Multi-Family Residential Design Standards to the extent possible based on parcel size and shape and proposed location within the site.

Specifically,

- All front building façades will be fiber cement siding.
- Side and Rear elevations may be vinyl siding or fiber cement siding with colors to match front elevations.
- Architectural-style shingles will be used.

9. The proposed development will meet all landscaping requirements per the Town of Zebulon UDO Article 5.6., with the following exceptions:

- The Streetscape Buffer along NC Highway 96 shall be modified as follows:
 - 15' Min. width from ROW
 - 20 shrubs / 100 LF with 5' Max. Spacing, 75% Evergreen
 - Tree requirements remain as listed in the UDO.
- No Foundation Plantings (5.6.11.D.) along the front of retail spaces in the two mixed-use buildings to facilitate pedestrian flow between the retail spaces and accommodate potential outdoor dining and seating.

10. The Development shall meet the UDO parking standards, subject to a 20% reduction in total number of required parking spaces for the mixed retail /apartment use and multi-family use as supported by a shared parking study per Article 5.8.11.A.

At least two Electric vehicle (EV) charging stations will be provided.

11. The Transportation Impact Analysis will be required to be updated to match the final proposed development and submitted for review and approval by the Town and NCDOT prior to Construction Plan approval. Any additional improvements required by NCDOT based on the updated TIA will be required to be constructed prior to the first Certificate of Occupancy.

12. To the extent of any conflict between the PD Plan, PD Narrative and these conditions, these conditions shall control.

Adjacent Property Owners

Parcel Address	PIN	Owner's Name
2012 ZEBULON RD	1796850087	BASS, DONALD R BASS, CONNIE M
1936 ZEBULON RD	1796850222	BASS, DONALD R BASS, CONNIE M
1922 ZEBULON RD	1796842254	CARROLL, JAMES W JR
6208 WATSONIA DR	1796844780	SANTANA, SHAWN SANTANA, NATALIE
704 ROSE MALLOW DR	1796845447	ROMERO, STEPHANIE GRACIANO, JUAN ROMERO
3124 GINGER LAKE CT	1796853492	OWENS, CASSANDRA PATRICE OWOH, STEVEN EDGAR
705 ROSE MALLOW DR	1796847401	HARRIS, BARBARETTE D MOORE, JULIA
700 ROSE MALLOW DR	1796845573	LAS CASAS LLC
6209 WATSONIA DR	1796844623	GREWAY, ELIZABETH GREWAY, DAVID
6205 WATSONIA DR	1796844566	LEON, MAYNOR ZELADA, EVELYN MARGARITA UMANA
701 ROSE MALLOW DR	1796847427	GREEN, JUDGETTE NATHAINE
624 ROSE MALLOW DR	1796859022	WHITE, JONATHAN M MACHADO, MARIA
3116 GINGER LAKE CT	1796850484	PETERKIN, LAVELLE EDWARDS, LASHONDRA
600 ROSE MALLOW DR	1796952158	OBE, TOKUNBO O OBE, FOLUSHO O
1017 MILKWEED CT	1796849639	FOURY, FRANCOIS ZAKI, CHERINE
709 ROSE MALLOW DR	1796846395	SUTTON, DONNA K
3117 GINGER LAKE CT	1796852625	WEAVERS POND HOMEOWNERS ASSOCIATION INC
3118 GINGER LAKE CT	1796852461	WEAVERS POND HOMEOWNERS ASSOCIATION INC
628 ROSE MALLOW DR	1796848989	VEGA, ALJENIS VEGA, MELISSA
653 ROSE MALLOW DR	1796847684	ELLEBY-LYONS, AMANDA L LYONS, CURTIS
629 ROSE MALLOW DR	1796849887	PIERGA, PATRICK M PIERGA, JUSTINA
1005 MILKWEED CT	1796941634	BASKARADOSS, ARUN ARUN, PRIYA
1004 MILKWEED CT	1796942812	LEWIS, KARENZO HASKINS, LATASHA OSHIA
644 ROSE MALLOW DR	1796847804	CAREY, DEBORA
625 ROSE MALLOW DR	1796940930	BYNUM, TY'QWAN
608 ROSE MALLOW DR	1796951116	ROGERS, HARRY L
1000 MILKWEED CT	1796942734	JACKSON, DAVID R JACKSON, KIM P
609 ROSE MALLOW DR	1796941989	WADE-SERVICE, EVETTE SERVICE, SHORNE
1001 MILKWEED CT	1796942607	YAPI, JACK YAPI, AMANDA CORRINE
1013 MILKWEED CT	1796940618	BASKARADOSS, ARUN ARUN, PRIYA
6204 WATSONIA DR	1796845765	PROGRESS RESIDENTIAL BORROWER 6 LLC
632 ROSE MALLOW DR	1796848946	BELLEVUE, KELYNE DEPARD, ERNSO
1009 MILKWEED CT	1796940666	BASKARADOSS, ARUN ARUN, PRIYA
617 ROSE MALLOW DR	1796941927	PROGRESS RESIDENTIAL BORROWER 6 LLC
640 ROSE MALLOW DR	1796847848	PROGRESS RESIDENTIAL BORROWER 6 LLC
616 ROSE MALLOW DR	1796950120	MALIK, MUHAMMAD H NADEEM, TOOBA
0 WILD LILAC CT	1796845472	TARYN LAKE HOMEOWNERS ASSOCIATION INC
601 ROSE MALLOW DR	1796954052	TARYN LAKE HOMEOWNERS ASSOCIATION INC
6132 WATSONIA DR	1796942595	TARYN LAKE HOMEOWNERS ASSOCIATION INC
6160 WATSONIA DR	1796848595	WASHAYA, TINASHE CLAUDIO WASHAYA, SIBUSISIWE LORRAINE
6148 WATSONIA DR	1796940572	MATHEWS, JULIANA MARYDI SYKES, RONALD B A
652 ROSE MALLOW DR	1796846743	SFR JV-2 2022-1 BORROWER LLC
9102 PIPPIN RD	1796960562	DR HORTON INC
6164 WATSONIA DR	1796848547	JONES, TIERRA LA JOYCE JONES, BRIAN DEVOE
912 LOOSESTRIFE CT	1796940307	CONSTANZA, ANA LILIAN
6156 WATSONIA DR	1796849554	NISBET, CAROL S
6152 WATSONIA DR	1796940513	EDMUNDSON, ANTONIO EDMUNDSON, ERICKA
909 LOOSESTRIFE CT	1796847396	VIRDEN, LAURENCE L SR VIRDEN, KYLA S
636 ROSE MALLOW DR	1796847992	INVITATION HOMES 7 LP
6144 WATSONIA DR	1796941532	PROGRESS RESIDENTIAL BORROWER 14 LLC
913 LOOSESTRIFE CT	1796848422	MCLAWHORN, CHRISTOPHER MCLAWHORN, JACINTA
1012 MILKWEED CT	1796941815	GONZALEZ, YAMILET LEIVA SATIESTEBAN PEREZ, LUIS ALBERTO

620 ROSE MALLOW DR	1796859076	BBOD PROPERTIES LLC
0 TARAMAR LN	1796861299	WEAVERS POND HOMEOWNERS ASSOCIATION INC
645 ROSE MALLOW DR	1796848754	IH6 PROPERTY NORTH CAROLINA LP LIMITED PARTNERSHIP
604 ROSE MALLOW DR	1796951270	ROJAS, RAUL JR ULLRICH-ROJAS, LUCY MARIA
605 ROSE MALLOW DR	1796952030	WILLIAMS, CORDELIA VANIELE
3126 GINGER LAKE CT	1796854560	BMSS1 LLC
912 WILD LILAC CT	1796843583	CHOVATIA, JAYDEEPKUMAR VAGHASIA, POOJA
621 ROSE MALLOW DR	1796940974	PROGRESS RESIDENTIAL BORROWER 5 LLC
612 ROSE MALLOW DR	1796950173	HARRATH, AYMANE HARRATH, SOFIA
3122 GINGER LAKE CT	1796852493	HENKEL, JAMES HENKEL, DEBRA
3123 GINGER LAKE CT	1796854539	BERRY, GREYSON D
3121 GINGER LAKE CT	1796853656	ESSIEN-HART, EUNICE JOHNSON, IDELLA BRIANA-ALICE
637 ROSE MALLOW DR	1796848799	LASHLEY, SHONTAE D
657 ROSE MALLOW DR	1796847568	PROGRESS RESIDENTIAL BORROWER 6 LLC
648 ROSE MALLOW DR	1796846769	ROZARIO, MARY MAGDALENE ROZARIO, JAYANTA SYLVESTER
649 ROSE MALLOW DR	1796848619	DUPREE, TINA
656 ROSE MALLOW DR	1796846636	PROGRESS RESIDENTIAL BORROWER 6 LLC

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:

0, 1928, and 1938 Zebulon Road
(Address)

1796854029, 1796748489, and 1796845839
(Pin Numbers)

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

A Neighborhood Meeting is requested because this project will include:

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

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

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

The applicant is looking to rezone the three parcels referenced above for a mixed-use development that will include commercial/retail along Zebulon Road frontage, mixed-use in the center of the development with commercial/retail on the ground floor and apartments above, and apartment buildings located in the rear of the development.

Estimated Submittal Date: October 1, 2024

MEETING INFORMATION:

Property Owner(s) Name(s) Martha B Stancil, Lonnie P, JR., Stancil, Anne B Bobbitt, Martha Ray

Applicant(s) Spectrum Investment Solutions, LLC

Contact Information (e-mail/phone) philburn@mckimcreed.com / (919) 233-8091

Meeting Address: 713 Nth Arendell Ave, Zebulon 27597 - Insight Residential Realty LLC Conference Room

Date of Meeting: September 24, 2024

Time of Meeting: 6:00 PM to 8:00 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>

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: Stancil-Bobbitt Properties		Zoning: HC and R2
Location: 0, 1928, and 1938 Zebulon Road		
Property PIN(s): 1796854029, 1796748489, 1796845839		Acreage/Square Feet: 15.42 acres
Property Owner: Martha B Stancil, Lonnie P, JR., Stancil, Anne B Bobbitt, Martha Ray		
Address: 1938 Zebulon Road		
City: Zebulon	State: NC	Zip: 27597
Phone:	Email:	
Developer: Spectrum Investment Solutions, LLC		
Address: 2500 Stonington Drive		
City: Apex	State: NC	Zip: 27523
Phone: 919-333-0701	Fax:	Email: ragarwala@hotmail.com
Engineer: McKim & Creed, INC		
Address: 4300 Edwards Mill Road, Suite 200		
City: Raleigh	State: NC	Zip: 27612
Phone: (919) 233-8091	Fax:	Email: philburn@mckimcreed.com
Builder (if known):		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email:

VICINITY MAP



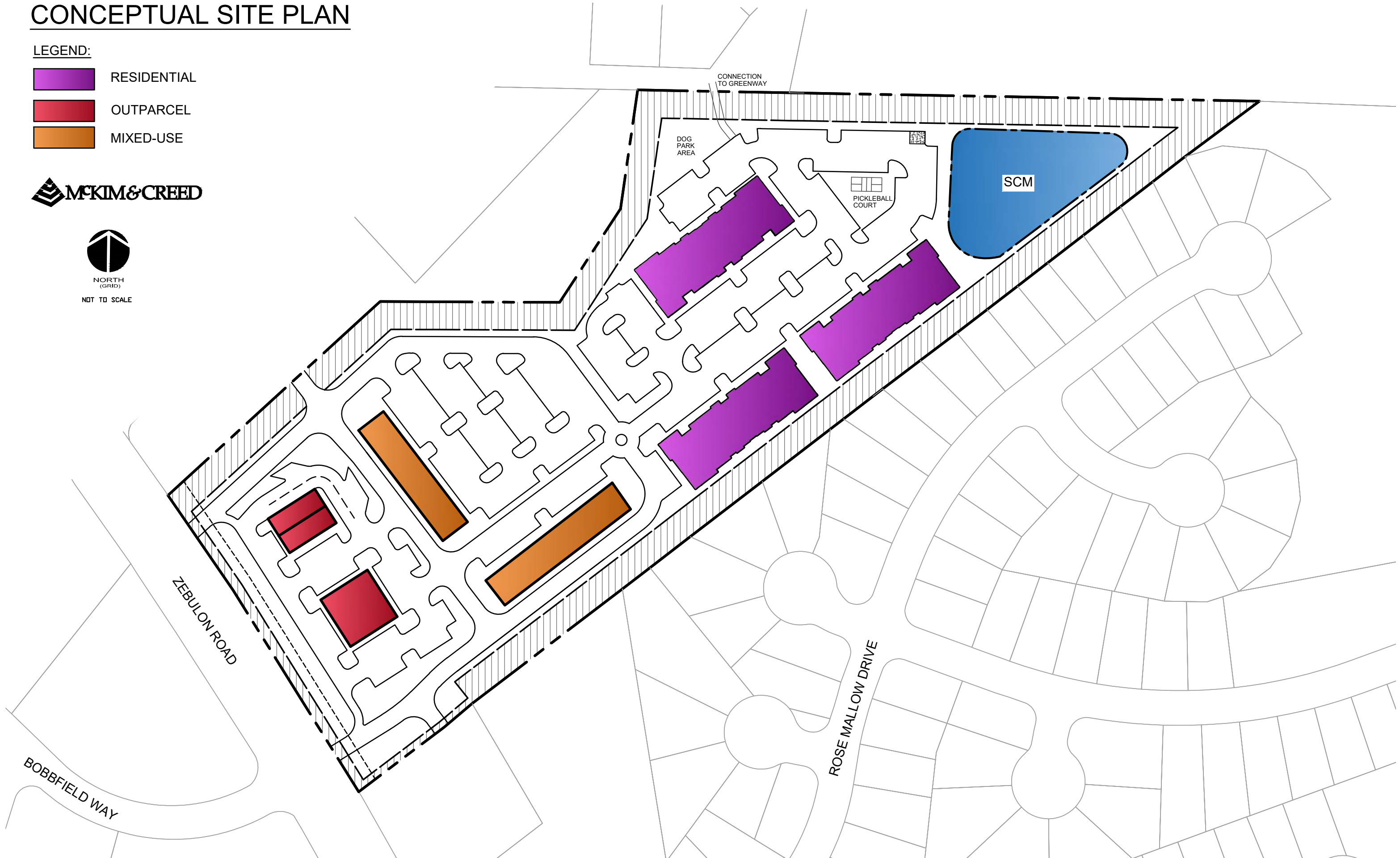
CONCEPTUAL SITE PLAN

LEGEND:

-  RESIDENTIAL
-  OUTPARCEL
-  MIXED-USE



NORTH
(GRID)
NOT TO SCALE






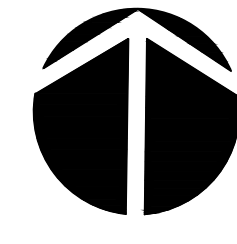
Proposed Rezoning of 0, 1928, and 1938 Zebulon Rd., Zebulon
 September 24, 2024 Neighborhood Meeting Sign-In Sheet

NAME	ADDRESS
Tommy Perry	20 Bunn Ave Zebulon
Connie Boss	1936 Zebulon Rd, Zebulon
Ralph Skordas	8601 Bobbfield Way
James & Dawn Carroll	1922 Zebulon Rd.
Melissa Davis	728 Rose Mallow Dr
Sylvia T. Wheeler	740 Rose Mallow Dr
Mary Lou Murphy	2024 Zebulon Rd
Jonathan M. White	624 Rose Mallow Dr.
Maria Machado	624 Rose Mallow Dr.
Mickela Williams	724 Rose Mallow Dr.

CONCEPTUAL SITE PLAN

LEGEND:

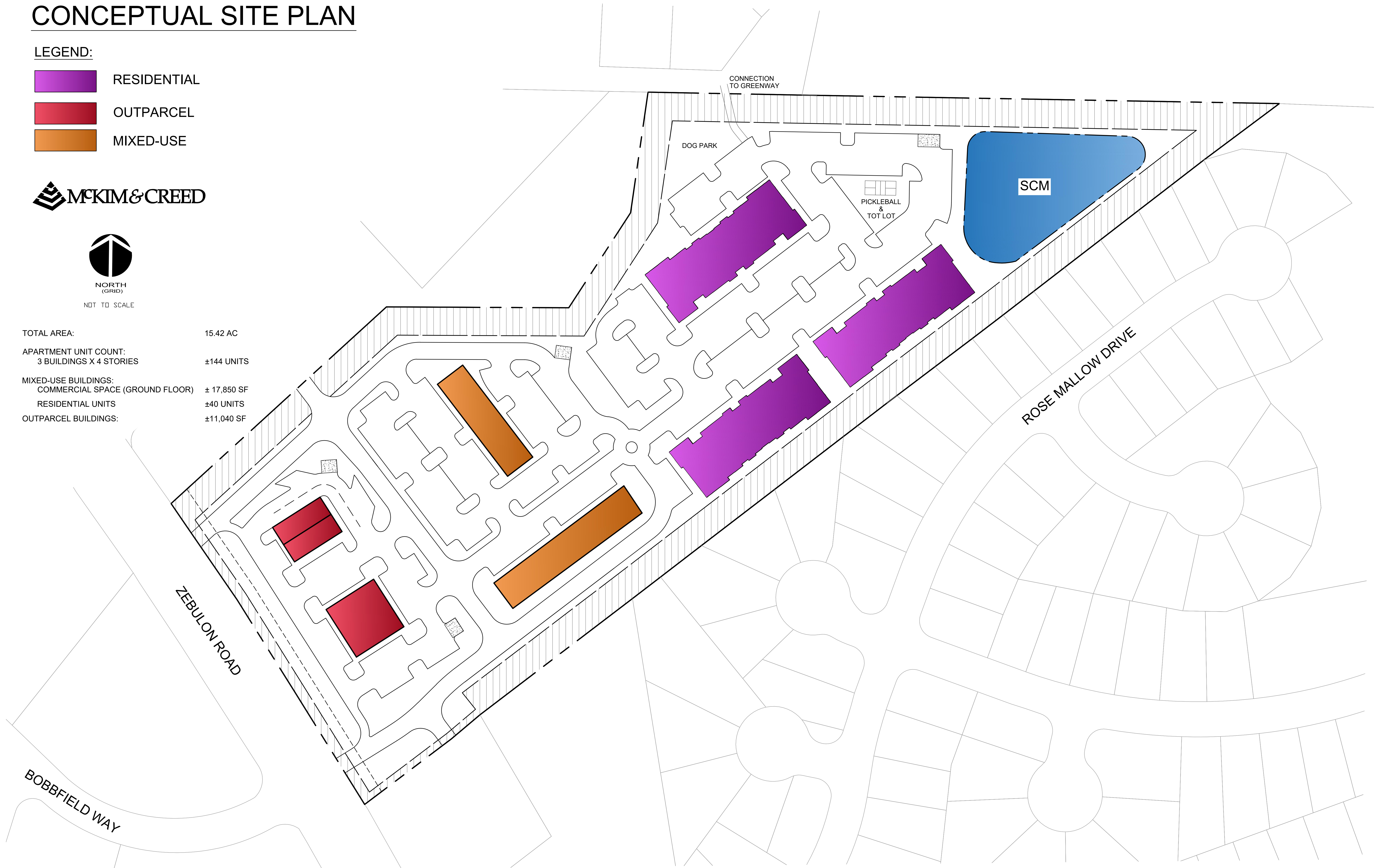
-  RESIDENTIAL
-  OUTPARCEL
-  MIXED-USE



NORTH
(GRID)

NOT TO SCALE

TOTAL AREA:	15.42 AC
APARTMENT UNIT COUNT: 3 BUILDINGS X 4 STORIES	±144 UNITS
MIXED-USE BUILDINGS: COMMERCIAL SPACE (GROUND FLOOR)	± 17,850 SF
RESIDENTIAL UNITS	±40 UNITS
OUTPARCEL BUILDINGS:	±11,040 SF





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, James R. Todd, do hereby declare as follows:
Print Name

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

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

3. The meeting was conducted at 713 N Arendell Avenue (location/address) on 9/24/2024 (date) from 6:00 pm (start time) to 8:00 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.

October 21, 2024

Date

By:

James R. Todd
James R. Todd, counsel for Applicant

STATE OF NORTH CAROLINA

COUNTY OF WAKE

James R. Todd
Sworn and subscribed before me, Deborah K. Will, a Notary Public for the above State and County, on this the 21st day of October, 2024.

SEAL

Deborah K. Will

Notary Public

Deborah K. Will

Print Name

My Commission Expires:

4-12-28





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: Stancil-Bobbitt Properties

Meeting Address: 713 N Arendell Ave., Zebulon 27597 - Insight Realty Offices

Date of Meeting: September 24, 2024 **Time of Meeting:** 6-8 PM

Property Owner(s) Names: Martha Stancil, Lonnie Stancil, Jr., Anne Bobbitt and Martha Ray

Applicants: Spectrum Investment Solutions, 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 See attached addendum A.

Applicant Response: _____

Question/ Concern #2 _____

Applicant Response: _____

Question/ Concern #3 _____

Applicant Response: _____

Question/ Concern #4 _____

Applicant Response: _____

Addendum A
to
Summary of Discussion from the Neighborhood Meeting

Questions/Concern #1: What type of tenants would the Project have?

Applicant Response: An attendee requested information on the commercial tenants of the Project. Applicant responded that the identity of the tenants would be unknown until the commercial spaces were leased up closer to Project delivery.

Questions/Concern #2: What would the height of the buildings in the Project be? Concern expressed about height located adjacent to single-family residential.

Applicant Response: Exact height has not been determined yet, but Applicant is targeting a maximum height of four stories for the mixed-use and residential components. In response to the concern about adjacent height, Applicant intends to provide buffering along the eastern edge of the Project site between the site and the residential neighborhood, and to explore locating taller uses more centrally on the site.

Questions/Concern #3: How many apartments will be built?

Applicant Response: The exact number of residential units is not determined yet, and depends on a number of factors including site design and minimum parking requirements, but Applicant is targeting 90-150 residential units.

Questions/Concern #4: Will the apartments be Section 8/subsidized?

Applicant Response: The intention is for the residential units to be market rate apartments.

Questions/Concern #5: Concern expressed about residential tenants of the Project committing crimes/trespassing within the adjacent residential neighborhood.

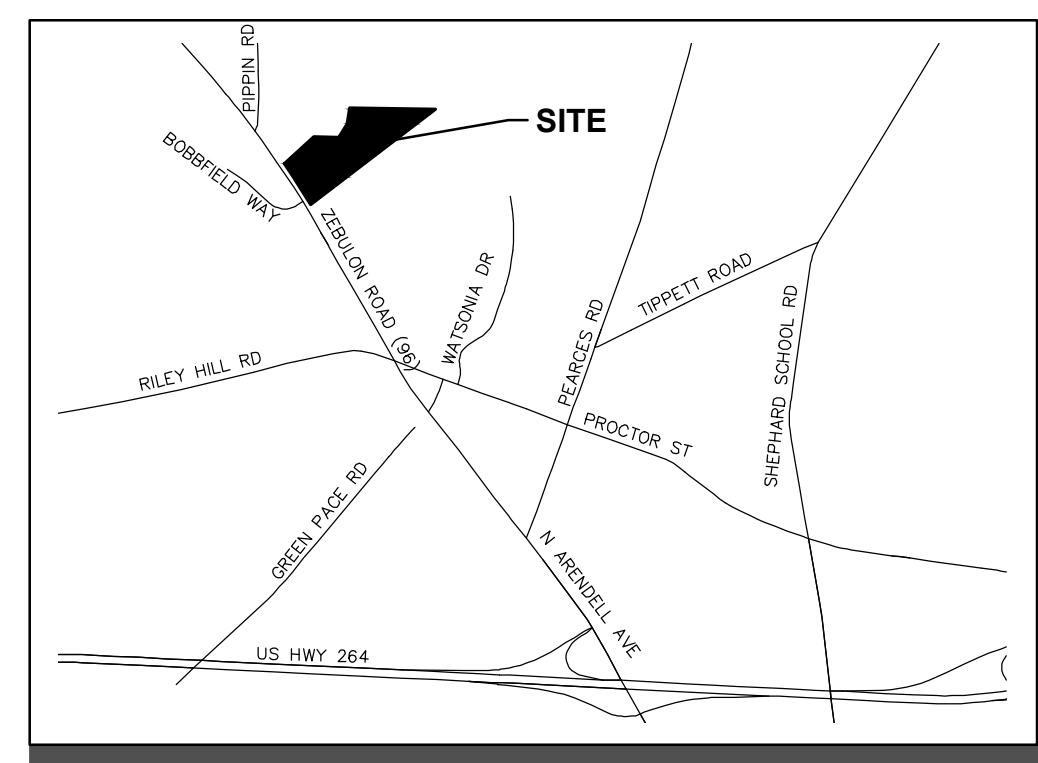
Applicant Response: Applicant has no reason to believe its tenants will be more likely to commit crimes than the general population.

Questions/Concern #5: When will the Project be completed?

Applicant Response: The Applicant intends to begin construction as soon as reasonably possible after rezoning and construction approvals are received. Actual delivery date will depend on construction timing and market conditions, but has a preliminary target of late 2026 to early 2027.

Questions/Concern #6: A request was made for the Project to include a barrier (e.g. a fence) between the Project and the adjacent residential subdivision to prevent tenants from the Project from accessing the residential subdivision.

Applicant Response: Interconnectivity is typically desired, and the Project is proposing direct access to a Greenway, but there is no planned connection point between the Project and the residential neighborhood that would require or allow for gating.



ZEBULON MIXED USE

PD ZONING APPLICATION

Sheet List Table		ORIGINAL ISSUE DATE	REVISION DATE	REVISION NUMBER
Sheet Number	Sheet Title			
--	COVER	12/02/2024	03/18/2025	B
1	EXISTING CONDITIONS	12/02/2024		
2	MASTER SITE PLAN	12/02/2024	03/18/2025	B



SITE STATISTICS

TAX MAP & PARCEL #: 1796748489, 1796854029, 1796845839
 PROJECT AREA: 14.546 ACRES
 EXISTING ZONING: HC & R2
 PROPOSED ZONING: PD
 EXISTING LAND USE: SINGLE-FAMILY RESIDENTIAL, UNDEVELOPED
 PROPOSED LAND USE: MIXED USE (COMMERCIAL, MIXED-USE, MULTI-FAMILY RESIDENTIAL)

DIMENSIONAL STANDARDS

MAXIMUM NUMBER OF DWELLING UNITS: 250 UNITS
 MAXIMUM COMMERCIAL / NON-RESIDENTIAL: 25,000 SF
 MINIMUM BUILDING SEPARATION: 10'

SITE SETBACKS

FRONT SETBACK: 25 FEET
 SIDE INTERIOR SETBACK: 10 FEET (ABUTTING RESIDENTIAL: 15 FEET)
 SIDE STREET SETBACK: 20 FEET
 REAR SETBACK: 30 FEET

STRUCTURES

MAXIMUM BUILDING HEIGHT: 60 FEET
 MAXIMUM BUILDING STORIES: 4 STORIES
 MAXIMUM BUILDING LENGTH: 250 FEET

BUFFERS:

STREETSCAPE BUFFER: 15 FEET WIDE ALONG ZEBULON ROAD/NC HWY 96
 TYPE C BUFFER W/ SHRUBS PER UDO SECTION 5.6.12. E
 PERIMETER BUFFERS*: 10' TYPE A SEPARATION BUFFER AGAINST ADJACENT HC ZONING
 20' TYPE B INTERMITTENT BUFFER AGAINST ADJACENT R-2 & R-13 SUD ZONING

*EXISTING TREES AND SHRUBS WILL BE UTILIZED TO MEET BUFFER LANDSCAPE REQUIREMENTS WHERE EXISTING MATERIAL MEETS BUFFER OBJECTIVES.

OWNERS

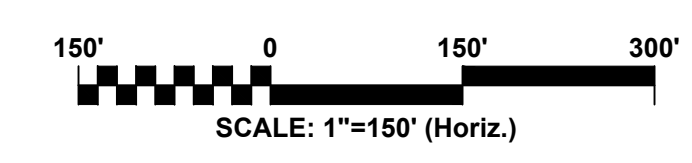
NAME: LONNIE P. STANCL, JR.
 ADDRESS: 1938 ZEBULON RD.
 ZEBULON, NC 27597-8146

NAME: MARTHA B. STANCL
 ADDRESS: 1938 ZEBULON RD.
 ZEBULON, NC 27597-8146

DEVELOPER

NAME: SPECTRUM INVESTMENT SOLUTIONS, LLC
 ADDRESS: 2500 STONINGTON DRIVE
 APEX, NC 27523
 CONTACT: SCOTT HUFFMAN
 PHONE #: (919) 422-5837
 EMAIL: scott@greystonehomesnc.co

OVERALL SITE

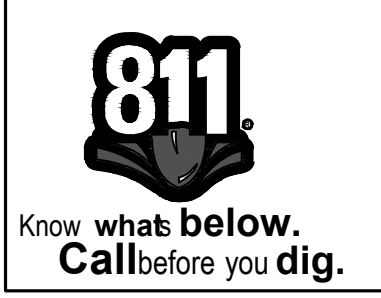


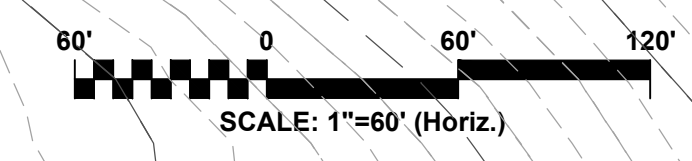
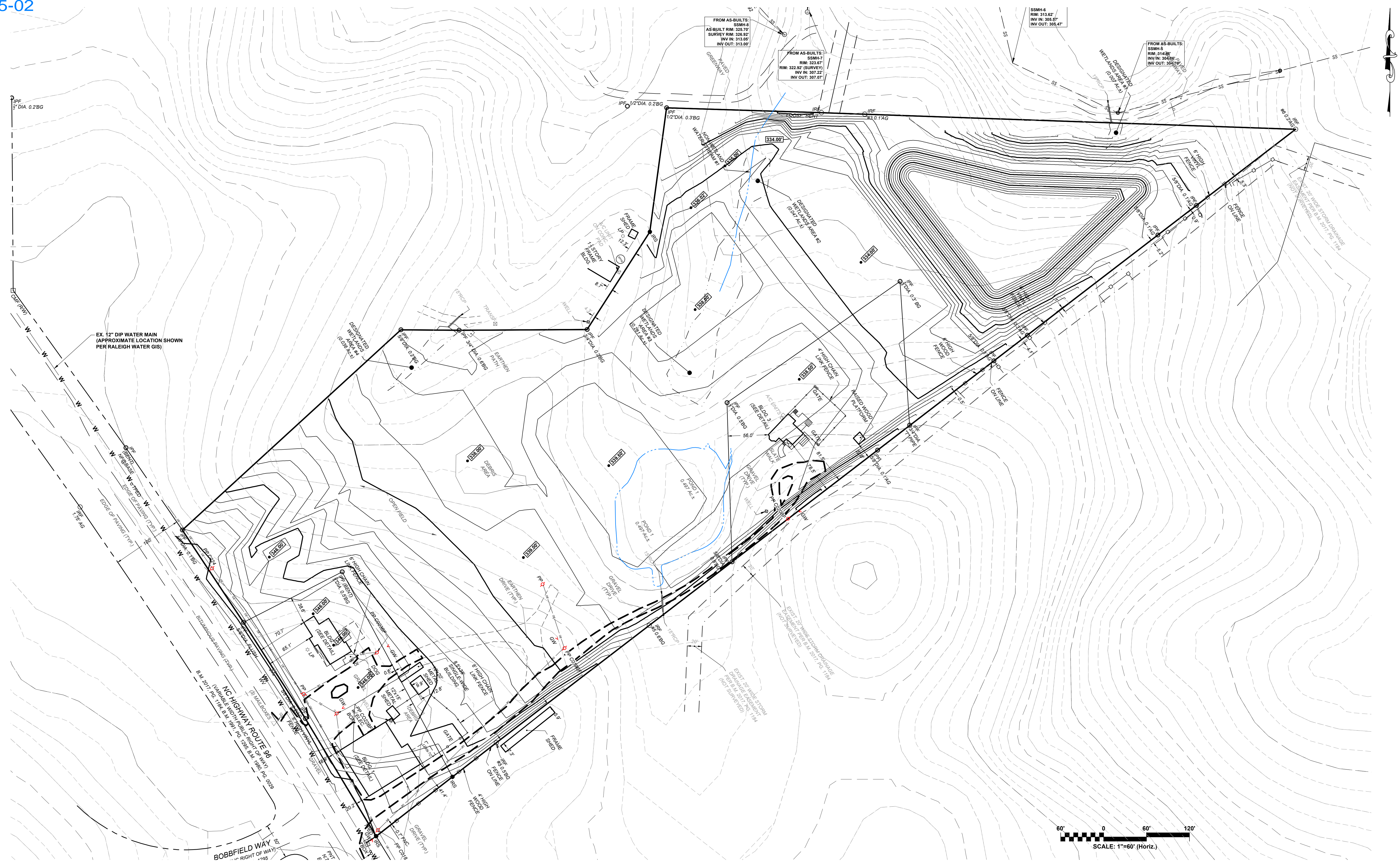
ZEBULON, NORTH CAROLINA
 DECEMBER, 2024

REVIEW DRAWINGS
 NOT FOR CONSTRUCTION
 03/18/2025

REV. NO.	DESCRIPTIONS	DATE
B	ADDRESS AGENCY COMMENTS	03/18/2025
A	ADDRESS AGENCY COMMENTS	02/13/2025

CIVIL ENGINEER





REV. NO.	DESCRIPTIONS	DATE

This electronic document is the property of
McKim & Creed, Inc.
and is not to be used for any
purpose without the written consent
of the engineer whose seal appears
on the original certified document.
DO NOT REMOVE FROM
ELECTRONIC FILE



4300 Edwards Mill Road
Suite 200, Raleigh, NC 27612
Phone: (919) 233-8091, Fax: (919) 233-8031
NC License# F-1222
www.mckimcreed.com

ZEBULON MIXED USE
ZEBULON ROAD
ZEBULON, WAKE COUNTY, NC

DATE:	DECEMBER 2024
MCE PROJ. #	09572-0001
DRAWN	
DESIGNED	
CHECKED	
PROJ. MGR.	
STATUS:	PRELIMINARY DRAWING NOT FOR CONSTRUCTION

SCALE	
HORIZONTAL:	
VERTICAL:	
DRAWING NUMBER	
REVISION	



TAX MAP & PARCEL #: 1796748489, 1796854029, 1796845839
 PROJECT AREA: 14.546 ACRES
 EXISTING ZONING: HC & RZ
 PROPOSED ZONING: PD
 EXISTING LAND USE: SINGLE-FAMILY RESIDENTIAL, UNDEVELOPED
 PROPOSED LAND USE: MIXED USE (COMMERCIAL, MIXED-USE, MULTI-FAMILY RESIDENTIAL)

OPEN SPACE
 COMMERCIAL:
 SET-ASIDE REQ. / PROPOSED: +/- 110,038 SF (+/- 2.53 AC) TOTAL AREA x 3% = 3,301 SF REQ. / +/- 21,152 SF PROPOSED
 ACTIVE REQ. / PROPOSED: NONE REQUIRED / NONE PROPOSED
 MIXED-USE W/ RESIDENTIAL:
 SET-ASIDE REQ. / PROPOSED: +/- 128,782 SF (+/- 2.96 AC) TOTAL AREA x 5% = 6,439 SF REQ. / +/- 18,203 SF PROPOSED
 ACTIVE REQ. / PROPOSED: +/- 6,439 SF x 25% = 1,609.75 SF REQ. (MIN. 50% AS URBAN OPEN SPACE) / +/- 2,879 SF PROPOSED
 MULTI-FAMILY RESIDENTIAL:
 SET-ASIDE REQ. / PROPOSED: +/- 394,804 SF (+/- 9.10 AC) TOTAL AREA x 10% = 39,480 SF REQ. / +/- 49,835 SF PROPOSED
 ACTIVE REQ. / PROPOSED: +/- 39,480 SF x 50% = 19,740 SF ACTIVE OPEN SPACE REQ. (MIN. 20% AS URBAN OPEN SPACE) / +/- 21,152 SF PROPOSED (POOL, GRILL & OUTDOOR EATING AREA, PLAYGROUND)
 (20% AS URBAN OPEN SPACE: GRILL & OUTDOOR EATING AREA: +/- 2,150 SF AND PLAYGROUND: +/- 1,848 SF)

LANDSCAPING
 PARKING:
 LOT: 1 CANOPY TREE / 12 PARKING SPACES
 406 SPACES / 12 = 34 TREES REQUIRED
 MIN. 3 SHRUBS IF NO TREE PRESENT
 INTERIOR: SINGLE ROW EVERGREEN SHRUBS @ 3' O.C., MAX HEIGHT 36"
 PERIMETER: EVERGREEN SHRUBS @ 3' O.C. WIN 10' OF BUILDING ALONG FACADES VISIBLE FROM A STREET
 FOUNDATION: 1 CANOPY TREE / 2,000 SF FOR THE FIRST 20,000 SF
 20,000 SF / 2,000 SF = 10 SITE TREES REQ.

BUFFERS
 STREETScape: MODIFIED TYPE 'C' BUFFER
 15' MINIMUM WIDTH
 (3) CANOPY TREES / 100 LF = 351.66 LF OF FRONTAGE / 100 = 3.5 (3) = 11 CANOPY TREES REQUIRED
 (6) UNDERSTORY TREES / 100 LF = 351.66 LF OF FRONTAGE / 100 = 3.5 (6) = 21 UNDERSTORY TREES REQUIRED
 (20) SHRUBS / 100 LF = 351.66 LF OF FRONTAGE / 100 = 3.5 (20) = 70 SHRUBS AT 5' MAX. SPACING, 75% EVERGREEN
 (4) UNDERSTORY TREES & (15) SHRUBS (50% EVERGREEN)
 20' TYPE A (PER 100 LF): (2) CANOPY TREES @ 50' OC, (4) UNDERSTORY TREES @ 25' OC, & (15) SHRUBS (60% EVERGREEN)
 20' TYPE B (PER 100 LF):

UTILITY ALLOCATION	POINTS	PAGE #
Mixed Use Development (Greenfield)	40	7
Section 2B: Parking: at least 2 port EV Charging Stations	5	5
Section 2D: Pedestrian-oriented and walkable site design which promotes alternatives to vehicular travel within the development. (Subject to TRC Approval)	5	11
Section 4B: Pool (Combinations may be approved by TRC) Resort Spa Plans	2	12
Section 4C: Outdoor Deck / Patio More than 3,000 square feet	3	12
Section 4E: Clubhouse No Meeting Space - Bathrooms & Changing Rooms Only	3	13
Section 4E: Clubhouse Outdoor Kitchens or Grills	2	13
TOTAL POINTS	60	

PROJECT DATA TABLE						1.10.2025
Site Area						14.546 Ac
OUTPARCEL RETAIL						
Lot	Lot Area	Bldg SF	Max. Seats	P'kg Provided	Drive-Thru	
OP 1	38,511 sf	3,230 sf	140	35	Dual / 263 lf	
OP 2	31,363 sf	2,146 sf	88	22	Dual / 248 lf	
OP 3	14,281 sf	576 sf	0	6	Single / 157 lf	
MIXED - USE RETAIL						
Bldg	Stories	Floorplate	Leasable SF	P'kg Required	P'kg Provided	
MU 1	1	10,656 sf	9,482 sf	37	37	
MU 2	1	10,656 sf	9,482 sf	37	37	
MIXED - USE APARTMENTS						
Bldg	Stories	1 BR	2 BR	3 BR	Total Units	
MU 1	3	24	6	0	30	
MU 2	3	24	6	0	30	
APARTMENTS						
Bldg	Stories	1 BR	2 BR	3 BR	Total Units	
A	4	16	36	0	52	
B	4	16	32	8	56	
C	3	12	9	12	33	
D	3	9	24	6	39	
Totals		101	113	26	240	
Mix %		42.1%	47.1%	10.8%		
Parking						
Resident P'kg (1.5 per unit)	151.5	169.5	39	360		
Visitor P'kg (0.25 per unit)	25.25	28.25	6.5	60		
Total Req'd Parking	176.75	197.75	45.5	420		
Total Required Parking - Mixed Use & Apts				494		
20% Parking Reduction				395.2		
Total Parking Provided				395		
Compact Parking Provided (max. 30% / 122 spaces)				103		
Existing Tree Retention Provided (SF / %)				16,787 / 2.64%		
Active Open Space Provided (SF / %)				10,423 / 1.64%		

ZEBULON MIXED-USE

Planned Development Rezoning Narrative

Parcels 1796748489, 1796854029, 1796845839

Town of Zebulon, North Carolina
January 2025, Rev. March 2025

OWNERS:

Name: Lonnie P. Stancil, Jr.
Address: 1938 Zebulon Rd. Zebulon, Nc 27597-8146

Name: Martha B. Stancil
Address: 1938 Zebulon Rd. Zebulon, Nc 27597-8146

DEVELOPER:

Name: Spectrum Investment Solutions, LLC
Address: 2500 Stonington Drive Apex, NC 27523
Contact: Scott Huffman
Phone #: (919) 422-5837
Email: scott@greystonehomesnc.co

CONSULTANTS:

Engineering/Planning:

McKim & Creed
8020 Tower Point Drive
Charlotte, NC 28227
(704) 841-2588
Contact: Beth Bailey Johnston, PLA, Senior Landscape Architect
bbailey@mckimcreed.com

Architecture:

Planworx Architecture
5711 Six Forks Road, Suite 100
Raleigh, NC 27609
(919) 846-8100
Contact: Bob Naegele
bnaegele@planworx.com

Traffic Engineering:

DRMP
5808 Faringdon Place
Raleigh, NC 27609
(919) 872-5115
Contact: Caroline Cheeves, PE, Traffic Analysis Project Manager, Transportation
ccheeves@drmp.com

TABLE OF CONTENTS

I.	Vicinity Map.....	3
II.	Project Data	3
III.	Purpose Statement	4
IV.	Permitted Uses	4
V.	Design Controls & Dimensional Standards	5
VI.	Architectural Standards	6
VII.	Off-Street Parking, Loading and Sidewalks	7
VIII.	Signs.....	7
IX.	Public Facilities	7
X.	Natural Resources and Environmental Protection.....	8
XI.	Stormwater Management	9
XII.	Open Space and Amenities	9
XIII.	Consistency with 2030 Land Use Map.....	10
XIV.	Compliance with the UDO	11
XV.	Transportation Impact Analysis.....	11
XVI.	Zoning Conditions Offered.....	11
APPENDIX A - Representative Elevation Illustrations.....		15
APPENDIX B - Traffic Impact Analysis Excerpts.....		18

I. VICINITY MAP



The proposed project consists of three parcels located at 2008, 1928 and 1938 Zebulon Road, directly across from the intersection of Bobbfield Way and Zebulon Road/NC Hwy 96. Two of the three parcels are adjacent to Zebulon Road/NC Hwy 96, totaling approximately 508 linear feet of frontage.

II. PROJECT DATA

Project Name	Zebulon Mixed Use
PINs	1796748489, 1796854029, 1796845839
Applicant	Spectrum Investment Solutions, LLC
Project Area	14.546 AC
Existing Zoning	HC & R-2
Proposed Zoning	PD
Existing Land Use	Single-Family Residential, Undeveloped
Proposed Land Use	Mixed Use (Commercial, Retail, Multi-Family Residential)
Developer	Spectrum Investment Solutions, LLC
Authorized Agent	Mckim & Creed

III. PURPOSE STATEMENT

The intent of this Planned Development is to provide a mix of commercial and local retail uses along Zebulon Road/NC Highway 96 that are beneficial, compatible, and convenient to the nearby residential uses. The proposed development aligns with the General Commercial (GC) Land Use/Character shown on the Future Land Use and Character Map adopted 6/07/2021 ('FLUM').

The Planned Development also proposes to incorporate higher-density residential in the form of apartments and apartments over retail behind the commercial uses. Although the project site is indicated as (SR) on the FLUM, the site characteristics support higher density residential due to the size of the project site and the direct access to and from a major thoroughfare. As requested by neighbors at the community meeting held in advance of the submittal, potential adverse impacts of variations in scale and proximity of larger buildings to adjacent single-family residences are mitigated by orienting the larger buildings so that the smaller ends face the existing residential, as well as by maximizing the separation of buildings from property lines common to single-family homes. There is no opportunity for vehicular connectivity to adjacent single-family residential uses, so traffic impact to existing neighborhoods is minimal.

Connectivity will occur via an 8' multi-modal trail linking the existing greenway east of the site to Zebulon Road, with sidewalks provided throughout the site for pedestrian circulation from and between all uses and amenities.

Currently, the parcels that make up the project are zoned R2 & HC. To accommodate the intended project, this request seeks to amend the current zoning designations and future land use map to PD, which provides the flexibility required for a mix of uses that will fulfill a need for diverse housing types and convenient access to local shops, services and restaurants.

Overall development is intended to occur in a single phase, along with individual site construction on the commercial parcels.

Ultimately, this project, through a combination of rental income, commercial activity, job creation, local business spending and infrastructure improvements will act as a catalyst for sustainable growth, supporting both residents and businesses.

IV. PERMITTED USES

- Multifamily Dwelling and associated Detached Accessory Uses (Cluster Box Unit, Maintenance Building, Play Equipment/Structure, etc.)
- Upper Story Residential
- Live/Work Dwelling
- Day Care Facility
- Indoor Entertainment
- Fitness/Recreation Center
- Artisan / Creative Studio
- Financial Institution (with or without a Drive Through)
- Laundry Services (with or without a Drive Through)

- Publisher / Packaging & Printing
- Office: General / Professional
- Office: Medical
- Office: Sales or Service
- Pharmacy (with or without a Drive Through)
- Coffee Shop
- Microbrewery / Microdistillery / Microwinery
- Bottle Shop with on-premise consumption
- Restaurant (with or without a Drive Through)
- Restaurant with Indoor/Outdoor Seating & Dining
- Restaurant, drive through and/or walk up only
- Retail Sales
- Service / Personal Service (Hair, Nails, Skin)
- Veterinary Clinic
- Clubhouse/pool
- Utility, Minor
- Food Truck
- Electric Vehicle Charging Station
- Art Installation
- Automated Teller Machine
- Urgent Care Facility
- ABC / Wine Store
- Auditorium
- Conference or Convention Center
- Post Office
- Automotive Sales and Rentals
- Business Incubator
- Catering Establishment
- Clothing Rental
- Computer-Related Services
- Convenience Store
- Co-Working Space
- Equipment and Tool Rental
- Event Venue
- Grocery Store
- Outdoor Commercial Recreation
- Package and Printing Service

V. DESIGN CONTROLS & DIMENSIONAL STANDARDS

The proposed development is multi-family residential and commercial/retail.

- Maximum number of dwelling units: 250 Units
- Maximum Commercial / Non-Residential: 25,000 SF

- Minimum Building Separation: 10'

A. Dimensional Standards: Minimum Setbacks

- From Zebulon Road/NC Hwy 96 ROW 15 Feet
- All other Property Boundaries: 20 Feet

B. Dimensional Standards: Structures

- Maximum Building Height: 60 Feet
- Maximum Building Stories: 4 Stories
- Maximum Building Length: 250 Feet

C. Buffers:

- Streetscape Buffer: Modified Type C Buffer along Zebulon Road/NC Hwy 96
 - 15' Min. width from ROW
 - 3 Canopy Trees / 100 LF
 - 6 Understory Trees / 100 LF
 - 20 shrubs / 100 LF with 5' Max. Spacing, 75% Evergreen
- Perimeter Buffers*: 10' Type A Separation Buffer against adjacent HC Zoning
20' Type B Intermittent Buffer against adjacent R-2 & R-13 SUD Zoning

*Existing trees and shrubs will be utilized to meet buffer landscape requirements where existing material meets buffer objectives.

D. Other Landscaping:

The proposed development will meet all other landscaping requirements per the Town of Zebulon UDO Article 5.6., with the following exception:

- No Foundation Plantings (5.6.11.D.) along the front of retail spaces in the two mixed-use buildings to facilitate pedestrian flow between the retail spaces and accommodate potential outdoor dining and seating.

VI. ARCHITECTURAL STANDARDS

Quality architectural standards will be used throughout the development with aesthetic and modern façade designs incorporated in the apartment and retail buildings. Appendix A depicts representative Apartment Elevations (A1) and Retail Elevations (A2). These elevations are for illustrative purposes only. Actual design may vary but will meet standards as listed below.

A. Commercial Outparcel Buildings:

Will follow UDO Article 5.3.1.F.9 Outparcel Development as site conditions allow, UDO Article 4.3.5.NN if a restaurant use, and UDO Article 4.4.7.I for all other uses when a drive through is proposed.

B. Mixed Residential / Retail Buildings:

Will follow UDO Article 5.3.2 Mixed Use Design Standards to the extent possible based on parcel size and shape and proposed location within the site. Specifically,

- Two (2) or more exterior material types will be used.
- An aesthetic and modern color scheme will be used.
- Stone/masonry accents will be used on a minimum of 25% of all front building façades. Stone/masonry accents will be a minimum of a 2-foot skirt under the front elevation.

C. Multi-Family Buildings:

Will follow UDO Article 5.3.3 Multi-Family Residential Design Standards to the extent possible based on parcel size and shape and proposed location within the site. Specifically,

- All front building façades will be fiber cement siding.
- Side and Rear elevations may be vinyl siding or fiber cement siding with colors to match front elevations.
- Architectural-style shingles will be used.

VII. OFF-STREET PARKING, LOADING & SIDEWALKS

Parking, loading, and sidewalks will meet UDO dimensional standards, except that parking lot stem lengths set forth in Article 5.1.6.F do not apply to the proposed outparcel access points as they are from an internal private circulation drive rather than a public street.

Parking spaces for outparcels will be provided per UDO Article 5.8.4. and may be configured to accommodate parking for adjacent outparcel uses in a combined lot per Article 5.8.4.E.

Parking space quantity for outparcels in the PD Plan is based on three restaurant uses, two with indoor seating and one as drive-through/walk-up only. Since the required number of spaces for restaurant uses are higher than parking requirements for any other proposed listed use, the number of spaces shown on the PD plan would accommodate any other proposed use.

Bicycle parking will be provided per UDO Article 5.8.10.

The Development seeks a 20% reduction in the number of required parking spaces for the mixed retail/apartment use and the multi-family use via a shared parking study per UDO Article 5.8.11.A.

At least two Electric vehicle (EV) charging stations will be provided.

VIII. SIGNS

All signage will comply with applicable standards and requirements of the Town of Zebulon UDO Section 5.11.

IX. PUBLIC FACILITIES

Based on TRC review, adequate public facilities and infrastructure are available for the project.

A. Water & Sanitary Sewer

The development will be served by public water and sanitary sewer utility systems. The utilities will be designed to conform with the Town of Zebulon and City of Raleigh (Raleigh Water) standards and specifications. Potable water from Raleigh Water's water system is available from an existing 12" main along Zebulon Road/NC Hwy 96 and will be extended through the development. The proposed development will be responsible for the installation of a sanitary sewer system that will serve up to 250 multi-family units and a maximum of 25,000 SF of commercial and retail. The proposed sewer system will connect to an existing 12" sewer main located along the Beaverdam Creek Greenway to the northeast of the site.

The required Utility Allocation Criteria and Request, along with a Preliminary Utility Plan, have been submitted to the Town.

B. UTILITY ALLOCATION

UTILITY ALLOCATION	POINTS	PAGE #
Mixed Use Development (Greenfield)	40	7
Section 2B: Parking: at least 2 port EV Charging Stations	5	10
Section 2D: Pedestrian-oriented and walkable site design which promotes alternatives to vehicular travel within the development. (Subject to TRC Approval)	5	11
Section 4B: Pool (Combinations may be approved by TRC) Resort Size Plans	2	12
Section 4C: Outdoor Deck / Patio More than 3,000 square feet	3	12
Section 4E: Clubhouse No Meeting Space – Bathrooms & Changing Rooms Only	3	13
Section 4E: Clubhouse Outdoor Kitchens or Grills	2	13
TOTAL POINTS	60	

C. Streets

- * No public streets are proposed internal to the development.
- * Zebulon Road (NC Hwy 96):
Developer shall build one half of the ultimate 100' ROW section less median. (No ROW dedication required.) Developer may seek a fee-in-lieu for one half of the 12' wide median. Roadway section shall include 5' planting strip and 5' sidewalk for the full length of the frontage.

D. Sidewalks

Developer will provide a 5' sidewalk for the full length of the Zebulon Road/NC Hwy 96 frontage.

E. Greenway Trail

Developer will construct a greenway trail connection from the eastern project boundary to the existing Beaverdam Creek Greenway. The greenway trail will connect to Zebulon Road/NC Hwy 96 via the proposed internal 8' multi-modal trail amenity.

X. NATURAL RESOURCES AND ENVIRONMENTAL DATA

A. Existing Vegetation & Hydrology

The front third to half of the development site adjacent to Zebulon Road/NC Hwy 96 consists of cleared land with scrub re-growth and a few individual trees outside of the maintained lawn. The remainder is a patchy mixed stand of pine and hardwoods typical of the area where one small, constructed pond (+/- .43 ac), an intermittent/perennial stream (+/- 212 lf), and 4 isolated wetland areas (+/- .314 ac total) are present. Any and all impacts requiring permits will be obtained and permitted through the Town of Zebulon, NCDEQ, and the US

Army Corps of Engineers as applicable.

This development site is in the Neuse River Basin, but not within a critical or water supply watershed.

No portion of the site is located within Special Flood Hazard areas defined by FEMA FIRM Map 3720179600K, effective 7/19/2022.

B. Historic Structures & Significance:

No historic structures or historical significance are associated with this development site.

XI. STORMWATER MANAGEMENT

The proposed development lies within the Neuse River Basin. The site is subject to and will comply with Neuse River Basin nutrient requirements and local requirements in the Town of Zebulon stormwater ordinance in place at the time of preliminary plat submittal.

XII. OPEN SPACE AND AMENITIES

The following minimum open space set-aside areas in square feet will be included in the development as shown on the Concept Plan, with specific design included at Site Plan stage.

OPEN SPACE	MIN. AREA (SF)
Commercial	
Total Set-Aside	3,301
Mixed Use with Residential	
Total Set-Aside Provided	6,439
Active Provided (25% Min.)	1,610
Voluntary Min. 50% as Urban Open Space	805
Multi-Family	
Total Set-Aside Provided	39,480
Active Provided	19,740
Voluntary Min. 20% as Urban Open Space	3,948

Open Space minimums above are calculated based on the Open Space Set-Aside Requirements in UDO Table 5.7.4.A, as follows:

Commercial:

3% of Development Area, of which 0% Active Open Space Required
 $(.03) \times 110,038 \text{ SF} = 3,301 \text{ SF Minimum}$

Mixed Use with Residential:

5% of Development Area, of which 25% Active Open Space Required
 $(.05) \times 128,782 \text{ SF} = 6,439 \text{ SF Minimum} / 1,610 \text{ SF Active}$

Multi-Family

10% of Development Area, of which 50% Active Open Space Required
 $(.10) \times 394,804 \text{ SF} = 39,480 \text{ SF Minimum} / 19,740 \text{ SF Active}$

Type and Configuration of Open Space provided are based on UDO Article 5.7.4.B and 5.7.5, respectively, with proposed amenities as follows:

Passive Open Space:

- Private, 8' Wide Multi-Modal Trail through the site connecting the existing public Beaverdam Creek greenway to public sidewalks along Zebulon Road/NC Hwy 96
- Interconnecting Sidewalks throughout the project
- Landscaped Areas & Outdoor Seating Areas
- Mailbox kiosk and CBU's, as approved by the USPS and the Town of Zebulon

Active Open Space:

- Pool with Bathhouse
- Playground

Urban Open Space:

- Outdoor Event Venue
- Gathering/Eating Space with Outdoor Kitchen and Grills

XIII. CONSISTENCY WITH THE COMPREHENSIVE PLAN & 2030 LAND USE and CHARACTER MAP

Zebulon Road Mixed Use is consistent with the Town of Zebulon Comprehensive Plan and Land Use Map goals and priorities such as housing variety, pedestrian and bike-friendly design, and a mix of uses to foster economic resiliency.

1. This Planned Development directly supports the following CLUP Guiding Principles:
 - Guiding Principal 1 (Zebulon will be Connected) by creating physical connectivity via the multi-modal trail linking the Beaverdam Creek Greenway to proposed sidewalk and bike lanes in Zebulon Road/NC Hwy 96.
 - Guiding Principal 3 (Zebulon will be Balanced) by providing mixed-use buildings and apartments for housing and price-point variety, along with outdoor amenities nearby. This also achieves a higher residential density in less land area. More options and density here mean decreased development pressure for land across Zebulon Road that is designated as Rural Conservation on the Future Land Use Map.
 - Guiding Principal 4 (Zebulon will be Prudent) by utilizing a site already served by water and sewer utilities and accessed directly from an existing road system, creating no new public roads. Additionally, this development will assist in the improvement of Zebulon Road/NC Hwy 96 per the goals of the Comprehensive Transportation Plan.
 - Guiding Principal 6 (Zebulon will be Resilient) by providing potential restaurant parcels and small shop sites in the mixed-use buildings to accommodate and foster local businesses and create a framework for obtaining goods and services within walking and biking distance, therefore reducing car trips and future congestion.
2. The Land Use and Character Map designates this site as GC (General Commercial) along Zebulon Road/NC Hwy 96 and SR (Suburban Residential) for the remainder. This Planned Development directly aligns with the HC designation by providing commercial outparcels immediately adjacent to Zebulon Road/NC Hwy 96. Multi-family and mixed-use are more appropriate uses for the remainder of the site due to the limited size and lack of opportunity for vehicular connectivity to the adjacent existing single-family neighborhoods.

XIV. COMPLIANCE WITH THE TOWN OF ZEBULON UDO

This development project will comply with all other relevant sections of the Town of Zebulon Unified Development Ordinance.

XV. TRANSPORTATION IMPACT ANALYSIS

Based on the Final TIA prepared by DRMP, dated December 2024, the following improvements will be required of the development:.

A. NC 96 & Bobbfield Way / Access 1

- Construct the westbound approach with at least one ingress lane and two egress lanes striped as a left-turn lane and a shared through-right turn lane.
- Provide stop control for the westbound approach.
- Construct a northbound right-turn lane with at least 50 feet of storage and appropriate taper. It should be noted that right-of-way might be limited. If so, a taper is recommended.
- Construct a southbound left-turn lane with at least 75 feet of storage and appropriate taper.

B. NC 96 & Access 2

- Construct the westbound approach with at least one ingress lane and one egress lane striped as a right-out.
- Provide stop control for the westbound approach.
- Construct a northbound right-turn taper.

XVI. ZONING CONDITIONS OFFERED

1. Following Board of Commissioners' approval, an electronic copy of the PD Plan and Narrative, including the Conditions of Approval, shall be provided to the Planning Department.
2. The Development will meet all adopted Town of Zebulon Unified Development Ordinance (UDO) requirements, Town of Zebulon Engineering and Stormwater design standards, and the North Carolina Fire Code and NFPA Fire standards, except where specifically modified by the approved master plan.
3. The Development will be constructed in substantial conformance with the PD Plan and PD Narrative as approved by the Zebulon Board of Commissioners.
4. Permitted uses will be limited to the following:
 - Multifamily Dwelling and associated Detached Accessory Uses (Cluster Box Unit, Maintenance Building, Play Equipment/Structure, etc.)
 - Upper Story Residential
 - Live/Work Dwelling
 - Day Care Facility
 - Indoor Entertainment
 - Fitness/Recreation Center
 - Artisan / Creative Studio

- Financial Institution (with or without a Drive Through)
 - Laundry Services (with or without a Drive Through)
 - Publisher / Packaging & Printing
 - Office: General / Professional
 - Office: Medical
 - Office: Sales or Service
 - Pharmacy (with or without a Drive Through)
 - Coffee Shop
 - Microbrewery / Microdistillery / Microwinery
 - Bottle Shop with on-premise consumption
 - Restaurant (with or without a Drive Through)
 - Restaurant with Indoor/Outdoor Seating & Dining
 - Restaurant, drive through and/or walk up only
 - Retail Sales
 - Service / Personal Service (Hair, Nails, Skin)
 - Veterinary Clinic
 - Clubhouse/pool
 - Utility, Minor
 - Food Truck
 - Electric Vehicle Charging Station
 - Art Installation
 - Automated Teller Machine
 - Urgent Care Facility
 - ABC / Wine Store
5. The following standards shall apply to the development:
- Maximum number of Units: 250 dwelling units
 - Maximum Commercial/Non-Residential: 25,000 SF
 - Minimum Setbacks:
 - From Zebulon Road/NC Hwy 96 ROW: 15 Feet
 - All other Property Boundaries: 20 Feet
 - Minimum Building Separation: 10 Feet
 - Maximum Building Height: 60 Feet (4 Stories)
6. The following amenities shall be provided:
- Pool with Bathhouse
 - Gathering Space with Outdoor Kitchen and Grills (Urban Open Space)
 - Outdoor Event Venue (Urban Open Space)
 - Private, 8' Wide Multi-Modal Trail through the site connecting the existing public Beaverdam Creek greenway to public sidewalks along Zebulon Road/NC Hwy 96
 - Interconnecting Sidewalks throughout the project
7. The following transportation improvements shall be constructed and accepted by NCDOT prior to issuance of the first Certificate of Occupancy:

NC 96

- Construct one half of the ultimate 100' ROW section. (No ROW dedication required.) Developer may seek a fee-in-lieu for one half of the 12' wide median. Roadway section shall include 5' planting strip and 5' sidewalk for the full length of the frontage.

NC 96 & Bobbfield Way / Access 1

- Construct the westbound approach with at least one ingress lane and two egress lanes striped as a left-turn lane and a shared through-right turn lane.
- Provide stop control for the westbound approach.
- Construct a northbound right-turn lane with at least 50 feet of storage and appropriate taper. It should be noted that right-of-way might be limited. If so, a taper is recommended.
- Construct a southbound left-turn lane with at least 75 feet of storage and appropriate taper.

NC 96 & Access 2

- Construct the westbound approach with at least one ingress lane and one egress lane striped as a right-out.
- Provide stop control for the westbound approach.
- Construct a northbound right-turn taper (if warranted after construction of the additional lane per the Comprehensive Transportation Plan).

Any additional transportation improvements required as part of the NCDOT Driveway Permit shall be constructed prior to issuance of the first Certificate of Occupancy.

8. The following architectural standards shall be met:

Commercial Outparcel Buildings:

Will follow UDO Article 5.3.1.F.9 Outparcel Development as site conditions allow, UDO Article 4.3.5.NN if a restaurant use, and UDO Article 4.4.7.1 for all other uses when a drive through is proposed

Mixed Residential/Retail Buildings:

Will follow UDO Article 5.3.2 Mixed Use Design Standards to the extent possible based on parcel size and shape and proposed location within the site. Specifically,

- Two (2) or more material types will be used.
- An aesthetic and modern color scheme will be used.
- Stone/masonry accents to be provided on a minimum of 25% of all front building façades. Stone/masonry accents will be a minimum of a 2-foot skirt under the front elevation.

Multi-Family Buildings:

Will follow UDO Article 5.3.3 Multi-Family Residential Design Standards to the extent possible based on parcel size and shape and proposed location within the site. Specifically,

- All front building façades will be fiber cement siding.
- Side and Rear elevations may be vinyl siding or fiber cement siding with colors to match front elevations.
- Architectural-style shingles will be used.

9. The proposed development will meet all landscaping requirements per the Town of Zebulon UDO Article 5.6., with the following exceptions:
- The Streetscape Buffer along NC Highway 96 shall be modified as follows:
 - 15' Min. width from ROW

- 20 shrubs / 100 LF with 5' Max. Spacing, 75% Evergreen
 - Tree requirements remain as listed in the UDO.
 - No Foundation Plantings (5.6.11.D.) along the front of retail spaces in the two mixed-use buildings to facilitate pedestrian flow between the retail spaces and accommodate potential outdoor dining and seating.
10. The Development shall meet the UDO parking standards, subject to a 20% reduction in total number of required parking spaces for the mixed retail /apartment use and multi-family use as supported by a shared parking study per Article 5.8.11.A.
- At least two Electric vehicle (EV) charging stations will be provided.
11. The Transportation Impact Analysis will be required to be updated to match the final proposed development and submitted for review and approval by the Town and NCDOT prior to Construction Plan approval. Any additional improvements required by NCDOT based on the updated TIA will be required to be constructed prior to the first Certificate of Occupancy.
12. To the extent of any conflict between the PD Plan, PD Narrative and these conditions, these conditions shall control.

APPENDIX A

Representative Elevations (For Illustrative Purposes Only)

A1. Representative Apartment Elevations



A2. Representative Mixed Use / Retail Elevations







APPENDIX B

Traffic Impact Analysis Excerpts

8. CONCLUSIONS

This Traffic Impact Analysis was conducted to determine the potential traffic impacts of the Zebulon Mixed-Use development to be located east of Zebulon Road and south of Pippin Road in Zebulon, North Carolina. The proposed development, anticipated to be completed in 2028, is assumed to consist of 200 apartments, 19,500 square feet (s.f.) retail, 9,500 s.f. high-turnover restaurant, 2,000 s.f. coffee shop with drive-through. In accordance with the Town UDO the study will utilize a build+1 for future year traffic conditions. Site access is proposed via one full-movement driveway along Zebulon Road across from Bobbfield Way and one right-in/right-out (RIRO) access along Zebulon Road.

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2024 Existing Traffic Conditions
- 2029 No-Build Traffic Conditions
- 2029 Build Traffic Conditions

Trip Generation

Primary site trips are expected to generate approximately 214 trips (97 entering and 117 exiting) during the weekday AM peak hour and 184 trips (109 entering and 75 exiting) during the weekday PM peak hour.

Adjustments to Analysis Guidelines

Capacity analysis at all study intersections was completed according to NCDOT Congestion Management Guidelines. Refer to section 6.1 of this report for a detailed description of any adjustments to these guidelines made throughout the analysis.

Intersection Capacity Analysis Summary

All the study area intersections (including the proposed site driveways) are expected to operate at acceptable levels-of-service under existing and future year conditions with the exception of the intersections listed below. A summary of the study area intersections that are expected to need improvements are as follows:

NC 96 & Riley Hill Road

The minor-street approaches are expected to operate at LOS F during both the weekday AM and PM peak hours. It is important to note that the proposed development is only expected to account for less than 8% of the traffic at the intersection, primarily the mainline through traffic. The proposed development is expected to only account for less than 6% of the traffic along the westbound approach during both the weekday AM and PM peak hours.

The intersection to the south, NC 96 and Green Pace Road, is signalized, which is expected to provide gaps in the mainline traffic which will allow traffic from the minor-street approaches to be able to flow into mainline traffic or cross the intersection. Traffic from the westbound approach can also utilize the intersection of NC 96 and Green Pace Road via the intersection of Proctor Street and Green Pace Road, providing an alternative route to Riley Hill Road or NC 96.

NC 96 & Bobbfield Way/Access 1

The minor-street approaches are expected to operate at LOS F during both the weekday AM and PM peak hours. It is important to note that the intersection to the north, NC 96 and Pippin Road, is signalized, which is expected to provide gaps in the mainline traffic which will allow traffic from the minor-street approaches to be able to flow into mainline.

A northbound right-turn lane and a southbound left-turn lane were considered based on the NCDOT *Policy on Street and Driveway Access to North Carolina Highways* and are recommended. It should be noted that a right-turn lane may impact the driveway for the business to the south of the development. If significant impacts to the business would occur, a right-turn lane taper in lieu of a full turn lane is recommended.

NC 96 & Access 2

The minor-street approach is expected to operate at LOS C or better during both the weekday AM and PM peak hours. Queueing at the minor-street approach is not expected to exceed 71 feet (approximately 3 vehicles).

A northbound right-turn lane was considered based on the NCDOT *Policy on Street and Driveway Access to North Carolina Highways* and was found to not be recommended; however, a northbound right-turn taper is warranted and is recommended.

9. RECOMMENDATIONS

Based on the findings of this study, specific geometric improvements have been identified and are recommended to accommodate future traffic conditions. See a more detailed description of the recommended improvements below. Refer to Figure 12 for an illustration of the recommended lane configuration for the proposed development.

Future Traffic Improvements

NC 96 & Pearces Road

- Construct an additional southbound through lane.
- Restripe the existing westbound right-turn lane to a shared left-right turn lane.
- Signal timing modifications.

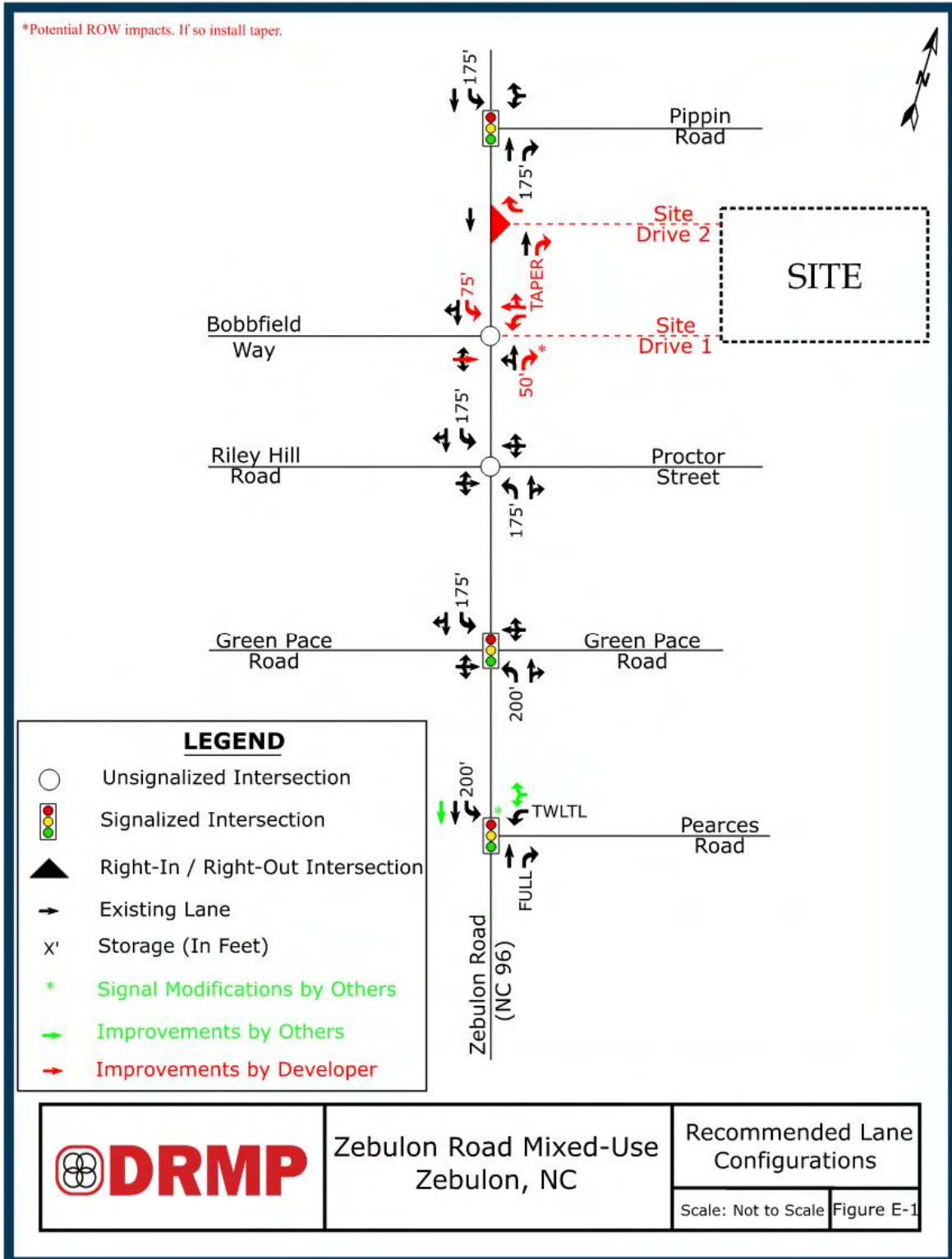
Recommended Improvements by Developer

NC 96 & Bobbfield Way/Access 1

- Construct the westbound approach with at least one ingress lane and two egress lanes striped as a left-turn lane and a shared through-right turn lane.
- Provide stop control for the westbound approach.
- Construct a northbound right-turn lane with at least 50 feet of storage and appropriate taper, it should be noted that right-of-way might be limited. If so a taper is recommended.
- Construct a southbound left-turn lane with at least 75 feet of storage and appropriate taper.

NC 96 & Access 2

- Construct the westbound approach with at least one ingress lane and one egress lane striped as a right-out.
- Provide stop control for the westbound approach.
- Construct a northbound right-turn taper.



The required Utility Allocation Criteria and Request, along with a Preliminary Utility Plan, have been submitted to the Town.

B. UTILITY ALLOCATION

UTILITY ALLOCATION	POINTS	PAGE #
Mixed Use Development (Greenfield)	40	7
Section 2B: Parking: at least 2 port EV Charging Stations	5	10
Section 2D: Pedestrian-oriented and walkable site design which promotes alternatives to vehicular travel within the development. (Subject to TRC Approval)	5	11
Section 4B: Pool (Combinations may be approved by TRC) Resort Size Plans	2	12
Section 4C: Outdoor Deck / Patio More than 3,000 square feet	3	12
Section 4E: Clubhouse No Meeting Space – Bathrooms & Changing Rooms Only	3	13
Section 4E: Clubhouse Outdoor Kitchens or Grills	2	13
TOTAL POINTS	60	

C. Streets

- * No public streets are proposed internal to the development.
- * Zebulon Road (NC Hwy 96):
Developer shall build one half of the ultimate 100' ROW section less median. (No ROW dedication required.) Developer may seek a fee-in-lieu for one half of the 12' wide median. Roadway section shall include 5' planting strip and 5' sidewalk for the full length of the frontage.

D. Sidewalks

Developer will provide a 5' sidewalk for the full length of the Zebulon Road/NC Hwy 96 frontage.

E. Greenway Trail

Developer will construct a greenway trail connection from the eastern project boundary to the existing Beaverdam Creek Greenway. The greenway trail will connect to Zebulon Road/NC Hwy 96 via the proposed internal 8' multi-modal trail amenity.

X. NATURAL RESOURCES AND ENVIRONMENTAL DATA

A. Existing Vegetation & Hydrology

The front third to half of the development site adjacent to Zebulon Road/NC Hwy 96 consists of cleared land with scrub re-growth and a few individual trees outside of the maintained lawn. The remainder is a patchy mixed stand of pine and hardwoods typical of the area where one small, constructed pond (+/- .43 ac), an intermittent/perennial stream (+/- 212 lf), and 4 isolated wetland areas (+/- .314 ac total) are present. Any and all impacts requiring permits will be obtained and permitted through the Town of Zebulon, NCDEQ, and the US



TRAFFIC IMPACT ANALYSIS

FOR

ZEBULON MIXED-USE

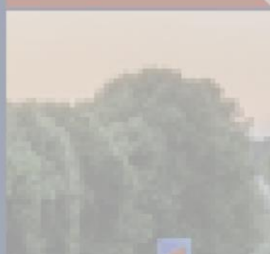
LOCATED

IN

ZEBULON, NC

Prepared For:

WENDELL ESTATES, LLC
10220 Chapel Hill Road
Morrisville, NC 27560



DECEMBER 2024

DRMP Project No. 24572

Prepared By: GB

Reviewed By: CC



**TRAFFIC IMPACT
ANALYSIS
FOR
ZEBULON MIXED-USE
LOCATED IN
ZEBULON, NC**



Caroline Cheeves

Prepared For:

Wendell Estates, LLC
10220 Chapel Hill Road
Morrisville, NC 27560

Prepared By:

DRMP, Inc.
License #F-1524

TRAFFIC IMPACT ANALYSIS ZEBULON MIXED-USE

Zebulon, North Carolina

EXECUTIVE SUMMARY

1. Development Overview

A Traffic Impact Analysis (TIA) was conducted for the proposed Zebulon Mixed-Use development in accordance with the Town of Zebulon Unified Development Ordinance (UDO) and North Carolina Department of Transportation (NCDOT) capacity analysis guidelines. The proposed Zebulon Mixed-Use development to be located east of Zebulon Road and south of Pippin Road in Zebulon, North Carolina. The proposed development, anticipated to be completed in 2028, is assumed to consist of the following land uses: 240 apartments, 26,000 square feet (s.f.) retail, 5,500 s.f. high-turnover restaurant, 600 s.f. coffee shop with drive-through. In accordance with the Town UDO the study will utilize a build+1 for future year traffic conditions. Site access is proposed via one full-movement driveway along Zebulon Road across from Bobbfield Way and one right-in/right-out (RIRO) access along Zebulon Road.

2. Existing Traffic Conditions

The study area for the TIA was determined through coordination with the North Carolina Department of Transportation (NCDOT) and the Zebulon (Town) and consists of the following existing intersections:

- NC 96 and Pippin Road (Signalized)
- NC 96 and Riley Hill Road (Unsignalized)
- NC 96 and Green Pace Road (Signalized)
- NC 96 and Pearces Road (Signalized)

Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersection listed above, in September of 2024 by DRMP during a typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods. Traffic volumes were balanced between study intersections, where appropriate.

3. Future Traffic Conditions

Through coordination with the NCDOT and the Town, it was determined that an annual growth rate of 1% would be used to generate 2029 (build+1) projected weekday AM and PM peak hour traffic volumes.

4. Site Trip Generation

Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE Trip Generation Manual, 11.1th Edition. Table E-1 provides a summary of the trip generation potential for the site.

Table E-1: Site Trip Generation

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)			Weekday PM Peak Hour Trips (vph)		
			Enter	Exit	Total	Enter	Exit	Total
Apartments (220)	240 Units	1,614	23	74	97	78	46	124
Strip Retail (822)	26,000 s.f.	1,416	37	24	61	86	85	171
High-Turnover Restaurant (932)	5,500 s.f.	590	29	24	53	31	19	50
Coffee Shop with Drive- Through (937)	600 s.f.	320	27	25	52	12	11	23
Total Trips		3,940	116	147	263	207	161	368
<i>Internal Capture* (15% AM, 16% PM)</i>			-17	-23	-40	-34	-25	-59
External Trips			99	124	223	173	136	309
<i>Pass-By Trips (Shopping Center: 29% PM)</i>			-	-	-	-21	-21	-42
<i>Pass-By Trips (High-Turnover Restaurant: 43% PM)</i>			-	-	-	-9	-9	-18
<i>Pass-By Trips (Coffee Shop with Drive-Through: 90% AM, 98% PM)</i>			-20	-20	-40	-9	-9	-18
Primary Trips			79	104	183	134	97	231

To estimate traffic conditions with the site fully built-out, the total site trips were added to the 2029 no-build traffic volumes to determine the 2029 build traffic volumes. The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2024 Existing Traffic Conditions
- 2029 No-Build Traffic Conditions
- 2029 Build Traffic Conditions

5. Capacity Analysis Summary

The analysis considered weekday AM and PM peak hour traffic for 2024 existing, 2029 no-build, and 2029 build conditions. Refer to Section 7 of the TIA for the capacity analysis summary performed at each study intersection.

6. Recommendations

Based on the findings of this study, specific geometric and traffic control improvements have been identified at study intersections. The improvements are summarized below and are illustrated in Figure E-1.

Future Traffic Improvements

NC 96 & Pearces Road

- Construct an additional southbound through lane.
- Restripe the existing westbound right-turn lane to a shared left-right turn lane.
- Signal timing modifications.

Recommended Improvements by Developer

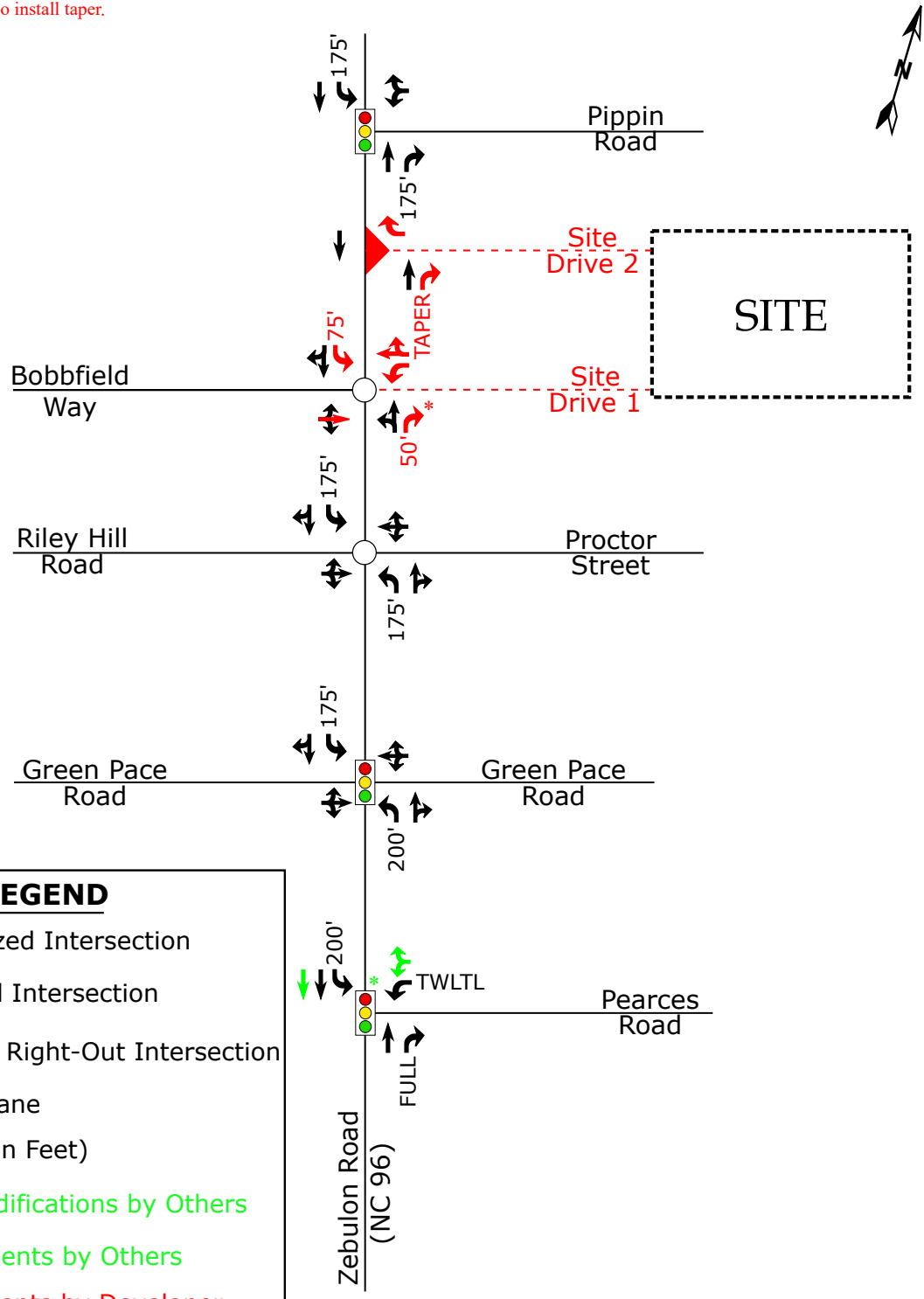
NC 96 & Bobbfield Way/Access 1

- Construct the westbound approach with at least one ingress lane and two egress lanes striped as a left-turn lane and a shared through-right turn lane.
- Provide stop control for the westbound approach.
- Construct a northbound right-turn lane with at least 50 feet of storage and appropriate taper, it should be noted that right-of-way might be limited. If so a taper is recommended.
- Construct a southbound left-turn lane with at least 75 feet of storage and appropriate taper.

NC 96 & Access 2

- Construct the westbound approach with at least one ingress lane and one egress lane striped as a right-out.
- Provide stop control for the westbound approach.
- Construct a northbound right-turn taper.

*Potential ROW impacts. If so install taper.



LEGEND

- Unsignalized Intersection
- 🚦 Signalized Intersection
- ▲ Right-In / Right-Out Intersection
- ➔ Existing Lane
- x' Storage (In Feet)
- * Signal Modifications by Others
- ➔ Improvements by Others
- ➔ Improvements by Developer



Zebulon Road Mixed-Use
Zebulon, NC

Recommended Lane
Configurations

Scale: Not to Scale Figure E-1

TABLE OF CONTENTS

1. INTRODUCTION	1
1.1. Site Location and Study Area.....	1
1.2. Proposed Land Use and Site Access	2
1.3. Adjacent Land Uses	2
1.4. Existing Roadways	2
Table 1: Existing Roadway Inventory	3
2. 2024 EXISTING PEAK HOUR CONDITIONS	7
2.1. 2024 Existing Peak Hour Traffic Volumes.....	7
2.2. Analysis of 2024 Existing Peak Hour Traffic Conditions.....	7
3. 2029 NO-BUILD PEAK HOUR CONDITIONS.....	9
3.1. Ambient Traffic Growth	9
3.2. Adjacent Development Traffic	9
3.3. Future Roadway Improvements	9
3.4. 2029 No-Build Peak Hour Traffic Volumes.....	9
3.5. Analysis of 2029 No-Build Peak Hour Traffic Conditions.....	10
4. SITE TRIP GENERATION AND DISTRIBUTION	12
4.1. Trip Generation.....	12
Table 2: Trip Generation Summary.....	12
4.2. Site Trip Distribution and Assignment	14
5. 2029 BUILD TRAFFIC CONDITIONS.....	22
5.1. 2029 Build Peak Hour Traffic Volumes.....	22
5.2. Analysis of 2029 Build Peak Hour Traffic Conditions	22
6. TRAFFIC ANALYSIS PROCEDURE	24
Table 3: Highway Capacity Manual – Levels-of-Service and Delay	24
6.1. Adjustments to Analysis Guidelines	24
7. CAPACITY ANALYSIS.....	25
7.1. NC 96 & Pippin Road	26
Table 4: Analysis Summary of NC 96 & Pippin Road.....	26
7.2. NC 96 & Riley Hill Road.....	27
Table 5: Analysis Summary of NC 96 & Riley Hill Road.....	27
7.3. NC 96 & Green Pace Road	29
Table 6: Analysis Summary of NC 96 & Green Pace Road	29
7.4. NC 96 & Pearces Road	30
Table 7: Analysis Summary of NC 96 & Pearces Road	30
7.5. NC 96 & Bobbfield Way/Access 1.....	31

Table 8: Analysis Summary of NC 96 & Bobbfield Way/Access 1 31
7.6. NC 96 & Access 2 33
Table 9: Analysis Summary of NC 96 & Access 2 33
8. CONCLUSIONS 34
9. RECOMMENDATIONS..... 37

LIST OF FIGURES

Figure 1 – Site Location Map..... 4
Figure 2 – Preliminary Site Plan 5
Figure 3 – Existing Lane Configurations..... 6
Figure 4 – 2024 Existing Peak Hour Traffic 8
Figure 5 – 2029 No-Build Peak Hour Traffic 11
Figure 6A – Residential Site Trip Distribution 15
Figure 6B – Primary Commercial Site Trip Distribution 16
Figure 7A – Residential Site Trip Assignment 17
Figure 7B – Primary Commercial Site Trip Assignment 18
Figure 8 – Pass-By Site Trip Distribution 19
Figure 9 – Pass-by Site Trip Assignment..... 20
Figure 10 – Total Site Trip Assignment..... 21
Figure 11 – 2029 Build Peak Hour Traffic..... 23
Figure 12 – Recommended Lane Configurations 38

LIST OF TABLES

Table 1: Existing Roadway Inventory 3
Table 2: Trip Generation Summary 12
Table 3: Highway Capacity Manual – Levels-of-Service and Delay 24
Table 4: Analysis Summary of NC 96 & Pippin Road..... 26
Table 5: Analysis Summary of NC 96 & Riley Hill Road 27
Table 6: Analysis Summary of NC 96 & Green Pace Road 29
Table 7: Analysis Summary of NC 96 & Pearces Road 30
Table 8: Analysis Summary of NC 96 & Bobbfield Way/Access 1 31
Table 9: Analysis Summary of NC 96 & Access 2 33

TECHNICAL APPENDIX

Appendix A:	Scoping Documentation
Appendix B:	Traffic Counts
Appendix C:	Signal Plans
Appendix D:	Capacity Calculations – NC 96 & Pippin Road
Appendix E:	Capacity Calculations – NC 96 & Riley Hill Road
Appendix F:	Capacity Calculations – NC 96 & Green Pace Road
Appendix G:	Capacity Calculations – NC 96 & Pearces Road
Appendix H:	Capacity Calculations – NC 96 & Access 1
Appendix I:	Capacity Calculations – NC 96 & Access 2
Appendix J:	Sim Traffic Queueing Analysis

TRAFFIC IMPACT ANALYSIS

ZEBULON MIXED-USE Zebulon, North Carolina

1. INTRODUCTION

The contents of this report present the findings of the Traffic Impact Analysis (TIA) conducted for the proposed Zebulon Mixed-Use development to be located east of Zebulon Road and south of Pippin Road in Zebulon, North Carolina. The purpose of this study is to determine the potential impacts to the surrounding transportation system created by traffic generated by the proposed development, as well as recommend improvements to mitigate the impacts.

The proposed development, anticipated to be completed in 2028, is assumed to consist of the following uses:

- 240 apartments
- 26,000 square feet (s.f.) retail
- 5,500 s.f. high-turnover restaurant
- 600 s.f. coffee shop with drive-through

In accordance with the Town UDO the future scenarios will be studied with a build+1. The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2024 Existing Traffic Conditions
- 2029 No-Build Traffic Conditions
- 2029 Build Traffic Conditions

1.1. Site Location and Study Area

The development is proposed to be located east of Zebulon Road and south of Pippin Road in Zebulon, North Carolina. Refer to Figure 1 for the site location map.

The study area for the TIA was determined through coordination with the North Carolina Department of Transportation (NCDOT) and the Zebulon (Town) and consists of the following existing intersections:

- NC 96 and Pippin Road (Signalized)
- NC 96 and Riley Hill Road (Unsignalized)
- NC 96 and Green Pace Road (Unsignalized)
- NC 96 and Pearces Road (Signalized)

1.2. Proposed Land Use and Site Access

The proposed development, anticipated to be completed in 2028, is assumed to consist of the following uses:

- 240 apartments
- 26,000 square feet (s.f.) retail
- 5,500 s.f. high-turnover restaurant
- 600 s.f. coffee shop with drive-through

Site access is proposed via one full-movement driveway along Zebulon Road across from Bobbfield Way and one right-in/right-out (RIRO) access along Zebulon Road. Refer to Figure 2 for a copy of the preliminary site plan.

1.3. Adjacent Land Uses

The proposed development is located in an area consisting of undeveloped land, commercial development and residential development.

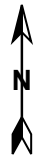
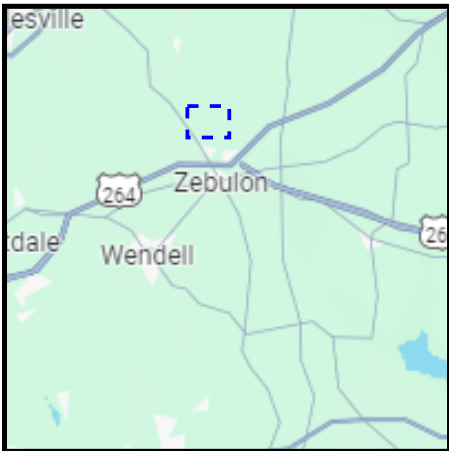
1.4. Existing Roadways




Existing lane configurations (number of traffic lanes on each intersection approach), speed limits, storage capacities, and other intersection and roadway information within the study area are shown in Figure 3. Table 1 provides a summary of this information, as well.


Table 1: Existing Roadway Inventory

Road Name	Route Number	Typical Cross Section	Speed Limit	2023 AADT (vpd)
Zebulon Road	NC 96	2-lane undivided	45 mph	11,000
Pippin Road	CR 2337	2-lane undivided	35 mph	3,100*
Riley Hill Road/Proctor Street	CR 2320	2-lane undivided	45 mph/35 mph	2,400
Pearces Road	N/A	2-lane undivided	35 mph	7,600*
Green Pace Road	CR 2368	2-lane undivided	Not Posted	3,800

*ADT based on the traffic counts from 2024 and assuming the weekday PM peak hour volume is 10% of the average daily traffic.



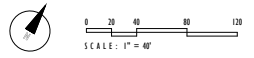
LEGEND	
	Study Intersection
	Study Area
	Proposed Site Drive

	Zebulon Road Mixed-Use Zebulon, NC	Site Location Map	
		Scale: Not to Scale	Figure 1



PROJECT DATA TABLE

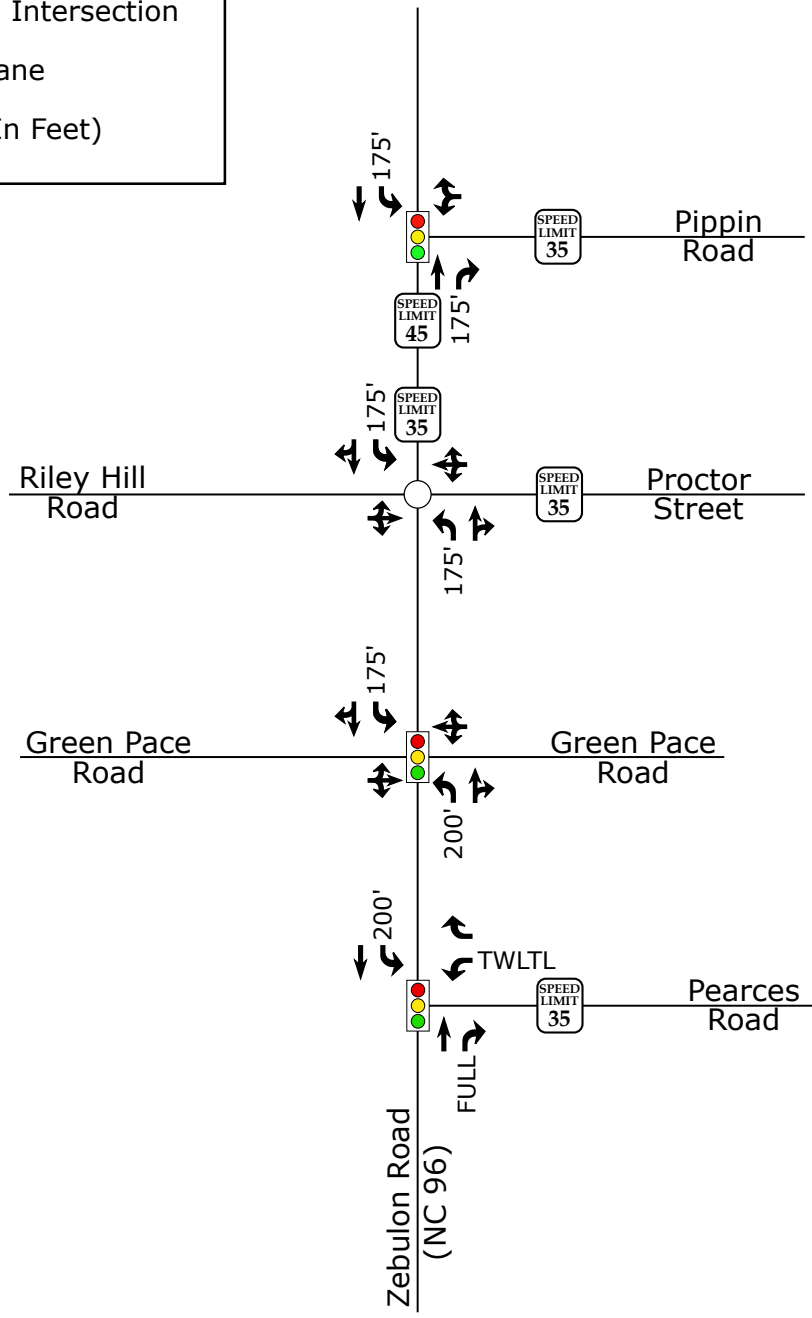
Category	Item	Value	Notes
OUTPACE, RETAIL	Lot 1	12,500	2,100
	Lot 2	15,000	2,800
	Lot 3	18,000	3,500
MID-RISE RETAIL	Block 1	10,000	1,800
	Block 2	12,000	2,200
MID-RISE APARTMENTS	Block 1	150	150
	Block 2	150	150
APARTMENTS	Block 1	100	100
	Block 2	100	100
	Block 3	100	100
	Block 4	100	100
Parking	Surface	100	100
	Structure	200	200
	Other	100	100
	Total	400	400





LEGEND

- Unsignalized Intersection
- ⬆️⬆️⬆️ Signalized Intersection
- ➡️ Existing Lane
- x' Storage (In Feet)



	Zebulon Road Mixed-Use Zebulon, NC	2024 Existing Lane Configurations	
		Scale: Not to Scale	Figure 3

2. 2024 EXISTING PEAK HOUR CONDITIONS

2.1. 2024 Existing Peak Hour Traffic Volumes

Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersections listed below, in September by DRMP during a typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods:

- NC 96 and Pippin Road (Signalized)
- NC 96 and Riley Hill Road (Unsignalized)
- NC 96 and Green Pace Road (Unsignalized)
- NC 96 and Pearces Road (Signalized)

Refer to Figure 4 for 2024 existing weekday AM and PM peak hour traffic volumes. A copy of the count data is located in Appendix B of this report.

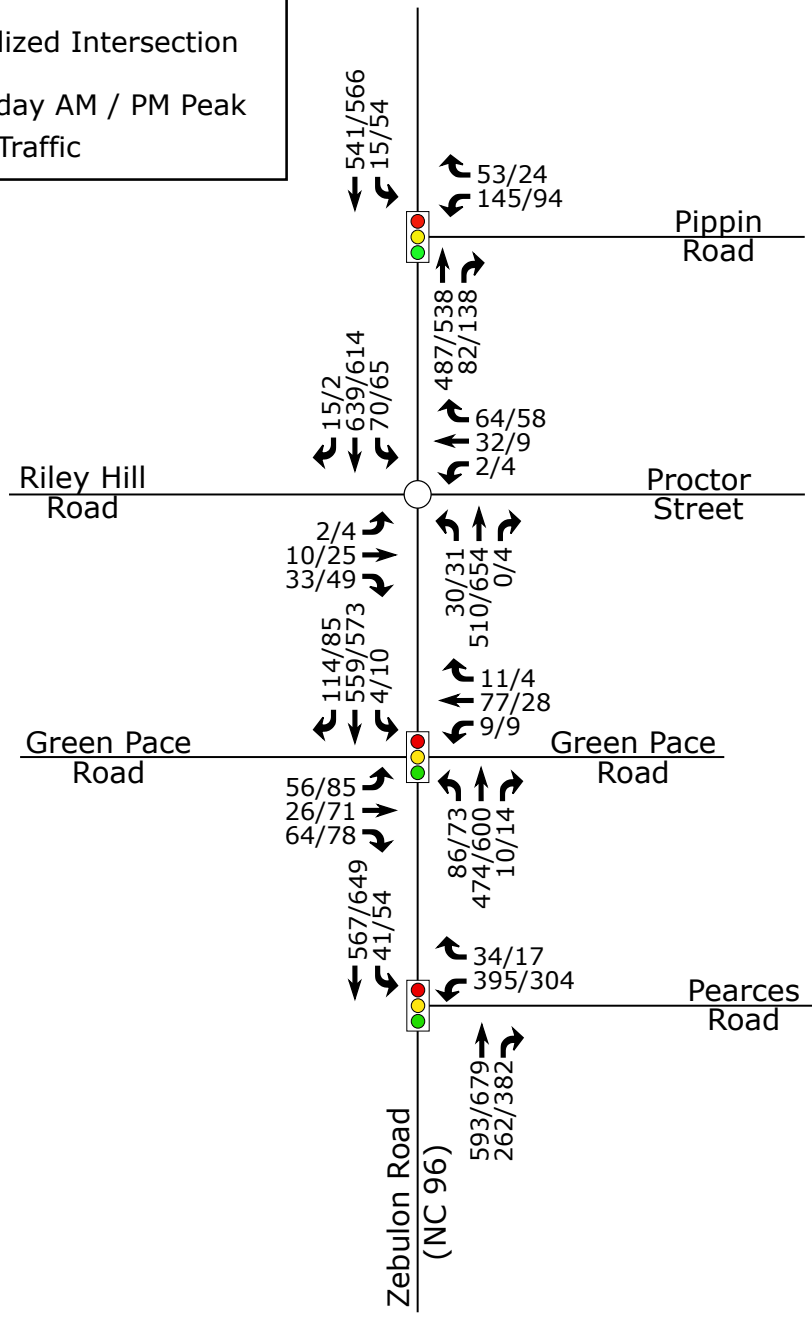
2.2. Analysis of 2024 Existing Peak Hour Traffic Conditions

The 2024 existing weekday AM and PM peak hour traffic volumes were analyzed to determine the current levels of service at the study intersections under existing roadway conditions. Signal information was obtained from NCDOT and is included in Appendix C. The results of the analysis are presented in Section 7 of this report.



LEGEND

- Unsignalized Intersection
- ⬆️⬆️⬆️ Signalized Intersection
- X / Y → Weekday AM / PM Peak Hour Traffic



	Zebulon Road Mixed-Use Zebulon, NC	2024 Existing Peak Hour Traffic	
		Scale: Not to Scale	Figure 4

3. 2029 NO-BUILD PEAK HOUR CONDITIONS

In order to account for growth of traffic and subsequent traffic conditions at a future year, no-build traffic projections are needed. No-build traffic is the component of traffic due to the growth of the community and surrounding area that is anticipated to occur regardless of whether or not the proposed development is constructed. No-build traffic is comprised of existing traffic growth within the study area and additional traffic created as a result of adjacent approved developments.

3.1. Ambient Traffic Growth

Through coordination with the NCDOT and the Town, it was determined that an annual growth rate of 1% would be used to generate 2029 projected weekday AM and PM peak hour traffic volumes.

3.2. Adjacent Development Traffic

Based on coordination with the NCDOT and the Town, it was determined there were no adjacent developments to consider with this study.

3.3. Future Roadway Improvements

Based on coordination with the NCDOT and the Town, it was determined that the intersection of NC 96 and Pearces Road in future traffic conditions is expected to add an additional southbound through lane, restriping the westbound right-turn lane to a shared left-right turn lane, and adding signal timing modifications.

3.4. 2029 No-Build Peak Hour Traffic Volumes



The 2029 no-build traffic volumes were determined by projecting the 2024 existing peak hour traffic to the year 2024. Refer to Figure 5 for an illustration of the 2029 no-build peak hour traffic volumes at the study intersections.

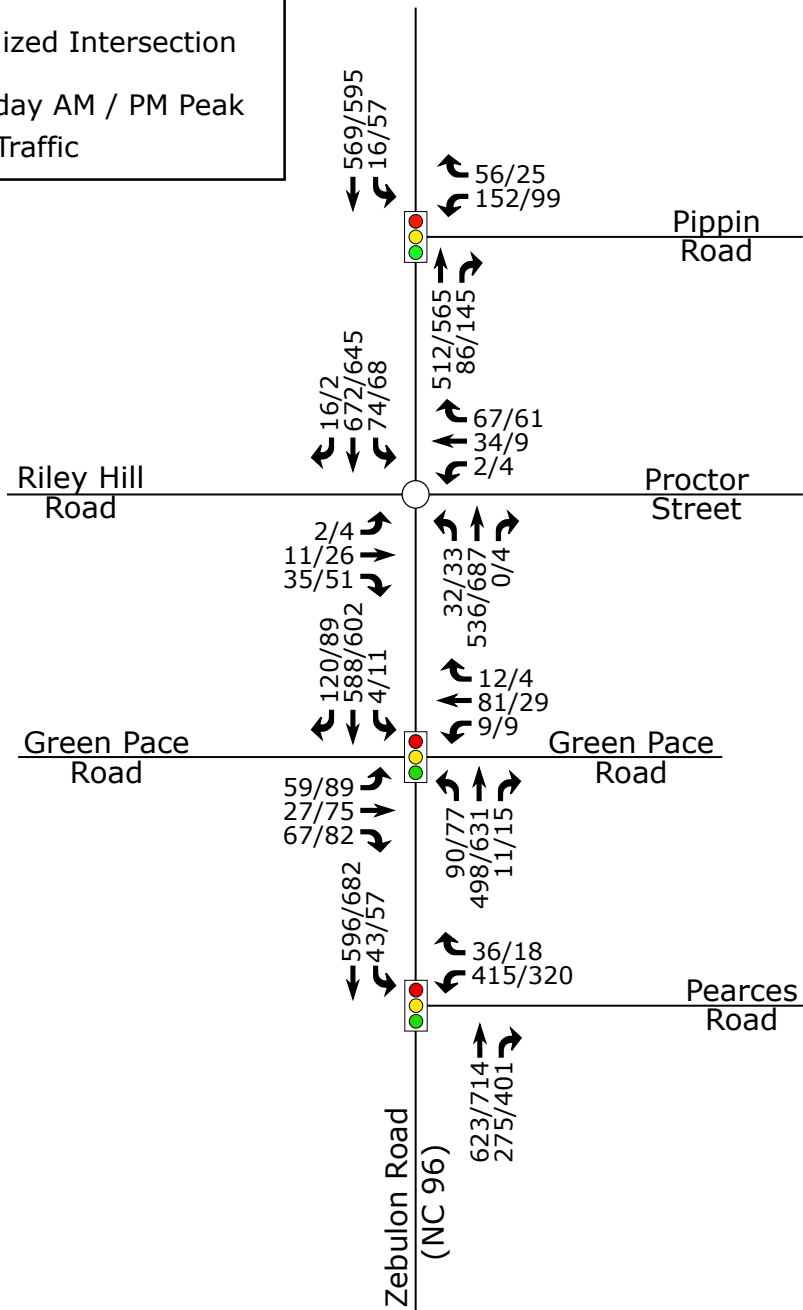
3.5. Analysis of 2029 No-Build Peak Hour Traffic Conditions


The 2024 no-build AM and PM peak hour traffic volumes at the study intersections were analyzed with existing geometric roadway conditions and traffic control. The analysis results are presented in Section 7 of this report.



LEGEND

-  Unsignalized Intersection
-  Signalized Intersection
- X / Y → Weekday AM / PM Peak Hour Traffic



	Zebulon Road Mixed-Use Zebulon, NC	2029 No-Build Peak Hour Traffic
	Scale: Not to Scale Figure 5	

4. SITE TRIP GENERATION AND DISTRIBUTION

4.1. Trip Generation

Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE *Trip Generation Manual*, 11.1 Edition. Table 2 provides a summary of the trip generation potential for the site.

Table 2: Trip Generation Summary

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)			Weekday PM Peak Hour Trips (vph)		
			Enter	Exit	Total	Enter	Exit	Total
Apartments (220)	240 Units	1,614	23	74	97	78	46	124
Strip Retail (822)	26,000 s.f.	1,416	37	24	61	86	85	171
High-Turnover Restaurant (932)	5,500 s.f.	590	29	24	53	31	19	50
Coffee Shop with Drive- Through (937)	600 s.f.	320	27	25	52	12	11	23
Total Trips		3,940	116	147	263	207	161	368
<i>Internal Capture*</i> (15% AM, 16% PM)			-17	-23	-40	-34	-25	-59
External Trips			99	124	223	173	136	309
<i>Pass-By Trips</i> (Shopping Center: 29% PM)			-	-	-	-21	-21	-42
<i>Pass-By Trips</i> (High-Turnover Restaurant: 43% PM)			-	-	-	-9	-9	-18
<i>Pass-By Trips</i> (Coffee Shop with Drive-Through: 90% AM, 98% PM)			-20	-20	-40	-9	-9	-18
Primary Trips			79	104	183	134	97	231

*Utilizing methodology contained in the NCHRP Report 684.

It is estimated that the proposed development will generate approximately 3,940 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 263 trips (116 entering and 147 exiting) will occur during the weekday AM peak hour and 368 trips (207 entering and 161 exiting) will occur during the weekday PM peak hour.

Internal capture of trips between the residential and retail uses was considered in this study. Internal capture is the consideration for trips that will be made within the site between different land uses, so the vehicle technically never leaves the internal site but can still be considered as a trip to that specific land use. Internal capture typically only considers trips between residential, office, and retail/restaurant land uses. Based on NCHRP Report 684 methodology, a weekday AM peak hour internal capture rate of 15% and a weekday PM peak hour internal capture rate of 16% was applied to the total trips. The internal capture reductions are expected to account for approximately 40 trips (17 entering and 23 exiting) during the weekday AM peak hour and 59 trips (34 entering and 25 exiting) during the weekday PM peak hour.

Pass-by trips were also taken into consideration in this study. Pass-by trips are made by the traffic already using the adjacent roadway, entering the site as an intermediate stop on their way to another destination. Pass-by percentages are applied to site trips after adjustments for internal capture. Pass-by trips are expected to account for approximately 40 trips (20 entering and 20 exiting) during the weekday AM peak hour and approximately 78 trips (39 entering and 39 exiting) during the weekday PM peak hour. It should be noted that the pass-by trips were balanced, as it is likely that these trips would enter and exit in the same hour.

The total primary site trips are the calculated site trips after the reduction for internal capture and pass-by trips. Primary site trips are expected to generate approximately 183 trips (79 entering and 104 exiting) during the weekday AM peak hour and 231 trips (134 entering and 97 exiting) during the weekday PM peak hour.

4.2. Site Trip Distribution and Assignment

Trip distribution percentages used in assigning site traffic for this development were estimated based on a combination of existing traffic patterns, population centers adjacent to the study area, and engineering judgment.

It is estimated that the residential site trips will be regionally distributed as follows:

- 45% to/from the south via Zebulon Road
- 30% to/from the north via Zebulon Road
- 10% to/from the east via Pearces Road
- 5% to/from the east via Proctor Street
- 5% to/from the east via Pippin Road
- 5% to/from the west via Green Pace Road

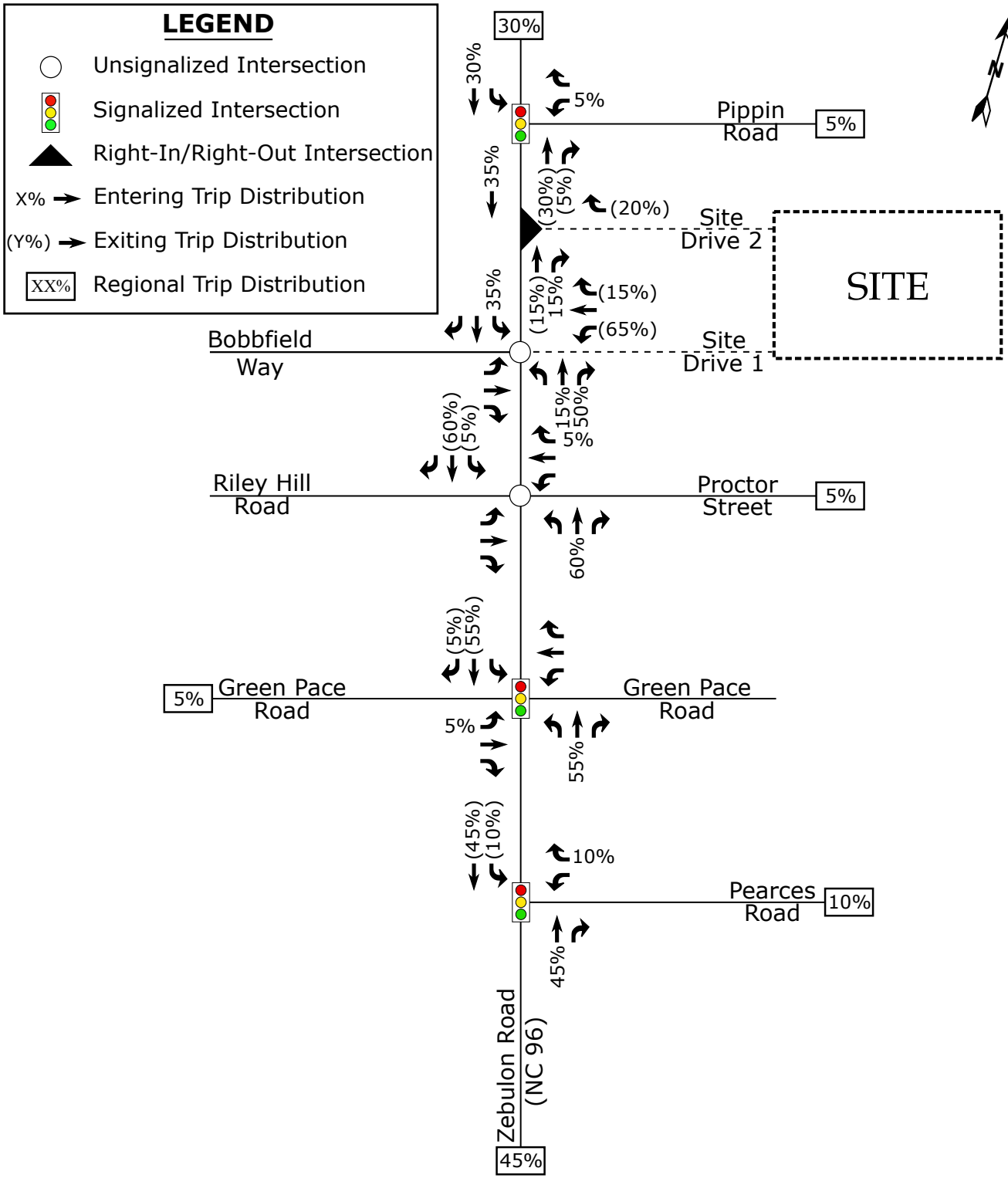
A summary of the overall commercial distributions is below:


- 50% to/from the south via Zebulon Road
- 35% to/from the north via Zebulon Road
- 10% to/from the east via Pearces Road
- 5% to/from the east via Proctor Street

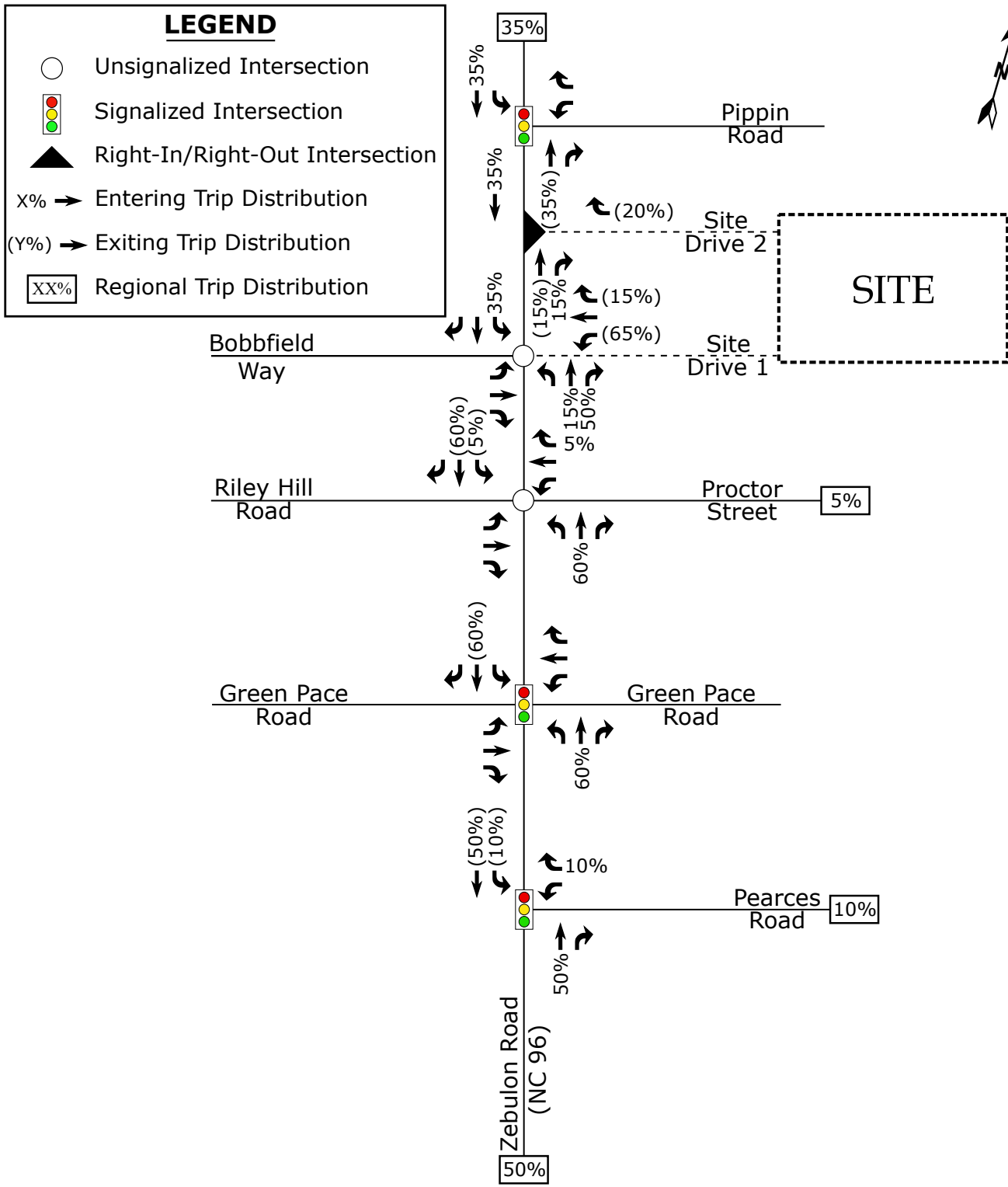
The residential site trip distribution is shown in Figure 6a and the primary commercial site trip distribution is shown in Figure 6b. Refer to Figure 7a for the residential site trip assignment and Figure 7b for the primary commercial site trip assignment.


The pass-by site trips were distributed based on existing traffic patterns with consideration given to the proposed driveway access and site layout. Refer to Figure 8 for the pass-by site trip distribution. Pass-by site trips are shown in Figure 9.

The total site trips were determined by adding the primary site trips and the pass-by site trips. Refer to Figure 10 for the total peak hour site trips at the study intersections.



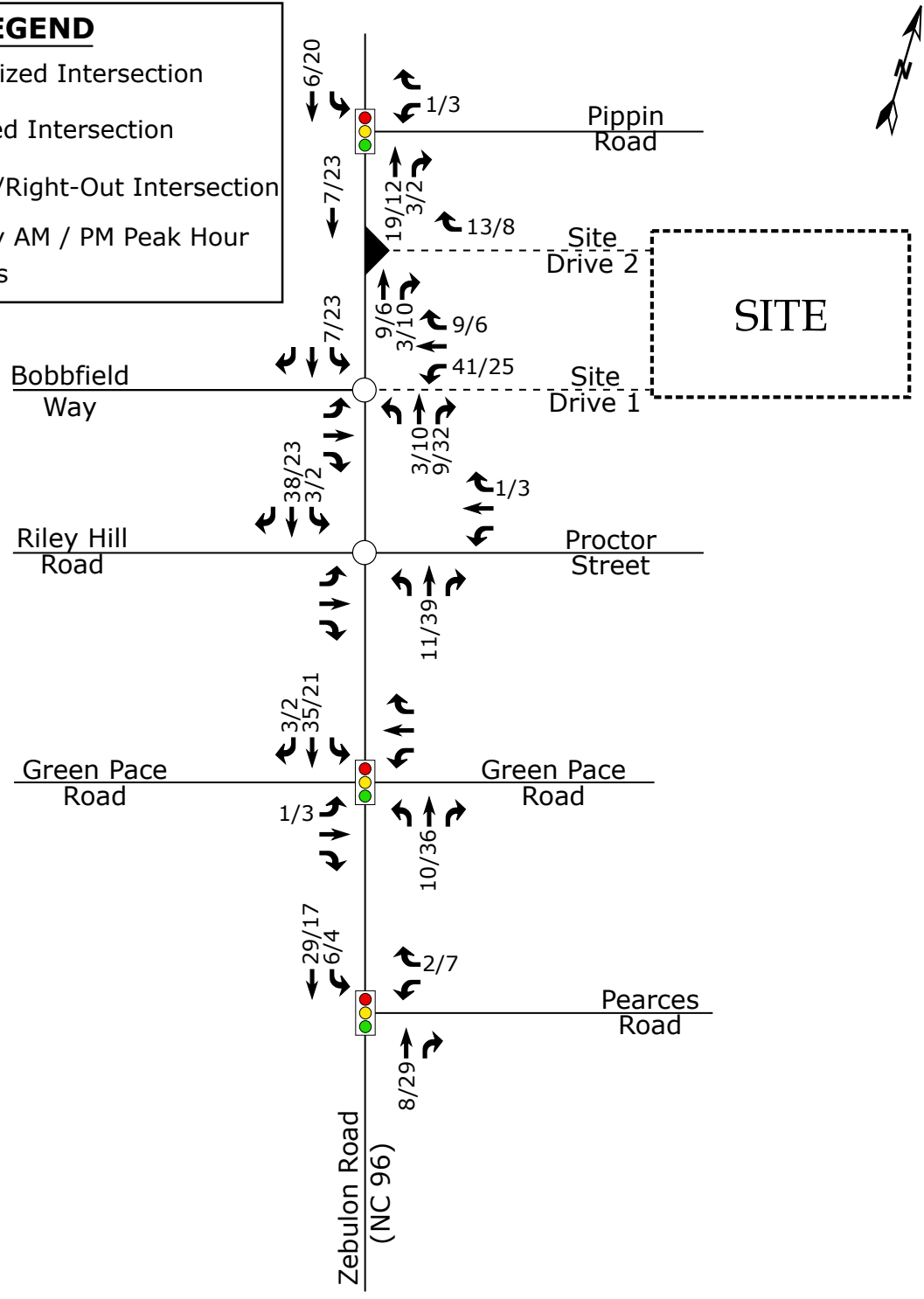
	Zebulon Road Mixed-Use Zebulon, NC	Residential Site Trip Distribution	
		Scale: Not to Scale	Figure 6a




	Zebulon Road Mixed-Use Zebulon, NC	Commercial Site Trip Distribution	
		Scale: Not to Scale	Figure 6b

LEGEND

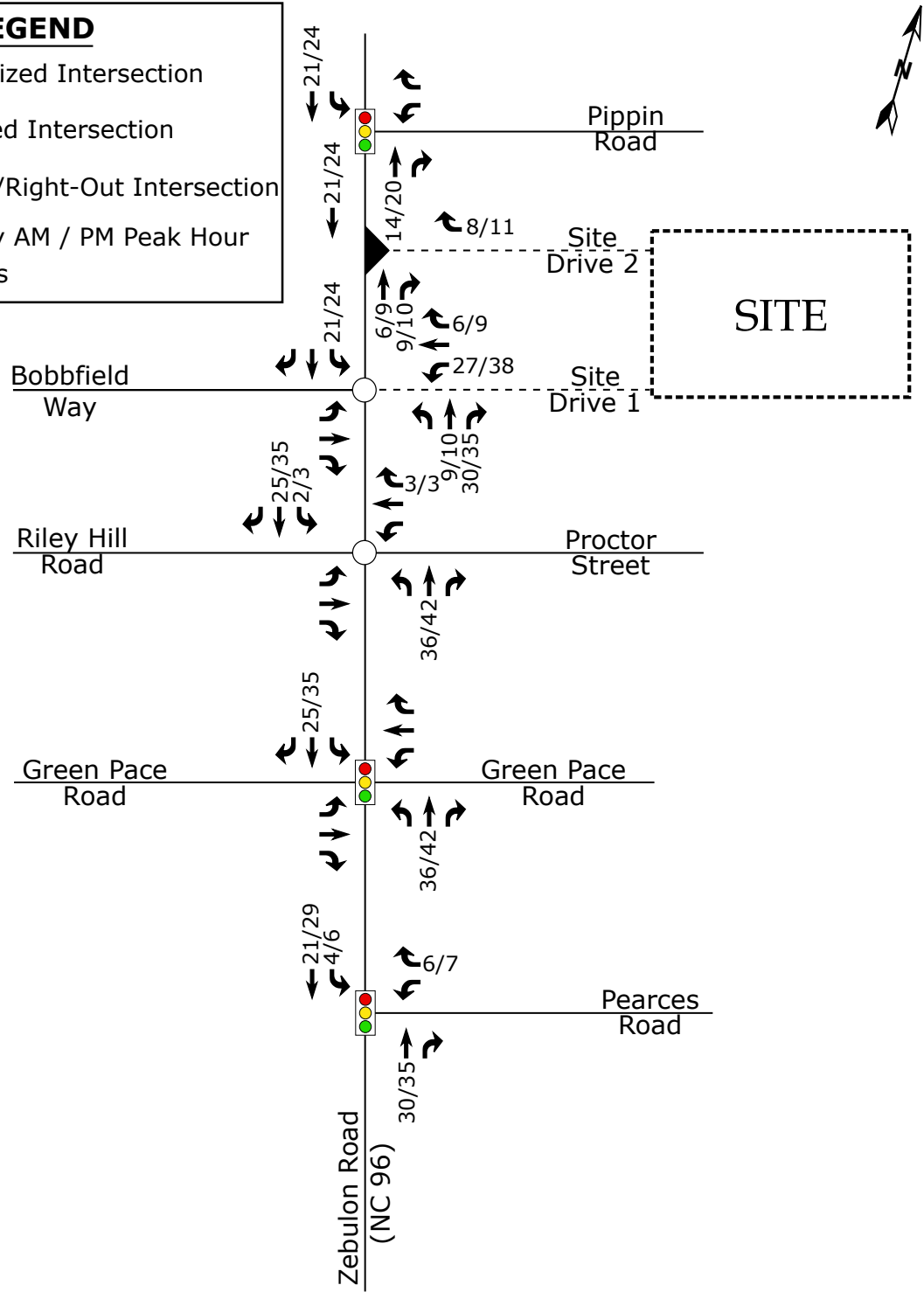
- Unsignalized Intersection
- 🚦 Signalized Intersection
- ▲ Right-In/Right-Out Intersection
- X / Y → Weekday AM / PM Peak Hour Site Trips




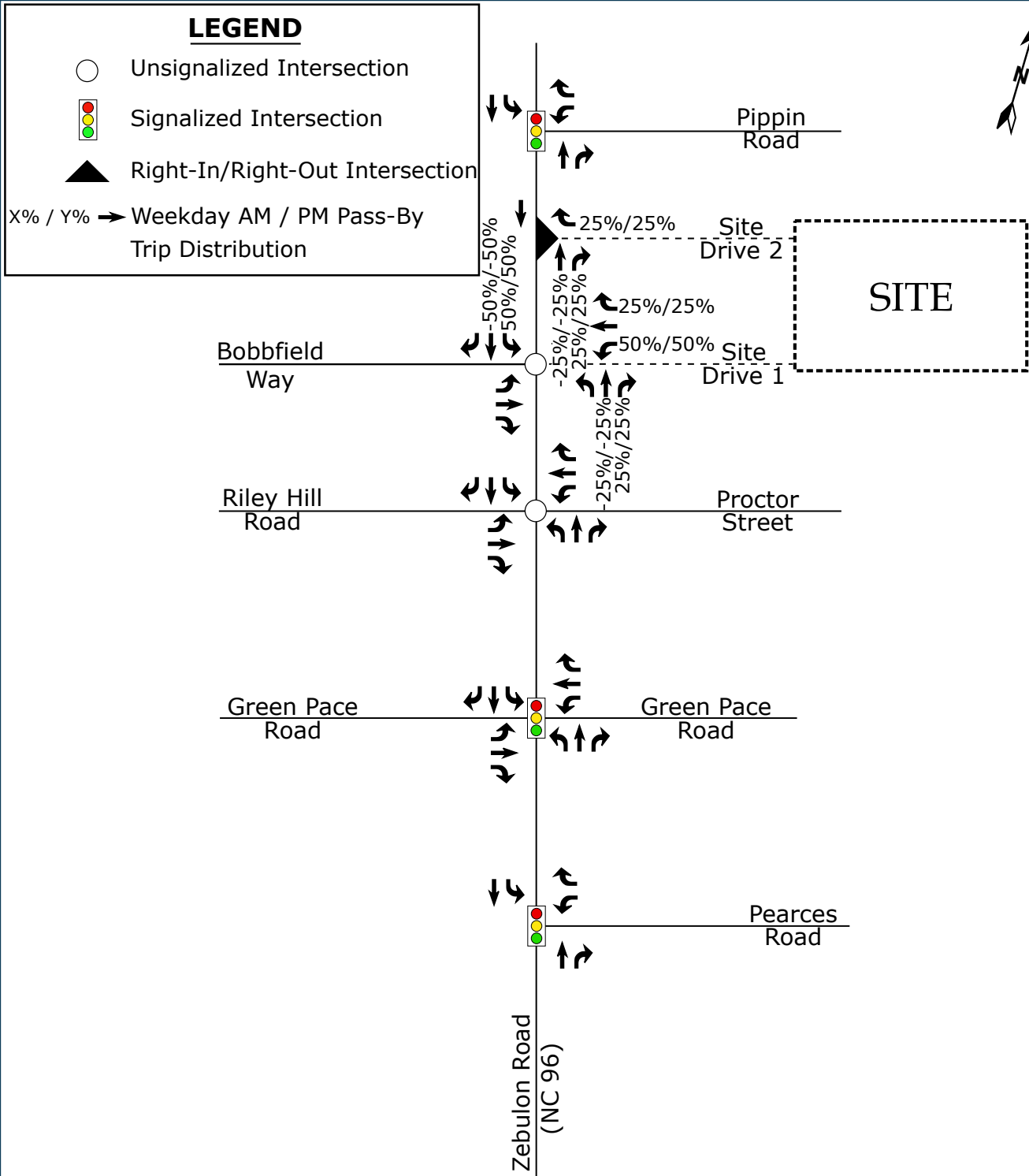
	<p>Zebulon Road Mixed-Use Zebulon, NC</p>	<p>Residential Site Trip Assignment</p>	
		<p>Scale: Not to Scale</p>	<p>Figure 7a</p>


LEGEND

- Unsignalized Intersection
- 🚦 Signalized Intersection
- ▲ Right-In/Right-Out Intersection
- X / Y → Weekday AM / PM Peak Hour Site Trips



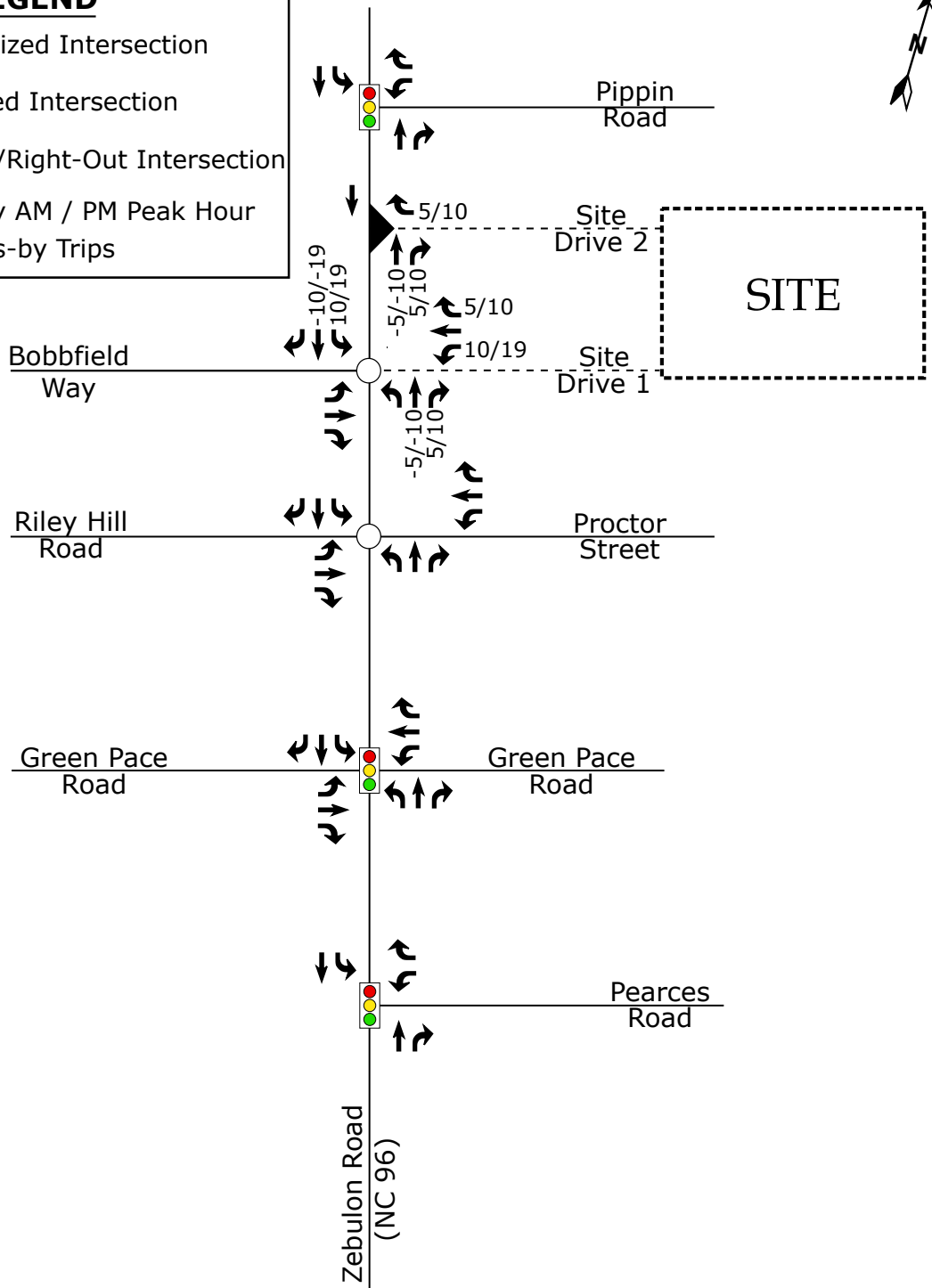
	<p>Zebulon Road Mixed-Use Zebulon, NC</p>	<p>Commercial Site Trip Assignment</p>	
		<p>Scale: Not to Scale</p>	<p>Figure 7b</p>



	Zebulon Road Mixed-Use Zebulon, NC	Pass-By Site Trip Distribution	
		Scale: Not to Scale	Figure 8

LEGEND

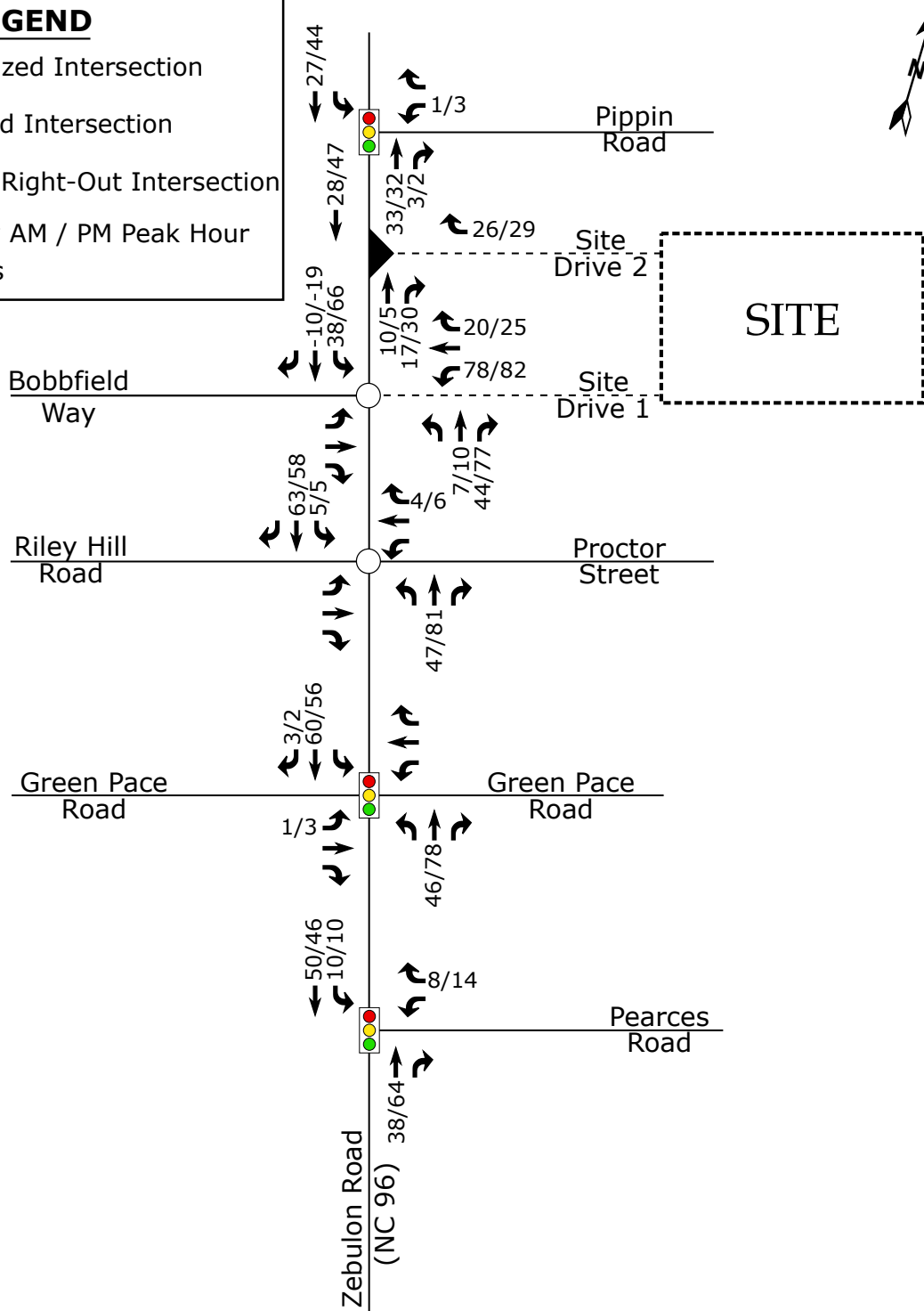
- Unsignalized Intersection
- 🚦 Signalized Intersection
- ▲ Right-In/Right-Out Intersection
- X / Y → Weekday AM / PM Peak Hour Site Pass-by Trips




	Zebulon Road Mixed-Use Zebulon, NC	Pass-By Site Trip Assignment	
		Scale: Not to Scale	Figure 9

LEGEND

- Unsignalized Intersection
- 🚦 Signalized Intersection
- ▲ Right-In/Right-Out Intersection
- X / Y → Weekday AM / PM Peak Hour Site Trips



	Zebulon Road Mixed-Use Zebulon, NC	Total Site Trip Assignment	
		Scale: Not to Scale	Figure 10

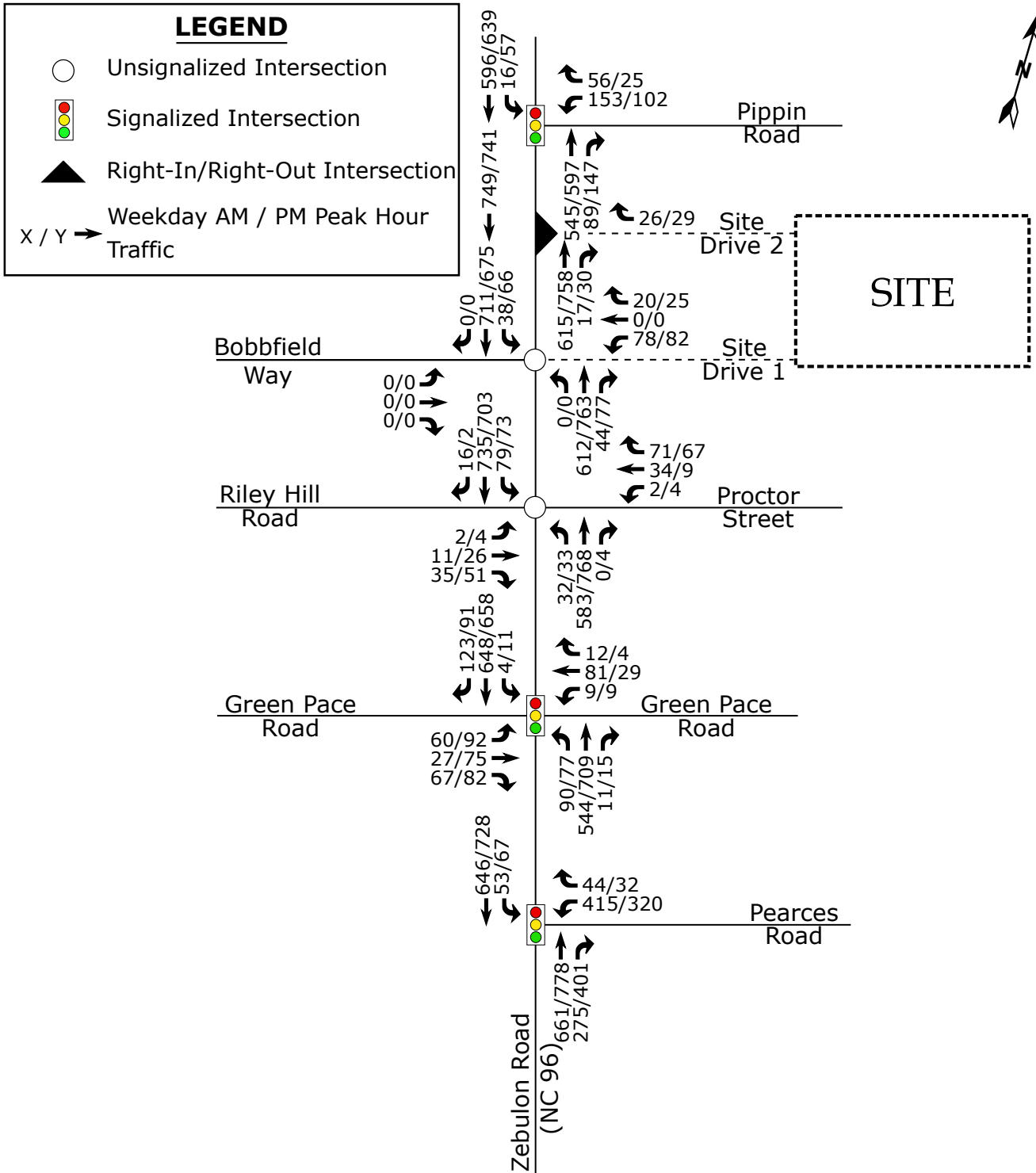
5. 2029 BUILD TRAFFIC CONDITIONS

5.1. 2029 Build Peak Hour Traffic Volumes


To estimate traffic conditions with the site fully built-out, the total site trips were added to the 2029 no-build traffic volumes to determine the 2029 build traffic volumes. Refer to Figure 11 for an illustration of the 2029 build peak hour traffic volumes with the proposed site fully developed.

5.2. Analysis of 2029 Build Peak Hour Traffic Conditions

Study intersections were analyzed with the 2029 build traffic volumes using the same methodology previously discussed for existing and no-build traffic conditions. Intersections were analyzed with improvements necessary to accommodate future traffic volumes. The results of the capacity analysis for each intersection are presented in Section 7 of this report.



Note: Based on NCDOT Congestion Management guidelines, a volume of 4 vehicles per hour (vph) was analyzed for any movement with less than 4 vph.

	Zebulon Road Mixed-Use Zebulon, NC	2029 Build Peak Hour Traffic	
		Scale: Not to Scale	Figure 11

6. TRAFFIC ANALYSIS PROCEDURE

Study intersections were analyzed using the methodology outlined in the *Highway Capacity Manual* (HCM), 6th Edition published by the Transportation Research Board. Capacity and level of service are the design criteria for this traffic study. A computer software package, Synchro (Version 11.1), was used to complete the analyses for the study area intersections. Please note that the unsignalized capacity analysis does not provide an overall level of service for an intersection; only delay for an approach with a conflicting movement.

The HCM defines capacity as “the maximum hourly rate at which persons or vehicles can reasonably be expected to traverse a point or uniform section of a lane or roadway during a given time period under prevailing roadway, traffic, and control conditions.” Level of service (LOS) is a term used to represent different driving conditions and is defined as a “qualitative measure describing operational conditions within a traffic stream, and their perception by motorists and/or passengers.” Level of service varies from Level “A” representing free flow, to Level “F” where breakdown conditions are evident. Refer to Table 3 for HCM levels of service and related average control delay per vehicle for both signalized and unsignalized intersections. Control delay as defined by the HCM includes “initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay”. An average control delay of 50 seconds at a signalized intersection results in LOS “D” operation at the intersection.

Table 3: Highway Capacity Manual – Levels-of-Service and Delay

UNSIGNALIZED INTERSECTION		SIGNALIZED INTERSECTION	
LEVEL OF SERVICE	AVERAGE CONTROL DELAY PER VEHICLE (SECONDS)	LEVEL OF SERVICE	AVERAGE CONTROL DELAY PER VEHICLE (SECONDS)
A	0-10	A	0-10
B	10-15	B	10-20
C	15-25	C	20-35
D	25-35	D	35-55
E	35-50	E	55-80
F	>50	F	>80

6.1. Adjustments to Analysis Guidelines

Capacity analysis at all study intersections was completed according to the NCDOT Congestion Management Guidelines.

7. CAPACITY ANALYSIS

The following study intersections were analyzed under 2024 existing, 2029 no-build, and 2029 build traffic conditions:

- NC 96 and Pippin Road
- NC 96 and Riley Hill Road
- NC 96 and Green Pace Road
- NC 96 and Pearces Road
- NC 96 and Bobbfield Way/Access 1
- NC 96 and Access 2

All proposed site driveways were analyzed under 2029 build traffic conditions. Refer to Tables 4-9 for a summary of capacity analysis results. Refer to Appendices D-J for the Synchro capacity analysis reports and SimTraffic queueing reports.

7.1. NC 96 & Pippin Road

Refer to the table below for a summary of the capacity analysis of the subject intersection during the analysis scenarios.

Table 4: Analysis Summary of NC 96 & Pippin Road

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2024 Existing	WB	1 LT-RT	C	B (13)	C	B (13)
	NB	1 TH, 1 RT	B		B	
	SB	1 LT, 1 TH	B		B	
2029 No-Build	WB	1 LT-RT	C	B (14)	C	B (14)
	NB	1 TH, 1 RT	B		B	
	SB	1 LT, 1 TH	B		B	
2029 Build	WB	1 LT-RT	C	B (15)	C	B (15)
	NB	1 TH, 1 RT	B		B	
	SB	1 LT, 1 TH	B		B	

Capacity analysis indicates that the intersection is expected to operate at an overall LOS B during both the weekday AM and PM peak hours under all scenarios analyzed. When comparing the no-build and build traffic conditions queuing is not expected to increase significantly at the intersection.

7.2. NC 96 & Riley Hill Road

Refer to the table below for a summary of the capacity analysis of the subject intersection during the analysis scenarios.

Table 5: Analysis Summary of NC 96 & Riley Hill Road

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2024 Existing	EB	1 LT-TH-RT	D ²	N/A	E ²	N/A
	WB	1 LT-TH-RT	E ²		D ²	
	NB	1 LT, 1 TH-RT	A ¹		A ¹	
	SB	1 LT, 1 TH-RT	A ¹		A ¹	
2029 No-Build	EB	1 LT-TH-RT	E ²	N/A	F ²	N/A
	WB	1 LT-TH-RT	F ²		E ²	
	NB	1 LT, 1 TH-RT	A ¹		A ¹	
	SB	1 LT, 1 TH-RT	A ¹		A ¹	
2029 Build	EB	1 LT-TH-RT	F ²	N/A	F ²	N/A
	WB	1 LT-TH-RT	F ²		F ²	
	NB	1 LT, 1 TH-RT	A ¹		A ¹	
	SB	1 LT, 1 TH-RT	A ¹		B ¹	

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Capacity analysis indicates that the major-street left-turn movements are expected to operate at LOS B or better during both the weekday AM and PM peak hours under all scenarios analyzed. The minor-street approaches are expected to operate at LOS F or better during both the weekday AM and PM peak hours under all scenarios analyzed. Queueing along the minor-street approaches is expected to increase when comparing the no-build and build traffic conditions. It is important to note that the proposed development is only accounting for less than 9% of the traffic at the intersection overall, primarily along the mainline through movements during both the weekday AM and PM peak hours. The proposed development is expected to only account for less than 6% of the traffic along the westbound approach during both the weekday AM and PM peak hours.

It is also important to note that it is not uncommon for minor-street approaches to experience higher delays and levels of service at unsignalized intersections due to heavier mainline traffic volumes. The intersection to the south, NC 96 and Green Pace Road, is

signalized, which is expected to provide gaps in the mainline traffic which will allow traffic from the minor-street approaches to be able to flow into mainline traffic or cross the intersection. Traffic from the westbound approach can also utilize the intersection of NC 96 and Green Pace Road via the intersection of Proctor Street and Green Pace Road, providing an alternative route to Riley Hill Road or NC 96.

7.3. NC 96 & Green Pace Road

Refer to the table below for a summary of the capacity analysis of the subject intersection during the analysis scenarios.

Table 6: Analysis Summary of NC 96 & Green Pace Road

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2024 Existing	EB	1 LT-TH-RT	C	B (11)	C	B (16)
	WB	1 LT-TH-RT	B			
	NB	1 LT, 1 TH-RT	A			
	SB	1 LT, 1 TH-RT	B			
2029 No-Build	EB	1 LT-TH-RT	C	B (12)	C	B (17)
	WB	1 LT-TH-RT	B			
	NB	1 LT, 1 TH-RT	A			
	SB	1 LT, 1 TH-RT	B			
2029 Build	EB	1 LT-TH-RT	C	B (12)	C	B (19)
	WB	1 LT-TH-RT	C			
	NB	1 LT, 1 TH-RT	A			
	SB	1 LT, 1 TH-RT	B			

Capacity analysis indicates that the intersection is expected to operate at an overall LOS B during both the weekday AM and PM peak hours under all scenarios analyzed. When comparing the no-build and build traffic conditions queuing at the intersection is not expected to increase significantly.

7.4. NC 96 & Pearces Road

Refer to the table below for a summary of the capacity analysis of the subject intersection during the analysis scenarios.

Table 7: Analysis Summary of NC 96 & Pearces Road

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2024 Existing	WB NB SB	1 LT, 1 RT 1 TH, 1 RT 1 LT, 1 TH	C B B	B (17)	C B B	B (15)
2029 No-Build	WB NB SB	1 LT, <u>1 LT-RT</u> 1 TH, 1 RT 1 LT, <u>2 TH</u>	B B A	B (11)	B B A	B (11)
2029 Build	WB NB SB	1 LT, <u>1 LT-RT</u> 1 TH, 1 RT 1 LT, <u>2 TH</u>	B B A	B (12)	C B A	B (12)

Future improvements to lane configurations shown underlined.

Capacity analysis indicates that the intersection is expected to operate at an overall LOS B during both the weekday AM and PM peak hours under the existing traffic condition. Under the future traffic conditions the intersection was analyzed with an additional southbound through lane, restriping of the westbound right-turn lane into a shared left-right turn lane, and signal timing modifications based on an updated signal plan. Under the future traffic conditions the intersection is expected to operate at LOS B during both the weekday AM and PM peak hours. When comparing the no-build and build traffic conditions queuing at the intersection is not expected to increase significantly.

7.5. NC 96 & Bobbfield Way/Access 1

Refer to the table below for a summary of the capacity analysis of the subject intersection during the analysis scenarios.

Table 8: Analysis Summary of NC 96 & Bobbfield Way/Access 1

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2029 Build	EB WB NB SB	1 LT-TH-RT 1 LT, 1 TH-RT 1 LT-TH, 1 RT 1 LT, 1 TH-RT	E ² F ² A ¹ A ¹	N/A	F ² F ² A ¹ B ¹	N/A

Improvements to lane configurations are shown in bold.

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Capacity analysis indicates that the major-street left-turn movements are expected to operate at LOS B or better during both the weekday AM and PM peak hour. The minor-street approaches are expected to operate at LOS F during both the weekday AM and PM peak hours. It is important to note that it is not uncommon for minor-street approaches at unsignalized intersections to experience higher delays and levels of service due to heavier mainline traffic volumes. It is also important to note that the intersection to the north, NC 96 and Pippin Road, is signalized, which is expected to provide gaps in the mainline traffic which will allow traffic from the minor-street approaches to be able to flow into mainline. Queueing for the westbound left-turn movement is expected to be significant and queueing for the through-right movement is not expected to exceed 64 feet (approximately 3 vehicles).

A northbound right-turn lane and a southbound left-turn lane were considered based on the NCDOT *Policy on Street and Driveway Access to North Carolina Highways* and are recommended.

The intersection was studied utilizing the NCDOT congestion management guidelines which provide a more conservative analysis adding 4's where traffic volumes are less than

4. Cross traffic between the proposed development and Bobbfield Way is not expected during the weekday AM and PM peak hours.

Although a right-turn lane with 50 feet of storage is warranted, a right-turn lane may impact the driveway to the business to the south of the development. If significant impacts to the business would occur, a right-turn taper in lieu of a full turn lane is recommended.

7.6. NC 96 & Access 2

Refer to the table below for a summary of the capacity analysis of the subject intersection during the analysis scenarios.

Table 9: Analysis Summary of NC 96 & Access 2

ANALYSIS SCENARIO	A P P R O A C H	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2029 Build	WB NB SB	1 RT 1 TH- RT 1 TH	B ¹ -- --	N/A	C ¹ -- --	N/A

Improvements to lane configurations are shown in bold.

1. Level of service for minor-street approach.

Capacity analysis indicates that the minor-street approach is expected to operate at LOS C or better during both the weekday AM and PM peak hours. Queueing along the minor-street approach is not expected to exceed 48 feet (approximately 2 vehicles).

A northbound right-turn lane was considered based on the NCDOT *Policy on Street and Driveway Access to North Carolina Highways* and was found to not be warranted; however, a northbound taper is warranted.

8. CONCLUSIONS

This Traffic Impact Analysis was conducted to determine the potential traffic impacts of the Zebulon Mixed-Use development to be located east of Zebulon Road and south of Pippin Road in Zebulon, North Carolina. The proposed development, anticipated to be completed in 2028, is assumed to consist of 200 apartments, 19,500 square feet (s.f.) retail, 9,500 s.f. high-turnover restaurant, 2,000 s.f. coffee shop with drive-through. In accordance with the Town UDO the study will utilize a build+1 for future year traffic conditions. Site access is proposed via one full-movement driveway along Zebulon Road across from Bobbfield Way and one right-in/right-out (RIRO) access along Zebulon Road.

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2024 Existing Traffic Conditions
- 2029 No-Build Traffic Conditions
- 2029 Build Traffic Conditions

Trip Generation

Primary site trips are expected to generate approximately 214 trips (97 entering and 117 exiting) during the weekday AM peak hour and 184 trips (109 entering and 75 exiting) during the weekday PM peak hour.

Adjustments to Analysis Guidelines

Capacity analysis at all study intersections was completed according to NCDOT Congestion Management Guidelines. Refer to section 6.1 of this report for a detailed description of any adjustments to these guidelines made throughout the analysis.

Intersection Capacity Analysis Summary

All the study area intersections (including the proposed site driveways) are expected to operate at acceptable levels-of-service under existing and future year conditions with the exception of the intersections listed below. A summary of the study area intersections that are expected to need improvements are as follows:

NC 96 & Riley Hill Road

The minor-street approaches are expected to operate at LOS F during both the weekday AM and PM peak hours. It is important to note that the proposed development is only expected to account for less than 8% of the traffic at the intersection, primarily the mainline through traffic. The proposed development is expected to only account for less than 6% of the traffic along the westbound approach during both the weekday AM and PM peak hours.

The intersection to the south, NC 96 and Green Pace Road, is signalized, which is expected to provide gaps in the mainline traffic which will allow traffic from the minor-street approaches to be able to flow into mainline traffic or cross the intersection. Traffic from the westbound approach can also utilize the intersection of NC 96 and Green Pace Road via the intersection of Proctor Street and Green Pace Road, providing an alternative route to Riley Hill Road or NC 96.

NC 96 & Bobbfield Way/Access 1

The minor-street approaches are expected to operate at LOS F during both the weekday AM and PM peak hours. It is important to note that the intersection to the north, NC 96 and Pippin Road, is signalized, which is expected to provide gaps in the mainline traffic which will allow traffic from the minor-street approaches to be able to flow into mainline.

A northbound right-turn lane and a southbound left-turn lane were considered based on the NCDOT *Policy on Street and Driveway Access to North Carolina Highways* and are recommended. It should be noted that a right-turn lane may impact the driveway for the business to the south of the development. If significant impacts to the business would occur, a right-turn lane taper in lieu of a full turn lane is recommended.

The Synchro data in the appendix shows high delays for vehicles exiting the site in both peak hours (>200s in the AM and >450s in the PM). Please coordinate with Town of Zebulon staff to determine whether additional improvements may be required to mitigate these delays.

NC 96 & Access 2

The minor-street approach is expected to operate at LOS C or better during both the weekday AM and PM peak hours. Queueing at the minor-street approach is not expected to exceed 71 feet (approximately 3 vehicles).

A northbound right-turn lane was considered based on the NCDOT *Policy on Street and Driveway Access to North Carolina Highways* and was found to not be recommended; however, a northbound right-turn taper is warranted and is recommended.

9. RECOMMENDATIONS

Based on the findings of this study, specific geometric improvements have been identified and are recommended to accommodate future traffic conditions. See a more detailed description of the recommended improvements below. Refer to Figure 12 for an illustration of the recommended lane configuration for the proposed development.

Future Traffic Improvements

NC 96 & Pearces Road

- Construct an additional southbound through lane.
- Restripe the existing westbound right-turn lane to a shared left-right turn lane.
- Signal timing modifications.

Recommended Improvements by Developer

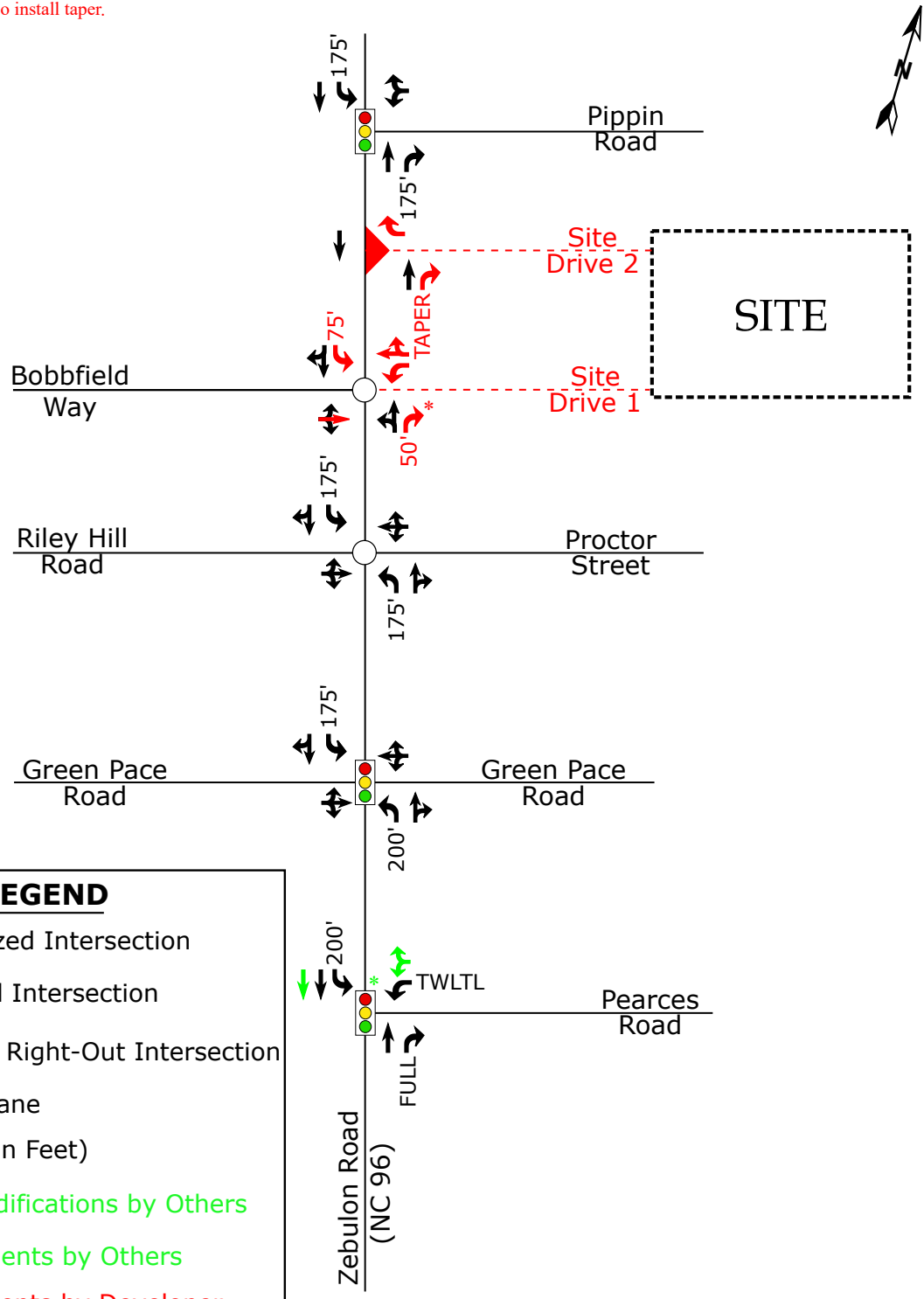
NC 96 & Bobbfield Way/Access 1

- Construct the westbound approach with at least one ingress lane and two egress lanes striped as a left-turn lane and a shared through-right turn lane.
- Provide stop control for the westbound approach.
- Construct a northbound right-turn lane with at least 50 feet of storage and appropriate taper, it should be noted that right-of-way might be limited. If so a taper is recommended.
- Construct a southbound left-turn lane with at least 75 feet of storage and appropriate taper.

NC 96 & Access 2


- Construct the westbound approach with at least one ingress lane and one egress lane striped as a right-out.
- Provide stop control for the westbound approach.
- Construct a northbound right-turn taper.

*Potential ROW impacts. If so install taper.



LEGEND

- Unsignalized Intersection
- 🚦 Signalized Intersection
- ▲ Right-In / Right-Out Intersection
- ➔ Existing Lane
- x' Storage (In Feet)
- * Signal Modifications by Others
- ➔ Improvements by Others
- ➔ Improvements by Developer

	Zebulon Road Mixed-Use Zebulon, NC	Recommended Lane Configurations
	Scale: Not to Scale Figure 12	



February 17, 2025

DRMP Job #: 24572

Cate Farrell
Town of Zebulon
1003 N. Arendell Avenue
Zebulon, NC 27597

Subject: Parking Demand Analysis for Zebulon Mixed-Use – Zebulon, NC

Dear Ms. Farrell:

DRMP has performed a parking demand analysis for the Zebulon Mixed-Use development, which is located east of Zebulon Road and south of Pippin Road in Zebulon, North Carolina. The purpose of this study is to determine if the overall number of parking spaces being proposed can accommodate the peak parking demand for the site upon full build out.

Based on the development information and per discussions between DRMP and the project team, it is understood that the Zebulon Mixed-Use development is expected to consist of a mixture of commercial, restaurant, and residential land uses.

Parking Requirements

Parking requirements were calculated utilizing the Town of Zebulon Unified Development Ordinance (UDO) for Zebulon Mixed-Use. Table 1 summarizes the number of required parking spaces calculated based on the minimum number of motor vehicle spaces required per the following guidelines, which do not consider interaction between uses, time of day, and shared parking. Please see the attached site plan for reference and parking breakdown.

- Multi-family Residences (1.5 per unit + 0.25 guest spaces)
- Restaurant Space (1 per 4 seats)
- Retail Space (1 per 200 square feet)

**TABLE 1
REQUIRED MOTOR VEHICLE SPACES**

Land Uses	Required Parking Spaces per UDO
101 1-bedroom Multi-family Residences	176.75
139 2+-bedroom Multi-family Residences	243.25
6,100 square feet of Restaurant Space	63
26,000 square feet of Retail Space	130
Total	613



Shared Parking

When considering the parking needs for the proposed development, it is important to consider the period of highest demand. The variety of land uses will have different periods for peak demand that allow for the opportunity for the land uses to share parking. To calculate hourly parking demands for the different land uses during a typical weekday and weekend from 6:00 AM to 12:00 AM, data was obtained from the Third Edition of Shared Parking that was published by the Urban Land Institute (ULI) and International Council of Shopping Centers (ICSC). The hourly demand ratios and calculations can be found in the attached tables. Table 2, provides a summary of the expected parking demand during the weekday and weekend peak hours, compared to the number of required parking spaces and the number of parking spaces expected to be provided by the proposed development.

**TABLE 2
SHARED PARKING DEMAND SUMMARY**

	Weekday Peak Hour (spaces)	Weekend Peak Hour (spaces)
Required Number of Parking Spaces (per Town of Zebulon UDO for Zebulon Mixed-Use)	613	613
Number of Parking Spaces Provided by Proposed Development	406	406
Peak Parking Demand	382	292
20% Parking Reduction	395	395
Number of Excess Parking Spaces Expected	24	114
Number of Excess Parking Spaces Expected with 20% Parking Reduction	13	103

Captive Ratio (Internal Capture)

In addition to the variety of land uses having different periods for peak demand, patrons may visit multiple land uses while visiting the mixed-use development. For example, a consumer that visits a restaurant while shopping. Although visits are made to both land uses, only one parking space is being used. To estimate the captive ratio, internal capture was calculated for the mixed-use development using methodology obtained from the 11.1 Edition of the Trip Generation Manual published by the Institute of Transportation Engineers (ITE) in addition to the National Cooperative Highway Research Program (NCHRP) Report 684. The captive ratios can be found in the attached internal capture tables. To be conservative, the lower internal capture between the weekday AM and PM peak hours was utilized. Refer to the attached trip generation tables and NCHRP worksheets for more detailed information about the proposed development’s trip generation potential.



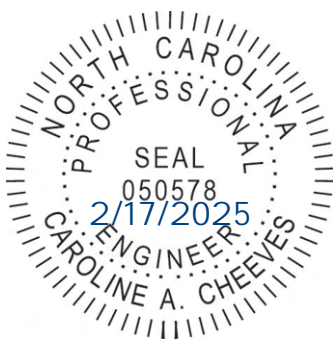
Conclusions

Based on the parking demand analysis, the weekday peak parking demand of 382 spaces is expected to occur from 7:00 PM to 8:00 PM while the weekend peak parking demand of 292 spaces is expected to occur from 1:00 PM to 2:00 PM. When compared to the 406 parking spaces that are to be provided, parking is expected to be at approximately 94% capacity during the weekday peak and 72% capacity during the weekend peak. With 24 additional parking spaces expected to be available during the weekday peak and 114 available parking spaces during the weekend peak, adequate parking should be provided. The development is proposing a 20% reduction in parking. With this reduction the provided parking spaces are still expected to the peak parking demand. During the weekday parking is expected to be at 97% capacity at peak demand and 74% capacity during the weekend peak parking demand.

It is worth noting that this should be considered a conservative estimate. While sharing of parking spaces and captive ratio were considered, a reduction for pedestrians, bicyclists, and/or transit users that could visit the development were not considered, which could further decrease parking demands.

If you have any questions regarding this correspondence, please feel free to contact me at (919) 760-4812.

Sincerely,
DRMP, Inc.



Caroline Cheeves, PE
Traffic Analysis Project Manager

A handwritten signature in blue ink that reads "Caroline Cheeves".

Attachments: Site Plan
Parking Demand Analysis Tables
Trip Generation Tables (Weekday and Weekend)
Internal Capture Worksheets (Weekday and Weekend)



PROJECT OPERABLE						
SUBPARCEL DATA						
Lot	Lot Area	Subj SF	Max. Sq. Ft.	Prop. Proposed	Area (sq. ft.)	Area (sq. ft.)
1	10,000	2,500	10,000	10,000	10,000	10,000
2	10,000	2,500	10,000	10,000	10,000	10,000
3	10,000	2,500	10,000	10,000	10,000	10,000
M. CED. USE RETAIL						
Block	Stories	Population	Lot Area SF	Prop. Proposed	Prop. Proposed	Prop. Proposed
1	2	100	10,000	10,000	10,000	10,000
2	2	100	10,000	10,000	10,000	10,000
M. RES. USE APARTMENTS						
Block	Stories	Units	Area	Area	Area	Area
1	3	20	10,000	10,000	10,000	10,000
2	3	20	10,000	10,000	10,000	10,000
APARTMENTS						
Block	Stories	Units	Area	Area	Area	Area
1	3	20	10,000	10,000	10,000	10,000
2	3	20	10,000	10,000	10,000	10,000
PARKING						
1	1	10	10,000	10,000	10,000	10,000
2	1	10	10,000	10,000	10,000	10,000
3	1	10	10,000	10,000	10,000	10,000
4	1	10	10,000	10,000	10,000	10,000
5	1	10	10,000	10,000	10,000	10,000
6	1	10	10,000	10,000	10,000	10,000
7	1	10	10,000	10,000	10,000	10,000
8	1	10	10,000	10,000	10,000	10,000
9	1	10	10,000	10,000	10,000	10,000
10	1	10	10,000	10,000	10,000	10,000
11	1	10	10,000	10,000	10,000	10,000
12	1	10	10,000	10,000	10,000	10,000
13	1	10	10,000	10,000	10,000	10,000
14	1	10	10,000	10,000	10,000	10,000
15	1	10	10,000	10,000	10,000	10,000
16	1	10	10,000	10,000	10,000	10,000
17	1	10	10,000	10,000	10,000	10,000
18	1	10	10,000	10,000	10,000	10,000
19	1	10	10,000	10,000	10,000	10,000
20	1	10	10,000	10,000	10,000	10,000
21	1	10	10,000	10,000	10,000	10,000
22	1	10	10,000	10,000	10,000	10,000
23	1	10	10,000	10,000	10,000	10,000
24	1	10	10,000	10,000	10,000	10,000
25	1	10	10,000	10,000	10,000	10,000
26	1	10	10,000	10,000	10,000	10,000
27	1	10	10,000	10,000	10,000	10,000
28	1	10	10,000	10,000	10,000	10,000
29	1	10	10,000	10,000	10,000	10,000
30	1	10	10,000	10,000	10,000	10,000
31	1	10	10,000	10,000	10,000	10,000
32	1	10	10,000	10,000	10,000	10,000
33	1	10	10,000	10,000	10,000	10,000
34	1	10	10,000	10,000	10,000	10,000
35	1	10	10,000	10,000	10,000	10,000
36	1	10	10,000	10,000	10,000	10,000
37	1	10	10,000	10,000	10,000	10,000
38	1	10	10,000	10,000	10,000	10,000
39	1	10	10,000	10,000	10,000	10,000
40	1	10	10,000	10,000	10,000	10,000
41	1	10	10,000	10,000	10,000	10,000
42	1	10	10,000	10,000	10,000	10,000
43	1	10	10,000	10,000	10,000	10,000
44	1	10	10,000	10,000	10,000	10,000
45	1	10	10,000	10,000	10,000	10,000
46	1	10	10,000	10,000	10,000	10,000
47	1	10	10,000	10,000	10,000	10,000
48	1	10	10,000	10,000	10,000	10,000
49	1	10	10,000	10,000	10,000	10,000
50	1	10	10,000	10,000	10,000	10,000
51	1	10	10,000	10,000	10,000	10,000
52	1	10	10,000	10,000	10,000	10,000
53	1	10	10,000	10,000	10,000	10,000
54	1	10	10,000	10,000	10,000	10,000
55	1	10	10,000	10,000	10,000	10,000
56	1	10	10,000	10,000	10,000	10,000
57	1	10	10,000	10,000	10,000	10,000
58	1	10	10,000	10,000	10,000	10,000
59	1	10	10,000	10,000	10,000	10,000
60	1	10	10,000	10,000	10,000	10,000
61	1	10	10,000	10,000	10,000	10,000
62	1	10	10,000	10,000	10,000	10,000
63	1	10	10,000	10,000	10,000	10,000
64	1	10	10,000	10,000	10,000	10,000
65	1	10	10,000	10,000	10,000	10,000
66	1	10	10,000	10,000	10,000	10,000
67	1	10	10,000	10,000	10,000	10,000
68	1	10	10,000	10,000	10,000	10,000
69	1	10	10,000	10,000	10,000	10,000
70	1	10	10,000	10,000	10,000	10,000
71	1	10	10,000	10,000	10,000	10,000
72	1	10	10,000	10,000	10,000	10,000
73	1	10	10,000	10,000	10,000	10,000
74	1	10	10,000	10,000	10,000	10,000
75	1	10	10,000	10,000	10,000	10,000
76	1	10	10,000	10,000	10,000	10,000
77	1	10	10,000	10,000	10,000	10,000
78	1	10	10,000	10,000	10,000	10,000
79	1	10	10,000	10,000	10,000	10,000
80	1	10	10,000	10,000	10,000	10,000
81	1	10	10,000	10,000	10,000	10,000
82	1	10	10,000	10,000	10,000	10,000
83	1	10	10,000	10,000	10,000	10,000
84	1	10	10,000	10,000	10,000	10,000
85	1	10	10,000	10,000	10,000	10,000
86	1	10	10,000	10,000	10,000	10,000
87	1	10	10,000	10,000	10,000	10,000
88	1	10	10,000	10,000	10,000	10,000
89	1	10	10,000	10,000	10,000	10,000
90	1	10	10,000	10,000	10,000	10,000
91	1	10	10,000	10,000	10,000	10,000
92	1	10	10,000	10,000	10,000	10,000
93	1	10	10,000	10,000	10,000	10,000
94	1	10	10,000	10,000	10,000	10,000
95	1	10	10,000	10,000	10,000	10,000
96	1	10	10,000	10,000	10,000	10,000
97	1	10	10,000	10,000	10,000	10,000
98	1	10	10,000	10,000	10,000	10,000
99	1	10	10,000	10,000	10,000	10,000
100	1	10	10,000	10,000	10,000	10,000

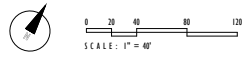


Table 1: Site Trip Generation

TOTAL TRIPS												
Code	Land Use	Size	Unit	Daily			AM Peak			PM Peak		
				In	Out	Total	In	Out	Total	In	Out	Total
220	Apartments	240	units	807	807	1,614	23	74	97	78	46	124
822	Strip Retail	26.0	KSF	708	708	1,416	37	24	61	86	85	171
932	High-Turnover Restaurant	5.5	KSF	295	295	590	29	24	53	31	19	50
937	Coffee/Donut Shop w/ Drive-Thru	0.6	KSF	160	160	320	27	25	52	12	11	23
						0			0			0
						0			0			0
						0			0			0
						0			0			0
						0			0			0
Total Trips				1,970	1,970	3,940	116	147	263	207	161	368

INTERNAL CAPTURE												
Code	Land Use	Size	Unit	Daily			AM Peak			PM Peak		
				In	Out	Total	In	Out	Total	In	Out	Total
				Internal Capture Rate (Table 5A)		AM	15%					
						PM	16%					
220	Apartments	240	units				4	11	15	13	7	20
822	Strip Retail	26	KSF				5	4	9	14	13	27
932	High-Turnover Restaurant	6	KSF				4	4	8	5	3	8
937	Coffee/Donut Shop w/ Drive-Thru	1	KSF				4	4	8	2	2	4
Total Trips				0	0	0	17	23	40	34	25	59

EXTERNAL TRIPS												
Code	Land Use	Size	Unit	Daily			AM Peak			PM Peak		
				In	Out	Total	In	Out	Total	In	Out	Total
220	Apartments	240	units	807	807	1614	19	63	82	65	39	104
822	Strip Retail	26	KSF	708	708	1416	32	20	52	72	72	144
932	High-Turnover Restaurant	6	KSF	295	295	590	25	20	45	26	16	42
937	Coffee/Donut Shop w/ Drive-Thru	1	KSF	160	160	320	23	21	44	10	9	19
Total Trips				1,970	1,970	3,940	99	124	223	173	136	309

PASS-BY RATES				
RATE	Land Use	ITE Pass-By Rates		
		Daily	AM	PM
A	Apartments	0.0%	0.0%	0.0%
B	Strip Retail	0.0%	0.0%	29.0%
C	High-Turnover Restaurant	0.0%	0.0%	43.0%
D	Coffee/Donut Shop w/ Drive-Thru	0.0%	90.0%	98.0%
E		0.0%	0.0%	0.0%
F		0.0%	0.0%	0.0%

PASS-BY TRIPS												
RATE	Land Use	Size	Unit	24 Hour Volumes			AM Peak Hour Trips			PM Peak Hour Trips		
				Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
A	Apartments	240	units	0	0	0	0	0	0	0	0	0
B	Strip Retail	26	KSF	0	0	0	0	0	0	21	21	42
C	High-Turnover Restaurant	6	KSF	0	0	0	0	0	0	9	9	18
D	Coffee/Donut Shop w/ Drive-Thru	1	KSF	0	0	0	20	20	40	9	9	18
Pass-By Trips				0	0	0	20	20	40	39	39	78
Applied Pass-By Trips				0	0	0	20	20	40	39	39	78

TRIP GENERATION SUMMARY												
Code	Land Use	Size	Unit	Daily			AM Peak			PM Peak		
				In	Out	Total	In	Out	Total	In	Out	Total
220	Apartments	240	units	807	807	1614	23	74	97	78	46	124
822	Strip Retail	26	KSF	708	708	1416	37	24	61	86	85	171
932	High-Turnover Restaurant	6	KSF	295	295	590	29	24	53	31	19	50
937	Coffee/Donut Shop w/ Drive-Thru	1	KSF	160	160	320	27	25	52	12	11	23
Total Trips				1,970	1,970	3,940	116	147	263	207	161	368
<i>Internal Capture (15% AM & 16% PM)</i>				<i>0</i>	<i>0</i>	<i>0</i>	<i>-17</i>	<i>-23</i>	<i>-40</i>	<i>-34</i>	<i>-25</i>	<i>-59</i>
Total External Trips				1,970	1,970	3,940	99	124	223	173	136	309
<i>Pass-By Trips</i>				<i>0</i>	<i>0</i>	<i>0</i>	<i>-20</i>	<i>-20</i>	<i>-40</i>	<i>-39</i>	<i>-39</i>	<i>-78</i>
Total Primary Trips				1,970	1,970	3,940	79	104	183	134	97	231

Table 1: Site Trip Generation

TOTAL TRIPS												
Code	Land Use	Size	Unit	Daily			Saturday Peak					
				In	Out	Total	In	Out	Total			
220	Apartments	240	units	807	807	1,614				546	546	1,092
822	Strip Retail	26.0	KSF	708	708	1,416				87	84	171
932	High-Turnover Restaurant	5.5	KSF	295	295	590				337	336	673
937	Coffee/Donut Shop w/ Drive-Thru	0.6	KSF	160	160	320				27	26	53
						0						0
						0						0
						0						0
						0						0
						0						0
Total Trips				1,970	1,970	3,940				997	992	1,989

INTERNAL CAPTURE												
Code	Land Use	Size	Unit	Daily			AM Peak			PM Peak		
				In	Out	Total	In	Out	Total	In	Out	Total
220	Apartments	240	units				0	0	0	82	82	164
822	Strip Retail	26	KSF				0	0	0	13	13	26
932	High-Turnover Restaurant	6	KSF				0	0	0	51	50	101
937	Coffee/Donut Shop w/ Drive-Thru	1	KSF				0	0	0	4	4	8
Total Trips				0	0	0	0	0	0	150	149	299

EXTERNAL TRIPS												
Code	Land Use	Size	Unit	Daily			AM Peak			PM Peak		
				In	Out	Total	In	Out	Total	In	Out	Total
220	Apartments	240	units	807	807	1614	0	0	0	464	464	928
822	Strip Retail	26	KSF	708	708	1416	0	0	0	74	71	145
932	High-Turnover Restaurant	6	KSF	295	295	590	0	0	0	286	286	572
937	Coffee/Donut Shop w/ Drive-Thru	1	KSF	160	160	320	0	0	0	23	22	45
Total Trips				1,970	1,970	3,940	0	0	0	847	843	1,690

PASS-BY RATES				
RATE	Land Use	ITE Pass-By Rates		
		Daily	AM	PM
A	Apartments	0.0%	0.0%	0.0%
B	Strip Retail	0.0%	0.0%	29.0%
C	High-Turnover Restaurant	0.0%	0.0%	43.0%
D	Coffee/Donut Shop w/ Drive-Thru	0.0%	90.0%	98.0%
E		0.0%	0.0%	0.0%
F		0.0%	0.0%	0.0%

PASS-BY TRIPS												
RATE	Land Use	Size	Unit	24 Hour Volumes			AM Peak Hour Trips			PM Peak Hour Trips		
				Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
A	Apartments	240	units	0	0	0	0	0	0	0	0	0
B	Strip Retail	26	KSF	0	0	0	0	0	0	21	21	42
C	High-Turnover Restaurant	6	KSF	0	0	0	0	0	0	123	123	246
D	Coffee/Donut Shop w/ Drive-Thru	1	KSF	0	0	0	0	0	0	22	22	44
Pass-By Trips				0	0	0	0	0	0	166	166	332
Applied Pass-By Trips				0	0	0	0	0	0	166	166	332

TRIP GENERATION SUMMARY												
Code	Land Use	Size	Unit	Daily			AM Peak			PM Peak		
				In	Out	Total	In	Out	Total	In	Out	Total
220	Apartments	240	units	807	807	1614				546	546	1092
822	Strip Retail	26	KSF	708	708	1416				87	84	171
932	High-Turnover Restaurant	6	KSF	295	295	590				337	336	673
937	Coffee/Donut Shop w/ Drive-Thru	1	KSF	160	160	320				27	26	53
Total Trips				1,970	1,970	3,940	0	0	0	997	992	1,989
<i>Internal Capture (0% AM & 15% PM)</i>				<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>-150</i>	<i>-149</i>	<i>-299</i>
Total External Trips				1,970	1,970	3,940	0	0	0	847	843	1,690
<i>Pass-By Trips</i>				<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>-166</i>	<i>-166</i>	<i>-332</i>
Total Primary Trips				1,970	1,970	3,940	0	0	0	681	677	1,358

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	Zebulon Road Mixed-Use	Organization:	DRMP
Project Location:	Zebulon NC	Performed By:	GB
Scenario Description:		Date:	11/25/2024
Analysis Year:	2029	Checked By:	
Analysis Period:	AM Street Peak Hour	Date:	

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office				0	0	0
Retail	822	26	KSF	61	37	24
Restaurant	932/937	6	KSF	105	56	49
Cinema/Entertainment				0	0	0
Residential	220	240	du	97	23	74
Hotel				0	0	0
All Other Land Uses ²				0	0	0
				263	116	147

Table 2-A: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office	1.10	0%	0%	1.10	0%	0%
Retail	1.10	0%	0%	1.10	0%	0%
Restaurant	1.10	0%	0%	1.10	0%	0%
Cinema/Entertainment	1.10	0%	0%	1.10	0%	0%
Residential	1.10	0%	0%	1.10	0%	0%
Hotel	1.10	0%	0%	1.10	0%	0%
All Other Land Uses ²	1.10	0%	0%	1.10	0%	0%

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		3	0	1	0
Restaurant	0	3		0	1	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	1	12	0		0
Hotel	0	0	0	0	0	

Table 5-A: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	289	128	161
Internal Capture Percentage	15%	16%	13%
External Vehicle-Trips ⁵	225	98	127
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-A: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	10%	15%
Restaurant	24%	7%
Cinema/Entertainment	N/A	N/A
Residential	8%	16%
Hotel	N/A	N/A

¹Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

³Enter trips assuming no transit or non-motorized trips (as assumed in *ITE Trip Generation Manual*).

⁴Enter vehicle occupancy assumed in Table 1-A vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made to Tables 5-A, 9-A (O and D). Enter transit, non-motorized percentages that will result with proposed mixed-use project complete.

⁵Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.

⁶Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	Zebulon Road Mixed-Use	Organization:	DRMP
Project Location:	Zebulon NC	Performed By:	GB
Scenario Description:		Date:	11/25/2024
Analysis Year:	2029	Checked By:	
Analysis Period:	PM Street Peak Hour	Date:	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office				0	0	0
Retail	822	26	KSF	171	86	85
Restaurant	932/937	6	KSF	73	43	30
Cinema/Entertainment				0	0	0
Residential	220	240	du	124	78	46
Hotel				0	0	0
All Other Land Uses ²				0	0	0
				368	207	161

Table 2-P: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office	1.10	0%	0%	1.10	0%	0%
Retail	1.10	0%	0%	1.10	0%	0%
Restaurant	1.10	0%	0%	1.10	0%	0%
Cinema/Entertainment	1.10	0%	0%	1.10	0%	0%
Residential	1.10	0%	0%	1.10	0%	0%
Hotel	1.10	0%	0%	1.10	0%	0%
All Other Land Uses ²	1.10	0%	0%	1.10	0%	0%

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		4000	4000		4000	
Retail					4000	
Restaurant					4000	
Cinema/Entertainment					4000	
Residential		4000	4000			
Hotel					4000	

Table 4-P: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		14	0	2	0
Restaurant	0	14		0	1	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	1	1	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	406	228	178
Internal Capture Percentage	16%	14%	19%
External Vehicle-Trips ⁵	309	177	132
External Transit-Trips ⁵	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	16%	17%
Restaurant	32%	45%
Cinema/Entertainment	N/A	N/A
Residential	3%	4%
Hotel	N/A	N/A

¹Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.
²Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.
³Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).
⁴Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made.
⁵Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.
⁶Person-Trips
*Indicates computation that has been rounded to the nearest whole number.
Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	Zebulon Road Mixed-Use	Organization:	DRMP
Project Location:	Zebulon NC	Performed By:	GB
Scenario Description:		Date:	2/4/2025
Analysis Year:	2029	Checked By:	
Analysis Period:	AM Street Peak Hour	Date:	

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office				0		
Retail	822	26	KSF	0		
Restaurant	932/937	6	KSF	0		
Cinema/Entertainment				0		
Residential	220	240	du	0		
Hotel				0		
All Other Land Uses ²				0		
				0	0	0

Table 2-A: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office	1.10	0%	0%	1.10	0%	0%
Retail	1.10	0%	0%	1.10	0%	0%
Restaurant	1.10	0%	0%	1.10	0%	0%
Cinema/Entertainment	1.10	0%	0%	1.10	0%	0%
Residential	1.10	0%	0%	1.10	0%	0%
Hotel	1.10	0%	0%	1.10	0%	0%
All Other Land Uses ²	1.10	0%	0%	1.10	0%	0%

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	0	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	0	0	0	0	0	

Table 5-A: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	0	0	0
Internal Capture Percentage	0%	0%	0%
External Vehicle-Trips ⁵	0	0	0
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-A: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	N/A	N/A
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	N/A	N/A
Hotel	N/A	N/A

¹Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

³Enter trips assuming no transit or non-motorized trips (as assumed in *ITE Trip Generation Manual*).

⁴Enter vehicle occupancy assumed in Table 1-A vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made to Tables 5-A, 9-A (O and D). Enter transit, non-motorized percentages that will result with proposed mixed-use project complete.

⁵Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.

⁶Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	Zebulon Road Mixed-Use	Organization:	DRMP
Project Location:	Zebulon NC	Performed By:	GB
Scenario Description:		Date:	2/4/2025
Analysis Year:	2029	Checked By:	
Analysis Period:	PM Street Peak Hour	Date:	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office				0	0	0
Retail	822	26	KSF	171	87	84
Restaurant	932/937	6	KSF	726	364	362
Cinema/Entertainment				0	0	0
Residential	220	240	du	171	87	84
Hotel				0	0	0
All Other Land Uses ²				0	0	0
				1,068	538	530

Table 2-P: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office	1.10	0%	0%	1.10	0%	0%
Retail	1.10	0%	0%	1.10	0%	0%
Restaurant	1.10	0%	0%	1.10	0%	0%
Cinema/Entertainment	1.10	0%	0%	1.10	0%	0%
Residential	1.10	0%	0%	1.10	0%	0%
Hotel	1.10	0%	0%	1.10	0%	0%
All Other Land Uses ²	1.10	0%	0%	1.10	0%	0%

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		4000	4000		4000	
Retail					4000	
Restaurant					4000	
Cinema/Entertainment					4000	
Residential		4000	4000			
Hotel					4000	

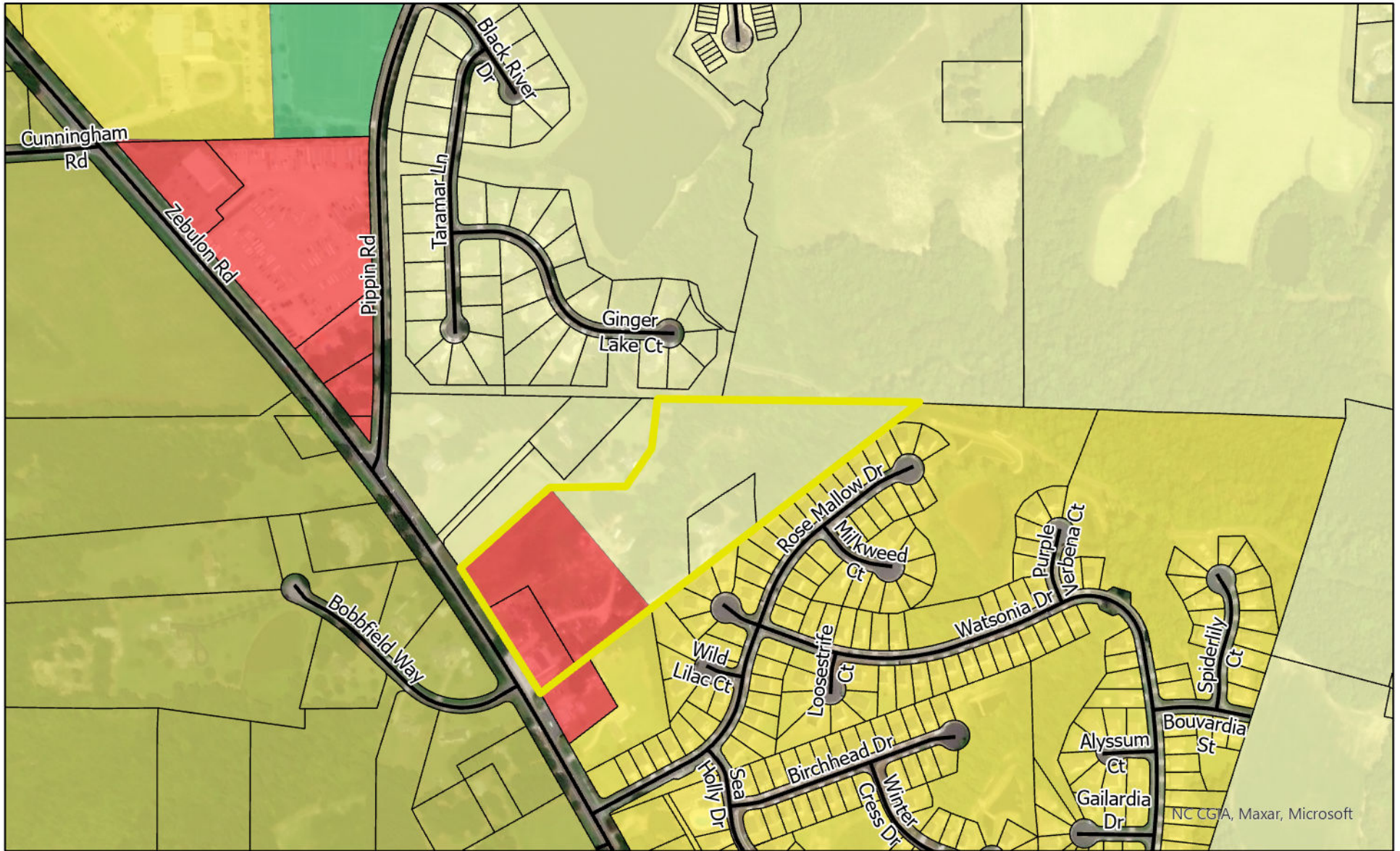
Table 4-P: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		27	0	2	0
Restaurant	0	48		0	7	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	1	2	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	1,174	592	582
Internal Capture Percentage	15%	15%	15%
External Vehicle-Trips ⁵	909	459	450
External Transit-Trips ⁵	0	0	0
External Non-Motorized Trips ⁶	0	0	0

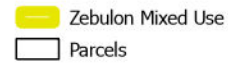
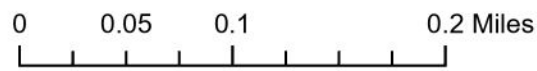
Table 6-P: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	51%	32%
Restaurant	7%	14%
Cinema/Entertainment	N/A	N/A
Residential	9%	3%
Hotel	N/A	N/A

¹Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.
²Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.
³Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).
⁴Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made.
⁵Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.
⁶Person-Trips
^{*}Indicates computation that has been rounded to the nearest whole number.
 Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

Future Land Use Map



NC CGA, Maxar, Microsoft



Legend

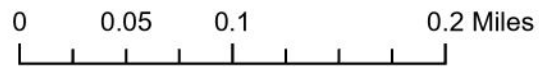
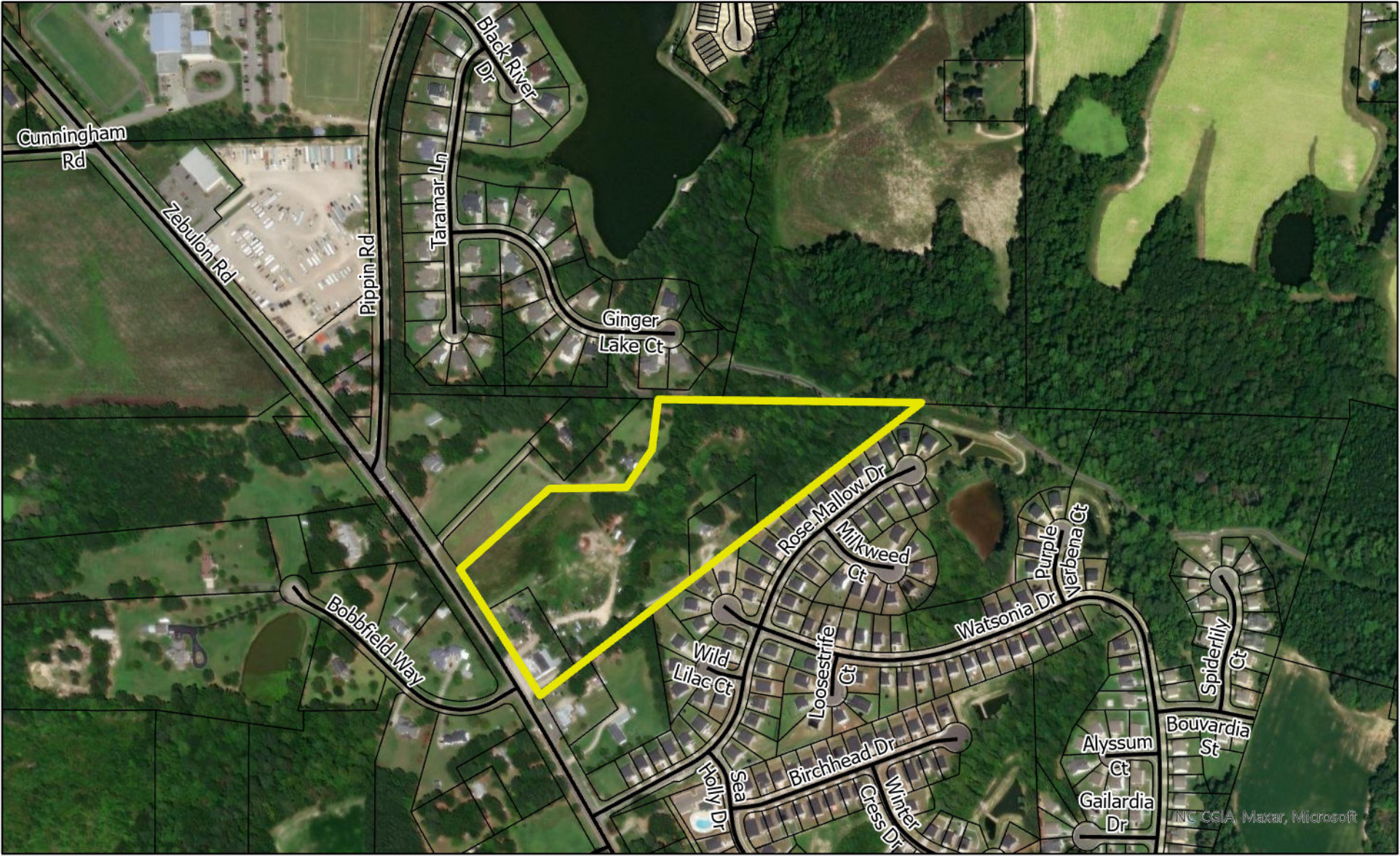
Zebulon_FutureLan

Land Use/Character

- Parks and Recreation (PR)
- Rural Conservation (RC)

- Suburban Residential (SR)
- General Residential (GR)
- General Commercial (GC)
- Streets

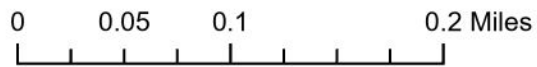
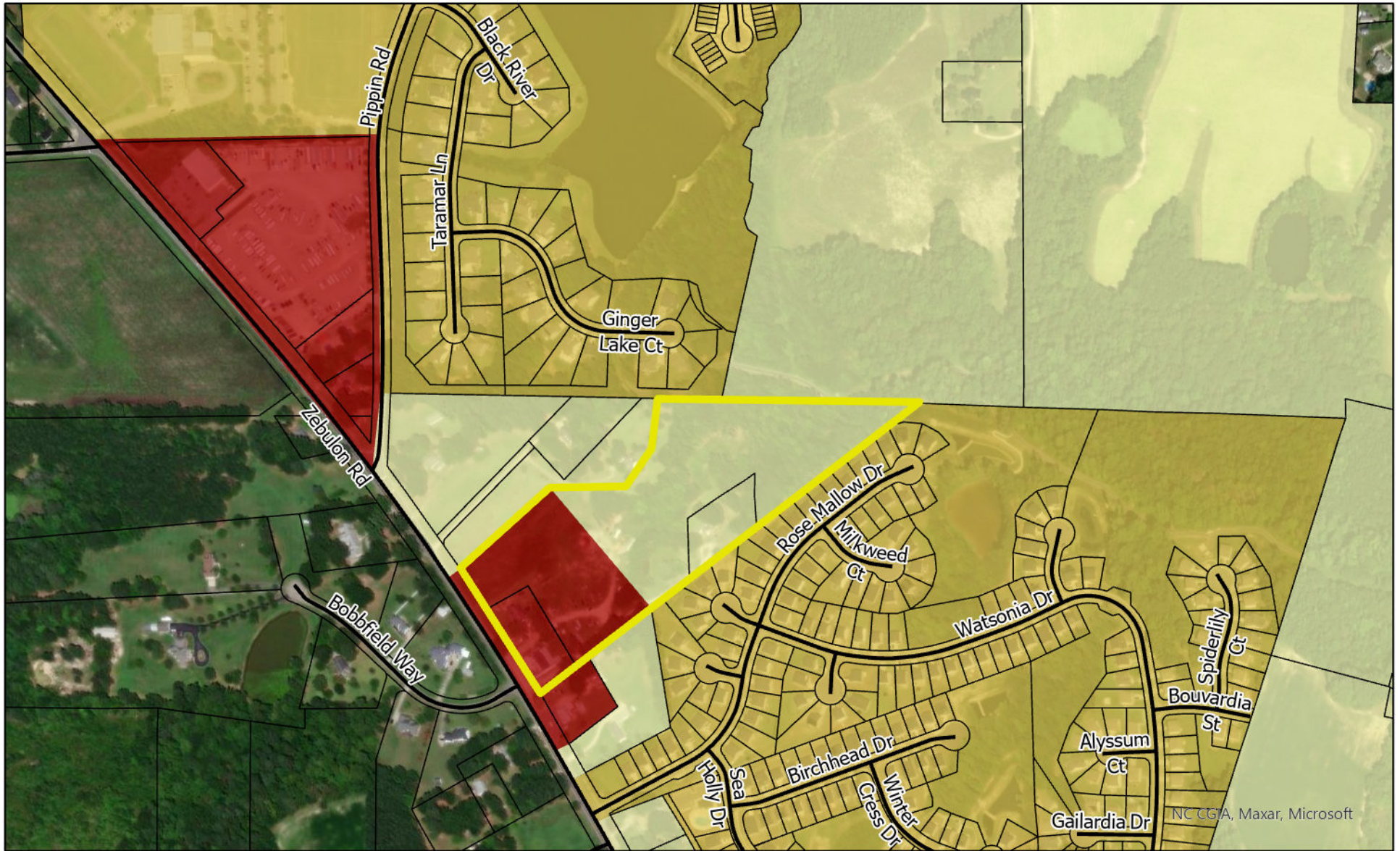
Aerial Map



Legend

-  Zebulon Mixed Use
-  Parcels
-  Streets

Zoning Map



Legend

- Zebulon Mixed Use
- Parcels
- Streets
- R2, Residential Suburban
- R-13 SUD, Residential 13 - Special Use Districts
- HC, Heavy Commercial

ZEBULON

NORTH CAROLINA

CASE # PD 2025-02 IDT# 1556960 – Zebulon Mixed Use

PROJECT ADDRESS 0, 1928 & 1938 Zebulon Rd

PIN NUMBER: 1796748489, 17968544029, 1796845839

HEARING DATE: April 14, 2025

State of North Carolina

County of Wake

BEFORE ME, the undersigned Notary, CATHERINE G. WOODS on this 9th day of April 2025, personally appeared Catherine Farrell, known to me to be a credible person and of lawful age, who being by me first duly sworn, on her oath, deposes and says:

I Catherine Farrell, Interim Senior Planner for the Town of Zebulon, affirm that the following Public Notice Procedures have been completed in accordance with applicable North Carolina General Statute and Town of Zebulon Unified Development Ordinance Section 2.3.6 have been satisfied for the above referenced hearing.

- First Class Mailing Sent on **April 3, 2025** (see attached mailing list and copy of mailing)
- Advertisement in a Paper of General Circulation sent on March 31st, 2025 (Wake weekly, publication dates **4/4/2025 & 4/11/2025**)
- Posting Public Hearing Signage on Property on **4/3/2025** (pictures attached)
- Posted to Planning Department Website **4/3/2025**

Catherine Farrell

April, 9th 2025

Catherine Farrell

Date

Subscribed and sworn to before me, this 9th day of April 2025.

[Notary Seal:]

Catherine G. Woods

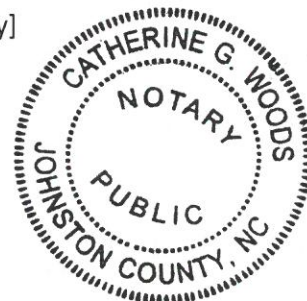
[signature of Notary]

CATHERINE G. WOODS

[printed name of Notary]

NOTARY PUBLIC

My commission expires: 07-10, 2027.



Notice of Public Hearing

Notice is hereby given pursuant to the provisions of Article 2.3.6 of the Town of Zebulon Unified Development Ordinance that a public hearing will be held on **April 14, 2025, at 6:00 PM** at the **Zebulon Municipal Complex, 1003 N. Arendell Avenue**, and will be conducted by the Board of Commissioners and the Planning Board for the purpose of considering the following items:

IDT Project Number 1556960 – Planned Development 2025-02 – Zebulon Mixed Use (0, 1928 & 1938 Zebulon Rd)

PIN # 1796748489, 17968544029, 1796845839. A request by Spectrum Investment Solutions on behalf of property owner Martha B Stancil, for a rezoning to the Planned Development (PD) zoning district for a mixed-use development with retail and apartments.

IDT Project Number 1555968 – Planned Development 2025-03 – Old Bunn Rd (1915 & 1917 Old Bunn Rd)

PIN # 2715290916, 2716215371. A request by Eastwood Homes of Raleigh LLC on behalf of property owner C. Thomas Hendrickson & Jill D Hendrickson, for a rezoning to the Planned Development (PD) Zoning district for the development of 617 residential lots.

Public comments may be submitted to Planner II Catherine Farrell at cfarrell@townofzebulon.org no later than 12:00 Noon on the day of the hearing to be read into the record. Links will be provided along with the full application packet and documentation on the Planning Department web page at <https://www.townofzebulon.org/departments/planning/public-hearing-information> For questions or additional information, please contact us at (919) 823-1811.

Notificación de Audiencia Pública

Por la presente se notifica, de conformidad con las disposiciones del Artículo 2.3.6 de la Ordenanza de Desarrollo Unificado del Pueblo de Zebulon, que se celebrará una audiencia pública el **14 de abril de 2025, a las 6:00 PM** en el **Complejo Municipal de Zebulon, 1003 N. Arendell Avenue**, y será llevada a cabo por la Junta de Comisionados y la Junta de Planificación con el propósito de considerar los siguientes puntos:

IDT Proyecto Número 1556960 - Desarrollo Planificado 2025-02 - Zebulon Uso Mixto (0, 1928 & 1938 Zebulon Rd)

PIN # 1796748489, 17968544029, 1796845839. Una solicitud de Spectrum Investment Solutions en nombre del dueño de la propiedad Martha B Stancil, para una recalificación al distrito de zonificación de Desarrollo Planeado (PD) para un desarrollo de uso mixto con tiendas y apartamentos.

IDT Proyecto Número 1555968 - Desarrollo Planificado 2025-03 - Old Bunn Rd (1915 & 1917 Old Bunn Rd)

PIN # 2715290916, 2716215371. Una solicitud de Eastwood Homes of Raleigh LLC en nombre del propietario C. Thomas Hendrickson & Jill D Hendrickson, para una recalificación al distrito de Zonificación de Desarrollo Planificado (PD) para el desarrollo de 617 lotes residenciales.

Los comentarios del público pueden presentarse al Planner II Catherine Farrell en cfarrell@townofzebulon.org no más tarde de las 12:00 del mediodía del día de la audiencia para ser leído en el expediente. Los enlaces se proporcionarán junto con el paquete de solicitud completa y la documentación en la página web del Departamento de Planificación en <https://www.townofzebulon.org/departments/planning/public-hearing-information>. Para preguntas o desea más información, póngase en contacto con nosotros en el (919) 823-1811.



PLANNING

- Code Enforcement
- Permitting Information
- Homeowners
- Professionals
- Submittal Deadlines
- Long Range Planning
- Documents
- Forms and Applications
- Interactive Development Map
- Public Hearing Information

Planning Office
919-823-1810

Matt Lower
Planning Director
mlower@townofzebulon.org

Cate Farrell
Planner II
cfarrell@townofzebulon.org
919-823-1811

Chris Medina
Planner I
cmedina@townofzebulon.org

View Published	Edit	Revisions
----------------	------	-----------

[Home](#) / [Departments](#) / [Planning](#)

PUBLIC HEARING INFORMATION

Notice of Public Hearing

Notice is hereby given pursuant to the provisions of Article 2.3.6 of the Town of Zebulon Unified Development Ordinance that a public hearing will be held on **April 14, 2025, at 6:00 PM** at the **Zebulon Municipal Complex, 1003 N. Arendell Avenue**, and will be conducted by the Board of Commissioners and the Planning Board for the purpose of considering the following items:

IDT Project Number 1556960 – Planned Development 2025-02 – Zebulon Mixed Use (0, 1928 & 1938 Zebulon Rd)

Pin # 1796748489, 17968544029, 1796845839 A request by Spectrum Investment Solutions on behalf of property owner Martha B Stancliff for a rezoning to the Planned Development (PD) zoning district for a mixed-use development with retail and apartments.

IDT Project Number 1555968 – Planned Development 2025-03 – Old Bunn Rd (1915 & 1917 Old Bunn Rd)
PIN # 2715290916, 2716215371. A request by Eastwood Homes of Raleigh LLC on behalf of property owner C. Thomas Hendrickson & Jill D Hendrickson, for a rezoning to the Planned Development (PD) Zoning district for the development of 617 residential lots.

Public comments may be submitted to Planner II Catherine Farrell at cfarrell@townofzebulon.org no later than 12:00 Noon on the day of the hearing to be read into the record. Links will be provided along with the full application packet and documentation on the Planning Department web page at <https://www.townofzebulon.org/departments/planning/public-hearing-information>. For questions or additional information, please contact us at (919) 823-1811.

WAKE WEEKLY
Powered by Column

Search zebulon

Date 03/09/2025 04/09/2025

Notice Type Select notice type

Reset Get Alerts Search

Showing 13 results

Get your public notice published quickly and easily. Click "Get Started" to draft and submit your legal notice. For help with commonly asked questions, visit our [Help Center](#).

THE WAKE WEEKLY - (WAKE COUNTY)
Notice of Hearing
...Hearing Notice is hereby given pursuant to the provisions of Article 2.3.6 of the Town of Zebulon Unified Development Ordinance that a public hearing will be held on April 7th, 2025 at 6:00 PM at the Zebulon Municipal Complex, 1003 N. Arendell Avenue, and will be conducted by the Board of Commissioners for the purposes

WAKE COUNTY, NORTH CAROLINA 2025-04-04

THE WAKE WEEKLY - (WAKE COUNTY)
Estate (Probate) Filings
NOTICE TO CREDITORS ESTATE OF ROBERTApril, 2025, Pamela Jean Jones Hughes, Executor C/O Gay & McNelly, PLLC PO BOX 10 Zebulon, NC 27597 The Wake Weekly April 4, 11, 18, 25, 2025

WAKE COUNTY, NORTH CAROLINA 2025-04-04

THE WAKE WEEKLY - (WAKE COUNTY)
Notice of Hearing
...Hearing Notice is hereby given pursuant to the provisions of Article 2.3.6 of the Town of Zebulon Unified Development Ordinance that a public hearing will be held on April 7th, 2025 at 6:00 PM at the Zebulon Municipal Complex, 1003 N. Arendell Avenue, and will be conducted by the Board of Commissioners for the purposes

WAKE COUNTY, NORTH CAROLINA 2025-03-28

THE WAKE WEEKLY - (WAKE COUNTY)
Public Notice
Notice of Service of Process by Public.....the 14th day of March, 2025, Maria Guadalupe Ramirez Perez, Plaintiff, 12928 Eagle Ridge Road, Zebulon, NC 27597. The Wake Weekly March 14, 21, 28, 2025

WAKE COUNTY, NORTH CAROLINA 2025-03-21

THE WAKE WEEKLY - (WAKE COUNTY)
Foreclosure Sale
NORTH CAROLINA WAKE COUNTY Special Pro.....Record Owners: Arianda M. Miles and Gary D. Jones Address of Property: 615 Stratford Drive Zebulon, NC 27597 Deed of Trust Book: 16390 Page: 2507 Dated: March 28, 2016 Grantors: Arianda M. Miles and spouse, Gary D. Jones Original Beneficiary: State Employees' Credit Un

WAKE COUNTY, NORTH CAROLINA 2025-03-21

Notice of Hearing
Published in The Wake Weekly - (Wake County) on April 4, 2025

Wake County, North Carolina

Notice Text
Notice is hereby given pursuant to the provisions of Article 2.3.6 of the Town of Zebulon Unified Development Ordinance that a public hearing will be held on **April 14, 2025, at 6:00 PM** at the **Zebulon Municipal Complex, 1003 N. Arendell Avenue** and will be conducted by the Board of Commissioners and the Planning Board for the purpose of considering the following items:

IDT Project Number 1556960 Planned Development 2025-02 Zebulon Mixed Use (0, 1928 & 1928 Zebulon Rd)
PIN # 1796248489, 17968544029, 1796845839. A request by Spectrum Investment Solutions on behalf of property owner Martha B Sarrull, for a rezoning to the Planned Development (PD) zoning district for a mixed-use development with retail and apartments.

IDT Project Number 155 Planned Development 2025-03 Old Bunn Rd
PIN # 2715290916, 2716215371. A request by Eastwood Homes of Raleigh LLC on behalf of property owner C. Thomas Hendrickson & Jill D Hendrickson, for a rezoning to the Planned Development (PD) Zoning district for the development of 617 residential lots.

Public comments may be submitted to Planner II Catherine Farrell at cfarrell@townofzebulon.org no later than 12:00 Noon on the day of the hearing to be read into the record. Links will be provided along with the full application packet and documentation on the Planning Department [web page at https://www.townofzebulon.org/departments/planning/public-hearings-information](https://www.townofzebulon.org/departments/planning/public-hearings-information). For questions or additional information, please contact us at (919) 823-1811.

The Wake Weekly
April 4, 11, 2025

Share Copy Link

STAFF REPORT
PLANNED DEVELOPMENT 2025-03
OLD BUNN ROAD SUBDIVISION
APRIL 14, 2025

Topic: PD 2025-03 – Old Bunn Road Planned Development

Speaker: Catherine Farrell, Planner II
Prepared by: Catherine Farrell, Planner II
Approved by: Gilbert Todd Jr., Town Manager

Executive Summary:

The Board of Commissioners will consider a Planned Development request for 1915 and 1917 Old Bunn Rd. The proposed development includes 617 residential lots.

Discussion:

Eastwood Homes of Raleigh LLC is proposing rezoning to a Planned Development (PD) for two parcels, totaling 159.72 acres, from the Wake County R-30 Zoning District. The applicant is looking to develop 347 single family detached lots and 270 single family attached lots totaling 617 residential units. An amenity site, pool, pickle ball court, dog parks, playgrounds, pocket park, walking fitness trails, and other amenities are being proposed as part of the development.

The creation of a Planned Development district requires the applicant to provide dimensional standards, development standards, list of permitted uses, and additional district characteristics in a Planned Development narrative. This narrative has been provided as an attachment to this staff report, the narrative must be considered and approved in order to establish the proposed Planned Development district.

The elected and appointed boards will take the items provided into consideration when determining if what is proposed is consistent and meets the intent of Unified Development Ordinance section 2.2.25.J:

The advisability of an amendment to the Official Zoning Map is a matter committed to the legislative discretion of the Board of Commissioners and is not controlled by any one factor. In determining whether to adopt or deny a proposed zoning map amendment, the Board of Commissioners may weigh the relevance of and consider the following:

1. Whether the proposed zoning map amendment advances the public health, safety, or welfare;
2. Whether and the extent to which the proposed rezoning is appropriate for its proposed location, and is consistent with the purposes, goals, objectives, and policies of the Town's adopted policy guidance.
3. Whether an approval of the rezoning is reasonable and in the public interest.
4. Other factors as the Board of Commissioners may determine to be relevant.

Policy Analysis:

Comprehensive Land Use Plan (CLUP):

The rezoning is supported by the following CLUP goals:

1. Land Use and Development:

- **Goal 1:** A land use allocation and pattern that advances Zebulon’s objectives of achieving greater housing variety, supporting its economic development and tax base needs, and creating a complete community with convenient resident access to schools, recreation, shopping and services (Land Use and Development, P. 2)
- **Goal 3:** Ongoing and effective collaboration between land use and transportation planning to ensure a well-connected community with adequate means and capacity to accommodate multiple forms of circulation between local destinations (Land Use and Development, P. 2).

2. Goals for Housing and Neighborhoods:

- **Goal 1:** A quantity and diversity of housing options that makes living in Zebulon attainable for a wide range of age groups and income levels (Housing and Neighborhoods p. 2).
- **Goal 4:** Preserved and enhanced integrity and value of existing neighborhoods, and quality design of newer residential areas to ensure their livability and long-term sustainability (Housing and Neighborhoods p. 2)

3. Goals For Recreation and Amenities:

- **Goal 1:** A “lifestyle” community, with a range of amenities and activities for all ages and interests, to keep residents enjoying their home town along with visitors (Recreation and Amenities, pg 4).
- **Goal 6:** A more attractive community based on quality design and character of both private development and the public realm (Recreation and Amenities, pg 4).

Comprehensive Transportation Plan

The Comprehensive Transportation Plan (CTP) requires Old Bunn Rd and HWY 97 in front of this site to be a 4-Lane median road. A variation on the two-lane divided road will be provided through the site as shown on the CTP.

Outcomes:

Approving the proposed Planned development will:

1. **617 New Residential Lots:** at a calculated rate of 2.78 new residents per lot Zebulon would have an approximate increase of 1,716 residents. Based on the Town of Zebulon tax rate along with the median home price in Zebulon there will be an estimated tax generation of \$1.14 million a year.
2. **Transportation Improvements:** Transportation improvements will be made, and impact fees will be collected. Using the rate in the 2024 Traffic Impact Fee Study Report this project would generate approximately \$1.1 million in improvements or fees.
3. **Greenway Network Expansion:** The Greenway network will be expanded running along the northern property boundary.

Staff Recommendation for Joint Public Hearing:

STAFF REPORT
PLANNED DEVELOPMENT 2025-03
OLD BUNN ROAD SUBDIVISION
APRIL 14, 2025

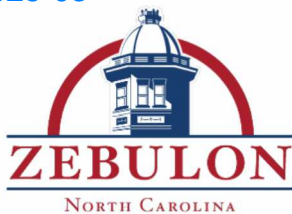
Staff recommends opening the public hearing for this Planned development. After public hearing and discussion closes, refer the matter to the Planning Board for consideration.

Staff Recommendation for Planning Board:

Staff recommends the Planning Board recommend the approval the proposed Planned Development. The matter will then be considered at a future Board of Commissioners' Meeting.

Attachments:

1. Application
2. Neighborhood Meeting Packet
3. Site Plan
4. Planned Development Narrative
5. Utility Allocation Worksheet
6. TIA
7. DOT TIA Recommendations
8. Future Land Use and Character Map
9. Aerial Map
10. Zoning Map
11. Public Hearing Notice Affidavit



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 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.




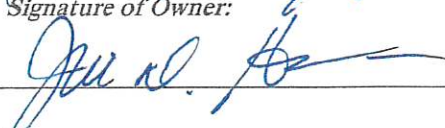
APPLICATION FOR
PLANNED DEVELOPMENT

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

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>

<p>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;</p>
<p>Refer to attached legislative considerations.</p>
<p>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;</p>
<p>N/A</p>
<p>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;</p>
<p>Refer to attached legislative considerations.</p>
<p>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</p>
<p>Refer to attached legislative considerations.</p>
<p>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.</p>
<p>Refer to attached legislative considerations.</p>
<p>11. Other factors as the Board of Commissioners may determine to be relevant.</p>
<p>Please refer to the attached Master Plan and Planned Development Statement of Terms and Conditions.</p>



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] Jill D. Hendrickson 11/25/24
[Signature] C Thomas Hendrickson 11/25/24
Signature of Owner 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] Jill D. Hendrickson 11/25/24
[Signature] C Thomas Hendrickson 11/25/24
Signature of Owner 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.	
2.		26.	
3.		27.	
4.		28.	
5.		29.	
6.		30.	
7.		31.	
8.		32.	
9.		33.	
10.		34.	
11.		35.	
12.		36.	
13.		37.	
14.		38.	
15.		39.	
16.		40.	
17.		41.	
18.		42.	
19.		43.	
20.		44.	
21.		45.	
22.		46.	
23.		47.	
24.		48.	



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
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

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, MEERAAIAH 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
--	-----------------------	-------------------

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

Beginning at a point, said point being an existing iron pipe at the southwest corner of the C. Thomas Hendrickson and wife, Jill D. Hendrickson tract as recorded in Book 9528, Page 1148 in the Wake County Registry and as shown on that certain plat recorded in Book of Maps 1992, Page 72 in said registry, said point also being on the northern 60 foot right of way margin of Old Bunn Road and having North Carolina State Plane coordinates of N=759,010.09 and E=2,211,628.79; thence, leaving said right of way along the western line of said Hendrickson tract N00°08'12"W, 414.51 feet to an existing iron pipe on the eastern line of Open Space 3 as shown on a plat recorded in Book of Maps 2023, Page 412 in said registry; thence, N00°05'08"E, 430.33 feet to an existing iron pipe in the eastern line of Open Space 7 as shown on a plat recorded in Book of Maps 2023, Page 413 in said registry; thence, N00°05'25"E, 412.26 feet to an existing iron pipe in the eastern line of Open Space 17 as shown on a plat recorded in Book of Maps 2023, Page 825 in said registry; thence, N00°05'01"E, 374.93 feet to an existing iron pipe in the eastern line of Open Space 18 as shown on a plat recorded in Book of Maps 2023, Page 824 in said registry; thence, N00°06'38"E, 257.42 feet to a point, said point being an existing iron pipe at the northeast corner of said Open Space 18 and at the southeast corner of the DFC Barrington, LLC tract as recorded in Book 18542, Page 1854 in said registry; thence, along the eastern line of said DFC Barrington, LLC tract the following courses and distances: thence, N00°01'33"E, 119.22 feet to an existing iron pipe; thence, N00°06'07"E, 366.32 feet to a point, said point being an existing iron pipe at the northernmost corner of said Hendrickson tract shown on said Book of Maps 1992, Page 72; thence, continuing along said DFC Barrington, LLC tract and the western line of said Hendrickson tract as recorded in Book 9528, Page 1148 the following courses and distances: thence, N00°21'43"E, 134.06 feet to an existing angle iron; thence, N00°03'31"E, 635.77 feet to an existing angle iron; thence, N00°03'31"E, 108.06 feet to a point in the centerline of Beaverdam Creek and being the northwest corner of said Hendrickson tract; thence, leaving said eastern line of DFC Barrington, LLC tract along said centerline of Beaverdam Creek the following courses and distances: thence, S54°42'15"E, 2.52 feet to a point; thence, S61°11'47"E, 9.99 feet to a point; thence, S57°27'18"E, 19.87 feet to a point; thence, S55°39'48"E, 21.50 feet to a point; thence, S63°25'54"E, 7.83 feet to a point; thence, S67°15'03"E, 16.81 feet to a point; thence, S64°23'09"E, 23.57 feet to a point; thence, S61°27'17"E, 21.06 feet to a point; thence, S58°28'02"E, 19.36 feet to a point; thence, S63°26'09"E, 16.21 feet to a point; thence, S65°39'36"E, 11.52 feet to a point; thence, S70°05'18"E, 13.03 feet to a point; thence, S75°13'36"E, 9.31 feet to a point; thence, S77°56'26"E, 43.97 feet to a point; thence, S68°31'06"E, 5.64 feet to a point; thence, S62°21'48"E, 5.93 feet to a point; thence, S56°58'43"E, 23.85 feet to a point; thence, S61°43'46"E, 5.68 feet to a point; thence, S70°57'07"E, 5.55 feet to a point; thence, S81°28'13"E, 6.32 feet to a point; thence, N89°41'52"E, 11.75 feet to a point; thence, N84°37'56"E, 4.02 feet to a point; thence, N78°22'00"E, 4.34 feet to a point; thence, N72°43'10"E, 11.78 feet to a point; thence, N73°05'40"E, 13.33 feet to a point; thence, N77°26'40"E, 14.09 feet to a point; thence, N84°56'39"E, 16.31 feet to a point; thence, S89°25'48"E, 12.25 feet to a point; thence, S84°35'47"E, 13.31 feet to a point; thence, S82°52'27"E, 18.14 feet to a point; thence, S86°46'56"E, 10.02 feet to a point; thence, S89°33'26"E, 24.25 feet to a point; thence, N85°14'21"E, 4.52 feet to a point; thence, N77°54'37"E, 5.37 feet to a point; thence, N66°13'48"E, 5.74 feet to a point; thence, N56°16'25"E, 28.25 feet to a point; thence, N49°46'12"E, 8.52 feet to a point; thence, N43°18'35"E, 39.00 feet to a point; thence, N35°48'14"E, 9.40 feet to a point; thence, N29°44'56"E, 9.07 feet to a point; thence, N23°47'23"E, 25.41 feet to a point; thence, N13°42'16"E, 5.28 feet to a point; thence, N02°51'47"E, 10.01 feet to a point; thence, N09°27'56"E, 6.08 feet to a point; thence, N19°58'56"E, 13.17 feet to a point; thence, N13°22'10"E, 6.49 feet to a point; thence, N07°41'46"E, 28.00 feet to a point; thence, N21°47'40"E, 4.71

feet to a point; thence, N29°33'05"E, 9.12 feet to a point; thence, N54°17'16"E, 2.46 feet to a point; thence, N65°46'15"E, 4.11 feet to a point; thence, N73°45'11"E, 3.13 feet to a point; thence, N88°20'40"E, 6.50 feet to a point; thence, S86°31'25"E, 10.27 feet to a point; thence, S88°11'59"E, 18.01 feet to a point; thence, N71°50'59"E, 3.42 feet to a point; thence, N49°26'05"E, 2.30 feet to a point; thence, N40°36'42"E, 4.61 feet to a point; thence, N48°55'10"E, 12.27 feet to a point; thence, N38°39'49"E, 2.40 feet to a point; thence, N48°31'01"E, 4.34 feet to a point; thence, N60°21'47"E, 3.17 feet to a point; thence, N69°25'25"E, 3.20 feet to a point; thence, N84°33'53"E, 3.26 feet to a point; thence, S69°56'43"E, 3.46 feet to a point; thence, S46°34'32"E, 4.82 feet to a point; thence, S30°57'21"E, 4.37 feet to a point; thence, S26°15'29"E, 5.09 feet to a point; thence, S30°44'42"E, 5.38 feet to a point; thence, S35°48'37"E, 4.70 feet to a point; thence, S41°38'24"E, 4.52 feet to a point; thence, S46°40'56"E, 4.46 feet to a point; thence, S53°07'48"E, 4.69 feet to a point; thence, S62°48'17"E, 5.06 feet to a point; thence, S70°13'45"E, 4.25 feet to a point; thence, S78°22'07"E, 8.68 feet to a point; thence, S80°54'55"E, 21.77 feet to a point; thence, N87°36'58"E, 4.51 feet to a point; thence, N78°10'32"E, 10.98 feet to a point; thence, N87°08'55"E, 6.26 feet to a point; thence, S88°38'13"E, 5.25 feet to a point; thence, S82°53'06"E, 5.04 feet to a point; thence, S77°52'41"E, 18.15 feet to a point; thence, S82°28'58"E, 9.08 feet to a point; thence, S89°02'44"E, 7.50 feet to a point; thence, S81°20'00"E, 4.55 feet to a point; thence, S74°19'34"E, 10.65 feet to a point; thence, S69°26'35"E, 4.27 feet to a point; thence, S76°22'59"E, 8.23 feet to a point; thence, S81°18'52"E, 9.10 feet to a point; thence, S89°27'35"E, 13.25 feet to a point; thence, N87°08'13"E, 13.77 feet to a point; thence, S86°43'42"E, 8.77 feet to a point; thence, S78°29'07"E, 9.70 feet to a point; thence, N71°02'38"E, 139.99 feet to a point; thence, S33°31'41"E, 40.85 feet to a point; thence, S66°29'54"E, 29.59 feet to a point; thence, S31°16'21"E, 104.58 feet to a point; thence, S56°56'50"E, 26.02 feet to a point; thence, N46°09'05"E, 56.74 feet to a point; thence, S70°48'15"E, 154.82 feet to a point; thence, N60°44'37"E, 63.39 feet to a point; thence, N65°46'25"E, 55.65 feet to a point; thence, N74°49'04"E, 64.76 feet to a point; thence, S53°22'46"E, 44.37 feet to a point; thence, S68°50'13"E, 8.31 feet to a point; thence, S71°49'58"E, 8.42 feet to a point; thence, S85°36'58"E, 9.78 feet to a point; thence, N84°25'24"E, 11.55 feet to a point; thence, N77°25'51"E, 9.48 feet to a point; thence, N68°52'38"E, 8.85 feet to a point; thence, N61°02'36"E, 21.43 feet to a point; thence, N69°15'52"E, 9.36 feet to a point; thence, N74°30'49"E, 7.26 feet to a point; thence, N82°00'42"E, 4.04 feet to a point; thence, S00°00'00"E, 9.50 feet to a point; thence, S85°54'52"E, 10.53 feet to a point; thence, S00°00'00"E, 11.75 feet to a point; thence, N86°18'26"E, 7.77 feet to a point; thence, N83°04'34"E, 8.81 feet to a point; thence, N59°35'30"E, 6.67 feet to a point; thence, N55°29'31"E, 7.28 feet to a point; thence, N49°34'43"E, 8.87 feet to a point; thence, N45°23'44"E, 12.64 feet to a point; thence, N39°24'37"E, 14.96 feet to a point; thence, N33°10'23"E, 11.42 feet to a point; thence, N23°44'14"E, 6.21 feet to a point; thence, N30°57'25"E, 2.92 feet to a point; thence, N48°24'01"E, 6.68 feet to a point; thence, N55°06'56"E, 5.79 feet to a point; thence, N65°32'30"E, 3.02 feet to a point; thence, N78°14'22"E, 3.06 feet to a point; thence, S85°32'06"E, 4.01 feet to a point; thence, S75°40'19"E, 11.87 feet to a point; thence, S86°15'57"E, 5.76 feet to a point; thence, N88°07'17"E, 15.26 feet to a point; thence, N70°54'25"E, 3.44 feet to a point; thence, N54°46'14"E, 5.20 feet to a point; thence, N43°15'47"E, 8.76 feet to a point; thence, N50°18'44"E, 8.12 feet to a point; thence, N43°15'55"E, 4.38 feet to a point; thence, N31°21'49"E, 7.69 feet to a point; thence, N46°12'29"E, 4.16 feet to a point; thence, N58°24'31"E, 3.82 feet to a point; thence, N70°41'57"E, 6.62 feet to a point; thence, N80°58'11"E, 5.57 feet to a point; thence, N86°39'29"E, 26.80 feet to a point; thence, S86°37'34"E, 14.52 feet to a point; thence, S80°54'37"E, 6.33 feet to a point; thence, S74°44'59"E, 8.55 feet to a point; thence,

S72°41'11"E, 20.16 feet to a point; thence, S77°24'48"E, 19.21 feet to a point; thence, S69°52'43"E, 11.45 feet to a point; thence, S68°07'18"E, 17.78 feet to a point; thence, S75°44'47"E, 15.74 feet to a point; thence, S87°57'20"E, 3.50 feet to a point; thence, N79°52'18"E, 3.55 feet to a point; thence, N71°15'41"E, 7.39 feet to a point; thence, N68°32'00"E, 10.09 feet to a point; thence, N64°45'42"E, 9.17 feet to a point; thence, N84°48'17"E, 10.08 feet to a point, said point being at the northeast corner of said Hendrickson tract and the northwest corner of the Wilmington Materials, Inc. tract as recorded in Book 11154, Page 293 in said registry; thence, leaving said centerline of Beaverdam Creek along the eastern line of said Hendrickson tract and the western line of said Wilmington Materials, Inc. tract S01°03'25"E, 500.00 feet to an iron pipe set; thence, S01°03'25"E, 2,413.00 feet to an existing iron pipe at a corner with said Wilmington Materials, Inc. tract and Lot 1 as shown on a plat recorded in Book of Maps 1986, Page 318 in said registry; thence, continuing along said eastern line of Hendrickson S01°03'25"E, 851.87 feet to a point, said point being at the southeast corner of said Hendrickson tract and on the northern 100 foot right of way margin of NC Highway 97; thence, along said right of way S77°39'05"W, 9.42 feet to a point, said point being at the southwest corner of Lot 1 as recorded in Book of Maps 1986, Page 318 in said registry; thence, continuing along said right of way S77°39'05"W, 551.36 feet to a point, said point being where said northern right of way margin of NC Highway 97 meets and intersects with said northern right of way margin of Old Bunn Road; thence, leaving said right of way of NC Highway 97 along said right of way of Old Bunn Road the following courses and distances: thence, N58°05'54"W, 216.45 feet to a point at the southeast corner of said Hendrickson tract as shown on Book of Maps 1992, Page 72; thence, continuing along said right of way N58°06'33"W, 109.71 feet to a point; thence, N59°16'38"W, 108.48 feet to a point; thence, N63°05'36"W, 99.27 feet to a point; thence, N66°53'13"W, 104.01 feet to a point; thence, N70°13'43"W, 96.93 feet to a point; thence, N72°51'06"W, 107.77 feet to a point; thence, N73°40'34"W, 99.12 feet to a point; thence, N73°49'20"W, 164.03 feet to a point; thence, N73°49'41"W, 163.99 feet to a point; thence, N74°25'54"W, 299.86 feet to the Place and Point of Beginning, containing an area of 6,957,604 square feet or 159.72 acres, more or less.

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>

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



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 LaRoux	1820 Old Bunn	---	
2	Lynn Adams	1201 E Gunner Ave	252-883-5911	
3	SCOTT LYNCH	10753 STAGHOUND	770 880 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			
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				

Attach Additional Sheets If Necessary.

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.

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

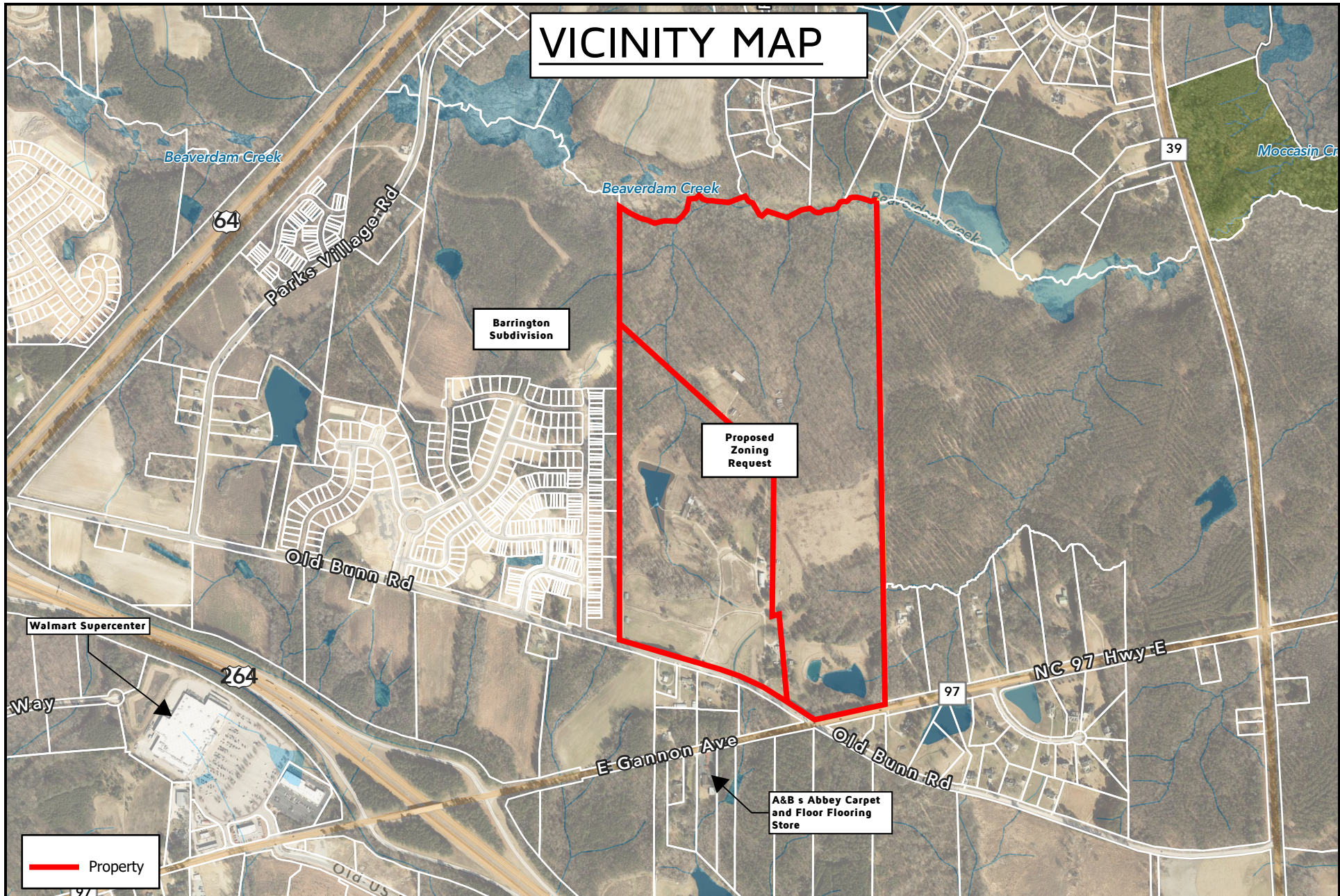
**JULIA OGDEN
NOTARY PUBLIC
WAKE COUNTY, N.C.**

Julia Ogden
Notary Public

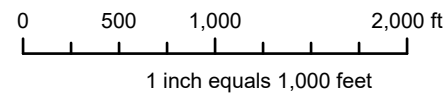
Julia Ogden
Print Name

My Commission Expires:
6/23/29

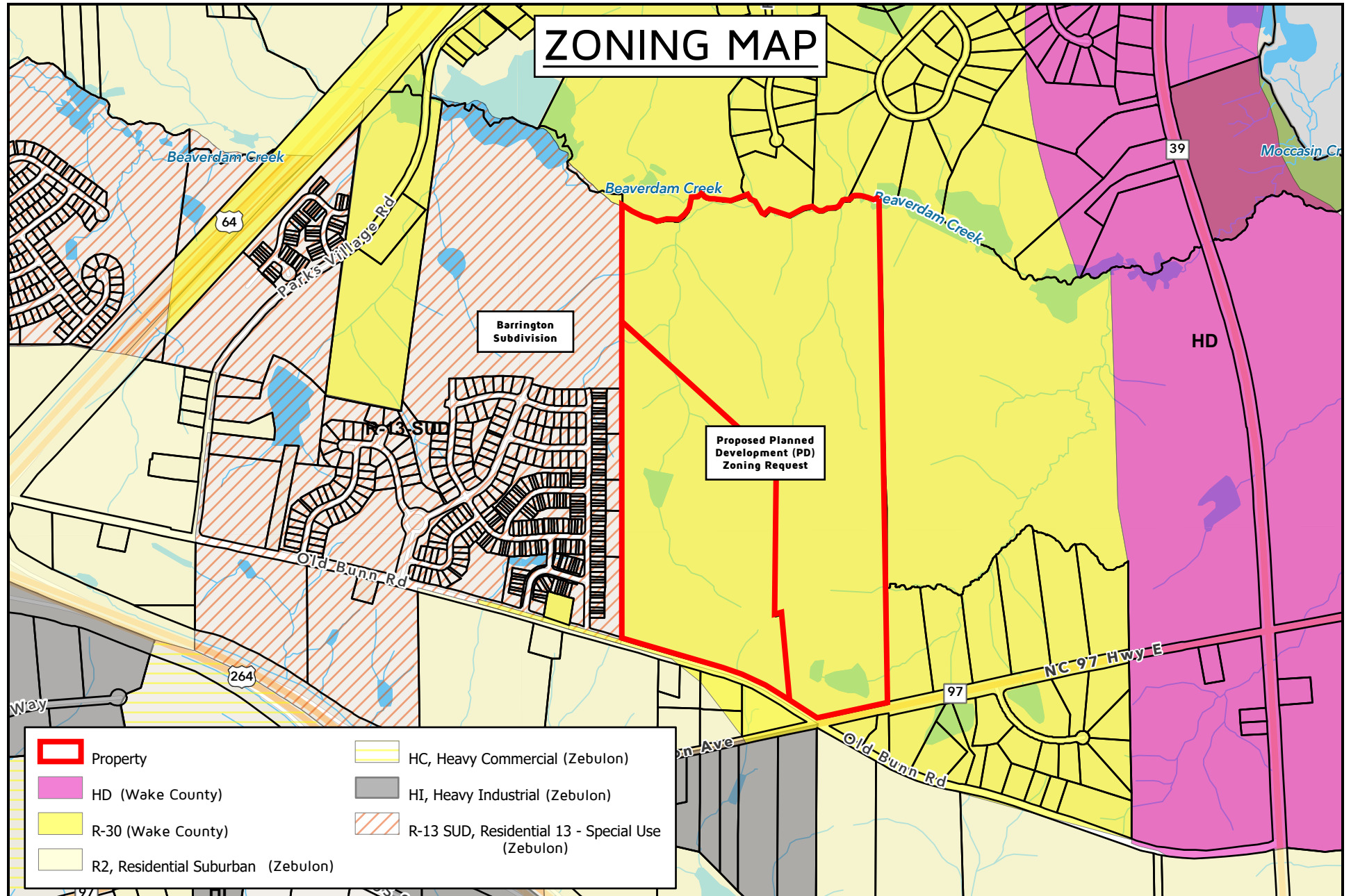
VICINITY MAP



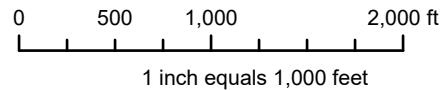
Old Bunn Road Subdivison
1915 & 1917 Old Bunn Road, Zebulon, NC 27597



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



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



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

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: lleeb



**PRELIMINARY
NOT FOR CONSTRUCTION**

PBST DESIGN GROUP, PA
Engineering | Consulting
 107 Fayetteville Street, Suite 200, Raleigh, North Carolina 27601
 Phone: 919 844 4399 | Fax: 919 946 9395 | 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

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
--	-----------------------	-------------------

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

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

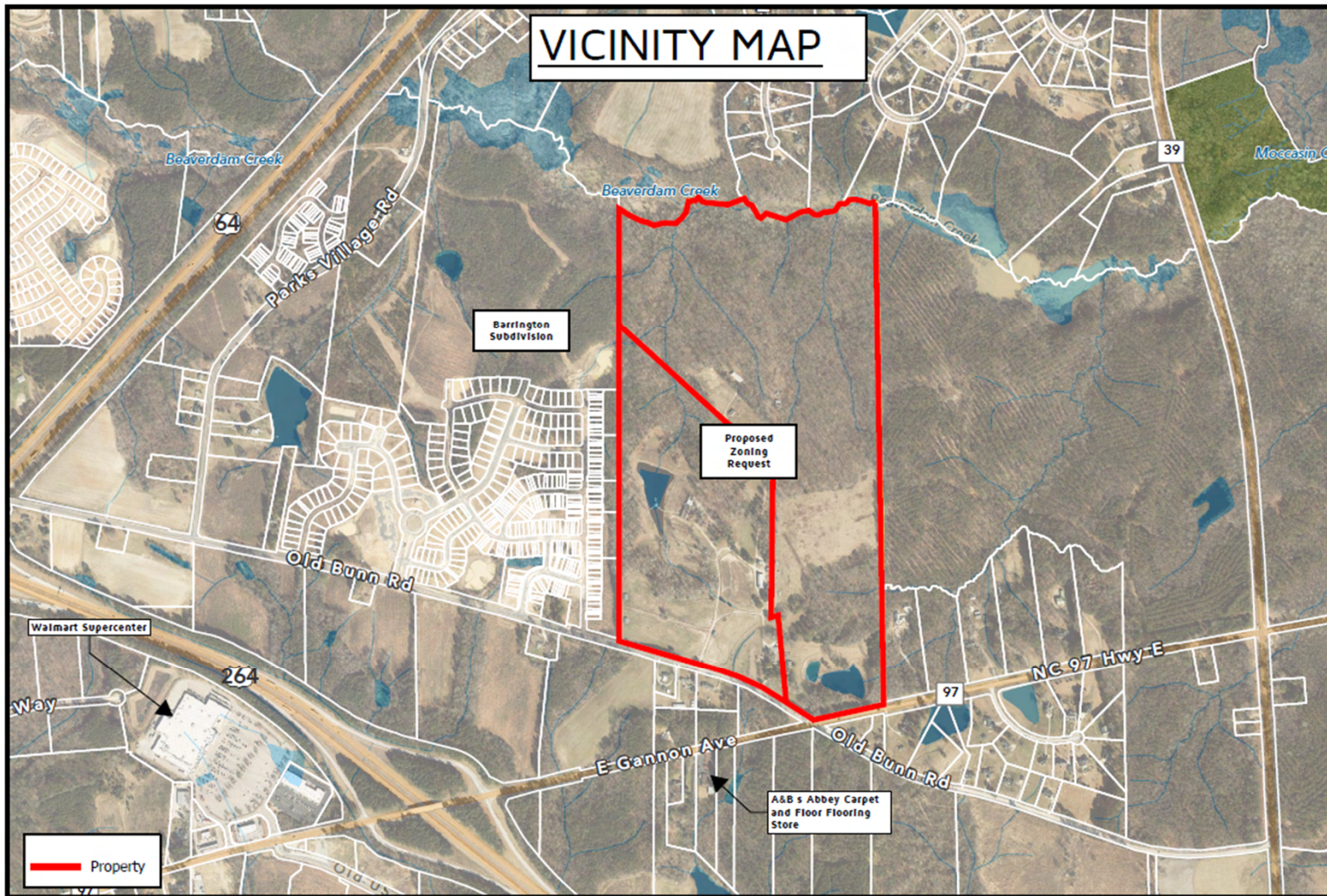
- I. Welcome and introductions
- II. Site overview
- III. Planned Development District Rezoning and Annexation Processes
 - a. Timeline
 - b. Future meetings
- IV. Development proposal
 - a. Uses
 - b. Conditions
 - c. Builder
- V. Discussion

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

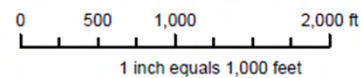
1915 and 1917 Old Bunn Road Planned Development

Neighborhood Meeting
November 25, 2024

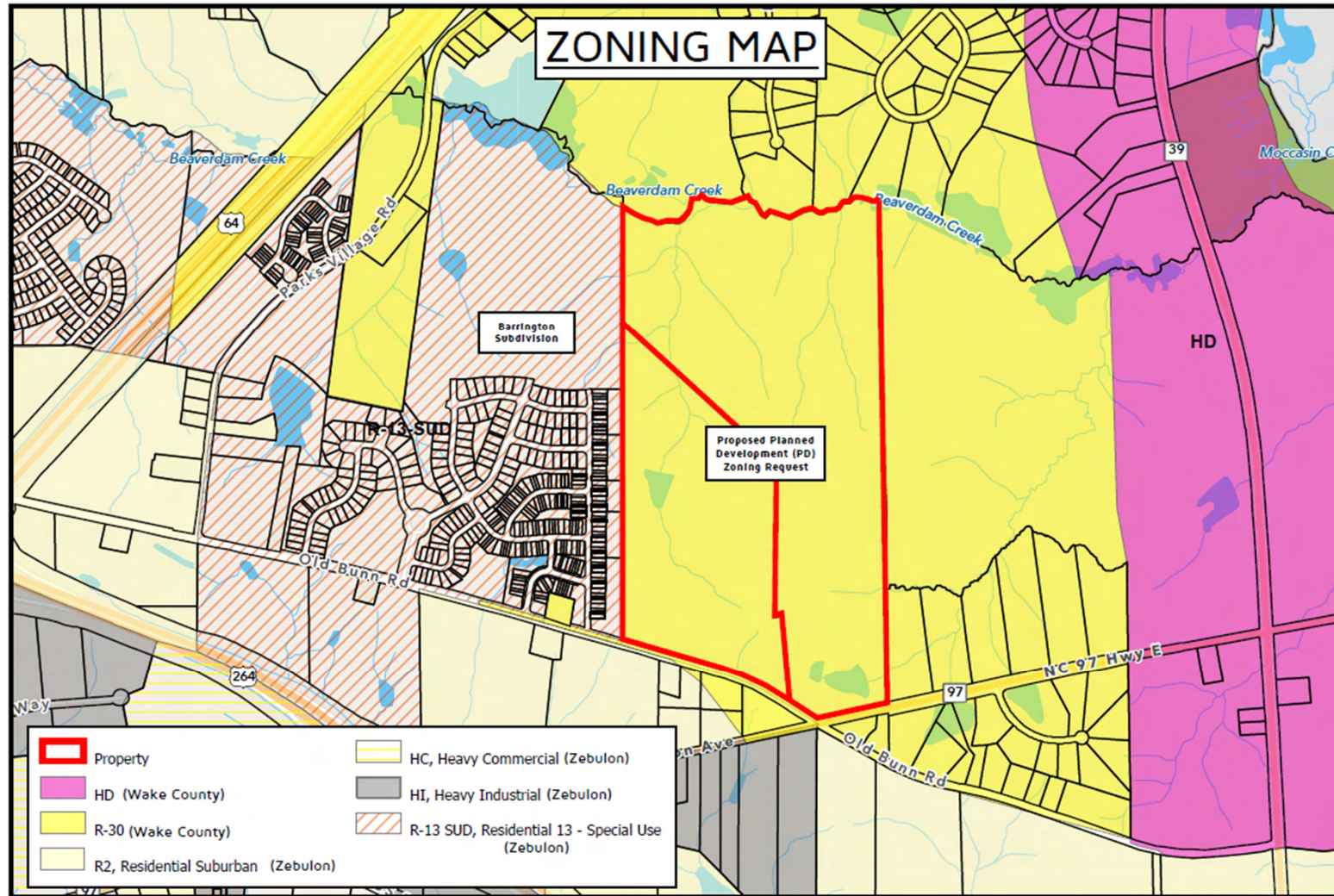




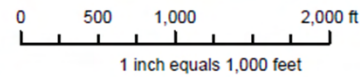
Old Bunn Road Subdivision
1915 & 1917 Old Bunn Road, Zebulon, NC 27597



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

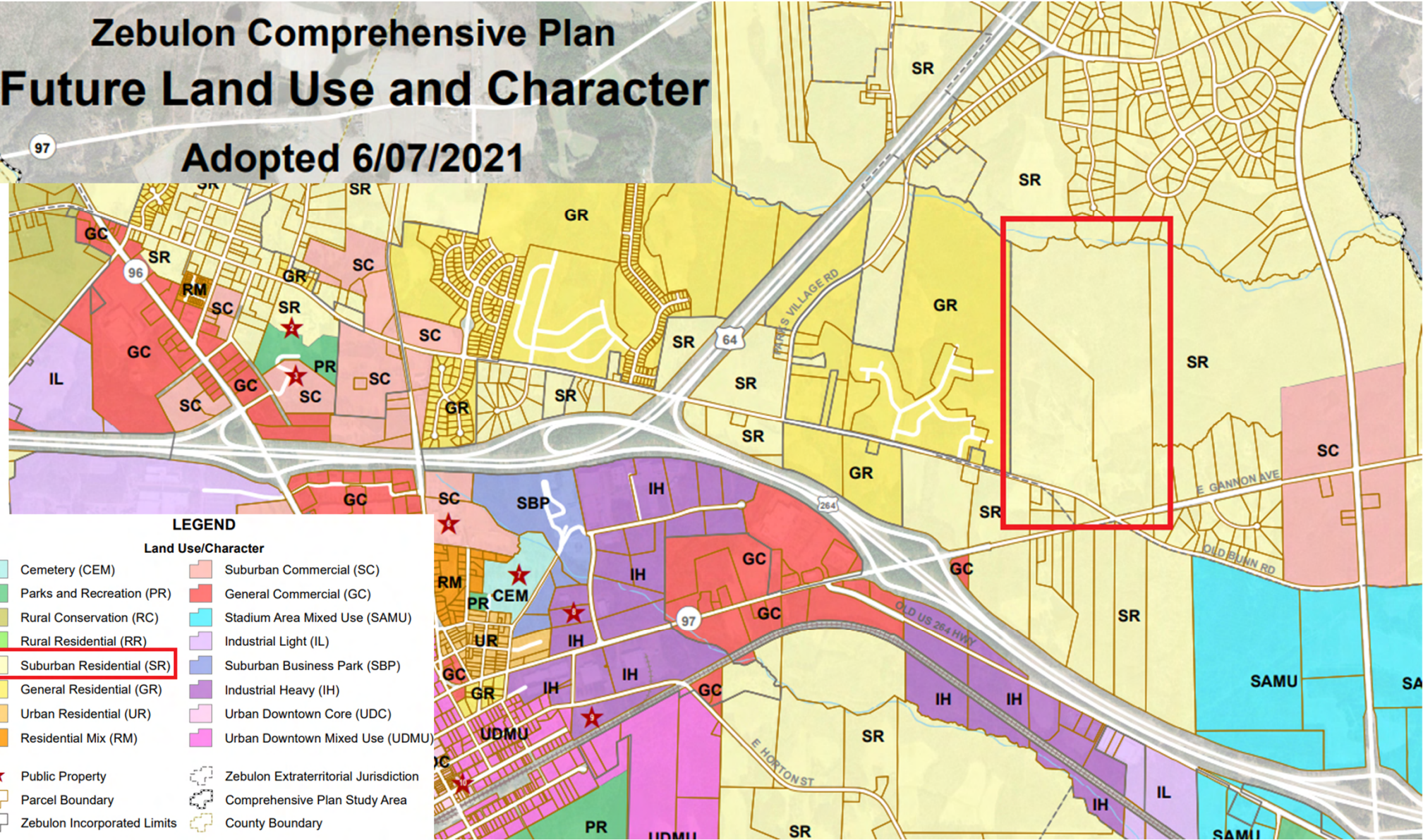


Old Bunn Road Subdivision
1915 & 1917 Old Bunn Road, Zebulon, NC 27597



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

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 |

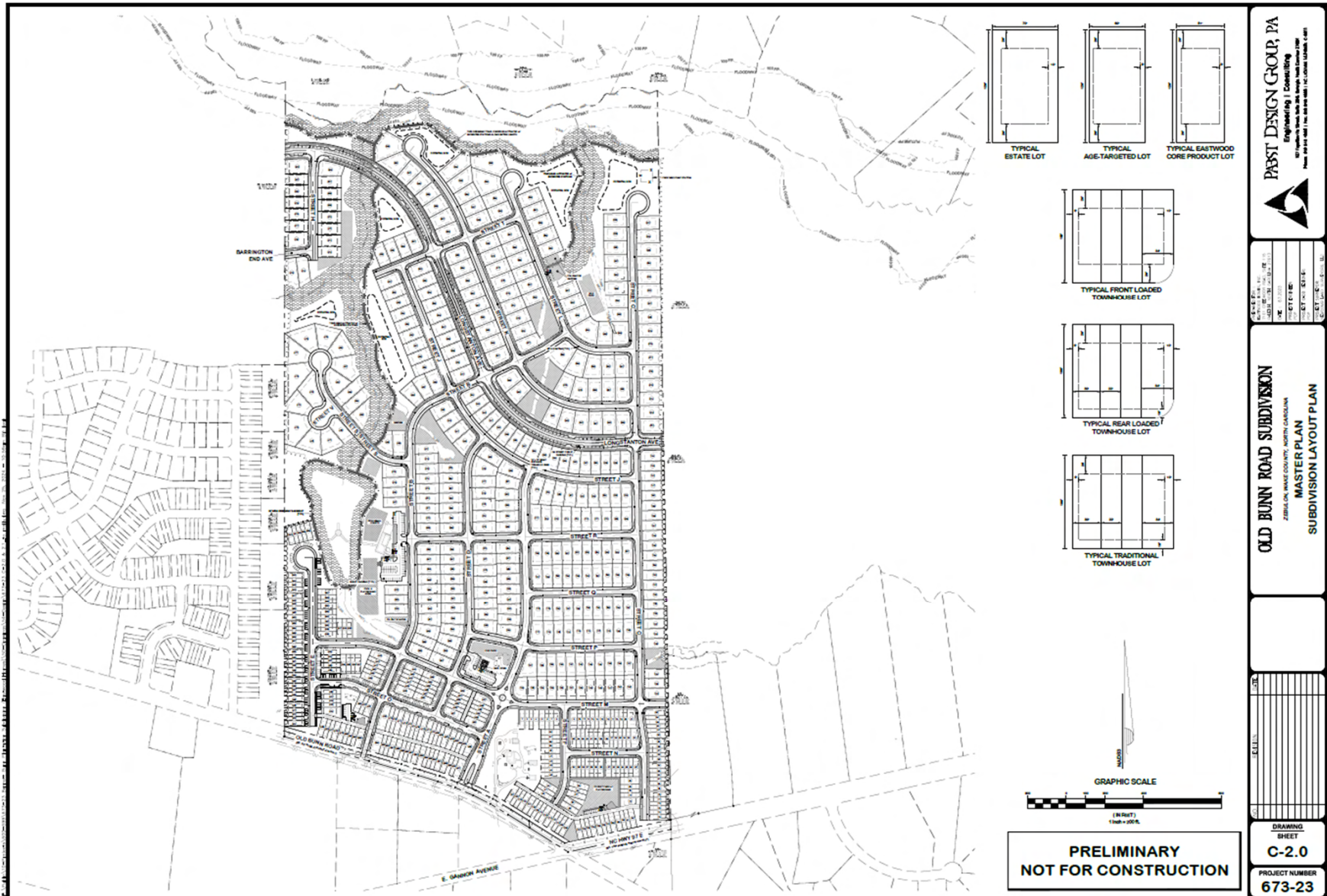
**FIGURE 2.2.15 PLANNED DEVELOPMENT:
PLANNED DEVELOPMENT PROCEDURE**

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



PBS&T DESIGN GROUP, PA
 ENGINEERING | CONSULTING
 10775-B Southpark Lane, Suite 100, Charlotte, NC 28215
 Phone: 704.546.8811 Fax: 704.546.8811 E-MAIL: CHARLOTTE@PBS&T.COM

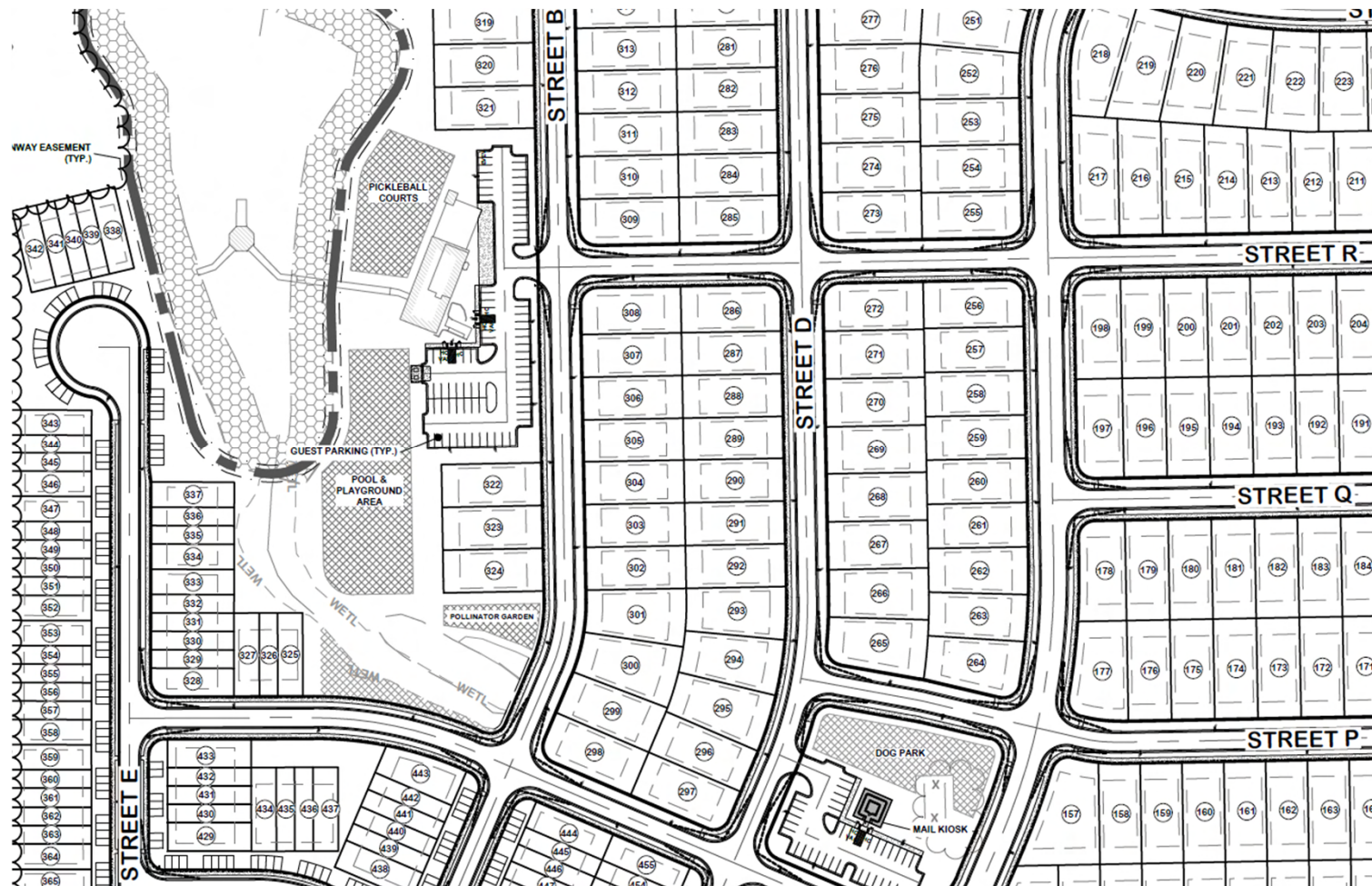
DATE: 08/20/2025	BY: J. W. W.
DATE: 08/20/2025	BY: J. W. W.
DATE: 08/20/2025	BY: J. W. W.
DATE: 08/20/2025	BY: J. W. W.

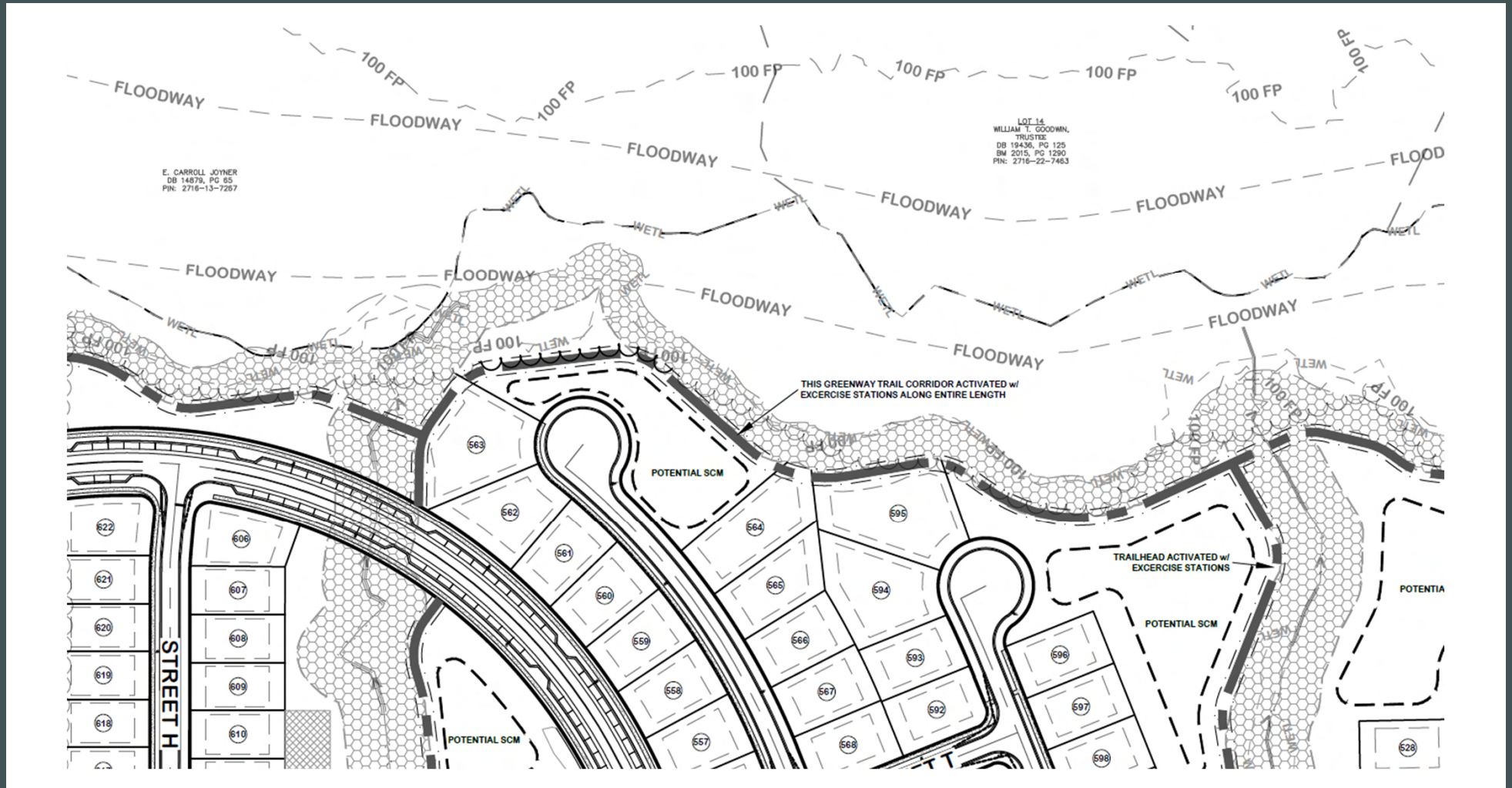
OLD BUNN ROAD SUBDIVISION
 ZONING: UNRESIDENTIAL MEDIUM DENSITY (UR-MD)
MASTER PLAN
SUBDIVISION LAYOUT PLAN

NO.	DATE	DESCRIPTION
1	08/20/2025	ISSUED FOR PERMITTING

DRAWING SHEET
C-2.0
 PROJECT NUMBER
673-23

PRELIMINARY
NOT FOR CONSTRUCTION





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.

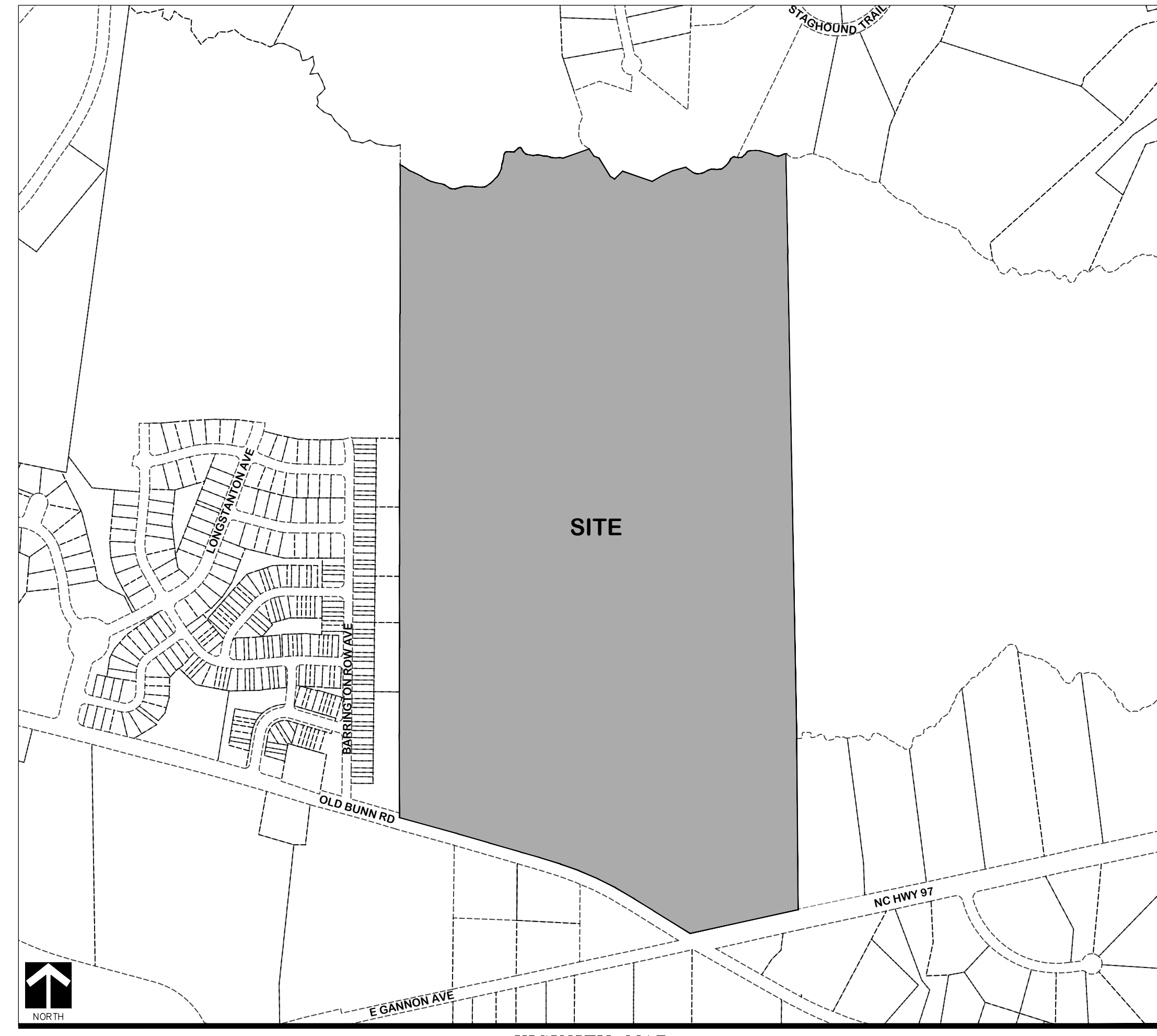
Primary Land Use Types

- 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.

MASTER PLAN FOR: OLD BUNN ROAD SUBDIVISION

ZEBULON, NORTH CAROLINA 27597 TOWN OF ZEBULON CASE #: 1555968

SITE DATA TABLE	
APPLICANT:	EASTWOOD HOMES, INC ATT: BILLY GUILLET 7101 CREEDMOOR ROAD, SUITE 115 RALEIGH, NC 27613 EMAIL: bguillet@eastwoodhomes.com MOBILE: 919.675.8769
OWNER(S):	HENDRICKSON, C THOMAS HENDRICKSON, JILL D PO BOX 1166 ZEBULON, NC 27597
PROPERTY ADDRESS:	1915, 1917 OLD BUNN ROAD ZEBULON, NC 27597
PIN(s):	2715-29-0916 2716-21-5371
DEED:	BK 009528, PG 01148
PLAT:	BM 1992, PG 72
EXISTING ZONING: (WAKE COUNTY)	RESIDENTIAL-30 (R-30)
PROPOSED ZONING: (TOWN OF ZEBULON)	PLANNED DEVELOPMENT (PD) DISTRICT
CASE #:	1555968
ORDINANCE #:	
ANNEXATION #:	
PARCEL AREA: (SURVEY)	2,392,871 SF (54.93 AC) & 4,564,733 SF (104.79 AC) TOTAL: 6,957,604 SF (159.72 AC)
TOTAL # OF LOTS BEING PLATTED:	SINGLE-FAMILY HOME LOTS: 347 TOWNHOME LOTS: 270 OPEN SPACE LOTS: 20 TOTAL: 637
AREA BEING PLATTED (ACREAGE):	6,957,604 SF (159.72 AC)
RIVER BASIN:	NEUSE
FLOODPLAIN DATA:	THE PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED WITHIN ZONE 'AE' AS DEFINED BY FEMA FIRM COMMUNITY PANEL 2716, MAP NUMBER 3720271600L, REVISION DATE JULY 19, 2022.
RESIDENTIAL DENSITY UNITS PER ACRE (MAX):	SUBDISTRICT R-1: 7 SUBDISTRICT R-2: 4.75 SUBDISTRICT R-3: 2.5 SUBDISTRICT R-4: 2
TREE PRESERVATION AREA:	REQUIRED: 5% OF TOTAL SITE AREA = 7.97 AC (347,880 SF) PROVIDED: 8.21% = 13.11 AC (571,183 SF)
PROPOSED BUILT UPON AREA:	70% MAXIMUM
OPEN SPACE:	SINGLE-FAMILY ATTACHED (SUBDISTRICT R-1) TOTAL AREA = 1,686,304 SF REQUIRED: 10% OF TOTAL AREA = 3.87 AC (168,630 SF) PROVIDED: 20% OF TOTAL AREA = 7.77 AC (338,538 SF) PASSIVE PROVIDED: 5.28 AC (229,939 SF) ACTIVE PROVIDED: 2.40 AC (104,495 SF) URBAN PROVIDED: 0.09 AC (4,104 SF) URBAN+ACTIVE: 2.49 AC (108,599 SF) = 64% OF REQUIRED SINGLE-FAMILY DETACHED (SUBDISTRICTS R-2, R-3, & R-4) TOTAL AREA = 5,271,300 SF REQUIRED: 10% OF TOTAL AREA = 12.10 AC (527,130 SF) PROVIDED: 19% OF TOTAL AREA = 23.38 AC (1,018,797 SF) PASSIVE PROVIDED: 20.28 AC (883,355 SF) ACTIVE PROVIDED: 1.98 AC (86,246 SF) URBAN PROVIDED: 1.13 AC (49,196 SF) URBAN+ACTIVE: 3.11 AC (135,442 SF) = 26% OF REQUIRED
MOTOR VEHICLE PARKING:	REQUIRED: SINGLE-FAMILY ATTACHED DWELLING: 2 SPACES PER UNIT + 0.25 GUEST SPACES PER UNIT (SEE GUEST PARKING CALCULATIONS BELOW) 270 UNITS x 2 = 540 SPACES SINGLE-FAMILY DETACHED DWELLING: 2 SPACES PER UNIT + 0.25 GUEST SPACES PER UNIT (SEE GUEST PARKING CALCULATIONS BELOW) 347 UNITS x 2 = 694 SPACES GUEST PARKING: 616 UNITS x .25 = 154 SPACES PROVIDED: SINGLE-FAMILY ATTACHED DWELLING = 619 SPACES (198 DRIVEWAYS, 277 GARAGES, & 144 PERPENDICULAR) SINGLE-FAMILY DETACHED DWELLING = 1,388 SPACES (2 IN GARAGE & 2 IN DRIVEWAY, AT EVERY UNIT) GUEST PARKING = 329 SPACES



INDEX TO PLANS	
C-0.0	COVER SHEET
C-0.1	BOUNDARY & TOPOGRAPHIC SURVEY
C-0.1	LEGENDS & NOTES SHEET
C-1.0	EXISTING CONDITIONS & DEMOLITION PLAN
C-2.0	SUBDIVISION LAYOUT PLAN
C-2.1	SUBDIVISION LAYOUT PLAN
C-2.2	PHASING PLAN
C-2.3	SUBDISTRICT PLAN
C-2.4	SIGNAGE PLAN
C-2.5	LIGHTING PLAN
C-2.6	FIRE TRUCK TEMPLATE SHEET
C-3.0	UTILITY PLAN
C-3.1	UTILITY PLAN
C-4.0	GRADING & STORM DRAINAGE PLAN
C-4.1	GRADING & STORM DRAINAGE PLAN
D-1.0	STREET SECTION DETAIL SHEET
L-1.0	LANDSCAPE PLAN
L-1.1	LANDSCAPE PLAN

WATER ALLOCATION POLICY POINTS TABLE		
POINTS	SECTION	ACTION ITEM
10		BASE POINTS FOR MAJOR SUBDIVISION
10	2B	PROVISION OF ON-STREET PUBLIC PARKING (1 POINT PER STALL UP TO 10 MAX)
4	2C	CONSTRUCT A FOUNTAIN OR OTHER STORMWATER AMENITY WITHIN THE BMP/PSM
3	3A	PLANTING POLLINATOR GARDEN (225 SF MINIMUM)
9	3A	INSTALLATION OF NATIVE SHADE TREE SPECIES (PER TREE UP TO 10 TREES)
3	4A	CONSTRUCTION OF MORE THAN 3000 LINEAR FEET PRIVATE GREENWAY MEETING TOWN OF ZEBULON STANDARDS
3	4B	LAP POOL (FOUR LANE MINIMUM)
2	4C	DECK/PATIO - MORE THAN 2000 SQUARE FEET
4	4E	MEETING SPACE WITHOUT KITCHEN LESS THAN 1500 SQUARE FEET
2	4E	OUTDOOR KITCHEN OR DRILLS
5	4F	PICKLEBALL COURT (THREE REGULATION COURTS, FENCED)
3	4F	POCKET PARK - 5,000 SQUARE FEET
2	4F	IPEMA CERTIFIED PLAYGROUND EQUIPMENT
80	TOTAL	

- DEVELOPER:**
EASTWOOD HOMES, INC.
7101 CREEDMOOR ROAD, SUITE 115
RALEIGH, NC 27613
TEL: 919.758.8208
E-MAIL: bguillet@eastwoodhomes.com
- CIVIL ENGINEER:**
PABST DESIGN GROUP, PA
107 FAYETTEVILLE STREET, SUITE 200
RALEIGH, NC 27601
TEL: 919.848.4399
E-MAIL: dpabst@pabstdesign.com
- SURVEYOR:**
NEWCOMB LAND SURVEYORS, LLC
7008 HARPS MILL ROAD, SUITE 105
RALEIGH, NC 27615
TEL: 919.847.1800
E-MAIL: justin@nls-nc.com

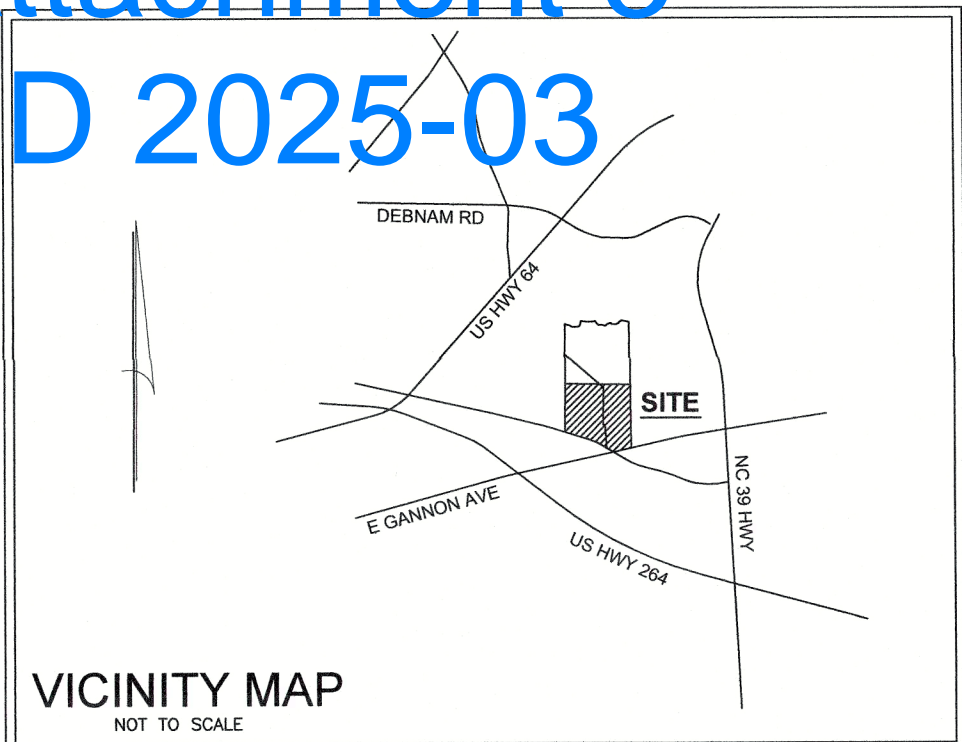
DIMENSIONAL STANDARDS	
LOT AREA MINIMUM (MIN):	SUBDISTRICT R-1: 2,200 SQUARE FEET (SF) SUBDISTRICT R-2: 6,000 SF SUBDISTRICT R-3: 7,200 SF SUBDISTRICT R-4: 8,400 SF
LOT WIDTH (MIN):	SUBDISTRICT R-1: 22 FEET (FT) SUBDISTRICT R-2: 50 FT SUBDISTRICT R-3: 60 FT SUBDISTRICT R-4: 70 FT
BUILDING SETBACKS (MIN):	SUBDISTRICT H-1: N/A (REFER TO MASTER PLAN) SUBDISTRICT R-1: FROM PRIMARY STREET: 10 FT (20 FT w/ FRONT LOAD GARAGE) FROM SIDE STREET: 10 FT FROM SIDE SITE BOUNDARY LINE: 6 FT FROM REAR SITE BOUNDARY LINE: 20 FT FROM ALLEY: 20 FT SUBDISTRICT R-2: FROM PRIMARY STREET: 20 FT FROM SIDE STREET: 10 FT FROM SIDE LOT LINE: 5 FT FROM REAR LOT LINE: 20 FT SUBDISTRICT R-3: FROM PRIMARY STREET: 20 FT FROM SIDE STREET: 10 FT FROM SIDE LOT LINE: 5 FT FROM REAR LOT LINE: 20 FT SUBDISTRICT R-4: FROM PRIMARY STREET: 20 FT FROM SIDE STREET: 15 FT FROM SIDE LOT LINE: 10 FT FROM REAR LOT LINE: 20 FT SUBDISTRICT H-1: FROM PRIMARY STREET: 20 FT FROM SIDE STREET: 20 FT FROM SIDE LOT LINE: 15 FT FROM REAR LOT LINE: 15 FT
LOT COVERAGE MAXIMUM (MAX):	SUBDISTRICT R-1: 65% SUBDISTRICT R-2: 65% SUBDISTRICT R-3: 60% SUBDISTRICT R-4: 55% SUBDISTRICT H-1: 30%
BUILDING HEIGHT (MAX):	SUBDISTRICT R-1: 45/3 (FT / STORIES) SUBDISTRICT R-2: 45/3 (FT / STORIES) SUBDISTRICT R-3: 45/3 (FT / STORIES) SUBDISTRICT R-4: 45/3 (FT / STORIES) SUBDISTRICT H-1: 45/3 (FT / STORIES)

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

NOTE(S): ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL TOWN OF ZEBULON, NCDOT, WAKE COUNTY, & MUTCD STANDARDS AND SPECIFICATIONS.

TRIP GENERATION TABLE									
Land Use	ITE LUC	Size	Daily Trips		AM Peak Hour Trips		PM Peak Hour Trips		
			Total	Enter	Total	Enter	Total	Enter	Exit
Single Family Detached Housing	210	357 d.u.	3254	237	59	178	329	207	122
Single Family Attached Housing	215	280 d.u.	1951	130	32	98	152	90	62
Total			5185	367	91	276	481	297	184

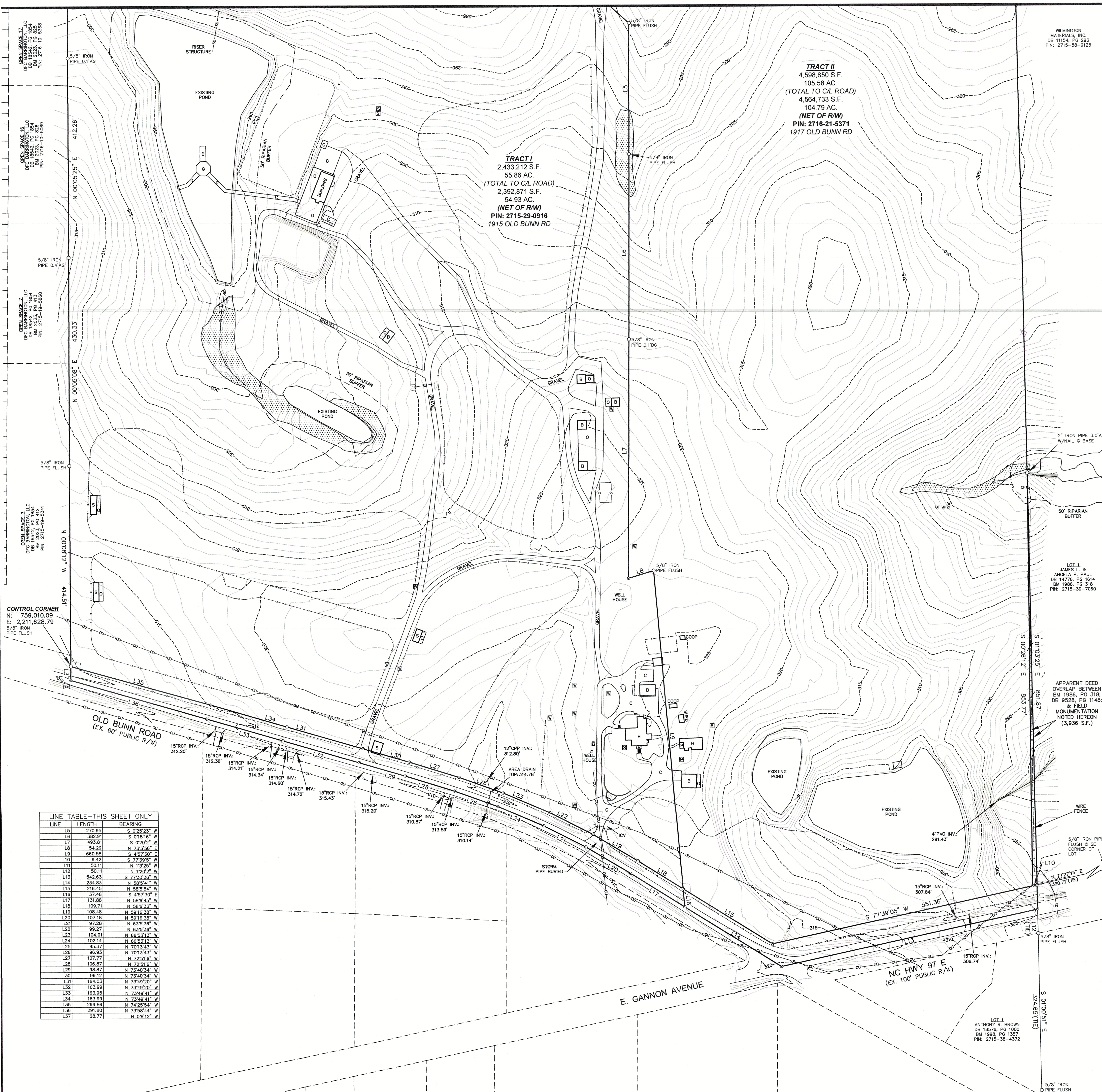
TRIP GENERATION DATA (TABLE 3) FROM TRAFFIC IMPACT ANALYSIS REPORT PREPARED BY STANTEC ON NOVEMBER 7, 2024.



REFERENCES:
DEED BOOK 9528, PAGE 1148
BOOK OF MAPS 1986, PAGE 318
BOOK OF MAPS 1992, PAGE 72
*OTHER SHOWN HEREON

NC GRID NORTH
(NAD 83/2011)

MATCH LINE - SHEET 2



LINE TABLE - THIS SHEET ONLY

LINE	LENGTH	BEARING
L1	270.95	S. 02°22'21" W.
L2	382.91	S. 01°18'18" W.
L3	494.81	S. 02°02'27" W.
L4	54.29	N. 73°30'51" E.
L5	660.58	S. 42°30'30" E.
L6	50.11	N. 113°25'25" W.
L7	50.11	N. 113°25'25" W.
L8	542.63	S. 77°32'50" W.
L9	234.83	N. 58°31'41" W.
L10	216.45	N. 58°52'54" W.
L11	37.48	S. 43°25'42" W.
L12	131.88	N. 58°45'45" W.
L13	106.71	N. 58°53'35" W.
L14	106.46	N. 58°16'38" W.
L15	107.18	N. 58°16'38" W.
L16	97.28	N. 63°32'36" W.
L17	95.27	N. 63°32'36" W.
L18	104.01	N. 65°31'31" W.
L19	102.14	N. 65°31'31" W.
L20	95.37	N. 70°13'43" W.
L21	86.93	N. 70°13'43" W.
L22	107.77	N. 72°01'51" W.
L23	106.87	N. 72°01'51" W.
L24	98.87	N. 72°01'51" W.
L25	99.12	N. 72°49'24" W.
L26	164.03	N. 72°49'24" W.
L27	163.99	N. 72°49'24" W.
L28	163.99	N. 72°49'24" W.
L29	299.86	N. 72°52'54" W.
L30	291.80	N. 72°52'54" W.
L31	28.77	N. 08°12'42" W.

SURVEY NOTES:

- All distances are horizontal ground distances in u.s. survey feet unless otherwise noted. Area(s) computed by coordinate geometry.
- This survey does not include nor depict any environmental evaluations by this office. Existing wetland(s) as shown hereon (shaded areas) and edge of water (swamp) at rear of property along Beaverdam Creek taken from a Wetland Sketch Map provided by Soil & Environmental Consultants, PA dated 12/21/2022 with Project No. 15480 W1 and have not been field located by this office. Wetland flag(s) as shown hereon labeled "OF" (old flag) were field located by this office but were not readable at time of survey so Newcomb Land Surveyors, PLLC does not warrant the connectivity or relation to shaded wetland areas by others mentioned above. All riparian buffers shown hereon measured from existing top of bank / sill line(s) or high water marks of features. No drainage areas were calculated in the preparation of this survey for existing Wake County Water Supply Watershed Buffers or easements. Site lies within the Little River Critical Watershed.
- Field survey(s) performed June 3 thru July 17, 2024.
- Surveyor has made no investigation or independent search for easements of record, rights(s) of way, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose and may or may not be depicted hereon.
- The locations of underground utilities as shown hereon (if any) are based on aboveground structures & aboveground visual evidence only. Locations of underground utilities/structures may vary from location shown hereon and any easements associated therewith may not be shown on this survey. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures. No utility locate tickets nor a private locator were utilized in the preparation of this survey.
- Rear of subject property is located within a special flood hazard zone "AE" and "Floodway" per FEMA Flood Insurance Rate Map (FIRM) #3702071600L, effective date July 19, 2022.
- The State Plane Coordinates for this project were produced with RTK GPS observations and processed using the North Carolina VRS network. The network positional accuracy of the derived positional information is ±0.07'.

HORIZONTAL DATUM = NAD 83 / 2011
VERTICAL DATUM = NAVD 88

POSITIONAL ACCURACY CERTIFICATION:

I, Justin L. Luther, certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

- Class of survey: Urban Land Class (A)
- Positional accuracy: 0.07'
- Type of GPS field procedure: Real-time Kinematic network
- Date(s) of survey: June 18, 2024
- Datum / Epoch: NAD 83 (NSRS 2011)
- Published / Fixed-control used: NC Real-time Kinematic network
- Geoid model: Geoid18B
- Combined grid factor(s): 0.99991793
- Units: U.S. Survey Feet

LEGEND and NOMENCLATURE

SYMBOLS	LINE TYPES	
○	Ex. iron pipe/rod or nail	
□	Ex. concrete monument	
—	New iron pipe	
—	Calculated point	
—	Cable pedestal	
—	Telephone pedestal	
—	Electric pedestal	
—	Septic tank lids	
—	Water spigot (irrigation)	
—	Propane tank	
—	Water meter	
—	Fire hydrant	
—	Valve (water or gas)	
—	Sanitary sewer manhole	
—	Sanitary sewer cleanout	
—	Storm curb inlet	
—	Drainage inlet (w/ grate)	
—	Electric manhole	
—	Utility pole	
—	Lamp post	
—	Signal post	
—	Sign post	
—	X	Fence
—	DU	Overhead utility
—	W	Water
—	SS	Sanitary sewer
—	SD	Storm drain pipe
DB	Deed Book	
PB or BM	Plat Book / Book of Maps	
PL	Property line	
PG	Page	
S.F.	Square feet	
AC	Acres	
R/W	Right-of-way	
EX	Existing	
CL	Centerline	
G	Gravel	
S	Stable / shed	
P	Porch	
O	Overhang	
H	House	
B	Barn	
C	Concrete	
D	Check / dock	
AG	Above ground	
BG	Below ground	

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET

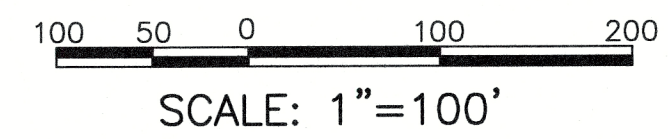
I, Justin L. Luther, certify that this plot was drawn under my supervision from an actual survey made under my supervision from references as noted on said plot; that the boundaries not surveyed are clearly indicated as drawn from information as indicated under references; that the ratio of precision or positional accuracy as calculated is greater than 1:10,000; that this plot was prepared in accordance with NCGS 42-30 as amended.

Witness my original signature, license number and seal this 18th day of July, 2024.

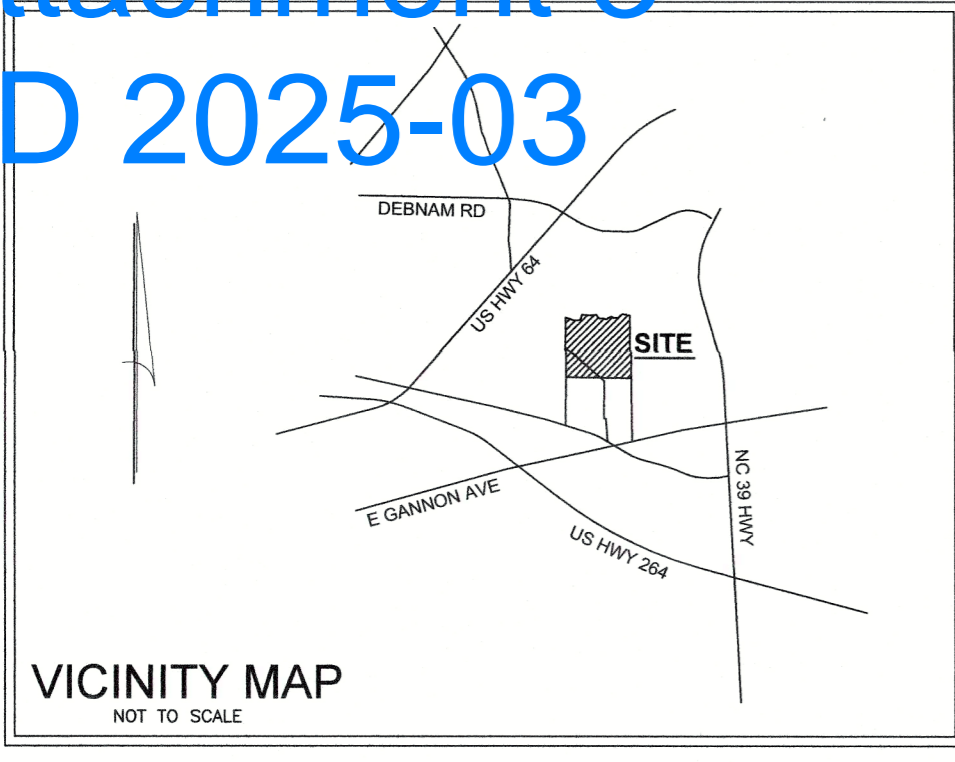
Professional Land Surveyor (PLS-5107)



BOUNDARY & TOPOGRAPHIC SURVEY
PROPERTIES OF
THOMAS C. & JILL D. HENDRICKSON
LITTLE RIVER TOWNSHIP WAKE COUNTY NORTH CAROLINA

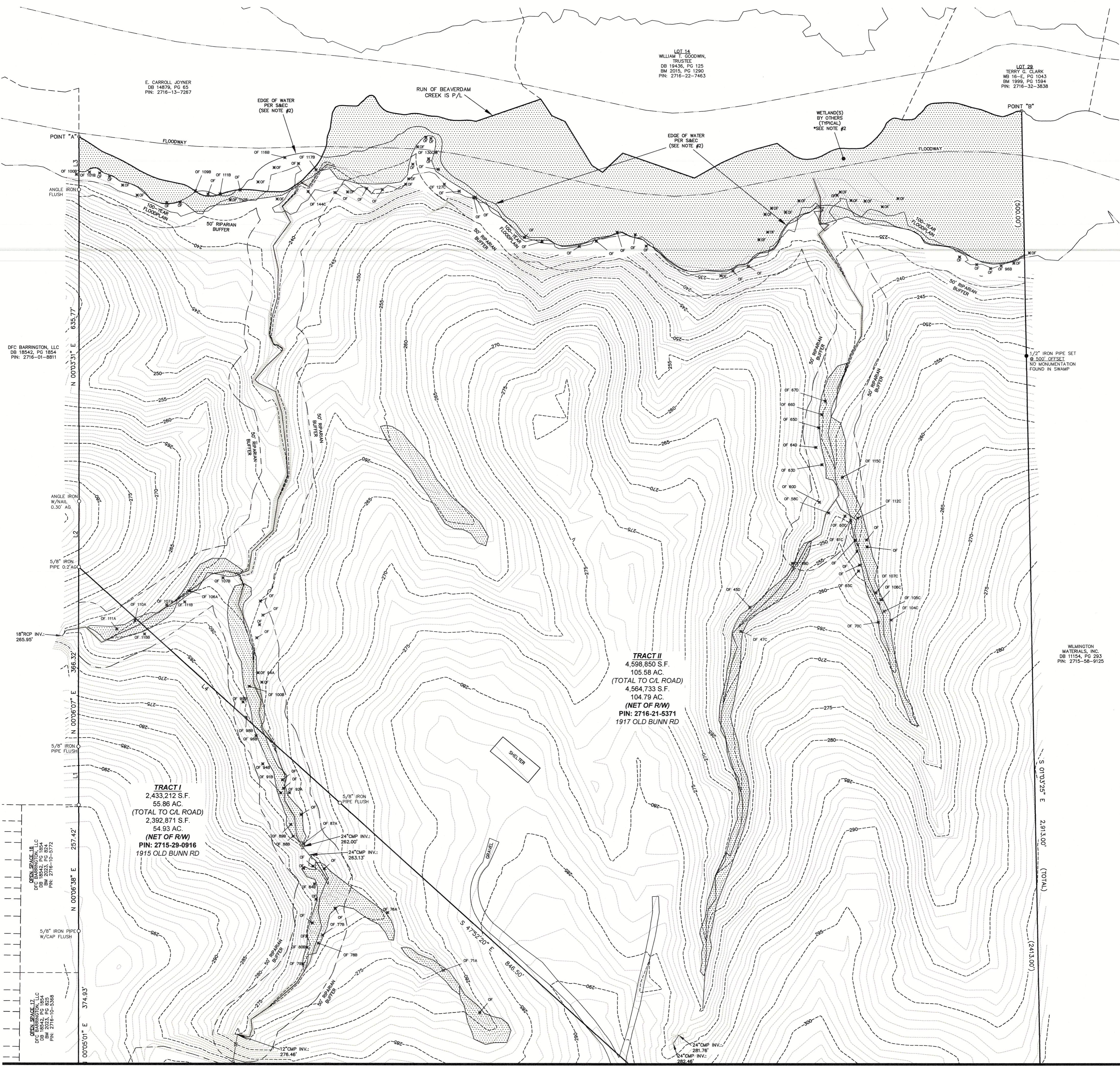


VICINITY MAP
NOT TO SCALE



RUN OF BEAVERDAM CREEK FROM POINT "A" TO POINT "B"											
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
P1	2.33	S 84°42'15" E	P41	25.41	N 23°42'23" E	P81	5.25	S 88°28'13" E	P121	6.97	N 59°25'30" E
P2	9.99	S 81°11'47" E	P42	5.28	N 13°42'16" E	P82	5.04	S 80°33'5" E	P122	7.28	N 59°25'30" E
P3	19.87	S 87°27'18" E	P43	10.01	N 2°37'47" E	P83	18.15	S 77°52'41" E	P123	8.87	N 49°34'45" E
P4	21.50	S 83°28'48" E	P44	6.08	N 8°27'56" E	P84	9.08	S 82°28'58" E	P124	12.84	N 49°34'45" E
P5	7.83	S 83°23'54" E	P45	13.17	N 19°58'56" E	P85	7.50	S 89°24'44" E	P125	14.86	N 39°24'37" E
P6	16.81	S 87°15'3" E	P46	8.49	N 13°22'10" E	P86	4.55	S 81°20'0" E	P126	11.42	N 33°10'23" E
P7	23.27	S 81°13'3" E	P47	28.00	N 7°41'45" E	P87	10.60	S 74°29'34" E	P127	9.21	N 23°42'16" E
P8	21.06	S 81°27'17" E	P48	4.71	N 21°47'40" E	P88	4.27	S 89°28'35" E	P128	2.92	N 30°27'25" E
P9	19.36	S 88°28'7" E	P49	9.12	N 28°33'5" E	P89	8.23	S 78°22'59" E	P129	6.68	N 49°24'1" E
P10	16.21	S 83°39'36" E	P50	2.46	N 54°17'16" E	P90	9.10	S 81°18'52" E	P130	5.79	N 59°25'30" E
P11	11.52	S 85°39'36" E	P51	4.11	N 82°48'19" E	P91	13.25	S 89°27'35" E	P131	3.02	N 63°32'30" E
P12	13.03	S 70°51'6" E	P52	3.13	N 23°45'11" E	P92	13.77	N 87°18'1" E	P132	3.06	N 78°14'26" E
P13	9.31	S 75°13'56" E	P53	6.50	N 88°20'40" E	P93	8.77	S 88°43'2" E	P133	4.01	S 85°39'36" E
P14	43.97	S 77°56'26" E	P54	10.27	S 88°31'25" E	P94	9.70	S 78°09'7" E	P134	11.87	S 75°40'19" E
P15	5.84	S 88°31'0" E	P55	18.01	S 88°11'59" E	P95	139.99	N 71°2'36" E	P135	5.76	S 86°15'57" E
P16	5.93	S 82°21'48" E	P56	3.42	N 71°50'59" E	P96	40.85	S 33°31'41" E	P136	15.28	N 88°71'7" E
P17	23.80	S 86°38'43" E	P57	2.30	N 49°28'5" E	P97	29.59	S 88°29'54" E	P137	3.44	N 70°54'29" E
P18	5.89	S 81°13'49" E	P58	4.81	N 82°05'42" E	P98	104.58	S 31°19'21" E	P138	5.90	N 34°04'14" E
P19	5.55	S 70°37'7" E	P59	12.27	N 48°52'10" E	P99	26.02	S 58°58'50" E	P139	8.76	N 43°15'47" E
P20	6.32	S 81°28'13" E	P60	2.40	N 38°39'49" E	P100	56.74	N 48°31'5" E	P140	8.12	N 30°18'44" E
P21	11.75	N 89°43'52" E	P61	4.54	N 48°31'1" E	P101	154.82	S 70°48'15" E	P141	4.38	N 43°15'47" E
P22	4.02	N 84°37'56" E	P62	3.17	N 82°27'47" E	P102	63.39	N 82°44'37" E	P142	7.89	N 31°21'48" E
P23	4.34	N 78°22'0" E	P63	3.20	N 89°23'29" E	P103	55.65	N 85°48'29" E	P143	4.16	N 48°12'28" E
P24	11.78	N 72°43'0" E	P64	3.26	N 84°33'53" E	P104	64.76	N 74°49'4" E	P144	3.82	N 58°24'31" E
P25	13.33	N 73°40'0" E	P65	3.46	S 83°58'43" E	P105	44.37	S 83°22'48" E	P145	6.62	N 70°41'27" E
P26	14.09	N 77°04'0" E	P66	4.82	S 85°33'32" E	P106	8.31	S 88°50'13" E	P146	5.37	N 80°58'11" E
P27	16.31	N 84°56'39" E	P67	4.37	S 30°57'21" E	P107	8.42	S 71°48'58" E	P147	26.80	N 86°38'29" E
P28	12.25	S 89°23'48" E	P68	5.09	S 28°18'27" E	P108	9.78	S 83°26'58" E	P148	14.52	S 88°47'34" E
P29	13.31	S 89°15'47" E	P69	5.39	S 30°44'42" E	P109	11.95	N 82°02'24" E	P149	6.33	S 80°54'17" E
P30	18.14	S 82°32'27" E	P70	4.70	S 35°48'37" E	P110	9.48	N 77°25'51" E	P150	8.55	S 74°44'59" E
P31	10.60	S 88°48'56" E	P71	4.52	S 88°48'56" E	P111	8.85	N 88°52'38" E	P151	20.16	S 72°41'11" E
P32	24.25	S 89°33'26" E	P72	4.46	S 48°40'56" E	P112	21.43	N 81°15'36" E	P152	19.21	S 72°41'11" E
P33	4.52	N 89°14'21" E	P73	4.69	S 53°7'48" E	P113	9.36	N 81°15'36" E	P153	11.45	S 89°52'43" E
P34	5.77	N 77°04'0" E	P74	5.08	S 82°44'42" E	P114	7.26	N 74°20'49" E	P154	17.75	S 88°71'8" E
P35	5.74	N 86°33'48" E	P75	4.25	S 70°13'45" E	P115	4.04	N 82°02'24" E	P155	15.74	S 75°44'47" E
P36	28.25	N 56°16'25" E	P76	8.88	S 78°22'2" E	P116	9.50	S 87°18'50" E	P156	3.50	S 87°27'20" E
P37	8.52	N 84°45'12" E	P77	21.77	S 82°04'50" E	P117	10.53	S 85°54'52" E	P157	3.55	N 73°02'16" E
P38	39.00	N 43°18'35" E	P78	4.51	N 87°36'58" E	P118	11.75	S 85°54'52" E	P158	7.39	N 71°15'41" E
P39	9.40	N 35°46'14" E	P79	10.98	N 78°10'32" E	P119	7.77	N 88°18'26" E	P159	10.09	N 68°32'0" E
P40	9.07	N 28°44'56" E	P80	6.29	N 87°58'5" E	P120	8.91	N 83°34'34" E	P160	9.17	N 84°54'54" E
									P161	10.08	N 84°48'17" E

NC GRID NORTH
(NAD 83/2011)



MATCH LINE - SHEET 1

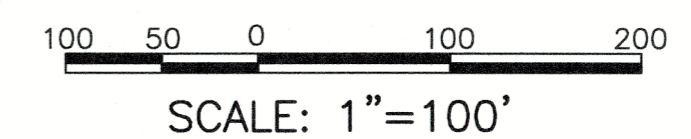
LEGEND AND NOMENCLATURE

- | SYMBOLS | LINETYPES |
|-----------------------------|-----------------------------------|
| ○ Ex. iron pinhead or nail | — X — Fence |
| □ Ex. concrete monument | — OU — Overhead utility |
| ● New iron pipe | — W — Water |
| ○ Calculated point | — SS — Sanitary sewer |
| □ Cable pedestal | — SD — Storm drain pipe |
| □ Telephone pedestal | |
| □ Electric pedestal | |
| □ Septic tank (ST) | DB Dead End Book |
| □ Water spigot (irrigation) | PB or BM Plat Book / Book of Maps |
| □ Propane tank | PL Property line |
| □ Water meter | PLG Plat |
| □ Fire hydrant | S.F. Square feet |
| □ Valve (water or gas) | AC. Acres |
| □ Sanitary sewer manhole | R/W Right-of-way |
| □ Sanitary sewer cleanout | EX. Existing |
| □ Storm curb inlet | CA. Centerline |
| □ Drainage inlet (w/ grate) | G. Gabion |
| □ Electric manhole | SH. Stake (shel) |
| □ Utility pole | P. Porch |
| □ Lamp post | O. Overhang |
| □ Signal pole | H. House |
| □ Guy wire | B. Barn |
| □ Sign post | C. Concrete |
| | D. Deck / dock |
| | AG. Above ground |
| | BG. Below ground |

LINE TABLE—THIS SHEET ONLY		
LINE	LENGTH	BEARING
L1	116.221	N 0°13'3" E
L2	134.06	N 0°21'43" E
L3	108.98	N 0°33'1" E
L4	716.94	S 47°53'42" E



BOUNDARY & TOPOGRAPHIC SURVEY
PROPERTIES OF
THOMAS C. & JILL D. HENDRICKSON
LITTLE RIVER TOWNSHIP WAKE COUNTY NORTH CAROLINA



LEGEND

Table with 4 columns: Symbol, Description, Symbol, Description. Includes categories like Limits of Construction, Existing Utilities, Proposed Construction, and Topography.

DEMOLITION NOTES:

- 1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK.
2. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER / DEVELOPER AND/OR ENGINEER FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT, AND/OR EXISTING FACILITIES IN THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
3. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE AND DO NOT INCLUDE MECHANICAL, ELECTRICAL AND MISCELLANEOUS STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THE DEMOLITION WORK FOR THIS PROJECT...

PRELIMINARY PLAT NOTES:

- 1. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, EDGE OF SIDEWALK, FACE OF CURB, CENTERLINE OF COLUMN AND FACE OF BUILDING WALL, UNLESS OTHERWISE NOTED. ALL RADI DIMENSIONS ARE TO BACK OF CURB.
2. ALL RADI TO BE 3'-0" BOC UNLESS OTHERWISE NOTED.
3. ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE TOWN OF ZEBULON, NCDOT, AND MUTCD STANDARDS AND SPECIFICATIONS.

GRADING NOTES:

- 1. ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS PREPARED BY PABST DESIGN GROUP, PA, THE CURRENT REQUIREMENTS OF MOORE COUNTY, THE APPLICABLE SECTIONS OF THE NCDOT STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION, AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.
2. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS.
3. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR SLAB SUBGRADE REQUIREMENTS FOR EACH BUILDING PAD.

- 10. ALL OPEN STORM DRAIN PIPES SHALL BE PROTECTED WITH STONE FILTER PROTECTION AFTER STOPPAGE OF WORK EACH DAY.
11. CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL NPDES PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
12. IF AN OFFSITE SOIL POOL OR BORROW SITE IS UTILIZED, THEN THE DISTURBED AREA FOR THE POOL/BORROW SITE MUST BE INCLUDED IN THE LAND-DISTURBANCE PLAN AND PERMIT UNLESS THE POOL/BORROW SITE ALREADY HAS A LAND-DISTURBANCE PERMIT.

RETAINING WALL NOTES:

- 1. RETAINING WALL ALIGNMENTS SHOWN ON THESE PLANS DEPICT THE LOCATION OF THE FRONT FACE OF THE RETAINING WALL AT THE BOTTOM OF THE WALL. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING RETAINING WALLS ARE NOT LOCATED IN ANY STREAM BUFFERS, AND THEIR CONSTRUCTION DOES NOT ENCRoACH INTO ANY ADJACENT PROPERTIES DUE TO ANY BATTER INCORPORATED IN THE DESIGN OF THE WALLS.
2. RETAINING WALLS ARE TO BE DESIGN-BUILD PROJECTS BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FINAL CONSTRUCTION DRAWINGS FROM A REGISTERED ENGINEER AND GAIN ALL REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE RETAINING WALLS.
3. RETAINING WALLS SHALL BE ASSUMED TO BE BACKFILLED WITH OFF-SITE BORROW MATERIAL OR PROCESSED FILL UNLESS THE CONTRACTOR OR DEVELOPER WITH CONFIRMATION FROM THE GEOTECHNICAL ENGINEER AND THE RETAINING WALL DESIGNER THAT READILY AVAILABLE ON-SITE SOILS CAN BE USED.

STORM DRAINAGE NOTES:

- 1. ALL STORM DRAINAGE PIPES SHOWN ARE TO BE CLASS III REINFORCED CONCRETE PIPE (RCP) UNLESS OTHERWISE NOTED.
2. ALL STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST TOWN OF ZEBULON, AND NCDOT STANDARDS AND SPECIFICATIONS.
3. ALL PIPE IN STORM DRAIN STRUCTURES SHALL BE STRUCK EVEN WITH INSIDE WALL.
4. ALL PIPE JOINTS SHALL BE MADE WITH PREFORMED JOINT SEALER, WHICH CONFORMS WITH AASHTO SPECIFICATION M-198 FOR TYPE B FLEXIBLE PLASTIC GASKETS UNLESS OTHERWISE NOTED.

GENERAL UTILITY NOTES:

- 1. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY PABST DESIGN GROUP, PA, THE CURRENT REQUIREMENTS OF THE TOWN OF ZEBULON, THE CURRENT REQUIREMENTS OF CITY OF RALEIGH, THE APPLICABLE SECTIONS OF THE NCDOT STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.
2. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-54), FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.

- 12. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNERS / DEVELOPER'S REPRESENTATIVE IMMEDIATELY.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND/OR RELOCATION OF ALL EXISTING UTILITIES IN COORDINATION WITH THE APPROPRIATE UTILITY, AGENCY, OR COMPANY. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES INVOLVED IN ANY RELATED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
14. ELECTRIC, TELEPHONE, GAS, AND CABLE TV SERVICES ROUTING ARE NOT A PART OF THIS PLAN.

WATER AND SEWER STANDARD NOTES:

- 1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH TOWN OF ZEBULON DESIGN STANDARDS, DETAILS, AND SPECIFICATIONS.
2. UTILITY SEPARATION REQUIREMENTS:
2.1. A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER AND ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
2.2. WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.

GENERAL PLANTING NOTES:

- 1. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK'.
2. PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE EVENT OF QUANTITY DISCREPANCIES, THE DRAWINGS SHALL TAKE PRECEDENCE.
3. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER OR LANDSCAPE DESIGNER.
4. CONTRACTOR SHALL HAVE UTILITY COMPANY LOCATE ALL UTILITIES PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES INCURRED BY HIS/HER WORK.

GENERAL NOTES:

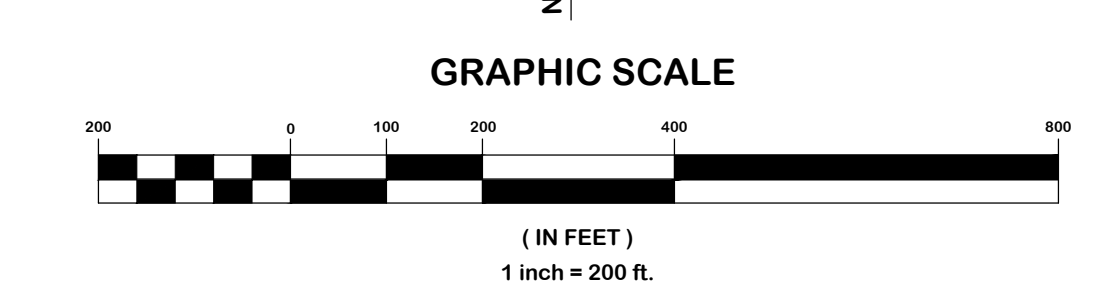
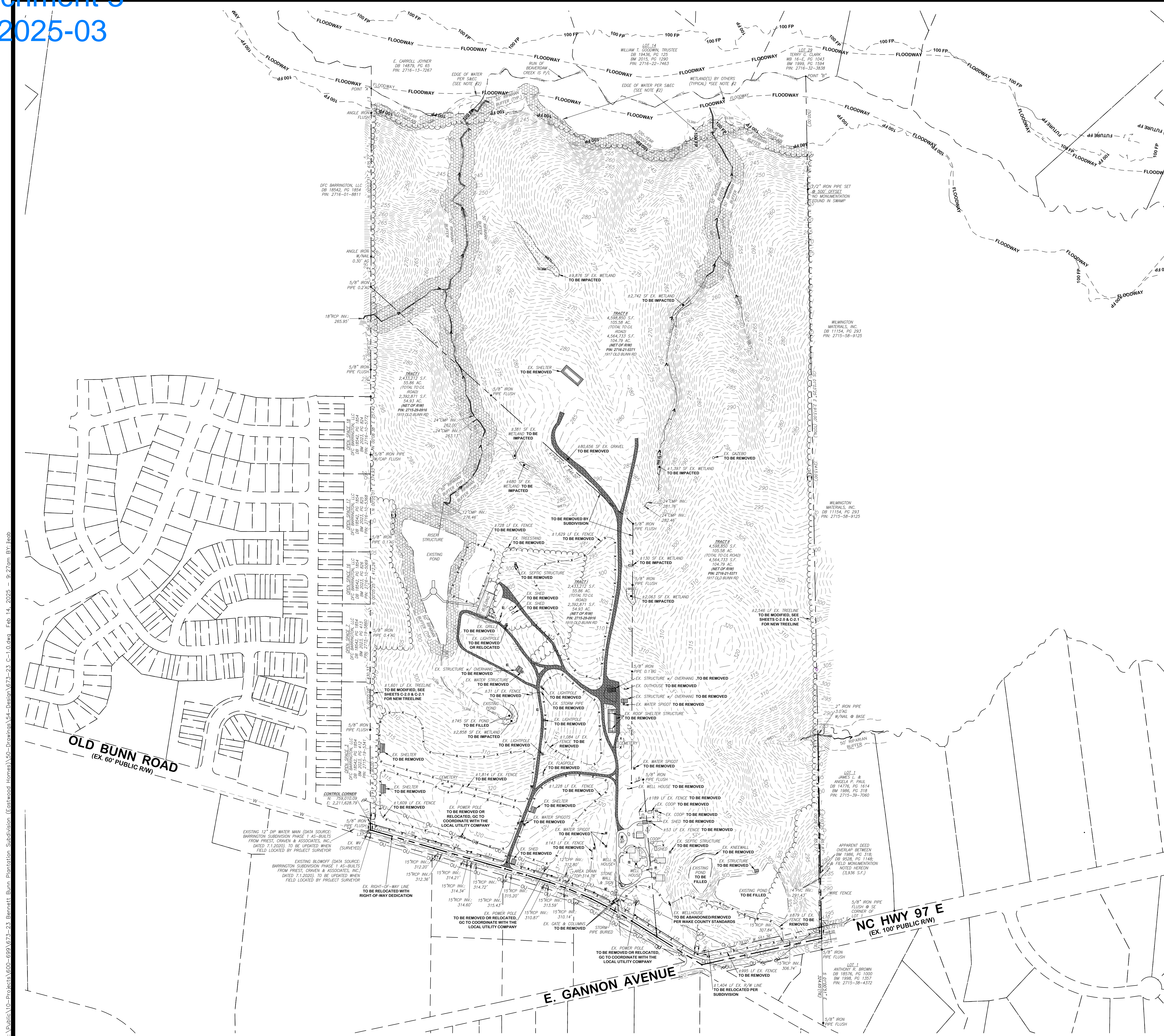
- 1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF ZEBULON, NCDOT, NCDEQ, AND MUTCD STANDARDS AND SPECIFICATIONS.
2. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART 'F' APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION 18 FEET OR DEEPER REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER, PROVIDED BY CONTRACTOR RESPONSIBLE FOR EXCAVATION.
3. EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER / DEVELOPER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO THE SUBSTITUTION OF ALTERNATE EQUIPMENT. FIELD SURVEY PERFORMED JULY 19, 2024.

C:\Public\10-Projects\600--699\673--23-Bennett_Bunn_Plantation_Subdivision_(Eastwood_Homes)\50-Drawing\54-Design\673-23_C-0-1.dwg, Mar 17, 2025, 2:41pm, B.Y. Iacob

PABST DESIGN GROUP, PA Engineering & Consulting
107 Fayetteville Street, Suite 200, Raleigh, North Carolina 27601
Phone: 919 846 4999 | Fax: 919 846 4995 | 1 NC LICENSE NUMBER: C-3011

OLD BUNN ROAD SUBDIVISION
ZEBULON, WAKE COUNTY, NORTH CAROLINA
MASTER PLAN
LEGENDS & NOTES
DRAWING SHEET C-0.1
PROJECT NUMBER 673-23

FOR REVIEW ONLY
NOT FOR CONSTRUCTION
NOTE(S): ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL TOWN OF ZEBULON, NCDOT, WAKE COUNTY, & MUTCD STANDARDS AND SPECIFICATIONS.

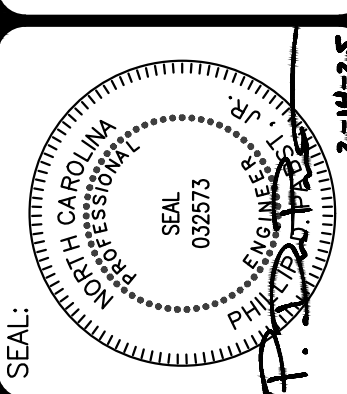


**FOR REVIEW ONLY
NOT FOR CONSTRUCTION**

PBST DESIGN GROUP, PA
Engineering | Consulting
107 Fayetteville Street, Suite 200, Raleigh, North Carolina 27601
Phone: 919 846 4399 | Fax: 919 846 0951 | NC LICENSE NUMBER: C-3311

PREPARED FOR:	EASTWOOD HOMES, INC. 7101 BREEDMOOR ROAD, SUITE 115 RALEIGH, NORTH CAROLINA 27613
DATE:	8.7.2023
PROJECT ENGINEER:	PJP
PROJECT CADD DESIGNER:	PJP
PROJECT SURVEYOR:	PJP
USING LAND SURVEYORS, LLC	

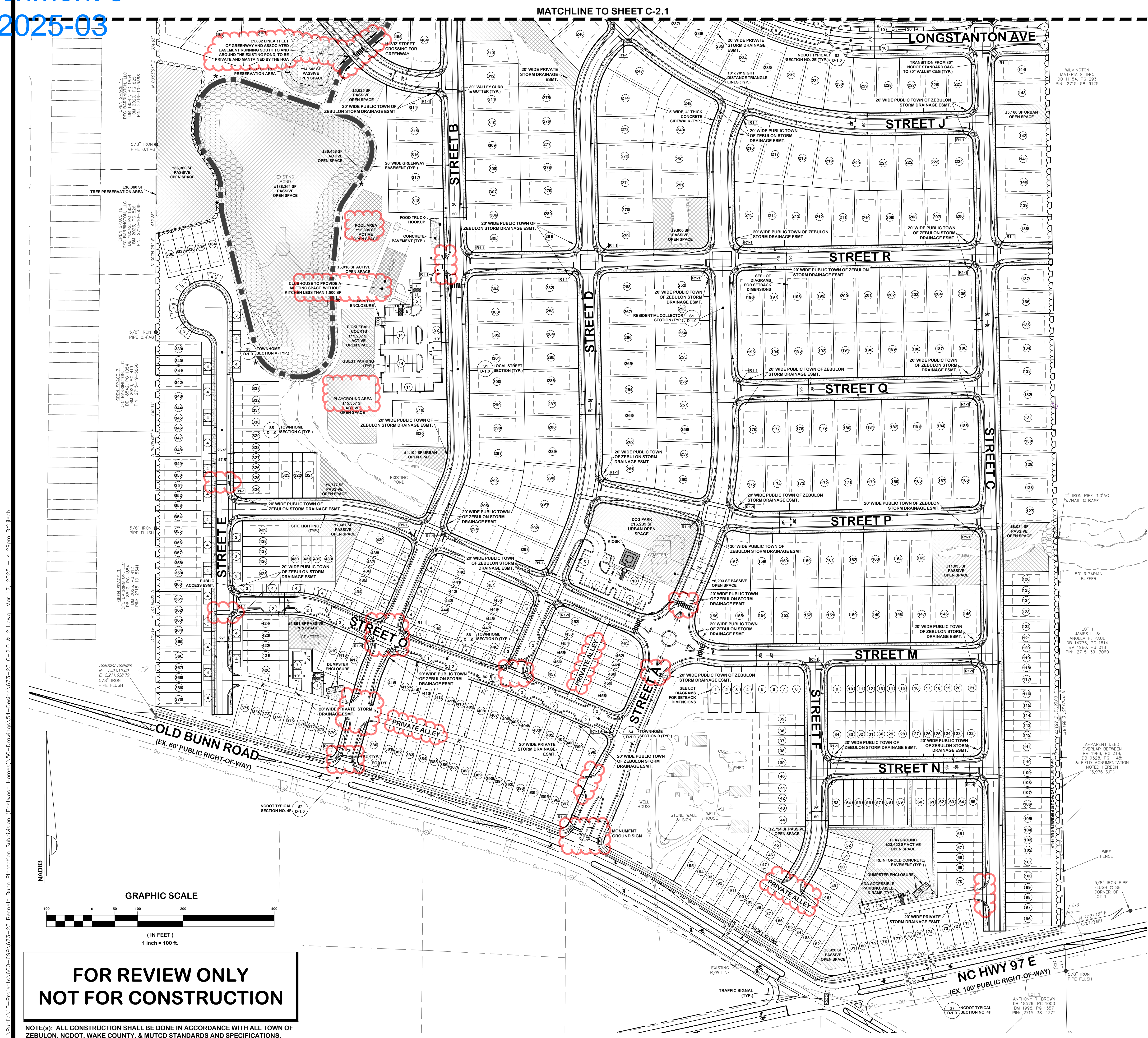
OLD BUNN ROAD SUBDIVISION
ZEBULON, WAKE COUNTY, NORTH CAROLINA
MASTER PLAN
EXISTING CONDITIONS & DEMOLITION PLAN



NO.	REVISION	DATE
1	REVISED PER PJP	2.14.23

DRAWING SHEET
C-1.0
PROJECT NUMBER
673-23

C:\Public\10-Projects\600-699\673-23_Bennett_Bunn_Plantation_Subdivision_(Eastwood_Homes)\50-Drawings\54-Design\673-23_C-1.0.dwg Feb-14-2025 9:27am BY: jacob



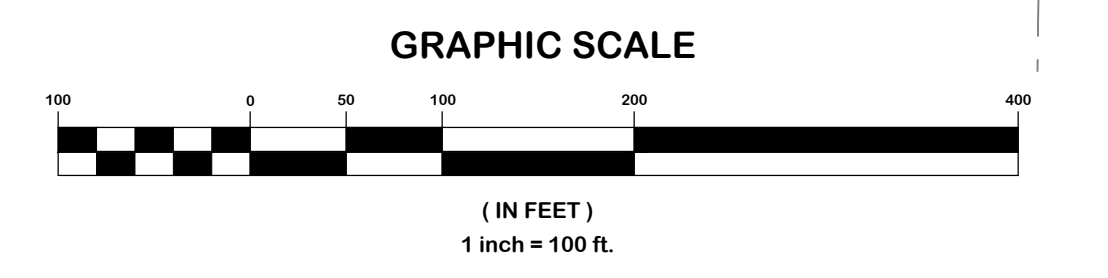
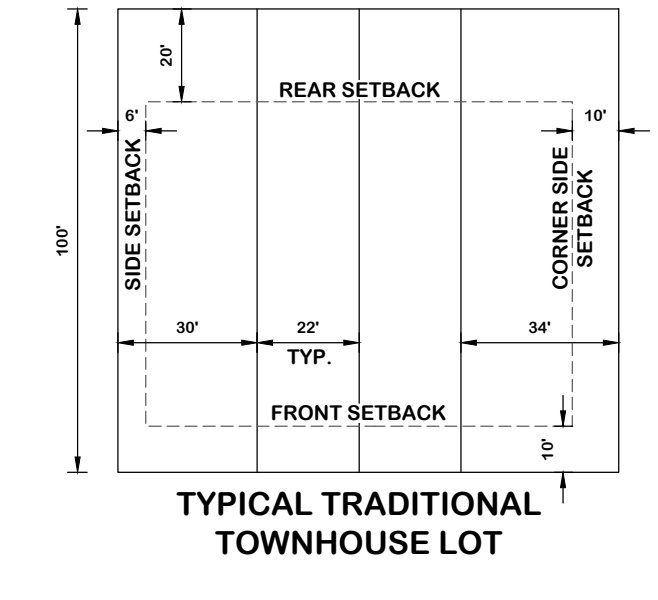
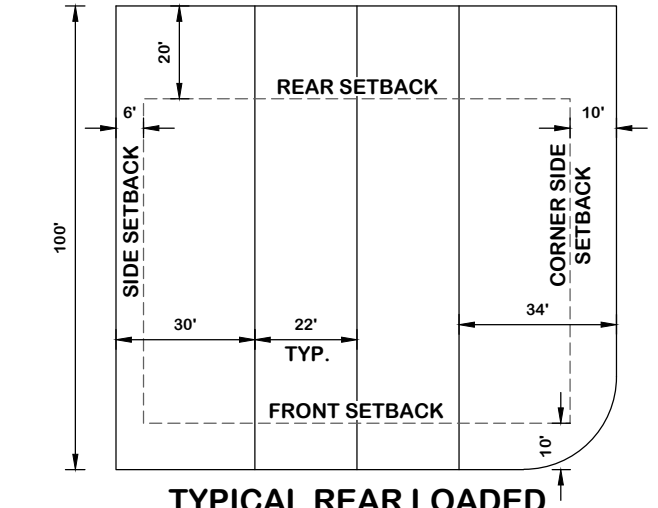
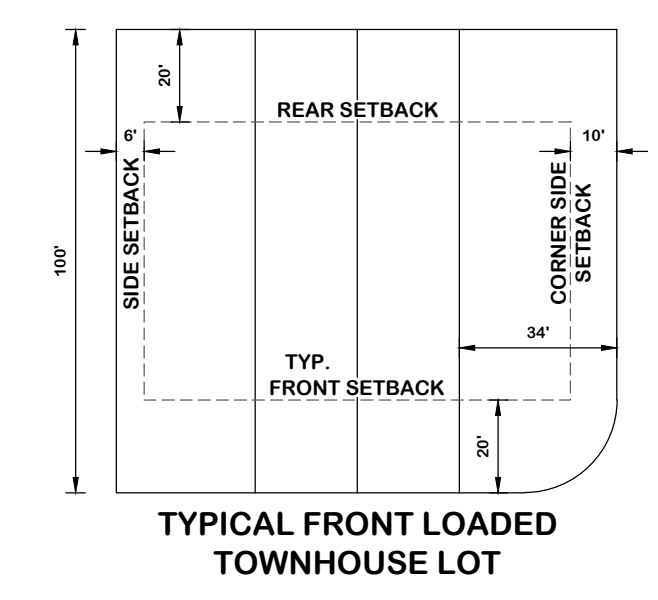
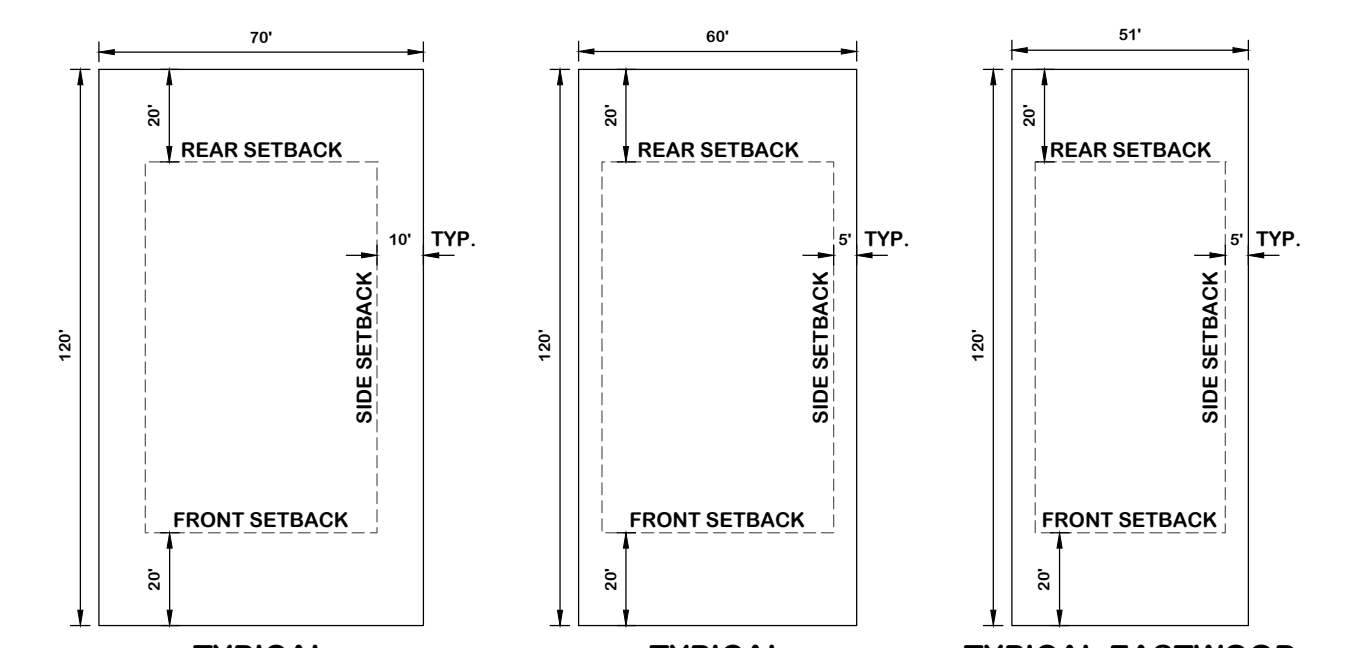
SIGNS

- R1-1 MUTCD "STOP" R1-1 CONVENTIONAL ROAD: SINGLE LANE: 30" X 30" MULTI-LANE: 36" X 36"
- W2-1 MUTCD "CROSS ROAD INTERSECTION" W2-1 CONVENTIONAL ROAD: SINGLE LANE: 30" X 30" MULTI-LANE: 36" X 36"
- W11-2 MUTCD "PEDESTRIAN" W11-2 CONVENTIONAL ROAD: SINGLE LANE: 30" X 30" MULTI-LANE: 36" X 36"
- W16-9P MUTCD "AHEAD" W16-9P (SUPPLEMENTAL WARNING PLAQUE)

KEY ITEM	DESCRIPTION	WIDTH
P2 PAINT	WHITE STOP BAR	24"
P3 PAINT	WHITE CROSSWALK LINE	24"
PQ PAINT	WHITE STOP BAR	8"

LEGEND

- * TRAILSIDE EXERCISE STATION, LOCATED EVERY +1-300-350 LF ALONG GREENWAY TRAILS THAT ARE IDENTIFIED AS PRIVATE (OWNED AND MAINTAINED BY THE SUBDIVISION HOA)



**FOR REVIEW ONLY
NOT FOR CONSTRUCTION**

NOTE(S): ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL TOWN OF ZEBULON, NCDOT, WAKE COUNTY, & MUTCD STANDARDS AND SPECIFICATIONS.

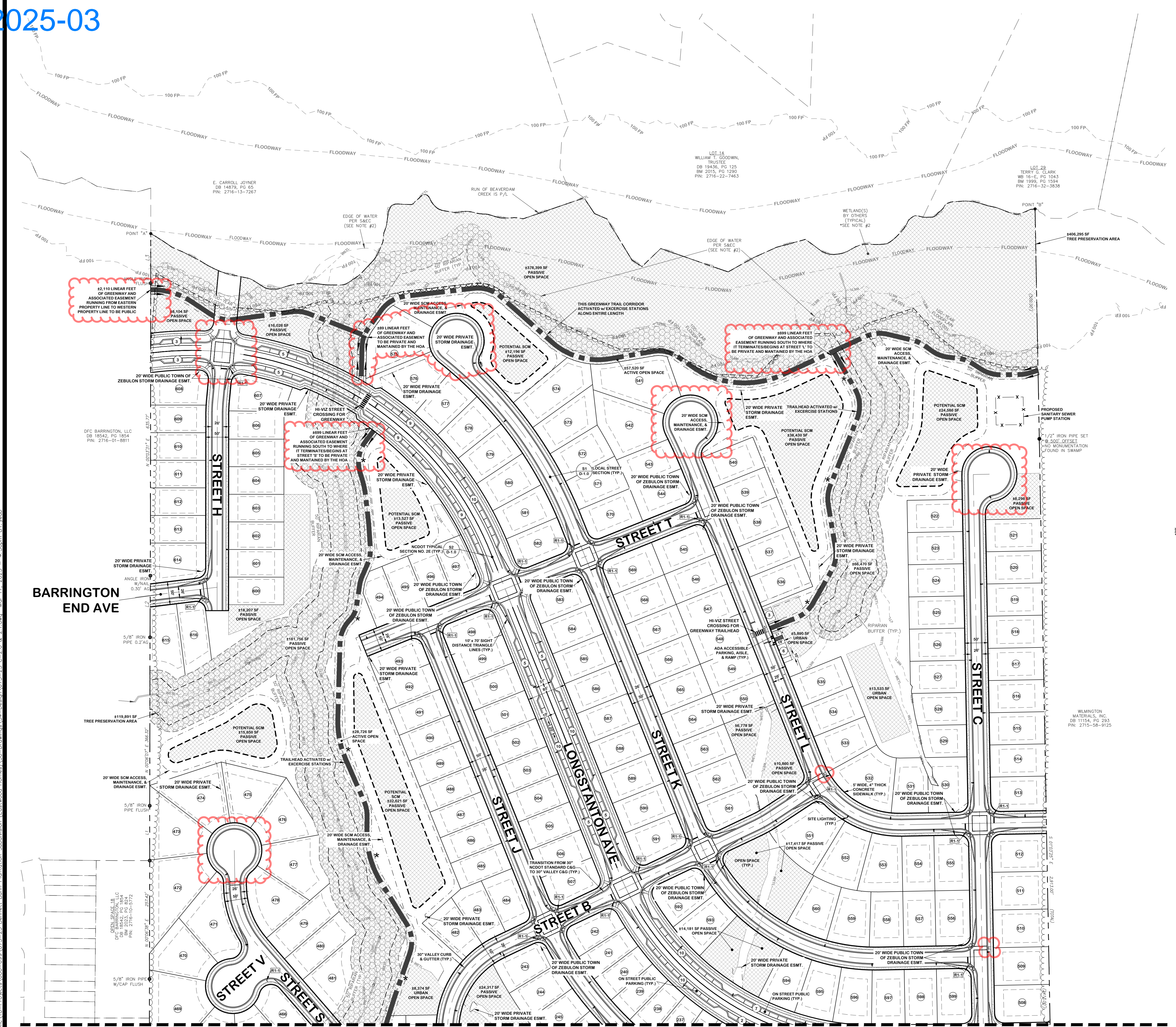
PAST DESIGN GROUP, PA
Engineering & Consulting
107 Fayetteville Street, Suite 200, Raleigh, North Carolina 27601
Phone: 919 846 4399 | Fax: 919 946 0951 | NC LICENSE NUMBER: C-3011

PREPARED FOR: EASTWOOD HOMES, INC.
7101 GREENDOR ROAD, SUITE 115
RALEIGH, NORTH CAROLINA 27613
DATE: 8.7.2023
PROJECT ENGINEER: PJP
PROJECT CAD: PJP
PROJECT SURVEYOR: PJP
UTENSILS LAND SURVEYORS, LLC

OLD BUNN ROAD SUBDIVISION
ZEBULON, WAKE COUNTY, NORTH CAROLINA
MASTER PLAN
SITE LAYOUT PLAN

NO.	REVISION	DATE
1	REVISED PER 102 COMMENTS	5.17.25
2	REVISED PER 102 COMMENTS	

DRAWING SHEET
C-2.0
PROJECT NUMBER
673-23



SIGNS

R1-1 MUTCD "STOP" R1-1
CONVENTIONAL ROAD:
SINGLE LANE: 30" X 30"
MULTI-LANE: 36" X 36"

W2-1 MUTCD "CROSS ROAD INTERSECTION" W2-1
CONVENTIONAL ROAD:
SINGLE LANE: 30" X 30"
MULTI-LANE: 36" X 36"

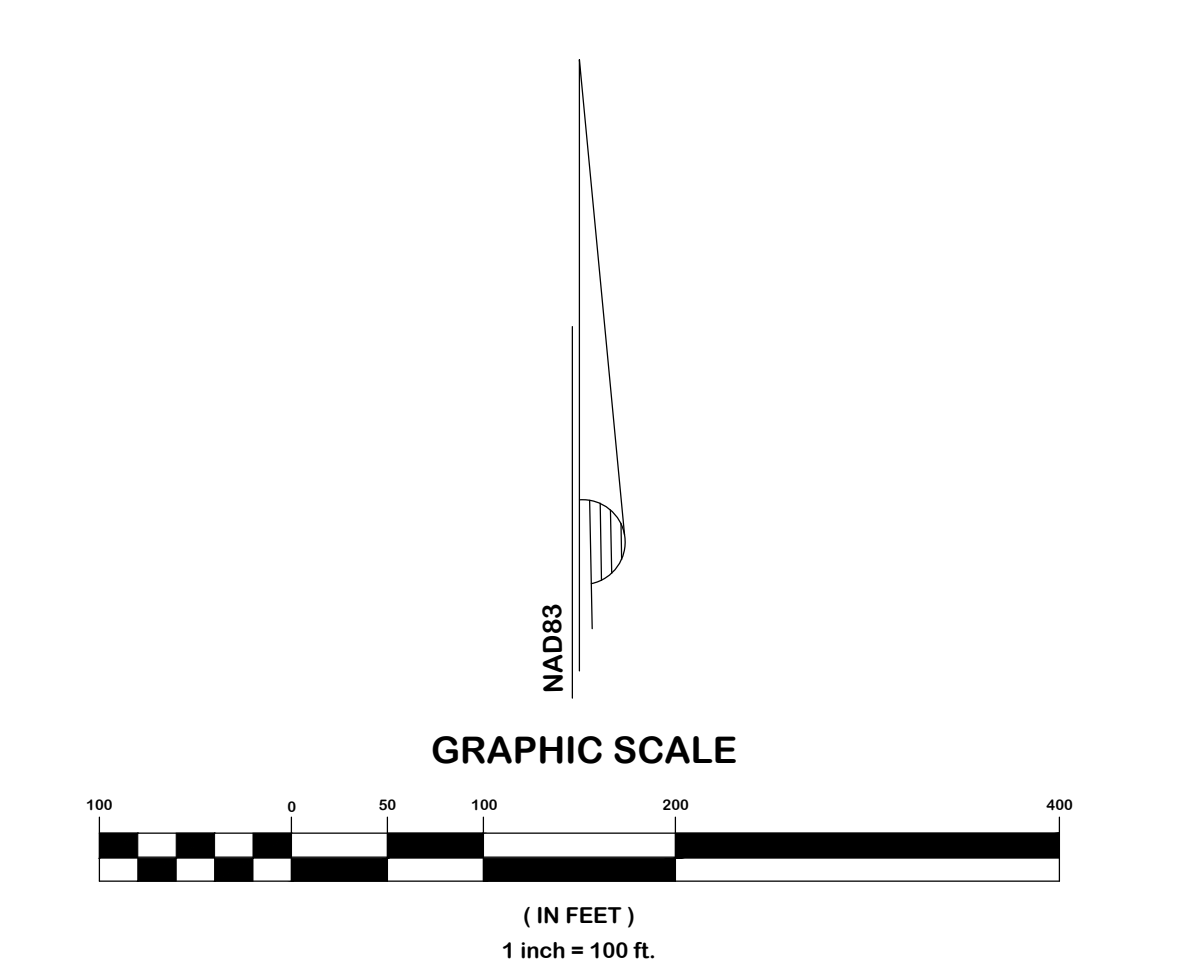
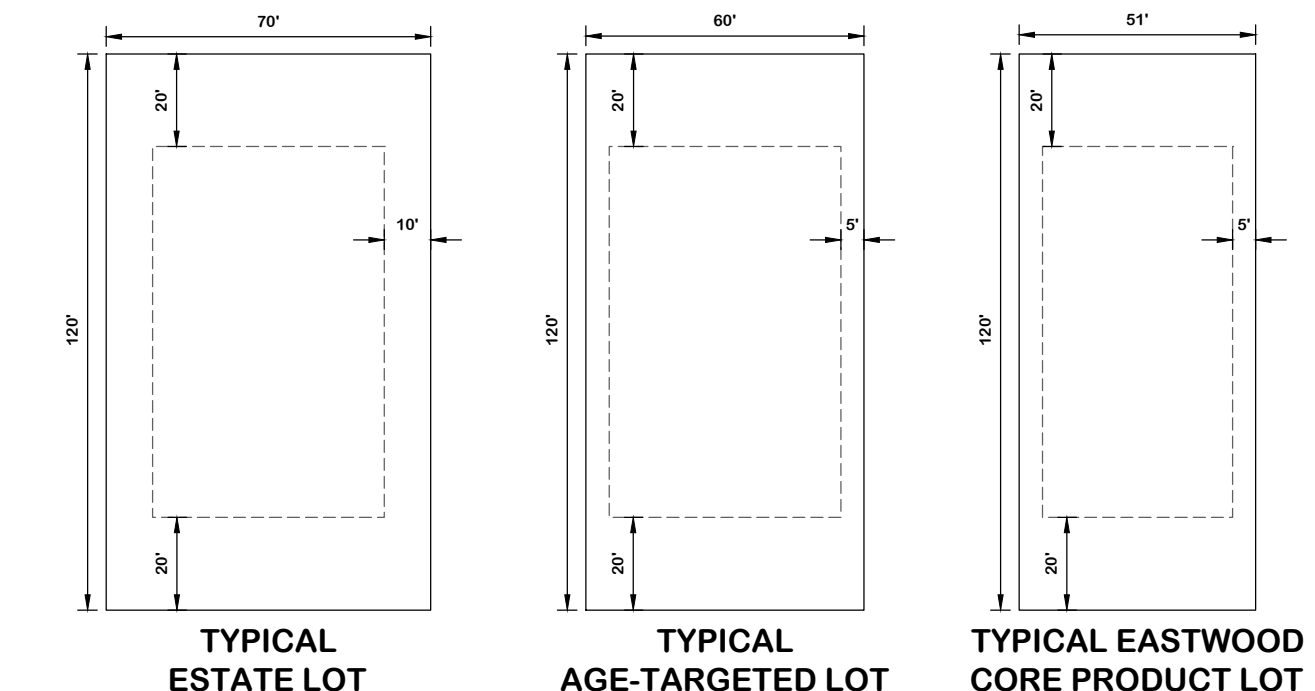
W11-2 MUTCD "PEDESTRIAN" W11-2
CONVENTIONAL ROAD:
SINGLE LANE: 30" X 30"
MULTI-LANE: 36" X 36"

W16-9P MUTCD "AHEAD" W16-9P
(SUPPLEMENTAL WARNING PLAQUE)

KEY ITEM	DESCRIPTION	WIDTH
P2 PAINT	WHITE STOP BAR	24"
P3 PAINT	WHITE CROSSWALK LINE	24"
PQ PAINT	WHITE STOP BAR	8"

LEGEND

* TRAILSIDE EXERCISE STATION, LOCATED EVERY +1-300-350 LF ALONG GREENWAY TRAILS THAT ARE IDENTIFIED AS PRIVATE (OWNED AND MAINTAINED BY THE SUBDIVISION HOA)



**FOR REVIEW ONLY
NOT FOR CONSTRUCTION**

NOTE(S): ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL TOWN OF ZEBULON, NCDOT, WAKE COUNTY, & MUTCD STANDARDS AND SPECIFICATIONS.

PAST DESIGN GROUP, PA
Engineering & Consulting
107 Fayetteville Street, Suite 200, Raleigh, North Carolina 27601
Phone: 919 946 4399 | Fax: 919 946 4395 | NC LICENSE NUMBER: C-3011

PREPARED FOR:
EASTWOOD HOMES, INC.
7101 GREENBORO ROAD, SUITE 115
RALEIGH, NORTH CAROLINA 27613
DATE: 8.7.2023
PROJECT ENGINEER:
PROJECT CADD DESIGNER:
PROJECT SURVEYOR:
USING LAND SURVEYORS, LLC

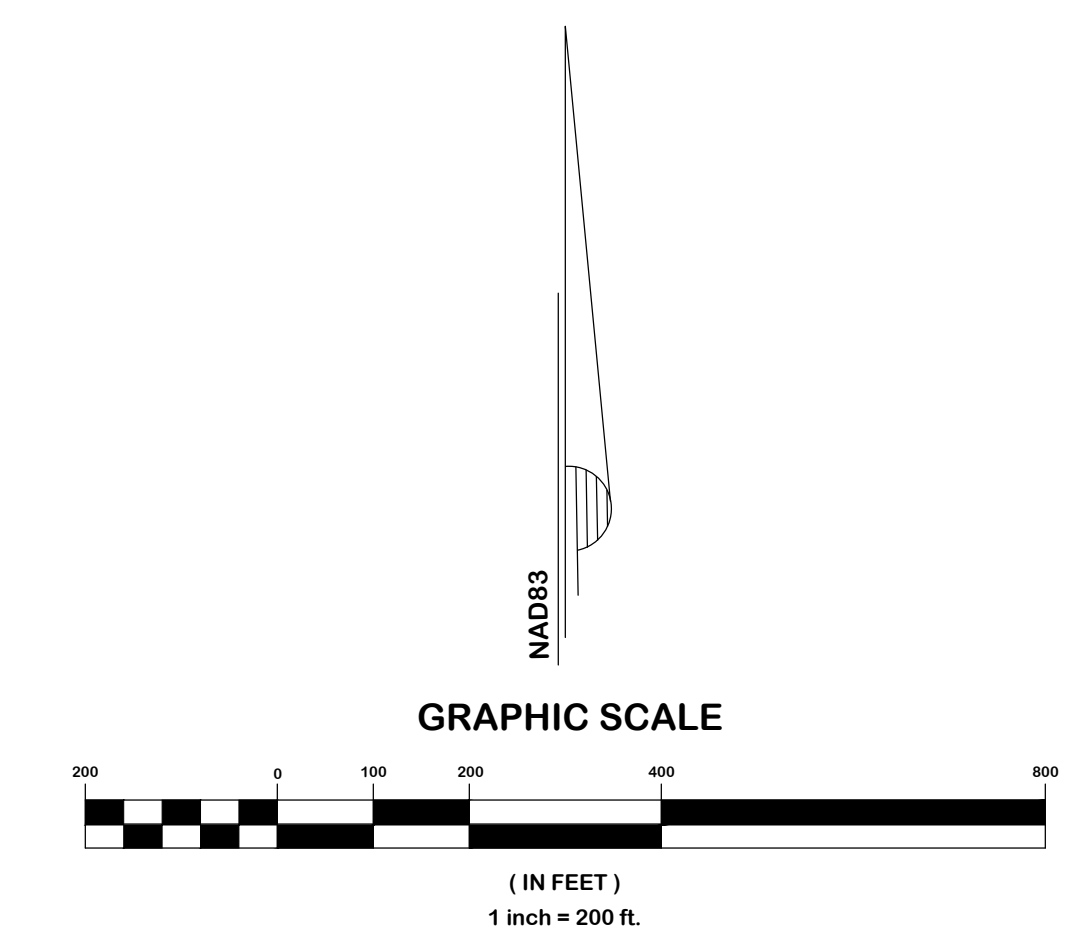
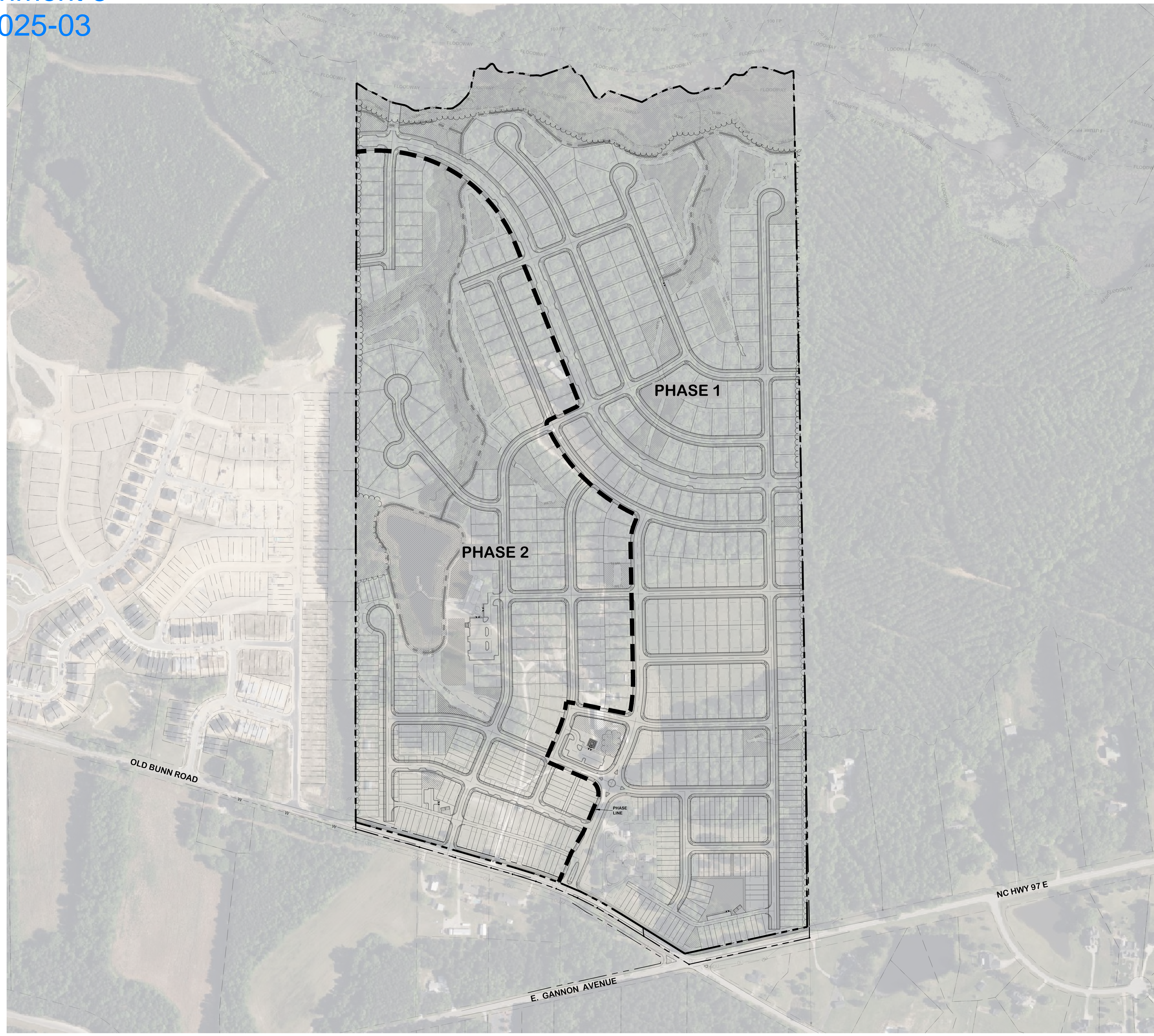
OLD BUNN ROAD SUBDIVISION
ZEBULON, WAKE COUNTY, NORTH CAROLINA
MASTER PLAN
SITE LAYOUT PLAN

SEAL: [Professional Engineer Seal]

NO.	REVISION	DATE
1	REVISED PER 102 COMMENTS	8.7.2023
2	REVISED PER 102 COMMENTS	8.7.2023

DRAWING SHEET
C-2.1
PROJECT NUMBER
673-23

C:\Public\Projects\600-699\673-23_Bennett_Bunn_Plantation_Subdivision_(Eastwood_Homes)\50-Drawing\54-Design\673-23_C-2.0.dwg, 21.dwg, Mar 17, 2025, 4:30pm, BJK, jeb

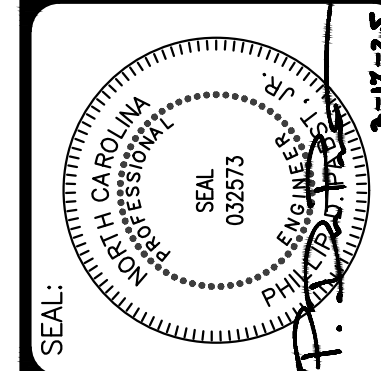


**FOR REVIEW ONLY
NOT FOR CONSTRUCTION**

F:\Public\10-Projects\600-699\673-23 Bennett, Bunn Plantation Subdivision (Eastwood Homes)\50-Drawings\54-Design\673-23 C-2.dwg Mar 13, 2025 - 4:07pm BY: jacob

PREPARED FOR:
EASTWOOD HOMES, INC.
7101 BREEDMOOR ROAD, SUITE 115
RALEIGH, NORTH CAROLINA 27613
DATE: 8.7.2023
PROJECT ENGINEER:
PPP
PROJECT CADD DESIGNER:
PPP
PROJECT SURVEYOR:
NEWCOMB LAND SURVEYORS, LLC

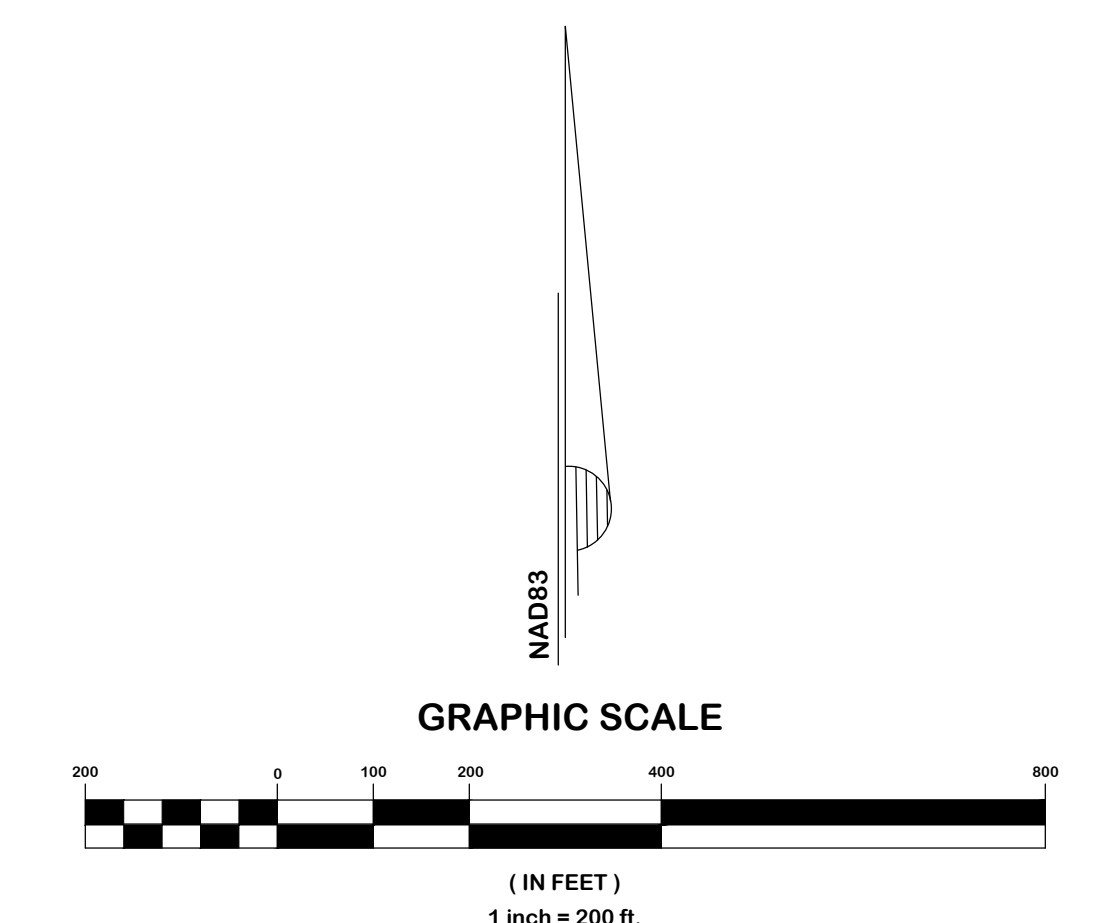
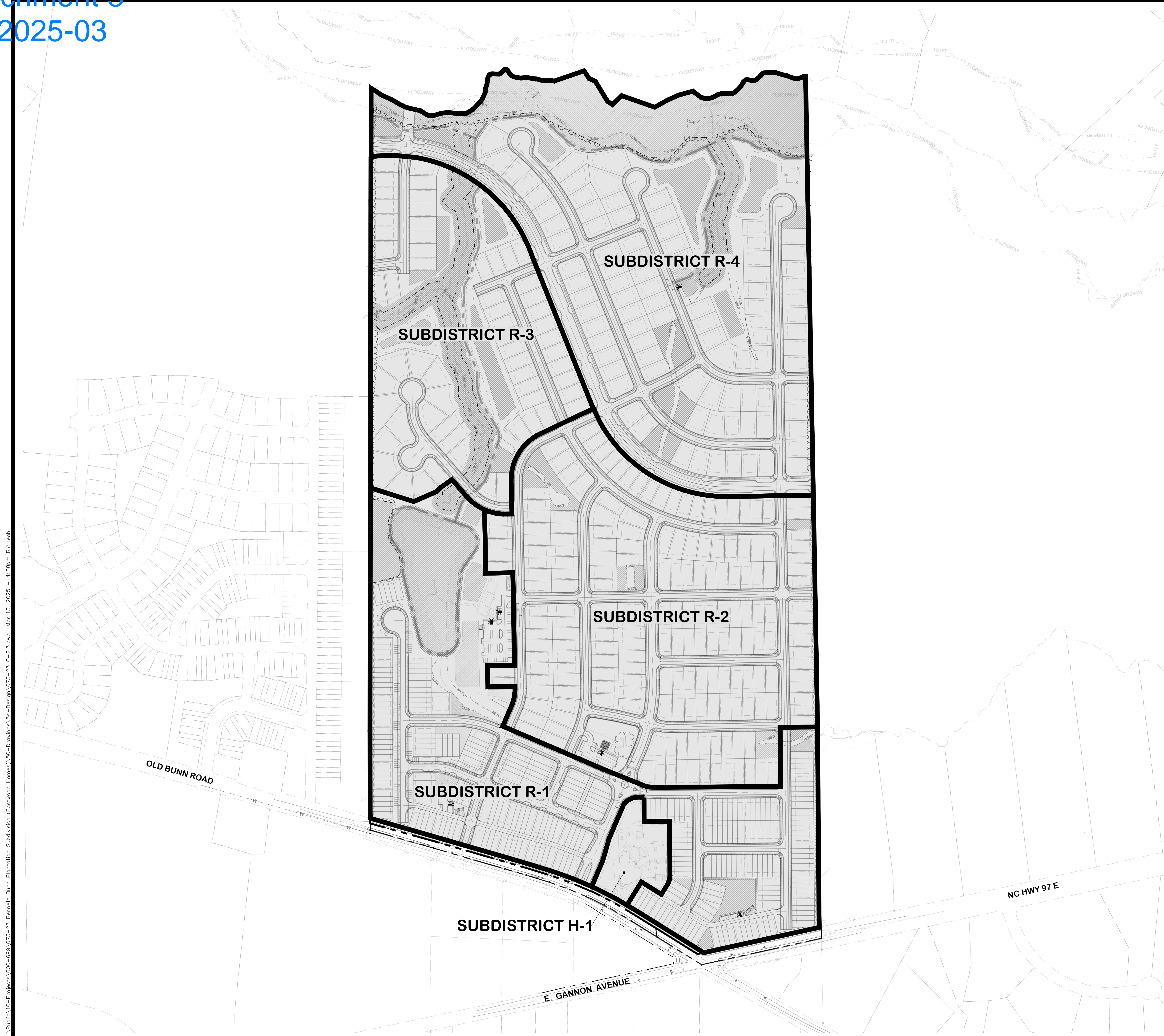
OLD BUNN ROAD SUBDIVISION
ZEBULON, WAKE COUNTY, NORTH CAROLINA
**MASTER PLAN
PHASING PLAN**



NO.	REVISION	DATE
1	REVISED PER 102 COMMENTS	5.17.25
2	REVISED PER 102 COMMENTS	

DRAWING SHEET
C-2.2
PROJECT NUMBER
673-23

PAST DESIGN GROUP, PA
Engineering | Consulting
107 Fayetteville Street, Suite 200, Raleigh, North Carolina 27601
Phone: 919 846 4399 | Fax: 919 846 4395 | NC LICENSE NUMBER: C-3311



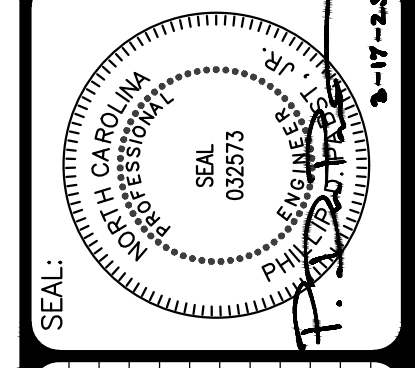
**FOR REVIEW ONLY
NOT FOR CONSTRUCTION**

F:\Public\10-Projects\600-699\673-23_Bennett_Bunn_Plantation_Subdivision_(Eastwood_Homes)\50-Drawings\54-Design\673-23_C-2.3.dwg, Mar 13, 2025, 4:08pm, BY: jacob

PAST DESIGN GROUP, PA
Engineering | Consulting
107 Fayetteville Street, Suite 200, Raleigh, North Carolina 27601
Phone: 919 846 4399 | Fax: 919 846 4395 | NC LICENSE NUMBER: C-3311

PREPARED FOR:	EASTWOOD HOMES, INC. 7101 BREEDMOOR ROAD, SUITE 115 RALEIGH, NORTH CAROLINA 27613
DATE:	8.7.2023
PROJECT ENGINEER:	POP
PROJECT CADD DESIGNER:	POP
PROJECT SURVEYOR:	WESTCOMB LAND SURVEYORS, LLC

OLD BUNN ROAD SUBDIVISION
ZEBULON, WAKE COUNTY, NORTH CAROLINA
MASTER PLAN
SUBDISTRICT PLAN







NO.	REVISION	DATE
1	REVISED PER 102 COMMENTS	8.7.2023
2	REVISED PER 102 COMMENTS	8.17.2023

DRAWING SHEET
C-2.3
PROJECT NUMBER
673-23

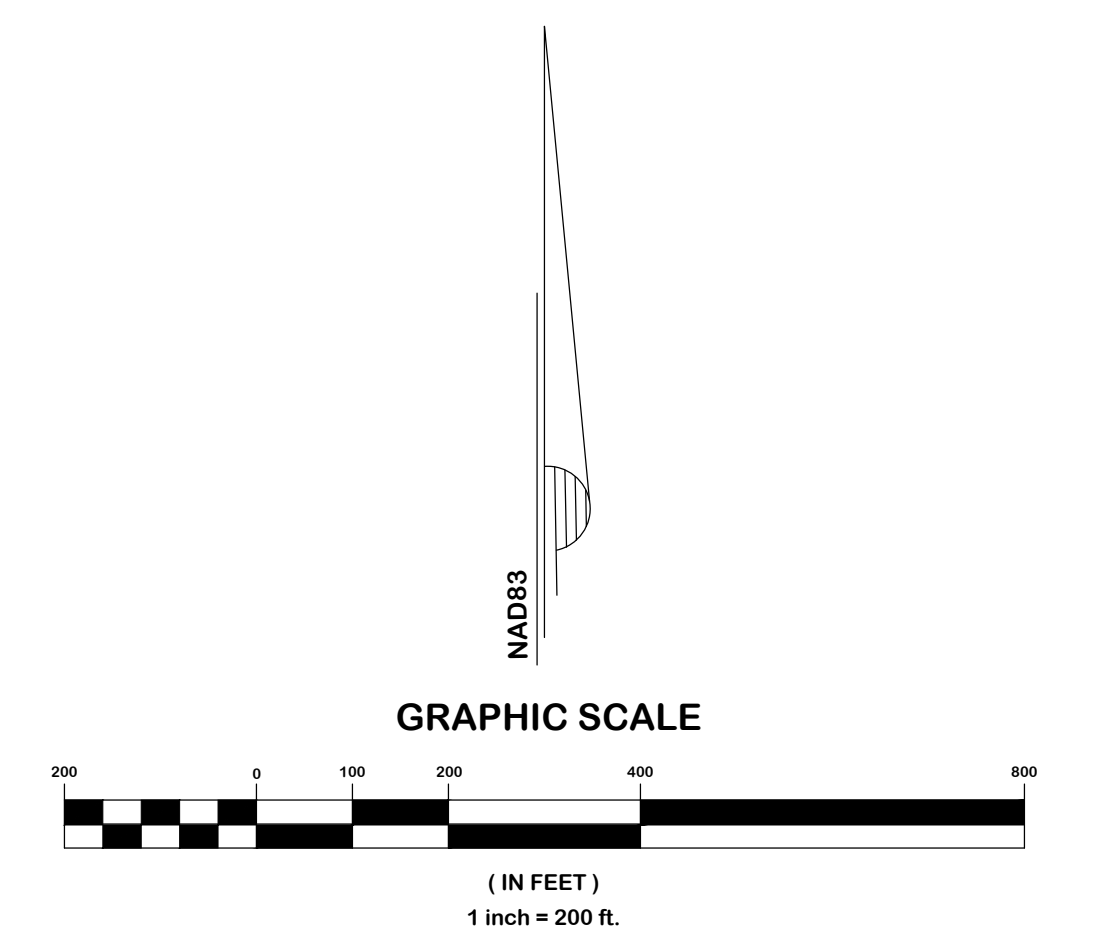
C:\Public\10-Projects\600-699\673-23_Bennett_Bunn_Plantation_Subdivision_(Eastwood_Homes)\50-Drawing\54-Design\673-23_C-2.4.dwg, Mar 17, 2025, 2:36pm, BY: jacob



SIGNS

-  R1-1 MUTCD "STOP" R1-1
CONVENTIONAL ROAD:
SINGLE LANE: 30" X 30"
MULTI-LANE: 36" X 36"
-  W2-1 MUTCD "CROSS ROAD INTERSECTION" W2-1
CONVENTIONAL ROAD:
SINGLE LANE: 30" X 30"
MULTI-LANE: 36" X 36"
-  W11-2 MUTCD "PEDESTRIAN" W11-2
CONVENTIONAL ROAD:
SINGLE LANE: 30" X 30"
MULTI-LANE: 36" X 36"
-  W16-9P MUTCD "AHEAD" W16-9P
(SUPPLEMENTAL WARNING PLAQUE)

KEY ITEM	DESCRIPTION	WIDTH
P2	PAINT WHITE STOP BAR	24"
P3	PAINT WHITE CROSSWALK LINE	24"
PQ	PAINT WHITE STOP BAR	8"

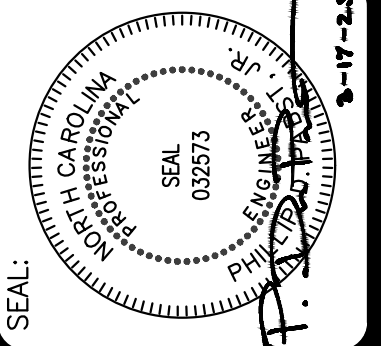


**FOR REVIEW ONLY
NOT FOR CONSTRUCTION**

PAST DESIGN GROUP, PA
Engineering & Consulting
107 Fayetteville Street, Suite 200, Raleigh, North Carolina 27601
Phone: 919 846 4399 | Fax: 919 846 4395 | NC LICENSE NUMBER: C-3011

PREPARED FOR:
EASTWOOD HOMES, INC.
7101 BREEDMOOR ROAD, SUITE 115
RALEIGH, NORTH CAROLINA 27613
DATE: 8.7.2023
PROJECT ENGINEER:
PJP
PROJECT CADD DESIGNER:
PJP
PROJECT SURVEYOR:
PJP
NCSWIMS LAND SURVEYORS, LLC

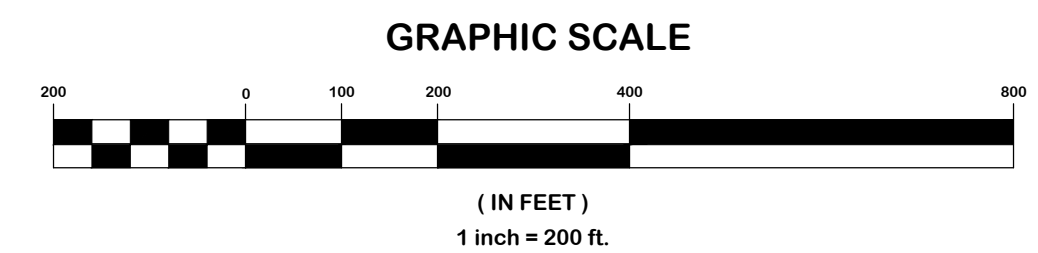
OLD BUNN ROAD SUBDIVISION
ZEBULON, WAKE COUNTY, NORTH CAROLINA
MASTER PLAN
SIGNAGE PLAN



NO.	REVISION	DATE
1	REVISED PER 102 COMMENTS	5.17.25
2	REVISED PER 102 COMMENTS	

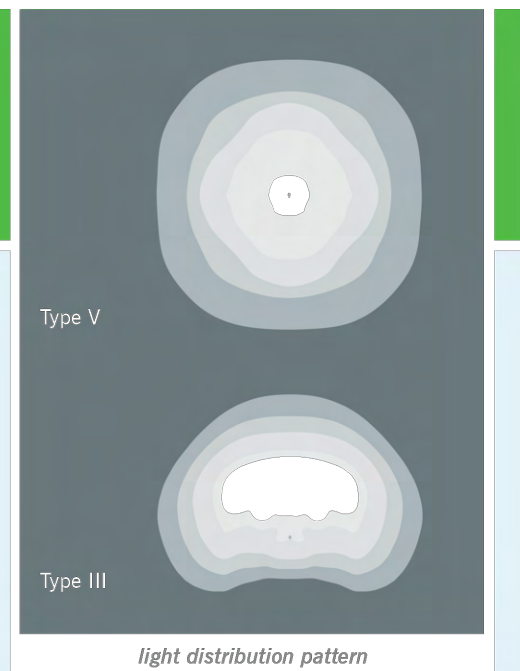
DRAWING SHEET
C-2.4
PROJECT NUMBER
673-23

C:\Public\10-Projects\600-699\673-23_Bennett_Bunn_Plantation_Subdivision_(Eastwood_Homes)_150-Drawings\54-Design\673-23_C-2.5.dwg Mar 17, 2025 - 2:46pm BY: jacob



Outdoor Lighting Mitchell LED Series

Light source: LED (white)
Lumens: 4,332 – 5,678 (fixture dependent)
Color temperature: 4,000K



	Wattage	Light Pattern	IESNA Backlight – Uplight – Glare (BUG) Rating
Mitchell LED	50	IESNA Type V	B3-U4-G3
Mitchell Top Hat LED	50	IESNA Type V	B3-U3-G3
Mitchell Open LED	75	IESNA Type III	B1-U0-G1
Mitchell LED with Ribs, Bands and Medallions	50	IESNA Type V	B3-U4-G3
Mitchell Top Hat LED with Ribs, Bands and Medallions	50	IESNA Type V	B3-G3-U3

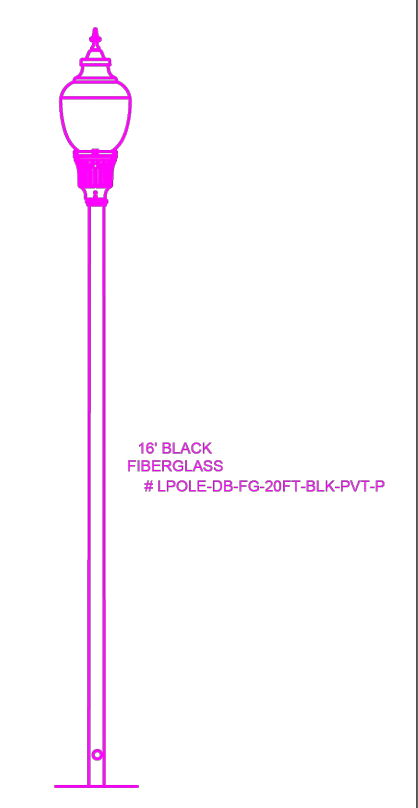
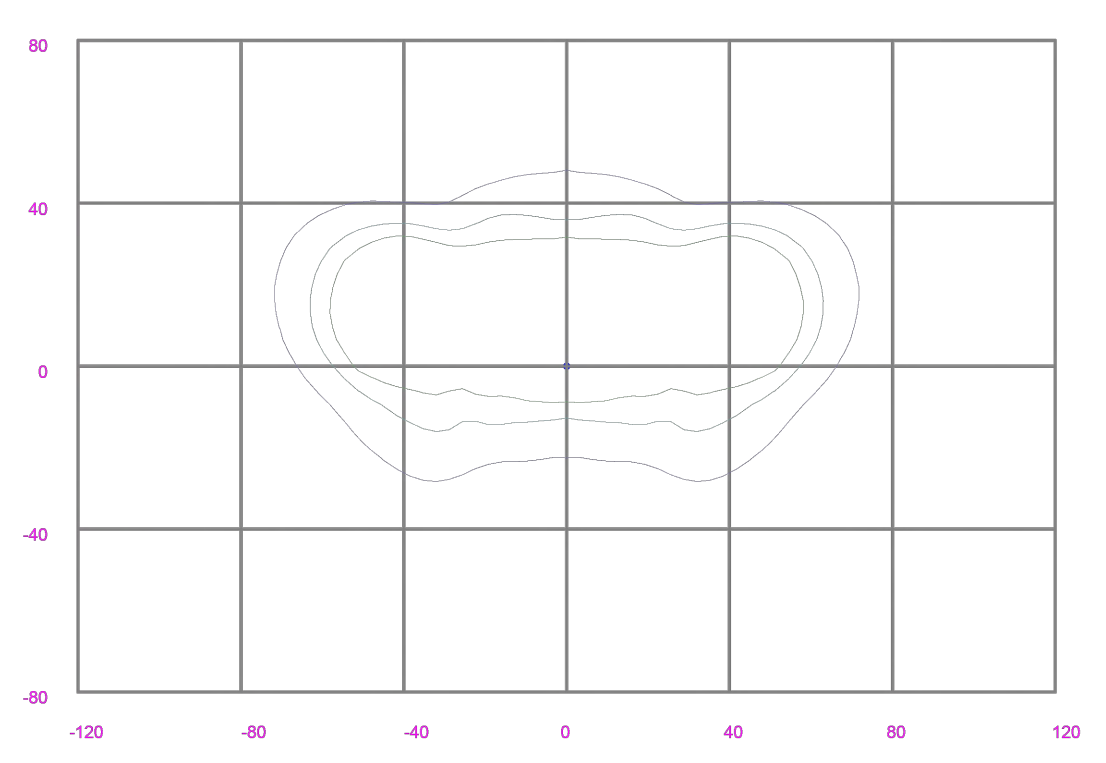
Poles available:

Name	Mounting height	Color
Smooth concrete	12', 16'	Black
Fiberglass	16'	Black
Style V	12', 16'	Black
Style VI	12'	Black
Style VII	13'	Black

ISOFOOTCANDLE CURVES

FIXTURE: MITCHELL LED w/CLEAR TOP
MOUNTING HEIGHT: 16 FT
LIGHT SOURCE: 50W LED'S, 4000K
PATTERN: TYPE III, B2-U4-G3

NOTE: THE FOOTCANDLE READINGS BELOW ARE MAINTAINED AND HAVE BEEN DEPRECIATED FOR LAMP LUMEN DEPRECIATION AND LUMINAIRE DIRT DEPRECIATION. FOR INITIAL FOOTCANDLES, DIVIDE THE READINGS BELOW BY .85.



Symbol	Label	Quantity	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor
	A	16	LED 50w Mitchell - Type II - 3000K	1	6544	0.85

**FOR REVIEW ONLY
NOT FOR CONSTRUCTION**



PAST DESIGN GROUP, PA
Engineering | Consulting
107 Fayetteville Street, Suite 200, Raleigh, North Carolina 27601
Phone: 919 846 4399 | Fax: 919 846 0395 | NC LICENSE NUMBER: C-3211

PREPARED FOR:
EASTWOOD HOMES, INC.
7101 BREEDMOOR ROAD, SUITE 115
RALEIGH, NORTH CAROLINA 27613
DATE: 8.7.2023
PROJECT ENGINEER:
PJP
PROJECT CADD DESIGNER:
PJP
PROJECT SURVEYOR:
NEWMONS LAND SURVEYORS, LLC

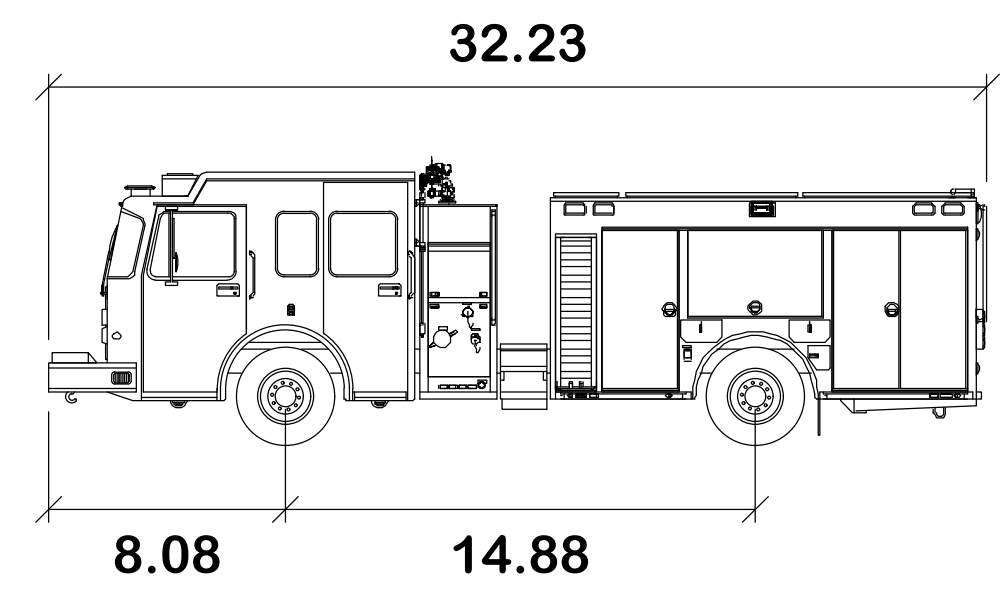
OLD BUNN ROAD SUBDIVISION
ZEBULON, WAKE COUNTY, NORTH CAROLINA
MASTER PLAN LIGHTING PLAN

SEAL:

NO.	DATE	REVISION
1	8.7.23	REVISED PER 102 COMMENTS
2	8.17.25	REVISED PER 102 COMMENTS

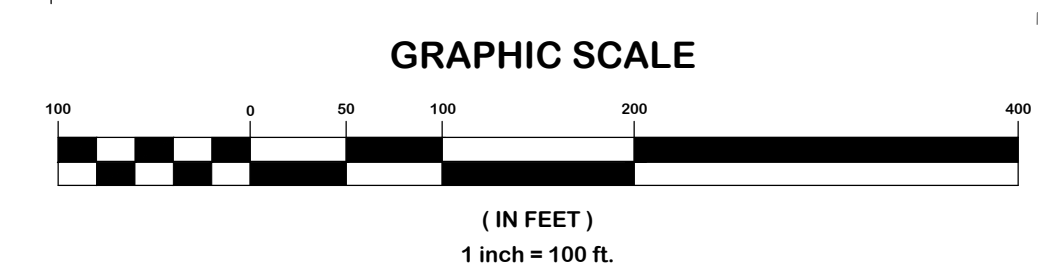
DRAWING SHEET
C-2.5
PROJECT NUMBER
673-23

MATCHLINE TO SHEET C-2.1



AFAR Pumper Pierce Velocity

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

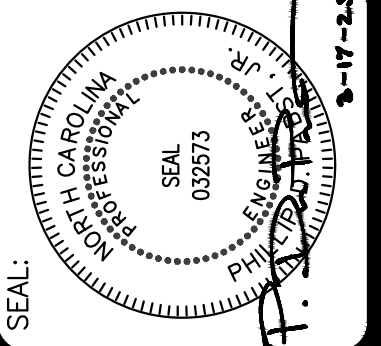


**FOR REVIEW ONLY
NOT FOR CONSTRUCTION**

PAST DESIGN GROUP, PA
Engineering | Consulting
107 Fayetteville Street, Suite 200, Raleigh, North Carolina 27601
Phone: 919 846 4399 | Fax: 919 846 4395 | NC LICENSE NUMBER: C-3311

PREPARED FOR:	EASTWOOD HOMES, INC.
PROJECT:	7101 BREEMOR ROAD, SUITE 115 RALEIGH, NORTH CAROLINA 27613
DATE:	8.7.2023
PROJECT ENGINEER:	POP
PROJECT CAD DESIGNER:	POP
PROJECT SURVEYOR:	POP
DESIGNER:	POP

OLD BUNN ROAD SUBDIVISION
ZEBULON, WAKE COUNTY, NORTH CAROLINA
MASTER PLAN
FIRE TRUCK TEMPLATE SHEET

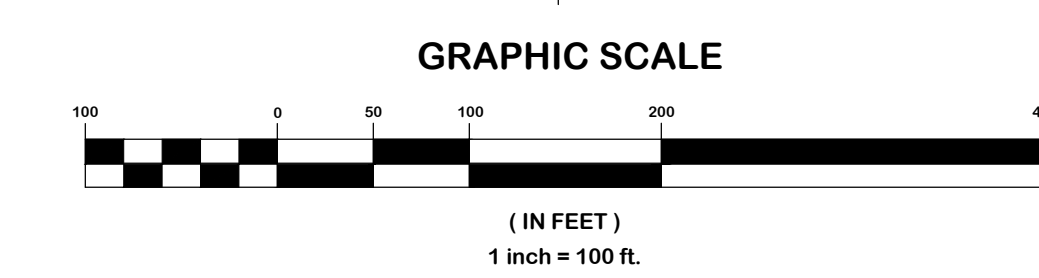


NO.	REVISION
1	REVISED PER 102 COMMENTS
DATE:	8/17/23

DRAWING SHEET
C-2.6
PROJECT NUMBER
673-23

C:\Public\10-Projects\600-699\673-23_Bennett_Bunn_Plantation_Subdivision_(Eastwood_Homes)\50-Drawings\54-Design\673-23_C-2.6.dwg, Mar 17, 2025, 2:47pm, BY: jacob

MATCHLINE TO SHEET C-3.1



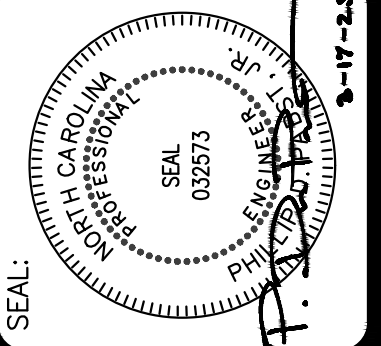
**FOR REVIEW ONLY
NOT FOR CONSTRUCTION**

NOTE(S): ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL TOWN OF ZEBULON, NCDOT, WAKE COUNTY, & MUTCD STANDARDS AND SPECIFICATIONS.

PAST DESIGN GROUP, PA
Engineering | Consulting
107 Fayetteville Street, Suite 200, Raleigh, North Carolina 27601
Phone: 919 846 4399 | Fax: 919 846 4395 | NC LICENSE NUMBER: C-3311

PREPARED FOR:
EASTWOOD HOMES, INC.
7101 BREEDMOOR ROAD, SUITE 115
RALEIGH, NORTH CAROLINA 27613
DATE: 8.7.2023
PROJECT ENGINEER:
PMP
PROJECT CADD DESIGNER:
PMP
PROJECT SURVEYOR:
UTS/COMS LAND SURVEYORS, LLC

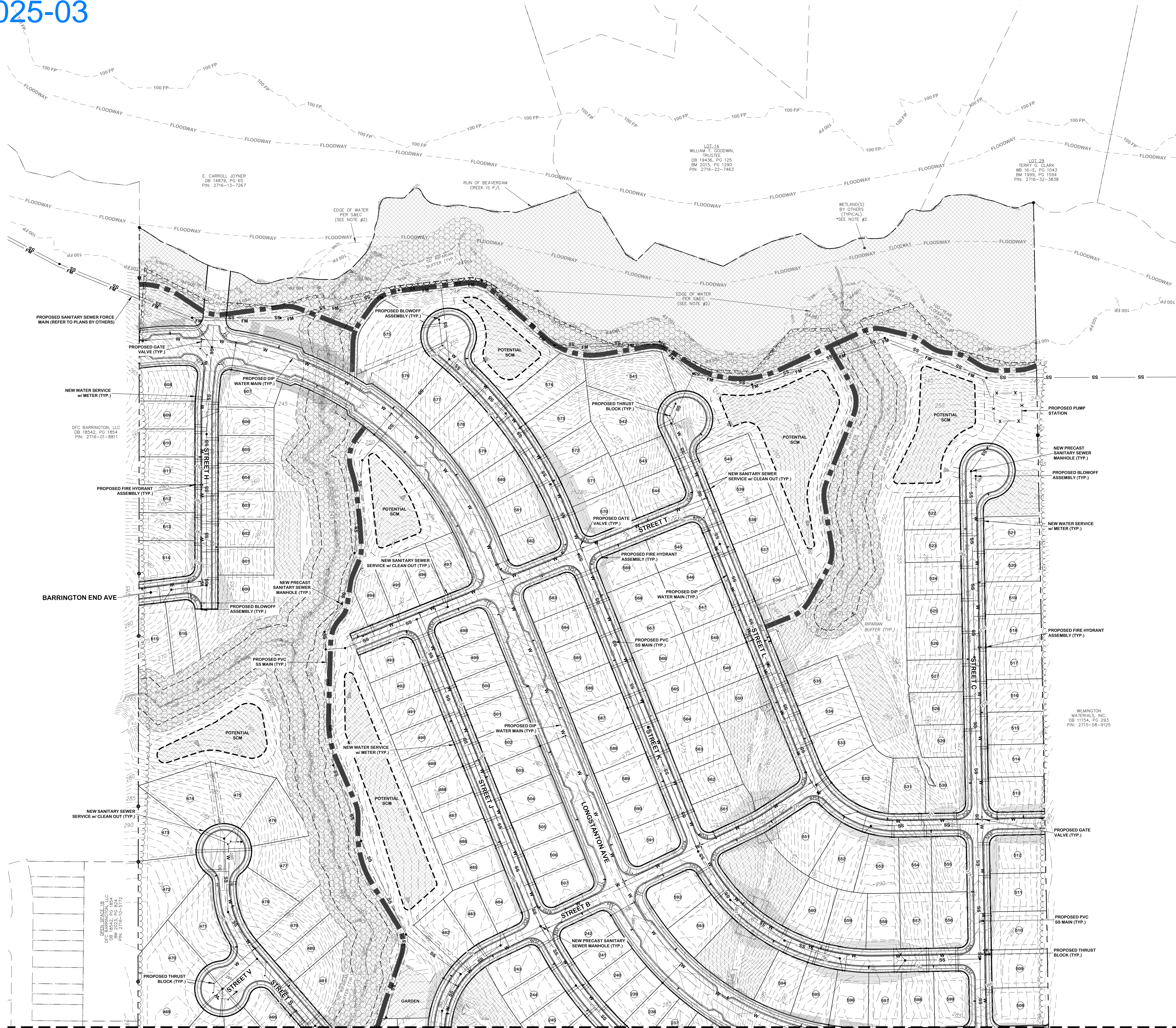
OLD BUNN ROAD SUBDIVISION
ZEBULON, WAKE COUNTY, NORTH CAROLINA
**MASTER PLAN
UTILITY PLAN**



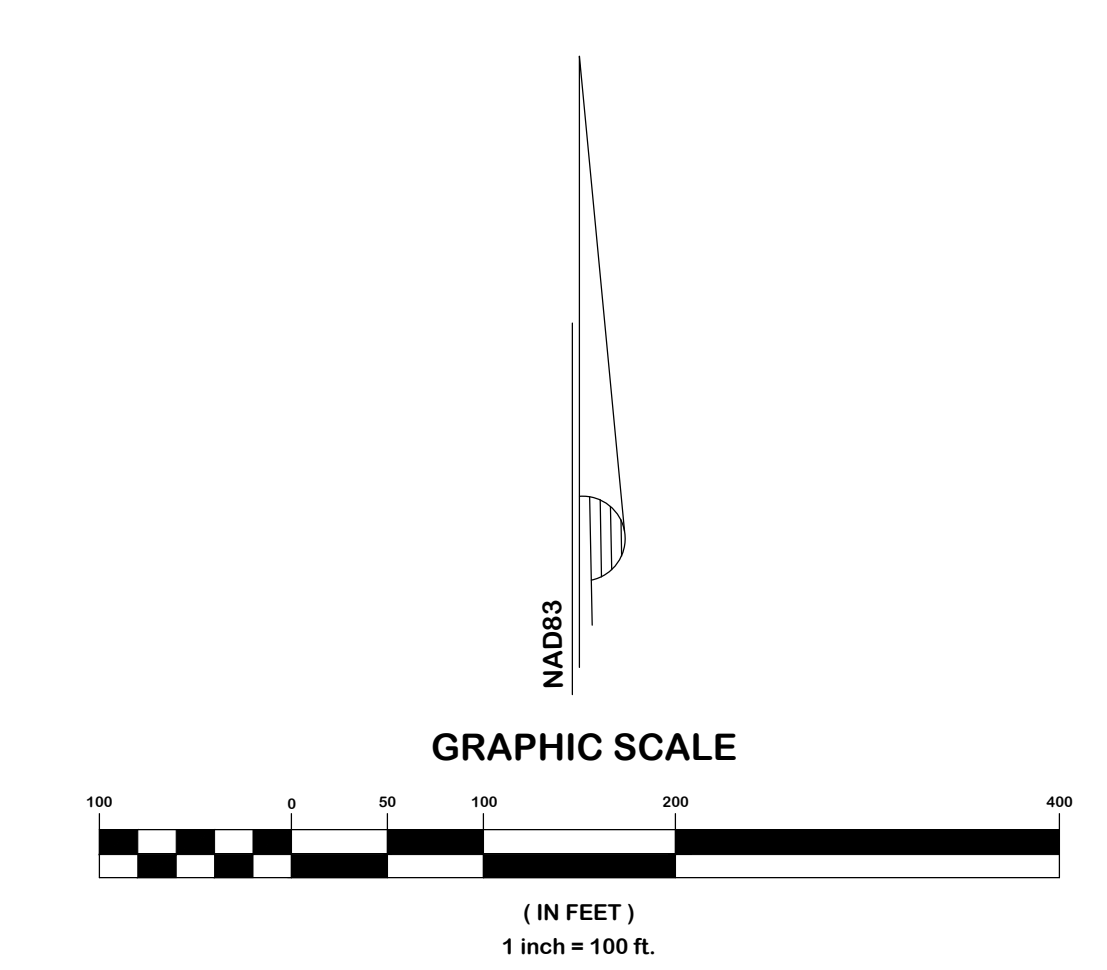
NO.	REVISION	DATE
1	REVISED PER 102 COMMENTS	5.17.25
2	REVISED PER 102 COMMENTS	

**DRAWING SHEET
C-3.0**
PROJECT NUMBER
673-23

C:\Public\Projects\600-699\673-23_Bennett_Bunn_Plantation_Subdivision_(Eastwood_Homes)_50-Drawings\54-Design\673-23_C-3.0 & 3.1.dwg, Mar 17, 2025, 5:27pm, Bx: jeb



C:\Public\Projects\600-699\673-23_Bennett_Bunn_Plantation_Subdivision_(Eastwood_Homes)\50-Drawing\54-Design\673-23_C-3.0 & 3.1.dwg, Mar 17, 2025, 5:27pm, BJK, jeb



**FOR REVIEW ONLY
NOT FOR CONSTRUCTION**

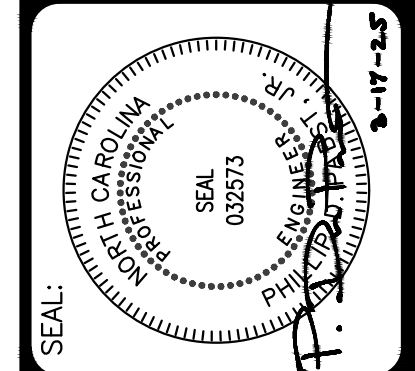
NOTE(S): ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL TOWN OF ZEBULON, NCDOT, WAKE COUNTY, & MUTCD STANDARDS AND SPECIFICATIONS.

MATCHLINE TO SHEET C-3.0

PAST DESIGN GROUP, PA
Engineering | Consulting
107 Fayetteville Street, Suite 200, Raleigh, North Carolina 27601
Phone: 919 848 4399 | Fax: 919 848 9392 | NC LICENSE NUMBER: C-3311

PREPARED FOR:	EASTWOOD HOMES, INC. 7101 BREEDMOOR ROAD, SUITE 115 RALEIGH, NORTH CAROLINA 27613
DATE:	8.7.2023
PROJECT ENGINEER:	BJK
PROJECT CAD/DRAWN:	BJK
PROJECT SURVEYOR:	BJK
REGISTERED LAND SURVEYORS:	LLC

OLD BUNN ROAD SUBDIVISION
ZEBULON, WAKE COUNTY, NORTH CAROLINA
**MASTER PLAN
UTILITY PLAN**



NO.	REVISION	DATE
1	REVISED PER 102 COMMENTS	5.17.25
2	REVISED PER 102 COMMENTS	

DRAWING SHEET
C-3.1
PROJECT NUMBER
673-23

MATCHLINE TO SHEET C-4.1



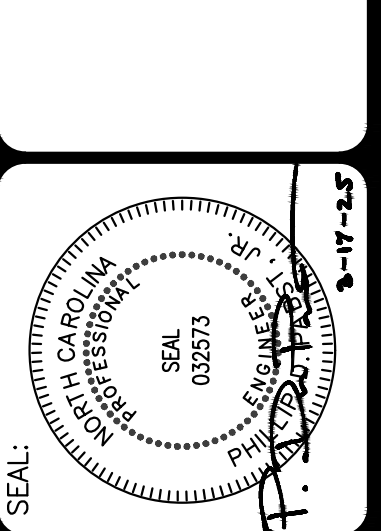
**FOR REVIEW ONLY
NOT FOR CONSTRUCTION**

NOTE(S): ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL TOWN OF ZEBULON, NCDOT, WAKE COUNTY, & MUTCD STANDARDS AND SPECIFICATIONS.

PAST DESIGN GROUP, PA
Engineering | Consulting
107 Fayetteville Street, Suite 200, Raleigh, North Carolina 27601
Phone: 919 846 4399 | Fax: 919 846 4395 | NC LICENSE NUMBER: C-3311

PREPARED FOR:
EASTWOOD HOMES, INC.
7101 BREEDMOOR ROAD, SUITE 115
RALEIGH, NORTH CAROLINA 27613
DATE: 8.7.2023
PROJECT ENGINEER:
PJP
PROJECT CADD DESIGNER:
PJP
PROJECT SURVEYOR:
PJP
SURVEYING LAND SURVEYORS, LLC

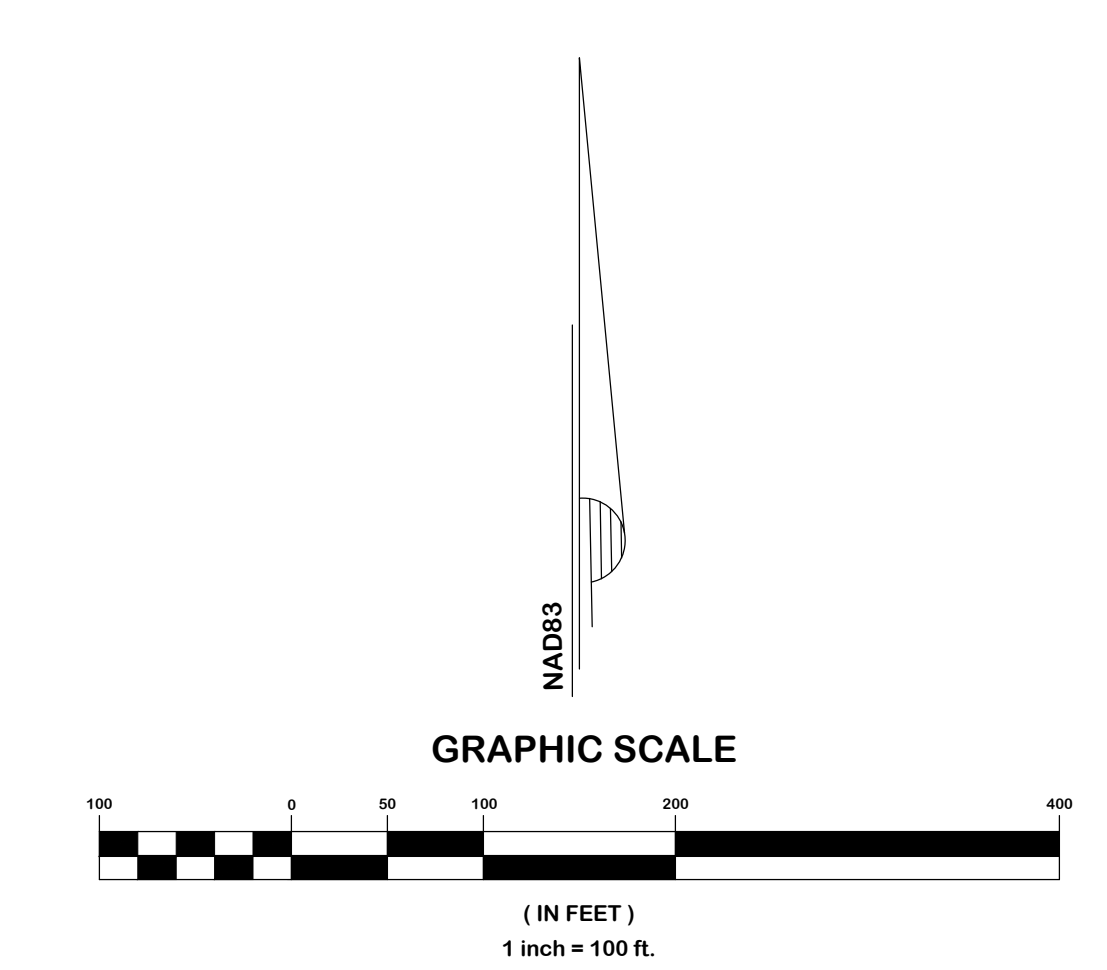
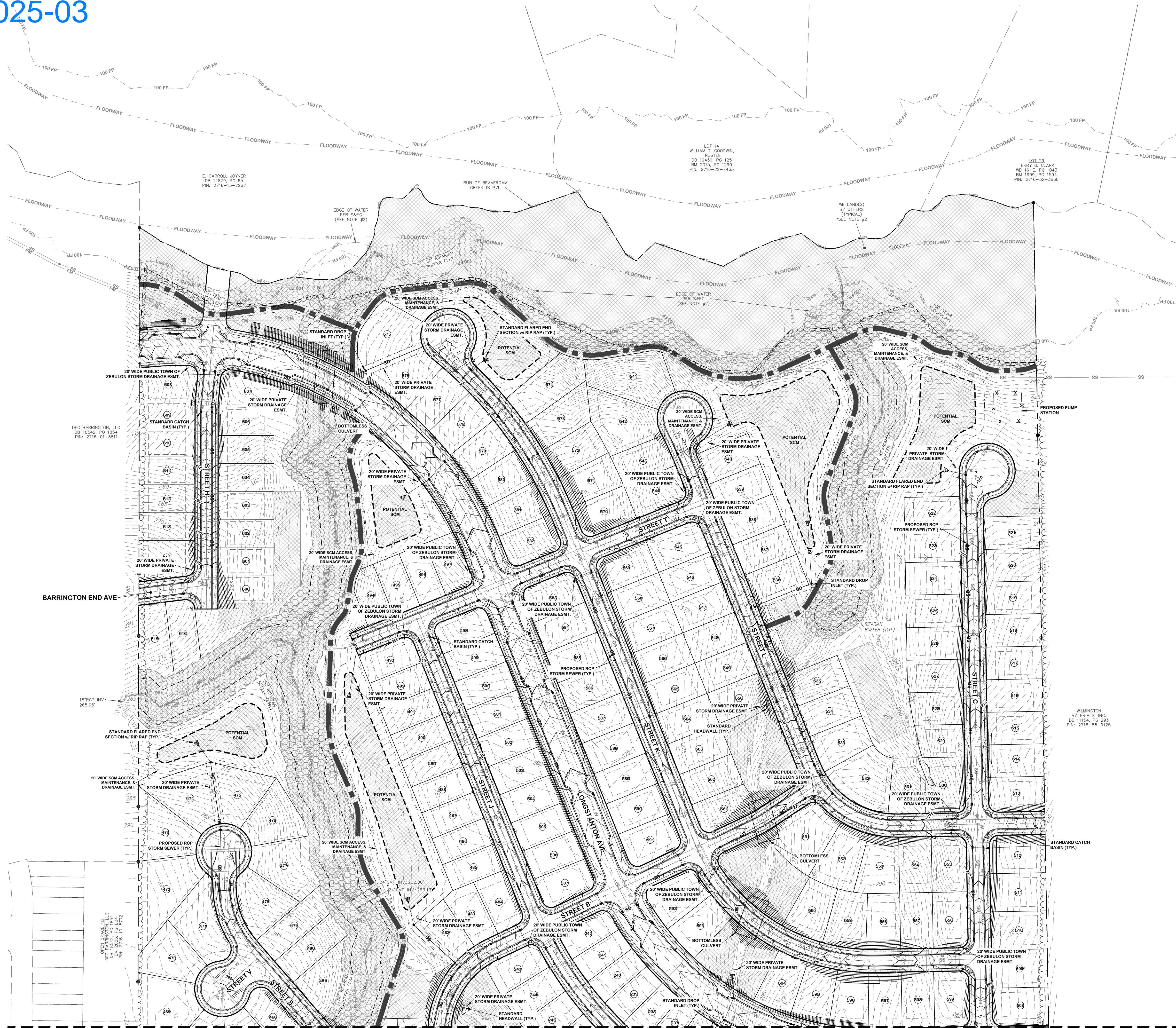
OLD BUNN ROAD SUBDIVISION
ZEBULON, WAKE COUNTY, NORTH CAROLINA
MASTER PLAN
GRADING & STORM DRAINAGE PLAN



NO.	REVISION	DATE
1	REVISED PER 102 COMMENTS	5.17.25
2	REVISED PER 102 COMMENTS	

DRAWING SHEET
C-4.0
PROJECT NUMBER
673-23

F:\Public\Projects\600-699\673-23_Bennett_Bunn_Plantation_Subdivision_(Eastwood_Homes)\50-Drawings\54-Design\673-23_C-4.0 & 4.1.dwg, Mar 17, 2025, 5:28pm, Bx: jeb



**FOR REVIEW ONLY
NOT FOR CONSTRUCTION**

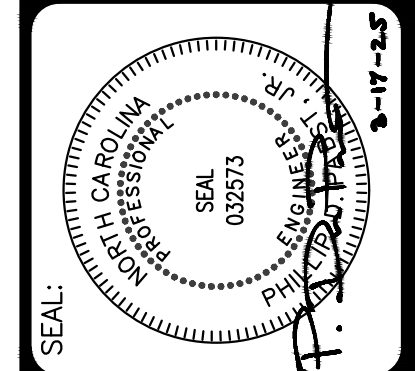
NOTE(s): ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL TOWN OF ZEBULON, NCDOT, WAKE COUNTY, & MUTCD STANDARDS AND SPECIFICATIONS.

C:\Public\10-Projects\600-699\673-23_Bennett_Bunn_Plantation_Subdivision_(Eastwood_Homes)\50-Drawing\54-Design\673-23_C-4.0 & 4.1.dwg, Mar 17, 2025, 5:29pm, BJK, jacob

PBST DESIGN GROUP, PA
Engineering | Consulting
107 Fayetteville Street, Suite 200, Raleigh, North Carolina 27601
Phone: 919 848 4399 | Fax: 919 848 8951 | NC LICENSE NUMBER: C-3311

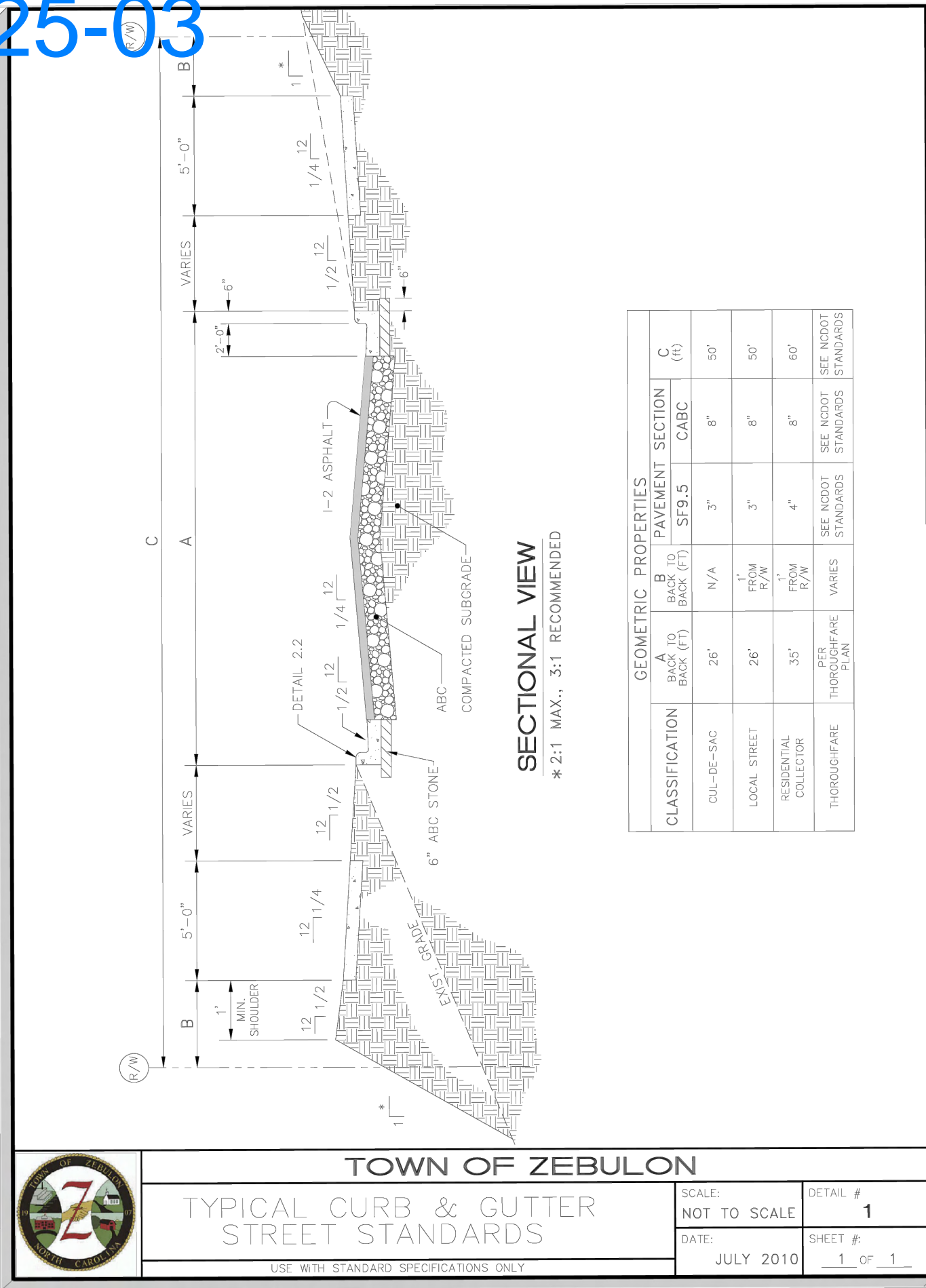
PREPARED FOR:	EASTWOOD HOMES, INC. 7101 BREEMOR ROAD, SUITE 115 RALEIGH, NORTH CAROLINA 27613
DATE:	8.7.2023
PROJECT ENGINEER:	PPP
PROJECT CADD DESIGNER:	PPP
PROJECT SURVEYOR:	PPP
USING LAND SURVEYORS, LLC	

OLD BUNN ROAD SUBDIVISION
ZEBULON, WAKE COUNTY, NORTH CAROLINA
MASTER PLAN
GRADING & STORM DRAINAGE PLAN

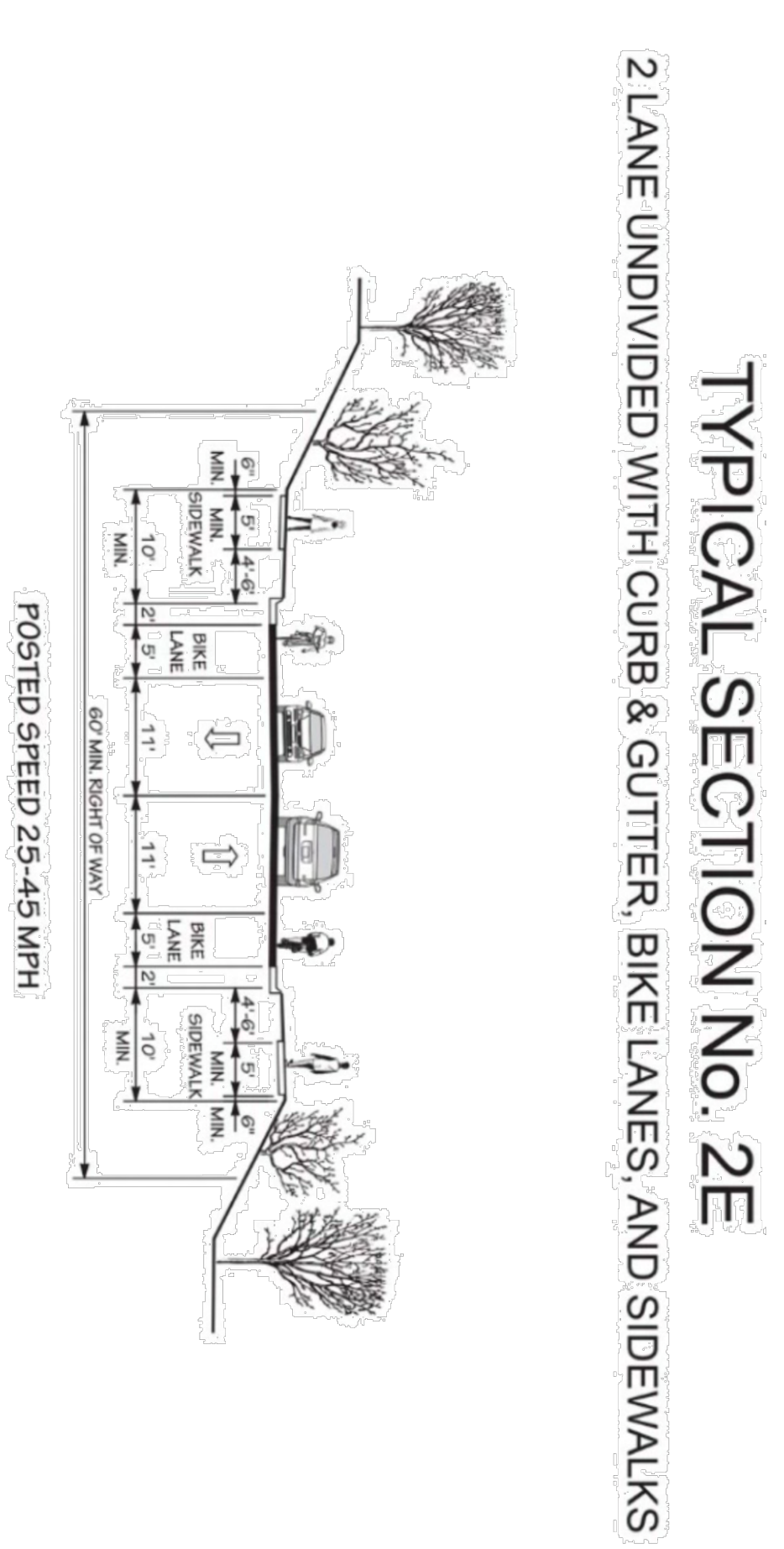


NO.	REVISION	DATE
1	REVISED PER 102 COMMENTS	5.17.25
2	REVISED PER 102 COMMENTS	

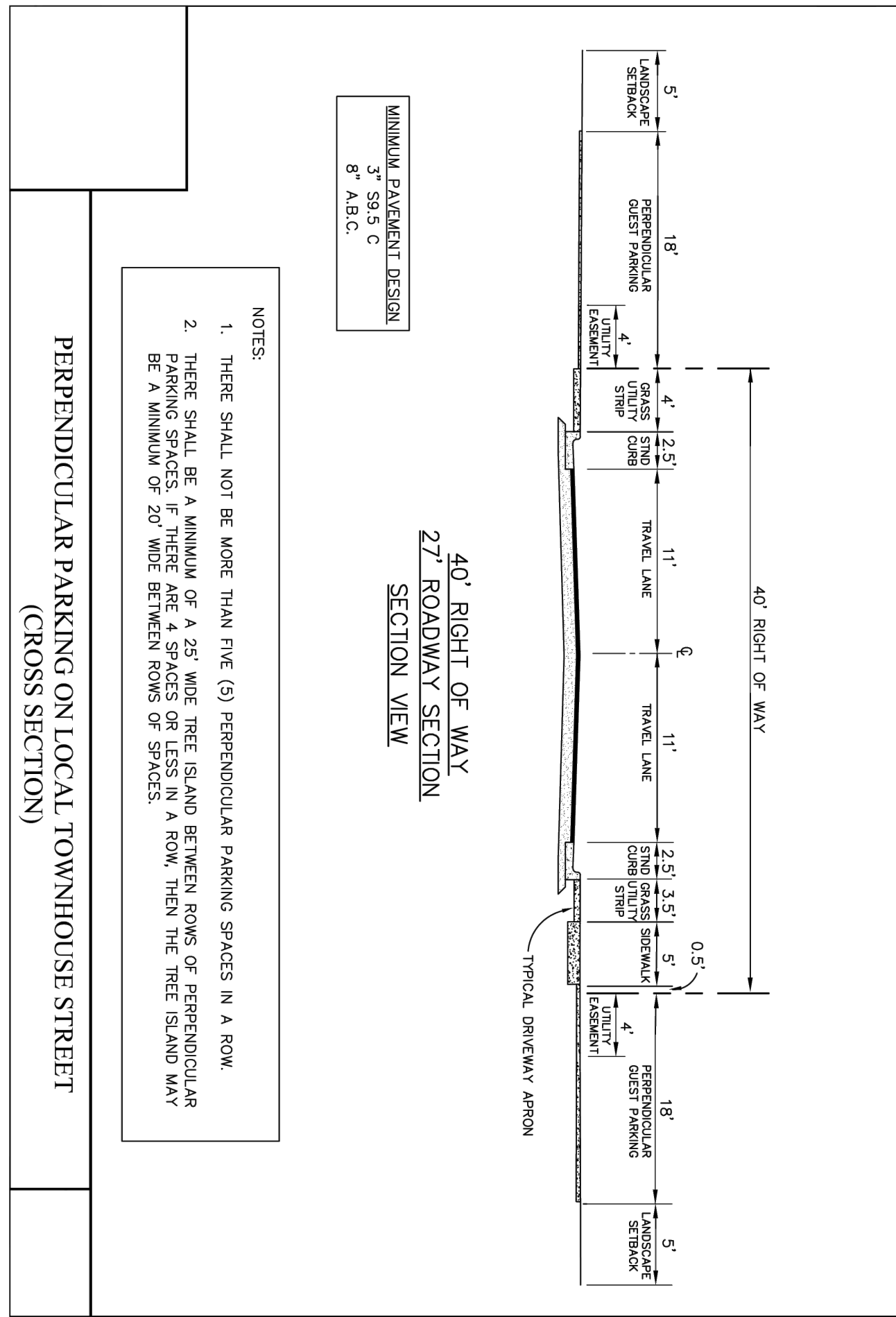
DRAWING SHEET
C-4.1
PROJECT NUMBER
673-23



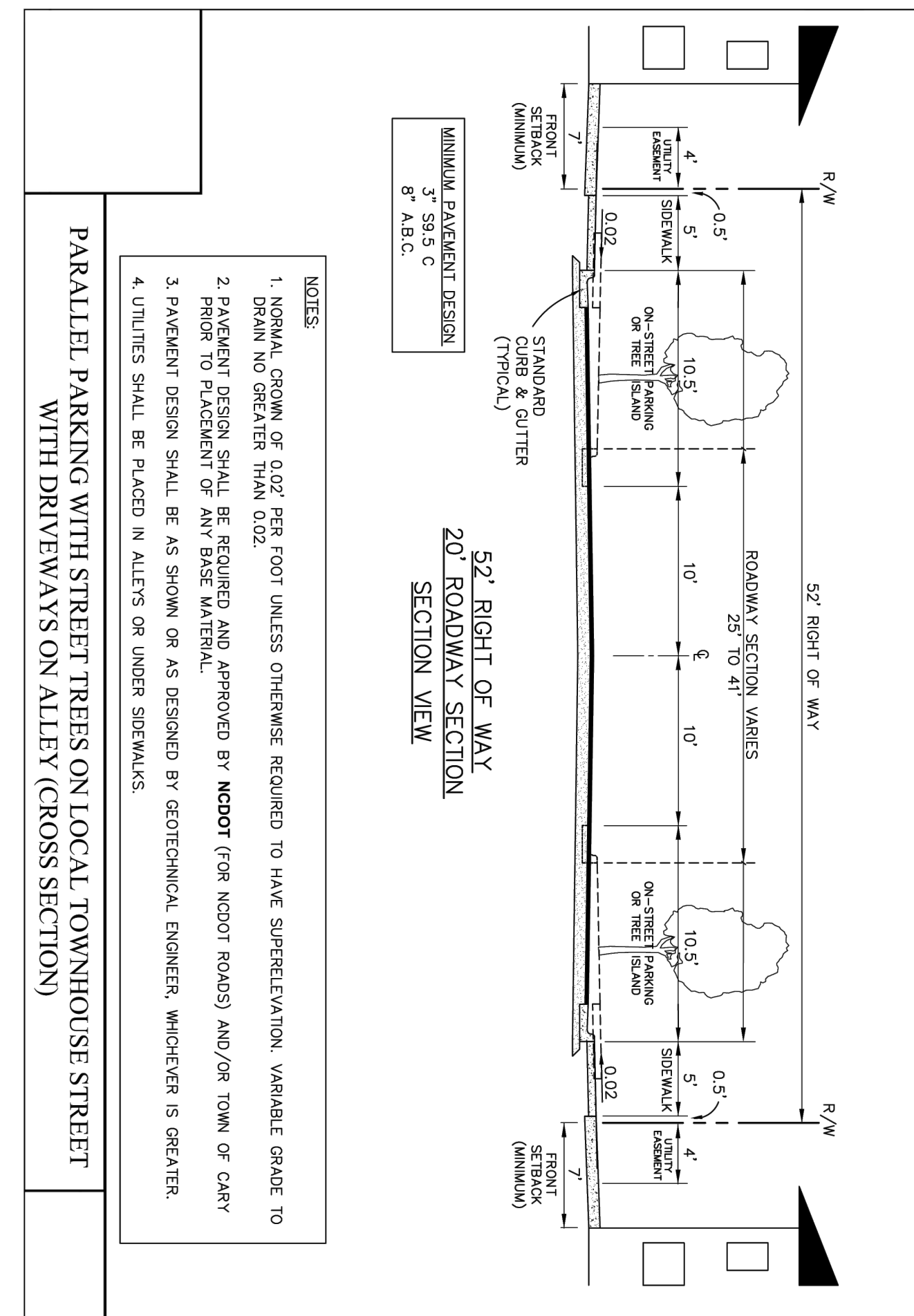
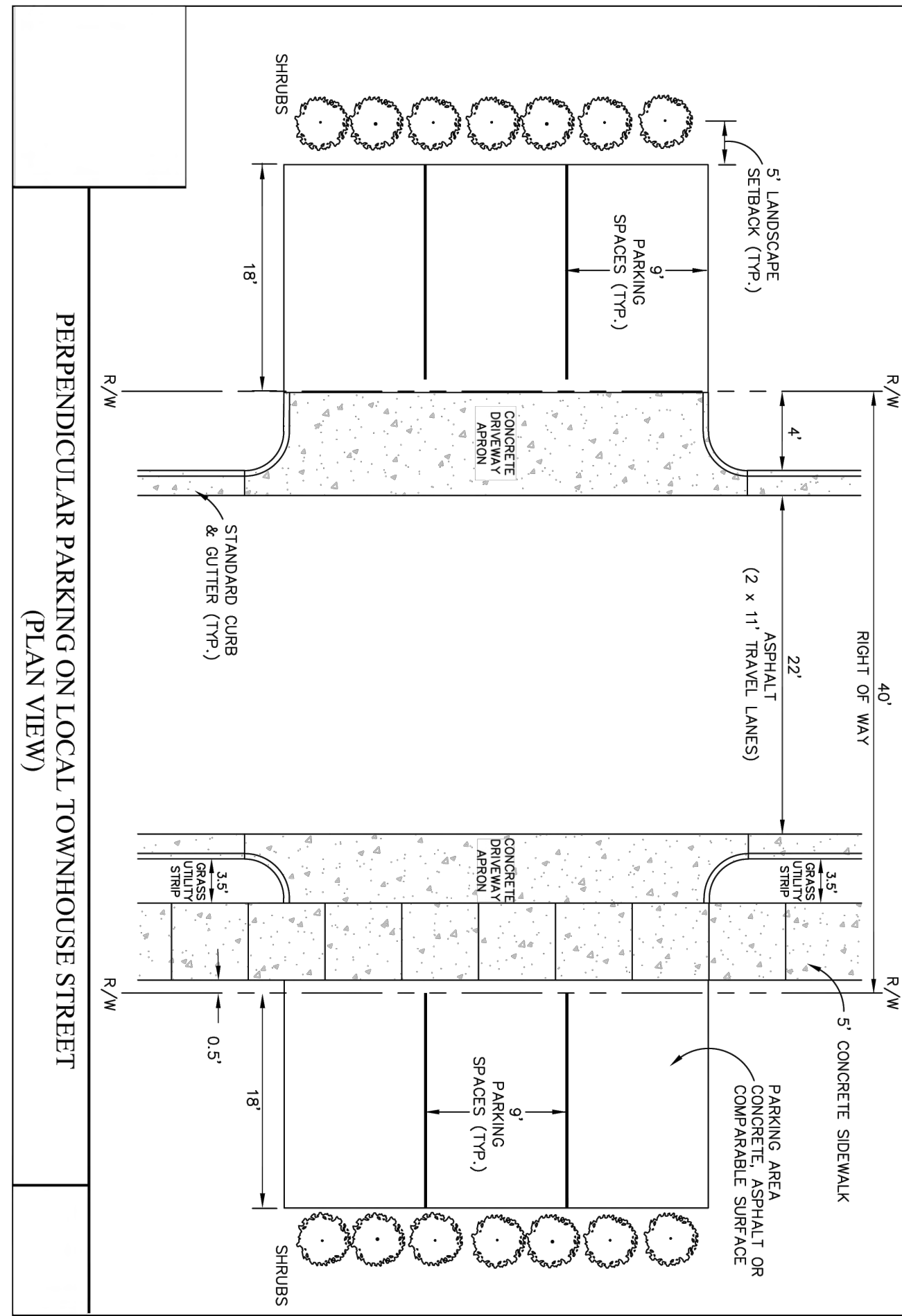
S1 ZEBULON STANDARD STREET SECTIONS



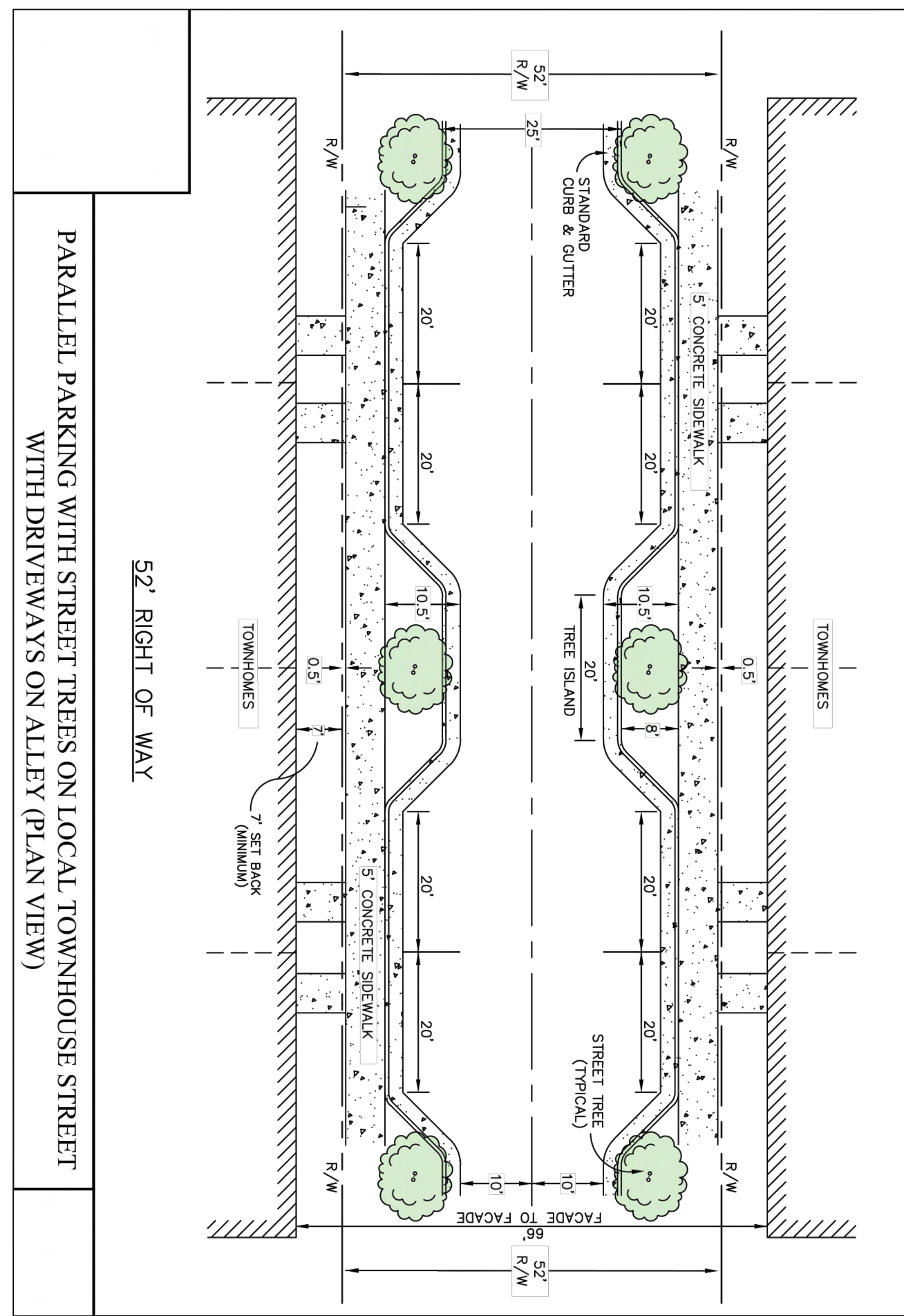
S2 NCDOT TYPICAL SECTION NO. 2E



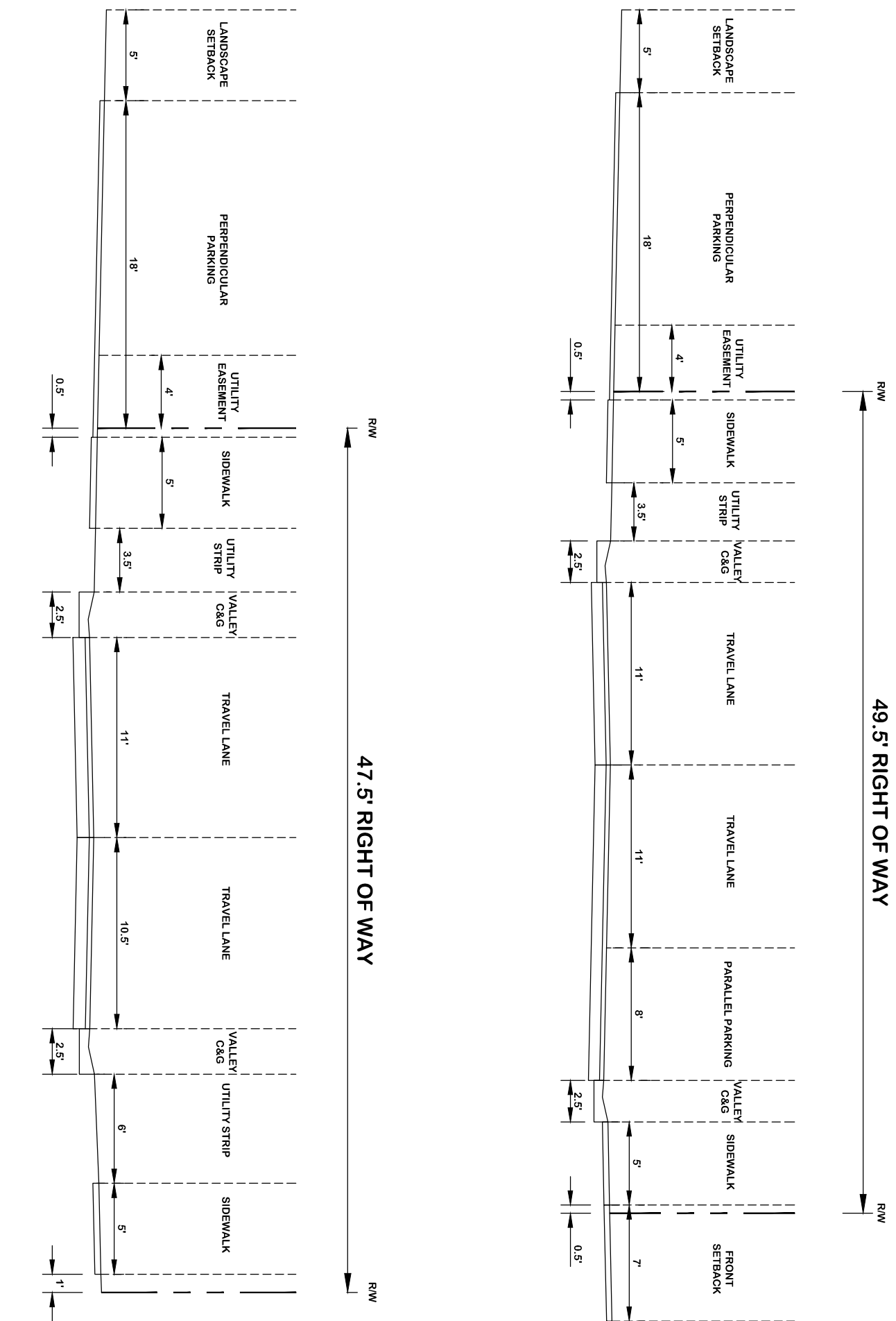
S3 TOWNHOME SECTION A



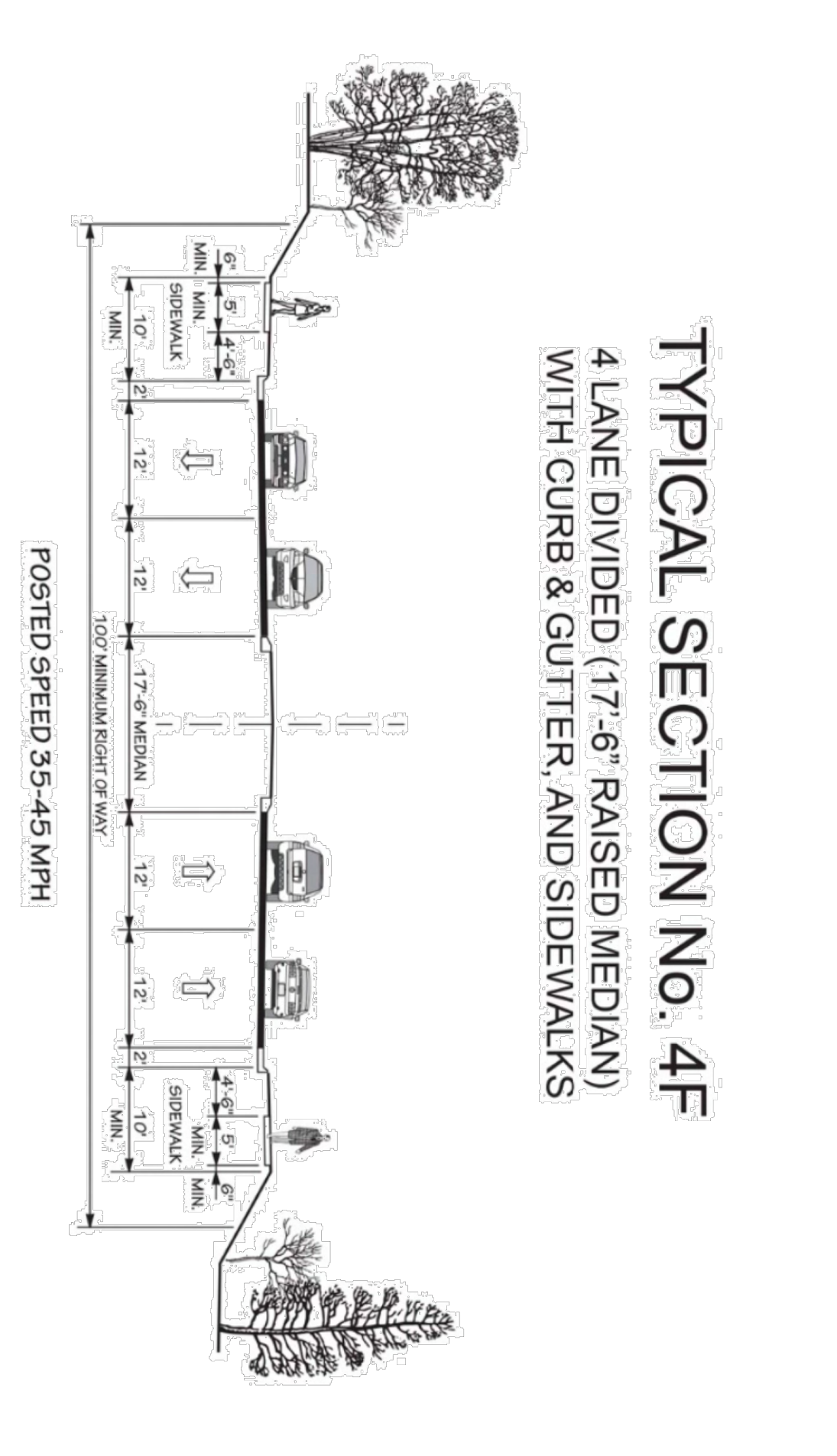
S4 TOWNHOME SECTION B



S5 TOWNHOME SECTION C



S6 TOWNHOME SECTION D



S7 NCDOT TYPICAL SECTION NO. 4F

F:\Public\10-Projects\600-699\673-23_Bennett_Bunn_Plantation_Subdivision_(Eastwood_Homes)\50-Drawing\54-Design\673-23-D-1.0.dwg, Feb. 14, 2025, - 12:24pm, Bk.kronitz

PAST DESIGN GROUP, PA
Engineering | Consulting
107 Fayetteville Street, Suite 200, Raleigh, North Carolina 27601
Phone: 919 946 4599 | Fax: 919 946 0951 | NC LICENSE NUMBER: C-3011

OLD BUNN ROAD SUBDIVISION
ZEBULON, WAKE COUNTY, NORTH CAROLINA
MASTER PLAN
STREET SECTION DETAIL SHEET

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

DATE: 8.7.2023

PROJECT ENGINEER: PJP

PROJECT CADD DESIGNER: PJP

PROJECT SURVEYOR: PJP

VEGETATION LAND SURVEYORS, LLC

SCALE: NOT TO SCALE

DATE: JULY 2010

DETAIL # 1

SHEET # 1 OF 1

NO. _____

REVISION _____

DATE _____

SEAL: _____

DATE: _____

DRAWING SHEET

D-1.0

PROJECT NUMBER

673-23

SCALE: _____

DATE: _____

MATCHLINE TO SHEET L-1.1



PLANT SCHEDULE						
SHADE TREES	CODE	QTY	BOTANICAL / COMMON NAME	CALIPER	HEIGHT	CONTAINER
	PE	118	Ulmus americana 'Princeton' Princeton American Elm	2.5" MIN.	8' MIN.	B&B
	CC	50	Cercis canadensis 'Forest Pansy' Forest Pansy Eastern Redbud	2.5" MIN.	8' MIN.	B&B
	SW	15	Oxydendron arboreum Sourwood	2.5" MIN.	8' MIN.	B&B
	FH	105	Carpinus betulus 'Fastigiata' European Hornbeam	2.5" MIN.	8' MIN.	B&B
	SJ	120	Styrax japonicus Japanese Snowbell	2.5" MIN.	8' MIN.	B&B
	QB	81	Quercus bicolor Swamp White Oak	2.5" MIN.	8' MIN.	B&B
	CP	52	Pistachio chinensis Chinese Pistache	2.5" MIN.	8' MIN.	B&B
	PY	31	Prunus yedoensis 'Yoshino' Yoshino Cherry	2.5" MIN.	8' MIN.	B&B
	OA	36	Quercus acutissima Sawtooth Oak	2.5" MIN.	8' MIN.	B&B
	OG	92	Acer rubrum 'October Glory' October Glory Maple	2.5" MIN.	8' MIN.	B&B
	AB	63	Acer buergerianum 'Valynor' Trident Maple	2.5" MIN.	8' MIN.	B&B
	LN	84	Lagerstroemia indica x faurei 'Natchez' Natchez Crepe Myrtle	2.5" MIN.	8' MIN.	B&B
	NS	45	Nyssa sylvatica 'Green Gable' Green Gable Black Gum	2.5" MIN.	8' MIN.	B&B
	GB	45	Ginkgo biloba 'Autumn Gold' Autumn Gold Ginkgo	2.5" MIN.	8' MIN.	B&B
	LG	65	Magnolia grandiflora 'Little Gem' Little Gem Southern Magnolia	2.5" MIN.	8' MIN.	B&B
	IO	33	Ilex opaca 'Tinga' Tinga American Holly	2.5" MIN.	8' MIN.	B&B
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CALIPER	HEIGHT	CONTAINER
	CV	96	Viburnum awabuki 'Chindo' Chindo Viburnum	4" MIN.		CONT.
	DS	56	Thuja occidentalis 'Degroot's Spire' Degroot's Spire Arborvitae	4" MIN.		CONT.
	BC	331	Distylium x 'Blue Cascade' Blue Cascade Distylium	18" MIN.		3 GAL.

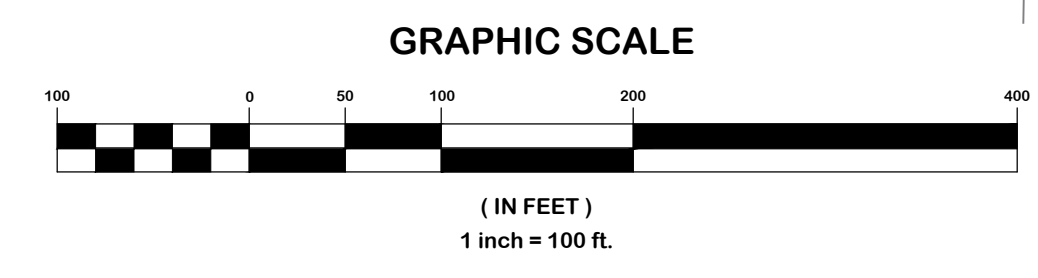
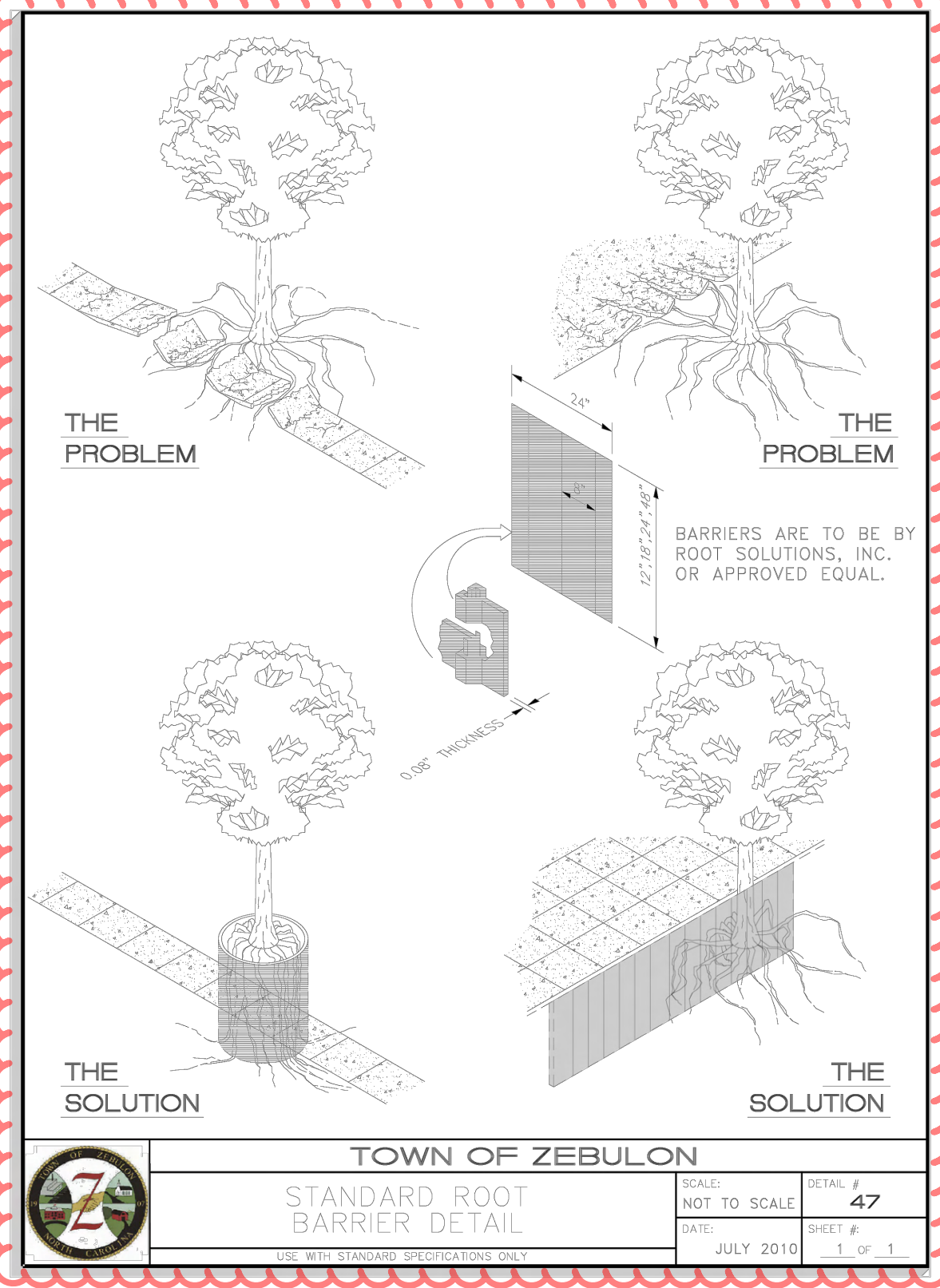
LANDSCAPE CALCULATIONS:

STREETSCAPE BUFFER ALONG PORTION OF OLD BUNN RD. w/ NO TOWN HOMES FRONTED:
 MODIFIED TYPE C BUFFER (UDO 5.6.12)
 MUST INCLUDE 3 CANOPY TREES AND 20 SHRUBS PER 100 LF
 REQUIRED: (122 LF / 100) x 3 = 3.66 = 4 CANOPY TREES
 PROVIDED: 4 CANOPY TREES
 REQUIRED: (122 LF / 100) x 20 = 24.40 = 24 SHRUBS
 PROVIDED: 26 SHRUBS

STREETSCAPE BUFFER ALONG PORTION OF OLD BUNN RD. & NC HWY 97 INTERSECTION w/ NO TOWN HOMES FRONTED:
 MODIFIED TYPE C BUFFER (UDO 5.6.12)
 MUST INCLUDE 3 CANOPY TREES AND 20 SHRUBS PER 100 LF
 REQUIRED: (80 LF / 100) x 3 = 2.40 = 3 CANOPY TREES
 PROVIDED: 3 CANOPY TREES
 REQUIRED: (80 LF / 100) x 20 = 16.00 = 16 SHRUBS
 PROVIDED: 16 SHRUBS

STREETSCAPE BUFFER ALONG PORTION OF NC HWY 97 w/ NO TOWN HOMES FRONTED:
 MODIFIED TYPE C BUFFER (UDO 5.6.12)
 MUST INCLUDE 3 CANOPY TREES AND 20 SHRUBS PER 100 LF
 REQUIRED: (118 LF / 100) x 3 = 3.54 = 4 CANOPY TREES
 PROVIDED: 4 CANOPY TREES
 REQUIRED: (118 LF / 100) x 20 = 23.60 = 24 SHRUBS
 PROVIDED: 24 SHRUBS

TYPE D (OPaque) PERIMETER BUFFER ON EASTERN PROPERTY LINE ADJACENT TO PROPERTY IDENTIFIED BY PIN: 2715-39-7060 (UDO 5.6.10.C):
 MUST INCLUDE 4 CANOPY TREES, 8 UNDERSTORY TREES, & 35 SHRUBS PER 100 LF
 LANDSCAPE MATERIAL REQUIREMENTS FOR ENTIRE PROPERTY LINE OF 800 LF:
 REQUIRED: (800 LF / 100) x 4 = 32 CANOPY TREES
 PROVIDED: 32 CANOPY TREES
 REQUIRED: (800 LF / 100) x 8 = 64 UNDERSTORY TREES
 PROVIDED: 64 UNDERSTORY TREES
 REQUIRED: (800 LF / 100) x 35 = 280 EVERGREEN SHRUBS
 PROVIDED: 280 EVERGREEN SHRUBS



**FOR REVIEW ONLY
NOT FOR CONSTRUCTION**

NOTE(s): ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL TOWN OF ZEBULON, NCDOT, WAKE COUNTY, & MUTCD STANDARDS AND SPECIFICATIONS.

PAST DESIGN GROUP, PA
 Engineering & Consulting
 107 Fayetteville Street, Suite 200, Raleigh, North Carolina 27601
 Phone: 919 846 4999 | Fax: 919 846 4995 | NC LICENSE NUMBER: C-3011

OLD BUNN ROAD SUBDIVISION
 ZEBULON, WAKE COUNTY, NORTH CAROLINA
MASTER PLAN
LANDSCAPE PLAN

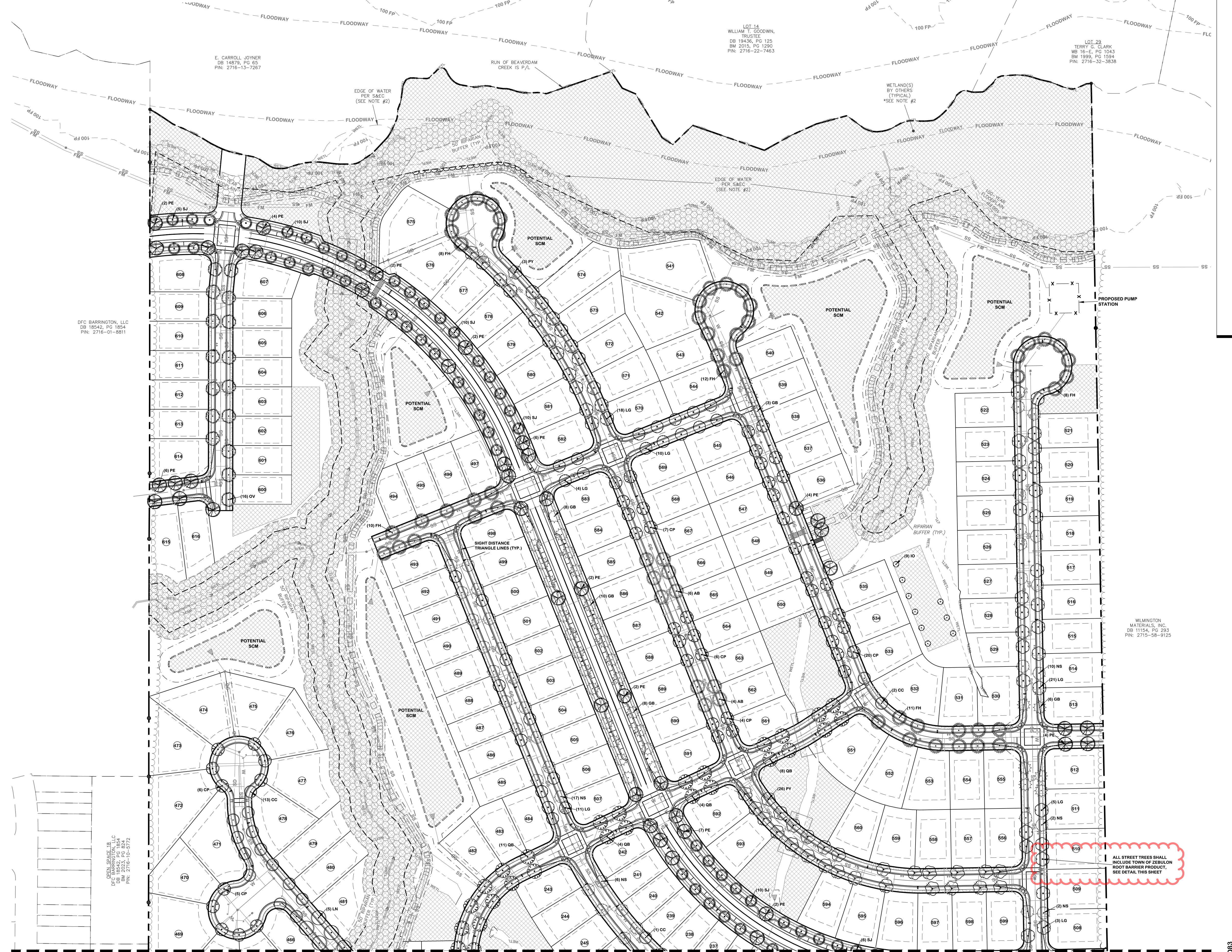
DATE: 8.7.2025
 PROJECT ENGINEER: [Signature]
 PROJECT CADD DESIGNER: [Signature]
 PROJECT SURVEYOR: [Signature]
 WISCONSIN LAND SURVEYORS, LLC

SCALE: [Seal]
 DATE: 8.7.2025
 REVISION: [Table]
 NO. 1
 NO. 2
 REVISION COMMENTS

DRAWING SHEET L-1.0
 PROJECT NUMBER 673-23

**FOR REVIEW ONLY
NOT FOR CONSTRUCTION**

NOTE(S): ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL TOWN OF ZEBULON, NCDOT, WAKE COUNTY, & MUTCD STANDARDS AND SPECIFICATIONS.



PLANT SCHEDULE						
SHADE TREES	CODE	QTY	BOTANICAL / COMMON NAME	CALIPER	HEIGHT	CONTAINER
PE	118		Ulmus americana 'Princeton' Princeton American Elm	2.5" MIN.	8' MIN.	B&B
CC	50		Cercis canadensis 'Forest Pansy' Forest Pansy Eastern Redbud	2.5" MIN.	8' MIN.	B&B
SW	15		Oxydendron arboreum Sourwood	2.5" MIN.	8' MIN.	B&B
FH	105		Carpinus betulus 'Fastigiata' European Hornbeam	2.5" MIN.	8' MIN.	B&B
SJ	120		Styrax japonicus Japanese Snowbell	2.5" MIN.	8' MIN.	B&B
QB	81		Quercus bicolor Swamp White Oak	2.5" MIN.	8' MIN.	B&B
CP	52		Pistachio chinensis Chinese Pistache	2.5" MIN.	8' MIN.	B&B
PY	31		Prunus yedoensis 'Yoshino' Yoshino Cherry	2.5" MIN.	8' MIN.	B&B
QA	36		Quercus acutissima Sawtooth Oak	2.5" MIN.	8' MIN.	B&B
OG	92		Acer rubrum 'October Glory' October Glory Maple	2.5" MIN.	8' MIN.	B&B
AB	63		Acer buergerianum 'Valynor' Trident Maple	2.5" MIN.	8' MIN.	B&B
LN	84		Lagerstroemia indica x faurei 'Natchez' Natchez Grape Myrtle	2.5" MIN.	8' MIN.	B&B
NS	45		Nyssa sylvatica 'Green Gable' Green Gable Black Gum	2.5" MIN.	8' MIN.	B&B
GB	45		Ginkgo biloba 'Autumn Gold' Autumn Gold Ginkgo	2.5" MIN.	8' MIN.	B&B
LG	65		Magnolia grandiflora 'Little Gem' Little Gem Southern Magnolia	2.5" MIN.	8' MIN.	B&B
IO	33		Ilex opaca 'Tinga' Tinga American Holly	2.5" MIN.	8' MIN.	B&B
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CALIPER	HEIGHT	CONTAINER
CV	96		Viburnum awabuki 'Chindo' Chindo Viburnum	4" MIN.		CONT.
DS	56		Thuja occidentalis 'Degroot's Spire' Degroot's Spire Arborvitae	4" MIN.		CONT.
BC	331		Distylium x 'Blue Cascade' Blue Cascade Distylium	18" MIN.		3 gal.

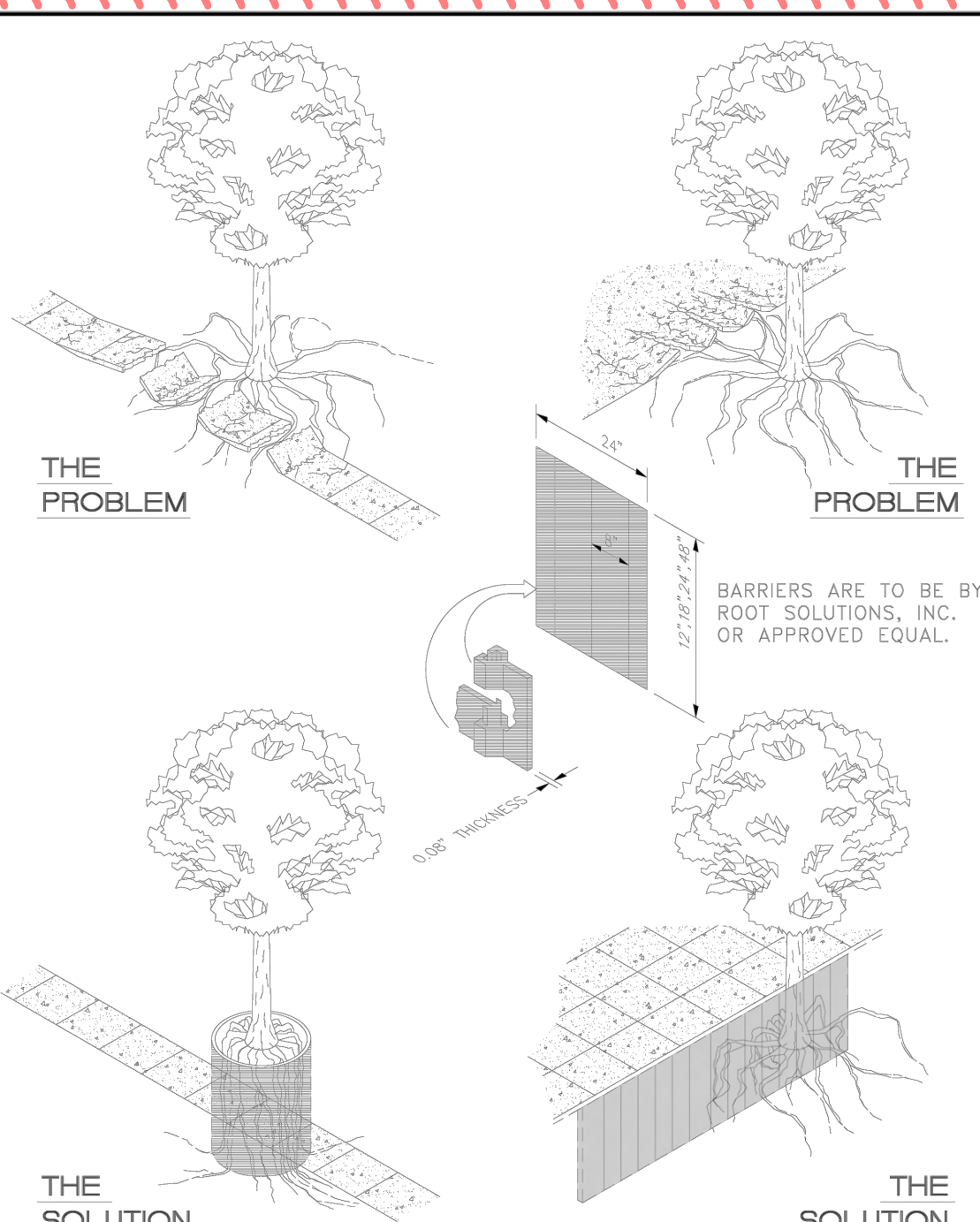
LANDSCAPE CALCULATIONS:

STREETSCAPE BUFFER ALONG PORTION OF OLD BUNN RD. w/ NO TOWN HOMES FRONTED:
 MODIFIED TYPE C BUFFER (UDO 5.6.12)
 MUST INCLUDE 3 CANOPY TREES AND 20 SHRUBS PER 100 LF
 REQUIRED: (122 LF / 100) X 3 = 3.66 = 4 CANOPY TREES
 PROVIDED: 4 CANOPY TREES
 REQUIRED: (122 LF / 100) X 20 = 24.40 = 25 SHRUBS
 PROVIDED: 26 SHRUBS

STREETSCAPE BUFFER ALONG PORTION OF OLD BUNN RD. & NC HWY 97 INTERSECTION w/ NO TOWN HOMES FRONTED:
 MODIFIED TYPE C BUFFER (UDO 5.6.12)
 MUST INCLUDE 3 CANOPY TREES AND 20 SHRUBS PER 100 LF
 REQUIRED: (80 LF / 100) X 3 = 2.40 = 3 CANOPY TREES
 PROVIDED: 3 CANOPY TREES
 REQUIRED: (80 LF / 100) X 20 = 16.00 = 16 SHRUBS
 PROVIDED: 16 SHRUBS

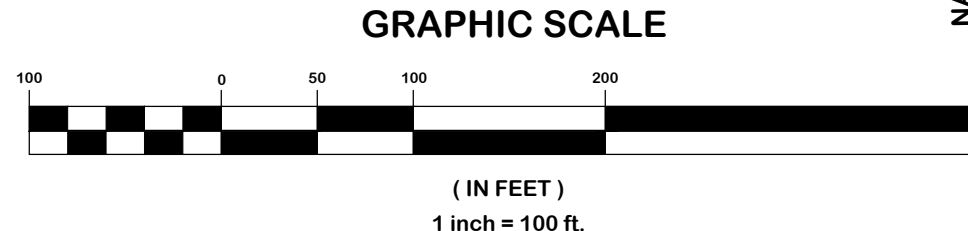
STREETSCAPE BUFFER ALONG PORTION OF NC HWY 97 w/ NO TOWN HOMES FRONTED:
 MODIFIED TYPE C BUFFER (UDO 5.6.12)
 MUST INCLUDE 3 CANOPY TREES AND 20 SHRUBS PER 100 LF
 REQUIRED: (118 LF / 100) X 3 = 3.54 = 4 CANOPY TREES
 PROVIDED: 4 CANOPY TREES
 REQUIRED: (118 LF / 100) X 20 = 23.60 = 24 SHRUBS
 PROVIDED: 24 SHRUBS

TYPE D (LOPAQUE) PERIMETER BUFFER ON EASTERN PROPERTY LINE ADJACENT TO PROPERTY IDENTIFIED BY PIN: 2715-38-7060 (UDO 5.6.10.C):
 MUST INCLUDE 4 CANOPY TREES, 8 UNDERSTORY TREES, & 35 SHRUBS PER 100 LF
 LANDSCAPE MATERIAL REQUIREMENTS FOR ENTIRE PROPERTY LINE OF 800 LF:
 REQUIRED: (800 LF / 100) X 4 = 32 CANOPY TREES
 PROVIDED: 32 CANOPY TREES
 REQUIRED: (800 LF / 100) X 8 = 64 UNDERSTORY TREES
 PROVIDED: 64 UNDERSTORY TREES
 REQUIRED: (800 LF / 100) X 35 = 280 EVERGREEN SHRUBS
 PROVIDED: 280 EVERGREEN SHRUBS

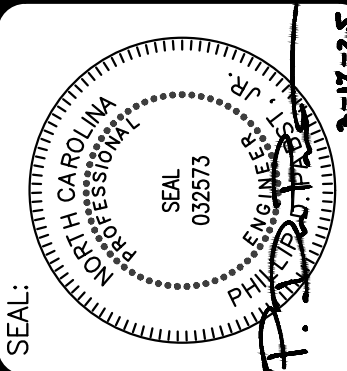


WILMINGTON MATERIALS, INC.
DB 11554, PG 293
PIN: 2715-58-9125

ALL STREET TREES SHALL INCLUDE TOWN OF ZEBULON ROOT BARRIER PRODUCT. SEE DETAIL THIS SHEET.



PREPARED FOR: EASTWOOD HOMES, INC.
7101 BREEMOR ROAD, SUITE 115
FALEIGH, NORTH CAROLINA 27613
DATE: 8.7.2023
PROJECT ENGINEER:
PROJECT CADD DESIGNER:
PROJECT SURVEYOR:
USING LAND SURVEYORS, LLC



NO.	REVISION	DATE	SCALE
1	REVISED PER 102 COMMENTS	8.17.23	
2	REVISED PER 102 COMMENTS		

F:\Public\10-Projects\600-699\673-23_Bennett_Bunn_Plantation_Subdivision_(Eastwood_Homes)\50-Drawings\54-Design\673-23_L-1.0 & L-1.1.dwg Mar 17, 2025 5:25pm BY: jeb

Planned Development Statement of Terms and Conditions

for

Old Bunn Road Subdivision Zebulon, North Carolina

Submitted to:
Town of Zebulon
1003 N. Arendell Avenue
Zebulon, North Carolina 27597

Submittal Dates:
First Submittal: December 2, 2024
Second Submittal: February 14, 2025
Third Submittal: March 17, 2025

Prepared for:
Eastwood Homes of Raleigh LLC



built with care.

7101 Creedmoor Road, Suite 115
Raleigh, North Carolina 27613

Prepared by:



PAST DESIGN GROUP, PA
Engineering | Consulting

107 Fayetteville Street, Suite 200
Raleigh, North Carolina 27601



434 Fayetteville Street, Suite 2200
Raleigh, North Carolina 27601

Table of Contents

I.	Introduction	3
II.	Site Location and Area Context	3
III.	Statement of Planning Objectives (PD Standard 2.a.)	3
IV.	Consistence with Adopted Policy Guidance (PD Standard 8)	5
V.	Compatibility with Surrounding Areas (PD Standard 9)	7
VI.	Compliance with Subdivision Standards (PD Standard 3)	8
VII.	Site Plan Review (PD Standard 4)	8
VIII.	Permitted Uses (PD Standard 13)	8
IX.	Densities (PD Standard 5)	9
X.	Development Standards (PD Standard 7)	11
XI.	Development Phasing Plan (PD Standard 10)	12
XII.	On-Site Public Facilities (PD Standard 12)	12
XIII.	Open Space and Amenities	13
XIV.	Streets	14
XV.	Potable Water and Wastewater	14
XVI.	Stormwater Management	14
XVII.	Natural Resources and Environmental Protection	15
XVIII.	Solid Waste	15
XIX.	Architectural Conditions	15
XX.	Zoning Conditions	17

I. Introduction

The intent of the proposed Planned Development (the "Development") is to create a diverse residential community in the Town of Zebulon (the "Town"), featuring a mix of front-loaded single-family detached homes, front-loaded and rear-loaded single-family attached homes, and traditional single-family attached homes without garages. This variety is provided to meet the housing needs of the Town while fostering economic growth, expanding the tax base, and establishing a well-rounded community. By offering a range of housing types, including options for families, first-time homebuyers, seniors, and those seeking more affordable homes, the Development will serve a broad demographic, providing suitable housing options for various needs and budgets.

This Statement of Terms and Conditions, the attached Master Plan (the "Residential Preliminary Plan"), and accompanying exhibits (collectively the "Zoning Document") are provided pursuant to the Town's Unified Development Ordinance (the "UDO"), Planned Development provisions. Specifically, the Zoning Document identifies how the Development meets or exceeds the standards listed in UDO Section 3.5.5., Planned Development (the "PD") District,

II. Site Location and Area Context

The Development spans two parcels (the "Property") totaling 159.72 acres, situated to the north of the intersection of Old Bunn Road and NC 97 Highway East in Wake County, North Carolina. The Property is bordered to the north by Beaverdam Creek and its associated flood hazard area, to the east by a vacant, 285-acre forested property and a 5.39-acre property with a detached single-family home, and to the west by the Barrington Subdivision, which features both detached and attached single-family homes.

This area is part of a rapidly expanding region within the Town and County, offering convenient connectivity to U.S. Highway 64 and Interstate 264. These major roadways provide convenient access to downtown Zebulon, Five County Stadium, and surrounding cities such as Raleigh, Wendell, and Knightdale. The location combines the advantages of suburban living with proximity to urban amenities, making it an appealing choice for residents seeking an ideal living environment and easy access to work, schools, recreational activities, amenities, shopping, and services, located within a five-minute drive from downtown Zebulon.

III. Statement of Planning Objectives (PD Standard 2.a.)

The proposed Development incorporates innovative land planning and site design principles that prioritize both high-quality living standards and the achievement of the Town's broader goals. These concepts are designed to create a community that not only fosters a superior quality of life for its residents but also aligns with the Town's commitment to environmental sensitivity, sustainable growth, and responsible development.

The proposed Development 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.

Key planning objectives include:

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. **Historic 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.
5. **Environmental Sensitivity and Preservation of Natural Resources:** The Development will incorporate environmentally responsible practices, such as stormwater management systems, and the preservation of natural landscapes while protecting important natural features such as riparian buffers, wetlands, tree canopy, and floodplains. This commitment to environmental sustainability will help maintain the area's ecological balance, improve stormwater management, and provide 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. This will reduce the ecological footprint and contribute to a greener community.

IV. Consistence with Adopted Policy Guidance (PD Standard 8)

The Zoning Document aligns with the Comprehensive Plan (the "Comp Plan") as well as all relevant Town functional and small area plans (collectively "Policy Guidance Documents"). The Development supports the Town's goals of "achieving greater housing variety, supporting its economic development and tax base needs, and creating a complete community with convenient resident access to schools, recreation, shopping and services" and is consistent with the "character of land use within areas intended for particular character types." (Comp Plan p.2, Goals for Land Use and Development)

Specifically, the Development is consistent with the following policies from the Comp Plan's Land Use and Development Chapter (pp.3-4):

1. G1: "Land uses should not detract from the enjoyment or value of neighboring properties."

The Development offers a variety of single-family detached and attached homes in different styles, price points, and sizes, along with open space, amenities, and public greenway trails. This approach ensures the Development is congruent with the surrounding area, which features both detached and attached single-family homes, open space, and planned public greenway trails.

2. G2: "Potential negative land use effects (noise, odor, dust, excessive light, traffic, etc.) should be considered in development review/approval and mitigated."

The Development will comply with all UDO provisions regarding noise, dust, excessive light, and traffic. A traffic impact analysis (the "TIA") has been provided, and mitigation measures will be implemented, including dedicated turn lanes, road widening, and the installation of a traffic signal at the intersection of Old Bunn Road and NC Highway 97 East. The Master Plan, along with the subsequent construction documents (the "CDs"), will be reviewed by both the Town and the North Carolina Department of Transportation (the "NCDOT").

3. G3: "Adequate transportation access and circulation should be provided for uses that generate large numbers of trips. Pedestrian and bicycle access should be addressed where appropriate."

The Development's addition of a new east-west minor thoroughfare with bike lanes will significantly enhance connectivity within the area, linking important parts of the development while improving access to nearby neighborhoods. This thoroughfare will serve not only as a crucial route for vehicle traffic but also promote sustainable transportation options, such as biking and walking. By incorporating sidewalks alongside the bike lanes, the design prioritizes pedestrian safety and mobility, ensuring residents have safe, convenient access to key destinations both within the community and in surrounding areas. This approach fosters a more integrated, eco-friendly transportation network that supports active lifestyles and reduces reliance on cars.

4. G4: "Well-planned mixed-use projects are encouraged where compatible with nearby development."

The Development will provide 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.

In addition to the residential use, the Development will incorporate additional use types including community gardens, two preserved cemeteries, private parks -such as pocket parks and dog parks- and a public greenway trail.

- 5. G5: "Floodplain areas should not be encroached upon by development unless there is compliance with stringent floodplain management practices. These areas should be used for parks, recreation or related purposes, or for agricultural uses."

The Development will preserve the flood hazard areas and will only encroach where necessary for the construction of sanitary sewer infrastructure, public greenway trails, or stormwater control measures (the "SCMs").

- 6. G6: "Environmentally sensitive areas should be protected, including wildlife habitat areas."

The Development 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.

- 7. R1: "Residential areas should not be located next to heavy industrial areas."

The Development is not located adjacent to heavy industrial areas.

- 8. R3: "Schools, parks and community facilities should be located close to or within residential neighborhoods."

The Development is within a mile and a half of public schools, parks, and community facilities.

- 9. R4: "Houses should have direct access to local residential streets but not to collector streets or thoroughfares."

The Development's detached and attached single-family homes will have access to local residential streets only.

- 10. R7: "New residential developments should include an adequate area for parks and recreation facilities, schools and places of worship."

The Development will provide community gardens, and private pocket and dog parks for its residents. Additionally, a public greenway trail will be provided.

11. P5: "Natural features should be used as buffers or preserved open space between or around developed areas."

The Development will preserve the flood hazard area along the northern property line as a buffer and designated open space, providing a separation from the adjacent development to the north. In addition, a substantial portion of the jurisdictional wetlands, streams, and their associated riparian buffers will be preserved.

The Development aligns with the vision set forth in the Town's Future Land Use and Character Map (the "Map") for the Property. The Map designates the Property as Suburban Residential, which envisions a blend of housing types, with an emphasis on increased open space and smaller lot sizes. 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.

The Development aligns with the Town's Comprehensive Transportation Plan (the "Transportation Plan"), which includes plans for a widened 4-lane divided road along both Old Bunn Road and NC Highway 97 East, as well as a new 2-lane divided roadway running east to west through the Property. The Development will accommodate the north-side widening of Old Bunn Road and NC Highway 97 East, along with the dedication of right-of-way and the construction of the new minor thoroughfare. As previously discussed with the Town, instead of the planned 2-lane divided section, the Development will feature a 2-lane road with bike lanes and parallel parking spaces.

V. Compatibility with Surrounding Areas (PD Standard 9)

As mentioned in Section II above, the Development is bordered to the south by Old Bunn Road and NC 97 Highway East, to the north by Beaverdam Creek and its associated flood hazard area, to the east by a vacant, forested property totaling 285-acres and a 5.39-acre property with a detached single-family home—both located outside the Town's extraterritorial jurisdiction ("ETJ")—and to the west by the Barrington Subdivision, which is currently under construction and includes both detached and attached single-family homes.

It is reasonably expected that the vacant property to the east will be annexed into the Town in the future and developed as a Planned Development. Meanwhile, the 5.39-acre parcel will remain, with a portion of it buffered by a preserved jurisdictional wetland and a proposed 20-foot-wide type 'D' (opaque) perimeter buffer.

The parcels to the north of Beaverdam Creek, which include a vacant, partially wooded 53.87-acre tract and the Brookefield of Zebulon subdivision, are separated by the creek's flood hazard area, which extends approximately 500 feet in width, covering both the floodway and floodplain. This preserved buffer will provide both vertical and horizontal separation between the Development and these parcels.

Adjoining to the west of the Development is the Barrington Subdivision which is under construction. According to the approved Master Plan dated 12/1/16, this project is entitled for 837 dwelling units with a mix of single-family detached and attached homes, recreational amenities, and open space. The approved density for the project based on sections is as follows:

1. Single-Family Detached Homes – 4.15 du(s)/acre
2. Single-Family Attached (Duplex) Homes – 5.11 du(s)/acre
3. Single-Family Attached (Townhouse) Homes – 8.72 du(s)/acre

The minimum lot size for single-family detached homes is 5,400 square feet with a minimum lot width of 45 feet. The single-family attached homes provide for a minimum lot width of 16 feet and 22 feet for the townhomes and duplexes respectively. The single-family attached homes include a mix of units, some with front-loaded garages and others without. All single-family detached homes feature front-loaded garages.

Development along the perimeter of the proposed PD district is designed to be compatible with the surrounding existing and proposed developments. In areas where compatibility concerns arise, buffers are incorporated to create a natural transition. The Development is complementary to the Barrington Subdivision to the west, featuring similar densities, dimensional standards, building heights, character and form. Refer to the attached Master Plan.

VI. Compliance with Subdivision Standards (PD Standard 3)

Unless explicitly amended within the Zoning Document, the Development shall fully adhere to the requirements set forth in Article 6, 'Subdivision,' and Sections 2.2.17 'Residential Preliminary Plan,' and 2.2.11 'Final Plat' of the UDO.

VII. Site Plan Review (PD Standard 4)

This Zoning Document incorporates a comprehensive master plan that meets the requirements for a residential preliminary plan, as specified in the Town's preliminary subdivision plan checklist. As a result, upon approval of this Zoning Document, submission of a separate residential preliminary plan shall be exempted.

VIII. Permitted Uses (PD Standard 13)

Principal Uses

The following principal uses shall be allowed:

1. Single-family Attached Dwelling
2. Single-family Detached Dwelling
3. Cemetery
4. Community Garden
5. Outdoor Private Recreation
6. Park (public or private)

7. Restaurant, Walk-up Only
8. Open Space

Accessory Uses

The following accessory uses shall be allowed:

1. All accessory uses allowed in the R6 District
2. Outdoor Dining

IX. Densities (PD Standard 5)

The following maximum densities shall be allowed per subdistrict:

1. R-1: 7.00 dwelling units (du(s)) per acre (ac.)
2. R-2: 4.75 du(s) per ac.
3. R-3: 2.50 du(s) per ac.
4. R-4: 2.00 du(s) per ac.

DIMENSIONAL STANDARDS	
LOT AREA MINIMUM (MIN):	<p><u>SUBDISTRICT R-1:</u> 2,200 SQUARE FEET (SF)</p> <p><u>SUBDISTRICT R-2:</u> 6,000 SF</p> <p><u>SUBDISTRICT R-3:</u> 7,200 SF</p> <p><u>SUBDISTRICT R-4:</u> 8,400 SF</p> <p><u>SUBDISTRICT H-1:</u> 87,120 SF</p>
LOT WIDTH (MIN):	<p><u>SUBDISTRICT R-1:</u> 22 FEET (FT)</p> <p><u>SUBDISTRICT R-2:</u> 50 FT</p> <p><u>SUBDISTRICT R-3:</u> 60 FT</p> <p><u>SUBDISTRICT R-4:</u> 70 FT</p> <p><u>SUBDISTRICT H-1:</u> N/A (REFER TO MASTER PLAN)</p>

<p>BUILDING SETBACKS (MIN):</p>	<p><u>SUBDISTRICT R-1:</u> FROM PRIMARY STREET: 10 FT (20 FT w/ FRONT LOAD GARAGE) FROM SIDE STREET: 10 FT FROM SIDE SITE BOUNDARY LINE: 6 FT FROM REAR SITE BOUNDARY LINE: 20 FT FROM ALLEY: 20 FT</p> <p><u>SUBDISTRICT R-2:</u> FROM PRIMARY STREET: 20 FT FROM SIDE STREET: 10 FT FROM SIDE LOT LINE: 5 FT FROM REAR LOT LINE: 20 FT</p> <p><u>SUBDISTRICT R-3:</u> FROM PRIMARY STREET: 20 FT FROM SIDE STREET: 10 FT FROM SIDE LOT LINE: 5 FT FROM REAR LOT LINE: 20 FT</p> <p><u>SUBDISTRICT R-4:</u> FROM PRIMARY STREET: 20 FT FROM SIDE STREET: 15 FT FROM SIDE LOT LINE: 10 FT FROM REAR LOT LINE: 20 FT</p> <p><u>SUBDISTRICT H-1:</u> FROM PRIMARY STREET: 20 FT FROM SIDE STREET: 20 FT FROM SIDE LOT LINE: 15 FT FROM REAR LOT LINE: 15 FT</p>
<p>LOT COVERAGE MAXIMUM (MAX):</p>	<p><u>SUBDISTRICT R-1:</u> 65%</p> <p><u>SUBDISTRICT R-2:</u> 65%</p> <p><u>SUBDISTRICT R-3:</u> 60%</p> <p><u>SUBDISTRICT R-4:</u> 55%</p> <p><u>SUBDISTRICT H-1:</u> 30%</p>
<p>BUILDING HEIGHT (MAX):</p>	<p><u>SUBDISTRICT R-1:</u> 45/3 (FT / STORIES)</p> <p><u>SUBDISTRICT R-2:</u> 45/3 (FT / STORIES)</p> <p><u>SUBDISTRICT R-3:</u> 45/3 (FT / STORIES)</p> <p><u>SUBDISTRICT R-4:</u> 45/3 (FT / STORIES)</p> <p><u>SUBDISTRICT H-1:</u> 45/3 (FT / STORIES)</p>

X. Development Standards (PD Standard 7)

The Development shall adhere to the development standards outlined in Article 5, 'Development Standards,' the subdivision and infrastructure design requirements specified in Article 6, 'Subdivision,' and Section 4.3 'Use-Specific Standards' unless explicitly modified as stated below.

1. UDO Requirement: UDO Section 4.3.3.O.7. VEHICULAR ACCESS TO INDIVIDUAL DWELLINGS – “Vehicular access points to individual dwellings or individual lots within a single-family attached development shall only be from the side or rear of the lot.”

Modification: Up to one hundred and fifteen (115) single-family attached dwellings within the Development shall have vehicular access from the front.

2. UDO Requirement: UDO Section 4.3.3.P.1. FINISHED FLOOR HEIGHT – “Except for single-family detached dwellings subject to a deed restricting limiting the age of residents to 55 years of age or older, the finished floor elevation shall be at least 18 inches above the finished grade adjacent to the home’s primary entrance.”

Modification: All single-family detached homes within Subdistricts R-2 and R-3 shall be constructed with a slab-on-grade foundation and will not include a finished floor elevation that is raised 18 inches above the finished grade adjacent to the primary entrance.

3. UDO Requirement: UDO Section 4.3.3.P.3. SITE ACCESS – “Site access to single-family detached dwellings shall only be in accordance with the standards in Table 4.3.3.P.3: Single Family Site Access Standards.” Specifically, “Lots with a Lot Width of Less than 70 Linear Feet” shall have vehicular access from the rear at all interior lots and side or rear at all corner lots.

Modification: All single-family detached homes within the Development shall have vehicular access from the front.

4. UDO Requirement: UDO Section 5.1.6.E. MINIMUM DRIVEWAY WIDTH AND DEPTH – “Driveways shall be configured to extend into the lot they serve for a minimum distance in accordance with Table 5.1.6.E: Minimum Driveway Width and Depth.” Specifically, minimum driveway depth as measured from the edge of the right-of-way serving the driveway shall be twenty-five (25) feet in depth.

Modification: All driveways within the Development shall have a minimum driveway depth of twenty (20) feet.

5. UDO Requirement: UDO Section 5.6.12.B APPLICABILITY – “The standards in this section shall apply to all lot lines bounded by the following features, whether existing or identified in the Town’s adopted policy guidance. A. Collector streets; and b. Arterial streets.

Modification: A streetscape buffer shall not be provided along Longstanton Avenue.

6. UDO Requirement: UDO Section 5.7.4.A Amount – “The minimum required amount of open-space set-aside, as a percentage of a development’s size, shall be provided in accordance with the Table 5.7.4.a: Minimum Open Space Set-Aside Required.”

Modification: An Open Space Set-Aside Composition minimum of twenty-five (25) percent Active (4.26 acres) of the required total Open Space and five (5) percent Urban (1.09 acres) of the required total Open Space shall be provided.

XI. Development Phasing Plan (PD Standard 10)

The Development will be implemented in two phases, as outlined in the phasing plan included within the Master Plan.

XII. On-Site Public Facilities (PD Standard 12)

i. Design and Construction

The developer shall be responsible for the design and construction of all required on-site and off-site public infrastructure, ensuring full compliance with applicable Town, State, and Federal regulations. This includes infrastructure necessary to support the Development and its integration into the broader community.

ii. Dedication

The developer shall dedicate to the public all necessary right-of-way and easements required for the construction of on-site and off-site public infrastructure, ensuring full compliance with applicable Town, State, and Federal regulations.

iii. Modifications to Street Standards

The Development shall adhere to the Town’s Street and Storm Drainage Standards and Specifications Manual, and the Town’s Standard Details unless explicitly modified as stated below.

1. The Development shall incorporate 4 townhome street sections referred to as Townhome Street Section ‘A’, Townhome Street Section ‘B’, Townhome Street Section ‘C’, and Townhome Street Section ‘D.’ Refer to Master Plan for section details.
2. The Development shall incorporate NCDOT Typical Section No. 2E – 2 Lane Undivided with Curb & Gutter, Bike Lanes, and Sidewalks, 25-45 mph, as provided within NCDOT’s “Typical” Highway Cross Sections For Use in SPOT Online Document. Refer to Master Plan for section details. This typical section will be used for the Longstanton Avenue extension.
3. The Development shall incorporate NCDOT Typical Section No. 4F – 4 Lane Divided (17’-6” Raised Median) with Curb & Gutter, and Sidewalks, 35-45 mph, as provided within NCDOT’s “Typical” Highway Cross Sections For Use in SPOT Online Document. Refer to Master Plan for section details. This typical section

will be used for the required road widening along Old Bunn Road and NC 97 Highway East.

XIII. Open Space and Amenities

The Development is designed with careful consideration of the Property's natural and historical character and its proximity to the Beaverdam Creek. It will provide approximately seven and seventy-seven hundredths (7.77) acres, and twenty-three and thirty-eight hundredths (23.38) acres of open space set aside for the single-family attached and detached sections respectively. The provided open space yields twenty (20) percent and nineteen (19) percent of the total area of the single-family attached and detached sections which exceed the required ten (10) percent per UDO. Of these totals approximately two and forty hundredths (2.40) acres of active and nine hundredths (0.09) acres of urban open space set-aside shall be provided for the single-family attached section and one and ninety-eight (1.98) acres of active and one and thirteen hundredths (1.13) acres of urban open space shall be provided for the single-family detached section. The combined active and urban open space yields sixty-four (64) percent and twenty-six (26) percent of the total required open space set-aside for each section respectively. These open space areas, as depicted in the Master Plan, are integral to preserving the natural landscape and promoting environmental sustainability.

The Development is designed with a variety of amenities strategically located throughout the community, enhancing both recreation and quality of life for all residents. Key features include a centralized large active open space, which will feature a pool and clubhouse for social and recreational use as well as pickle ball courts, and a playground. Additionally, a public greenway trail will be integrated along the northern boundary, and private greenway trails internal to the Development, offering a shared outdoor resource for the entire community. The private greenway trails will be activated with obstacles and exercise stations. Other planned amenities may include a pocket park with a playground, pollinator gardens, dog parks, community gardens, and food truck hookups with outdoor dining. These amenities are designed to support active lifestyles, environmental sustainability, and a sense of community.

All features as allowed within the UDO for Passive, Active, and Urban Open Space set-aside shall be allowed within the PD. Specifically, the following features may be selected:

- i. Passive Open Space
 1. walking and/or bicycle trails;
 2. tables, shelters, gazebos, grills, picnic facilities, and sitting areas;
 3. lawn areas and/or community greens;
 4. outdoor public art;
 5. hammock garden;
 6. fishing dock;
 7. bird boxes;
 8. environmental features such as lakes, ponds, wetlands, or streams.

- ii. Active Open Space
 1. clubhouse;
 2. swimming pool;
 3. playground;

4. sports fields or courts such as pickleball, tennis, soccer, bocce ball, putting green, cornhole, and horseshoe pit;
5. greenway trail activated with obstacles and exercise stations.

iii. Urban Open Space

1. dog parks;
2. community gardens and/or pollinator gardens;
3. pocket parks
4. plaza and/or courtyard;
5. food truck hookups and/or outdoor dining area.

Active open space requirements may be fulfilled by including urban space features and amenities.

To claim four (4) bonus points within the utility allocation worksheet, the Development **SHALL** provide inside the clubhouse "meeting space without kitchen less than 1500 square feet."

XIV. Streets

The locations of all public streets and private alleys are outlined on the Master Plan. While the final names of the public streets have not been determined, all streets will be officially dedicated and identified as public streets on the final plat for each phase of development. To ensure consistency and quality, all curb and gutter, sidewalk, and pavement installation for public streets throughout the development will adhere to the Town's Street and Storm Drainage Standards and Specifications Manual and Standard Details.

XV. Potable Water and Wastewater

The Development will extend both public water and public sanitary sewer main to the property, ensuring essential infrastructure is in place to support the community. Additionally, a regional pump station will be constructed on-site to serve the broader sewer basin, enhancing the overall capacity and efficiency of the area's wastewater management system. The locations of these utilities are depicted on the Master Plan, ensuring integration with the surrounding infrastructure and compliance with necessary utility standards for long-term sustainability and service reliability.

XVI. Stormwater Management

The Development will fully comply with all applicable stormwater management requirements as outlined in the Town's Street and Storm Drainage Standards and Specifications Manual, UDO, and Wake County's Stormwater Performance Standards and Specifications. Comprehensive SCMs will be implemented throughout the development to effectively manage stormwater runoff through attenuation while providing water quality treatment. Additionally, the existing drainage patterns will be preserved to the greatest extent possible, ensuring that natural hydrologic patterns are maintained. This approach is designed to enhance sustainability, reduce flood risks, and protect water quality in the surrounding area.

XVII. Natural Resources and Environmental Protection

The Property contains jurisdictional streams, ponds, wetlands, protected riparian buffers, and flood hazard areas. To protect these sensitive environmental features, any impacts from the installation of streets and infrastructure will be minimized. Where unavoidable, such impacts will be mitigated and permitted in accordance with the appropriate regulatory agencies to ensure compliance with environmental protection standards.

Furthermore, only essential structures, including sanitary sewer infrastructure, the public greenway trail, and stormwater control measures (SCMs), will be permitted to encroach within the flood hazard area. This approach prioritizes the preservation of natural resources while allowing for necessary infrastructure to be developed responsibly and in alignment with environmental regulations.

In addition, one of the features of the 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

XVIII. Solid Waste

All homes, except for the single-family attached dwelling units, will be serviced by the Town's Solid Waste Department, which will provide roll-out trash and recycling bins. The single-family attached units will be served by a private waste management provider, with waste collection occurring at two designated dumpster locations within the attached dwelling section of the development.

XIX. Architectural Conditions

The Development will implement architectural controls to maintain a cohesive character throughout the community, while also providing enough variety to foster visual interest and prevent monotony.

The Development will feature high-quality single-family detached and attached homes. To enhance the streetscape and introduce architectural diversity, the project will incorporate a range of distinctive residential elevations.

Although each architectural design will have its own distinct identity, several unifying elements will tie the homes together, such as consistent color palettes, materials, roofing styles, and decorative garage doors.

These Architectural Standards apply to all product types.

- i. The Applicant commits to exceeding the architectural requirements in Section 5.2.4 of the UDO. We will work with Town Planning and Building staff to provide additional architectural features except for Section

5.2.4.E.3.e. Garage doors will not be required to be located at least two or more feet behind a front porch or the primary entrance to the dwelling.

- ii. Front porches shall extend beyond the front plane of the garage by a minimum of twelve (12) inches on twenty-five (25) percent of the homes constructed. Front Porches shall be allowed to extend beyond the minimum front setback to a maximum of ten (10) inches.
- iii. Front doors shall be illuminated with a front porch ceiling light.
- iv. Shutters, when provided, shall have a minimum width of eighteen (18) inches.
- v. Trim, when provided, shall be a minimum of three (3) inches wide.
- vi. Trim color shall be distinct from façade color.
- vii. Porch railings, if included on homes, shall be complimentary color of the house and shall be made of wrought iron.
- viii. No venting will be provided on any front façades except that when a bathroom is located on the front of the unit, a vent of a similar color to either the siding or the trim may be provided on the front of the unit.
- ix. The use of corrugated metal siding, unpainted plywood, or smooth-face concrete block is prohibited.
- x. Vegetative screening for HVAC units shall be provided.
- xi. All street-facing garage doors shall contain window inserts and carriage-style adornments.
- xii. Street-facing garage doors shall not exceed a maximum width of eighteen (18) feet per garage door.
- xiii. Each garage will either have one light on each side or two (2) lights above the garage door.
- xiv. No single family detached home shall be constructed with a front elevation or color palette that is identical to the home on either side of it.
- xv. Accessory buildings, if constructed, shall be of similar materials and colors to the primary single-family home.
- xvi. Each front porch shall contain a covered stoop.
- xvii. All homes will have two or more of the following design features on the front façade (not including foundation):
 - a. Stone

- b. Brick
 - c. Lap siding
 - d. Shakes
 - e. Board and batten
 - f. Roof gables
 - g. Roof dormers
 - h. Metal roofing as accent
 - i. Columns
 - j. Shutters
- xviii. When two materials are used, the material shall be different but complementary colors.
- xix. All homes with crawlspaces, stem wall or poured concrete foundations shall have the front of the foundation wrapped in brick or stone.
- xx. Every home will have either a back deck, porch, or patio.
- xxi. Cluster box units (CBUs) location shall be subject to USPS approval.
- xxii. CBUs shall be covered.
- xxiii. Single-family detached dwellings shall comply with the standards in UDO Section 4.3.3.P, except for Section 4.3.3.P.3.
- xxiv. At least one window shall be provided on the front of the home.
- xxv. Roof pitches (excluding porches) shall be at least 6:12.
- xxvi. Front and rear eaves shall project a minimum of twelve (12) inches. Side eaves shall be a minimum of four (4) inches. Eaves will be allowed to encroach into required setbacks.
- xxvii. All single-family detached homes will have a minimum of two-car garage.

XX. Zoning Conditions

The following zoning conditions are being proffered for consideration:

1. Principal uses shall be limited to Single-family Attached Dwelling, Single-family Detached Dwelling, Cemetery, Community Garden, Outdoor Private Recreation, Park (public or private), Restaurant, Walk-up Only, and Open Space.
2. Accessory uses shall be limited to all accessory uses allowed in the R6 District and Outdoor Dining.
3. The only residential building types allowed are Detached and Attached House (Townhouse).
4. No building height shall be greater than forty-five (45) feet or three (3) stories.
5. Native tree species for required street tree plantings shall be provided where native species are allowed under the Town's UDO.
6. At least twelve (12) distinct open space lots shall be provided.
7. A public greenway trail and associated easement shall be provided along the northern property boundary adjacent to Beaverdam Creek.
8. All TIA recommendations for traffic improvement shall be provided.
9. The following amenities shall be provided: dog park, community garden, pollinator garden, pocket park, pickle ball court, swimming pool, greenway trailhead, and playground.
10. No more than seventy (70) percent of the property may be covered by impervious surfaces.
11. Except for a greenway trail, sanitary sewer infrastructure, and stormwater control measures, no other structures shall be permitted within designated flood hazard areas.



MUNICIPAL UTILITY ALLOCATION POLICY

Statement of Purpose and Goals

Introduction

Drinking water supplies throughout the greater City of Raleigh distribution system are finite, subject to disruption by drought and/or other calamity and Zebulon's allocation is contractually limited. The Town staff, the Planning Board, and the Board of Commissioners have given a great deal of thought and study as to the best utilization of this valuable resource to benefit current and future citizens.

The Town of Zebulon's municipal water and sewer capacity is a valuable resource that must be conserved and apportioned to new development projects that promote the Town's policy of ensuring a diversified tax base and housing supply. Such an allocation policy will tend to promote diversity of housing available to a wide cross section of citizens of diverse socio-economic backgrounds and promote economic viability and sustainability by providing for retail and other commercial development within the Town of Zebulon.

In order to preserve and enhance property values, manage its limited water supply as a vital natural resource, promote economic development, and incentivize smart growth practices, the allocation of Zebulon's potable water capacity shall hereafter be in accordance with this policy.

Land Use and the Tax Base

The local government expense of providing fire and police protection, schools, parks, social services, water and sewage systems and other essential public services to residential neighborhoods is generally greater than the ad valorem tax revenue generated by such neighborhoods. On the other hand, the cost of providing services to commercial and industrial development is generally less than the tax revenue accruing to the local government. Having a predominantly residential tax base would require the Town of Zebulon over time to assess a higher tax levy to raise funds to provide essential services or to reduce the level of public services provided. This is one reason among many why local governments including Zebulon strive to achieve a balance of both residential and non-residential growth.

Zebulon's historical development is transitioning from industrial to residential, leading to a current tax base of approximately 40% residential and 60% commercial/industrial. The following table shows Zebulon's tax base over the past five years ¹

Zebulon Tax Base (Past Five Years)

Fiscal Year	Commercial	Residential
2021-2022	60%	40%
2020-2021	65%	35%
2019-2020	72%	28%
2018-2019	73%	27%
2017-2018	71%	29%

¹ "Tax Base Components | Wake County Government," *Wake County North Carolina*, <https://www.wakegov.com/departments-government/tax-administration/data-files-statistics-and-reports/tax-base-components>

As shown in the table above, the residential tax base has steadily increased proportionally over the past five years. This trend in the tax base data, combined with the vested planned residential development in the coming years, demonstrates the need for the Town to address this shift through policy. The Zebulon Board of Commissioners believes that it is fiscally responsible and otherwise in the public interest to promote and encourage non-residential development in the jurisdiction as an alternative to rapid residential development to keep the ratio between the two development types well balanced. A goal of maintaining a tax base of 60% residential and 40% commercial/industrial is hereby established.

Development Goals for the Full Build-Out of Zebulon

Communities without a wide variety of housing types and styles also put pressure on the Wake County Public School System which remains committed to having students of a wide range of socio-economic backgrounds attend each local school. In addition to the goal of maintaining a balanced tax base, the Town of Zebulon is committed to achieving a balance of housing types within its jurisdiction.

This commitment is consistent with both the Town’s Strategic Plan and Comprehensive Plan. The *Town of Zebulon: Vision 2030 Strategic Plan* lists “Growing Smart” as one of its three focus areas, calling for the planning of appropriate land uses and affordability of the community. The *Grow Zebulon Comprehensive Land Use Plan* identifies six guiding principles for the town. Two of those principles are “Zebulon will be BALANCED” and “Zebulon will be PRUDENT.” A balance should be achieved for the Town’s tax base, its land uses, and its housing types to allow for an affordable community with employment and business opportunities that will help the community prosper. The achievement of balance in Zebulon will contribute to the Town being prudent. As stated previously, a local government’s cost of providing services to commercial properties is generally less than that of residential properties. Having a balanced tax base that is not proportionally over-saturated with residential properties will contribute to keeping the Town financially sound.

Below are three development goals that are integral to the utility allocation policy and the future of the Town. These development goals apply to the entire, future Zebulon jurisdiction including the ETJ, short-range and long-range urban service areas.

GOAL #1: Maintain 60%-40% ratio of residential to non-residential tax values.

<u>Upon Adoption-January 2021</u> 60% Residential - 40% Non-Residential
--

GOAL #2: Residential Housing Percentage Breakdown
SFD|TH|MF – 75%|10%|15% (Note – Duplex counted as MF)

<u>Upon Adoption-January 2021</u> 80.5% 0.5% 19%

GOAL #3: Encourage Mixed Use Development to improve pedestrian connectivity to non-residential activity.

Policy and Procedures

Water Allocation

All existing parcels of real property within the corporate limits of Zebulon, regardless of proposed acreage, shape, or location as of the adoption of this ordinance are entitled to **115 gallons per day** of water allocation to build and sustain a single family or a limited business or commercial use. No additional water allocation will be awarded for proposed development except in accordance with the requirements of this policy.

Wastewater Connection

All projects considered for utility allocation must provide a wastewater system connection with adequate receiving capacity, as determined by the Wake County Health Department and/or City of Raleigh Public Utilities Department and approved by the Town of Zebulon Planning Director.

General Conditions & Requirements

- All proposed projects must be within the existing corporate limits or have filed a valid and complete petition for Voluntary Annexation.
- All proposed projects under consideration must have a complete application submitted for the appropriate Master Plan, Subdivision, Site Plan, Special Use Permit, Conditional Zoning Request, Zoning Compliance Permit, Building Permit, or any other necessary approval.
- All projects are subject to a Utility Allocation or Developer's Agreement approved by the Town's Board of Commissioners. If the Developer/Applicant fails to meet all terms of that agreement the unused allocation will be reclaimed, no new building permits will be issued, and no new connections to the water or wastewater systems will be permitted. Active building permits will have certificates of occupancy held until mitigating measures are agreed to by all parties.
- Projects with proven vested rights upon adoption of this ordinance will be permitted to finish their projects as previously approved.
- Public water may be utilized for irrigation purposes so long as the Primary Use associated with the site has previously gained water allocation through the Town.
- Any third parties who buy land to build upon are bound by the approved Utility Allocation Agreement or Development Agreement for that property. If the agreement is not fulfilled, the above terms and conditions still apply regardless of who owns the land.

Compliance Required

This policy allocates municipal water in gallons per day for new development proposals, master plans, site plans, building plans, and/or structures seeking construction approval. Each phase of a phased development must comply with the terms and development schedule of an approved Utility Allocation Agreement before the next phase can begin or the development risks loss of previously reserved allocation.

Previously dedicated but unused allocation can be reclaimed by the Town's Board of Commissioners for:

- (1) the lack of compliance with any existing Utility Allocation or Developer's Agreement;
- (2) violation of applicable town policy provision, ordinance standard, condition of approval;
- (3) violation of federal or state regulation; or
- (4) other good cause.

Utility Allocation Application Process

Upon receiving a new development proposal requesting water capacity, the Planning Staff shall direct the Developer/Applicant to demonstrate the project's qualifications. A Developer/Applicant shall state on the appropriate application, and stipulate within an approved Utility Allocation Agreement, the use or uses proposed to be built as part of the project along with the construction design and materials. Town action on the request will be deferred until the application is complete and the requested information has been provided.

Proposed projects shall complete the UTILITY ALLOCATION WORKSHEET according to its instructions to determine the total number of points achieved. The Utility Allocation Application package will be reviewed for completeness and compliance by the Technical Review Committee (TRC) in conjunction with the applicable development approval for the subject property (conditional rezoning, planned development, site plan, etc.).

Qualification for water allocation is judged by:

- The level of developer investment
- Anticipated increases in the Town's ad valorem tax base
- Construction and dedication of public infrastructure
- Provision of employment opportunities for Zebulon citizens
- Provisions of diversified housing stock
- Preservation of open space
- Protection of existing tree canopy
- Conservation of existing habitat
- The provision of recreational amenities for current or future Zebulon residents

Projects must be awarded **60 TOTAL POINTS** or more to merit water allocation.

Points are awarded in two categories, BASE POINTS and BONUS POINTS. BONUS POINTS are broken down into six categories.

1. Nonconformity Abatement and Public Infrastructure Improvements
2. Green Development Standards
3. Gateway and Transit Improvements
4. Amenities
5. Affordable Housing
6. Other

Unless a project can gain all necessary BONUS POINTS from a single improvement identified in the approved list, improvements must be made from at least two of the categories of BONUS POINTS.

All features and/or improvements that earn a projects BONUS POINTS must be clearly shown on a development plan for each application type.

Expiration of Allocation Award

A developer/applicant who has secured allocation according to this policy and hasn't progressed in construction plan approval, building permit approval, or on-site construction for a period of 12 months will lose the award of allocation without benefit.

Annual Review of Policy & Appeals

This policy shall be reviewed in January of each year and, when appropriate, readjusted by the Town's Board of Commissioners. The Town's overall progress on policy goals will be considered and the multipliers and/or point thresholds readjusted accordingly.

Appeals of any provision of this ordinance shall be decided upon by the Town's Board of Commissioners upon receiving a recommendation from the Planning Board.

BASE POINTS: List of Preferred Land Uses and Required Characteristics:

The uses listed below have been determined to be the most desirable and important uses for the Town of Zebulon to promote and maintain economic and housing diversity. Only projects that completely meet the stated performance characteristics will be considered for utility allocation. Please select one of the following Base Point classifications.

60 Base Points	<p>Single Family Homes (Expedited Subdivision or Recombination) Newly constructed Single Family Homes built upon new lots created via the minor subdivision, exempt subdivision, expedited subdivision (3 or fewer lots) or recombination process.</p>
60 Base Points	<p>Change of Use This category captures renovation, rehabilitation, up-fit or retrofit of existing buildings or portions of buildings that pre-date this policy and require a code summary sheet, change in building occupancy, certificate of occupancy, building permit and/or building inspections and do not increase the utility demand from the previous use of the building.</p>
45 Base Points	<p>Business Office/Finance/ Insurance / Professional Services Center - Large Qualifying projects must exceed 100,000 square feet of heated floor space and create at least 150 employment positions that exceed the average annual Wake County salary according to Wake County Economic Development or the Employment Security Commission. Employees perform professional, scientific, and technical services for others. Such services require a high degree of expertise and training and provide high salaried employment opportunities. Examples include software engineering, legal, medical, accounting, consulting, architectural, biomedical, chemical, research and development, and administrative services. Finance or Insurance Centers shall also pool financial risks by underwriting insurance and annuities. Some establishments support employee benefit programs. Examples include bank or credit union headquarters, brokerages, investments, insurance, financing, and data processing establishments.</p>
45 Base Points	<p>Manufacturing/Industrial Employment Center Manufacturing or Industrial establishments in this category exceed 200,000 square feet of floor space located in plants, factories, or mills and employ power-</p>

	<p>driven machines and materials-handling equipment. They may also employ workers who assemble or create new products by hand, without the characteristic machinery-intensive enterprise. Many manufacturing establishments process products of agriculture, forestry, fishing, mining, or quarrying as well as products of other manufacturing establishments. Most manufacturing establishments have some form of captive services (e.g., research and development, and administrative operations, such as accounting, payroll, or management) in conjunction on-site.</p>
45 Base Points	<p>Governmental Uses/Public Administration This category encompasses centers for all government functions; it includes federal, state, and local government agencies that administer, oversee, and manage public programs and budgets and have executive, legislative, or judicial authority. Establishments develop policy, create laws, adjudicate civil and criminal legal cases, and provide for public safety and national defense.</p>
40 Base Points	<p>Single Use Retail Newly constructed single use, stand-alone building used primarily for retail, restaurant, or similar commercial use.</p>
40 Base Points	<p>Hotels, Motels, or other Accommodation Service Establishments This category serves lodging and short-term accommodations for travelers. They may offer a wide range of services, from overnight sleeping space to full-service hotel suites. They may offer these services in conjunction with other activities, such as entertainment or recreation. Stays in these establishments are generally less than one month. This classification does not include boarding or rooming houses.</p>
40 Base Points	<p>Arts/Entertainment/Museums These establishments operate facilities or provide services for a variety of cultural, entertainment, and performing art functions. Establishments include those that produce, promote, or participate in live performances, events, or exhibits intended for public viewing; those that preserve and exhibit objects and sites of historical, cultural, or educational interest; and those that operate facilities or provide services to serve activities associated with the aforementioned.</p>
40 Base Points	<p>Amusement, Sports or Recreational Establishment Establishments in this category operate either indoor or outdoor facilities offering family activities (i.e. sports, recreation, or amusement) and provide services, such as facilitating amusement in places operated by others, operating recreational sports groups and leagues. Examples include golf courses, indoor sports venues, bowling alleys, miniature golf courses, athletic clubs, skating rinks and arcades. This category may be used in conjunction with a commercial or residential development as a mixed use development.</p>
40 Base Points	<p>Mixed Use Development (Transit Oriented) Newly constructed or substantially rehabilitated collection of vertically mixed retail, office and residential uses in multi-story buildings centered within a one-half mile radius of an existing rail or bus transit station or the intersection of</p>

	Horton Street and North Arendell Avenue in Downtown Zebulon. In order to qualify as mixed use, developments must dedicate at least one-third of the total heated square footage to residential use and the remainder to a mix of retail and office uses. All three use types must be represented and at least 10% of the heated square footage must be dedicated to street level, storefront retail uses.
40 Base Points	Mixed Use Development (Urban Infill) Newly constructed or substantially rehabilitated collection of mixed retail, office and residential uses in a multi-story building on a previously developed parcel within the corporate limits. In order to qualify as mixed use, developments must dedicate at least one-third of the total heated square footage to residential use and the remainder to a mix of retail and office uses. All three use types must be represented and at least 10% of the heated square footage must be dedicated to street level, storefront retail uses.
40 Base Points	Mixed Use Development (Greenfield) Newly constructed collection of mixed retail, office and residential uses in a multi-story building or buildings on a previously undeveloped parcel. In order to qualify as mixed use, developments must dedicate at least one-third of the total heated square footage to residential use and the remainder to a mix of retail and office uses. All three use types must be represented and at least 10% of the heated square footage must be dedicated to street level, storefront retail uses.
35 Base Points	Housing Services for the Elderly Establishments This category offers housing services for the aged, not requiring a license from the North Carolina Department of Health and Human Services, such as independent retirement housing, multi-unit assisted housing with services (MAHS), and continuing care retirement centers. All facilities must provide, but not necessarily be limited to, the following services/facilities: On-site laundry facilities, on site management, guaranteed transportation services at least four days per week, on-site exercise facilities, on-site computer access, and a clubhouse/common lounge area for all residents.
35 Base Points	Mixture of Use Development (Retail/Office-Institutional/Commercial) Newly constructed collection of horizontally arranged uses including retail, office-institutional and commercial within a master planned project on a previously undeveloped parcel or parcels totaling at least 10 acres. Mixture of use projects must include at least two (2) use types with at least 25% of the space devoted to each use type included in the development.
30 Base Points	Retail/Commercial Center Newly constructed center of at least 50,000 square feet, typically containing an anchor such as a grocery store and other smaller spaces and/or outparcels for subordinate uses. Uses are entirely consumer-driven and include all manner of retail, service and office possibilities.
30 Base Points	Business Office/Finance/ Insurance / Professional Services Center – Medium Qualifying projects must exceed 50,000 square feet of heated floor space and create at least 75 employment positions that exceed the average annual Wake County salary according to Wake County Economic Development or the

	<p>Employment Security Commission. Employees perform professional, scientific, and technical services for others. Such services require a high degree of expertise and training and provide high salaried employment opportunities. Examples include software engineering, legal, medical, accounting, consulting, architectural, biomedical, chemical, research and development, and administrative services. Finance or Insurance Centers shall also pool financial risks by underwriting insurance and annuities. Some establishments support employee benefit programs. Examples include bank or credit union headquarters, brokerages, investments, insurance, financing, and data processing establishments.</p>
30 Base Points	<p>Business Office/Finance/ Insurance / Professional Services Center – Small Qualifying projects 50,000 square feet of heated floor space or less. Employees perform professional, scientific, and technical services for others. Such services require a high degree of expertise and training and provide high salaried employment opportunities. Examples include software engineering, legal, medical, accounting, consulting, architectural, biomedical, chemical, research and development, and administrative services. Finance or Insurance Centers shall also pool financial risks by underwriting insurance and annuities. Some establishments support employee benefit programs. Examples include bank or credit union headquarters, brokerages, investments, insurance, financing, and data processing establishments.</p>
30 Base Points	<p>Multi-Tenant Retail Center Newly constructed center 50,000 square feet or less, typically containing a more than one tenant space within a single structure. Uses are entirely consumer-driven and include all manner of retail, service and office possibilities.</p>
30 Base Points	<p>Single Use Office Newly constructed single use, stand-alone building used primarily for office and professional.</p>
30 Base Points	<p>Bungalow Court or Pocket Neighborhood Newly constructed Bungalow Court or Pocket Neighborhood per the standards of the Unified Development Ordinance.</p>
30 Base Points	<p>Distribution/Trucking Center Newly constructed center of at least 500,000 square feet where products and resources are transported to and delivered from via truck or rail.</p>
25 Base Points	<p>Warehouse Newly constructed center of at least 500,000 square feet where products and resources are stored.</p>
25 Base Points	<p>Religious Institutions Any facility such as a church, temple, synagogue, mosque or monastery used for worship by a non-profit organization and their customarily related uses.</p>
20 Base Points	<p>Intensive Industrial Uses: Uses classified as Special Land Uses within the Industrial Classification.</p>

20 Base Points	Multi-Family Residential & Condo Units
20 Base Points	Major Subdivision 4- 25 Lots Any subdivision of land of four (4) – 25 Lots.
10 Base Points	Major Subdivision 26 lots or more Any subdivision of land of 26 or more lots.
Board Determination	All Other Uses Not Categorized This category of use captures all other uses not categorized elsewhere. Allocations for such uses are left to the discretion of the Town’s Board of Commissioners upon recommendation of the Planning Board and acted on a case-by-case basis.

POINTS REQUIRED: ----- 60 TOTAL POINTS
BASE POINTS HAVE: ----- 10
BONUS POINTS NEEDED: --- 50

POINTS PROVIDED:
BONUS POINTS PROVIDED: 50
+10 BASE POINTS
60 TOTAL PONTs

BONUS POINTS

Proposed projects can gain BONUS POINTS by agreeing to provide any of the following items over and above the UDO or Standard Specification requirements for their development proposal.

NOTE: No bonus points are given for UDO requirements.

CATEGORY 1 – Non-Conformity Abatement and Public Infrastructure Improvements

Section 1A - Abatement of Nonconformities		(Max - 3 points)
	Abatement of any existing non-conforming structures	3
	Abatement of any existing non-conforming use of land	2
	Abatement of any existing non-conforming lots	1

Section 1B - Roadway Infrastructure Not Warranted by TIA/UDO/CTP		(Max - 10 points)
	Construction of full cross section of existing off-site public street	5
	Nearby intersection improvements	5
	Traffic signal improvements	4
	Signage or striping improvements	1

Section 1C - Off-Site Public Greenway Improvements		(Max - 10 points)
	Construct more than 4000 linear feet of 10-foot-wide path	10
	Construct more than 3000 linear feet of 10-foot-wide path	8
	Construct more than 2000 linear feet of 10-foot-wide path	6
	Construct more than 1000 linear feet of 10-foot-wide path	4
	Construct 500 to 1000 linear feet of 10-foot-wide path	2

Section 1D – Off-Site Bike-Ped Improvements		(Max – 5 points)
	Construction of off-site sidewalk improvements (Subject to TRC Approval)	2
	Construction of off-site bike lane improvements (Subject to TRC Approval)	3

CATEGORY 2. Green Development Standards/ Building & Site Design

Section 2A - Conservation of Natural Habitat Meeting Active Open Space Requirements as Defined in the UDO		(Max - 10 points)
	One point per acre up to 10 acres	1 - 10

Section 2B - Parking		(Max – 15 points)
	Structured Parking Facilities - must reduce footprint by 20%	10
	EV Charging Stations (two-port)	5
	Provision of on-street public parking (1 point per stall up to 10 Max)	1- 10 x10 =

10

Section 2C - Stormwater SCM's		(Max – 10 points)
	Stormwater - Restored Riparian Buffer	10
	Construct a fountain or other stormwater amenity within the BMP/SCM (as approved by Staff)	4
	Stormwater - Landscaped Green Roof	5
	Stormwater - Underground capture system for on-site irrigation	5
	Stormwater - Bioretention	5
	Stormwater - Wetland	5
	Exclusive use of porous pavement in parking areas where suitable	2

4

Section 2D - Building/Site Design		(Max - 20 points)
	Compliance with residential design guidelines per Section 5.2 of the UDO	10
	Non-Residential building design that incorporates an active upper story.	5
	Pedestrian oriented and walkable site design which promotes alternatives to vehicular travel within the development. (Subject to TRC Approval)	5

Section 2E - Infill/Redevelopment		(Max – 16 points)
	Development or Redevelopment within DTC	10
	Development or Redevelopment within DTP	6
	Redevelopment of previously vacant building space over 20,000 square feet	6
	Redevelopment of previously vacant building space under 20,000 square feet	5

Section 2F - Historic Preservation		
	Historic Structure Preservation via Deed Restriction (Determined by TRC)	10
	Restoration of Historic Structure (Must be approved by TRC)	5

Section 2G – LEED Certification		(Max – 10 points)
	LEED Certification for Neighborhood Development (LEED ND)	10
	Platinum LEED Certification	10
	Gold LEED Certification	8
	Silver LEED Certification	6
	Bronze LEED Certification	4
	LEED Certified Certification	2

CATEGORY 3 – Outdoor Enhancement and Transit Improvements

Section 3A – Outdoor Enhancement		(Max – 12 points)
	Construction of a Parkway Street Section on a Collector level street	5

4

	Construction or Preservation of Gateway Landscaping or Structure (Subject to Comprehensive Plan Consistency and TRC approval)	5	
	Outdoor Display of Public Art (Subject to TRC Approval)	4	
	Public Facing Outdoor Mural (Subject to TRC Approval)	4	
	Maintenance of Roadside Gateway Plant Bed (requires maintenance agreement)	3	
	Planting Pollinator Garden (225 Square Foot Minimum)	3	3
	Exclusive use of xeriscaping techniques and drought tolerant species	3	
	Enhanced Roadside Landscaping (Subject to TRC Approval)	2	
	Enhanced Buffer Landscaping (Subject to TRC Approval)	2	
	Construction of a Parkway Street Section on a Local level street	2	
	Installation of Native Shade Tree Species (per Tree up to 10 Trees)	2	x 9 = 9

Section 3B – Transit (Pursuant to location being adjacent to a planned or active transit route)		(Max - 8 points)
	Provision of more than 50 designated Park & Ride Stalls	8
	Provision of 25 designated Park & Ride Stalls	5
	Provision of 10 designated Park & Ride Stalls	3
	Provision of mass transit easement w/ structure (bus stop with shelter & bench)	2

CATEGORY 4 - Amenities

Section 4A - Private Greenway		(Max - 3 points)	
	Construction of more than 3000 linear feet private greenway meeting Town of Zebulon standards	3	3
	Construction of more than 2000 linear feet of private greenway meeting Town of Zebulon standards	2	
	Construction of more than 1000 linear feet of private greenway meeting Town of Zebulon standards	1	

Section 4B – Pool (Combinations may be approved by TRC)		(Max - 8 points)	
	Olympic Pool and Aquatic Center	8	
	Junior Olympic Pool	5	
	Lap Pool (four lane minimum)	3	3
	Resort Style Pool	2	
	Any Other Pool	1	

Section 4C - Outdoor Deck/Patio		(Max - 3 points)	
	Deck/Patio - More than 3000 square feet	3	
	Deck/Patio - More than 2000 square feet	2	2
	Deck/Patio - More than 1000 square feet	1	

Section 4D - Pool Amenities		(Max - 2 points)
------------------------------------	--	------------------

	Jacuzzi/Hot Tub/Whirlpool	2
	Water Playground with apparatus	2
	Sauna/Steam room	2

Section 4E - Clubhouse		(Max - 10 points)
	Commercial Coffee Shop with at least 10 designated public seating spaces.	10
	With full kitchen and over 4000 square feet of meeting space	10
	With full kitchen and less than 4000 square feet of meeting space	9
	Meeting space without kitchen more than 3500 square feet	8
	Meeting space without kitchen 2500 - 3499 square feet	7
	Meeting Space without kitchen 1500 - 2499 square feet	5
	Meeting Space without kitchen less than 1500 square feet	4
	No meeting space, bathrooms and changing rooms only	3
	Outdoor Kitchen or Grills	2

6

Section 4F - Additional Active Recreation		(Max - 10 points)
	Gymnasium (regulation size indoor basketball court)	10
	Baseball/Softball Field (regulation size)	5
	Football/Soccer Field (regulation size)	5
	Skate Park	5
	Tennis Courts (two regulation courts, fenced)	5
	Multi-Use Hardcourt (two regulation basketball courts, street hockey, fenced)	5
	Pickleball Court (three regulation courts, fenced)	5
	Pocket Park – 5,000 square feet	3
	IPEMA Certified Playground Equipment	4
	Lighted Field of Play for nighttime use	3
	Electronic Scoreboard or Covered Dugouts or Bleachers	3
	Community Garden – 15-foot by 15-foot, with water access and potting shed.	3

5
3
2

Section 4G – Additional Urban Open Space Enhancements (Within Non Residential Zoning Districts)		(Max – 10 points)
	Fountain	2
	Canopy Including Fixed Permanent Seating	2
	Drinking Fountain with Pet Fountain	2
	Permanent Game Tables	1
	Permanent Tables with Shade Cover	1
	All Weather Bulletin Board	1
	Covered or Internal Bicycle Parking	1
	Artist-Design Bicycle Racks	1
	Little Free Library	1
	Drinking Fountain	1
	Public Work Bike Stand With Tools	1

CATEGORY 5 – Affordable Housing

Inclusion of a percentage of the provided housing stock of a proposed development cost no more than 30% of a household income not exceeding 80% of the Area Median Income (AMI)		(Max – 10 Points)
	15% Affordable Housing	10
	10% Affordable Housing	5

CATEGORY 6 – Other

(Max 5 Points)

	Integrated public safety operation systems (EX. Flock Safety or others as approved by the Police Department)	3
	Smart Waste and Recycling Stations	2



Old Bunn Road Subdivision
Traffic Impact Analysis

November 7, 2024

Prepared for:

Pabst Design Group, PA
107 Fayetteville Street, Suite 200
Raleigh, NC 27601

Prepared by:

Stantec Consulting Services Inc.
801 Jones Franklin Road, Suite 300
Raleigh, NC 27606

File: 171002766

Sign-off Sheet

This document entitled Old Bunn Road Subdivision Traffic Impact Analysis was prepared by Stantec Consulting Services Inc. ("Stantec") for the account of Pabst Design Group, PA (the "Client"). Any reliance on this document by any third party is strictly prohibited. The material in it reflects Stantec's professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.

Prepared by Breyer Roberts
(signature)

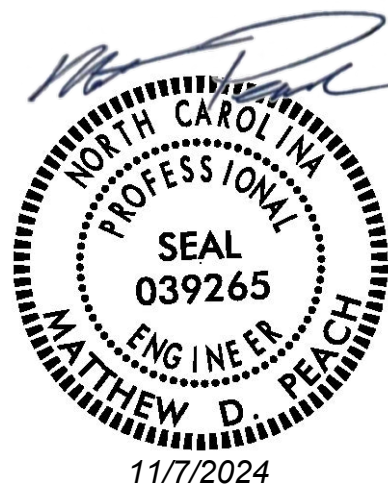
Breyer Roberts, EI

Reviewed by M. Peach
(signature)

Matt Peach, PE, PTOE

Approved by Jeff A Weller
(signature)

Jeff Weller, PE



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Table of Contents

EXECUTIVE SUMMARY	I
1.0 INTRODUCTION.....	1.1
2.0 INVENTORY OF TRAFFIC CONDITIONS	2.1
2.1 STUDY AREA	2.1
2.2 PROPOSED ACCESS	2.2
2.3 EXISTING ROADWAY CONDITIONS	2.2
3.0 TRIP GENERATION	3.6
4.0 TRIP DISTRIBUTION	4.6
5.0 TRAFFIC VOLUMES	5.9
5.1 DATA COLLECTION.....	5.9
5.2 APPROVED DEVELOPMENT TRAFFIC.....	5.9
5.3 BACKGROUND TRAFFIC GROWTH.....	5.10
5.4 NO-BUILD TRAFFIC VOLUMES	5.10
5.5 TOTAL BUILD TRAFFIC.....	5.10
6.0 CAPACITY ANALYSIS.....	6.16
6.1 EXISTING CAPACITY ANALYSIS (2024)	6.17
6.2 NO-BUILD CAPACITY ANALYSIS (2028).....	6.18
6.3 BUILD CAPACITY ANALYSIS (2028).....	6.19
6.4 BUILD WITH IMPROVEMENTS CAPACITY ANALYSIS (2028)	6.21
7.0 RECOMMENDATIONS.....	7.24
8.0 REFERENCES.....	8.27
9.0 APPENDIX.....	9.28



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

LIST OF TABLES

Table ES-1: Level of Service Summary	iii
Table 1: Proposed Access	2.2
Table 2: Existing Roadway Conditions	2.2
Table 3: Trip Generation	3.6
Table 4: Approved Development Trip Generation – Woodland Crossing	5.10
Table 5: Level of Service Criteria	6.16
Table 6: 2024 Existing Analysis Results	6.17
Table 7: 2028 No-Build Analysis Results	6.18
Table 8: 2028 Build Analysis Results	6.20
Table 9: 2028 Build with Improvements Analysis Results	6.22

LIST OF FIGURES

Figure ES-1: Recommended Improvements.....	iv
Figure 1: Study Area	2.3
Figure 2: Annotated Site Plan	2.4
Figure 3: Existing Roadway Laneage	2.5
Figure 4: Site Trip Distribution	4.7
Figure 5: Site Trip Assignment.....	4.8
Figure 6: 2024 Existing Traffic Volumes	5.11
Figure 7: 2028 No-Build AM Volumes.....	5.12
Figure 8: 2028 No-Build PM Volumes.....	5.13
Figure 9: 2028 Build AM Volumes	5.14
Figure 10: 2028 Build PM Volumes	5.15
Figure 11: Recommended Improvements.....	7.26



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Executive Summary

The proposed Old Bunn Road Subdivision is located along Old Bunn Road in Zebulon, NC. Currently, the 159.48-acre site consists of open space. Construction of the site is anticipated to be completed in 2028. At full build-out, the site will consist of 357 single-family detached houses and 260 townhomes. Access to the site is envisioned to be provided by two (2) full-movement access points along Old Bunn Road.

Using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition⁴, it is estimated that the site will generate 5,185 new daily trips going to and from the site, with 367 trips in the AM peak hour (91 entering, 276 exiting), and 481 trips in the PM peak hour (297 entering, 184 exiting). Traffic analysis was completed for both the AM and PM peak hours during the years 2024 (existing) and 2028 (future no-build and build).

Based on the anticipated operations of the study area network, the following off-site improvements are recommended to be completed as part of the proposed development.

Old Bunn Road at Parks Village Road

- No improvements are recommended at this intersection

Old Bunn Road at Barrington Run Boulevard

- No improvements are recommended at this intersection

US 264 EB Ramps at NC 97

- Monitor the intersection for the installation of a traffic signal. If a signal is found to be warranted before full build-out of the proposed development, it is recommended that the cost of the signal be pro-rata across all known development projects impacting the intersection.

The installation of a traffic signal at the US 264 eastbound ramps at NC 97 are also shown to reduce approach delays and have the intersection operate at an acceptable level of service. These signals are not anticipated to be needed for acceptable operations during the initial phases of development as the intersections operate at LOS F in the PM peak hour but lower delays in the AM peak hour under 2028 no-build traffic conditions. During peak hours, it is not uncommon for unsignalized side street approaches to operate with high delays. The traffic on the main line of NC 97 operates without delay resulting in minimal delay overall at the intersection. In-order to merit the installation of a traffic signal, the Manual on Uniform Traffic Control Devices (MUTCD) establishes nine warrants for the installation of a traffic signal. Three of these nine warrants involve traffic volumes at the intersection that occur over eight, four, and one hour periods. Accordingly, it is recommended that the intersection be monitored to determine the necessity and appropriate time to install a traffic signal as approved by NCDOT.



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

US 264 WB Ramps at NC 97

- Monitor the intersection for the installation of a traffic signal. If a signal is found to be warranted before full build-out of the proposed development, it is recommended that the cost of the signal be pro-rata across all known development projects impacting the intersection.

The installation of a traffic signal at the US 264 westbound ramps at NC 97 are also shown to reduce approach delays and have the intersection operate at an acceptable level of service. These signals are not anticipated to be needed for acceptable operations during the initial phases of development as the intersections operate at LOS F in the PM peak hour but lower delays in the AM peak hour under 2028 no-build traffic conditions. During peak hours, it is not uncommon for unsignalized side street approaches to operate with high delays. The traffic on the main line of NC 97 operates without delay resulting in minimal delay overall at the intersection. In-order to merit the installation of a traffic signal, the Manual on Uniform Traffic Control Devices (MUTCD) establishes nine warrants for the installation of a traffic signal. Three of these nine warrants involve traffic volumes at the intersection that occur over eight, four, and one hour periods. Accordingly, it is recommended that the intersection be monitored to determine the necessity and appropriate time to install a traffic signal as approved by NCDOT.

NC 97 at Old Bunn Road

- Construct an exclusive southbound right-turn lane with 350 feet of full-width storage and appropriate taper
- Construct an exclusive eastbound left-turn lane with 450 feet of full-width storage and appropriate taper
- Install a traffic signal at the intersection

NC 97 at NC 39

- No improvements are recommended at this intersection

NC 39 at Old Bunn Road

- No improvements are recommended at this intersection

Old Bunn Road at Site Access A

- Construct Access A as a full-movement access point with one ingress lane and one egress lane
- Provide Access A with a minimum of 100 feet of internal stem length
- Construct an exclusive westbound right-turn lane with 50' of full-width storage and appropriate taper

Old Bunn Road at Site Access B

- Construct Access B as a full-movement access point with one ingress lane and one egress lane
- Provide Access B with a minimum of 100 feet of internal stem length
- Construct an exclusive westbound right-turn lane with 50' of full-width storage and appropriate taper

A summary of the level of service and delay for this report is shown in Table ES-1. The recommended improvements are shown in Figure ES-1.



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Table ES-1: Level of Service Summary

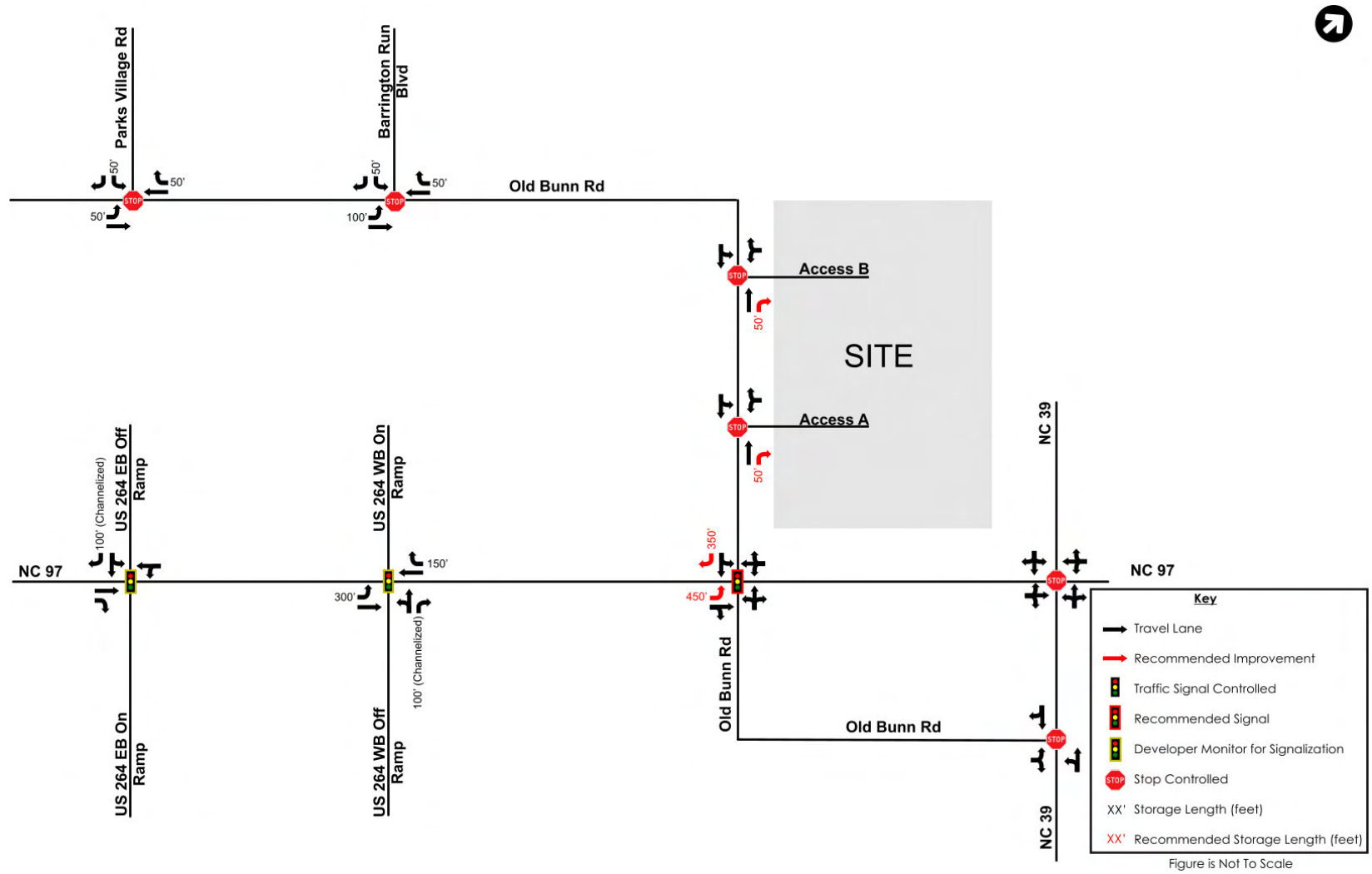
Level of Service (Delay, sec/veh)	2024 Existing		2028 No Build		2028 Build		2028 Build with Improvements	
	AM	PM	AM	PM	AM	PM	AM	PM
Old Bunn Road at Parks Village Road	A (9.6)	B (10.2)	B (10.7)	B (12.0)	B (11.0)	B (12.5)		
Old Bunn Road at Barrington Run Boulevard	A (9.8)	B (10.3)	B (13.4)	C (16.9)	B (14.1)	C (18.3)		
US 264 EB Ramps at NC 97	C (15.3)	C (21.0)	C (20.4)	F (66.2)	E (40.8)	F (#)	B (10.3)	B (14.5)
US 264 WB Ramps at NC 97	C (17.9)	D (27.4)	D (27.4)	F (64.4)	F (53.8)	F (211.4)	A (8.9)	A (9.3)
NC 97 at Old Bunn Road	B (14.0)	C (16.4)	C (20.4)	F (105.1)	F (123.6)	F (#)	C (21.2)	C (23.8)
NC 97 at NC 39	B (10.5)	C (15.1)	B (11.1)	C (16.9)	B (10.8)	C (15.2)		
NC 39 at Old Bunn Road	A (9.9)	A (9.9)	A (9.9)	B (10.0)	B (10.0)	B (10.0)		
Old Bunn Road at Site Access A					C (19.0)	D (26.7)	C (18.4)	C (23.6)
Old Bunn Road at Site Access B					C (15.4)	C (19.2)	B (14.9)	C (17.4)

delay exceeding 400 seconds per vehicle was noted on the lane group



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Figure ES-1: Recommended Improvements



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Introduction
November 7, 2024

1.0 INTRODUCTION

The proposed Old Bunn Road Subdivision is located along Old Bunn Road in Zebulon, Wake County, NC. Currently, the 159.48-acre site consists of open space. The development's location is illustrated in Figure 1. Construction of the site is anticipated to be completed in 2028.

The traffic analysis will consider future build conditions at the build-out year (i.e. 2028). The AM and PM peak hours will be analyzed for each scenario. These scenarios are provided below:

- 2024 Existing;
- 2028 No-Build;
- 2028 Build; and
- 2028 Build with Improvements.

At full build-out, the site is envisioned to consist of 357 single-family detached homes and 260 townhomes. An annotated site plan prepared by Pabst Design Group, PA can be found in Figure 2. A full-sized and unedited copy of the site plan can be found in the appendix.

The purpose of this report is to evaluate the development in terms of projected vehicular traffic conditions, evaluate the ability of the adjacent roadways to accommodate the additional traffic, and to recommend transportation improvements needed to mitigate congestion that may result from additional site traffic. This report presents trip generation, trip distribution, traffic analyses, and recommendations for improvements needed to meet anticipated traffic demands.

2.0 INVENTORY OF TRAFFIC CONDITIONS

2.1 STUDY AREA

Stantec coordinated with Town of Zebulon and North Carolina Department of Transportation (NCDOT) representatives to determine the appropriate study area and discuss design assumptions. Correspondence regarding the scoping of this study is included in the appendix. It was agreed that the following existing intersections will be analyzed to determine the impacts associated with the proposed development:

- Old Bunn Road at Parks Village Road
- Old Bunn Road at Barrington Run Boulevard
- US 264 Eastbound On / Off Ramps at NC 97
- US 264 Westbound On / Off Ramps at NC 97
- NC 97 at Old Bunn Road
- NC 97 at NC 39
- NC 39 at Old Bunn Road



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Inventory of Traffic Conditions
November 7, 2024

2.2 PROPOSED ACCESS

Access to the site is envisioned to be provided by two (2) access points along Old Bunn Road as shown on the site plan in Figure 2. A description of each site access is provided in Table 1.

Table 1: Proposed Access

Proposed Access	Level of Access	Intersection Control	Direction of Travel	Adjacent Intersection	Distance and Direction from Adj. Intersection
Access A	Full-Movement	Two-Way Stop Control	Ingress and Egress	NC 97 at Old Bunn Road	600 feet West
Access B	Full-Movement	Two-Way Stop Control	Ingress and Egress	NC 97 at Old Bunn Road	1,200 feet West

2.3 EXISTING ROADWAY CONDITIONS

Table 2 provides a detailed description of the existing study area roadway network. All functional classification and average annual daily traffic (AADT) information, where available, was obtained from NCDOT from the Go! NC GIS database. The existing roadway laneage is illustrated in Figure 3.

Table 2: Existing Roadway Conditions

Road Name	Road Number	Primary Cross-Section	NCDOT Functional Classification ¹	2021 AADT ² (vpd)	Speed Limit (mph)	Maintenance Agency ³
Old Bunn Road	SR 2320	2-Lane Undivided	Major Collector	1,400	Unposted*	NCDOT
Parks Village Road	SR 2341	2-Lane Undivided	Local	-	45	NCDOT
Barrington Run Boulevard	-	2-Lane Divided	Local	-	25	Town of Zebulon
US 264	US 264	4-Lane Divided	Other Principal Arterial	30,500	70	NCDOT
NC 97	NC 97	2-Lane Undivided	Minor Arterial	4,300	55	NCDOT
NC 39	NC 39	2-Lane Undivided	Minor Arterial	4,400	55	NCDOT

*For Synchro analysis, used 55 mph

**For Synchro analysis, used 35 mph



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Inventory of Traffic Conditions
November 7, 2024

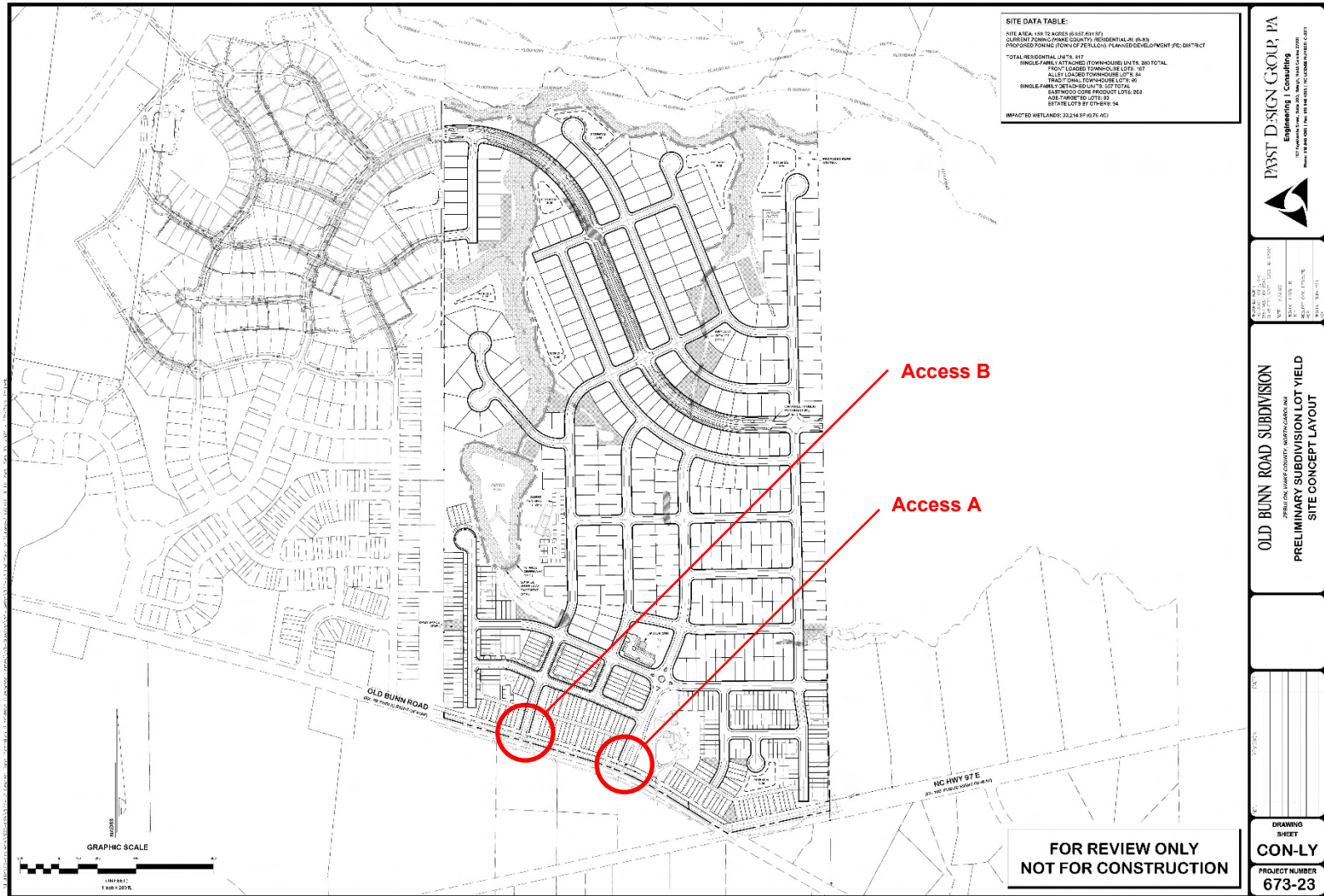
Figure 1: Study Area



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Inventory of Traffic Conditions
November 7, 2024

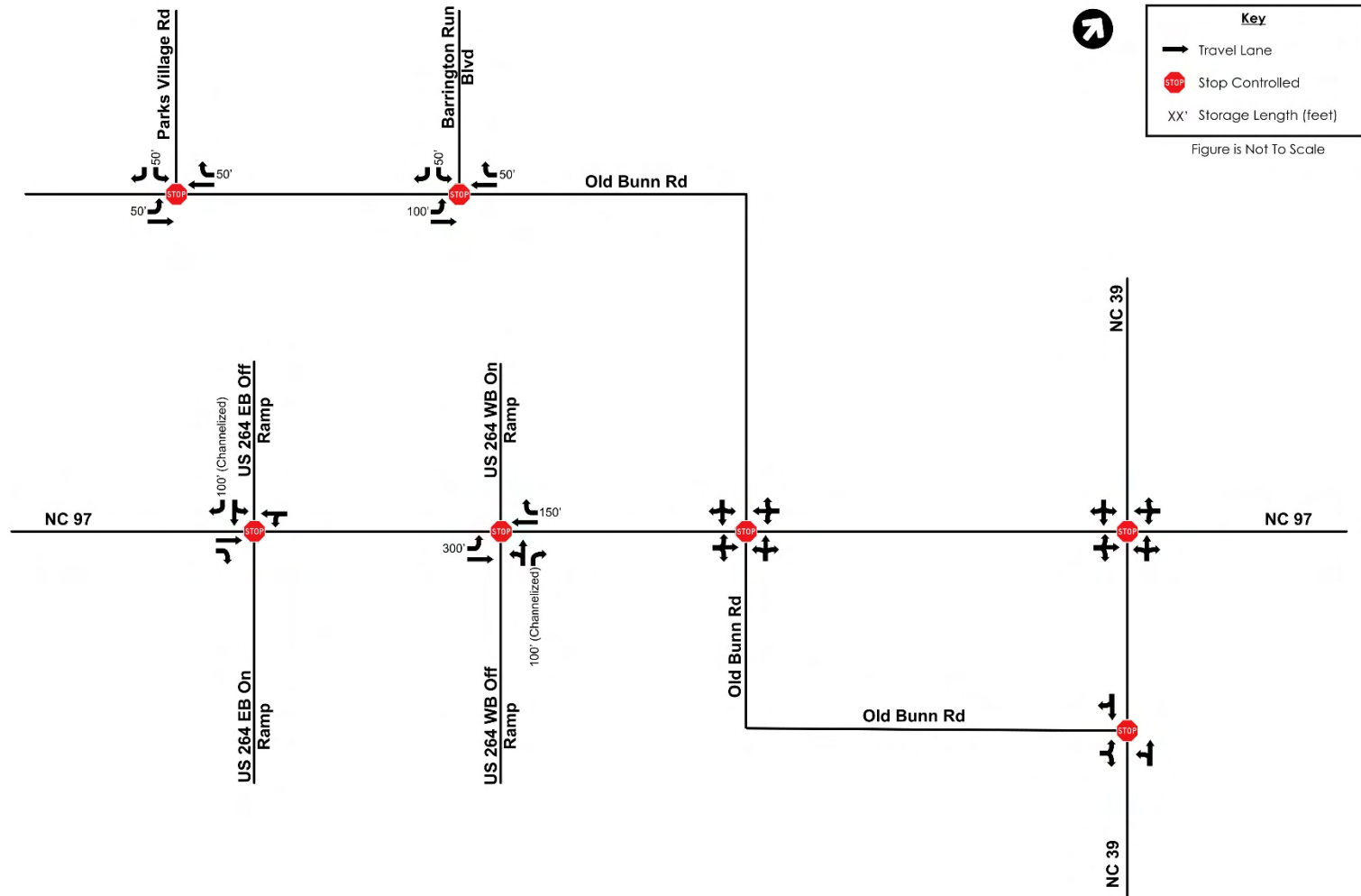
Figure 2: Annotated Site Plan



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Inventory of Traffic Conditions
November 7, 2024

Figure 3: Existing Roadway Laneage



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Trip Generation
November 7, 2024

3.0 TRIP GENERATION

Trip generation for the proposed development was performed using the 11th Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual⁴. The suggested methods contained in the Rate versus Equation spreadsheet published by NCDOT⁵ was also consulted prior to performing trip generation. The trip generation for the proposed development is shown in Table 3.

Table 3: Trip Generation

Land Use	ITE LUC	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			Total	Total	Enter	Exit	Total	Enter	Exit
Single Family Detached Housing	210	357 d.u.	3254	237	59	178	329	207	122
Single Family Attached Housing	215	260 d.u.	1951	130	32	98	152	90	62
Total			5185	367	91	276	481	297	184

4.0 TRIP DISTRIBUTION

To accurately determine the effect of the proposed development on the surrounding roadway network, an estimate of the expected distribution of traffic entering and exiting the site is needed. These percentages were developed using a combination of existing traffic volume counts, historic AADTs provided by NCDOT, and engineering judgement. This trip distribution was submitted as part of NCDOT’s TIA Scoping Checklist contained in the appendix. All traffic volume calculations can be found in the appendix.

The following percentages were used in the AM and PM peak hours. These percentages are also shown in Figure 4.

- 40% to/from the west on US 264;
- 20% to/from the east on US 264;
- 20% to/from the south on NC 97;
- 10% to/from the west on Old Bunn Road;
- 5% to/from the south on NC 39;
- 3% to/from the north on NC 39; and
- 2% to/from the north on NC 97.

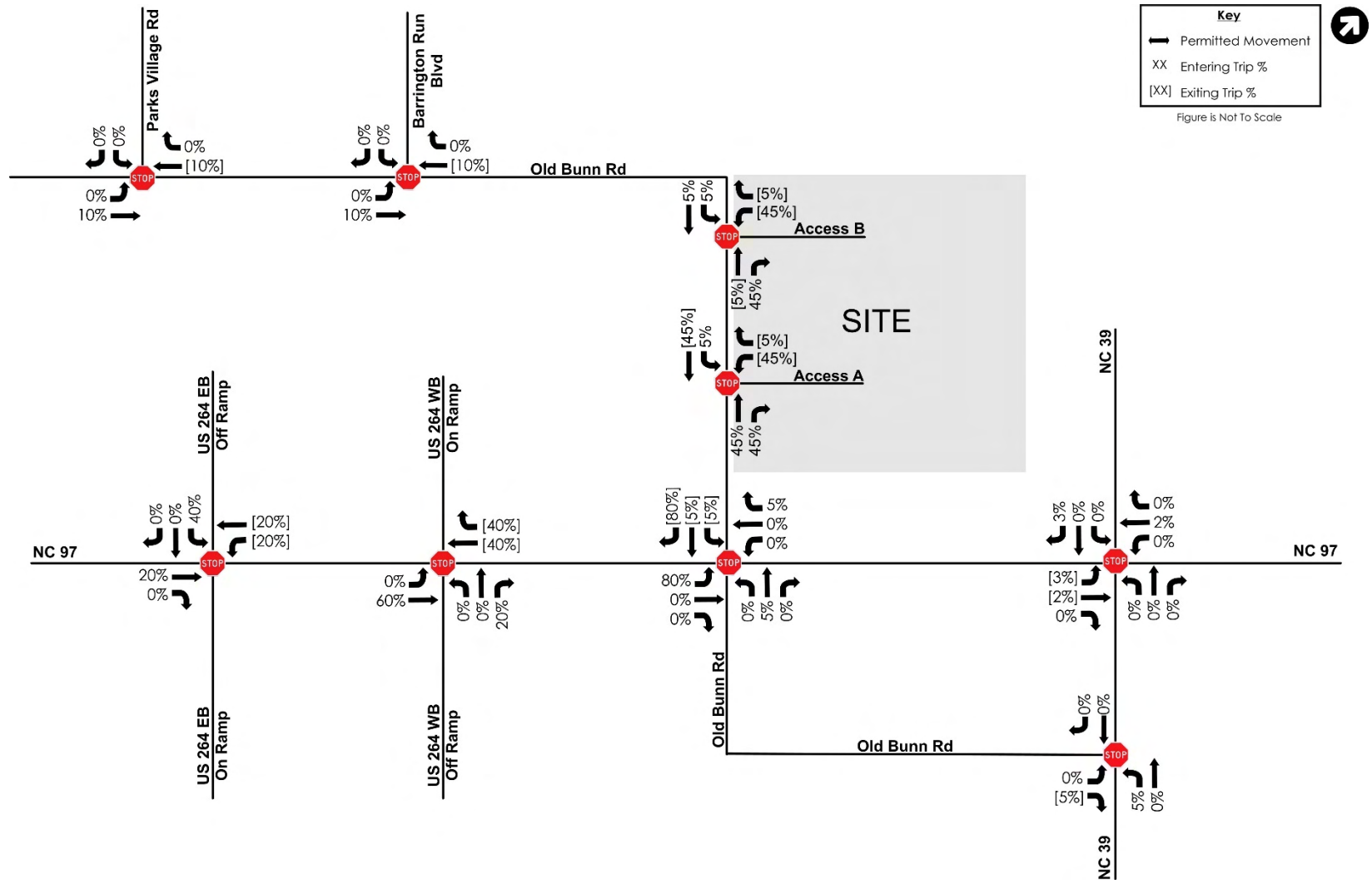
The trip generation volumes in Table 3 were applied to the network according to the trip distribution percentages above. The resulting site trip turning movement volumes are shown in Figure 5.



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Trip Distribution
November 7, 2024

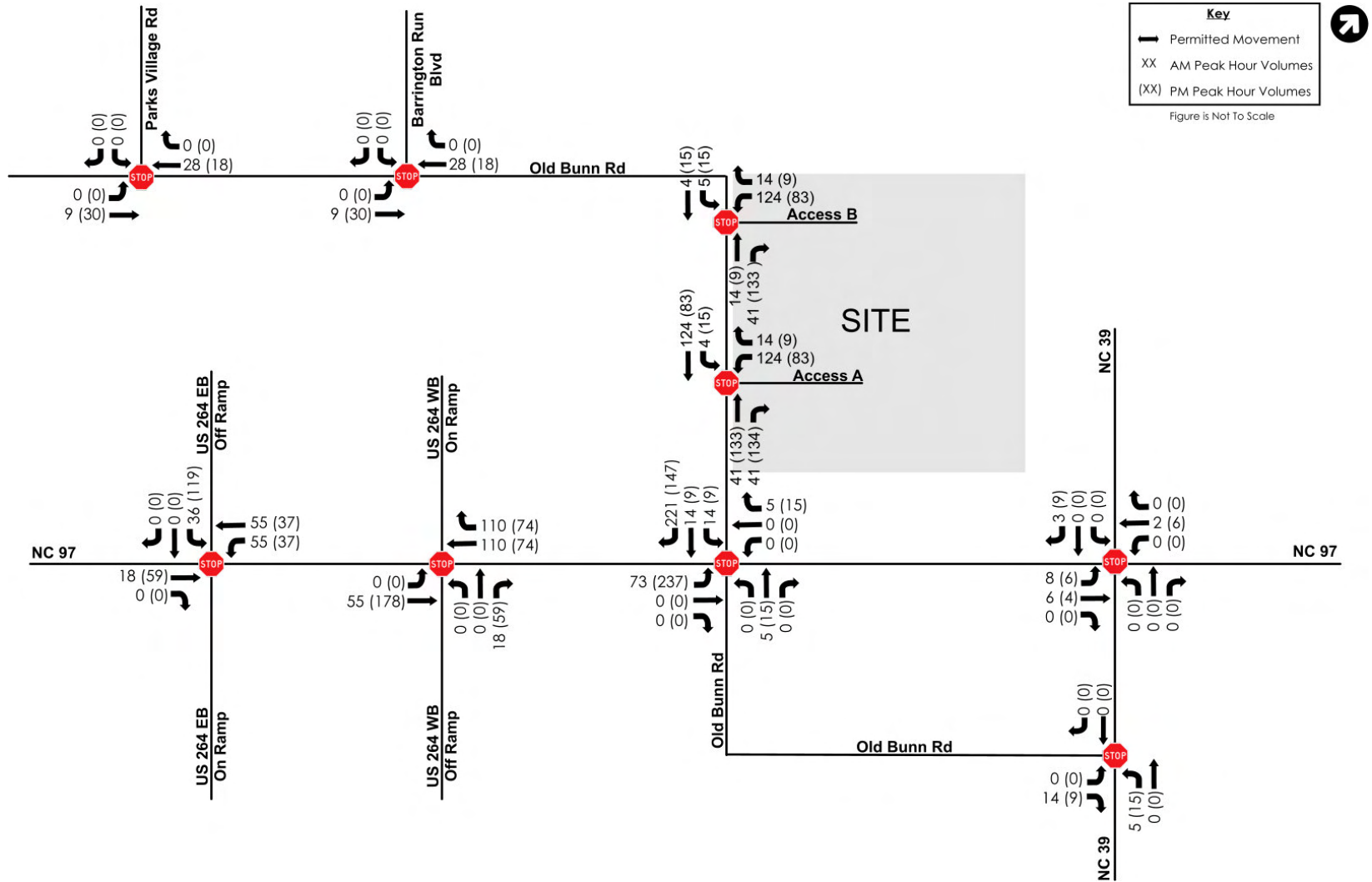
Figure 4: Site Trip Distribution



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Trip Distribution
November 7, 2024

Figure 5: Site Trip Assignment



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Traffic Volumes
November 7, 2024

5.0 TRAFFIC VOLUMES

5.1 DATA COLLECTION

Morning (7:00-9:00 AM) and evening (4:00-6:00 PM) turning movement counts were collected by National Data & Surveying Services on Thursday, May 23, 2024, at the following locations:

- Old Bunn Road at Barrington Run Boulevard
- US 264 Eastbound Ramps at NC 97
- US 264 Westbound Ramps at NC 97
- NC 97 at Old Bunn Road

Additionally, the following locations were counted during the morning (7:00-9:00 AM) and evening (4:00-6:00 PM) periods on Thursday, June 5, 2024 by National Data & Surveying Services:

- Old Bunn Road at Parks Village Road
- NC 97 at NC 39
- NC 39 at Old Bunn Road

It should be noted that traditional calendar schools were in session when the counts were performed. The count data is categorized by cars, heavy trucks, bicycles, and pedestrians.

Traffic counts were not balanced due to the low volume roads and distances between study intersections.

The 2024 existing AM and PM peak hour volumes are shown in Figure 6. Raw count data for these locations as well as all traffic volume calculations are included in the appendix.

5.2 APPROVED DEVELOPMENT TRAFFIC

There are two (2) approved developments within the study area. Those are, Barrington Residential and Woodland Crossing.

5.2.1 Barrington Residential

Barrington Residential is to be built west of the proposed development along Old Bunn Road. The development is currently under-construction and at full build-out is expected to consist of 274 single-family homes, 92 duplex units, and 471 townhomes per the Traffic Impact Analysis performed for the development (dated September 26, 2016). A copy of the report is included in the appendix.

5.2.2 Woodland Crossing

This residential development consists of 45 single-family homes along Old Bunn Road to the west of the proposed development. A traffic analysis document was not provided for this study; therefore, for the purposes of this analysis, the trip generation values shown in Table 4 below were used.



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Traffic Volumes
November 7, 2024

Table 4: Approved Development Trip Generation – Woodland Crossing

Land Use	ITE LUC	Size	AM Peak Hour Trips			PM Peak Hour Trips		
			Total	Enter	Exit	Total	Enter	Exit
Single Family Homes	210	45 d.u.	36	9	27	47	30	17

The site trip volumes for this development were assigned to the network using the same trip distribution discussed in section 4.0.

5.3 BACKGROUND TRAFFIC GROWTH

Background traffic growth is the increase in traffic volumes due to usage increase and non-specific growth throughout the area. The 2024 existing volumes were grown by a 1 percent annual rate to estimate 2028 volumes. The growth in vehicles as a result of this background growth in 2028 for the AM and PM peak hours are shown in Figure 7 and Figure 8; respectively.

5.4 NO-BUILD TRAFFIC VOLUMES

Approved development traffic volumes were added to the background traffic to determine the 2028 no-build traffic volumes. The 2028 no-build traffic volumes for the AM and PM peak hours are shown in Figure 7 and Figure 8 respectively.

5.5 TOTAL BUILD TRAFFIC

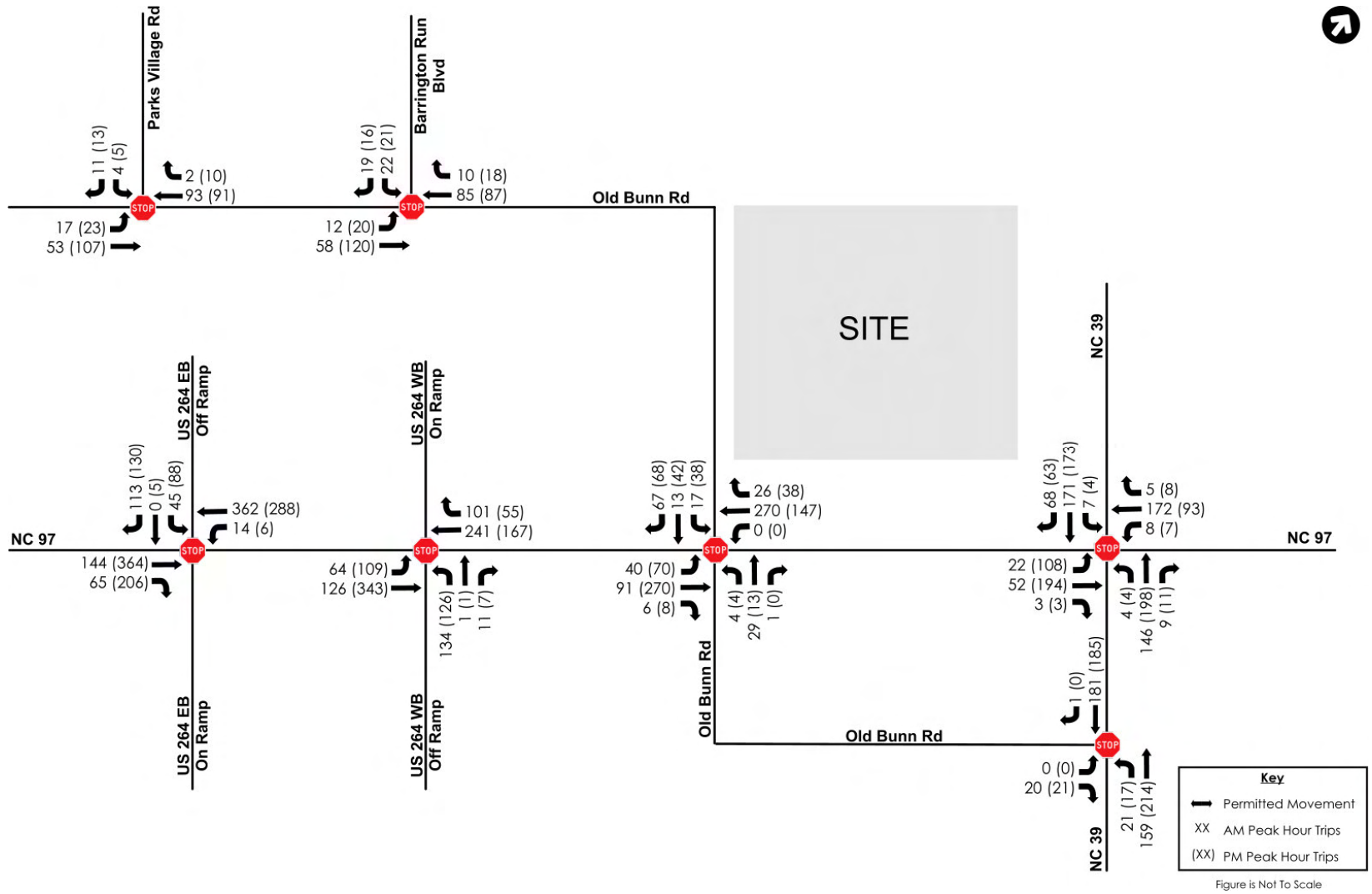
The 2028 build traffic volumes include the 2028 no-build traffic and the proposed development traffic. A discussion of the site trip distribution and assignment is provided in Section 4.0. The site trip distribution and volumes are shown in Figure 4 and Figure 5, respectively. The 2028 peak hour build AM and PM volumes are shown in Figure 9 and Figure 10, respectively.



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Traffic Volumes
November 7, 2024

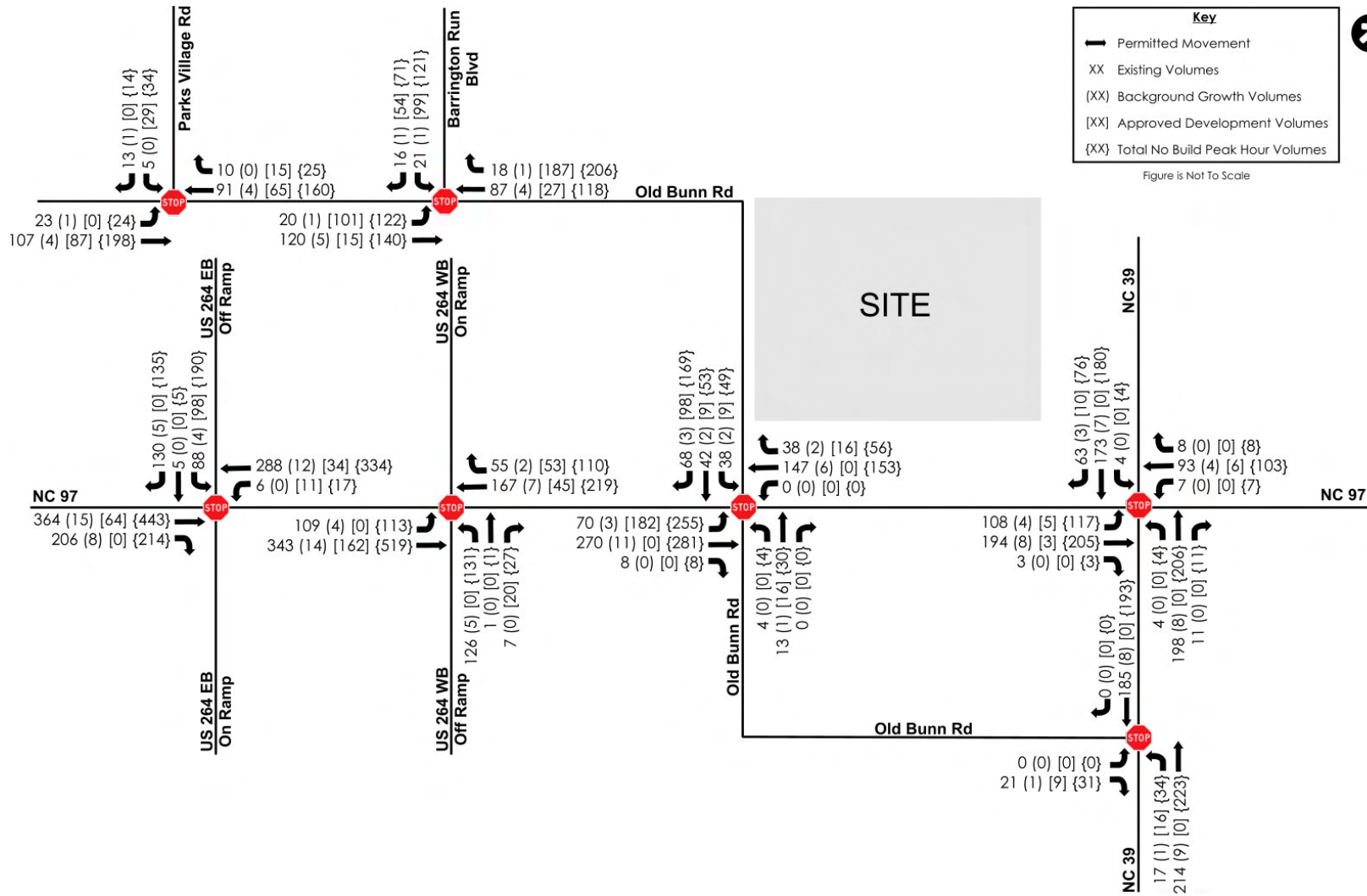
Figure 6: 2024 Existing Traffic Volumes



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Traffic Volumes
November 7, 2024

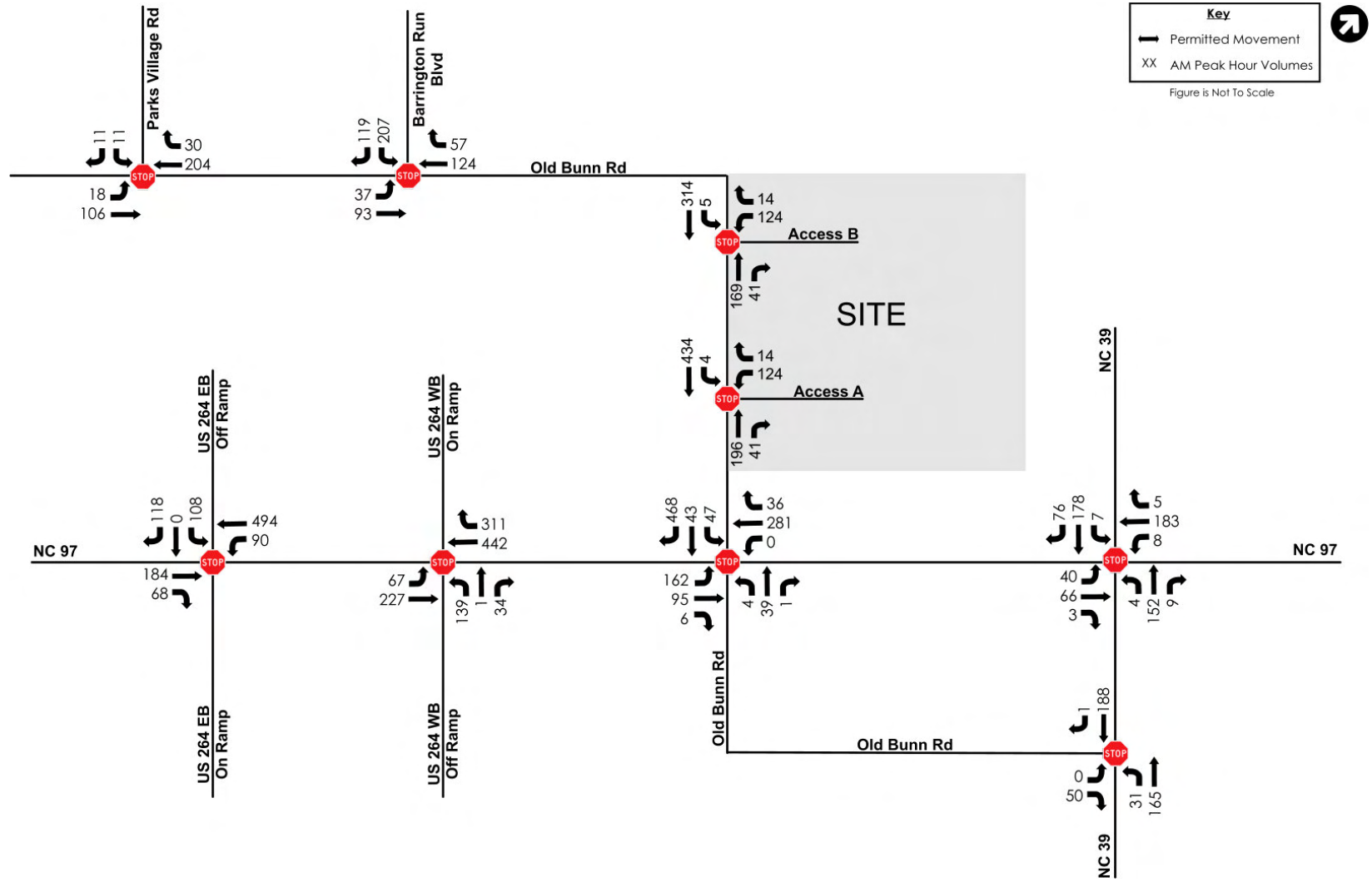
Figure 8: 2028 No-Build PM Volumes



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Traffic Volumes
November 7, 2024

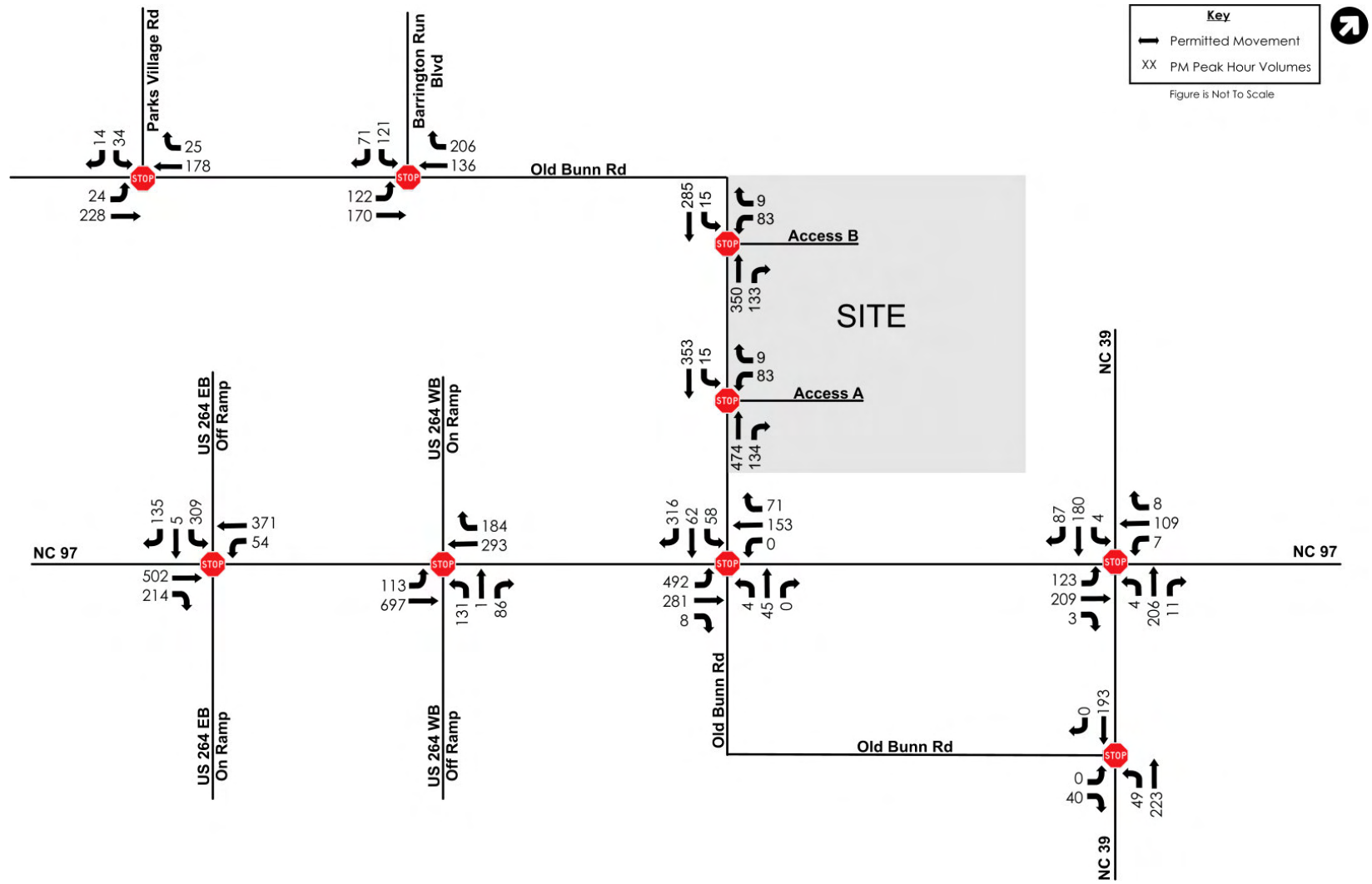
Figure 9: 2028 Build AM Volumes



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Traffic Volumes
November 7, 2024

Figure 10: 2028 Build PM Volumes



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Capacity Analysis
November 7, 2024

6.0 CAPACITY ANALYSIS

Capacity analyses were performed for the roadway network in the study area. The traffic analysis program Synchro, Version 11, was used to analyze all signalized and stop-controlled. The program analyzes intersections according to methods put forth by the Transportation Research Board’s Highway Capacity Manual⁶ (HCM). The HCM defines capacity as the “maximum rate or flow at which persons or vehicles can be reasonably expected to traverse a point or uniform section of a line or roadway during a specified time period under prevailing roadway, traffic, and control conditions, usually expressed as vehicles per lane per hour.”

Level of service (LOS) is a term used to describe different traffic conditions and is defined as a “qualitative measure describing operational conditions within a traffic stream, and their perception by motorists or passengers.” LOS varies from Level A, representing free flow, to Level F where traffic breakdown conditions are evident. At an unsignalized intersection, the primary traffic on the main roadway is virtually uninterrupted. Therefore, the overall delay for the intersection is usually less than what is calculated for the minor street movements. The overall intersection delay and the delay for the intersections’ minor movement(s) are reported in the summary tables of this report. Generally, LOS D is acceptable for signalized intersections in suburban areas during peak periods. For unsignalized intersections, it is not uncommon for some of the minor street movements or approaches to be operating at LOS F during peak hour conditions and that is not necessarily indicative of an area that requires improvements.

Capacity analyses were completed under NCDOT Congestion Management Capacity Analysis Guidelines⁷ and the Policy on Street and Driveway Access to North Carolina Highways⁸. Table 5 presents the criteria of each LOS indicated in the HCM.

Table 5: Level of Service Criteria

Level of Service (LOS)	Signalized Intersection Control Delay (seconds / vehicle)	Unsignalized Intersection Control Delay (seconds / vehicle)
A	≤ 10	≤ 10
B	> 10 and ≤ 20	> 10 and ≤ 15
C	> 20 and ≤ 35	> 15 and ≤ 25
D	> 35 and ≤ 55	> 25 and ≤ 35
E	> 55 and ≤ 80	> 35 and ≤ 50
F	> 80	> 50

Peak hour factors for all analysis scenarios were set to 0.9. All heavy vehicle percentages for all analysis scenarios were set to 2%. Any calculated volume of zero (0), one (1), two (2), or three (3) vehicles per hour was increased to four (4) vehicles per hour per NCDOT Congestion Management Capacity Analysis Guidelines⁷.

All synchro files and detailed printouts can be found in the appendix. A summary of the results of the analyses is provided in the following sub-sections.










OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Capacity Analysis
November 7, 2024

6.1 EXISTING CAPACITY ANALYSIS (2024)

In the base year of 2024, under the existing geometric conditions, all study intersections and approaches operate at LOS D or better in both the AM and PM peak hours. Additionally, no significant queues were observed in the model. The results from the 2024 existing analysis are shown in Table 6.

Table 6: 2024 Existing Analysis Results

Intersection	Approach	Lane Group	Delay (sec./veh.)		Level of Service (LOS)		95 th % Queue (feet)		Max. Obs. Queue (feet)	
			AM	PM	AM	PM	AM	PM	AM	PM
 Old Bunn Road at Parks Village Road	EB	L	7.5	7.5	A	A	0	2.5	26	20
	SB	L	9.6	10.2	A	B	0	0	24	24
		R	8.9	8.9	A	A	0	0	31	34
 Old Bunn Road at Barrington Run Boulevard	EB	L	7.5	7.5	A	A	0	0	26	26
	SB	L	9.8	10.3	A	B	2.5	2.5	55	32
		R	9.0	8.9	A	A	2.5	2.5	51	42
 US 264 EB Ramps at NC 97	WB	LT	7.8	8.8	A	A	0	0	40	44
	SB	LT	15.3	21.0	C	C	12.5	32.5	86	90
		R	11.9	11.2	B	B	17.5	17.5	0	0
 US 264 WB Ramps at NC 97	EB	L	8.4	8.0	A	A	5	7.5	59	44
	NB	LT	17.9	27.4	C	D	40	60	83	102
		R	9.0	10.5	A	B	0	0	0	0
 NC 97 at Old Bunn Road	EB	LTR	8.3	7.8	A	A	2.5	5	37	22
	WB	LTR	7.4	7.9	A	A	0	0	5	0
	NB	LTR	14.0	15.7	B	C	7.5	5	58	38
	SB	LTR	12.5	16.4	B	C	17.5	37.5	76	110
 NC 97 at NC 39	Overall		10.1	13.1	B	B				
	EB	LTR	9.2	15.1	A	C	10	80	68	124
	WB	LTR	10.3	10.5	B	B	30	17.5	72	72
	NB	LTR	10.5	12.2	B	B	40	42.5	84	96
	SB	LTR	9.7	12.5	A	B	25	50	96	108
 NC 39 at Old Bunn Road	EB	LR	9.9	9.9	A	A	2.5	2.5	49	39
	NB	LT	7.7	7.7	A	A	2.5	0	33	30



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Capacity Analysis
November 7, 2024

6.2 NO-BUILD CAPACITY ANALYSIS (2028)








In 2028, under the geometric conditions discussed in section 2.3, all study intersections and approaches are expected to operate at LOS D or better in both the AM and PM peak hours; with four exceptions. The results from the 2028 no-build analysis are shown in Table 7. The following lane groups operate at LOS F in the PM peak hour:

- Southbound shared left / through movement at the intersection of US 264 EB Ramps at NC 97
- Northbound shared left / through movement at the intersection of US 264 WB Ramps at NC 97
- Southbound shared left / through / right movement at the intersection of NC 97 at Old Bunn Road

One lane group was found to operate at LOS E in the PM peak hour:

- Northbound shared left / through / right movement at the intersection of NC 97 at Old Bunn Road

Table 7: 2028 No-Build Analysis Results

Intersection	Approach	Lane Group	Delay (sec./veh.)		Level of Service (LOS)		95 th % Queue (feet)		Max. Obs. Queue (feet)	
			AM	PM	AM	PM	AM	PM	AM	PM
 Old Bunn Road at Parks Village Road	EB	L	7.8	7.7	A	A	0	2.5	29	28
		SB	L	10.7	12.0	B	B	2.5	5	26
	R		9.4	9.3	A	A	0	2.5	35	37
 Old Bunn Road at Barrington Run Boulevard	EB	L	7.7	8.4	A	A	2.5	10	39	66
		SB	L	13.4	16.9	B	C	40	32.5	114
	R		9.6	9.3	A	A	12.5	7.5	96	66
 US 264 EB Ramps at NC 97	WB	LT	7.9	9.2	A	A	2.5	2.5	54	66
		SB	LT	20.4	66.2	C	F	27.5	172.5	108
	R		13.1	11.9	B	B	22.5	20	0	19
 US 264 WB Ramps at NC 97	EB	L	9.2	8.4	A	A	7.5	10	65	48
		NB	LT	27.4	64.4	D	F	67.5	127.5	110
	R		9.3	12.4	A	B	2.5	10	0	0
 NC 97 at Old Bunn Road	EB	LTR	8.5	8.4	A	A	7.5	20	59	98
		WB	LTR	7.4	7.9	A	A	0	0	0
	NB		LTR	18.3	40.4	C	E	12.5	30	65
		SB	LTR	20.4	105.1	C	F	100	287.5	194
 NC 97 at NC 39	Overall		10.6	14.3	B	B				
	EB	LTR	9.7	16.9	A	C	15	95	73	111
		WB	LTR	10.8	11.1	B	B	35	22.5	87
	NB		LTR	10.1	13.0	B	B	27.5	47.5	84
		SB	LTR	11.1	13.6	B	B	47.5	60	87
 NC 39 at Old Bunn Road	EB	LR	9.9	10.0	A	B	2.5	5	58	52
		NB	LT	7.7	7.7	A	A	5	2.5	25



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Capacity Analysis
November 7, 2024

6.3 BUILD CAPACITY ANALYSIS (2028)

As part of the 2028 build analysis, two (2) access points to the proposed development were added to the network. These are detailed in Section 2.2. In 2028, with the proposed development in place, all study intersections and approaches are expected to operate at LOS D or better in both the AM and PM peak hours; with four exceptions. The results from the 2028 Build analysis are shown in Table 8. The following lane groups operate at LOS F in either the AM or PM peak hour:

- Southbound shared left / through movement at the intersection of US 264 EB Ramps at NC 97
- Northbound shared left / through movement at the intersection of US 264 WB Ramps at NC 97
- Northbound shared left / through / right movement at the intersection of NC 97 at Old Bunn Road
- Southbound shared left / through / right movement at the intersection of NC 97 at Old Bunn Road



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Capacity Analysis
November 7, 2024

Table 8: 2028 Build Analysis Results

	Intersection	Approach	Lane Group	Delay (sec./veh.)		Level of Service (LOS)		95 th % Queue (feet)		Max. Obs. Queue (feet)	
				AM	PM	AM	PM	AM	PM	AM	PM
STOP	Old Bunn Road at Parks Village Road	EB	L	7.9	7.8	A	A	0	2.5	36	28
		SB	L	11.0	12.5	B	B	2.5	5	25	45
				R	9.6	9.4	A	A	0	2.5	40
STOP	Old Bunn Road at Barrington Run Boulevard	EB	L	7.8	8.5	A	A	2.5	10	50	199
		SB	L	14.1	18.3	B	C	42.5	35	124	144
				R	9.8	9.5	A	A	12.5	7.5	116
STOP	US 264 EB Ramps at NC 97	WB	LT	8.1	9.7	A	A	7.5	5	78	63
		SB	LT	40.8	#	E	F	77.5	645	158	489
				R	14	12.3	B	B	25	22.5	52
STOP	US 264 WB Ramps at NC 97	EB	L	10.3	8.9	B	A	7.5	10	74	48
		NB	LT	53.8	211.4	F	F	117.5	230	122	173
				R	9.8	16.9	A	C	5	22.5	0
STOP	NC 97 at Old Bunn Road	EB	LTR	8.9	9.7	A	A	15	53	90	222
		WB	LTR	7.4	7.9	A	A	0	0	3	7
		NB	LTR	35.3	#	E	F	30	*	87	228
		SB	LTR	123.6	#	F	F	552.5	*	516	517
STOP	NC 97 at NC 39	Overall		10.3	15.2	B	C				
		EB	LTR	9.9	18.3	A	C	17.5	107.5	67	118
		WB	LTR	11.0	11.5	B	B	35	25	82	77
		NB	LTR	10.3	13.5	B	B	27.5	52.5	100	104
		SB	LTR	11.3	14.5	B	B	47.5	67.5	107	120
STOP	NC 39 at Old Bunn Road	EB	LR	10.0	10.0	B	B	5	5	58	43
		NB	LT	7.8	7.8	A	A	2.5	2.5	41	41
STOP	Old Bunn Road at Site Access A	EB	LT	7.8	9.0	A	A	0	2.5	446	554
		SB	LR	19.0	26.7	C	D	42.5	42.5	619	1057
STOP	Old Bunn Road at Site Access B	EB	LT	7.7	8.5	A	A	0	0	111	2171
		SB	LR	15.4	19.2	C	C	32.5	30	160	992

delay exceeding 400 seconds per vehicle was noted on the lane group
* excessive queueing noted



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Capacity Analysis
November 7, 2024

6.4 BUILD WITH IMPROVEMENTS CAPACITY ANALYSIS (2028)

Based on the findings of this study, specific improvements have been identified and should be completed as part of the proposed development. The recommendations are illustrated in Figure 11. The results of the analysis containing the recommended improvements are shown in Table 9.

US 264 EB Ramps at NC 97

- Monitor the intersection for the installation of a traffic signal. If a signal is found to be warranted before full build-out of the proposed development, it is recommended that the cost of the signal be pro-rata across all known development projects impacting the intersection.

US 264 WB Ramps at NC 97

- Monitor the intersection for the installation of a traffic signal. If a signal is found to be warranted before full build-out of the proposed development, it is recommended that the cost of the signal be pro-rata across all known development projects impacting the intersection.

NC 97 at Old Bunn Road

- Construct an exclusive southbound right-turn lane with 350 feet of full-width storage and appropriate taper
- Construct an exclusive eastbound left-turn lane with 450 feet of full-width storage and appropriate taper
- Install a traffic signal at the intersection

NC 97 at NC 39

- No improvements are recommended at this intersection

NC 39 at Old Bunn Road

- No improvements are recommended at this intersection

Old Bunn Road at Site Access A

- Construct Access A as a full-movement access point with one ingress lane and one egress lane
- Provide Access A with a minimum of 100 feet of internal stem length
- Construct an exclusive westbound right-turn lane with 50' of full-width storage and appropriate taper

Old Bunn Road at Site Access B

- Construct Access B as a full-movement access point with one ingress lane and one egress lane
- Provide Access B with a minimum of 100 feet of internal stem length
- Construct an exclusive westbound right-turn lane with 50' of full-width storage and appropriate taper

6.4.1 Build with Improvements Analysis Results






The results of the capacity analysis with the recommended improvements in-place are shown in Table 9. For simplicity, the table only shows study intersections where improvements have been recommended.



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Capacity Analysis
November 7, 2024

Table 9: 2028 Build with Improvements Analysis Results

Intersection	Approach	Lane Group	Delay (sec./veh.)		Level of Service (LOS)		95 th % Queue (feet)		Max. Obs. Queue (feet)		
			AM	PM	AM	PM	AM	PM	AM	PM	
	US 264 EB Ramps at NC 97	Overall	10.3	14.5	B	B					
		EB	T	5.8	12.5	A	B	63	220	110	183
			R	5.6	9.4	A	A	27	88	74	135
		WB	LT	7.0	10.4	A	B	146	129	249	281
		SB	LT	23.7	25.4	C	C	74	178	155	215
			R	23.5	17.8	C	B	77	79	82	153
	US 264 WB Ramps at NC 97	Overall	8.9	9.3	A	A					
		EB	L	5.2	4.8	A	A	32	33	104	102
			T	4.9	8.0	A	A	79	250	92	232
		WB	T	7.4	6.2	A	A	162	98	154	118
			R	7.0	6.2	A	A	114	65	137	104
		NB	LT	23.3	23.3	C	C	89	85	124	156
			R	18.4	21.1	B	C	29	59	19	30
	NC 97 at Old Bunn Road	Overall	21.2	23.8	C	C					
		EB	L	26.3	35.8	C	D	143	466	173	323
			TR	4.5	5.6	A	A	34	101	82	151
		WB	LTR	26.0	34.3	C	C	242	206	195	197
		NB	LTR	28.0	30.0	C	C	54	59	85	82
		SB	LT	31.1	36.4	C	D	94	120	107	128
			R	17.3	8.3	B	A	310	129	286	156
	Old Bunn Road at Site Access A	EB	L	7.8	9.0	A	A	0	2.5	16	92
		SB	LR	18.4	23.6	C	C	40	37.5	94	78
	Old Bunn Road at Site Access B	EB	L	7.7	8.5	A	A	0	0	13	55
		SB	LR	14.9	17.4	B	C	30	25	82	66

With the recommended improvements in place, all study intersections are expected to operate at LOS D or better. Furthermore, the installation of a signal and turn lanes at the intersections of NC 97 at Old Bunn Road significantly reduces the queuing observed when compared to the build without improvements scenario.

Additionally, the installation of a traffic signal at the US 264 eastbound and westbound ramps at NC 97 are also shown to reduce approach delays and have the intersection operate at an acceptable level of service. These signals are not anticipated to be needed for acceptable operations during the initial phases of development as the intersections operate at LOS F in the PM peak hour but LOS C and D in the AM peak hour under 2028 no-build traffic conditions. During peak hours, it is not uncommon for unsignalized side street approaches to operate with high delays. The traffic on the main line of NC 97 operates without delay resulting in minimal delay overall at the intersection. In-order to merit the installation of a traffic signal, the Manual on Uniform Traffic Control Devices (MUTCD) establishes nine warrants for the installation of a traffic signal. Three of these nine warrants involve traffic



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Capacity Analysis
November 7, 2024

volumes at the intersection that occur over eight, four, and one hour periods. Accordingly, it is recommended that the intersection be monitored to determine the necessity and appropriate time to install a traffic signal as approved by NCDOT.



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Recommendations
November 7, 2024

7.0 RECOMMENDATIONS

Based on the analysis and information presented herein, all study intersections are expected to operate with acceptable levels of service with the proposed development and recommended improvements in-place. The recommended improvements are described below and shown in Figure 11.

Old Bunn Road at Parks Village Road

- No improvements are recommended at this intersection

Old Bunn Road at Barrington Run Boulevard

- No improvements are recommended at this intersection

US 264 EB Ramps at NC 97

- Monitor the intersection for the installation of a traffic signal. If a signal is found to be warranted before full build-out of the proposed development, it is recommended that the cost of the signal be pro-rata across all known development projects impacting the intersection.

The installation of a traffic signal at the US 264 eastbound ramps at NC 97 are also shown to reduce approach delays and have the intersection operate at an acceptable level of service. These signals are not anticipated to be needed for acceptable operations during the initial phases of development as the intersections operate at LOS F in the PM peak hour but lower delays in the AM peak hour under 2028 no-build traffic conditions. During peak hours, it is not uncommon for unsignalized side street approaches to operate with high delays. The traffic on the main line of NC 97 operates without delay resulting in minimal delay overall at the intersection. In-order to merit the installation of a traffic signal, the Manual on Uniform Traffic Control Devices (MUTCD) establishes nine warrants for the installation of a traffic signal. Three of these nine warrants involve traffic volumes at the intersection that occur over eight, four, and one hour periods. Accordingly, it is recommended that the intersection be monitored to determine the necessity and appropriate time to install a traffic signal as approved by NCDOT.

US 264 WB Ramps at NC 97

- Monitor the intersection for the installation of a traffic signal. If a signal is found to be warranted before full build-out of the proposed development, it is recommended that the cost of the signal be pro-rata across all known development projects impacting the intersection.

The installation of a traffic signal at the US 264 westbound ramps at NC 97 are also shown to reduce approach delays and have the intersection operate at an acceptable level of service. These signals are not anticipated to be needed for acceptable operations during the initial phases of development as the intersections operate at LOS F in the PM peak hour but lower delays in the AM peak hour under 2028 no-build traffic conditions. During peak hours, it is not uncommon for unsignalized side street approaches to operate with high delays. The traffic on the main line of NC 97 operates without delay resulting in minimal delay overall at the intersection. In-order to merit the installation of a traffic signal, the Manual on Uniform Traffic Control Devices (MUTCD) establishes nine warrants for the installation



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Recommendations
November 7, 2024

of a traffic signal. Three of these nine warrants involve traffic volumes at the intersection that occur over eight, four, and one hour periods. Accordingly, it is recommended that the intersection be monitored to determine the necessity and appropriate time to install a traffic signal as approved by NCDOT.

NC 97 at Old Bunn Road

- Construct an exclusive southbound right-turn lane with 350 feet of full-width storage and appropriate taper
- Construct an exclusive eastbound left-turn lane with 450 feet of full-width storage and appropriate taper
- Install a traffic signal at the intersection

NC 97 at NC 39

- No improvements are recommended at this intersection

NC 39 at Old Bunn Road

- No improvements are recommended at this intersection

Old Bunn Road at Site Access A

- Construct Access A as a full-movement access point with one ingress lane and one egress lane
- Provide Access A with a minimum of 100 feet of internal stem length
- Construct an exclusive westbound right-turn lane with 50' of full-width storage and appropriate taper

Old Bunn Road at Site Access B

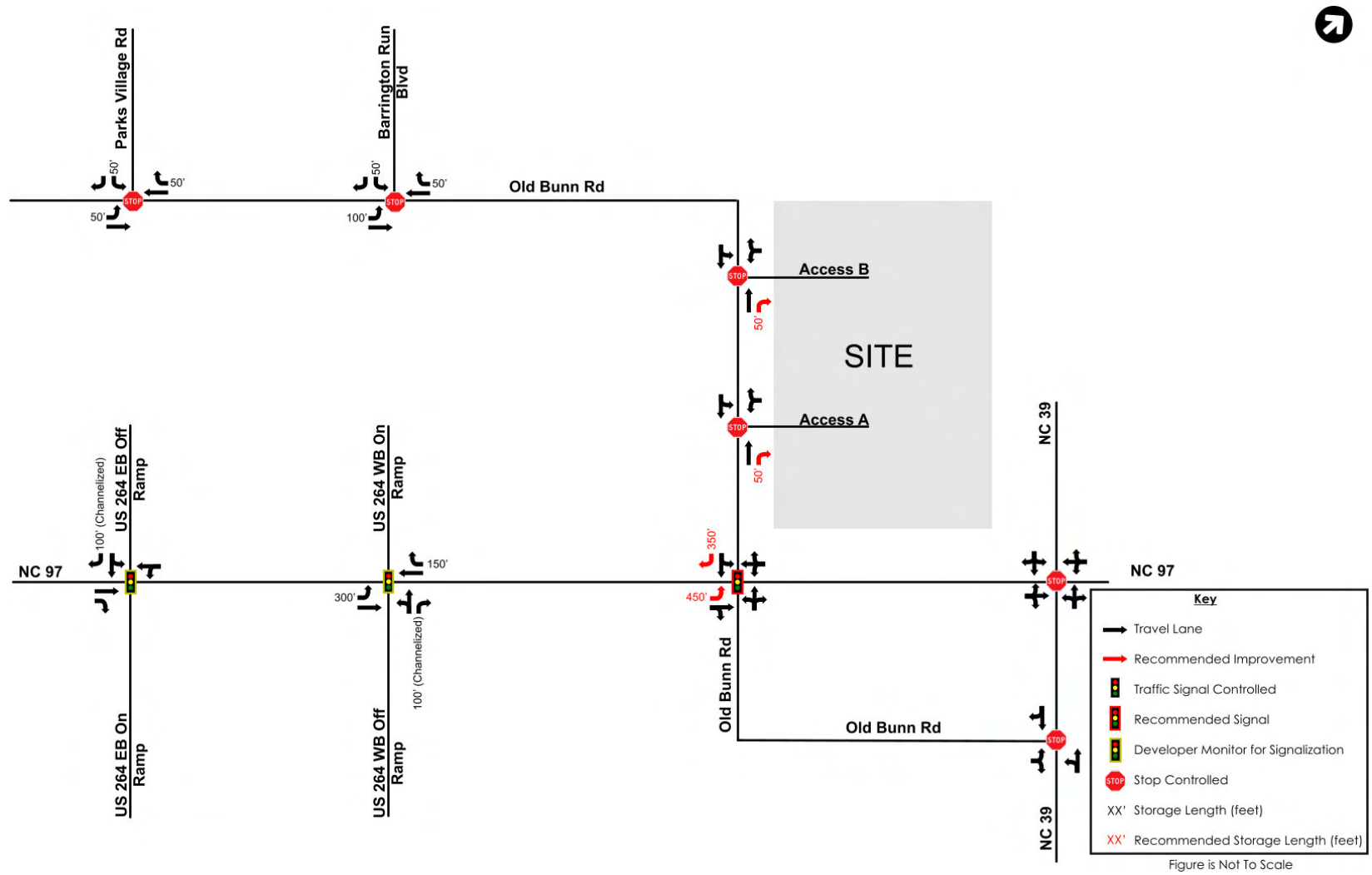
- Construct Access B as a full-movement access point with one ingress lane and one egress lane
- Provide Access B with a minimum of 100 feet of internal stem length
- Construct an exclusive westbound right-turn lane with 50' of full-width storage and appropriate taper



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Recommendations
November 7, 2024

Figure 11: Recommended Improvements



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

References

November 7, 2024

8.0 REFERENCES

¹ NCDOT Functional Class, *NCDOT*, October 2019

<http://ncdot.maps.arcgis.com/home/webmap/viewer.html?layers=029a9a9fe26e43d687d30cd3c08b1792>

² NCDOT AADT Web Map, *NCDOT*, February 2020

<http://ncdot.maps.arcgis.com/home/webmap/viewer.html?webmap=b7a26d6d8abd419f8c27f58a607b25a1>

³ NCDOT State Maintained Network Map, *NCDOT*, October 2019

<http://ncdot.maps.arcgis.com/home/webmap/viewer.html?webmap=5d3ad78971714a30be7ff97fd580e4d5>

⁴ Trip Generation Manual, 11th Edition, *Institute of Transportation Engineers*, September 2021

⁵ NCDOT Congestion Management Rate vs. Equation Spreadsheet, *NCDOT*, July 2022

<https://connect.ncdot.gov/resources/safety/Congestion%20Mngmt%20and%20Signing/DRAFT%20-%20Trip%20Generation%20Rate%20Eqn.xlsm>

⁶ Highway Capacity Manual 6th Edition: A Guide for Multimodal Mobility Analysis, *Transportation Research Board*, 2016

⁷ NCDOT Congestion Management Capacity Analysis Guidelines, *NCDOT*, July 2015

<https://connect.ncdot.gov/resources/safety/Congestion%20Mngmt%20and%20Signing/Congestion%20Management/Capacity%20Analysis%20Guidelines.pdf>

⁸ Policy on Street and Driveway Access to North Carolina Highways, *NCDOT*, July 2003



OLD BUNN ROAD SUBDIVISION TRAFFIC IMPACT ANALYSIS

Appendix
November 7, 2024

9.0 APPENDIX

A link containing all relevant files is electronically sent with this report:

- NCDOT Scoping Checklist
- Site Plan
- Raw Traffic Count Data
- Approved Development Information
- Traffic Volume Calculations
- Synchro Files
- Synchro / SimTraffic Reports





STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J.R. "JOEY" HOPKINS
SECRETARY

December 10, 2024

Old Bunn Road Subdivision

Traffic Impact Analysis Review Report

Congestion Management Section

TIA Project: SC-2024-220
Division: 5
County: Wake



Clarence B. Bunting, P.E. Regional Engineer
Trevor S. Darnell, Project Design Engineer

Old Bunn Road Subdivision

SC-2024-220	Zebulon	Wake County
-------------	---------	-------------

Per your request, the Congestion Management Section (CMS) of the Transportation Mobility and Safety Division has completed a review of the subject site. The comments and recommendations contained in this review are based on data for background conditions presented in the Traffic Impact Analysis (TIA) and are subject to the approval of the local District Engineer's Office and appropriate local authorities.

Date Initially Received by CMS	11/07/24	Date of Site Plan	N/A
Date of Complete Information	11/07/24	Date of Sealed TIA	11/07/24

Proposed Development

The TIA assumes the development is completed by 2028 and consists of the following:

Land Use	Land Use Code	Size
Single-Family Detached Housing	210	357 d.u.
Single-Family Attached Housing	215	260 d.u.

Trip Generation - Unadjusted Volumes During a Typical Weekday

	IN	OUT	TOTAL
AM Peak Hour	91	276	367
PM Peak Hour	297	184	481
Daily Trips			5,185

General Reference

For reference to various documents applicable to this review please reference the following link: <https://connect.ncdot.gov/resources/safety/Pages/Congestion-Management.aspx>

Once the driveway permit has been approved and issued, a copy of the final driveway permit requirements should be forwarded to this office. If we can provide further assistance, please contact the Congestion Management Section.

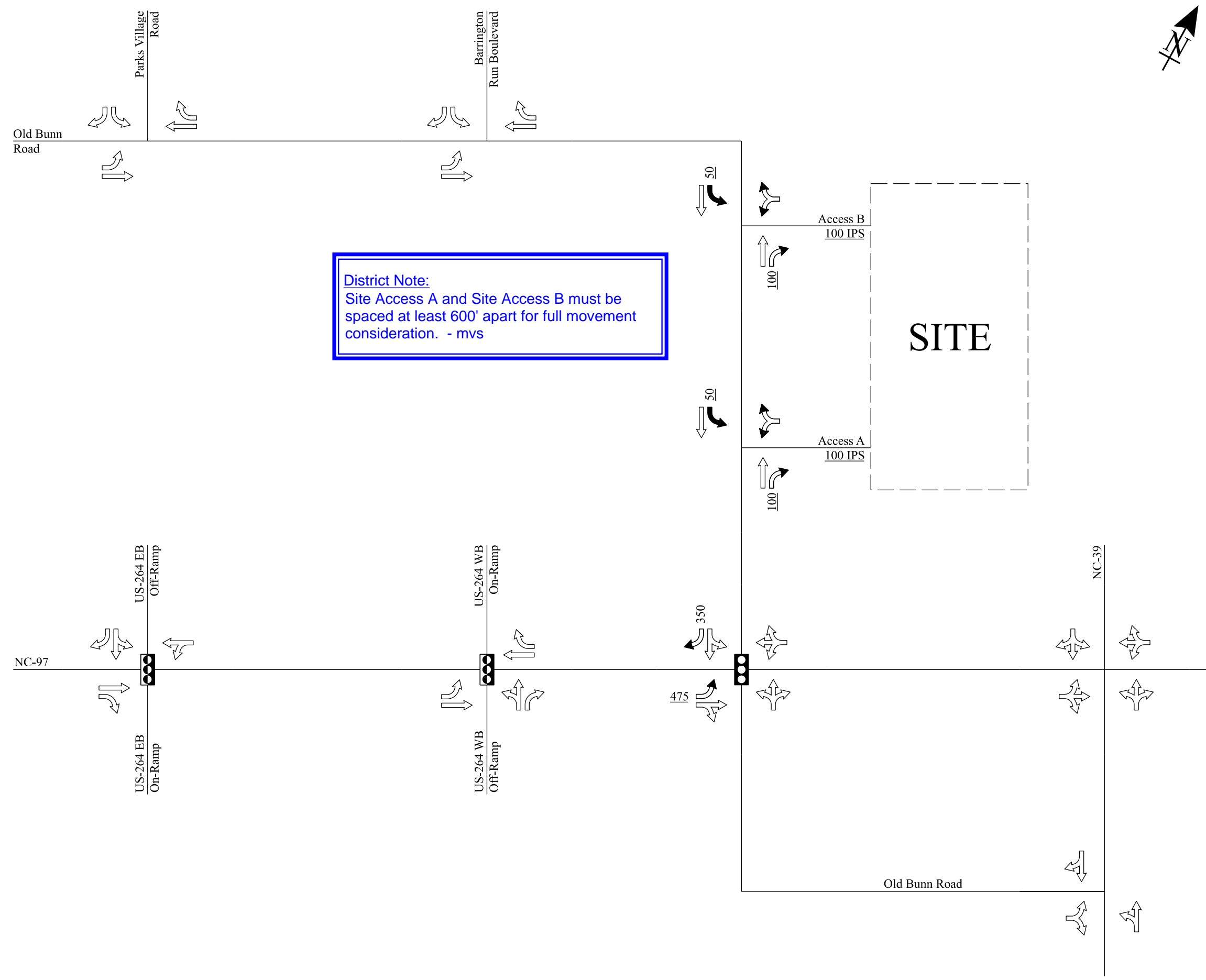
Access A

The proposed Access A is in close proximity to the NC-97 / Old Bunn Road intersection. If operational issues develop, access may need to be restricted.

Signalization

We defer to the District Engineer, the Division Traffic Engineer, and the Regional Traffic Engineer for final decisions regarding signalization.

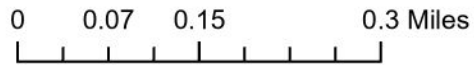
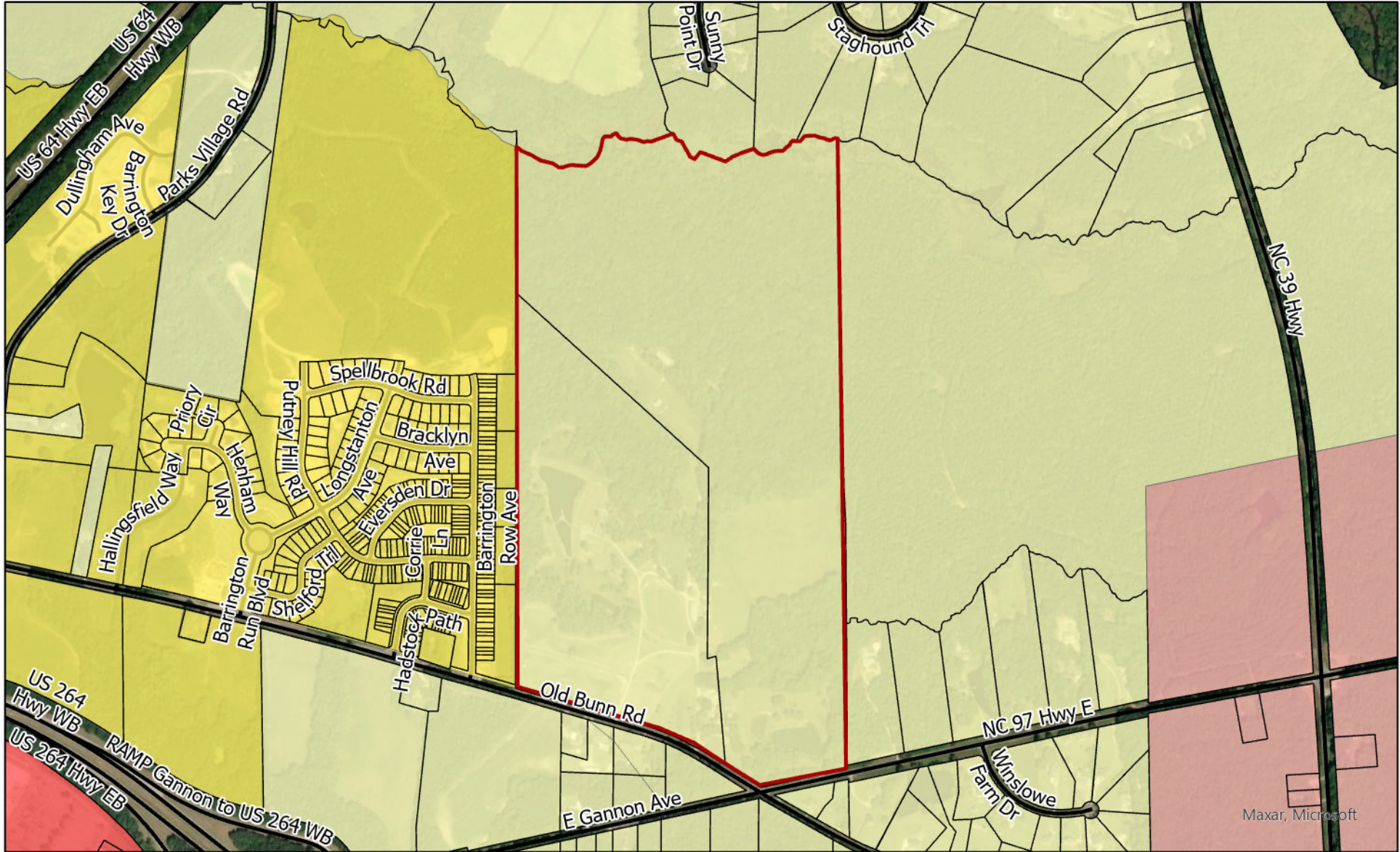
Old Bunn Road
Subdivision
SC-2024-220



District Note:
Site Access A and Site Access B must be spaced at least 600' apart for full movement consideration. - mvs

- Existing Laneage
- Recommended Laneage
- Laneage Built By Others
- NCDOT Recommendation
- Existing Signal
- Signal Proposed By Others
- Developer Proposed Signal
- Monitor for Signal
- XXX Storage
- XXX NCDOT Recommended Storage
- IPS Internal Protected Stem
- All Distances in Feet
- Drawing Not to Scale

Future Land Use Map

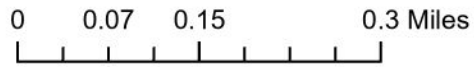
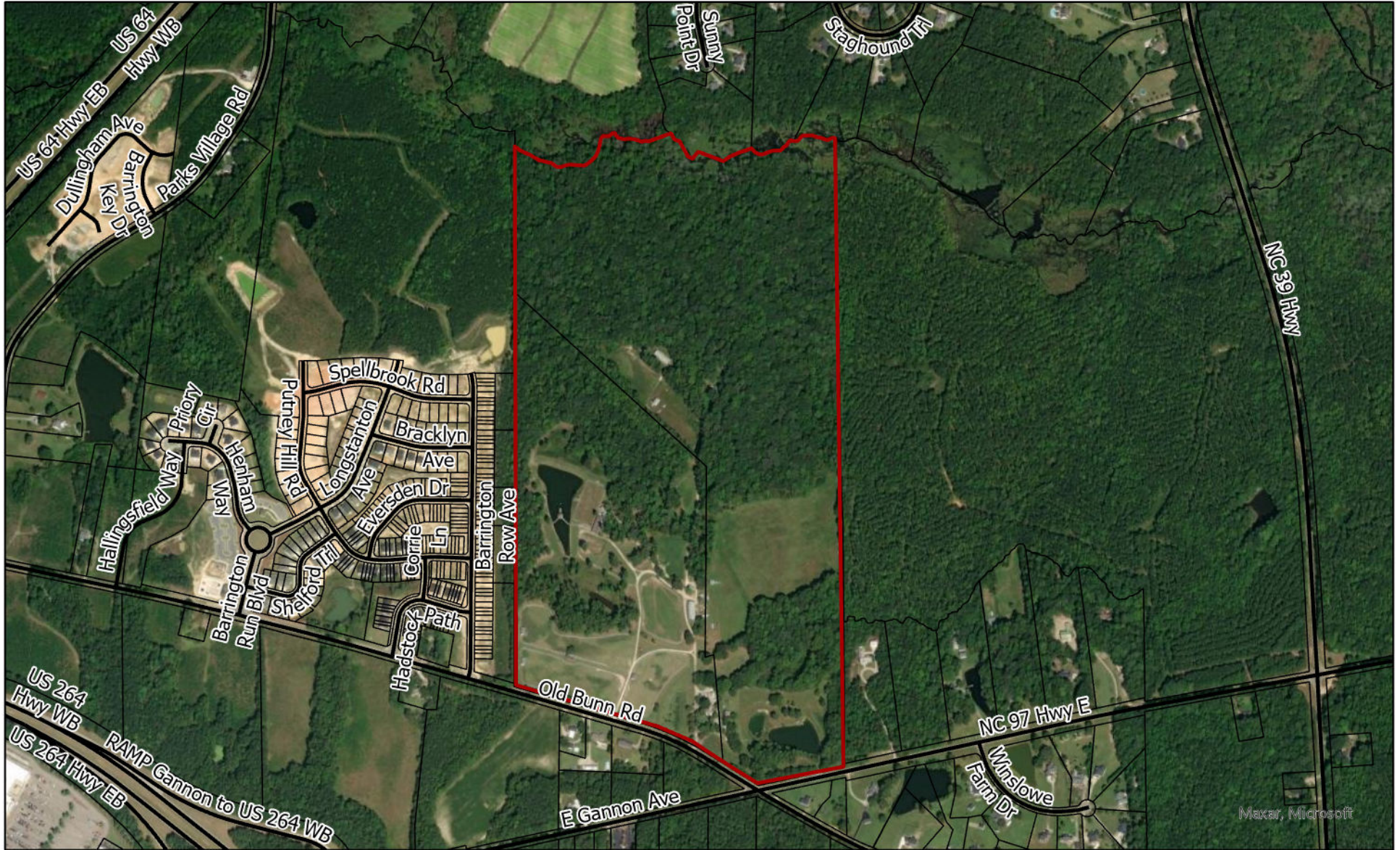


- Old Bunn Rd
- Streets
- Parcels

Legend

- | | |
|---------------------------|--------------------------|
| Zebulon_FutureLan | General Residential (GR) |
| Land Use/Character | Suburban Commercial (SC) |
| Suburban Residential (SR) | General Commercial (GC) |

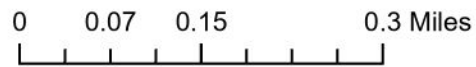
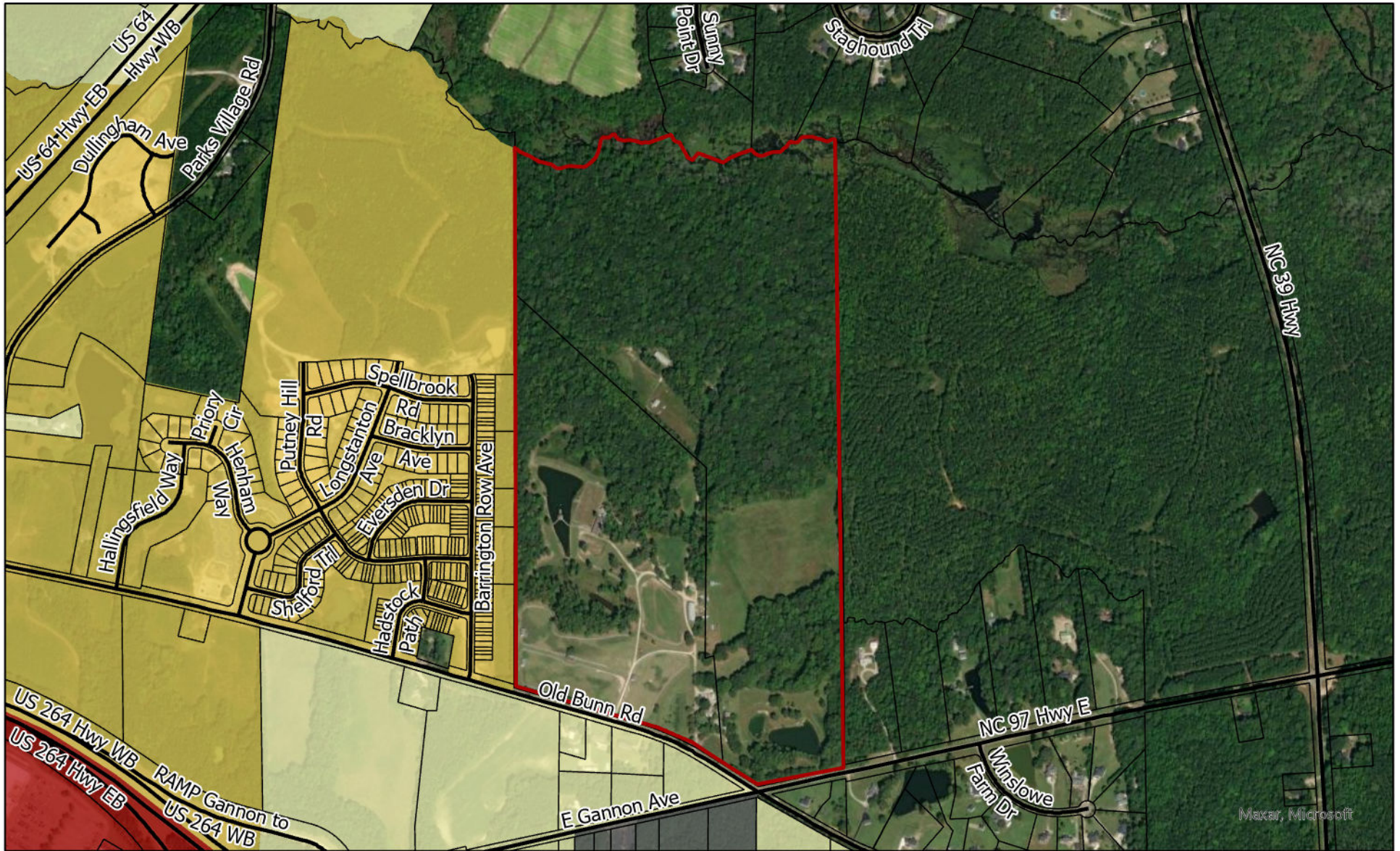
Aerial Map



Legend

-  Old Bunn Rd
-  Streets
-  Parcels

Zoning Map



- Old Bunn Rd
- Streets
- Parcels

Legend

- Zoning Districts**
- R-13 SUD, Residential Districts
 - R2, Residential Suburban
 - HC, Heavy Commercial
 - HI, Heavy Industrial

ZEBULON

NORTH CAROLINA

CASE # PD 2025-03 IDT# 1555968 – Old Bunn Road Subdivision

PROJECT ADDRESS 1915 Old Bunn Road & 1917 Old Bunn Road

PIN NUMBER: 2715290916, 2716215371

HEARING DATE: April 14, 2025

State of North Carolina

County of Wake

BEFORE ME, the undersigned Notary, CATHERINE G. WOODS on this 9th day of April 2025, personally appeared Catherine Farrell, known to me to be a credible person and of lawful age, who being by me first duly sworn, on her oath, deposes and says:

I Catherine Farrell, Interim Senior Planner for the Town of Zebulon, affirm that the following Public Notice Procedures have been completed in accordance with applicable North Carolina General Statute and Town of Zebulon Unified Development Ordinance Section 2.3.6 have been satisfied for the above referenced hearing.

- First Class Mailing Sent on **April 3, 2025** (see attached mailing list and copy of mailing)
- Advertisement in a Paper of General Circulation sent on March 31st, 2025 (Wake weekly, publication dates **4/4/2025 & 4/11/2025**)
- Posting Public Hearing Signage on Property on **4/3/2025** (pictures attached)
- Posted to Planning Department Website **4/3/2025**

Catherine Farrell

April 9, 2025

Catherine Farrell

Date

Subscribed and sworn to before me, this 9th day of April 2025.

[Notary Seal:]

Catherine G. Woods

[signature of Notary]

CATHERINE G. WOODS

[printed name of Notary]

NOTARY PUBLIC

My commission expires: 07-10, 2027.



Notice of Public Hearing

Notice is hereby given pursuant to the provisions of Article 2.3.6 of the Town of Zebulon Unified Development Ordinance that a public hearing will be held on **April 14, 2025, at 6:00 PM** at the **Zebulon Municipal Complex, 1003 N. Arendell Avenue**, and will be conducted by the Board of Commissioners and the Planning Board for the purpose of considering the following items:

IDT Project Number 1556960 – Planned Development 2025-02 – Zebulon Mixed Use (0, 1928 & 1938 Zebulon Rd)

PIN # 1796748489, 17968544029, 1796845839. A request by Spectrum Investment Solutions on behalf of property owner Martha B Stancil, for a rezoning to the Planned Development (PD) zoning district for a mixed-use development with retail and apartments.

IDT Project Number 1555968 – Planned Development 2025-03 – Old Bunn Rd (1915 & 1917 Old Bunn Rd)

PIN # 2715290916, 2716215371. A request by Eastwood Homes of Raleigh LLC on behalf of property owner C. Thomas Hendrickson & Jill D Hendrickson, for a rezoning to the Planned Development (PD) Zoning district for the development of 617 residential lots.

Public comments may be submitted to Planner II Catherine Farrell at cfarrell@townofzebulon.org no later than 12:00 Noon on the day of the hearing to be read into the record. Links will be provided along with the full application packet and documentation on the Planning Department web page at <https://www.townofzebulon.org/departments/planning/public-hearing-information> For questions or additional information, please contact us at (919) 823-1811.

Notificación de Audiencia Pública

Por la presente se notifica, de conformidad con las disposiciones del Artículo 2.3.6 de la Ordenanza de Desarrollo Unificado del Pueblo de Zebulon, que se celebrará una audiencia pública el **14 de abril de 2025, a las 6:00 PM** en el **Complejo Municipal de Zebulon, 1003 N. Arendell Avenue**, y será llevada a cabo por la Junta de Comisionados y la Junta de Planificación con el propósito de considerar los siguientes puntos:

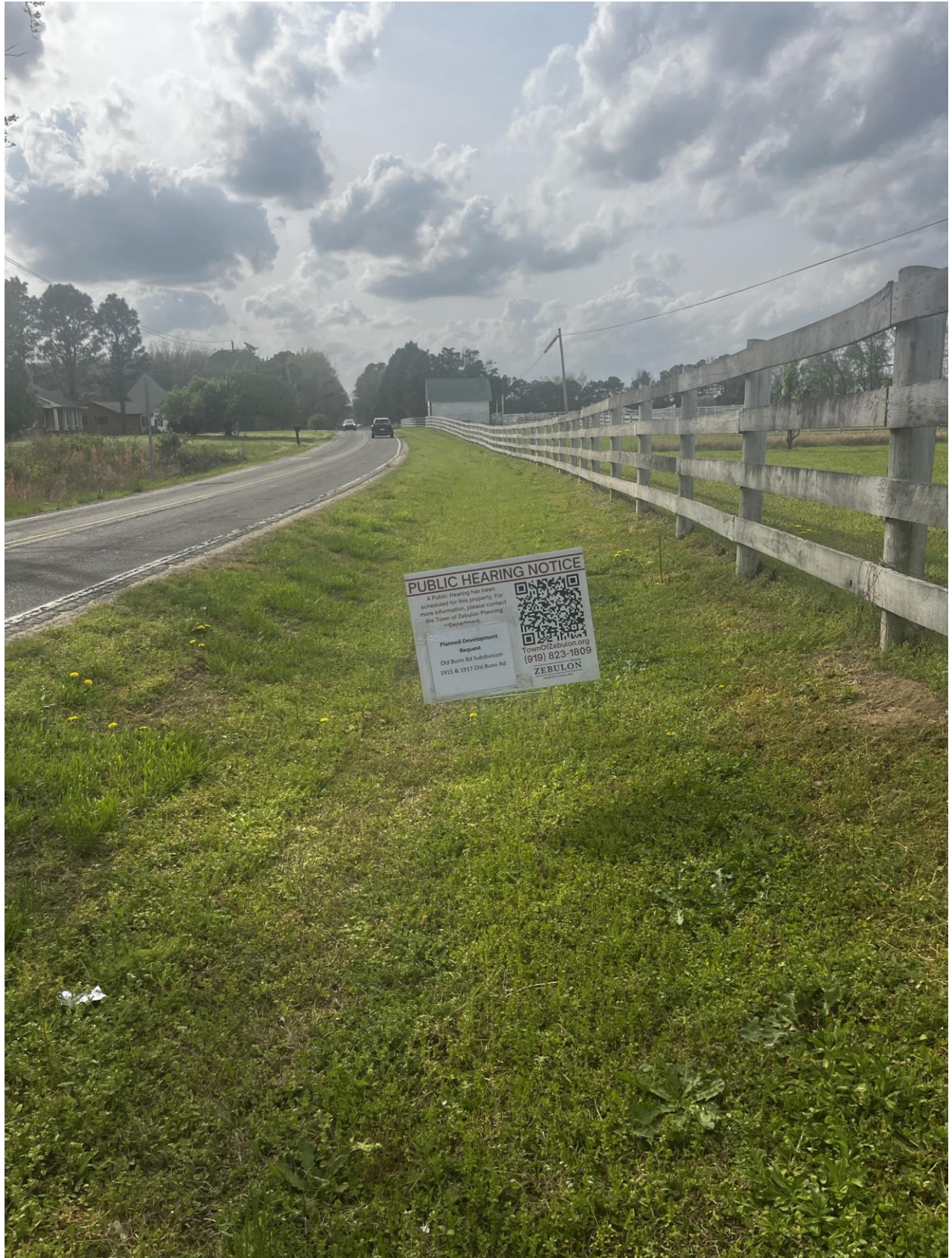
IDT Proyecto Número 1556960 - Desarrollo Planificado 2025-02 - Zebulon Uso Mixto (0, 1928 & 1938 Zebulon Rd)

PIN # 1796748489, 17968544029, 1796845839. Una solicitud de Spectrum Investment Solutions en nombre del dueño de la propiedad Martha B Stancil, para una recalificación al distrito de zonificación de Desarrollo Planeado (PD) para un desarrollo de uso mixto con tiendas y apartamentos.

IDT Proyecto Número 1555968 - Desarrollo Planificado 2025-03 - Old Bunn Rd (1915 & 1917 Old Bunn Rd)

PIN # 2715290916, 2716215371. Una solicitud de Eastwood Homes of Raleigh LLC en nombre del propietario C. Thomas Hendrickson & Jill D Hendrickson, para una recalificación al distrito de Zonificación de Desarrollo Planificado (PD) para el desarrollo de 617 lotes residenciales.

Los comentarios del público pueden presentarse al Planner II Catherine Farrell en cfarrell@townofzebulon.org no más tarde de las 12:00 del mediodía del día de la audiencia para ser leído en el expediente. Los enlaces se proporcionarán junto con el paquete de solicitud completa y la documentación en la página web del Departamento de Planificación en <https://www.townofzebulon.org/departments/planning/public-hearing-information>. Para preguntas o desea más información, póngase en contacto con nosotros en el (919) 823-1811.





PLANNING

- Code Enforcement
- Permitting Information
- Homeowners
- Professionals
- Submittal Deadlines
- Long Range Planning
- Documents
- Forms and Applications
- Interactive Development Map
- Public Hearing Information

Planning Office
919-823-1810

Matt Loyer
Planning Director
mloyer@townofzebulon.org

Cate Farrell
Planner II
cfarrell@townofzebulon.org
919-823-1811

Chris Medina
Planner I
cmedfrn@townofzebulon.org

View Published	Edit	Revisions
----------------	------	-----------

Home / Departments / Planning

PUBLIC HEARING INFORMATION

Notice of Public Hearing

Notice is hereby given pursuant to the provisions of Article 2.3.6 of the Town of Zebulon Unified Development Ordinance that a public hearing will be held on **April 14, 2025, at 6:00 PM** at the **Zebulon Municipal Complex, 1003 N. Arendell Avenue**, and will be conducted by the Board of Commissioners and the Planning Board for the purpose of considering the following items:

IDT Project Number 1556960 – Planned Development 2025-02 – Zebulon Mixed Use (0, 1928 & 1938 Zebulon Rd)

PIN # 1796748489, 17968544029, 1796845839 A request by Spectrum Investment Solutions on behalf of property owner Martha B Stancl, for a rezoning to the Planned Development (PD) zoning district for a mixed-use development with retail and apartments.

IDT Project Number 1555968 – Planned Development 2025-03 – Old Bunn Rd (1915 & 1917 Old Bunn Rd)

PIN # 2715290916, 2716215371 A request by Eastwood Homes of Raleigh LLC on behalf of property owner C. Thomas Hendrickson & Jill D Hendrickson, for a rezoning to the Planned Development (PD) Zoning district for the development of 617 residential lots.

Public comments may be submitted to Planner II Catherine Farrell at cfarrell@townofzebulon.org no later than 12:00 Noon on the day of the hearing to be read into the record. Links will be provided along with the full application packet and documentation on the Planning Department web page at <https://www.townofzebulon.org/departments/planning/public-hearing-information> For questions or additional information, please contact us at (919) 823-1811.

WAKE WEEKLY

Powered by Column

Q Search **zebulon**

Date: 03/09/2025, 04/09/2025

Notice Type: Select notice type

Reset Get Alerts

Search

Get your public notice published quickly and easily. Click "Get Started" to draft and submit your legal notice. For help with commonly asked questions, visit our [Help Center](#).

Showing 13 results

- THE WAKE WEEKLY - (WAKE COUNTY)**
Notice of Hearing
...Hearing Notice is hereby given pursuant to the provisions of Article 2.3.6 of the Town of Zebulon Unified Development Ordinance that a public hearing will be held on April 7th, 2025 at 6:00 PM at the Zebulon Municipal Complex, 1003 N. Arendell Avenue, and will be conducted by the Board of Commissioners for the purposes...
- THE WAKE WEEKLY - (WAKE COUNTY)**
Notice of Hearing
...Hearing Notice is hereby given pursuant to the provisions of Article 2.3.6 of the Town of Zebulon Unified Development Ordinance that a public hearing will be held on April 7th, 2025 at 6:00 PM at the Zebulon Municipal Complex, 1003 N. Arendell Avenue, and will be conducted by the Board of Commissioners for the purposes...
- THE WAKE WEEKLY - (WAKE COUNTY)**
Public Notice
Notice of Service of Process by Public...the 14th day of March, 2025, Maria Guadalupe Ramirez Perez, Plaintiff, 12928 Eagle Ridge Road, Zebulon, NC 27597. The Wake Weekly March 14, 21, 28, 2025
- THE WAKE WEEKLY - (WAKE COUNTY)**
Public Notice
Notice of Service of Process by Public...the 14th day of March, 2025, Maria Guadalupe Ramirez Perez, Plaintiff, 12928 Eagle Ridge Road, Zebulon, NC 27597. The Wake Weekly March 14, 21, 28, 2025
- THE WAKE WEEKLY - (WAKE COUNTY)**
Estate (Probate) Filings
NOTICE TO CREDITORS ESTATE OF ROBERT ...April, 2025, Pamela Jean Jones Hughes, Executor C/O Gay & McNelly, PLLC PO BOX 10 Zebulon, NC 27597 The Wake Weekly April 4, 11, 18, 25, 2025
- THE WAKE WEEKLY - (WAKE COUNTY)**
Public Notice
Notice of Service of Process by Public...the 14th day of March, 2025, Maria Guadalupe Ramirez Perez, Plaintiff, 12928 Eagle Ridge Road, Zebulon, NC 27597. The Wake Weekly March 14, 21, 28, 2025
- THE WAKE WEEKLY - (WAKE COUNTY)**
Foreclosure Sale
NORTH CAROLINA WAKE COUNTY Special Pro...Record Owners: Arianda M. Miles and Gary D. Jones Address of Property: 615 Stratford Drive Zebulon, NC 27597 Deed of Trust Book: 16390 Page: 2507 Dated: March 28, 2016 Grantors: Arianda M. Miles and spouse, Gary D. Jones Original Beneficiary: State Employees' Credit Un...

Notice of Hearing
Published in The Wake Weekly - (Wake County) on April 4, 2025

Wake County, North Carolina

Notice Text
Notice of Public Hearing

Notice is hereby given pursuant to the provisions of Article 2.3.6 of the Town of Zebulon Unified Development Ordinance that a public hearing will be held on **April 14, 2025, at 6:00 PM** at the **Zebulon Municipal Complex, 1003 N. Arendell Avenue** and will be conducted by the Board of Commissioners and the Planning Board for the purpose of considering the following items:

IDT Project Number 1556960 Planned Development 2025-02 Zebulon Mixed Use (0, 1928 & 1928 Zebulon Rd)
PIN # 1796748489, 17968544029, 1796845839. A request by Spectrum Investment Solutions on behalf of property owner Martha B Sarnell, for a rezoning to the Planned Development (PD) zoning district for a mixed-use development with retail and apartments.

IDT Project Number 155 Planned Development 2025-03 Old Bunn Rd
PIN # 2715290916, 2716215371. A request by Eastwood Homes of Raleigh LLC on behalf of property owner C. Thomas Hendrickson & Jill D Hendrickson, for a rezoning to the Planned Development (PD) Zoning district for the development of 617 residential lots.

Public comments may be submitted to Planner II Catherine Farrell at cfarrell@townofzebulon.org no later than 12:00 Noon on the day of the hearing to be read into the record. Links will be provided along with the full application packet and documentation on the Planning Department web page at <https://www.townofzebulon.org/departments/planning/public-hearings-information>. For questions or additional information, please contact us at (919) 823-1811.

The Wake Weekly
April 4, 11, 2025

Share Copy Link