



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 2.2.13 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 Planning Director Michael Clark (mclark@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 300 feet of the subject property via first class mail a minimum of 10 days in advance of the neighborhood meeting. The applicant shall use their own return address on the envelopes as the meeting is a private meeting between the developer and the neighbors. The applicant shall submit the "Certified List of Property Owners" and "Neighborhood Meeting Packet" forms included in this application packet with their initial submittal.

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



APPLICATION FOR PLANNED DEVELOPMENT

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

• **Materials to Submit through the Town of Zebulon IDT 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:

- 2 Full Size Plan Sets
- 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)

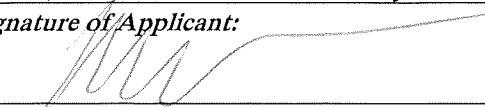
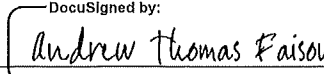
PUBLIC HEARING PROCEDURE – Upon submittal of a complete application, the Planning Department will schedule the application for a joint public hearing before the Planning Board and the Board of Commissioners. **APPLICANTS ARE STRONGLY ENCOURAGED TO CONTACT PLANNING STAFF AS SOON AS POSSIBLE TO ADDRESS 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: 100 Coolwood Trail & 0 W. Gannon Avenue		Acreage: 102.16
Parcel Identification Number (NC PIN): 1795038323 & 1795123608	Deed Book:	Deed Page(s):
Existing Zoning of the Property: Residential Suburban (R2)	Proposed Zoning of the Property: Planned Development (PD)	
Existing Use of the Property: Vacant	Proposed Use of the Property: Single-family planned development	
Reason for rezoning to a Planned Unit Development: The Faison Tract Planned Development ("PD") will facilitate the development of a residential neighborhood that will feature rear-loaded and front-loaded single-family detached homes, where residents will have access to ample open space.		

PART 2. APPLICANT/AGENT INFORMATION		
Name of Applicant/Agent: Collier R. Marsh (Parker Poe Adams & Bernstein LLP)		
Street Address of Applicant/Agent: 301 Fayetteville Street, Suite 1400		
City: Raleigh	State: NC	Zip Code: 27601
Email of Applicant/Agent: colliermarsh@parkerpoe.com	Telephone Number of Applicant/Agent: (919) 835-4663	Fax Number of Applicant/Agent: N/A
Are you the owner of the property? <input type="checkbox"/> Yes <input 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: Andrew Thomas Faison c/o Collier R. Marsh		
Street Address of Property Owner: 301 Fayetteville Street, Suite 1400		
City: Raleigh	State: NC	Zip Code: 27601
Email of Property Owner: colliermarsh@parkerpoe.com	Telephone Number of Property Owner: (919) 835-4663	Fax Number of Property Owner: N/A
<i>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.</i>		
Signature of Applicant: 	Print Name: Collier R. Marsh	Date: 2/1/23
Signature of Owner: DocuSigned by:  BFFDBE5AC9C3487...	Print Name: Andrew Thomas Faison	Date: 1/27/2023 1:27 P



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 2.2.13 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>



APPLICATION FOR PLANNED DEVELOPMENT

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

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.



APPLICATION FOR
PLANNED DEVELOPMENT

OWNER'S CONSENT FORM

Name of Project: Faison Tract PD Submittal Date: 2/1/23

OWNER'S AUTHORIZATION

I hereby give CONSENT to Collier R. Marsh of Parker Poe Adams & Bernstein LLP (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 2.2.13. 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.

DocuSigned by:
Andrew Thomas Faison Andrew Thomas Faison 1/27/2023 | 1:27 PM PST
~~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.

DocuSigned by:
Andrew Thomas Faison Andrew Thomas Faison 1/27/2023 | 1:27 PM PST
~~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 _____



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.	

0 W. Gannon Ave & 100 Collwood Trl -- 750ft Property Owner List

OWNER	ADDR1	ADDR2	ADDR3
ACETI, JOHN	210 DULCIMER LN	ZEBULON NC 27597-2876	
ACETI, JOHN L ACETI, SUSAN K	210 DULCIMER LN	ZEBULON NC 27597-2876	
ADAMSON, ROBERT MILTON	212 DULCIMER LN	ZEBULON NC 27597-2876	
AGUILAR, JUAN CARLOS	307 SOUTHLAND DR	ZEBULON NC 27597-2868	
ALSTON, CHARLES NICHOLAS ALSTON, SALLY C	1497 SMOKEY MOUNTAIN DR	ZEBULON NC 27597-2185	
ALTO ASSET COMPANY 1 LLC	5001 PLAZA ON THE LATE STE 200	AUSTIN TX 78746	
AMMONS ACRES INC	1832 PEACH GROVE LN	ZEBULON NC 27597-8656	
AMNL ASSET COMPANY 1 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053	
ATKINSON, SHARON L HEDGEPEETH, ISIAH	213 DULCIMER LN	ZEBULON NC 27597-2876	
BAKER, WELDON M BAKER, WILLIE M	215 RIVERSIDE DR	ZEBULON NC 27597-8846	
BALDWIN, KRISTEN L	204 S CYPRESS ST	WENDELL NC 27591-9768	
BLONIARCZYK, PAMELA J	1716 GREEN PACE RD	ZEBULON NC 27597-8561	
BROWN, AKIA	1419 MANDOLIN PL	ZEBULON NC 27597-2146	
BRUCE, JOHN BRUCE, BIANCA	306 DOBRO CT	ZEBULON NC 27597-2877	
BRYANT, PATSY C	217 RIVERVIEW DR	ZEBULON NC 27597-8850	
BUNN, JESSIE THOMAS BUNN, CARL DUKE JR	3800 CAMP MANGUM WYND	RALEIGH NC 27612-5340	
BURKE, KATHERINE V	209 SOUTHLAND DR	ZEBULON NC 27597-2864	
CADENCE MEADOWS LLC	2919 BREEZEWOOD AVE STE 400	FAYETTEVILLE NC 28303-5283	
CAVES, MARTHA B	4404 BURLINGTON RD	ROXBORO NC 27574-7733	
CHIAPPETTA, SARA ELIZABETH	205 SOUTHLAND DR	ZEBULON NC 27597-2864	
COE, JUSTIN HYATT COE, JEANETTE ANN	109 SOUTHLAND DR	ZEBULON NC 27597-2859	
COLE, DARYL A COLE, VIRNA A	1708 GREEN PACE RD	ZEBULON NC 27597-8561	
COLLINS, TINA LOUISE	108 SOUTHLAND DR	ZEBULON NC 27597-2858	
CORIA, PABLO	210 RIVERVIEW DR	ZEBULON NC 27597-8849	
COUNTY OF WAKE	PO BOX 550	RALEIGH NC 27602-0550	
CREECH, EDDIE RAY CREECH, DONNIE LEE HEIRS	8146 OLD BEULAH RD	KENLY NC 27542-8639	
CUPELLI, SHARLENE M	2647 NW 41ST ST	BOCA RATON FL 33434-2516	
CURRIN, BEVERLY C PERRY, TIFFANY C	1509 GREEN PACE RD	ZEBULON NC 27597-8558	
DELGADO, ALEJANDRO	1709 W GANNON AVE	ZEBULON NC 27597-8687	
DOVCO INC	3816 DOYLE RD	ZEBULON NC 27597-8352	
ESPINAL, ISIDRO DELACRUZ	107 SOUTHLAND DR	ZEBULON NC 27597-2859	
FAISON, ANDREW T FAISON, TRACY J	2101 NC 97 HWY	ZEBULON NC 27597-8647	
FAISON, ANDREW THOMAS	2101 HWY 97 W	ZEBULON NC 27597	
FAISON, JAMES BRETT	1501 CRAY FISH LN	ZEBULON NC 27597-7304	
FANNIN, MEDLEY RICHARD FANNIN, GAYLENE MARLENE	201 SOUTHLAND DR	ZEBULON NC 27597-2864	
FIREBIRD SFE I LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053	
FIREBIRD SFE I LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053	
FREEMAN, DARRELL	1425 MANDOLIN PL	ZEBULON NC 27597-2146	
GALES, JAMES RAY GALES, JANET BULLOCK	210 RIVERSIDE DR	ZEBULON NC 27597-8845	
GIVENS, PATRICIA A	301 SOUTHLAND DR	ZEBULON NC 27597-2868	
GODBOLT, REBECCA ANN	110 SOUTHLAND DR	ZEBULON NC 27597-2858	
GRAHAM, THERESA M	1405 MANDOLIN PL	ZEBULON NC 27597-2146	
GRIFFIN, MICHELLE PENNINGTON, JAMES	1608 COLSTON XING	ZEBULON NC 27597-9550	
GUTIERREZ-SOLER, JOSUE I LORENZO, MARIA D	208 RIVERVIEW DR	ZEBULON NC 27597-8849	
H & K PARTNERSHIP	PO BOX 37	ZEBULON NC 27597-0037	
HALL, BILLY RAY	219 RIVERSIDE DR	ZEBULON NC 27597-8846	
HESTER, F EUGENE HESTER, KATHERINE S	3550 HORTON ST APT 222	RALEIGH NC 27607-3425	
HINTON & HINTON LIMITED PARTNERSHIP	PO BOX 37	ZEBULON NC 27597-0037	
HINTON & HINTON LIMITED PARTNERSHIP	PO BOX 449	SMITHFIELD NC 27577-0449	
HOUSE, TALMADGE W JR	205 SIERRA RIDGE DR	ARCHER LODGE NC 27527-6253	
HOWARD, LADONYA HOWARD, TIVON MORICE	304 DOBRO CT	ZEBULON NC 27597-2877	
HUED, DESIREE PENA ROMAN PENA, CHARNE JOSE	302 SOUTHLAND DR	ZEBULON NC 27597-2865	
JOHNSON, DARRYL N	206 SOUTHLAND DR	ZEBULON NC 27597-2863	
JONES, ALEXANDER WAYNE	308 DOBRO CT	ZEBULON NC 27597-2877	
KAK GRAND FARM ACRES LLC	2209 NC 97 HWY	ZEBULON NC 27597-8649	
KONTIO, NANCY S	208 SOUTHLAND DR	ZEBULON NC 27597-2863	
LAPE, CYNTHIA BAKER, CATHERINE	CAROL ANN FAIRBANKS	112 SOUTHLAND DR	ZEBULON NC 27597-2858
MARTINEZ, JONATHAN	220 DULCIMER LN	ZEBULON NC 27597-2876	
MASSEY, MAURICE BRADLEY	216 DULCIMER LN	ZEBULON NC 27597-2876	
MAZUR, MICHAEL MAZUR, ANNE MARIE	205 DULCIMER LN	ZEBULON NC 27597-2876	
MCKEWEEN, WILLIAM S	207 SOUTHLAND DR	ZEBULON NC 27597-2864	
MERICAL, BRUCE MICHAEL MERICAL, KIMBERLY A	2125 NC 97 HWY	ZEBULON NC 27597-8647	
MEZA-CEJA, ALEXIS	200 SOUTHLAND DR	ZEBULON NC 27597-2863	
MILLS, JOHN MILLS, PATRICIA	1704 GREEN PACE RD	ZEBULON NC 27597-8561	
MOORE, VANESSA S	307 DOBRO CT	ZEBULON NC 27597-2877	
NARRON, CAROLYN B BUNN, JESSIE THOMAS	2870 WYCLIFF RD	RALEIGH NC 27607-3035	
NORMAN, FRANK A	107 ROWBOAT WAY	LITTLETON NC 27850-7787	
NORMAN, RICHARD D	107 ROWBOAT WAY	LITTLETON NC 27850-7787	
NUNEZ, RAFAEL N ETAL NUNEZ, VINCENTE	207 DULCIMER LN	ZEBULON NC 27597-2876	
OLSON, CHRISTOPHER A OLSON, JESSICA L	105 SOUTHLAND DR	ZEBULON NC 27597-2859	
OTERO, HECTOR GONZALEZ PONCE, AQUILINA RAMIREZ	1600 COLSTON XING	ZEBULON NC 27597-9550	
OWENS, CHARLES M OWENS, BRENDA K	7312 QUERCUS CT	WAKE FOREST NC 27587-5397	
PATTERSON, ANGELINE	1427 MANDOLIN PL	ZEBULON NC 27597-2146	
PRICE, REGINALD LEVONZIA JR	1700 GREEN PACE RD	ZEBULON NC 27597-8561	
PRICE, RICHARD EDWARD PRICE, BONNIE ELIZABETH	1516 COLSTON XING	ZEBULON NC 27597-9548	
PRIVETTE, DEXTER	1423 MANDOLIN PL	ZEBULON NC 27597-2146	
PRIVETTE, GARLAND PRIVETTE, MAGDALENE HIGH	490 MARSHALL ST	BENNETTSVILLE SC 29512-4541	

RAY, VERONICA	204 SOUTHLAND DR	ZEBULON NC 27597-2863
RAYBON, MYRNA J	111 E MERLIN DR	KNIGHTDALE NC 27545-9545
RS RENTAL I LLC	31 HUDSON YARDS	NEW YORK NY 10001-2170
SANDERS, EDWARD C SANDERS, ANGELA H	203 DULCIMER LN	ZEBULON NC 27597-2876
SANON, HATTIE S	1494 SMOKEY MOUNTAIN DR	ZEBULON NC 27597-2189
SOUTHLAND BUILDERS INC	PO BOX 1432	ZEBULON NC 27597-1432
STRINGFIELD, RICKY STRINGFIELD, TERRELL	1929 SPANISH BAY CT	RALEIGH NC 27604-8452
TALTON, DAVID B TALTON, SHEILA BOYD	6001 WATKINS RD	WENDELL NC 27591-8257
THOMPSON, JAMES H III	1517 GREEN PACE RD	ZEBULON NC 27597-8558
TIDEWATER INVESTORS VII LLC	1011 W GANNON AVE	ZEBULON NC 27597-2130
TIDEWATER INVESTORS X LLC	1011 W GANNON AVE	ZEBULON NC 27597-2130
TOVAR, GERARDO	703 CHANCE CIR	ZEBULON NC 27597-6809
TYRE, DONALD R TYRE, KATRINA B	305 SOUTHLAND DR	ZEBULON NC 27597-2868
URQUIZA, PERLA	309 DOBRO CT	ZEBULON NC 27597-2877
WANG, KONG TONG LIN, HONG YING	4939 SALAMANDER CT	RALEIGH NC 27610-5389
WARD, LARRY CHRISTOPHER WARD, WENDY ROGERS	1712 GREEN PACE RD	ZEBULON NC 27597-8561
WHITFIELD, BEATRICE WHITFIELD, WILLIAM H JR	1403 MANDOLIN PL	ZEBULON NC 27597-2146
WHITING RENTAL & INVESTMENTS LLC	503 N WAKEFIELD ST	ZEBULON NC 27597-2647
WILLIAMS, DEBRA F	303 RIVERVIEW DR	ZEBULON NC 27597-8218
WILSON, LISA M	300 SOUTHLAND DR	ZEBULON NC 27597-2865
WRAGE, PAMELA JO PARRISH REALTY CO OF ZEBULON INC	912 POPLARWOOD DR	WENDELL NC 27591-7891
ZEBULON TOWN OF	1003 N ARENDELL AVE	ZEBULON NC 27597-2309
Current Resident	0 CURRIN PERRY RD	ZEBULON NC 27597
Current Resident	0 HARMONICA DR	ZEBULON NC 27597
Current Resident	0 RIVERSIDE DR	ZEBULON NC 27597
Current Resident	0 RIVERVIEW DR	ZEBULON NC 27597
Current Resident	0 SMOKEY MOUNTAIN DR	ZEBULON NC 27597
Current Resident	0 SOUTHLAND DR	ZEBULON NC 27597
Current Resident	0 TAL HOUSE DR	ZEBULON NC 27597
Current Resident	0 W GANNON AVE	ZEBULON NC 27597
Current Resident	100 COOLWOOD TRL	ZEBULON NC 27597
Current Resident	111 SOUTHLAND DR	ZEBULON NC 27597
Current Resident	1421 MANDOLIN PL	ZEBULON NC 27597
Current Resident	1495 SMOKEY MOUNTAIN DR	ZEBULON NC 27597
Current Resident	1499 SMOKEY MOUNTAIN DR	ZEBULON NC 27597
Current Resident	1512 GREEN PACE RD	ZEBULON NC 27597
Current Resident	1720 GREEN PACE RD	ZEBULON NC 27597
Current Resident	1811 W GANNON AVE	ZEBULON NC 27597
Current Resident	1901 W GANNON AVE	ZEBULON NC 27597
Current Resident	1917 W GANNON AVE	ZEBULON NC 27597
Current Resident	198 RIVERVIEW DR	ZEBULON NC 27597
Current Resident	199 RIVERVIEW DR	ZEBULON NC 27597
Current Resident	200 DULCIMER LN	ZEBULON NC 27597
Current Resident	200 RIVERSIDE DR	ZEBULON NC 27597
Current Resident	2003 W GANNON AVE	ZEBULON NC 27597
Current Resident	201 RIVERSIDE DR	ZEBULON NC 27597
Current Resident	201 RIVERVIEW DR	ZEBULON NC 27597
Current Resident	202 RIVERSIDE DR	ZEBULON NC 27597
Current Resident	202 RIVERVIEW DR	ZEBULON NC 27597
Current Resident	203 RIVERSIDE DR	ZEBULON NC 27597
Current Resident	203 RIVERVIEW DR	ZEBULON NC 27597
Current Resident	203 SOUTHLAND DR	ZEBULON NC 27597
Current Resident	204 DULCIMER LN	ZEBULON NC 27597
Current Resident	204 RIVERSIDE DR	ZEBULON NC 27597
Current Resident	204 RIVERVIEW DR	ZEBULON NC 27597
Current Resident	206 DULCIMER LN	ZEBULON NC 27597
Current Resident	206 RIVERSIDE DR	ZEBULON NC 27597
Current Resident	206 RIVERVIEW DR	ZEBULON NC 27597
Current Resident	207 RIVERSIDE DR	ZEBULON NC 27597
Current Resident	207 RIVERVIEW DR	ZEBULON NC 27597
Current Resident	208 DULCIMER LN	ZEBULON NC 27597
Current Resident	208 RIVERSIDE DR	ZEBULON NC 27597
Current Resident	209 DULCIMER LN	ZEBULON NC 27597
Current Resident	209 RIVERSIDE DR	ZEBULON NC 27597
Current Resident	209 RIVERVIEW DR	ZEBULON NC 27597
Current Resident	211 DULCIMER LN	ZEBULON NC 27597
Current Resident	211 RIVERSIDE DR	ZEBULON NC 27597
Current Resident	213 RIVERVIEW DR	ZEBULON NC 27597
Current Resident	214 DULCIMER LN	ZEBULON NC 27597
Current Resident	215 RIVERVIEW DR	ZEBULON NC 27597
Current Resident	219 RIVERVIEW DR	ZEBULON NC 27597
Current Resident	2309 NC 97 HWY	ZEBULON NC 27597
Current Resident	301 RIVERVIEW DR	ZEBULON NC 27597
Current Resident	303 SOUTHLAND DR	ZEBULON NC 27597
Current Resident	305 DOBRO CT	ZEBULON NC 27597
Current Resident	309 SOUTHLAND DR	ZEBULON NC 27597
Current Resident	311 SOUTHLAND DR	ZEBULON NC 27597
Current Resident	313 SOUTHLAND DR	ZEBULON NC 27597



5410 Trinity Road
Suite 102
Raleigh, NC 27607

P 919.866.4951
F 919.859.5663
www.timmons.com

December 20, 2022

Notice of Proposed Zoning Change

Wake County PINs 1795-03-8323 & 1795-12-3608

Dear Property Owner:

On behalf of the applicant and property owners, Timmons Group would like to invite you to attend a neighborhood information meeting concerning the following proposal. Timmons Group will be submitting a request to rezone property located on the south side of W Gannon Avenue, between the intersections of Currin Perry Road and Green Place Road. The parcels under consideration are shown on the attached map.

The existing zoning is Zebulon Residential Suburban District (R2), and the proposed zoning classification requested is Zebulon Planned Development District (PD). The proposed rezoning will not change the existing zoning status of surrounding properties. The proposed development will consist of detached single-family homes.

Per Town of Zebulon ordinance requirements, we are notifying you of this meeting because your property is located within the written notification area for public hearings. While this meeting is not a public hearing, it is an opportunity for you to meet with the owners and/or applicants to hear about their intention to rezone the land. You are encouraged to ask questions and express concerns so that we may help you to understand the proposed project more fully. There will not be an in-person meeting.

The meeting participation options are as follows:

1. An online virtual meeting to be held on January 10, 2023 at 6:00 pm.

a) Virtual meeting link:

<https://timmons.zoom.us/j/92542773571?pwd=UXJKZnNDSU1PSHlsMDhKNTZMdlldZz09>

b) Password: **988016**

c) Instructions: You may join from any browser. Upon joining, you be placed in the waiting room until the meeting host allows entrance. At the start of the meeting, we will take some time to gather the required information (Name, Address, Email and Phone number) though the chat feature on screen.

2. Alternately, you may log into the virtual meeting following these steps:
 - a) <https://timmons.zoom.us/>
 - b) Click “Join” to connect to a meeting in progress
 - Meeting ID: **925 4277 3571**
 - Password: **988016**

3. A toll-free conference call for audio only access to the virtual meeting held on January 10, 2023 at 6:00 pm.
 - a) Call about five (5) minutes prior to the aforementioned date and time:
 - Phone Number: **+1 646 931 3860**

 - b) You may be asked to dial the following information:
 - Meeting ID: **925 4277 3571**
 - Password: **988016**

If you have any questions about this neighborhood information meeting, or if you are unable to attend and would like to leave comments for our consideration, please feel free to contact me at 919-866-4509 or beth.blackmon@timmons.com.

Thank you for your interest.

Sincerely,

A handwritten signature in blue ink that reads "Beth Blackmon". The signature is written in a cursive, flowing style.

Beth Blackmon, PE
Sr. Project Manager

ACETI, JOHN	210 DULCIMER LN	ZEBULON NC 27597-2876
ACETI, JOHN L ACETI, SUSAN K	210 DULCIMER LN	ZEBULON NC 27597-2876
AMMONS ACRES INC	1832 PEACH GROVE LN	ZEBULON NC 27597-8656
AMNL ASSET COMPANY 1 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
BRUCE, JOHN BRUCE, BIANCA	306 DOBRO CT	ZEBULON NC 27597-2877
BUNN, JESSIE THOMAS BUNN, CARL DUKE JR	3800 CAMP MANGUM WYND	RALEIGH NC 27612-5340
BURKE, KATHERINE V	209 SOUTHLAND DR	ZEBULON NC 27597-2864
CHIAPPETTA, SARA ELIZABETH	205 SOUTHLAND DR	ZEBULON NC 27597-2864
CREECH, EDDIE RAY CREECH, DONNIE LEE HEIRS	8146 OLD BEULAH RD	KENLY NC 27542-8639
Current Resident	100 Chelhouse Dr	Zebulon NC 27597
Current Resident	100 Chelhouse Dr LT 45	Zebulon NC 27597
Current Resident	100 Lee House Dr	Zebulon NC 27597
Current Resident	100 Lee House Dr LOT 1	Zebulon NC 27597
Current Resident	100 Tal House Dr	Zebulon NC 27597
Current Resident	100 Tal House Dr LT 38	Zebulon NC 27597
Current Resident	101 Chelhouse Dr	Zebulon NC 27597
Current Resident	101 Chelhouse Dr LT 44	Zebulon NC 27597
Current Resident	101 Lee House Dr	Zebulon NC 27597
Current Resident	101 Lee House Dr LT 46	Zebulon NC 27597
Current Resident	101 Tal House Dr	Zebulon NC 27597
Current Resident	101 Tal House Dr LT 37	Zebulon NC 27597
Current Resident	102 Chelhouse Dr	Zebulon NC 27597
Current Resident	102 Chelhouse Dr LT 48	Zebulon NC 27597
Current Resident	102 Lee House Dr	Zebulon NC 27597
Current Resident	102 Lee House Dr LT 2	Zebulon NC 27597
Current Resident	102 Tal House Dr	Zebulon NC 27597
Current Resident	102 Tal House Dr LT 39	Zebulon NC 27597
Current Resident	103 Chelhouse Dr	Zebulon NC 27597
Current Resident	103 Chelhouse Dr LT 49	Zebulon NC 27597
Current Resident	103 Lee House Dr	Zebulon NC 27597
Current Resident	103 Lee House Dr LT 47	Zebulon NC 27597
Current Resident	103 Tall House Dr	Zebulon NC 27597
Current Resident	103 Tal House Dr LT 36	Zebulon NC 27597
Current Resident	104 Chelhouse Dr	Zebulon NC 27597
Current Resident	104 Chelhouse Dr LT 53	Zebulon NC 27597
Current Resident	104 Lee House Dr	Zebulon NC 27597
Current Resident	104 Lee House Dr LT 3	Zebulon NC 27597
Current Resident	104 Tal House Dr	Zebulon NC 27597
Current Resident	104 Tal House Dr 41	Zebulon NC 27597
Current Resident	105 Chelhouse Dr	Zebulon NC 27597
Current Resident	105 Chelhouse Dr LT 52	Zebulon NC 27597
Current Resident	105 Lee House Dr	Zebulon NC 27597
Current Resident	105 Lee House Dr LT 54	Zebulon NC 27597
Current Resident	105 Tal House Dr	Zebulon NC 27597
Current Resident	105 Tal House Dr LT 35	Zebulon NC 27597
Current Resident	106 Chelhouse Dr	Zebulon NC 27597
Current Resident	106 Chelhouse Dr LT 56	Zebulon NC 27597
Current Resident	106 Lee House Dr	Zebulon NC 27597
Current Resident	106 Lee House Dr LT 4	Zebulon NC 27597
Current Resident	106 Tal House Dr	Zebulon NC 27597
Current Resident	106 Tal House Dr LT 42	Zebulon NC 27597
Current Resident	107 Chelhouse Dr	Zebulon NC 27597
Current Resident	107 Chelhouse Dr LT 54	Zebulon NC 27597
Current Resident	107 Lee House Dr	Zebulon NC 27597
Current Resident	107 Lee House Dr LT 55	Zebulon NC 27597
Current Resident	107 Tal House Dr	Zebulon NC 27597
Current Resident	107 Tal House Dr LT 34	Zebulon NC 27597
Current Resident	108 Lee House Dr	Zebulon NC 27597
Current Resident	108 Lee House Dr LT 5	Zebulon NC 27597
Current Resident	108 Tal House Dr	Zebulon NC 27597
Current Resident	108 Tal House Dr LT 43	Zebulon NC 27597

Current Resident	109 Tal House Dr	Zebulon NC 27597
Current Resident	109 Tal House Dr LT 43	Zebulon NC 27597
Current Resident	110 Lee House Dr	Zebulon NC 27597
Current Resident	110 Lee House Dr Lt 6	Zebulon NC 27597
Current Resident	110 Tal House Dr	Zebulon NC 27597
Current Resident	110 Tal House Dr LT 50	Zebulon NC 27597
Current Resident	111 Tal House Dr	Zebulon NC 27597
Current Resident	111 Tal House Dr LT 32	Zebulon NC 27597
Current Resident	112 Tal House Dr	Zebulon NC 27597
Current Resident	112 Tal House Dr LT 51	Zebulon NC 27597
Current Resident	113 Tal House Dr	Zebulon NC 27597
Current Resident	113 Tal House Dr LT 31	Zebulon NC 27597
Current Resident	114 Tal House Dr	Zebulon NC 27597
Current Resident	114 Tal House Dr LT 58	Zebulon NC 27597
Current Resident	115 Tal House Dr	Zebulon NC 27597
Current Resident	115 Tal House Dr LT 30	Zebulon NC 27597
Current Resident	117 Tal House Dr	Zebulon NC 27597
Current Resident	117 Tal House Dr LT 29	Zebulon NC 27597
Current Resident	119 Tal House Dr	Zebulon NC 27597
Current Resident	119 Tal House Dr LT 28	Zebulon NC 27597
Current Resident	121 Tal House Dr	Zebulon NC 27597
Current Resident	121 Tal House Dr LT 27	Zebulon NC 27597
Current Resident	209 Riverside Cr	Zebulon NC 27597
Current Resident	206 Dulcimer Ln	Zebulon NC 27597
Current Resident	204 Dulcimer Ln	Zebulon NC 27597
Current Resident	200 Dulcimer Ln	Zebulon NC 27597
Current Resident	203 Southland Dr	Zebulon NC 27597
Current Resident	305 Dobro Ct	Zebulon NC 27597
DELGADO, ALEJANDRO	1709 W GANNON AVE	ZEBULON NC 27597-8687
DOVCO INC	3816 DOYLE RD	ZEBULON NC 27597-8352
FAISON, ANDREW T FAISON, TRACY J	2101 NC 97 HWY	ZEBULON NC 27597-8647
FAISON, ANDREW THOMAS	2101 HWY 97 W	ZEBULON NC 27597
FAISON, JAMES BRETT	1501 CRAY FISH LN	ZEBULON NC 27597-7304
GIVENS, PATRICIA A	301 SOUTHLAND DR	ZEBULON NC 27597-2868
H & K PARTNERSHIP	PO BOX 37	ZEBULON NC 27597-0037
HESTER, F EUGENE HESTER, KATHERINE S	3550 HORTON ST APT 222	RALEIGH NC 27607-3425
HINTON & HINTON LIMITED PARTNERSHIP	PO BOX 37	ZEBULON NC 27597-0037
HOUSE, TALMADGE W JR	205 SIERRA RIDGE DR	ARCHER LODGE NC 27527-6253
HOWARD, LADONYA HOWARD, TIVON MORICE	304 DOBRO CT	ZEBULON NC 27597-2877
JONES, ALEXANDER WAYNE	308 DOBRO CT	ZEBULON NC 27597-2877
MCKEWEN, WILLIAM S	207 SOUTHLAND DR	ZEBULON NC 27597-2864
MOORE, VANESSA S	307 DOBRO CT	ZEBULON NC 27597-2877
NARRON, CAROLYN B BUNN, JESSIE THOMAS	2870 WYCLIFF RD	RALEIGH NC 27607-3035
OWNER	ADDR1	ADDR2
RS RENTAL I LLC	31 HUDSON YARDS	NEW YORK NY 10001-2170
STRINGFIELD, RICKY STRINGFIELD, TERRELL	1929 SPANISH BAY CT	RALEIGH NC 27604-8452
TOVAR, GERARDO	703 CHANCE CIR	ZEBULON NC 27597-6809
URQUIZA, PERLA	309 DOBRO CT	ZEBULON NC 27597-2877
WANG, KONG TONG LIN, HONG YING	4939 SALAMANDER CT	RALEIGH NC 27610-5389
WHITING RENTAL & INVESMENTS LLC	503 N WAKEFIELD ST	ZEBULON NC 27597-2647
WRAGE, PAMELA JO PARRISH REALTY CO OF ZEBULON INC	912 POPLARWOOD DR	WENDELL NC 27591-7891
ZEBULON TOWN OF	1003 N ARENDELL AVE	ZEBULON NC 27597-2309

ADDR3



Meeting Sign-in Sheet			
Project:	Faison	Meeting Date:	Tuesday, January 10, 2023
Faciliator:	Timmons Group	Place/ Room:	Zoom

Name	Address	Phone	Email
Beth Blackmon	5410 Trinity Rd, Suite 102, Raleigh NC 27607	919-866-4509	beth.blackmon@timmons.com
Elizabeth Ange	5410 Trinity Rd, Suite 102, Raleigh NC 27607	984-255-2366	elizabeth.ange@timmons.com
Collier Marsh	301 Fayetteville St, Suite 1400, Raleigh, NC 27601	919-828-0564	colliermarsh@parkerpoe.com
Andrew Suriano	PO Box 1080, Wake Forest, NC 27588	919-608-3542	andrew@deaconcompanies.com
Jeff Hochanadel	5410 Trinity Rd, Suite 102, Raleigh NC 27607	919-866-4511	jeff.hochanadel@timmons.com
Hunter Mullins	5410 Trinity Rd, Suite 102, Raleigh NC 27607	919-532-3272	hunter.mullins@timmons.com
Richard Hiatt		919-675-5837	
Tom Hester	3550 HORTON ST APT 222, RALEIGH NC 27607		
Tracy Faison	14855 NC 96 Hwy N Zebulon, NC 27597		
Katherine Burke	209 SOUTHLAND DR, ZEBULON NC 27597		



Summary of Discussion From the Neighborhood Meeting			
Project:	Faison	Meeting Date:	Tuesday, January 10, 2023
Applicant:	Timmons Group/Parker Poe	Place/ Room:	Zoom
Contact Information:	beth.blackmon@timmons.com 919-866-4509	Time:	6:00 PM

Summary of questions/ comments and responses from the neighborhood meeting:

Questions/ Concern #1: How many homes are we thinking? Type of homes?

Applicant Response: Its 100 acres, and we are looking at doing about 200 homes. So 2.0 du/a. These would be 2 story homes, not an affordable housing but this would be market price. A mix of sizes and prices that vary. Zebulon focuses on architectural conditions that are compatible with the surrounding community and look nice.

Questions/ Concern #2: Are you doing anything on the back portion of the property? Closest to the river?

Applicant Response: We do not have much access to it and will not be developing that area. This will be good for wildlife and will be conserved open space and preserve existing trees.

Questions/ Concern #3: Any places for access?

Applicant Response: We have very limited access and we only have 1 point on W Gannon Ave and then we will hopefully tie to a proposed site coming from the south. We will also provide stub streets to the west and south side of the site. It'll be similar to the Southland neighborhood with limited access until additional development.

Questions/ Concern #4: Is Gannon/ 97 going to be widened?

Applicant Response: The Zebulon transportation plan has a plan for this road to be widened and the street section to be increased.

Questions/ Concern #5: How does the Wendell project timeline effect this project? I know they are ahead of this project.

Applicant Response: We do not know the timing right now. It will not slow our project down but we are working on coordinating with them so that the 2 plans can work well together.



NOTICE OF NEIGHBORHOOD MEETING

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

Dear Neighbor:

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

(Addresses)

(Pin Numbers)

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

A Neighborhood Meeting is requested because this project will include:

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

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

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

The Applicant is proposing to rezone the property to Planned Development to facilitate the development of a single-family community consisting of detached homes. Additional information will be provided at the meeting.

Estimated Submittal Date: _____

MEETING INFORMATION:

Property Owner(s) Name(s) _____

Applicant(s) _____

Contact Information (e-mail/phone) _____

Meeting Address: _____

Date of Meeting: _____

Time of Meeting: _____

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

January 13, 2023

Re: Notice of Neighborhood Meeting

Neighboring Property Owners:

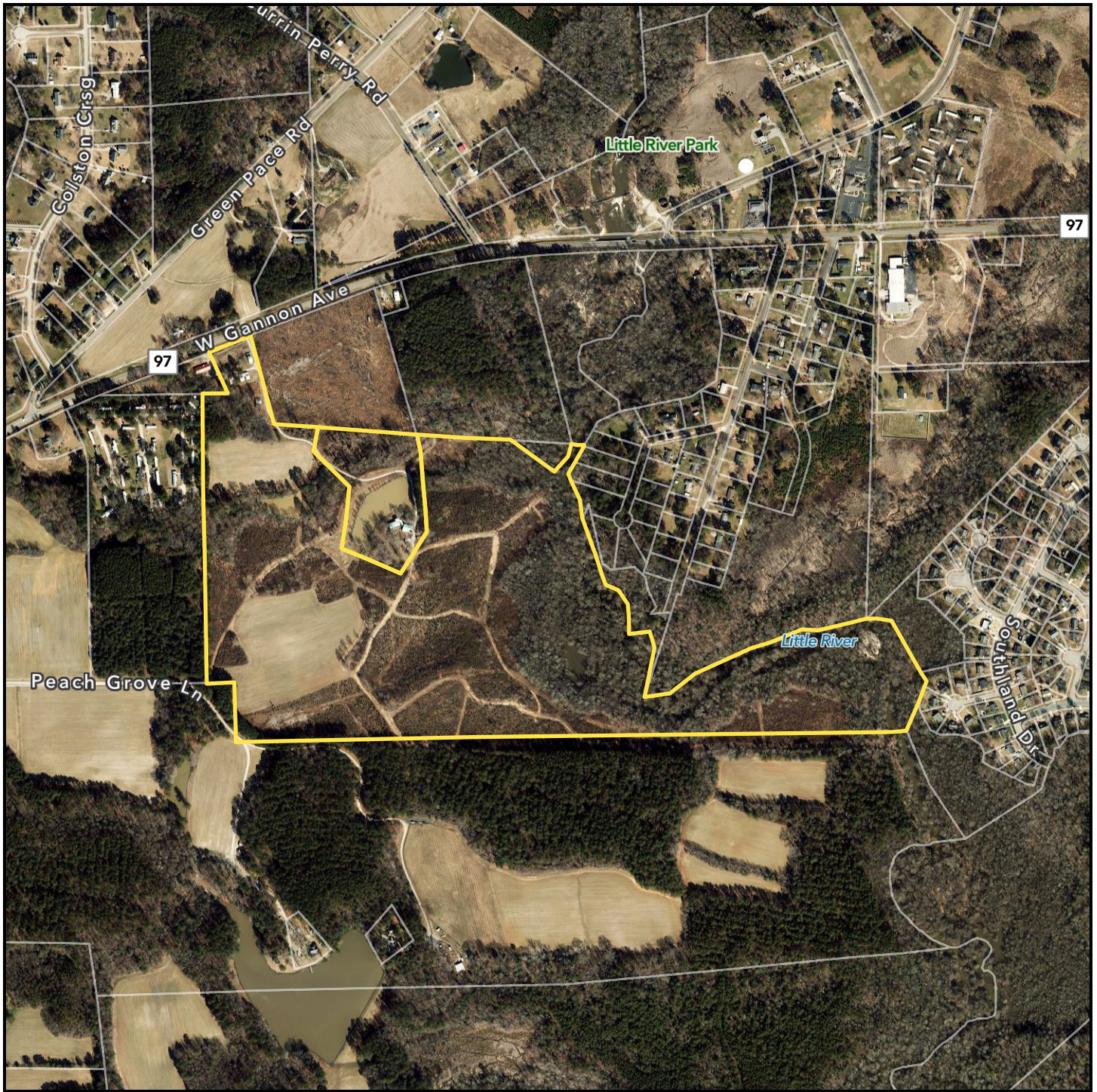
You are invited to attend a neighborhood meeting on January 23, 2023 from 6–8pm at the Zebulon Shrine Club, located at 1201 W. Gannon Avenue, Zebulon, NC 27597. The purpose of the meeting is to discuss an upcoming application to rezone two parcels of land located at 100 Coolwood Trail (PIN 1795038323) and 0 W. Gannon Avenue (PIN 1795123608) (collectively, the “Property”). The Property is currently zoned Residential Suburban District (R2) and is proposed to be rezoned to Planned Development (PD).

The applicant is proposing a planned development consisting of single-family detached homes. During the meeting, the applicant will describe the nature of this rezoning request and field any questions from the public. Enclosed are: (1) a vicinity map outlining the location of the subject parcels; (2) a zoning map of the subject area; and (3) a project contact information sheet.

If you have any questions about this rezoning, please contact me at (919) 835-4663 or via email at colliermarsh@parkerpoe.com.

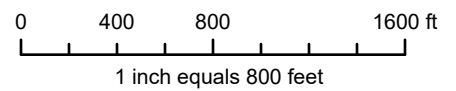
Thank you,

Collier Marsh

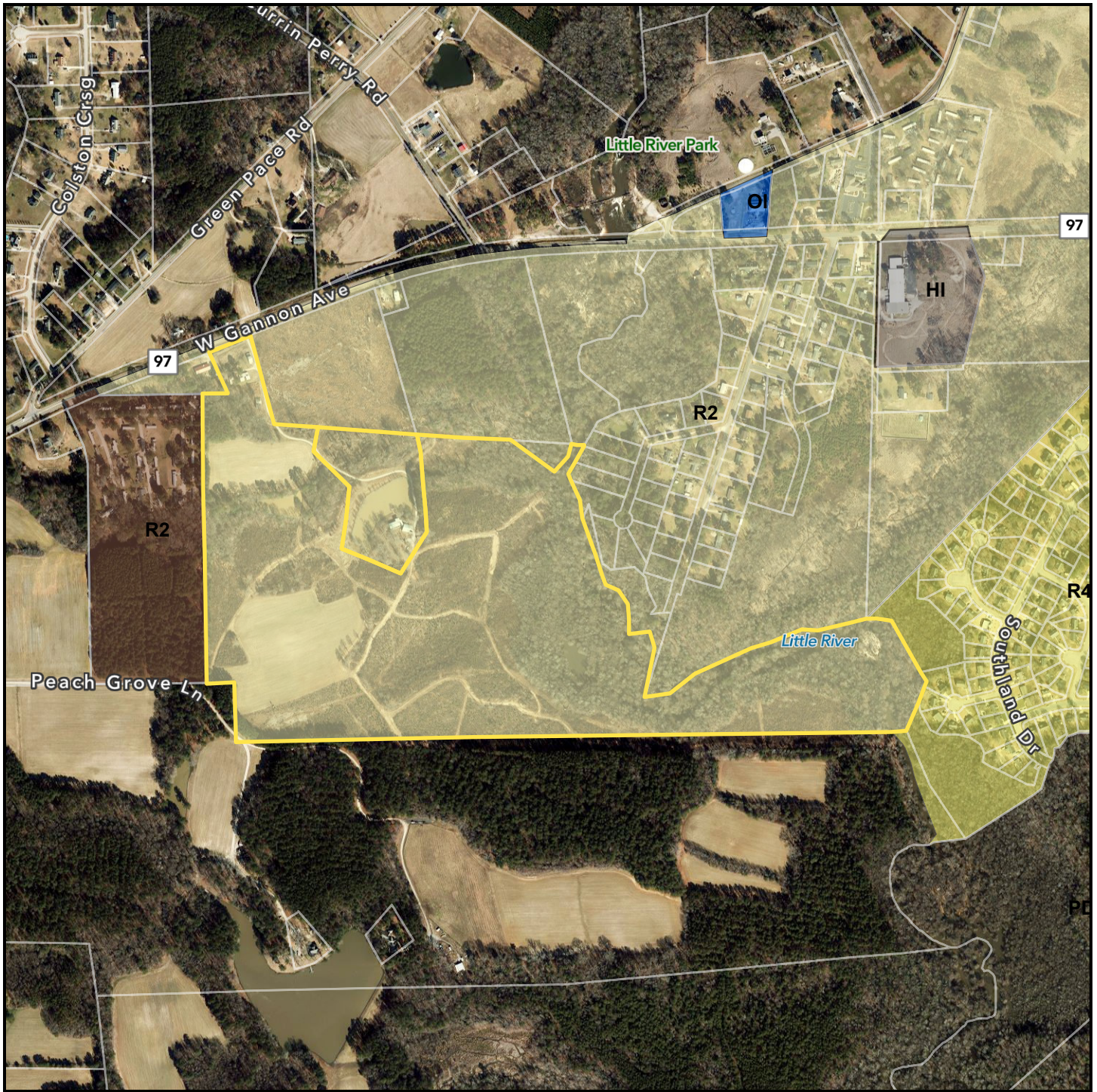


100 Coolwood Trail; & 0 W. Gannon Avenue

Vicinity Map



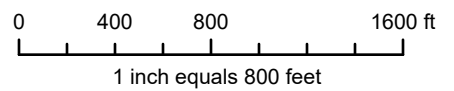
Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



**100 Coolwood Trail; &
0 W. Gannon Avenue**

Zoning Map

Current Zoning: R2



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.



PROJECT CONTACT INFORMATION

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

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



Summary of Discussion From the Neighborhood Meeting			
Project:	Faison	Meeting Date:	Monday, January 23, 2023
Applicant:	Timmons Group / Parker Poe	Place/ Room:	Zebulon Shrine Club
Contact Information:	beth.blackmon@timmons.com 919-866-4509	Time:	6:00 PM

Summary of questions/ comments and responses from the neighborhood meeting:

Questions/ Concern #1: Number of units?

Applicant Response: 110 front load, 85 rear loaded homes

Questions/ Concern #2: What is the proposed zoning?

Applicant Response: Planned Development (PD)

Questions/ Concern #3: How much is the buffer?

Applicant Response: 30' perimeter buffer, larger in some places because of environmental features.

Questions/ Concern #4: Is that the only entrance?

Applicant Response: Yes, that is the only entrance, there are stub streets and the Ammons property to the south is being developed and will provide points of connection.

Questions/ Concern #5: What are the green open spaces?

Applicant Response: Active open space areas, all open space areas will be owned and maintained by the HOA. Recreation useable improvements will be made to these areas.

Questions/ Concern #6: Where are utilities coming from?

Applicant Response: City of Raleigh provides utilities to the Town of Zebulon.

Questions/ Concern #7: This will be in the city limits?

Applicant Response: Yes this will be located within the City limits of Zebulon.

Questions/ Concern #8: What are the house prices?

Applicant Response: Market Rate for a new subdivision.

Questions/ Concern #9: What about rentals?

Applicant Response: Control over rentals could be HOA driven as part of the covenants, not part of zoning.

Questions/ Concern #10: Square footage of homes?

Applicant Response: Typical market rate homes 1,800 to 3,000 square feet.

Questions/ Concern #11: Does the Greenway connect to other greenways, is it public?

Applicant Response: It is public but right now won't connect until other properties develop.

Questions/ Concern #12: Will the neighborhood have natural gas, it's in Gannon Ave?

Applicant Response: Up to the builder and Dominion Energy, but possible since it's available.

Questions/ Concern #13: Will a stop light be required?

Applicant Response: No stop light, both left and right turn lanes into the site.

Questions/ Concern #14: Are stub streets required to the west?

Applicant Response: Yes, two are proposed.

Questions/ Concern #15: Where will tree preservation be?

Applicant Response: All the floodplain, wetland areas will be saved other than road crossings, the development is concentrated to the higher ground.
