



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



INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

PROJECT CONTACT INFORMATION

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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



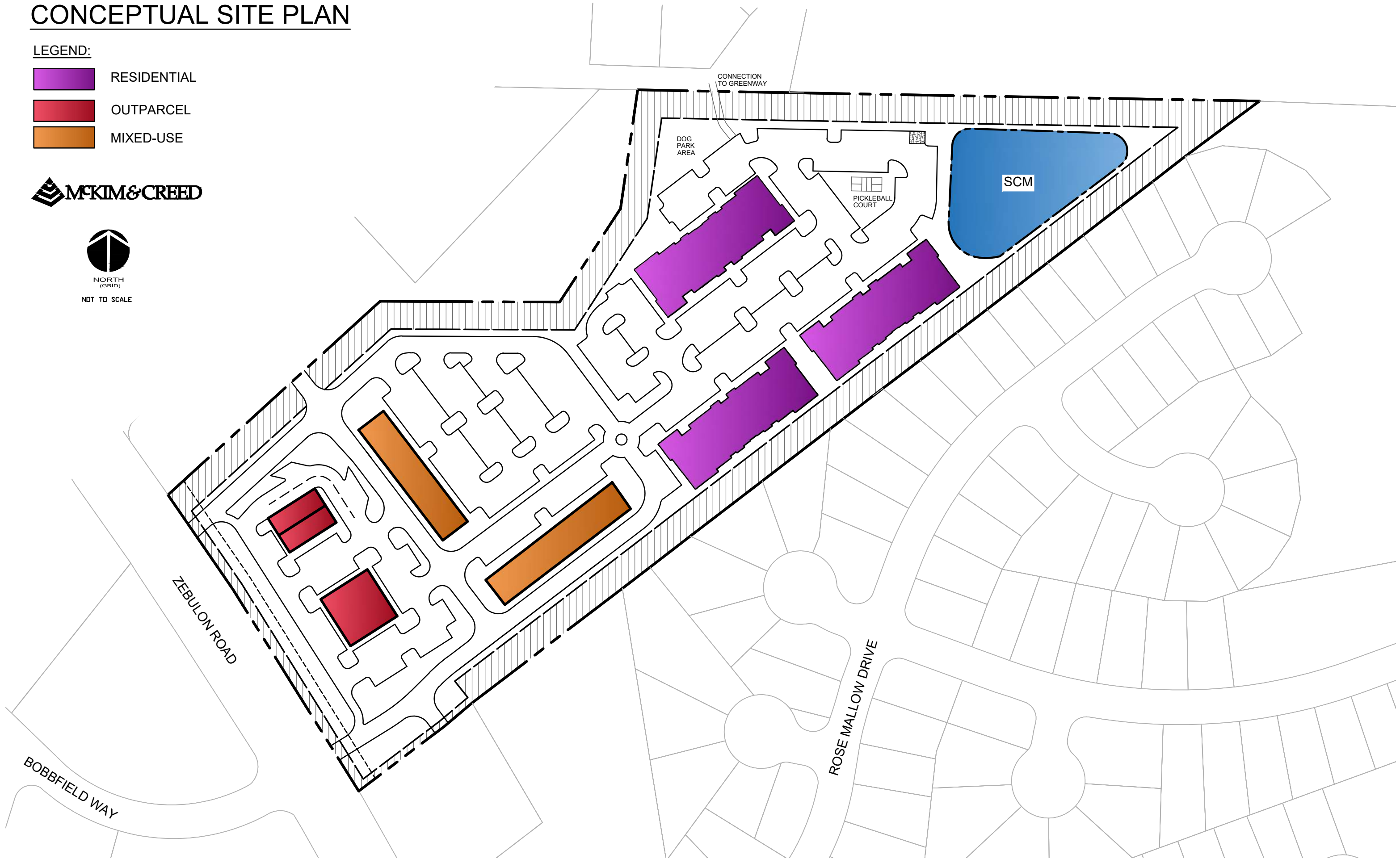
CONCEPTUAL SITE PLAN

LEGEND:

-  RESIDENTIAL
-  OUTPARCEL
-  MIXED-USE



NORTH
(GRID)
NOT TO SCALE






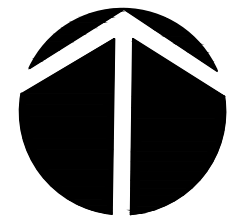
Proposed Rezoning of 0, 1928, and 1938 Zebulon Rd., Zebulon
 September 24, 2024 Neighborhood Meeting Sign-In Sheet

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.
Mickella Williams	724 Rose Mallow Dr.

CONCEPTUAL SITE PLAN

LEGEND:

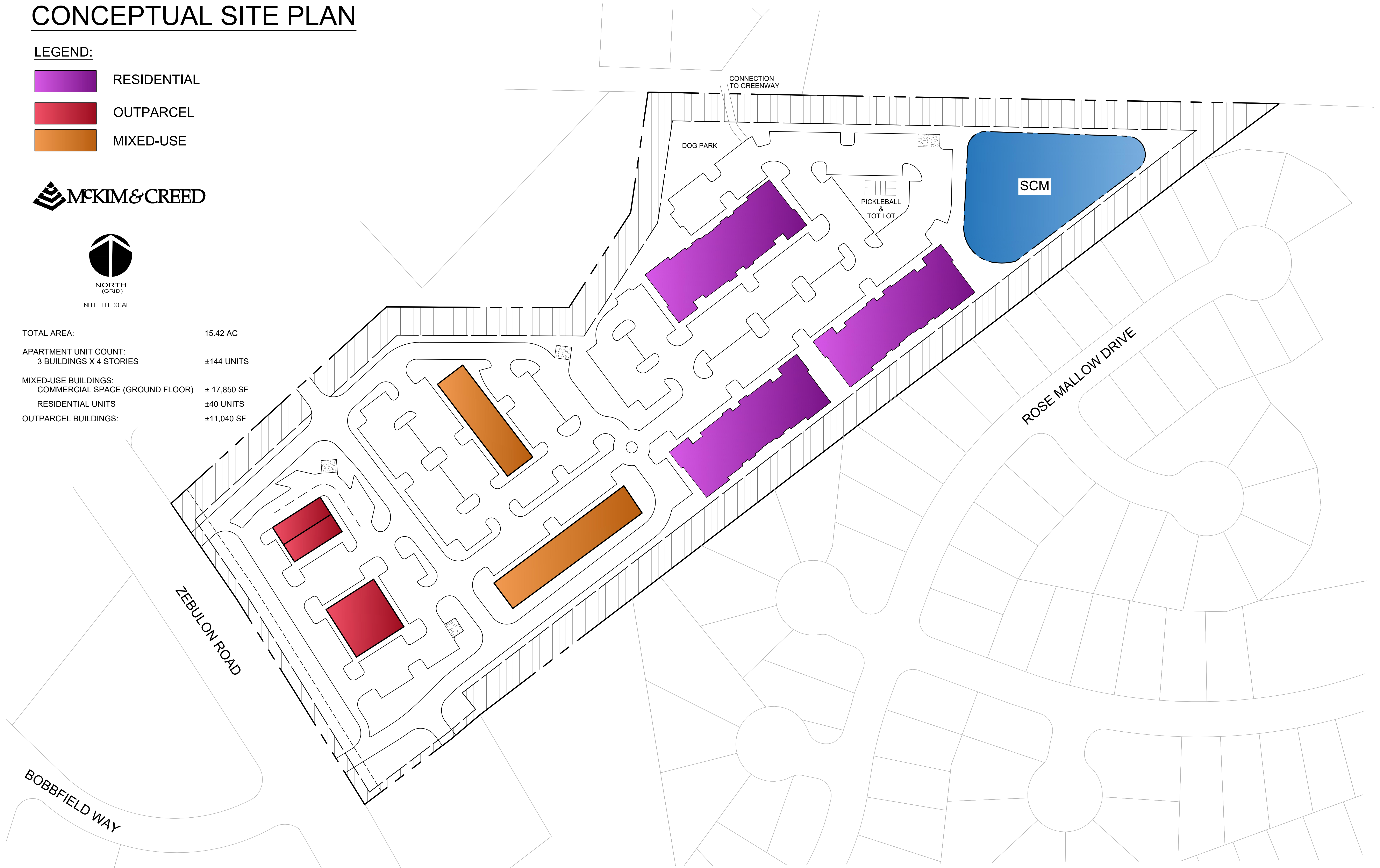
-  RESIDENTIAL
-  OUTPARCEL
-  MIXED-USE



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, counsel for Applicant

Handwritten signature of James R. Todd

STATE OF NORTH CAROLINA

COUNTY OF WAKE

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

Handwritten signature of Deborah K. Will

Notary Public

Handwritten name Deborah K. Will

Print Name

My Commission Expires:

Handwritten date 4-12-28





INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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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.