



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:

901 Mack Todd Rd, Zebulon NC 27597	1795-82-7060
(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/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)):

We are proposing a Planned Development rezoning to allow for the development of townhomes. The parcel is currently zoned as R4-C zoning designation.

Estimated Submittal Date: February 1, 2024

MEETING INFORMATION:

Property Owner(s) Name(s) Capital Partners of North Carolina LLC

Applicant(s) TMTLA Associates

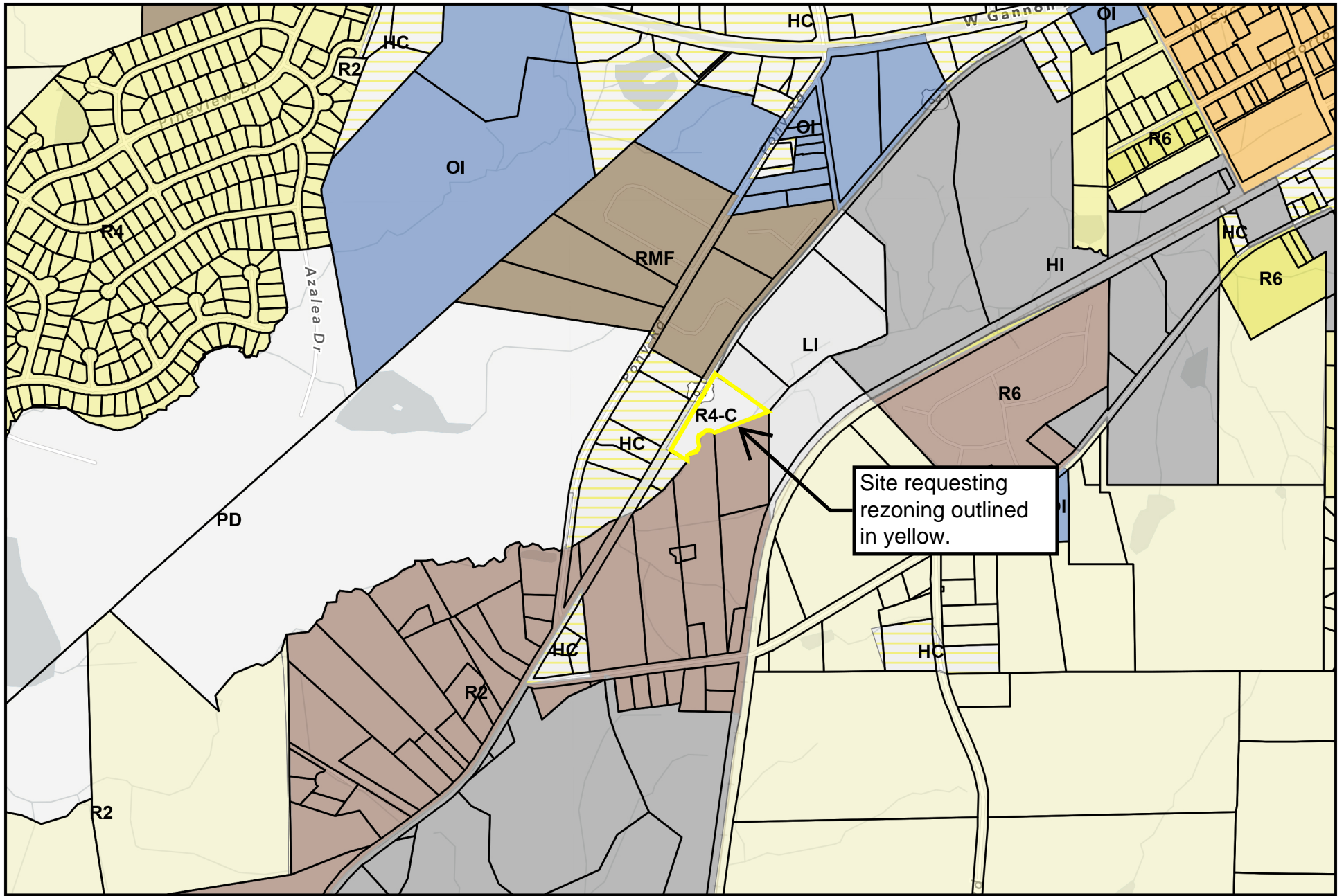
Contact Information (e-mail/phone) pam@tmtla.com/919-484-8880

Meeting Address: 301 S Arendell Ave, Zebulon, NC 27597 (Zebulon Community Center - Classroom A)

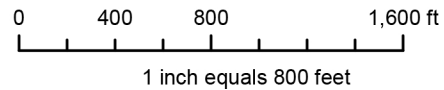
Date of Meeting: December 19, 2023

Time of Meeting: 5:00pm - 7:00pm

**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>



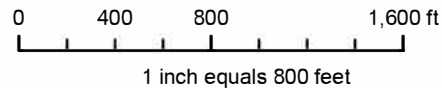
901 Mack Todd Rd - Existing Zoning



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.

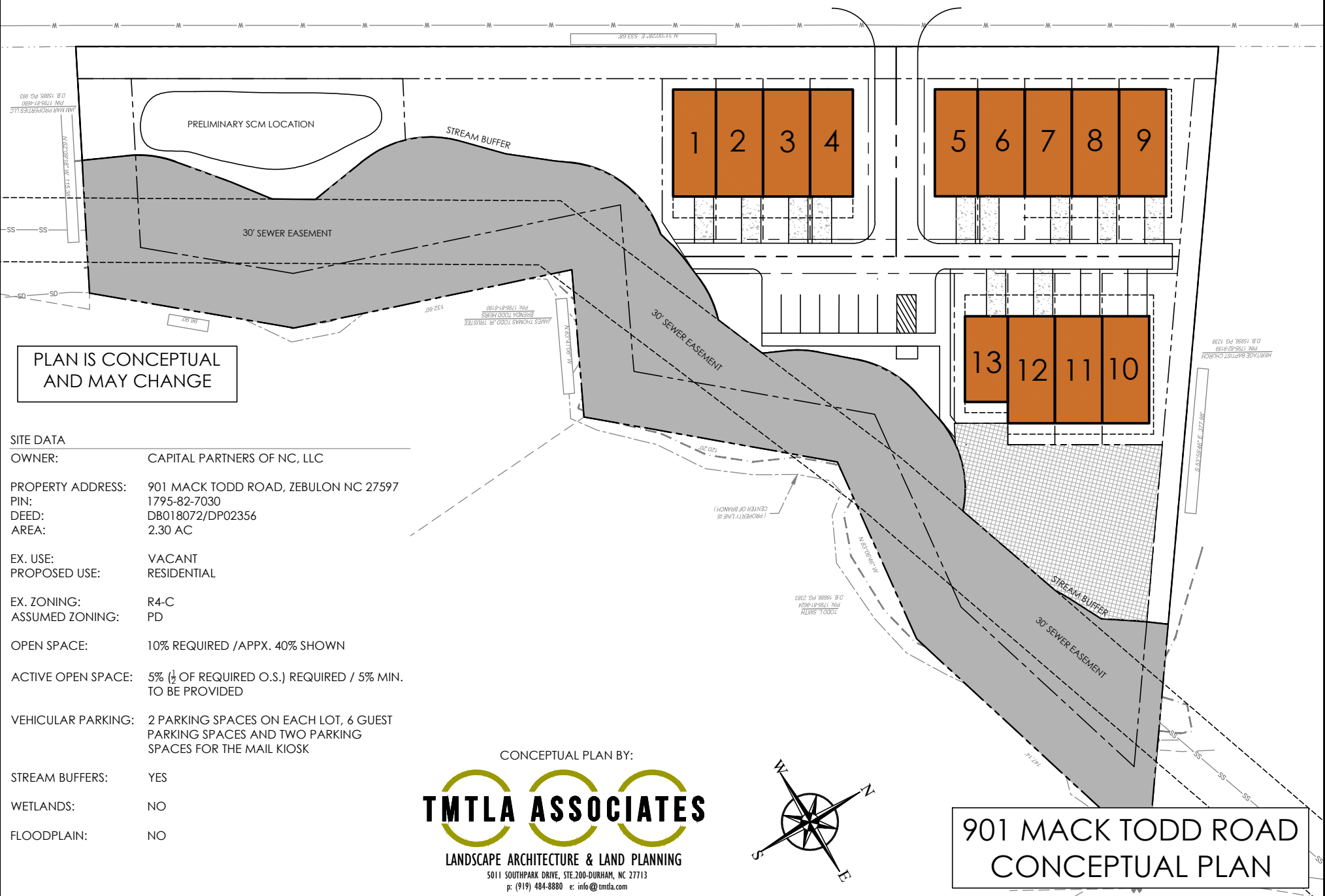


901 Mack Todd Rd - Vicinity Map



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MACK TODD ROAD



PLAN IS CONCEPTUAL
AND MAY CHANGE

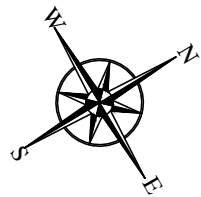
SITE DATA	
OWNER:	CAPITAL PARTNERS OF NC, LLC
PROPERTY ADDRESS:	901 MACK TODD ROAD, ZEBULON NC 27597
PIN:	1795-82-7030
DEED:	DB018072/DP02356
AREA:	2.30 AC
EX. USE:	VACANT
PROPOSED USE:	RESIDENTIAL
EX. ZONING:	R4-C
ASSUMED ZONING:	PD
OPEN SPACE:	10% REQUIRED / APPX. 40% SHOWN
ACTIVE OPEN SPACE:	5% (½ OF REQUIRED O.S.) REQUIRED / 5% MIN. TO BE PROVIDED
VEHICULAR PARKING:	2 PARKING SPACES ON EACH LOT, 6 GUEST PARKING SPACES AND TWO PARKING SPACES FOR THE MAIL KIOSK
STREAM BUFFERS:	YES
WETLANDS:	NO
FLOODPLAIN:	NO

CONCEPTUAL PLAN BY:

TMTLA ASSOCIATES

LANDSCAPE ARCHITECTURE & LAND PLANNING

5011 SOUTH PARK DRIVE, STE. 200-DURHAM, NC 27713
p: (919) 484-8880 e: info@tmda.com



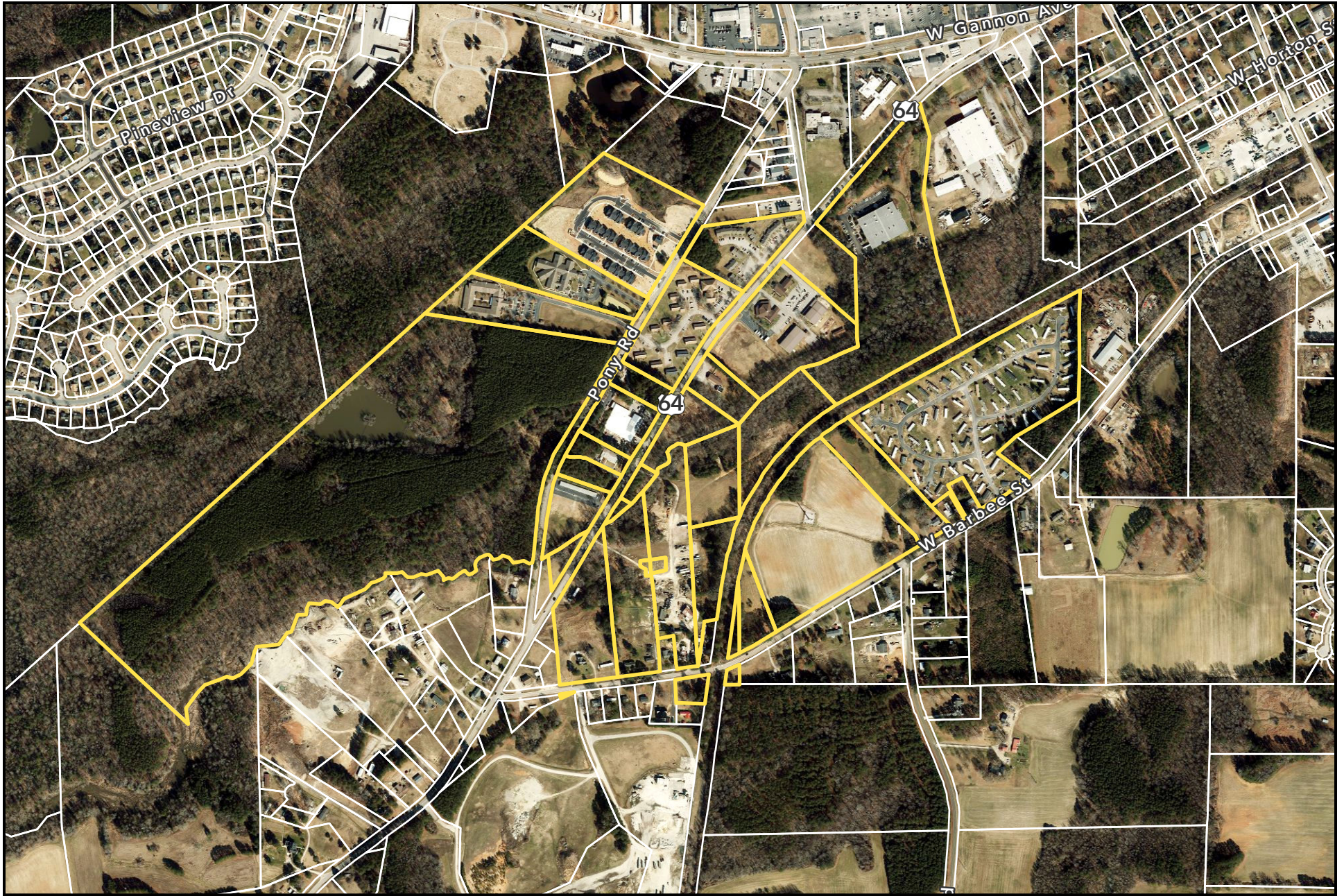
901 MACK TODD ROAD
CONCEPTUAL PLAN

Neighbors who live/own property within 750' of 901 Mack Todd Road

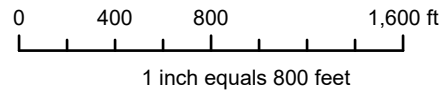
CAVALLERO, DARIO L EHMANN, DONNA CAVALLERO
CROUSE, DONNA M BULLOCK
HOUSING AUTH COUNTY OF WAKE
JAM MAR PROPERTIES LLC
BROWN, LARRY G BROWN, MARY J
JNCJ PROPERTIES LLC
CHANDAK, GOVIND CHANDAK, MADHU
HERITAGE BAPTIST CHURCH INC
GAY FAMILY LIMITED PARTNERSHIP II
SILVER SPRING HOUSING ASSOC LLC
LNP INC (PARRISH REALTY C/O RENEE BAKER)
HSSW
HERNANDEZ, MARIA A
ZEBULON HEALTH HOLDINGS LLC
SMITH, TODD L
PERRY QUINN PROPERTIES INC
ZEBULON GREEN ASSOCIATES LIMITED PARTNERSHIP
CAPITAL PARTNERS OF NORTH CAROLINA LLC
TODD, JAMES THOMAS JR TRUSTEE HOLDEN, BRENDA TODD HEIRS
HARRISON, MIRANDA TODD TRUSTEE TODD PROTECTION TRUST
TODD, GLENN A TODD, VERA L
MERITAGE HOMES OF THE CAROLINAS INC
700 PONY LLC
HERITAGE BAPTIST CHURCH INC
PREDDY, MARY ANN TODD
TOWN OF ZEBULON PLANNING DEPARTMENT
Capital Properties of NC, LLC

1250 NORTH ST
PO BOX 336
100 SHANNON DR
PO BOX 509
608 W BARBEE ST
621 WALTERS DR
PO BOX 99104
615 MACK TODD RD
PO BOX 10
7706 SIX FORKS RD
PO BOX 1128
1625 DAVISTOWN RD
2037 BALLSTON PL
PO BOX 2568
1260 SUSSEX DR
PO BOX 177
2939 BREEZEWOOD AVE STE 201
1540 GRAND WILLOW WAY
PO BOX 509
179 THORNBURY ST
1013 TRUMPET VINE CT
8800 E RAINTREE DR STE 300
PO BOX 890
615 MACK TODD RD
12308 STRICKLAND RD
1003 N. Arendell Avenue
1540 Grand Willow Way

PITTSFIELD MA 01201-1541
ZEBULON NC 27597-0336
ZEBULON NC 27597-8967
WENDELL NC 27591-0509
ZEBULON NC 27597-9215
WAKE FOREST NC 27587-6180
RALEIGH NC 27624-9104
ZEBULON NC 27597-9396
ZEBULON NC 27597-0010
RALEIGH NC 27615-5067
ZEBULON NC 27597-1128
WENDELL NC 27591-8984
KNIGHTDALE NC 27545-7439
HICKORY NC 28603-2568
EMPORIA VA 23847-6438
BUNN NC 27508-0177
FAYETTEVILLE NC 28303-5497
RALEIGH NC 27614-6002
WENDELL NC 27591-0509
CLAYTON NC 27527-9315
WENDELL NC 27591-9458
SCOTTSDALE AZ 85260-3966
FRANKLINTON NC 27525-0890
ZEBULON NC 27597-9396
RALEIGH NC 27613-1238
Zebulon, NC 27597
Raleigh, NC 27614



901 Mack Todd Rd - 750' Notification Map



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INFORMATION PACKET FOR NEIGHBORHOOD MEETINGS

NEIGHBORHOOD MEETING SIGN-IN SHEET:

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Project Name: 901 Mack Todd Road

Meeting Address: 301 S Arendell Ave, Zebulon, NC 27597 (Zebulon Community Center - Classroom A)

Date of Meeting: December 19th, 2023 Time of Meeting: 5pm - 7pm

Property Owner(s) Names: Capital Partners of North Carolina LLC

Applicants: TMTLA Associates (contact: Pam Porter)

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
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Attach Additional Sheets If Necessary.

Please note no one from the community attended this neighborhood meeting.



SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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Project Name: 901 Mack Todd Road

Meeting Address: 301 S Arendell Ave, Zebulon, NC 27597 (Zebulon Community Center - Classroom A)

Date of Meeting: December 19th, 2023 **Time of Meeting:** 5pm - 7pm

Property Owner(s) Names: Capital Partners of North Carolina LLC

Applicants: TMTLA Associates (contact: Pam Porter)

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 n/a

Applicant Response: _____

Question/ Concern #2 n/a

Applicant Response: _____

Question/ Concern #3 n/a

Applicant Response: _____

Question/ Concern #4 n/a

Applicant Response: _____

Please note no one from the community attended this neighborhood meeting.



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, Pamela Porter, 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 750 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 301 S Arendell Ave, Zebulon, NC 27597 (location/address) on December 19, 2023 (date) from 5pm (start time) to 7pm (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.

1.24.2024 By: Pamela Porter
Date

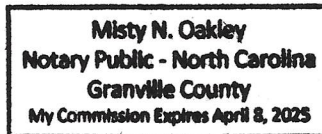
STATE OF NC
COUNTY OF Durham

Sworn and subscribed before me, Misty N Oakley, a Notary Public for the above State and County, on this the 24th day of January, 2024.

SEAL

Misty N Oakley (signature)

Notary Public



Misty N Oakley (signature)

Print Name

My Commission Expires:

April 8 2025