



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



TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

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:

100 Coolwood Trail & 0 W. Gannon Avenue (Addresses) 1795038323 & 1795123608 (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: February 1, 2023

MEETING INFORMATION:

Property Owner(s) Name(s) Andrew Thomas Faison

Applicant(s) Collier Marsh (Parker Poe Adams & Bernstein LLP)

Contact Information (e-mail/phone) colliermarsh@parkerpoe.com; (919) 835-4663

Meeting Address: Zebulon Shrine Club; 1201 W. Gannon Ave, Zebulon, NC 27597

Date of Meeting: January 23, 2023

Time of Meeting: 6:00pm - 8:00pm

**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

January 13, 2023

Re: Notice of Neighborhood Meeting

Neighboring Property Owners:

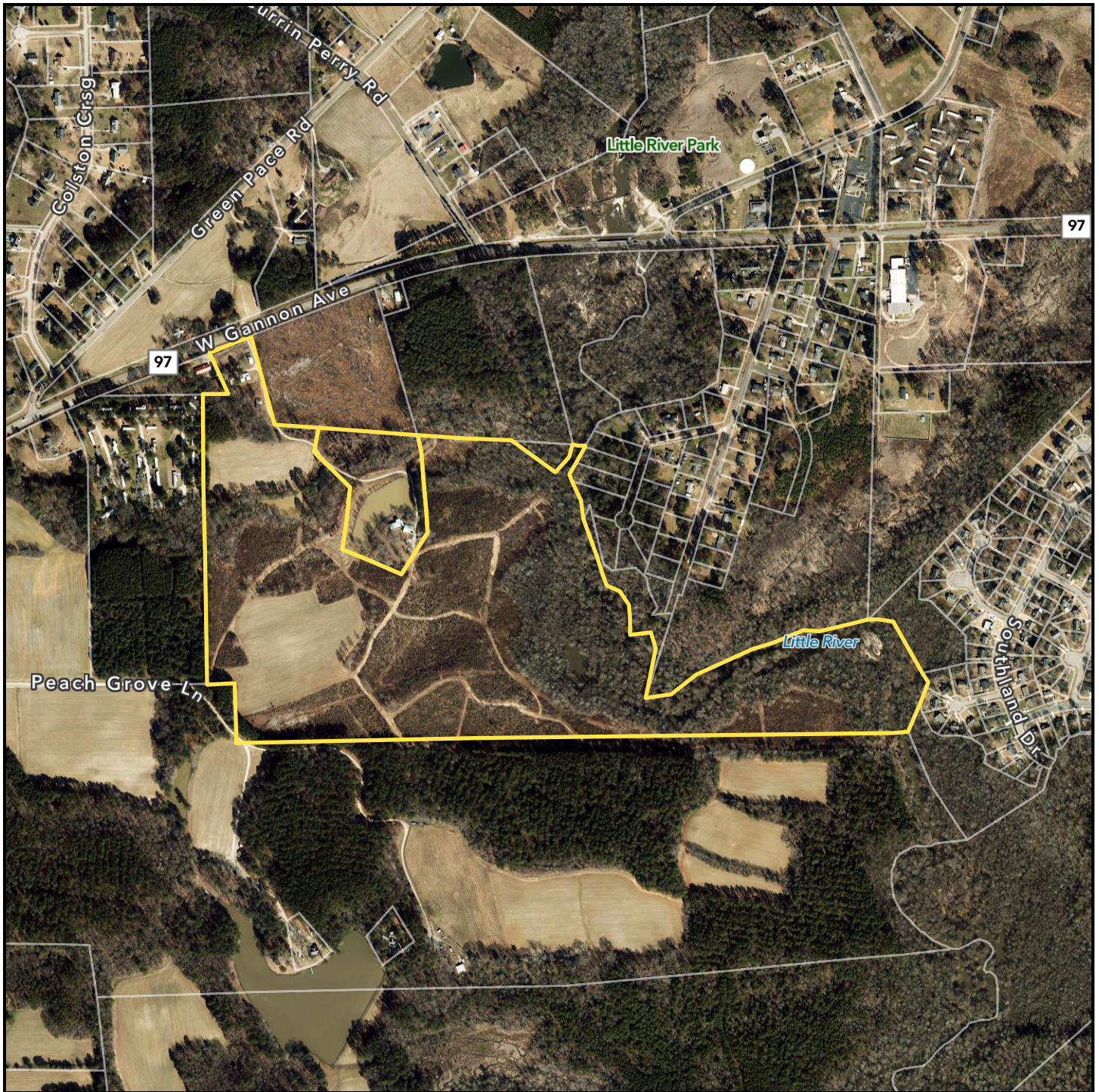
You are invited to attend a neighborhood meeting on January 23, 2023 from 6–8pm at the Zebulon Shrine Club, located at 1201 W. Gannon Avenue, Zebulon, NC 27597. The purpose of the meeting is to discuss an upcoming application to rezone two parcels of land located at 100 Coolwood Trail (PIN 1795038323) 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.

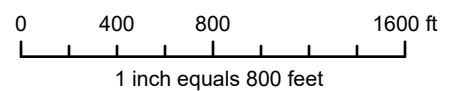
Thank you,

Collier Marsh

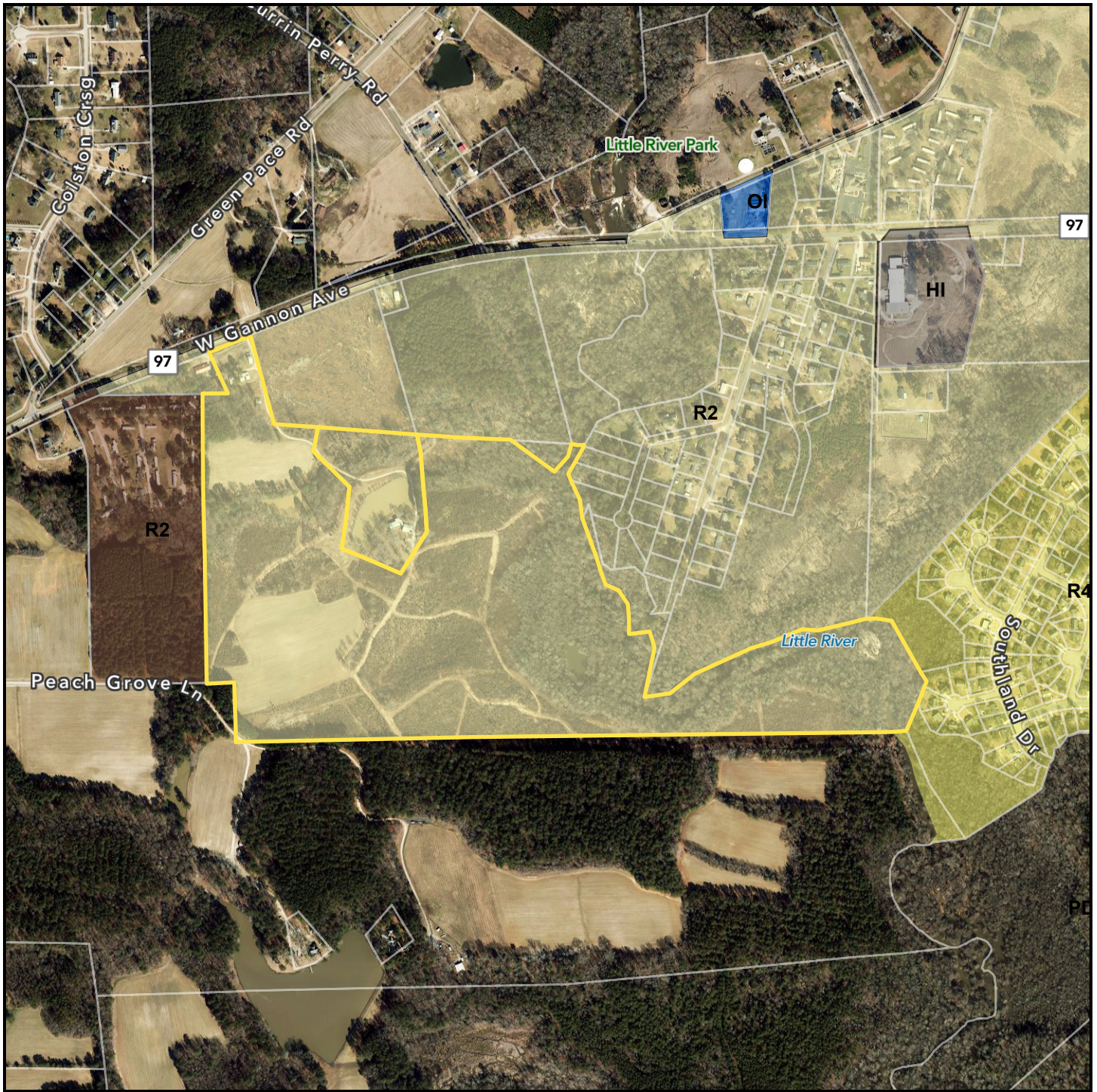


100 Coolwood Trail; & 0 W. Gannon Avenue

Vicinity Map



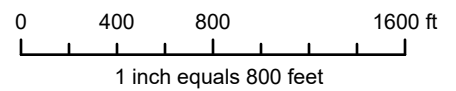
Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



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

Zoning Map

Current Zoning: R2



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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: Collier Marsh		
Project Name: Faison Tract PD		Zoning: Planned Development
Location: 100 Coolwood Trail & 0 W. Gannon Avenue		
Property PIN(s): 1795038323 & 1795123608		Acreage/Square Feet: 109.1 acres
Property Owner: Andrew Thomas Faison		
Address: 2101 Highway 97 W		
City: Raleigh	State: NC	Zip: 27597
Phone:		Email:
Developer: Deacon Development Group, LLC c/o Collier Marsh		
Address: 1314 Ecola Valley Court		
City: Raleigh	State: NC	Zip: 27587
Phone: (919) 835-4663	Fax:	Email: colliermarsh@parkerpoe.com
Engineer: Timmons Group		
Address: 5410 Trinity Road, Suite 102		
City: Raleigh	State: NC	Zip: 27607
Phone: (919) 866-4509	Fax:	Email: beth.blackmon@timmons.com
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.
