

ZEBULON BOARD OF COMMISSIONERS
JOINT PUBLIC HEARING
MINUTES
April 14, 2025

Present: Glenn York, Jessica Harrison, Shannon Baxter, Beverly Clark, Quentin Miles, Gilbert Todd-Town Manager, Chris Medina -Planning, Cate Farrell-Planning, Bob Grossman-Police, Sam Slater-Town Attorney

Absent: Amber Davis

Planning Board Present: David Lowry, Niya Moton, George Roa, Domenick Schilling, Stephanie Jenkins, Kyle Adams, Sr.

Call To Order

Mayor York called the meeting to order

Approval of Agenda

Commissioner Harrison requested to amend the agenda to add a closed session for personnel discussion.

Commissioner Harrison made a motion, second by Commissioner Baxter to approve the agenda as amended. There was no discussion, and the motion passed unanimously.

New Business

PD 2025-02 – Zebulon Mixed-Use – 0, 1928, & 1938 Zebulon Road

Planning Board Chair David Lowry made a motion, second by Stephanie Jenkins to recuse George Roa from PD 2025-02 due to a conflict of interest involving financial gain. There was no discussion, and the motion passed unanimously.

NOTE: George Roa stepped away from the Planning Board table and sat in the audience.

Mayor York outlined the process for the public hearing, stating that staff would provide an overview, followed by the applicant's presentation. The Board of Commissioners and Planning Board would then ask questions for clarification. The Mayor would open the joint public hearing for public comments before closing it.

Chris Medina presented an overview of the Zebulon Mixed-Use Planned Development rezoning request for 14.546 acres of property located at 0, 1928 & 1938 Zebulon Road. He detailed the property information including the current zoning being heavy commercial-HC and suburban

residential-R2. The future land use, and timeline of activity were reviewed. Mr. Medina highlighted key aspects of the project, including:

- 347 single-family detached lots
- 270 single-family attached lots
- Total of 617 units
- Commercial outparcels along Zebulon Road
- Two mixed-use buildings with retail on the ground floor and apartments above
- Four standalone apartment buildings
- Various amenities including a pool, playground, and outdoor event space

Chris discussed considerations such as permitted uses, pedestrian paths, road connections, perimeter buffers, and road improvements. He also outlined how the project met the utility allocation policy requirements.

James Todd, attorney for the applicant, Spectrum Investment Solutions LLC, presented on behalf of the development team. He introduced team members present to answer questions, including Beth Johnson (engineer), Robert Terry (developer representative), Caroline Sheaves (traffic engineer), and Bob Nagel (architect).

Mr. Todd emphasized the project's location, amenities, and design features. He highlighted how the development aligned with Zebulon's Comprehensive Plan goals, including providing a variety of housing types and encouraging pedestrian and bicycle connectivity.

Robert Terry presented an economic impact study for the project, which he referred to as "Gateway Zebulon." He outlined the projected \$70 million investment, annual economic impact of nearly \$20 million, and creation of 225-275 construction jobs and 80 permanent jobs.

Board members asked questions about ADA accessibility, buffers, setbacks, and affordable housing options. The development team addressed these concerns stating they had to meet all the state requirements for ADA accessibility for apartments as well as the mixed-use components. The developer committed to the request by Commissioner Baxter to plant the buffers with pollinator friendly species, aerators in the stormwater ponds. Finally, they committed to 5% or 13 units to be priced as workforce housing.

There was discussion about incentives for positions like teachers and public safety. They said they were open to doing what was allowable by law in that direction.

Mayor York asked if the Planning Board had any questions.

Niya Moton asked about whether there would be a laundry room area or inside the units and it was explained they would be within the units.

The aspects that were better than the UDO were reviewed. The maximum height of four stories was the proposal. The appearance of the housing and mixed-use would be in harmony with each other. Traffic was discussed for both onsite and offsite.

Public Hearing

Mayor York declared the public hearing open.

Mayor York asked for anyone wishing to speak in favor.

Larry Loucks Yates Place stated he was strongly in favor of the project and gave several reasons why it was good for the community. He also thought that having security cameras for safety.

Matthew Edmunds Taryn Lakes liked the mixed-use residential was very appealing and wanted to be able to walk from their home to the development.

Charles Estes Lakeside Circle stated he supported the project and the location was perfect. The commerce piece was very good, and it was a great plan.

Brandon Lucas of McIver Street expressed it was a thoughtful, forward-looking project and it met the housing needs in the community as well as economic opportunities.

Jullian Martin Prowdy is a mortgage lender from the Flowers community and said that this was a great project for the Zebulon community and helped the residents who live in mixed-use developments.

Scott Carpenter stated he was very much in favor of the project so that it would provide additional housing options and economic growth.

David Hughes Horton Street said he too was also in favor of this project. The project was something that the community of Zebulon has never seen. He thought it addressed the needs of the community.

Mayor York asked if there was anyone who wished to speak in opposition.

A resident of Barrington Subdivision agreed with the project but did not agree with the area it is proposed. Did not see how it would benefit the residents of the community.

Mayor York asked if there was anyone who wished to speak neither for nor against but had an opinion to express. There were none.

Mayor York declared the public hearing closed and referred the matter to the Planning Board for consideration.

b. PD 2025-03 – 1915 & 1917 Old Bunn Rd - PIN # 2715290916, 2716215371

NOTE: George Roa resumed his seat at the Planning Board table.

Cate Farrell presented the standards that needed to be considered for the request. Cate gave an overview of the Old Bunn Road Planned Development rezoning request for 159.72 acres of

property located at 1915 and 1917 Old Bunn Road. The project, proposed by Eastwood Homes of Raleigh LLC, included:

- 347 single-family detached lots
- 270 single-family attached lots
- Total of 617 units
- Various amenities including a pool, clubhouse, dog park, and playgrounds

Ms. Farrell detailed the property information including the current zoning of Wake County R-30, future land use, and timeline of activity. She highlighted key aspects such as open space allocation, road improvements, and the project's compliance with the utility allocation policy.

Molly Stewart, from Morningstar Law Group, presented on behalf of the applicant. She emphasized the project's location, amenities, and how it aligned with Zebulon's Comprehensive Plan. The development team addressed questions from the Board regarding buffers, historic preservation, and traffic improvements.

Mayor York asked if the Board of Commissioners had any questions.

There was discussion about buffers on Old Bunn Rd and Hwy 97 and to use pollinator friendly trees, front loaded townhomes and setbacks to allow for people to park full sized vehicles. There was also discussion about affordable or workforce housing in the community and the desire to have 5% or 31 homes set aside for that.

The traffic concerns at Old Bunn Road and Hwy 97 intersection were addressed including widening the intersection and installation of a traffic sign.

Mayor York asked if the Planning Board had any questions.

There was discussion about the lift station and that it would be used for the area not just for the development.

Concerns of townhomes facing Old Bunn Road were expressed by Domenick Schilling and the need for additional buffering.

It was stated that the historic home would be preserved but the details were not clear at this time.

Public Hearing

Mayor York declared the public hearing open.

Mayor York asked for anyone wishing to speak in favor.

Robert Holden stated he was concerned about where the proposed entrance would be for the development on Hwy 97.

Mayor York asked if there was anyone else who wished to speak in favor. There were none.

Mayor York asked if there was anyone who wished to speak in opposition.

MaryBeth Carpenter stated she was not in favor of the subdivision and how it would impact the historic home.

A resident from the Barrington subdivision stated she was not in favor of the project and the fact that Old Bunn Road was congested and had concerns about the issues with the historic property.

There were three emails received in opposition which were read by Cate Farrell.

Chloe Sherman was opposed because of the country atmosphere and did not want the noise and traffic.

Cate Hitman was in opposition because of her home located in Barrington and Old Bunn was not able to handle the traffic.

Beth Fisher was concerned about the traffic safety and the increase in rental property located along Old Bunn Road.

Mayor York asked if there was anyone else who wished to speak in opposition. There were none.

Mayor York asked if there was anyone who wished to speak neither for nor against but had an opinion to express.

Larry Loucks gave six points on what needed to be considered when determining if it was a good option.

Mayor York asked if there was anyone who wished to speak neither for nor against but had an opinion to express. There were none.

Mayor York declared the public hearing closed and referred the matter to the Planning Board for consideration.

Closed Session

Mayor York asked for a motion to go into closed session.

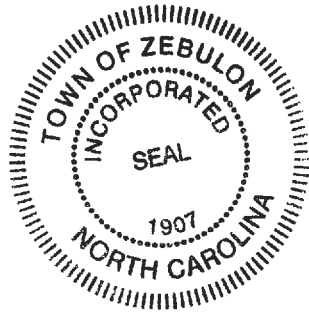
Commissioner Harrison made a motion, second by Commissioner Baxter to go into closed session. There was no discussion, and the motion passed unanimously.

NOTE: Commissioner Clark made a motion, second by Commissioner Harrison to come out of closed session. There was no discussion, and the motion passed unanimously.

Commissioner Harrison made a motion, second by Commissioner Baxter to adjourn the meeting. There was no discussion, and the motion passed unanimously.

Adopted this the 4th day of August 2025

SEAL



A handwritten signature in purple ink, appearing to read "Glenn L. York", written over a horizontal line.

Glenn L. York – Mayor

A handwritten signature in blue ink, appearing to read "Ana Gomez Rindahl", written over a horizontal line.

Ana Gomez Rindahl – Town Clerk