

**ZEBULON BOARD OF COMMISSIONERS
JOINT PUBLIC HEARING
MINUTES
MAY 12, 2025**

Present: Glenn York, Shannon Baxter, Beverly Clark, Amber Davis, Quentin Miles, Taiwo Jaiyeoba-Interim Town Manager, Lisa Markland-Interim Town Clerk, Matt Lower-Planning, Cate Farrell-Planning, Bob Grossman-Police, Sam Slater-Town Attorney

Absent: Jessica Harrison

Planning Board Present: David Lowry, Niya Moton, George Roa, Domenick Schilling, Stephanie Jenkins

Absent: Kyle Adams, Sr.

Call To Order

Mayor York called the joint public hearing to order.

Approval of Agenda

Mayor York requested a motion to approve the agenda.

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

New Business

PD 2025-01 – Pearces Rd Planned Development

Matt Lower, Planning Director, presented an overview of the Pearces Road Planned Development request. He explained that TBM Partners LLC, on behalf of property owner Wall Purdy Family LLC, was requesting a rezoning to the Planned Development (PD) zoning district for the development of 510 residential units and 2.6 acres for select commercial uses on 160.62 acres located on Pearces Road.

Mr. Lower outlined the review process, the current zoning was Wake County R30 and future land use map designated the area as suburban residential, which aligned with the proposed development.

The proposed development included 511 homes across 161 acres, with a gross density of 3.17 dwelling units per acre. Mr. Lower emphasized that the development exceeded open space requirements and would have less impervious area than standard zoning would allow. He also

noted the inclusion of a 40-foot vegetated buffer around the site and various architectural design guidelines.

Regarding transportation improvements, Mr. Lower explained that the development would impact several intersections, including Pearces and Pippin, and Pearces and Procter. The developer proposed contributions to infrastructure improvements, including potential roundabouts or signalization.

Jason Baron from Morningstar Law Group, representing on behalf of the applicant. He emphasized the development's focus on creating a sense of community and providing multiple housing types. Mr. Baron highlighted several unique features of the development, including: a variety of housing options from workforce housing to larger single-family homes, amenities such as a pool, pickleball court, and a 12-hole disc golf course, and a commitment to affordable housing, including 21 condo-style units at 80% of Wake County AMI and five units available for a Habitat for Humanity-like builder.

There was discussion about the HOA and management of rental property in the development as well as transportation and economic development.

The Planning Board asked about traffic improvements and wanted more explanation. They also asked about water pressure and the need for individual water pumps for one for development. The developer explained that the City of Raleigh would determine the need for water pumps and what kind.

Public Hearing

Mayor York read a statement for the public hearing process and then declared the public hearing open.

Mayor York asked for anyone wishing to speak in favor.

Robert Terry of Stag Hound Trail stated that it was a great parcel of land and thought the developer had done a wonderful job. Mr. Terry continued by saying that Robuck Homes had a very good reputation and built very nice homes.

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.

Ashley Pulk, who resided in the Northway neighborhood, expressed her concern with the increased traffic the development would bring and urged the Town to delay or deny the request.

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.

Nicholas Walton of Watsonia Drive, said that he liked the variable housing types, the amenities that would be available and within walking distance but thought that it was an inefficient use of land and it should be dense and be a regional mixed use.

David Hughes of E. Horton St. stated that the traffic at Arendell and Pearces was awful and the proposed road improvements were not sufficient to handle the increase in traffic.

Rachel Helms of Indio Creek expressed that she liked the idea of the roundabouts and was concerned about the traffic effects at Golden Plum Lane and in the Weavers Pond subdivision. Finally, the water pressure really was an issue and thought that it had to be handled right away and had to be done correctly.

Lillian Ruth lived on Lacewing Drive said that the roads and traffic would be an issue as well as the schools which were already overcrowded. She liked the development as a whole.

Lisa Markland read a statement from Matt Atkins who was concerned with traffic.

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

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

PD 2025-04 Zebulon Public Safety Station

Cate Farrell presented the request for a rezoning to the Planned Development (PD) Zoning District for the development of a future Public Safety Station. The property was 11.13 acres and located at 200 West Judd Street.

Chief Perry explained that the proposed fire and EMS station was designed to be functional, able to operate in severe weather conditions, and to be a good neighbor to surrounding residential areas. He introduced the design team members from Wake County Facility Design and Construction and ADW Architects.

Sara Carl Richter from Wake County Facility Design and Construction presented illustrations of the site plan and building facade. She explained the requested variances from the Unified Development Ordinance (UDO), including:

1. A deviation from typical buffer standards to ensure adequate sight lines for emergency vehicles
2. A reduction in the required transparent area on the first floor from 50% to at least 10%
3. Modifications to the primary building entrance requirements to better suit the building's function while maintaining architectural interest

The presenters emphasized that the building's design aimed to balance functionality with respect for the surrounding neighborhood context.

Mayor York asked if the Board of Commissioners had any questions. There were none.

Mayor York asked if the Planning Board had any questions.

There was discussion about the street trees and their placement.

Public Hearing

Mayor York read a statement for the public hearing process and then declared the public hearing open.

Mayor York asked for anyone wishing to speak in favor. There were none

Mayor York asked if there was anyone 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. There were none.

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

During the public hearing, no members of the public spoke for or against the project.

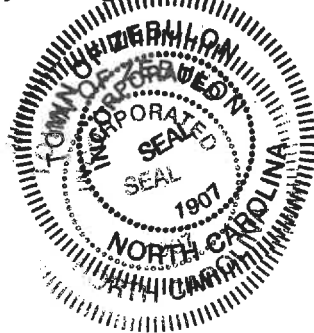
The matter was referred to the planning board for consideration.

Adjourn

Commissioner Baxter made a motion, second by Commissioner Miles to adjourn the joint public hearing. There was no discussion and the motion passed unanimously.

Adopted this the 4th day of August 2025

SEAL



Glenn L. York – Mayor

Ana Gomez Rindahl – Town Clerk