

Agreement Reached in Zebulon South Development

ZEBULON, N.C. (August 5, 2025) – The Town of Zebulon Board of Commissioners has reached an agreement on a rezoning ordinance to allow for a new planned residential development just outside of downtown. Zebulon South will be located on more than 100 acres, between Arendell and Wakefield.

"The Town of Zebulon is growing, and while we welcome this progress, we remain committed to preserving our small town charm, our natural areas, farmland, and open spaces," said Mayor Glenn York.

In the new agreement, Zebulon South will include eight affordable housing units. Further, there will be a 15 percent cap on rental properties throughout the development. The community will also receive a \$250,000 fee-in-lieu for a multi-use path to improve pedestrian connectivity to downtown. The League of Municipalities has covered the town's attorney fees.

"We can't have economic growth without housing, but our growth must be guided by intention, vision, and collaboration," said Taiwo Jaiyeoba, Interim Town Manager. "This agreement enables us to provide much-needed housing while also protecting and preserving affordable homes in our community."

The Town of Zebulon has doubled in size since 2010. As growth continues, the Town is prioritizing infrastructure that supports this expansion in a thoughtful way. Improving pedestrian access is also a vital component of that effort as the Town seeks to build walkable communities that promote health, reduce traffic congestion, support local economies, and enhance overall quality of life.

About the Town of Zebulon

Located just 20 minutes east of Raleigh, the Town of Zebulon is one of North Carolina's fastest-growing communities, offering small-town charm with easy access to the amenities of the Triangle region. Known as "The Town of Friendly People," Zebulon is committed to smart, strategic growth that preserves its welcoming character while investing in infrastructure, public safety, and quality of life. With a vibrant downtown, expanding parks and recreation opportunities, and a focus on community engagement, Zebulon is building a future rooted in connection, innovation, and inclusivity.

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