ZEBULON
NORTH CAROLINA

BOARD OF COMMISSIONERS
AGENDA
MARCH 2, 2026
6:00 PM

1. PLEDGE OF ALLEGIANCE

2. APPROVAL OF AGENDA

3. PUBLIC COMMENT

All wishing to speak must sign up prior to 5:50pm. The comment period will be no longer than 15 minutes with speakers having three minutes each to speak. No speaker can speak on a public hearing item or any item that would need to be discussed under Closed Session. Speakers cannot give their minutes to another speaker. If you would like to submit comments to be read into the record at the meeting, please send comments, of 400 words or less, to Jeremy Crawford at tozclerk@townofzebulon.org by 3:00pm on February 27, 2026.

4. SCHOOL RECOGNITION

A. *East Wake Magnet High School*
- i. Raheeg Ali – Student
- ii. Ms. Marisa Corcoran - Teacher

5. CONSENT AGENDA

A. *Minutes*
- i. January 15, 2026, Work Session

B. *Finance*
- i. Wake County Tax Report – December 2025
- ii. Ordinance 2026-25 – General Fund Budget Amendment – Stadium

C. *Parks & Recreation*
- i. Resolution 2026-17 – 2026 Spring Fest & Rock the Block Street Closures for Events

6. PRESENTATION

A. *Town of Zebulon – Mobile Application Update*

7. OLD BUSINESS

A. Social District

B. Mobile Food Vendor

8. NEW BUSINESS

A. Community Park and Gill Street Park – Phase 1 Design Contract

B. FY 2026 Spring Non-Profit Grant Update

C. East Wake Asphalt Plant – Special Use Permit 2026-01

9. MANAGER'S REPORT

A. Monthly Financial Report

10. BOARD COMMENTS

11. ADJOURN

ZEBULON BOARD OF COMMISSIONERS
WORK SESSION MEETING
MINUTES
JANUARY 15, 2026
6:00 PM

Board of Commissioners Present: Mayor Jessica Harrison, Mayor Pro Tem Quentin Miles, and Commissioners Shannon Baxter, Kyle Adams, Sr., and George Roa. Commissioner Amber Davis is Excused.

Staff Present: Taiwo Jaiyebo-Interim Town Manager, Jeremy Crawford-Town Clerk, Shannon Johnson-Community & Economic Development Director, Heather Louise Finch-Communications Manager, Matt Lower-Planning Director, Chief Puckett-Police Chief, and Sam Slater-Town Attorney

Called to Order

Mayor Harrison called the meeting to order.

Approval of Agenda

Commissioner Baxter moved to approve the agenda, as written, and the motion was seconded by Commissioner Adams. There was no discussion and the motion passed unanimously.

Mayor Harrison shared that Commissioner Davis is excused from this meeting, and she wanted to wish her son, Charles, a happy birthday.

Old Business

Social Districts

Director Lower presented the topic and spoke from the slides that were shared with the Board. The slides are incorporated into these minutes as Attachment A, slides 5-23. Mayor Pro Tem Miles, and Commissioners Baxter and Roa shared their position on the topic. Directors Lower and Johnson, and Chief Puckett responded to questions from the Board. Interim Manager Jaiyeobo shared his position on the topic.

Mayor Harrison directed Director Lower to provide an update during the Board's 2/19/2026 Work Session. Clerk Crawford shared the timeline associated with submitting agenda content for the 2/19/2026 meeting, and Director Lower stated he felt he could prepare the update in time.

Mayor Harrison asked the Board if they had any questions for Director Lower, and hearing none, continued forward with the agenda.

Mobile Food Vendor Update

Director Lower presented the topic and spoke from the slides that were shared with the Board. The slides are incorporated into these minutes as Attachment A, slides 24-38. Interim Manager Jaiyeoba, along with all the members of the Board, shared their position on the topic. Director Lower and Teresa Piner responded to questions from the Board.

Mayor Harrison asked the Board if they had any additional questions for Director Lower, and hearing none, continued forward with the agenda.

New Business

Downtown Development Association – Logo Development

Director Johnson introduced the topic and shared some information regarding the history and progress of the Zebulon Downtown Development Association (ZDDA). Director Johnson then introduced Kristine Ross, and Ms. Ross spoke from the slides that were shared with the Board. The slides are incorporated into these minutes as Attachment A, slides 41-49. All the members of the Board shared their position on the topic, and Ms. Ross and Director Johnson responded to questions from the Board.

Mayor Harrison asked the Board if they had any additional questions for Director Johnson or Ms. Ross, and hearing none, moved forward with the agenda.

Presentations

Town Website Update

Manager Finch presented the topic and spoke from her prepared notes. Interim Manager Jaiyeoba shared his position on the topic, and he provided some context regarding the current website and its associated expenses.

Manager Finch pulled the draft website up on the large screen, and she showed the Board what the draft site contains, and how its features provide information to the community. Manager Finch then shared the draft application on the large screen, and she responded to questions from the Board. Mayor Pro Tem Miles and Commissioner Roa shared their position on the topic.

Mayor Harrison asked the Board if they had any additional questions for Manager Finch, and hearing none, moved forward with the agenda.

Mayor Harrison asked Interim Manager Jaiyeoba if he had any comments, and he shared his understanding regarding the recent changes occurring within Wake County EMS services. Commissioner Baxter stated that she attended one of the recent meetings held by Wake County EMS, and she too shared her understanding of the coming changes.

Commissioner Roa asked the Board to add the topic “downtown businesses appearing vacant” to the 02/19/2026 agenda.

Adjourn

Mayor Pro Tem Miles moved to adjourn the meeting, and the motion was seconded by Commissioner Baxter. There was no discussion, and the motion passed unanimously.

_____

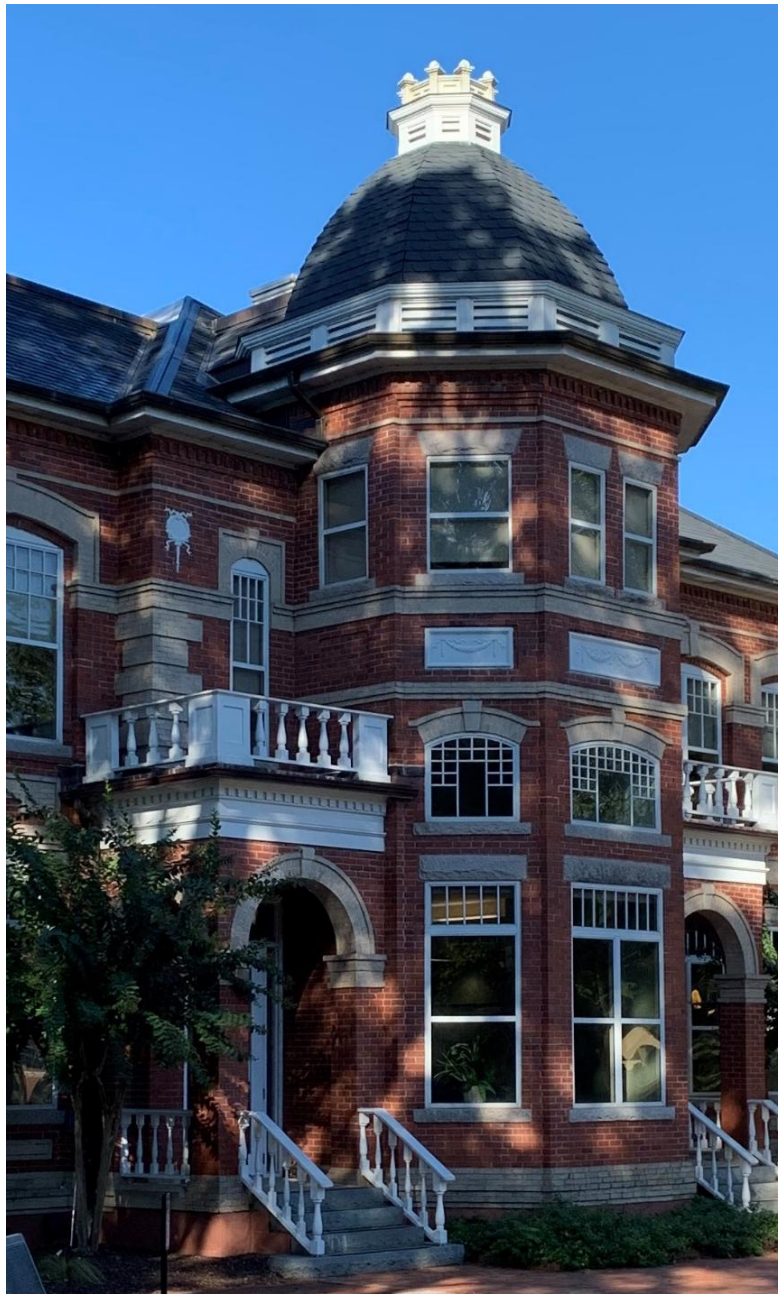
Jessica D. Harrison – Mayor

SEAL

_____

Jeremy Crawford – Town Clerk

DRAFT



ZEBULON

NORTH CAROLINA

BOARD OF COMMISSIONERS WORK SESSION

JANUARY 15, 2026

Back to Agenda

Approval of Agenda

Back to Agenda

Old Business

Back to Agenda

Planning Department

Back to Agenda

1) Social District

Back to Minutes

September 2021

House Bill 890 was signed into law allowing for local municipalities to create and administer social districts.

A social district is a defined geographic area where licensed establishments may sell alcoholic beverages to customers in specially marked containers that may then be possessed and consumed within the district's boundaries.

Back to Minutes

ZEBULON
NORTH CAROLINA

June 2022

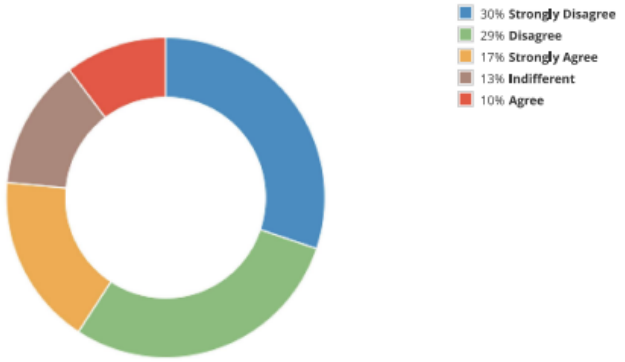
- Zebulon Board of Commissioners made a change to the Town's Code of Ordinances:

(5) Public sidewalks and other public areas immediately adjacent to establishments with an approved ABC Permit, but not to include on-street parking areas, crosswalks, or travel lanes without prior authorization by the Town of Zebulon.

Back to Minutes

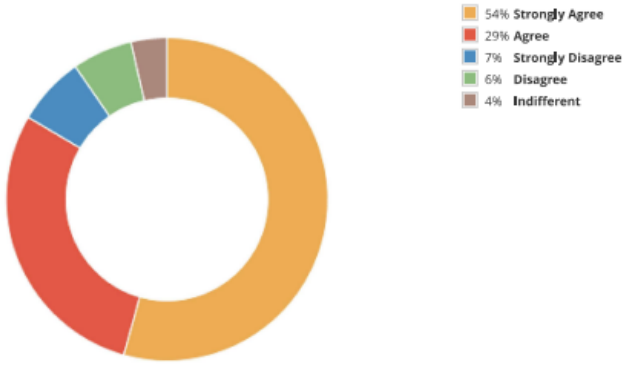
2022 Community Engagement

The consumption of alcoholic beverages should only occur inside a building or on private property.



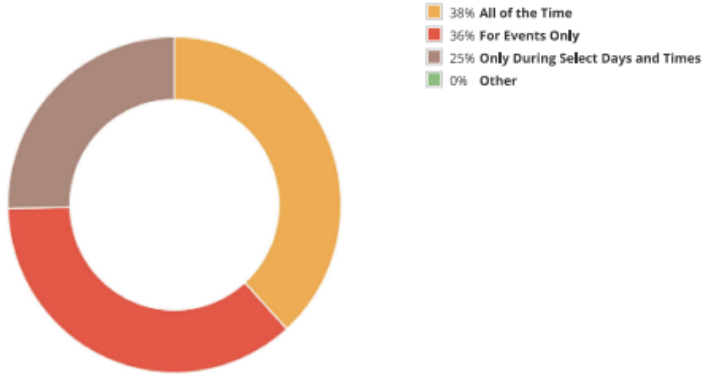
630 respondents

Patrons should be able to consume alcoholic beverages in the public areas adjacent to an establishment.



609 respondents

Alcohol Should Be Consumed Anywhere in Downtown Zebulon



550 respondents

Back to Minutes

Wake County Communities with Social Districts

ZEBULON
NORTH CAROLINA

- Raleigh (August 2022)
- Cary (December 2022)
- Wendell (January 2023)
- Garner (March 2023)
- Fuquay-Varina (May 2024)
- Holly Springs (February 2025)
- Apex (June 2025)
- Wake Forest (June 2025)

Back to Minutes

Key Features of Social District

Defined Boundaries: The district must have clearly defined geographic limits approved by the governing body.

Hours of Operation: The local government may set specific hours during which the social district is active.

Participating Establishments: Only businesses with appropriate ABC permits may sell beverages for consumption within the district.

Special Containers: All beverages must be served in containers that are clearly marked and meet state requirements.

Voluntary Participation: Businesses must "opt-in" or "opt-out" from participating.

Public Notice: Signage must be posted at the district's boundaries to inform the public where possession and consumption are permitted.

Back to Minutes

Boundaries

- Using an existing boundary (DTC, Main Street Designation)
- Run along key streets in downtown
- Create a new boundary that can be modified as the needs shift within the community
- Could be expanded for special events
- Can exclude parking lots or other locations the Town may not see fit for the social district

Back to Minutes

Hours of Operation

- Set Date and Time
- Will need to account for existing businesses operating hours
- Consider best practice from surrounding communities
- Engage with other agencies (Police, ABC commission, Chamber of Commerce, Etc.)

Back to Minutes

Participating Establishments/ Voluntary Participation

ZEBULON
NORTH CAROLINA

- Town Staff will help to coordinate the administration of this aspect
- May follow a similar model to other communities such as Raleigh or Apex
- List of participating establishments could be maintained on the Towns Website



Businesses located within the social district boundaries can submit this form to identify whether they want to opt-in or opt-out of the district.

Window clings will be displayed in businesses to identify their status:

- SOLD HERE - Purchase Sip n' Stroll drinks at these establishments
- WELCOMED HERE - Sip n' Stroll drinks welcome in these non-ABC permitted establishments
- NOT PERMITTED HERE - Sip n' Stroll drinks not allowed; Sip n' Stroll drinks not available for purchase



Back to Minutes

Special Containers

- Sticker (template provided by the town):
  - Identifies the location where the beverage was purchased
  - Date and Time of the purchase
  - Social District Logo
  - Statement to the effect of "Drink Responsibly – Be 21"
  - Identification of type of drink
- Cups (provided by the business):
  - Disposable (No Glass)
  - Clear
  - Not over the standard drink size

Back to Minutes

Public Notice

- A map on the Town's website will identify the boundaries
- Additional signage can be placed throughout town showing the limits of the social district
- Maps and signage could be displayed at participating establishments

Back to Minutes

Other

- Limit the types of drinks that would be allowed to be carried in the sip and stroll
  - Limit to Beer and Wine
  - No liquor-based drinks allowed

Back to Minutes

Policy Considerations

Enforcement: Clear protocols for law enforcement and compliance are needed. A particular challenge is that some businesses may choose not to participate, creating potential "dead zones" or conflicts if drinkers congregate in front of non-participating shops.

Operations: The choice of containers- plastic or reusable- will affect both costs and environmental impact. Staffing for cleanup, waste management, and ongoing compliance will require dedicated resources and funding.

Fairness and Equity: Social districts directly benefit alcohol-serving establishments, raising questions about fairness to other businesses.

Community Engagement: Successful adoption depends on engaging businesses and residents within the proposed boundaries to ensure alignment with local values and comfort levels.

Downtown Goals: Any district should be consistent with the Town's broader vision for downtown activity, vibrancy, and economic development.

Fiscal Impact: The Town should also evaluate whether increased foot traffic and economic activity are sufficient to offset costs for enforcement, sanitation, and management.

Back to Minutes

Enforcement

- Incident response
- Reporting method (Police non-emergency number, Wake County ABC)
- Enforcement Action (on businesses):
  - Fines
  - Revocation of Permit
- Enforcement Action (on individuals):
  - Fines
  - Criminally Charged

Back to Minutes

Operations

- Keeping Zebulon Clean
  - Requiring all participating establishments provide a place to dispose of the cups near the door
  - Increase the number of public trashcans in downtown
  - Place trashcan on sidewalk along the Social District boundary

Back to Minutes

Fairness and Equity

- Offer the option to participate in serving to any business with a compatible ABC permit
- The "Welcomed Here" option allows for business that don't sell alcohol to still have consumption of alcohol in their spaces.
- Opt-In/Opt-Out

Back to Minutes

Community Engagement

- Public Input Survey
- Meeting with existing downtown businesses
- Other Stakeholders:
  - ABC Commission
  - Law Enforcement
  - Planning Department
  - Public Works
  - Parks and Rec
  - Lawyers
  - Economic Development and Downtown Coordinator

Back to Minutes

ZEBULON
NORTH CAROLINA

Fiscal Impact

- Ensure that proper funding will be in place for administering the start program
  - Budget adjustment
  - Start with new Fiscal Year
- Cost to Town
  - Signage (Capital)
  - Trash Can (Capital)
  - Staff Time (Operating)
  - Enforcement (Operating)
- Economic Benefits
  - Charge a registration fee to participating business to cover program costs
  - Encourages a more vibrant downtown

Back to Minutes

Discussion

Back to Minutes

ZEBULON
NORTH CAROLINA

2) Mobile Food Vendor Update

TEXT AMENDMENT 2026-12

Back to Minutes

ZEBULON
NORTH CAROLINA

Mobile Food Vendor – Text Amendment

TEXT AMENDMENT 2026-12

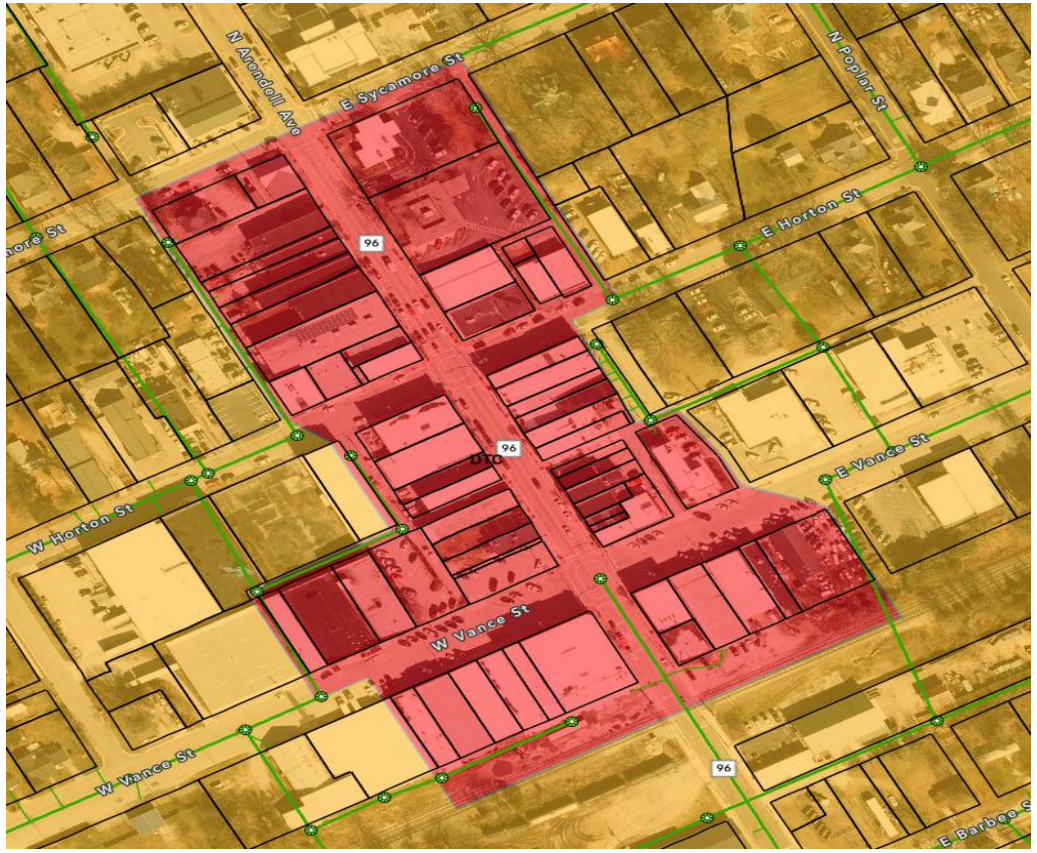
Back to Minutes

Review Standards

1. Enhances the public's health, safety, and welfare
2. Is consistent with the Town's adopted policy guidance
3. Is not in conflict with any provision of this Ordinance or the Town Code of Ordinances
4. Is required by changed conditions
5. **Addresses a demonstrated community need**
6. **Addresses an unforeseen matter not present when the Ordinance was adopted**
7. Is consistent with the purpose and intent of the zoning districts in this Ordinance, or would improve compatibility among uses and ensure efficient development within the Town
8. Would result in a logical and orderly development pattern
9. Addresses other factors determined to be relevant by the Board of Commissioners
10. Would not result in significantly adverse impacts on the natural environment, including water, air, noise, stormwater management, wildlife, vegetation, and the natural functioning of the environment.

Back to Minutes

Property



Location: Downtown Core (DTC)

Concerning operation in right-of-way

Not a proposal for operations on private property

Back to Minutes

Food Trucks in Downtown

OPPORTUNITIES

- Increased in diverse offerings
- May bring more people downtown
- Entrepreneur-friendly that can scale to a brick-and-mortar restaurant

CHALLENGES

- Reduction in parking spaces
- No regulation around managing spaces
- Noise
- Competition with property-tax paying brick-and-mortar

Back to Minutes

Procedural Uncertainty

- UDO evaluation revealed inconsistencies related to mobile food vendors
  - UDO §4.5.4.3.c allows mobile food vendors **only on private property**
  - Historically, permits to businesses have been issued for food trucks on **public streets** within Downtown Core (DTC).
- Sudden enforcement change could raise fairness & due process concerns
- We have internal processes on how to address these uncertainties, and as part of that, staff is asking the Board to consider:
  - Potential changes, or;
  - Affirm the intent when the ordinance was approved in 2020

Back to Minutes

Engagement Timeline

April-June: Guidance was issued with food truck permits to expect changes in the future

June 27: Letter send to permit-holding businesses that enforcement will be changing

June 30: All Main Street businesses contacted, shared the 6/27 letter, and were all invited to speak with Planning

Aug 5: Permit holding businesses were invited to review content prior to public hearing

Aug 11: Public Hearing

Aug 11/Sept 8: Planning Board Discussion + Recommendation

Oct 6: Recommendation Presented to Board of Commissioners

Back to Minutes

Solutions

ZEBULON
NORTH CAROLINA

#	Option	About	Key Considerations
1	Prohibit in Public DTC Areas	Discontinue all food truck operations on public streets in the Downtown Core.	Ends historical precedent; simplifies enforcement; removes flexibility.
2	**Designated Spots on Vance/Horton**	**Create permanent spaces on secondary streets (off Arendell Ave).**	**Town management likely; rotation system possible; existing power infrastructure available.**
3	Limited Days on Vance/Horton	Allow food trucks on designated days only.	Appeals to weekend vendors; easier part-time enforcement.
4	One Spot on Arendell (Limited Days)	Single truck on N. Arendell Ave on set days.	Compromise between restriction & access on our Main Street; Town management likely.
5	Multiple Trucks on Arendell (Limited Days)	Several trucks along Arendell Ave on set days.	Requires structured & active enforcement.
6	Align UDO with Historical Practice	Amend UDO to match historical public-street permitting in DTC.	Maintains status quo; requires structured and active enforcement

Back to Minutes

Options

- **Option 1: Prohibit Food Trucks in the DTC Right-of-Way**
  - End all food truck operations on public streets within the DTC.
  - Cost: $0
- **Option 2: (Planning Board's recommended alternative)**
  - Enforcement would ensure compliance with designated spaces, time limits, and permit requirements. Scheduling responsibility would shift to the Town.
  - Cost: $3-5k

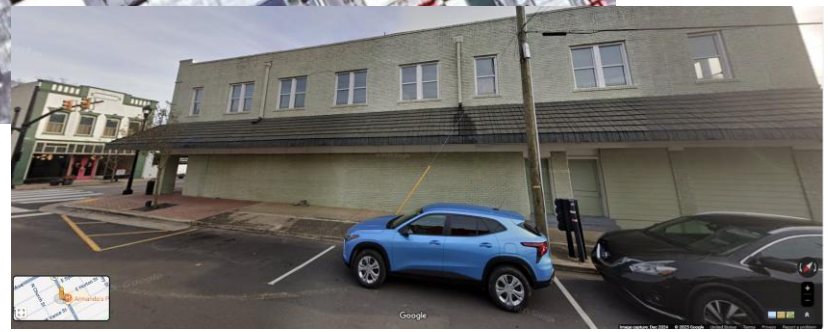
Back to Minutes

Location

Things to consider when establishing a location

- Access to the public outlets
- Adequate parking spaces
- Lighting

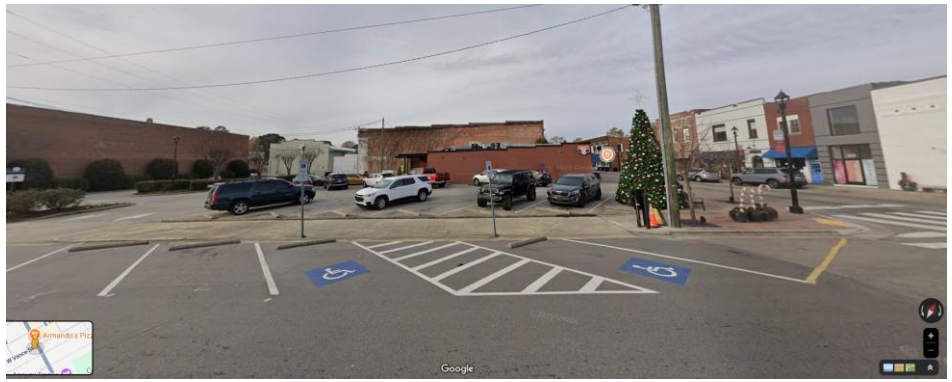




Horton St.



Vance St.



Back to Minutes

Hours of Operation

- 10 AM - 2 PM on Monday – Thursday
- 10 AM – 10 PM on Friday – Sunday
- Each vendor limited to 16 hours/month, with only one Fri/Sat/Sun slot per month.
- Scheduling will be managed by Planning Department or as designated
- **Note:** Planning Board asked for discussion on a higher number of hours per month

Back to Minutes

Program Administration

- If approved, Staff will:
  - Research scheduling programs
  - Develop a cost per hour to cover town costs
  - Develop an enforcement plan
- Food Trucks will still need to register with the Town and have the proper approvals

Back to Minutes

ZEBULON
NORTH CAROLINA

Future Thoughts

(Should we move forward with Option 2)

- Expansion to other location in Town
- Public improvements around the downtown to support the food trucks
- Creation of a Social District
- Encourages a similar model to be done on private lots

Back to Minutes

Staff Recommendation

Both options represent a balance between promoting downtown vibrancy, ensuring accessibility, and effectively managing public space.

Staff's only recommendation is that, should the Board of Commissioners elect to expand the maximum number of hours a vendor may operate, **such increases be made in increments of four hours** to support predictable and manageable scheduling.

Back to Minutes

Suggested Motions

Affirm Option 1:

Do nothing.

Approve Option 2:

I hereby move to approve Ordinance 2026-12, finding that the action is reasonable, consistent with the Grow Zebulon Comprehensive Land Use Plan, and compliant with UDO Section 2.2.21, as described in the prepared statement per UDO Section 2.2.21.F.4.

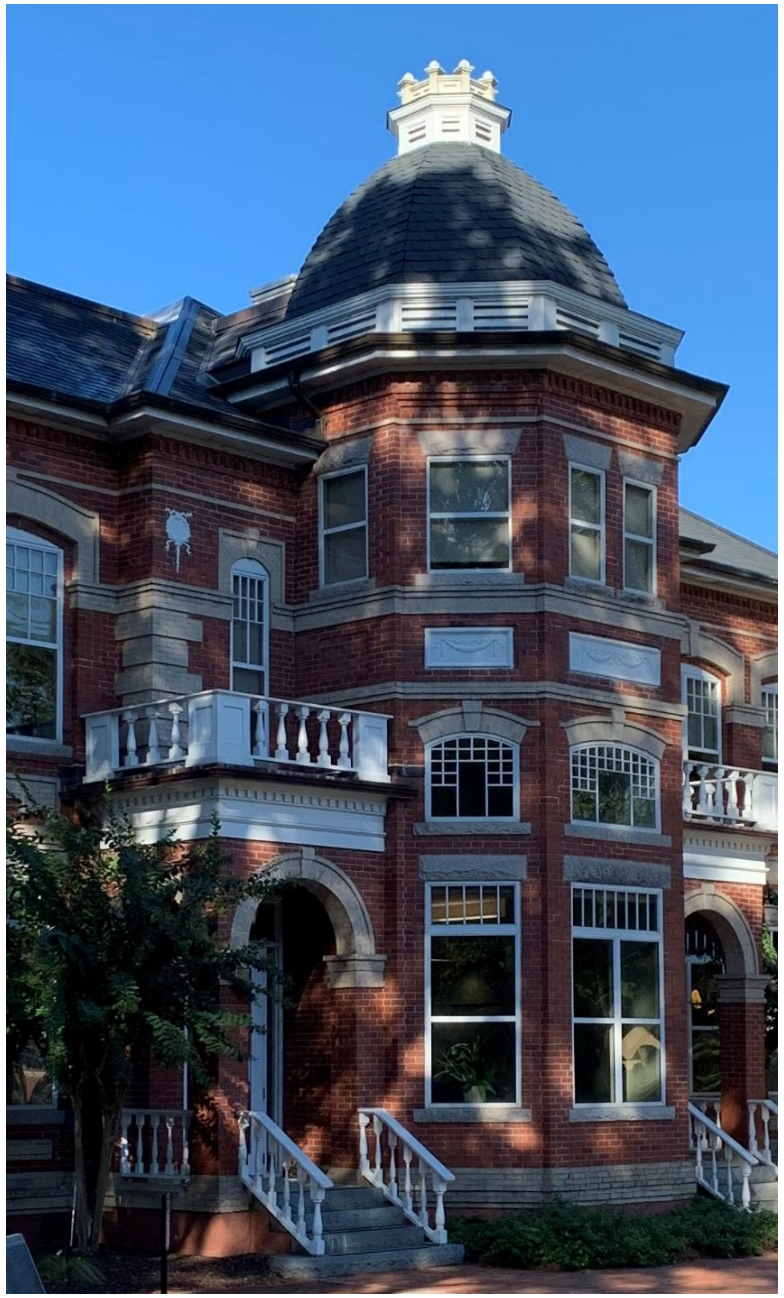
Back to Minutes

New Business

Back to Minutes

Community & Economic Development

Back to Minutes



ZEBULON

NORTH CAROLINA

1) Zebulon Downtown Development Association Logo Presentation

JANUARY 15, 2026

Back to Minutes

History of the ZDDA

- In 2019, the Zebulon Board of Commissioners passed a resolution to apply to the NC Main Street Downtown Association Community program.

Back to Minutes

History of the ZDDA

- In 2021, the Town was designated for the program.
- In August of 2023, the Town completed the required tasks to become an official NC Main Street town.

Back to Minutes

History of the ZDDA

- The BOC appointed the first board and began working on organizing the nonprofit.
- The board developed bylaws & formed committees, and staff filed for the 501(c)(3).

Back to Minutes

ZEBULON
NORTH CAROLINA

History of the ZDDA

One of the goals in the ZDDA work plan is to create a logo that represents both downtown Zebulon and the organization.

The logo project was assigned to the Promotion Committee in early 2025.

Back to Minutes

ZEBULON
NORTH CAROLINA

Timeline

Zebulon Downtown DEVELOPMENT ASSOCIATION

ZEBULON DOWNTOWN

DOWNTOWN ZEBULON

February

ZDDA board discusses important design elements.

March

Committee presents 1st round of designs for ZDDA board consensus.

April

After feedback and revisions, the board narrows the options.

Back to Minutes

Timeline

North Carolina MAIN STREET Community

Little River Blue | Horton Orange

Vance Red | Sycamore Green

June

Promotions Committee presents detailed options and the ZDDA board votes for a preferred logo.

July/August

All elements of draft logo are completed along with a font and style guide.

January, 2026

The draft logo presented to the Town BOC.

Back to Minutes

Draft Logo.....





Back to Minutes

Discussion & Questions

Thank you!

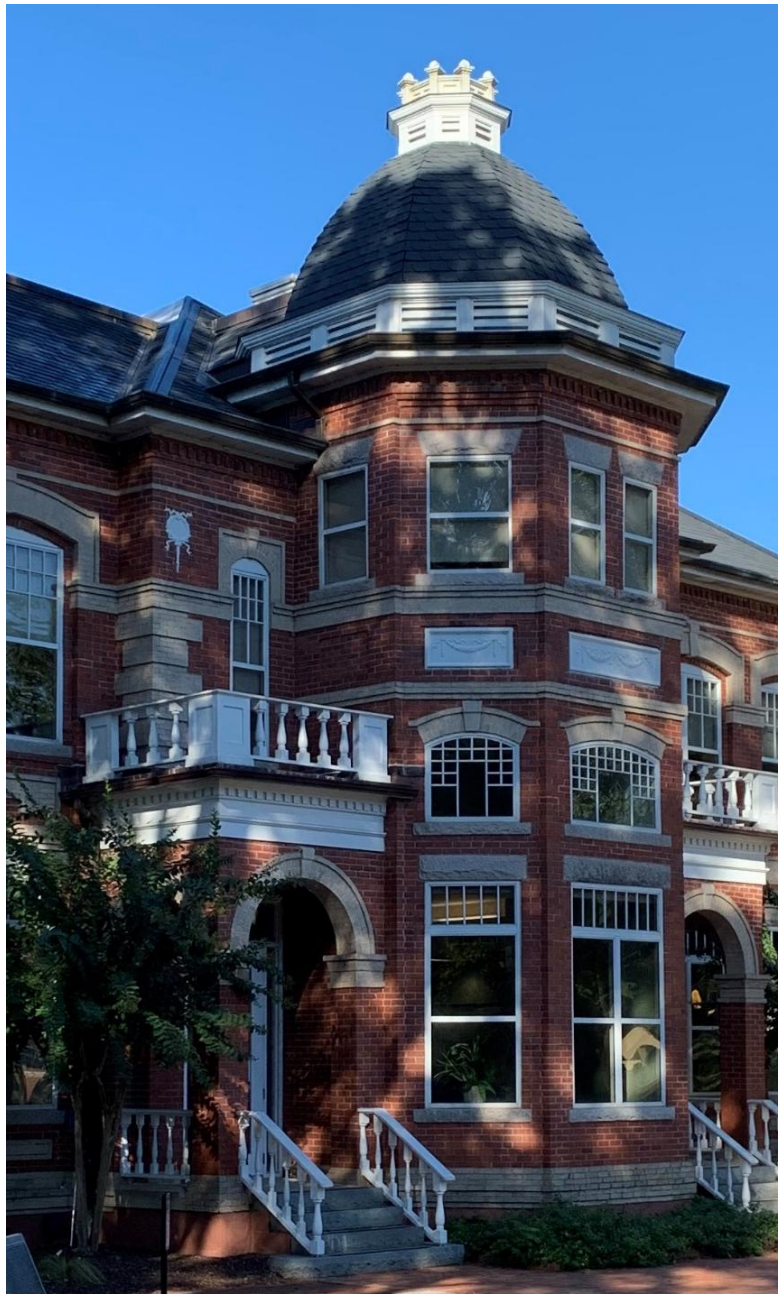
Back to Minutes

Presentations

Back to Minutes

1) Communications: Town Website Update

Back to Minutes



ZEBULON

NORTH CAROLINA

BOARD OF COMMISSIONERS WORK SESSION

ADJOURN

Back to Minutes

WAKE COUNTY
NORTH CAROLINA

Board of Commissioners
P.O. Box 550 • Raleigh, NC 27602

TEL 919 856 6180
FAX 919 856 5699

DON MIAL, CHAIR
SAFIYAH JACKSON, VICE-CHAIR
VICKIE ADAMSON
SUSAN P. EVANS
CHERYL STALLINGS
SHINICA THOMAS
TARA WATERS

February 3, 2026

Mr. Jeremy Crawford, MBA
Town Clerk
Town of Zebulon
1003 North Arendell Avenue
Zebulon, North Carolina 27597

Dear Mr. Crawford:

The Wake County Board of Commissioners, in regular session on February 2, 2026, approved and accepted the enclosed tax report for the Town of Zebulon.

The attached adopted actions are submitted for your review; no local board action is required.

Sincerely,

Yvonne Gilyard
Clerk to the Board
Wake County Board of Commissioners

Enclosure(s)

Back to Agenda

WAKE COUNTY TAX ADMINISTRATION

12/01/2025 - 12/31/2025

Rebate Detail Report

ZEBULON

DATE 01/15/2026 TIME 9:10:29 AM

REBATE NUM	PROPERTY	CITY TAG	LATE LIST	BILLED INTEREST	TOTAL REBATED	PROCESS DATE	ACCOUNT NUMBER	TAX YEAR	YEAR FOR	BILLING TYPE	OWNER
BUSINESS ACCOUNTS											
946587	282.49	0.00	28.25	0.00	310.74	12/16/2025	0006556106	2025	2025	000000	KULBY ZEBULON LLC
947861	33.05	0.00	0.00	0.00	33.05	12/30/2025	0006523585	2025	2025	007250	PNC EQUIPMENT FINANCE LLC
SUBTOTALS FOR BUSINESS ACCOUNTS	**315.54**	**0.00**	**28.25**	**0.00**	**343.79**	**343.79**		**2 Properties Rebated**			
TOTAL REBATED FORZEBULON	**315.54**	**0.00**	**28.25**	**0.00**	**343.79**	**343.79**		**2 Properties Rebated for City**			
GRAND TOTAL	**335,578.34**	**180.00**	**36,187.50**	**0.00**	**371,945.84**	**371,945.84**		**97 Properties Rebated for all Cities**			

ZEBULON
NORTH CAROLINA

STAFF REPORT
ORDINANCE 2026-25
STADIUM CAPITAL RESERVE
MARCH 2, 2026

Topic: **FY 2026 Budget Amendment Request – Stadium**
Speaker: Bobby Fitts (if pulled from consent), Finance Director
Prepared by: Bobby Fitts, Finance Director
Approved by: Catherine Crosby, own Manager

Executive Summary:
The Board of Commissioners will consider appropriating additional revenue and directing it towards future stadium improvements.

Background:
This request seeks to allocate stadium rent received to place it in the capital reserve account for future improvements at the stadium.

Fiscal Impact:
This amendment appropriates the additional lease revenue from the new tenant and directs it to future capital improvements at the stadium.

Policy Analysis:
NCGS 159-15, as part of The Local Government Budget and Fiscal Control Act, allows amendments to the budget ordinance with Board approval.

Staff Recommendation:
Staff recommends approval of Ordinance 2026-25.

Attachments:
1. Ordinance 2026-25

Back to Agenda

ORDINANCE 2026-25

BE IT ORDAINED by the Board of Commissioners of the Town of Zebulon, that pursuant to North Carolina General Statutes 159-15, the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2026.

Section 1. To amend the General Fund budget as follows:

	INCREASE	DECREASE
REVENUES		
Lease Payments-Stadium	$39,500.00	
EXPENDITURES		
Stadium – Contract Services		50,000.00
Stadium – Capital Reserve	89,500.00	

Section 2. Copies of this amendment shall be furnished to the Town Clerk, and to the Budget Officer, and to the Finance Officer for their direction.

Adopted: March 2, 2026

Effective: March 2, 2026

_____
Jessica D. Harrison - Mayor

ATTEST:

_____
Jeremy Crawford – Town Clerk

Back to Agenda

ZEBULON
NORTH CAROLINA

STAFF REPORT
RESOLUTION 2026-17
2026 SPRING FEST & ROCK THE BLOCK
STREET CLOSURES FOR EVENTS
MARCH 2, 2026

Topic: **Resolution 2026-17 – 2026 Spring Fest & Rock the Block Street Closures for Events**
Speaker: Sheila Long, Parks & Recreation Director (if pulled from Consent)
Prepared by: Sheila Long, Parks & Recreation Director
Approved by: Katy Crosby, Town Manager

Executive Summary:
The Board of Commissioners will consider a request to close roads and allow consumption of alcohol within the designated event boundary to host Spring Fest and Rock the Block.

Background:
The Town plans and implements street festivals and concert series downtown that require street closures. To support these events, closure of public right of way is required and Board action is needed. Staff will coordinate and communicate with NCDOT and businesses regarding street closures.

The following closures are requested:

Event	Date	Time	Closure Needed	Closure Time
Spring Fest	April 25	4-8 PM	• Arendell Ave: Vance to Sycamore St • Horton St: N. Church St to N. Poplar St. • Downtown Public Lot • 100 and 200 block of Arendell Alleyways • Vance St: Arendell to N Church St	10 AM- 11:59 PM
Rock the Block	August 14 September 11 October 9	6-9 PM	• Vance St: N. Church St to Arendell Ave. • Western 100 block of Arendell Alleyways • Downtown Public Lot	10 AM- 11:30 PM

Policy Analysis:
Community surveys collected during the development of Zebulon's 2030 Strategic Plan revealed an interest in "more community events/activities". These events are consistent with the goals of the *Vibrant Downtown* and *Small-Town Life* Focus Areas of the *Zebulon 2030* Strategic Plan. The proposed events replicate 2022, 2023, and 2024 downtown events and specifically address a recommendation of the *Play Zebulon* Parks and Recreation Master Plan: "Offer comprehensive services through programs, events, facilities, marketing, partnerships, and community engagement".

Back to Agenda

Fiscal Analysis:
Events within FY 2025 are currently budgeted. Street closures will not be implemented for events that do not move forward in FY 2026.

Staff Recommendation:
Staff recommends approval of Resolution 2026-17.

Attachments:
1. Resolution 2026-17

Back to Agenda

RESOLUTION 2026-17
STREET CLOSURE: 2026 SPRING FEST & ROCK THE BLOCK

WHEREAS, the *Zebulon 2030* Strategic Plan includes a *Small-Town Life* goal to "promote more community events and festivals", and a *Vibrant Downtown* goal to "develop events, entertainment, and cultural attractions to draw people downtown"; and

WHEREAS, the *Play Zebulon* Parks and Recreation Master recommends recreational programs that "offer comprehensive services through programs, events, facilities, marketing, partnerships, and community engagement"; and

WHEREAS, the Town has funded the installation of infrastructure, such as electric upgrades, and built place-making venues, such as the multiple phases of the Alley Activation projects, to support special events; and

WHEREAS, the Town has funded downtown events, including Candy Cane Lane and Tree Lighting Festival, Spring Fest, and Rock the Block featuring regional live music, local musicians and artist, youth performers, food trucks, vendors, and family friendly activities.

NOW, THEREFORE, BE IT RESOLVED, the Town of Zebulon will plan and implement events and authorize closure of public right of way as follows:

Event	Date	Time	Closure Needed	Closure Time
Spring Fest	April 25	4-8 PM	• Arendell Ave: Vance to Sycamore St • Horton St: N. Church St to N. Poplar St. • Downtown Public Lot • 100 and 200 block of Arendell Alleyways • Vance St: Arendell to N Church St	10 AM- 11:59 PM
Rock the Block	August 14 September 11 October 9	6-9 PM	• Vance St: N. Church St to Arendell Ave. • Western 100 block of Arendell Alleyways • Downtown Public Lot	10 AM- 11:30 PM

AND BE IT FURTHER RESOLVED THAT public consumption of alcohol is permitted within the festival boundary during the events' operating hours. The Police Chief may alter closures as needed to safely implement both events.

Adopted the 2nd day of March 2026

_____
Jessica D. Harrison – Mayor

SEAL

Back to Agenda

_____
Jeremy Crawford – Town Clerk

STAFF REPORT
RESOLUTION 2026-18
COMMUNITY PARK AND GILL STREET PARK
PHASE 1 DESIGN CONTRACT
March 2, 2026

Topic: **Resolution 2026-18: Community Park and Gill Street Park Phase 1 Design Contract**
Prepared by: Sheila Long, Parks & Recreation Director
Presented by: Sheila Long, Parks & Recreation Director
Approved by: Katy Crosby, Town Manager

Executive Summary:
The Board of Commissioners will consider Resolution 2026-18 authorizing the Manager to complete contract negotiations with AECOM Services of NC Inc. and execute required documents for Phase 1 of Gill Street Park and Zebulon Community Park.

Background:
The 2021 Play Zebulon Parks and Recreation Master Plan identified investment in existing parks and establishment of centralized athletic facilities as priorities. In November 2025, the Board of Commissioners adopted park plans for Gill Street Park and Zebulon Community Park following public engagement. The Town's next step will be to engage a firm to complete designs for both parks.

The Parks and Recreation Department followed the Town's Purchasing Manual and State Statute by releasing a Request for Qualifications (RFQ) for design/engineering and permitting services for the first phases of both Zebulon Community Park and Gill Street Park.

Eighteen firms were directly notified of the opportunity to provide professional services for this project, an advertisement appeared in the News and Observer and the Triangle Tribune, and the RFQ was posted on the Town website.

The Selection Committee

The RFQ Selection Committee for these projects completed its assignment to evaluate and recommend a design/engineering consultant team for performing the design and permitting services for Zebulon Community Park and Gill Street Park. The Selection Committee was composed of the following individuals:

- Chris Medina Zebulon Planning Department
- Joseph Collins Zebulon Public Works
- Chris Allen Town of Archers Lodge, Parks & Recreation
- Nick Rummage Zebulon Parks & Recreation
- Sheila Long Zebulon Parks & Recreation

Forced Choice Selection

The Selection Committee met prior to the review of submittals to determine the weight of each established criterion as identified in the RFQ. Upon review of the submittals, the

committee met again to evaluate the qualifications based on the criteria and using the Forced Choice Matrix.

Twelve firms submitted qualifications describing their experience and design approach. Based on the weighted criteria, the following four firms were invited to participate in interviews with the Selection Committee: AECOM, Benesch, Kimley-Horn, and WithersRavenel.

Interviews

Interviews took place on January 22**,** 2025**.** Each firm was asked to make a 30-minute presentation before the committee, which was followed by a 20-minute session in which the Selection Committee directed scripted questions to the firm's representatives, followed by closing remarks by each firm. Following each interview, the Committee discussed and evaluated the firm's presentation and interview answers. Interview scores are noted below:

	Total	**Average**
AECOM	371	74.2
Kimley-Horn	325	65
WithersRavenel	265	53
Benesch	210	42

Fiscal Analysis:

April 2025, the Board of Commissioners established a Capital Project Fund and allocated $785,850 for Gill Street Park. The November adopted Park Plan identifies multiple phases for park development with Phase 1 expecting to cost $2,341,422 for design and construction. Staff is preparing a grant application for the 2026 PARTF cycle. Staff seeks to proceed with existing funds to design Phase 1. Having a project closer to being shovel ready makes the project more competitive in grant processes. We will seek additional funds in the upcoming budget cycle for construction. No new funds are being requested for the execution of designs.

November 2025, the Board of Commissioners established a Capital Project Fund and allocated $4.4 million for Community Park development. Phase 1 is expected to cost $6,425,562 for design and construction. Staff successfully submitted a proposal to Wake County and City of Raleigh's Hospitality Tax Fund and will receive $2.159 million. Staff intends to submit for LWCF in the fall. No new funds are being requested for the execution of designs.

The total cost of the scope of work from AECOM is under the combined estimated budget for both park projects by $145,741. This includes an enhanced scope including public

engagement visuals that can be used throughout the process in both Spanish and English.

Budget Breakdown:

	Estimated Cost	Quoted Cost	Value Over/Under
Community Park	$838,117	$660,409.84	$177,707.60
Gill Street Park	$305,403	$337,369.16	-$31,966.16
Total Cost	$1,143,520	$997,779.00	$145,741

Scope Overview

Project Scope Tasks	Total	Community Park	Gill Street
Part 1 - Project Management and Coordination	$ 70,630.00	$ 51,766.65	$ 18,863.35
Part 2 – Zebulon Community Park Design and Permitting	$ 489,360.00	$ 489,360.00	$ -
Part 3 – Gill Street Park Design and Permitting	$ 275,040.00	$ -	$ 275,040.00
Part 4 – Bidding Assistance	$ 29,750.00	$ 21,804.59	$ 7,945.41
Part 5 – Construction Administration	$ 101,200.00	$ 74,172.24	$ 27,027.76
Part 6 – Project Graphics	$ 21,920.00	$ 16,065.77	$ 5,854.23
Reimbursable Expenses	$ 9,879.00	$ 7,240.59	$ 2,638.41
Grand Total	**$ 997,779.00**	**$ 660,409.84**	**$ 337,369.16**

As noted at the adoption of the Community Park Master Plan, we estimate the cost to include designs of the basketball courts to be $60,000 and construction is estimated to cost $400,000. A general fund allocation will be required. Staff can return to the Board at your next meeting with a budget amendment to expand the scope to include the basketball courts.

Policy Analysis:

State Statute and the Town's Purchasing Manual requires the Board's authorization for staff to award the design contract to AECOM. The Town's standard contract will be used.

Community Park and Gill Street Park projects are consistent with the following plans and goals:

- Town of Zebulon Parks and Recreation Master Plan: identifies:
  - Community Park as a project with high priority among the community for development.
  - Investment in existing parks such as Gill Street Park to ensure quality park spaces for the community.

- Town of Zebulon Comprehensive Land Use Plan: Consistent with aligning land use and growing smart to meet the needs of a well-connected community.
- Zebulon 2030 Strategic Plan: Consistent with small-town life by enhancing and creating more community gathering spaces.
- Individual park plans for both parks are reflected in the phases identified in the scope of work proposed.

Staff Recommendation

It was the unanimous recommendation of the Selection Committee that AECOM be contracted to lead Phase 1 designs for Zebulon Community Park and Gill Street Park. Their overall approach to the project, the submitted and discussed reference projects, community engagement opportunities, and their proposed project schedule were the ultimate deciding factors that made them the most qualified to complete this project.

Attachment

Resolution 2026-18

RESOLUTION 2026-18
ADOPTION OF PARK DESIGN CONTRACT

WHEREAS, the Board of Commissioners adopted the Play Zebulon: Parks and Recreation Comprehensive Master Plan on September 13, 2021; and

WHEREAS, Play Zebulon provides a vision, goals, and action items based on community input to guide Parks and Recreation decisions; and

WHEREAS, the Board of Commissioners adopted the Gill Street Park Site Specific Master Plan and the Zebulon Community Park Site Specific Master Plan on November 3rd, 2025; and

WHEREAS, Play Zebulon and Site Specific Master Plans were developed by gathering input from the community; and

WHEREAS, there were community input workshops, on demand virtual meetings, and input by the Parks & Recreation Advisory Board; and

WHEREAS, the Board of Commissioners allocated funds to a Capital Project Fund for Gill Street Park in April 2025 and Zebulon Community Park in November 2025; and

WHEREAS, the Town of Zebulon released a Request for Qualifications in November 17th of 2025 and received responses through December 15th of 2025 for the designs of Zebulon Community Park: Phase 1 and Gill Street Park: Phase 1; and

WHEREAS, a review committee used a force choice matrix to evaluate proposals and invited the top four scoring firms to interview; and

WHEREAS, AECOM was the top scoring firm at the time of interviews and unanimously recommended to proceed with the proposed park design projects.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Town of Zebulon hereby authorize the Town Manager to execute the Town's standard contract with AECOM for the designs of Zebulon Community Park: Phase 1 and Gill Street Park: Phase 1.

Adopted this the 2nd day of March 2026.

_____

Jessica D. Harrison – Mayor

SEAL

_____

Jeremy Crawford- Town Clerk

ZEBULON
NORTH CAROLINA

1003 N. Arendell Avenue
Zebulon, NC 27597
919.269.7455

www.townofzebulon.org

STAFF REPORT
FY2026 SPRING NON-PROFIT GRANT UPDATE
MARCH 2, 2026

Topic: Non-Profit Grant
Speaker: Nicole Crooms, Executive Assistant to the Town Manager
Prepared by: Nicole Crooms, Executive Assistant to the Town Manager
Approved by: Taiwo Jaiyeoba, Interim Town Manager

Executive Summary:

The Board of Commissioners have received the Fiscal Year 2026 Spring Non-Profit Grant applications The Board will be asked to make final funding decisions by motion and vote at the March 19th meeting.

Background:
The FY26 Spring Non-Profit Grant Program received eighteen (18) applications in January 2026. The program has remained on schedule with application submission, eligibility screening, blind individual reviews, and committee deliberation.

The Grant Review Committee completed independent blind scoring, with all identifying information redacted. The Committee convened for joint deliberation and discussion on February 18, 2026, to finalize recommendations.

Current Status:

On February 20, 2026, the Board of Commissioners and the Town Manager received the finalized, non-redacted applicant packets, including video submissions from applicants who elected to provide one. These materials reflect the formal recommendations of the Grant Review Committee for Board consideration.

Applicants will have the opportunity to present their requests at the March 2, 2026 regular meeting. The Board will be asked to determine final funding awards at the March 19 work session.

.

Fiscal Analysis:
A total of $20,000 was originally allocated for the FY26 Spring Non-Profit Grant Program to support two $5,000 grant awards and five $2,000 grant awards.

At this time, a total of $27,000 remains available within the Non-Profit Grant Program line item, leaving an additional $7,000 available for potential funding consideration.

There was prior miscommunication regarding an additional $16,000 in available funding. Staff has confirmed that the correct available balance is $27,000 total, not $36,000. The $27,000 amount reflects the accurate remaining balance within the line item.

Funding for grant awards remains contingent upon adoption of the FY26–27 budget. Final award amounts are subject to budget approval by the Board of Commissioners.

Discussion:
At the March 19, 2026 work session the Board will determine final grant award recipients.

The Board is not bound by the Committee's recommendation and may award funding at its discretion within the available appropriation.

ZEBULON
NORTH CAROLINA

STAFF REPORT
EAST WAKE ASPHALT PLANT
SPECIAL USE PERMIT 2026-01
MARCH 2, 2026

Special Use Permit – SUP 2026-01 – East Wake Asphalt Plant
Speaker: Matthew Lower, AICP, Planning Director
From: Matthew Lower, AICP, Planning Director
Prepared by: Catherine Farrell, CZO, Senior Planner
Approved by: Catherine Crosby, Town Manager

Executive Summary:
The Board of Commissioners will consider a Special Use Permit application for a proposed asphalt plant located at 1444 Old US 264 Highway (PIN 2715348186). This is a quasi-judicial matter, and undisclosed ex parte communications are prohibited in accordance with NCGS 160D-109(d).

Background:
Molly Stuart, attorney with Morning Star Law Group, submitted an application on behalf of East Wake LLC for a Special Land Use Permit to construct an asphalt plant at 1444 Old US 264 Highway.

The 17.62-acre parcel is zoned Light Industrial (LI). UDO Table 4.2.3 identifies “Asphalt or Concrete Plant” as a Special Land Use within the LI District. The parcels to the northwest and southeast are also zoned LI.

The future land use designation for this property is Industrial Light (IL).

Discussion:
UDO Section 2.2.19.F states a special use shall be approved upon determining the use:

1. *Will not materially endanger the public health or safety if located where proposed;*
2. *Complies with all required standards, conditions, and specifications of this Ordinance, including Article 4: Uses;*
3. *Will not substantially injure the value of the abutting land, or the special use is a public necessity;*
4. *Will be in harmony with the area in which it is to be located;*
5. *Is in general conformity with the Town’s adopted policy guidance; and*
6. *Includes a concept plan that accurately depicts the proposed use’s configuration.*

The applicant has provided responses to each of these standards. No additional conditions have been provided.

Policy Analysis:
Comprehensive Plan, Land Use:
The future land use classification for this parcel is IL Industrial Light. As noted on Page 20 of the Land Use and Development section of the Comprehensive Land Use Plan, Industrial Light:

"The industrial designations accommodate uses that are intensive in terms of how "light" industrial and especially "heavy" industrial activities can affect other nearby properties. This can include factors such as noise, vibration, light/glare, odor, truck traffic, and hours of operation, as well as the sheer scale and intensity of some heavy industrial uses. Depending on the standards applied through development regulations, an industrial area can allow for a wide range of uses, from office/warehouse to wholesale, product assembly, and manufacturing (Land Use and Development, pg 20)"

Comprehensive Plan, Transportation:
The section of Old US 264 Highway fronting the property is designated for a four-lane divided widening in the Grow Zebulon: Comprehensive Transportation Plan. The developer will be responsible for constructing 50% of the required cross-section improvements along the property frontage at the time of development and has depicted the applicable roadway improvements in the proposed plans.

Unified Development Ordinance Requirements:
The proposed use is listed as a Special Land Use in Section 4.2.3 when locating within a Light Industrial Zoning classification. UDO Section 4.3.6.A provides additional site standards for the proposed use.

Financial Analysis:
The impact of the proposed use on municipal services will be minimal it is not expected to have a substantial impact on typical operations of Town of Zebulon departments.

Staff Recommendation/ Options:
Staff Recommends the Board accepts testimony and conducts a review of the standards in Section 2.2.19.F of the UDO as part of the consideration of this Special Use Permit request.

Decision:
If the Board determines that the applicant has demonstrated that all the standards of Section 2.2.19.F have been met, then the Board shall approve the request. If the Board finds that any of the standard of Section 2.2.19.F have not been met, then the Board shall deny the request.

More Information:
If the Board determines that there is not enough information presented to decide, Staff recommends not closing the Quasi-Judicial hearing and tabling the request to the next regularly scheduled meeting. All requests for additional information must be made during the Quasi-Judicial hearing to prevent an ex parte communication violation.

Additional Consideration:
If the Board determines that enough information has been presented but additional time is needed to consider the testimony and evidence presented at the Quasi-Judicial hearing, then the Board may close the hearing and table the request for the next regularly

scheduled meeting. Please note that no additional information or documentation may be provided or taken into consideration after the hearing has been closed.

Attachments:

1. Application Packet and Neighborhood Meeting Packet
2. Memo of Discrepancies
3. Trip Generation Traffic Memorandum
4. Site Plan
5. Future Land Use Map
6. Aerial Map
7. Zoning Map
8. Site Photos
9. Public Hearing Notice Affidavit

ZEBULON

APPLICATION FOR SPECIAL USE PERMIT

PART 1. DESCRIPTION OF REQUEST/PROPERTY

Street Address of the Property:		Acreage:
1444 Old US 264 Hwy		17.62
Parcel Identification Number (NC PIN): 2715368922 out of and the lesser part of	Deed Book: 020086	Deed Page(s): 00684
Existing Zoning of the Property: LI	Proposed Zoning of the Property: LI	
Existing Use of the Property: Forestry	Proposed Use of the Property: Asphalt plant	

Details of the proposed Special Use:

An asphalt plant is proposed to be located on the portion of the property located north of the existing railroad tracks. Proposed conditions are listed on Attachment A.

PART 2. APPLICANT/AGENT INFORMATION

Name of Applicant/Agent:		
East Wake LLC		
Street Address of Applicant/Agent:		
200 Horizon Drive, Suite 100		
City: Raleigh	State: NC	Zip Code: 27615
Email of Applicant/Agent: mstuart@morningstarlawgroup.com	Telephone Number of Applicant/Agent: 919.890.3318	Fax Number of Applicant/Agent: n/a

Are you the owner of the property? ☑ Yes ☐ No

Are you the owner's agent? ☐ Yes ☑ No

Note: If you are not the owner of the property, you must obtain the Owner's consent and signature giving you permission to submit this application.

PART 3. PROPERTY OWNER INFORMATION

Name of Property Owner:		
East Wake LLC		
Street Address of Property Owner:		
200 Horizon Drive, Suite 100		
City: Raleigh	State: NC	Zip Code: 27615
Email of Property Owner: mstuart@morningstarlawgroup.com	Telephone Number of Property Owner: 919.890.3318	Fax Number of Property Owner: n/a

I hereby state that the facts related in this application and any documents submitted herewith are complete, true, correct, and accurate to the best of my knowledge.

Signature of Applicant:	*Print Name:*	*Date:*
Michael Nolan	MICHAEL NOLAN, PRESIDENT OF SUNROCK GROUP HOLDINGS CORPORATION, MANAGER	12/4/25
Signature of Owner: Michael Nolan	*Print Name:* MICHAEL NOLAN PRESIDENT OF SUNROCK GROUP HOLDINGS CORPORATION, MANAGER	*Date:* 12/4/25

Back to Agenda

REQUIRED FINDINGS OF FACT

All recommendations and decisions made by the Board of Commissioners regarding Special Use Permit applications shall be supported by findings of fact. **The applicant will bear the burden of presenting substantial, competent, and material evidence** sufficient to enable the Board of Commissioners to make the findings of fact required in Section 2.2.19.F of the Town of Zebulon Unified Development Ordinance, as set forth below. Please note that documentation may be required in addition to responding to applicable statements. Failure to adequately address the findings below may result in denial of the application. Please attach additional pages if necessary.

1) Please explain how the proposed Special Use will not materially endanger the public health or safety if located where proposed.
See Attachment A.
2) Please explain how the proposed Special Use complies with all required standards, conditions, and specifications of this Ordinance, including Article 4: Uses?
See Attachment A.
3) Please explain how the proposed Special Use will not substantially injure the value of the abutting land, or the special use is a public necessity
See Attachment A.
4) Please explain how the proposed Special Use will be in harmony with the area in which it is to be located
See Attachment A.

Back to Agenda

5) Please explain how the proposed Special Use is in general conformity with the Town's adopted policy guidance
See Attachment A.
6) Please provide details regarding the required includes a concept plan that accurately depicts the proposed use's configuration and compliance with other applicable sections of the UDO
See Attachment A.

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Board of Commissioners of the Town of Zebulon to approve the subject Special Use Permit. I hereby certify that I have full legal right to request such action and that the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Zebulon, North Carolina, and will not be returned.

Signature of Applicant	*Print Name*	*Date*
	MICHAEL DOLAN, PRESIDENT OF SUNLOCK GROUP HOLDINGS CORPORATION, MANAGER	12/4/25

Back to Agenda

CONCEPT PLAN REQUIREMENTS

In accordance with Section Every applicant requesting a Special Use Permit shall submit **8 full size paper copies** and **1 PDF on USB flash drive** of a site plan drawing with the application for a Special Use Permit. The site plan shall contain sufficient information to adequately determine the type of development being proposed. The site plan drawing shall include, at a minimum, the following features unless otherwise specified by the Planning Department:

ITEM		CHECK IF SUBMITTED
1.	Plot plan showing all existing and planned structures, building setback lines, perimeter boundaries, and easements.	X
2.	Elevation drawings of all buildings indicating the proposed exterior finish materials.	X
3.	Landscaping plan, lighting, fencing, screening, and walls, indicating all heights and locations.	X
4.	Location of all ingress and egress.	X
5.	Off-street parking and loading facilities, with calculations showing how the quantities were obtained.	X
6.	All pedestrian walks and open areas for use by residents, tenants, or the public.	X
7.	Proposed land uses indicating areas in square feet.	X
8.	The location and types of all signs, including lighting and heights, with elevation drawings.	X
9.	Existing and/or proposed street names.	X
10.	Proposed potable or reuse water, wastewater connections, and storm sewer line; proposed grading and drainage patterns; proposed water and sewer allocations.	X
11.	Such additional items and conditions, including design standards as the Board of Commissioners deems necessary.	X
12.	Trip generation data and TIA	X

Back to Agenda

QUASI-JUDICIAL HEARINGS

Explanation of Quasi-Judicial Hearings

Quasi-judicial decisions arise in a variety of local government settings. In Zebulon, members of the Town's Board of Commissioners hold quasi-judicial hearings for special use permits as required by state law. During a quasi-judicial hearing, the Boards must hold an evidentiary hearing based solely on written and oral evidence presented by witnesses testifying under oath and subject to cross-examination. The quasi-judicial hearings do not involve setting new policies, but rather the application of previously adopted policies to the parties involved. Unlike legislative decisions (like rezonings), where the Board's actively seek the public's input and opinion concerning the advisability of the matter before the Boards, state law and constitutional considerations require that a quasi-judicial decision must be based solely on the evidence presented and cannot be based on the Board's or witnesses' unsubstantiated opinions. Put differently, a quasi-judicial decision is one that requires the Board members to find facts and apply the standards set forth in the Town's ordinance to a specific situation.

Evidence Required

There must be "substantial, competent, and material evidence" in the record to support each factual determination; the findings cannot be based on conjecture or assumptions. North Carolina General Statutes (NCGS) §160A-393 prohibits a person from giving opinions about scientific, technical or other specialized subjects unless the person, by knowledge, skill, experience, training or education, is in fact an expert on the subject. NCGS §160A-393 specially prohibits opinions that "the use of property in a particular way would affect the value of other properties" or opinions that "the increase in vehicular traffic resulting from a proposed development would pose a danger to the public safety" unless the witness is an expert on the subject.

Burden

The applicant will bear the burden of presenting evidence sufficient to enable the Board of Commissioners to make the findings of fact required the Zebulon Code of Ordinances. Those in opposition to the issuance of the special use permit bear the burden of presenting evidence that a required standard will not be met. The findings of fact required by the Zebulon Unified Development Ordinance are as follows:

1. Will not materially endanger the public health or safety if located where proposed;
2. Complies with all required standards, conditions, and specifications of this Ordinance, including Article 4: Uses;
3. Will not substantially injure the value of the abutting land, or the special use is a public necessity;
4. Will be in harmony with the area in which it is to be located;
5. Is in general conformity with the Town's adopted policy guidance; and
6. Includes a concept plan that accurately depicts the proposed use's configuration.

Ex-Parte Communication

In all quasi-judicial hearings, all rulings must be based only upon the evidence in the record. Any direct or indirect communication (verbal, written, electronic or graphic) between a Board member and a proponent, opponent, or other interested party received outside of the record is considered "ex-parte communication". Board members should not receive evidence or argument on a pending quasi-judicial matter outside of the official public hearing on the matter. Note that this is different from a legislative matter before the Board, in which case Board members are free to discuss legislative matters with citizens at any time. It is inappropriate for the Board member to discuss or read correspondence concerning the quasi-judicial matter outside of the public hearing. Please do not approach or attempt to communicate with a Board member about the pending special use permit outside the public hearing; doing so may provide legal grounds for a court to overturn the Board's decision.

Oaths

Those offering testimony are put under oath. If a witness has religious objections to taking an oath, he or she may affirm rather than swear an oath.

Questions about Quasi-Judicial Proceedings

If you have any questions about the applicable procedures, please contact the Planning Department at (919) 823-1810 or planning@townofzebulon.org.

Back to Agenda

ADJACENT OWNERS AND HOA CONTACTS

Provide a certified list of property owners subject to this application and all properties owners within 750-feet feet of the subject property, and any HOA Contacts for developments which fall within 750-feet of the subject property.

Parcel Address	Parcel ID Number	Owner's Name
0 NC 39 HWY	2715060617	NORFOLK & SOUTHERN RAILROAD
0 OLD US 264 HWY	2715343068	TOWN OF ZEBULON
0 OLD US 264 HWY	2715249414	TOWN OF ZEBULON
100 LAZY J RANCH LN	2715330080	JOHNSON, PATRICK H
113 LEGACY CREST CT	2715531943	CNJJ PROPERTIES LLC
115 LEGACY CREST CT	2715530457	R. P. DIEHL PROPERTIES LLC
1340 OLD US 264 HWY	2715258404	BROOKS, REGINALD G III BROOKS, ANN S
1342 OLD US 264 HWY	2715254282	EDDINS OIL COMPANY INC
1400 OLD US 264 HWY	2715248993	HORNE, DAVID S HORNE, KAREN
1412 OLD US 264 HWY	2715259370	JE SIKORSKI LLC
1419 NC 39 HWY	2715525434	CITY OF RALEIGH
1420 OLD US 264 HWY	2715350148	JE SIKORSKI LLC
1424 OLD US 264 HWY	2715343861	BROOKS, REGINALD G BROOKS, ANN S
1428 BRIAR BROOK LN	2715417837	DRB GROUP NORTH CAROLINA LLC
1518 OLD US 264 HWY	2715444157	PINNACLE HOLDINGS OF EAST WAKE LLC
1524 OLD US 264 HWY	2715438813	SAFWAY LLC
1528 OLD US 264 HWY	2715448332	FOUR OAKS INVESTMENT LLC
1533 OLD US 264 HWY	2715543473	MGC HOLDINGS LLC
2100 OLD BUNN RD	2715368922	MCNABB, LYNN C FOSCUE, JULIA M
921 E HORTON ST	2715142574	UPCHURCH, JAMES D LEE, JIMMY KEITH
0 Old US 264 HWY	2715553211	MCNABB, LYNN CASWELL FOSCUE, JULIA M

HOA Contacts:

Development Name	Contact Name	Contact Address
Sidney Creek	DRB GROUP NORTH CAROLINA LLC	1101 SLATER RD STE 300, DURHAM NC 27703-5427

Back to Agenda

Attachment A

Proposed Permit Conditions

1. The plan shall meet all requirements of the Unified Development Ordinance.
2. Material stockpiles will vary in height and shall be limited based on allowable slopes of each specific material; however, in no case shall a material stockpile be taller than 30 feet.
3. All vehicular access driveways shall be paved and maintained in a dust-free condition.
4. No Certificate of Occupancy shall be issued for the project until all required federal and state air quality permits have been obtained by the applicant.
5. Whereas Synthetic Minor Air Permits ordinarily require annual air emission inventory reporting, the applicant will conduct semi-annual air emission inventories for the first four years of operation and provide copies of the same to the Town. The methodologies used for the semi-annually air emission inventory reporting shall be done by the same practices and to the same standards as those required for the annual air emission inventory reporting under state and federal law.
6. Upon completion of operations as an asphalt plant, the owner will perform a Phase 1 environmental study, provide the report to the Town, and remedy any environmental issues identified by the Phase 1.

Responses to Required Findings of Fact

1) Please explain how the proposed Special Use will not materially endanger the public health or safety if located where proposed.

The proposed use will not materially endanger the public health or safety due to a combination of strict regulatory oversight, ideal location, and additional safety measures.

Operation of the proposed asphalt plant will be subject to regulation by the North Carolina Department of Environmental Quality's Division of Air Quality and will be required to obtain an air quality permit prior to commencement of operations. The U.S. Environmental Protection Agency further regulates asphalt plants according to standards set forth in 40 CRF 60, Subpart I – Standards of Performance for Hot Mix Asphalt Facilities. Additionally, National Ambient Air Quality Standards must be met at the property line, ensuring public health standards are met with respect to

Back to Agenda

particulates, ozone, lead, carbon monoxide, nitrogen dioxide, and sulfur dioxide. Dust will be controlled by providing paved surfaces for truck access.

With respect to public safety, the location of the site in an industrial zone, away from neighborhoods, and with two nearby locations for highway access, ensures that any interaction between residents and trucks utilizing the site will be minimized to the extent possible within the Zebulon area.

Site features, such as the central location of primary equipment, minimum 50-foot setbacks, and protective fencing will prevent any direct public interaction with the facility.

2)Please explain how the proposed Special Use complies with all required standards, conditions, and specifications of this Ordinance, including Article 4: Uses

The proposed asphalt plant is a special use in the Light Industrial district and therefore in line with Ordinance use requirements provided that the special use standards are met.

If the special use is approved, the site will be subject to all applicable Ordinance requirements as part of the detailed site plan review process. Key requirements will be met in the following ways:

***Section 4.3.6:** This section sets out requirements specific to development of an asphalt plant, and all requirements must be met during site plan review – the request for a special use permit creates no exception to these standards. Compliance with many of the requirements is shown on the attached site plan, including:*

- *The asphalt plant location is greater than 50 feet from all property boundaries.*
- *A security fence at least 6 feet in height surrounds the use.*
- *Paved access drives are shown and are located more than 15 feet from the property lines.*

Other requirements of this section are to be met at later phases of the process, including provision of a plan showing truck routes. Each of these will be required prior to site plan approval. Within one year after cessation of use, all equipment and stockpiles will be removed from the site, and adequate drainage will prevent standing water on the site and limit any increase in silting, turbidity, or occlusion of any natural water course as a result of the development.

The project would additionally comply with each development ordinance requirement, including without limitation, landscaping, parking, lighting, driveways, and buffers, which will be confirmed through standard review and inspection procedures.

Back to Agenda

3)Please explain how the proposed Special Use will not substantially injure the value of the abutting land, or the special use is a public necessity

The proposed asphalt plant would be located on the portion of the parcel south of US Hwy 264, and that portion of the parcel is surrounded on three sides by industrially zoned property. The fourth side is bounded by US Hwy 264 itself, a right of way approximately 420 feet in width. Additionally, the portion of the parcel where the facility would be located is bounded to the south by a railroad right of way, and the adjacent parcels to the east and west are in use for warehouse and light industrial purposes. Given the heavy transportation and light industrial character of all areas surrounding the proposed facility, the proposed equipment will not substantially injure the value of surrounding uses.

4)Please explain how the proposed Special Use will be in harmony with the area in which it is to be located

The proposed use would be located within the Industrial Light district of the Future Land Use Map and in close proximity to an existing concrete plant two parcels to the southeast at 1524 Old US Hwy 264 and a future asphalt plant to the northwest at 1310, 1320, and 1324 Old US Hwy 264, keeping the proposal well within the character of the surrounding area, which also includes other industrial and warehouse uses, as well as highway access.

Harmony is further reinforced by the presence of two highway access points within a short distance of the property's frontage, reducing local truck traffic. Provided setbacks and buffers, as well as strict regulation and safety measures, including fencing, further reinforce harmony with the surrounding area.

Finally, the proposed asphalt plant is a special use within the Light Industrial zoning district, establishing that the use is compatible with the designated area unless the contrary is demonstrated. Given the surrounding existing and proposed uses, current surrounding zoning, lack of surrounding residential uses, and required and proposed safety and health measures, the use is in harmony with the surrounding area.

5)Please explain how the proposed Special Use is in general conformity with the Town's adopted policy guidance

The Grow Zebulon Comprehensive Land Use Plan supports the proposed location through its policies that:

(i) "Heavy industrial development should not be directly adjacent to residential areas" (Policy I1). The proposed use is adjacent only to warehouse and industrial uses, as well as a highway and rail corridor, while another portion of the parcel in its current form abuts an agricultural use to the south.

Back to Agenda

(ii) "Industrial uses should be located in dedicated industrial development areas" (Policy I2). The proposed use would be located within the Industrial Light district of the Future Land Use Map.

(iii) "Industrial development should have good access to thoroughfares and freeways" (Policy I4). The industrial area within which the site is located is approximately 1/3 of a mile from the nearest highway interchange.

6)Please provide details regarding the required includes a concept plan that accurately depicts the proposed use's configuration and compliance with other applicable sections of the UDO.

The required concept plan has been submitted with this application and is in compliance with all of the use-specific standards described above as well as all UDO requirements that are shown on conceptual plans, including, without limitation, parking, buffer, streetscape, and setback requirements. The full site plan will include further detail illustrating full compliance with UDO requirements prior to approval.

Back to Agenda

Legal Description

BEGINNING AT AN EXISTING IRON PIPE ON THE SOUTHEASTERN RIGHT OF WAY OF OLD US HWY 264 (VARIABLE WIDTH PUBLIC RIGHT OF WAY), SAID PIPE HAVING NC GRID COORDINATES (NAD 83-2011) OF N=754,838.74, E=2,214,251.56, THENCE LEAVING THE SAID RIGHT OF WAY SOUTH 01°32'38" EAST 1,098.80 FEET TO AN EXISTING IRON PIPE LOCATED ON THE NORTHERN SIDE OF NORFOLK SOUTHERN RAILROAD RIGHT OF WAY, THENCE CONTINUING SOUTH 01°32'38" EAST 124.68 FEET TO A NEW IRON PIPE ON THE SOUTHERN SIDE OF NORFOLK SOUTHERN RAILROAD RIGHT OF WAY, THENCE CONTINUING SOUTH 01°32'38" EAST 398.70 FEET TO A REBAR FOUND, BEING THE SOUTHEASTERN PROPERTY CORNER, THENCE LEAVING FROM SAID SOUTHEASTERN PROPERTY CORNER, AND ALONG LITTLE CREEK THE FOLLOWING COURSES AND DISTANCES: NORTH 70°13'46" WEST 24.60 FEET TO A POINT, THENCE SOUTH 85°56'09" WEST 55.69 FEET TO A POINT, THENCE NORTH 28°48'48" WEST 23.22 FEET TO A POINT, THENCE N16°13'44" EAST 14.92 FEET TO A POINT, THENCE NORTH 09°48'25" WEST 15.60 FEET TO A POINT, THENCE NORTH 70°08'58" WEST 21.84 FEET TO A POINT, THENCE SOUTH 33°52'55" WEST 18.66 FEET TO A POINT, THENCE SOUTH 43°28'17" WEST 23.80 FEET TO A POINT, THENCE SOUTH 74°42'50" WEST 11.17 FEET TO A POINT, THENCE NORTH 77°03'05" WEST 13.15 FEET TO A POINT, THENCE NORTH 41°45'24" WEST 27.69 FEET TO A POINT, THENCE NORTH 76°36'47" WEST 35.54 FEET TO A POINT, THENCE SOUTH 61°17'31" WEST 22.84 FEET TO A POINT, THENCE SOUTH 34°46'55" WEST 9.25 FEET TO A POINT, THENCE SOUTH 17°04'11" WEST 43.68 FEET TO A POINT, THENCE SOUTH 02°54'43" WEST 34.53 FEET TO A POINT, THENCE SOUTH 58°44'23" WEST 100.35 FEET TO A POINT, THENCE SOUTH 72°59'10" WEST 18.61 FEET TO A POINT, THENCE SOUTH 88°28'02" WEST 17.96 FEET TO A POINT, THENCE NORTH 44°04'08" WEST 20.28 FEET TO A POINT, THENCE NORTH 26°56'55" WEST 22.01 FEET TO A POINT, THENCE NORTH 53°54'30" WEST 14.68 FEET TO A POINT, THENCE NORTH 64°09' 23" WEST 23.51 FEET TO A POINT, THENCE NORTH 10°56'41" WEST 14.35 FEET, THENCE NORTH 40°35'09" WEST 9.16 FEET TO A POINT, THENCE NORTH 88°47'43" WEST 15.23 FEET TO A POINT, THENCE NORTH 68°35'06" WEST 23.24 FEET TO A POINT, THENCE NORTH 49°30'13" WEST 13.07 FEET TO A POINT, THENCE NORTH 38°41'16" WEST 15.38 FEET TO A POINT, THENCE NORTH 49°08' 50" WEST 24.81 FEET TO A POINT, THENCE NORTH 40°27'17" WEST 28.41 FEET TO A POINT, THENCE NORTH 47°47'33" WEST 16.45 FEET TO A POINT, THENCE NORTH 67°40'06" WEST 11.99 FEET TO A POINT, THENCE NORTH 72°24'01" WEST 35.48 FEET TO A POINT, THENCE NORTH 23°59'03" WEST 17.35 FEET TO A POINT, THENCE NORTH 12°19'52" WEST 27.79 FEET TO A POINT, THENCE NORTH 02°38'06" WEST 55.78 FEET TO A POINT, THENCE NORTH 07°44'10" WEST 10.75 FEET TO A POINT, THENCE NORTH 16°40'54" WEST 26.24 FEET TO A POINT, THENCE NORTH 28°08'59" WEST 15.32 FEET TO A POINT, THENCE NORTH 39°49'53" WEST 34.05 FEET TO A POINT, THENCE NORTH 45°59'02" WEST 27.19 FEET TO A POINT, THENCE NORTH 29°46'12" WEST 19.37 FEET TO A POINT, THENCE NORTH 19°19'27" WEST 25.70 FEET TO A POINT, THENCE NORTH 11°21'33" WEST 35.85 FEET TO A POINT, THENCE NORTH 12°44'04" WEST 57.90 FEET TO A POINT, THENCE NORTH 21°37'13" WEST 21.21 FEET TO A POINT, THENCE NORTH 33°21'08" WEST 20.06 FEET TO A POINT, THENCE NORTH 68°46'37" WEST 38.15 FEET TO A POINT, THENCE NORTH 47°58'54" WEST 20.11 FEET TO A POINT, THENCE NORTH 32°28'03" WEST 29.30 FEET TO A POINT, THENCE NORTH 42°50'40" WEST 15.77 FEET TO A POINT, THENCE NORTH 11°19'15" WEST 12.25 FEET TO A POINT, THENCE NORTH 16°24'24" EAST 17.14 FEET TO A POINT, THENCE NORTH 46°32'54" WEST 7.73 FEET TO A NEW IRON PIPE, THENCE NORTH 00°32'03" EAST 418.98 FEET TO A NEW IRON PIPE ON THE SOUTHERN SIDE OF NORFOLK SOUTHERN RAILROAD RIGHT OF WAY, THENCE CONTINUING NORTH 00°32' 03" EAST 121.49 FEET TO A NEW IRON PIPE ON THE NORTHERN SIDE OF THE NORFOLK SOUTHERN RAILROAD RIGHT OF WAY, THENCE CONTINUING NORTH 00°32'03" EAST A TOTAL OF 928.63 FEET AND PASSING THROUGH AN EXISTING IRON PIPE AT 568.48 FEET

Back to Agenda

ALONG COURSE TO AN EXISTING PIPE ON THE SOUTHERN RIGHT OF WAY OF OLD US HIGHWAY 264 AND BEING THE NORTHWESTERN CORNER OF SUBJECT PROPERTY, THENCE CONTINUING ALONG THE SOUTHERN RIGHT OF WAY OF OLD US HIGHWAY SOUTH 62°55'28" EAST 834.26 FEET TO AN EXISTING IRON PIPE, SAID PIPE BEING THE POINT AND PLACE OF BEGINNING, CONTAINING 30.475 ACRES (1,327,491.4 SQ FT.);

LESS AND EXCEPT THE AREA LOCATED WITHIN THE NORFOLK SOUTHERN RAILROAD RIGHT OF WAY CONTAINING 2.199 ACRES (95,778.2 SQ. FT.).

TOTAL SUBJECT PROPERTY: 30.475 ACRES

NORTHERN PORTION OF SUBJECT PROPERTY: 17.616 ACRES

NORFOLK SOUTHERN RIGHT OF WAY PORTION: 2.199 ACRES

SOUTHERN PORTION OF SUBJECT PROPERTY: 10.659 ACRES

Back to Agenda

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:

2100 Old Bunn Road (Address)

2715368922 (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/planning/interactive-development-map

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)):
Special Use Permit for an asphalt plant

Estimated Submittal Date: _____

MEETING INFORMATION:

Property Owner(s) Name(s) Lynn McNabb and Julia Foscue

Applicant(s) Sunrock Industries LLC

Contact Information (e-mail/phone) mstuart@morningstarlawgroup.com /919.890.3318

Meeting Address: Zebulon Community Center, Lounge, 301 S Arendell Avenue, Zebulon, NC 27597

Date of Meeting: October 27, 2025

Time of Meeting: 6 PM

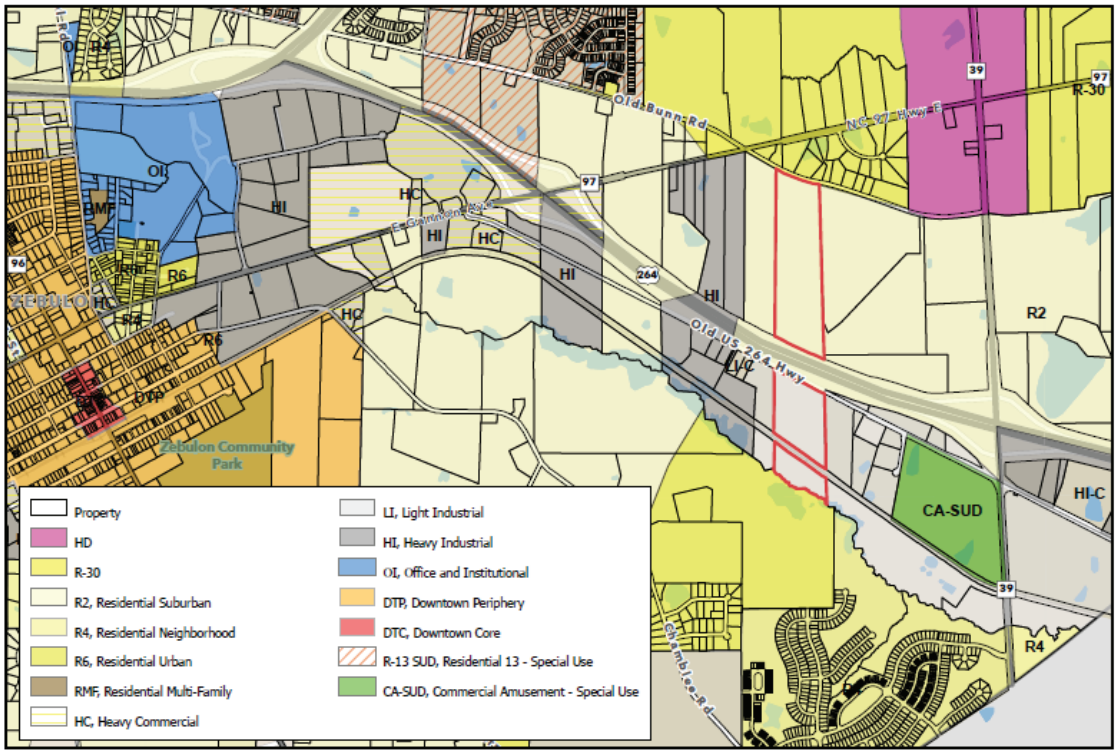
**Meetings shall occur between 5:00 p.m.-9:00 p.m. on a Monday through Thursday (excluding Town recognized holidays). If you have questions about the general process for this application, please contact the Planning Department at 919-823-1809. You may also find information about the Zebulon Planning Department and on-going planning efforts at https://www.townofzebulon.org/services/planning

PROJECT CONTACT INFORMATION

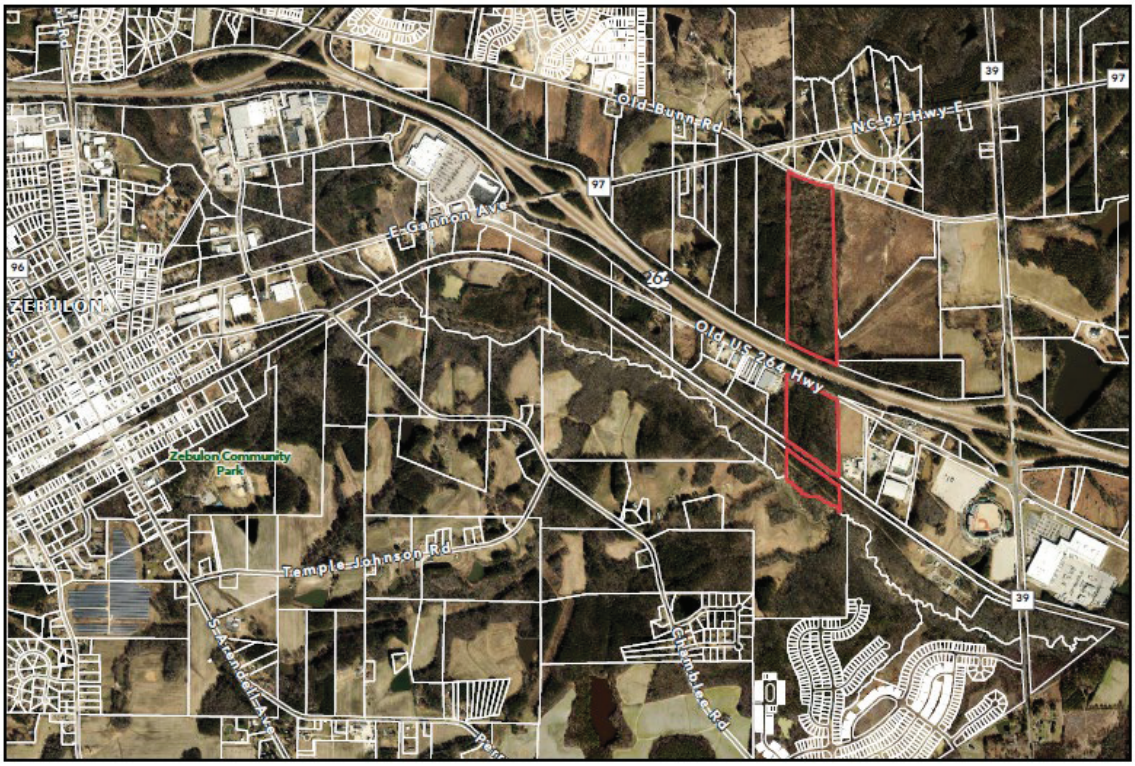
This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Development Contacts:		
Project Name: 2100 Old Bunn Road		Zoning: LI and R-2
Location: 2100 Old Bunn Road		
Property PIN(s): 2715368922		Acreage/Square Feet: 68.26
Property Owner: Lynn McNabb and Julia Foscue		
Address: 1900 Little Elm Trail, #70		
City: Cedar Park	State: TX	Zip: 78613
Phone: 919-890-3318		Email: mstuart@morningstarlawgroup.com
Developer: Sunrock Industries LLC		
Address: 200 Horizon Drive, Suite 100		
City: Raleigh	State: NC	Zip: 27615
Phone: 919-890-3318	Fax: N/A	Email: mstuart@morningstarlawgroup.com
Engineer: Withers Ravenel		
Address: 137 South Wilmington Street, #200		
City: Raleigh	State: NC	Zip: 27601
Phone: 919-535-5200	Fax: N/A	Email: aculpepper@withersravenel.com
Builder (if known): XXXXXXXXXX		Attorney: Morningstar Law Group
Address: 434 Fayetteville Street, Suite 2200		
City: Raleigh	State: NC	Zip: 27601
Phone: 919-890-3318	Fax: N/A	Email: mstuart@morningstarlawgroup.com

Zoning



Vicinity



Owner	Mailing Address 1	Mailing Address 2	Mailing Address 3	ZIP
BROOKS, REGINALD G BROOKS, ANN S	PO BOX 65	ZEBULON NC 27597-0065		27597
BROWN, ANTHONY RAYMOND	PO BOX 340	ZEBULON NC 27597-0340		27597
BROWN, GERALDINE O'NEAL BROWN, TIFFANY NICOLE	PO BOX 838	ZEBULON NC 27597-0838		27597
BUNN ROAD PROPERTIES LLC	1403 LAKE PARK BLVD S # 504	CAROLINA BEACH NC 28428-6513		27597
CITY OF RALEIGH	PO BOX 590	RALEIGH NC 27602-0590		27597
DRB GROUP NORTH CAROLINA LLC	1101 SLATER RD STE 300	DURHAM NC 27703-5427		
HIGH, GREGORY R.	2109 OLD BUNN RD	ZEBULON NC 27597-6991		27597
HOLDEN, ROBERT A HOLDEN, IVA C	2021 OLD BUNN RD	ZEBULON NC 27597-6301		27597
HORNE, DAVID S HORNE, KAREN	9616 DUKES LAKE RD	ZEBULON NC 27597-9148		27597
JOHNSON, PATRICK H	PO BOX 1334	ZEBULON NC 27597-1334		27597
KEENE, JUSTIN KEENE, JENNIFER	2101 OLD BUNN RD	ZEBULON NC 27597-6991		27597
MANN, ALVIN MANN, JUDITH	2117 OLD BUNN RD	ZEBULON NC 27597-6991		27597
MCCALLA, MICHAEL E MCCALLA, SHARYN R	2121 OLD BUNN RD	ZEBULON NC 27597-6991		27597
MCNABB, LYNN C FOSCUE, JULIA M	1900 LITTLE ELM TRL APT 70	CEDAR PARK TX 78613-2834		27597
MCNABB, LYNN CASWELL FOSCUE, JULIA M	1900 LITTLE ELM TRL APT 70	CEDAR PARK TX 78613-2834		27597
NORFOLK & SOUTHERN RAILROAD	110 FRANKLIN RD SE	ROANOKE VA 24042-0002		27597
PINNACLE HOLDINGS OF EAST WAKE LLC	2420 DAVISTOWN RD	WENDELL NC 27591-8996		27597
RESIDENT OR TENANT	100 LAZY J RANCH LN	ZEBULON NC 27597-6991		
RESIDENT OR TENANT	1400 OLD US 264 HWY	ZEBULON NC 27597-6991		
RESIDENT OR TENANT	1419 NC 39 HWY	ZEBULON NC 27597-6991		
RESIDENT OR TENANT	1424 OLD US 264 HWY	ZEBULON NC 27597-6991		
RESIDENT OR TENANT	1518 OLD US 264 HWY	ZEBULON NC 27597-6991		
RESIDENT OR TENANT	2000 OLD BUNN RD	ZEBULON NC 27597-6991		
RESIDENT OR TENANT	2009 OLD BUNN RD	ZEBULON NC 27597-6991		
RESIDENT OR TENANT	2013 OLD BUNN RD	ZEBULON NC 27597-6991		
RESIDENT OR TENANT	2100 OLD BUNN RD	ZEBULON NC 27597-6991		
TOWN OF ZEBULON	1003 N ARENDELL AVE	ZEBULON NC 27597-2309		27597
WAKE COUNTY BOARD OF EDUCATION	WAKE COUNTY PUBLIC SCHOOL SYSTEM	111 CORNING RD STE 100	CARY NC 27518-9299	27597
WHEELER, JAMES CARLOS JR TRUSTEE ELEANOR J WHEELER IRREVCBLE	LESLIE MERRITT	1403 LAKE PARK BLVD S # 504	CAROLINA BEACH NC 28428-6513	27597
	300 Lazy J Ranch Ln	ZEBULON NC 27597-6991		

Back to Agenda

NEIGHBORHOOD MEETING SIGN-IN SHEET:

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.

Project Name: 2100 Old Bunn Rd - Special Use Permit

Meeting Address: 301 S. Arendell Ave, Zebulon, NC 27597

Date of Meeting: October 27, 2025 **Time of Meeting:** 6-7pm

Property Owner(s) Names: Lynn McNabb & Julia Foscue

Applicants: Sunrock Industries LLC

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
1	Justin Keen	2101 Old Bunn	919-901-3073	JDK0619@gmail.c
2	Ryan High	2109 Old Bunn Rd	919-575-7514	gregoryrhigh01@gmail.com
3	Judy Mann	2117 Old Bunn Rd	908-720-1813	Judith.Mann61@gmail.com
4	Alan Mann	2117 Old Bunn Rd	908-425-5109	mannalvin7@gmail.com
5	Michael + Sharyn McCalk	2121 Old Bunn Rd	919 608-5582	Shurikan2761@gmail.com
6	Robert + Ira Holden	2021 Old Bunn Rd	919-422-2952	Robertaholden@att.net
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				

Attach Additional Sheets If Necessary.

SUMMARY OF DISCUSSION FROM THE 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.

Project Name: 2100 Old Bunn Road – Special Use Permit

Meeting Address: 301 S Arendell Avenue, Zebulon, NC 27597

Date of Meeting: October 27, 2025 **Time of Meeting:** 6 -7 pm

Property Owner(s) Names: Lynn McNabb and Julia Foscue

Applicants: Sunrock Industries LLC

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 What exactly is going on the parcel?

Applicant Response: It will be a hot-mix asphalt plant.

Question/ Concern #2 What is it currently?

Applicant Response: A vacant lot.

Question/ Concern #3 Can you show us the traffic pattern?

Applicant Response: Yes. (The applicant demonstrated the traffic pattern on the screen).

Question/ Concern #4 What is the plan for the portion of the parcel north of US 264?

Applicant Response: The McNabb family will continue to own it. We will not own it. However, we will provide a sewer easement on our property to encourage residential use on that northern portion.

SUMMARY OF DISCUSSION FROM THE 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.

Project Name: 2100 Old Bunn Road – Special Use Permit

Meeting Address: 301 S Arendell Avenue, Zebulon, NC 27597

Date of Meeting: October 27, 2025 **Time of Meeting:** 6 -7 pm

Property Owner(s) Names: Lynn McNabb and Julia Foscue

Applicants: Sunrock Industries LLC

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 Will you guarantee in writing that you will emit zero toxic air pollutants (TAPs)?

Applicant Response: We will apply for and not operate until we receive all necessary air quality permits from all required governmental bodies.

Question/ Concern #2 Has the Board of Education raised any concerns?

Applicant Response: We are very early in the process, and we have not heard any concerns yet.

Question/ Concern #3 What is the timeline until the facility is likely functional?

Applicant Response: Likely late 2026.

Question/ Concern #4 How many trucks will this plant be permitted for?

Applicant Response: Peak load at 30 trips is the estimate at this stage.

SUMMARY OF DISCUSSION FROM THE 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.

Project Name: 2100 Old Bunn Road – Special Use Permit

Meeting Address: 301 S Arendell Avenue, Zebulon, NC 27597

Date of Meeting: October 27, 2025 **Time of Meeting:** 6 -7 pm

Property Owner(s) Names: Lynn McNabb and Julia Foscue

Applicants: Sunrock Industries LLC

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 What size trucks?

Applicant Response: 20 ton to 27 tons.

Question/ Concern #2 What are some potential benefits?

Applicant Response: The number 1 recycled product in the world is asphalt. This facility will provide a closer and more convenient source of high-quality construction materials to the community.

Question/ Concern #3 What will be the traffic impacts?

Applicant Response: We know there are currently 3500 average daily trips on US 264. We will work with our engineers to see if there needs to be roadway improvements associated with the proposed project.

Question/ Concern #4 What does "dispersed" mean?

Applicant Response: We could direct trucks both east and west.

SUMMARY OF DISCUSSION FROM THE 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.

Project Name: 2100 Old Bunn Road – Special Use Permit

Meeting Address: 301 S Arendell Avenue, Zebulon, NC 27597

Date of Meeting: October 27, 2025 **Time of Meeting:** 6 -7 pm

Property Owner(s) Names: Lynn McNabb and Julia Foscue

Applicants: Sunrock Industries LLC

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 Where is the access?

Applicant Response: Only onto Old US 264.

Question/ Concern #2 Do you own the northern portion now?

Applicant Response: No, we are under contract, and we are subdividing as part of the contract, so we will only own the portion south of US 264.

Question/ Concern #3 How far in distance is the facility from Old Bunn Road?

Applicant Response: Well over half a mile.

Question/ Concern #4 What are the impacts on home values?

Applicant Response: Our appraisers' analyses will evaluate impact on nearby property values, and this is an important element of the SUP process.

SUMMARY OF DISCUSSION FROM THE 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.

Project Name: 2100 Old Bunn Road – Special Use Permit

Meeting Address: 301 S Arendell Avenue, Zebulon, NC 27597

Date of Meeting: October 27, 2025 **Time of Meeting:** 6 -7 pm

Property Owner(s) Names: Lynn McNabb and Julia Foscue

Applicants: Sunrock Industries LLC

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 When will the trucks be on the road?

Applicant Response: We can operate 24/7. Usually, the first load of trucks is from 7am to 9am.

Question/ Concern #2 What about defacing the roads with asphalt?

Applicant Response: The regulations are very robust for ensuring trucks are clean. We will comply with all applicable regulations.

Question/ Concern #3 Will there be impacts on groundwater?

Applicant Response: We will have a well on the site to wash the plant and a stormwater permit. There will be no interaction with the water table.

Question/ Concern #4 Will there be restrooms and other facilities?

Applicant Response: Yes, there will be restrooms which use septic on the site. We will not be connected to sewer.

SUMMARY OF DISCUSSION FROM THE 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.

Project Name: 2100 Old Bunn Road – Special Use Permit

Meeting Address: 301 S Arendell Avenue, Zebulon, NC 27597

Date of Meeting: October 27, 2025 **Time of Meeting:** 6 -7 pm

Property Owner(s) Names: Lynn McNabb and Julia Foscue

Applicants: Sunrock Industries LLC

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 What type of fencing will be around the project.

Applicant Response: Likely a 6-foot chain link fence possibly with slats. There will be a substantial vegetavive buffer along Old US 264.

Question/ Concern #2 Are there any concerns with displacement of wildlife?

Applicant Response: No, there is a significant buffer on the blue line stream that crosses the site. Of the 25 acres we are purchasing, we are only disturbing about 8 acres.

Question/ Concern #3 What is the impact of the weight of the trucks on the road?

Applicant Response: Our transportation engineers will adequitely address any concerns with NCDOT

Question/ Concern #4

Applicant Response:

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, Molly Stuart, 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~~ Town of, all property owners within 300 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. (location/address) on 10/27/25 (date) from 6 pm (start time) to 7:30pm (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.

10/31/25 By: [signature]
Date

STATE OF North Carolina
COUNTY OF Wake

Sworn and subscribed before me, Crystal D. Ford, a Notary Public for the above State and County, on this the 31st day of October, 2025.

SEAL Crystal D. Ford

CRYSTAL D. FORD NOTARY PUBLIC WAKE COUNTY NC

Notary Public

Crystal D. Ford
Print Name

My Commission Expires:
08/15/28

2100 Old Bunn Road Special Use Permit Request

Neighborhood Meeting

October 27, 2025

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:		
Project Name: 2100 Old Bunn Road		Zoning: LI and R-2
Location: 2100 Old Bunn Road		
Property PIN(s): 2715368922		Acreage/Square Feet: 68.26
Property Owner: Lynn McNabb and Julia Foscue		
Address: 1900 Little Elm Trail, #70		
City: Cedar Park	State: TX	Zip: 78613
Phone: 919-890-3318		Email: mstuart@morningstarlawgroup.com
Developer: Sunrock Industries LLC		
Address: 200 Horizon Drive, Suite 100		
City: Raleigh	State: NC	Zip: 27615
Phone: 919-890-3318	Fax: N/A	Email: mstuart@morningstarlawgroup.com
Engineer: Withers Ravenel		
Address: 137 South Wilmington Street, #200		
City: Raleigh	State: NC	Zip: 27601
Phone: 919-535-5200	Fax: N/A	Email: aculpepper@withersravenel.com
[illegible] Attorney: Morningstar Law Group		
Address: 434 Fayetteville Street, Suite 2200		
City: Raleigh	State: NC	Zip: 27601
Phone: 919-890-3318	Fax: N/A	Email: mstuart@morningstarlawgroup.com

Neighborhood Meeting Agenda

October 27, 2025

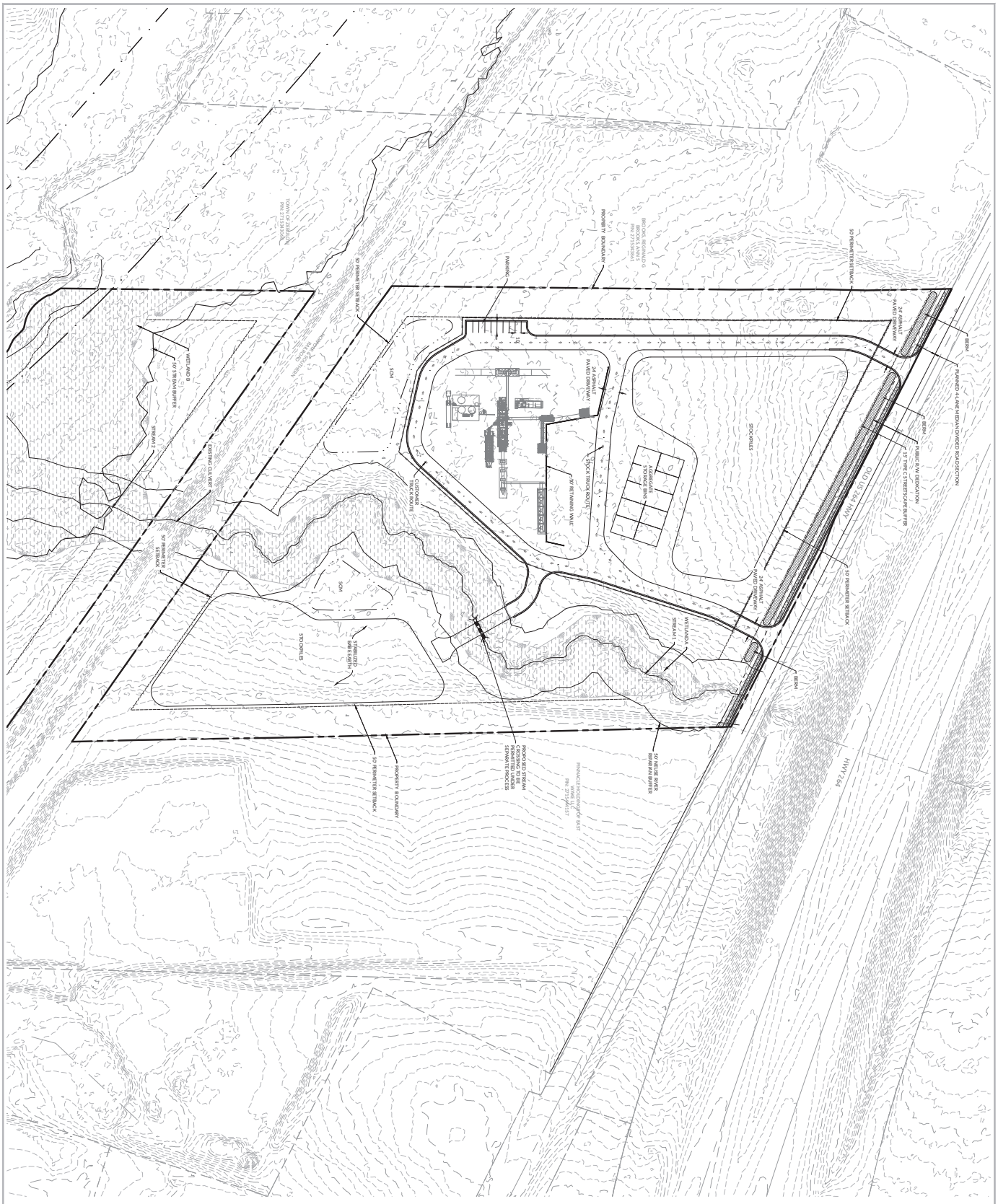
6 pm

Zebulon Community Center
301 S. Arendell Avenue
Zebulon, NC 27597

I. Welcome and introductions
II. Site overview
III. Special Use Permit Process
    a. Timeline
    b. Future meetings
IV. Development proposal
V. Discussion

Please use this page to provide any written comments or questions you'd like to share. Thank you.

Back to Agenda



Back to Agenda

FIGURE 1

PRELIMINARY
NOT APPROVED
FOR CONSTRUCTION

INITIAL CONCEPT PLAN

OLD BUNN INDUSTRIAL
103

2100 OLD BUNN RD, ZEBULON, NC 27597

SUNROCK

WithersRavenel
115 MacKenan Drive | Cary, NC 27511
License #: F-1479 | t: 919.469.3340 | www.withersravenel.com

External Staff Memo: SUP Application Materials Discrepancy

February 18, 2026

Catherine Farrell, CZO

Senior Planner

When preparing the notices for the public hearing staff noticed the following discrepancies:

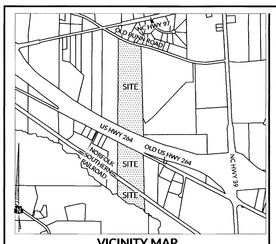
1. The PIN on IMaps didn't match what was on the application
2. IMaps still reflected the previous property owner

This discrepancy is because the sale of the property recently occurred. Staff reached out to the applicant and got the following information:

1. An updated signed survey reflecting the PIN listed on the application
2. The signed and dated Special Warranty Deed reflecting East Wake LLC as the Grantee

Both documents are included under this memo.

J:\25\0756-A-Carolina Sunrock-Zebulon-Old Bunn Road Industrial\Geomatics\Res-Com\Drawings\Sunrock Old Bunn Rd (Exemption Map).dwg, Tuesday, November 25, 2025 11:54:09 AM, BDAYTON



VICINITY MAP
NO SCALE

GENERAL NOTES

1. BASIS OF BEARINGS: NC STATE PLANE GRID COORDINATES, NAD83(2011).
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCE IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
3. AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE METHOD.
6. SUBJECT PROPERTY IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP 3720271500M, DATED JULY 19, 2022, ZONE X, AE
7. IRON PIPES SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
8. NO NGS MONUMENT FOUND WITHIN 2000' OF SITE.

ZONING: R2 SETBACK TABLE

MINIMUM LOT AREA: 30,000 SF
MINIMUM LOT WIDTH: 150'
MINIMUM STREET SETBACK: 50', MAY BE REDUCED TO 25' MEASURED TO FRONT EDGE OF COVERING PORCH
MINIMUM SIDE SETBACK: 15'
MINIMUM REAR SETBACK: 25'
MAXIMUM BUILDING HEIGHT: 35'/3 STORIES

ZONING: LI SETBACK TABLE

MINIMUM LOT AREA: 30,000 SF
MINIMUM LOT WIDTH: 150'
MINIMUM STREET SETBACK: 25'
MINIMUM SIDE SETBACK: 20'
MINIMUM REAR SETBACK: 25'
MAXIMUM BUILDING HEIGHT: 50' HEIGHT INCREASE BY 2 FEET FOR EACH ADDITIONAL FOOT OF SETBACK UP TO 100 FEET IN HEIGHT

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, WHICH IS LOCATED IN THE JURISDICTION OF THE TOWN OF ZEBULON AND ALL SHEETS RELATED HERETO, AND THAT I HEREBY ADOPT THIS EXEMPT PLAT WITH MY FREE CONSENT."

OWNER _____ DATE 11/6/2025

NOTARY PUBLIC CERTIFICATION

I, Hope A Biba, A NOTARY PUBLIC OF THE COUNTY OF Williamson STATE OF NORTH CAROLINA HEREBY CERTIFY THAT Lynn McNabb PERSONALLY APPEARED BEFORE ME THIS DAY AND UNDER OATH ACKNOWLEDGED THAT THE ABOVE FORM WAS EXECUTED BY HIM/HER. WITNESS MY HAND AND SEAL THIS 26 DAY OF November 2025

NOTARY _____ MY COMMISSION EXPIRES: 7-11-2026

HOPE A BIBA
Notary Public, State of Texas
Comm. Expires 07-11-2026
Notary ID 125640948

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, WHICH IS LOCATED IN THE JURISDICTION OF THE TOWN OF ZEBULON AND ALL SHEETS RELATED HERETO, AND THAT I HEREBY ADOPT THIS EXEMPT PLAT WITH MY FREE CONSENT."

Julia M. Foscue OWNER 12/2/2025 DATE

NOTARY PUBLIC CERTIFICATION

I, Tawna Pizzi, A NOTARY PUBLIC OF THE COUNTY OF Johnston STATE OF NORTH CAROLINA HEREBY CERTIFY THAT Julia M. Foscue PERSONALLY APPEARED BEFORE ME THIS DAY AND UNDER OATH ACKNOWLEDGED THAT THE ABOVE FORM WAS EXECUTED BY HIM/HER. WITNESS MY HAND AND SEAL THIS 2 DAY OF December

NOTARY _____ MY COMMISSION EXPIRES: 4/26/2027

TAWNA PIZZI
Notary Public
Johnston
County
My Comm. Exp.
04-26-2027
NORTH CAROLINA

REVIEW OFFICER CERTIFICATE

I, Catherine Farrell, REVIEW OFFICER OF WAKE COUNTY, CERTIFY THAT THIS PLAT MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Catherine Farrell REVIEW OFFICER 12/2/2025 DATE

APPROVAL EXPIRES IF NOT RECORDED ON OR BEFORE: 12/2/2026

CERTIFICATE OF APPROVAL FOR RECORDING

"I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR ZEBULON, NORTH CAROLINA, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED AND THAT THIS PLAT HAS BEEN APPROVED BY THE TOWN OF ZEBULON FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY."

12/2/2025 DATE _____ SUBDIVISION ADMINISTRATOR

AREA TABLE	
LOT 1	1,644,912 SF / 37.808 AC
LOT 2 - NORTH	767,374 SF / 17.616 AC
LOT 2 - SOUTH	464,338 SF / 10.660 AC
TOTAL:	2,878,624 SF / 66.084 SC

LINETYPE LEGEND (UNLESS OTHERWISE NOTED)

ADJOINER
BOUNDARY
FLOODWAY — FW — FW
100 YEAR FLOOD — 100YR

SYMBOL LEGEND (UNLESS OTHERWISE NOTED)

CALCULATED POINT
EXISTING IRON PIPE — EIP
EXISTING CONCRETE MONUMENT — ECM
IRON PIPE SET — IPS
REBAR FOUND — RBF

N.C. GRID NORTH NAD 83(2011)

OLD BUNN ROAD
VARIABLE WIDTH PUBLIC R/W

LYNN MCNABB
JULIA FOSCUE
PIN: 2715368922
DB 6496, PG 78

LOT 1
1,646,912 SF
37.808 ACRES
ZONING: R2
2100 OLD BUNN ROAD

WAKE COUNTY BOARD OF EDUCATION
PIN: 2715467944
DB 19361, PG 2638
BM 2023, PG 1003

USGS BLUE LINE
STREAM PER WAKE
COUNTY GIS

JAMES WHEELER JR.
ELEANOR WHEELER
IRREVOCABLE TRUST
PIN: 2715373204
DB 16518, PG 373
BM 1978, PG 136

BUNN ROAD PROPERTIES LLC
PIN: 2715551949
DB 19952, PG 1332
BM 2023, PG 1003

LYNN MCNABB
JULIA FOSCUE
PIN: 2715553211
DEED BY WILL
BOOK 23 PAGE E

US HWY 264
VARIABLE WIDTH PUBLIC R/W
BM 2005 PG 881

OLD US HWY 264
VARIABLE WIDTH PUBLIC R/W
BM 2005 PG 881

REGINALD BROOKS
ANN BROOKS
PIN: 2715343861
DB 12835, PG 1301
BM 1996, PG 18

EXISTING 70' CAROLINA
POWER AND LIGHT
EASEMENT
DB 3716, PG 892

LOT 2 - NORTH
767,374 SF
17.616 ACRES
ZONING: LI
1444 OLD US 264 HWY

PINNACLE HOLDINGS OF
EAST WAKE LLC
PIN: 2715444157
DB 13327, PG 1112
BM 2005, PG 881

N: 754,838.74'
E: 2,214,251.56'

NORFOLK SOUTHERN RAILROAD
VARIABLE WIDTH PUBLIC R/W

TOWN OF ZEBULON
PIN: 2715343068
DB 18830, PG 1440

100 YEAR FLOODLINE
PER FIRM: 3720271500M
DATED JULY 19, 2022

LOT 2 - SOUTH
464,338 SF
10.660 ACRES
ZONING: LI

EXISTING
PERMANENT
20' SEWER EASEMENT
BM 1991, PG 1084

CITY OF RALEIGH
PIN: 2715525434
DB 18830, PG 1448
BM 1991, PG 1193

PATRICK JOHNSON
PIN: 2715330080
DB 13337, PG 895
BM 2022, PG 1514

BOUNDARY LINE
FOLLOWS ALONG
CENTERLINE OF CREEK
(L1-L55)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 46°32'54" W	7.71
L2	N 16°24'24" E	17.14
L3	N 11°19'15" W	12.25'
L4	N 42°56'40" W	15.77'
L5	N 32°28'03" W	29.38'
L6	N 47°38'54" W	30.11'
L7	N 68°46'37" W	38.15'
L8	N 33°21'08" W	20.06'
L9	N 21°37'13" W	21.21'
L10	N 12°44'04" W	57.90'
L11	N 11°21'53" W	35.85'
L12	N 19°19'27" W	25.70'
L13	N 29°46'17" W	19.57'
L14	N 45°59'07" W	27.19'
L15	N 39°49'23" W	34.05'
L16	N 28°38'59" W	15.32'
L17	N 16°40'54" W	26.24'
L18	N 01°44'10" W	10.75'
L19	N 02°38'06" W	55.78'
L20	N 12°12'52" W	27.79'
L21	N 23°59'03" W	17.35'
L22	N 72°24'01" W	35.48'
L23	N 67°48'06" W	11.99'
L24	N 47°47'53" W	16.45'
L25	N 40°27'17" W	28.41'
L26	N 49°08'56" W	24.81'
L27	N 38°41'16" W	15.38'
L28	N 49°30'13" W	13.07'
L29	N 68°35'06" W	23.24'
L30	N 88°47'43" W	15.29'
L31	N 40°35'09" W	9.16'
L32	N 10°56'41" W	14.35'
L33	N 64°09'23" W	23.51'
L34	N 53°54'59" W	14.68'
L35	N 26°56'55" W	22.01'
L36	N 44°04'08" W	20.28'
L37	S 88°28'02" W	17.96'
L38	S 72°59'10" W	18.61'
L39	S 58°44'23" W	100.35'
L40	S 02°54'43" W	34.53'
L41	S 17°04'11" W	43.68'
L42	S 34°46'55" W	9.75'
L43	S 61°11'25" W	22.84'
L44	N 76°36'47" W	35.54'
L45	N 41°45'24" W	27.69'
L46	N 77°03'05" W	13.15'
L47	S 74°42'16" W	11.17'
L48	S 43°28'17" W	23.88'
L49	S 33°52'55" W	18.66'
L50	N 78°08'56" W	21.84'
L51	N 09°48'25" W	15.66'
L52	N 16°13'44" E	14.92'
L53	N 28°48'48" W	23.22'
L54	S 85°56'09" W	55.69'
L55	N 70°13'46" W	24.60'
L56	S 62°53'33" E	123.78'
L57	S 64°25'31" E	91.87'
L58	S 66°38'38" E	81.85'
L59	S 70°07'52" E	71.15'
L60	S 73°09'19" E	65.97'
L61	S 75°05'28" E	76.42'
L62	S 77°59'39" E	155.25'

GPS NOTE:
CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.05'
DATE OF SURVEY: OCTOBER 28, 2025
DATUM/EPOCH: NAD83/NSRS2011
GEOID MODEL: 2018
COMBINED GRID FACTOR: 0.999914630
UNITS: US SURVEY FEET

Register of Deeds
Tammy L. Brunner
Wake County, NC
12/02/2025 01:36:32 PM
B: BM2025 P: 02299 Pages: 1
Recording Fee: $21.00

DOCUMENT # 2025092631

SURVEYOR'S CERTIFICATE

I, BENJAMIN E. DAYTON, PLS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED AS SHOWN HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:20,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL.

I ALSO CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF A SUBDIVISION.

THIS 25th DAY OF November A.D., 2025

PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER, L-4390

11/25/25

NORTH CAROLINA PROFESSIONAL SEAL L-4390 LAND SURVEYOR BENJAMIN E. DAYTON

OWNER:
LYNN C. MCNABB
JULIA M. FOSCUE
1900 LITTLE ELM TRL., APT 70
CEDAR PARK, TEXAS 78613

EXEMPT SUBDIVISION PLAT
OLD BUNN ROAD INDUSTRIAL

LITTLE RIVER TOWNSHIP | WAKE COUNTY | NORTH CAROLINA
P.I.N. 2715368922
ZONING: R-2 & LI

WR Job No.:	25-0756-A
DATE:	10/28/2025
SURVEYED BY:	WR
DRAWN BY:	TA/AH
CHECK & CLOSURE BY:	WF

0 100 200
SCALE: 1 inch = 200 ft.

SHEET: 1 OF 1

WithersRavenel
115 MacKenan Drive | Cary, NC 27511
License #: F-1479 | t: 919.469.3340 | www.withersravenel.com

2025093513 B: 020086 P: 00684
Page 1 of 5
OFFICIAL RECORDS OF WAKE COUNTY
Tammy L. Brunner, Register of Deeds
12/04/2025 10:18 AM Recording Fee: $26.00
Excise Tax: $4,723.00

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: $4,723.00
Tax Parcel Number: (out of and the lesser part of 2715368922)

This instrument was prepared by: C. Terrell Thomas, Jr., Attorney at Law

Return to: Grantee

Mail Tax Bill to: Grantee

THIS DEED made this 2nd day of December, 2025 by and between:

GRANTORS	GRANTEE
LYNN C. MCNABB, unmarried 1900 Little Elm Trail #70 Cedar Park, TX 28613 **JULIA M. FOSCUE and MACON WAYNE FOSCUE, III, husband and wife** 12761 Quarterhorse Lane Lake Ridge, VA 22192	**EAST WAKE LLC,** a Delaware limited liability company 200 Horizon Drive, Suite 100 Raleigh, NC 27615

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all of GRANTOR'S UNDIVIDED INTEREST in that certain lot or parcel of land situated in the County of Wake, State of North Carolina and more particularly described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

Back to Agenda
Submitted electronically by "Chicago Title Company, LLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

For back title reference, note that Grantors Lynn C. McNabb and Julia M. Foscue inherited the subject real property from their brother, William Rowland McNabb. The Estate of William Rowland McNabb was administered in file # 23E002125-910 (Wake County, North Carolina).

THIS IS NOT THE GRANTOR'S PRIMARY RESIDENCE.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated. Title to the property hereinabove described is hereby conveyed subject to all valid and existing restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any, without re-imposing any that may have expired, and current year ad valorem taxes.

Mason Wayne Foscue, III, husband of Julia M. Foscue, hereby joins in this deed for the purposes of conveying any spousal interest he may have in the subject real property.

[*Remainder of page intentionally left blank – signature pages follow*]

IN WITNESS WHEREOF, the Grantors have duly executed the foregoing as of the day and year first above written.

GRANTOR:

Lynn C. McNabb, unmarried

STATE OF TX

COUNTY OF Williamson

I, Catherine K. Maham, a Notary Public for the County of Williamson and State of TX, do hereby certify that Lynn C. McNabb, either being personally known to me or proven by satisfactory evidence (said evidence being DL), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 26 day of Nov., 2025.

Notary Public Catherine K. Maham
Print Name: ~~Williamson~~ CKM
My Commission Expires: 7-1-28

CATHERINE K. MAHAM
NOTARY PUBLIC
STATE OF TEXAS
ID # 132549045
My Comm. Expires 07-01-2028

IN WITNESS WHEREOF, the Grantors have duly executed the foregoing as of the day and year first above written.

GRANTORS:

Julia M. Foscue

Julia M. Foscue, married

Macon Wayne Foscue III

Macon Wayne Foscue, III, spouse

STATE OF North Carolina

COUNTY OF Wake

I, Tawna Pizzi, a Notary Public for the County of Johnston and State of North Carolina, do hereby certify that Julia M. Foscue, either being personally known to me or proven by satisfactory evidence (said evidence being NCDL), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 2 day of December, 2025.

Tawna Pizzi

Notary Public
Print Name: Tawna Pizzi
My Commission Expires: 4/26/2027

TAWNA PIZZI Notary Public Johnston County My Comm. Exp. 04-26-2027 NORTH CAROLINA

STATE OF North Carolina

COUNTY OF Wake

I, Tawna Pizzi, a Notary Public for the County of Johnston and State of North Carolina, do hereby certify that Macon Wayne Foscue, III, either being personally known to me or proven by satisfactory evidence (said evidence being VADL), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 2 day of December, 2025.

Tawna Pizzi

Notary Public
Print Name: Tawna Pizzi
My Commission Expires: 4/26/2027

TAWNA PIZZI Notary Public Johnston County My Comm. Exp. 04-26-2027 NORTH CAROLINA

Exhibit A
[Legal Description]

BEING all of that 17.616 acres tract labeled as Lot 2-North and BEING all of that 10.660 acres tract labeled as Lot 2- South, said tracts being shown on that plat entitled "Exempt Subdivision Plat Old Bunn Road Industrial" drawn by Benjamin E. Dayton, Professional Land Surveyor with WithersRavenel, said plat being dated October 28, 2025, and recorded in Plat Book BM2025, Page 2299, Wake County Registry, reference to said plat being made for greater certainty of description.

DRMP, Inc.
5808 Faringdon Place
Raleigh, North Carolina 27609

February 9, 2026

Catherine Farrell
Town of Zebulon
1003 N. Arendell Avenue
Zebulon, NC 27597
E: cfarrell@townofzebulon.org

Reference:	**East Wake Asphalt Plant - Zebulon, NC**
Subject:	**Trip Generation Technical Traffic Memorandum**

Dear Ms. Farrell:

This letter provides a trip generation assessment for the proposed East Wake Asphalt Plant development, to be located at 144 Old US 264 Highway in Zebulon, North Carolina. The property would be developed as an asphalt plant with site access proposed on Old US 264. Refer to the attachments for a copy of the preliminary site plan. The purpose of this assessment is to estimate trip generation for the development to determine if a Traffic Impact Analysis (TIA) would be required based on Town UDO requirements.

Old US 264 is a two-lane roadway running in a northeast-southwest direction parallel to US 264 and has a speed limit of 45 miles per hour (mph). Old US 264 had an Average Annual Daily Traffic (AADT) volume of 3,500 vehicles per day in 2023 based on NCDOT. Old US 264 has sufficient capacity to accommodate the traffic from the proposed plant.

Land uses along Old US 264 in the vicinity are industrial with a concrete plant located just east of the proposed asphalt plant. The Five County Stadium baseball facility is located east of the site at Old US 264 and NC 39.

The proposed development includes an asphalt plant that operates with a few employees. The facility will produce and distribute 3 trip types: employees, delivery trucks, and customer trucks. On a typical day the facility would expect more customer trucks than deliver trucks. ITE *Trip Generation Manual* does not provide trip generation data for asphalt plants. Therefore, the daily and peak hour trip

generation was calculated based on the anticipated number of employees and trucks in coordination with the operator/owner.

The owner, Sunrock Industries, is experienced in operating these facilities and have projections for operations at the proposed asphalt plant. Sunrock operates the concrete plant located just east of the proposed asphalt plant. Based on coordination with the operator/owner, the asphalt plant is expected to operate with 3-4 employees working shifts from approximately 6 AM to 6 PM. The facility is anticipated to serve approximately 50 trucks per day including 35 customer trucks and 15 delivery trucks. The peak period for truck traffic is expected to be during the morning between 6:30 AM and 9:00 AM when more trucks receive the initial load and exit the facility. Truck traffic is anticipated to be less concentrated during other hours of the day.

Based on these projections, the site is estimated to generate approximately 108 total trips during a typical weekday. This includes 35 customer trucks and 15 delivery trucks entering the facility, 35 customer trucks and 15 delivery trucks exiting the facility, and 4 employees entering and exiting the facility. Of the daily traffic, a conservative assumption for AM peak hour trips would be 40 vehicles per hour. Conservatively, this would assume 4 employees, 3 customer trucks, and 1 delivery truck enter the facility and 24 customer trucks and 8 delivery trucks exit the facility during the peak one-hour period in the morning. Other hours of the day are expected to generate fewer trips as trucks arrive more randomly throughout the day. To be conservative, this study assumes a total of 15 customer trucks and 5 delivery trucks enter and exit the facility in the PM peak hour although these trucks are expected to be distributed across more hours of the day.

Table 1: Trip Generation Summary

Land Use	Trip Type	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Asphalt Plant	Employees	8	4	0	0	4
Asphalt Plant	Delivery Trucks	30	1	8	5	5
Asphalt Plant	Customer Trucks	70	3	24	15	15
Total Trips		**108**	**8**	**32**	**20**	**24**

Table 1 provides a summary of the conservative trip generation for the development. Based on this information the trip generation for the proposed site is expected to be less than 50 peak hour trips during the weekday AM and PM peak hours.

Truck Route

The Town's UDO indicates the development should plan and designate truck routes to minimize impacts on surrounding land uses. The primary truck route for the asphalt plant will be to travel to/from the east on Old US 264 to access US 264 via NC 39 as shown in the attached exhibit. Land uses along this route are industrial or commercial with trucks using Old US 264 similarly to the proposed asphalt plant truck routes. As an alternative secondary route, trucks could travel to/from the west along Old US 264 to access US 264 via NC 97. This route would be limited to use to avoid events at Five County Stadium as needed.

Summary

The Town of Zebulon Unified Development Ordinance (UDO), Section 6.13, indicates that a TIA would be required for developments that generate at least 50 peak hour trips or 150 daily trips. Based on the trip generation above, a Traffic Impact Analysis (TIA) would not be required per the Town's UDO. The proposed asphalt plant is a low trip generator, and the use is similar to other uses along Old US 264. The development will coordinate with NCDOT to obtain a driveway permit for access to Old US 264.

The primary truck route to/from the east on Old US 264 will minimize impacts on residential areas, schools, or other uses negatively impacted by truck traffic. The proposed primary truck route is currently being utilized by other trucks along Old US 264.

If you should have any questions or comments regarding this letter, please feel free to contact me at rstephenson@drmp.com.

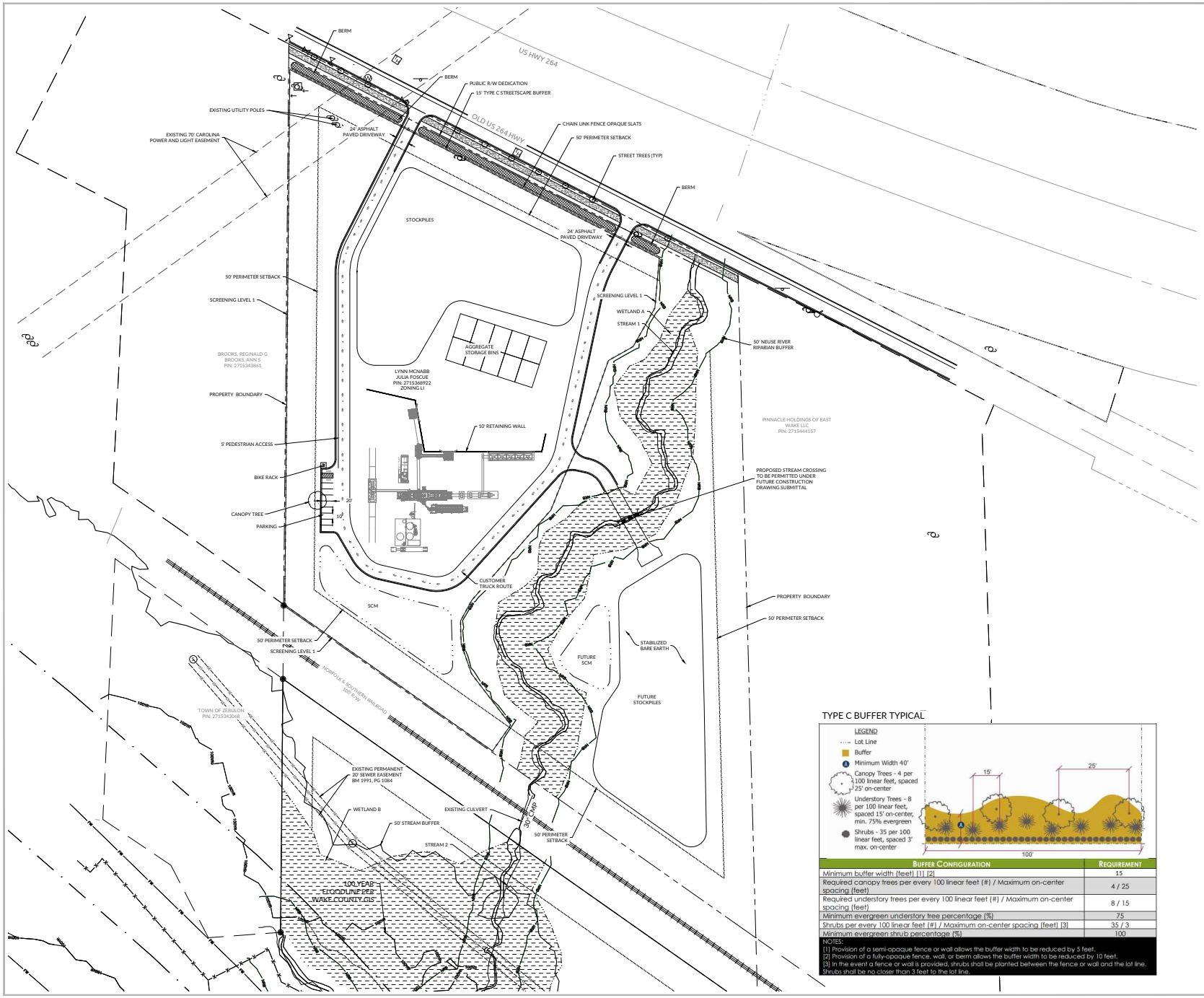
Sincerely,



Rynal Stephenson, P.E.
Chief Traffic Analysis Engineer
DRMP, Inc.

Corporate License #F-1524

Attachments: Preliminary Site Plan
Primary Truck Routes



SITE DATA TABLE

OWNER	LYNN MCNABB, JULIA FOSCUE
PORTION OF PARCEL PIN NO.	2715368922
LOT SIZE (ACRES)	17.62
EXISTING ZONING & LAND USE	LI - LIGHT INDUSTRIAL
PROPOSED USE	INDUSTRIAL
SETBACKS:	
FRONT	50'
SIDE	50'
REAR	50'
PARKING PROVIDED	10 SPACES (INCLUDES 2 VAN ADA SPACES)

NOTES:

LIGHTING PLAN WILL BE PROVIDED DURING CONSTRUCTION DOCUMENT PHASE.

TYPE C BUFFER TYPICAL

BUFFER CONFIGURATION	REQUIREMENT
Minimum buffer width (feet) [1] [2]	15
Required canopy trees per every 100 linear feet (#) / Maximum on-center spacing (feet)	4 / 25
Required understory trees per every 100 linear feet (#) / Maximum on-center spacing (feet)	8 / 15
Minimum evergreen understory tree percentage (%)	75
Shrubs per every 100 linear feet (#) / Maximum on-center spacing (feet) [3]	35 / 3
Minimum evergreen shrub percentage (%)	100

NOTES:
[1] Provision of a semi-opaque fence or wall allows the buffer width to be reduced by 5 feet.
[2] Provision of a fully-opaque fence, wall, or berm allows the buffer width to be reduced by 10 feet.
[3] In the event a fence or wall is provided, shrubs shall be planted between the fence or wall and the lot line. Shrubs shall be no closer than 3 feet to the lot line.

WithersRavenel
115 MacKenan Drive | Cary, NC 27511
License #: F-1479 | t: 919.469.3340 | www.withersravenel.com
our people • your success

EAST WAKE INDUSTRIAL
1444 OLD US 264 HIGHWAY, ZEBULON, NC 27597

INITIAL CONCEPT PLAN

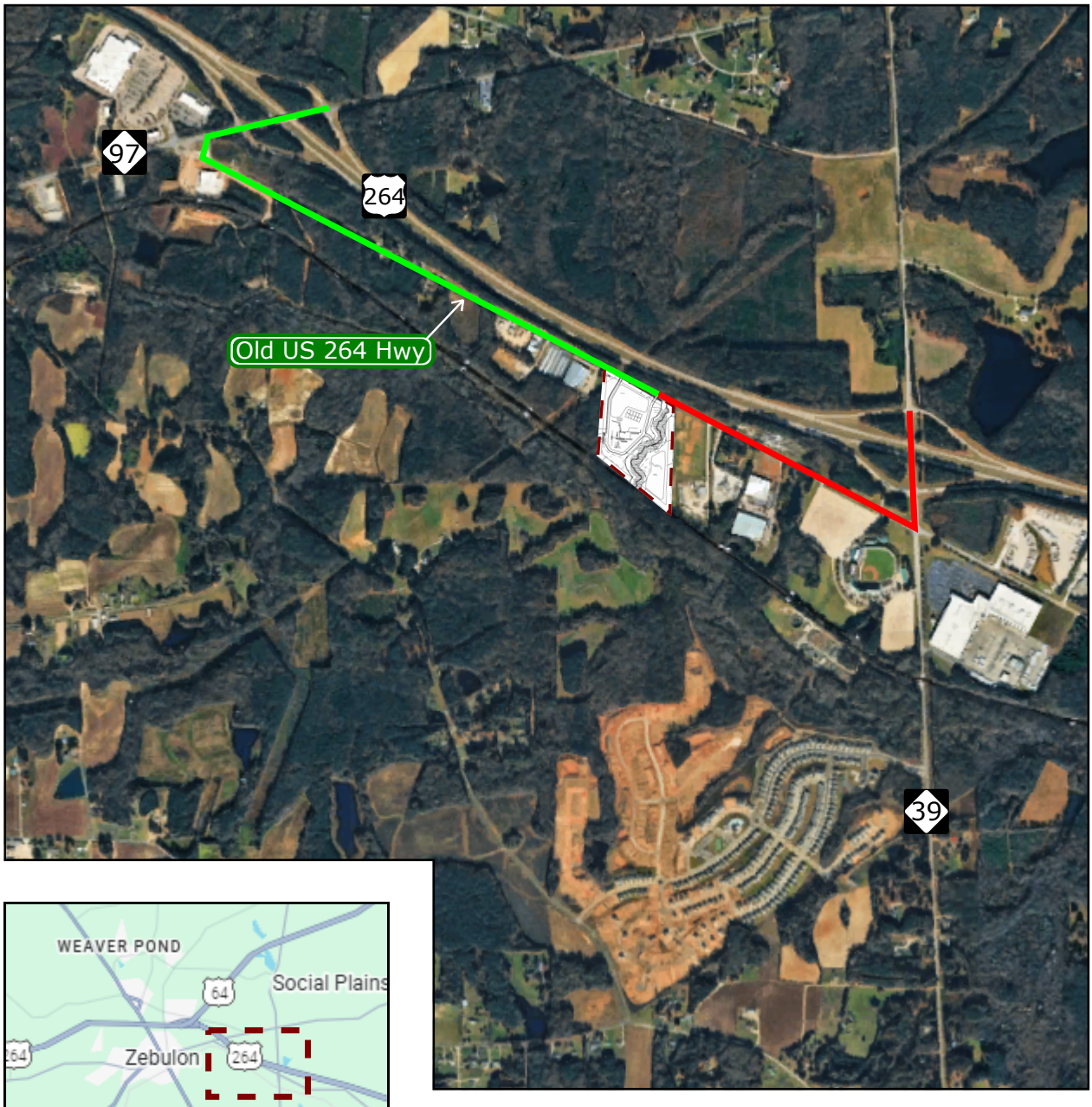
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

SCALE: 1 inch = 70 ft.

WR Job No. 25-0756
DATE 11/05/2025
DRN: NC DGN: BR CKD: BR

FIGURE 1

Back to Agenda

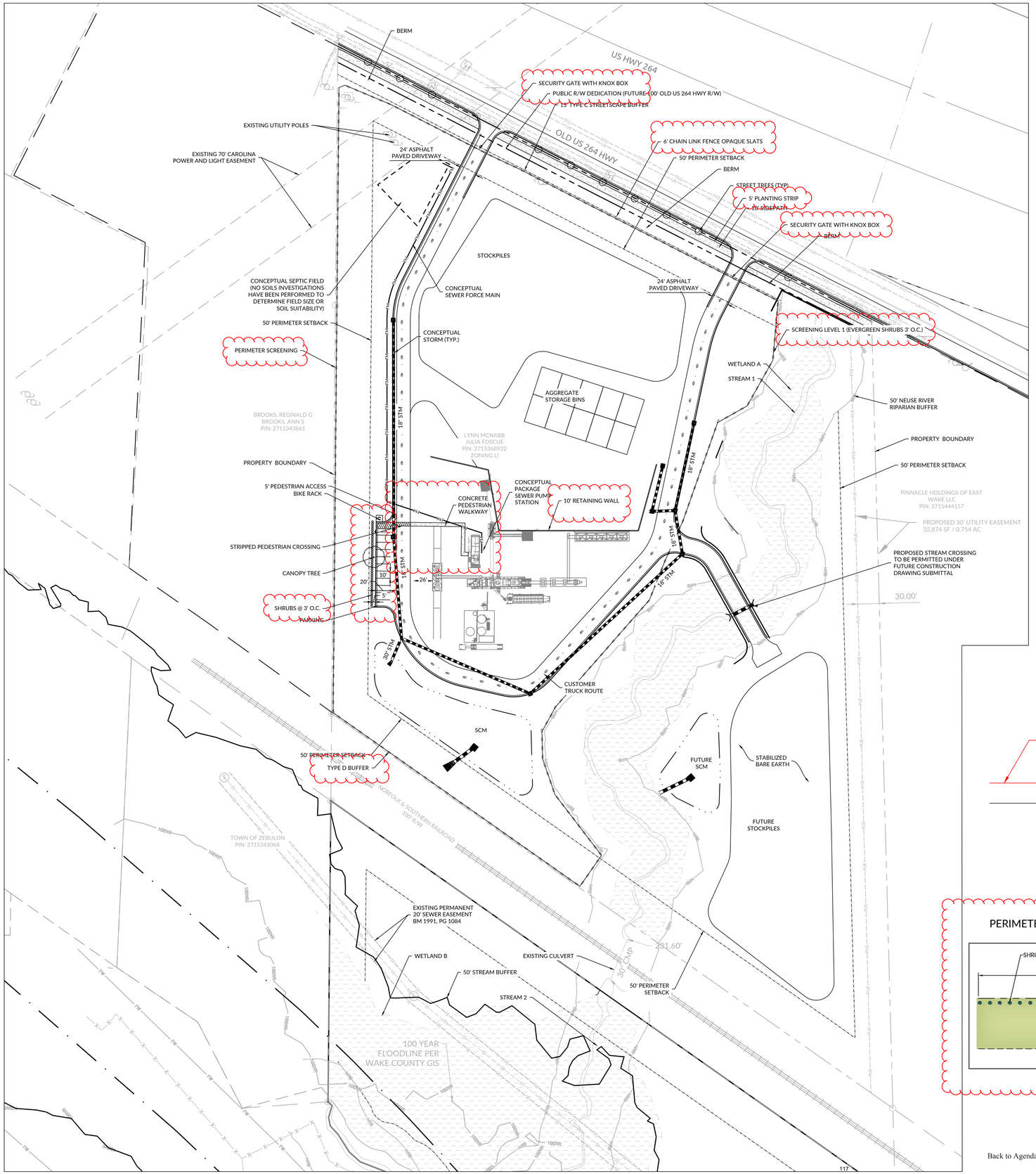


N

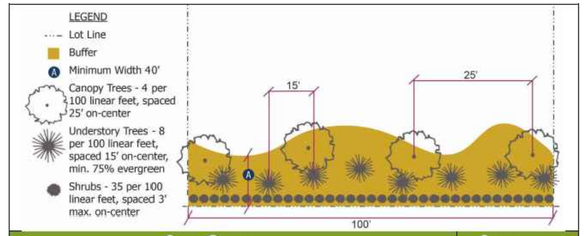
LEGEND

- Primary Route
- Secondary Route
- Study Area

DRMP	East Wake Asphalt Plant Zebulon, NC	Truck Route Map
		Scale: Not to Scale



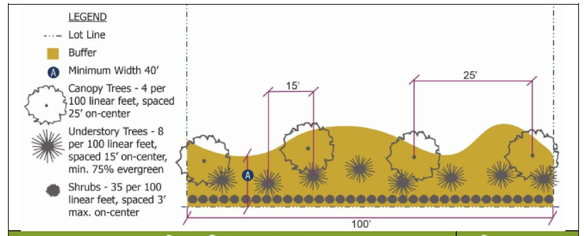
TYPE C BUFFER TYPICAL



BUFFER CONFIGURATION	REQUIREMENT
Minimum buffer width (feet) [1] [2]	15
Required canopy trees per every 100 linear feet (#) / Maximum on-center spacing (feet)	4 / 25
Required understory trees per every 100 linear feet (#) / Maximum on-center spacing (feet)	8 / 15
Minimum evergreen understory tree percentage (%)	75
Shrubs per every 100 linear feet (#) / Maximum on-center spacing (feet) [3]	35 / 3
Minimum evergreen shrub percentage (%)	100

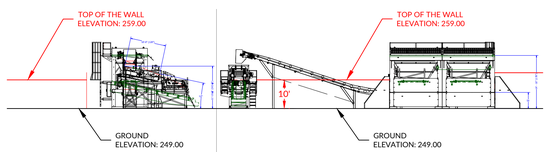
NOTES:
[1] Provision of a semi-opaque fence or wall allows the buffer width to be reduced by 5 feet.
[2] Provision of a fully-opaque fence, wall, or berm allows the buffer width to be reduced by 10 feet.
[3] In the event a fence or wall is provided, shrubs shall be planted between the fence or wall and the lot line. Shrubs shall be no closer than 3 feet to the lot line.

TYPE D BUFFER TYPICAL



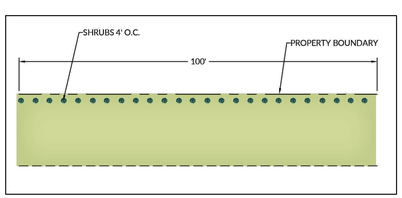
BUFFER CONFIGURATION	REQUIREMENT
Minimum buffer width (feet) [1] [2]	40
Required canopy trees per every 100 linear feet (#) / Maximum on-center spacing (feet)	4 / 25
Required understory trees per every 100 linear feet (#) / Maximum on-center spacing (feet)	8 / 15
Minimum evergreen understory tree percentage (%)	75
Shrubs per every 100 linear feet (#) / Maximum on-center spacing (feet) [3]	35 / 3
Minimum evergreen shrub percentage (%)	100

NOTES:
[1] Provision of a semi-opaque fence or wall allows the buffer width to be reduced by 5 feet.
[2] Provision of a fully-opaque fence, wall, or berm allows the buffer width to be reduced by 10 feet.
[3] In the event a fence or wall is provided, shrubs shall be planted between the fence or wall and the lot line. Shrubs shall be no closer than 3 feet to the lot line.



BUILDING (EQUIPMENT) ELEVATIONS
SCALE: 1" = 20'

PERIMETER SCREENING



NOTES

1. SITE LIGHTING PLAN WILL BE PROVIDED DURING CONSTRUCTION DOCUMENT PHASE.
2. PARKING SHOWN IS BASED ON THE EMPLOYEES ON SITE DURING MAJOR SHIFT (4 TO 6).
3. POTABLE WATER AND WASTEWATER BEING PROVIDED BY WELL AND SEPTIC SYSTEM PERMITTED BY WAKE COUNTY ONSITE WATER PROTECTION DIVISION.

SITE DATA TABLE

OWNER	EAST WAKE, LLC
PORTION OF PARCEL PIN NO.	2715368922
LOT SIZE (ACRES)	17.62
EXISTING ZONING & LAND USE	LI - LIGHT INDUSTRIAL
PROPOSED USE	INDUSTRIAL
SETBACKS:	
FRONT	50'
SIDE	50'
REAR	50'
PARKING PROVIDED	10 SPACES (INCLUDES 2 VAN ADA SPACES)

PARKING CALCULATIONS

MINIMUM
2 SPACES PER 3 EMPLOYEES ON MAJOR SHIFT
6 EMPLOYEES: 4 REQUIRED
ADA: 1 REQUIRED

Back to Agenda

WithersRavenel
115 MacKenan Drive | Cary, NC 27511
License #: F-1479 | t: 919.469.3340 | www.withersravenel.com

our people • your success

EAST WAKE INDUSTRIAL

1444 OLD US 264 HIGHWAY, ZEBULON, NC 27597

INITIAL CONCEPT PLAN

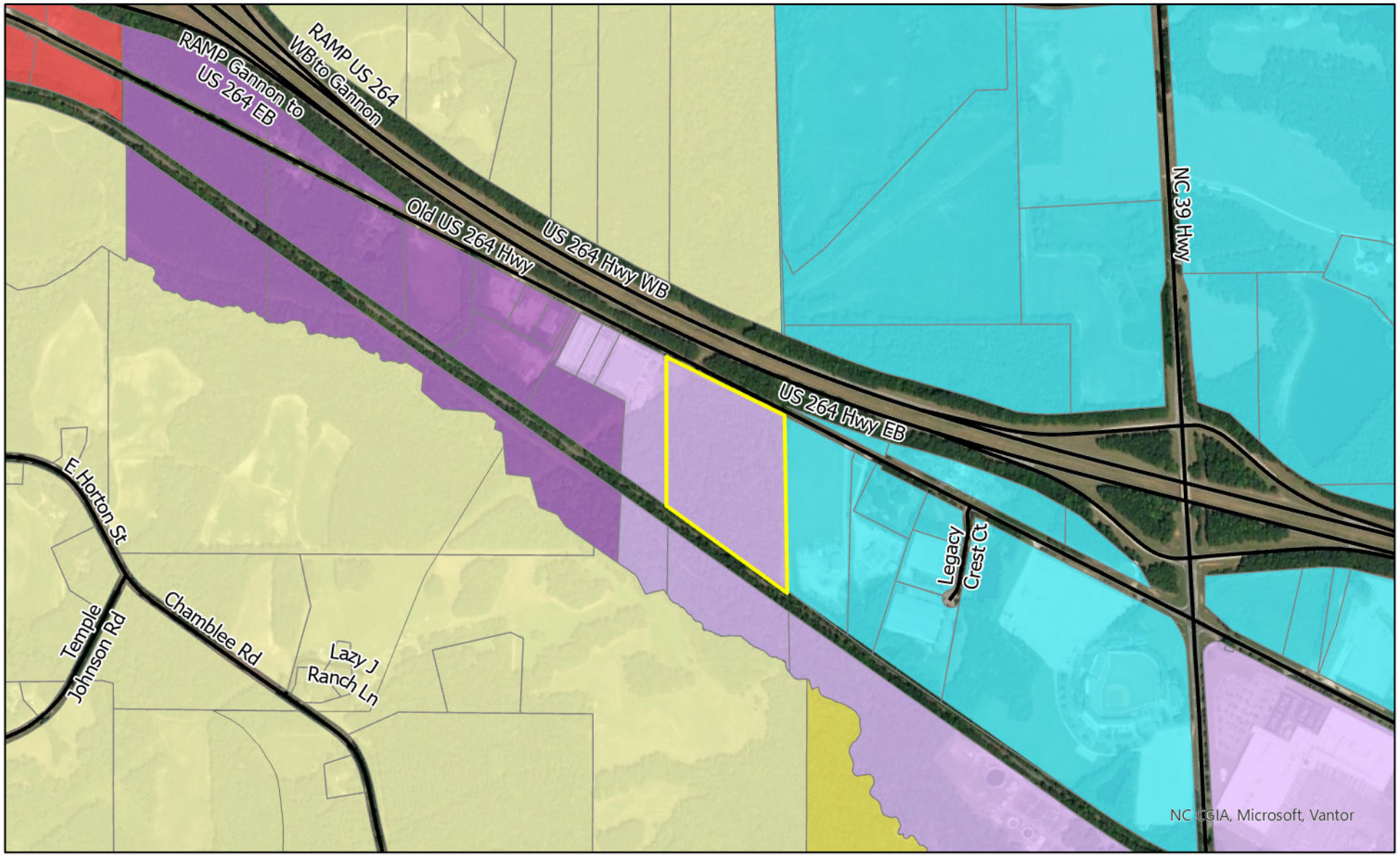
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

0 35 70
SCALE: 1 inch = 70 ft.

WR Job No. 25-0756	DATE 01/16/2026
DRN: NC	DGN: BR CKD: BR

FIGURE 1

Future Land Use Map



Planning
ZEBULON
NORTH CAROLINA

0 0.07 0.15 0.3 Miles

Legend

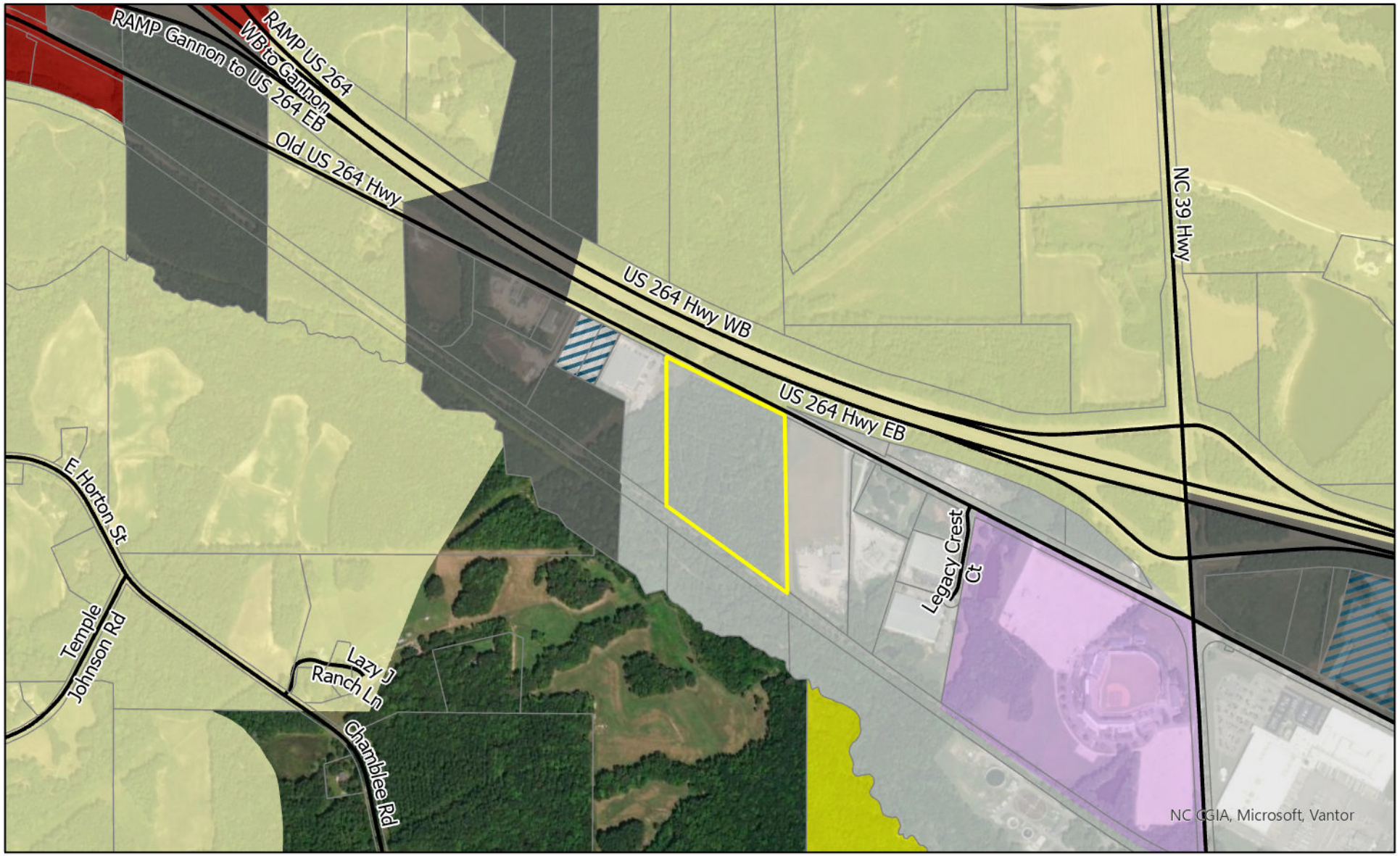
1444 Old US 264 HWY
Streets
Parcels

Land Use/Character

Suburban Residential (SR)
General Residential (GR)
General Commercial (GC)
Stadium Area Mixed Use
Industrial Light (IL)
Industrial Heavy (IH)

Back to Agenda

Zoning Map



Planning ZEBULON NORTH CAROLINA

0 0.07 0.15 0.3 Miles

Legend

- 1444 Old US 264 HWY
- Streets
- Parcels
- 120 R2, Residential Suburban
- R4, Residential Neighborhood
- HC, Heavy Commercial
- LI, Light Industrial
- HI, Heavy Industrial
- CA-SUD, Commercial Amusement - Special Use
- CZ, Conditional Zoning

Back to Agenda




for sale + details
45




ULTRA

ZEBULON

NORTH CAROLINA

CASE # Special Use Permit 2026-01 GeoCivix# 1955236 – East Wake Asphalt Plant

PROJECT ADDRESS: 1444 US 264 Hwy Old

PIN NUMBER: 2715348186

HEARING DATE: March 2, 2026

State of North Carolina

County of Wake

BEFORE ME, the undersigned Notary, E. McKinney Worner on this 18th day of February 2026, personally appeared Catherine Farrell, known to me to be a credible person and of lawful age, who being by me first duly sworn, on her oath, deposes and says:

I Catherine Farrell, Senior Planner for the Town of Zebulon, affirm that the following Public Notice Procedures have been completed in accordance with applicable North Carolina General Statute and Town of Zebulon Unified Development Ordinance Section 2.3.6 have been satisfied with the above referenced hearing.

- First Class Mailing Sent on **February 17, 2026** (see attached mailing list and copy of mailing)
- Advertisement in a Paper of General Circulation sent on **February 17, 2026** (Wake weekly, publication dates **02/20 & 02/27/2026**)
- Posting Public Hearing Signage on Property on **February 18, 2026** (pictures attached)
- Posted to Planning Department Website **February 18, 2026**

Catherine Farrell — Feb 18, 2026

Catherine Farrell — Date

Subscribed and sworn to before me, this 18th day of February 2026.

[Notary Seal:]

E. MCKINNEY WORNER — NOTARY PUBLIC — My Commission Expires May 23, 2027 — WAKE COUNTY, NC

E. McKinney Worner

[signature of Notary]
NOTARY PUBLIC

E. McKinney Worner

[printed name of Notary]

My commission expires: May 23, 2026.

Notice of Hearing

Notice is hereby given pursuant to the provisions of Article 2.3.6 of the Town of Zebulon Unified Development Ordinance that a public hearing will be held on **March 2nd, 2026, at 6:00 PM** at the **Zebulon Municipal Complex, 1003 N. Arendell Avenue**, and will be conducted by the Board of Commissioners for the purpose of considering the following items:

GeoCivix Project Number 1955236– Special Use Permit 2026-01 – East Wake Asphalt Plant
PIN #2715348186. A request by East Wake LLC for a special use permit to allow for an asphalt plant on a property zoned Light Industrial (LI).

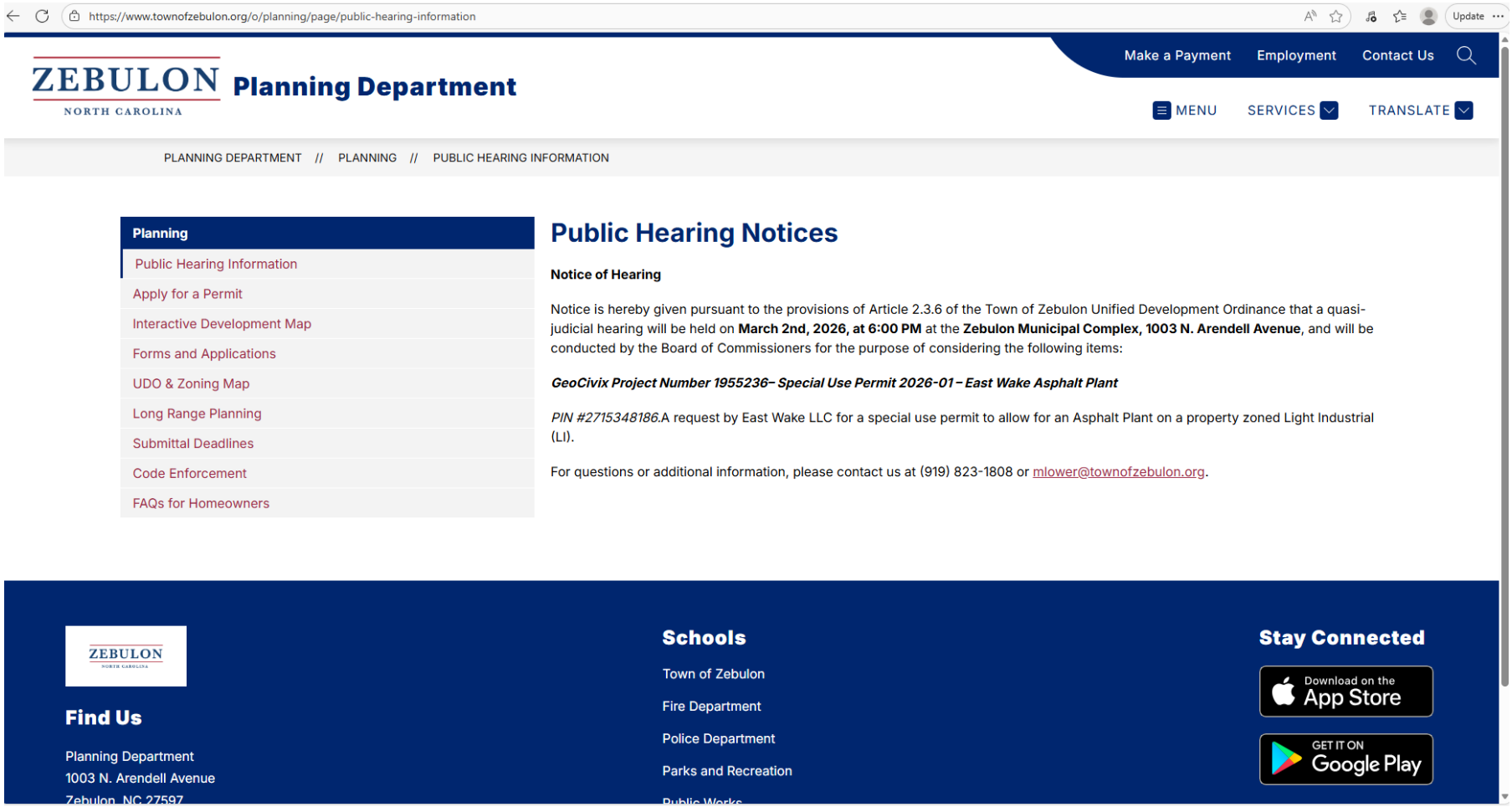
Public comments may be submitted to publiccomments@townofzebulon.org no later than 12:00 Noon on the day of the hearing to be read into the record. Links will be provided along with the full application packet and documentation on the Planning Department web page at https://www.townofzebulon.org/o/planning/page/public-hearing-information. For questions or additional information, please contact us at (919) 823-1811.

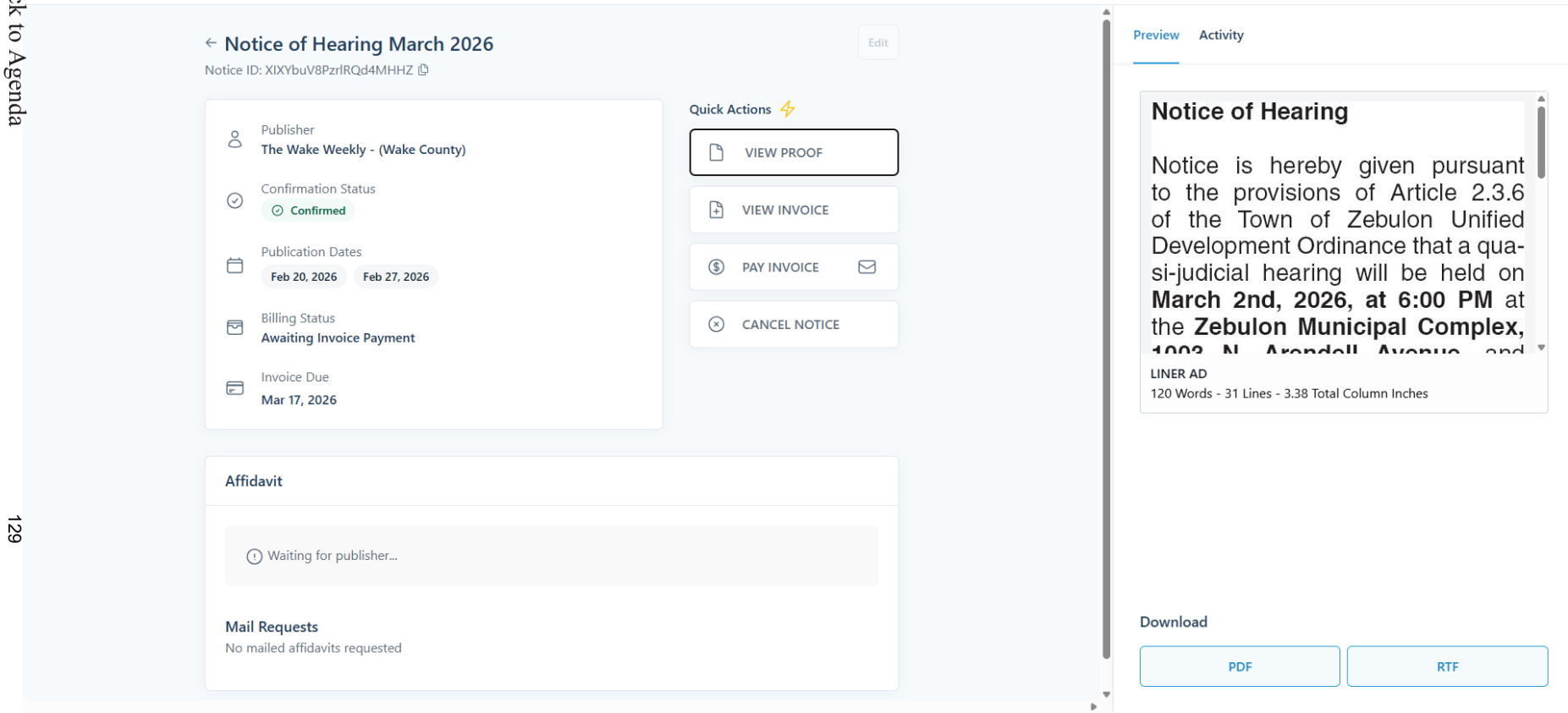
Aviso de audiencia

Por la presente se notifica, de conformidad con lo dispuesto en el artículo 2.3.6 de la Ordenanza de Desarrollo Unificado de la ciudad de Zebulon, que el **2 de marzo de 2026, a las 18:00 horas, se celebrará una audiencia pública en el Complejo Municipal de Zebulon, situado en el 1003 N. Arendell Avenue**, que será dirigida por la Junta de Comisionados con el fin de examinar los siguientes puntos:

> ***Proyecto GeoCivix número 1955236 - Permiso de uso especial 2026-01 - Planta de asfalto East Wake***
> *N.º PIN 2715348186.* Solicitud de East Wake LLC de un permiso de uso especial para permitir una planta de asfalto en una propiedad clasificada como industrial ligera (LI).

Los comentarios públicos pueden enviarse a publiccomments@townofzebulon.org antes de las 12:00 del mediodía del día de la audiencia para que se lean en el acta. Se proporcionarán enlaces junto con el paquete completo de la solicitud y la documentación en la página web del Departamento de Planificación en https://www.townofzebulon.org/o/planning/page/public-hearing-information. Si tiene alguna pregunta o desea obtener información adicional, póngase en contacto con nosotros en el (919) 823-1811.


https://www.townofzebulon.org/o/planning/page/public-hearing-information
Update
ZEBULON
NORTH CAROLINA
Planning Department
Make a Payment
Employment
Contact Us
MENU
SERVICES
TRANSLATE
PLANNING DEPARTMENT // PLANNING // PUBLIC HEARING INFORMATION
Planning
Public Hearing Information
Apply for a Permit
Interactive Development Map
Forms and Applications
UDO & Zoning Map
Long Range Planning
Submittal Deadlines
Code Enforcement
FAQs for Homeowners
Public Hearing Notices
Notice of Hearing
Notice is hereby given pursuant to the provisions of Article 2.3.6 of the Town of Zebulon Unified Development Ordinance that a quasi-judicial hearing will be held on March 2nd, 2026, at 6:00 PM at the Zebulon Municipal Complex, 1003 N. Arendell Avenue, and will be conducted by the Board of Commissioners for the purpose of considering the following items:
GeoCivix Project Number 1955236– Special Use Permit 2026-01 – East Wake Asphalt Plant
PIN #2715348186.A request by East Wake LLC for a special use permit to allow for an Asphalt Plant on a property zoned Light Industrial (LI).
For questions or additional information, please contact us at (919) 823-1808 or mlower@townofzebulon.org.
ZEBULON
Find Us
Planning Department
1003 N. Arendell Avenue
Zebulon, NC 27597
Schools
Town of Zebulon
Fire Department
Police Department
Parks and Recreation
Public Works
Stay Connected
Download on the App Store
GET IT ON Google Play


Notice of Hearing March 2026
Notice ID: XIXYbuV8PzrIRQd4MHHZ
Edit
Publisher
The Wake Weekly - (Wake County)
Confirmation Status
Confirmed
Publication Dates
Feb 20, 2026
Feb 27, 2026
Billing Status
Awaiting Invoice Payment
Invoice Due
Mar 17, 2026
Quick Actions
VIEW PROOF
VIEW INVOICE
PAY INVOICE
CANCEL NOTICE
Affidavit
Waiting for publisher...
Mail Requests
No mailed affidavits requested
Preview
Activity
Notice of Hearing
Notice is hereby given pursuant to the provisions of Article 2.3.6 of the Town of Zebulon Unified Development Ordinance that a qua-si-judicial hearing will be held on March 2nd, 2026, at 6:00 PM at the Zebulon Municipal Complex,
LINER AD
120 Words - 31 Lines - 3.38 Total Column Inches
Download
PDF
RTF


Notice of Public Hearing
Special Use Permit Request
1444 Old US 264 Hwy
www.townofzebulon.org
919-823-1810
Zebulon Planning Department

ZEBULON
NORTH CAROLINA

STAFF REPORT
FINANCIAL STATEMENTS UPDATE
MARCH 2, 2026

Topic: FY 2026 Monthly Financial Report Addendum

Executive Summary:
A monthly report summarizing the status of the Town's revenues and expenditures.

Background:
The attached financials are a summary of revenues and expenditures to date. These monthly reports are provided to inform the Board of revenue and expenditure trends throughout the year. The enclosed statements are through February 13, 2026.

Information:
Expenditures
With approximately 7 ½ months into Fiscal Year 2026 expenditures complete, the Town has spent approximately 56% (~ $19,378,857) of its General Fund budget of $34,387,838. Note the larger, early year expenditures (e.g., vehicle and equipment purchases, debt service payments, property & liability and workers compensation premiums) have been paid. Descriptions of some early revenue activity are provided below.

Revenues
- Property Tax (the Town's largest revenue stream)
  + FY 2026 collections: $14,766,405 collected to date (~ 96% of budget).
  + Observations:
    # 7.85% more than collected last fiscal year ($13,691,900).
    # Six months of vehicle taxes have been collected for FY 2026.

- Sales Tax (second largest revenue stream)
  + November's sales (reports lag 3-months):
    # $31,805 (14.1%) more collected than last November for all sales tax.
    # $15,601 (16.0%) more collected than last November for "local" sales tax.
    # "Local" sales tax (Article 39) is generated within, and returns to, Wake County.
    # For every $100,000 in local sales, $4.04 comes back to the Town of Zebulon.

- Utilities Sales Tax (5% of revenue stream): first quarterly disbursement received December 15.

- Permits & Zoning
  + $128,880 collected total (51.6% of budgeted revenues ($250,000))
  + 32.8% less than what was collected this time last fiscal year ($191,829).

- Parks & Recreation
  + $139,258 collected total (88.4% of budgeted revenues ($157,500))
  + 8.3% more than what was collected this month last fiscal year ($128,642).

- Transportation Impact Fees
  + $159,895 collected to date in FY 2026
  + 20.7% less than what was collected last fiscal year ($201,631).
  + Revenue placed in reserve for transportation projects to be spent within 10 years

- Recreation Impact Fees
  + $1,071,000 collected to date in FY 2026
  + 71.6% more than what was collected last fiscal year ($624,000).
  + Collections since inception of fee (January 2022) ~ $7,259,000

Policy Analysis: N/A

Financial Analysis: Budgeted revenue in FY 2026 is $34,387,838 while year to date revenue collected is $20,668,476 (60% of budgeted). Budgeted revenue includes $9,741,308 Fund Balance.

Staff Recommendation:
No staff recommendation or Board action is necessary. These are informational only.

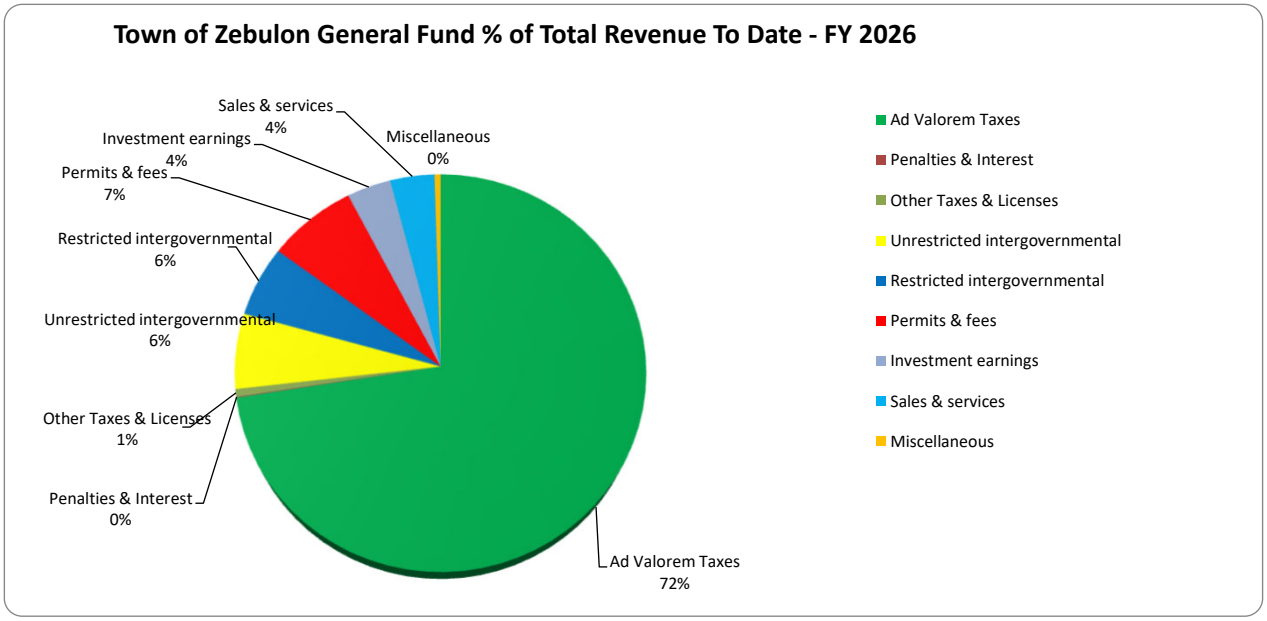
Attachments:
1. General Fund Fiscal Year 2026 Expenditure Statement and Revenue Statement (as of February 13, 2026)
2. Sales Tax Collection Report – FY 2026

Back to Agenda

ZEBULON
NORTH CAROLINA

TOWN OF ZEBULON
Revenue Statement:2025 - 2026 As of 2/13/2026
for Accounting Period 6/30/2026
GENERAL FUND

Revenue Categories	Estimated Revenue	Revenue YTD	% Collected	% of Total Revenue YTD
Ad Valorem Taxes	$ 15,370,500.00	$ 14,985,479.08	97.5%	72.5%
Penalties & Interest	$ 27,500.00	$ 13,486.98	49.0%	0.1%
Other Taxes & Licenses	$ 250,500.00	$ 128,480.00	51.3%	0.6%
Unrestricted intergovernmental	$ 3,698,000	$ 1,265,949.58	34.2%	6.1%
Restricted intergovernmental	$ 2,371,700	$ 1,196,466.98	50.4%	5.8%
Permits & fees	$ 682,500.00	$ 1,496,814.33	219.3%	7.2%
Investment earnings	$ 700,000.00	$ 737,341.74	105.3%	3.6%
Sales & services	$ 1,464,200.00	$ 741,554.20	50.6%	3.6%
Miscellaneous	$ 81,630.00	$ 102,903.30	126.1%	0.5%
Fund Balance Appropriated	$ 9,741,308.00	$ -	0.0%	0.0%
Total Revenues	**$ 34,387,838.00**	**$ 20,668,476.19**	**60.1%**	**100%**



Back to Agenda

ZEBULON
NORTH CAROLINA

TOWN OF ZEBULON
Expenditure Statement:2025 - 2026 As of 2/13/2026
for Accounting Period 6/30/2026
GENERAL FUND

Dept #	Department	Approp Amount	Expenditure YTD	% Exp.
410	GOVERNING BODY	$1,031,600	$555,370	53.8%
420	FINANCE	$766,350	$473,076	61.7%
430	HUMAN RESOURCES	$616,450	$274,260	44.5%
440	ADMINISTRATION	$741,220	$295,766	39.9%
450	INFORMATION TECHNOLOGY	$811,450	$514,367	63.4%
470	STADIUM	$109,760	$16,536	15.1%
490	PLANNING AND ZONING	$1,302,320	$586,395	45.0%
500	PUBLIC WORKS-PROPERTY & PROJECT MGMT	$1,814,700	$997,886	55.0%
510	POLICE	$5,658,384	$3,080,394	54.4%
520	PUBLIC WORKS-OPERATIONS	$6,501,500	$2,280,384	35.1%
530	FIRE	$5,392,134	$3,563,240	66.1%
570	POWELL BILL	$261,000	$1,045	0.4%
590	STORMWATER	$297,350	$99,925	33.6%
620	PARKS & RECREATION	$7,761,320	$6,415,866	82.7%
690	COMMUNITY & ECONOMIC DEVELOPMENT	$1,322,300	$224,348	17.0%
	Total Expenditures	**$34,387,838**	**$19,378,857**	**56.4%**

Back to Agenda

Sales Tax

FY 2026

Month	Article 39 (1) *	Article 40 (1/2)	Article 42 (1/2)	Article 44 (1/2)	City Hold Harmless	FY 26 Totals	Prior Year (FY 2025)	% Inc (Dec) from Prior Yr
July	$ 100,041	$ 44,116	$ 50,300	$ (1)	$ 37,081	**$ 231,536**	$ 215,463	7.5%
August	110,859	47,582	55,766	(0)	38,978	**253,184**	$ 221,569	14.3%
September	112,930	45,977	56,763	0	36,099	**251,768**	$ 213,559	17.9%
October	113,295	46,840	56,933	0	37,624	**254,691**	$ 219,948	15.8%
November	113,290	48,165	56,970	1	39,156	**257,582**	$ 225,778	14.1%
December	-	-	-	-	-	-	$ 259,899	-100.0%
January	-	-	-	-	-	-	$ 187,830	-100.0%
February	-	-	-	-	-	-	$ 188,545	-100.0%
March	-	-	-	-	-	-	$ 242,340	-100.0%
April	-	-	-	-	-	-	$ 233,223	-100.0%
May	-	-	-	-	-	-	$ 228,145	-100.0%
June	-	-	-	-	-	-	$ 244,895	-100.0%
Total	**$ 550,414**	**$ 232,679**	**$ 276,733**	**$ (1)**	**$ 188,937**	**$ 1,248,762**	$ 1,096,317	13.9%

FY 2025

Month	Article 39 (1) *	Article 40 (1/2)	Article 42 (1/2)	Article 44 (1/2)	City Hold Harmless	FY 25 Totals	Prior Year (FY 2024)	% Inc (Dec) from Prior Yr
July	$ 94,211	$ 40,449	$ 47,301	$ (7)	$ 33,509	**$ 215,463**	$ 204,776	5.2%
August	95,790	42,199	48,135	(1)	35,446	**221,569**	$ 215,045	3.0%
September	96,772	38,590	48,593	(1)	29,605	**213,559**	$ 202,153	5.6%
October	97,156	40,855	48,796	(1)	33,142	**219,948**	$ 206,484	6.5%
November	97,689	43,039	49,116	0	35,934	**225,778**	$ 218,921	3.1%
December	117,643	46,802	59,099	0	36,354	**259,899**	$ 237,799	9.3%
January	80,572	36,330	40,531	(2)	30,399	**187,830**	$ 186,226	0.9%
February	81,025	36,245	40,720	(3)	30,557	**188,545**	$ 182,092	3.5%
March	106,967	45,127	53,701	(1)	36,547	**242,340**	$ 223,970	8.2%
April	102,985	43,231	51,657	0	35,350	**233,223**	$ 198,414	17.5%
May	98,413	43,645	49,484	(12)	36,616	**228,145**	$ 217,129	5.1%
June	106,896	46,129	53,741	(0)	38,129	**244,895**	233,544	4.9%
Total	**$ 1,176,119**	**$ 502,642**	**$ 590,873**	**$ (27)**	**$ 411,588**	**$ 2,681,194**	$ 2,526,551	6.1%

* Net proceeds of the Article 39 tax are returned to the county of origin.

Back to Agenda

Monthly Summary of Sales Tax Collected

