

**Zebulon
Joint Public Hearing
Minutes
June 10, 2019**

Present: Robert S. Matheny, Dale Beck, Curtis Strickland, Don Bumgarner, Beverly Clark, Annie Moore, Joe Moore-Town Manager, Lisa Markland-Town Clerk, Stacie Paratore-Deputy Town Clerk, Michael Clark-Planning, Meade Bradshaw-Planning, Sam Slater-Attorney

Planning Board Present: Shannon Baxter, Laura Johnson, Larry Ray, Gene Blount, Stan Nowell, Stephanie Jenkins

Absent: David Covington

Mayor Matheny called the meeting to order at 7:00pm.

Mayor Matheny gave the process for the legislative hearings and opened the public hearing.

PUBLIC HEARING

A. LEGISLATIVE

1. RZ 2019-05 Sidney Creek

Meade Bradshaw explained the applicant requested rezoning of approximately 215 acres from Residential 20 (R-20) to Residential 10 (R-10) for property located at 1701 Chamblee Road which was located within the Town's ETJ.

A PowerPoint was presented where the aerial map, zoning map, and land use plan were presented. The surrounding properties were mainly detached residential. The special use permit was in review and was the next step, if the rezoning was approved.

Staff recommended approval of RZ 2019-05 based upon the proposed zoning map amendment being consistent with the Town of Zebulon Land Use Plan which promoted a plan to growing smart.

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

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

Mayor Matheny closed the public hearing and referred the matter to the Planning Board for their recommendation.

2. RZ 2019-06 Weavers Ridge

Mayor Matheny opened the public hearing for RZ2019-06.

Meade Bradshaw explained the applicant requested rezoning of approximately 34 acres from Residential 40W (R-40W) to Residential 10 (R-10) for property located at 2340 Zebulon Road.

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A PowerPoint was presented where the aerial map, zoning map, and land use map were presented. Staff reviewed the adjoining property uses. There was a special use permit in review.

Staff recommended approval of RZ 2019-06 based upon the proposed zoning map amendment being consistent with the Town of Zebulon Land Use Plan which promoted a plan for growing smart.

There was a question about the location of Wake County's watershed zoning. Staff stated the watershed restrictions were on the other side of the road.

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

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

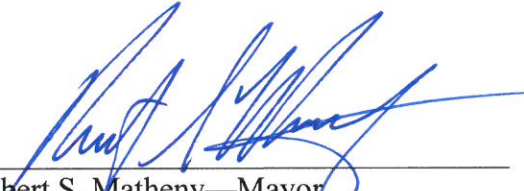
Mayor Matheny closed the public hearing and referred the matter to the Planning Board for their recommendation.

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

The meeting was adjourned at 7:10pm.

Adopted this the 5th day of August, 2019.




Robert S. Matheny—Mayor


Lisa M. Markland, CMC—Town Clerk