

Zebulon Board of Commissioners
Special Called Meeting
Minutes
May 6, 2021

Present: Robert S. Matheny, Beverly Clark, Annie Moore, Shannon Baxter, Glenn York, Larry Loucks, Joe Moore-Town Manager, Lisa Markland-Town Clerk, Stacie Paratore-Deputy Town Clerk, Michael Clark-Planning, Sheila Long-Parks and Recreation, Jacqui Boykin-Police, Hannah Blische-Parks and Recreation, Morgan Rowden-Planning, Eric Vernon-Attorney

Planning Board Present: Stephanie Jenkins, Michael Germano, Joshua Robinson, David Lowry
Absent: Gene Blount, Laura Johnson

Mayor Matheny called the meeting to order at 6:00pm.

APPROVAL OF AGENDA

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

OLD BUSINESS

- A. Public Meeting with Planning Board, Wake County Historic Presentation and State Historic Preservation Office regarding Zebulon Historic District*

Mayor Matheny introduced all groups present at the meeting.

Joe Moore gave a PowerPoint of the history and background on historic preservation followed by an overview of the national register process.

It was explained the Board adopted Resolution 2021-06 at the February 1, 2021 meeting asking the National Register Advisory Committee to table their decision for a Zebulon Historic District to the Committee's June 10, 2021 meeting. This additional time allowed opportunity for citizens to be informed and to have public engagement.

Scott Carpenter, Chairman for Preservation Zebulon, spoke about why Zebulon needed a Historic District. Mr. Carpenter also offered background of Preservation Zebulon.

Sarah David Branch, Supervisor for National Register Program for State Historic Preservation Office, introduced Jeff Adolphsen. Mr. Adolphsen, the Senior Restoration Specialist from the State Historic Preservation Office, spoke about historic district tax credits.

Hannah Beckman-Black, from the State Historic Preservation Office, gave information about criteria for historic preservation and the National Register listing process in North Carolina. The financial incentives and design guidelines were explained.

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The project background of the historic district project was explained. The final draft map of the Zebulon Historic District and some examples of the historic properties were shown.

Cheri Szcodronski from Firefly Consulting, LLC joined the meeting via zoom.

Michael Clark spoke about the impacts on property owners and the Town and showed the proposed map ranging in years from 1906 to 1971. Architectural differences of the homes in the proposed district and the criteria were explained.

Mayor Matheny asked if anyone had a question.

There was discussion about African American properties being excluded from the proposed district.

It was stated the properties along Shephard School Road were not included in the proposed district.

Sarah David Branch explained how the proposed district boundaries were determined.

Commissioner Loucks inquired why the armory was not included and if districts had to be contiguous.

Cheri Szcodronski explained the armory was not included because it was past the railroad tracks where the proposed district boundaries ended. It was stated the district areas needed to be contiguous.

It was stated questions about specific properties or boundary lines could be submitted to Jenn Brosz at the North Carolina State Historic Preservation Office.

It was asked why Whitley Park was included in the proposed district. Cheri Szcodronski explained Whitley Park was a contributing site.

David Lowry asked for clarification between contributing and non-contributing resources. It was stated contributing resources added to the architectural character of the district.

It was asked if the district lines could be changed. The proposed district lines would be submitted to the National Register Advisory Committee in June. Any comments to change the lines could be submitted to the National Register Advisory Committee.

There was discussion about the ability to make changes or renovations to a property in the district.

It was stated the existence of one district did not prevent a community from adding another district.

Scott Carpenter spoke about the options of local districts which had different criteria than historic districts.

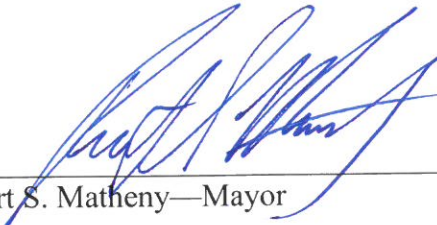
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Mayor Matheny spoke about the National Register Advisory Committee's process and gave information about the Committee's next meeting.

The meeting was adjourned.

Adopted this the 2nd day of August 2021.




Robert S. Matheny—Mayor


Lisa M. Markland, CMC—Town Clerk