

Zebulon Board of Commissioners
Special Called Meeting
Minutes
January 18, 2022

Present: Glenn York, Beverly Clark, Larry Loucks, Joe Moore-Town Manager, Michael Clark-Planning, Lisa Markland-Town Clerk, Sam Slater-Attorney

Absent: Shannon Baxter

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

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

PLANNING

A. Zebulon National Registry Historic District

Michael Clark gave a PowerPoint presentation that explained the meeting was a follow-up from the Joint Public Hearing on January 10, 2022. A review of the process from 2017 to the present was given.

The National Register Advisory Committee tabled the application in 2021 per the Town's request of not being included in the process and public input not being adequately provided due to COVID-19. The Town held a public hearing on May 6, 2021 that was well attended both virtually and in person. The Board of Commissioners and Wake County Historic Preservation Commission both recommended denial in June 2021 and the National Register Advisory Committee recommended approval to the National Parks Service. The Town sent a petition to the Keeper of the National Registry and that petition was granted in September 2021.

Michael Clark spoke about the criteria for the National Register. A map of the proposed National Historic District was shown. The development history and timeline of Zebulon was given. There was discussion about the building age and the current zoning map. Examples of architectural differences around Town were shown.

An example of two homes on Barbee Street were shown that were excluded from the district because they lacked architectural integrity. Staff showed a video from a meeting between the National Parks Service and other state agencies that dealt with similar issues and showed what they took into consideration when reviewing the districts, which included areas like Barbee Street. Staff had concerns about certain areas being excluded from the district. The original architectural survey stopped at the railroad tracks and excluded Barbee Street.

At their January 10, 2022 meeting, the Planning Board voted 5-2 to recommend denial finding that the district was inconsistent with the Town's land use policies as proposed. The Planning Board encouraged the Town to hire a consultant to revise the survey and to look at the possibility of two separate districts.

The Wake County Historic Preservation Commission voted unanimously to recommend denial of the district as proposed finding it did not meet the criteria to establish a National Register Historic

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District. Gary Roth and Jeremy Bradham from Capital Area Preservation were both in attendance at the meeting and were available for any questions.

Staff recommended denial of the proposed nomination and adoption of Resolution 2022-10. The denial was based on the district being inconsistent with the Town's land use policies, it did not meet the criteria for the National Register Historic District and the survey and process to establish the district was flawed. Staff recommended approval of Ordinance 2022-32 to hire a consultant to review and revise the existing survey and to submit for one or more National Register Historic Districts.

Jeremy Bradham spoke about how the Wake County Historic Preservation Commission came to their decision.

Commissioner Clark made a motion, second by Commissioner Miles to adopt Resolution 2022-10. There was no discussion and the motion passed unanimously.

Commissioner Loucks inquired about the cost of the survey. It was explained that there were elements of the survey performed that were incomplete. The figure was obtained from Capital Area Preservation.

Commissioner Clark made a motion, second by Commissioner Loucks to adopt Ordinance 2022-32. There was no discussion and the motion passed unanimously.

Staff stated they would prepare the request for qualifications to select the consultant along with researching funding opportunities and would go before the Board in two to three months.

Commissioner Loucks made a motion to adjourn.

Commissioner Miles thanked Preservation Zebulon for their work and look forward to working with them.


Mayor York stated the process was not all inclusive of African American communities and would like to see the historical content included in those communities.

There was a second by Commissioner Miles to adjourn. There was no further discussion and the motion passed unanimously.

Adopted this the 7th of February 2022.




Glenn L. York—Mayor


Lisa M. Markland, CMC—Town Clerk