

Zebulon
Joint Public Hearing
Minutes
March 14, 2022

Present: Glenn York, Beverly Clark, Quentin Miles, Shannon Baxter, Jessica Harrison, Larry Loucks, Joe Moore-Town Manager, Stacie Paratore-Deputy Town Clerk, Michael Clark-Planning, Meade Bradshaw-Planning, Aaron Chalker-Planning, Jacqui Boykin-Police, Sam Slater-Attorney

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

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

PUBLIC HEARING

A. Rezoning E. Gannon Ave. at Old US 264

Mayor York opened the public hearing.

Aaron Chalker gave a presentation stating the applicant, Bunn Farms, Inc. requested a rezoning of a 9.8-acre parcel from Residential Suburban (R2) to Heavy Commercial (HC). The property was located on the south side of E. Gannon Avenue and Old US 264 Hwy intersection. The vacant parcel was located within the Town's ETJ and must be annexed before it was developed.

The future land use map, aerial map, zoning map and pictures of the property were shown. The list of permitted uses or uses allowed with a Special Use Permit in the HC District were shown. Some examples given were religious institutions, urgent care, automotive repair and services, convenience store with and without gasoline sales, hotel or motel and retail.

The future land use and character map were shown. The subject property showed a future use of General Commercial which was typically along primary roadways with high visibility and accessibility. Primary land use types within the General Commercial designation included commercial retail, office and service.

The Town's Transportation Plan designated Old US 264 Hwy as a four lane divided highway and E. Gannon Avenue as a two lane divided roadway. Upon development of the property, the developer was responsible for road improvements from the center line to the property line.

The fiscal analysis of the potential property tax for the site was shown. Staff recommended the Board's consideration of public comments and approval of the rezoning.

Commissioner Baxter asked if a fee-in-lieu would be accepted from the developer for road improvements. It was explained a fee-in-lieu was not accepted for road improvements

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Commissioner Miles inquired about the costs for the Town. Aaron Chalker stated once the right-of-way was dedicated as a public street, the Town would then take over maintenance. There was water and sewer near the subject property and all the commercial properties along the road were served by water and sewer.

Michael Germano expressed concerns about businesses that could be allowed in the space. Staff could not impose any conditions on the rezoning since it was not a conditional rezoning. Any use permitted in the Heavy District was allowed.

There were concerns expressed about an automotive store, pawn shop, flea market or vape shops going into the subject property.

The entrance could be on either E. Gannon Ave. at Old US 264 and NCDOT would be involved with the driveway permit. There was no plan for a traffic light at this time.

There were questions about a TIA. Arron explained a traffic impact analysis was not required at this stage. It would depend on what uses were proposed one was to be performed.

Several Commissioners asked about what was being planned for the site. Brent Purdum at Bowman NC Civil Engineers explained the applicant was unable to have commitments from businesses until the property was rezoned. There was interest from restaurants and retail stores.

Mayor York asked if the Board had any questions. There were none.

Mayor York asked if the Planning Board had any questions. There were none.

Mayor York asked if anyone else wished to speak in favor. There were none

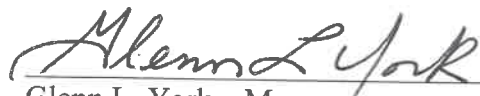
Mayor York asked if anyone wished to speak in opposition. There were none

Mayor York closed the public hearing and referred the matter to the Planning Board.

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

Adopted this the 4th day of April 2022.




Glenn L. York—Mayor


Lisa M. Markland, CMC—Town Clerk