

**Zebulon
Planning Board
Minutes
March 14, 2022**

Present: David Lowry, Michael Germano, Laura Johnson, Stephanie Jenkins, Joe Moore-Town Manager, Michael Clark-Planning, Lisa Markland-Town Clerk, Stacie Paratore-Deputy Town Clerk, Meade Bradshaw-Planning, Aaron Chalker-Planning, Jacqui Boykin-Police, Sam Slater-Attorney

Absent: Joshua Robinson

David Lowry called the meeting to order.

APPROVAL OF AGENDA

Laura Johnson made a motion, second by Stephanie Jenkins to approve the agenda. There was no discussion and the motion passed unanimously.

APPROVAL OF MINUTES

Stephanie Jenkins made a motion, second by Michael Germano to approve the September 20, 2021 Planning Board minutes. There was no discussion and the motion passed unanimously.

Laura Johnson made a motion, second by Stephanie Jenkins to approve the November 8, 2021 Planning Board minutes. There was no discussion and the motion passed unanimously.

Laura Johnson made a motion, second by Stephanie Jenkins to approve the January 10, 2022 Planning Board minutes. There was no discussion and the motion passed unanimously.

NEW BUSINESS

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

Aaron Chalker gave a presentation stating the applicant, Bunn Farms, Inc. requested a rezoning of a 9.8-acre parcel from Residential Suburban (R2) District to Heavy Commercial (HC) District. 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. The aerial and zoning maps were shown.

The future land use and character maps 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.

Michael Germano expressed concerns about the types of businesses allowed in the space. It was explained that staff could not impose any conditions on the rezoning since it was not a conditional rezoning. Any use permitted in the Heavy Commercial District were allowed and should be considered.

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There was discussion about the accessibility to the property across the railroad tracks. Staff explained the specific business design would go before the Technical Review Committee.

Brent Purdum from Bowman NC Civil Engineers stated water and sewer were accessible, but he was not sure about the usage at this time. Usage was dependent on the rezoning and the people interested in locating there.

Sam Slater stated the uses marked with an S on the list of permitted uses required a Special Use Permit.

There was discussion about the proximity to the entertainment district. The zoning uses at the adjacent parcels were a mixture of industrial zoning.

Laura Johnson made a motion, second by Stephanie Jenkins to recommend approval of rezoning E. Gannon Ave. at Old US 264. The motion failed due to a tie vote with Laura Johnson and Stephanie Jenkins voting in favor and Michael Germano and David Lowry voting in opposition.


Michael Germano made a motion to recommend denial of rezoning E. Gannon Ave. at Old US 264. The motion failed for lack of a second.

Michael Clark gave updates about new businesses coming to Town.

Michael Germano made a motion, second by Stephanie Jenkins to adjourn. There was no discussion and the motion passed unanimously.

Adopted this the 11th day of April 2022.




David Lowry—Chair


Stacie Paratore, CMC—Deputy Town Clerk