

**Zebulon
Planning Board
Minutes
March 13, 2023**

Present: David Lowry, Laura Johnson Michael Germano, Genia Newkirk Domenick Schilling, Stephanie Jenkins, Peggy Alexander, Joe Moore-Town Manager, Michael Clark-Planning, Stacie Paratore-Deputy Town Clerk, Sam Slater-Town Attorney

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

Michael Germano stated he wanted to amend the February 13, 2023 minutes to add more detail of the text amendment of the Board of Adjustment.

Michael Germano made a motion, second by Laura Johnson to table the February 13, 2023 minutes to add additional detail. There was no further discussion and the motion passed unanimously.

NEW BUSINESS

A. CZ-2023-02 0 Weavers Pond Dr. (Wall Purdy Tract)

Michael Clark stated the applicant, Weaver's Pond Development Company, LLC was requesting a 43.61-acre parcel be rezoned from R-40W to Residential Neighborhood-Conditional (R4-C) District for the development of an 87-lot residential subdivision. This property was currently outside of the Town's planning jurisdiction and the applicant was seeking annexation simultaneously with the rezoning application.

The property was adjacent to the Weaver's Pond subdivision and proposed connection through the extension of two Town maintained stub streets. The applicant was not requesting any deviations from the Ordinance.

The Unified Development Ordinance (UDO) Section 2.2.6.K provided the following standards for the Board to base their decision on the rezoning request:

1. Whether the proposed conditional rezoning advanced the public health, safety, or welfare;
2. Whether and the extent to which the proposed conditional rezoning was appropriate for its proposed location, and was consistent with the purposes, goals, objectives, and policies of the Town's adopted policy guidance;
3. Whether an approval of the conditional rezoning was reasonable and in the public interest;
4. Whether and the extent to which the concept plan associated with the conditional rezoning was consistent with this Ordinance; and
5. Any other factors as the Board of Commissioners may determine to be relevant.

Part of the parcel was located within the watershed district. If the Board of Commissioners approved the rezoning it would automatically amend the future land use plan.

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The original proposal and the current proposal were detailed. The current proposal included:

- 87 lots
- Minimum lot width: 70 ft
- Minimum lot size: 8,700 sq. ft
- Greenway connection to Weavers Pond
- Architectural commitments to provide variety in housing stock

The concept plan, amenity plan and proposed elevations were shown. Mr. Clark explained the developer was exceeding the required UDO conditions by including:

- Commitment to residential design guidelines of Sec. 5.2 of the UDO
- Minimum two-car garage; doors with windows and carriage hardware
- Side loaded garages minimum 20% of homes
- Wrap around front porched minimum 20% of homes
- Garage doors recessed behind the front plain of home
- Cement fiber siding with brick/stone accents (no vinyl siding)
- Rear patio or deck minimum 100 sf ft
- Entire yard will be sodded
- Amenities included dog park, walking trails and open space
- HOA will limit number of rentals homes to a maximum of 10%

Jason Barron requested to return to another meeting to provide updates on the questions and comments received before a decision was made.

Mr. Germano asked Mr. Barron to work with staff to set a percentage on façade materials. Mr. Barron clarified that 20% of the homes could have a wraparound porch and J drive and would satisfy both conditions.

David Lowry asked about rezoning the property. Michael Clark stated if the request was denied, staff would not recommend approval of the annexation because the land would not have a zoning designation. The developer would have the right to develop under the R40 regulations per Wake County regulations and would not have curb and gutter, sidewalks and architectural conditions.

Mr. Barron offered some feedback about the balance of open space and larger lot sizes. David Lowry suggested adding bike repair and work out stations on the greenway.

Domenick Schilling asked about the price point of the neighborhood. Mr. Barron stated the anticipated price point of the homes would be \$450,000 to \$550,000.

Michael Germano stated residents at Golden Plum expressed frustrations about the lot nearby being clear cut and would like a vegetative buffer in the space. Mr. Barron was aware of the concerns from the meeting he had with homeowners and the property was lawfully timbered by the owner. The new development included replanting new buffers.

Jason Barron spoke about rental regulations and the responsibility of the Homeowner's Association.

Michael Germano made a motion, second by Stephanie Jenkins to table CZ-2023-02 0 Weavers Pond Dr. There was no discussion and the motion passed with a vote 6 to 1 with Michael Germano, Stephanie Jenkins, David Lowry, Domenick Schilling, Peggy Alexander, Genia Newkirk voting in favor and Laura Johnson voting in opposition.

DEVELOPMENT UPDATES

Michael Clark provided development updates and introduced Adam Culpepper the new Senior Planner.

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

Adopted this the 14th day of August 2023.



David Lowry—Chair



Stacie Paratore, CMC—Deputy Town Clerk