

**Zebulon
Joint Public Hearing
Minutes
February 12, 2024**

Present: Glenn York, Quentin Miles, Beverly Clark, Shannon Baxter, Jessica Harrison, Amber Davis, Joe Moore-Town Manager, Stacie Paratore-Deputy Town Clerk, Michael Clark-Planning, Adam Culpepper-Planning, Sheila Long-Parks and Recreation, Bobby Fitts-Finance, Chris Ray-Public Works, Jacqui Boykin-Police, Chris Perry-Fire, Kaleb Harmon-Communications, Sam Slater-Attorney

Planning Board Present: David Lowry, Laura Johnson, Domenick Schilling, Stephanie Jenkins

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

APPROVAL OF THE AGENDA

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

PUBLIC HEARING

A. PD 2024-01 Zebulon South

Mayor York opened the public hearing.

Adam Culpepper explained the rules for a public hearing.

The standards under section 2.2.25.J for a planned development were:

1. Health, Safety and Welfare
2. Appropriate for location
3. Reasonable in the public interest
4. Other relevant factors

The planned development request was to develop 320 residential units on 118.62 acres at 751 S. Wakefield Rd, 700 S. Arendell Ave., 0 S. Wakefield St., and 0 S. Arendell Ave.

The public hearing notification process was detailed. The aerial map, zoning map, future land use plan, timeline, and concept plan were shown. The applicant was proposing to dedicate a portion of the property for a proposed future fire station. Chief Perry gave details on the preliminary design that was done for the property and explained the location was consistent with the Fire Department's needs. A request would go before the Board at their regular meeting for a feasibility study to determine if the property could accommodate a fire station.

Adam Culpepper explained the conditions that exceeded the UDO requirements:

- All detached rear loaded homes shall have a sidewalk connection from the front door to the public sidewalk (Condition 7).

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- The clubhouse and pool shall be completed before the 150th Certificate of Occupancy (Condition 8).
- Zebulon South will apply a maximum 35% impervious requirement (Condition 9).
- Provide a minimum 15% Tree Save (Condition 10)
- One bus stop area, including a shelter, a bench, a trash can, and at least 5 bicycle spaces shall be provided with the second phase of development (Condition 12).
- A single family detached home shall be developed and donated as part of Built to Honor, Wounded Warrior Homes, Operation Coming Home, Operation Finally Home, or similar organization providing homes to veterans (Condition 14).

The conditions meeting the UDO included:

- All Road Improvements on a DOT road will be approved by NCDOT (Condition 11)
- Some of the following amenities will be included:
 - a minimum of two larger parking spaces designed for food trucks or delivery vehicles (mobile vendors), with an electrical outlet available;
 - one covered seating area with at least 10 designated public seating spaces will be provided adjacent to the Mobile Vendor spaces.
 - at least one outdoor grill will be provided adjacent to the covered seating area.
- Greenway Alignment will be reviewed and approved by TRC during construction drawings.
- The grave site(s) located at 0 N Arendell Ave (PIN 2705513114) shall be relocated prior to approval of construction drawings

The conditions deviating from the UDO included:

- Minimum driveway stem length shall be 20' (Condition 2).
- Single family detached rear load lots shall have a minimum lot size of 4,800sf (Condition 3)
- Single family detached front load lots shall have a minimum lot size of 6,000sf (Condition 4)
- Single family attached lots shall have a minimum lot size of 1,260sf (Condition 5)
- The minimum lot width for front loaded lots shall be 50' reduced from 70' (Condition 6)

The road improvements would include:

- NC-96 / Site Access 1:
 - 50-foot southbound right-turn lane (with appropriate taper)
 - 100-feet IPS (Internal Protected Stem) along Site Access 1**
- NC-96 / Site Access 2:
 - 50-foot southbound right-turn lane (with appropriate taper)
 - 100-feet IPS along Site Access 2**
- South Wakefield Street / Site Access 3:
 - 50-foot southbound left-turn lane (with appropriate taper)
 - 100-feet IPS along Site Access 3**

The applicant received 68 points under the Town's Utility Allocation Policy. Commissioner Baxter asked if there would be a crosswalk for the private greenway. Staff stated that could be requested as a condition.

Commissioner Miles left the meeting at 6:23pm.

Ashley Honeycutt Terrazas, the attorney for the applicant, gave a site overview of the property. The future land use plan was shown and how the development fit in with the plan. Ms. Terrazas spoke about the housing variety and amenities offered in the neighborhood. Details about how the development changed to meet the requests of the Board and citizens as well as the policies of the Town's planning documents. Some of the amenity items included public gathering areas, greenways, a bus pickup location, and over 50% of open space. The architectural commitments were shown as well as the different elevations for the single-family homes and townhomes. The applicant was committing to build a "Built to Honor Home" that would dedicate a single family detached home to a wounded veteran for their family.

The project's consistency to the Town's Comprehensive Transportation Plan was detailed. Ms. Terrazas spoke about the donation of 2.5 acres for a fire station. The Grow Zebulon Comprehensive Plan key goals and policies were stated and how the development aligned with those goals.

Commissioner Baxter asked about the HOA covenants and when the HOA turnover would happen. Ms. Terrazas stated the covenants had not been developed at this time and the HOA turnover to the residents would take place at full buildout.

Commissioner Baxter asked about the graveyard moving process and Rob Rudloff gave those details. An archaeological consultant was hired to perform a cemetery study showing there were four gravesites to be relocated to the Oak Wood Cemetery.

Commissioner Baxter asked if there would be a gap in the multi-use paths along Wakefield St. and Arendell Ave. Adam Culpepper spoke about the requirements of the developer and as development occurred to the south and north those paths would connect.

Concerns were expressed by Commissioner Baxter about traffic. Ms. Terrazas spoke about the TIA that was done and the impacts were not triggered by the development. The transportation impact fees would provide the funding for future road improvements.

Commissioner Baxter asked for a safe crossing for the private greenway section that crossed the main connector street. Ms. Terrazas stated they would look at adding a bump-out to minimize the distance.

Commissioner Harrison stated it would be beneficial to see deed restricted homes in new developments, commended the developer for including the home for a veteran and asked if the 2.5-acre parcel would still be donated to the Town if a fire station was unable to be located in that area. Ms. Terrazas stated they could investigate the language and update it to give more clarity.

Commissioner Davis explained she was looking forward to hearing more about affordable housing and liked the "Built to Honor Home". There was a question about the bus stop location. Ms. Terrazas explained Wake County Public Schools had to approve the location.

A question was asked by David Lowry about the future maintenance of the lift station, and it was explained that would be maintained by the City of Raleigh Public Utilities. It was suggested

another amenity option other than a soccer field could be used. Some suggestions were teen amenities, basketball court, pickleball court, work out stations, and bike repair station.

Domenick Schilling asked about the narrow lots for front loaded homes. There would be a variety of homes of rear loaded and front loaded homes.

There was a question of whether it was possible to align access site two with Perry Curtis Road and Ms. Terrazas explained there would be a large environmental impact. Mr. Schilling had concerns about traffic and safety at the intersections. Staff stated Chamblee Lake included a realignment to the intersection to not turn at an angle to Arendell.

Jeff Hochanadel, the traffic engineer, gave details of the traffic analysis. There was some queuing shown for traffic but did operate acceptably.

Mayor York asked if there were any more questions. There were none.

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

Mayor York asked if anyone wished to speak in opposition.

Nicholas Walton stated he had concerns about the development causing the Town to be part of a ponzi scheme.

Scott Carpenter expressed concerns about the size of the development and his desire for the land to be used for a hospital, high school, or an additional park.

Gerald Lanier had concerns about the Town's growth and infrastructure.

Mayor York asked if there was anyone else who wished to speak in opposition. There were none.

Mayor York asked if anyone wished to speak neither for nor against. There were none.

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

Mayor York stated there would be a ten-minute break.

The meeting was reconvened at 7:46pm.

B. RZ 2024-01 321 Hospital Rd.
Mayor York opened the public hearing.

Adam Culpepper presented the zoning map amendment request for 321 Hospital Road to rezone the .34 acres from Office Institutional (OI) to General Commercial (GC).

The standards under section 2.2.25.J for a rezoning were:

1. Health, Safety and Welfare
2. Appropriate for location
3. Reasonable in the public interest
4. Other relevant factors

The public hearing notification process was detailed. The zoning map and future land use plan was shown.

Michael Germano stated he was available to answer any questions.

Commissioner Baxter asked about current zoning to the future land use and the property West of Pony Road. Staff explained that the property was zoned RM – Residential Multifamily and had a 55 plus community.

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

Mayor York asked if the Planning Board had any questions.

David Lowry asked about the advantages for the rezoning. Michael Germano stated the rezoning would bring the property more in line with the use.

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

Mayor York asked if anyone wished to speak in opposition.

Nicholas Walton stated the property should be zoned mixed use and not commercial.

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


Mayor York asked if anyone wished to speak neither for nor against but just had something to share. There were none.


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

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

Adopted this the 1st day of April 2024.




Glenn L. York—Mayor


Lisa M. Markland, CMC—Town Clerk