
ZEBULON

NORTH CAROLINA

**TOWN OF ZEBULON
PLANNING BOARD MEETING
SEPTEMBER 19, 2022
Following 7:00 Joint Public Hearing**

- I. CALL TO ORDER**
- II. APPROVAL OF THE AGENDA**
- III. APPROVAL OF MINUTES**
 - A. May 9, 2022
- IV. NEW BUSINESS**
 - A. **125 W. Vance Rezoning** – Proposed request to rezone 125 W. Vance Street from DTC - Downtown Core to DTP – Downtown Periphery.
- V. DEVELOPMENT UPDATES**
- VI. ADJOURNMENT**

**Zebulon
Planning Board
Minutes
May 9, 2022**

Present: David Lowry, Laura Johnson, Michael Germano, Stephanie Jenkins, Domenick Schilling, Genia Newkirk, Michael Clark-Planning, Stacie Paratore-Deputy Town Clerk, Eric Vernon-Attorney

David Lowry called the meeting to order.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

David Lowry asked for the minutes to reflect that both he and Domenick Schilling expressed concerns about safety with stormwater ponds.

Michael Germano made a motion, second by Domenick Schilling to approve the April 11, 2022 Planning Board minutes as amended. There was no discussion and the motion passed unanimously.

NEW BUSINESS

A. Flood Hazard Overlay District

Michael Clark explained the amendments to Sections 3.8.2 and 9.4 of the UDO conformed to the model ordinance standards in compliance with FEMA's adoption of new FIRM Flood Insurance Maps.

FEMA worked with states to change the model ordinance regulations to make sure they were consistent and consistently applied in a jurisdiction. The new maps provided further clarification and details of the areas.

At the Joint Public Hearing several grammatical errors were corrected and are included in the staff recommendation for approval.

Michael Germano made a motion, second by Laura Johnson to recommend approval of the Flood Hazard Overlay District as amended at the Joint Public Hearing. There was no discussion and the motion passed unanimously.

Michael Clark welcomed new Planning Board member, Genia Newkirk.

DEVELOPMENT UPDATES

Michael Clark provided development updates.

Planning Board
Minutes
May 9, 2022

David Lowry welcomed new Planning Board member, Genia Newkirk and stated there was one vacant seat on the Planning Board.

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

Adopted this the 19th day of September 2022.

David Lowry—Chair

SEAL

Stacie Paratore, CMC—Deputy Town Clerk

Topic: Rezoning/Future Land Use Map Amendment - 125 W Vance St
Speaker: Aaron H. Chalker, CZO, Planner II
From: Michael J. Clark, CZO, AICP, Planning Director
Prepared by: Aaron H. Chalker, CZO, Planner II
Approved by:  Joseph M. Moore II, PE, Town Manager

Executive Summary:

The Board of Commissioners will consider a Zoning Map Amendment and Future Land Use Map Amendment for 125 W Vance St (PIN# 2705345218). This is a legislative case.

Background:

Staff requests rezoning a 0.18-acre parcel from Downtown Core (DTC) District to Downtown Periphery (DTP) District. The property, located between Arendell Ave and N Church St, is bounded by Vance Street to the north and railroad tracks to the south. The property contains an 8,625 square-foot warehouse building that encroaches onto the adjacent lot to the west.

Rezoning amends the Town's Official Zoning Map by changing the zoning district. Rezoned properties permit the land uses and follow the standards of the Unified Development Ordinance (UDO) for the proposed zoning district.

A Public Hearing sign was posted on the property on August 29, 2022. Public Hearing Notices were mailed to property owners within 150' of the property on August 29, 2022. An advertisement was published in the Wake Weekly on September 9, 2022, and September 16, 2022.

Discussion:

Unified Development Ordinance Section 2.2.24.J provides the following standards for the Board to base their decision on the rezoning request:

1. The proposed zoning map amendment advances the public health, safety, or welfare;
2. The proposed rezoning is appropriate for its proposed location, and is consistent with the purposes, goals, objectives, and policies of the Town's adopted policy guidance.
3. The rezoning is reasonable and in the public interest.
4. Other factors as the Board of Commissioners may determine to be relevant.

Policy Analysis:

The Downtown Core zoning district contains the Town's oldest commercial structures. The development ordinances for this zoning district are intended to preserve and protect the established development character of the district, while encouraging redevelopment and infill consistent with the established character of the district.

The structure at 125 W Vance St, located at the zoning district boundary line between the DTC and DTP zoning districts, is a modern style warehouse constructed in 1983. This

building was part of the Whitley Galleries business. The remaining “showroom” buildings to the east of the subject property are older in construction and would retain the DTC Zoning designation. This rezoning will provide a logical transition between the traditional and historic architecture of the brick storefront buildings located along W Vance St, and the warehouse-type buildings that continue to the west in the periphery of downtown.

The proposed DTP zoning district provides a greater flexibility of permitted uses in general and allows all the uses within the DTC district, plus additional uses including, but not limited to warehousing, flex space, and research and development.

The list of permitted uses within the proposed Zoning District as regulated in Section 4.2.3 of the UDO is attached. Those uses are consistent with the spirit and intent of the general vicinity and are compatible with the surrounding land uses.

Approval of this rezoning will require an amendment to the Future Land Use and Character Map from Urban Downtown Core (UDC) to Urban Downtown Mixed Use (UDMU). The current structure is more in keeping with the description, purpose, and intent of the Urban Downtown Mixed Use land use classification as found on Page 24 of the Land Use and Development section of the Comprehensive Land Use Plan.

Fiscal Analysis:

The current zoning of the property hinders the potential uses of the existing warehouse building. If the zoning request is not approved, the building will likely remain vacant. Vacant buildings have a negative economic impact on the Town and result in increased code enforcement actions to address litter, vandalism, and similar effects.

Rezoning the property to DTP increases its potential to redevelop into a functioning business. Redeveloped property increases property tax revenue. Functioning businesses increase sales tax revenue.

Staff Recommendation:

Staff recommends seeking public input during a joint public hearing and referring the matter to the Planning Board for recommendation.

Attachments:

1. Staff Initiated Application
2. Future Land Use and Character Map
3. Aerial Map
4. Zoning Map
5. Site Pictures
6. Public Hearing Notice
7. Properties Receiving Mailed Notice
8. List of permitted uses within DTP Zoning District

Attachment 1 - Staff Initiated Application



Town of Zebulon Planning Department

1003 N. Arendell Avenue, Zebulon, NC 27597
Phone: (919) 823-1810 | Fax: (919) 887-2824
www.townofzebulon.org

Project Overview

#841610

Project Title: 125 W Vance St - Rezoning
Application Type: Zoning Map Amendment Application
Workflow: Zoning Map Amendment: Planning Board Review

Jurisdiction: Town of Zebulon
State: NC
County: Wake

Description of Request

Would you like to enter your project using Street Address or PIN?: Street Address

Street Address of Property:: 125 W VANCE ST

Parcel Identification Number (NC PIN)::

Acreage:: 0.18

Deed Book:: 015889

Deed Page(s):: 01124

Existing Zoning of the Property:: DTC Downtown Core

Proposed Zoning of the Property: DTP Downtown Periphery

Existing Use of the Property: : Vacant

Proposed Use of the Property:: Vacant

Scope of Work::

Planning Staff requests rezoning a 0.18-acre parcel from Downtown Core (DTC) District to Downtown Periphery (DTP) District. The subject property is located on the south side of W Vance St, situated between Arendell Ave and N Church St. The property is also adjacent to the railroad track to the south and is improved with an 8,625 square-foot warehouse building that encroaches onto the adjacent lot to the west.

Contact Information

Contact Info: Applicant/Agent

Aaron Chalker
Town of Zebulon Planning Department
1003 N Arendell Ave
Zebulon, NC 27597
P:9198231816

Contact Info: Property Owner

James Estes

PO Box 369
Zebulon, NC 27597

Are you the owner of the property?: I am the owners agent

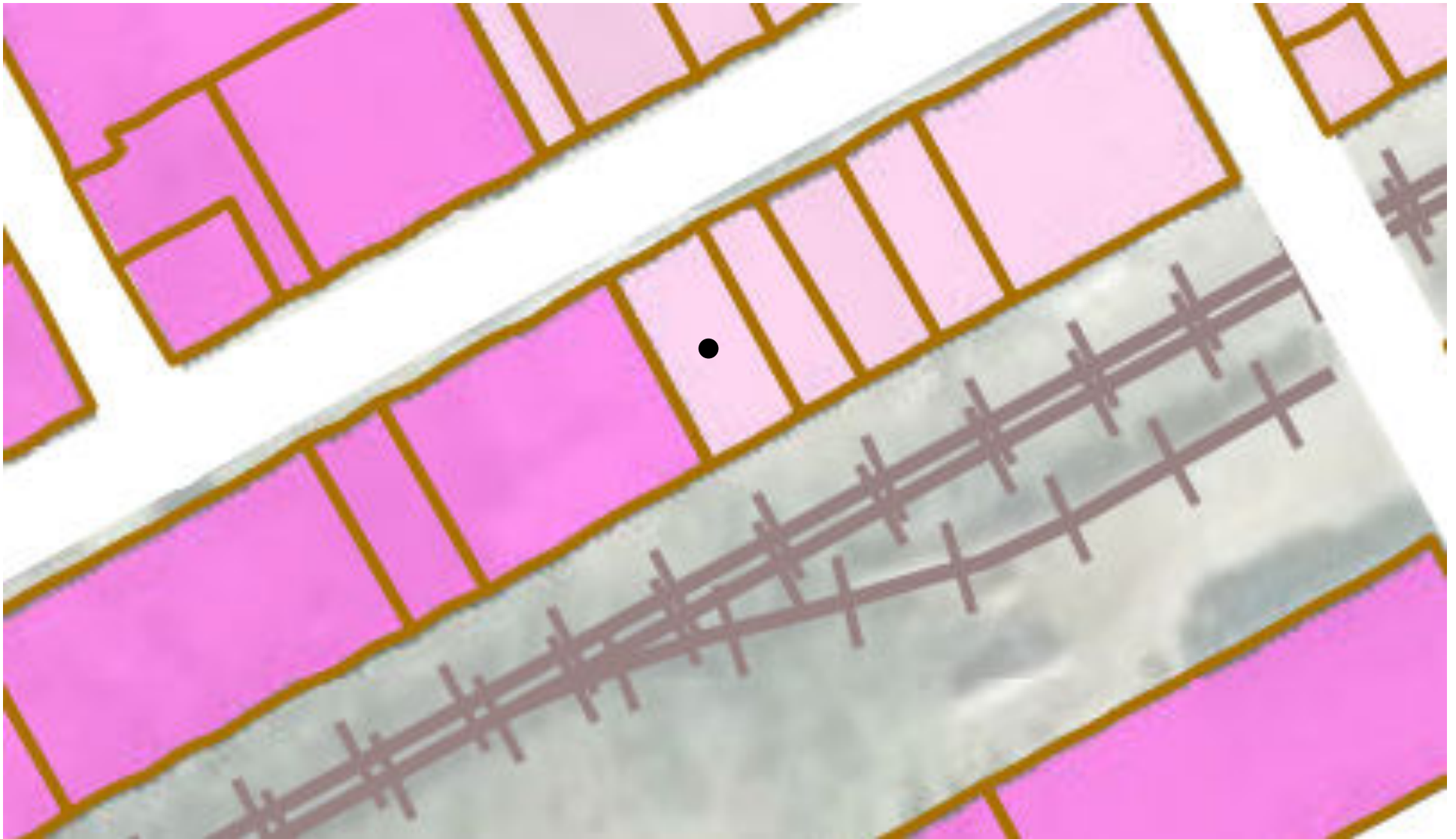
Note: If you are not the owner of the property, you must obtain the Owner's consent and signature giving you permission to submit this application.



Supplemental Information

The Zoning Map Amendment Application also requires supplemental information beyond our standard online application. Please follow the directions below to access the appropriate forms and documents.

1. [Access the online Zoning Map Amendment Application Package here.](#)
2. Fill out the following sections of the document package:
 - a. Legislative Considerations;
 - b. Owner's Consent Form (also available via hyperlink in your submittal checklist – note that only one consent form is required

Attachment 2 - Future Land Use and Character Map

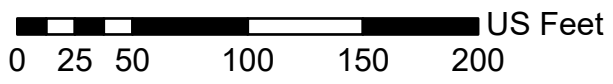




-  Urban Downtown Core (UDC)
-  Urban Downtown Mixed Use (UDMU)

Attachment 3 - Aerial Map

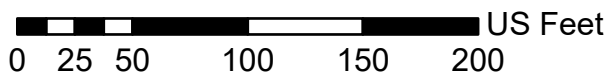


NC CGIA, Maxar, Microsoft



-  Subject Property
-  Parcels

Attachment 4 - Zoning Map



- Subject Property
- Parcels
- DTP, Downtown Periphery
- DTC, Downtown Core
- Railroad

Attachment 5 - Site Pictures (125 W Vance St)



Notice of Public Hearing sign

Attachment 5 - Site Pictures (125 W Vance St)



Front of building at 125 W Vance St

Attachment 5 - Site Pictures (125 W Vance St)



Adjacent building to the left (121 W Vance St)

Attachment 5 - Site Pictures (125 W Vance St)



Adjacent building to the right (135 W Vance St)

Attachment 5 - Site Pictures (125 W Vance St)



View down W Vance St away from Downtown Core

Attachment 5 - Site Pictures (125 W Vance St)



View down W Vance St toward Downtown Core

Attachment 6

Notice of Public Hearing

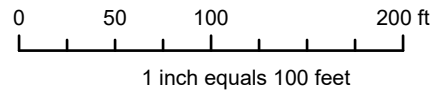
Notice is hereby given pursuant to the provisions of Article 2.2.24 of the Town of Zebulon Unified Development Ordinance that a public hearing will be held on **September 19, 2022 at 7:00 PM** at the **Zebulon Municipal Complex, 1003 N. Arendell Avenue**, and will be conducted by the Board of Commissioners of the Town of Zebulon for the purpose of considering the following items:

IDT Project Number 841610 - 125 W Vance St. PIN # 2705345218.

A request by the Zebulon Planning Department requesting a Zoning Map Amendment from Downtown Core (DTC) to Downtown Periphery (DTP).

If you are unable to attend the meeting, but would like to provide comments, the Town of Zebulon encourages that all public comments be submitted to Deputy Town Clerk Stacie Paratore at SParatore@TownofZebulon.org no later than 12:00 Noon on the day of the hearing to be read into the record. The meeting will be streamed live and links will be provided along with the full application packet and documentation on the Planning Department web page at www.TownofZebulon.org/services/planning. For questions or additional information, please contact us at (919) 823-1809.

Attachment 7 - Properties Receiving Mailed Notice



Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

Attachment 8 – 125 W Vance St Rezoning – List of Uses Permitted or Allowed with a Special Use Permit in the DTP District

- Assisted Living Facility
- Boarding/Rooming House
- Bungalow Court
- Continuing Care Retirement Center
- Duplex Dwelling
- Family Care Home
- Group Home (S)
- Live/Work Dwelling
- Multi-family Dwelling
- Pocket Neighborhood
- Nursing Home
- Single-family Attached Dwelling
- Single-family Detached Dwelling
- Triplex/Quadplex
- Upper-story Residential
- Adult Day Care Center (S)
- Antenna Collocation, Major
- Antenna Collocation, Minor
- Arboretum or Formal Garden
- Auditorium
- Blood/Tissue Collection (S)
- Broadcasting Studio
- Child Day Care Center
- College or University
- Community/Youth/Senior Center
- Community Garden
- Coliseum or Arena
- Conference or Convention Center
- Cultural Facility, Library, or Museum
- Drug/Alcohol Treatment Facility (S)
- Fire/EMS/Police Station
- Fraternal Club or Lodge (S)
- Government Office
- Hospital (S)
- Indoor Private Recreation
- Outdoor Private Recreation (S)
- Park (public or private)
- Passenger Terminal
- Post Office
- Religious Institution (S)
- School, Elementary (S)
- School, High/Middle (S)
- School, Vocational
- Small Wireless Facility
- Temporary Wireless Facility (S)
- Urgent Care Facility
- Utility, Major
- Utility, Minor
- ABC Store (S)
- Animal Day Care/Grooming
- Art Gallery
- Artisan Studio
- Auction House
- Automotive Repair and Servicing (without painting/bodywork) (S)
- Automotive Sales and Rentals
- Automotive Parts and Accessories Sales
- Bar, Cocktail Lounge, or Private Club
- Bed and Breakfast
- Bottle Shop (with on premise consumption)
- Business Incubator
- Car Wash or Automobile Detailing
- Catering Establishment
- Check Cashing/Payday Lending Establishment (S)
- Clothing Rental
- Coffee Shop
- Commercial Recreation, Indoor
- Computer-Related Services

All uses are permitted by right, unless otherwise noted with an (S) for Special Use Permit

- Convenience Store (no gasoline sales)
- Convenience Store (with gasoline sales) (S)
- Co-Working Space
- Event Venue
- Financial Services Establishment
- Grocery Store
- Gymnasium/Fitness Center
- Hair, Nails, and Skin-Related Services
- Hotel or Motel
- Laundry or Cleaning Service
- Microbrewery, Microwinery, or Microdistillery
- Nightclub or Dance Hall
- Office, Medical
- Office, Professional
- Office, Sales or Service
- Package and Printing Service
- Park and Ride Facility
- Parking Lot
- Parking Structure
- Pawn Shop
- Pharmacy
- Pool Hall (S)
- Repair Shop (not vehicle-related)
- Restaurant Indoor/Outdoor Seating
- Restaurant, Walk-up Only
- Retail, Large Format (S)
- Retail Use, Other
- Self Service Storage, Internal Access Only
- Specialty Eating Establishment
- Tattoo and Piercing Establishment (S)
- Theatre
- Vape, Tobacco, and CBD Shop
- Veterinary Clinic
- Flex Space
- General Industrial Services (S)
- Makerspace
- Recycling Center (S)
- Research and Development
- Warehouse, Storage
- Farmer's Market

All uses are permitted by right, unless otherwise noted with an (S) for Special Use Permit