

TOWN OF ZEBULON
PLANNING BOARD AGENDA
June 10, 2019
7:00 p.m.

I. CALL TO ORDER

II. APPROVAL OF THE AGENDA

III. ADOPTION OF MINUTES

A. May 21, 2019

IV. NEW BUSINESS

A. Legislative

1. **RZ 2019-05 Sidney Creek** – Request by Mike Stocks to rezone approximately 214.93 acres located at 1701 Chamblee Road from Residential-20 (R-20) to Residential-10 (R-10).
2. **RZ 2019-06 Weavers Ridge** - Request by Mike Stocks to rezone approximately 34 acres located at 2340 Zebulon Road from Residential-40W (R-40W) to Residential-10 (R-10).

V. ADJOURNMENT

**Town of Zebulon
Planning Board
Minutes
May 21, 2019**

Present: David Covington, Larry Ray, Gene Blount, Stan Nowell, Stephanie Jenkins, Joe Moore-Town Manager, Lisa Markland-Town Clerk, Stacie Paratore-Deputy Town Clerk, Michael Clark-Planning, Meade Bradshaw-Planning, Sam Slater-Attorney
Absent: Shannon Baxter and Laura Johnson

Gene Blount called the meeting to order at 7:56pm.

AGENDA

Gene Blount stated the agenda needed to be amended to remove Dixon Paving.

Gene Blount made a motion, second by Stephanie Jenkins to approve the agenda as amended. There was no discussion and the motion passed unanimously.

NEW BUSINESS

A. RZ 2019-04 0 N Arendell Ave

It was stated the applicant's intent was to combine the two lots, but was not a requirement.

Stan Nowell made a motion, second by Stephanie Jenkins to approve RZ 2019-04 based upon the consistency with the Town of Zebulon Comprehensive Plan, Zebulon Code of Ordinances, and any other official plan that is applicable. There was no discussion and the motion passed unanimously.

B. SUP 2019-01 Cardinal Pines

Gene Blount made a motion, second by Larry Ray to approve SUP 2019-01 with the following conditions:

- 1) A sidewalk connection should be made behind the building for connectivity and a proposed outdoor amenity.
- 2) There should be a sidewalk connection from the front entrance of the building to the public sidewalk on Pony Road.
- 3) The project must receive Technical Review Committee approval from the Town of Zebulon conforming to the *Code of Ordinances* and *Land Development Regulations*.

There was no discussion and the motion passed unanimously.

C. SUP 2019-03 The Fetching Post

There was a question if the parcel was a satellite annexation since the area was landlocked. The applicant was on well and septic and would have to tie into the water service on W. Barbee Street by filing an annexation. The City of Raleigh would not accept a private water line to cross W. Barbee Street.

Planning Board
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Gene Blount made a motion, second by Stan Nowell to approve SUP 2019-03 with the following conditions:

- 1) No outdoor animal activity from the hours of 8 pm - 8 am.
- 2) No outdoor kennels.
- 3) Any outdoor animal activity areas must be enclosed with fencing.
- 4) An annexation petition must be filed and the property annexed by the Town of Zebulon prior to Certificate of Occupancy by Wake County.

Larry Ray made a motion, second by Gene Blount to adjourn the meeting. There was no discussion and the motion passed unanimously.

Adopted this the 10th day of June, 2019.

Gene Blount—Chair

SEAL

Lisa M. Markland, CMC—Town Clerk



STAFF REPORT
RZ 2019-05 – SIDNEY CREEK
June 10, 2019

Topic: RZ 2019-05 - Sidney Creek

Speaker: Meade O. Bradshaw, III, CZO, Assistant Planning Director
From: Michael J. Clark, AICP, CZO, Planning Director
Prepared by: Meade O. Bradshaw, III, CZO, Assistant Planning Director
Approved by:  Joseph M. Moore II, PE, Town Manager

Executive Summary:

The Board of Commissioners will consider a Zoning Map Amendment for 1701 Chamblee Road (PIN 2715518060).

Background:

The applicant, Mike Stocks, requests rezoning approximately 215 acres from Residential-20 (R-20) to Residential-10 (R-10). The property, bounded by NC 39 and Chamblee Road, is located outside corporate limits but within the Extraterritorial Jurisdiction

Policy Analysis:

The Land Use Plan (ref. Comprehensive Plan Chapter 9) offers the primary method to determine whether a rezoning is consistent with the “comprehensive blueprint for the Town of Zebulon’s vision for the future overall land use patterns...”

The Land Use Plan was last updated in May 2008 and offers little guidance on whether the rezoning request meets the Town’s policy objectives. The parcel was identified in the “Zebulon Long Range Utility Service Area” but did not receive a land use designation (ref. “Attachment 3”).

Fiscal Analysis:

Fiscal Analysis is not possible with rezoning requests, but the following aspects should be considered in subsequent development processes (e.g. Special Use Permits).

Given the variety of uses allowed with the rezoning (ref. Code of Ordinances §152), it is not possible to analyze the revenues generated from the development (e.g. property taxes) versus the expenditures required to serve the development (e.g. police, fire, public works, parks and recreation). If this property develops as a subdivision of more than 3 lots, a Special Use Permit will be required. Conditions to that permit should consider this trade-off between revenues and expenditures.

The Multimodal Transportation Plan designates NC 39 and Chamblee Road as two-lane roads. These road designations supported a less dense land use. Road improvements and right-of-way dedication should be considered as possible conditions in subsequent development processes.

The Town does not have a Parks and Recreation Master Plan to guide the placement, or assess the needs, of parks and recreation facilities. Program, facility, or land dedication should be considered as possible conditions in subsequent development processes.



STAFF REPORT
RZ 2019-05 – SIDNEY CREEK
June 10, 2019

Staff Recommendation:

This parcel was identified as a “Zebulon Long Range Utility Service Area”. While absent a Land Use Category, the requested Zoning Map Amendment is consistent with densities of other residential developments within Utility Service Areas.

The subject property is within close proximity to Johnston County to the south and Nash County to the east. The Johnston County Comprehensive Plan (March 2009) designated the area as *Primary Growth Area*. The Nash County Future Land Development Map (June 2006) designates the area as a *Suburban Growth Area*.

The Town of Zebulon has approved residential developments with higher densities in other areas of the Town. Staff feels the location of this property has better existing infrastructure to support a Zoning Map Amendment increasing residential density; therefore, staff recommends approval of RZ 2019-05 due to the Zoning Map Amendment being consistent with the Town of Zebulon Land Use Plan and existing Land Use Plans within adjacent counties.

Discussion:

The discussion before the Board is whether or not the Zoning Map Amendment request is consistent with the Town’s adopted plans and policies.

If approved, a consistency statement is required in accordance with NC General Statute 160A-383. The following consistency statements may be used:

The proposed Zoning Map Amendment is consistent with the Town of Zebulon Land Use Plan in that it further promotes a plan to grow smart addressing the transportation and housing needs within the Town of Zebulon.

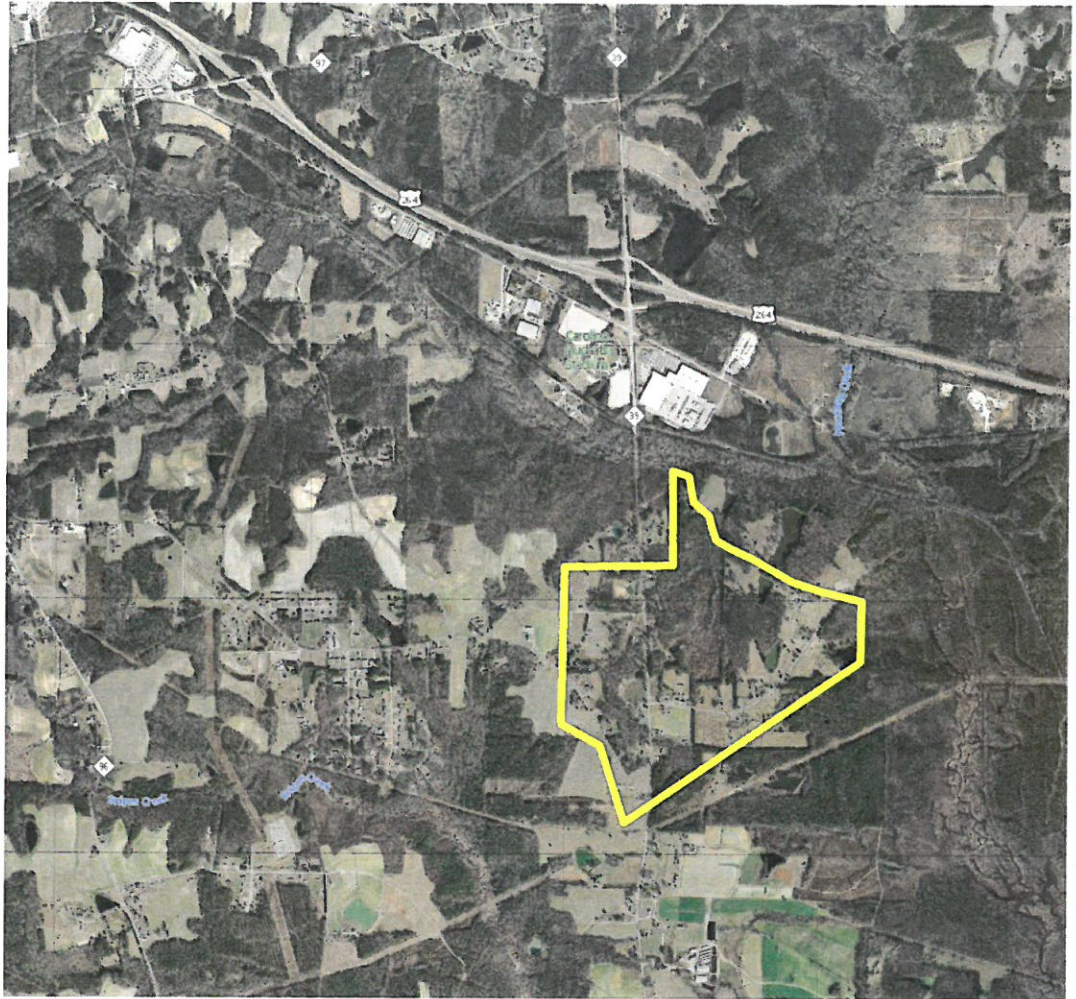
If not approved, the Board should provide alternative language for the consistency statement to state the request is not consistent with the Town’s adopted plans and policies. The following statement may be used:

The proposed Zoning Map Amendment is inconsistent with the Town of Zebulon Land Use Plan in that it does not promote a plan to grow smart addressing the transportation and housing needs within the Town of Zebulon.

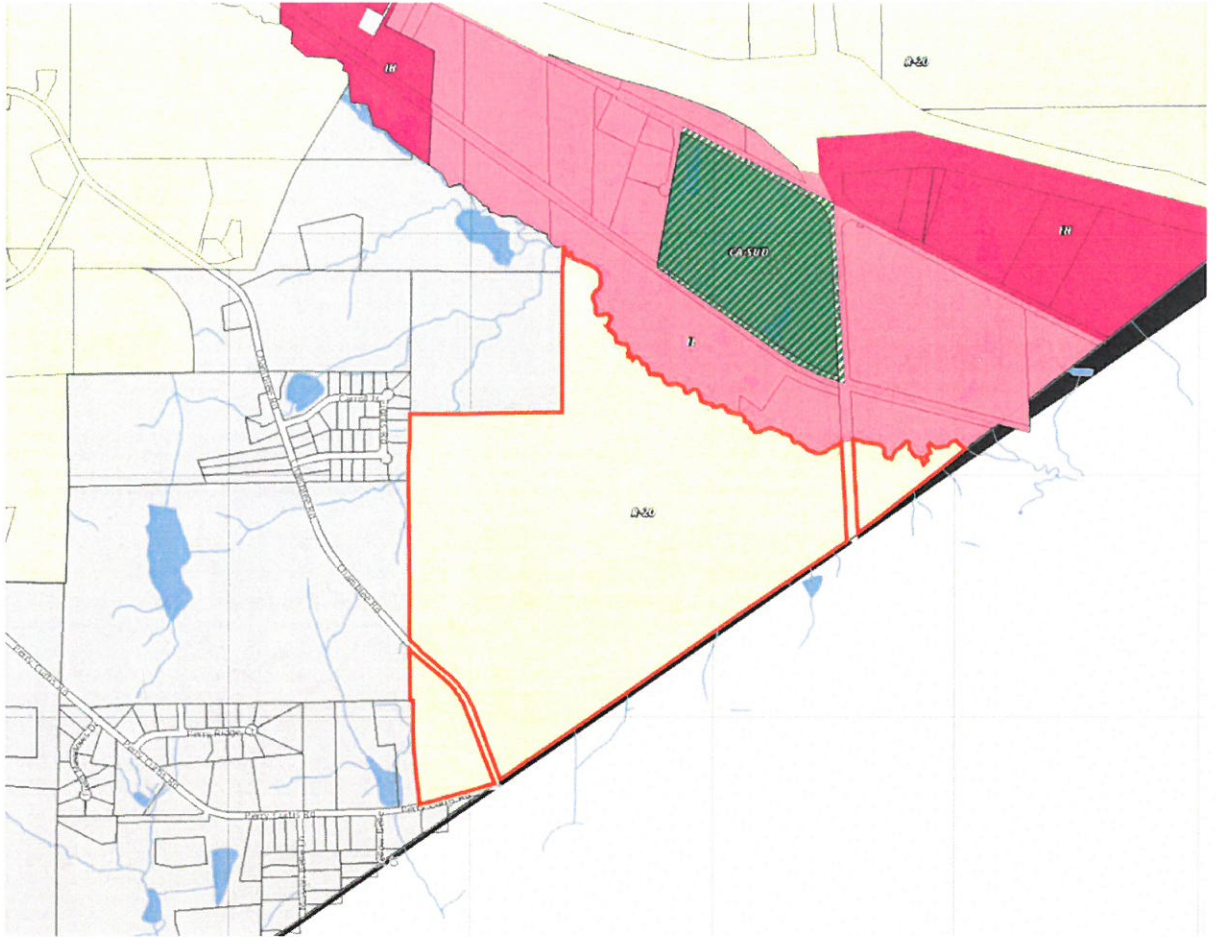
Attachments:

- 1) Aerial Map
- 2) Zoning Map
- 3) Land Use Plan
- 4) Permitted Uses Table
- 5) Site Pictures
- 6) Consistency Statement

Attachment 1



Attachment 2



Attachment 3

Attachment 4

Print

Zebulon, NC Code of Ordinances

§ 152.129 PERMITTED USES.

Use Description	Zones																		Supplemental Regulations
	R-30/ R-20	RMH-30/ RMH-20	R-13	RMH-13	R-10	RMH-10	R-8	RMH-8	R-80W	R-40W	RMF	TR	MA	CB	GB	H B	IL	I H L	
ABC store																G			
Accessory building	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	§ 152.133
Adult day care center												S	S		S	S			
Adult day care home												G							
Adult establishments; cabarets																S			
Agricultural product; equipment sales and service															G	G	G	G	
Agricultural product; warehousing																	G	G	
Agricultural production; crops	G		G						G	G									
Agricultural production; livestock	G								G	G							S	S	
Airports, public and private																	S	S	
Amphitheaters																S	S	S	
Animal kennel, breeder, or shelter	S								S	S							S	S	
Antiques and gift retail stores														G	G	G			
Apartment on second floor														G					
Appliances; service and retail sales														G	G	G			
Armories																G	G	G	
Art galleries												S		G	G	G			
Arts and crafts; supply and retail sales														G	G	G			
Asphalt plants or products manufacturing or refining																	S	S	
Assembly, fabrication, production or processing of goods and materials using processes that ordinarily do not create noise, smoke, fumes, odors, glare, health or safety hazards outside of the building. Typically involves the work of artisans or craftsman. May also include micro-brews, micro-distilleries, micro-wineries, or other similar facilities as part of a microbrewery or other beverage tasting facilities. *														G	G	G	G	G	
* Outside storage of raw materials or finished products is not allowed; all storage must be located entirely within an enclosed building																			

2/10

3/10

residential and commercial goods																			
Computer maintenance, repair, services, and sales													G	G	G				
Condominium	S		S		S		S			S	S	S	S	S	S	S			
Consignment or secondhand shops													G	G	G				
Construction storage yards, lumber yards															G	G	G		
Convenient stores													G	G	G				
Correctional facility, penal institution, jails																S	S		
Country clubs	S															S	S		
Craft supplies, hobby and fabric sales													G	G	G				
Crematorium												S			S	S	S		
Dairy, ice cream, and coffee shops													G	G	G				
Day care center	S	S	S	S	S	S	S	S	S	S	S	S			G				
Department stores													G	G	G				
Distribution center, product																G	G		
Drive-in theaters															S	S	S		
Drug stores, pharmacies												G	G	G	G				
Dry cleaners													G	G	G				
Duplex	S		S		S		S		S	S	S	S							
Dwellings, boarding and rooming houses	S		S		S		S				S								
Dwellings, conservation subdivision	S		S		S		S												§ 152.139
Dwellings, single-family detached	G	G	G	G	G	G	G	G	G	G	G	G							
Dwellings, single-family residence with accessory apartment	S	S	S	S	S	S	S	S	S	S	G	G							
Dwellings, townhouses	S		S		S		S				S	S	S	S	S	S	S		
Dwellings, two-family	G		G		G		G												
Egg processing																G	G		
Electric and electronic machinery, equipment, shops, supplies and sales													G	G	G	G			
Electronic game machine parlors													S	S	S				
Electronic game machines, accessory to allowable use													G	G	G				
Engineering supplies and equipment sales													G	G	G	G			
Excavation; processing and sale of minerals and stone																S	S		
Exhibition buildings, galleries or show rooms													G	G	G	G	G		
Family care home	G	G	G	G	G	G	G	G	G	G	G								§ 152.1464
Farm supply, hay, grain, and feed stores															S	G	G		
Flammable liquids or gases, bulk storage in quantities less than 100,000 gallons															S	S	S		

Flea markets, used of new merchandise sales and promotion																	S	S		
Florist; retail sales														G	G	G				
Flowers, plants, and garden supply sales	S														G	G	G			
Food and beverage processing																G	G	G		
Formal wear and costume rental store														G	G	G				
Foundry																		S	G	
Funeral homes											S	S	S	S	S	S				
Furniture, home furnishings, and equipment; manufacturing																		G	G	
Furniture, home furnishings, and equipment; retail sales														G	G	G	G			
Furniture re-upholstering and repair														G	G	G	G	G		
Garbage landfills and incinerators																			S	
Garden stores and garden centers; retail sales														G	G	G	G			
Gift stores														G	G	G				
Glass and mirror shop														G	G	G				
Golf courses, including par three and miniature courses	S							S	S								S	S	S	
Golf driving ranges	S							S	S								S	G	G	
Grocery, supermarket, and food stores														G	G	G				
Group care home	S	S	S	S	S	S	S	S	S	S	S	S	S							
Gun, weapons, firearms, and ammunition sales shops														G	G	G				
Gymnasiums															G	G	G			
Handicapped, aged or infirm home	G	G	G	G	G	G	G	G	G	G	G	S								
Handicapped, aged or infirm institution	S											S	S	G			S			
Halfway house	S	S	S	S	S	S	S	S	S	S	S	S	S							
Health club, spa, fitness center, gymnasium and exercise facilities (indoors)														G	G	G				
Hobby shops														G	G	G				
Home occupations	G	G	G	G	G	G	G	G	G	G	G	G								§ 152.143
Hospitals													S							
Hotels and motels														S	S	S	S	S		
HVAC, plumbing, hardware, supplies, equipment, and building materials sales														G	G	G	G			
Ice plants																		G	G	
Intermediate care home	S	S	S	S	S	S	S	S	S	S	S	S	G							
Intermediate care institution	S										S	S	G							
Internet café																	S			

Jewelry, precious stones and metal sales and service																G	G	G			
Junkyards																			S	S	
Laboratories conducting research or testing entirely indoors using processes that ordinarily do not create noise, smoke, fumes, odors or health and safety hazards outside fo the building*																G	G	G	G	G	
* Outside storage of raw materials or finished products is not allowed; all storage must be located entirely within an enclosed building.																					
Laboratories, experimental photo or motion picture, film, research and testing																			G	G	
Laboratories, medical, research														G				G	G	G	
Land clearing and inert debris landfill																			S	S	
Laundries, cleaners, and laundromats; self-service																G	G	G	G		
Laundries; cleaning plants, and linen supply																		S	G	G	
Leather and leather products manufacturing																			G	G	
Libraries														G	G						
Locksmith, gunsmith, and keyshops																G	G	G	G		
Machine shops																		G	G	G	
Machinery (heavy) sale, repair, rental, or storage																		S	G	G	
Manufactured home manufacturing																			G	G	
Manufactured home parks		S		S		S		S													
Manufactured home sales																		S	G	G	
Manufactured homes - Class A		G		G		G		G													
Manufactured homes - Class B		G		G		G		G													
Manufactured homes - Class C		G		G		G		G													
Manufacturing and maintenance of electric and neon signs, billboard and commercial advertising structures and light sheet metal products, including heating and ventilating ducts and equipment, cornices, eaves and the like																			G	G	
Manufacturing and sales of auto accessories																			G	G	
Manufacturing, compounding, assembling, or treatment of articles or merchandise from the following previously prepared materials: bone, cellophane, canvas, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, precious or semiprecious metals or stone, shell, textiles, wood (excluding planing mills), tars, and paint																			G	G	
Manufacturing, compounding, processing, packaging, or treatment of such products as bakery																			G	G	

goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, soap, toiletries, and food products																			
Manufacturing, creating, repairing, assembling of goods or products entirely within an enclosed building																	G	G	
Manufacturing of musical instruments, toys, novelties, and rubber and metal stamps																	G	G	
Manufacturing of pottery and figurines or similar ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas																	G	G	
Manufacturing musical instruments																	G	G	
Martial arts school														G	G	G			
Medical equipment and supplies sales														G	G	G			
Metal shops involving fabrication of sheet metal only																	G	G	
Modular home (one-family detached)	G	G	G	G	G	G	G	G	G	G	G	G	G						
Monument works, stone works																	G	G	G
Motorcycles and all terrain vehicle (ATV) sales, service, repair, and rental														G	G	G	G	G	
Movie theaters														S	G	G			
Moving, transfer, and storage companies																	G	G	
Multi-family apartment, conversion, and townhouse	S		S		S		S				G	S							
Museum																	G	G	
Musical instrument, equipment, and record sales														G	G	G			
Nail care salons and spas														G	G	G			
Nursery (horticultural) and greenhouses	S																G	G	
Nursing care home	S	S	S	S	S	S	S	S	S	S	S	S							
Nursing care institution	S										S	S	G						
Office; business and professional												G		G	G	G			
Office equipment and supply store; retail sales														G	G	G	G		
Office; medical, dental, paramedical, chiropractor, physical and occupational therapy												G	G	G	G	G			
Offices of permitted uses												G	G	G	G	G	G	G	
Opticians												G	G	G	G	G			
Paint and wallpaper stores														G	G	G	G		
Pawn shops														G	G	G			
Pet store and grooming												S		G	G	G			
Photographic studios, development, processing and finishing														G	G	G			

Planing and sawmills																		G	G	
Planned commercial and mixed use developments															S	S	S	S		
Poultry processing and dressing plants																			G	
Printing and binding establishments														G	G	G	G	G		
Privately owned recreational facilities such as tennis courts, swimming pools, etc.	S														S	S				
Propane and natural gas retail stores															G	G	G			
Public buildings; police, fire, rescue squad stations, museums, art galleries, parks	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	
Public recreational facilities; tennis courts, swimming pools, etc.	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G				
Public utilities, static transformer stations, transmission lines and towers and telephone exchanges, radio and television towers and transmitting or relay stations, including service and storage yards	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G		
Quarries or other extraction industries																		S	S	
Racetrack, indoor																S	S	S		
Racetrack, outdoor																		S	S	
Railroad freight stations, switching, storage, freight yards, maintenance, and fueling stations																	S	S	S	
Railway stations														G	G	G	G	G		
Recreational facility; indoor (private and non-profit)																S	S	S		
Recreational facility; outdoor (private)	S															S	S	S		
Recycling deposit station (principal use)	S															S	S	S		
Recycling processing facility																		S	S	
Repair and servicing shops conducted entirely within an enclosed structure														G	G	G	G	G		
Restaurants, including all eating establishments except: bars, nightclubs, lounges, taverns, clubs, and lodges														G	G	G	S	S		
Roller skating rinks														G	G	G	S	S		
Salvage yards																		S	S	
Schools (academic): kindergarten, elementary, secondary, public or private	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Schools (non-academic): commercial, vocational, public or private to include music and dance studios	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Seasonal sales (Christmas trees, plants and pumpkins)															G	G	G	G		§ 152.1463
Septic tank cleaning services																		S	S	

Service and repair establishments, including but not limited to small item repair shops and rental shops; conducted entirely within an enclosed structure																G	G	G	G	G	
Service station type I																G	G	G	G	G	
Service station type II																	S	G			
Service station type III																	S	G			
Sheet metal, roofing shops																		G	G	G	
Shoe repair																G	G	G			
Shooting range; indoor																G	G	G			
Shooting range; outdoor																		S	S	S	
Sign and banner shop, retail sales																G	G	G			
Sign painting and fabrication shop																		G	G	G	
Sporting goods and apparel shops																G	G	G			
Stables, commercial	S																		S	S	
Swimming pools sales, service, and supplies																		S	G	G	
Tailor, dressmaking, and alteration shop																G	G	G			
Tanning salons, primary and accessory uses																G	G	G			
Tattoo parlor																S	S	S			
Tax preparation service																G	G	G			
Taxi stands																G	G	G	G	G	
Television sales and repair																G	G	G			
Theater																G	G	G			
Thrift stores																G	G	G			
Tobacco storage and processing; commercial and industrial operation																			G	G	
Tool and die shop, wrought iron shop, blacksmith or machine shop																			G	G	
Toys, retail sales																G	G	G			
Trailer sales, service, and rental																		G	G	G	
Travel agency																G	G	G			
Travel trailer parks	S																		S	S	
Truck and utility trailer rental facility; primary use																		G	G	G	
Truck washing facility; accessory use																			G	G	
Truck washing facility; primary use																			S	S	
Upholstery shop																		G	G		
Veterinary and animal clinics and hospitals (non-boarding)																G	G	G			
Video rental stores; primary and accessory use																G	G	G			
Warehousing, general																	G	G	G	G	

Watch and clock, repair and sales															G	G	G			
Welding shop																	G	G	G	
Well drilling services																		G	G	
Wholesale establishments, sales, distribution, and operations																		G	G	
Wholesale storage of petroleum, gasoline, and oil																			S	
Woodworking shops																		G	G	
Wrecker service; automobile and vehicle towing service																	S	G	G	

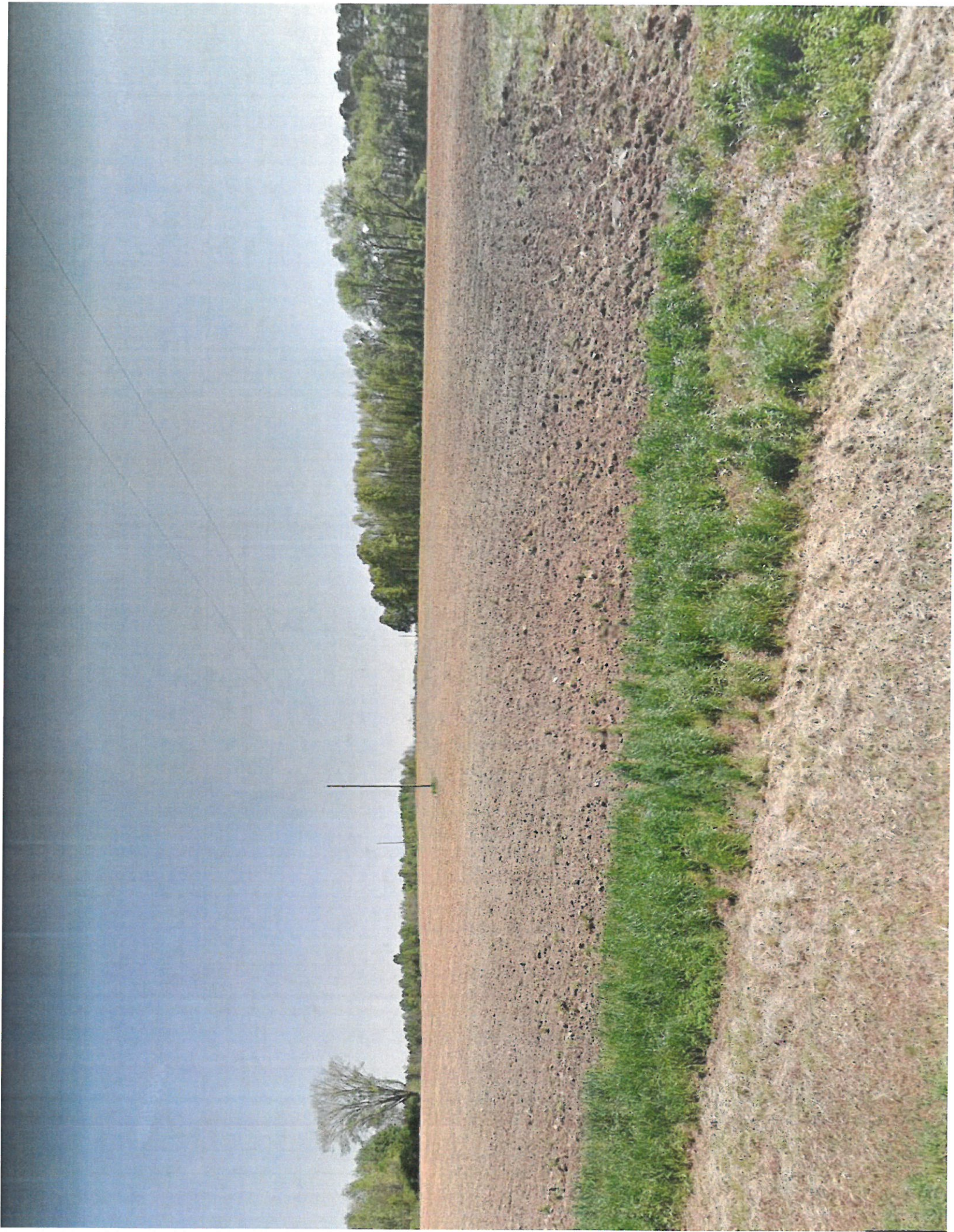
(1985 Code, § 152.129) (Ord. 2007-44, passed 3-7-2007; Ord. 2007-43, passed 5-7-2007; Ord. 2007-56, passed 5-7-2007; Ord. 2008-06, passed 7-2-2007; Ord. 2007-11, passed 8-7-2007; Ord. 2009-41, passed 5-4-2009; Ord. 2010-34, passed 3-1-2010; Ord. 2010-40, passed 5-3-2010; Ord. 2010-42, passed 5-3-2010; Ord. 2011-17, passed 2-7-2011; Ord. 2013-21, passed 11-5-2012; Ord. 2013-22, passed 12-3-2012; Ord. 2013-49, passed 6-3-2013; Ord. 2014-01, passed 7-1-2013; Ord. 2016-10, passed 7-6-2015)

Attachment 5











Attachment 6

		Requirements	Example Motions
No changes to Ordinances or Plans	Option 1	A statement approving the zoning map amendment and describing its consistency with the Town of Zebulon Comprehensive Plan, Zebulon Code of Ordinances, and any other official plan that is applicable, explaining why the action taken is reasonable and in the public interest.	I move we recommend approval of RZ 2019-05 based upon the consistency with the Town of Zebulon Comprehensive Plan, Zebulon Code of Ordinances, and any other official plan that is applicable.
	Option 2	A statement rejecting the zoning map amendment and describing its inconsistency with the Town of Zebulon Comprehensive Plan, Zebulon Zoning Ordinance, and any other official plan that is applicable, explaining why the action taken is reasonable and in the public interest.	I move we recommend disapproval of RZ 2019-05 based upon review of inconsistency with the Town of Zebulon Comprehensive Plan, Zebulon Code of Ordinances, and any other official plan that is applicable.
With changes to Ordinances or Plans	Option 3	<p>A statement approving the zoning map amendment and containing <u>at least all</u> of the following:</p> <p>a. A declaration that the approval is also deemed an amendment to Town of Zebulon Comprehensive Plan, Zebulon Zoning Ordinance, and any other official plan that is applicable. The Board shall not require any additional request or application.</p> <p>b. An explanation of the change in conditions the Board took into account in amending the zoning ordinance to meet the development needs of the community.</p> <p>c. Why the action was reasonable and in the public interest.</p>	I move we recommend approval of RZ 2019-05 as an amendment to the Zebulon Code of Ordinances.



STAFF REPORT
RZ 2019-06 – WEAVERS RIDGE
June 10, 2019

Topic: RZ 2019-06 - Weavers Ridge

Speaker: Meade O. Bradshaw, III, CZO, Assistant Planning Director
From: Michael J. Clark, AICP, CZO, Planning Director
Prepared by: Meade O. Bradshaw, III, CZO, Assistant Planning Director
Approved by: Joseph M. Moore II, PE, Town Manager

Executive Summary:

The Board of Commissioners will consider a Zoning Map Amendment for 2340 Zebulon Road (1796673644).

Background:

The applicant, Mike Stocks, requests rezoning approximately 34 acres to Residential-10 (R-10). The property, bounded by North Arendell Avenue and The Weavers Pond Subdivision, within the town limits. The request is to designate a zoning district to the property after the property was annexed into the town limits without a zoning district designated to the property. Before the property filed for annexation into the Town of Zebulon, the property was zoned Residential-40W (R-40W) in Wake County. This designation required 40,000 square foot lots and restricted public utility requirements and limited impervious surface on properties due to the properties being located within the watershed.

Policy Analysis:

The Land Use Plan (ref. Comprehensive Plan Chapter 9) offers the primary method to determine whether a rezoning is consistent with the "comprehensive blueprint for the Town of Zebulon's vision for the future overall land use patterns..."

The Land Use Pan was last updated in May 2008 and offers little guidance on whether the rezoning request meets the Town's policy objectives. The parcel was identified "Zebulon Long Range Utility Service Area," but did not receive a land use designation (ref. "Attachment 3"). The adjacent subdivision to the north is zoned Residential-13 (R-13). The lot sizes vary from +/- 7,000 square feet to +/- 17,000 square feet. A school is to the adjacent south. The Residential-10 zoning would allow the creation of lots 10,000 square feet, consistent with the adjacent residential development.

Fiscal Analysis:

Fiscal Analysis is not possible with rezoning requests, but the following aspects should be considered in subsequent development processes (e.g. Special Use Permits).

Given the variety of uses with the rezoning (ref. Code of Ordinance §152), it is not possible to analyze the revenues generated form the development (e.g. property taxes) versus the expenditures required to serve the development (e.g. police, fire, public works, parks and recreation). If this property develops as a subdivision of more than 3 lots, a Special Use Permit will be required. Conditions to that permit should consider this trade-off between revenues and expenditures.



STAFF REPORT
RZ 2019-06 – WEAVERS RIDGE
June 10, 2019

Staff Recommendation:

This parcel was identified as "Zebulon Long Range Utility Service Area." While absent a Land Use Category, requested Zoning Map Amendment is consistent with densities of other residential developments within Utility Service Areas.

The Town of Zebulon has approved residential developments with higher densities within proximity of the subject site. Staff feels the proposed Zoning Amendment is consistent with recently approved residential developments; therefore, staff recommends approval of RZ 2019-06 due to the Zoning Map Amendment being consistent with existing development in the area.

Discussion:

The discussion before the Board is whether or not the Zoning Map Amendment request is consistent with the Town's adopted plans and policies.

If approved, a consistency statement is required in accordance with NC General Statute 160A-383. The following consistency statements may be used:

The proposed Zoning Map Amendment is consistent with the Town of Zebulon Land Use Plan in that it further promotes a plan to grow smart addressing the transportation needs within the Town of Zebulon.

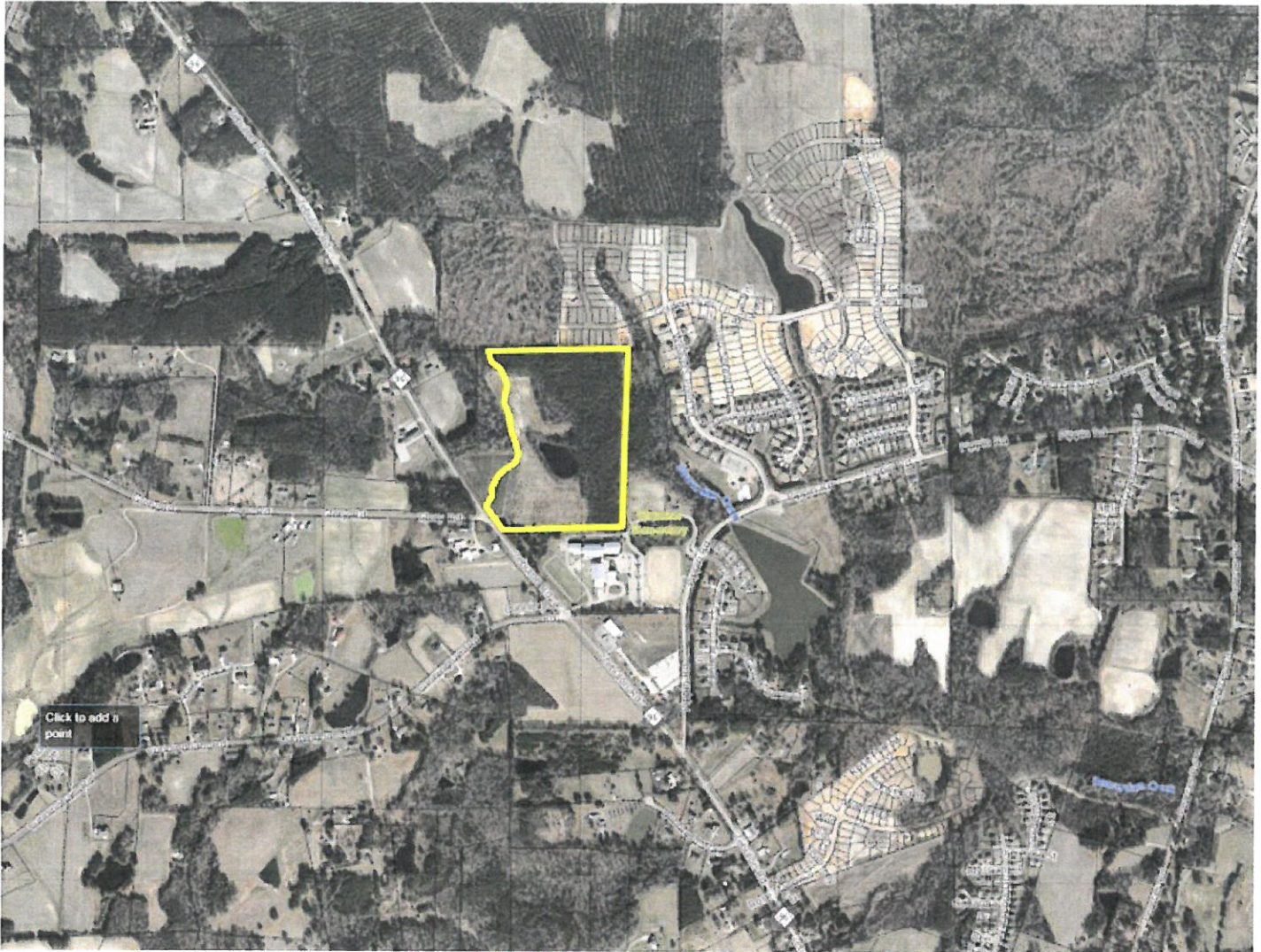
If not approved, the Board should provide alternative language for the consistency statement to state the request is not consistent with the Town's adopted plans and policies. The following statement may be used:

The proposed Zoning Map Amendment is inconsistent with the Town of Zebulon Land Use Plan in that it does not promote a plan to grow smart addressing the transportation needs within the Town of Zebulon.

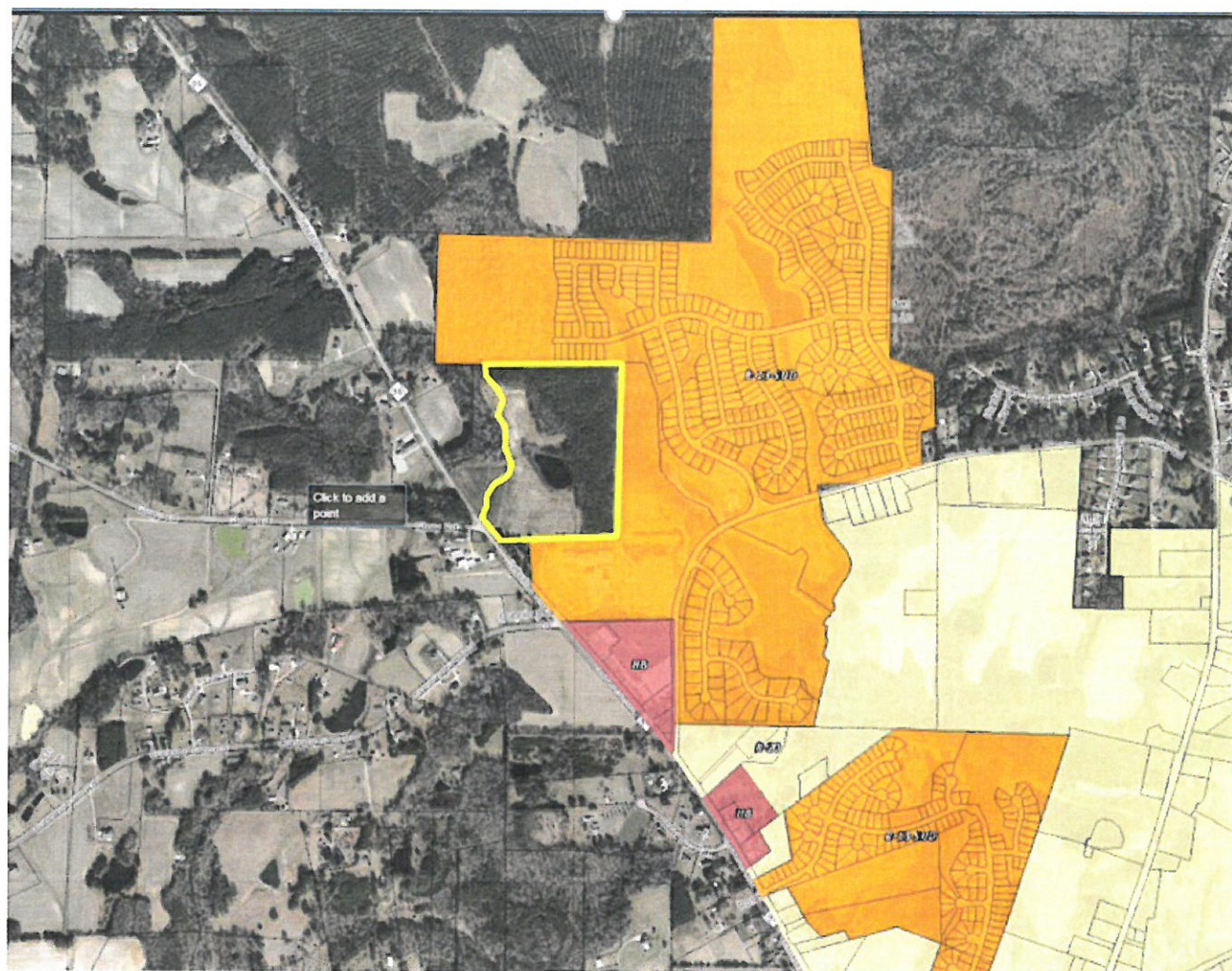
Attachments:

- 1) Aerial Map
- 2) Zoning Map
- 3) Land Use
- 4) Permitted Uses Table
- 5) Site Pictures
- 6) Consistency Statement

Attachment 1



Attachment 2



Attachment 3

Attachment 4

Print

Zebulon, NC Code of Ordinances

§ 152.129 PERMITTED USES.

Use Description	Zones																		Supplemental Regulations
	R-30/ R-20	RMH-30/ RMH-20	R-13	RMH-13	R-10	RMH-10	R-8	RMH-8	R-80W	R-40W	RMF	TR	MA	CB	GB	H-B	IL	IHL	
ABC store																G			
Accessory building	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	§ 152.133
Adult day care center												S	S		S	S			
Adult day care home												G							
Adult establishments; cabarets																S			
Agricultural product; equipment sales and service															G	G	G	G	
Agricultural product; warehousing																	G	G	
Agricultural production; crops	G		G						G	G									
Agricultural production; livestock	G								G	G							S	S	
Airports, public and private																	S	S	
Amphitheaters																S	S	S	
Animal kennel, breeder, or shelter	S								S	S							S	S	
Antiques and gift retail stores														G	G	G			
Apartment on second floor														G					
Appliances; service and retail sales														G	G	G			
Armories																G	G	G	
Art galleries												S		G	G	G			
Arts and crafts; supply and retail sales														G	G	G			
Asphalt plants or products manufacturing or refining																	S	S	
Assembly, fabrication, production or processing of goods and materials using processes that ordinarily do not create noise, smoke, fumes, odors, glare, health or safety hazards outside of the building. Typically involves the work of artisans or craftsman. May also include micro-brews, micro-distilleries, micro-wineries, or other similar facilities as part of a microbrewery or other beverage tasting facilities. *														G	G	G	G	G	
* Outside storage of raw materials or finished products is not allowed; all storage must be located entirely within an enclosed building																			

Auction, auto or equipment																		G	G	
Auction house															G	G	G			
Auditorium, assembly, and conference halls; primary use																		S	S	S
Automatic teller machines															G	G	G	G	G	
Automobile accessory sales															G	G	G			
Automobile and truck assembling, painting, upholstering, rebuilding, reconditioning, body and fender works, truck repairing or overhauling, tire retreading or recapping, and similar uses																		G	G	G
Automobile, motorcycle race tracks, demolition derbies																			S	S
Automobile, motorcycle sales and operation, not including junked or wrecked vehicles, conducted within a completely enclosed building															G	G	G	G	G	
Automobile rental																G	G	G	G	
Automobile repair shops including body and fender work conducted within a completely enclosed building															G	G	G	G	G	
Automobile sales; new and used																G	G	G	G	
Automobile wash; self-service and automatic																G	G			
Automobile, washing and detailing shops															G	G	G	G		
Bait and tackle shop															G	G	G			
Bakeries, retail															G	G	G			
Bakeries, wholesale																	G	G	G	
Banks and savings and loan, and similar financial institutions											G	G	G	G	G	G				
Bar, nightclub, lounge, tavern, and pub															S	S	S	S	S	
Barber shops											G		G	G	G					
Beauty shops, supplies, salons, and cosmetics stores															G	G	G			
Bed and breakfast inns	S		S		S		S		S	S		G	G	G	G	G				
Bicycle and motorbike sales and repair															G	G	G	G		
Billiard and pool halls															S	S	S			
Bingo hall																	S	S		
Blueprint and drafting service											G		G	G	G					
Boats, watercraft, and marine equipment sales, rental, and repair																G	G	G	G	
Books, reading materials and stationery sales															G	G	G			
Bottling plants															S	S	S	G	G	
Bowling alleys															G	G	G	S	S	
Brick and stone yard,																		G	G	

manufacturing and wholesale																			
Brick and stone yard, retail																G	G		
Broadcasting studios, radio, and television														G	G	G	G		
Builders supply store														G	G	G	G	G	
Bulk plants																	G	G	
Bulk storage of inflammable liquids of other hazardous substances																		S	
Bus stations														G	G	G	G	G	
Cabinet and woodworking shops															G	G	G	G	
Camera and photography supply store														G	G	G			
Canvas, tent, and awning sales and service														G	G	G	G		
Car wash															G	G	G		
Carpet, rug, bag cleaning establishment														G	G	G	G		
Catering establishments														G	G	G			
Cemeteries or mausoleums												S	S	S	S	S	S	S	
Child care home	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G			
Child care institution	S															S	S	S	
Churches, synagogues, temples, and other places of worship, rectories, Sunday schools	G	G	G	G	G	G	G	G	G	G	G	G	G			G	G		
Cigars, cigarette, and tobacco; retail stores														G	G	G			
Cigars, cigarette, and tobacco; wholesale																G	G	G	
Circuses, carnivals, carousels, roller coasters, ferris wheels, fairgrounds, exhibit shows, trade shows, races, stage shows, arts and craft shows, etc.																S	S	S	
Clay, stone, concrete, cement processing and sales																	G	G	
Clothing, apparel, and accessory; manufacturing																	G	G	
Clothing, apparel, and accessory; new and used retail sales														G	G	G			
Clubs; civic, social, and fraternal (non-profit)	S	S	S	S	S	S	S	S	S	S	S	S	S	G	G	G	G	G	
Clubs; private and entertainment																S			
Coal, wood lots	S																S	S	
Colleges, universities including fraternity, sorority houses, dormitories, and incidental uses when on the same unit of property	S		S		S						S	S	S		S	S	S	S	
Commercial parking lots and garages														G	G	G			
Community centers												S	S	S	S	S	S	S	
Compartmentalized storage for individual storage of																G	G	G	

residential and commercial goods																			
Computer maintenance, repair, services, and sales														G	G	G			
Condominium	S		S		S		S				S	S	S	S	S	S	S		
Consignment or secondhand shops														G	G	G			
Construction storage yards, lumber yards																G	G	G	
Convenient stores														G	G	G			
Correctional facility, penal institution, jails																	S	S	
Country clubs	S																S	S	
Craft supplies, hobby and fabric sales														G	G	G			
Crematorium												S				S	S	S	
Dairy, ice cream, and coffee shops														G	G	G			
Day care center	S	S	S	S	S	S	S	S	S	S	S	S	S			G			
Department stores														G	G	G			
Distribution center, product																	G	G	
Drive-in theaters																	S	S	S
Drug stores, pharmacies													G	G	G	G			
Dry cleaners														G	G	G			
Duplex	S		S		S		S		S	S	S	S							
Dwellings, boarding and rooming houses	S		S		S		S					S							
Dwellings, conservation subdivision	S		S		S		S												§ 152.139
Dwellings, single-family detached	G	G	G	G	G	G	G	G	G	G	G	G							
Dwellings, single-family residence with accessory apartment	S	S	S	S	S	S	S	S	S	S	G	G							
Dwellings, townhouses	S		S		S		S				S	S	S	S	S	S	S		
Dwellings, two-family	G		G		G		G												
Egg processing																	G	G	
Electric and electronic machinery, equipment, shops, supplies and sales														G	G	G	G		
Electronic game machine parlors														S	S	S			
Electronic game machines, accessory to allowable use														G	G	G			
Engineering supplies and equipment sales														G	G	G	G		
Excavation; processing and sale of minerals and stone																	S	S	
Exhibition buildings, galleries or show rooms														G	G	G	G	G	
Family care home	G	G	G	G	G	G	G	G	G	G	G								§ 152.1464
Farm supply, hay, grain, and feed stores																S	G	G	
Flammable liquids or gases, bulk storage in quantities less than 100,000 gallons																S	S	S	

Flea markets, used of new merchandise sales and promotion																S	S		
Florist; retail sales													G	G	G				
Flowers, plants, and garden supply sales	S													G	G	G			
Food and beverage processing															G	G	G		
Formal wear and costume rental store													G	G	G				
Foundry																	S	G	
Funeral homes										S	S	S	S	S	S				
Furniture, home furnishings, and equipment; manufacturing																G	G		
Furniture, home furnishings, and equipment; retail sales													G	G	G	G			
Furniture re-upholstering and repair													G	G	G	G	G		
Garbage landfills and incinerators																		S	
Garden stores and garden centers; retail sales													G	G	G	G			
Gift stores													G	G	G				
Glass and mirror shop													G	G	G				
Golf courses, including par three and miniature courses	S							S	S							S	S	S	
Golf driving ranges	S							S	S							S	G	G	
Grocery, supermarket, and food stores													G	G	G				
Group care home	S	S	S	S	S	S	S	S	S	S	S	S							
Gun, weapons, firearms, and ammunition sales shops													G	G	G				
Gymnasiums														G	G	G			
Handicapped, aged or infirm home	G	G	G	G	G	G	G	G	G	G	G	S							
Handicapped, aged or infirm institution	S										S	S	G			S			
Halfway house	S	S	S	S	S	S	S	S	S	S	S	S							
Health club, spa, fitness center, gymnasium and exercise facilities (indoors)													G	G	G				
Hobby shops													G	G	G				
Home occupations	G	G	G	G	G	G	G	G	G	G	G	G							§ 152.143
Hospitals												S							
Hotels and motels													S	S	S	S	S		
HVAC, plumbing, hardware, supplies, equipment, and building materials sales													G	G	G	G			
Ice plants																	G	G	
Intermediate care home	S	S	S	S	S	S	S	S	S	S	S	S	G						
Intermediate care institution	S										S	S	G						
Internet café																S			

Jewelry, precious stones and metal sales and service															G	G	G			
Junkyards																		S	S	
Laboratories conducting research or testing entirely indoors using processes that ordinarily do not create noise, smoke, fumes, odors or health and safety hazards outside of the building*															G	G	G	G	G	
* Outside storage of raw materials or finished products is not allowed; all storage must be located entirely within an enclosed building.																				
Laboratories, experimental photo or motion picture, film, research and testing																		G	G	
Laboratories, medical, research														G			G	G	G	
Land clearing and inert debris landfill																		S	S	
Laundries, cleaners, and laundromats; self-service														G	G	G	G			
Laundries; cleaning plants, and linen supply																	S	G	G	
Leather and leather products manufacturing																		G	G	
Libraries													G	G						
Locksmith, gunsmith, and keyshops														G	G	G	G			
Machine shops																	G	G	G	
Machinery (heavy) sale, repair, rental, or storage																	S	G	G	
Manufactured home manufacturing																		G	G	
Manufactured home parks		S		S		S		S												
Manufactured home sales																	S	G	G	
Manufactured homes - Class A		G		G		G		G												
Manufactured homes - Class B		G		G		G		G												
Manufactured homes - Class C		G		G		G		G												
Manufacturing and maintenance of electric and neon signs, billboard and commercial advertising structures and light sheet metal products, including heating and ventilating ducts and equipment, cornices, eaves and the like																		G	G	
Manufacturing and sales of auto accessories																		G	G	
Manufacturing, compounding, assembling, or treatment of articles or merchandise from the following previously prepared materials: bone, cellophane, canvas, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, precious or semiprecious metals or stone, shell, textiles, wood (excluding planing mills), tars, and paint																		G	G	
Manufacturing, compounding, processing, packaging, or treatment of such products as bakery																		G	G	

goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, soap, toiletries, and food products																			
Manufacturing, creating, repairing, assembling of goods or products entirely within an enclosed building																	G	G	
Manufacturing of musical instruments, toys, novelties, and rubber and metal stamps																	G	G	
Manufacturing of pottery and figurines or similar ceramic products, using only previously pulverized clay and kilns fired only be electricity or gas																	G	G	
Manufacturing musical instruments																	G	G	
Martial arts school													G	G	G				
Medical equipment and supplies sales													G	G	G				
Metal shops involving fabrication of sheet metal only																	G	G	
Modular home (one-family detached)	G	G	G	G	G	G	G	G	G	G	G	G							
Monument works, stone works																	G	G	G
Motorcycles and all terrain vehicle (ATV) sales, service, repair, and rental													G	G	G		G	G	
Movie theaters													S	G	G				
Moving, transfer, and storage companies																	G	G	
Multi-family apartment, conversion, and townhouse	S		S		S		S				G	S							
Museum																	G	G	
Musical instrument, equipment, and record sales													G	G	G				
Nail care salons and spas													G	G	G				
Nursery (horticultural) and greenhouses	S																G	G	
Nursing care home	S	S	S	S	S	S	S	S	S	S	S	S							
Nursing care institution	S										S	S	G						
Office; business and professional											G		G	G	G				
Office equipment and supply store; retails sales													G	G	G	G			
Office; medical, dental, paramedical, chiropractor, physical and occupational therapy											G	G	G	G	G				
Offices of permitted uses											G	G	G	G	G	G	G	G	
Opticians											G	G	G	G	G				
Paint and wallpaper stores													G	G	G	G			
Pawn shops													G	G	G				
Pet store and grooming											S		G	G	G				
Photographic studios, development, processing and finishing													G	G	G				

Planing and sawmills																		G	G	
Planned commercial and mixed use developments															S	S	S	S		
Poultry processing and dressing plants																			G	
Printing and binding establishments														G	G	G	G	G		
Privately owned recreational facilities such as tennis courts, swimming pools, etc.	S														S	S				
Propane and natural gas retail stores															G	G	G			
Public buildings; police, fire, rescue squad stations, museums, art galleries, parks	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	
Public recreational facilities; tennis courts, swimming pools, etc.	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G				
Public utilities, static transformer stations, transmission lines and towers and telephone exchanges, radio and television towers and transmitting or relay stations, including service and storage yards	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	
Quarries or other extraction industries																		S	S	
Racetrack, indoor																	S	S	S	
Racetrack, outdoor																		S	S	
Railroad freight stations, switching, storage, freight yards, maintenance, and fueling stations																	S	S	S	
Railway stations														G	G	G	G	G		
Recreational facility; indoor (private and non-profit)																	S	S	S	
Recreational facility; outdoor (private)	S																S	S	S	
Recycling deposit station (principal use)	S																S	S	S	
Recycling processing facility																		S	S	
Repair and servicing shops conducted entirely within an enclosed structure														G	G	G	G	G		
Restaurants, including all eating establishments except: bars, nightclubs, lounges, taverns, clubs, and lodges														G	G	G	S	S		
Roller skating rinks														G	G	G	S	S		
Salvage yards																		S	S	
Schools (academic): kindergarten, elementary, secondary, public or private	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Schools (non-academic): commercial, vocational, public or private to include music and dance studios	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Seasonal sales (Christmas trees, plants and pumpkins)															G	G	G	G		§ 152.1463
Septic tank cleaning services																		S	S	

Service and repair establishments, including but not limited to small item repair shops and rental shops; conducted entirely within an enclosed structure																		G	G	G	G	G	
Service station type I																		G	G	G	G	G	
Service station type II																			S	G			
Service station type III																			S	G			
Sheet metal, roofing shops																				G	G	G	
Shoe repair																		G	G	G			
Shooting range; indoor																		G	G	G			
Shooting range; outdoor																				S	S	S	
Sign and banner shop, retail sales																		G	G	G			
Sign painting and fabrication shop																				G	G	G	
Sporting goods and apparel shops																		G	G	G			
Stables, commercial	S																				S	S	
Swimming pools sales, service, and supplies																				S	G	G	
Tailor, dressmaking, and alteration shop																		G	G	G			
Tanning salons, primary and accessory uses																		G	G	G			
Tattoo parlor																		S	S	S			
Tax preparation service																		G	G	G			
Taxi stands																		G	G	G	G	G	
Television sales and repair																		G	G	G			
Theater																		G	G	G			
Thrift stores																		G	G	G			
Tobacco storage and processing; commercial and industrial operation																					G	G	
Tool and die shop, wrought iron shop, blacksmith or machine shop																					G	G	
Toys, retail sales																		G	G	G			
Trailer sales, service, and rental																				G	G	G	
Travel agency																		G	G	G			
Travel trailer parks	S																				S	S	
Truck and utility trailer rental facility; primary use																				G	G	G	
Truck washing facility; accessory use																					G	G	
Truck washing facility; primary use																					S	S	
Upholstery shop																				G	G		
Veterinary and animal clinics and hospitals (non-boarding)																		G	G	G			
Video rental stores; primary and accessory use																		G	G	G			
Warehousing, general																			G	G	G	G	

Watch and clock, repair and sales															G	G	G			
Welding shop																	G	G	G	
Well drilling services																		G	G	
Wholesale establishments, sales, distribution, and operations																		G	G	
Wholesale storage of petroleum, gasoline, and oil																			S	
Woodworking shops																		G	G	
Wrecker service; automobile and vehicle towing service																	S	G	G	

(1985 Code, § 152.129) (Ord. 2007-44, passed 3-7-2007; Ord. 2007-43, passed 5-7-2007; Ord. 2007-56, passed 5-7-2007; Ord. 2008-06, passed 7-2-2007; Ord. 2007-11, passed 8-7-2007; Ord. 2009-41, passed 5-4-2009; Ord. 2010-34, passed 3-1-2010; Ord. 2010-40, passed 5-3-2010; Ord. 2010-42, passed 5-3-2010; Ord. 2011-17, passed 2-7-2011; Ord. 2013-21, passed 11-5-2012; Ord. 2013-22, passed 12-3-2012; Ord. 2013-49, passed 6-3-2013; Ord. 2014-01, passed 7-1-2013; Ord. 2016-10, passed 7-6-2015)

Attachment 5









Attachment 6

		Requirements	Example Motions
No changes to Ordinances or Plans	Option 1	A statement approving the zoning map amendment and describing its consistency with the Town of Zebulon Comprehensive Plan, Zebulon Code of Ordinances, and any other official plan that is applicable, explaining why the action taken is reasonable and in the public interest.	I move we recommend approval of RZ 2019-06 based upon the consistency with the Town of Zebulon Comprehensive Plan, Zebulon Code of Ordinances, and any other official plan that is applicable.
	Option 2	A statement rejecting the zoning map amendment and describing its inconsistency with the Town of Zebulon Comprehensive Plan, Zebulon Zoning Ordinance, and any other official plan that is applicable, explaining why the action taken is reasonable and in the public interest.	I move we recommend disapproval of RZ 2019-06 based upon review of inconsistency with the Town of Zebulon Comprehensive Plan, Zebulon Code of Ordinances, and any other official plan that is applicable.
With changes to Ordinances or Plans	Option 3	<p>A statement approving the zoning map amendment and containing <u>at least all</u> of the following:</p> <ul style="list-style-type: none"> a. A declaration that the approval is also deemed an amendment to Town of Zebulon Comprehensive Plan, Zebulon Zoning Ordinance, and any other official plan that is applicable. The Board shall not require any additional request or application. b. An explanation of the change in conditions the Board took into account in amending the zoning ordinance to meet the development needs of the community. c. Why the action was reasonable and in the public interest. 	I move we recommend approval of RZ 2019-06 as an amendment to the Zebulon Code of Ordinances.