

**Zebulon
Planning Board
Minutes
January 10, 2022**

Present: David Lowry, Michael Germano, Gene Blount, Laura Johnson, Stephanie Jenkins, Jessica Luther, Joshua Robinson, Joe Moore-Town Manager, Michael Clark-Planning, Lisa Markland-Town Clerk, Eric Vernon-Town 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.

NEW BUSINESS

A. Zebulon National Historic

Michael Clark spoke about the request from Preservation Zebulon to the State Historic Preservation Office and the National Park Service to establish a National Historic District in Zebulon. Staff recommended denial of the request to establish a National Historic District in Zebulon.

Michael Germano stated the proposed Historic District was too large to meet the needs of the Town and felt the district was rushed and thought it would be better that it be done correctly than to rush it just to say we had one.

There was discussion about the proposed area of the Historic District. Some expressed concerns about specific landmarks included and excluded from the proposed district such as the swimming pool and Whitley Galleries and the Barbee Street area.

There were questions on whether the Land Use Plan would change if the Historic District was added. Michael Clark stated the Town would make an amendment to the Land Use Plan to indicate a Historic District.

Jessica Luther stated it would be a disservice to adopt the proposed Historic District with the Town being excluded from the process.

Michael Germano suggested to have a survey that was more encompassing of the full boundaries of the Town and felt the Town and citizens were not a part of the process. The focus needed to be on the cultural and community gains instead of the tax credits and financial gains for businesses and individuals.

David Lowry stated the district met the needs of the statutory requirements but did not agree on the proposed boundaries of the district. Gene Blount agreed and thought that it would be best to go ahead and approve the district and make changes later.

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Michael Germano made a motion, second by Stephanie Jenkins to recommend denial of the National Historic District in Zebulon. There was no discussion and the motion passed with a vote 5 to 2 with Michael Germano, Stephanie Jenkins, Joshua Robinson, Jessica Luther and Laura Johnson voting in favor and David Lowry and Gene Blount voting in opposition.

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

Adopted this the 14th day of March 2022.





David Lowry—Chair



Stacie Paratore, CMC—Deputy Town Clerk