

**Zebulon
Joint Public Hearing
Minutes
November 14, 2022**

Present: Glenn York, Beverly Clark, Quentin Miles, Shannon Baxter, Jessica Harrison, Larry Loucks, Joe Moore-Town Manager, Lisa Markland-Town Clerk, Stacie Paratore-Deputy Town Clerk, Michael Clark-Planning, Jacqui Boykin-Police, Sheila Long-Parks and Recreation, Sam Slater-Attorney

Planning Board Present: David Lowry, Michael Germano, Laura Johnson, Domenick Schilling, Genia Newkirk, Stephanie Jenkins

Mayor York called the meeting to order at 7:00pm.

APPROVAL OF THE AGENDA

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

PUBLIC HEARING

A. CZ 2023-01 – 401 W. Gannon Ave.

Mayor York opened the public hearing and asked for a staff report.

Michael Clark stated this was a conditional zoning request to rezone 401 W. Gannon from OI Office & Institutional to DTP-C, Downtown Periphery Conditional for the construction of a multi-family development with 11 dwelling units. A map of the parcel was shown. The public hearing notification was explained. The vicinity map, current zoning map and future land use plan were shown. The concept plan showed multi-family 11-unit townhome style structures with a 30-foot type C buffer and open space preservation. The initial proposed elevations of the units were shown. Revised proposed elevations were passed around to the Board with a traditional pitched roof and less modern design.

The applicant proposed the following conditions:

- Garage widths
- Architectural conditions
- Building articulation
- Height deviation

Michael Clark stated it was a new product type for the Town of Zebulon and showed other towns with similar type homes. The proposed units increased density, reduced the need for services and featured a pedestrian site design with an 11-minute walk to the downtown core.

The required standards for the request were in section 2.2.6.K:

- Health, safety and welfare
- Appropriate for location
- Reasonable in the public interest

Joint Public Hearing
Minutes
November 14, 2022

- Concept plan consistent with regulations
- Other relevant factors

Staff recommended referring the matter to the Planning Board for recommendation.

Mayor York asked if the Board had any questions.

There was discussion about the demand for the type of proposed housing, the walkability to nearby areas, pedestrian signage and traffic patterns.

Commissioners Baxter and Miles expressed concerns about the aesthetic of the proposed townhomes.

Commissioner Clark liked the new rendering and stated it fit in with the surrounding community.

Sherry Case with Meridian spoke about the new elevations that featured a more traditional look.

There was an existing tree to be saved in the open space. If the tree could not be saved Meridian would have a conversation with the Town before it was removed.

Meridian was in agreement to construct a 10ft wide greenway along Gannon Avenue toward downtown.

There was discussion about the preference of stone over brick on the façade, trees to be used for buffers, trash service, nearby zoning codes, ADA accommodations, and the price point. Michael Clark stated in terms of a regulatory context there was no impact on the historic district.

There was explanation of why the applicant was not requesting to change the zoning to residential. The Downtown Periphery mixed use character and content was more aligned with the applicant's intent versus a Residential-4 zoning. The applicant was not trying to increase past the allowable density and wanted a more residential feel for the neighborhood.

There were questions about whether the properties would be rentals or sold. Sherry Case confirmed the buildings were meant to be sold and would not be listed as rentals.

Each unit would have a single car garage and available parking in the driveway. Ms. Jenkins expressed concerns over the lack of additional parking.

Commissioner Baxter had concerns of the side views of the building from option one. Ms. Case would have the architect work on the elevations, so it was more aligned with the surrounding neighborhood.

Commissioner Miles inquired about a fence around the property. Ms. Case stated landscaping would be a more attractive option but were not opposed to installing a fence.

The proposed amenity for the property was an open gathering space with benches. Mr. Lowry suggested a gazebo being added to the open space.

Joint Public Hearing

Minutes

November 14, 2022

There was discussion about architectural elements that could be modified to match the downtown buildings.

There were questions about stormwater and Michael Clark stated the Technical Review Committee would address stormwater mitigation during the construction drawing review.

There were more concerns expressed about inadequate parking. Ms. Case stated Meridian would investigate options for additional parking.

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

Mayor York asked if anyone wished to speak in opposition.

Bruce Davis of 209 W. Gannon Avenue, spoke about his concerns of the modern design being constructed near his historic home.

Leslie Gasson of 405 W. Gannon Avenue, expressed concerns of the development being built next to her home.

Ethan Sprague, of 301 Rotary Drive, stated he did not want to live next to a three-story development and it did not fit in with the Town.

Dr. Donald Krohn voiced concerns about the development, wanted more specifics about the development and how they would better the neighborhood.

Stacie Paratore read comments submitted from David A. Martin of 324 W. Gannon Avenue about his concerns about the development.

Stacie Paratore read comments submitted from Stewart Sprague of 301 Rotary Drive requesting a privacy fence be installed if the development was approved.

Mayor York asked if there was anyone else wishing to speak. There were none.

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

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

Adopted this the 5th day of December 2022.




Glenn L. York—Mayor


Lisa M. Markland, CMC—Town Clerk