

**Zebulon
Joint Public Hearing
Minutes
December 12, 2022**

Present: Glenn York, 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, Chris Ray-Public Works, Chris Perry-Fire, Sam Slater-Attorney

Absent: Beverly Clark

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

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

APPROVAL OF THE AGENDA

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

PUBLIC HEARING

A. CZ 2023-02 – 0 Weavers Pond Drive

Mayor York stated the applicant asked that the item be postponed until the January 23, 2023 7:00pm meeting.

Commissioner Baxter made a motion, second by Commissioner Loucks to postpone CZ 2023-02 to the January 23, 2023 at 7:00pm meeting. There was no discussion and the motion passed unanimously.

B. PD 2022-01 – Wakelon Mills

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

Michael Clark explained under UDO Section 2.2.24.J a Planned Development: 1) advances the public health, safety or welfare, 2) appropriate for its proposed location and consistent with Town guidance and regulations, 3) reasonable and in the public interest and 4) other relevant factors as deemed appropriate by the Board of Commissioners. The second set of standards for Planned Developments was found in UDO Section 3.5.5: 1) creates flexibility, 2) better than regulations, 3) consistent with adopted policy guidance, 4) compatible with surrounding uses and 5) established master plan for development.

Staff stated this was a planned development request to rezone a section of 1015 N. Arendell Avenue from Light Industrial and 409 Judd Street from R4 Residential to PD – Planned Development for the development of a mixed product residential neighborhood of 293 dwelling units. The site map, vicinity map, zoning map and future land use plan were shown.

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The request included 118 townhomes, 175 detached single family detached homes, road extensions, guest parking, amenity center, pool, recreation areas and private greenways. Staff explained the proposed road extensions were part of the Town's transportation plan. The UDO required one guest parking space for every four dwelling units and the applicant proposed guest parking to be spread throughout the neighborhood. The amenity center would be reviewed at a later date with a separate site plan.

Mr. Clark stated the applicant was also proposing greenways which would be maintained and owned by the HOA and were not subject to Town maintenance.

The proposed elevations of the townhomes and single family detached homes were shown. The different elements of each were shown including a J-drive, narrower single family dwelling units, window trim, enhancements on garage doors, exterior lights and extended overhangs. Staff had concerns about the front porch being located behind the garage which indicated a more auto dominate neighborhood.

The road improvements included a two-lane median divided road on Judd Street, an extension on Wedgewood Avenue with curb, gutter and sidewalks and improvements on Worth Hinton Road. Staff still had concerns with the intersection of N. Arendell and Judd Street. The Town's consulting engineer recommended a full roundabout for consideration. NCDOT stated a roundabout would be difficult with the land acquisition, but an improvement would need to be made at that intersection.

Michael Clark stated the majority of the parcel was zoned as light industrial and showed examples of allowable uses in that zoning district.

Collier Marsh from Parker Poe showed the site on a map stating the majority was the existing GSK site.

Sarah McTier, the Director of Real Estate and Asset Management at GSK spoke about the project and stated GSK carefully selected the developer for the site.

Mr. Marsh spoke about the existing zoning on the site. There were intense active uses allowed on the site and the developer was giving the Town something better than what was considered an allowable use under the current zoning. There was discussion about the future land use map and how the development fit with the surrounding area. Mr. Marsh explained the connection from Judd Street to Worth Hinton and connection from Wedgewood to Judd Street were in the Town's Transportation Plan.

The Planned Development commitments and detailed Master Plan were shown. Mr. Marsh clarified that there were 118 single-family detached homes and 175 single-family attached homes. The amenities included a pool, cabana, dog park, work out stations along walking trail, playground, soccer field and pickle ball courts.

The developers received feedback about the plan and Mr. Marsh spoke about how the development made meaningful changes to address the feedback that was received. Some of the changes included lots being reconfigured, lot sizes increased, added buffers, changes to architectural features and

community amenities were added. There were over four miles of trails and over 17 acres of open space.

Commissioner Baxter expressed concerns about the root systems of trees planted in the landscaped median. Michael Clark explained there were specific UDO guidelines for trees to prevent issues from the root systems.

Mayor York asked if the Board of Commissioners had any more questions. There were none.

Mayor York asked if the Planning Board had any questions.

Domenick Schilling expressed concerns about traffic at Judd Street and Arendell. Mr. Marsh stated once NCDOT approved a signal they would have one installed at that time.

Caroline Cheeves, from Remy Kemp Associates, who performed the traffic impact analysis, gave background about NC 96 and requirements needed from NCDOT to install a traffic signal. The traffic signal would be installed once it met the minimum trip requirements. It was explained that a roundabout would not be possible since NC 96 was a four-lane road.

David Lowry asked who would maintain the alleyways and where would trash collection pick up. Mr. Marsh stated HOA would maintain the alleyway and trash would be collected in the alley. Mr. Lowry expressed concerns about trash being in the alley and the HOA not properly maintaining them.

Michael Germano expressed concerns about walkability and suggested adding protected crosswalks on Arendell Avenue. Mr. Germano also pointed out that the attached homes and detached homes minimum lot areas were the same at 7,200 sq. ft and asked for that to be clarified.

There was a question about the environmental impacts from Peggy Alexander. A wildlife impact study had not been performed, but Mr. Marsh stated the riparian areas were being preserved. The area was permitted to be an industrial use and Mr. Marsh encouraged the Boards to look at the scope of the request.

Concerns about the proposed stoplight on Arendell and Judd causing traffic congestion issues were expressed. Ms. Cheeves explained the coordination of stop lights to prevent traffic congestion.

Domenick Schilling asked if the new development would impact emergency services or cause confusion. Jacqui Boykin stated it would not because dispatch provided cross streets for emergency calls.

David Lowry stated the nearest Town park was Whitley Park and asked if the new development would cause an impact on the park. Sheila Long stated the development had active recreation. The Master Plan identified areas where the anticipated growth would be and the recreation impact fee for the development would provide approximately \$730,000 to use toward existing and future parks.

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There was a question about the improvements along the frontage. Brian O’Kane, a Civil Engineer with the Nau Company, stated the greenway would run along the frontage and would taper toward Judd Street.

Mayor York asked if the Planning Board had anymore 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.

Gina Bryant stated she was a lifelong resident of Zebulon and had concerns that clear cutting the property could lead to flooding and run off issues. Ms. Bryant also had concerns about the threats to the biodiversity of the area.

Judy Kovach expressed concerns about infrastructure, traffic, air pollution, noise, safety, and wildlife being affected by the new development.

Damon Damphie stated he moved from a large city and Zebulon did not have enough amenities to support the growth.

Joel Hassan asked if the development included affordable housing and had concerns about the traffic it would bring to the area.

Joseph Bryant was renovating a property at 402 W. Judd Street and spoke about the peacefulness of the area and was worried the development would take away the serenity.

Robert Stout and Earnest Campbell spoke about the runoff issues Mr. Campbell experienced on his property. There were also concerns expressed about the development causing sewer system issues.

Milton Bryant stated he lived in Town for 40 years and was worried the growth in Zebulon would cause strain and turnover in the Fire and Police Departments.

Mark Cronk stated there was a need for a light at Judd and Arendell and 290 homes would cause more traffic issues.

Robin Haslin stated she loved the Police Department being nearby but was concerned about the development causing traffic issues during an emergency.

Carla Damphie stated she enjoyed Zebulon’s small-town feel, but the new developments caused traffic issues. Ms. Damphie also wanted to see education improved and to build a high school.

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

Mayor York asked if anyone had a neutral comment.

Jay Estes, who was on the Town’s Board of Adjustment, stated he saw the potential for Board of Adjustment cases for variances or interpretations in the future if the development passed. He

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thanked the Board for their passing of the Town’s UDO. Mr. Estes asked if there were conditions that additional houses could not be added to the larger lots later. Michael Clark stated that was not specified as part of the request and could review the details of the development with him after the meeting.

Jared Watkins stated he was not against the proposed plan but was worried about the infrastructure.

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

Commissioners Baxter, Miles, Harrison and Loucks thanked the citizens for coming to the meeting and for their comments.

Commissioner Miles asked Sarah McTier if GSK was in communication with anyone else about purchasing the land. Ms. McTier stated they were under contract with the developer and could not breach their contract or speculate. GSK had a global program to dispose of land and would entertain offers.

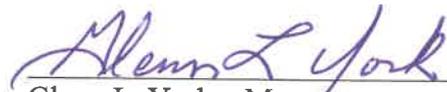
Mayor York thanked everyone for coming to the meeting.

Mayor York closed the Public Hearing and referred the matter to the Planning Board.

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

Adopted this the 9th day of January 2023.




Glenn L. York—Mayor


Lisa M. Markland, CMC—Town Clerk