

**Zebulon
Planning Board
Minutes
December 12, 2022**

Present: David Lowry, Laura Johnson Michael Germano, Domenick Schilling, Stephanie Jenkins, Genia Newkirk, Peggy Alexander, Joe Moore-Town Manager, Michael Clark-Planning, Lisa Markland-Town Clerk, Stacie Paratore- Deputy Town Clerk, Sam Slater-Attorney

David Lowry called the meeting to order.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Domenick Schilling made a motion, second by Stephanie Jenkins to approve the November 14, 2022 Planning Board minutes. There was no discussion and the motion passed unanimously.

NEW BUSINESS

A. PD 2022-01 – Wakelon Mills

Michael Clark 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 residential dwelling units. The site map, vicinity map, zoning map and future land use plan were shown.

The request included 175 townhomes, 118 detached single family homes, road extensions, guest parking, amenity center, pool, recreation areas and private greenways. Mr. Clark explained the road improvements included a two-lane median divided road on Judd Street, an extension on Wedgewood with curb, gutter and sidewalks and improvements on Worth Hinton Road and were part of the Town's transportation plan. Staff still had traffic concerns with the intersection of N. Arendell and Judd Street.

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 Planning Board. 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.

Michael Germano stated based on the comments from the Joint Public Hearing and his concerns regarding infrastructure, there were a lack of amenities in the area and asked the developer to consider creating a more mixed-use development. Mr. Marsh stated the development was not a viable location for successful commercial businesses and the development was a way to bring more rooftops to the area which would bring more businesses.

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There was discussion about the types of businesses that could be built in the light industrial zoning district and the traffic congestion on Green Pace Road and Worth Hinton.

Stephanie Jenkins stated there were a lot of concerns raised from the community and felt the development was not right for Zebulon at this time.

Domenick Schilling wanted assurances that the developer would install the traffic light. Collier Marsh stated the traffic impacts of the development were addressed in the traffic study that was performed and the developer was agreeable to make those changes. The developer would have NCDOT do a study at Arendell and Judd at the appropriate time to warrant a traffic signal and would work with the Town to determine that time.

Domenick Schilling stated he recently walked the area and had concerns about runoff in the area. Mr. Marsh stated the ponds throughout the site met the Town's standards for retention and treatment.

Genia Newkirk asked if the Planning Board was serving the residents of Zebulon by allowing the development and was concerned the new developments were taking away the small-town feel.

Mr. Marsh spoke about the growth of the Town and encouraged the Planning Board to have the growth be centrally located close to the core of the Town. Having development built on the outskirts of Town would add to the traffic issues.

Michael Clark explained the creation process of the Comprehensive Land Use Plan and that it was created to guide the development of the Town by the voice of the citizens.

Mr. Germano asked staff for specific ways to make the development more pedestrian oriented. Staff showed modifications of changing the pitch of the roof lines and adding additional pedestrian connections to make the development more pedestrian oriented. Mr. Germano did not see the townhomes as having a pedestrian oriented façade and suggested more architectural conditions with movement and variations.

Ms. Johnson asked about the price range of the homes. Mark Shekels stated the townhomes would be \$300,000 to \$400,00 and the single-family homes would be \$400,000 to \$600,000. Mr. Shekels worked on the development of Riverwood and provided his opinion about why a similar design would not work in this area.

Peggy Alexander asked if there was a way to avoid clear cutting the trees. Mr. Marsh explained most of the area would need to be clear cut due to the Judd Street extension and the lots would need to be graded.

David Lowry stated an industrial use could be brought in under the current zoning and the proposed development could bring in a nice development for young professionals to the community.

Stephanie Jenkins stated the community came out and spoke about what they wanted Zebulon to be, and the Planning Board needed to listen to their comments and vision.

Mr. Germano stated Light Industrial (LI) zoning also allowed indoor recreational spaces, live/work units, cocktail lounges, gymnasiums, medical office buildings, hotels and stated the Town could be limiting itself with the development. The next proposed use could be a better option for the citizens and the Planning Board should not just approve something just because it comes before them.

Domenick Schilling stated he felt different and thought the development would be good for the Town explaining 300 new families moving into Town generating new growth, businesses and schools would be serving the Town. This was the Planning Board's chance to approve a nice development instead of leaving it up to chance of what could be proposed. Mr. Schilling's largest concern was traffic and stated he felt the developer addressed the traffic as best they could.

Staff was asked about the total number of new homes that had been approved. Michael Clark said there were 1,700 homes with vested rights that have not begun construction, 300 homes in review or under construction, and 2 residential subdivisions in review.

Laura Johnson made a motion, second by David Lowry to recommend approval of PD 2022-01. There was not further discussion and the motion passed with a vote 4 to 3 with Laura Johnson, David Lowry, Domenick Schilling and Peggy Alexander voting in favor and Genia Newkirk, Michael Germano and Stephanie Jenkins voting in opposition.

DEVELOPMENT UPDATES

Michael Clark stated there would be a Joint Public Hearing meeting on January 23 and provided development updates.

David Lowry welcomed Peggy Alexander to the Planning Board and thanked staff for their work.

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

Adopted this the 10th day of April 2023.



David Lowry—Chair



Stacie Paratore, CMC—Deputy Town Clerk