

**Zebulon
Joint Public Hearing
Minutes
May 13, 2019**

Present: Robert S. Matheny, Dale Beck, Curtis Strickland, Don Bumgarner, Beverly Clark, Annie Moore, Joe Moore-Town Manager, Lisa Markland-Town Clerk, Michael Clark-Planning
No Planning Board members were present.

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

Commissioner Bumgarner made a motion, second by Commissioner Strickland to cancel the work session on May 14. There was no discussion and the motion passed unanimously.

Commissioner Strickland made a motion, second by Commissioner Moore to recess the meeting to May 21, 2019 at 7:00pm. There was no discussion and the motion passed unanimously.

May 21, 2019

Present: Robert S. Matheny, Dale Beck, Curtis Strickland, Don Bumgarner, Beverly Clark, Annie Moore, Joe Moore-Town Manager, Lisa Markland-Town Clerk, Stacie Paratore-Deputy Town Clerk, Michael Clark-Planning, Meade Bradshaw-Planning, Sam Slater-Attorney

Planning Board Present: David Covington, Larry Ray, Gene Blount, Stan Nowell, Stephanie Jenkins

Absent: Shannon Baxter and Laura Johnson

Mayor Matheny called the meeting back into session at 7:00pm reconvening the recessed meeting from May 13, 2019.

Mayor Matheny gave the process for the legislative and quasi-judicial hearings.

PUBLIC HEARING

A. Legislative

1. RZ 2019-02 Dixon Paving

The Dixon Paving request was withdrawn.

2. RZ 2019-04 on 0 N Arendell Ave

Meade Bradshaw explained the applicant was Dallas Pearce, the owner was Joseph B. Vinson and Jewel S. Vinson Trustee with a parcel size of 0.15 acres located at 0 N. Arendell Avenue. The request was a zoning map amendment from Residential 10 (R-10) to Transitional Residential (TR).

A PowerPoint presentation showed a map of the landlocked parcel. It was explained the same person also owned the adjacent parcel to the east which had frontage on N. Arendell Ave. Staff

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A PowerPoint presentation showed a map of the landlocked parcel. It was explained the same person also owned the adjacent parcel to the east which had frontage on N. Arendell Ave. Staff recommended approval of RZ 2019-04 based upon the consistency with the Town of Zebulon Comprehensive Plan, Zebulon Code of Ordinances, and any other official plan that was applicable.

Mayor Matheny asked if there was anyone who wished to speak in favor.

Dallas Pearce explained the lots were going to be recombined into one lot. The front lot was zoned TR and the back lot was zoned R-10. The owner needed both to be zoned TR. The owner did not own any other adjacent lots.

Mayor Matheny asked if there were any questions from either of the Boards. There were none.

Mayor Matheny asked if there was anyone else who wished to speak in favor. There were none.

Mayor Matheny asked if there was anyone who wished to speak in opposition. There were none.

Mayor Matheny closed the public hearing and referred the matter to the Planning Board for their recommendation.

B. QUASI-JUDICIAL

1. SUP 2019-01 Cardinal Pines

The Board was asked if anyone on either Board had an ethics conflict, financial interest, ex-parte communication, or a fixed opinion on the matter. There were none.

Meade Bradshaw presented that the applicant Dennis Tharrington of WDT Development, LLC was requesting a special use permit for approximately seven acres located at 303 Pony Road to construct multifamily apartments. The applicant's concept plan was shown to the Board.

The findings of fact were reviewed.

Meade Bradshaw read the following conditions being recommended by staff:

- 1) sidewalk connection made behind the buildings for connectivity and a proposed outdoor amenity,
- 2) sidewalk connection from the front entrance of the building to the public sidewalk on Pony Road, and
- 3) Technical Review Committee approval through the Town of Zebulon.

It was explained a TIA was not required based upon the number of trips per day for the development. The applicant proposed the site would generate 42 trips per day.

Commissioner Bumgarner asked if any property had been designated for a possible street connecting to the Pineview subdivision to provide a second exit for the subdivision. Meade stated there was no property dedicated for such a use.

Mayor Matheny asked if anyone wished to speak in favor.

The developer, Dennis Tharrington, stated the area to be the best site for affordable housing. The site would be available for people 55 and older that made 80% of the median income and below in Wake County. There were numerous amenities for elderly people to enjoy within one mile of the site.

Commissioner Strickland asked why the complex was four stories. Mr. Tharrington explained it was for economic reasons, but there as an elevator onsite.

The four findings of fact were covered and the applicant believed the site satisfied all of those needs. The applicant stated they had similar senior facilities located in Henderson, Oxford, Gastonia, Knightdale, and Clemmons.

Excel Property Management out of Raleigh would manage the property. The facility provided affordable housing for seniors 55 years and up and the facility was required to remain a senior facility for a minimum of 30 years in order to receive tax credits.

Mayor Matheny asked if there was anyone who wished to speak in opposition. There were none.

Mayor Matheny closed the public hearing and referred the matter to the Planning Board for their recommendation.

2. SUP 2019-03 The Fetching Post

Meade Bradshaw gave a PowerPoint presentation and stated the applicant and owner was Amy Brown-Pearce who was requesting a special use permit for approximately seven acres located at 571 W. Barbee Street. The applicant's request was to construct an animal kennel on the property zoned Residential-20 (R-20). It was explained the applicant currently owned the adjacent property and had run a kennel business since 2008.

The findings of fact were reviewed.

Staff recommended the following conditions:

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

Commissioner Strickland inquired about the 8pm to 8am timeframe. Meade Bradshaw explained the dogs could be taken out one-by-one, but not allowed to have multiple animals outside that could cause a noise issue. The kennels would be enclosed in the building.

Mayor Matheny asked if anyone wished to speak in favor.

Amy Brown-Pearce stated she was happy to answer any questions from the Board.

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Mayor Matheny asked if anyone wished to speak opposition. There were none.

Mayor Matheny closed the public hearing and referred the matter to the Planning Board for their recommendation.

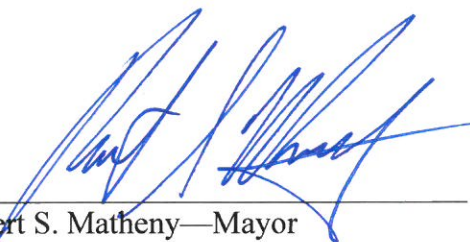
Joe Moore explained May 22 was the Board of Commissioners' work session. There were three action items added to the agenda and two were storm related. A storm response and update was given to the Board.

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

The meeting was adjourned at 7:50pm.

Adopted this the 5th day of August, 2019.




Robert S. Matheny—Mayor


Lisa M. Markland, CMC—Town Clerk