

**Town of Zebulon  
Planning Board  
Minutes  
May 21, 2019**

Present: David Covington, Larry Ray, Gene Blount, Stan Nowell, Stephanie Jenkins, Joe Moore-Town Manager, Lisa Markland-Town Clerk, Stacie Paratore-Deputy Town Clerk, Michael Clark-Planning, Meade Bradshaw-Planning, Sam Slater-Attorney  
Absent: Shannon Baxter and Laura Johnson

Gene Blount called the meeting to order at 7:56pm.

**AGENDA**

Gene Blount stated the agenda was amended to remove Dixon Paving.

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

**NEW BUSINESS**

A. RZ 2019-02 Dixon Paving

The Dixon Paving request had been withdrawn.

B. RZ 2019-04 0 N Arendell Ave.

It was stated the applicant's intent was to combine the two lots, but was not a requirement.

Stan Nowell made a motion, second by Stephanie Jenkins to approve 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. There was no discussion and the motion passed unanimously.

C. SUP 2019-01 Cardinal Pines

Gene Blount made a motion, second by Larry Ray to approve SUP 2019-01 with the following conditions:

- 1) A sidewalk connection should be made behind the building for connectivity and a proposed outdoor amenity;
- 2) there should be a sidewalk connection from the front entrance of the building to the public sidewalk on Pony Road; and
- 3) the project must receive Technical Review Committee approval from the Town of Zebulon conforming to the Code of Ordinances and Land Development Regulations.

D. SUP 2019-03 The Fetching Post

There was a question if the parcel was a satellite annexation since the area was landlocked. Meade Bradshaw explained the landlocked piece was a satellite annexation, but could be tied into the other parcel. The applicant was on well and septic and would have to tie into the water service on W. Barbee Street by filing an annexation. The City of Raleigh would not accept a private water line to cross W. Barbee Street.

Gene Blount made a motion, second by Stan Nowell to approve SUP 2019-03 with 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;
- 4) an annexation petition must be filed and the property annexed by the Town of Zebulon prior to Certificate of Occupancy by Wake County.

There was no discussion and the motion passed unanimously.

Larry Ray made a motion, second by Gene Blount to adjourn the meeting. There was no discussion and the motion passed unanimously.

Adopted this the 26<sup>th</sup> day of August, 2019.



Gene Blount—Chair



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Lisa M. Markland, CMC—Town Clerk