

**Town of Zebulon  
Planning Board  
Minutes  
June 10, 2019**

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

Gene Blount called the meeting to order at 7:13pm.

**AGENDA**

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

Stephanie Jenkins made a motion, second by Laura Jonson to approve the minutes from the May 21, 2019 meeting. There was no discussion and the motion passed unanimously.

Gene Blount asked the Board if anyone had a fixed opinion on the matter. There were none.

**NEW BUSINESS**

A. Legislative

1. RZ 2019-05 Sidney Creek

There was a question about Hwy 39 and Chamblee Road not being large enough for the proposed development. Staff explained a traffic impact analysis had been submitted and was being reviewed.

Laura Johnson made a motion, second by Stephanie Jenkins to recommend approval of RZ 2019-05 based upon the consistency with the Town of Zebulon Comprehensive Plan, Zebulon Code of Ordinances, and other official plans that was applicable. There was no discussion and the motion passed unanimously.

2. RZ 2019-06 Weavers Ridge

There was a question about the watershed location. Staff explained the area had the watershed designation, but did not have the watershed restrictions on that side of Zebulon Road.

It was asked to look at the impact of the water pressure for homes built on the site since there was an issue in the adjoining development. The lots were proposed to have a minimum of 10,000 square feet, but could be reduced if open space was increased.

The lake would be used as the stormwater control measure. Staff reminded the Board questions needed to be related to the rezoning request and not about the site specific plan. Any future special use permit process would provide clarification.

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Stan Nowell made a motion, second by Stephanie Jenkins to approve RZ 2019-06 based upon the consistency with the Town of Zebulon Comprehensive Plan, Zebulon Code of Ordinances, and any other official plan that is applicable. There was no discussion and the motion passed unanimously.

Michael Clark stated the next meeting was scheduled for June 24. It was explained Muter Construction was doing an extensive renovation of their site. Pizza Amore was waiting on Wake County to issue the health permit to open. Walker Napa Auto would be opening across the street from Town Hall in the old Kerr Drug building. The Glen Lewis building on Arendell Avenue was in the process of being built. Corner Bakery revised their application for the façade improvement grant. Their target opening date was Thanksgiving.

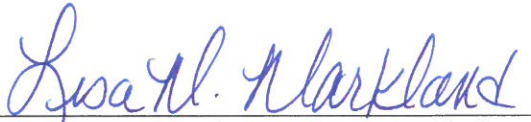
Larry Ray made a motion, second by Gene Blount to adjourn the meeting. There was no discussion and the motion passed unanimously.

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



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Gene Blount—Chair



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Lisa M. Markland, CMC—Town Clerk