

**Zebulon  
Joint Public Hearing  
Minutes  
September 18, 2023**

Present: Glenn York, Quentin Miles, Beverly Clark Larry Loucks, Jessica Harrison, Joe Moore-Town Manager, Lisa Markland-Town Clerk, Stacie Paratore-Deputy Town Clerk, Michael Clark-Planning, Adam Culpepper-Planning, Cate Farrell-Planning, Bobby Fitts-Finance, Chris Ray-Public Works, Jacqui Boykin-Police, Chris Perry-Fire, Kaleb Harmon-Communications, Sam Slater-Attorney

Absent: Shannon Baxter

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

Mayor York called the meeting to order at 6:00pm.

**APPROVAL OF THE AGENDA**

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

Mayor York stated Commissioner Baxter was unable to attend the meeting but was watching online.

**PUBLIC HEARING**

*A. CZ 2023-04 1620 N. Arendell Avenue*

Mayor York opened the Public Hearing.

Cate Farrell stated this was a conditional rezoning request for a 1.117 acre parcel from Residential Suburban (R2) to Heavy Commercial – Conditional (HC-C) District for the development of a Veterinary Clinic.

The standards under section 2.2.6.K for a conditional rezoning were:

1. Health, safety and welfare
2. Appropriate for location
3. Reasonable in the public interest
4. Concept plan consistent with regulations
5. Other relevant factors

The public hearing notification process was detailed. The aerial map, zoning map, future land use plan, timeline, concept plan and proposed elevations were shown. The applicant proposed the following conditions:

- Reduction in the distance the pet exercise zone can be from a residentially zoned parcel.
- Modification on a type D buffer

Cate Farrell spoke about the separation requirements and explained the applicant asked for a reduction from 200ft to 75ft for the separation of the outdoor pet exercise area and a six feet opaque fence to help with screening. The location of the outdoor area was shown being located on the side of Green Pace Rd and was screened from the main corridor of Arendell Avenue. It was explained the buffer was a modified type D buffer and the applicant was asking for a modification from a 40ft buffer to a 10ft or 20ft buffer. A fence was proposed along the frontage for additional screening.

The proposed road improvements included adding a second lane along the Arendell Avenue frontage and an addition of a sidewalk and planting strip. No Traffic Impact Analysis (“TIA”) was needed since the proposed use would not meet the threshold of 50 peak trips or 150 daily trips.

The applicant received 60 points under the Town’s Utility Allocation Policy. There were details given about the amenities added to receive points.

Commissioner Harrison asked if the building would only house the veterinary business. Cate Farrell stated the business was moving and was the only business operating at that location.

Graham Smith from Site Collaborative confirmed the business was moving and leaving their other location.

David Lowry asked why the applicant wanted the buffer to be cut back. Cate Farrell explained the applicant wanted to reduce the buffer to provide more land on site to build on.

It was asked if the construction on Arendell would be delayed due to the build out of the veterinary office. Chris Ray explained he did not anticipate any delays with the Town project.

There was a discussion about the timeline of the project.

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

Mayor York asked if anyone wished to speak in opposition.

Anthony Creech, from East Wake Animal Hospital, expressed concerns about the traffic at Green Pace Road.

Adam Culpepper explained Green Pace and Arendell were both DOT maintained roads and the applicant would be required to get driveway permits. NCDOT congestion management would handle any concerns they may have about traffic during the construction plan review.

Mr. Creech also expressed concerns about the residential lots behind the animal hospital.

Staff stated the future land use plan lists the site as a commercial site.

Graham Smith explained any concerns from area residents were addressed at the community meeting.

Commissioner Miles asked how many pets would be in the dog walking area. Mr. Smith stated one or two animals at a time.

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

Mayor York asked if anyone wished to speak neither for or against.

Dallas Pearce spoke about the houses at the rear of the project and was not aware of any opposition from nearby residents. It was also stated traffic was part of the growth process and the project was good for Zebulon.

Mayor York asked if anyone else wished to speak neither for or against. There were none.

Commissioner Miles asked if the applicant had not met the 50-trip threshold. Staff clarified the threshold explaining the 50 trips at peak hours were trips to and from the animal hospital.

Sam Slater stated comments were welcome at the public hearing, but specific questions or informal conversations could be addressed with Town staff.

Anthony Creech asked if there would be boarding at the facility. Mr. Smith stated there would not.

Mayor York asked if there were any more questions. There were none.


Mayor York closed the public hearing and referred the matter to the Planning Board.

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

Adopted this the 2<sup>nd</sup> day of October 2023.

SEAL



  
Glenn L. York—Mayor

  
Lisa M. Markland, CMC—Town Clerk