

**Zebulon
Planning Board
Minutes
September 19, 2022**

Present: David Lowry, Michael Germano, Domenick Schilling, Genia Newkirk, Joe Moore-Town Manager, Michael Clark-Planning, Lisa Markland- Town Clerk, Sam Slater-Attorney

Absent: Laura Johnson and Stephanie Jenkins

David Lowry called the meeting to order.

APPROVAL OF AGENDA

Michael Germano made a motion, second by Domenick Schilling to approve the agenda. There was no discussion and the motion passed unanimously.

APPROVAL OF MINUTES

Michael Germano made a motion, second by Genia Newkirk to approve the May 9, 2022 Planning Board minutes. There was no discussion and the motion passed unanimously.

NEW BUSINESS

A. 125 W. Vance Rezoning

Aaron Chalker presented the proposed request to rezone 125 W. Vance Street from DTC – Downtown Core to DTP – Downtown Periphery. Staff initiated the rezoning from DTC to DTP of the 0.18-acre parcel. The property, located between Arendell Ave and N. Church St. was bounded by Vance Street to the north and railroad tracks to the south. The property contained an 8,625 square-foot warehouse building that encroached onto the adjacent lot to the west. The rezoning was a conventional rezoning application. The zoning and aerial maps were shown.

The Downtown Core zoning district contained the Town's oldest commercial structures. The development ordinances for this zoning district were intended to preserve and protect the established character of the district, which encouraged redevelopment and infill consistent with the established character of the district. The structure at 125 W. Vance St. located at the zoning district boundary line was a modern style warehouse constructed in 1983. The remaining buildings to the east of the property were older in construction and retained the DTC zoning designation. The rezoning would provide a logical transition between the traditional and historic architecture of the buildings.

Staff recommended approval of the 125 W. Vance rezoning.

David Lowry asked if the property owner's permission was needed. Staff confirmed the Town did not need the property owner's permission. Michael Clark stated the owner was supportive of the request.

Domenick Schilling asked what would happen if the parcel was not rezoned. Sam Slater explained the zoning line issue made the parcel difficult for marketability. If the zoning district line was moved to the property line it would make it easier for the property owners to sell the property.

There was discussion about waiting until the property was replatted and concerns with the property across the street that had the same issue.

Michael Germano agreed with staff to fix the issue now instead of waiting until the parcel was replatted.

Domenick Schilling stated the more uses a parcel had the more desirable the property was for marketability.

Michael Germano made a motion, second by Domenick Schilling to recommend approval of 125 W. Vance rezoning. There was no discussion and the motion passed with a vote 3 to 1 with Michael Germano, Domenick Schilling and Genia Newkirk voting in favor and David Lowry voting in opposition.

DEVELOPMENT UPDATES

Michael Clark stated there would be a Joint Public Hearing each month through the end of the year and provided development updates.

Lisa Markland stated the Town was looking for more applicants for the Planning Board and was working on a policy for Board appointments.

Michael Germano inquired about the branding process. There was a meeting with the branding consultant on September 21 with the proposed modifications.

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

Adopted this the 10th day of October 2022.




David Lowry—Chair


Stacie Paratore, CMC—Deputy Town Clerk