

**Zebulon
Planning Board
Minutes
December 14, 2020**

Present: Gene Blount, Laura Johnson, Stephanie Jenkins, Michael Germano, Jessica Luther, David Lowry, Joe Moore-Town Manager, Michael Clark-Planning, Meade Bradshaw-Planning, Lisa Markland-Town Clerk, Stacie Paratore-Deputy Town Clerk, Sam Slater-Attorney

Gene Blount called the meeting to order at 7:00pm.

APPROVAL OF AGENDA

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

ADOPTION OF MINUTES

Laura Johnson made a motion, second by Stephanie Jenkins to approve the October 26, 2020 minutes. There was no discussion and the motion passed unanimously.

PUBLIC HEARING

A. *RZ 2020-01 – 0, 601, 703, 705, 709 E. Gannon Ave.*

Michael Clark explained staff was proposing a rezoning request from Thurston Debnam on behalf of Providence Bank for 0, 601, 703, 705, and 709 E. Gannon Avenue from R-2 Residential to HC Heavy Commercial without conditions. The parcel size was approximately 37.44 acres. The request is due to a technical error where the subject properties were rezoned from the former HB-Heavy Business zoning to R-2 Residential as part of the UDO update. The aerial map, zoning map, and pictures of the property were shown.

Staff recommended approval of the rezoning request.

Gene Blount inquired about the parcel nearby that had been cleared. Staff stated that was not part of this property but confirmed that parcel was a mechanical development and had been approved before the new UDO was in effect.

Michael Germano made a motion, second by David Lowry to recommend approval of RZ 2020-01 0, 601, 703, 705, 709 E. Gannon Avenue. There was no discussion and the motion passed unanimously.

B. *CZ 2020-04 – 201, 313, 469 Green Pace Road*

Meade Bradshaw explained staff was proposing a conditional zoning map amendment for 201, 313, 469 Green Pace Road from Heavy Commercial District (HC) to Light Industrial Conditional Zoning District (LI-C). This was a legislative case.

The applicant was Thomas Craven and the owner was Site Investments, LLC. The parcel size was approximately 34.3 acres. The aerial map, zoning map, and pictures of the site were shown. Staff recommended approval of the conditional zoning request with the following conditions:

In accordance with Section 2.2.6 of the Town of Zebulon Unified Development Ordinance and NCGS 160D-703, the following conditions were agreed upon for request CZ 2020-04.

1. Any use allowed as a Permitted Use or Special Use within the Light Industrial district, except for the uses listed below as Not Permitted. Also, among the permitted uses will be any use in the Heavy Commercial district that is listed below. Any Heavy Commercial Use not listed below is not permitted unless it is a Permitted or Special Use within the Light Industrial district.

Light Industrial Uses that are not Permitted:

- Airport and Related Facilities
- Auditorium
- Cemetery, Columbarium or Mausoleum
- College or University
- Coliseum or Arena
- Conference or Convention Center
- Drug/Alcohol Treatment Facility
- Fraternal Club or Lodge
- Helicopter Landing Pad
- Telecommunications Tower, Major
- Utility Major
- Utility Minor
- Bar, Cocktail Lounge or Private Club
- Campground
- Heavy Equipment Sales, Rental, Repair
- Parking Structure
- Pool Hall
- Race Track
- Recreational Vehicle Park
- Truck Stop
- Heavy Manufacturing
- Asphalt or Concrete Plant
- Extractive Industry
- Manufacturing, Heavy
- Recycling Center
- Salvage or Junkyard
- Waste Composting
- Wind Energy Conversion

Heavy Commercial Uses That Are Permitted

- Adult Day Care
- Child Day Care Center
- Community/Youth/Senior Center
- Cultural Facility, Library or Museum
- Post Office
- Religious Institution
- School, Elementary
- School, High/Middle
- Urgent Care Facility
- ABC Store
- Automotive Parts and Accessory Sales
- Bottle Shop (with on premises consumption)
- Clothing Rental
- Event Venue
- Financial Services Establishment
- Flea Market
- Golf Course or Driving Range
- Grocery Store
- Gymnasium/ Fitness Center
- Hair, Nails and Skin Related Care
- Laundry or Cleaning Service
- Office, Sales or Service
- Outdoor Commercial Recreation
- Package and Printing Service
- Pharmacy
- Farmers Market
- Plant Nursery

2. District Dimensional Standards

District Dimensional Standards

Standard	Non-Residential Development
Minimum Residential Density	N/A
Minimum Lot Area (square feet)	30,000
Minimum Lot Width (linear feet)	200
Maximum Lot Coverage (% of lot area)	80
Minimum Street Setback (feet)	30

Minimum Side Setback (feet)	5*
Minimum Rear Setback (feet)	25
Maximum Building Height (feet/stories)	50; height may increase by 2 feet for each additional foot of setback up to 100 feet in height
Minimum Spacing Between Principal Buildings on the Same Lot (feet)	25

*5 foot Minimum Side Yard Setback shall be subject to TRC approval and fire code requirements, but in no case shall the Minimum Side Yard Setback be greater than 10 feet.

3. The constraints of the septic system design and location of suitable soils shall take precedence over setbacks, parking location, building location and other spatial constraints of the UDO. The TRC will work with the applicant regarding the site layout of the building and vehicular areas in relation to the septic system design, and the septic system design shall allow encroachment into the Type D buffer.
4. Minimum parking stem length shall be 25 feet for all parking lots.
5. Due to the variable location of suitable soils for septic tank drain fields, and since sufficient access exists to each proposed lot, the parking lot connections are encouraged where appropriate, but not required.
6. All uses within Green Pace Park shall be exempt from the Commercial Design Standards UDO Article 5.3.1.D., E, and F, however:
 - The primary customer building entrance shall be visually prominent and shall include at least two of the features listed in i through ix.
7. Metal building walls shall be allowed on all facades of all building within Green Pace Park other than facades directly facing Green Pace Road which shall provide that all of the façade directly facing Green Pace Road, exclusive of windows and doors, shall be brick, masonry, stone, stucco or EIFS; however, no EIFS shall be installed within 36" of the ground.
8. Article 5.1.8.C. states that "Parking lot connections are not required when any of the following conditions are present:"
 - 3. "Significant natural features exist in the only viable location for parking lot connections". The suitable soils for septic disposal are a significant natural feature that warrant an exception of 5.1.8.
 - 5. "Sufficient access already exists without need for additional parking lot connections". Each of the proposed lots with Green Pace Business Park have at least 200 feet of frontage on Green Pace Road and will apply for individual driveway permitting from NC Department of Transportation. No additional access

is necessary. Each of the proposed lots will be under separate individual ownership. Under this ownership model, there is no shared parking and interconnected parking lots are an insurance complication and a security risk.

9. The maximum illumination level at the lot line applicable to Green Pace Park will be 2.5 FC on lots lines interior to the Park, 2.0 FC on the perimeter lot lines of the Park, and 5.0 along the right of way of Green Pace Road.
10. In cases where a Type C or D perimeter buffer is required but the lot line abuts unbuildable land within a riparian buffer, the FHO, a Town designated tree save area , a reforestation area, or other Town designated conservation area where existing vegetation will not be removed, the required perimeter buffer width and amount of required landscaping material may be reduced by 50%, and the existing vegetation that is to be preserved will be credited toward the remaining required planting.
11. For a Type C Semi-Opaque or Type D Opaque Buffer - The provision of a fully opaque fence, wall, or berm; or increasing the planting requirements by an additional 25%, allows the buffer width to be reduced to 20 feet.
12. The perimeter buffers along the northern property line adjacent to the 4.25 acre parcel owned by Yellow Dog Investments, LLC and identified by Wake County PIN 1796815202 and along the southern property line adjacent to the 3.65 acre parcel owned by the Highs and identified by Wake County PIN 1795793708 shall both be a Type D Opaque Buffer, subject to the modification of buffer width with increased plantings listed above.
13. Crushed stone surfacing material will be allowed in any vehicular area other than the off street parking spaces required by the UDO and the driveway that directly connects to those required spaces. Vehicular areas surfaced with crushed stone material will be screened with a semi opaque fence such as a chain link fence with pvc slats or privacy screening and an evergreen hedge row with a minimum height of 6 feet at the time of planting.
14. No driveway shall access Green Pace Road at a point closer than 200 feet north of the existing northern corner along the right of way of Green Pace Road of the 3.65 acre parcel owned by the Highs and identified by Wake Co PIN 1795793708.
15. The driveway spacing between driveways to Green Pace Road serving these properties shall be a minimum of 200 feet from one another measured from center line of driveway to center line of driveway.

*All other applicable Unified Development Ordinance requirements shall remain as written and the requirements by other agencies will be reviewed and regulated at the time of Technical Review Committee review process.

Jessica Luther inquired about the installation of a traffic light on Green Pace Road and Arendell Ave. Meade Bradshaw explained there was a traffic light proposed for the future.

David Lowry asked about the public meeting that was required for the rezoning request. Meade Bradshaw stated there was a neighborhood meeting and understood no residents attended the meeting.

Jessica Luther made a motion, second by Michael Germano to recommend approval of CZ 2020-04 with the proposed conditions. There was no discussion and the motion passed unanimously.

C. Transportation Plan Amendment

Michael Clark explained staff was proposing an amendment to the current Transportation Plan to include a two-lane median divided connector between E. Gannon Avenue and the eastern end of Innovation Way. An aerial map of the proposed connector was shown. Staff explained the connection would reduce the already occurring traffic volume and congestion. The proposed roadway cross section would be a two-lane median divided road. Staff recommended approval of the transportation plan amendment.

There was discussion about a property owner's connection requirement and the connection of the parcels.

David Lowry made a motion, second by Jessica Luther to recommend approval of the Transportation Plan Amendment. There was no discussion and the motion passed unanimously.

Michael Clark gave information about items to be presented at the January Joint Public Hearing.

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

Adopted this the 11th day of January 2021.




Gene Blount—Chair


Stacie Paratore, CMC—Deputy Town Clerk