

**Zebulon
Joint Public Hearing
Minutes
September 19, 2022**

Present: Glenn York, Beverly Clark, Quentin Miles, Shannon Baxter, Jessica Harrison, Larry Loucks, Joe Moore-Town Manager, Lisa Markland-Town Clerk, Michael Clark-Planning, Aaron Chalker-Planning, Sam Slater-Attorney

Planning Board Present: David Lowry, Michael Germano, Domenick Schilling, Genia Newkirk

Absent: Stephanie Jenkins and Laura Johnson

Mayor York called the meeting to order at 7:00pm.

APPROVAL OF THE AGENDA

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

PUBLIC HEARING

A. 125 W. Vance Rezoning

Mayor York opened the public hearing and asked for a staff report.

Aaron Chalker presented the proposed request to rezone 125 W. Vance Street from DTC – Downtown Core to DTP – Downtown Periphery. Staff initiated the rezone 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 and did not propose any conditions.

The notification information was reviewed, and Mr. Chalker showed the zoning and aerial maps.

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 development 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.

Pictures of the property and adjacent properties were shown.

Joint Public Hearing
Minutes
September 19, 2022

The proposed DTP zoning district provided greater flexibility of permitted uses and allowed all the uses within the DTC district, plus additional uses including, but not limited to warehousing, flex space, and research and development

Staff explained the current zoning hindered the potential uses of the existing warehouse building. Rezoning the property to DTP increased its potential to redevelop into a functioning business.

Mayor York asked if the Board had any questions.

Commissioner Baxter asked why more of the possible uses were not listed. Aaron Chalker stated any of the permitted uses within the zoning designation could be used on the parcel.

There was discussion about the character of the buildings in the DTP and DTC. Commissioner Baxter stated there was a brick building across the street from the subject property that was in the DTC district.

David Lowry asked why staff was requesting the rezoning. Aaron Chalker explained the DTC district could only be amended by the Town and not by a landowner or citizen and could only be based on character or architecture.

Michael Germano stated the property was split in half with one part in the DTC and one part in DTP. One part needed to be amended to make it whole.

Staff showed on the map where the building encroached onto the adjacent parcel.

It was stated by Michael Germano that the structure straddled two parcels and was in the process of being replatted. Currently two zoning designations were assigned to one building.

Michael Clark gave clarification and showed the building and property line in question on the map.

Commissioner Baxter asked if the owners could get the parcel replatted and come before the Board.

Michael Clark stated the property owner could not make modifications after the parcel was replatted due to a stipulation in the UDO prohibiting property owners from making modification to the DTC zoning district.

Commissioner Miles asked if there was a purpose behind the rezoning for the building.

Michael Clark explained no one had approached him about a particular use of the building and could not speak to the marketability to sell the property as it was currently zoned but in terms of uses the proposed rezoning would open the parcel to more opportunities. The Downtown Core had a specific character, and this building was not like the rest of the district. The building contrasted with other buildings in its current district. Mr. Clark stated once the parcel was replatted it could come back to be rezoned.

Joint Public Hearing
Minutes
September 19, 2022

There was discussion about how the property was originally zoned and the zoning designations for the property located across the street.

Mayor York asked if either Board had any more questions. There were none.

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

Mayor York asked if anyone wished to speak in opposition. 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 Miles to adjourn the meeting. There was no discussion and the motion passed unanimously.

Adopted this the 7th day of November 2022.



Glenn L. York
Glenn L. York—Mayor

Lisa M. Markland
Lisa M. Markland, CMC—Town Clerk