

**Zebulon  
Joint Public Hearing  
Minutes  
October 9, 2023**

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

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

**PUBLIC HEARING**

*A. PD 2023-01 Chamblee Lake*

Michael Clark stated this was a Planned Development request to develop 355 residential units on 136 acres at 1509 Chamblee Road. The current zoning was Wake County R-30.

The standards under section 2.2.24.J for a rezoning were:

1. Health, safety and welfare
2. Appropriate for location
3. Reasonable in the public interest
4. 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 exceeded the UDO requirements for architectural guidelines. The proposed road improvements were at the following locations:

- Chamblee Road and Site Drive #1
- Chamblee Road and Site Drive #2
- Chamblee Road and Site Drive #3
- Perry Curtis Road and Site Drive #4
- Perry Curtis Road and NC 96
- Wake County Line Road and NC 39
- Perry Curtis Road/Wake County Line Road and Chamblee Road
- NC 39 and Old US 264 Hwy

The applicant earned 73 points under the Utility Allocation Policy with items including planting a pollinator garden, installation of native shade trees, stormwater SCM's, on street parking, and making 10% of the townhomes deed restricted affordable.

Ashley Terrazas, attorney from Parker Poe, gave a site overview and information about the development. The project featured 232 single-family detached, 123 single-family attached and 194 parking spaces. The neighborhood was located 1.5 miles from the stadium and the goal was to support the stadium.

A map of the neighborhood was shown, and Ms. Terrazas gave information about the housing mixture meeting the goals of planned development in the Town's UDO. The amenities were reviewed including a clubhouse, pool, playground, pavilion, pocket parks, dog park and 2 spaces for mobile vendors. There was three times the requirement of open space, some of the natural features were preserved, the 5-acre pond would include a fishing dock and walking trails, pollinator gardens would be planted in the amenity areas, a fountain to aerate the SCMs and an enhanced 30ft streetscape buffer on Chamblee Road.

There was discussion about the six miles of walking trail and the walkability of the development. Ms. Terrazas stated there were 37 architectural commitments and spoke about each of those. Sample elevations of 3D images were shown.

It was explained all front-loaded single-family attached homes would be deed restricted affordable for households earning no more than 80% of the Area Median Income for seven years. Ms. Terrazas gave details about the condition and spoke about affordable housing.

Details of the utility infrastructure were given including an increase resiliency of utilities in the area with over a mile of new 12-inch water line, new gravity sewer lines throughout the community, and move overhead utility lines underground.

The applicant went above the UDO requirements for community engagement by hosting two in-person community meetings and individual on-site meetings with neighbors, Town planning and engineering staff and Board members. There were changes made after the meetings which Ms. Terrazas spoke about. A full Traffic Impact Analysis ("TIA") and addendum were done for the project. Both the TIA and addendum were approved by NCDOT and the Town's contracted Traffic Engineer.

Other concerns expressed by neighbors were issues with stormwater and erosion. Mr. Terrazas spoke about how those issues would be mitigated.

The goals of the Town's "Grow Zebulon" Comprehensive Plan were shown and how the community met the Town's goals and policies for suburban residential planned development.

Mayor York stated there would be a five-minute recess.

The meeting was reconvened at 6:55pm.

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Commissioner Miles asked about plans for the HOA. Ms. Terrazas stated the community would be turned over to an HOA which typically occurred once the neighborhood was built out.

Commissioner Baxter stated the Area Median Income (“AMI”) for Wake County was different than that of Zebulon with the median home income being \$44,000. There was also disagreement with points awarded under the Utility Allocation Policy, with 10% of the Townhomes being deed restricted affordable was misleading.

There was a question about the 30ft landscape buffer on Chamblee Road. Ms. Terrazas provided details about the buffer and the southern property line.

There was more discussion about 10% of the product type being deed restrictive verses 10% of the development. Commissioner Baxter asked about police and fire having the first right of refusal to the townhomes. Attorney Sam Slater explained the Town could not restrict who buys homes based on their occupation. There was discussion about identifying home buyers.

Commissioner Loucks asked about the number of homes included in the TIA. Nate Bowman, the traffic engineer, stated they did the study with 360 homes and there was discussion about the average daily trips.

Michael Germano asked about protected crosswalks. Mr. Bowman explained they would work with NCDOT. It was also asked if the development would connect to future greenways. Ms. Terrazas stated no greenways were planned because the applicant wanted to leave the natural area to protect the trees and have less impact but could look into it further.

David Lowry commended staff and developers for their work and the community engagement on the project. Mr. Lowry suggested adding signals at the crosswalk and asked to see an example of a modified three lane road with parking which was shown. Mr. Lowry expressed concerns over response times for police and fire.

There was more discussion about affordable housing.

Domenick Schilling asked for clarification about when the HOA would be turned over to the neighborhood. Reese Bridges with DR Horton explained the turnover would happen once the neighborhood was fully sold and spoke about their engagement through the process.

Mayor York opened the Public Hearing.

Mayor York asked if anyone wished to speak in favor.

Jim Edwards, the property owner, stated he had numerous offers on the property but this development would be good for Zebulon and spoke about what the development would provide.

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

Mayor York asked if anyone wished to speak in opposition.

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James Fountain expressed concerns over affordable housing, flooding on the property, odor issues from the nearby wastewater plant, water, traffic and animals being affected by the development.

Bob Robertson had concerns about his well going dry with the development going in.

Sylvia Robertson asked how much the homes would be. Michael Clark stated the Joint Public Hearing was not a time for questions and answers and she could meet with staff to discuss the price range of the homes.

James Fountain also added that Chamblee Lake drains to Buckhorn Lake in Wilson.

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

Mayor York asked if anyone wished to speak neither for nor against but just had something to share. There were none.

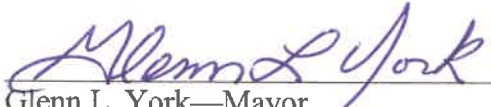
Mayor York asked if there were any more questions. There were none.

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

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

Adopted this the 6<sup>th</sup> day of November 2023.



  
Glenn L. York—Mayor

  
Lisa M. Markland, CMC—Town Clerk