

**ZEBULON BOARD OF COMMISSIONERS
JOINT PUBLIC HEARING
MINUTES
FEBRUARY 10, 2025**

Present: Glenn York, Jessica Harrison, Shannon Baxter, Beverly Clark, Amber Davis, Quentin Miles, Gilbert Todd-Town Manager, Lisa Markland-Town Clerk, Chris Perry-Fire, Matt Lower-Planning, Nick Rummage-Parks & Recreation, Cate Farrell-Planning, Bob Grossman-Police, Sheila Long-Parks & Recreation, Kellianne Williams-Asst. Town Manager, Eric Vernon-Town Attorney

Planning Board Present: David Lowry, Kyle Adams, Sr, Niya Moton, George Roa, Stephanie Jenkins

Absent: Domenick Schilling

Call To Order

Mayor York called the joint public hearing to order.

Approval Of Agenda

Mayor York asked for approval of the agenda.

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

New Business

RZ 2025-01 – Little River Park

Cate Farrell provided an overview of the rezoning request for Little River Park. It was explained that the Town owned parcels of Little River Park were currently not within the ETJ or corporate limits of Zebulon, which meant the Town did not have development authority over the property. The rezoning was necessary to allow for annexation and connection to public utilities.

Ms. Farrell outlined the following key points:

- The request is to rezone two properties from Wake County Zoning R-80W to the Town of Zebulon Residential Suburban (R2) district.
- The properties were located at 1800 West Gannon Avenue and 1228 Water Plant Road, totaling 22.23 acres.
- The R2 zoning would allow for the continued operation of the park and was consistent with surrounding zoning.
- Annexation was required to connect to public utilities, which were necessary for the previously approved park improvement plans.

Cate reviewed the public hearing notification process and the standards for consideration under section 2.2.25.j of the UDO. She emphasized that the rezoning should be evaluated based on:

1. Whether it is reasonable for the continued health, safety, and welfare of Zebulon residents
2. Whether it is appropriate for the proposed location
3. Whether it is reasonable and within the public's interest
4. Any other relevant factors

Staff recommended opening the public hearing and then referring the matter to the planning board for consideration after the hearing closes.

Mayor York asked for questions or comments from the Board of Commissioners and Planning Board. There were none.

Public Hearing

Mayor York declared the public hearing open.

Mayor York asked if there was anyone who wished to speak in favor.

Gary Wang stated that he thought it was a good idea for the community but there needed to be consideration of trespassing and safety when the renovations were being done.

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

Mayor York asked if there was anyone who wished to speak in opposition. There were none.

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

Mayor York then closed the public hearing and referred the matter to the planning board for consideration.

Adjourn

Mayor York called for a motion to adjourn the meeting.

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

Adopted this the 4th day of August 2025



Glenn L. York – Mayor

Ana Gomez Rindahl – Town Clerk