

**Zebulon
Planning Board
Minutes
October 9, 2023**

Present: David Lowry, Laura Johnson, Michael Germano, Domenick Schilling, Stephanie Jenkins, Peggy Alexander, Michael Clark-Planning, Stacie Paratore-Deputy Town Clerk, Sam Slater-Town Attorney

David Lowry called the meeting to order.

APPROVAL OF AGENDA

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

ADOPTION OF MINUTES

Michael Germano asked to clarify his comments to the August 14, 2023 minutes.

Michael Germano made a motion, second by Stephanie Jenkins to approve the August 14, 2023 minutes as amended. There was no discussion and the motion passed unanimously.

NEW BUSINESS

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 architecture 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

There was discussion about the concerns over neighboring wells, smart growth, police and fire response times and the fiscal analysis. Staff explained the estimated total tax value of the development would exceed \$102 million.

Ryan Acres from McAdams Company provided more details about the nearby wells and gave details about stormwater runoff. There was information given about how the stormwater runoff on the site would be controlled.

Domenick made a motion, second by Laura Johnson to recommend approval of PD 2023-01 Chamblee Lake. There was no discussion and the motion passed unanimously.

OLD BUSINESS

A. Discussion about the updates of the Comprehensive and Future Land Use Plans
The Planning Board was asked what they liked and disliked about where they lived. Some likes included family friendly neighborhood, amenities for kids, community center, walkability, and small-town feel. Some dislikes that were mentioned included needing more commercial opportunities, traffic, lack of restaurants and entertainment, similar homes and lack of public transportation.

There was a detailed discussion about density and mixed use and examples were given.

Michel Clark printed the future land use map for each Planning Board member and asked them to color code the land uses and zoning districts for the next meeting.

The first Community Engagement Session was scheduled for October 30, 2023 at 6:00pm at the Community Center.

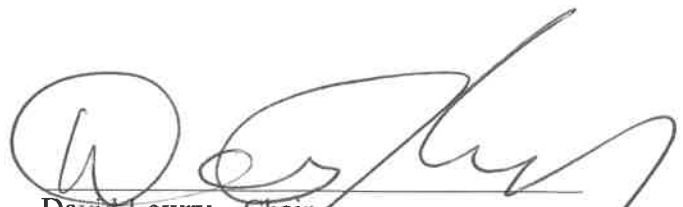
DEVELOPMENT UPDATES

Michael Clark provided development updates.

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

Adopted this the 11th day of March 2024.




David Lowry—Chair


Stacie Paratore, CMC—Deputy Town Clerk