

**Zebulon  
Planning Board  
Minutes  
March 11, 2024**

Present: David Lowry, Domenick Schilling, Laura Jenkins, Stephanie Jenkins, Niya Moton, George Roa, Kyle Adams, Michael Clark-Planning, Adam Culpepper-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.

**ELECTION OF VICE-CHAIR**

David Lowry made a motion, second by Stephanie Jenkins to nominate Domenick Schilling as vice-chair. There was no discussion and the motion passed unanimously.

**ADOPTION OF MINUTES**

Laura Johnson made a motion, second by Stephanie Jenkins to adopt the September 18, 2023, October 9, 2023 and December 11, 2023 minutes. There was no discussion and the motion passed unanimously.

**NEW BUSINESS**

A. PD 2024-01 Zebulon South

Adam Culpepper presented the planned development request to develop 320 residential units on 118.62 acres at 751 S. Wakefield Rd, 700 S. Arendell Ave., 0 S. Wakefield St., and 0 S. Arendell Ave. The matter was tabled from the Planning Board's February 12, 2024 meeting.

The standards under section 2.2.25.J for a planned development 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, and concept plan were shown. The applicant was proposing to dedicate a portion of the property for a proposed future fire station.

The conditions deviating from the UDO included:

- Minimum driveway stem length shall be 20' (Condition 2).
- Single family detached rear load lots shall have a minimum lot size of 4,800 sf (Condition 3)
- Single family detached front load lots shall have a minimum lot size of 6,000 sf (Condition 4)
- Single family attached lots shall have a minimum lot size of 1,260 sf (Condition 5)

- The minimum lot width for front loaded lots shall be 50' reduced from 70' (Condition 6)

The road improvements would include:

- NC-96 / Site Access 1:
  - 50-foot southbound right-turn lane (with appropriate taper)
  - 100-foot IPS (Internal Protected Stem) along Site Access 1\*\*
- NC-96 / Site Access 2:
  - 50-foot southbound right-turn lane (with appropriate taper)
  - 100-foot IPS along Site Access 2\*\*
- South Wakefield Street / Site Access 3:
  - 50-foot southbound left-turn lane (with appropriate taper)
  - 100-foot IPS along Site Access 3\*\*

The applicant received 68 points under the Town's Utility Allocation Policy. Only 60 points were required under the Town's policy.

Ashley Honeycutt Terrazas introduced those who were in attendance to answer any questions the Planning Board had. Information about the site was given and the significance of location to the downtown area. There were also details given about how the development met the Town's future land use plan. Ashley Honeycutt Terrazas spoke about the changes made to meet the requests of the Board and Planning Board including 174 spaces for guest parking where only 80 were required, an HOA advisory Board, open active space, multi-use paths, dog waste stations along the trails, a bus pick-up location, 50% open space, 50% tree save, a green stormwater control mechanism, a pollinator garden, and a modified type D buffer on Arendell. It was stated the developer met and exceeded the design guidelines outlined in the Town's UDO.

There were details given about the donation of land for the fire station. Ashley Honeycutt Terrazas explained the condition was re-worded so the land would be dedicated to the Town for a permitted use under R-6.

Domenick Schilling asked about the feasibility of the fire station. Adam Culpepper explained Chief Perry engaged the consultant to perform the full-scale analysis on the property to ensure the property was a good fit for a fire station.

Ashley Honeycutt Terrazas gave details about the connector road from Arendell to Wakefield that the developer was providing with the project.

Jeff Hochanadel with the Timmons Group spoke about the Traffic Impact Analysis ("TIA") process and his report.

George Road asked if the additional cars would impact the timing que. Mr. Hochandel explained the study further. Per the analysis there was adequate capacity. There was a question about those wanting to go north on Arendell out of the development. Mr. Hochandel explained there would be a stop sign at the exit of the development and adequate gaps available.

Ashley Honeycutt Terrazas spoke about the state and county mandated process to relocate the four gravesites on the property. The archaeologist prepared a report answering the questions that were asked at the Joint Public Hearing.

David Lowry asked if they had heard back from any of the 55 potential family members of the gravesites. Ashley Honeycutt Terrazas explained they had heard back from some, but it was mostly questions about geology research. Rob Rudloff spoke about the responses they had received. There were no objections to the relocation.

Domenick Schilling asked about the developer's plan for the gravesites if the relocation was not approved. Ashley Honeycutt Terrazas stated the area could be fenced off and made as an open space.

Ashley Honeycutt Terrazas further reviewed the updates that were made since the Joint Public Hearing including language for land dedication, adding active recreation for teens, and addressing concerns of affordable housing.

Niya Moton asked how the three affordable homes would be marketed. Rob Rudloff spoke about programs builders can work through for those looking for affordable housing.

Stephanie Jenkins asked about the price point for all the homes. Ashley Honeycutt Terrazas explained the development was years away from build out and did not know what the prices would be at that time.

Niya Moton had questions about the affordable home prices. Ashley Honeycutt Terrazas stated the price would be based on the HUD numbers at the time the homes were finished. Michal Clark further explained the affordable homes would be priced according to the HUD calculation for affordable housing.

George Roa asked if there was a percentage requirement for affordable housing. Michael Clark stated a housing study was included in the FY 25 budget. Based upon the outcome of the study the results could drive text amendment changes. The developer was adding affordable homes on their own to bring to the new neighborhood.

Stephanie Jenkins had a question about the square footage of the homes in the development. Rob Rudloff estimated the townhomes to be approximately 1,700 sq ft to 3,000 sq ft for single family homes.

Ashley Honeycutt Terrazas explained a crosswalk and bump out was added to make the crosswalk safer for pedestrians crossing the road for the private trail.

Niya Moton questioned if the HOA could regulate rentals. Ashley Honeycutt Terrazas explained the developer was unable to regulate occupancy in a zoning ordinance. A rental restriction could be added by the HOA Advisory Board if they chose to do so. The HOA Advisory Board would be established after 25% of the neighborhood was built.

David Lowry asked about the garbage pickup for the attached homes. Adam Culpeper explained that would be determined by Public Works.

Domenick Schilling made a motion, second by Laura Johnson to recommend approval of PD 2024-01 Zebulon South. There was no discussion and the motion failed with a vote 3 to 4 with Domenick

Schilling, Laura Johnson and David Lowry voting in favor and Stephanie Jenkins, George Roa, Niya Motion and Kyle Adams voting in opposition.

George Roa stated he wanted to look more into the traffic study and information about the affordable homes.

Ashley Honeycutt Terrazas spoke about the impact fees that the Town would receive to mitigate growth that was already coming. It was also explained how the development was also bringing more housing variety.

George Roa stated he was pro-growth but had concerns about the wetlands on the property and the number of homes being placed on the property as well as the deviations in the conditions.

David Lowry explained how the developer had agreed to all the requests that were made.

Sam Slater stated the Planning Board's job was to make a recommendation, but if one was not made within 30 days the Board of Commissioners could act without a recommendation.

Stephanie Jenkins spoke about her concerns of homes being packed into the area and the increased traffic it would bring.

Domenick Schilling explained in order to get the commercial growth wanted, the Town needed the residential communities like what was being proposed.

George Roa made a motion, second by Stephane Jenkins to recommend denial of PD 2024-01 Zebulon South.

George Roa stated deviations from the UDO was his reason to recommend denial with the developer not meeting standard 4.

There was no further discussion and the motion passed with a vote 4 to 3 with Stephanie Jenkins, George Roa, Niya Motion and Kyle Adams voting in favor and Domenick Schilling, Laura Johnson and David Lowry voting in opposition.

**DEVELOPMENT UPDATES**

Adam Culpepper provided development updates.

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

Adopted this the 16<sup>th</sup> day of September 2024.



  
David Lowry—Chair

  
Stacie Paratore, CMC—Deputy Town Clerk