

**Zebulon**  
**Joint Public Hearing**  
**Minutes**  
**April 8, 2024**

Present: Glenn York, Quentin Miles, Beverly Clark, Shannon Baxter, Jessica Harrison, Amber Davis, Joe Moore-Town Manager, Stacie Paratore-Deputy Town Clerk, Michael Clark-Planning, Adam Culpepper-Planning, Cate Farrell-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, Domenick Schilling, Stephanie Jenkins, George Roa, Niya Moton, Kyle Adams

Absent: Laura Johnson

Mayor York called the meeting to order at 6:17pm.

**APPROVAL OF THE AGENDA**

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

**PUBLIC HEARING**

A. Conditional Zoning 2024-01 – 24/7 Fitness

Cate Farrell spoke about the public hearing process. The request was to rezone 108 Pearces Road and 301 Jones Street from Residential Suburban (R2) to General Commercial Conditional (GC-C) for the development of a fitness center and two retain tenant spaces.

The standards under section 2.2.6.K for a conditional 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 zoning map, future land use plan, timeline, concept plan and proposed elevations were shown. The applicant committed to the proposed conditions:

- Developer will prepare a Traffic Impact Analysis (TIA) in accordance with the Town of Zebulon Unified Development Ordinance for review and approval by the Town of Zebulon and will implement required improvements resulting from the TIA.
- The stem length of the parking lot connection to Jones Street will be as shown on conditional rezoning site plan (Sheet C-2.0) and does not meet the 75' minimum length set forth in udo section 5.1.6.f.

- The total number of parking spaces provided for the project is 79 which is less than the required number of spaces required in table 5.8.4.h of the UDO.
- Modified street building setback along Jones Street to 15'.
- Modified street yard buffer between proposed building and Jones Street to provide pedestrian oriented plaza connection to building.

Staff explained the applicant requested a parking lot stem length reduction from 75ft to 28ft and was providing 79 parking spaces. The building setback was reduced to 15ft from the required 30ft and a modified street yard buffer was added to accommodate a public gathering space to serve future retail. The applicant committed to road improvements on Pearces Road and Jones Street and received 63 points under the Utility Allocation Policy.

The applicant, Curtis Jingles, stated he brought his business to Zebulon to have a facility to serve the community and it had grown to the point of needing to expand.

Commissioner Baxter asked to hear from the traffic engineer on the cost of the anticipated improvements.

Shawn Brennan, with DRMP, Inc., would be performing the traffic study for the site and explained it would be a low trip generator. The site would have a relatively low impact on the existing roadway network.

Commissioner Baxter expressed concerns about an entrance and exit through the Waffle House parking lot impacting their business. Cate Farrell explained that connection was asked for as part of the agreement with Waffle House and has an easement for future connection for the site.

There was discussion about the modified street yard buffer. Brian O’Kane performed the site plan and explained it would be pedestrian friendly with a gathering space.

Commissioner Davis asked about the deviation of spaces in the parking lot. Brian O’Kane explained the area was almost a dead-end parking lot and wanted to add more parking spaces closer to retain space. The reduction from 89 spaces to 79 spaces was higher than necessary according to the ITE manual for fitness centers. There was discussion about how staff chose the numbers for parking per square foot for a facility.

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

Mayor York asked if the Planning Board had any questions.

David Lowry expressed concerns about Hendricks Drive, no connection of Jones to Dogwood and additional businesses causing major traffic problems. Domenick also had concerns about traffic in the Waffle House parking lot. There was discussion about the lights affecting the nearby townhomes. Brian O’Kane explained there were substantial trees and buffer plantings and would be appropriately 250 ft from the building to the property line.

There was a question about road improvements on Pearces Road. Mr. O’Kane stated the road would be widened to the full curb and gutter as stated in the Town’s transportation plan.

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George Roa asked about the number of members at the gym. The applicant stated there were approximately 800 members and would like to see a 50% increase within the first year. There was further discussion about connection to the Waffle House parking lot and the Joens Street connection.

Commissioner Harrison thanked the applicant for wanting to grow his business in Zebulon and to continue working with staff on the plans.

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

Mayor York opened the public hearing.

Mayor York asked if anyone wished to speak in favor.

Robert Terry stated he liked the idea of the gym, wanted to see Jones open to Dogwood and thought the project should be approved.

Greg Zeckman explained he thought the applicant did a great job with the gym and wanted to see the connection between Jones and Dogwood.

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

Mayor York asked if anyone wished to speak in opposition.

Nicholas Walton stated he had concerns about the project because it would only allow commercial use of the property.

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

Mayor York asked if anyone wished to speak neither for nor against. There were none.

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

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

Adopted this the 5<sup>th</sup> day of August 2024.



  
Glenn L. York—Mayor

  
Lisa M. Markland, CMC—Town Clerk