

**Zebulon
Planning Board
Minutes
September 18, 2023**

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

David Lowry called the meeting to order.

APPROVAL OF AGENDA

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

ADOPTION OF MINUTES

Michael Germano made a motion, second by Stephanie Jenkins to approve the May 8, 2023 minutes. There was no discussion and the motion passed unanimously.

NEW BUSINESS

A. CZ 2023-04 1620 N. Arendell Avenue

Cate Farrell stated this was a conditional rezoning request for a 1.117-acre parcel from Residential Suburban (R2) to Heavy Commercial – Conditional (HC-C) District for the development of a Veterinary Clinic.

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. Concept plan consistent with regulations
5. 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 proposed the following conditions:

- Reduction in the distance the pet exercise zone can be from a residentially zoned parcel.
- Modification on a type D buffer

Cate Farrell spoke about the separation requirements and explained the applicant asked for a reduction from 200ft to 75ft for the separation of the outdoor pet exercise area and a six feet opaque fence to help with screening. The location of the outdoor area was shown being located on the side of Green Pace Rd and was screened from the main corridor of Arendell Avenue. It was explained the buffer was a modified type D buffer and the applicant was asking for a modification from a 40ft buffer to a 10ft buffer on the southeast side and a 20ft. buffer on the northeast side. A fence was proposed along the frontage for additional screening.

The proposed road improvements included adding a second lane along the Arendell Avenue frontage and an addition of a sidewalk and planting strip. No Traffic Impact Analysis (“TIA”) was needed since the proposed use would not meet the threshold of 50 peak trips or 150 daily trips.

The applicant received 60 points under the Town’s Utility Allocation Policy. There were details given about the amenities added to receive points.

David Lowry asked for clarification on the reason for the buffer change. Staff stated the change gave more room for parking, the building, the dog walking area and the stormwater retention.

There was a clarification that the sidewalk along Green Pace would be 5ft wide with a 5ft planting strip.

Michael Germano stated he had concerns about there being so many opaque fences along Arendell and no visual connection. It was suggested the applicant remove the opaque fence.

There was discussion about traffic concerns.

Michael Germano asked if the applicant was willing to reduce the buffer. Graham Smith stated the applicant was agreeable to reduce the buffer.

Michael Germano made a motion, second by Peggy Alexander to recommend approval of CZ 2023-04 with the modification to reduce the buffer along the south property line and remove the fence. There was no further discussion and the motion passed unanimously.

B. Discussion about the update of the Comprehensive and Future Land Use Plans

Michael Clark spoke about the goals of the Town’s 2030 Strategic Plan of vibrant downtown, small town life and growing smart and how the goals would tie into the Comprehensive and Land Use Plans. The purpose of the plans was given. A chart was shown reflecting the population growth of towns in Wake County from 1990 and future population growth was shown. The demographics of those living in Zebulon were reflected on a graph.

There was discussion about the need for public transportation.

Race, ethnicity, economics and education information for those living in Town was detailed. There was a discussion about economic resources and opportunities and how to diversify employment options.

A map showing the land use makeup and the Planning Board was asked to look at the patterns for vacant/agricultural land, residential, commercial, and industrial.

Some of the significant issues the Town faced were utilities, land use patterns, non-residential uses, economics, infrastructure and traffic. There was a detailed discussion about the Planning Board’s thoughts on each issue.

Mr. Clark stated the Economic Development Strategic Plan had started and would focus on the big picture economic plan. The Town Sub Area Plan would start in the spring and would focus on details and uses downtown.

The next step for the plans included an in-person public work session in October on Land Use and Design. The Planning Board was asked to think about what kind of Town Zebulon should be with a population of 50,000 and their likes and dislikes about where they live.

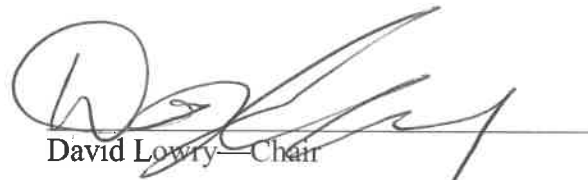
DEVELOPMENT UPDATES

Adam Culpepper provided development updates.

Peggy Alexander made a motion, second by Michael Germano 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