

**Zebulon
Joint Public Hearing
Minutes
April 11, 2016**

Present: Robert S. Matheny, Dale Beck, Curtis Strickland, Don Bumgarner, Beverly Clark, Glenn York, Joe Moore-Town Manager, Lisa Markland-Town Clerk, Mark Hetrick-Planning, Julie Wilkins-Planning, Toby Hampson-Attorney

Absent: Glenn York

Planning Board Present: Darrell Jones, Gene Blount, David Covington, Laura Johnson

Absent: Sam Hayes, Kenny Waldroup, Larry Ray

Mayor Matheny called the meeting to order at 7:00pm.

Mayor Matheny reviewed the process for the hearing and declared the public hearing open and asked for staff report.

RZ 2016-01—Rezoning Request by Dallas Pearce

Julie Spriggs gave a PowerPoint presentation that showed a request from Dallas Pearce, representative for Martha and Lonnie Stancil, Jr, for approximately three acres along Zebulon Road from R-20 to HB.

Julie reviewed the zoning for the surrounding properties and the Land Use Plan designation for the property in question.

Commissioner Beck asked where the Town limits were in relationship to that property. Julie Spriggs explained that some of the surrounding properties were in the corporate limits and some were not. Commissioner Beck thought that all of the property being rezoned needed to be within the corporate limits but he understood that it could not be forced to ask for annexation.

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

Dallas Pearce stated that what they were hoping to do was to combine it with the surrounding HB property to have a total of four and half acres for senior housing and commercial. The long range plan would be to have commercial property on the front and then residential behind it.

Dallas Pearce explained that with his appraisal and real estate background he knew that what was being requested was the highest and best use for the property and wanted good change for the Zebulon community.

Mayor Matheny informed the boards that they could not use that information to make that decision and that they had to make the decision for rezoning based on what the allowable uses for the property were.

Mayor Matheny asked if there was anyone who wished in opposition. There were none.

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Mayor Matheny asked if there was anyone who wished to speak in general. There were none.

The public hearing was closed and the matter was referred to the Planning Board for their recommendation.

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

Date

Robert S. Matheny—Mayor

SEAL

Lisa M. Markland, CMC—Town Clerk