

**Zebulon
Joint Public Hearing
Minutes
December 9, 2019**

Present: Robert S. Matheny, Beverly Clark, Annie Moore, Glenn York, Shannon Baxter, Larry Loucks, Joe Moore-Town Manager, Lisa Markland-Town Clerk, Michael Clark-Planning, Meade Bradshaw-Planning Department, Sheila Long-Parks and Recreation, Tim Hayworth-Police, Bobby Fitts-Finance, Chris Ray-Public Works, Eric Vernon-Attorney

Planning Board Present: Gene Blount, Laura Johnson, Larry Ray, Gene Blount, Stan Nowell
Absent: Stephanie Jenkins and Jessica Luther

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

Mayor Matheny recognized Cub Scout pack 522.

PUBLIC HEARING

A. AN 2019-01 - 201 Green Pace Road

Mayor Matheny opened the public hearing.

Meade Bradshaw gave a PowerPoint presentation and explained the annexation request was from Chuck Walker for the property owned by Site Investments, LLC. The property was 32.4 acres, zoned as heavy business and had previously come before the Board for a special use permit. The ETJ map was shown and it was stated the property was contiguous to Town limits. The land use map and photos of the property were shown.

Staff recommended approval of the annexation based upon the consistency with the Town of Zebulon Comprehensive Plan, Code of Ordinances, and any other official plan that was applicable.

There was discussion about the cost benefit analysis that was included the cost that would be applicable if there was a need to add an additional police officer.

Mayor Matheny asked if anyone wished to speak in favor.

Chuck Walker stated there was an offer on the first lot in the subdivision and that was why they were moving forward with the annexation request.

Mayor Matheny asked if the Board had questions. There were none.

Mayor Matheny asked if anyone wished to speak in opposition. There was none.

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

Mayor Matheny closed the public hearing and referred the matter to the Planning Board for their recommendation.

B. AN 2019-03 – 704 Pearces Road.
Mayor Matheny opened the public hearing.

Meade Bradshaw gave a PowerPoint presentation and explained this was a request by John R. Morgan to annex .78 acres located at 704 Pearces Road into Town limits. The property was currently a single family home and zoned as R-20 and was not contiguous to the corporate limits. Pictures of the area were shown to the Board.

It was explained the City of Raleigh sewer line was located at the rear of the property making connection easier. Staff recommended approval of the annexation based upon the consistency with the Town of Zebulon Comprehensive Plan, Code of Ordinances, and any other official plan that was applicable.

Mayor Matheny asked if either Board had questions.

There was a question if the applicant would pay costs to connect to the sewer and water lines. Meade Bradshaw stated the applicant would be responsible for the costs.

Mayor Matheny asked if anyone wished to speak in favor.

William Palmer explained this was his father-in-law's property and the septic system was failing and they hoped to tie into the sewer line behind the property.

Larry Ray stated he lived across the street and had no conflict with the annexation.

Mayor Matheny asked if anyone wished to speak in opposition. There were none.

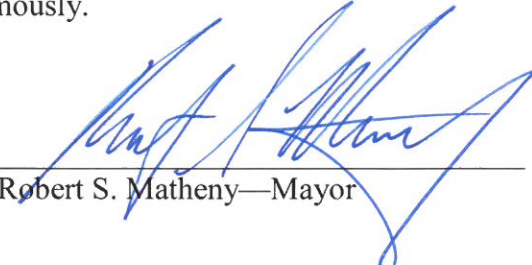
Mayor Matheny asked if anyone wished to speak in general. There were none.


Mayor Matheny closed the public hearing and referred the matter to the Planning Board for their recommendation.

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

Adopted this the 6th day of January 2020.




Robert S. Matheny—Mayor


Lisa M. Markland, CMC—Town Clerk