

**Zebulon
Joint Public Hearing
Minutes
March 14, 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
Planning Board Present: Darrell Jones, Gene Blount, Sam Hayes, Kenny Waldroup, Larry Ray
Absent: Laura Johnson

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 2016-02—Woda Group Rezoning request at 626 Shepard School Road

Julie Spriggs gave a PowerPoint presentation that showed a request from Nick Surak with the Woda Group to rezone 3.78 acres located at 626 Shepard School Road. The property was owned by Nisar Chata, Zohra Nisar and Zaib Nisa and the request was to rezone it from TR (transitional residential) to RMF (residential multi-family).

The site was reviewed along with the adjoining properties along with their zoning. Julie explained the history of the site and how it had received a special use permit that had since expired since no work had begun. The land use plan classifications for the parcel and the adjoining properties were discussed and the possible uses were shared.

Staff was recommending approval of the plan.

There were no questions from the Board.

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

Nick Surak stated that he was with the Woda Group and they had developed over 200 multi-family communities in 13 states with 9000 total housing units.

There was no one else who wished to speak in favor.

Mayor Matheny asked if there was anyone who wished in opposition.

Michael Vereen of 900 Shepard School Road Zebulon, stated that he was not against it was he was speaking on behalf of his mother-in-law Erdyne Yates. Mr. Vereen said that the property had been neglected for a long period of time and was concerned that it would be a cut through

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for the surrounding properties. Safety for the current property owner was important as well and due diligence needed to be taken into account when developing the property.

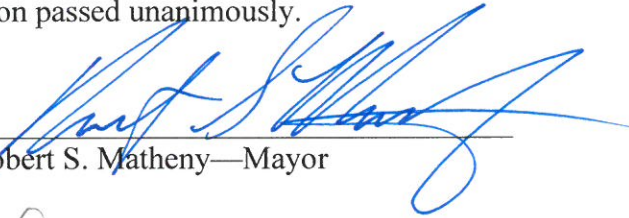
James Riley of Privette Street Zebulon asked what the time frame was for the project to be built.

Mayor Matheny stated that it was a general use zoning hearing and no stipulations could be placed on the development of the property. It was strictly a rezoning and anything that was allowed in the RMF could be built on the lots. If it required a special use permit then the Board would be allowed to assign conditions but that was not what was being discussed currently.

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

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

4/4/16
Date


Robert S. Matheny—Mayor


Lisa M. Markland, CMC—Town Clerk

