

**Zebulon
Joint Public Hearing
Minutes
May 14, 2018**

Present: Robert S. Matheny, Dale Beck, Curtis Strickland, Beverly Clark, Annie Moore, Joe Moore-Town Manager, Lisa Markland-Town Clerk, Julie Spriggs-Planning, Mackenzie Day-Planning, Toby Hampson-Attorney

Absent: Don Bumgarner

Planning Board Present: Kenny Waldroup, Larry Ray, Gene Blount, David Covington, Shannon Baxter

Absent: Laura Johnson

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

RZ 2018-02

Mackenzie Day gave a PowerPoint presentation regarding the request by Timothy Peele to rezone approximately 0.5 acres of land located at 110 W. McIver Street from R-10 to TR (transitional residential). Mackenzie Day reviewed the maps and showed surrounding zoning being TR and R-10.

NOTE: Shannon Baxter arrived at 7:03pm.

Mackenzie Day further described TR and R-10 and gave an overview on permitted uses. It was also explained that the change to TR would increase commercial traffic on the residential street. Mackenzie Day stated that staff recommended denial based on the interior location on McIver Street.

Mayor Matheny asked if there were any questions from either of the Boards.

Commissioner Strickland asked if there was a 200 feet setback and Mackenzie Day explained that this would be outside of the 200 feet setback from the land use plan.

Shannon Baxter asked if the Planning Board could make official standards and attorney Toby Hampson said the rezoning matters were decided on a case-by-case basis only and did not set a precedent. Every rezoning was its own case and needed to be consistent with Town plans.

Mayor Matheny asked if anyone wanted to speak in favor of the rezoning.

Timothy Peele, the owner of the property gave a PowerPoint presentation as to why the property should be rezoned from R-10 to TR. A brief history was given, investment into the property and photos of the renovated home were shown. Mr. Peele also said how he had experienced overflow traffic from the neighboring Chamber of Commerce and DMV office.

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Shannon Baxter thanked Timothy Peele for investing in the community and asked why he wanted to rezone the property if he currently had reliable renters. Timothy Peele explained he wanted to see where he could take the property, investment-wise. Shannon Baxter wanted to make Timothy Peele aware that the DMV was closing. Shannon Baxter also inquired why Timothy Peele had never gone to the Board about the traffic issues. Mr. Peele explained that he had consulted with the property owner, but was asking the Board for guidance regarding the issue.

Mayor Matheny asked if there were any questions from either of the Boards. There were none.

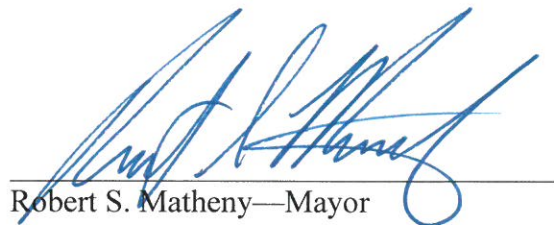
Mayor Matheny asked if there was anyone present who wished to speak for or against. There were none.

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

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

The meeting was adjourned at 7:26pm.

6/4/18
Date


Robert S. Matheny—Mayor




Lisa M. Markland, CMC—Town Clerk