

**Zebulon
Joint Public Hearing
Minutes
May 9, 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, Sam Hayes, Kenny Waldroup
Absent: Laura Johnson, Gene Blount, David Covington, Larry Ray

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

Mayor Matheny reviewed the process for the hearing and explained that since there was not a quorum of the Planning Board those not present would have to come and listen to the hearing prior to meeting and making a decision.

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

RZ 2016-03—Rezoning Request by Cypress Creek Renewables for property on S. Arendell Ave.
Julie Spriggs gave a PowerPoint presentation that showed a request from Cypress Creek Renewables, the representative of the Jean Horton Heirs, was requesting that 5.52 acres located on S. Arendell Avenue be rezoned from R-10 to R-13.

Julie reviewed the adjoining property uses, surrounding zoning, land use and comprehensive plan as well the permitted use table and which showed what would be allowable uses in an R-13 zoning district.

There were no questions from the Boards.

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

Brett Hanna with Smith, Moore, Leatherwood located in Raleigh NC and representing Cypress Creek Renewables stated that they would like to rezone the parcel to R-13. The requested zoning was consistent with adjoining parcels and the area was a transition area from high density to medium density.

Martha Horton Vinson and Tommy Vinson of Perry Curtis Road Zebulon came forward and Martha stated that Robert Horton was her father and her mother was 99 years old and unable to be present. Tommy Vinson said that the family was requesting that the rezoning be approved.

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

John Craig who resided at S. Arendell Avenue, which was next to the property in question, stated that he would like to share his opinion. Mr. Craig stated that upon his investigation and

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questions of Cypress Creek Renewables at a presentation given by them, they were unable to provide any definitive answers to the questions he proposed which included those about successful solar farms in residential areas. The timeline for construction could be an extended time frame and the reason for having various types of uses needs to be supported by a need in that community of which Mr. Craig did not think that was being met by the proposed use of a solar farm. John Craig said that having a good balance of residential and businesses in Zebulon was necessary to help it to thrive and he thought that it would harm his property values since the property in question backed up to his land.

John Craig urged that the Board keep the property zoned as R-10 and reject the proposed request and use.


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

Mayor Matheny said that there had been a great deal of discussion about a solar farm but the Planning Board was tasked to determine if it would be appropriate to rezone the property to R-13 and should take into account all allowable uses not just the one mentioned.

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

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

6/7/16
Date


Robert S. Matheny—Mayor




Lisa M. Markland, CMC—Town Clerk