

**Zebulon
Joint Public Hearing
Minutes
September 11, 2017**

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

Planning Board Present: Darrell Jones, Gene Blount David Covington, Laura Johnson, Shannon Baxter
Absent: Larry Ray

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

Mayor Matheny reviewed the procedure for the meeting.

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

RZ 2018-01—Rezoning Request for 1620 N. Arendell Avenue by Dallas Pearce

Mackenzie Day presented that Dallas Pearce was requesting to rezone 1.1 acres located at 1620 N. Arendell Avenue from R-20 to Heavy Business on behalf of the owner Julia N. Hicks.

The vicinity map, surrounding zoning and land use categories were reviewed. Mackenzie explained what some of the permitted uses were in a heavy business district but did state that all possible uses should be considered when making a decision.

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

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

Dallas Pearce stated that in his professional opinion the highest and best use would be for a fast food restaurant but other uses were not being ruled out. The surrounding properties on the other three corners were already zoned heavy business.

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

Mayor Matheny declared the public hearing closed and referred the matter 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.

Date

11/6/17



Robert S. Matheny—Mayor

Lisa M. Markland
Lisa M. Markland, CMC—Town Clerk