

**Zebulon  
Planning Board  
Minutes  
February 12, 2024**

Present: David Lowry, Domenick Schilling, Laura Jenkins, Stephanie Jenkins, Michael Clark-Planning, Adam Culpepper-Planning, Stacie Paratore-Deputy Town Clerk, Eric Vernon-Town Attorney

David Lowry called the meeting to order.

**APPROVAL OF AGENDA**

David Lowry asked to remove the Comprehensive Plan update discussion from the agenda.

Stephanie Jenkins made a motion, second by Domenick Schilling to approve the agenda as amended. There was no discussion and the motion passed unanimously.

**NEW BUSINESS**

A. PD 2024-01 Zebulon South

Adam Culpepper presented the planned development request to develop 320 residential units on 118.62 acres at 751 S. Wakefield Rd, 700 S. Arendell Ave., 0 S. Wakefield St., and 0 S. Arendell Ave.

The standards under section 2.2.25.J for a planned development were:

1. Health, safety and welfare
2. Appropriate for location
3. Reasonable in the public interest
4. Other relevant factors

The public hearing notification process was detailed. The aerial map, zoning map, future land use plan, timeline, and concept plan were shown. The applicant was proposing to dedicate a portion of the property for a proposed future fire station.

Adam Culpepper explained the conditions that exceeded the UDO requirements:

- All detached rear loaded homes shall have a sidewalk connection from the front door to the public sidewalk (Condition 7).
- The clubhouse and pool shall be completed before the 150th Certificate of Occupancy (Condition 8).
- Zebulon South will apply a maximum 35% impervious requirement (Condition 9).
- Provide a minimum 15% Tree Save (Condition 10)
- One bus stop area, including a shelter, a bench, a trash can, and at least 5 bicycle spaces shall be provided with the second phase of development (Condition 12).
- A single family detached home shall be developed and donated as part of Built to Honor, Wounded Warrior Homes, Operation Coming Home, Operation Finally Home, or similar organization providing homes to veterans (Condition 14).

The conditions meeting the UDO included:

- All Road Improvements on a DOT road will be approved by NCDOT (Condition 11)
- Some of the following amenities will be included :
  - a minimum of two larger parking spaces designed for food trucks or delivery vehicles (mobile vendors), with an electrical outlet available;
  - one covered seating area with at least 10 designated public seating spaces will be provided adjacent to the Mobile Vendor spaces.
  - at least one outdoor grill will be provided adjacent to the covered seating area.
- Greenway Alignment will be reviewed and approved by TRC during construction drawings.
- the grave site(s) located at 0 N Arendell Ave (PIN 2705513114) shall be relocated prior to approval of construction drawings

The conditions deviating from the UDO included:

- Minimum driveway stem length shall be 20' (Condition 2).
- Single family detached rear load lots shall have a minimum lot size of 4,800 sf (Condition 3)
- Single family detached front load lots shall have a minimum lot size of 6,000 sf (Condition 4)
- Single family attached lots shall have a minimum lot size of 1,260 sf (Condition 5)
- The minimum lot width for front loaded lots shall be 50' reduced from 70' (Condition 6)

The road improvements would include:

- NC-96 / Site Access 1:
  - 50-foot southbound right-turn lane (with appropriate taper)
  - 100-feet IPS (Internal Protected Stem) along Site Access 1\*\*
- NC-96 / Site Access 2:
  - 50-foot southbound right-turn lane (with appropriate taper)
  - 100-feet IPS along Site Access 2\*\*
- South Wakefield Street / Site Access 3:
  - 50-foot southbound left-turn lane (with appropriate taper)
  - 100-feet IPS along Site Access 3\*\*

The applicant received 68 points under the Town's Utility Allocation Policy.

Domenick Schilling asked about the revision to Perry Curtis Road. Adam Culpepper explained it was a minor revision and the correction would pull the traffic to a 90-degree angle to South Arendell. There was discussion about the road revisions and access points.

Domenick Schilling stated he had concerns about traffic and the need for commercial development. Adam Culpepper explained commercial developers looked at rooftops and median household income of the area to bring in businesses.

Domenick Schilling made a motion, second by Laura Johnson to recommend approval of PD 2024-01 Zebulon South. There was no discussion and the vote was split 2 to 2 with Laura Johnson and Domenick Schilling voting in favor and David Lowry and Stephenie Jenkins in opposition.

David Lowry made a motion, second by Domenick Schilling to table PD 2024-01 Zebulon South to the March 11, 2024 Planning Board meeting.

David Lowry explained he wanted more information about the graveyard relocation, traffic and the clarify matters with the Traffic Impact Analysis. Domenick Schilling wanted more information about the proposed fire station. Michal Clark explained the budget amendment request for the February 13 regular meeting would be for due diligence to assess if the site would be suitable for a future fire station.

Ashley Honeycutt Terrazas spoke about the process of the cemetery relocation.

There was no further discussion and the motion passed with a vote 3 to 1 with David Lowry, Laura Johnson and Domenick Schilling voting in favor and Stephanie Jenkins voting in opposition.

**B. RZ 2024-01 321 Hospital Road**

Adam presented the zoning map amendment request for 321 Hospital Road to rezone the .34 acres from Office Institutional (OI) to General Commercial (GC).

The standards under section 2.2.25.J for a rezoning were:

- 1. Health, safety and welfare
- 2. Appropriate for location
- 3. Reasonable in the public interest
- 4. Other relevant factors

The public hearing notification process was detailed. The zoning map and future land use plan was shown.

Laura Johnson asked about the intended use for the property. Michael Germano stated the intended use would be an import logistics operation. Traffic would not be impacted by the business.

Laura Johnson made a motion, second by Stephanie Jenkins to recommend approval of RZ 2024-01 321 Hospital Road. There was no discussion and the motion passed unanimously.

**DEVELOPMENT UPDATES**

Michael Clark provided development updates.

Laura Johnson made a motion, second by Stephanie Jenkins to adjourn. There was no discussion and the motion passed unanimously.

Adopted this the 16<sup>th</sup> day of September 2024.



*David Lowry*  
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 David Lowry—Chair

*Stacie Paratore*  
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 Stacie Paratore, CMC—Deputy Town Clerk