

**Zebulon Board of Commissioners**  
**Minutes**  
**February 6, 2017**

Present: Robert S. Matheny-Mayor, Curtis Strickland, Beverly Clark, Dale Beck, Don Bumgarner, Glenn York, Joe Moore-Town Manager, Lisa Markland-Town Clerk, Greg Johnson-Parks & Recreation, Bobby Fitts-Finance, Tim Hayworth-Police, Mark Hetrick-Planning, Chris Ray-Public Works, Chris Perry-Fire, Eric Vernon-Attorney

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

**PLEDGE OF ALLEGIANCE**

The pledge of allegiance was let by Joshua Allmon from East Wake High School.

**APPROVAL OF AGENDA**

Commissioner Clark made a motion, second by Commissioner York to approve the agenda as amended. There was no discussion and the motion passed unanimously.

**SCHOOL RECOGNITION**

Mayor Matheny recognized student Joshua Allmon and teacher Emily Steele both from East Wake High School.

**PUBLIC COMMENT PERIOD**

Denise Nowell with the Zebulon Chamber of Commerce informed those present of the upcoming annual meeting that would be held on February 23, 2017 at East Wake Academy.

**CONSENT**

A. Minutes

Commissioner Clark made a motion, second by Commissioner Bumgarner to approve the minutes of the December 12, 2016 joint public hearing. There was no discussion and the motion passed unanimously.

Commissioner Clark made a motion, second by Commissioner Bumgarner to approve the minutes of January 3, 2017. There was no discussion and the motion passed unanimously.

Commissioner Clark made a motion, second by Commissioner Bumgarner to approve the minutes of the January 3, 2017 closed session. There was no discussion and the motion passed unanimously.

Commissioner Clark made a motion, second by Commissioner Bumgarner to approve the minutes of the January 18, 2017 work session. There was no discussion and the motion passed unanimously.

B. Finance

Commissioner Clark made a motion, second by Commissioner Bumgarner to approve Ordinance 2017-14. There was no discussion and the motion passed unanimously.

Commissioner Clark made a motion, second by Commissioner Bumgarner to approve the tax report for November 2016. There was no discussion and the motion passed unanimously.

Commissioner Clark made a motion, second by Commissioner Bumgarner to approve the financial statements. There was no discussion and the motion passed unanimously.

C. General

Commissioner Clark made a motion, second by Commissioner Bumgarner to adopt Ordinance 2017-13. There was no discussion and the motion passed unanimously.

Commissioner Clark made a motion, second by Commissioner Bumgarner to approve the quarterly reports for Public Works, Fire and Planning Departments. There was no discussion and the motion passed unanimously.

**OLD BUSINESS**

A. Planning

Weaver's Pond Phase 2D1-2—Preliminary Plat Approval

Julie Spriggs came forward and presented a PowerPoint that showed that it was the next phase of the development. Julie explained that there were a couple of minor changes that staff was asking the developer to make prior to bringing the final plat for approval.

The Planning Board was recommending approval with the changes recommended by staff.

Commissioner Bumgarner made a motion, second by Commissioner York to approve the preliminary plat with the requested changes by staff. There was no discussion and the motion passed unanimously.

**NEW BUSINESS**

A. Planning

SU 2017-01—Request by 264 Investments for Barrington Subdivision located at Old Bunn and Parks Village Road

Julie Spriggs gave a PowerPoint presentation that reviewed the proposed conditions that were being recommended as well the limitations when imposing conditions.

There were several conditions that were questioned by the developer and an amendment to those conditions which were reviewed by Julie Spriggs.

Condition 45 dealt with roadways where staff was proposing that all roadways had to be public. The developer proposed that the public roadways that served the single family detached and the

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paired single family lots and the townhomes would be served by private roads as would the internal parking lots. All private roadways, trash, recycling, yardwaste and leaf collection would be the responsibility of the Homeowners Association. The reason each party was making their specific request was discussed.

Condition 31 dealt with the greenway sidewalk would run continuously along Parks Village Road and had to connect to the culvert under US Hwy 64 as required by the Greenway Master Plan. The developer was proposing that the requirement would be within the project limits along Parks Village Road and when each building permit was pulled there would be a fee of \$225 paid that would go toward the construction of the culvert under US Hwy 64. The total assessment would be paid no later than 36 months of the phase one final plat.

Condition 33 dealt with the greenway trail corridor two US Hwy 64 culvert. Staff was requesting a 12x12 box culvert with lighting. The developer was asking for a similar assessment as that applied to the sewer. Specifically, the developer wanted a \$225 fee paid at the time a building permit was pulled which would go toward the construction of the culvert under US Hwy 64. The total assessment would be \$188,325 for the development would be paid no later than 36 months after approval of the phase one final plat.

The fee was derived from the assumed cost of the culvert at \$1 million divided by 4429 assumed housing units that would be served by the Beaverdam Sewer Outfall, which would have access to that portion of the greenway as projected by the sewer outfall study.

Condition 34 dealt with the US Hwy 64 culvert crossing which had to have an engineered approved plan within 36 months of the approved final plat for phase one. Construction approval had to be in place no later than 18 months after the approval of the plan. The developer was asking that they pay at the time of the building permit assessment as asked for in conditions 31 and 33.

Basically, for conditions 31, 33 and 34 the developer wanted there to be an assessment fee instead of being required to construct the culvert.

Condition 66 dealt with the requirement for the garages. Staff was asking that all single family, paired and townhomes would be required to have at least a one stall garage. The developer was asking that no less than 80 percent of all the single and paired homes and no less than 50 percent of the townhomes would have at least a one stall garage.

The Planning Board recommended 100 percent of all single and paired homes and no less than 50 percent of the townhomes would have at least a one stall garage.

Julie reviewed the quasi-judicial requirements and the choices available to the Board of Commissioners.

Kenny Waldroup, Vice Chairman of the Planning Board, read the Planning Boards recommendations for the approval of SU 2017-01.

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The Planning Board was recommending approval of 84 conditions and agreed with staff's recommendations on conditions 31 and 45. On conditions 33 and 34 the Planning Board thought that the cost associated with the culvert crossing under US Hwy 64 was prohibitive and agreed in principle with the recommendation of the developer to have an assessment. Condition 66 was modified to have 100 percent for single and paired family home and no less than 50 percent of townhomes would have at least a single stall garage.

The Planning Board was recommending approval of SU 2017-01 with the conditions as presented and amended with a majority vote of 3-2.

Commissioner Strickland asked why the Planning Board wanted 100 percent of garages for the single and paired family homes. Kenny Waldroup stated that it was a consensus between the Board members after discussion.

Commissioner Beck asked about the figures on the culvert as it related to the developers cost and the Town's cost. Kenny Waldroup stated that there was no discussion on the separation of costs between the two entities.

Commissioner Clark asked if the Planning Board was not in favor of the developer paying the cost to install the culvert then how would they propose approving the culvert construction. Mayor Matheny said that one of the proposed conditions by the Planning Board was that the developer pay an assessment fee of \$225, which would be held and used toward the building of the culvert.

Mayor Matheny reviewed the conditions in question one by one with the Board to make a final decision on what they wanted those conditions to be.

Condition 45 was discussed and Commissioners agreed with what staff was proposing.

Condition 31 was discussed and Mayor Matheny asked if there was right of way across private property if the sidewalk ran on the east side of Parks Village Road. Julie Spriggs stated that there was currently right of way that would jut in and out and the developer was proposing that it would just stop when it got to private property so that it would not have the jut. The Commissioners did not like the sidewalk to nowhere.

Commissioner Beck asked if the developer was asking to pay a fee in lieu for the sidewalk. Julie Spriggs said that they would not pay a fee in lieu as the developer's request was written, but it could be done. Commissioners wanted to see a fee in lieu.

Conditions 33 and 34 would accept a \$225 assessment fee per lot or did the Board want to require that the developer install the culvert. There was discussion about the assessment fee. Eric Vernon said that the developers proposed language required that it be spent on the construction of the future culvert and though it might be appropriate to add language "or other legally permissible greenway use" so that money would not be held for something that may never be built. Staff agreed with the proposal by the town attorney.

The language would need to be that it would be held for the construction of the culvert or other greenway connectivity in that area.

Condition 66 on garages Commissioners York, Beck and Bumgarner liked what the Planning Board was recommending and Commissioners Strickland and Clark liked what the developer was proposing. The majority of the Commissioners liked what the Planning Board recommended so that was the condition to be used.

Mayor Matheny reviewed the changes to the conditions which were:

- 45 was that all roadways would be public
- 31 a fee in lieu would be collected and they would not construct sidewalks outside the project limits.
- 33 and 34 the developer would not have to construct the culvert and a fee of \$225 would be collected on each building permit pulled and the fee would be used for the construction of the culvert or greenway connectivity in that area
- 66 there would be a requirement of 100 percent for single and paired family homes and at least 50 percent of all townhomes would have to have at least a single car garage.

Commissioner Clark made a motion, second by Commissioner York to approve SU 2017-01 with the conditions presented by staff and the changes made specifically to the five conditions discussed. Those conditions are as follows:

#### Stipulations Specific to the Development

1. Recordation: Special use permit and updated Illustrative Land Plan must be recorded with the Wake County Register of Deeds.
2. Illustrative Land Plan: Special use permit and an updated Illustrative Land Plan addressing the approved special use permit conditions and applicable timelines shall be submitted no later than ninety (90) days following approval.
3. Site Plan: Site plan review and approval by the Zebulon Technical Review Committee (ZTRC) shall be required.
4. Site Plan (Phasing): Site plan review by the ZTRC may be submitted by phase or through submittal of an overall development plan. If a phased approach is preferred, phases shall require a separate submittal. The applicant may group phases together and phases may be submitted out of numerical order as shown on the recorded Illustrative Plan.
5. Site Plan (Greenways): Greenway trails such as the Beaverdam Creek Sewer Outfall Connector and Corridor #2 may submit separate site plans for each individual phase for review and approval by the ZTRC.
6. Adopted Plans/Policies: All town ordinances, plans, and adopted policies shall be adhered to and enforced by the ZTRC in addition to the special use permit approved conditions.
7. Lot Sizes (Single Family Dwellings): The minimum lot sizes for single family detached dwellings shall be 5,400 square feet.

8. Lot Widths: The minimum lot widths for each residential use type shall be as follows:

<i>Land Use Type</i>	<i>Minimum Lot Width</i>
Single Family Detached Dwelling	45'
Paired Single Family Dwellings	22'
Townhomes	16'

9. Signage (Main Entrance): One main entrance monument sign will be allowed along Old Bunn Road and shall be made of brick, stone, or masonry material. Signage shall not exceed sixty-four square feet (64 SF) and must be setback at least ten feet (10') from the public right-of-way.
10. Signage (Secondary Entrances): Up to a total of four (4) secondary entrance monument signs are allowed along Old Bunn Road and Parks Village Road and shall be made of brick, stone, or masonry material. Each secondary entrance monument shall not exceed thirty-two square feet (32 SF) and must be setback at least ten feet (10') from the public right-of-way.

Stipulations Specific to the Homeowner's Association

11. Homeowner's Association: All owners of developable lots shall immediately become members of the Homeowner's Association.
12. Homeowner's Association: A Declaration of Covenants, Conditions, and Restrictions (CC&R) and bylaws for the Homeowner's Association shall be reviewed, approved and recorded with the Phase I final plat.
13. Homeowner's Association: Homeowner's Association, or if applicable a Homeowner's Association management firm, shall be in place to enforce and abate all community association covenants, conditions, and restrictions.
14. Homeowner's Association: Homeowner's Association, or if applicable a Homeowner's Association management firm, shall enforce tall grass, trash, debris and rubbish along with the removal of any junked, abandoned, or nuisance automobiles as defined by the adopted town ordinances.
15. Homeowner's Association: Homeowner's Association, or if applicable a Homeowner's Association management firm, shall be responsible for the maintenance and upkeep of all open space and improvements built therein, landscaped center islands, roadway medians, or roundabouts located throughout the development.
16. Homeowner's Association: Homeowner's Association, or if applicable a Homeowner's Association management firm, shall be responsible for the maintenance and upkeep of all drainage easements and Detention/Retention/Water Quality Pond Areas as described in the Town of Zebulon Street and Storm Drainage Standards & Specifications Manual.

Stipulations Relating to Setbacks

17. Setbacks (Old Bunn Road and Parks Village Road): All residential lot lines (single family, paired single family, townhomes) shall be setback at least thirty feet (30') from

Old Bunn Road and Parks Village Road.

18. Setbacks (US 64 and 264 Highways): All residential lot lines (single family, paired single family, townhomes) shall be setback at least fifty feet (50') from US 64 and 264 Highways.
19. Setbacks (Residential Buildings): Setbacks shall be measured from the lot line to the building wall. Building eaves, at-grade patios, and at-grade stoops shall be allowed in the setback area. Decks, porches or other building extensions shall not be permitted in the setback area. The minimum setbacks from the lot lines to the buildings for each residential use type shall be as follows:

<i>Land Use Type</i>	<i>Minimum Front Setback</i>	<i>Minimum Side Setback</i>	<i>Minimum Side Setback (Adjacent to Street)</i>	<i>Minimum Rear Setback</i>
Single Family Dwelling	20'	5'	15'	20'
Paired Single Family Dwellings	20'	5'	15'	20'
Townhomes (Internally Served)	15' (From Sidewalk)	15' (Building to Building)	15'	20'
Townhomes (Street Access)	15'	15' (Building to Building)	15'	20'

Stipulations Relating to Recreation Amenities

20. Recreation Amenities: All recreation amenities shall be detailed on a site plan and recreation master plan to show the location and proposed use of all parks, open spaces, and passive recreation areas. This plan will be reviewed and approved by the Zebulon Technical Review Committee.
21. Recreation Amenities: Permits for the construction of the community building, bathhouse with bathrooms/showers, junior Olympic swimming pool, sundeck, parking lot, bike racks, and playing field shall be pulled prior to the issuance of the 100<sup>th</sup> Certificate of Occupancy for homes within the development or within twenty-four (24) months following the issuance of the final plat for Phase I of the development, whichever comes first.
22. Recreation Amenities: A Certificate of Occupancy must be issued for the community building, bathhouse, and pool prior to the issuance of the 150<sup>th</sup> Certificate of Occupancy for homes within the development or within thirty-six (36) months following the issuance of the final plat for Phase I of the development, whichever comes first.
23. Junior Olympic Pool: Minimum specifications for the pool shall include seventy-five-foot (75') long lanes with a minimum of six (6) swimming lanes each being seven feet (7') wide. Pool shall include a zero-entry area with a minimum size measuring twenty-

five feet (25') by forty-five feet (45'), or a minimum area of 1,125 square feet.

24. Playing Field/Equipment: The recreation area shall be a minimum of four (4) acres. Playground equipment shall be included for toddlers ages 2-5 and children ages 5-12. A minimum of two (2) bike racks holding eight (8) bikes each shall be provided. A minimum of two (2) benches, two (2) trash receptacles and one (1) dog waste station shall be provided. The playing field shall be a minimum of half an acre. A pair of soccer goals shall be installed on the playing field.

#### Stipulations Relating to Greenways

25. Greenway Trail (General): The public greenway trail is to be in accordance with the latest version of the Town of Zebulon Street and Storm Drainage Standards and Specifications Manual and the latest version of the Town of Zebulon Greenway, Bicycle, and Pedestrian Master Plan specifications. Greenway engineered drawings are required to be submitted with each phase of construction to the Zebulon Technical Review Committee for approval. Zebulon Technical Review Committee approved engineer drawings for the proposed public greenway trails and associated trailhead connections will be required prior to final plat approval for each phase.
26. Greenway Trail (General): Installation and dedication of the required public greenway trails and trailhead connection improvements must be completed prior to final plat approval for each phase of construction. Upon dedication and acceptance, all maintenance of the public greenway trails and trailhead connections will be the responsibility of the Town of Zebulon.
27. Greenway Trail (Beaverdam Creek Connector): A complete design for a minimum ten-foot (10') public greenway trail with a minimum twenty-foot (20') wide public greenway easement and associated trailhead connections along Beaverdam Creek adjacent to phases 32, 33, and 34 as shown in the recorded Illustrative Plan shall be engineer designed, approved by ZTRC, and installed.
28. Greenway Trail (Beaverdam Creek Connector): A minimum of three (3) greenway trailhead connections for the single family residential area adjacent to phases 32, 33, and 34 as shown on the Illustrative Plan shall be provided at each cul-de-sac near the greenway trail based on a minimum pavement width of ten feet (10') and a minimum 6.25-ton load capacity for any necessary bridges or boardwalks.
29. Greenway Trail (Beaverdam Creek Connector) Timeline: The greenway along the Beaverdam Creek Sewer Outfall adjacent to the single family residential phases 32, 33, and 34 as shown in the recorded Illustrative Plan must have design plan approval no later sixty (60) months after approval of the special use permit and construction approval not later than seventy-two (72) months after approval of the special use permit.
30. Greenway Trail (Corridor #2 – Parks Village Road): South of Old Bunn and Parks Village Road, the portion of greenway that will connect under US Highway 264 (to Wal-Mart) will require an approved sealed engineer estimate for construction (not to include the culvert under US Highway 264). Following approval of the engineer's estimate, a fee-in-lieu will be required for half of the approved estimate. A ten foot (10') wide easement with an adjacent five foot (5') wide construction easement shall be dedicated to the Town of Zebulon. Fee-in-lieu payment shall be paid no later than twelve (12) months following the special use permit's approval.



31. Greenway Trail (Corridor #2 – Parks Village Road): The portion of Corridor #2 from the intersection of Old Bunn Road running north along Parks Village Road shall be located on the east side of Parks Village Road. A ten foot (10') wide greenway shall run continuously, within the project limits, along Parks Village Road and must include a minimum of one pedestrian crossing to the culvert under US Highway 64. Builders will pay a fee in lieu instead of constructing a sidewalk not within the project limits.
32. Greenway Trail (Corridor #2 – Parks Village Road) Timeline: Parks Village Road portion of Corridor #2 must have construction approved and completed as part of the final plat approval for the adjacent phases 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 as shown in the recorded Illustrative Plan.
33. Greenway Trail (Corridor #2 – US Highway 64 Culvert): Builders will pay a fee in lieu, at the time of each Building Permit, of \$225.00 towards the construction of the future culvert under US 64 or towards greenway connectivity in that area. Total assessment for the development will be paid no later than thirty-six (36) months after approval of Phase 1 final plats.
34. Greenway Trail (Corridor #2 – US Highway 64 Culvert) Timeline: Builders will pay a fee in lieu, at the time of each Building Permit, of \$225.00 towards the construction of the future culvert under US 64 or toward greenway connectivity in that area. Total assessment for the development will be paid no later than thirty-six (36) months after approval of Phase 1 final plats.
35. Greenway Connectivity: Connectivity to greenways shall be provided with each phase. This shall be accomplished through trailheads, sidewalks, and internal trail connections as specified in Barrington Special Use Application dated September 28, 2016. All internal trail connections shall be designated as open space and maintained by the Homeowner's Association, or if applicable a Homeowner's Association management firm.

#### Stipulations Relating to Transportation

36. Intersection driveways (Old Bunn Road): Intersection driveways shall be consolidated such that there are no more than two (2) full access intersection driveways and two (2) right-in/right-out intersection driveways along Old Bunn Road with appropriate channelization, center median island, and handicap accessibility.
37. Intersection driveways (Parks Village Road): Intersection driveways shall be consolidated such that there are no more than two (2) full access intersection driveways along Parks Village Road with appropriate channelization, center median island, and handicap accessibility.
38. Turn Lanes: The Transportation Impact Analysis (TIA) by Ramey Kemp and Associates dated October 2016 and sealed November 1, 2016, recommends auxiliary turn lanes at the intersection of Parks Village Road and Old Bunn Road, and Old Bunn Road and Site Drive #10. All turn lanes as recommended in the TIA will be required to have a minimum of one hundred feet (100') of storage.
39. Turn Lanes: Additional turn lanes at the intersection of NC 97 Highway and Old Bunn Road shall be installed. The southbound right turn lane shall have a minimum of one

hundred feet (100') of full width storage and the eastbound left turn lane shall have a minimum of one hundred fifty feet (150') of full width storage. Off-site roadway improvements shall have site plan design approvals and construction approvals prior to the issuance of the 500<sup>th</sup> Certificate of Occupancy for the development or when the TIA requires the improvement, whichever comes first.

40. Turn Lanes: Additional turn lanes at the intersection of Old Bunn Road and Shepard School Road shall be installed. A westbound left turn lane with a minimum of one hundred feet (100') of full width storage on Old Bunn Road at Shepard School Road shall have site plan design approvals and construction approvals prior to the issuance of the 500<sup>th</sup> Certificate of Occupancy for the development or when the TIA requires the improvement, whichever comes first.
41. Traffic Impact Analysis Recommendations: Recommendations from the TIA by Ramey Kemp and Associates dated October 2016 and sealed November 1, 2016 will be incorporated into site plan review by the ZTRC for conformance with Town and NCDOT standards.
42. Additional Right-of-Way (Parks Village Road): Dedication of additional right-of-way along Parks Village Road shall be included with each final plat. Dedication amounts may vary depending on current widths; however, the total amount shall be required to equal a total right-of-way width of a minimum of seventy feet (70') or as directed by the North Carolina Department of Transportation.
43. Additional Right-of-Way (Old Bunn Road): Dedication of additional right-of-way along Old Bunn Road shall be included with each final plat. Dedication amounts may vary depending on current widths; however, total amount shall be required to equal a total right-of-way width of a minimum of one hundred feet (100') or as directed by the North Carolina Department of Transportation.
44. New Roadways: Installation and dedication of any roadway infrastructure, improvements, or right-of-way widths for any and all phases of the development as shown on the Illustrative Land Plan for Barrington Subdivision shall be in accordance with the latest version of the Town of Zebulon Street and Storm Drainage Standards and Specifications Manual specifications. Engineer certification of the roadway must be provided by a licensed engineer with acceptable bonding information during the final plat process for the development.
45. Public Roadways: All streets within the Barrington Subdivision shall be public and in accordance with the latest version of the Town of Zebulon Street and Storm Drainage Standards and Specifications Manual specifications.
46. Curb and Gutter: All curb and gutter installations throughout the subdivision and along all rights-of-way should be in accordance with the latest version of the Town of Zebulon Street and Storm Drainage Standards and Specifications Manual specifications.
47. Bonding: Developer is responsible for posting a bond for final roadway, sidewalk or amenities improvements for each phase prior to the issuance of the first building permit.

Developer is fully responsible for all necessary roadway repairs of dedicated streets prior to final overlay and striping. Regardless of residential construction progress the final overlay of dedicated streets shall be over-laid within eighteen (18) months of the original roadway acceptance date for that phase.

48. Sidewalks: Each street within the subdivision will be required to have a five foot (5') wide sidewalk on one side of the street.
49. Sidewalks: Installation of five foot (5') wide sidewalks is required along both sides of Old Bunn Road. Sidewalks shall be continuous and not interrupted along the interior roadway development perimeters or as directed by the North Carolina Department of Transportation. Installation of five foot (5') wide sidewalks is required along both sides of Parks Village Road. Sidewalks shall be continuous and not interrupted along the interior roadway development perimeters or as directed by the North Carolina Department of Transportation. Installation of a minimum ten-foot (10') public greenway along the east side of Parks Village Road shall fulfill this requirement for the east side of Parks Village Road. Optional fee-in-lieu for portions of the sidewalk with design complications associated with offsite improvements may be considered at technical review.
50. Pedestrian Crossing: Pedestrian crossings across Old Bunn Road and Parks Village Road shall be in accordance with the latest version of the North Carolina Department of Transportation's specifications. Each roadway shall have at least one pedestrian crossing.
51. Street Signage: All street signage shall be decorative and must be in accordance with the latest version of the Town of Zebulon Street and Storm Drainage Standards and Specifications Manual specifications.
52. Street Lights: The developer is responsible for coordination with Duke Energy on the lighting plan layout; however, the Town of Zebulon will be approving the lighting plan.
53. Street Lights: The developer is responsible for paying the current Duke Energy fee per pole to the Town of Zebulon prior to installation.
54. Street Lights: All street lights shall be decorative and must in accordance with the latest version of the Town of Zebulon Street and Storm Drainage Standards and Specifications Manual specifications.
55. Street Lights: All street lights shall be decorative Mitchell 50 Watt Series LED unless otherwise specified and authorized by the Town of Zebulon Public Works Director.
56. Street Lights: All street lights shall be a minimum of 125 linear feet with a maximum of 140 linear feet apart with alternate spacing on either side of the street.
57. Entrances: All entrances shall be reviewed and approved by the Town of Zebulon and the North Carolina Department of Transportation during the appropriate site plan approval process.
58. Driveways: All individual driveways shall be concrete and able to accommodate at least two vehicles outside of the public right-of-way (inclusive of the garage) and should be in accordance with the latest version of the Town of Zebulon Street and Storm Drainage Standards and Specifications Manual specifications.

59. Driveway Restrictions: No driveways to individual lots should be located within the circulating roadway of any internal roundabouts and should be located as far away from the entrance to the circulating roadway as practical.
60. Additional Parking: Local streets shall incorporate off-street parking where practical.

Stipulations Relating to Landscaping/Buffers

61. Open Space: All lands within areas required to be maintained as open space by the Homeowner's Association, or if applicable a Homeowner's Association management firm, shall be protected by a permanent conservation easement and restrictive covenant, prohibiting further development, and recorded upon final plat approval as "Open Space".
62. Streetscaping: Old Bunn Road and Park Village Road shall have streetscaping along both sides of each street. A minimum of one large shade tree every thirty-five feet (35') with at least five (5) bushes minimum three (3) gallon container and eighteen inches (18") in height must be planted three feet (3') apart. As submitted in the special use application the frontages along Old Bunn Road shall have a unified opaque buffer consisting of shade trees with a minimum caliper of three inches (3") shall be placed every fifty feet (50') on center, with groupings of three (3) ornamental trees eight to ten feet (8'-10') high placed one hundred fifty feet (150') on center and a continuous double row of evergreen/flowering shrubs. All spacing requirements allow for field adjustments to address obstructions.
63. Streetscaping: Street trees shall be planted a minimum of one hundred feet (100') on each side of all local and residential collector streets with alternating spacing and shall be planted within a landscape easement. Trees shall be deciduous and shall be a minimum size of two and a half inches (2.5") caliper at time of planting. Tree varieties shall be approved by the Technical Review Committee.
64. Lot Tree Requirement: One deciduous shade tree shall be planted in the front yard of each single family and paired single family home with a minimum caliper of two and a half inches (2.5") at time of planting.
65. Landscape Buffer (Property Perimeters): A fifteen foot (15') wide Type "A" landscape buffer with three inch (3") caliper trees shall be installed along all outer property perimeters except in areas where greenway easements are dedicated along the perimeter. Preservation of any existing trees are encouraged and may be used as a credit toward the buffer requirement.

Stipulations Relating to Architecture

66. Garages: One-hundred percent (100 %) of all homes single family and paired single family, and fifty percent (50%) of all townhomes within the subdivision shall have at least a one-stall garage.
67. Building Materials: Exterior building materials will be brick or stone veneer, vinyl or fiber cement (such as hardieplank) siding.

68. Building Façade: Fifty percent of all homes (single family, paired single family, townhomes) must have a front façade comprised of brick or stone equal to a minimum of twenty-five percent (25%) overall coverage.
69. Foundations: Foundations will be slab on grade, stem wall, crawl space or basement as determined by the site grading and topography or as determined by the builder.
70. Housing Square Footage: The minimum heated square footage for each residential use type shall be as follows:

<i>Land Use Type</i>	<i>Minimum Heated Square Footage (SF)</i>
Single Family Detached Dwelling	1,400 SF
Paired Single Family Dwellings	1,400 SF
Townhomes – Two (2) Bedrooms	1,000 SF
Townhomes – Three (3) Bedrooms	1,250 SF

71. Housing Type Percentages: The maximum unit count for the development shall not exceed 837 and the minimum and maximum percentages of the housing types shall be as follows:

<i>Land Use Type</i>	<i>Minimum</i>	<i>Maximum</i>
Single Family Detached Dwelling	25%	100%
Paired Single Family Dwellings	8%	50%
Townhomes – Two (2) Bedrooms	1%	20%
Townhomes – Three (3) Bedrooms and above	25%	50%

#### Stipulations Relating to Environment

72. Environmentally Sensitive Areas: No unauthorized disturbances of environmentally sensitive areas as defined by U.S. Army Corps of Engineers, NCDEQ, Wake County Environmental Services and the Town of Zebulon Planning Department.
73. Floodplain: No portion of any lot shall contain wetlands, riparian buffers, floodplain or floodway.
74. Rock Formations: Rock outcropping appearing above the surface prior to construction in the pre-determined Open Space areas shall be preserved.

#### Stipulations Relating to Utilities

75. Water and Sewer Allocation: Water and sewer allocation shall be authorized during the final plat process. Allocation requests shall be limited to 50,000 gallons per day (GPD) with a not to exceed amount of 200 dwelling units per phase.
76. Solid Waste and Recycling: All homes (single family, paired single family, townhomes) within the subdivision will receive trash collection and recycling services.
77. Yard Waste and Leaf Collection: Only single family and paired single family dwellings will receive yard waste and leaf collection. Yard waste and leaf collection for townhomes must be provided by the Homeowner's Association, or if applicable a Homeowner's Association management firm.
78. Storm Drainage Infrastructure: Certification of the storm drainage infrastructure must be provided by a licensed engineer. Bonding will be applied to drainage structures not

completed prior to final plat recording. Best Management Practices (BMP's) are not converted from erosion control to permanent stormwater devices until most of the home construction is complete. BMP certification will be completed as directed by the Stormwater Administrator.

79. Water, Sewer and Pump Station Improvements: All water, sewer and pump station improvements will be reviewed and approved by the City of Raleigh Public Utilities during the Zebulon Technical Review Committee site plan review process. The utility improvements must be in accordance with the City of Raleigh adopted plans, policies, ordinances, and handbook requirements.
80. Beaverdam Creek Sewer Outfall Fee: Payment of a fee for the Beaverdam Creek Sewer Outfall project (currently approximated to be \$1,614.09 per dwelling) will be required to be paid prior to the building permit issuance for each lot. Listed below is the method of calculation for each lot's proportional share to the Beaverdam Creek Sewer Outfall project:

<b>Title</b>	<b>Calculation Method</b>	<b>Value</b>
Flow capacity for the Beaverdam Creek Sewer Outfall project	1,107,301 gallons per day (GPD)	<b>1,107,301 GPD</b>
Average household wastewater flow per day	250 gallons per day (GPD)	<b>250 GPD</b>
Total project cost (estimated)	<ul style="list-style-type: none"> <li>• \$6,500,000 – based on City of Raleigh Public Utilities construction bid subtotal</li> <li>• \$324,800 - Engineering Budget</li> <li>• \$324,000 - Land Acquisition</li> <li>• Project Total = <b>\$7,148,800</b></li> </ul>	<b>\$7,148,800</b>
Number of total homes in Barrington (all phases)	837 homes	<b>837 homes</b>
Total number of homes served by the Beaverdam Creek Sewer Outfall project	1,107,301 outfall capacity / 250 GPD per home = <b>4,429 homes served</b>	<b>4,429 homes</b>
Total cost per home (estimated)	\$7,148,800 project cost / 4,429 homes served = <b>\$1,614.09 cost per home</b>	<b>\$1,614.09 cost per home</b>
Barrington homes that will need to contribute to the Beaverdam Creek Sewer Outfall project	<b>837 homes in Barrington will need to contribute to the Beaverdam Creek Sewer Outfall project</b>	<b>837 homes</b>
Total amount Barrington subdivision will need to contribute to the Beaverdam Creek Sewer Outfall project (estimated)	\$1,614.09 cost per home x 837 homes = <b>\$1,350,993.33 amount needed to contribute toward the Beaverdam Creek Sewer Outfall project</b>	<b>\$1,350,993.33</b>

The Town will review during its annual budget process the annual estimates or actual construction costs and will adjust its fee accordingly to ensure the Town is receiving full cost reimbursement and the developer is treated reasonably to respect the cost.

Stipulations Relating to Mailbox Kiosk

81. Mailbox Kiosk: Installation and maintenance of mailbox kiosks shall be accordance to the United States Post Office standards. Access and parking for the mailbox kiosk site should be in accordance with the latest version of the Town of Zebulon Code of Ordinances and the Street and Storm Drainage Standards and Specifications Manual specifications.
82. Mailbox Kiosk: A mailbox kiosk shall be installed prior to final plat approval. There shall be a minimum of three (3) mailbox kiosks installed for the development. One serving the development area bounded by US Highway 64 and Parks Village Road, one serving the development area bounded by Old Bunn Road and Parks Village Road, and one serving the development area bounded by Old Bunn Road and US Highway 264.

Stipulations Relating to Fire Code and Blasting

83. Fire Code: Development must comply with the 2012 NC Fire Prevention Code or current edition adopted for use by the Town of Zebulon. This includes, but is not limited to, the access roadway requirements, hydrant locations, and blasting.
84. Blasting: Blasting operations shall be conducted in accordance with the provisions of the NC Fire Prevention Code.

There was no discussion and the motion passed unanimously.

**BOARD COMMENTS**

There were no comments.

**MANAGERS REPORT**

Joe Moore stated that there would be a joint public hearing on February 13, a worksession on February 22. The next regular meeting would be on March 6 which would allow for the community to give their input on the budget.

Commissioner Strickland made a motion, second by Commissioner York to adjourn. There was no discussion and the motion passed unanimously.

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Date

SEAL

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Robert S. Matheny—Mayor

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Lisa M. Markland, CMC—Town Clerk