

Minutes
Zebulon Technical Review Committee
March 31, 2015

Present: Julie Spriggs-Planning, Chris Perry-Fire, Tim Hayworth-Police, Lisa Markland-Town Clerk, Chris Ray-Public Works, Sidney Perry-Interim Town Manager, Debra Ryals-Stormwater, Patrick Paine-Raleigh
Others Present: Chad Ray, Chad Abbott, Denny Myers

Julie Spriggs called the meeting to order at 10:03am.

Chris Ray made a motion, second by Tim Hayworth to approve the minutes of March 3, 2015. There was no discussion and the motion passed unanimously.

NEW BUSINESS

TRC-2015-05—Waffle House

Julie Spriggs stated that they would be reviewing the site plan for a proposed Waffle House to be located at 102 Pearces Road.

City of Raleigh

No comments.

Environmental Services

Debbie Ryals had the following comments.

1. As proposed, the land disturbance associated with this project is less than one acre. Therefore, a Land Disturbance (Grading) Permit is not required. The site plan includes sediment control measures that appear sufficient to prevent off-site sediment loss during construction.
2. As proposed, the land disturbance associated with this project is less than 20,000 square feet. Therefore, a Stormwater Management Permit is not required. The total impervious area upon completion of construction is proposed to be 19,074 square feet.

Julie Spriggs asked whether the improvements to the right of way were considered part of the site disturbance or part of the impervious surface calculations. Debbie Ryals said that all of that would count since it was associated with the development. However, she thought that it needed to be reviewed just to be sure.

Chad Abbott said that they would need clarification since the developer did not have control over the requirements for right of way improvements. Normally, anything outside of the site boundary was exempt since it was not considered part of calculations and was public.

It was explained that it would be reviewed and the information shared with the applicant.

Interim Town Manager

Sidney Perry did not have any comments but did ask if it would be a 24/7 establishment. They stated that it would be.

Sidney asked about signage and arrows on the pavement. Julie said that there would be both.

Fire

Chris Perry stated that they did not have any comments.

Police

Police Chief Tim Hayworth had no comments. However, the Police Department would like to work with management dealing with law enforcement issues.

Public Works

Chris Ray had the following comments.

1. Plans need to be revised to comply with the May, 2014 Transportation Plan Update for Pearces Road (see Appendix B. The plan calls for the following items:
 - a. Lane Width of 14' Wide accommodate bicycles traffic
 - b. Curb and Gutter along the entire road frontage.
 - c. 5' wide sidewalks with crosswalk striping along the entire road frontage (may require the installation of storm drainage piping). If new RCP piping is installed, please provide plan profile of new water and sewer service laterals and storm drain pipe.
2. All construction within the ROW shall comply with the 2012 NCDOT Roadway standards and specifications. Please provide all appropriate details on the drawings. (SR1001). The encroachment agreement is required from NCDOT; please provide copy of approved plans to TOZ.
3. At completion of the completion of the project the new 5' sidewalk will be dedicated to the Town of Zebulon with a one year warranty from acceptance. (Typically accepted during building C.O. phase)
4. Sidewalk inspection to be provided by Town of Zebulon construction inspector Jason Brown. Mr. Brown can be reached at 919-795-5640. A pre-construction meeting is required before beginning in sidewalk construction.
5. Please delete Town of Zebulon Detail #3 (Curb and Gutter) and Detail #8 (curb and gutter). Please use NCDOT details.
6. Please delete City of Raleigh Asphalt detail – See encroachment requirements.
7. Please provide lighting plan for site with full cut-off fixtures for the adjoining residential zone property. See attached requirements.
8. Please provide a stop sign for exiting the site. Provide detail on plans.

Chad Abbott asked if stop bars and striping would be required with the stop sign. Chris Ray said that since there would be crosswalk striping it would not be required but it was recommended.

Chad asked about the construction of the lane widening for Pearces Road, would they need to contact the Town of Zebulon about the width since it appeared it was varied. Chris Ray said that the construction standards would be NCDOT standards and should be part of the encroachment agreement and approval obtained from Reid Elmore and the NCDOT office.

Julie Spriggs stated that there were a few comments from NCDOT which were included as part of the emails.

City of Raleigh

Was not present and stated they had no comments. However, Julie Spriggs said that she had comments that she wanted to read into the minutes the following comments were based on comments made previously by the City of Raleigh.

- a. The backflow was listed as a DCVA ASSE x60 and that was not on the approved assembly list. Chad Abbott said that was the enclosure. Julie asked what the make and model of the backflow preventer would be and stated that the approved list was on the COR website under the cross-connection area. Chad Abbott had thought that the City of Raleigh would provide that information in their comments. He said that he would reach out to Cesar for that information.
- b. There was also no backflow detail which was also needed.
- c. Julie asked if they had received a letter from Tim Beasley about the grease trap. That would be needed as well. Chad Abbott thought that would have been part of their comments as well. They were not aware that they had to contact them for that information.

Chad stated that they had not heard from Raleigh. Julie Spriggs said that she sent an email to Patrick Paine about the points she listed but he did not provide any answers to the questions she asked when he responded. Julie said since the City of Raleigh had not made any comments and she wanted to make the applicant aware of the fact those items would probably be a requirement. Julie said that they could contact Patrick Paine or Cesar to get their input.

Planning

Julie Spriggs had the following comments.

1. Fees will be calculated once building permit is dropped off, and all fees will need to be paid at the time the building permit is picked up.
2. Copies of all signed permits from NCDOT, NCDENR, etc., will be required to be filed with the Town prior to Final Approval.
3. Signage is not approved and will need to be submitted to the town. Sign installation may be included with the appropriate building permit for the site, but a separate sign permit will need to be filled out with the town.
4. Per §152.311, provide a large shade tree every 35' with at least 5 bushes minimum 3 gallon container and 18" in height must be planted 3' apart. Will substitute crepe myrtle due to overhead lines. A complete list of large shade trees can be found at §152.315. Can move streetscaping further back in setback to stay out of sight triangles.

Chad Abbott stated that they would not want to do crepe myrtles but there were several other understory trees that would be a better fit. They wanted visibility from the road and safety and the crepe myrtle wasn't a good fit for that. Julie Spriggs said that they could make a recommendation and review it for approval.

Chad Abbott asked Chris Ray about dedication of right of way per the appendix of the Town of Zebulon and asked about the three foot landscape strip. Chris said that they would work with them on that. Chad thought that adding right of way improvements to the other side of the street would be better.

5. Provide a copy of the building elevations which illustrates:
 - a. The brick material used for this development's exterior features,
 - b. Colors used in the façade features, and
 - c. Any signage to be displayed on the building or at the site.
6. Page C-4 Note 12 has a blank. Please fill in the appropriate date.
7. Please add note that irrigation will be tied into reclaim water should reclaim become available.
8. An access easement should be dedicated to the property line of the Hicks parcel (behind the subject property that abuts Jones Street)
9. NCDOT notes from Reid Elmore on parcel
 - a. I am willing to permit as temporary full access that would be subject to further restriction in the future, at no compensation from the Department, if one or more of the following occur:
 - i. An accident history exist
 - ii. Operational issues occur
 - iii. Alternate egress access becomes achievable to Jones Street
 - iv. I agree with the Town of Zebulon that an access easement should be dedicated to the property line of the parcel behind the subject property that abuts Jones Street

Denny Myers with Waffle House stated that security was very important and crepe myrtles did not work well for that. Julie Spriggs asked that they provide a list of trees that they liked and staff would review it and work with them on it. They did need to be three gallon size and 18" in height.

Denny Myers asked what the maximum height could be for a light pole. Chris Ray stated all that information was in the lighting specifications that were provided.

Julie Spriggs said it was a very good plan and that there would be a two week turnaround after each submittal. Building permits would be issued once all final approvals were provided.

There were no further comments from anyone present.

The meeting was adjourned at 10:31am.

Date

Lisa M. Markland—Town Clerk SEAL