

**Zebulon**  
**Joint Public Hearing**  
**Minutes**  
**April 14, 2014**

Present: Robert S. Matheny, Dale Beck, Curtis Strickland, Don Bumgarner, Beverly Clark, Glenn York, Rick Hardin-Town Manager, Lisa Markland-Town Clerk, Mark Hetrick-Planning, Julie Wilkins-Planning, Eric Vernon-Attorney  
Planning Board Present: Wallace Jenkins, Avon Privette, Darrell Jones, Larry Ray, Gene Blount, Kenny Waldroup, Lawrence Tickle

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

Mayor Matheny explained the process of the meeting and how it would progress. The Mayor also stated that the process for updating the transportation plan had been going on for over a year with several presentations being made to civic groups and was on EWTV22 for a month.

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

Larry Ray came in at 7:02pm

*ZA 2014-01—Transportation Plan Update*

Mark Hetrick stated that the issue before the Boards and the public was an amendment to the Transportation Plan. Mark stated that it would provide for a long range evaluation of the mobility needs for the Town and helped to identify some of the solutions that would guide the transportation investment that the Town could make. The original plan was adopted in April 2001 and there had not been any amendments to that plan.

Lawrence Tickle came in at 7:06pm.

Mark Hetrick stated that some of the reasons for the proposed changes was the increase in population, helped the Town to be current on the regional transportation issues, allocation of resources and to establish the standards for new growth and development to the area.

Mark gave a presentation and reviewed the process, the discussion topics and the reasons for some of the changes. CDM Smith was working with staff on the project.

Commissioner Beck asked about the western bypass and what the plans were for that. Mark Hetrick stated that it was being removed from the plan. There was discussion about why it was taken out and that if CAMPO was not behind it and willing to fund it the Town certainly could not afford to fund it. Commissioner Beck said that he understood why it was taken out but thought that it needed to be explained since there was still a lot of concern about the truck traffic in the downtown area.

Mayor Matheny asked if anyone wanted to make a comment. There were none.

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

*ZA 2014-02—Transportation Impact Fees*

Julie Spriggs made a presentation on the proposed transportation impact fees. Julie explained that the HB 802, Sec.8.30, Chapter 606 allowed for the Town to charge impact fees but the Town had not implemented those fees. Currently, the Town was using bonds and wanted to get away from that since it was very difficult to keep up with and use.

Julie stated that the fees could not be applied to anything retroactively but just for new projects.

Julie reviewed the formula that would be used and explained that it came from the state transportation engineers. Road and drainage projects could use the fees collected but it could not be used for road resurfacing. If the fees collected were not used within the allotted time frame then they would have to be returned to the developer which would dictate the first in first out process of using the funds collected. The list of projects would be updated yearly during budget season.

Mayor Matheny stated that he wanted everyone to know that they had asked for the state legislature to amend house bill 802 which would allow for 10 years to do any project and spend 100% of those fees collected. There was discussion about the bonds being held.

Larry Ray asked about the dollar for dollar credit. Julie Spriggs explained that if the Town required something from the transportation plan that was correct. However, if it was something that NCDOT required they would not get a credit. Larry continued by asking if the development was not within one of the Town's project areas would they have to pay more for the fees. Julie explained that all applicants would be informed of all fees and how they would apply to their project. Since every project was different they would have the opportunity to sit down with a planning dept. staff member and review the calculations for their project. Staff had been informing developers over the last few months that the fees would be coming and could start as early as May 2014 depending on how the approval process proceeded.

Julie Spriggs explained that the goal was to get away from having to hold bonds and have them updated every year. The fee was easier for all parties concerned. In many instances the fee was less than what they would have to pull a bond for since a bond was 110% of the cost of the improvements.

Kenny Waldroup asked about percent reduction. Julie Spriggs said that she reviewed the highlights in the calculations not the specifics but could do it exactly if the Board wanted to do that. The Board said they did not but Kenny could get with Julie individually if he wanted to.

The text amendment was written with the help of the attorney so that all the various aspects needed were covered. Staff was recommending approval of the amendment.

Kenny Waldroup asked about the indexing of fees against something like the CPI. Julie Spriggs said that would be part of the fee schedule and would be looked at during budget season every year and adjusted accordingly.

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Avon Privette asked what the definition was for a new build lot. Julie Spriggs said that it would be anything that required a new permit or a change of use request. A building permit or a site plan would trigger the fee.

Avon asked if it was a no build lot did that mean it could not be built upon and wanted to know what setbacks and so on would mean actually on the ground. Julie Spriggs said that it depended on the zoning and requirements for the site. Other things that would be taken into consideration were what were required by the transportation plan and roadway requirements. The fee would be a calculation that would take all those different situations that could occur into account.

Mayor Matheny asked if there was anyone who wished to speak in general. 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 Strickland to adjourn the meeting. There was no discussion but the motion passed unanimously.

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Date

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Robert S. Matheny—Mayor

SEAL

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Lisa M. Markland, CMC—Town Clerk