

Zebulon Board of Commissioners
Minutes
June 4, 2012

Present: Robert S. Matheny-Mayor, Curtis Strickland, Beverly Clark, Roy Collins, Dale Beck, Rick Hardin-Town Manager, Lisa Markland-Town Clerk, Greg Johnson-Parks & Recreation, Emily Lucas-Finance, Mark Hetrick-Planning, Tim Hayworth-Police, Chris Ray-Public Works, Sidney Perry-Fire, Eric Vernon-Attorney
Absent: Don Bumgarner

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

APPROVAL OF AGENDA

Mayor Matheny stated that the first item of business was to approve the agenda.

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

PUBLIC COMMENT PERIOD

Mark Barnes of Barnes Collision stated that he was having some real issues with wanting to sell some things on his property because it was not zoned properly and that was not the intended use for the privilege license he had purchased.

Called to talk to someone in the Planning Department but could not reach anyone so he drove down to their office to talk to someone in that department.

Mr. Barnes asked that the Board consider the small businesses when making decisions so that those decisions were not detrimental to the small business owner. He continued by explaining that he thought there was something wrong with the fact that he could not sell his own personal items on his property that he worked hard to acquire. The fundamental use of his personal property was the question at hand.

He asked the Board to consider the average person and business when making decisions that would affect each and every one in Zebulon.

CONSENT

A. Minutes

Commissioner Strickland made a motion, second by Commissioner Clark to approve the minutes of May 7, 2012. There was no discussion and the motion passed unanimously.

Commissioner Strickland made a motion, second by Commissioner Clark to approve the minutes of the May 14, 2012 public hearing. There was no discussion and the motion passed unanimously.

B. Finance

Commissioner Strickland made a motion, second by Commissioner Clark to approve the tax report for March 2012. There was no discussion and the motion passed unanimously.

Commissioner Strickland made a motion, second by Commissioner Clark to approve ordinance 2012-38. There was no discussion and the motion passed unanimously.

OLD BUSINESS

A. Planning

Ordinance 2012-39—Establishes ordinances for solar farms, wind energy and solar collectors

Bo Dobrzanski presented that staff wanted to define solar farms, add them to the permitted uses table, wind energy facilities and there would be guidelines in place to help staff if those questions should come up.

Solar collectors would be allowed as an accessory use on residential and non-residential property. Solar farms would be allowed in industrial and in residential zoned R-13 with minimum lot sizes of five acres. It would also be allowed in the watershed districts as a general use. Wind energy facilities would have to get a special use permit. Solar collectors would be allowed in all districts.

Bo reviewed the other requirements for the ordinances being proposed. He stated that the Planning Board and staff were recommending approval of the request.

Mayor Matheny explained that he thought that the wind facilities needed to be allowed in the watershed by special use permit. Bo explained that it was not really discussed by the Planning Board but he agreed that it should be allowed. Mayor Matheny asked that the ordinance be amended to add wind facilities as a special use permit to the watershed district the R40W and R80W districts.

Commissioner Beck stated that he did not see that as a big problem and agreed with the Mayors recommendation.

Commissioner Beck made a motion, second by Commissioner Strickland to approve ordinance 2012-39 with the amendment that wind facilities be allowed by special use permit in the R40W and R80W districts. There was no discussion and the motion passed unanimously.

RZ 2012-02—Request to rezone .53 acres located at 600 N Arendell Avenue from R-10 to TR.

Bo Dobrzanski stated that the request came from Chuck Corbett on behalf of the property owners and that staff and the Planning Board were recommending approval.

Commissioners Beck made a motion, second by Commissioner Clark to approve RZ 2012-02 as requested. There was no discussion and the motion passed unanimously.

BOARD COMMENTS

There were no comments at this time.

MANAGERS REPORT

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Rick Hardin explained that HB 142 that would extend the hold harmless funds for two years was before the legislature and staff would watch and keep the Board abreast of how it fared. Town Hall day would be June 6th, the Joint Public Hearing would be June 11th, the worksession and public hearing on the budget would be June 20th. He reminded the Board to sign up to receive the newsletter and notices online on in the finance office and wanted to remind the public to do the same.

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

Date

Robert S. Matheny—Mayor

SEAL

Lisa M. Markland, CMC—Town Clerk