

**Zebulon Board of Commissioners**  
**Minutes**  
**July 7, 2014**

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

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

**APPROVAL OF AGENDA**

Mayor Matheny called for approval of the agenda.

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

**PUBLIC HEARING**

A. Annexation request for 103 Green Pace Road

Mark Hetrick presented that there was a request to annex the property located at 103 Green Pace Road owned by Anthony Creech for East Wake Animal Hospital (Yellow Dog Investments). The 4.25 acres of property was zoned heavy business (HB) and under construction, it was contiguous to the corporate limits and within the Town's fire district.

The business would be required to connect to the Town water supply and would not add additional streets, fire protection or police protection costs. The projected value of the property was at \$660,000 and tax revenue of almost \$4,000.

Staff was recommending approval of the annexation request.

Mayor Matheny asked if there was anyone who wished to speak in favor. There were none.

Mayor Matheny asked if there was anyone who wished to speak in opposition. There were none.

Mayor Matheny asked if there was anyone who wished to speak in general. There were none.

Mayor Matheny declared the public hearing closed for decision later in the meeting.

**PUBLIC COMMENT PERIOD**

There was no one who wished to speak.

**PRESENTATION**

A. Friends of Wakelon

Mayor Matheny recognized the Friends of Wakelon. Jenny Privette presented a request on behalf of the Friends of Wakelon to use the area in the back hallway, upstairs, of the Town Hall building to display memorabilia.

Board of Commissioners

Minutes

July 7, 2014

Jenny Privette made the following requests: 1) use of the second floor hallway at the back of the building as a display area for Wakelon memorabilia 2) temporary use of a room initially to organize the memorabilia for display 3) help with moving of furniture and boxes by town staff, with prior notice 4) Friends of Wakelon will provide all display cabinets, frames etc and be responsible for changing items.

Commissioner Clark asked about the use of the room for organizing the display items would be temporary they were not asking to use it as permanent storage. Jenny Privette stated that was correct.

Mayor Matheny asked Rick about using town staff to move heavy items for the group. Rick Hardin stated that was not a problem but they would need to coordinate that prior to needing items moved. Jenny Privette said that they would definitely schedule it.

Commissioner Beck wanted to make sure that when the area was needed in the future for town use that they had a plan for moving the items out. Jenny Privette said that they had not thought that far ahead but would not be blocking any doors and they understood it would be a temporary use.

Mayor Matheny said that the Friends of Wakelon needed to understand that town staff had oversight of the project and when the area was needed for town use they understood that it would have to remove the items. Jenny Privette said that they totally understood that and appreciated the opportunity to display what they had. Commissioner Beck asked about the cabinet downstairs and who was taking care of that. It was explained that Lisa Markland was doing that but the Friends of Wakelon thought those cabinets could be used for town memorabilia and all Wakelon High memorabilia would go upstairs.

Commissioner Strickland asked about people knowing who had donated particular items. Jenny Privette said that they had items logged as to who gave what.

Rick Hardin stated that since the area was open and wasn't secure he wanted to make sure that the Friends of Wakelon understood that the Town had no liability for any items that might be lost, damaged or stolen. The Board agreed with him on that and Jenny Privette stated that they understood that as well.

The use of that area by the Friends of Wakelon was approved by consensus of the Board.

## **CONSENT**

### **A. Minutes**

Commissioner Clark made a motion, second by Commissioner Bumgarner to approve the minutes of June 2, 2014. There was no discussion and the motion passed unanimously.

Commissioner Clark made a motion, second by Commissioner Bumgarner to approve the minutes of the June 9, 2014 joint public hearing. There was no discussion and the motion passed unanimously.

Board of Commissioners

Minutes

July 7, 2014

Commissioner Clark made a motion, second by Commissioner Bumgarner to approve the minutes of the June 18, 2014 work session. There was no discussion and the motion passed unanimously.

B. Administration

Commissioner Clark made a motion, second by Commissioner Bumgarner to approve resolution 2015-02 to accept the bid of \$105,000 for sale of 109 E. Horton St. There was no discussion and the motion passed unanimously.

C. Finance

Commissioner Clark made a motion, second by Commissioner Bumgarner to approve the tax report for April 2014. There was no discussion and the motion passed unanimously.

Commissioner Clark made a motion, second by Commissioner Bumgarner to approve ordinance 2015-01. There was no discussion and the motion passed unanimously.

Commissioner Clark made a motion, second by Commissioner Bumgarner to approve ordinance 2015-02. There was no discussion and the motion passed unanimously.

Commissioner Clark made a motion, second by Commissioner Bumgarner to approve ordinance 2015-03. There was no discussion and the motion passed unanimously.

Commissioner Clark made a motion, second by Commissioner Bumgarner to approve resolution 2015-01. There was no discussion and the motion passed unanimously.

**OLD BUSINESS**

A. Planning

*Ordinance 2015-04—Annexation of 103 Green Pace Road*

Mark Hetrick asked if the Board had any questions. There were none.

Commissioner Strickland asked about the main entrance for the BB&T facility and if it was located on Green Pace Road. Mark Hetrick said that it would be on Green Pace Road by closer to Arendell Avenue.

Commissioner Beck made a motion, second by Commissioner Clark to approve ordinance 2015-04. There was no discussion and the motion passed unanimously.

*RZ 2014-02—Rezoning of .4 acres located at 1512 N. Arendell Avenue from R-20 to HB*

Mark Hetrick presented that Tommy Perry was requesting that the property located at 1512 N. Arendell Avenue owned by Stephen Jordan Properties be rezoned from residential R-20 to heavy business (HB). The property was vacant and recently added to other property owned by Mr. Perry and his desire was to have the entire parcel zoned the same thing. The surrounding zoning and allowable uses were discussed.

Staff and the Planning Board were recommending approval of the request.

Commissioner Bumgarner made a motion, second by Commissioner York to approve RZ 2014-03. There was no discussion and the motion passed unanimously.

*RZ 2014-03—Rezoning request of approximately 3 acres at 204 Pearces Road from R-20 to TR*  
Mark Hetrick stated that William Green was representing the property owners that wished to rezone the property from R-20 to transitional residential (TR). It was a vacant parcel and located across from the Wakelon Townhomes and shown as high density residential in the Land Use Plan. Mark reviewed what some of the possible uses could be in the TR zoning district.

Staff and the Planning Board were recommending approval of the request.

Commissioner Beck asked about the plans for Pearces Road in the Transportation plan. Mark said that the plan was working on the intersection at Hwy 96 and Pearces but there were no plans down Pearces Road where the property was located.

Commissioner Bumgarner asked about Jones Street and how the property would affect Jones Street. Mark said that the right of way was located directly behind the property that was undeveloped and would probably have to be developed if the property were ever to develop. Development of Jones Street would depend on the traffic flows for the development of the property.

Commissioner Beck made a motion, second by Commissioner Bumgarner to approve RZ 2014-03. There was no discussion and the motion passed unanimously.

## **BOARD COMMENTS**

Commissioner Bumgarner thanked the Police Department for a job well done for the weekend of July 4, 2014 at Five County Stadium.

Mayor Matheny made a brief presentation to Commissioner Strickland from Triangle J Council of Governments for his time of service.

## **MANAGERS REPORT**

Rick Hardin stated that there would be a joint public hearing on July 14 for a special use permit for a motel on Pearces Road. There would not be a work session in July and finally the Town Recreation Department received a grant from the John Rex Foundation in the amount of \$210,000, for three years, for a farmers market and a greenway master plan.

Commissioner Clark made a motion, second by Commissioner Bumgarner to go into closed session as permitted by NC GS §143-318.11a. There was no discussion and the motion passed unanimously.

**NOTE:** Commissioner Beck made a motion, second by Commissioner Clark to come out of closed session. There was no discussion and the motion passed unanimously.

Board of Commissioners

Minutes

July 7, 2014

Commissioner Clark made a motion, second by Commissioner Bumgarner to award Lisa Markland a 1.5% merit increase. There was no discussion and the motion passed unanimously.

Commissioner Beck made a motion, second by Commissioner York to adjourn. There was no discussion and 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