

PLANNING BOARD
Minutes
July 9, 2012

Present: Ayden Carroll, Darrell Jones, Larry Ray, Gene Blount Gloria Driver, Wallace Jenkins, Mark Hetrick-Planning, Julie Wilkins-Planning, Bo Dobrzanski-Planning, Eric Vernon-Attorney
Absent: Shannon Speller, Avon Privette

The meeting was called to order by Ayden Carroll at 7:25pm.

Darrell Jones made a motion, second by Gene Blount to approve the agenda. There was no discussion and the motion passed unanimously.

Gloria Driver made a motion, second by Gene Blount to adopt the minutes of May 14, 2012. There was no discussion and the motion passed unanimously.

Gene Blount made a motion, second by Wallace Jenkins to approve the minutes of June 11, 2012. There was no discussion and the motion passed unanimously.

NEW BUSINESS

ZA 2012-04—Amendment to the Multi-Modal Transportation Plan

Mark Hetrick gave a presentation to the Planning Board about the growth in Zebulon and what was projected by the plan. Mark stated that the current growth was just under one percent per year for the last 10 years and at 2025 the projected growth was at 11,200 which would have to be a six percent growth every year to meet that projection.

Mark talked about the problem of not having the ability to have the entire lane built because there would not be anyone to complete the other six feet of that lane. Staff was proposing to amend the plan so that doing that additional lane would not be required on old US 264 from 97 to 39.

There was discussion about the DOT trip information and what triggered them to require a turn lane as well as the Zebulon TIA ordinance and how that would be triggered. The basics were that if DOT or the TIA stated that the turn lane was needed then the property owner would be required to install it.

There was considerable conversation about the development of thoroughfares and who was responsible and how it would be completed. It was explained that normally the properties on either side of the road would be responsible for a six foot section but because of a section on Old 264 that did not have property on the other side it made it impossible to require that. What would have to happen was that one property owner would be responsible for the entire twelve foot section which staff thought that upon review of the traffic counts expanding the road at this time or in the next 5-10 years would not be necessary. Therefore staff was recommending that the requirement to expand Old 264 be removed from the Thoroughfare Plan.

Wallace Jenkins asked if that was setting a precedent for other areas in the Town. Mark Hetrick explained that staff reviewed the plan and thought that this section of road was the only one that had this issue.

Gloria Driver asked if the only area being considered was within the yellow boundary shown on the map of Old 264. Mark stated that was incorrect. The yellow box was to show the area where the right of ways abutted each other, but the request was for the entire section of Old 264 from 39 to 97.

There was discussion about the intersection at 97 and Old 264 and if there was a large development to occur there and what the requirements would be. It was stated that it was already developed to the extent that it was required by the plan but if the TIA or the DOT required it then they would have to expand the intersection. Mark explained that DOT was very good at looking at something if the Town thought it was needed.

Darryl Jones stated that he liked that the Town of Zebulon wouldn't be mandating the expansion but would be evaluating them on a case by case basis and then get the help of DOT if needed to require something be put in.

Wallace Jenkins stated that originally he was against making the change but after reviewing the information and the number of trips counted and what was expected up until 2025 he was changing his mind. The fact that DOT would step in or the TIA would trigger the requirement he felt better about removing it from the plan. Ayden Carroll said he agreed with that as well and also thought that putting undue burden on small businesses was not necessary.

Darrell Jones made a motion, second by Wallace Jenkins to recommend approval of ZA 2012-04 to the Board of Commissioners. There was no discussion and the motion passed unanimously.

STAFF REPORT

Mark Hetrick stated that the Dollar General was in discussions to open north of town.

Darrell Jones made a motion, second by Gene Blount to adjourn the meeting. There was no discussion and the motion passed unanimously.

Meeting adjourned at 7:40pm.

Date

Ayden Carroll—Chairman

SEAL

Lisa M. Markland, CMC—Town Clerk