

PLANNING BOARD
Minutes
July 14, 2014

Present: Darrell Jones, Gene Blount, Wallace Jenkins, Avon Privette, Kenny Waldroup, Mark Hetrick-Planning, Julie Spriggs-Planning, Matt Watterson-Planning, Toby Hampson-Attorney, Lisa Markland-Clerk
Absent: Lawrence Tickle, Larry Ray

The meeting was called to order by Darrell Jones at 7:45pm.

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

MINUTES

Gene Blount made a motion, second by Kenny Waldroup to adopt the minutes of June 9, 2014. There was no discussion and the motion passed unanimously.

NEW BUSINESS

SU 2014-01—Special Use Permit request by Jerry Thomas for 102 Pearces Road to place a hotel at that location

Darrell Jones stated that the only items that could be discussed were the items brought out at the public hearing. No additional information could be presented.

Darrell Jones asked if staff had any other comments. Julie Spriggs stated that she did not but was available to show slides and answer any questions the Board may have.

Kenny Waldroup asked about the conditions for approval or denial. The requirements were explained.

Avon Privette asked about that parcel of land that was recently rezoned and what it was rezoned to. Julie stated it was rezoned to TR. Avon then asked if any property behind the Dash-In had been rezoned. Julie explained that there was a property that had been recently rezoned to TR and there was a property by the church that was rezoned to HB.

Kenny Waldroup said that he was troubled by the situation of the traffic problem at the Sheetz intersection and did not think that the area could handle additional traffic without some work being done at the intersection and along Pearces Road. The project did not rise to the requirement of needing a TIA but still thought that there would be a significant impact on the area.

Darrell Jones spoke to the discussion about creating an exit onto Jones Street but the property was land locked by the parcel listed as number three and owned by Doris Hicks.

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Kenny Waldroup stated that there was something called secondary and cumulative impact that was the added impact of lots of small projects. Kenny's opinion was that the cumulative impact of the development in that area had negatively impacted traffic in that area. He thought that there needed to be a much better analysis of a solution before additional development occurred. Kenny continued by stating that the possible office park up the road could have fewer than 100 trips but the cumulative impact of that development, the Sheetz, hotel and a smaller subdivision he did not think it could handle that traffic in the way it was designed currently.

Darrell Jones asked if all board members had the quasi-judicial requirements so that they could be reviewed. Darrell reviewed them with the Board.

Wallace Jenkins wanted to ask the applicant a question on the check in and check out times for the people staying at the hotel but that was not allowed. The Board did discuss the fact that the information provided had to be material facts to make their decision on and he stated that no one had provided any information, such as accident statistics in that area, to support that there was a problem with traffic.

Kenny Waldroup asked if they could take additional information from staff if they brought additional reports such as traffic impact analysis or statistics. Toby Hampson stated that since the public hearing was closed no new evidence could come in. It would be appropriate to ask staff clarifying questions on things like ordinances or requirements. It could be general questions but no additional facts could be brought forward.

Julie Spriggs said that if they wanted to impose a condition that would require a TIA now instead of waiting for 100 trips per day to trigger that they could. Wallace Jenkins said that it might be possible for traffic to go up Proctor Street, which would require a right turn only out of the hotel property. Gene Blount said that could cause other issues of people making U-turns in places that they should not.

Avon asked about the number of trips per day and wanted to know the trips per day on the road, or intersection. Julie Spriggs said that they did not have a current traffic count for that intersection. Mark Hetrick stated that the 100 trips that would trigger the TIA would be for the business or industry that was being looked at not the number of trips on Pearces Road. However, if the number of trips warranted a TIA then they would have to look at the closest intersections and the roads that tied into those intersections and do a study of the traffic within that area. Avon said that what he thought Kenny was saying was that the Board needed to see more study be done before they made a decision. Avon also said that he would prefer a brick building but he had stayed at one and it was nice.

Darrell Jones said that he agreed that the traffic in that area was not good and adding to it wasn't a good idea.

Julie Spriggs showed the Board the Hwy 96 corridor study and what was proposed for Pearces and Arendell. Mark Hetrick said that one of the issues raised with DOT was the one left turn

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lane onto Hwy 96 and discussed the potential of adding dual left turn lanes. Mark thought that improvements could be made to Pearces Road to accommodate that fairly easily but there were not two receiving lanes on Hwy 96 to accommodate those two lanes. Mark explained that staff was working on a grant through CAMPO and DOT for federal funds for that area. Avon asked if DOT would be willing to lengthen the turning times in the morning and afternoon at that intersection. Mark said that he thought DOT might have issues with interim measures like that.

Wallace Jenkins asked about the sidewalks in that area. Julie Spriggs said that would be required by Town ordinance already and TRC would make sure they were installed. Avon asked if the Board tabled the issue would they be able to go out and observe the traffic on their own. Toby Hampson stated that they would not be able to do that since they would be gathering additional information outside of the public hearing and that would have needed to be done prior to the public hearing and then share that information during the public hearing so everyone knew and heard what was shared.

Kenny Waldroup stated that he was pro-growth but felt that there was a segment of the population in Zebulon that was negatively impacted currently. With the solution in the works, but several years down the road, he thought that it should be denied based on public safety and welfare until the traffic issue was resolved.

Darrell Jones reread the reasons that the Board could use to deny and approve the request.

The specific finding to deny could be: 1) will it substantially devalue the surrounding property 2) endanger the public health, safety and welfare 3) is not in harmony with the area it would be located in 4) not conform with the ordinances, policies and land use plan.

Darrell Jones stated that it would be in conformity with the land use plan and ordinances but the concern was with the property values and public health, safety and welfare he thought would be an issue. Mark Hetrick stated that hotels and motels in heavy business zoning districts do require a special use permits, however, restaurants do not require a special use permit and they would generate much more traffic than the hotel might.

Avon Privette said that safety was the issue much more than anything but they could not gather additional information.

Kenny Waldroup made a motion to deny SU 2014-01, second by Gene Blount finding that it will materially endanger the public health safety and welfare due to the traffic. There was no discussion and the motion passed with a vote of 5-1 with Wallace Jenkins voting against the motion and Gene Blount, Darrell Jones, Kenny Waldroup, Larry Ray and Avon Privette voting in favor of the motion to deny.

STAFF REPORT

Mark Hetrick stated that Mark Noell with Nomaco and Nomacorc purchased the remaining lots at the business park and planned on building a spec building out there and change the name to

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Triangle East Business Park. East Wake Academy planned to build a middle school out there as well. Dollar General planned to build a building out past Pippin Road. D.R. Horton bought out the remaining lots at Taryn Meadows and plans to begin building.

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

Meeting adjourned at 8:12pm.

Date

Darrell Jones—Chairman

SEAL

Lisa M. Markland, CMC—Town Clerk