

**PLANNING BOARD**  
**Minutes**  
**September 12, 2016**

Present: Darrell Jones, Laura Johnson, Gene Blount, Larry Ray, Kenny Waldroup, Mark Hetrick-Planning, Julie Spriggs-Planning, Toby Hampson-Attorney, Lisa Markland-Clerk  
Absent: Sam Hayes

The meeting was called to order by Darrell Jones at 7:11pm.

Darrell Jones stated that they needed to do a swearing in. It was stated that they were not prepared to do so since notification had not been received from Wake County of their appointment.

**AGENDA**

It was stated that agenda would need to be amended to remove the swearing in.

Gene Blount made a motion, second by Laura Johnson to approve the agenda as amended. There was no discussion and the motion passed unanimously.

**MINUTES**

Laura Johnson made a motion, second by Larry Ray to approve the minutes for May 23, 2016 as presented. There was no discussion and the motion passed unanimously.

**NEW BUSINESS**

*ZA 2017-01—Fee-In-Lieu—152.195 Text Amendment*

Darrell Jones asked for staff report.

Julie Spriggs asked if there was any additional information needed or any questions.

Kenny Waldroup said that he had a proposal for the language in that he thought it needed clarification so as to clear up the language about the methodology and thought that the Town engineer should select the methodology to be sealed. He thought it should state something to the effect that it would include best professional judgement that would require the applicants engineer to select three recent bids for like materials no older than 18 months. Kenny thought that it would provide a better product but wasn't sure how to integrate that into the language of the ordinance.

There was discussion about the language and it was decided that staff would work with the Town of Zebulon attorney on the appropriate language.

Larry Ray stated that he thought there needed to be a timeframe so that the estimate was not just hanging out there. Kenny Waldroup said that it could occur that reasonable methods might not be used to come up with the estimates.

Toby Hampson said that the Public Works Director did keep abreast of the reasonableness of the estimates currently and thought that would be appropriate for the current language. He continued by stating that he would work with staff and make sure that the language fit the legislation in place.

Darrell Jones asked if there were any comments.

Kenny Waldroup was in agreement that staff and the attorney should work on the language with modifications to add structure to the engineers estimate process to be brought forward to the Board of Commissioners for their approval.

Julie Spriggs asked if the desire was for it to be a part of the UDO or as a part of the procedural manual to support the ordinance so it could be easily changed. Kenny Waldroup stated he was fine with either method but wanted it to be a part of the process.

Larry Ray said that he thought it should be referenced.

Julie Spriggs explained that if it were referenced in that proposed ordinance she thought it should state something to the effect that it was by standard staff procedures or adopted plans.

Kenny Waldroup made a motion, second by Gene Blount to recommend approval with a recommendation to staff to craft a solution, with the Town Attorney, to the problem presented during discussion that would be presented to the Board of Commissioners. There was no discussion and the motion passed unanimously.

**STAFF REPORT**

Mark Hetrick said that there were a lot of discussions going on with developers around town and the Board of Commissioners approved the development agreement with Weaver's Pond for the greenways on their site.

David Covington made a motion, second by Larry Ray to adjourn the meeting. There was no discussion and the motion passed unanimously.

\_\_\_\_\_  
Date

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Darrell Jones—Chairman

SEAL

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Lisa M. Markland, CMC—Town Clerk

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