

PLANNING BOARD
Minutes
December 13, 2010

Present: Ayden Carroll, Darrell Jones, Shannon Speller, Gloria Driver, Avon Privette, Larry Ray, Wallace Jenkins, David Hughes, Mark Hetrick-Planning, Julie Wilkins-Planning, Bo Dobrzenski-Planning, Lisa Markland-Town Clerk, Jim Furr-Attorney
Absent: Gene Blount

The meeting was called to order by Ayden Carroll at 8:00pm.

Shannon Speller made a motion, second by David Hughes to approve the agenda as submitted. There was no discussion and the motion passed unanimously.

Gloria Driver made a motion, second by Larry Ray to approve the minutes of October 11, 2010. There was no discussion and the motion passed unanimously.

Larry Ray made a motion, second by Gloria Driver to approve the minutes of November 8, 2010. Shannon Speller and Larry Ray stated that they were listed as absent at that meeting but were present. The minutes were adopted as amended.

NEW BUSINESS

SU 2001-02—Boys and Girls Club Facility

Darrell Jones asked about the use of the Boys and Girls Club and if that needed clarification to determine the number of parking spaces needed.

Jim Furr stated that the parking ordinance did not leave room for interpretation and had to meet the use requirements. The Boys and Girls Club was classified as a community center and the necessary parking associated with that would have to be installed to meet the requirements of the ordinance. What was submitted in the plans did not show the appropriate amount of spaces, they were 20 spaces short on the plans.

There was considerable discussion about the number of parking spaces required for the project and possible ways to not have to have 52 paved spots onsite. Jim Furr explained that unless there was a meaningful distinction between the definition of a community center and a boys and girls club then it would be difficult to not require that amount of parking. The types of uses would need to be quantified as to why the boys and girls club is not a community center.

Ayden Carroll asked if when people came in with projects were they informed completely what the requirements were so that they were not surprised. Bo Dobzrenski stated that they tried to make sure that everyone had all the information they needed to meet the requirements.

Jim Furr explained that staff wanted to make sure that the parking requirements were enumerated so that it would not be a surprise at the TRC meeting.

David Hughes wanted to ask questions of the land planner concerning impervious surface area.

Jim Furr stated that the Board could only ask questions of clarification on what was presented at the Public Hearing. No additional testimony could be obtained and what was being asked was additional testimony.

Avon Privette asked about the conditions and the use of reclaimed water and the issue of the children. He thought that should not be a condition and should be removed. Avon asked if there was reclaimed water on the site. Bo stated there was not currently but that they could hook on when it got closer.

There was discussion about the tight time frame that they were on and asked for the specifics. It was explained that they had to meet a July 1, 2010 deadline or they would lose their CDBG funding.

Avon Privette made a motion, second by David Hughes to recommend approval of SU 2011-02 to the Board of Commissioners with the following conditions.

1. Prior to construction, final zoning approval is subject to successful site plan approval by the Zebulon Technical Review Committee.
2. Development must meet all applicable state, federal, and local laws.
3. The Wake County Boys and Girls Club is to request voluntary annexation in order to connect to water and sewer services.
4. Sidewalk, curb and gutter shall be installed along Old Bunn Road.

There was no discussion and the motion passed unanimous.

STAFF REPORT

Mark Hetrick reported that Papa John's was almost ready to open, site certification review was in the process, Piggly Wiggly was scheduled to open in February sometime.

Shannon Speller made a motion, second by Gloria Driver to adjourn the meeting. There was no discussion and the motion passed unanimously.

Meeting adjourned at 8:35pm.

Date

Ayden Carroll—Chairman

SEAL

Lisa M. Markland, CMC—Town Clerk