

Zebulon Board of Commissioners
Work Session
Minutes
January 18, 2017

Present: Curtis Strickland, Beverly Clark, Dale Beck, Glenn York, Joe Moore-Town Manager, Lisa Markland-Town Clerk, Chris Ray-Public Works, Mark Hetrick-Planning, Tim Hayworth-Police, Chris Perry-Fire, Greg Johnson-Parks & Recreation, Bobby Fitts-Finance, Eric Vernon-Attorney

Absent: Robert S. Matheny-Mayor

Mayor Pro Tem Bumgarner called the meeting to order at 7:00pm.

APPROVAL OF AGENDA

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

OLD BUSINESS

A. Planning

Historic Preservation Discussion

Mark Hetrick reviewed for the Board some of the particulars about Wake County Historic Preservation and whether or not the Board wanted to enter into an interlocal agreement. He explained that by entering into the interlocal with Wake County they would be requesting the Wake County Historic Preservation Commission to exercise those powers and duties given to it by the Wake County Historic Preservation Ordinance within the Town of Zebulon's planning jurisdiction.

Staff was asking that the Board provide specific comments on whether they wanted inclusion for Historic Landmarks only (Section 3.0); inclusion of Historic Landmarks (Section 3.0) and Historic Districts (Section 4.0); and finally any other areas of interest, concern, or clarification related to the Wake County Historic Preservation Ordinance.

Mark explained that one of the goals in Zebulon's Comprehensive Plan was to "facilitate economic growth protecting the historical origins of the Town". The Plan also stated older and historic homes were an "important part of the community fabric".

Included in the packet of information provided to the Board were the Bylaws and Rules of Procedure for the Historic Preservation Commission and the Wake County Historic Preservation Ordinance.

There was discussion about what it meant for the Town to be a part of the program, which included the ability of the property owners to be eligible to apply for grants, tax deferrals, designation of landmarks and districts. Lastly, was the Town had the final say on approval or denial on any recommendations made by the Commission.

Commissioner Beck asked what the next steps were. Mark Hetrick stated that if the Board wanted to it would be to bring the interlocal agreement to a regular meeting for discussion and approval. Commissioner Beck asked if it needed a public hearing. Mark explained it did not for adoption of the interlocal but would be needed for a property to be included in the landmark program. Commissioner Clark asked if they would be able to choose landmark, district or both. Joe Moore asked for clarification on whether the Town could adopt an interlocal that had just the landmark function and nothing else. Mark said that was possible but since all other municipalities had signed on with both, the County was hoping to not have to amend the interlocal.

Joe summarized that staff needed direction from the Board and there were four choices: 1) was to do nothing 2) the Town of Zebulon would establish their own Historic Preservation Committee 3) interlocal with Wake County utilizing their staff and Commission for both the landmark and district 4) interlocal with Wake County for just the landmark program.

Commissioner Beck and Strickland said they wanted to include both the district and landmark. Commissioner Clark and York also thought it would be best to work with Wake County and to include both. Joe Moore said that staff would bring back the interlocal for both the landmark and district programs.

NEW BUSINESS

A. Public Works

Multimodal Transportation Plan Revisions

It was explained in the staff report that the Town of Zebulon adopted the Zebulon Multimodal Transportation Plan in April 2001. In May 2014, the Board of Commissioners adopted updates to the plan based on recent developments and local and regional patterns of economic growth. The start of the Beaverdam Creek Sewer Interceptor in early 2016 spurred unprecedented interest in residential development in the northeast quadrant of the town.

The Zebulon Multimodal Transportation Plan was a policy document establishing Zebulon's transportation goals as laid out in Zebulon's Comprehensive Plan. The proposed updates would ensure these goals were met by recognizing current and potential growth corridors, and establishing standards for future developments along these corridors to ensure appropriate infrastructure installation, right of way widths, and sidewalk connectivity.

Chris Ray introduced Will Letchworth with Parsons Brinkerhoff who would be presenting a PowerPoint. The discussion before the Board of Commissioners was whether amending the Zebulon Multimodal Transportation Plan for Pearces Road, Proctor Street, and Jones Street met the goals laid out in the Comprehensive Plan's transportation chapter. The proposed revisions to the plan were:

1. Pearces from Arendell to Proctor changes to a 3-lane road with a center turn lane
2. Pearces from Proctor to Pippin changes to a 3-lane road with a center turn lane, curb and gutter, and sidewalks on both sides
3. Proctor from Arendell to Shepard School changes to a 3-lane road with a center turn lane

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4. Jones from Hendricks to Proctor was included in the plan as a 2-lane road with curb and gutter and sidewalk on one side

The next steps were if the Board was in favor of what was being proposed then it would be appropriate to add the proposed changes to the March 13, 2017 joint public hearing.

There was discussion about the intersections at Proctor Street and Pearces and Proctor and Shepard School Road and right-of-way widths as well as the fact that the projects were separated and the Pearces and Proctor intersection project would come back at a future worksession.

Commissioner Beck made a motion, second by Commissioner Clark to place the multimodal transportation plan on the agenda for the March 13, 2017 joint public hearing. There was no discussion and the motion passed unanimously.

Commissioner Clark made a motion, second by Commissioner York to adjourn. There was no discussion and the motion passed unanimously.

Date

Robert S. Matheny—Mayor

SEAL

Lisa M. Markland, CMC—Town Clerk