

Zebulon Board of Commissioners
Work Session
Minutes
August 18, 2010

Present: Robert S. Matheny-Mayor, Curtis Strickland, Roy Collins, Beverly Clark, Dale Beck, Don Bumgarner, Rick Hardin-Town Manager, Lisa Markland-Town Clerk, Mark Hetrick-Planning, Eric Vernon-Attorney

Mayor Matheny called the meeting to order at 7:00pm.

APPROVAL OF AGENDA

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

OLD BUSINESS

Planning

ETJ Expansion Update

Mark Hetrick presented a PowerPoint presentation and reviewed what was originally submitted by the Zebulon Board of Commissioners.

The Wake County Planning Board recommended that several parcels of land be removed from the request prior to it going to the Wake County Board of Commissioners. He explained that there was one area that was Greenfield Commons comprised of 17 lots and 13 acres, a seven and half acre lot, and 16 lots comprised of 112 acres. It would be a total of 34 parcels and 132 acres.

The lots were recommended to be removed because there were people that went to the Planning Board meeting in Raleigh and stated that they did not want to be annexed and thought that was the reason for being included within the ETJ.

Staff was recommending that the ETJ submittal be changed to meet the proposal by the Wake County Planning Board.

There was extensive discussion about the fact that the Town should submit to the Wake County Commissioners exactly what the Town of Zebulon wanted originally for the ETJ expansion. Mayor Matheny explained that the Town had the right to annex property that was not within the ETJ so being in or out of the ETJ did not dictate what was going to be annexed.

The consensus of the Board was that they wanted to submit the ETJ request as originally adopted but they also did not want to hurt the Town's chances of getting the request approved by the County Commissioners.

Mayor Matheny explained that he had been talking to the County Commissioners about the Town's ETJ request.

Commissioner Bumgarner made a motion, second by Commissioner Collins to submit the original ETJ request to the Wake County Commissioners for their consideration. There was no discussion and the motion failed with a vote of 2-3 against. Those voting in favor of the motion

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were Commissioners Collins and Bumgarner. Those voting against the motion were Commissioners Clark, Beck and Strickland.

Commissioner Strickland made a motion, second by Commissioner Beck to leave in the 17 lots with 13 acres, and the one totaling seven and a half acres but to remove the 16 lots comprised of 112 acres before it was submitted to the Wake County Commissioners for their consideration. There was no discussion and the motion passed with a vote of 3-2 in favor. Those voting in favor of the motion were Commissioners Strickland, Beck and Clark. Those voting against the motion were Commissioners Collins and Bumgarner.

Mayor Matheny asked if there was great displeasure with what the Town was submitting would they allow for him to tell the County Commissioners that the Zebulon Board of Commissioners would accept removing all the parcels recommended by the Wake County Planning Board. The Board agreed by consensus to give the Mayor that authority. They stated that they did not want to lose all the ETJ expansion for those lots, but really would like to keep them in if at all possible.

RZ 2010-02—Rezoning Request by William Parrish for 1.18 acres on Cambridge Drive

Mark Hetrick stated that William Parrish was requesting that 1.18 acres located on Cambridge Drive be rezoned from TR to RMF. He continued by saying that the Land Use Plan showed that area as medium density residential.

Mark explained that if the total water usage was over 5000gpd then the Board of Commissioners would have to allocate the water and sewer. If under 5000gpd then the manager or staff would have that discretion to allocate water and sewer.

The Planning Board and staff were recommending approval of the request.

Mayor Matheny asked if staff had run the numbers for both requests if the applicant built the maximum density under RMF for the properties and all other developments were built out what would the 80/20 housing ratio would look like. Mark Hetrick stated that he did not have those numbers but based on the number of homes in the developments already approved it would still be skewed heavily toward the single family dwellings.

Mayor Matheny said that he thought that the 80/20 ratio should be re-evaluated and decide if that was still the goal the Town Board wanted.

Commissioner Beck made a motion, second by Commissioner Strickland to deny RZ 2010-02. There was no discussion and the motion passed with a vote of 4-1. Those voting against were Commissioner Bumgarner and those voting in favor were Commissioners Beck, Clark, Collins and Strickland.

RZ 2010-03—Rezoning request by Thomas Greenwood for 11.27 acres on Pony Road

Mark Hetrick stated that Thomas Greenwood was requesting that 11.27 acres located on Pony Road be rezoned from R-10 to RMF. He continued by saying that the Land Use Plan showed

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that area as medium density residential. Mark explained that all uses for RMF should be considered when making their decision.

The Planning Board and staff were recommending approval of the request.

Commissioner Strickland wanted to know the maximum number of units that would be allowed. Mark Hetrick stated that it was based on 30 percent density of the acreage.

Commissioner Beck made a motion, second by Commissioner Strickland to deny RZ 2010-03. There was no discussion and the motion passed with a vote of 3-2. Those voting in favor of the motion were Commissioners Beck, Strickland and Clark. Those voting against the motion were Commissioners Collins and Bumgarner.

Mayor Matheny asked that staff review the 80/20 housing policy and present the information at the next meeting. He would also like to have information on the questions asked such as the 30 percent number and so on.

MANAGERS REPORT

Rick Hardin did not have anything to report at this time.

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

Date

Robert S. Matheny—Mayor

SEAL

Lisa M. Markland, CMC—Town Clerk