

Zebulon Board of Commissioners
Minutes
February 2, 2015

Present: Robert S. Matheny-Mayor, Curtis Strickland, Beverly Clark, Don Bumgarner, Dale Beck, Glenn York, Lisa Markland-Town Clerk, Sidney Perry-Interim Town Manager Greg Johnson-Parks & Recreation, Bobby Fitts-Finance, Mark Hetrick-Planning, Tim Hayworth-Police, Chris Ray-Public Works, Chris Perry-Fire, Toby Hampson-Attorney

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

APPROVAL OF AGENDA

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

PUBLIC COMMENT PERIOD

There was no one who wished to speak.

CONSENT

A. Minutes

Commissioner Clark made a motion, second by Commissioner York to approve the minutes of January 5, 2015. There was no discussion and the motion passed unanimously.

B. Finance

Commissioner Clark made a motion, second by Commissioner York to approve the tax report for November 2014. There was no discussion and the motion passed unanimously.

Commissioner Clark made a motion, second by Commissioner York to approve ordinance 2015-13. There was no discussion and the motion passed unanimously.

C. Administration

Commissioner Clark made a motion, second by Commissioner York to approve the facility use request by the Chamber of Commerce for their annual 5k race on June 6, 2015. There was no discussion and the motion passed unanimously.

Commissioner Clark made a motion, second by Commissioner York to approve resolution 2015-12. There was no discussion and the motion passed unanimously.

OLD BUSINESS

A. Planning

Ordinance 2015-14—Amendment to 152.1465 Telecommunication Towers.

Mark Hetrick presented a brief PowerPoint to present the proposed changes for telecommunication towers that came from staff, the Planning Board and the Town Attorney.

Mark explained that they were only proposing changes to the mono-pole type towers. The fall zone and fall zone easement were discussed. The proposed fall zone was 125% for residential

zoning and 100% for industrial zoning which would be measured from the ground to the highest point.

There was discussion about the single parcel requirement in the ordinance to be changed to read or assemblage of parcels with common ownership and that the easement would be required by the special use permit.

Mayor Matheny asked about the assemblage of parcels language. The Mayor thought that the person erecting the tower had to own all the parcels but it could be split into more than one. He said that what he heard Mark say was that adjacent landowners could give their permission. Mark Hetrick said that he thought it was the same ownership of all parcels and not that they could go to adjacent property owners. There was discussion about it being under common ownership for the properties and Toby Hampson said that could be changed.

Commissioner Strickland asked if the tower company would have to own the entire fall zone and therefore would not require an easement. Mark said that the special use permit would still be recorded and would be part of the easement. Mayor Matheny said that it would be an easement that nothing could be built in it and that they had to retain ownership.

Commissioner Clark made a motion, second by Commissioner York to adopt ordinance 2015-14 with the change that it be under common ownership. There was no discussion and the motion passed unanimously.

Ordinance 2015-15—Amendment to 152.225, 152.257, 152.263 for Temporary off premise New Development Signage

Mark Hetrick gave a PowerPoint presentation about the placement, permitting and size of signs used for advertising of vacant lots within a subdivision. They would be offsite signs located at a major intersection located within a half mile of the development. The maximum allowable size would be 36 sq. ft. It was proposed that the signs would be allowed until the development was built out to 95% of the total lots. The permit would expire upon 12 months of issuance and applicant would have to reapply every 12 months.

Commissioner Strickland asked about why the developer had to remove the sign when there was five percent of the lots still not sold or they didn't have a CO. Mark Hetrick stated that was because the desire was that the signs were not a permanent fixture.

Commissioner Bumgarner made a motion, second by Commissioner Beck to approve ordinance 2015-15. There was no discussion and the motion passed unanimously.

B. General

Town Manager Search Update

Mayor Matheny updated everyone on the search for a new town manager and said that currently there were 28 applications received and they would continue accepting them until February 15, 2015.

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Mayor Matheny said that he would like to bring in some help with the process for screening and wanted to ask Steve Strauss with Developmental Associates to come and make a presentation. The presentation would be about what they had to offer and the process that it would take to help the Board make a decision on hiring a new manager.

Mayor Matheny asked if the Board would call a special meeting on Monday, February 9, 2015 at 5:00pm to have him come in and present to the Board.

Commissioner Beck asked about what they would do. Mayor Matheny explained several scenarios that were available from Developmental Associates.

Commissioner Bumgarner made a motion, second by Commissioner Strickland to call for a special meeting on February 9, 2015 at 5:00pm to have Developmental Associates come in and present what they were offering in helping with the screening and hiring of a town manager. There was no discussion and the motion passed unanimously.

BOARD COMMENTS


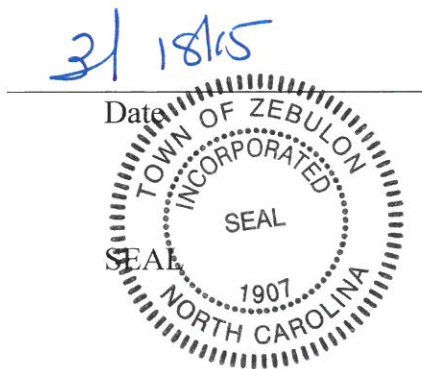
There were no comments.

MANAGERS REPORT

Sidney Perry stated there would not be a joint public hearing on February 9, 2015; the Chamber of Commerce Banquet was February 10, 2015 at 6:30pm at East Wake Academy; the work session was scheduled for February 18 at 7pm; the retreat would be at Cattails on February 24 from 8:30-1.

There would not be a Citizen's Academy due to the lack of interest but they would try to promote it more and see if some interest for the fall or spring could be generated. The Mayor thanked staff for their work on the Citizen's Academy.

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



Robert S. Matheny—Mayor



Lisa M. Markland, CMC—Town Clerk