

Zebulon Board of Commissioners
Minutes
July 6, 2015

Present: Robert S. Matheny-Mayor, Curtis Strickland, Don Bumgarner, Dale Beck, Glenn York, Lisa Markland-Town Clerk, Greg Johnson-Parks & Recreation, Bobby Fitts-Finance, Mark Hetrick-Planning, Tim Hayworth-Police, Chris Ray-Public Works, Chris Perry-Fire, Eric Vernon-Attorney, Matt Watterson-Planning

Absent: Beverly Clark

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

APPROVAL OF AGENDA

Mayor Matheny called for approval of the agenda.

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

PUBLIC COMMENT PERIOD

Rosa Wilkins came forward and spoke about the business at 340 W. Barbee Street and wanted to know if it was approved to operate and thought it was an eyesore to the area. Mayor Matheny told her to speak with Mark Hetrick he could answer her questions.

CONSENT

A. Minutes

Commissioner Bumgarner made a motion, second by Commissioner York to approve the minutes of the February 18, 2015 work session. There was no discussion and the motion passed unanimously.

Commissioner Bumgarner made a motion, second by Commissioner York to approve the minutes of the March 9, 2015 joint public hearing. There was no discussion and the motion passed unanimously.

Commissioner Bumgarner made a motion, second by Commissioner York to approve the minutes of the April 2, 2015 special called meeting. There was no discussion and the motion passed unanimously.

Commissioner Bumgarner made a motion, second by Commissioner York to approve the minutes of June 1, 2015. There was no discussion and the motion passed unanimously.

Commissioner Bumgarner made a motion, second by Commissioner York to approve the minutes of the June 8, 2015 joint public hearing. There was no discussion and the motion passed unanimously.

Commissioner Bumgarner made a motion, second by Commissioner York to approve the minutes of the June 8, 2015 closed session. There was no discussion and the motion passed unanimously.

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Commissioner Bumgarner made a motion, second by Commissioner York to approve the minutes of the June 17, 2015 work session. There was no discussion and the motion passed unanimously.

B. Finance

Commissioner Bumgarner made a motion, second by Commissioner York to approve the tax report for April 2015. There was no discussion and the motion passed unanimously.

Commissioner Bumgarner made a motion, second by Commissioner York to approve ordinance 2016-01. There was no discussion and the motion passed unanimously.

Commissioner Bumgarner made a motion, second by Commissioner York to approve ordinance 2016-02. There was no discussion and the motion passed unanimously.

Commissioner Bumgarner made a motion, second by Commissioner York to approve ordinance 2016-03. There was no discussion and the motion passed unanimously.

Commissioner Bumgarner made a motion, second by Commissioner York to approve ordinance 2016-04. There was no discussion and the motion passed unanimously.

Commissioner Bumgarner made a motion, second by Commissioner York to approve ordinance 2016-05. There was no discussion and the motion passed unanimously.

Commissioner Bumgarner made a motion, second by Commissioner York to approve ordinance 2016-06. There was no discussion and the motion passed unanimously.

Commissioner Bumgarner made a motion, second by Commissioner York to approve ordinance 2016-07. There was no discussion and the motion passed unanimously.

OLD BUSINESS

A. Planning

Ordinance 2016-08—Amendment to 152.195 addition of a Fee-In-Lieu

Matt Watterson presented a proposal to incorporate the option of a Fee-In-Lieu to developers under section 152.195. Matt presented a PowerPoint presentation detailing the proposal. It was explained that it was supported by the NC DOT and was not a part of the Transportation Impact Fee and it was an optional choice versus being a requirement.

The fee would be based on sealed engineer estimates of the cost of installation and construction of required improvements. It was proposed due to the bonding system that was currently being used was cumbersome and not easy to keep track of.

The Planning Board recommended approval of the proposed amendment.

Commissioner Beck made a motion, second by Commissioner Bumgarner to adopt ordinance 2016-08. There was no discussion and the motion passed unanimously.

Ordinance 2016-09—Amendment to 152.133 to reduce the setback requirements for accessory structures

Matt Watterson gave a PowerPoint presentation that presented staff's recommendation to amend the ordinance to reduce the rear and side setback requirements from 10' to three feet and from 10' to five feet from the principle structure. The proposal was due to the fact that the Town's requirements were stricter than the surrounding communities and it was posing a problem for residents when trying to place structures in their yards. The property owners in the conservation subdivisions with smaller lots have found that structures end up in the middle of their yard which was an issue.

The Planning Board was recommending approval.

Commissioner Beck asked about being able to connect buildings and if that would be allowed. Matt Watterson said that they spoke with the building inspector who stated that it would be highly unlikely that they would be able to connect an accessory structure to the principle structure and meet the building code requirements. It would require significant expense to do it.

Commissioner Bumgarner made a motion, second by Commissioner York to approve ordinance 2016-09. There was no discussion and the motion passed unanimously.

Ordinance 2016-10—Amendment to 152.129 to change the zoning for Bars/Taverns/ Nightclubs and Lounges

Matt Watterson gave a PowerPoint presentation that presented that staff was proposing to amend the zoning where those activities could operate. Currently, that activity could only operate in the heavy business district and it was being proposed that it be allowed with a special use permit in GB, CB, IL, IH and HB.

The Planning Board was recommending approval.

Commissioner Beck made a motion, second by Commissioner Bumgarner to adopt ordinance 2016-10. There was no discussion and the motion passed unanimously.

NEW BUSINESS

A. General

Recognition of Fireman

Mayor Matheny stated that Wake County recognized firefighters Trey Byrd, Ronald Pendergrass and Matthew Blackman for saving the lives of two citizens. The Board of Commissioners would like to thank them and applaud them for their efforts and service to the citizens of Zebulon.

Commissioner Strickland also thanked them and Fire Chief Chris Perry.

Commissioner Beck thanked Chief Perry for making sure that they had great training and men working for the Fire Department.

Shiloh Temple request to close Primrose Street

Mayor Matheny stated that there was a request by Shiloh Temple to close a portion of Primrose Street from Barbee to Oak Street on August 15, 2015. It was explained that the street was a state maintained street and DOT wanted input from the Town that we would not have any objections. It had been done in the past, and the only criteria that the Town had now and in the past was that the intersection of Oak Street should not be blocked so that emergency vehicles would have access.

Commissioner Beck made a motion, second by Commissioner York to approve the request to close Primrose Street and would make that known to NC DOT. There was no discussion and the motion passed unanimously.

Parks & Recreation Board Appointments

Lisa Markland presented that there were three openings on the Parks & Recreation Board and we had received three applications of interested parties. Those interested were Taylor Griswold, Stephanie Jenkins and Allen Boyette. This would be for a three year term ending June 30, 2018.

Commissioner Beck made a motion, second by Commissioner York to appoint Taylor Griswold, Stephanie Jenkins and Allen Boyette to the Parks and Recreation Board. There was no discussion and the motion passed unanimously.

BOARD COMMENTS

Commissioner York thanked staff for all their efforts over the July 4th holiday and traffic control went as smoothly as ever.

Mayor Matheny stated that Sidney Perry and Commissioner Clark were on vacation so he would handle the manager's comments

MANAGERS REPORT

The Mayor stated that Raleigh approved Yates Place, Shepard's Point paving started today and there would be a joint public hearing on 7/13, and a work session on 7/22. The local bill passed both the house and the senate so was now a law.

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

8/3/15



Robert S. Matheny—Mayor

Lisa M. Markland, CMC—Town Clerk