

**Zebulon
Joint Public Hearing
Minutes
August 13, 2018**

Present: Robert S. Matheny, Dale Beck, Curtis Strickland, Don Bumgarner, Annie Moore, Joe Moore-Town Manager, Lisa Markland-Town Clerk, Mark Hetrick-Planning, Julie Spriggs-Planning, Toby Hampson-Attorney
Absent: Beverly Clark

Planning Board Present: Larry Ray, Gene Blount, David Covington, Shannon Baxter, Laura Johnson, Stan Nowell, Stephanie Jenkins

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

Mayor Matheny stated the agenda needed to be amended to swear in the new Planning Board members, Stephanie Jenkins and Stan Nowell.

Commissioner Don Bumgarner made a motion, second by Commissioner Annie Moore to approve the agenda as amended. There was no discussion and the motion passed unanimously.

Lisa Markland swore in the two new in town Planning Board members, Stephanie Jenkins and Stan Nowell.

The Mayor welcomed the new Planning Board members and went over the Quasi-Judicial meeting rules and procedures explaining board members were not allowed to discuss any details until the Board made a final decision. It was further noted that since Commissioner Clark was not present, she would listen to the meeting recording before she could participate on the matter.

SU 2017-01 – Barrington

Lisa Markland swore in Julie Spriggs of 1003 N. Arendell Avenue, Zebulon, North Carolina 27597.

Julie Spriggs gave a PowerPoint presentation regarding the request by 264 Investments, LLC to obtain a Special Use Permit for the purpose of developing a residential subdivision known as Barrington located at Old Bunn Road and Parks Village Road.

The developer was required to add sidewalks and trailhead connections to the greenway. Julie Spriggs showed the anticipated greenway and sidewalk locations on the map.

Julie Spriggs reviewed the water and sewer allocation policy and explained the industry standard for a two-bedroom single family home was 250 gallons per day. Julie explained there had been discussion the gallons per day should be lowered to be closer to the amount actually used, but explained as of now it would remain at industry standard, 250 gallons per day, and any excess would become a reserve allocation.

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The developer requested a water and sewer allocation for 837 homes, which was 209,250 gallons per day. Staff proposed water and sewer allocation requests be handled at the time of the final plat approval process with a not to exceed amount of 200 dwelling units per final plat which would limit requests to 50,000 gallons per day, which the developer agreed.

It was explained that the Beaver Creek sewer outfall fee was removed due to recent legislation.

Recreation amenities at Barrington included four acres for a recreation area, a junior olympic sized swimming pool, parking lot, bath house, bike racks, playing field, playgrounds and waste stations which the developer had agreed to the Town's conditions.

The building designs were detailed which included exterior materials, minimum square footage, restriction for building on flood plains, foundation requirements, and garage requirements which were agreed upon by the developer.

The Technical Review Committee would review the site plan for approval before construction would begin.

Julie Spriggs explained other proposed conditions were Homeowner's Association rules and regulations, setbacks, landscape and environmental buffers, and mailbox kiosk standards.

The developer completed the application properly and notification requirements were met. Staff could not make a recommendation for a special use hearing until all evidence had been submitted.

The Board was asked to refer the case to the Planning Board and the Quasi-Judicial conditions were reviewed.

Lisa Markland swore in Mike Surasky, 434 Fayetteville Street, Raleigh, North Carolina 27601, a greenways and transportation expert

Mike Surasky stated he was in place for Will Letchworth and all of the testimony from the last hearing was the same and had not changed from the last public hearing.

Mayor Matheny asked if there were any questions from either of the Boards. There were none.

Mayor Matheny asked if there were any questions for staff.

Shannon Baxter requested further explanation of the dust impact report.

Julie Spriggs explained that construction hours were limited to between 7am and 7pm. The blasting was allowed only during certain times and all surrounding property owners had to be notified before blasting began. It was also mentioned the dust was required to be sprayed down.

Larry Ray inquired about the Beaver Creek sewer outfall fees that were removed. It was explained recent state legislation passed restricting certain water and sewer fees and the Town of Zebulon

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was unable to collect additional fees from subdivisions including Autumn Lakes and Weavers Pond.

Lisa Markland swore in Joe Moore, 1003 N. Arendell Avenue, Zebulon, North Carolina 27597.

Mr. Moore explained the Town of Zebulon's merger agreement with the City of Raleigh required Zebulon to pay for the costs they incurred for the acquisition of Zebulon's utilities. With the Beaver Creek sewer outfall fees being removed, the payout period was extended for approximately an additional year to 2024. The extension caused a 5% increase in water bills per year until 2024.

Shannon Baxter inquired about the proposed culvert for the greenways. Julie Spriggs stated the developer agreed to pay for 1/5 of the culvert and the Board would be able to propose more if the request was substantiated. Staff believed the homeowners would not be the only ones using the greenways and the developer was asked to pay for a portion of the greenway.

Shannon Baxter asked for further explanation of water and sewer allocations possibly changing from 250 to 125 gallons per day if the industry standard was 250 gallons per day (gpd). Julie Spriggs explained the Town of Zebulon had been working with the City of Raleigh to determine the Town of Zebulon's allocation and actual usage. The Town's actual usage was under 103 gpd. Julie Spriggs explained the Town was looking into lowering the allocation to 125 gpd so it was more consistent with what was actually being used. Staff kept 250 gallons per day in the staff report and would change once more data was collected from the City of Raleigh.

Mayor Matheny asked if there were any questions from either of the Boards.

Commissioner Strickland inquired if a permit was needed for the proposed culvert under Hwy 64. Staff had a master plan in place and required a fee-in-lieu per lot to be used toward the culvert. The Town of Zebulon collected greenway fees that would also be used toward the culvert, if needed.

Toby Hampson inquired about the original approved conditions for the culvert. Originally the builder was required to pay \$225 per lot.

Stan Nowell inquired who would be responsible if additional charges arose in building the culvert. It was explained that a condition was written for the fee and through other greenway assessment fees to cover additional expenses.

Julie Spriggs explained the 12x12 was believed to be the easiest way to install the culvert. Mike Surasky, the greenway expert, gave an estimate of a similar culvert that was installed in 2016 similar to the proposed culvert.

Lisa Markland swore in Thurston Debnam, 4601 Six Forks Road, Raleigh, North Carolina 27609.

Mr. Debnam asked to reintroduce all evidence that was introduced at the first public hearing.
Lisa Markland swore in Charles Walker, 275 N. Pea Ridge Road, Pittsboro, North Carolina 27312.

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Mr. Walker, who was the original designer of Barrington and lead consultant on the case, explained the applicant submitted a revised plan adding a buffer of open space on the eastern side by the Hendrickson property.

Mayor Matheny asked if there were any questions from either of the Boards. There were none.

Lisa Markland swore in Tommy Craven of 3803B Computer Drive, Raleigh, North Carolina.

Mr. Craven stated he and Charles Walker prepared the initial design and layout of the Barrington special use permit. Mr. Craven stated the only variation in the revised plan was the buffer that was added on the eastern side by the Hendrickson the property.

Mayor Matheny asked if there were any questions from either of the Boards. There were none.

Lisa Markland swore in Frank Leatherman of 4006 Barrett Drive, Raleigh, North Carolina 27609.

Mr. Leatherman stated he was a commercial real estate appraiser for 27 years and gave his credentials to the Board. Mr. Leatherman did a market analysis for the development to see if there was a negative impact on surrounding properties and he concluded there would be no impairment on any of the surrounding properties.

Thurston Debnam gave examples of nearby property owners doubling and tripling their profits from selling nearby land.

Mayor Matheny asked if there were any questions from either of the Boards. There were none.

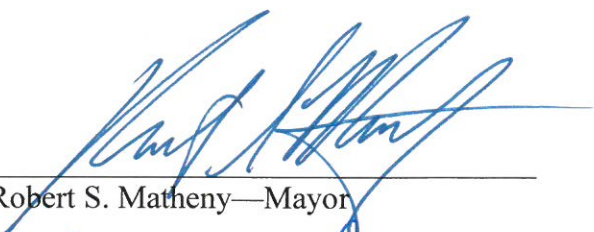
Mayor Matheny declared the public hearing closed and referred the matter to the Planning Board for a recommendation.


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

The meeting was adjourned at 8:15pm.

Adopted this the 10th day of September 2018




Robert S. Matheny—Mayor


Lisa M. Markland, CMC—Town Clerk