

**Town of Zebulon  
Joint Public Hearing  
August 14, 2017**

**Matheny:** Robert S. Matheny, Mayor  
**Bumgarner:** Don Bumgarner, Commissioner  
**Strickland:** Curtis Strickland, Commissioner  
**Beck:** Dale Beck, Commissioner  
**York:** Glenn York, Commissioner  
**Clark:** Beverly Clark, Commissioner  
**Jones:** Darrell Jones, Planning Board  
**Waldroup:** Kenny Waldroup, Planning Board  
**Ray:** Larry Ray, Planning Board  
**Covington:** David Covington, Planning Board  
**Blount:** Gene Blount, Planning Board  
**Johnson;** Laura Johnson, Planning Board  
**Baxter:** Shannon Baxter, Planning Board  
**Spriggs:** Julie Spriggs, Zebulon Senior Planner  
**Hetrick:** Mark Hetrick, Zebulon Planning Director  
**Moore:** Joe Moore, Town Manager  
**Markland:** Lisa Markland, Town Clerk  
**Hampson:** Toby Hampson, Town Attorney  
**McPherson:** Kathryn McPherson, ESP Associates  
**Moazzam:** Salman Moazzam, ESP Associates  
**Teng:** Gavin Teng, Accelerate Engineering  
**Reynolds:** Frank Reynolds, D.R. Horton  
**Bobbitt:** Stuart Bobbitt, Resident  
**M/F:** Male/Female Speaker

Matheny: We'll call the meeting to order and welcome everyone here this evening. This is a joint meeting of the Town Board and the Planning Board seated at the front table there for the purpose of public hearings. The procedure is that we hold the hearing and then the Planning Board, at their pleasure, meets afterwards or not, depending on, you know, what they choose to do. Sometimes it's the meeting runs, or the hearings run a little long; they've had enough for the night, so they'll come back later to discuss it. But that's up to their discretion as to what they want to do with that.

I did want to introduce—we have a new Planning Board member tonight, Shannon Baxter, first meeting. Glad to have you, and appreciate you, you willing to serve. Thank you very much.

We have a request by the Weaver's, the pond development company, to remove SU 2018-02 from tonight's agenda, and they would then be proposed to be held a public hearing in September. It would be re-advertised and new letters would be sent out to interested parties, so I would request a motion from the board to grant them that.

Bumgarner: I make such a motion.

York: Second.

Matheny: Motion made, seconded. Other comments or discussion? All in favor? And the motion carries. So, the Weaver's Pond development is not going to be heard this evening. I don't know what you folks are here for, so, but you're welcome to stay anyway.

The other public hearing is a—well, that's one way to clear a house—  
[LAUGHTER].

[INAUDIBLE]

Matheny: Okay. The next public hearing is a special-use request, Special Use 2018-01, a request by D.R. Horton, Incorporated, to obtain a special-use permit for a residential subdivision located 1904 Zebulon Road, and the zoning is now R-20. I would say that this is, for the record, that this is a special-use hearing, which is different from your other types of zoning, and I know that y'all have heard this before, but I want everyone in the audience to hear it.

It is a quasi-judicial hearing, and it means that any type of ex parte communication is in violation of the intent of the special use. That is, all the way until such time as a final decision is made. The Planning Board will make their recommendation at some point, but the restriction on quasi-judicial still remains in effect until this board makes its final decision. Staff will go over some of the parameters that we have within that, but I am obligated at this point to ask any member of the Planning Board or the Town Board, if you've had any outside communication on this matter. And if you have, let me know. Okay. All right.

So, having said all of that, I will call SU 2018-02 into order and ask for staff report.

Markland: Do you swear to tell the truth, the whole truth, and nothing but the truth, so help you God?

Spriggs: I do.

Markland: State your name, please.

Spriggs: Julia Spriggs. I'm with the Town of Zebulon Planning Department. I'm a senior planner. And the address is 1003 North Arendell Avenue, Zebulon. Is that—is this better?

Matheny: Yeah.

Spriggs: Let me move my books around and try to get the microphone closer to me. All right. Better?

Matheny: Yes.

Spriggs: All right.

Matheny: Thank you.

Spriggs: So, the first slide is to put the report, the staff report, the agenda, plus all attachments to be entered into the record for the hearing tonight. The PowerPoint, and I do have an extra attachment tonight to add. I'm getting ready to hand it out now. This will now be Attachment 12 in the agenda.

[INAUDIBLE]

Spriggs: So, that attachment, I'll give you a moment to read it as we go through some of just the beginning preliminaries of this, but it will be Attachment 12. It is a letter from the NCDOT, the congestion management services, with their recommendations for the TIA as well. I got this tonight at five o'clock in an email, so I'm passing it out tonight just because I want to make sure that you have all the information that we have. And it wasn't included in the agenda because, as I said, I've just got it tonight. It does uphold everything that staff and the developer has talked about to this point, and it does uphold the TIA recommendations that both WSP and Accelerated Engineering have talked about in your staff report and in your agenda packet. So.

To begin, this Special Use 2018-01 is for Taryn Creek. It's a residential subdivision located off of Zebulon Road, which is also called North Arendell Road, but this is a little bit farther out of town, so it switches to Zebulon Road. The request is by D.R. Horton. The property is owned right now by Watson Family, and the PINs, the acreage and the current use is vacant; the existing zoning is R-20, and it is for a residential subdivision.

This part of Taryn Creek will only have 60 homes. That was not enough to trip the TIA requirement, but they are using the same entrance as Taryn Lake,

which was Phase II of the Taryn Meadows subdivision operating under a different special-use permit. Because they're operating this same entrance, it will be adding over a hundred trips, so we asked them to do a TIA. It was submitted and reviewed, and we'll get to that here in a little bit when we get underneath the transportation.

So, to the north you have D.R. Horton, and it's a vacant property. To the east you have more D.R. Horton land, it's also vacant. To the south, you have the Sherron residence, and it's part of the R-13-SUD, and then a special-use district, and then Miriam Bobbitt is to the west, with a single-family dwelling, and she is zoned R-20, which is residential.

The area in yellow is the parcels that are on the application tonight. This is Phase IIa that was just recently platted through the final plat process of the Taryn Lake subdivision. Watsonia Drive here will connect over to Watsonia Drive in Taryn Meadows, and then come out onto Proctor Street. So, this is Taryn Meadows, this is Taryn Lake, and then this will be Taryn Creek. This will be the entrance to Taryn Creek here, off of Sea Holly Drive and then this is the entrance to 96, or Zebulon Road.

This is the site plan. It's the proposed site plan so far for the subdivision with the road layout, a couple of cul-de-sacs, a couple of cross-streets, two stub-outs for future subdivision, and then the entrance here to Sea Holly and the entrance here to 96.

The required findings of fact. The Board of Commissioners should not approve a special-use permit unless the board makes the following findings of

fact. That the proposed special use will not materially endanger the public health, safety, or welfare. The proposed special use will not substantially injure the value of adjoining or abutting property. The proposed special use will be in harmony with the area in which it is to be located. And the proposed special use will be in general conformity with the ordinances, policies, land-use plan, thoroughfare plan, or any other plan officially adopted by the Board of Commissioners.

The applicant bears the burden of presenting evidence sufficient to enable the boards to make their required findings of fact, and those in opposition of the issuance of the special-use permit bear the burden of presenting their evidence that one of the standards set out above of those four will not be met.

In your application there are—in your agenda packet there is the application, and there are nine questions that we call findings of fact for the application—that help support those four statements, and I'm not going to go over those answers tonight; they are pretty lengthy and detailed. But they are found in the application booklet, and in your staff report we go over some of them. But the answers staff felt were adequate, and if you have any questions about them, we can go over them tonight, but in the essence of time, I'm going to skip over that, unless there's questions from the board.

For the zoning, the special-use district promotes land-use compatibility. The rezoning to a special-use district is considered concurrent with this special-use permit application, and this land will be rezoned to R-13 SUD. Most of the surrounding properties are zoned residential. The remaining parcels are zoned either heavy business, general business, or light industrial. The residential

districts are designed to secure persons who reside there a comfortable, healthy and safe, pleasant environment. Most of the properties around the area are zoned residential. The business industrial districts are both a little bit more remote, but they are on the map, so I do have to include them for you, so you'd know what the breakdowns are. But the immediate area is all residential.

And the proposed special-use district is located on a parcel and surrounded by parcels zoned for such use. So, this is the zoning map. You see the red-hatched area, which is the request. The numbers on the map go with your list of notified property owners. As you can see, the yellow is residential R-20; the hatched yellow-striped is the R-13 SUD for Taryn Lakes and Taryn Meadows here, and this would be Taryn Creek. The heavy business down here, a little bit of the industrial, and then the R-40 and watershed across the street here.

The rest of it's residential. You've got a little bit of the business here, and some more residential down here. So that's why I said most of it is residential zoning, and then the heavy business and the light industrial are just scattered throughout.

For the land use, the comprehensive plan suggests that parcels surrounding the area contain a mix of uses. The most that are close to the request area are the medium-density residential, and a little bit of the mixed-use. The proposed special-use district conforms to the intent of the comprehensive plan. The reason why we say that is, some of this area is not included in the comprehensive plan. The district stopped as we had not done the ETJ expansion before we did the land-use plan, so the ETJ stopped here, and is not included in the comprehensive

plan, but it does match the intent with the medium-density surrounding, and the mixed-use here. So, staff confirms that this comprehensive plan does conform to this special-use application.

Important limitations on imposing conditions. The ordinance must provide authority to set a process to impose conditions. The ordinance must include standards the conditions will address. Substantial evidence in the record must support conditions actually imposed, and conditions that impose an exaction must be reasonably related and proportionate to the impact of the development.

A condition cannot be imposed just because the council thinks it would be a good idea or because it is desired by the neighbors. Any condition that is imposed must be purposed to bring the permit into compliance with standards that are included in the ordinance, and all conditions must be based on meeting a relevant standard, and the ordinance and the conditions must reasonably relate to that standard.

Staff has proposed 65 conditions for the development. The developer has agreed to all the proposed conditions. This PowerPoint will highlight just the proposed conditions, but not go over each one individually. If members of the board, the public, or staff would like to discuss a proposed condition not provided in this report, please feel free to do so. The proposed conditions list has been provided tonight as an audience handout for this very purpose; they are over by the town clerk, on the corner of her desk. The agenda and all attachments were made available in the Planning Department Office, online, and emailed to anyone who asked for the link.



The developer included proposed conditions as part of their submittal. Staff proposed several changes to the conditions and the developer has agreed to staff's changes. Condition #12 in their packet, we reduced the height of the secondary signage. Condition #33 in their packet, we reduced the timeline to 24 months for starting of the recreation construction, rather than 36 months. And Condition 34, street signage must be decorative. Condition 38, we changed the Mitchell 50 Watt Series. Condition 44, we struck from the record. Condition 47, we added a 10-foot Type C buffer along the southern property. And Condition 60, we fixed the equation where it was wrong in the submittal packet.

Staff-proposed conditions also includes the turn lane recommendations from the TIA. The TIA was turned in after they had submitted their application, so they did not have the recommendations as part of their proposed conditions; they had a general condition stating that the TIA, they would so whatever was recommended.

So, the transportation plan shows a two-lane road with wide-paved shoulders and a sidewalk on one side of the roadway. Sharing an entrance with Taryn Lake, Taryn Creek will add over a hundred trips, so a TIA analysis was required and submitted.

Tonight we have Mike Surasky in the audience as our third-party expert review for our any expert witness testimony that he might need to give, or answer any questions. You have on the TIA review that we did at staff level, and we do have the representative from Accelerated Engineering here tonight for the

applicant, so you can ask questions of them as well, for their expert witness testimony.

And then, you have the NCDOT document that I just handed out from the CMS for the same recommendations, and all three—developer, staff, and the NCDOT review—all revealed that we agree on the three turn lanes that we had asked for, which the turn lanes at N.C. 96 and Proctor Street, Raleigh Hill Road, it's 100 foot of storage with appropriate deceleration and taper lanes. At 96 and Proctor Street, Raleigh Hill Road, the northbound left-turn lane on the 96 side and a southbound left-turn lane on N.C. 96 at the site entrance of Taryn Lake and Taryn Creek.

For the greenways, the town's adopted Greenway, Bicycle and Pedestrian Master Plan does not plan for any greenway corridors for the proposed development. The master plan shows open space throughout the development, and there will be connections of sidewalks to the Taryn Lake, and Taryn Lake has sidewalks and trailheads to the Corridor #1, leading from Taryn Meadows and connecting Taryn Lake, and then connecting Taryn Lake over to the Weaver's Pond section of the—what we're doing with the PARTF grant.

Water and sewer allocation policy. The industry standard for the water and sewer usage is 250 gallons per day. The water and sewer allocation request for the applicant is for a maximum of 60 homes, so it would be 15,000 gallons. Staff was proposing water and sewer allocation requests be handled at the time of the final plat process, so that we wouldn't have to come back before the board

with you tonight; you can just approve that and then we can handle that at the final plat.

We would limit allocation approval, ensures the town that reserves the allocation for other requests and prevents over-allocation. And this also allows for a better of allocation versus the actual usage. Actual usage is normally not 250 gallons per day, but for allocation purposes, we use 250 gallons per day. Any unused allocation will return to the town, so if they do not have a maximum of 60 homes, and they do less homes, then whatever is unused will return back to the calculation for us to allocate somewhere else.

For the recreation amenities, there is some—that slide is wrong, let's skip that one. For this, what there's—what it's supposed to say, they will have not a community pavilion as it shows, or two ponds, but they will have a playground, and the playground is supposed to be for the age ranges of playground equipment for two and five, and five to 12. And they will have playground amenities, benches, bicycle racks, and race stations, and they will have three separate dog waste stations between the open spaces, and the playground area. Sorry about that.

For the general statute with the architectural restrictions basically on the board, the state building design elements may not be applied to structures under the one- and two-family dwellings, except under certain conditions or circumstances. Unless voluntarily consented to by the property owners, this special-use permit is considered a voluntary-consented process, so we can do some architectural design elements as part of this special-use process.

There are some things that are exempted: the historic district, the Register for Historic Places, the regulations of safety code, and the national floodplain. So building design elements in this case is extreme building color; the type of exterior cladding material; roof structures or porches; architectural ornamentations; doors, including garage doors; styles of windows; number of rooms, and interior layout of rooms.

That does leave us some things that we can ask for. Part of those things that we can ask for we have included in the proposed condition list. They have been agreed to by the developer. Staff is proposing that no portion of the lot shall contain wetlands, riparian buffers, floodplain or floodway. We're also proposing that the exterior building materials be brick or stone veneer, vinyl or fiber cement, such as the hardy plank, and that 50% of all homes must have a front façade comprised of brick or stone equal to a minimum of 33% overall coverage.

Staff is also proposing that foundations be on slab-on-grade, stem wall, crawlspace or basement, determined by the site grading and the topography, as determined by the builder. Staff is proposing a condition that the heated square footage be a minimum of 14,000—1,400 square feet. Staff is proposing a condition for all homes to have at least a one-stall garage.

There will be a site plan approval. The development shall be subject to site plan approval through either the Technical Review Committee or in-house review, whichever is appropriate. If they bring the playground equipment in separately from another phase, that would be an in-house review. If there is no stormwater needed, if the stormwater has already been part of the TRC review for

the previous phase, generally, for a subdivision, the playground or the mailbox kiosk are the only things that would go through the in-house review; everything else would be done under the Technical Review Committee.

Other proposed condition topics are the homeowners' associations. We have setbacks and landscaping buffers, environmental concerns, mailbox kiosks, and the fire code and blasting concerns. They are all addressed in the conditions list.

The findings of fact we have as completed. The zoning is completed. The land use is completed. The transportation has been completed. Greenway, Bicycle and Pedestrian Master Plan has been completed. Water and sewer allocation has been completed. Recreation amenities, ordinances, and the proposed conditions as far as staff is concerned, we looked at everything. We think it all complies, and it's up to the board to hear evidence and decide if the conditions proposed, or if you want to impose other conditions, or as the application is without conditions.

The staff recommendation. The application was completed properly. The property notification requirements were met for the joint public hearing. We don't make recommendations on the special-use petitions until we have heard all the evidence being entered into record. Tonight, your requested action is to refer this case to the Planning Board. The requested action of the Planning Board tonight at their meeting is to recommend the case back to the Board of Commissioners, and to make a motion on the approval or denial of the 2018-01

case, the Planning Board should motion on the recommendation of approval or denial of the case.

If approved, the board need not make findings of fact, but if denied, the board must vote on each specific finding and state a reason as to why the finding was denied. Only one finding must be denied to oppose the permit. If approved, conditions, if desired, whether agreed to by staff, the developer, the boards, or otherwise, should be stated in the motion to approve.

So, these are your quasi-judicial requirements. I read them earlier into the record, but this is just up there for reminder, and the choices is also again, just a reminder in a table, and we can move back and forth before, forward through these as we need to. And that is the staff report for tonight. Any questions?

Matheny: Are you out of breath?

Spriggs: I am.

Matheny: Okay.

Bumgarner: Need a drink of water

Matheny: Are there any questions from either board of Julie?

Matheny: I have one, if you would go back to the proposed street map. Okay, thank you. You said—well, I don't think that's the one—you said Watsonia is going to tie all the way through?

Spriggs: Yeah. Watsonia is this street up here, as you can—it comes off here and ties through here. So, this is N.C. 96 here; this is Rosemallow Drive; this is Sea Holly Drive coming down. And then Rosemallow comes up here and terminates in a cul-de-sac. Watsonia comes off here, wraps around through—this will be Phase

Ilb of Taryn Lakes; it has not been through the final plating process yet, but it has construction approval through TRC. Then Watsonia will continue on down here into Proctor Street, through the Taryn Meadows subdivision.

Matheny: Well, I think that's really good. Initially, I understood that it was not going to tie in. If that's incorrect, then so be it, but I'm glad to do that, or to see that. Which brings me to my concern here, which I always have. One way in, one way out. You've got 60 homes in there with only one way, and so if something happens in that intersection, emergency vehicles are blocked—police, fire, EMS, whatever. So, I would like for our Planning Board to take that into consideration and give us their opinion on that, because that always bothers me. So that's my comments on that.

Spriggs: All right.

Matheny: Other comments or questions of Julie? Yes, ma'am.

Baxter: [INDISCERNIBLE] to ask questions about—

[TECHNICAL COMMENTS]

Baxter: I'm sorry. So, I'm not sure if this is the time to ask questions about the actual TIA report, or do we do that later?

Matheny: Well, you can ask of—you can do it later, or you can wait until they actually petition, or actually give their—it's up to you either way, if you want to. But I'm assuming the petitioner is going to present that information.

Spriggs: The petitioner would like a chance to present and then bring up their team, and once they introduce Gavin you may—[OVERLAPPING]

Matheny: That would probably be a more appropriate time.

Spriggs: And then if you have questions of our review, we can bring up Mike, who is our reviewer for the third party, and he can also answer questions as a counter to Gavin.

Baxter: Great. I'll just do it then.

Spriggs: Okay. Great.

Matheny: Okay. Any other questions from either board? Are there any questions of Julie from any interested party? And let me stop to explain now, I didn't do this earlier. All testimony is sworn testimony, so anyone speaking would need to come forward and to the microphone, identify yourself, give your address, and then also be sworn in by our clerk, because, as I said earlier, this is a quasi-judicial hearing. Questioning—I will call for questioning as I did here first from either of these two boards, and then any interested party that wants to ask a question of the person giving testimony can do so, as well.

So, hearing no questions of Julie, I would ask anyone wishing to give testimony in favor of this petition to come forward.

[TECHNICAL COMMENTS]

Spriggs: And so, what they're going to do is just bring up the whole team and if you'll just swear them in one at a time while I get their PowerPoint up, that will help the transition.

McPherson: All right. I'm Kathryn McPherson with ESP Associates, and our address is 5121 Kingdom Way in Raleigh, 27607.

Markland: Let me swear you in first.

McPherson: Okay.



Markland: Do you swear to tell the truth, the whole truth, and nothing but the truth, so help you God?

McPherson: Yes.

Markland: All right. What I will ask is when each of you come up to speak if you will state your name again, so that when the transcriptionist is doing the minutes, they will know who is speaking.

Moazzam: Salman Moazzam with ESP Associates.

Markland: Do you swear to tell the truth, the whole truth, and nothing but the truth, so help you God?

Moazzam: I do.

Teng: Good evening. Gavin Teng with Accelerate Engineering.

Markland: I'm sorry. I can't hear you.

Teng: Gavin Teng with Accelerate Engineering.

Markland: All right. Do you swear to tell the truth, the whole truth, and nothing but the truth, so help you God?

Teng: Yes, I do.

Reynolds: Frank Reynolds, D.R. Horton, 2000 Aerial Center Parkway, Raleigh, North Carolina.

Markland: Do you swear to tell the truth, the whole truth, and nothing but the truth, so help you God?

Reynolds: Yes, I do.

Markland: Thank you.

[INAUDIBLE]

McPherson: As I stated on—good evening, Mr. Mayor and Mr. Chairman. I'm Kathryn McPherson with ESP Associates in Raleigh, and I'm representing D.R. Horton for this rezoning case. I would like to thank you both, and the members of the Board of Commissioners and the Planning Board, for the opportunity to discuss this case tonight.

So, this request is to rezone a 17.34-acre parcel, currently zoned R-20, to R-13 SUD. The development adheres to the Town Comprehensive Plan, the Greenway Master Plan, the N.C. 96 Access Management Plan, and the Zebulon Multimodal Transportation Plan 2035 Update. Currently, the land is vacant. It is surrounded by residentially zoned land, zoned R-20 and R-13 SUD. Road access to Highway 96 will be through the Taryn Lake subdivision and also the Taryn Meadows subdivision, to Proctor Street. The R-13 SUD zoning will allow us to have up to a maximum of 60 single-family homes.

It is—the site—let me get this—is located within the Town's ETJ; the dividing line is 96. Taryn Meadows, here, and Taryn Lake are both zoned as R-13 SUD, and the rest of the sites surrounding our property are R-20. The Town of Zebulon's Land Use Plan, which dates to May of 2008, predates the zoning map and designates this site as Zebulon short-range utility service area, so it didn't really have a land use associated with it. In our conversations with town staff, they indicate that medium residential use is consistent with the intent of the Land Use Plan, and R-13 zoning as defined by the Town Code of Ordinance as single-family detached residential development at medium densities with access to public water and sewer.

There is a small portion of our site that is in the mixed use—there's a, it kind of doesn't follow the property line—and the rest is in the R-20. The properties along the western and southern portion of the site are zoned R-20, and the parcel to the south is designated as mixed use. So the large parcel between our site and the corner of Proctor and 96 is a mixed-use parcel. The properties to the north and east are part of Taryn Lake, with 97 home sites, and Taryn Meadows, with 98 home sites, and are zoned R-13 SUD.

The Comprehensive Plan in Chapter 6, "Housing and Neighborhoods," states that Goal 1 stresses the importance of providing a variety of housing types, sizes, and price points. Taryn Creek's architectural examples provide a range of one- to two-story homes with similar architectural features, colors, and materials. Homes will have a range of bedrooms from three bedrooms up to a possibility of five. Goal 2 encourages new neighborhoods to support pedestrian and bicycle connectivity. Taryn Creek will provide sidewalks on one side of the street and will connect with the sidewalks in Taryn Lake, which in turn then connect to the Greenway System.

This is a slightly more detailed plan of Taryn Creek sitting here, with its road network, Taryn Lake, and existing Taryn Meadows. This is Watsonia Drive; it currently ends right about here. And this is Rosemallow, and Watsonia, which will connect and connect here. We propose connecting here at Sea Holly Drive, and will have access to 96 here, and Proctor here.

Single-family residential development is recognized by the town as a permitted and expected use for this area. We are going to stress interconnectivity

by providing two stub-outs in addition to our connection here, with these parcels to our south for future development. We also will be connecting to the water here at Sea Holly Drive, and sewer here behind Lot 74 within the Taryn Lake subdivision. So our site will connect to public water and to sewer, and through our road network, we will extend that water and sewer to our stub-outs, thus providing connection for future development.

By utilizing the existing roads of Proctor, at Proctor and at 96, we won't be adding any additional driveways or street cuts along 96, thus reducing turn movements that would add congestion to that area. Taryn Lake has a mailbox kiosk that has been approved in this location, and Taryn Creek will be utilizing the same location; we will just be adding additional mailbox units to meet the new homes.

We will provide a seamless transition from the adjoining neighborhoods through the similar style, size, and price points of the home that are being built in Taryn Lake. The development fees from this project will help reduce the merger fees that Zebulon is currently obligated to pay the City of Raleigh. Once that obligation is complete, water and sewer rates for all the residents in the town may be reduced, thus providing a financial benefit for the entire community.

We did have a real estate consulting firm take a look at home prices and the effect of these new homes on home values in the area, and they identified eight D.R. Horton communities around the Triangle and compared the average sale prices in a one-mile ring from those communities. The study results

concluded that the average sale price increased an average of 11%, compared to the Triangle region's increase of only 5.3%.

Accelerate Engineering, who's here tonight, a representative is here tonight, has performed a TIA traffic analysis, and we have agreed to their recommendations of the additional turn lanes that would be on both in the north and the southbound here, along 96 at Proctor Street, and there's already road improvements occurring with the Taryn Lake Development that is also agreed on with the turn lane.

All of our internal streets will be residential collector or local streets, as required by the Town of Zebulon Transportation Ordinance. Sidewalks will be provided on one side of all streets and shall be designed and constructed to meet the town's standards.

Another example of the master plan. We intend to have, at most, 60 single-family homes, and constructed in one or two phases. The maximum density will not exceed four units per acre. We're going to have four to five internal streets, some cul-de-sacs, the stub streets. We will be—excuse me—we will be preserving open space along this wetland area that is bisected by a road, but we will not be impacting the wetlands. We're providing stormwater management devices, ponds, as needed once we get into the actual construction drawings.

We will be providing a minipark located in this area that will comprise various recreational elements, such as swing sets, climbing structures, and other activity centers for children. We will provide a 20-foot Type C buffer along this

property line and a 10-foot Type C buffer along this property line, to provide separation from the adjoining properties.

Our development standards for our lots are front and rear setbacks of 20 feet, side setbacks of 5 feet, with an aggregate of 12, and a corner side setback of 15 feet. We will be extending public utilities into the site. [INDISCERNIBLE]. Whoops, I'm going the wrong way, sorry. There we go.

This shows where our utility connections will be. There's currently an eight-inch water line being constructed here that we will connect to and take into our site, and there's an eight-inch sanitary sewer that we will stub to from that manhole. We will then also provide, as I said earlier, water and sewer connections to the adjoining properties.

At our entrance on Sea Holly where it joins with the Taryn Lake subdivision, we will provide an entry monument column. It won't really have a signage; it might have a plaque of some sort, with some kind of a logo, but it will be offset from the sidewalk and just be a placeholder. Playground equipment will be similar to that.

I'm now going to ask Frank Reynolds with D.R. Horton to come up and present.

Reynolds: Good evening, Mayor, Commissioners, Town Manager. My name is Frank Reynolds. I'm land acquisition manager for D.R. Horton. This is my first time getting to meet you. I've met staff prior to—I've not met the zoning staff, though, and again, good to meet you.

We've been in the Town of Zebulon now going on a little over six years, with Taryn Meadows, our first venture in the Town of Zebulon, and then we have expanded upon that with another phase, Taryn Lake, which as Kathryn had described, is already under construction. Just to kind of give you a real quick update, we have just sold our first home in Taryn Lake. We opened up for sales just over a week ago. Great sign. Great price. It's obviously a big thing for us to be able to get a sale within the first week of opening up, so that's huge for us. So, we do see the demand. We're actually seeing the demand at a higher price than we had originally thought, being that the first one out of the gate is probably at our highest sales price that we have gathered at this point in the Taryn Meadows area included.

So, this is all looking towards our product and how we expand this product and what the demand is. At this point, it's an Express product. D.R. Horton has four different products. We have an Emerald product, a D.R. Horton product, and a Freedom Home product, along with the Express. Each one of those are different levels, and in each one of those we have levels of those. This is bordering on the higher level of Express, and we've actually pushed it into our D.R. Horton product level, with upgrades interior and exterior with elevations.

And I would say that we're venturing into our next product level. But right now, what we're showing is the Express Home, and we're going to move forward with the Express Home at this point, unless we see more of a demand for some of the finer things in life with our Horton products. So, and I apologize.

Truthfully, I have better renderings than the ones that are shown. Hopefully,

you've been out on site and you've seen some of our product in the Taryn Meadows side, and we do have about 10 homes going on right now in Taryn Lake, but they're all at different stages, so you really don't get a good idea of what that is going to look like. But in my next presentation I'll have better renderings. We've had a professional photographer take pictures of those, and they're more suitable for a presentation than the old color drawings.

But it's a beautiful entry, it's a beautiful elevation, and we, again, hope to expound upon that. The buyers hopefully will be looking for more. We believe they will. We love this location. We love the Town of Zebulon and everybody that we've worked with in the staff, and we look to find other opportunities as well, going forward.

Matheny: Okay. Let me stop there and see if anyone has a question of either of the first two speakers. I'm sorry I didn't do that when she finished, so any questions from either of the boards of the first two speakers? Okay. Any questions by an interested party in the audience? Yes, sir, you need to come forward and—

Bobbitt: My name's Stuart Bobbitt.

Markland: Let me swear you in. Do you swear to tell the truth, the whole truth, and nothing but the truth, so help you God?

Bobbitt: I do.

Markland: State your name and address, please.

Bobbitt: Stuart Bobbitt. 1112 Bishopton Way, Knightdale, North Carolina 27545.

Matheny: Thank you.



Bobbitt: I'm interested in my mother's property, that is that adjoins this at 1908 Zebulon Road—I just have one question. It's a 20-foot buffer that's going to adjoin the properties is there going to be a fence that comes up behind it like you did on Taryn Meadows, that adjoins the property, or is it all nature or what's to be developed.

McPherson: There would be a—[OVERLAPPING] Frank you might be able to speak better.  
[TECHNICAL COMMENTS]

Reynolds: The buffer will be comprised of what is required or recommended by staff. At this point, I'm not sure it's going—there's an element of structural buffering involved in that, but whatever is recommended by staff we will do, so that's kind of where I'm going right now. I won't promise anything more than what staff recommends at this point.

McPherson: I do know that there is existing vegetation there that we would be hopefully maintaining as much as possible.

Bobbitt: Well, the previous design had—with the previous owners of the Taryn Meadows subdivision, had a fence put in. I'm just trying to verify what's going to be there for the board. All right? Thank you.

Matheny: Other questions? Okay. Thank you. Anyone else, then, that wishes to speak in favor, or give testimony, I should say. Hearing none, are there anyone, is there anyone that wishes to speak or give testimony in opposition? Okay. Hearing none, then we will refer the matter to the Planning Board for their consideration.

Spriggs: Bob. Bob.

Matheny: Yes?

Spriggs: I do believe the board had some more questions. I think Sharon had some more questions of—for the TIA. So, now would be your time.

Matheny: Need to throw something at me so you—[LAUGHS].

[INAUDIBLE]

Matheny: Yes. No, you need to just get the hand mic.

Baxter: Okay, so, the environment—has there been an environmental impact study done for this?

McPherson: Yes.

Baxter: Yes? Okay. All right. And so, the TIA was done during a hundred percent precipitation, and I'm assuming that during different weather conditions we can expect there to be more or less traffic involved on the road, going and coming. Can you give us an idea of whether that's usually expected to be elevated, or lessened, and how is that going to impact what the recommendation is?

Teng: Again, Gavin Teng with Accelerate Engineering. We are the traffic consultant, conducting the traffic study. And to answer your question, the traffic study typically do not concede there are weather conditions of the traffic that's generated—the model traffic that's been asked me do we generate it from this particular site is based on the national survey for singular development, based on the number of units, is overall the generalized estimate of the model traffic on the daily level as well as the peak hour level, it has nothing to do with the weather conditions.

Baxter: And the traffic readings that were rated as F's and E's in your study, the recommendations that you put forth are going to, in your opinion, successfully increase the ratings to at least a D or above in every situation?

Teng: The intent of the traffic study, just generally speaking, is typically to maintain, do no harm if you will, to make no worse than the mobile [ph] condition. Yes, we are considering the future. In this particular study, I believe we are looking at 2021 or 2020, so we are looking at, first of all, we are looking at what would happen in 2021 with all these particular developments, what kind of traffic conditions we will have there. So, the intent of this study after everything is said and done is to have this maintained, if not improved, that condition. So, based on our recommendation, we believe, we do believe that the reasonable condition proposed it is found that we will maintain or improve the mobile condition.

Baxter: So, I'm understanding that you're not guaranteeing or suggesting that something that has been rated as an E is going to get any better than an E, but it may, but you are not saying that it necessarily will?

Teng: Well, if you look at the study, I think this will be a bit longer also than when we look at [ph]. We look at different locations. They are actually locations in an area where we do anticipate there's a problem, but the problem is not really caused by this particular development. In our study, we look at the 2021 conditions in a future year. We look at both the national \_\_\_\_\_ as well as the other off-site development in particular, there's Weaver's Pond development further north, and that development will generate probably four times, three or four times bigger than this particular one.

We do anticipate a lot of problems here because that development in particular having this issue [ph] [INDISCERNIBLE] but because the problem that we are going to have at that particular location is caused by an external [ph] development or [INDISCERNIBLE].

Baxter: Will you repeat that portion? I didn't understand what you said.

Teng: What I'm saying is the problem at the locations in the study are where the problem is not actually caused by this development. So in that case, we do not recommend improvements by the developer.

Baxter: Okay. And, I guess my last question is, does the TIA report 2% growth estimate take into account a current approved growth rate in Zebulon, or how have you come across the 2% growth rate?

Teng: That's a good question. Whenever we look at the future, we are predicting the growth, and no one has a crystal ball, so whenever we do a study, we actually contact the town staff, as well as NCDOT to come up with a consensus, a number that everyone agrees upon. In this particular case, we are seeing a certain growth factor. But also, we take into account on top of the growth factor, we take into account the Weaver's Pond development that will be adding traffic to the study area. That's to be how we handle the future growth projection.

Baxter: And is the growth projection based on the number of residences, or is it just done with the actual car-count traffic?

Teng: It is based on, I would say, based on a combination of both historic data, look at the historic average data traffic volumes for this area, as well as the input from the town, from the DOT, in issuing judgment.

Baxter: Okay. Great. Thank you so much.

Teng: Thank you.

Matheny: Okay. Thank you. Let me, hold on—is there anyone that has any further questions? I kind of jumped the gun, and I apologize, Shannon. Okay. Any further questions at all? All right.

Then, what we will do is refer the matter to the Planning Board for their recommendation. I need to specify again that there is no further evidence that can be offered. You can't question the petitioner any further. You have to go basically what's been presented into the record here. You can't do investigation on your own. And I'll say this for the boards, which know this, but the audience as well. I mean, the quasi-judicial methodology is pretty strict, and certainly again, no ex parte communications.

So, with all that having been said, I will close the public hearing and we will refer the matter to our Planning Board for the recommendation. And I will ask for a motion for this board to adjourn.

Beck: So moved.

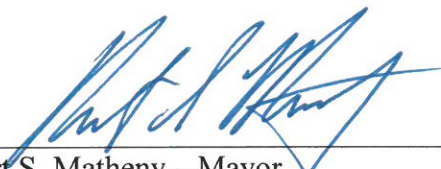
Clark: Second.

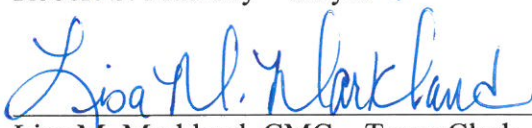
Matheny: Made and seconded? Thank you very much.

[END RECORDING]

Adopted this ~~on~~ day of September, 2017



  
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Robert S. Matheny—Mayor

  
\_\_\_\_\_  
Lisa M. Markland, CMC—Town Clerk