

Zebulon Board of Commissioners
Work Session
Minutes
October 23, 2019

Present: Robert S. Matheny-Mayor, Curtis Strickland, Beverly Clark, Dale Beck, Annie Moore, Joe Moore-Town Manager, Lisa Markland-Town Clerk, Chris Ray-Public Works, Michael Clark-Planning, Tim Hayworth-Police, Chris Perry-Fire, Sheila Long-Parks & Recreation, Bobby Fitts-Finance, Eric Vernon-Attorney

Absent: Don Bumgarner

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

APPROVAL OF AGENDA

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

NEW BUSINESS

A. Parks & Recreation

Walkability

Joe Moore stated that staff would need feedback to prepare for the next budget process. It would help prioritize which sidewalks would be focused on in the year to come.

Sheila Long gave a PowerPoint presentation that updated the Board on the community engagement part of the process. There were 312 people who completed the survey with a majority of the surveys being filled out online. The majority of the information was that most wanted to be able to walk for exercise or to reach a destination.

Some of the challenges people encountered when walking were the lack of sidewalks, which was the highest challenge. Other items mentioned were driver habits and traffic. Lack of crosswalks was also an issue expressed.

To improve walks the survey takers stated more or better sidewalks as the biggest need, shade trees and more street lights. Identified walking loops was something that the survey takers thought would be helpful.

Sheila also showed priorities that were based on the information the Board members provided as part of their monthly meetings with the manager. The trends that came out of all the input from the elected officials was Gannon Avenue from Arendell to Walmart and Judd Street connection from Arendell to Wakefield through Whitley Manor to the Shopping Center were the top two.

There was discussion about the CDBG meeting and the need for sidewalks showing how sidewalks met the need of connecting low income housing to shopping centers and other

amenities. Sheila shared the concern of CDBG that the land/home values would cause displacement of homeowners. CDBG wanted to have input in the land use process. Sheila went on to explain that CDBG was open to habitat for humanity property as well.

Joe Moore shared that a ½ cent of the property tax went towards sidewalks and the funds were not sufficient for the Town to construct all sidewalks. If the Town walked away from CDBG grant funds then the additional money needed to construct sidewalks would have to come out of the Town funds. Commissioner Strickland was concerned with CDBG trying to dictate where the sidewalks would be located.

Sheila said that staff would like to hear from the Board and explained the next steps of needing each Board member to draw two lines on the map that were the top two priorities. Staff would use that information to determine a response to CDBG and prepare for the next budget proposal.

Commissioner Beck stated that safety needed to be a top priority especially on Franklin and Wakefield Streets as well as throughout town. Mayor Matheny asked about pedestrian accidents to see if there were hot spots. Commissioner Strickland asked if the walking club had been contacted for information and Sheila stated she did not know there was one but would reach out to them. The club members shared with Commissioner Strickland that connectivity and crosswalks were important.

OLD BUSINESS

B. Planning

UDO Update

Joe Moore stated that the Planning Board had completed the review of the UDO document and was recommending approval and the topic would be on the November agenda for approval.

Mike Clark shared information that was pressing with the Planning Board and they recommended approval with a couple of changes. Those changes were a clarification on cul-de-sac lengths which would correspond with the zoning in which they were located; public parking dedication for developments 30 units or greater and the final change recommended was dealing with games of skill to add in parks as a separation requirement. Topics that were discussed a little more at length were shared as well as some of the changes made by staff since the joint public hearing. Other changes were to the conservation subdivision setbacks, residential watershed designation, higher density for mixed use and pedestrian access ways in the downtown periphery, requirement for emergency service communication devices in 50,000 square foot buildings and non-conformity requirements.

There was discussion about older buildings being brought in conformity and the 180 day vacancy requirement.

Commissioner Clark asked about 6.2 Fee-in-Lieu Procedures and why the change went from the Planning Director to the Public Works Director to make that decision when it came to sidewalks and greenways which was a Parks & Recreation purview. After discussion it was decided it

would go back to the Planning Director to be and Parks and Recreation items would be with the Parks and Recreation Director. Joe Moore asked if the Board was good with the recommended change and they were.

There was discussion about internet cafés and games of skill.

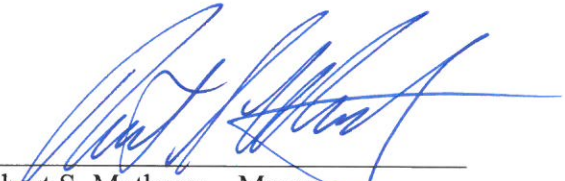
MANAGERS REPORT

Joe Moore stated that there would be no joint public hearing or work session in the month of November.

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

12/2/19

Date


Robert S. Matheny—Mayor
Lisa M. Markland, CMC—Town Clerk