

**Zebulon
Joint Public Hearing
Minutes
April 11, 2022**

Present: Glenn York, Beverly Clark, Quentin Miles, Shannon Baxter, Jessica Harrison, Larry Loucks, Joe Moore-Town Manager, Lisa Markland-Town Clerk, Stacie Paratore-Deputy Town Clerk, Michael Clark-Planning, Planning, Jacqui Boykin-Police, Eric Vernon-Attorney

Planning Board Present: David Lowry, Michael Germano, Stephanie Jenkins, Domenick Schilling
Absent: Laura Johnson

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

APPROVAL OF THE AGENDA

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

PUBLIC HEARING

A. Utility Allocation Policy

Mayor York opened the public hearing.

Michael Clark explained the proposed Utility Allocation Policy leveraged water and sewer capacity to incentivize higher quality developments. The policy provided a list of options for developers to improve the quality of their project. A minimum threshold of improvements was necessary to gain access to the Town's water and sewer capacity.

The base points and bonus points of the policy were presented. Bonus points could be achieved through green development standards, outdoor enhancements, transit improvements and amenities. There was detail given about the point systems and specific examples of bonus points.

Staff recommend the Board obtain public input at the meeting, refer the matter to the Planning Board, approve the UDO amendment at the May 2 meeting and approve the Utility Allocation Policy at the May 2 meeting.

It was stated the points were determined when working with the applicant during the Technical Review Process. A staff member from each department as well as representatives from NCDOT, Wake County Environmental Services, City of Raleigh and at times Wake County Building Inspections were part of the process. Some of the matters would still go before the Board of Commissioners for approval in instances of conditional zoning or planned development and the points structure would be part of the application.

Other Wake County communities used programs similar to the Utility Allocation Policy.

It was stated a developer could not buy points.

Michael Germano expressed concerns about mulch or gravel greenways being a burden on a development's Homeowner's Association to maintain and greenways should be at the Town's standard.

There was discussion about amending the business office professional service center threshold point category to be based upon the square footage.

Commissioner Baxter stated some category base points needed to be lowered to encourage developers do more than one upgrade. Staff explained if the policy was made overly burdensome developers would locate to a different town.

One example of points for a coffee shop vs. a golf course was mentioned by Commissioner Loucks. Michael Germano suggested developing the definition of a coffee shop with a square footage requirement and offerings.

Mayor York asked if either Board had any more questions. There were none.

Mayor York asked if anyone else wished to speak in favor. There were none

Mayor York asked if anyone wished to speak in opposition. There were none

Mayor York closed the public hearing and referred the matter to the Planning Board.

B. Commercial Dumpster Enclosure Design

Mayor York opened the public hearing.

Michael Clark spoke about the proposed amendment to the UDO to create regulations pertaining to dumpster enclosures for commercial and mixed-use buildings. Examples of the current regulations were shown.

The proposed regulations would require the dumpster building materials to be the same as the primary structure. The regulations would make the dumpster enclosures more secure, durable and easier to maintain.

Staff recommended the Board obtain public input, refer the matter to the Planning Board and approve the UDO amendments at the May 2 meeting.

There was discussion about natural wood fence panels and cinderblock materials. Staff would change the proposed language to exclude natural wood panels.

Commissioner Loucks asked about shared dumpster space and repairing current dumpster enclosures. Staff stated if the enclosure was included in the site plan, the business owner was required to replace dumpster fencing or repair the enclosure.

Michael Germano suggested adding a minimum height requirement of the screening walls.

Michael Clark spoke about the rationale for the required colors.

Mayor York asked if either Board had any more questions. There were none.

Mayor York asked if anyone else wished to speak in favor. There were none

Mayor York asked if anyone wished to speak in opposition. There were none

Mayor York closed the public hearing and referred the matter to the Planning Board.

C. Storm Water Control Measure Landscaping

Mayor York opened the public hearing.

Michael Clark spoke about the amendment to the UDO to establish regulations pertaining to landscape requirements in and around Storm Water Control Measures.

Examples from the Town's current regulation were shown. The proposed regulations included activation in the space, vegetative screening, in-pond plantings, natural habitat and environmental factors.

Staff recommended the Board obtain public input, refer the matter to the Planning Board and approve the UDO amendments at the May 2 meeting.

Commissioner Baxter inquired how the mosquito population would be handled. Staff had researched plantings and wildlife that would decrease the mosquito population and offered some suggestions.

There was the discussion about safety concerning storm water ponds.

Mayor York asked if either Board had any more questions. There were none.

Mayor York asked if anyone else wished to speak in favor. There were none

Mayor York asked if anyone wished to speak in opposition. There were none

Mayor York closed the public hearing and referred the matter to the Planning Board.

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

Adopted this the 2nd day of May 2022.




Glenn L. York—Mayor


Lisa M. Markland, CMC—Town Clerk