

**Zebulon Board of Commissioners**  
**Minutes**  
**July 11, 2018**

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

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

**PLEDGE OF ALLEGIANCE**

The pledge of allegiance was led by Dale Beck.

**APPROVAL OF AGENDA**

Mayor Matheny stated that they needed to amend the agenda to add the knuckleboom purchase under new business as B(1).

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

**PUBLIC HEARING**

*Annexation Request AN2018-04 – Long Property*

Mayor Matheny stated the guidelines for the public hearing then opened the public hearing.

Julie Spriggs gave a PowerPoint presentation on the Long Property, on S. Arendell Avenue annexation request. Julie showed the location of the five properties on a map explaining that four parcels, located in the county, were zoned as R-40 and one parcel, located in the ETJ, was zoned as R-20. The property contained over 70 acres and was a noncontiguous annexation request. It was stated that the 70 acres would bring a possibility of 734 residents with 280 new dwellings. Staff recommended approval of the annexation.

Mayor Matheny asked if the Board had questions. There were none.

Mayor Matheny asked if there was anyone who wished to speak in favor. There were none.

Mayor Matheny asked if there was anyone who wished to speak in opposition.

Pam Woods, a resident of Cypress Farms subdivision, explained that lot 10 was a part of that subdivision and read the HOA covenants stating that parcels could not be divided or subdivided. Ms. Woods further stated that she would not like her property to be annexed into town limits.

Mayor Matheny asked Ms. Woods for further clarification of the covenants. She stated that section 7 and section 23 of the Cypress Farms HOA covenants were read to the Board. It was further clarified that the language did not speak to annexation only that the land could not be divided or subdivided. There was conversation about the property located in the subdivision and the definition of a subdivision was read by Julie Spriggs.

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Mayor Matheny asked if anyone else wished to speak. There was no one that wished to speak and the public hearing was closed.

### **PUBLIC COMMENT PERIOD**

There was no one that wished to speak.

### **CONSENT**

#### *A. Minutes*

Commissioner Clark made a motion, second by Commissioner Moore to approve the minutes of May 31, 2018. There was no discussion and the motion passed unanimously.

Commissioner Clark made a motion, second by Commissioner Moore to approve the minutes of the June 4, 2018 joint public hearing. There was no discussion and the motion passed unanimously.

Commissioner Clark made a motion, second by Commissioner Moore to approve the minutes of the June 11, 2018 work session. There was no discussion and the motion passed unanimously.

### **OLD BUSINESS**

#### *A. Planning*

##### 1. Annexation – Ordinance 2019-01 – Long Property, S. Arendell Avenue

The Board did not request any additional information for the annexation of the Long property.

Commissioner Bumgarner made a motion, second by Commissioner Beck to approve Ordinance 2019-01. There was no discussion and the motion passed unanimously.

##### 2. Special Use Permit – SU 2018-03 Request for Internet Café/Sweepstakes

Julie Spriggs read the staff report to the Board and explained that staff recommended approval without conditions and the Planning Board recommended denial based on public health, safety, and welfare.

Commissioner Bumgarner made a motion, second by Commissioner Moore to approve SU 2018-03 according to staff's recommendation.

Commissioner Strickland did not feel there was sufficient evidence of a safety concern and would vote against the Planning Board's recommendation. Commissioner Beck was concerned about traffic and parking issues it could cause, but felt it met all conditions required for approval.

Mayor Matheny asked the Board to vote. Commissioner Strickland wanted to know specifically what the Board was being asked to vote on. Mayor Matheny stated it was to approve the motion by Commissioner Bumgarner to approve SU 2018-03 as requested by staff. Commissioner Bumgarner stated his motion was to approve staff recommendations to approve the request for a special use permit.

Julie summarized the Planning Board decision for the Board.

There was no further discussion and the motion passed unanimously

**NEW BUSINESS**

*A. Police*

*1. Street closing request – Shiloh Temple*

Lamar Phillips spoke to the Board to request road closure of Primrose Street between Barbee and Oak Street for the Shiloh Temple Church Community Day on August 11, 2018 from 8am to 6pm.

Tim Hayworth explained that this was a state maintained road and NCDOT was responsible for approving closure of the road. It was stated that all homeowners in the area had to be notified and barricades were maned at all times in case of an emergency. Staff recommended approval of the road closure to be sent to NCDOT.

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

*B. Public Works*

*2. Purchase of Knuckleboom*

Chris Ray requested approval to purchase a 2018 Knuckleboom truck. It was a \$136,750 and was a demo unit with 30 hours and 1200 miles on it. Commissioner Beck asked how many hours a truck would last and Mr. Ray explained most trucks lasted 10,000 hours.

Commissioner Strickland made a motion, second by Commissioner Bumgarner to approve the purchase of the 2018 Knuckleboom Truck. There was no discussion and the motion passed unanimously.

**BOARD COMMENTS**

There were no comments from the Board.

**MANAGERS REPORT**

Joe Moore stated Friday, July 13 was Family Movie Night at the Community Center at 7:00pm showing Coco.

The Farm Fresh Market on Saturday, July 14 was Customer Appreciation Day. July 21 was Christmas in July.

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

Date

8/6/18

SEAL



Robert S. Matheny—Mayor

Lisa M. Markland, CMC—Town Clerk