

Zebulon Board of Commissioners
Minutes
September 10, 2018

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

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

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by the Principal for Zebulon Elementary School, David Newkirk.

APPROVAL OF AGENDA

Mayor Matheny asked to amend the agenda to add Resolution 2019-09 for 114 E. Lee Street and to remove the closed session.

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

SCHOOL RECOGNITION

Mayor Matheny recognized student Reese Allen and teacher Robyn Rambo, both from Zebulon Elementary School. Principal David Newkirk accepted the awards for Reese Allen and Robyn Rambo since neither was able to attend the meeting.

PUBLIC HEARING

A. Wakelon Historic Landmark Designation

Mark Hetrick gave a brief overview of the topic and then introduced Gary Roth from Capital Area Preservation.

Mr. Roth gave detailed information about the Wakelon School site including the driveway, entrance, and parking lot as well as the intricate design and architectural details of the building. The PowerPoint included the interior floor plan and photos which showed the original center hall was intact, but other parts of the interior had changed, such as the exposed brick walls, modern staircases, and metal railing. Mr. Roth recommended the Board adopt the Ordinance to designate Wakelon School, and the entire 5 acre site as a historic landmark.

Jeff Hastings, the vice-chair for the Wake County Historic Preservation Commission, stated the Commission had a unanimous vote recommending the Zebulon Board of Commissioners to adopt the Ordinance to designate Wakelon as a historic landmark.

Mayor Matheny asked if anyone wished to speak. There were none.

Board of Commissioners
Minutes
September 10, 2018

Mark Hetrick read the options from the staff report to the Board. Ordinance option #1 included the rear lot in the total acreage (5.1 acres) and Ordinance option #2 did not include the rear lot in the total acreage (3.46 acres).

Mayor Matheny closed the public hearing.

PUBLIC COMMENT PERIOD

Scott Carpenter, from Preservation Zebulon, stated he supported making Wakelon School a historic landmark and asked the Board to consider option #1, which included the property behind Wakelon. Mr. Carpenter stated Zebulon did not have a historic district or landmark and the school would be the first historic landmark for Zebulon. It was further explained that establishing a historic district in Zebulon could positively impact and benefit business owners and citizens. Tax credits were potentially available to as many as 300 buildings, businesses, and residences in historic districts.

Carolyn Campbell stated she represented the rural area around Zebulon for internet service. It was expressed that AT&T had a monopoly in the area and asked if the Board could do anything to bring in other internet providers. Mayor Matheny directed Ms. Campbell to speak with Planning Director, Mark Hetrick.

Denise Nowell, from the Zebulon Chamber of Commerce, stated the DOT committed to keep the DMV in Eastern Wake County and a contract had been awarded, but the location had not been announced. Ms. Nowell also stated 25 business leaders met on August 25 and discussed ways to make downtown Zebulon more successful. A follow-up meeting was being planned. The Economic Growth Conference was planned for October 4th at East Wake Academy and all business owners and general public were welcome to attend. More information was available on the Zebulon Chamber of Commerce website.

PROCLAMATION

Mayor Matheny read the Proclamation for Firefighter Appreciation Week – September 9-15.

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

CONSENT

A. Minutes

Commissioner Bumgarner made a motion, second by Commissioner Clark to approve the minutes of the August 6, 2018 meeting. There was no discussion and the motion passed unanimously.

Commissioner Bumgarner made a motion, second by Commissioner Clark to approve the minutes of the August 13, 2018 joint public hearing. There was no discussion and the motion passed unanimously.

Board of Commissioners
Minutes
September 10, 2018

Commissioner Bumgarner made a motion, second by Commissioner Clark to approve the minutes of August 22, 2018 work session. There was no discussion and the motion passed unanimously.

B. Finance

Commissioner Bumgarner made a motion, second by Commissioner Clark to approve Ordinance 2019-12. There was no discussion and the motion passed unanimously.

Commissioner Bumgarner made a motion, second by Commissioner Clark to approve the financial reports for August 2018. There was no discussion and the motion passed unanimously.

Commissioner Bumgarner made a motion, second by Commissioner Clark to approve the quarterly reports. There was no discussion and the motion passed unanimously.

OLD BUSINESS

A. Planning

1. Wakelon Building Landmark Designation

- a. Ordinance 2019-13 Designation of Wakelon High School Building as a Historic Landmark

Commissioner Clark made a motion, second by Commissioner Bumgarner to approve Ordinance 2019-13, option #2 not including the rear lot in the total acreage (3.46 acres). There was no discussion and the motion passed unanimously.

2. SU 2017-01 Barrington Subdivision

Mark Hetrick showed the conceptual plan of the projected 837 properties for Barrington Subdivision. The only change from before was the open space noted on the eastern side along the Hendrickson property. The plan included greenways and connections to the greenways. Mr. Hetrick gave information on the development containing single family, and townhomes not to exceed 837 units.

An overview was given and it was explained the property was annexed in 2016. There was an appeal to superior court from an adjoining property owner in 2017 and the special use permit was remanded back to the Town of Zebulon to receive additional testimony to determine if the development negatively impacted surrounding property. A market analysis was performed and showed there was no impairment to the surrounding properties. The settlement agreement between the parties was provided and entered into the record at the August 13, 2018 Joint Public Hearing. The Planning Board reviewed the matter and voted unanimously to recommend approval with staff conditions.

It was explained two additional conditions were added by staff. The first condition referenced the settlement agreement dealing with the additional open space on the eastern boundary between Hendrickson's property and the applicant pursuant to the terms of the lease agreement. The other condition allowed trees to be removed from the open space if dead or diseased.

Board of Commissioners
Minutes
September 10, 2018

Mr. Hetrick stated staff recommended approval of SU 2017-01 with all conditions from staff and read the quasi-judicial requirements as well as the requirements if approved or denied.

Commissioner Bumgarner made a motion, second by Commissioner Clark to approve SU 2017-01 with the conditions proposed by staff. There was no discussion and the motion passed unanimously

3. Resolution 2019-09 – Minimum Housing 114 E. Lee Street

Mark Hetrick explained the Wake County Register of Deeds required additional information and, if approved by the Board, Resolution 2019-09 would replace Resolution 2019-03.

Commissioner Clark made a motion, second by Commissioner Moore to approve Resolution 2019-09. There was no discussion and the motion passed unanimously

B. Finance

1. Cemetery Ordinance Revisions

a. Ordinance 2019-14 – Revised Chapter 92 – Cemeteries

Bobby Fitts stated the cemetery ordinance had not been updated since 1985. It was requested to set size limits on mausoleums and grave markers, set interments per grave, and flexibility to set a fee schedule as part of the budget.

There was discussion about the allowance of memorial items and setting restrictions on the amount, size, and time allowed to stay on gravesites. There was also discussion about wanting the cemetery to be cleaned up since it was the entrance to East Wake Academy.

Joe Moore stated if the Board felt strongly about adding specific language restricting memorial items on gravesites, then the Ordinance should be motioned back to staff. Another option was the ordinance could be approved as presented and additional changes could come at a later date. The language needed to be added to make the restrictions enforceable.

Commissioner Beck made a motion, second by Commissioner Bumgarner to adopt Ordinance 2019-14. There was no discussion and the motion passed 4 to 1 with Commissioners Beck, Bumgarner, Clark and Moore voting in favor and Commissioner Strickland voting against.

NEW BUSINESS

A. Planning

1. Right-of-Way Abandonment for Hendricks Drive

a. Resolution 2019-07 – Resolution of Intent to Permanently Close Street

Mark Hetrick showed Hendricks Drive on a map and explained if the drive were to be closed the right-of-way would go to each adjoining property owner. The Wilco Hess property had a right-of-way at the back side of the State Employees Credit Union for any development to the north, and could provide access for future development to the north or south.

Hendricks Drive would be a service road to the properties and would dead end. Commissioner Strickland inquired about the reason for closing Hendricks Drive. Mr. Hetrick explained closing

Hendricks Drive provided more opportunity for development. The drive would be divided in half to Wilco Hess and BB&T and both businesses would have access to the right-of-way. Mark Hetrick explained the Board was not deciding to close the road tonight, just voting to set a date for the public hearing.

Commissioner Clark made a motion, second by Commissioner Moore to approve Resolution 2019-07. There was no discussion and the motion passed unanimously.

B. Public Works

1. Shepard Park – Phase I Roadway and Storm Drainage Acceptance

a. Resolution 2019-08—Resolution Accepting Roadway and Storm Drainage Infrastructure for Shepard Park Phase I

Chris Ray stated Shepard Park was a 124 lot subdivision on Old Bunn Road across from Shepard Point subdivision. The Phase I Roadway and Storm Drainage Acceptance was inspected and approved by Public Works. The Town received a sealed engineer letter of dedication valued at \$1,519,201.50. Staff recommended approval of Resolution 2019-08.

Commissioner Bumgarner made a motion, second by Commissioner Beck to approve Resolution 2019-08. There was no discussion and the motion passed unanimously.

2. Streetscape Match Policy Request

a. Downtown Civic Sign Project

Chris Ray explained four local civic groups requested a Town Streetscape match of \$662.50 for placement of club logos on a bar located under the Welcome to Downtown Zebulon sign. The four civic groups were the Zebulon Rotary Club, Zebulon Lions Club, Zebulon Woman's Club, and Zebulon Masonic Lodge. The mounting bar, seals, and sign modifications were \$1,325.00 and each club provided funding and artwork toward the project. Chris Ray reminded the Board \$8,000 was in the budget for the streetscape match policy. Staff recommended approval of Resolution 2019-08.

Commissioner Beck made a motion, second by Commissioner Bumgarner to approve Resolution 2019-08. There was no discussion and the motion passed unanimously.

b. Downtown Beautification Project – Part 2

Chris Ray stated a streetscape match was requested from the Zebulon Woman's Club to create a mini-garden area and planters for downtown Zebulon. Zebulon Woman's Club contributed \$1,450 to the project and additional contributions came from the Steel Magnolias Garden Club (\$250), Dew4Him Ministries (\$250), and Zebulon Downton Arts Council (\$50), totaling \$2,000.

Commissioner Beck made a motion, second by Commissioner Bumgarner to approve Resolution 2019-08. There was no discussion and the motion passed unanimously.

Board of Commissioners
Minutes
September 10, 2018

C. General

1. NCLM Conference Voting Delegate

The Board discussed who would be the Town of Zebulon voting delegate at the NCLM Conference in September, 2018.

Commissioner Beck made a motion, second by Commissioner Bumgarner to appoint Mayor Matheny as the voting delegate at the annual League Conference. There was no discussion and the motion passed unanimously.

BOARD COMMENTS

There were no comments from the Board.

MANAGERS REPORT

Joe Moore asked Fire Chief Chris Perry to give an update on Hurricane Florence.

The Town of Zebulon was preparing for the hurricane. Shelter work preparations had started and coastal evacuees would be in Wake County shelters. The state EOC was staffed and had begun to staff swift water rescue teams and urban rescue teams. Federal Government was relocating resources to North Carolina.

Chris Perry said to prepare for long periods of power outages. High winds and flooding would continue for days and reminded everyone not to drive through standing water.

Chris Perry suggested downloading the Ready NC app to get up to date information.


Commissioner Beck inquired about the water supply from the City of Raleigh. Chris Ray explained preventative maintenance on all booster stations and lift stations had begun and generators were being monitored.

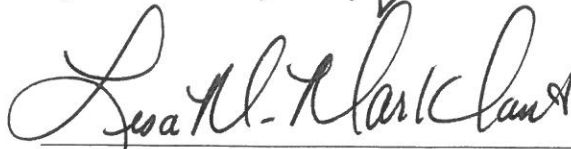
Commissioner Strickland inquired about a temporary shelter in Zebulon. Chris Perry explained the County had pre-designated shelters. Knightdale High School was the primary shelter for Zebulon. There were no shelters in Zebulon due to no schools having back-up generators.

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

Adopted this the 1st day of October, 2018.




Robert S. Matheny—Mayor


Lisa M. Markland, CMC—Town Clerk