

**Town of Zebulon  
Joint Public Hearing  
Minutes  
April 9, 2018**

Present: Robert S. Matheny, Dale Beck, Curtis Strickland, Don Bumgarner, Beverly Clark, Annie Moore, Joe Moore-Town Manager, Lisa Markland-Town Clerk, Mark Hetrick-Planning, Eric Vernon-Attorney, Chris Ray-Public Works

Planning Board Present: Larry Ray, Gene Blount David Covington, Shannon Baxter, Laura Johnson

Absent: Kenny Waldroup

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

Eric Vernon introduced attorney Sam Slater from Wyrick Robbins Yates & Ponton LLP.

Mayor Matheny opened the public hearing and asked for staff presentation.

*ZA 2018-01 —Amendment to Zebulon Multimodal Transportation Plan updating Appendix A and Appendix B*

Mark Hetrick gave a short history on the Multimodal Transportation Plan. He spoke about traffic patterns, design plans and potential growth development.

NOTE: Shannon Baxter came in at 7:04pm

Mark Hetrick gave a PowerPoint presentation showing the proposed annexations and various maps displaying the main subdivisions approved with special use permits, including: Weavers Pond, Taryn Lakes, Taryn Creek, Taryn Meadows, Shepherds Park, Autumn Lakes, and Barrington. The growth that the Town was experiencing was a major factor of why the update to the plan was necessary.

Mark talked about future development of 531 available acres which would add over 2,300 additional dwelling units and could rise if a mixed use proposal came in. He shared how land use changes would impact traffic patterns by increasing traffic volume and access points and deteriorating roadways.

It was explained that the objective of the plan revisions was to address the growth and new development pressures that the Town was dealing with. It was a way to create a better network of connectivity. The previous plan amendments approved the year before would also be incorporated instead of an attachment. There were areas that were not included in the previous plan that would be included. Greenway Master Plan would also be included by reference.

Mayor Matheny asked if there were any questions from either of the Boards. There were none.

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Mark Hetrick showed the 2001 Transportation Plan map, the 2014 Transportation Plan amendment, and 2015 Greenway Master Plan map and stated that these were pieces that staff wanted to include. He also shared the updated draft plan with the proposed greenway improvements, traffic signal lights and traffic circles.

It was explained that Appendix B detailed the various proposed amendments to the cross sections. The Judd Street connector would connect Shephard School Road to Arendell Avenue and Mark described how development requests had increased for Gannon Avenue. The plan included repair of service roads in town, bridge improvements, traffic signals were added and proposed addition of traffic circles. Greenways would be designed and developed according to the Greenway, Bicycle & Pedestrian Master Plan. The change in the plan would allow for staff to require developers to make the improvements shown in the plan. Consistency in the plan was a need as well.

Implementation strategies for new developments included: dedicated right-of-way for the proposed improvements, construction or pay a fee-in-lieu for improvements, install improvements per a TIA or pay impact fees.

Mayor Matheny asked if there were any questions from either of the Boards.

Shannon Baxter asked for some clarification of the CAMPO plan and the most recent plan since she could not look at the 2014 plan and what was being proposed. Mark Hetrick explained that the 2014 map and the appendix were handed out. Mark also said the town was trying to stay ahead of future traffic issues that were coming from development.

Larry Ray asked what the trigger point was for each development. Mark Hetrick said it depended on the size and amount of development requests received.

Mayor Matheny asked if the traffic impact analysis aided with assessing trigger points. Mark Hetrick said it did on the developments that triggered the 100 trips per day. Shannon Baxter asked how the Town could get a better understanding of what the total impacts would be. Mark Hetrick explained the proposed amendments would address that and the updated plans and cross sections where all developments would have to have a plan in place for the roadway improvements. Each development could be different.

Shannon Baxter wanted more information about whether private property would have to be taken to build out a road. Mark Hetrick explained that it would depend on how much right of way was needed to fit the cross section and the timing of the improvements in a particular area.

Shannon Baxter asked about the methodology used to predict future traffic issues. Mark Hetrick explained the proposed transportation plan update included a comprehensive study and traffic demand models and development.

There was discussion about having a comprehensive transportation plan and looking at traffic coming in from all areas, and long term impacts.

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Mayor Matheny asked if there were any questions from either of the Boards.

Commissioner Beck requested that the Board re-visit the bypass traffic issues and intersection issues especially on Pearces Road.

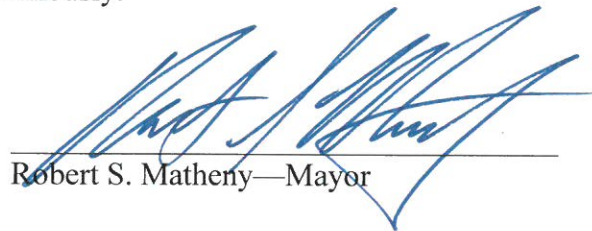
Mayor Matheny asked if there was anyone who wished to speak in favor. There were none.

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

Mayor Matheny declared the public hearing closed and referred the matter to the Planning Board for a recommendation.

Commissioner Beck made a motion, second by Commissioner Bumgarner to adjourn the meeting. There was no discussion but the motion passed unanimously.

5/7/18  
Date

  
Robert S. Matheny—Mayor



  
Lisa M. Markland, CMC—Town Clerk