

**Zebulon  
Planning Board  
Minutes  
April 22, 2021**

Present: Gene Blount, Laura Johnson, Joshua Robinson, Michael Germano, Jessica Luther, Stephanie Jenkins, David Lowry, Michael Clark-Planning, Stacie Paratore-Deputy Town Clerk

Others Present: Dale Beck, Brian Bullock, Dallas Pearce, Arlanda Miles

Gene Blount called the meeting to order at 7:00pm.

**APPROVAL OF AGENDA**

Laura Johnson made a motion, second by Michael Germano to approve the agenda. There was no discussion and the motion passed unanimously.

**WORK SESSION ITEM**

Michael Clark explained this was a joint work session for the Planning Board and the Comprehensive Land Use and Transportation Plan focus group. The Town was revising the Comprehensive Land Use and Transportation Plan. The current Comprehensive Plan was adopted in 2008 and the Town had experienced major growth since the last update. Remy Kemp & Associates, Inc. was writing the Transportation Plan and Kendig Keast was writing the Land Use Plan.

The Town had public events virtually and in person over the past year to gather feedback to craft the plans. There would be a Joint Public Hearing on May 10 and the comprehensive plan would go before the Board on June 7 for possible adoption.

Gary Mitchell from Kendig Keast spoke about how input and information was gathered and used to build the plan. Mr. Mitchell presented the Comprehensive Plan's highlights stating the plan was a growth and land use guidance document to help officials and staff plan over the next 10-20 years. The growth chart and population projections from 1970 to 2040 were shown.

The following individual plan sections and goals for each were explained:

- land use and development
- growth capacity
- housing and neighborhoods
- economic development
- recreation and amenities

A five-county stadium concept map was shown. The principles included connectivity, profile, site development, pedestrian orientation, and programming. There was detailed discussion about possible uses and future businesses at the stadium.

Jessica McClure from Remy Kemp & Associates, Inc. spoke about how the Comprehensive Transportation Plan would be used. The plan allowed the Town to be more competitive to receive transportation related grants. Different ways the Town could receive grants were explained.

Ms. McClure spoke about the community transportation concerns. Some of the concerns mentioned were increased traffic volumes, congestion, high truck volume along NC 96, gaps in bike and pedestrian facilities and connectivity, limited access management, and aging roadways.

The proposed roadway map was shown. The draft map suggested four lane divided roads, two lane divided roads, intersection improvements, new interchanges and greenways.

GoWake Access completed a micro-transit study to assess transit needs in the area. The final assessment was scheduled for 2023. The possibility of a future long-term Town circulator route was mentioned.

There were questions about the possibility of connecting transit from the Wake Tech campus to Zebulon. Jessica McClure stated that could be explored and would depend on the volume of service.

There was detailed discussion about adding specific businesses to the land use map.

There was discussion about the future bypass shown on the roadway facilities map. The bypass location was a projection and could be modified.

Michael Clark explained the plans were uploaded to the Planning page on the Town of Zebulon's website for public viewing. Staff will also be posting to social media sites and working with development partners, local partners and non-profits to make all aware of the plans. Anyone with questions or comments could call or email Michael Clark.

David Lowry made a motion, second by Michael Germano to adjourn. There was no discussion and the motion passed unanimously.

Adopted this the 10<sup>th</sup> day of May 2021.



A handwritten signature in black ink, appearing to read "Gene Blount", written over a horizontal line.

Gene Blount—Chair

A handwritten signature in blue ink, appearing to read "Stacie Paratore", written over a horizontal line.

Stacie Paratore, CMC—Deputy Town Clerk