

**Zebulon
Planning Board
Minutes
June 14, 2021**

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

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

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

David Lowry referenced typos that needed correcting in the minutes.

David Lowry made a motion, second by Laura Johnson to approve the May 10, 2021 minutes as amended. There was no discussion and the motion passed unanimously.

NEW BUSINESS

A. Transportation Plan

Michael Clark spoke about the draft Comprehensive Transportation Plan. There were concerns expressed at the May 10, 2021 meeting regarding the alignments for the proposed bypass. Staff worked with the transportation consultants to revise the plan.

Michael Clark explained transportation planning and the importance of having a future plan. A plan would give consistency and would be a guiding document for the Town.

The proposed roadway facilities map was shown. After hearing concerns from the Planning Board and citizens, staff worked with consultants at Ramey Kemp and Associates to strengthen the grid system and create additional connections.

The proposed bypass was removed from the Roadway Facilities Map. There was now a T-stub instead of a continuous loop and was pushed as far west as possible. The road would be a two-lane undivided road which would connect to Water Plant Road, then to Wendell. This connection created east and west corridors and connected multiple stub streets.

There was a question about speed limits on the proposed four lane roads. Michael Clark explained NCDOT would determine the speed limits, but most likely would be a 35mph or 45 mph speed limit.

David Lowry asked for a copy of the overlay of the new revised map with the land use map.

Joshua Robinson thanked the consultants for their work and felt the updated map was a great compromise.

David Lowry made a motion, second by Stephanie Jenkins to recommend approval of the Comprehensive Transportation Plan with the amended map. There was no discussion and the motion passed unanimously.

DEVELOPMENT UPDATES

Michael Clark gave a historic district update. The Board of Commissioners passed a Resolution to recommend denial of the National Register of Historic District.

The National Register Advisory Committee, of the North Carolina State Historic Preservation Office, voted to recommend forwarding the application as originally drafted to the National Park Service.

Staff stated the Town supported historic preservation in an open transparent matter that included all in the process.

The Board of Commissioners approved the Comprehensive Land Use Plan.

The Planning Department's new Code Enforcement Officer would begin on Monday, June 21.

All development updates could be found on the Interactive Development Map on the Town's website.

Michael Clark stated the Planning Department created a listserv where citizens could sign up to receive updates for Joint Public Hearings and planning events. The sign up was on the Town's Planning page and would be advertised through social media.

It was suggested to make the Public Hearing signs larger so they would be easier to read.

Laura Johnson made a motion, second by Joshua Robinson to adjourn. There was no discussion and the motion passed unanimously.

Adopted this the 20th day of September 2021.




Gene Blount—Chair


Stacie Paratore, CMC—Deputy Town Clerk