

**Zebulon
Joint Public Hearing
Minutes
April 10, 2023**

Present: Glenn York, Quentin Miles, Beverly Clark, Shannon Baxter, Jessica Harrison, Larry Loucks, Joe Moore-Town Manager, Stacie Paratore-Deputy Town Clerk, Michael Clark-Planning, Adam Culpepper-Planning, Sam Slater-Attorney

Planning Board Present: David Lowry, Michael Germano, Laura Johnson, Domenick Schilling, Stephanie Jenkins, Peggy Alexander, Genia Newkirk

Mayor York called the meeting to order at 6:00pm.

APPROVAL OF THE AGENDA

Commissioner Baxter made a motion, second by Commissioner Miles to approve the agenda. There was no discussion and the motion passed unanimously.

PUBLIC HEARING

A. TA – 2023-04 Traffic Impact Analysis Amendments

Mayor York opened the Public Hearing.

Michael Clark stated this was a text amendment to section 6.13 of the Zebulon Unified Development Ordinance to lower the thresholds and expand the study area for Transportation Impact Analysis. An explanation of a Traffic Impact Analysis (“TIA”) was given. A TIA factored in the scope, current traffic patterns, future traffic with the proposed build and with no build, and the recommended improvements. The proposed text amendment to UDO 6.13 would lower the threshold to require a TIA, expand the study area and provide clarification. The current and proposed TIA thresholds were detailed. The proposed amendment would change the peak hour trips to 50 and average daily trips to 150. It was also stated with the proposed amendment certain developments, uses and existing traffic conditions would trigger the threshold for a TIA to be performed.

An example of the ¼ mile radius study area was shown on a map. The proposed text amendment changed the study area to ½ mile, and that example was shown. Mr. Clark spoke about how the amendment would give clarification.

Mayor York asked if the Board had any questions.

Commissioner Baxter asked if the Planning Director was able to subtract study areas. Staff confirmed the Planning Director was able to add and subtract study areas.

Mayor York asked if the Board had any more questions. There were none.

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Mayor York asked if the Planning Board had any questions.

Michael Germano asked if there was a criteria on how growth rate was determined. Michael Clark explained it was a fluctuating number determined by the Town and NCDOT.

David Lowry asked if the proposed text amendment required more staff time. Michael Clark spoke about the structure. The applicant paid the fees for the engineer review and extra reports would have a minimal impact on staff.

Mayor York asked if there were any more questions. There were none.

Mayor York asked if anyone wished to speak in favor. There were none.

Mayor York asked if anyone wished to speak in opposition. There were none.


Mayor York asked if anyone wished to speak neither for or against. There were none.

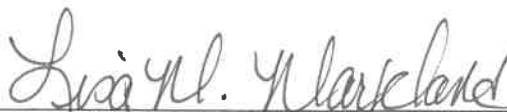
Mayor York closed the public hearing and referred the matter to the Planning Board.

Commissioner Loucks made a motion, second by Commissioner Baxter to adjourn the meeting. There was no discussion and the motion passed unanimously.

Adopted this the 1st day of May 2023.




Glenn L. York—Mayor


Lisa M. Markland, CMC—Town Clerk