

**TOWN OF ZEBULON  
PLANNING BOARD AGENDA  
Zebulon Municipal Complex  
February 10, 2020**

**I. CALL TO ORDER**

**II. APPROVAL OF AGENDA**

**III. ADOPTION OF MINUTES**

A. December 9, 2019

**IV. NEW BUSINESS**

- A. QA-2019-1 Quarterly Text Amendments
  - a. Detached Accessory Structures
  - b. Window Signage
  - c. Board of Adjustment/Planning Board

**V. ADJOURNMENT**

**Town of Zebulon  
Planning Board  
Minutes  
December 9, 2019**

Present: Gene Blount, Larry Ray, Laura Johnson, Stan Nowell, Shannon Baxter, Joe Moore-Town Manager, Lisa Markland-Town Clerk, Michael Clark-Planning, Meade Bradshaw-Planning, Eric Vernon-Attorney

Absent: Stephanie Jenkins and Jessica Luther

Gene Blount called the meeting to order at 7:10pm.

**AGENDA**

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

**MINUTES**

Stan Nowell made a motion, second by Larry Ray to approve the October 21, 2019 Planning Board minutes. There was no discussion and the motion passed unanimously.

**NEW BUSINESS**

A. AN 2019-01 201 Green Pace Road

Larry Ray inquired about a traffic impact analysis. Meade Bradshaw explained a traffic impact analysis was not done. It was explained the threshold requirement was over 100 trips per day to trigger a traffic impact analysis.

Laura Johnson made a motion, second by Larry Ray to recommend approval of AN 2019-01 for 201 Green Pace Road based upon the consistency with the Town of Zebulon Comprehensive Plan, Code of Ordinances, and any other official plan that was applicable. There was no discussion and the motion passed unanimously.

A. AN 2019-03 – 704 Pearces Road.

Gene Blount made a motion, second by Stan Nowell to recommend approval of AN 2019-03 for 704 Pearces Road based upon the consistency with the Town of Zebulon Comprehensive Plan, Code of Ordinances, and any other official plan that was applicable. There was no discussion and the motion passed unanimously.

**STAFF UPDATE**

Michael Clark stated the new Unified Development Ordinance would be effective January 1, 2020 and planning staff were in the final stages of completing the procedural manual. The final UDO and zoning map were available on the Town's website.

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

Adopted this the 10<sup>th</sup> day of February 10, 2020.

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Gene Blount—Chair

SEAL

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Lisa M. Markland, CMC—Town Clerk