

**Zebulon
Planning Board
Minutes
January 23, 2023**

Present: David Lowry, Laura Johnson Michael Germano, Domenick Schilling, Stephanie Jenkins, Genia Newkirk, Peggy Alexander, Joe Moore-Town Manager, Michael Clark-Planning, Lisa Markland-Town Clerk, Sam Slater-Town Attorney

David Lowry called the meeting to order.

APPROVAL OF AGENDA

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

TRAINING

Michael Clark gave a thorough review of Chapter 2 of the UDO specifically text amendments, rezoning requests, conditional rezoning and planned development.

There was discussion about the application of Future Land Use and Transportation Plans.

Situational examples were given to provide the Planning Board with additional training and guidance.

DEVELOPMENT UPDATES


There was discussion about the future proposed text amendment giving the Planning Board the authority to act as the Board of Adjustment and what that change would entail.

Michael Clark asked the Planning Board members about their thoughts on changing the Joint Public Hearings from 7:00pm to 6:00pm. There was consensus among the Planning Board of their desire to start the Joint Public Hearing meeting at 6:00pm.

Michael Clark provided development updates and stated the Planning Department recently hired a New Economic Development Specialist and Senior Planner.

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

Adopted this the 13th day of February 2023.



David Lowry—Chair



Stacie Paratore, CMC—Deputy Town Clerk