

**Zebulon
Planning Board
Minutes
December 11, 2023**

Present: David Lowry, Michael Germano, Domenick Schilling, Stephanie Jenkins, Michael Clark-Planning, Stacie Paratore-Deputy Town Clerk, Sam Slater-Town Attorney

Absent: Laura Johnson

David Lowry called the meeting to order.

APPROVAL OF AGENDA

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

OLD BUSINESS

A. 2-Year Land Use Plan and Transportation Plan Updates

Michael Clark gave a Land Use Planning update. The results from the public engagement were detailed. During the group discussion most supported mixed use, the option for single family neighborhoods, micro-commercial in neighborhoods and more walkable or short drive to the grocery store and other needs.

Different areas and housing options were shown, and the Planning Board gave their opinions of each. There was discussion about the commercial needs for Zebulon residents.

The Planning Board was asked a series of questions regarding mixed use, urban development, uses within neighborhoods and changes to the Future Land Use Map and there was detailed conversation about each topic.

The Planning Board discussed prioritizing mixed use development and gave specific areas including Green Pace and Arendell and Five County Stadium area.

Michael Clark showed the increase of population and certificates of occupancy on a graph. The population projections to 2050 were detailed.

There was more discussion about the appropriate scale of density in Zebulon and the Planning Board's thoughts on density bonuses.

DEVELOPMENT UPDATES

Michael Clark provided development updates.

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

Adopted this the 11th day of March 2024.



David Lowry—Chair



Stacie Paratore, CMC—Deputy Town Clerk