

**Zebulon
Planning Board
Minutes
April 11, 2022**

Present: David Lowry, Michael Germano, Stephanie Jenkins, Domenick Schilling, Michael Clark-Planning, Stacie Paratore-Deputy Town Clerk, Eric Vernon-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.

APPROVAL OF MINUTES

Michael Germano made a motion, second by Stephanie Jenkins to approve the March 14, 2022 Planning Board minutes. There was no discussion and the motion passed unanimously.

NEW BUSINESS

A. Utility Allocation Policy

Michael Clark explained the policy was a way to require improvements above and beyond the UDO requirements to allow connection into the municipal water and sewer system. The point system was explained and examples of how it might be used was given. Staff recommended approval of the Utility Allocation Policy.

Michael Clark listed the modifications that were made during the Joint Public Hearing:

- Correction under Mixed Use Transit oriented specifically to be recognized as the core downtown
- Add business office professional center, finance and insurance center as a single use with a minimum of 50,000 sq. ft. to be 38 base points
- Modification of private greenway to meet the Town standards

There was discussion about the definition of a commercial coffee shop, and it was suggested to require designated public seating.

Michael Germano recommended lowering the points for religious institutions. The Planning Board agreed to lower religious institutions to 30 points.

Michael Germano made a motion, second by Stephanie Jenkins to recommend approval of the Utility Allocation Policy with the recommended changes to the Board of Commissioners. There was no discussion and the motion passed unanimously.

B. Commercial Dumpster Enclosure Design

Michael Clark gave examples of dumpster enclosure designs currently allowed and examples allowable under the proposed new regulation.

There was discussion about when a business owner was required to modify or rebuild a dumpster enclosure to the Town's current UDO standards.

Michael Germano made a motion, second by Stephanie Jenkins to recommend approval of the Commercial Dumpster Enclosure Design. There was no discussion and the motion passed unanimously.

C. Storm Water Control Measure Landscaping

Michael Clark gave examples of storm water control measure landscaping currently allowed and examples under the proposed regulation.

There was a correction in the text amendment to section 5.6.1(9) (b) should state trees instead of streets. Staff recommended approval as amended.

Domenick Schilling and David Lowry expressed safety concerns with storm water ponds. Michael Clark spoke about ways to increase safety through design which included natural vegetation and activating the space.

Michael Germano made a motion, second by Stephanie Jenkins to recommend approval of the storm water control measure landscaping as amended. There was no discussion and the motion passed unanimously.

Michael Clark gave updates about new businesses coming to Town.

David Lowry welcomed new Planning Board member, Domenick Schilling and stated there were two vacant seats on the Planning Board.

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

Adopted this the 9th day of May 2022.





David Lowry—Chair



Stacie Paratore, CMC—Deputy Town Clerk