

**Zebulon
Planning Board
Minutes
May 8, 2023**

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

Absent: Laura Johnson and Genia Newkirk

David Lowry called the meeting to order.

APPROVAL OF AGENDA

David Lowry asked to amend the agenda to remove approval of minutes.

Domenick Schilling made a motion, second by Michael Germano to approve the agenda as amended. There was no discussion and the motion passed unanimously.

NEW BUSINESS

- A. Training Session – Development Process, Comprehensive Land Use Plans, State Statute

Michael Clark explained that there were no cases to be considered at the meeting that it was strictly an informational and training session for the Board.

Mike spoke about the Unified Development Ordinance (“UDO”) and the Comprehensive Land Use Plan (“CLUP”) and gave the differences of each. There was information given about how the Town used the CLUP. It was stated the CLUP was used for land use and development, growth capacity, types of housing and neighborhoods, economic development and recreation and amenities.

An example scenario of two different developments was given. The Planning Board was asked based on the goals for housing and neighborhoods which development was right for Zebulon. Each member spoke about their thoughts on developments for the Town. Some needed items mentioned which included a mass transit system, apartments, activities for young people and a high school. The Planning Board was encouraged to think about the location, character, and quality of life when future developments come before them.

Michael Clark stated a bi-annual update for the UDO was due this fall and there would be three public engagement sessions. The Planning Board would look at:

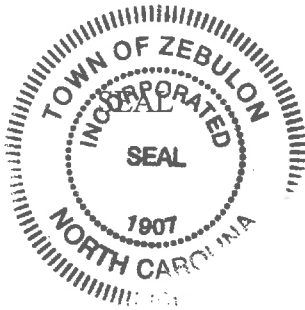
- goals, policies and strategies
- infrastructure
- services
- environment
- character of the community

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 18th day of September 2023.





David Lowry—Chair



Stacie Paratore, CMC—Deputy Town Clerk