

**Zebulon
Joint Public Hearing
Minutes
May 9, 2022**

Present: Glenn York, Beverly Clark, Quentin Miles, Shannon Baxter, Jessica Harrison, Larry Loucks, Joe Moore-Town Manager, Stacie Paratore-Deputy Town Clerk, Michael Clark-Planning, Edwin Killelte-Police, Sam Slater-Attorney

Planning Board Present: David Lowry, Michael Germano, Stephanie Jenkins, Domenick Schilling, Laura Johnson, Genia Newkirk

Mayor York called the meeting to order at 7:00pm.

APPROVAL OF THE AGENDA

Commissioner Clark made a motion, second by Commissioner Miles to approve the agenda. There was no discussion and the motion passed unanimously.

PUBLIC HEARING

A. Flood Hazard Overlay District

Mayor York opened the public hearing and asked for staff report.

Michael Clark explained the amendments to Sections 3.8.2 and 9.4 of the UDO conformed to the model ordinance standards in compliance with FEMA's adoption of new FIRM Flood Insurance Maps.

It was stated the areas changed over time due to topography changes. FEMA worked with states to change the model ordinance regulations to make sure they were consistent and consistently applied in a jurisdiction. The amendments applied to new and existing development in flood hazard overlays.

The new maps provided further clarification and details of the areas. The new FIRM map was shown.

The state reached out to the Town of Zebulon asking that the changes be incorporated based on FEMA's model ordinances. The changes were explained, and it was stated the new regulations were required to be adopted by the Town.

Staff recommended accepting public comment and referring the matter to the Planning Board for their recommendation.

Commissioner Baxter asked for clarification on an example of a substantial improvement. It was stated if a dwelling was torn down and rebuilt that would constitute substantial improvement, but an upgrade to mechanicals was considered routine maintenance.

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It was stated the final map and drafts would be on FEMA’s website. The existing and proposed flood plan maps could be found at www.Readync.gov.

David Lowry pointed out two typos. One referring to the time to take corrective action should state “no more than 180 calendar days” and under appeals it referred to the Board of Adjustment as the Board of Appeals. Staff would make the corrections.

Commissioner Baxter suggested two sentences that needed to be capitalized.

Mayor York asked if either Board had any more questions. There were none.

Mayor York asked if anyone else wished to speak in favor. There were none

Mayor York asked if anyone wished to speak in opposition. There were none

Mayor York closed the public hearing and referred the matter to the Planning Board.

Commissioner Loucks made a motion, second by Commissioner Baxter to adjourn the meeting. There was no discussion and the motion passed unanimously.

Adopted this the 6th day of June 2022.




Glenn L. York—Mayor


Lisa M. Markland, CMC—Town Clerk