

**Town of Zebulon
Planning Board
Minutes
June 24, 2019**

Present: Larry Ray, Gene Blount, Shannon Baxter, Laura Johnson, Stan Nowell, Stephanie Jenkins, Joe Moore-Town Manager, Lisa Markland-Town Clerk, Stacie Paratore-Deputy Town Clerk, Michael Clark-Planning, Meade Bradshaw-Planning,

Gene Blount called the meeting to order at 7:06pm.

NEW BUSINESS

A. Training

Michael Clark explained the structure of Town government and the Planning Board's role. The steps to residential development were explained in detail with the assemblage of land for development, pre-application and submittal, rezonings, special use permits, construction drawing review and approval. The differences between special use permits and rezoning were discussed. The proposed UDO would remove the special use permit process for the Planning Board. The Town was planning for increased growth by creating a new land use and transportation plan. The UDO was planned for completion in fall 2019. Conditional zoning was being proposed along with tools that would allow staff to be effective in working with the development community.

There was a question about when the traffic impact analysis was performed for a new development. The traffic impact analysis was project specific and was part of the special use permit process. It was explained the goal of good design was to have multiple connectivity points into neighborhoods, interconnectivity throughout neighborhoods, and resources so traffic was not isolated in the same point of town. Sidewalks, greenways, and bike paths also aided in lessening traffic impacts.

The plan to update the Town of Zebulon transportation plan and land use plan would be synched together and would aid in future development.

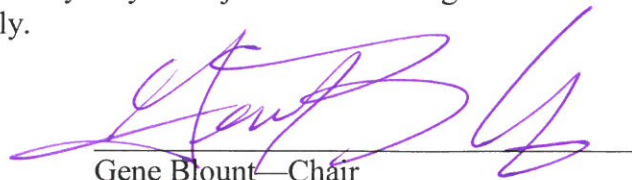
B. UDO Update

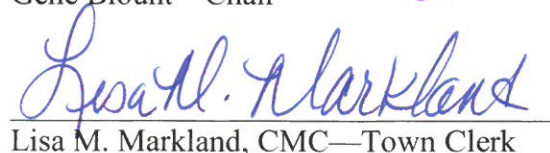
Michael Clark explained the UDO was being vetted through the UDO Committee comprised of three members of the Board of Commissioners and gave an explanation of Module 1 and Module 2. The proposed boundaries of the downtown core and periphery were shown and it was explained the goal was to create a vibrant downtown. The target adoption date was November 2019.

Shannon Baxter made a motion, second by Larry Ray to adjourn the meeting. There was no discussion and the motion passed unanimously.

Adopted this the 26th day of August, 2019.




Gene Blount—Chair


Lisa M. Markland, CMC—Town Clerk