

**Town of Zebulon  
Planning Board  
Minutes  
March 2, 2020**

Present: Gene Blount, Larry Ray, Stan Nowell, Stephanie Jenkins, Laura Johnson, Jessica Luther, Michael Germano, Michael Clark-Planning, Stacie Paratore-Deputy Town Clerk

Land Use and Transportation Plan Advisory Group: Dallas Pearce, Brian Bullock, Nelle Carroll, Arlanda Miles

Gene Blount called the meeting to order at 5:09pm.

**AGENDA**

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

**NEW BUSINESS**

- A. Presentation/Discussion with Comprehensive Land Use Plan and Transportation Plan Consultants

Michael Clark gave a brief overview and introduced the consultant teams from Ramey Kemp & Associates and Kendig Keast Collaborative.

Gary Mitchell, with Ramey Kemp & Associates, did a presentation of their qualifications, timeline, and information about the process. Mr. Mitchell asked the Planning Board and Advisory Group for their input on how Zebulon was the same from 10 years ago. There was mention of people's adversity to change and growth.

The Planning Board and Advisory Group were asked what was different from 10 years ago. Some of the responses were more traffic, more homes, and more people moving into Zebulon. The growth of the Town was present now and more businesses were coming.

The context for the plan was to maintain growth while maintaining small town charm, sustain and diversify the economy, build an interconnected community, revitalize downtown, improve infrastructure, make more of Five County stadium area, and focus on amenities and livability. The focus areas of the plan included growth capacity, land use and development, housing and neighborhoods, economic development, recreation and amenities, and special area planning. Mr. Mitchell provided an overview from the 2010 Census to show the growth in population in Zebulon.

The Planning Board and Advisory Group were asked for feedback on their top 10 requests for the plan to address. Some of the responses were traffic, improved roadways and infrastructure, water and sewer improvements downtown, parking downtown, safe crosswalks, pedestrian signals, adding and improving sidewalks, more variety of housing, and public transportation.

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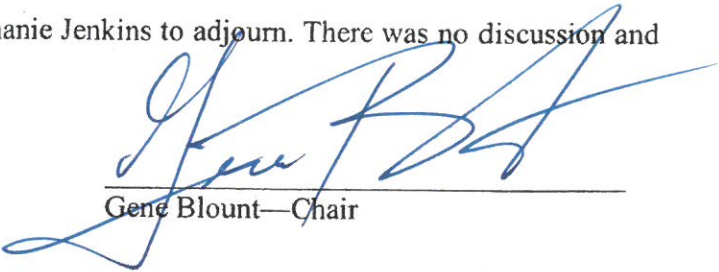
The Planning Board was asked about the difficulties or challenges they face in their role on the Planning Board. Some of the responses were understanding the terminology and dynamics, communicating the UDO to the public, and aligning with other nearby communities.

The Advisory Group spoke about their responses for why they wanted to serve. The consensus was to help the Town grow, change, and reshape in a positive way.

Michael Clark reminded everyone about the first community interaction meeting at Wakefield Central Baptist fellowship hall at 6pm on March 3. The meeting was open to everyone and would primarily focus on the area north of 264 and 64. The next meeting was scheduled for March 25 at 6pm on the area south of 264 and 64 at the Zebulon Community Center. The final meeting would be community-wide on April 15 at 6pm at the Zebulon Community Center.

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

Adopted this the 10<sup>th</sup> day of August 2020.



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Gene Blount—Chair

SEAL

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Lisa M. Markland, CMC—Town Clerk