

**Zebulon  
Joint Public Hearing  
Minutes  
October 12, 2020**

Present: Robert S. Matheny, Beverly Clark, Annie Moore, Glenn York, Shannon Baxter, Joe Moore-Town Manager, Lisa Markland-Town Clerk, Stacie Paratore-Deputy Town Clerk, Michael Clark-Planning, Sam Slater-Attorney

Planning Board Present: Laura Johnson, Michael Germano, Jessica Luther  
Absent: Gene Blount, Larry Ray, Stan Nowell, Stephanie Jenkins

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

**PUBLIC HEARING**

*A. QA-2020-03-A. Text amendment to Section 6.2 of the UDO*

Mayor Matheny opened the public hearing.

Michael Clark explained staff was proposing a text amendment to Section 6.2 of the UDO to regulate grading within conservation subdivisions. The modification restricted the time and method of grading and would preserve the natural vegetation and topography of the area.

There was a question if soil from one lot could be moved to another lot. Michael Clark explained a building permit was required for lots to be graded. A developer could pull multiple permits to provide flexibility to move soil from one location to another.

Mayor Matheny asked about the peripheral land that was set aside as part of the conservation subdivision. The text amendment did not modify the regulations because mass grading was not allowable in the peripheral areas, but passive recreation such as walking trails, bike paths, and greenways was allowed.

Mayor Matheny asked if the Board had questions. There were none.

Mayor Matheny asked if anyone wished to speak in favor. There was none.

Mayor Matheny asked if anyone wished to speak in opposition. There was none.

Mayor Matheny closed the public hearing and referred the matter to the Planning Board for their recommendation.

*B. QA-2020-03-B. Text amendment to Section 6.8.1 of the UDO*

Mayor Matheny opened the public hearing.

Michael Clark explained staff proposed a text amendment to Section 6.8.1 of the UDO to require sidewalks on at least one side of local streets within a conservation subdivision. Sidewalks would

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need to be constructed on both sides of collection and arterial roads in all subdivisions. The sidewalks would be placed in the public right-of-way.

Mayor Matheny asked if the Board had questions. There were none.

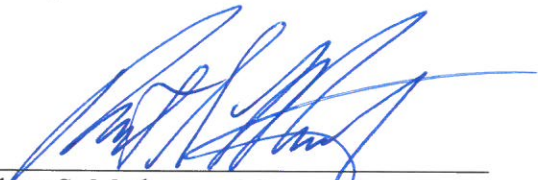
Mayor Matheny asked if anyone wished to speak in favor. There was none.

Mayor Matheny asked if anyone wished to speak in opposition. There was none.

Mayor Matheny closed the public hearing and referred the matter to the Planning Board for their recommendation.

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

Adopted this the 2<sup>nd</sup> of November 2020.



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Robert S. Matheny—Mayor



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Lisa M. Markland, CMC—Town Clerk