

**Zebulon
Planning Board
Minutes
September 14, 2020**

Present: Gene Blount, Laura Johnson, Stan Nowell, Stephanie Jenkins, Michael Germano, Jessica Luther, Michael Clark-Planning, Davida Moore-Planning, Lisa Markland-Town Clerk, Stacie Paratore-Deputy Town Clerk, Sam Slater- Attorney

Others Present: Mayor Matheny, Commissioner Moore, Commissioner Loucks

Gene Blount called the meeting to order at 7:00pm.

APPROVAL OF AGENDA

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

NEW BUSINESS

A. Swearing in Members

Lisa Markland swore in Michael Germano to the Planning Board.

B. Election of Officers

Michael Germano made a motion, second by Laura Johnson to appoint Gene Blount as Chair to the Planning Board. There was no discussion and the motion passed unanimously.

Gene Blount made a motion, second by Stan Nowell to appoint Laura Johnson as Vice-Chair to the Planning Board. There was no discussion and the motion passed unanimously.

C. TIA Training

Jessica McClure from Ramey Kemp and Associates gave a detailed training on Traffic Impact Analyses (“TIA”) explaining the purpose of a TIA and how they were created.

It was explained typically the developer ordered and paid for the TIA. Jessica McClure further explained how the numbers in the studies were generated and the peak hours for studies to be performed.

D. Conditional Zoning / Planned Development Training

Michael Clark gave a detailed presentation on conditional zoning and planned development. The changes from the old process vs. the new process in the Unified Development Ordinance were discussed. The new process was a legislative decision and no longer quasi-judicial. It allowed for more public input and engagement and conditions were able to be negotiated but not demanded in the process. The Planning Board would hear public comment and make their recommendation to the Board of Commissioners based on the best interests of the Town.

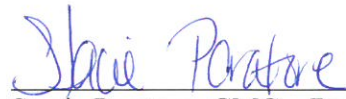
Planning Board
Minutes
September 14, 2020

Michael Germano made a motion, second by Jessica Luther to adjourn. There was no discussion and the motion passed unanimously.

Adopted this the 12th day of October 2020.




Gene Blount—Chair


Stacie Paratore, CMC—Deputy Town Clerk