

**Zebulon  
Planning Board  
Minutes  
October 26, 2020**

Present: Laura Johnson, Stephanie Jenkins, Michael Germano, Jessica Luther, Larry Ray, Michael Clark-Planning, Stacie Paratore-Deputy Town Clerk, Sam Slater- Attorney

Absent: Stan Nowell, Gene Blount

Laura Johnson called the meeting to order at 7:00pm.

**APPROVAL OF AGENDA**

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

**ADOPTION OF MINUTES**

Stephanie Jenkins made a motion, second by Larry Ray to approve the August 10, 2020 and September 14, 2020 minutes. There was no discussion and the motion passed unanimously.

**NEW BUSINESS**

A. QA-2020-03-A Mass Grading Text Amendment

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.

No one spoke in favor or opposition at the October 12, 2020 Joint Public hearing.

There was a question about when the play areas would be cleared in a conservation subdivision. Staff explained the playground could be cleared as needed once the building permits were approved.

Jessica Luther made a motion, second by Michael Germano to recommend approval of QA-2020-03-A Mass Grading Text Amendment. There was no discussion and the motion passed unanimously.

B. QA-2020-03-B Sidewalks Text Amendment

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

No one spoke in favor or opposition at the October 12, 2020 Joint Public hearing.

Michael Germano made a motion, second by Larry Ray to recommend approval of QA-2020-03-B Sidewalks Text Amendment. There was no discussion and the motion passed unanimously.

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Michael Clark stated there would not be a Joint Public Hearing in November. The next Joint Public Hearing was scheduled for December 14, 2020.


Larry Ray was thanked for his years of service on the Planning Board.

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

Adopted this the 14<sup>th</sup> day of December 2020.



  
Gene Blount—Chair

  
Stacie Paratore, CMC—Deputy Town Clerk