

**Zebulon
Joint Public Hearing
Minutes
April 19, 2021**

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

Planning Board Present: Laura Johnson, Michael Germano, Jessica Luther, David Lowry, Stephanie Jenkins and Gene Blount
Absent: Joshua Robinson

Mayor Pro Tem York called the meeting to order at 7:00pm.

PUBLIC HEARING

A. TA 2021-02 160 D Text Amendments

Mayor Pro Tem York opened the public hearing.

Commissioner Baxter inquired about approving the agenda.

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

Michael Clark explained this was a staff initiated request to amend Chapters 95, 151, and 153 of the Zebulon Code of Ordinances and the Zebulon UDO to conform to NCGS 160D. The new state law enabled legislation for land use regulations and combined sections of 153A for counties and 160D for cities into a single document. The law became effective on June 19, 2020 and all amendments had to be adopted by July 1, 2021.

The changes from 160D were explained which included minor regulation changes, clarification on intent, consistency statements for approvals, the quasi-judicial processes, internal staff processes and emphasis on land use plans.

Staff recommended approval of TA 2021-01.

Mayor Pro Tem York asked if either Board had questions. There were none.

It was stated there was no one to speak in favor or opposition since the only audience members were the Board of Commissioners, Planning Board and Staff and no written comments were received.

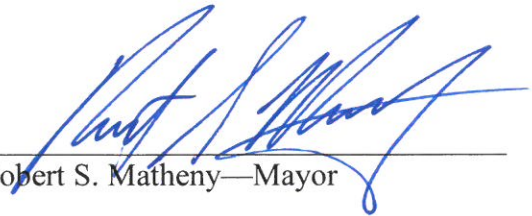
Mayor Pro Tem York closed the public hearing and referred the matter to the Planning Board for their recommendation.

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

Adopted this the 3rd day of May 2021.




Robert S. Matheny—Mayor


Lisa M. Markland, CMC—Town Clerk