

Zebulon Board of Commissioners
Work Session
Minutes
August 5, 2020

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

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

APPROVAL OF AGENDA

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

NEW BUSINESS

A. Administration

1. Amending Dates and Time of Board of Commissioner Meeting

Lisa Markland explained the Board needed to reschedule the August 3, 2020 regular meeting which was canceled due to hurricane Isaias. Staff also recommended changing the time for the August 19, 2020 work session from 7:00pm to 6:00pm due to the content of the meeting being lengthy.

Commissioner Baxter made a motion, second by Commissioner York to hold the August regular meeting on August 18, 2020 at 7:00pm. There was no discussion and the motion passed unanimously.

Commissioner Baxter made a motion, second by Commissioner Loucks to change the time of the work session on August 19, 2020 from 7:00pm to 6:00pm. There was no discussion and the motion passed unanimously.

B. Planning

1. Planned Development / Conditional Zoning Training

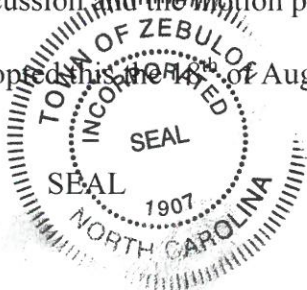
Michael Clark gave a detailed presentation on planned development and conditional zoning. The changes from the old process vs. the new process in the Unified Development Ordinance were discussed. The new process was a legislative decision and no longer quasi-judicial. It allowed for more public input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


There was discussion about the responsibilities of a Homeowner's Association.

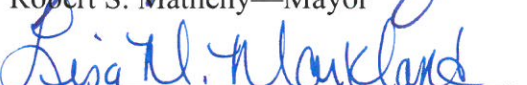
There was detailed discussion about the Town's ability to require a Traffic Impact Analysis from a developer.

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

Adopted this resolution of August, 2020.




Robert S. Matheny—Mayor


Lisa M. Markland, CMC—Town Clerk