

A Butner Town Council Meeting was convened in the meeting room at South Granville Water and Sewer Authority (SGWASA) located at 209 West C Street, Butner, NC 27509 on Thursday, **January 6th, 2011**, beginning at 7:00 PM.

Present and Presiding:

Mayor:

Thomas Lane

Council Members:

Vickie Cates

Christene Emory

Linda Jordon

Bill McKellar

Michel Branch

Terry Turner

Town Manager

Thomas Marrow

Town Attorney

James Wrenn, Jr.

Town Clerk

Dianne White

1. WELCOME AND CALL TO ORDER ... by Mayor Lane

Mayor Lane welcomed all and spoke of heating and audio 'issues' ... he noted better accommodations with the new Town Hall, which is coming along nicely!

2. OATH OF OFFICE TO NEWLY APPOINTED COUNCIL MEMBER ELECT MICHEL BRANCH (BY MAYOR LANE)

Oath of Office to new Council Member Branch was administered by Mayor Lane. Branch fills the vacant seat formerly held by Edgar Smoak (who now serves on the Granville County Board). Lane recognized Smoak in attendance. **SEE ATTACHMENT "A"**

3. ROLL CALL ... by Clerk

4. INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation was given by Ms. Jordon and pledge of allegiance led by Mr. Turner (and recited by all).

5. APPROVAL OF DECEMBER 2 AND DECEMBER 8 MEETING MINUTES

Both meetings were approved on motion by Ms. Emory, seconded by Mr. Turner. All voted in favor.

6. ADJUSTMENTS TO AND/OR APPROVAL OF JANUARY 6, 2011 MEETING AGENDA - None

7. PUBLIC COMMENT PERIOD

Mr. Mike McFadden (606 19th Street, Butner) spoke. He thanked Mayor/Council for being allowed to interview for vacant Council seat. Even though not selected for the position, he said he still remains serving on various boards and is willing to assist in any other way(s) as needed.

8. MONTHLY FINANCIAL REPORT

Hiscocks said we're 41% through the fiscal year and revenues are on track at 41% ... expenses are roughly at 36% (little under what was anticipated). We've taken in more than spent. Butner has gone live with the new financial program – still in learning curve ... so far, no major problems ... will go live with payroll first of February.

Financial report was accepted as presented on motion by Ms. Jordon, seconded by Ms. Cates --- all voted in favor. SEE ATTACHMENT B

9. PUBLIC HEARING - CONSIDERATION OF A.10.08 AMENDMENT TO ARTICLE 7 - USE STANDARDS TO ALLOW RECREATIONAL VEHICLES AS TEMPORARY RESIDENCES IN MOBILE HOME PARKS

Mr. Deuard Bowden has requested an amendment to the Land Development Ordinance to allow Recreational Vehicles (RV's) as temporary residences in existing mobile home parks.

Mayor Lane opened the matter for Public Hearing and called on the Planner to make a Staff Report - **SEE ATTACHMENT C**. Hodges said Bowden owns Mobile Village on NC Hwy #56. At the Planning Board's Meeting on 12/9/10, they recommended denial of this request (AND ditto from Ordinance Administrator/Planner) as well. It was noted the Planning Board felt more research is needed to determine where RV's could legally be located within the Town's jurisdiction to accommodate these type needs.

Town Attorney Wrenn said "... by changing the use and allowing travel trailers, you would be modifying or expanding a non conforming use ...". He read from the LDO (section 5.2.2 and 5.2.3). He said travel trailers have not been permitted under the old Butner ordinance, the current LDO or Granville County ordinance. Wrenn said there might be a "cleaner" way to address the issue. He mentioned possibly making it a permitted use in certain zoning districts ... with a Special Use Permit being required (should Council want to move forward with this). This would give the Town some control over these type situations.

Speaking at the Public Hearing: Applicant Deuard Bowden, 2641 Bowden Drive, Creedmoor (in Butner Town Limits with a Creedmoor address) said there is a real need for RV's due to transient workers, travel nurses, construction workers, etc. Bowden told Council they wrote the rules and he hopes they will make adjustments. Bowden thanked Council. No further speakers, Mayor closed the Public Hearing. Council Member Turner agreed there is a need to look into the matter. He mentioned

the new ballfields project (Butner Athletic Park in particular) and said there will be tournaments bringing folks in with recreational vehicles staying a night or so.

Wrenn touched on an appeal resulting from an enforcement action by the Town of Butner concerning another mobile home park (a matter for Closed Session). This appeal will go before the Zoning BOA. Regarding tonight's request/application, the Attorney said there might be a workable solution for all parties if the Board is inclined to allow this use in certain zoning districts.

The Planner said her recommendation would be to amend ordinance to allow RV Parks as its own entity rather than adding it onto a non-conforming use (property could be subdivided for permanent mobile homes AND temporary RV's/travel trailers). Hodges mentioned having utility infrastructure in place and/or well/septic systems along with gravel/paved areas, etc., etc.

There was concern expressed regarding a window of time for mobile home park owners to 'get up to standards'. Wrenn and Hodges said park owners would be made aware of any new standards and given ample time to conform should this matter move forward.

A motion was made by Mr. Turner, seconded by Ms. Cates to deny tonight's request as presented. All voted in favor.

Another motion was made by Mr. McKellar, seconded by Ms. Jordon this matter be discussed further to involve the Attorney/Staff, along with the Planning Board, in an effort to bring a recommendation to Council regarding RV parks allowed in certain zoning districts. Again, all voted in favor.

Mayor Lane stated this is an issue the Town hopes to work toward a resolution.

Consistency Statement was read by the Planner and approved on motion by Mr. McKellar, seconded by Ms. Emory. All voted in favor. SEE ATTACHMENT D

10. COUNCIL CONSIDERATION – ADOPTION OF THE BUTNER PEDESTRIAN PLAN

Butner was awarded a grant to hire a consultant to create a Comprehensive Pedestrian Plan for the Town. Greenways, Inc. was hired for this project. A steering committee to include various groups in the Town provided direction for the Plan. The Planning Board has considered it and recommends adoption by the Town Council. Matt Hayes with Greenways, Inc. will present the process used and answer any questions about the Pedestrian Plan. The Plan was handed out to the Town Council at the November 4, 2010 meeting; is for recommendation only and after it is adopted, Staff, Planning Board and Town Council can consider how best to implement the recommendations in the Plan.

Special Note: Please be sure to read and bring your copy of the Plan with you to the Council Meeting.

Melissa Hodges said the schools were involved along with Town Staff/Council/citizens ... all very helpful. Hayes with Greenways, Inc. (Durham, NC) gave a slide presentation. He went over program background to include NCDOT Planning Grant and what's been done over the last 9 months±. Instead of getting around by car within one's community, Hayes said there is a need/desire to be health conscious walking and/or cycling. Gas prices/vehicle ownership and losing touch with neighbors/friends are other reasons to walk/cycle as well. He also touched on childhood obesity (SRTS). In fact, Hayes said there is an attraction to communities with walking trails/greenways ... homes are valued higher in walkable communities. He spoke of the 6 planning tasks and 4 meetings of the Steering Committee.

Seventy-five (75) online website and hard copy responses were received indicating this is something the community wants. He talked about safety improvements associated with the Pedestrian Plan. Having an adopted Plan in place will certainly help Butner tap into available funding according to Hayes.

Marrow spoke of implementing one of the recommendations -- 24th Street – he said in resurfacing 24th, the Town will put a raised crosswalk by the ballfield (with parking lot on the corner) – folks will be able to cross over more safely. Having it raised will result in a calming effect – will slow traffic. Mayor Lane thanked all involved.

On motion by Ms. Cates, seconded by Ms. Jordon, it was moved to adopt the Butner Pedestrian Plan. All voted in favor.

Mr. Turner said he is appreciative of all the work put into the Plan and he noted this is a great starting point. Along these lines, the Town Manager said the Plan has a lot of potential ... opens the door for funding opportunities. Mayor spoke of a positive ... with NCDOT on board, this will allow us to use State money on our streets. Hodges thanked Hayes and Greenways, Inc. saying they went above what a lot of consultants might do – setting up a meeting with DOT before the draft went to Planning Board and Council to assure the Plan was consistent with DOT's rules/regs.

11. REPORTS

➤ Town Manager

Waiting for weather to break on sidewalk and street resurfacing (Central Av). Town Hall is going well–update meetings every other Tuesday–at last meeting there were change orders discussed for weather proofing issues. Sheet rock is up/most windows in and some exterior doors going in. Marrow said he will be glad to take anyone interested on a tour – give him a call. New picnic tables have been stalled at SMSA–they look nice. B St Ballfield plans are available for review. The Manager spoke of project amenities ... he said he and others toured several ballfield parks to get info – we want the best of the best! He urged Council to look at plans within a week or so – it's time to move to get this out to bid, get prices, take info to LGC – construction to start hopefully May or June. Proposed restrooms for Gazebo Park ... Centurion quoted \$100,000, which is costly; therefore, it was suggested going with one restroom (unisex) – could cut cost in half. Marrow told

Council to think about it and give him a call. There is still the need to lease property from Schools. Mayor said this would be an attractive structure and heavy duty. Marrow said restroom has been budgeted and he would like to see it done.

- Attorney
Closed Session item at end of meeting
- Planner
Reminded Mayor/Council of meeting on the 12th at 6 p.m. – NC 50 Project meeting. Hodges to contact DOT as to whether Butner will receive 100% on Greenway Project Planning Board, on 1/13, will be considering another amendment (Ritchie Bros project), fencing and also RV's

Happenings – Granville County ... Report by Edgar Smoak

- Thornton Library expansion is completed
- Bid has been awarded for Stovall Branch (Library North)
- County received an unqualified (good) report on Annual Financial Report ... received "Excellence in Reporting" ... County is in good financial shape
- Spring budget process upcoming – waiting to hear from both State and Federal governments (don't know how bad cuts will be)
- Regarding southern part of County – approved ballfields/lights for Central High School ... projected completion no later than September
- Upcoming Events: County Board Retreat on Feb 25-26
- Unemployment rate for County is at 9.1 – same as State (less than some NC counties)

12. OTHER MATTERS

- STATUS/UPDATE ... New Town Hall
- STATUS/UPDATE ... Community Building – Mr. McKellar said following holidays, we are hoping to reopen communication soon

13. COUNCIL COMMENTS

Mr. Turner is happy to see something moving forward on Park restroom

Ms. Emory said Reid Daniel and his staff are making improvements at EMS Building (doing a good job) – this location is where Christmas decorations are stored

Mayor Lane thanked the Beautification Committee for their hard work making the Park look very nice at Christmas

Ms. Jordon (regarding Mayor's comment), said that includes Hwy #56 decorations as well and she thanked citizens for coming out/input at Town Council meetings

Mr. Branch said he is excited about the Pedestrian Plan/sidewalks

At 8:18 p.m. a motion was made by Ms. Jordon, seconded by Mr. Turner to adjourn to Closed Session as indicated. All voted in favor. A brief break was taken. No announcement followed.

14. ADJOURNMENT

The meeting was adjourned at 8:54 p.m. on motion by Ms. Jordon, seconded by Mr. Branch. All voted in favor.

Respectfully submitted,
Dianne E. White, CMC
Town Clerk

Thomas Lane, Mayor
Town of Butner