

**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, **February 16<sup>th</sup>, 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

Thomas Marrow

James Wrenn, Jr.

Dianne White

Town Manager

Town Attorney

Town Clerk

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

2. ROLL CALL ... by Clerk

3. INVOCATION AND PLEDGE OF ALLEGIANCE

Ms. Jordon gave the invocation and Mr. Branch led the group with the Pledge of Allegiance.

4. APPROVAL OF FEBRUARY 3, 2011 MEETING MINUTES

***Minutes were approved on motion by Ms. Jordon, seconded by Ms. Emory. All voted in favor.***

5. ADJUSTMENTS TO AND/OR APPROVAL OF FEBRUARY 16, 2011 MEETING AGENDA

The Manager had two (2) add on items:

- creating a stormwater utility program
- purchase of a safe for new Town Hall

Mayor placed these items between #10 and #11.

6. PUBLIC COMMENT PERIOD

Mike McFadden of 606 19<sup>th</sup> Street issued an invitation to events:

- Granville Central High School Band will perform at Bible Baptist Church on 2/24, 7 p.m.
- 3/26 Chorus (same school) will be performing at Butner Presbyterian Church at 3 p.m.

Marshall Dixon of 304 W D Street said he read an article in *Oxford Ledger* that wasn't clear to him ... he spoke of 10' wide sidewalks on Lyon Station Rd. Mayor clarified this is the greenway trail. Dixon said he hopes vehicles are not allowed (and they aren't).

7. PUBLIC HEARING – CONSIDERATION OF A.11.01, AMENDMENT TO ARTICLE 7 – USE STANDARDS TO ADD HEAVY EQUIPMENT AUCTION PARKING TO THE LIST OF ACCESSORY USES

Planner Melissa Hodges spoke of Butner’s strict parking regulations versus need/request by Ritchie Brothers. She spoke of parking areas to be used only for auctions as an accessory use for Heavy Equipment Sales. Further info is on **ATTACHMENT “A”**. Heavy Equipment Sales Auction definition was recommended by Planning Board and Hodges.

Speaking at the Public Hearing was Mike Satterwhite, Attorney for applicant. Satterwhite was pleased with recommendation. There were no additional speakers; therefore, ***on motion by Council Member Turner, seconded by Council Member Branch it was moved to approve the recommended amendment. All voted in favor.***

***Consistency Statement, likewise, unanimously approved on motion by Council member McKellar, seconded by Council Member Jordan.***

8. PUBLIC HEARING – CONSIDERATION OF A.11.02, AMENDMENT TO ARTICLE 8 – GENERAL DEVELOPMENT STANDARDS TO ALLOW BARBED WIRE FENCE FOR NON-RESIDENTIAL PROPERTIES

Melissa Hodges went over proposed recommendations as noted in **ATTACHMENT “B”**.

Mayor Lane opened the public hearing and received one speaker: Mike Satterwhite, Attorney for applicant, who once again concurred with Staff and Planning Board recommendations.

***Mayor Pro-Tem Jordan motioned to approve amendment, seconded by Council Member Cates. All voted in favor. Consistency Statement was approved on motion by Ms. Jordan, seconded by Mr. Turner. All approved.***

9. PUBLIC HEARING – CONSIDERATION OF A.11.03, AMENDMENT TO ARTICLE 3 – REVIEW PROCEDURES TO CORRECT TYPOGRAPHICAL ERROR IN SECTION 4.5.3.

Melissa Hodges said she noticed portion of a sentence missing and/or a run on sentence. A correction was suggested and approved by Planning Board.

Mayor Lane opened the matter for public hearing ... no speakers. ***Council Member Emory motioned to accept the amendment, seconded by Council Member Branch – all voted in favor. Consistency Statement was unanimously approved on motion by Council Member McKellar, seconded by Council Member Cates. SEE ATTACHMENT “C”***

10. PUBLIC HEARING – CONSIDERATION OF A.11.04, AMENDMENT TO ALLOW RECREATIONAL VEHICLE PARKS

Melissa Hodges said a new amendment was drafted and approved by the Planning Board to add RV Parks as a special use in the Rural Residential (RR) District ... by Special Use Permit with additional regulations. Heretofore, RV Parks were not addressed. Hodges spoke of two (2) changes that had been made to the draft amendment after the Planning Board's consideration. The first was a buffer being required around the perimeter of the property. Buffer requirement may be reduced along boundary where RV Park abuts an existing Mobile Home Park if existing utilities make planting new vegetation an unreasonable hardship (determination of "hardship" is decided by Ordinance Administrator). Second consideration made for existing Mobile Home Parks being converted to an RV Park: each campsite shall be located at least 30' from the edge of any publicly-maintained street/road. If existing utilities run for existing lots that change from Mobile Home to an RV lot – results: end up losing lots adjacent to the road frontage in order to maintain this. Hodges said in many cases the lots aren't 30'; the homes may be 30' from the public road. Otherwise, the draft amendment before the Council was the same as the one considered by the Planning Board. These changes were made based on comments from Mobile Home Park owners at the Planning Board Meeting.

Hodges addressed Council questions pertaining to generators, allotted time for RV parking, minimum lot size, swimming pools, number of units/acre, etc. Marrow said the Town will initially inventory parks to be able to document and enforce time limit of 12 months in an 18 month period for RV's to be parked in an RV Park.

Speaking at the public hearing ... Deuard Bowden (owner/operator of Mobile Village) said he would like to see RV park time extended beyond twelve (12) months. There are transient workers who stay beyond a year. Bowden said other than this issue; he is fine with what has been proposed. Hodges noted that there had been discussion of allowing the RV's to stay 18 months in a 24 month period, and that although the final amendment recommended by the Planning Board limited RV's to 12 months, this could be changed to 18 if the Council so desires.

Bowden distributed a 3-page layout of Mobile Village Park and suggested a timeframe (up to 4 years) to come into compliance with Butner's ordinance. Attorney Wrenn suggested staying with the issue at hand – tonight's text amendment. There are other park owners and situations as well as various timelines with regard to individual circumstances to deal with. Wrenn continued by saying there could be settlement negotiations with individuals (to come before Council at a later date). Mayor Lane assured Bowden the Council is willing to work with him.

Mr. Bowden concluded by saying the generator issue is no problem ... he would not consider allowing generators.

**SEE ATTACHMENT "D"**

***Ultimately, a motion was made to adopt the proposed amendment with change to the timeline being 18 of 24 months (rather than 12 of 18 months). Motion was made by Council Member Cates, seconded by Council Member Branch. All voted in favor.***

***Consistency Statement was approved on motion by Ms. Jordon, seconded by Mr. Turner. Again, all approved.***

\*\*\* Purchase of a Safe for new Town Hall \*\*\*

The Manager spoke of the Town's current small, not very substantial safe. As the Town is growing, there are more and more documents, etc. to be protected. Marrow said there is a safe company in Roxboro that will tailor make what the Town wants/needs. Possibly what Butner needs would stand 5' tall, 29" wide and 24" deep and weighs 1100 lbs and most importantly has a fire rating of 30 minutes and will be placed in a 2-hr fire rated room with other documents. Marrow feels this will last the Town 10-20 years. Lindsey Mize (SGWASA) is looking to purchase one also.

***This request was approved by adoption of a Budget Amendment (from General Fund) in the amount of \$2,000 ... motioned by Mayor Pro Tem Jordon, seconded by Council Member Branch – all voted in favor. The Budget Amendment (ordinance) is recorded in the Book of Ordinances.***

## 11. REPORTS

- Town Manager  
Finance Committee met – went over furnishings and proposed audio/visual for new Town Hall. Investigated best way to make furniture purchase to get best pricing which is “US Communities” (a purchasing alliance group that receives large volume discounts from suppliers). We'll purchase through a local Raleigh vendor (Alfred Williams) which is part of the alliance group. All furniture is eligible except gallery furniture (which we can obtain through GSA contract). Marrow said we'll keep everything legal and get best prices. We will, however bid audio/visual and security system. Marrow said Town Hall is really coming together. Still shooting to move in early June. There are some exciting options for gallery design ... both permanent and rotating type displays. Mayor and Manager spoke of using existing furniture where possible.
- Attorney  
Wrenn said he and Council Member McKellar attended the UNRBA/Falls Lake Meeting today – continuing progress. Board adopted new bylaws. Mr. McKellar distributed documents to Council from meeting held today. There are decisions to make by mid March McKellar said concerning budget ... he also mentioned the group being a 501c3 status for now. Wrenn said they are looking at doubling the UNRBA budget (from what it has been) in order to engage a national engineering firm to come up with parameters of what will be necessary for use attainability analysis. Purpose being to begin gathering

data to determine whether or not Phase II for the Falls Lake Rules is technologically and economically feasible. Stage I will be difficult – will require upgrades to the Water & Sewer Plant to meet new development standards in Stormwater Ordinance. Stage 2 is thought to be nearly impossible. All consensus principle partners are united around doing this (including Raleigh) ... if not technologically and economically feasible – we'll have to go through appropriate process to have standards in the lake changed. After March meeting, we'll have much better info.

➤ **Planner**

Last night Granville Greenways Advisory Council adopted Butner's Pedestrian Plan as part of the larger countywide plan for greenways.

12. OTHER MATTERS

➤ **STATUS/UPDATE ... New Town Hall**

➤ **STATUS/UPDATE ... Community Building – Mayor said he and Council Member McKellar continue to work to acquire Umstead Corrections property. Official request has been made and we did receive a set of blueprints (lacking needed info, however). Mayor made contact with Office of Services for the Blind and they are researching their records for actual construction blueprints.**

13. COUNCIL COMMENTS

Mr. Turner reminded group of a former concern/request --- recognition/event for Veterans Day. Therefore, it was suggested Turner chair a committee to start work on this event.

Ms. Emory spoke of the Granville Tourism Committee meeting on a frequent basis relative to awarding grants. She took a letter to the group in hopes to get assistance for Butner's capital projects such as Butner Athletic Park, etc. ... **SEE ATTACHMENT E**. She said the Committee has talked about monies to clean up Granville County I-85 entrances too.

Ms. Cates announced the 6/4 date for Butner Chicken Pickin --- Butner Citizens Planning Ahead have begun meeting and planning for this event. Next meeting is tomorrow night, 7 pm at the SMSA.

Ernest Thompson, Chairman of the Butner Zoning Board of Adjustment was in attendance ... Mayor recognized Thompson and thanked him and BOA for work they do.

Former Council Member Smoak was in attendance ... he announced the Granville County Retreat next weekend (2/25-26) at the Livestock Arena on Hwy 15 – Oxford. Lane and Marrow will be attending on Friday, the 25<sup>th</sup>.

14. ADJOURNMENT

***There being no further business, the meeting was adjourned at 8:15 p.m. on motion by Mr. Turner, seconded by Ms. Jordon – all voted in favor.***

Respectfully submitted,  
Dianne E. White, CMC  
Town Clerk

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Thomas Lane, Mayor  
Town of Butner