

Minutes approved by Planning Board on May 14, 2009

***BUTNER
PLANNING BOARD
MINUTES***

The Butner Planning Board held its regular Board Meeting on April 9, 2009, at 7:00 p.m. in the South Granville Water & Sewer Authority Meeting Room, 209 West C Street, Butner, N. C.

Members Present: Allan Lane, Chairman
Martin Sinicki, Vice Chairman
James Adams
John Glenn, Jr.
Herman (Buddy) Weaver

Members Absent: James Jones
Patricia Thorpe

Staff Present: Melissa Hodges, Planner

Town Attorney: James Wrenn

MEETING CALLED TO ORDER

At 7:00 p.m., Chairman Allan Lane called the meeting to order.

MINUTES APPROVED

Vice Chairman Martin Sinicki motioned to approve the minutes of October 9, 2008 as presented. It was seconded by Board Member Herman Weaver and was unanimously carried.

APRIL 11, 2009 PLANNING BOARD AGENDA APPROVED AS PRESENTED

Board Member James Adams motioned to approve the Agenda as presented seconded by Vice Chairman Martin Sinicki and was unanimously carried.

BOARD RECOMMENDS APPROVAL TO THE TOWN COUNCIL A REZONING REQUEST FOR WYNGATE SUBDIVISION PHASES 4A AND 4B, EAST LYON STATION ROAD

Chairman Allan Lane noted the rezoning request for Wynngate Subdivision Phases 4A and 4B on East Lyon Station Road.

At this point, Ms. Melissa Hodges, Planner, explained that Mr. Robert Anderson of Barton Development Group is requesting a rezoning from the existing Suburban Residential zoning to a Conditional District for Planned Unit Development (CD-PUD) to

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expand the Wynngate Subdivision. The proposed additional phase's total 46.47 acres and the submitted concept plan shows 89 new lots. The proposed rezoning would be along the east and west sides of East Lyon Station Road from the existing phases 1, 2 and 3 of the Wynngate Subdivision to the intersection at Gate #2 Road. More specifically, the properties are identified as Tax Map #08752891722 and 087502786804.

Ms. Hodges presented the following items into evidence to the Board:

- Rezoning Application
- Staff Report
- Location Map
- Concept Plan

Ms. Hodges continued to state that originally, Wynngate was a PUD approved by Special Use Permit in Granville County. That original approval included some townhomes in phase 4A and a commercial center as Phase 5. The area was annexed into Butner's corporate limits in 2007 and the approval from the county expired in November of 2008. The developer is now requesting a rezoning to complete phases 4A and 4B of the project. The townhomes are no longer in the plans. Proposed phases 4A and 4B would be a continuation of phases 1, 2 and 3 for single family homes with similar lots sizes, density and setbacks.

Ms. Hodges explained that in the submitted application, the concept plan shows one item that does not comply with out Land Development Ordinance (LDO). Section 14.3.4(A) of Butner's Land Development Ordinance requires that the street connectivity be a minimum of 1.5 for Planned Unit Developments and the submitted concept plan has a ration of 1.23. Higher street connectivity, also called link to node ration, provides multiple routes to a destination making travel more efficient, response times for emergency vehicles shorter, and provides more options for detours and reduces overall congestion. Section 14.3.4(C) of the LDO also notes that the street connectivity index score may be reduced if the developer demonstrates that it is impossible or impractical to achieve the required score due to topography, environmental conditions, natural features or adjacent existing development patterns. This allows the Town Council to permit a reduced street connectivity score if the Council determines it is appropriate to do so. To increase the street connectivity ratio for this project, more through streets would have to be added, or some proposed streets would have to be made through streets reducing the number of cul-de-sacs. This could be done by taking one or more of the proposed cul-de-sacs and instead having it connect to either Green Road, Gate #2 Road, or East Lyon Station Road. It is noted that Granville County did not have a minimum connectivity ratio at the time of the original approval.

In conclusion, Ms. Hodges stated that the concern for this project is the one way in and one way out from the collector road. There was also the issue of a cul-de-sac length that has been met with a stub street to adjacent undeveloped property after a variance request was denied by the Board of Adjustment. The proposed additional phases are consistent with the existing phases of the Wynngate subdivision in regards to density, lots size and setbacks.

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Mr. Robert (Bob) Anderson, applicant, stated that they did not access East Lyon Station Road due to the existing pond. He also stated that NCDOT would not allow additional stubs on Gate #2 Road or Lyons Station Road due to limited site distance on Lyons Station Road and the classification of Gate #2 Road.

Mr. Anderson further stated that this plan is better than the original plan that was submitted to the Granville County Planning Board. He noted that the original plan had 50 townhouses to build, and the new plan has been revised for 10 single-family lots, which are 40 fewer overall dwellings.

Chairman Lane reiterated to the Board the three options that the Board has which are: (1) Approve the plan as presented, (2) Approve the plan with conditions; or (3) Deny the plan.

Vice Chairman Martin Sinicki made a recommendation that we approve the plan, with the condition that a written-signed statement be submitted by the developer stating why it is impossible or impractical to add additional access points into the subdivision as noted in the meeting.

After a brief discussion, Vice Chairman Martin Sinicki made a motion to approve the rezoning request, as presented with the condition that the developer submit a written-signed statement which demonstrates that it is impossible and impractical to achieve the required score due to topography, environmental conditions, natural features or adjacent existing development patterns. It was seconded by Board Member James Adams and was unanimously carried.

ADJOURNMENT

Upon a motion of Board Member James Adams, seconded by Vice Chairman Martin Sinicki and unanimously carried, the Board adjourned at 7:20 p.m.

Brenda K. Daniel
Clerk to the Board

Allan Lane, Chairman
Butner Planning Board