



Butner Planning Board Agenda
7:00 PM, Thursday, January 15, 2015
Town Hall Town Council Meeting Room at
415 Central Avenue, Butner, NC 27509

1. CALL TO ORDER.....Allan Lane, Chairman
2. ROLL CALL..... Melissa Hodges, Planning and Recreation Director
3. ELECTION OF CHAIR AND VICE CHAIR
4. APPROVAL OF AUGUST 14, 2014 MEETING MINUTES. **(See attached)**
5. ADJUSTMENTS TO AND/OR APPROVAL OF THE JANUARY 15, 2015 PLANNING BOARD MEETING AGENDA
6. PUBLIC COMMENTS
7. CONSIDERATION OF REZ-14-03, REZONING FROM OFFICE/INSTITUTIONAL DISTRICT (OI) TO TOWN RESIDENTIAL (RT). **(See attached application, staff report, zoning and aerial maps)**

Chandler Wynne requests rezoning for parcel 087607588992 located off 24th Street from Light Industrial (LI) to Residential Multi-Family (RMF). The parcel is 3.73 acres currently developed as a legally non-conforming manufactured home park. Mr. Wynne requests rezoning of the parcel to allow it to continue operating as a manufactured home park. According to Section 5.6.6 of the Butner Land Development Ordinance manufactured home parks in non-residential districts will be amortized in 2023. This parcel is an extension of the 15.16 acre manufactured home park also owned by the McBar Corporation/Chandler Wynne.
8. CONSIDERATION OF A.15.01, AMENDMENT TO THE LAND DEVELOPMENT ORDINANCE TO AMEND ARTICLE V NONCONFORMITIES. **(See attached staff report and draft amendment)**

Town staff recommends amending Section 5.6.5 Nonconformities to allow preexisting nonconforming manufactured homes on individual lots and in nonconforming manufactured home parks which are located within a residential zoning district to continue in existence indefinitely and to be replaced in conformance with the Land Development Ordinance.
9. PLANNING AND RECREATION REPORT
10. BOARD MEMBERS' COMMENTS
11. ADJOURNMENT