

**Planning Board Minutes**  
**Town of Butner, North Carolina**  
**Thursday, January 10, 2019, 7:00 P.M.**  
**Town Council Meeting Room, 415 Central Avenue**

**Members present:** Allan Lane, chairman, Martin Sinicki, Bill Cheek, Richard Campbell, James Adams and Michael McFadden. .

**Staff present:** Mike Ciriello, Planning Director (PD), Jessica Gladwin, Planner

**Counsel:** Gerry Koinis.

**CALL TO ORDER:** Chairman Lane called the meeting to order at 7:01 p.m. and J. Adams opened with prayer, followed by the Pledge of Allegiance.

**ROLL CALL:** Chairman Lane called on PD Ciriello to conduct the roll call. There were no absences. PD Ciriello stated there is one vacancy that has not been filled. There were two vacancies in the ETJ and those were filled after the agenda was completed.

**APPROVAL OF MINUTES, August 9, 2018:** M. Sinicki made a **motion** to accept the minutes as presented. Second by B. Cheek, motion passed.

**AGENDA:** Chairman Lane called for any additions, changes to agenda. There were no changes. J. Adams made a **motion** to approve the agenda as printed, second by M. McFadden, motion passed.

**PUBLIC COMMENT:** Chairman Lane called for public comment. There were no public comments.

**CONSIDERATION OF REZ-19-01:** Chairman Lane called on J. Gladwin, Planner, to present the background on the proposed rezoning involving Wynnwood Acres.

Planner Gladwin stated the Town received the rezoning application in December and there are approximately 20 acres proposed to be rezoned from Rural Residential (RR) to Mixed Residential (RMX) off of Gate 1 Road. She advised the Board this would allow for a higher residential density. She also reported to the Board what is allowed in each zoning district, including lot size.

(Displayed aerial map on screen) Planner Gladwin indicated the area that is under consideration for this rezoning on the aerial map. She stated the area is rural and currently it is mostly manufactured housing in the area. The Fed Ex Distribution Center is near the site.

(Displayed watershed map on screen) Planner Gladwin indicated the site on the watershed map. She reported the site is just outside the critical watershed area but in watershed IV. She provided the Board with the percent of land that can be developed within the current zoning and

requested rezoning.

Chairman Lane asked what rules would apply when there are watershed and zoning rules. PD Ciriello stated the more restrictive rules apply and that is usually watershed over zoning.

M. McFadden asked about curb and gutter. PD Ciriello stated this was a discussion in generalities since no specific proposal is under consideration. Generally curb and gutters indicate higher density but since it is an impervious surface that is a point of consideration on any potential proposal in critical areas.

R. Campbell asked about the zoning map and that RR allows trailer parks, but does RMX allow that. RMX does not allow trailer parks. There was a discussion about the site including water and sewer, potential roadways, potential development, wetlands and other points to consider on this specific location. R. Campbell asked Planner Gladwin to display a map of the site with streets, boundary lines and surrounding areas. (Map was displayed on screen)

Chad Abbott, representing the applicant, gave a history of the location, including earlier zoning, various lot sizes and stated most of the property is currently non-conforming. There were some roads included in earlier plans and applicant would like to extend those. He reported he had met with the Planning Department staff and applicant was seeking the best zoning for the area. The request is consistent and compatible with surrounding zoning and usage.

Chairman Lane asked if there were further questions from the Board or what action the Board wished to take. M. Sinicki made a **motion** to approve the request. Second by B. Cheek. Motion passed without opposition.

J. Gladwin presented the Consistency Statement. M. McFadden made a **motion** to accept the Consistency Statement, second by R. Campbell, motion passed. (See attached Consistency Statement.)

**BOARD MEMBER/DEPARTMENT COMMENTS:** Chairman Lane called for comments from Board members or Planning Director.

PD Ciriello stated he has distributed a proposed timeline for updates on the 2020 Comprehensive Land Use Plan. An RFQ is being written at this time. It will begin with a suitability study. He gave a brief description of how a land use plan is developed and its purpose. Public input will be sought. He expects that suitability for various locations will change. He pointed out that suitability impacts the fiscal health of a governmental unit, in this case, the Town of Butner. The plan will develop the most and best density for the limited land resources in the Town.

PD Ciriello stated he hopes the plan can be completed by October or December, depending on whether the staff can get assistance from students at N. C. State to do some of the work.

Chairman Lane asked how the Land Use Plan might impact the LDO. PD Ciriello stated that the plan can include recommendations for updates or changes to the LDO.

**ADJOURNMENT:** Chairman Lane called for other business or a motion to adjourn. M. McFadden made a **motion** to adjourn. Second by R. Campbell. Motion passed.

Chairman Lane declared the meeting adjourned at 7:37 p.m.

Respectfully submitted,

Allan Lane, Chairman