

**Planning Board Minutes**  
**Town of Butner, North Carolina**  
**Thursday, May 9, 2019, 7:00 P.M.**  
**Town Council Meeting Room, 415 Central Avenue**

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

**Staff present:** Jessica Gladwin, Planner

**Counsel:** Gerry Koinis

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

**ROLL CALL:** Chairman Lane called on Planner Gladwin to conduct the roll call. Board member M. Arrington was absent.

**APPROVAL OF MINUTES, January 10, 2019:** M. Sinicki made a **motion** to approve the minutes as presented. Second by M. McFadden, passed.

**AGENDA:** Chairman Lane called for any additions, adjustments or changes to the agenda.. There were none. M. McFadden made a **motion** to approve the agenda as presented, second by B. Cheek, motion passed.

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

Board member M. Sinicki asked the chair for time to allow new Board members to introduce themselves. Iris Allen and Mark Pennington introduced themselves to the other Board members.

**CONSIDERATION OF REZ-19-02::** Chairman Lane called on Planner Gladwin, to present the background on the rezoning request from Stephanie Cash. Planner Galdwin stated this is a request to rezone property, which consist of two parcels, from Rural Residential (RR) to South Interchange Gateway (SI). Planner Gladwin displayed a map of the area under consideration. The SI rezoning was specifically chosen because controls can be applied and it gives the Town oversight on the development. It is the opinion of staff that SI can be allowed in that location. Highway Business is also a potential zoning for that area but has less controls for development.

Planner Gladwin stated there have been questions as to permitted uses within these districts and those tables have been provided to Board members along with this request. There is also a comparison of permitted uses provided in the packet. There was a question about the affidavit of one of the owners. That affidavit is now on file.

At the conclusion of Planner Gladwin's presentation, Chairman Lane called for any questions from Board members. There were none.

Chairman Lane then asked if the applicant wished to make any comments.

Stephanie Cash, owner, stated the request is to enable owners to maximize the value of the property. She stated she has no plans for use at this time.

Chairman Lane asked if there were any questions from Board members.

Discussion and questions followed. R. Campbell asked the applicant what was the relationship between herself and the owner of the other piece of property, Elizabeth Hunt. S. Cash stated that Ms. Hunt is the other mother of her children.

M. Sinicki asked what was the zoning of surrounding properties. Chairman Lane pointed out the zoning of different parcels in the area on the map. There was a discussion of the various property owners. S. Cash stated that the surrounding area is owned by other family members who have interest in rezoning but they have not taken any action at this point. M. Sinicki asked why mixed zoning is being allowed in this area. Planner Gladwin stated it is to give the Town more control over the development.

Chairman Lane called for further questions on the request. There were none.

Planner Gladwin stated there are two or three parcels in the area zoned Highway Business. The effort is to broaden the scope of the Gateway zoning. Chairman Lane stated if uses are compared, there is a substantial difference. Planner Gladwin stated there also needs to be some minor adjustments to the Ordinance.

J. Adams made a **motion** to approve the request. Second by B. Cheek, motion passed with no opposition.

Planner Gladwin presented the Consistency Statement. M. McFadden made a **motion** to approve the Consistency Statement, second by J. Adams. Motion passed, no opposition. (**See attached Consistency Statement**)

**DEPARTMENT COMMENTS/UPDATES:** Planner Gladwin stated that the department report is in the members' packets. It is a document that reports on department actions that will be provided to Town Council on a regular basis. There was a discussion about the Town website.

Planner Gladwin stated the Easter Egg Hunt was a great success.

Planner Gladwin stated the Torch Run for Special Olympics will be conducted by Butner Public Safety, May 22.

The Town now has a newsletter with a name, *The Butner Bugle*. The deadline for the

first publication is May 24.

**BOARD MEMBERS' COMMENTS:** Various Board members requested updates on projects within the Town.

R. Campbell asked when there will be a groundbreaking for American Hero. Planner Gladwin thinks it will happen this calendar year.

R. Campbell also had a question as to current status of the golf driving range project. Planner Gladwin stated the staff does not have any details on that. Chairman Lane asked if there is a time limit on approval of that project. Planner Gladwin stated no permit has been issued.

M. Sinicki asked about the status of the Butner Car Care. There has been no progress beyond the rezoning.

M. Sinicki also inquired about the VA Center. Planner Gladwin stated the VA Center has poured the foundation.

B. Cheek asked about the status of the old police/fire station. Planner Gladwin stated that the Town Council will tour it on Monday.

**ADJOURNMENT:** Chairman Lane called for other business or a motion to adjourn. J. Adams made a **motion** to adjourn. Second by B. Cheek. Motion passed.

Chairman Lane declared the meeting adjourned at 7:30 p.m.

Respectfully submitted,

Allan Lane, Chairman