

**Planning Board Minutes**  
**Town of Butner, North Carolina**  
**Thursday, June 13, 2019, 7:00 P.M.**  
**Town Council Meeting Room, 415 Central Avenue**

**Members present:** Allan Lane, chairman, Bill Cheek, Richard Campbell, James Adams, Michael McFadden, Mark Pennington, and Mike Arrington.

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

**Counsel:** Gerry Koinis.

**CALL TO ORDER:** Chairman Lane called the meeting to order at 7:00 p.m. and he led in prayer and the Pledge of Allegiance.

**ROLL CALL:** Chairman Lane called on PD Ciriello to conduct the roll call. Martin Sinicki and Iris Allen were absent.

**APPROVAL OF MINUTES, May 9, 2019:** J. Adams made a **motion** to accept the minutes as presented. Second by M. McFadden, motion passed.

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

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

**CONSIDERATION OF A.19.01:** Chairman Lane called on J. Gladwin, Planner, to present the background on the proposed text amendments to the Land Development Ordinance.

Planner Gladwin gave the background on the proposed changes. The proposal is a follow up to discussion at the last meeting about the Gateway District. Currently the Special Use Permit goes to the Board of Adjustment and if the zoning request is in the Gateway District, the SUP must also go to the Planning Board. The proposed amendment change would impact 19.01 and 19.02. The proposal is to remove the Special Use Permit in the Gateway District.

PD Ciriello stated the current ordinance is redundant and presents possible conflicts within the town governmental bodies as far as decision making. R. Campbell asked if this changes the uses. PD Ciriello stated it does not change the uses, it changes the process.

R. Campbell made a **motion** to approve the text amendment, second by B. Cheek, motion passed.

J. Gladwin presented the Consistency Statement. B. Cheek made a **motion** to accept the

Consistency Statement, second by M. McFadden, motion passed. (See attached Consistency Statement.)

**CONSIDERATION OF A.10.02:** Chairman Lane called on Planner Gladwin to present information on this proposed text amendment.

Planner J. Gladwin stated that this expands A.19.01 a step further by addressing the uses allowed within the zone. She listed six categories. Planner Gladwin displayed the table of uses on the screen and asked Board members to consider the proposal and to suggest if there are other uses that should not be permitted. Planner Gladwin stated the uses highlighted on the display are ones staff proposes removing.

R. Campbell asked about the specific area that is included in the proposal and does it match the map in the packet that accompanies the next item for consideration. PD Ciriello stated the area is slightly different. PD Ciriello reminded the Board of the specific boundaries of the Gateway District.

Planner Gladwin displayed a map on the screen and indicated the area under discussion with this proposal, including specific locations within the district.

PD Ciriello stated this does not create any non-conforming parcels, which is always a concern when addressing zoning. This also removes some incompatibilities with the Master Plan's goals for that area.

R. Campbell made a **motion** to approve, second by M. McFadden , motion passed.

Planner J. Gladwin presented the Consistency Statement. M. McFadden made a **motion** to approve the Consistency Statement, second by B. Cheek, motion passed. (See attached Consistency Statement.)

**CONSIDERATION OF A.19.03:** Chairman Lane called on Planner Gladwin to present the background on this proposed text amendment.

Planner Gladwin stated this issue came about as a result of inquiries as to material standards in the Central Avenue Mixed Use (CX). Staff is proposing that material standards required in the Central Business (CB) zone also be applied to the CX zone.

Planner Gladwin displayed a zoning map on the screen and indicated the zone under discussion.

M. McFadden made a **motion** to approve the proposal, second by B. Cheek, motion passed.

Planner Gladwin presented the Consistency Statement. M. Pennington asked for the background on the original inquiry. There was a discussion about the value of the ordinance,

which sets standards but allows for creativity and flexibility.

M. McFadden made a **motion** to approve the Consistency, second by M. Pennington, motion passed. (See attached Consistency Statement.)

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

PD Ciriello reported on a rezoning case at the May 25 Town Council meeting. He pointed out the rules for rezoning and that a decision cannot be business specific. This creates concerns among citizens. Based on the importance of educating the public about planning the Town staff will hold an Open House on June 25 that will address the facets of planning. He stated the rezoning case will be before the Town Council again at the July meeting.

PD Ciriello stated that Planner Gladwin is reviewing the ordinances for any conflicts or potential issues. There has been some interest in the Ritchie Brothers property. There was some discussion about potential for the site and it being the gateway to the Town.

B. Cheek asked about the presence of tiny houses in the Town. PD Ciriello stated that the issue of a definition of “tiny house” must be addressed. There was a discussion about the future growth of housing within the Town limits and surrounding areas.

Planner Gladwin stated that Habitat for Humanity has received a permit for a house.

Chairman Lane asked about the projected dates on the east end connector project. There was a discussion about other highway projects and potential start dates.

Planner Gladwin reported the newsletter has made its debut. There is a monthly staff report update available.

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

Chairman Lane declared the meeting adjourned at 7:45 p.m.

Respectfully submitted,

Allan Lane, Chairman