

**Planning Board Minutes  
Town of Butner, North Carolina  
Thursday, October 17, 2019, 7:00 P.M.  
Town Council Meeting Room, 415 Central Avenue**

**Members present:** Allan Lane, chairman, Richard Campbell, James Adams, Iris Allen, Martin Sinicki, Mark Pennington and Mike Arrington.

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

**Counsel:** Gill Frazier

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

**ROLL CALL:** Chairman Lane called on PD Ciriello to conduct the roll call. Board member B. Cheek was absent and M. McFadden was present in the audience.

**APPROVAL OF MINUTES, September 12, 2019:** Chairman called for any additions or corrections, there were none. J. Adams made a **motion** to approve the minutes as presented. Second by M. Arrington, passed.

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

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

**CONSIDERATION OF A.19.08:** PD Ciriello stated the Town is required to have language in the LDO addressing flood damage prevention since there are six properties within the Town of Butner that falls in a floodplain and this is required for flood insurance. He stated there is no substantive change to Town rules, although county rules have changed. There will be no impact on requirements for the Town. Individuals have to submit paperwork to the state and county, if they seek insurance. This step is simply to add language to the Town of Butner's documentation. Staff is seeking approval of the Board of the wording.

There was discussion about any special qualifications required by the Town. PD Ciriello stated any requirements would be from the state. There was also discussion about how violations would be remedied. Any violations would be handled by the county or state. The county has a floodplain administrator.

M. Sinicki made a **motion** to approve the proposed Flood Plain Text Amendment as presented, subject to approval of the state of the wording, and that the Town of Butner will not be held responsible for any remedy of a violation. Second by M. Arrington. Motion passed.

**RESTATEMENT OF CURRENT LDO:** PD Ciriello stated the current LDO has been recodified and restructured by the publishing company that will print same. There are no substantial changes. The Planning Board needs to recommend this action to the Town Council. J. Adams made a **motion** to adopt this restatement of the LDO for publication. Second by R. Campbell. Motion passed.

**PRESENTATION OF LDO UPDATES:** PD Ciriello stated the Town needs a clearer design standard for the Central Business District. He reported to the Board that the state legislature has passed some laws that will create wholesale changes to LDOs.

PD Ciriello gave a slide presentation on staff's efforts at updating the LDO and the need for input from the Planning Board as members of the community as to what Butner citizens want for their town. He stated that a large part of this will be a suitability analysis. The comprehensive plan is Imagine Butner 2040.

PD Ciriello discussed the difference between a comprehensive plan and a strategic plan. He emphasized the importance of considering the priorities of citizens and how they picture the future.

He discussed the parts of a suitability analysis, which much consider all factors pertaining to the location of all uses. He also discussed the amount of land still available for development. This includes 4200 acres within the Town. The population, including the ETJ is approximately 14,000. He also discussed tax yield.

PD Ciriello stated that at the November meeting he would like the Board to look at land use and its goals. He made the point that it should be the effort to build a town to accommodate all ages.

PD Ciriello reminded the Board that the state legislature's actions will have an impact. Whatever rules are established, they must be clear and transparent with easy process and steps.

Discussion included the current population and future growth of the Town and its population. There was also discussion about negative impacts that have occurred in counties not too distant from Granville. There was a discussion about roads and PD Ciriello pointed out the current grid road model, which is a positive. The Board was reminded that N. C. does not allow growth caps. The impact of the realignment of Lyon Station Road was discussed.

Finally, PD Ciriello reminded the Board that unintended consequences should also be considered.

Chairman Lane called for additional comments. There were none.

**ADJOURNMENT:** M. Sinicki made a **motion** to adjourn, second by M. Pennington. Motion passed.

Chairman Lane declared Board adjourned at 8:12 p.m.

Respectfully submitted,

Allan Lane, Chairman