

Planning Board Minutes
Town of Butner, North Carolina
Thursday, September 12, 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, Martin Sinicki and Mark Pennington.

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

Counsel: Jim Wrenn

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

ROLL CALL: Chairman Lane called on PD Ciriello to conduct the roll call. Board members Mike Arrington and Iris Allen were absent.

APPROVAL OF MINUTES, June 13, 2019: J. Adams 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. Sinicki 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.

CONSIDERATION OF A.19.04: Chairman Lane called on Planner Gladwin, to present the background on the proposed text amendment for microdistilleries and microbreweries.

Planner Gladwin stated that there has been interest in opening a microbrewery to produce kombucha. There was a discussion about kumbucha. PD Ciriello stated it is a fermented mushroom and has a low alcohol content, and its main consumption is for health benefits.

Planner Gladwin stated there was an interest in locating in the Industrial zone. Planner Gladwin explained the points considered by staff on what would be the best location for these businesses. The Light Industrial zone is what is recommended when considering accessories and future growth.

Discussion was that there did not appear to be any negatives to this proposal. M. McFadden made a **motion** to accept the proposed text amendment, second by M. Sinicki. Motion passed, no opposition.

Planner Gladwin read the Consistency Statement. **Motion** by R. Campbell to approve the

statement, second by B. Cheek. Motion passed. (**See attached Consistency Statement**)

CONSIDERATION OF A.19.05: Chairman Lane called on PD Ciriello to present the background on this proposal which addresses identifying specific prohibited uses. PD Ciriello stated the goal is to be specific about some prohibited uses. Staff is proposing that Article 7 of the LDO list specific prohibited uses that could be hazardous or noxious. The staff proposed a list of 13 types of uses that will be prohibited.

PD Ciriello displayed a suitability map on the screen of the Town. He explained the value of identifying areas of suitability for various types of development early on so that best lands for development are utilized for their highest and best uses. He stated staff also consulted suitability studies from other towns in their research.

Chairman Lane called for Board action. M. McFadden made a **motion** to approve the proposal, second by B. Cheek. Motion passed, no opposition.

PD Ciriello read the Consistency Statement. J. Adams made a **motion** to accept the Statement, second by R. Campbell. Motion passed, no opposition. (**See attached Consistency Statement.**)

BOARD AND DEPARTMENT COMMENTS/UPDATES: PD Ciriello discussed the urban suitability map that he displayed. He pointed out that the map references other maps and he will send Board members those maps. He pointed out that the area is environmentally rich. He also discussed some DOT plans in the area and the timing of those projects. The Town wants Granville County to join Durham County in supporting the I85 work.

Planner Gladwin discussed food trucks in Town and how they will be handled. November 2 is the campfire event. Staff is preparing a recreation recap for the Town Board. The fitness equipment has been ordered.

There was an inquiry about American Hero. The staff had nothing to report on that.

PD Ciriello stated he would like to have a workshop addressing the issues related to suitability, and include the Gate 2 and Will Suit area. The issue of water and sewer and construction progress in the Meadows project was discussed.

PD Ciriello stated that recent projects that have come in are for in-fill for residential projects in historic Butner.

Planner Gladwin stated that code enforcement is only done when there is a complaint. This is done in order to prevent accusations of bias. B. Cheek stated the Town is cleaner and looks better.

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 7:37 p.m.

Respectfully submitted,

Allan Lane, Chairman