

# Planning Report

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NOVEMBER 2021



# What's Going On

## Long-Range Planning Updates

- The Town's long-range planning efforts are moving forward. The Future Land Use Map and Goals and Objective were adopted and the public engagement component of the Umstead Town Center Small Area Plan is underway.
- Schedule created for completing 2040 Plan and Phase 3 LDO changes:
- ~~9.9.21 Planning Board Recommend action on 2040 Future Land Use Map (FLUM) and Goals and Objectives~~
- ~~9.30.21 Planning Workshop for Town Council Review FLUM and Goals and Objectives in a workshop format to ensure TC is fully aware of the changes to the Town's long-range plan.~~
- ~~10.7.21 Town Council Action on FLUM and Goals. Vote on adoption~~
- ~~10.14.21 Planning Board review of LDO Phase 3 (East Butner and Lake Gateway LDO changes)~~
- 10.27.21 1<sup>st</sup> public participation event for Umstead Town Center Small Area Plan
- 11.10.21 2<sup>nd</sup> public participation event for Umstead Town Center Small Area Plan
- 11.22.21 Draft Umstead Town Center Vision and Goals and Objectives
- 12.20.21 Draft Umstead Request for Design and Qualifications
- 1.6.22 Town Council approval of Umstead RFQ
- 1.14.22 Planning Board review of LDO Phase 3

## MS4 and Stormwater

- Staff is working on the Annual Reports for Falls Lake and for our NPDES MS4 permit
- Staff will attend the NCDEQ Annual Stormwater Conference on November 4

## Other

- Staff attended Granville County Parks and Recreation Advisory Committee
- Staff has issued 5 permits since October 8, including 2 New Business Permits. Including Carolina Coops, and an operations center for medical transport  
The estimate construction value for these permitted projects is \$50,920.65.
- Planning Board meeting to be held in person November 10
- Board of Adjustment meeting was held on Thursday, October 28
- Campfire at Lake Holt event will take place Saturday, November 6 at 6:00PM
- Staff is working with BCA to organize Christmas events
- Staff has scheduled Saturday, November 20 to plant azaleas. Rain date is December 4.
- Staff is working with the RPO to select a consultant to study the alternative East Coast Greenway routes between Butner and Oxford
- Staff attended the 2021 North Carolina Planning Conference October 6 – 8

## Development Project Updates

- The following pages include ongoing projects that have not received final zoning inspection.



# Tractor Supply

(Updated October 2021)

- Permits issued and construction is well under way
- Project expected to open at the end of October
- Project passed final zoning inspection October 25



# Creedmoor Fuel

- Project that began in 2017 and expired. In progress to being renewed
- Project proposed to be phased with phase one phase being the construction of building pad and driveway.
- Phase one cannot receive approval until zoning has been approved for the entire project.
- Staff met with engineer and sent plans back with comments
- Soil & Erosion Control, Fire Marshall, Approval, & DOT Access permit have expired and need renewal.
- Stormwater deposit required prior to further review



# Altec Chasis Storage Expansion Phase 2 & 3

(Updated August 2021)

- Final permits issued. Construction may begin
- Will require final zoning inspection once project has been constructed prior to c/o.



# Tarpey Solar Farm

- 18.SUP.02
- Session Law 2020-3 section 4.40 granted permit extensions for development approvals, as a result the SUP will expire 12.22.21
- Outstanding fees have been paid.
- Site plan has been reviewed and comments sent
- Stormwater agreement and bond are being reviewed by Town Attorney.

