

# Planning Report

*Long-Range and Current Planning, Environment and Stormwater, Transportation, Economic Development, Land Use, Parks and Open Space, Code Enforcement...*

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OCTOBER 5, 2023



## **Planning Staff: Planning: Environment, Economic Development, Land Use, Transportation...**

- Staff would like to introduce Jennifer Ganser to the Department. She is from Illinois and brings with her 20 years of experience.
- We have been awarded funding from NCDOT for the Veazey Road project.
- Staff met with DFI to discuss study
- Staff met with Meritage, ESP Associates, DOT, and Stantec to discuss Meritage project.
- Staff set up new ESRI software so any staff member may access ArcMap and ArcGIS at any time
- Staff met with UNRBA to vote on final draft of Consensus Principles.
- Staff met with Duke Energy to discuss feasibility of burying power lines on Central Avenue and N-56. Town Manager will have more to report about this item.

### **Board of Adjustment / Planning Board**

There will not be a Planning Board meeting or a Board of Adjustment meeting in October. Due to vacation being taken and working on consensus about language being proposed for future text amendments for article 15 and Food Trucks, these items have been moved to the November agenda at which time Meritage may be able to move forward.

### **Code Enforcement**

- There are currently 7 open violations within the Town of Butner, Three were resolved this month.
- Staff attempted to reach out to C3 Design and Engineering regarding the St. Bernadette Violation, the Engineer has been out of office for the past month. Staff will follow up upon his return.

### **Development Project Updates**

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

# Altec Gen II Expansion

- Expansion of existing office building and parking lot
- Stormwater deposit paid
- First set of plans reviewed and comments submitted



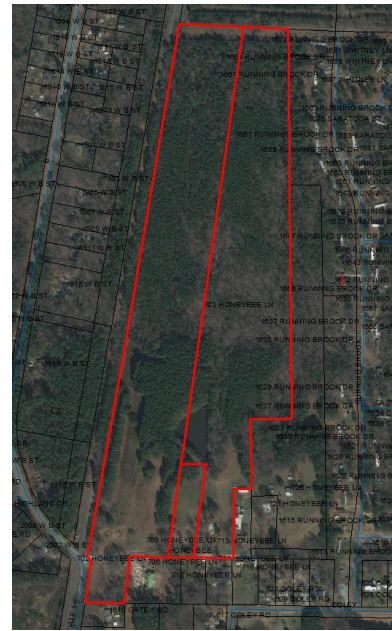
# Stream RV

- Expansion of existing Stream RV business at 171 Village Ct
- Starting to get approval from various entities. Permit anticipated to be issued in the near future.



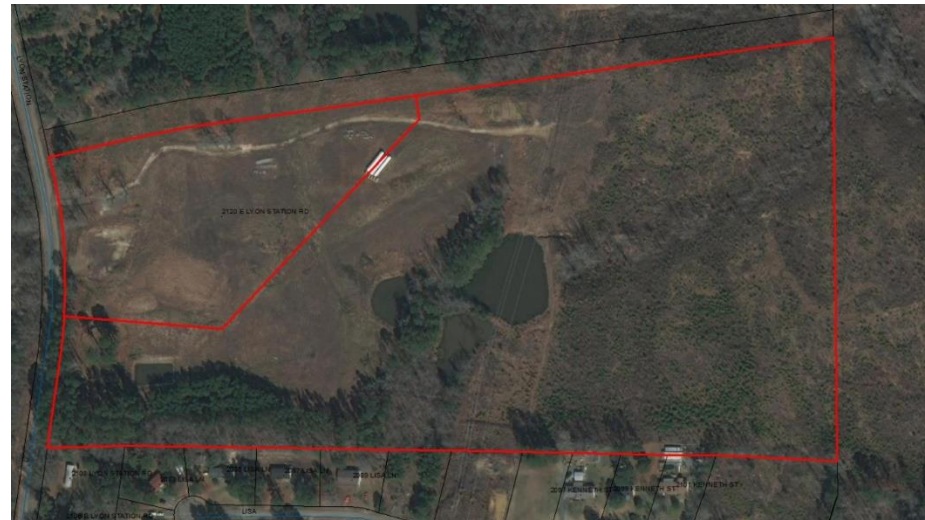
# Tarpey Solar Farm

- SUP 18-01
- Temporary C/O issued and will expire 12.13.2023
- Final buffer must be planted and inspected prior to final C/O
- Developer scheduled to install buffer in October



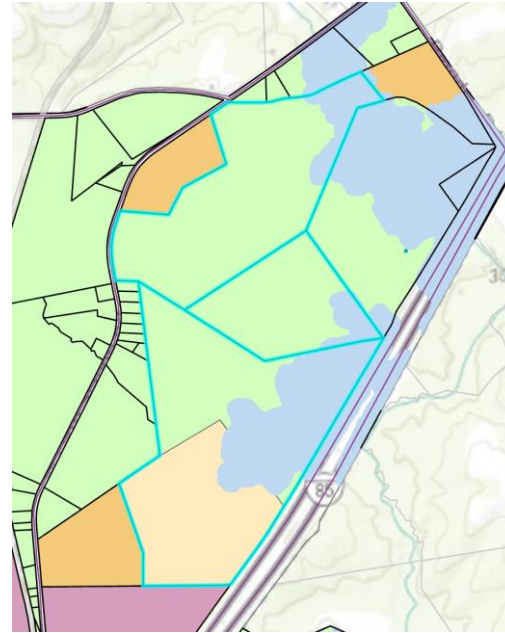
# Creedmoor Fuel

- Revised set of plans submitted after long wait
- Comments submitted
- Receiving various approvals from required entities, still working to resolve a handful of comments as well as stormwater approval prior to permit issuance



## Meritage Homes

- Met with DOT, traffic engineers, ESP Associates, and Meritage representatives.
- Scheduling meeting with SGWASA prior to final submittal.
- Goal to go before Planning Board in November and Town Council in January



## Jarco

- Office building for Jarco Supply, next door to their main warehouse.
- Performed final inspection prior to C/O.