

# Planning Department Report

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DECEMBER 7, 2023



## **Meetings**

- Staff met with CWEP to discuss upcoming Creek Week (March 11-15, 2024)
- Staff met with DFI at UNC for updates to the Gateway Area study
- Staff met with Meritage, Stimmel Associates, ESP Associates, and Town Attorneys to discuss Meritage project
- Staff met with SGWASA to discuss Lift Station projects

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

- Planning Board scheduled to meet December 14<sup>th</sup> on the Meritage project
- Board of Adjustment scheduled to meet November 30<sup>th</sup> for a landscaping variance for Altec

## **Code Enforcement**

- There are three (3) open violations; one (1) was resolved

# Altec Gen II Expansion

- Expansion of existing office building and parking lot
- Stormwater deposit paid
- First set of plans reviewed
- **Requested variance from Article 9.6 (landscaping)**



# Cookout

- 2538 E Lyon Station Road.
- Demolishing old bank building to construct drive thru restaurant.
- Stormwater deposit paid.
- First set of plans reviewed



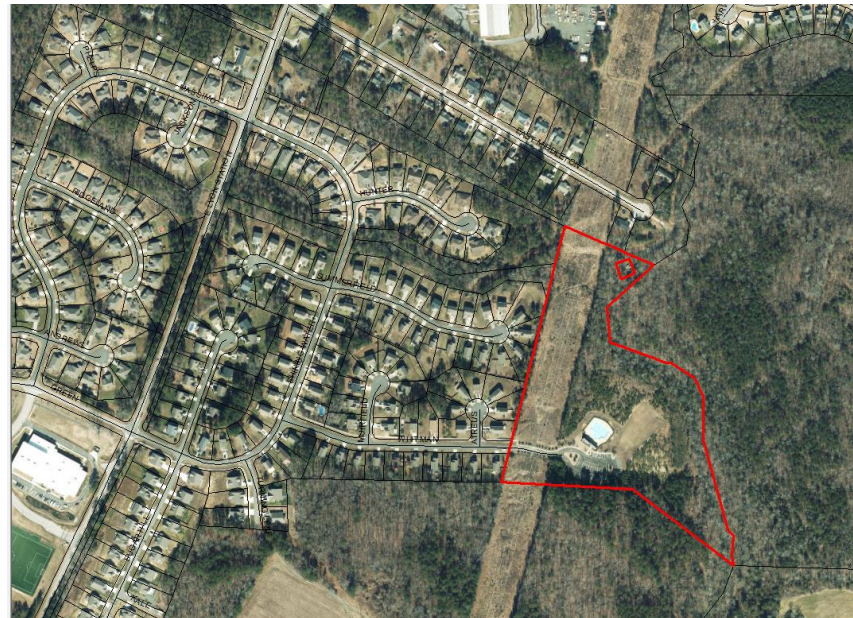
## SGWASA Village Ct. Lift Station

- New lift station proposed off Village Court near Tractor Supply
- Stormwater deposit paid
- First set of plans submitted and reviewed



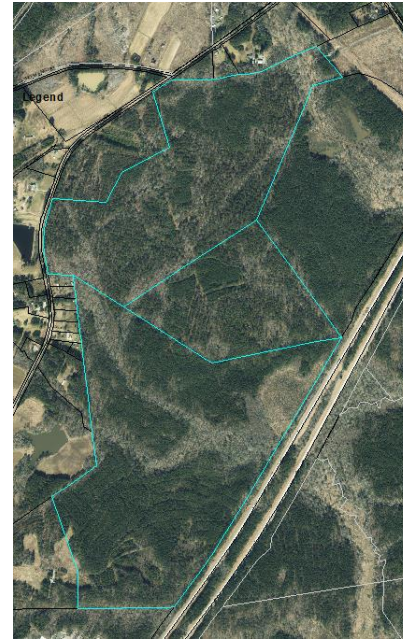
## SGWASA E. Middleton Dr. Lift Station

- New Lift Station proposed off E Middleton Drive near Flemming Farm
- Stormwater deposit paid
- First set of plans submitted and reviewed



# Meritage Homes

- 800+ lots proposed along W Lyon Station Road
- Planned Unit Development (PUD) Rezoning
- **Rezoning case going before Planning Board 12.14**
- **Anticipated to appear before Council 1.4.24**



# American Hero

- Redesigned plans in CX zoning district
- Concept plan anticipated to appear before Planning Board in January and Town Council in February



## Ongoing Projects – (No updates)

- Creedmoor Fuel – awaiting DOT approval
- Tarpey Solar Farm – Final inspection due December 13 prior to C/O
- Stream RV – Under Construction

