

Planning Department Report

MARCH 7, 2024



January Activity

- Met with Gateway property owner to discuss zoning and ideas
- Worked on the on-call RFQ for professional services (released in February)
- Sent letters for private property stormwater inspection reminders
- Attended Local Government Fundamentals Class at UNC Chapel Hill
- New public hearing signs

Board of Adjustment / Planning Board

- Planning Board is scheduled for March 14th
 - Text amendment on Accessory Dwelling Units (ADU) (minimum size)
 - Text amendment on the timing of non-conformities
 - Will see more text amendments in the future
- February BOA is cancelled

Code Enforcement

- Five (5) open violations

2024 permits to date

- Seven (7) zoning permits were issued in the month of February
 - 1 for a food truck

Altec Gen II Expansion

- Expansion of existing office building (155,500 square feet) and parking lot
- Awaiting resubmittal after initial review



Cookout – 2538 E Lyon Station Rd

- Demolishing old bank building to construct drive thru restaurant
- Stormwater deposit paid
- **Zoning permit awaiting approvals from NDCOT, SGWASA, and Fire Marshal**



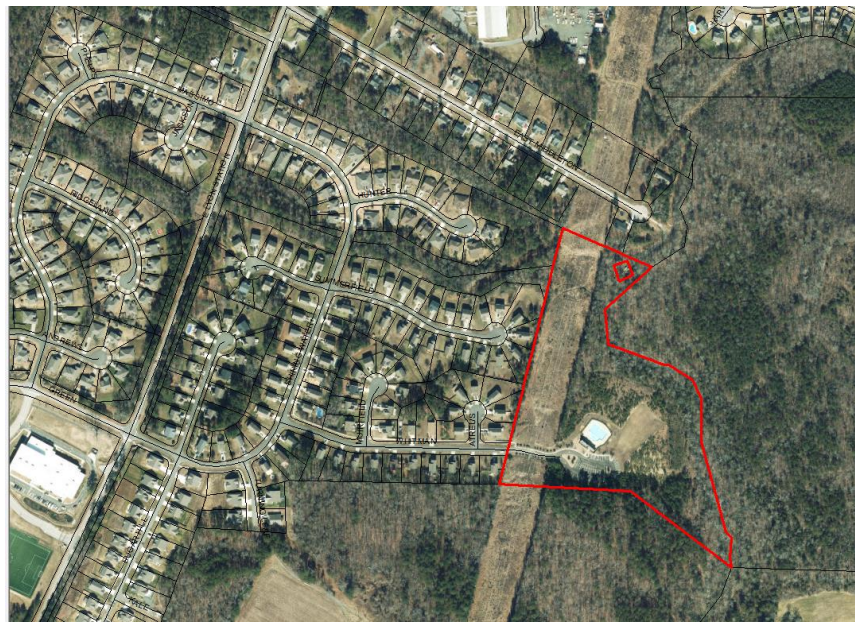
SGWASA Village Court Lift Station

- New lift station proposed off Village Court near Tractor Supply
- Stormwater deposit paid
- Second set of plans being reviewed
- Held meeting to discuss comments



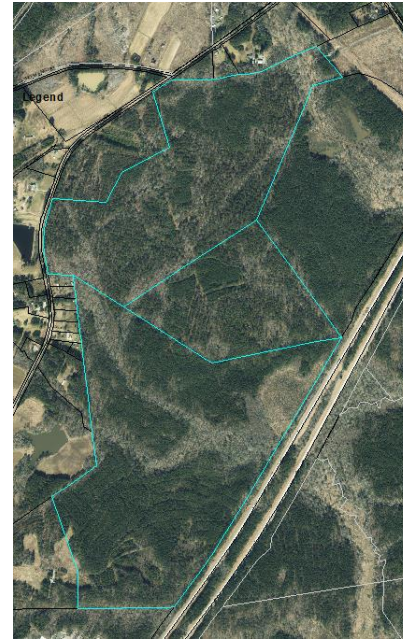
SGWASA E. Middleton Drive Lift Station

- New Lift Station proposed off East Middleton Drive near Flemming Farm
- Stormwater deposit paid
- Second set of plans being reviewed
- Held meeting to discuss comments



Meritage Homes

- Approx. 800 lots proposed along W Lyon Station Road
- Planned Unit Development (PUD) Rezoning
- Town Council approved Concept Plan on January 4, 2024
- **Awaiting Meritage to submit for preliminary plat**



American Hero

- Redesigned plans from their 2018 approvals in CX zoning district
- **Concept plan will need to appear before Planning Board and Town Council for review and consideration**



Ongoing Projects

- Creedmoor Fuel – awaiting DOT approval
- Stream RV – zoning permit approved, need to apply for a County building permit

