

Planning Department Report

APRIL 4, 2024



March Activity

- Received numerous responses for the on-call RFQ for professional services; staff is reviewing them
- Released Gate 2 Road Central Avenue Corridor Infrastructure Study RFQ on March 18; due April 22
- Attended NC Rural Summit Conference
- Spoke at Duke University, Institute for Urban Studies
- Spoke with Butner Public Safety about code enforcement
- Attended CAMPO's Blueprint for Safety Kickoff & Stakeholder Workshop
- Working on business list

Board of Adjustment / Planning Board

- Planning Board scheduled for April 11th
 - Text amendment to Article 1, 3, and 17 to clean up our process sections (CodeWright)
 - Text amendment to delegate the duties of the Board of Adjustment to the Planning Boards
 - Update to the Planning Board Rules of Procedure

Code Enforcement

- Seven (7) open violations

2024 permits to date

- Eleven (11) zoning permits were issued in the month of March

Altec Gen II Expansion

- Expansion of existing office building (155,500 square feet) and parking lot
- Awaiting resubmittal after initial review for zoning permit
- **Stormwater permit issued**



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**



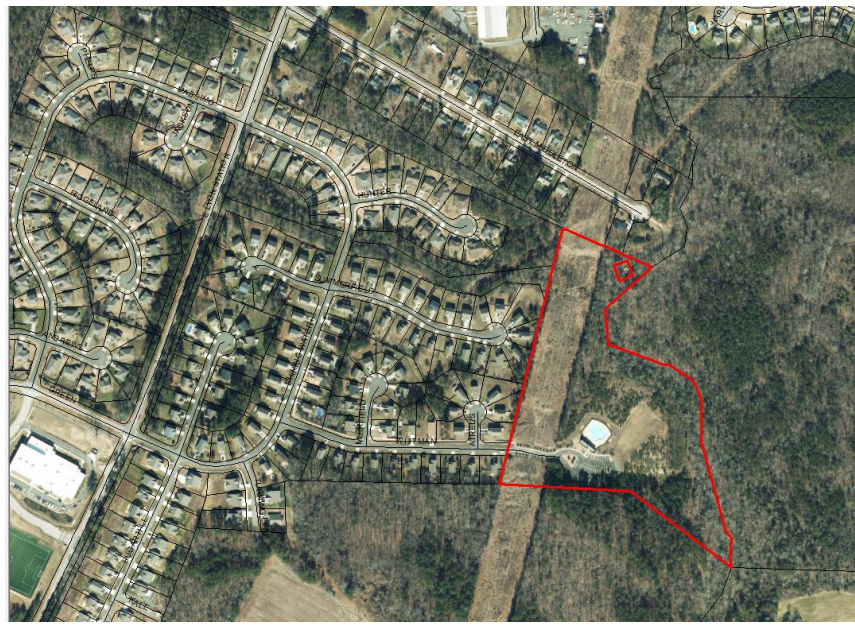
SGWASA Village Court Lift Station

- New lift station proposed off Village Court near Tractor Supply
- Stormwater deposit paid
- Held meeting to discuss comments



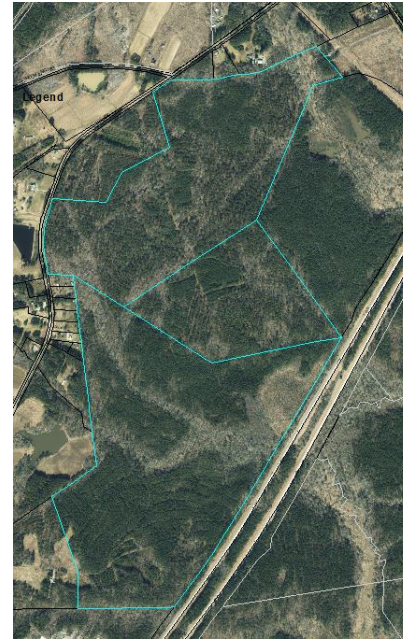
SGWASA E. Middleton Drive Lift Station

- New Lift Station proposed off East Middleton Drive near Flemming Farm
- Stormwater deposit paid
- 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 – wanting to construct building in phases.

