



Butner Town Council Meeting Agenda

7:00 PM Thursday, August 1, 2019
Council Meeting Room – Butner Town Hall
415 Central Avenue
Butner, NC 27509

1. Welcome, Remarks and Call to Order - Mayor Turner
2. Roll Call - Clerk Rote
3. Invocation and Pledge of Allegiance - Mayor Turner
4. Adjustments to and/or Approval of the Meeting Agenda
5. Approval of July Meeting Minutes (Attachment 5)
6. Public Comment Period
Citizens wishing to address the Board must sign in on the form located on the podium prior to the beginning of the meeting.
7. Public Hearing to consider A.19.01, text amendment to the *Butner Land Development Ordinance (LDO) Article 7, Section 7.1.4, Table 7-1 Table of Permitted Uses* to remove the requirement of Special Use Permits (SUP) for uses within the Gateway zoning districts and to allow the uses that currently require Special Use Permits in these districts by right.

As described in the Land Development Ordinance, a use that requires a Special Use Permit in a Gateway zoning district requires review and/or approval from all three Town boards. A Special Use Permit requires a concept plan and approval from the Board of Adjustment. Any development in a Gateway district also requires a concept plan and review by the Planning Board; Town Council makes the final decision. Staff recommends removing the issuance of Special Use Permits in Gateway zoning districts altogether due to confusion in the ordinance and potential conflict between two decision-making bodies. Due to the standards for approval, staff also recommends allowing some uses in certain Gateway districts by right, which currently require a Special Use Permit. **(Attachment 7)**

8. Consider A.19.01, text amendment to the *Butner LDO Article 7, Section 7.1.4, Table 7-1 Table of Permitted Uses*.

The Planning Board reviewed the request on June 13, 2019. Statutory requirements have been met in order to proceed.

Recommended Action: The Planning Board and Ordinance Administrator recommend approval of A.19.01 to the LDO to remove Special Use Permits from the Gateway Districts and allow the uses that currently require Special Use Permits in these districts by right.

9. Consistency Statement for proposed LDO text amendment A.19.01.

Recommended Action: Town Council must adopt a statement indicating if the amendment is/is not consistent with Town's 2020 Comprehensive Land Use Plan and relative to public interest.

10. Public Hearing to consider A.19.02, text amendment to the *Butner Land Development Ordinance (LDO) Article 7, Section 7.1.4, Table 7-1 Table of Permitted Uses* to remove certain uses currently allowed with a Special Use Permit from the Gateway Districts.

Gateway zoning districts allow for a mix of uses, intended to create cohesive, integrated and unified development consistent with the Butner Gateway Small Area Plan. Prior to development in a Gateway district, Town Council must first review and approve a concept plan. Considering the type of development and/or redevelopment expected within these districts, staff recommends removing certain uses considered incompatible with these districts that are currently allowed with a Special Use Permit. **(Attachment 10)**

11. Consider A.19.02, text amendment to the Butner LDO Article 7, Section 7.1.4, Table 7-1 Table of Permitted Uses.

The Planning Board reviewed the request on June 13, 2019. Statutory requirements have been met in order to proceed.

Recommended Action: The Planning Board and Ordinance Administrator recommend approval of A.19.02 to the LDO to remove certain Special Use Permits from the Gateway Districts.

12. Consistency Statement for proposed LDO text amendment A.19.02.

Recommended Action: Town Council must adopt a statement indicating if the amendment is/is not consistent with Town's 2020 Comprehensive Land Use Plan and relative to public interest.

13. Public Hearing to consider A.19.03, text amendment to the *Butner Land Development Ordinance (LDO) Article 6, Section 6.5.3 Gateway District Standards* to add the same building materials standards for the Central Avenue Mixed-Use (CX) district as described in Section 8.5 for the Central Business (CB) district.

The Butner Gateway consists of five zoning districts, one of which covers the area between the railroad tracks and the intersection of Central Avenue and C Street: Central Avenue Mixed-Use (CX). Properties zoned Central Business (CB) are subject to exterior building materials standards. As Central Avenue begins to redevelop under CX standards, staff recommends applying the same building materials standards required in the CB district to those properties redeveloping as CX. **(Attachment 13)**

14. Consider A.19.03, text amendment to the Butner LDO Article 6, Section 6.5.3 Gateway District Standards to add the same building materials standards for the CX district as described in Section 8.5 for the CB district.

The Planning Board reviewed the request on June 13, 2019. Statutory requirements have been met in order to proceed.

Recommended Action: The Planning Board and Ordinance Administrator recommend approval of A.19.03 to the LDO to add the same building materials standards for the Central Avenue Mixed-Use (CX) district as described in Section 8.5 for the Central Business (CB) district.

15. Consistency Statement for proposed LDO text amendment A.19.03.

Recommended Action: Town Council must adopt a statement indicating if the amendment is/is not consistent with Town's 2020 Comprehensive Land Use Plan and relative to public interest.

16. June 2019 Financial Report – Finance Director Hiscocks (Attachment 16)

Recommended Action: Accept Financial Report

17. Consider budget amendment for costs associated with immediate needs for securing and maintaining the Umstead Correctional Property.

The Finance Committee for the Town of Butner met on July 23 to review general maintenance needs (one-time and on-going) and securing the buildings for safety and liability. The budget amendment will reflect those items not covered in the current budget. A budget amendment for approximately \$75,000 will be presented at the meeting.

18. Reports (Attachment 18)
 - Manager
 - Planning/Parks & Recreation Director
 - Public Safety Director
 19. Mayor and Council Comments
 20. Closed Session if needed
 21. Adjournment
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REMINDERS:

If you need additional information about the following items, please visit **Butnenc.org** for updates and additions.

August 12: Military Holiday Committee, Town Hall 7:00 PM
Sept. 2 Labor Day Holiday - Town offices closed for regular business