

MEETING EXCERPT.....

**THURSDAY, MAY 7, 2026 – 6:30 P.M.
REGULAR MEETING OF THE BUTNER TOWN COUNCIL
COUNCIL MEETING ROOM – TOWN HALL**

The Butner Town Council met at the above-mentioned time and place. All members of the Council and local news media were notified of the same as well as the purpose of the meeting.

Council Present: Mayor Dr. Linda Jordon, Mayor Pro Temp Vicky Daniels, Councilmembers Jeanna Benoy, Tom Lane, Josh Shank, Ed Sosa and Jimmy Walker. Also present: Town Manager Jordan McMillen, Town Attorney Jim Wrenn, Town Clerk Barbara Rote, and Deputy Clerk Anita Thomasson.

APPROVED CONSISTENCY STATEMENT
APPROVED LDO TEXT AMENDMENT TA.26.01
ARTICLES: 7 USE STANDARDS, 14 SUBDIVISION STANDARDS, AND
15 WATERSHED PROTECTION
PUBLIC HEARING FOR ARTICLE 17 DEFINITIONS WAS CONTINUED UNTIL JUNE 4, 2026

PD Ganser identified the items relevant to adopting a consistency statement. Town Council must adopt a statement indicating if the amendment is/is not consistent with the Butner 2040 Plan's Goals and Objectives, and relative to public interest.

The Ordinance Administrator recommended approval of TA.26.01 to *Articles: 7 Use Standards, 14 Subdivision Standards, and 15 Watershed Protection* effective upon adoption. The Planning Board recommended the same.

COUNCILMEMBER SHANK MADE A MOTION, SECONDED BY COUNCILMEMBER LANE, TO ADOPT A CONSISTENCY STATEMENT RELATIVE TO THE TOWN OF BUTNER 2040 PLAN'S GOALS AN OBJECTIVES AND RELATIVE TO PUBLIC INTEREST; AND TO APPROVE LDO TEXT AMENDMENT TA.26.01 TO ARTICLES: 7 USE STANDARDS, 14 SUBDIVISION STANDARDS, AND 15 WATERSHED PROTECTION AS PRESENTED AND EFFECTIVE UPON ADOPTION. THE PUBLIC HEARING WAS CONTINUED TO THE JUNE 4, 2026 TOWN COUNCIL MEETING FOR ARTICLE 17 DEFENITIONS (MANUFACTURED HOME). ALL VOTES WERE IN THE AFFIRMATIVE. **THE MOTION CARRIED.**

ADOPTED CONSISTENCY STATEMENT

Town Council Written Plan Consistency Statement: The proposed amendment is consistent with the 2040 Plan.

2040 Objectives

The Town will maintain and strengthen its relationships with the County, neighboring municipalities, and the State and Federal agencies that call Butner home to ensure that growth and development are adequately coordinated, and opportunities for partnerships are realized as they become available.

2040 Goals

- Update the Land Development Ordinance to incorporate the vision and goals set forth in the Comprehensive Land Use Plan.
- Conduct a review of the Land Development Ordinance to incorporate any changes identified in the plan review process.

ADOPTED LDO TEXT AMENDMENT A.26.01

Amendment to 15.2.4 due to State Statute

15.2.4 Applicability. (E)

Exemptions.

(1) Thresholds.

(i) Single-family and duplex residential and recreational development and redevelopment that cumulatively disturbs less than ~~one-half~~ **one** acre and is not part of a larger common plan of development or sale is exempt from the provisions of this article.

Limiting principal structures for single-family residential

7.2.2 Residential use classification.

(A) Household living.

(1) Characteristics. The household living use category includes the residential occupancy of a dwelling unit by a household. Tenancy is arranged on a month-to-month or longer basis. Accessory uses commonly associated with Household Living are recreational activities, raising of pets, hobbies, and parking of the occupants' vehicles. Home occupations are accessory uses that are subject to additional regulations (see division 7.4.3(G), Home Occupation).

(2) Examples. Example use types include detached residential dwellings (single-family dwellings, duplex dwellings, manufactured homes, and other structures with self-contained dwelling units) and attached residential dwellings (multi-family dwellings, townhouses, and live/work dwellings).

(3) In the RP, RR, RS, RT, RMX Zoning Districts, no lot shall contain more than one (1) principal residential dwelling. A principal residential dwelling is the primary residential structure on a lot and is distinguished from accessory structures or accessory dwelling units permitted elsewhere in this ordinance.

Amend to 14.4.6 on fee in lieu of for sidewalks

14.4.6 Payment in lieu of sidewalk alternative. As an alternative to sidewalks construction, the applicant has the option to make a payment in lieu of constructing the required sidewalks and shall be informed of the amount of payment in lieu before issuance of a zoning permit. ~~Payment in lieu requirements.~~

(A) Approval must be given for payment in lieu of sidewalks by the Ordinance Administrator with guidance from the ~~Planning Board, and/or~~ Technical Review Committee.

(B) Payment in lieu of sidewalks is allowed where:

(1) Construction of sidewalks would be inconsistent or unreasonable based on surrounding conditions such as topography, wetlands, and the like; ~~and or~~

(2) Where a proposed sidewalk may conflict with a Town, State, or federal infrastructure project.

~~(2) Where a sidewalk would not connect to adjacent sidewalks nor are there proposed or adopted plans for a connecting sidewalk at the site.~~

(C) Payment in lieu is not permitted if:

(1) Site is located in the RMF, CB, SI, NI, CX, CW, ~~or~~ **CE, EBG, BCV, and BCG** Zoning Districts;

(2) If property is adjacent to any existing sidewalk, greenway, bikeway, or pathway; or (3) Site is adjacent to a proposed development plan with sidewalk and/or adjacent to any sidewalk planned for construction.

(D) Payment in lieu of sidewalks fund requirements. Funds must be equal to the estimated cost of construction of the required sidewalk, which includes materials, labor, engineering, and any required infrastructure improvements for that sidewalk. In situations where the payment in lieu is being made because topography or wetlands make the construction of the sidewalk impractical or impossible, the Ordinance Administrator may take such impracticality or impossibility into account and may accept a payment lower than the actual costs of building a sidewalk or trail in such location provided such lower payment is not less than cost of construction of such a sidewalk under ordinary conditions. Payment shall be made prior to final plat approval, **or zoning permit approval if no final plat is required.**

(E) Fund appropriations. Such funds shall be used at the discretion of the town for use in building or completing pedestrian, bikeway, and/or pathway systems.