



Minutes of
City of Creedmoor
BOARD OF COMMISSIONERS
Reconvene of June 11, 2012 Meeting
June 18, 2012
5:30 p.m.

PRESENT

Mayor Darryl D. Moss, Mayor Pro-Tem John Stallings, Commissioner Jimmy Minor, Commissioner Otha Piper, Jr, Commissioner Herman Wilkerson, and Commissioner Larry Robinson. Also present Rick Flowe, Planning Administrator; Randy Cahoon, City Planner and Robin Reif, Deputy City Clerk

RECONVENE

Mayor Moss called the meeting to order as a continuation of the recessed June 11, 2012 Work Session.

Planning Administrator Rick Flowe reviewed the remaining articles of the draft Creedmoor Development Ordinance with the board:

Article 22: Non-Conformities

This article establishes criteria for defining non-conformity status, or “grandfather clauses”. The article separates the nonconformities into dimensional nonconformities (lots and structures) and nonconforming uses. Nonconformities associated with manufactured homes are also addressed.

Staff is to look into Granville County’s regulations on the year requirement of manufactured home replacements and report back to the board to ensure consistency prior to adoption of the ordinance.

Article 6: Variances & Administrative Appeals

This article speaks of the variance process administered by the Board of Adjustment. The provisions that may not be varied by the Board of Adjustment, application process, action, conditions, and findings of fact are also listed. The process of appealing decisions made by the Planning, Zoning, and Subdivision Administrator to the Board of Adjustment is included in this article. Appeal information is outlined including the application requirements and actions that can be taken by the Board of Adjustment.

Article 23: Administration & Enforcement

This article establishes policy for the administrator, violations, enforcement, procedures, remedies, civil penalties, and procedures for removal of dangerous signs.

Article 18: Flood Damage Prevention

This article is in accordance with North Carolina Emergency Management requirements for participating communities in the National Flood Insurance Program. In most instances, the wording of the City’s Flood Damage Prevention Ordinance is the same as the State’s model ordinance; however, some wording is more restrictive. This article lists the requirements for a floodplain development application, permit and certification requirement, provisions for flood hazard reduction, standards for floodplains and floodways, corrective procedures, variance procedures, appeals, notice of enforcement, and notice of violation.

Article 19: Watershed Protection Ordinance

This article establishes stormwater management and water quality protections for new development and re-development under the Falls Rules (nutrient management program). The article is separated into Section 1: General Provisions, Section 2: Administration and Procedures, Section 3: Standards, Section 4: Maintenance, Section 5: Enforcement and Violations, and Section 6: Illicit Discharges. The standards are intended to reduce the cost of

stormwater management through practical and innovative techniques. These provisions will bring the City into compliance with state mandates.

Article 20: Soil Erosion & Sedimentation Control

This article establishes standards required by the State of North Carolina for the protection of water quality during periods of construction. These standards apply to any person that initiates any land-disturbing activity in excess of one-half (1/2) of one acre for residential purposes or 12,000 square feet for commercial purposes without a Soil Erosion and Sedimentation Control plan. These standards are in compliance with NC mandates as the State is the reviewer and enforcer of soil erosion and sedimentation control plans.

Standards and Specifications Manual

Tab 24 contains the technical details and specifications for street cross-sections, street drainage & tree placement, parking diagrams, curbing & sidewalk diagrams, driveways, tree protection (during construction), and utility location standards.

Administrator Flowe reported that the City's Planning Board voted to keep zones standard with the exception of civic which has recommended changes to benefit the expansion of the Recovery Drive complex. Any land in the civic zones would be open to this similar uses but the Recovery Drive area is the only area with potential for expansion.

Adjournment

There being no more business before the board, moved by Commissioner Wilkerson to adjourn, seconded by Commissioner Stallings. Motion received a unanimous vote.

Meeting adjourned at 8:13 p.m.

Darryl D. Moss, Mayor

ATTEST:

Robin E. Reif, Deputy City Clerk