



MINUTES OF  
CITY OF CREEDMOOR  
**PLANNING BOARD MEETING**  
JUNE 14, 2018  
7:00 P.M.

**PRESENT**

In attendance were Chairman Ed Gleason, Vice-Chairman David Forsythe, Mildred Goss, Robert Gorham, Kenneth Fish, Mike Allen, and Steve Faucette. Also present were Community Development Director Mike Frangos, Senior Planner/Stormwater Administrator Randy Cahoon-Tingle, City Clerk Kathi McCorkle, and City Attorney Kevin Hornik.

**ABSENT**

Dennis Lester

**CALL TO ORDER**

The meeting was called to order at 7:01 p.m. by Chairman Gleason and a quorum was recognized.

**APPROVAL OF AGENDA**

Moved by Mr. Forsythe to approve the agenda; seconded by Mr. Gorham. The motion received a 7-0 vote.

**APPROVAL OF MINUTES**

Moved by Ms. Goss to approve the minutes of May 10, 2018; seconded by Mr. Faucette. The motion received a 7-0 vote.

**COMMENTS FROM THE PUBLIC**

*Ms. Donna Mangum, 217 Park Avenue, Creedmoor*

Ms. Mangum spoke regarding the land use plan and voiced her objection to apartments on Park Avenue and potential traffic problems.

**ZTA-2018-03 TND-CD**

Senior Planner/Stormwater Administrator Randy Cahoon-Tingle presented proposed amendments to CDO Articles 5, 7, 8, 9, 10, and Table of Uses 8.1. The Traditional Neighborhood Development-Conditional District zoning would allow residential lots for single family detached, attached homes, townhouses, and apartments to be reduced from current lot size regulations in exchange for reservation of land and installation of public infrastructure for office, retail, and service uses compatible with neighborhoods.

Mr. Cahoon-Tingle noted Article 7 had been further amended after the agenda packet was sent due to the City's decision earlier in the week to turn over permitting and inspection duties to Granville County.

Moved by Mr. Forsythe to adopt the Consistency Statement; seconded by Mr. Gorham. The motion received a 7-0 vote.

The consistency statement reads as follows:

**ZTA-2018-03, CDO Updates to Articles 5, 7, 8, 9, 10, and 8.1 Table of Uses**

*Pursuant to NCGS§160A-383 (Consistency Statement relating to proposed changes to zoning and development regulation ordinances), the City of Creedmoor Planning Board makes this recommendation regarding changes to the Creedmoor Development Ordinance:*

*We recommend amendment of Creedmoor Development Ordinance, Articles 5 (Amendments to Development Ordinance and Zoning Map), 7 (Permits and Procedures), 8 (Zoning Districts), 9 (Building & Lot Type Standards), 10 (Uses with Additional Standards & Conditional Uses), and 8.1 (Table of Uses) by the Creedmoor Planning Board to update the text of the ordinance to reclassify an overlay district (TNDO) in order to introduce a conditional zoning district (Traditional Neighborhood Development Conditional District).*

*The Planning Board finds these amendments to the Creedmoor Development Ordinance viewed as individual components of an overall update to the ordinance text to be consistent with City Plan 2030's Future Land Use Guiding Principle of creating multiple "mixed use developments incorporating high density residential." Creating a variety of lot sizes allows potential developers to maximize housing choices for future residents, and increases lot yield to a greater degree while discouraging urban sprawl and underutilization of our natural resources.*

*On June 14, 2018, the Planning Board, by a majority vote, approved and recommended this amendment to the Creedmoor Development Ordinance to the City of Creedmoor Board of Commissioners.*

**CREEDMOOR: CITY PLAN 2040**

Community Development Director Mike Frangos reviewed Chapter 2 of City Plan 2040, to be titled *Future Land Use Map*. The map will be used as a basis for recommendations by staff, however the Board of Commissioners will make the final decision regarding rezonings.

**STAFF REPORT**

Mr. Frangos provided updates on the CMAQ sidewalk and Holly Creek projects. He noted that the former Suntrust Bank will be converted to a LDS church and classrooms.

**REPORTS FROM THE BOARD**

Mr. Forsythe moved to honor the high school softball team with signage; seconded by Ms. Goss. The motion received a 7-0 vote.

Chairman Gleason noted he attended the SGWASA meeting and would like to see citizens stay on top of what is happening there.

**ADJOURNMENT**

Moved to adjourn by Ms. Goss; seconded by Mr. Gorham. The motion received a unanimous vote and the meeting was adjourned at 8:55 p.m.



---

Kathleen J. McCorkle, City Clerk