

Minutes of
City of Creedmoor
BOARD OF COMMISSIONERS
Special Meeting
May 3, 2012
3:00 p.m.

PRESENT

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

ABSENT

Commissioner Larry Robinson

CALL TO ORDER

Mayor Pro-Tem Stallings called the meeting to order as Mayor Moss had not yet arrived.

BUSINESS

Introduction of the Draft City Plan 2030

Planning Administrator Rick Flowe outlined the presentation of the draft City Plan 2030 calling it a “vision” containing goals and objectives for Creedmoor. Mr. Flowe stated that the previous plan contained population projections that were exceeded five years ago. Annual updates will be applied to the new plan beginning with its inception. The plan, a policy document, may be updated each year, although the Ordinance itself will not need updated in the same manner.

The most important changes from the old to the new are reflected in the Core Plan existing on page 67 and pages 80-21.

Administrator Flowe directed the board’s attention to page 80 showing the City Plan 2030 map which depicts possible future development to include DOT recommendations, the elimination of W. Sanderford Street, a city courtyard, etc. and is the convergence of the sidewalk plan and core area build out expectations.

Responding to a question from Commissioner Wilkerson, Administrator Flowe explained the benefit of abandoning the previously proposed routing of NC-56 to connect with NC-15. Further, Administrator Flowe showed the ineffective layout of I-85 feeding from-and-to the North in relation to truck traffic and RDU. Improvement of NC-1 is his recommended solution.

Mayor Moss referenced Walmart’s interest stating that the creation of a Walmart Express in Creedmoor would keep the city viable. Addressing Administrator Flowe, the Mayor asked if the new plan eliminates some annexations and the widening of the ETJ to which Mr. Flowe answered in the affirmative.

Administrator Flowe reported that carrying capacity analyses were utilized in the drafting of the development ordinance to paint a picture of what would work in the future, while at the same time, respecting what currently exists. The Falls Rules are the key reason the plan shows so much improvement of impervious areas situated close in to the Core Area of the City which eliminates unintended consequences and possible loss of development opportunities. Surveys received indicated citizens’ desire to have key businesses located in or near city limits (i.e. more grocery stores, etc.) Administrator Flowe reported that Walmart and Walgreens are watching the city very closely in order to determine if the city is a suitable location for a franchise.

Introduction of the draft Creedmoor Development Ordinance

In introducing the draft Ordinance, Administrator Flowe described the City Plan 2030 as being the “plans” and the Development Ordinance the “specs” much like in construction. Administrator Flowe drew the board’s attention

to the ordinance adoption schedule and three-ring binders containing the draft Creedmoor Development Ordinance. Mayor Moss asked if the map on page 67 correlated to the NC DENR Blue Stream Maps. Administrator Flowe stated that the map contains more than the blue stream maps, and while previous maps followed property lines currently approved building lots extend into riparian buffers and the like. The new ordinance will preclude this from happening.

Administrator Flowe also reported that the Zoning Map is to be a part of the Zoning Ordinance and that historical dwellings which do not meet current ordinance are to have different setback requirements should the need for additions to the dwelling arise in future. Proposed articles of the ordinance are intended to preserve the existing gateway into the city and existing prominent streets while introducing diversification across socio-economic parameters.


Administrator Flowe asked the board to follow the recommended reading list and read the articles beginning after the meeting. Administrator Flowe's commented that Creedmoor is an ideal slate for a future community that will attract younger populations and improve pedestrian and dwelling opportunities for seniors. It is expected that there will be very few rezonings under the new plan with the outlying rural areas being the possible exception.

In closing, Administrator Flowe summarized by saying the goal of the proposed development ordinance is to normalize the normal things, keep the special use for the exceptions and include basic fundamentals. It will also reduce contentious hearings for both the Planning Board and the BOC. The new policy will more closely match the City.

The board's consensus was to hold future special meetings, possibly at 5:30 on Mondays, Wednesdays or Thursdays. They subsequently called for a Special Meeting to be held May 21st at 5:30 p.m.

ADJOURNMENT

There being no further business before the Board, moved by Commissioner Piper to adjourn; seconded by Commissioner Minor. The motion received a unanimous vote. The meeting adjourned at 5:00 p.m.


Darryl D. Moss, Mayor

ATTEST:


Robin E. Reif, Deputy City Clerk