



MINUTES OF  
CITY OF CREEDMOOR  
**PLANNING BOARD MEETING**  
JULY 12, 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 7:00 p.m. by Chairman Gleason and a quorum was recognized.

**APPROVAL OF AGENDA**

Moved by Ms. Goss 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 June 14, 2018; seconded by Mr. Faucette. The motion received a 7-0 vote.

**ELECTION OF OFFICERS**

Mr. Forsythe nominated Mr. Gleason to serve a second term as chairman; seconded by Mr. Allen. There being no other nominations, Mr. Allen moved to close the nominations; seconded by Mr. Forsythe. The motion received a 7-0 vote. The motion to nominate Mr. Gleason as chairman received a 7-0 vote.

Mr. Gleason nominated Mr. Forsythe as vice-chairman for his second term; Mr. Gorham seconded. There were no other nominations and the motion received a 7-0 vote.

Mr. Allen provided an update regarding Mr. Lester.

**COMMENTS FROM THE PUBLIC**

None

**ZTA-2018-04**

Senior Planner/Stormwater Administrator Randy Cahoon-Tingle presented proposed amendments to CDO Article 22 Nonconformities.

The changes proposed involve a return to more normal nonconformity discontinuation deadlines. Prior to 2012, the Creedmoor Development Ordinance allowed 180 days of abandonment of nonconforming uses. With the adoption of the current ordinance, nonconforming uses were allowed up to five years of abandonment prior to the property owner losing the ability to continue the nonconformity.

The amendments restore the 180-day limit on abandoned nonconformity returning to nonconforming status.

Moved by Mr. Allen to recommend approval of ZTA-2018-04 and the Statement of Consistency to the Board of Commissioners, as presented; seconded by Ms. Goss. The motion received a 7-0 vote.

The consistency statement reads as follows:

*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, Article 22 (Nonconformities) to update the text of the ordinance to limit the time period abandoned nonconforming uses may be replaced as nonconforming, as well as set limits on how long nonconformities associated with manufactured housing may remain vacant before losing nonconforming status.*

*The Planning Board finds these amendments to the Creedmoor Development Ordinance text to be consistent with City Plan 2030's Future Land Use Guiding Principle of using zoning authority for both "stabilizing and preserving property values."*

*On July 12, 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**

Mr. Cahoon-Tingle reviewed the proposed future Chapter 3 of City Plan 2040, *Stormwater*.

**STAFF REPORT**

Mr. Frangos provided updates on the Amberleaf subdivision, Holly Creek apartments, CMAQ sidewalks, Lake Rogers projects and briefed the board on code enforcement cases and the transfer of inspection services to Granville County.

**REPORTS FROM THE BOARD**

David Forsythe mentioned collaboration between the chamber and a private organization regarding the SGHS softball champions sign.

**ADJOURNMENT**

Moved to adjourn by Ms. Goss; seconded by Mr. Gorham. The motion received a unanimous vote and the meeting was adjourned at 8:24 p.m.



---

Kathleen J. McCorkle, City Clerk