



MINUTES OF
CITY OF CREEDMOOR
PLANNING BOARD MEETING
APRIL 11, 2019
7:00 P.M.

PRESENT

In attendance were Chairman Ed Gleason, Vice-Chairman David Forsythe, Robert Gorham, Mildred Goss, Dennis Lester, Steve Faucette, and Mike Allen. Also present were Community Development Director Michael S. Frangos AICP, CZO, Planning Technician Michael Malecek, and attorney Kevin Hornik.

ABSENT

None.

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 Mr. Allen to approve the agenda; seconded by Mr. Faucette. The motion received a 7-0 vote.

APPROVAL OF MINUTES

Moved by Ms. Goss to approve the minutes of March 14, 2019; seconded by Mr. Faucette. The motion received a 7-0 vote.

COMMENTS FROM THE PUBLIC

None.

COMMENTS

Mr. Forsythe recognized the service of former City Clerk, Kathi McCorkle, and asked for prayers for those affected by the Durham natural gas explosion. Mr. Gleason stated he will purchase a card to thank Kathi McCorkle for her service and send on behalf of the Planning Board.

ACTION ITEMS

Mr. Gleason, seeing no more general discussion items, advanced to agenda item five – FIP-2018-01, EDGE Environmental, Inc.-410 N. Main Street. Mr. Frangos explained the reason for the re-application and the lapse of the original award. Mr. Frangos read the following letter from Fonz Pacheco with Edge Environmental into the record.

“Our awning application was delayed due to increased business volume. In addition, it was difficult to obtain an engineer to create a certified set of drawings suitable for

permitting. As of now, we obtained an engineer to draw the plans necessary to submit to Granville County for permitting. It is our hope to have the awning installed by May 31st, 2019.”

Mr. Frangos reviewed the Edge Environmental application and proposal of work. Mr. Gleason stated that there is no reason the Planning Board should not approve this re-submitted application since the funds are already set-aside and it will not impact other City funds.

Mr. Allen asked if the Planning Board has a say in the color of the awning that Edge installs. Mr. Hornik, stated that the board can't pick the exact color, but has the authority to adopt a color pallet or reject an application because of a proposed color of the facade that is garish. This does not preclude businesses or property owners from painting buildings on Main Street any color they want without FIP funds. Mr. Frangos stated that he will bring an example of a historic color pallet to a future Planning Board meeting. Mr. Frangos stated that Edge Environmental has proposed a dark green awning.

Moved by Mr. Allen to renew grant application FIP-2018-01; seconded by Mr. Forsythe. The motion received a 7-0 vote.

STAFF REPORT

Mr. Frangos introduced the Community Development Department's new Planning Technician, Michael Malecek. Mr. Frangos provided an update on the Cross City Trail, the Gym & Senior Center construction, and the Lake Roger's Park improvements. He stated that the Lake Roger's Park ribbon cutting ceremony is Wednesday, May 1st from 2:00pm to 6:00pm.

Mr. Forsythe asked what will happen to the existing ball field chain-link fencing at the Gym & Senior Center property. If it will be replaced, he suggests donating the fencing to a nonprofit organization, who may be able to help remove it. Mr. Frangos said he will ask if this is possible.

Mr. Frangos informed the Board that Jim McGill submitted facade improvement grant application for the two facades of the old Butner-Creedmoor News building at 418 and 420 N. Main St. Mr. Frangos stated that Jim McGill has asked for his application to be heard by the Planning Board before the next scheduled meeting and asked if Board members would entertain this request. Mr. Frangos and Planning Board members identified April 25th as the next available time for a meeting, which will replace the regular May meeting.

Mr. Frangos updated the Planning Board on Mr. Malecek's work to begin updating the City's sign ordinance – Article 17 of the Development Ordinance. Mr. Hornik summarized the impact of the Reed supreme court case and discussed his work to redline the existing sign ordinance. Mr. Frangos identified the staff's goal to begin discussing changes to the sign ordinance at the June Planning Board meeting, where Mr. Malecek and Mr. Hornik will present their findings.

Mr. Frangos reminded board members that the 2020 Census is one year away.

Mr. Gleason discussed the rapid development and pace of homebuilding at Amberleaf.

Mr. Frangos provided an update on the Holly Creek Apartments and construction crews violating the City noise ordinance.

REPORTS FROM THE BOARD

None.

ADJOURNMENT

Moved to adjourn by Ms. Goss; seconded by Mr. Gorham. The motion received a unanimous vote and the meeting was adjourned at 7:46 p.m.

Michael Malecek, Planning Technician