



MINUTES OF  
CITY OF CREEDMOOR  
**PLANNING BOARD MEETING**  
NOVEMBER 12, 2020  
7 P.M.

**Present in Person at City Hall Boardroom**

Chair Mildred Goss, Mike Allen, Steve Faucette, Robert Gorham, and Debbie Rogers. Also present were Community Development Director Michael Frangos, City Planner Michael Malecek, and City Clerk Terry Hobgood.

**Present via Zoom Video Conference**

Vice-Chair Ed Gleason, Heather Turner, and City Attorney Kevin Hornik.

**Absent**

Dennis Lester

**Call to Order**

Mildred Goss called the meeting to order at 7:00 p.m.

**Approval of Agenda**

Vice-Chair Ed Gleason moved to approve the agenda as presented; seconded by Robert Gorham. The motion was approved by roll call vote 7-0.

Chair Mildred Goss: Yes

Vice-Chair Ed Gleason: Yes

Mike Allen: Yes

Steve Faucette: Yes

Robert Gorham: Yes

Debbie Rogers: Yes

Heather Turner: Yes

**Approval of Minutes**

Steve Faucette moved to approve the October 8, 2020 meeting minutes as presented; seconded by Mike Allen. The motion was approved by roll call vote 7-0.

Chair Mildred Goss: Yes

Vice-Chair Ed Gleason: Yes

Mike Allen: Yes

Steve Faucette: Yes

Robert Gorham: Yes

Debbie Rogers: Yes

Heather Turner: Yes

**Comments from the Public**

With no one coming forward to speak, Chair Mildred Goss closed the Public Comment period.

**ZTA-2020-03 // 160D Updates to CDO Article 5, Article 8, and Table 8.1**

City Planner Michael Malecek presented Zoning Text Amendment (ZTA) 2020-03, which incorporates more changes required by the North Carolina General Assembly in the new NCGS Chapter 160D. ZTA-2020-03 includes changes to Article 5 (Amendments to Development Ordinance and Zoning Map), Article 8 (Zoning Districts), and Table 8.1 (Use Table). Mr. Malecek highlighted notable changes including codifying conflict of interest provisions, defining “Down-Zoning,” Conditional Zoning, specifying a formal definition of Special Use Permits, and elimination of the Traditional Neighborhood Development Conditional District.

Vice-Chair Ed Gleason moved to approve the statement of consistency for ZTA-2020-03; seconded by Heather Turner. The motion was approved by roll call vote 7-0.

Chair Mildred Goss: Yes  
Vice-Chair Ed Gleason: Yes  
Mike Allen: Yes  
Steve Faucette: Yes  
Bob Gorham: Yes  
Debbie Rogers: Yes  
Heather Turner: Yes

Vice-Chair Ed Gleason moved to recommend adoption of ZTA-2020-03: Amending Article 5, Article 8, and Table 8.1 to the Board of Commissioners; seconded by Heather Turner. The motion was approved by roll call vote 7-0.

Chair Mildred Goss: Yes  
Vice-Chair Ed Gleason: Yes  
Mike Allen: Yes  
Steve Faucette: Yes  
Bob Gorham: Yes  
Debbie Rogers: Yes  
Heather Turner: Yes

**Brames Crossing Subdivision // Revised Preliminary Plat**

Community Development Director Michael Frangos presented a revised preliminary plat for the Brames Crossing subdivision. Brames Crossing is slated for development on Moss Hayes Rd., and will eventually connect to the existing Paddington subdivision on E. Wilton Ave. This subdivision was originally approved by the Planning Board and Board of Commissioners in 2017, and was revised and re-submitted for approval by LGI homes in March 2020 after changing ownership. Brames Crossing has already secured the necessary utility allocations from the Creedmoor Board of Commissioners, and the SGWASA Board of Directors. Due to escalating costs associated with utility allocation fees, construction of a lift station, grading, and environmental compliance LGI has decreased the number of developed lots, increased the amount of green space and preserved wetlands, and eliminated a creek crossing for the planned street construction. The revised preliminary plat now shows 171 developable lots, and Community Development staff is recommending approval.

Mr. Frangos fielded questions pertaining to the City’s stormwater infrastructure maintenance responsibility. In the case of Brames Crossing, the HOA is responsible for maintenance and the City must ensure that this responsibility is being met. Mr. Frangos and project engineer Tom Spaulding also addressed the secondary emergency entrance planned for Moss Hayes Rd., which will consist of a weather resistant geo-grid as well as a keyed gate access that would be provided to the Creedmoor Volunteer Fire Department. City Attorney Kevin Hornik also briefed the Planning Board on the vested rights that the developer holds to develop the property as previously approved.

Vice-Chair Ed Gleason moved to recommend approval of the Brames Crossing Subdivision revised preliminary plat to the Board of Commissioners; seconded by Steve Faucette. The motion was approved by roll call vote 7-0.

Chair Mildred Goss: Yes  
Vice-Chair Ed Gleason: Yes  
Mike Allen: Yes  
Steve Faucette: Yes  
Robert Gorham: Yes  
Debbie Rogers: Yes  
Heather Turner: Yes

Following the vote, Community Development staff and project engineer Tom Spaulding addressed questions about stormwater engineering and maintenance inspections that will occur under the management of the HOA after construction.

### **Report on Recent Departmental Activity**

Community Development Director Michael Frangos reported on the approval of the South Granville High School Master Sign plan, and the decision to table the Facade Improvement Program approval and direct Community Development Department staff to investigate incentives for other improvements that would improve Creedmoor's appearance at the November 2, 2020 Board of Commissioners meeting. Mr. Frangos also reported that 122 Pecan St. has been demolished, but there may be additional work to mitigate environmental issues before the property can be disposed of. Finally, Mr. Frangos reported that NC DOT has revised their State Transportation Improvement Program, and the widening of NC Hwy 50 from I-540 to NC Hwy 98 has been delayed for at least ten years. The widening from NC Hwy 98 to the Creedmoor city limits would only occur sometime after the first phase is completed.

### **Report from the Chairperson and Members**

Chair Mildred Goss requested that the City of Creedmoor approach the Granville County Board of Elections about using the Community Center as a polling site.

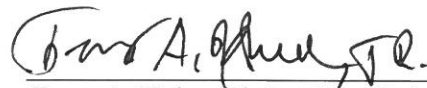
Vice-Chair Ed Gleason thanked the Board of Commissioners for their decision on the South Granville High School Master Sign Permit.

### **Adjourn**

Mike Allen moved to adjourn the meeting at 8:08 p.m.; seconded by Steve Faucette. The motion was approved by roll call vote 7-0.

Chair Mildred Goss: Yes  
Vice-Chair Ed Gleason: Yes  
Mike Allen: Yes  
Steve Faucette: Yes  
Robert Gorham: Yes  
Debbie Rogers: Yes  
Heather Turner: Yes



  
Terry A. Hobgood, Jr., City Clerk