



MINUTES OF
CITY OF CREEDMOOR
PLANNING BOARD MEETING
FEBRUARY 11, 2021
7 P.M.

Present in Person at City Hall Boardroom

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

Present via Zoom Video Conference

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

Absent

None

Call to Order

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

Approval of Agenda

Steve Faucette moved to approve the agenda as presented; seconded by Robert Gorham. The motion was approved by roll call vote 8-0.

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

Approval of Minutes

Robert Gorham moved to approve the January 14, 2021 meeting minutes as presented; seconded by Steve Faucette. The motion was approved by roll call vote 8-0.

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

Comments from the Public

Mayor Bobby Wheeler presented a proclamation to Mildred Goss in recognition of her twenty years of service to the Planning Board.

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

ZTA-2021-01 // Amend Creedmoor Development Ordinance Article 7

City Planner Michael Malecek presented proposed changes to Article 7 of the Creedmoor Development Ordinance required by NCGS Chapter 160D. Mr. Malecek highlighted several notable changes including permit approval process, permit expiration, site development plan reviews, and the change of Conditional Use Permits to Special Use Permits. Mr. Malecek also highlighted that Special Use Permits must be approved via a quasi-judicial hearing, and can be approved with conditions that must be agreed to by the applicant in writing. The subdivision plat approval process is now codified to show final authority rests with the Board of Commissioners, and changes to prior-approved site plans and subdivision plats now have a codified procedure to allow limited administrative minor modifications to the plans for non-substantive changes and a threshold for which the Board of Commissioners must approve major plan changes. Finally, Mr. Malecek highlighted new NCGS Chapter 160D language regarding vested rights and permit choice that now codifies what rights the developer retains through zoning ordinance changes based on the type of permit the developer holds and what kind of development has been approved.

Vice-Chair Ed Gleason moved to adopt the plan consistency statement for ZTA-2021-01, as proposed by staff; seconded by Mike Allen. The motion was approved by roll call vote 8-0.

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

Heather Turner moved to recommend adoption of ZTA-2021-01, amending Creedmoor Development Ordinance Article 7 to the Board of Commissioners; seconded by Steve Faucette. The motion was approved by roll call vote 8-0.

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

Report on Recent Departmental Activity

Community Development Director Michael Frangos reported that he sent all Planning Board members a copy of the February 2020 City Manager's Report, which goes into greater detail about activity in Community Development and other City departments. Mr. Frangos stated that this will be made available to Planning Board members each month. Mr. Frangos also spoke about the hiring of the next City Manager, Gerald Smith, who will be coming to Creedmoor from Maquoketa, Iowa. Mr. Frangos then gave updates on developments reporting that Amberleaf has built out all lots except for two, and that the Brames Crossing revised preliminary plat was approved by the Board of Commissioners on January 20. Mr. Frangos stated that the Board of Commissioners approved Brames Crossing with a request that the developer include automatic flushers to mitigate issues with dead-end water lines. The Board of Commissioners tabled consideration of the Creedmoor Office Park with a request that the developer provide additional information regarding building design. The Board of Commissioners may consider Creedmoor Office

Park again on March 2. Finally, Mr. Frangos encouraged Planning Board members to encourage qualified applicants to apply for the vacancies on the Planning Board and Board of Adjustment.

Election of Vice-Chair

Chair Mildred Goss announced her resignation, effective at the conclusion of the February 11 meeting. According to the Planning Board by-laws, Vice-Chair Ed Gleason will become the Chair effective March 11, and the Planning Board will need to elect a new Vice-Chair to serve until the July 8 meeting when a new election of officers will take place.

Mike Allen moved to appoint Steve Faucette as Vice-Chair effective March 11, 2021 with a term ending June 30, 2021; seconded by Dennis Lester. The motion was approved by roll call vote 8-0.

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

Reports from the Chairperson and Members

All Planning Board members thanked Chair Mildred Goss for her years of service to the Planning Board.

Chair Mildred Goss asked about construction signs that remain on W. Lake Rd. in the R-5707 construction area. Mr. Frangos stated that these were NC DOT signs, and they plan to leave these in place until the resurfacing of NC HWY 56 occurs later in 2021.

Adjourn

Vice-Chair Ed Gleason moved to adjourn the meeting at 7:45 p.m.; seconded by Robert Gorham. The motion was approved by roll call vote 8-0.

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




Terry A. Hobgood, Jr., City Clerk