



Minutes of
City of Creedmoor
BOARD OF COMMISSIONERS
Reconvene of May 22, 2012 Meeting
June 7, 2012
5:30 p.m.

PRESENT

Mayor Darryl D. Moss, Mayor Pro-Tem John Stallings, Commissioner Jimmy Minor, Commissioner Otha Piper, Jr, Commissioner Herman Wilkerson, and Commissioner Larry Robinson. Also present were Mr. Tom Mercer, City Manager; Korena Weichel, City Clerk; Robin Reif, Deputy City Clerk and Attorney Tom Currin.

RECONVENE

Mayor Moss called the meeting to order.

FY 13 Budget Presentation

1. FY13 Fee & Rate Schedule (includes Trash Pick-up)

City Manager Tom Mercer went over revisions to the Fee and Rate schedule. Team researched fees to make certain these increases were comparable to other jurisdictions.

Storm Water Rates

Using Mayor Moss' property as an example, Mr. Mercer demonstrated how someone with multiple lots would be assessed. An in-city-limits house on two acres or less will incur a cost of \$107.

These revisions reflect changes occurring from the previous fiscal year.

General Fund

Mr. Mercer presented the General Fund calculations which contained no changes since last presented to the board.

Work deferred until after the USDA Water and Sewer project is complete will release additional funding for future projects. Descending fuel prices have caused the cost of asphalt to go down which may benefit the City's budget. Gym fee increases were also outlined.

Water and Sewer

Mr. Mercer presented the rate schedule submitted by SGWASA as well as a breakdown of their combined rate history.

City Attorney Tom Currin asked how Creedmoor could be considered as a "wholesale outside" entity when Creedmoor is in Southern Granville County speculating that SGWASA intends to charge outrageous rates until Creedmoor folds its system into theirs.

Mayor Moss proposed a serious legal challenge to these rates along with demanding a face-to-face meeting with their board and the City's Board of Commissioners. Commissioner Robinson proposed addressing the Attorney General. After gleaning information Creedmoor should exercise its right as a consumer. Commissioner Robinson asked if the important difference is that Creedmoor is reselling the water. Mayor Moss used the example of a car wash stating that there is no difference.

Commissioner Robinson said that if we are representing the citizens then we should take on SGWASA on their behalf.

Steve Colenda posed the question if we are under the jurisdiction of the State Utilities Commission and asked if this could be making a significant difference?

Mayor Moss proposed adopting the fee and rate schedule during the next board meeting with the intent to take up the rate increases with SGWASA in the immediate future.

Commissioner Robinson stated that questions from Commissioners had been responded to as well as clarification of monies built-in should the need for additional services arise. Commissioner Minor pointed out that some of the monies were paid for by development fees and did not come out of the budget.

Another benefit to adopting the budget ordinance during the Monday, June 11 Work Session is so the finance department can begin its implementation. Commissioners present expressed confidence in the budget as presented.

Creedmoor Development Ordinance

Planning Administrator Rick Flowe reflected on the summary of articles remaining to be reviewed.

Article 16: Subdivisions

Establishes regulations on subdivisions. It is this very straight forward article which fundamentally defines good neighborhood design and encourages roadway connectivity.

Article 14: Flexible Development Standards

The purpose of this article is to provide the Technical Review Committee with the authority to allow limited deviations (setbacks, lot area and lot dimension, and building coverage and frontage) from the minimum development standards for certain requirements as otherwise set forth in the Ordinance provided certain conditions exist. Legal counsel had recommended the removal of this article calling it an Administrative variance which is not allowed under the constitution. The Planning Board voted to submit the ordinance for adoption with the article remaining. Administrator Flowe stressed the importance of the purpose statements in the beginning of each article stating that that is what courts will focus on in the event of litigation.

Article 15: Special Events & Temporary Structures

This article provides specific guidelines and standards for special events and temporary structures including requirements for permits (numbers 1-9). The special events and temporary structures are displayed in a table with the following information: maximum duration, maximum frequency, permitted zoning districts where the event/structure is allowed, whether or not a permit is required, and additional standards and notes.

The Commissioners debated this article using Vanastics as an example with regard to his outdoor table. Under the new ordinance, this practice would not be allowed more than 18 days out of the year. Administrator Flowe responded that, being pre-existing, this business practice would be grand-fathered.

Article 7: Permits & Procedures

This article lists the permits and/or approvals required for land development activities in the City. The type of permit, fees, process, and expiration are described for the following: zoning permits (zoning compliance), special events/temporary structures, site development plan review (large and small), conditional use approvals, uses with additional standards, sign permits, subdivision plat approvals (major and minor subdivisions), preliminary plat/site plan, final plat, floodplain development and certification permit, stormwater discharge permit, watershed permit, and zoning vested rights. Also required notices and public hearings are listed for these permits. As part of the new ordinance, the development processes are more streamlined. For example, during the major subdivision process, the preliminary plat will be reviewed and approved by the Technical Review Committee and the final plat will be reviewed and approved by the Planning, Zoning, and Subdivision Administrator.

Article 1: Purpose & Authority

This article establishes the fundamentals of the ordinance including enactment, repeal of the old ordinances, valuable purpose statements and principles that link the ordinance to the adopted plan. The relationships are established between the ordinance and the plan, jurisdiction is established for now and the future. Citations of authority to governing statutes and other legalities such as the relationships with inconsistent policies (other regulations, deed restrictions, agreements, etc.), severability, rules of construction, compliance, the establishment of the official zoning map, interpretation of district boundaries and how the policies suspension during a state of emergency is handled. A large copy of the new official zoning map is included in this tab.

Article 5: Amendments to Development Ordinance & Zoning Map

This article describes the amendment process for a zoning map request or text amendment request including the initial application process, notification requirements, steps of review and action by the Technical Review Committee, the Planning and Zoning Board, and the City Council. The requirements of filing a protest petition are also listed.

Article 2: General Provisions

This article establishes the often overlooked but equally important provisions that apply to all properties. These rules are the fundamentals ranging from a basic statement of reference to all development standards articles, street frontage requirements, basic lot principles (size and width), setback designations, corners, heights, structure and uses limited in yards, location of off-street parking, sight triangles, building separation, permitted accessory use and fixtures (including fences, walls, and swimming pools). The standards for residential garages and parking in residential districts and sidewalks for new development and expansion/improvement of existing development standards are provided. The general standards for driveway permitting are also found in this article. There are also new anti-monotony standards to encourage variety in building facades mainly targeted toward new single-family traditional neighborhoods.

Article 3: Definitions

This article contains the definition of words and terms with special meanings used in the ordinance.

Article 4: Boards & Commissions

This article establishes the Planning Board and a separate Board of Adjustment. This article also establishes a new Technical Review Committee and outlines its duties to implement the ordinance when technical documents are under review. The TRC shall be composed of the following members or their designee/alternate: Planning, Zoning, and Subdivision Administrator, Public Works Director, Public Works Engineer, Stormwater Administrator, City Manager, All Planning Board regular members, and other agencies/individuals as appropriate.

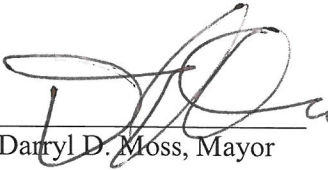
Mayor Moss recommended to the board under tab 29 letter d. rights and privileges Planning Board By-Laws, ETJ shall function with respect to all matters within the territorial area. However, the Chair shall be a city resident.

Board of Adjustment By-Laws The "sitting" regular board shall consist of five (5) persons. Three (3) regular board members shall be residents of the City, and two (2) shall reside in the extraterritorial planning jurisdiction of the City. All sitting members of the Board, regardless of place of residence, shall have voting powers on all matters of business by the Board of Adjustment. By-laws have been removed from the ordinance and made a policy document.

Adjournment

There being no more business before the board, moved by Commissioner Wilkerson to adjourn, seconded by Commissioner Stallings. Motion received a unanimous vote.

Meeting adjourned at 8:13 p.m.


Darryl D. Moss, Mayor

ATTEST:


Robin E. Reif, Deputy City Clerk



