



MINUTES OF
CITY OF CREEDMOOR
PLANNING BOARD MEETING
FEBRUARY 9, 2017
7:00 P.M.

PRESENT

In attendance were Chairperson Neena Nowell, Vice-Chairman Steve Faucette, Mildred Goss, David Forsythe, Dennis Lester, Robert Gorham, and Mike Allen. Also present were Planning Director Michael S. Frangos AICP, CZO, Senior Planner/Stormwater Administrator Randy Cahoon-Tingle, City Clerk Kathleen McCorkle, and attorney Nick Herman.

ABSENT

Ed Gleason.

CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Chairperson Nowell and a quorum was recognized.

APPROVAL OF AGENDA

Moved by Mr. Allen to approve the agenda; seconded by Mr. Faucette. The motion received a unanimous vote.

APPROVAL OF MINUTES

Moved by Ms. Goss to approve the minutes of January 12, 2017; seconded by Mr. Faucette. The motion received a unanimous vote.

COMMENTS FROM THE PUBLIC

None.

PRESENTATION // ZMA-2017-02

Senior Planner/Stormwater Administrator Randy Cahoon-Tingle provided a report on the staff-initiated proposed rezoning of five parcels of City- and TRLC-owned land from AG (Agricultural) and C-56 (Commercial) to OSP (Open Space Preservation).

Mr. Forsythe moved to adopt the following consistency statement including the addition of comments regarding the Creedmoor | Forward recommendation; seconded by Mr. Gorham. The motion received a unanimous vote.

The consistency statement reads in part as follows:

Pursuant to NCGS§160A-383 (Consistency Statement relating to proposed changes to zoning and development regulation ordinances), and Section 4.2-3(A) and 5.3-3(B) and (D) of the Creedmoor Development Ordinance, the City of Creedmoor Planning Board makes this recommendation regarding proposed changes to the Creedmoor Development Ordinance and/or Official Zoning Map:

*We **recommend approval** of Application **ZMA – 2017-02**, for an amendment of the official Zoning Map for the City of Creedmoor. If approved, the parcels identified as Granville County map*

numbers **089502865681, 180501085182, 180501193325, 089604907619 and 089604949783**, a total of 412.49 acres of land located along the periphery of Robertson Creek would be changed from Agricultural (AG) and NC56 Commercial (C-56) to Open Space Preservation (OSP).

The Planning Board finds this proposed amendment to the Creedmoor Development Ordinance to be **consistent** with the applicable provisions of the City Plan 2030 comprehensive plan and the Creedmoor | Forward Strategic Plan.

The Planning Board also provides the following comments regarding the application (optional):

New development is discouraged in areas preserved for recreational uses and open space. City Plan 2030 encourages limited development of conservation areas and recreational areas.

CREEDMOOR | FORWARD states that the City should pursue: "Ample options and amenities for outdoor recreation, such as athletic fields, walking trails, and parks available to both residents and visitors."

STAFF REPORT

Planning Director Mike Frangos reviewed a letter received from City Attorney TC Morphis regarding the challenges of staff-proposed development agreements. He discussed the need to improve the standards with a technical specifications manual, which staff is working on with The Wooten Company. The goal is to bring better quality homes to the area, as 88 percent of the homes in Creedmoor city limits have a real property value of less than \$200,000.

He also reported that construction documents for Chief Street improvements and stormwater projects are out to bid. Staff is meeting with NC DOT February 15 and hoping to work toward right-of-way approvals for the CMAQ sidewalk project.

Suntrust Bank is entertaining offers to purchase the building at Main and Church Streets. The property's tax value is \$450,000+.

City Commissioner and CAMPO representative Thomas Jackson requested to address the board regarding upcoming and ongoing nearby road projects, which he feels will lead to area growth with 3-5 years.

REPORTS FROM THE BOARD

Ms. Goss spoke of the changes at the N. Main Street/US15 intersection, saying it's dangerous, and she thanked staff for the new street sign on her street.

Mr. Forsythe requested signs honoring the high school state baseball and softball championship teams to once again be displayed at the City's gateways.

ADJOURN

Mr. Faucette moved to adjourn; seconded by Ms. Goss. The motion received a unanimous vote and the meeting was adjourned at 7:31 p.m.



Kathleen J. McCorkle, City Clerk