



MINUTES OF
CITY OF CREEDMOOR
PLANNING BOARD MEETING
JANUARY 14, 2016
7:00 P.M.

PRESENT

In attendance were Mildred Goss, Robert Gorham, Dennis Lester, Mike Allen, Chairperson Neena Nowell, Vice Chairperson Steve Faucette and Ed Gleason. Also present were Planning Director Michael S. Frangos, Senior Planner/Stormwater Administrator Randall Cahoon, City Manager Mike Bonfield, City Clerk Kathleen McCorkle, and City Attorney Lori Dutra.

ABSENT

David Forsythe.

CALL TO ORDER

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

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Moved by Vice Chairperson Faucette to approve the minutes of December 3, 2015; seconded by Mr. Allen. The motion received a unanimous vote.

COMMENTS FROM THE PUBLIC

None.

ZTA-2015-05 CREEDMOOR DEVELOPMENT ORDINANCE AMENDMENTS

Planning Director Mike Frangos and Stormwater Administrator/Senior Planner Randy Cahoon presented the staff report and background information regarding the necessity to amend Creedmoor Development Ordinance Articles 3, 8 and 9. The proposed change in building height and parking lot arrangement will benefit the application under consideration, but will also benefit all future downtown development. The amendment includes language requiring all new construction in the MS and MSP districts to have brick facades, and will allow for a development agreement between the developer and the City. Other changes will clarify language included within the original development ordinance.

Staff recommended the Planning Board adopt the Consistency Statement and recommend that the Board of Commissioners adopt the Creedmoor Development Ordinance amendments.

Mr. Gleason moved for approval and signing of the Planning Board Consistency Statement finding ZTA-2015-05 CDO Updates to Articles 3, 8 and 9 to be consistent with City Plan 2030 to ensure Creedmoor's development policies are conducive to the long-term vision for the future; seconded by Mr. Allen. The motion received a unanimous vote.

Vice Chairperson Faucette moved to recommend adoption of ZTA-2015-05 amending the text of the City of Creedmoor Development Ordinance Articles 3, 8 and 9; seconded by Mr. Gorham. The motion received a unanimous vote.

ANIMALS WITHIN CITY LIMITS

Mr. Cahoon provided examples of local government control on animal ordinances, and discussed the potential need for an ordinance relating to poultry ownership within City limits (not including the ETJ). Any ordinance proposed would likely have to include amortization for current poultry owners.

STAFF REPORT


Mr. Frangos presented a general update on status of Creedmoor FORWARD, the NC50-56-US15 intersection alignment, Cross-City Trail project, a recent minimum housing case, and progress on downtown stormwater repairs. He also reported that applicant Dollar General has complied with almost all requirements, but staff has not received a final site plan due to some issues with stormwater management and Falls Lake Rules.

REPORTS FROM BOARD

Vice Chairman Faucette thanked Mr. Cahoon on his research work, and Ms. Goss stated she is happy to be back.

ADJOURN

There being no further business before the board, it was moved by Mr. Lester and seconded by Vice Chairman Faucette to adjourn. The motion received a unanimous vote and the meeting was adjourned at 7:45 p.m.



Kathleen J. McCorkle, City Clerk