



MINUTES OF
CITY OF CREEDMOOR
PLANNING BOARD MEETING
JUNE 9, 2016
7 P.M.

PRESENT

In attendance were Chairperson Neena Nowell, Vice Chairperson Steve Faucette, Mildred Goss, Robert Gorham, David Forsythe, Mike Allen, Dennis Lester and Ed Gleason. Also present were Planning Director Michael S. Frangos, Senior Planner/Stormwater Administrator Randall Cahoon, City Clerk Kathleen McCorkle, and City Attorney Robert Hornik. [Note: Mr. Lester joined the meeting at 7:22 p.m.]

ABSENT

None

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 Mr. Faucette to approve the agenda; seconded by Mr. Allen. The motion received a 7-0 vote.

ELECTION OF CHAIR/VICE CHAIR

Chairperson Nowell turned the meeting over to Vice Chairperson Faucette, who then opened the floor for nominations for Chairperson. Ms. Goss nominated Ms. Nowell; seconded by Mr. Forsythe. There being no other nominations, the floor was closed. The motion received a 7-0 vote.

Vice Chairman Faucette returned the gavel to Chairperson Nowell, who opened the floor for nominations. Mr. Allen then nominated Mr. Faucette to continue as Vice Chair; seconded by Ms. Goss. There being no other nominations, the floor was closed. The motion received a 7-0 vote.

APPROVAL OF MINUTES

Moved by Ms. Goss to approve the minutes of May 12, 2016; seconded by Mr. Faucette. The motion received a 7-0 vote.

OATH OF OFFICE

Chairperson Nowell and Vice Chairperson Faucette were sworn into their respective offices by the City Clerk.

COMMENTS FROM THE PUBLIC

Mr. Warren Buff, 215 Park Avenue, Creedmoor

Mr. Buff spoke in objection to the pending revised animal ordinance.

Ms. Amanda Liesch, 215 Park Avenue, Creedmoor

Ms. Liesch spoke in objection to the pending revised animal ordinance.

ZTA-2016-01, FIRING RANGE ZONING DISTRICTS

Planning Director Mike Frangos outlined the history of the firing range zoning district ordinance passed by the Board in 2015 and the subsequent request from the Board of Commissioners for a recommendation from the Planning Board to amend the ordinance.

Moved by Mr. Gleason to go back the original recommendation sent to the commissioners, allowing indoor firing ranges in industrial zone only, and outdoor firing ranges prohibited in city and ETJ; seconded by Mr. Allen. The motion received a 7-0 vote.

PLANNING BOARD STATEMENT OF CONSISTENCY

ZTA-2016-01, Firing Range Zoning Districts

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 **ZTA-2016-01**, for text amendments to Table 8.1, Table of Permitted Uses of the Creedmoor Development Ordinance regarding shooting range zoning districts. We believe the ordinance **should** be changed from permitting indoor shooting ranges with a conditional use permit in the MS, C-15, & C-56 zoning districts to permitted with a conditional use permit in the IND district only; and furthermore change outdoor shooting ranges from allowed with a conditional use permit in the IND district to prohibited.*

*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/or any other officially adopted plan that is applicable).*

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

None

Neena Nowell, Chair

City of Creedmoor Planning Board

ZTA-2016-02, CDO ARTICLE 16: SUBDIVISIONS & ARTICLE 21: OPEN SPACE

Senior Planner/Stormwater Administrator Randy Cahoon provided an overview of the necessity to amend Creedmoor Development Ordinance Article 16: Subdivisions and Article 21: Open Space. The changes are proposed to clean up language and to comply with legislative changes of the general statutes regarding aesthetic controls and bond requirements; and requirements for recreation space.

Let the record reflect Mr. Lester joined the meeting at this time.

Moved by Mr. Forsythe to adopt ZTA-2016-02; seconded by Ms. Goss. The motion received an 8-0 vote.

**PLANNING BOARD STATEMENT OF CONSISTENCY
ZTA-2016-02, CDO Updates to Articles 16 and 20**

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 **ZTA-2016-02** for text amendments to Articles 16 (Subdivision) and 20 (Open Space) of the Creedmoor Development Ordinance. We believe the ordinance **should** be changed to modernize, improve, and comply with recent session law enacted by the General Assembly.*

*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/or any other officially adopted plan that is applicable).*

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

None

Neena Nowell, Chair

City of Creedmoor Planning Board

RECONSIDERATION OF CODE OF ORDINANCES CHAPTER 97: ANIMALS

After an overview of the requested reconsideration by the Board of Commissioners of Chapter 97: Animals, Mr. Gleason offered support for the Buffs, but said he could not in good conscience recommend an ordinance allowing so many animals on such small lots.

Mr. Gleason moved to recommend the amendment to the Board of Commissioners as stated by planning; seconded by Mr. Forsythe.

After a brief discussion on the ordinance’s prohibition on rabbits, the motion received a 7-1 vote, with Chairperson Nowell dissenting.

STAFF REPORT

Mr. Frangos noted that a general update on the Creedmoor | Forward project would take place June 13 at 6 p.m. during which Renaissance Planning will present a draft document; the FY 17 budget was adopted unanimously with no tax increase; and public hearings are scheduled June 21 for the Moore and Brame-Gordon zoning map amendments. The sidewalk project proposed date of construction will likely be next spring as NC DOT has entered its busy season of review. He also answered the Board’s questions regarding the surveying going on for the 15/50/56 realignment; and he reported positive feedback received on the Dollar General building so far.

REPORTS FROM BOARD

Ms. Goss asked if chairman is allowed to vote, who would break the tie, considering the even number of board members. According to the bylaws there is not a mechanism to address a tie. Mr. Hornik said the bylaws will be looked at and several items addressed, including this one.

Mr. Faucette thanked the Boy Scouts and leaders for attending.

ADJOURN

There being no further business before the board, it was moved by Mr. Forsythe and seconded by Mr. Gorham to adjourn. No vote was taken and the meeting was adjourned by consent at 8:12 p.m.



Kathleen J. McCorkle, City Clerk