



MINUTES OF
CITY OF CREEDMOOR
PLANNING BOARD MEETING
MARCH 10, 2016
7:00 P.M.

PRESENT

In attendance were Chairperson Neena Nowell, Mildred Goss, Robert Gorham, David Forsythe, Mike Allen, 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.

ABSENT

Vice Chairperson Steve Faucette, Dennis Lester.

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 Ms. Goss to approve the agenda; seconded by Mr. Gorham. The motion received a unanimous vote.

APPROVAL OF MINUTES

Moved by Ms. Goss to approve the minutes of February 11, 2016; seconded by Mr. Gorham. The motion received a unanimous vote.

COMMENTS FROM THE PUBLIC

Pam Upchurch, 1713 Sanders Road, Stem

Ms. Upchurch said she is a new resident of Stem and is interested in seeing more downtown development in Creedmoor. She said that would bring people into town.

Amanda Liesch, 215 Park Avenue, Creedmoor

Ms. Liesch spoke on the benefits of urban agriculture and locally sourced food. She would like the animal ordinance to not be overly restrictive, and she believes a limit of five fowl is restrictive, as she would prefer to have 10. She would like to work together with the community to find ways to preserve aesthetics.

Tom McGuinness, 207 Park Avenue, Creedmoor

As a neighbor to 215 Park Avenue, Mr. McGuinness is concerned with the smell as well as the oddity of having a farm near his house on less than a half-acre of land. He believes the regulations are too thin. His wife runs a day care and he has concerns about what the children may see with the animal harvesting.

ZMA-2016-01: PENCO Land Company, LLC

Senior Planner/Stormwater Administrator Randy Cahoon discussed the request for rezoning ZMA-2016-01 from Single Family Residential (SFR) to Residential/Main Street Transitional (R/MST), reviewing the additional types of buildings allowed under the new zoning, and requested from the Board a motion to approve the Statement of Consistency and make a recommendation to the Board of Commissioners.

The originator of the rezoning request, Michael Weaver, Executive Vice President of Pendergraph Companies, presented a comprehensive overview of multi-family projects the company has completed in other communities, outlining the amenities the projects offer. The plan here includes 68 one-, two- and three-bedroom income-restricted apartments in a combination of two- and three-story buildings. He reviewed the rent structure and assured stringent background checks of potential tenants. Typical tenants would likely include young professionals, small families, teachers, police and firemen, etc. The complex would have no pool or basketball courts, and the manager and maintenance person would be on site. Mr. Weaver expects with the development, \$8 million would be added to the City's tax base.

In response to a question regarding keeping youths out of the cemetery next door, Mr. Weaver said that a buffer of trees would remain, and that the access street would remain barricaded.

The project is dependent on being approved by NC Housing Finance Agency to receive tax credits, and if successful a projected finish date is late 2017.

Chairperson Nowell opened the floor to questions from the citizens in attendance. Most of the questions centered on traffic concerns, current zoning of surrounding property, and a citywide rezoning that took effect in 2012 and its public notice requirements.

Mr. Gleason moved to approve the consistency statement for ZMA-2016-01; seconded by Ms. Goss.

Following discussion on the disposition of a previously requested special use permit for the site, the motion received a 5-1 vote.

Ayes: Goss, Gorham, Nowell, Allen, Gleason

No: Forsythe

REVISED AMENDMENT CHAPTER 97: ANIMALS

A revised draft of the amendment to Code of Ordinances Chapter. 97: ANIMALS was presented to the Board with a staff memo including changes requested by the Board of Commissioners and City Attorney Lori Dutra. Addressed in the changes were pot-bellied pigs, beekeeping, pigeons and number of fowl allowed per acre.

Following discussion, Mr. Gorham moved to recommend approval of the ordinance as presented including the changes discussed; seconded by Ms. Goss. The motion received a unanimous vote.

ELEVEN THINGS TO KNOW ABOUT CREEDMOOR

Following the Board of Commissioners retreat on February 27, Planning Director Mike Frangos presented a summary of Renaissance Planning's list "Eleven Things to Know about Creedmoor," as well as City Manager Mike Bonfield's retreat opening remarks, followed by a brief discussion.

STAFF REPORT

Mr. Frangos presented a general update on the Dollar General project; Chief Street alley; street condition survey; intersection of US 15 and Main Street; LAPP project; CMAQ 2; new ETJ signs installed; water plant demolition; Gauntlet grand opening; and completion of the monopole fence.

REPORTS FROM BOARD

Ms. Goss inquired whether an environmental study been done on property to be rezoned. The response was yes, there is plenty of usable land within the 12-acre site, and Falls rules will be followed.

ADJOURN

There being no further business before the board, it was moved by Mr. Forsythe and seconded by Mr. Gorham to adjourn. The motion received a unanimous vote and the meeting was adjourned at 8:55 p.m.



Kathleen J. McCorkle, City Clerk