



MINUTES OF
CITY OF CREEDMOOR
PLANNING BOARD MEETING
NOVEMBER 12, 2015
7:00 P.M.

PRESENT

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

ABSENT

Mildred Goss

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

APPROVAL OF MINUTES

Moved by Mr. Gleason to approve the minutes of October 8, 2015; seconded by Mr. Lester. The motion received a unanimous vote.

COMMENTS FROM THE PUBLIC

There were no comments from the public; however, the Board wished to recognize that new City Manager Mike Bonfield introduced himself to Board members before the meeting.

ZTA-2015-04 CDO TEXT AMENDMENTS PACKAGE

Senior Planner/Stormwater Administrator Randall Cahoon outlined the amendments to the Creedmoor Development Ordinance, Articles 8.1, 9, and 10; after which he requested approval of the Planning Board Consistency Statement regarding ZTA-2015-04, which states that the amendments to the CDO update the text of the ordinance to more closely comply with recent legislative changes at the State level and to better comply with the Falls Lake Nutrient Management Strategy (the Falls Rules). The Consistency Statement also recommends approval of the changes to the Board of Commissioners.

Revisions are both subjective and objective, and an updated printed copy including further revisions made that day by Lori Dutra was distributed to the Board. Further, Mr. Cahoon stated the goals of this package of amendments are to:

- Remove multiple references to *historic* and *architectural style*;
- Retain the numbering system by noting "Reserved" where sections have been removed or moved;

- Streamline the Table of Permitted Uses by eliminating redundant or unnecessary classifications of uses more appropriately covered by *retail* or *office*, while expanding some uses;
- Clear up confusion where it appears;
- Create ordinance language that incentivizes multi-family construction investment in the City of Creedmoor (note: 65% of millennials are renters; 85% of persons of all ages who sold homes during the downturn have either moved into rental property or considered it).

During the presentation, The Board voted unanimously to recommend removal of “Migrant Housing” from the table of uses. The Board also unanimously recommended requiring all-brick exterior finish materials in the MS (Main Street) and MSP (Main Street Periphery) districts.

Following the presentation and after discussion, Mr. Forsythe moved to recommend the Creedmoor Development Ordinance be amended with changes discussed during this meeting and included in the ZTA-2015-04 Text Amendments Package; seconded by Mr. Gorham and Mr. Faucette. The motion received a unanimous vote.

Mr. Gleason then moved to adopt the Planning Board’s Consistency Statement; seconded by Mr. Allen. The motion received a unanimous vote.

STAFF REPORT

Planning Director Mike Frangos provided a report on the Notice of Violation (NOV) List; and noted that he has met with new City Manager Mike Bonfield regarding prioritizing, budgeting, and implementing the large list of capital projects the City has in process.

Discussion took place regarding rescheduling the next meeting on December 3 after Chairperson Nowell requested cancellation of the December 10 meeting due to a scheduling conflict. Mr. Frangos will present initial submittal received from Dollar General at that time.

Mr. Allen moved to reschedule the next meeting from December 10, 2015 to December 3, 2015; seconded by Mr. Faucette. The motion received a unanimous vote.

ADJOURN

There being no further business before the Board, Mr. Faucette moved to adjourn; seconded by Mr. Forsythe. The motion received a unanimous vote and the meeting adjourned at 8:30 p.m.



KJM Corkle

Kathleen J. McCorkle, City Clerk