



MINUTES OF
CITY OF CREEDMOOR
PLANNING BOARD MEETING
COMMUNITY DEVELOPMENT
OFFICE

June 12, 2014
7:00 P.M.

PRESENT

Mildred Goss, Mike Allen, Neena Nowell, Chairman David Forsythe, Ed Gleason, Faye Ray and Steve Faucette. Also present were Mike Frangos, Planning, Zoning and Subdivision Administrator; Robin Reif, City Clerk and Lori Dutra, City Attorney

ABSENT

Dennis Lester

CALL TO ORDER

The meeting was called to order by Chairman Forsythe and a quorum was recognized.

APPROVAL OF AGENDA

Moved by Board Member Nowell to approve the agenda; seconded by Board Member Gleason. Motion received a unanimous vote.

APPROVAL OF MINUTES

Moved by Board Member Goss to approve the minutes of May 8, 2014; seconded by Board Member Faucette. Motion received a unanimous vote.

PUBLIC COMMENT

None

ELECTION OF OFFICERS

Chairman Forsythe opened nominations for Chairman and Vice Chairman of the Planning Board.

Moved by Board Member Goss to nominate David Forsythe as Chairman; seconded by Board Member Allen.

Moved by Board Member Allen to close nominations for Chairman; seconded by Board Member Gleason. Nominations for Chairman were closed.

David Forsythe elected as Chairman by unanimous acclimation.

Moved by Board Member Nowell to nominate Mike Allen for Vice-Chairman; seconded by Board Member Faucette.

Moved by Board Member Faucette to close nominations for Vice-Chairman; seconded by Board Member Goss. Nominations for Vice Chairman were closed.

Mike Allen elected as Vice-Chairman by unanimous acclamation.

BUSINESS

Results of ZTA and follow-up of Indoor Shooting Ranges

Planning, Zoning and Subdivision Administrator Mike Frangos welcomed everyone to the Community Development office. He explained that our normal venue was needed by the Police Department for training purposes. Mr. Frangos reported that the Board of Commissioners fully adopted ZTA-2014-01. Mr. Frangos outlined discussion held during the June 9, 2014 Board of Commissioners Work Session regarding development standards for outdoor and indoor firing ranges and City Code of Ordinance Chapter 130.02 prohibiting discharge of firearms within the City limits. This was followed by the governing board declining to commit to a decision to amend the City's code, asking instead that Mr. Frangos bring proposed text amendments before the board at a later date.

Discussion was held regarding a recent incident around a military funeral held at a cemetery within city limits that caused a lock down at the adjacent elementary school. This discharge of simulated gunfire was not communicated to the City prior to the ceremony.

Board Member Gleason reported he is for making a text amendment to the City's code that will allow for ceremonial firearms discharge but limited to this use only. Mr. Gleason stated he is against indoor gun ranges within the City limits as a congregation of vehicles in the parking lot of a range facility may become a target for theft or illegal gun activity.

Discussion amongst the members resulted in the following list from the Planning Board of proposed prohibitions for indoor range locations:

1. Not near Churches, daycares, bars or schools.
2. No alcohol sales.
3. Best suited to highway business district.
4. Research of other municipalities to determine what their distance limitations are.

The subject of City code text amendments regarding firearms discharge and amendments to the Development Ordinance is to be discussed further by the Planning Board.

Mobile Food Vendors and Peddling

Discussions with Butner's Planning Department revealed that town is clamping down on mobile food vendors and therefore Creedmoor may experience an influx. Questions were posed as to the possibility of allowing mobile food vendors and peddlers and their potentially

negative impact on permanent brick and mortar food establishments already conducting business in Creedmoor.

Mr. Frangos stated the City is looking to improve on the existing ordinance and enhance zoning regulations. There currently is nothing to prevent such commerce in the public right-of-way which, as the ordinance exists the activity could hurt existing food establishments.

Discussion was held regarding insurance requirements, licensing, “parkettes” (several parking spaces on a city street being leased to a mobile food vendor), designated times for this use at Lake Rogers, use of the depot, parking, exemptions for local non-profits and religious organizations, and regulating versus stifling.

In response to the question on allowing the use by non-profits and religious organizations, City Attorney Lori Dutra suggested the definition of a peddler in proposed text include “sale for profit”.

STAFF REPORT OF DEPARTMENTAL ACTIVITY

Planning, Zoning and Subdivision Administrator Mike Frangos reported on the following items:

Mr. Frangos reviewed the Notice of Violation list from June 2, 2014 with the board. No comments were made on the current list.

The Board of Commissioners has changed their meeting dates which may affect the Planning Board meeting dates in terms of application reviews and recommendations to the governing board being made in a timely manner. Depending on when the meetings fall, it could now take 45 days to get an application before the governing board.

Board members discussed possible change of their meeting dates to the fourth Thursday of the month.

Walgreens is close to opening.

Ten single-family dwelling permits were recently issued which may be as a result of the fee reduction which was recently made “permanent” (until the merger is completed).

Due diligence is ongoing with SGWASA.

CHAIR

Chairman Forsythe had nothing to report.

ADJOURN

There being no further business before the Board, Board Member Gleason moved to adjourn; seconded by Board Members Nowell and Goss. The motion received a unanimous vote. The meeting adjourned at 8:13 p.m.