



MINUTES OF  
CITY OF CREEDMOOR  
**PLANNING BOARD MEETING**  
MARCH 13, 2014  
7:00 P.M.

**PRESENT**

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

**ABSENT**

No members were absent

**CALL TO ORDER**

In the absence of Chairman Forsythe, the meeting was called to order by Vice-Chairman Allen and a quorum was recognized.

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

Moved by Board Member Ray to approve the minutes of January 9, 2013; seconded by Board Member Faucette. Motion received a unanimous vote.

**PUBLIC COMMENT**

No public comments offered.

*Chairman Forsythe joined the meeting at this time.*

**BUSINESS**

Planning, Zoning and Subdivision Administrator Mike Frangos provided a condensed version of the Board of Commissioner's Annual Retreat presentation for the benefit of the Planning Board members unable to attend the retreat. The presentation given contained those slides most pertinent to the Planning Board.

*CDO Article 22- Nonconformities*

Discussion was held on Creedmoor Development Ordinance Article 22 – Nonconformities

*Creedmoor Fuel Site*

A discussion regarding Creedmoor Fuel was held in response to questions raised by Board Member Gleason during the January 9, 2013 meeting. Specific concerns were related to aesthetics, regulation of number of portable tanks stored onsite, and existing landscape buffer. Mr. Frangos reported that the site is grandfathered and predates any applicable zoning regulations, and therefore is considered a legal non-conforming property.

Using the recently vacated Andrews Ford building as an example, Mr. Frangos explained that another automobile dealership or automobile repair business could open immediately. A change in ownership does not require the property to be brought into compliance with all of today's development regulations. The NC State Building Code and the Creedmoor Development Ordinance establish an improvement threshold of 50% of appraised value before compliance with current regulations becomes mandatory. A change-in-use provision comes with a three-year timeline.

With regard to safety, Board Member Gleason asked who would be in charge of ensuring buildings in the Main Street district are inspected for fire safety. Mr. Gleason stated that he has been told by the Granville County Fire Marshall that there are some buildings that have never been inspected. Mr. Frangos responded that it is the City of Creedmoor's Building Inspector and the Granville County Fire Marshall's responsibility to conduct scheduled inspections of all businesses to insure continued fire safety.

**STAFF REPORT OF DEPARTMENTAL ACTIVITY**

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

Wade Journey Homes is building single-family detached houses on four lots in the Pine Valley Subdivision.

Multiple sign permits have been issued for the downtown area.

**REPORT FROM THE CHAIR**

*Chairman Forsythe reported on the following:*

Board Member Gleason reported that the NC DOT would be providing a transportation report at the Sunrise Forum at the Butner Town Hall on Friday, March 14<sup>th</sup>.

Mr. Gleason, referencing an article in the March 13<sup>th</sup> Butner Creedmoor News, inquired about the legality of raising chickens in residential areas. Mr. Frangos responded that chickens are not considered livestock therefore they are permissible.

**ADJOURN**

There being no further business before the Board moved by Board Member Goss to adjourn; seconded by Board Member Ray. The motion received a unanimous vote. The meeting adjourned at 8:15 p.m.