



MINUTES OF  
CITY OF CREEDMOOR  
**PLANNING BOARD MEETING**  
SEPTEMBER 11, 2014  
7:00 P.M.

**PRESENT**

Mildred Goss, Dennis Lester, Mike Allen, Chairman David Forsythe, Neena Nowell, Faye Ray, Ed Gleason, and Steve Faucette. Also present were Michael S. Frangos, AICP, CZO, Planning Director; Robin Reif, City Clerk, and Lori Dutra, City Attorney

**CALL TO ORDER**

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

**APPROVAL OF AGENDA**

Prior to the approval of the agenda Chairman Forsythe asked for objections to adding a moment of silence in remembrance of 9/11 to which there were none. Moved by Board Member Goss to approve the agenda; seconded by Board Member Ray. Motion received a unanimous vote.

A moment of silence was held in commemoration of the events of 9/11.

**APPROVAL OF MINUTES**

Moved by Board Member Goss to approve the minutes of August 14, 2014; seconded by Board Member Faucette. Motion received a unanimous vote.

**COMMENTS FROM THE PUBLIC**

None

**BUSINESS**

*ZMA-2014-01, Consideration of Initial Zoning of Tar River Land Conservancy Haynes and Suitt Tracts*

Planning Director Michael S. Frangos reviewed a map of the Haynes and Suitt Tracts being zoned following purchase by the Tar River Land Conservancy (TRLC) and recent voluntary annexation by the City of Creedmoor. The land was purchased for the purpose of conservancy and are both protected by conservation easements. The two tracts are currently zoned by the City as Single-Family Residential (SFR). A third tract is being rezoned from the Granville County designation of Agricultural and Residential (AR40). Action being sought in the proposed zoning map amendment is for the removal of the SFR and AR40

designations in order to change them to agricultural (AG) in order to encourage open space preservation and discourage high-density subdivisions.

In response to Chairman Forsythe's question as to what benefit the non-profit TRLC gains by being annexed into the City limits of Creedmoor, Mr. Frangos offered that they receive ordinance and enforcement protection. Passive use rights have been maintained in the sewage easements of the property. The City is being encouraged to act as stewards of the property and to make recreational use of the easements for its citizens.

Moved by Board Member Gleason to adopt the ZMA-2014-01, Initial Zoning of Tar River Land Conservancy Haynes and Suitt Tracts Consistency Statement prepared by staff based upon justification provided during the meeting, seconded by Board Member Goss. Motion received a unanimous vote.

## **DISCUSSION**

### *City Ordinance Regarding Vehicles on Sidewalks*

Discussion was held regarding the existing ordinance prohibiting bicycles on sidewalks. A solution on how to connect future greenways to existing sidewalks is being sought in advance of the progress of the Congestion Mitigation and Air Quality (CMAQ) sidewalk project phases.

Discussion was held on a possible age limitation for vehicular use on sidewalks, along with a possible provision that the speed of any "non-motorized vehicles" not exceeds that of pedestrians. Training wheels and tire size were also discussed. Obstacles to enforcement were identified which led the Planning Board to a consensus to delay the changing of the ordinance until such time as issues arise to a degree causing revisiting the decision to become necessary.

## **STAFF REPORT OF DEPARTMENTAL ACTIVITY**

*Planning Director Mike Frangos reported on the following items:*

1. Under the review of the Code Enforcement report, Mr. Frangos revealed the discovery of active homelessness in Creedmoor.
2. Regulations regarding political signs in advance of one-stop voting (one-stop voting) have been highlighted on the City's website to assist candidates and citizens. Signs are allowed within the size limitations, thirty days prior to voting (September 23<sup>rd</sup>) and up to ten days after the election.
3. Comprehensive Plan 2035 will be presented to the Planning Board at the next meeting scheduled for October 9, 2014.
4. Infrastructure deficiencies are being identified in existing subdivisions.
5. Street sign retroreflectivity plan inventory project continues.
6. Monopole construction approval is still being worked on. The NEPA process is underway.
7. PEV and Exempt signs text amendment is going forward on 9/15.

Board Member Goss commented on the improvements to the old Ford dealership made by its new owner, Jason Dickerson.

**CHAIR**

None

**ADJOURN**

There being no further business before the Board, it was moved by Board Member Goss to adjourn; seconded by Board Member Gleason. The motion received a unanimous vote. The meeting adjourned at 8:10 p.m.