



MINUTES OF
CITY OF CREEDMOOR
PLANNING BOARD MEETING
DECEMBER 12, 2013
7:00 P.M.

PRESENT

Neena Nowell, Mike Allen, Mildred Goss, Dennis Lester, Chairman David Forsythe, 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

Faye Ray

CALL TO ORDER

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

APPROVAL OF AGENDA

Agenda approved by unanimous consent.

APPROVAL OF MINUTES

Moved by Board Member Allen to approve the minutes of November 14, 2013 with the correction of Board Member Dennis Lester being recorded as present not absent as was reported in the draft of the minutes; seconded by Board Member Nowell. Motion received a unanimous vote.

PUBLIC COMMENT

Anthony F. Santangelo, 307 S. Main Street Creedmoor. Mr. Santangelo thanked the board for their hard work during the past year and wished everyone present a very Merry Christmas.

BUSINESS

Creedmoor Technical Review Committee – 2013-02, Learning Services – Recovery Road site plan.

Planning, Zoning and Subdivision Administrator Mike Frangos noted that representatives of the project were present as well as members of the public who may have received the notice sent out by the City.

Mr. Frangos reported that a Staff Technical Review meeting was held December 11, 2013.

Rick Baker of Baker Engineering Consultants in Raleigh spoke regarding the color rendering presented to the board. The rendering depicted the area rezoned from single-family residential to civic district in which location a parking lot and building are being proposed for construction. Further improvements and additions proposed were reported as well. A low intensity design with sufficient buffering is planned on the 30+-acre property to include saving as many trees as possible.

Mr. Jeff Rezeli, architect with New City Design Group, provided an overview of the services to be provided at the facility and reported the number of additional beds as six (6) and efficiencies as four (4) planned for the campus. Mr. Rezeli stated that Learning Services maintains their buildings for the future therefore all work is performed in a quality manner.

Chairman Forsythe asked Mr. Rezeli if the six additional beds proposed will be licensed and if so, as 122C or 131D. Mr. Rezeli responded that they will be licensed as 122C (adult care).

Chairman Forsythe asked if the public present for the meeting would like to see the plans or if board members would like to see additional plans.

The board members stepped down from the dais to convene a separate meeting as part of the Technical Review Committee to review the site plans. Mr. Frangos reported on items discussed during the staff review of the site plans submitted.

Chairman Forsythe sited the addition of the CMAQ3 sidewalk project as being welcome as it will allow for residents to become more integrated in the community. The goal of the facility is to assist residents in becoming more fully independent.

The nephew of Mildred Allen, adjacent property owner of 802 Lake Road, was present to inquire as to whether a new road would be built to which was responded that it would not.

Chairman Forsythe asked if additional land will remain for future expansion. It was reported that additional land will remain but that there are no designs in the current five-year plan for additional expansion beyond the current project being proposed.

There being no further questions, the Technical Review Committee meeting was recessed and the Planning Board members returned to full-board.

STAFF REPORT OF DEPARTMENTAL ACTIVITY

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

Political signs: Every candidate was diligent in removing their own political signs. In response to questions posed, Mr. Frangos reported that the City is only able to regulate signs within the City's limits and ETJ. Certain signs are exempt under freedom of speech protection laws. Board Member Gleason asked if there was any communication between

Creedmoor and Wake County that could invoke some regulation of the existing “Something Stinks in Creedmoor” signs in the Sandy Plains area. Mr. Frangos replied that the same rules apply to both jurisdictions.

The City has had a developer inquire regarding Paddington Phase II. Paddington has lost vested rights and the owner has asked to have them reinstated. No reinstatement is possible and the project must start over with existing regulations.

The Board of Commissioners unanimously approved the zoning map amendment for Learning Services.

Mr. Frangos provided an overview of the annual report on progress of City of Creedmoor’s Phase II non-point discharge elimination permit.

The Board of Adjustment upheld staff recommendations regarding an appeal on 112 S. Charles Street during its hearing. But the Board of Adjustment extended the time limit to comply.

Walgreens is giving the date of April 1, 2014 to have the building turned over from the construction company to Walgreens. Walgreens will need four to six additional weeks to install fixtures and stock the store.

Holmes Oil has been doing some grading on their neighboring property and has taken advantage of some of the excess fill being offered by the Walgreens construction.

The Board of Commissioners, during its December 9, 2013 Organizational Meeting, waived permit fees for handicap access ramps for single-family detached residences.

REPORT FROM THE CHAIR

Chairman Forsythe presented the draft of a letter prepared on behalf of the Planning Board for presentation to the Board of Commissioners. The letter summarizes the activity by the Planning Board during the year 2013.

Moved by Board Member Gleason that the letter be signed and sent to Mayor Darryl D. Moss for presentation to the Board of Commissioners; seconded by Board Member Goss. Motion received a unanimous vote.

ADJOURN

There being no further business before the Board, moved by Board Member Faucette to adjourn; seconded by Board Member Goss. The motion received a unanimous vote. The meeting adjourned at 7:37 p.m.