



MINUTES OF  
CITY OF CREEDMOOR  
**PLANNING BOARD REGULAR  
MEETING**  
NOVEMBER 14, 2013  
7:00 P.M.

**PRESENT**

Dennis Lester, Neena Nowell, Mike Allen, 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**

Mildred Goss, David Forsythe, Ed Gleason

**CALL TO ORDER**

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

**APPROVAL OF AGENDA**

Agenda approved by unanimous consent.

**APPROVAL OF MINUTES**

Moved by Board Member Faucette to approve the minutes of October 10, 2013; seconded by Board Member Ray. Motion received a unanimous vote.

**PUBLIC COMMENT**

None

**BUSINESS**

Recommendation on **ZMA-2013-03**, Learning Services – Recovery Road

Planning, Zoning and Subdivision Administrator Mike Frangos provided an update on staff activity to comply with requirements in response to the petition for a zoning map amendment. Included was a report that letters of notice of pending public hearing before the Board of Commissioners on November 26, 2013 were sent to the adjacent property owners and advertised in the local newspaper. Also reported on was Resolution 2013R-20: *Resolution of Initial Scheduling* passed by the Board of Commissioners on October 22, 2013 included by reference herein.

It was noted that Mr. Rick Baker was present at the meeting. Mr. Frangos gave further explanation of the proposed rezoning of the boundary line from single family residential to

civic zones in order to accommodate expansion of existing business use. No alternate civic use is proposed by the owner as would be allowed should the proposed map amendment be approved. The applicant chose to make his request via this legislative process in lieu of pursuing a conditional use permit which would call for a quasi-judicial hearing.

Mr. Frangos stated that he recommends the Planning Board recommend to the Board of Commissioners that the application be approved.

Moved by Board Member Ray to approve sending a recommendation by the Planning Board for approval to the Board of Commissioners; seconded by Board Member Nowell. Motion received a unanimous vote.

#### **STAFF REPORT OF DEPARTMENTAL ACTIVITY**

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

SGWASA merger negotiations are in the final phase.

Board of Adjustment heard a case on an appeal by William A. Carson of 110 S. Charles Street. Staff recommendation was upheld and terms of compliance were amended by the board.

404 Aiken is finally abated. The lot is now vacant and all is in order.

Monument building has been demolished as well as the Holmes Oil company building. Property is owned by one company and will likely be considered for commercial use.

Technical Review Committee may meet in order to facilitate the zoning map amendment above, should it be approved by the Board of Commissioners.

#### **REPORT FROM THE CHAIR**

None.

#### **ADJOURN**

There being no further business before the Board, moved by Board Member Ray to adjourn; seconded by Board Member Faucette . The motion received a unanimous vote. The meeting adjourned at 7:20 p.m.