



MINUTES OF
CITY OF CREEDMOOR
**PLANNING BOARD REGULAR
MEETING**
OCTOBER 10, 2013
7:00 P.M.

PRESENT

Mildred Goss, Neena Nowell, Mike Allen, 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, David Forsythe

CALL TO ORDER

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 Nowell. Motion received a unanimous vote.

APPROVAL OF MINUTES

Moved by Board Member Nowell to approve the minutes of August 15, 2013; seconded by Board Member Goss. Motion received a unanimous vote.

PUBLIC COMMENT

None

BUSINESS

Discussion Items

On September 24, 2013, during their regular governing board meeting, the City of Creedmoor Board of Commissioners voted to unanimously accept the City Manager's recommendation for the sale of public utilities to SGWASA. Discussion was held on the following items as they may potentially relate to the agreement with SGWASA.

City Plan 2035 Land Use Plan Amendment

The current land use plan goes no further than the existing ETJ boundaries therefore would need amending should the ETJ be expanded.

Extraterritorial Jurisdiction Zoning Authority

Administrator Frangos gave a presentation on ETJ expansion as it relates to the South Granville Utility Merger which included the statement that “*better decision-making framework today will reduce cost, frustrations and delays tomorrow.*” Growth planning will be for the reduction of future potential conflicts between neighboring jurisdictions. Planning for future utility hookups will be utilizing SGWASA’s water through Creedmoor’s allocation.

Main Street Parking Study

Discussion of Main Street Parking Study was proposed by Chairman Forsythe in a prior meeting. In his absence, members speculated and brain stormed about possible future discussion items.

Members discussed the problem of transfer truck utilizing Main Street instead of detouring on Old Weaver Trail south of Creedmoor.

STAFF REPORT OF DEPARTMENTAL ACTIVITY

Planning, Zoning, and Subdivision Administrator Mike Frangos reported that Creedmoor has several new businesses starting up. Main Street additions are Raleigh Cake Pops on Main Street (beside City Barber Shop 208B), and a carpet and flooring store at North and Park 506 N. Main.

Board Member Goss noted that the house located at 404 Aiken that has been on the violation list now has a new buyer has paid civil penalties. Ms. Goss registered a formal complaint regarding the weeds, high grass, broken glass windows and boarded windows at the old Jerry’s pizza establish.

Mr. Frangos reported that Learning Services on Recovery Road will require a new zoning amendment to accommodate their planned expansion which may require convening the city’s Technical Review Committee.

REPORT FROM THE CHAIR

No report was provided in the absence of Chairman Forsythe.

ADJOURN

There being no further business before the Board, moved by Board Members Goss and Faucette to adjourn; seconded by Board Members Nowell, Ray, Gleason The motion received a unanimous vote. The meeting adjourned at 8:04 p.m.