



CITY OF CREEDMOOR

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2022-O-06

MAYOR
ROBERT V. WHEELER

CITY MANAGER
GERALD C. SMITH, SR.

COMMISSIONERS
KECHIA BRUSTMEYER-BROWN
GEORGANA KICINSKI
ROBERT WAY
ED MIMS
EMMA ALBRIGHT

ORDINANCE 2022-O-06

AN ORDINANCE AMENDING THE CREEDMOOR DEVELOPMENT ORDINANCE IN ACCORDANCE WITH ZTA-2022-06

WHEREAS, the Planning and Community Development Department has realized a valid need to amend the text of the City of Creedmoor Development Ordinance in order to comply with the General Assembly's recently adopted session law and to clarify ambiguous language or correct contextual errors; and

WHEREAS, the Planning staff has assigned the case number ZTA-2022-06; and

WHEREAS, ZTA-2022-06 proposes to amend the following articles of the Creedmoor Development Ordinance and various sections within each:

ARTICLE 7: Permits and Procedures

ARTICLE 3: Definitions

ARTICLE 2: General Provisions

WHEREAS, Article 5 of the Creedmoor Development Ordinance (CDO) states precisely how amendments to the development ordinance should be processed; and according to §5.3 Amendment Process of the CDO, this request does not require compliance with design guidelines at this stage and therefore does not require a recommendation from the Creedmoor Technical Review Committee; and

WHEREAS, ZTA-2022-06 requires a recommendation and a Statement of Consistency with City Plan 2030 from the City of Creedmoor Planning Board; and

WHEREAS, any recommendation made by the Planning Board to the Board of Commissioners shall be in writing and shall include a statement describing whether the proposed amendment is consistent with the comprehensive plan that has been adopted by the City and any other officially adopted plan that is applicable. A comment by the Planning Board that a proposed amendment is inconsistent with the City's land use plan, comprehensive plan or any other adopted plan for the area affected shall not preclude consideration of approval of the proposed amendment by the City Board of Commissioners; and

WHEREAS, the Planning Board met at their regularly scheduled meeting on January 13th, 2022 and have made a decision to recommend the changes as written and signed a statement of consistency.

WHEREAS, the Board of Commissioners met at their February 1st, 2022 meeting and unanimously voted to schedule ZTA-2022-06; and

WHEREAS, public notices were placed in the Creedmoor-Butner News on March 18th and March 25th

WHEREAS, the Board of Commissioners conducted the statutorily required advertised public hearing in accordance with the State of North Carolina's General Statutes during the course of the regularly scheduled monthly meeting on April 5th, 2022; and

WHEREAS, it has been determined that the City of Creedmoor Board of Commissioners finds that the request to amend the City of Creedmoor's Creedmoor Development Ordinance acceptable; and

WHEREAS, it has been determined that the action undertaken by the Board of Commissioners is both reasonable and in the public interest as the approved amendment to the Creedmoor Development Ordinance, and is consistent with the City Plan 2030 objective to "coordinate intergovernmental planning in the area of land use."

NOW, THEREFORE BE IT RESOLVED that the Board of Commissioners of the City of Creedmoor adopts this consistency statement and considers the Zoning Text Amendment-2022-01 to be both reasonable and in the public interest.

Creedmoor Development Ordinance Articles 7, 3, and 2 to be updated to include the following;

Article 7

7.5-11 Certificate of Zoning Compliance

7.5-11-1: Acceptance and Use

7.5-11-1A: Certificate of Zoning Compliance required in development of all housing units

7.5-11-1B: Does not grant occupancy

7.5-11-1C: This ordinance supersedes previous references to or use of Certificate of Compliance where previously existing references or definitions are in conflict.

7.5-11-2: Review and Finding

7.5-11-2A: The Planning, Zoning, Subdivision Administrator or their designee shall inspect the site for compliance with the approved permit, plan and applicable conditions

7.5-11-2B: Objective Standards:

7.5-11-2B-1: Meets Permitted Design and Placement

7.5-11-2B-2: Finished grading on front and rear yards

7.5-11-2B-3: Address Plaque (Unit Identification)

7.5-11-2B-4: Mailbox*(unless other arrangements have been made in subdivision application)

7.5-11-2B-5: Driveway Approval* (Public Works or NCDOT)

7.5-11-2B-6: Stormwater apparatuses cleared and functioning

7.5-11-2B-7: Seed and Straw and/or Sod has been placed

7.5-11-2B-8: Yard meets required standards listed in CDO and in the Creedmoor Code of Ordinances

- Once the applicant/site have met the requirements and applications standards the chosen representative shall issue the Certificate of Zoning Compliance through the Planning, Zoning, Subdivision Department

Article 3

WORD USAGE

CERTIFICATE OF ZONING COMPLIANCE. A statement, signed by the Planning, Zoning, Subdivision Administrator or his/her agent, setting forth either that a building or structure complies with the provisions of this Ordinance, or that building, structure, or parcel of land may lawfully be employed for specified uses, or both and meets the issued zoning permit standards

CERTIFICATE OF OCCUPANCY. A statement issued by the supervising county's (Granville County) Inspection Department stating that the building/primary structure meets building-code requirements.

Article 2

2.23 Numbering of Houses, Apartments, and Trailer Parks

2.23-1: It shall be the property owner's duty to correctly display the address assigned to a structure or lot, whether numerical or alphanumerical, hereby known as Unit Identification (UI).

2.23-1A: A "Certificate of Compliance" shall not be issued until the assigned UI is posted in accordance with this section.

2.23-1B: No sign permit will be required for addressing purposes

2.23-1C: If the front entrance to the building does not face the street, the UI shall be placed on the street side of the structure, at a height consistent with the height of the front door entrance.

2.23-1D: A UI placed on posts, signs, or mailboxes along a street and within 3 feet of the right-of-way shall be visible from both directions of traffic;

2.23-2: A UI on a private home shall be placed either above or immediately alongside the front entrance to the structure and clearly visible from the street.

2.23-3: The house or building UI, except in the case of mobile home park lot/sites, shall be maintained within a three-foot perimeter of an entrance whereby they are visible from the public street or road on which it fronts or the lot on which the building is located. If the property is landscaped so that the UI cannot be seen from the public street or road, the assigned building number shall also be posted on the property at or near the property line at a driveway entrance or access to the structure.

2.23-4: A sign displaying the property UI or street address of a mobile home park shall be erected and displayed at the driveway entrance of the mobile home park.

2.23-4-A: If a central cluster postal box site is provided, the assigned lot/site UI also shall be displayed on the individual boxes of the cluster. If the mobile home rests on a permanent foundation, the structure may be marked according to division

2.23-5: Maintenance of Building Numbers

2.23-5A: Following the posting of the assigned UI, as required, the owner shall maintain the house or building UI at all times in compliance with the standards outlined in "Numbering of Houses, Apartments and Trailer Parks." A building's UI shall not be obstructed from view by shrubs, vegetation, or any manufactured object as viewed from the public road.

(There will be a amortization period of three hundred sixty-five (365) days from the date this ordinance becomes effective to allow residents to comply with the regulations.)

HEREBY ADOPTED in regular session by the City of Creedmoor Board of Commissioners by motion from Commissioner MIMS this, the **5th day of April, 2022.**

Ayes: 4

Noes: 0

Absent or Excused: 1



ATTEST:

Barbara Rouse
Barbara Rouse, City Clerk

Robert V. Wheeler
Robert V. Wheeler, Mayor