

CITY OF CREEDMOOR

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MAYOR
ROBERT V. WHEELER

ACTING CITY MANAGER
MICHAEL FRANGOS

COMMISSIONERS
ED GLEASON
ROBERT WAY
GEORGANA KICINSKI
ED MIMS
EMMA ALBRIGHT

ORDINANCE 2022-O-08

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CREEDMOOR IN ACCORDANCE WITH CZ-2022-RIGSBEE

WHEREAS, the Community Development Department has received a complete Conditional Zoning Application; and

WHEREAS, a public meeting was held by the City of Creedmoor Planning Board on August 1, 2022 to consider this conditional zoning application, and the Planning Board unanimously supported CZ-2022-Rigsbee and its conditions and found it consistent with the goals of the City of Creedmoor's City Plan 2040 and Future Land Use Map; and

WHEREAS, the Planning Board has recommended approval of CZ-2022-Rigsbee and has adopted written recommendation and finds this request consistent with adopted plans; and

WHEREAS, the Board of Commissioners held a lawfully noticed public hearing on August 1st, 2022 to consider said request, and gave the public an opportunity to be heard; and

WHEREAS, the Board of Commissioners concur with the Planning Board's consistency findings and have approved, by resolution, and briefly explained why the Board considers the action taken to be reasonable and in the public interest; and

NOW, THEREFORE, IT SHALL BE ORDAINED by the Board of Commissioners of the City of Creedmoor the following:

Section 1. The City of Creedmoor Official Zoning Map is amended to designate the aforementioned parcel as "CZ-2022-Rigsbee" zoning district.

Section 2. All provisions of any City ordinance or resolution in conflict with this ordinance are repealed.

Section 3. The site plan and all conditions agreed to by property owner and the City of Creedmoor must be followed in perpetuity or until zoning of property is altered from this conditional zoning status.

Conditions of CZ-2022-01 are;

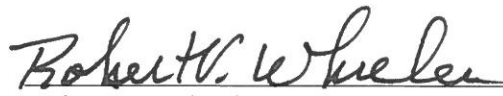
- Condition 1: Fixed outdoor storage containers and other items considered as storage per the city ordinance to be screened

- Condition 2: Mobile/Modular trailer units are allowed in no-screened areas. However, any unit not moved within one week shall be placed into screened area.
- Condition 3: Any lighting proposed by the owner (building or site) shall be full cut offs.
- Condition 4: Noise dampening for proposed air compressor must remain in place as designed and approved
- Condition 5: All outdoor storage must be separated from parking lot and enclosed by opaque fencing at minimum height of eight (8') feet.
- Condition 6: Area dedicated to open storage/classic car boneyard be limited to estimated 25,000 FT² and completely enclosed by opaque fencing at minimum height of eight (8') feet.
- Condition 7: Hours of Operation
 - Weekdays (M-F) 7AM-9PM
 - Weekends 9AM-5PM
- Condition 8: No overnight storage of unregistered vehicles in the customer parking areas
- Condition 9: Minimum customer parking requirement is thirty (30) stalls.
- Condition 10: Monitor and regularly inspect parking areas for illicit discharge of automotive fluids (I.E. Oil, Gasoline, Anti-Freeze, ETC.)
- Condition 11: No stacking of vehicles, car chassis or parts.

Section 4. Sidewalk installation requirements is delayed by two-years following the Board of Commissioners Conditional Zoning Approval

Section 5. This ordinance shall become effective upon adoption.

AGREED UPON ON this the 08/01/2022 (date) at 8pm (time).


Robert V. Wheeler, Mayor

ATTEST:


Barbara Rouse, City Clerk

