



MINUTES OF
CITY OF CREEDMOOR
PLANNING BOARD MEETING
MINUTES
JULY 13, 2023
7 P.M.

Present in Person at City Hall Boardroom

Steve Faucette, Robert Gorham, Edie McDuffie, Mike Allen and Rick Harbit. Also present Community Development Director Michael Frangos, AICP, CZO, City Clerk Barbara Rouse and City Attorney Kevin Hornik.

Absent

None

Call to Order

Meeting called to order at 7:00 PM. Mike Allen made a motion to appoint Steve Faucette as Chair. Robert Gorham seconded the motion. Motion passed with a vote of 5-0.

Robert Gorham made a motion to appoint Mike Allen Vice-Chair. Edie McDuffie seconded the motion. Motion passed with a vote of 5-0.

Approval of Agenda

Mike Allen made a motion to approve the agenda as presented. Seconded by Robert Gorham. Motion passed with a vote of 5-0.

Approval of Minutes

Edie McDuffie requested a correction be made, changing her name to “Edie” on the April 13, 2023 Planning Board Meeting Minutes, and moving forward, for consistency, requested her name, “Edie” be used in all documents moving forward. Robert Gorham made a motion to approve the minutes with the changes requested. Seconded by Mike Allen. Motion passed with a vote of 5-0.

Comments from the Public

Edie McDuffie asked to speak about cars going through her neighborhood with very loud music coming from them. She said it shakes her house. She then asked if the City Noise Ordinance could possibly be put on a street sign so that when drivers come into her development they are reminded of the laws. There was some discussion by the Board, City Attorney and Michael Frangos on the issue.

Old Business

No old business.

New Business | CZ-2023-02 Creedmoor Village Conditional District Application

Michael Frangos told the Board that the second conditional zoning application, CZ-2023-02 Creedmoor Village has been submitted and is in its very early stages. He continued and said both applicants were at the meeting. A slide show outlining the areas of the proposed village (C-56 Commercial District/General Use) was presented and Frangos talked about the 57+ acre property, its history and the proposed vision of this applicant. The City of Creedmoor 2040 Plan was presented as well as the how the CZ-2023-02 Conditional Zoning Application would fit into the City’s overall plan.

Brandon Moore, RLA, The Site Group, PLLC, 1111 Oberlin Road, Raleigh NC, 27605, took the podium to speak about the proposed CZ-2023-02 Conditional Zoning Application for Creedmoor Village, telling the Board that they held a neighborhood

meeting and they met with the property owners, who he added, all seemed to ask for the same thing, more commercial properties in the City of Creedmoor. He then said they modified the plans after the meeting, enlarging the commercial component and reducing the residential while maintaining a good amount of open space. The question of demographics was posed and Mr. Darren Koons, 207 Kelly West Drive, Apex, NC 27502, answered the question saying that their vision has been the commercial area but he added that their research has shown people working in the RTP want to be able to live in the less populated, smaller community areas. The question of residential density was asked and Mr. Koons said that at this time, the total number of buildings was 8, with 40 units per building. After some further discussion Mike Allen made a motion to table the discussion. Seconded by Robert Gorham. Motion passed with a vote of 5-0.

Report on Recent Departmental Activity

Community Development Director Michael Frangos said there was no report this month.

Reports from the Chairperson and Members

There were no reports from the Planning Board Members.

Adjourn

A motion to adjourn was made by Mike Allen, seconded by Rick Harbit. The motion passed unanimously.

Meeting adjourned at 8:05 PM.



Steve Faucette, Chair