



MINUTES OF
CITY OF CREEDMOOR
PLANNING BOARD MEETING
JANUARY 11TH, 2024
7 P.M.

Present in Person at City Hall Boardroom

Steve Faucette, Edie McDuffie, Mike Allen, and Rick Harbit. Also present Community Development Director Michael Frangos, AICP, CZO and Planning Technician Rebecca Middleton.

Absent

Robert Gorham

Call to Order

Meeting called to order at 7:00PM.

Approval of Agenda

The swearing in of newly appointed member Kechia Brustmeyer-Brown was removed from the agenda. Mike Allen made a motion to approve the agenda as amended. Seconded by Rick Harbit.
Motion passed with a vote of 4-0.

Approval of Minutes

Edie McDuffie made a motion to approve the minutes of the November 9, 2023 Planning Board meeting as presented. Seconded by Rick Harbit. Motion passed with a vote of 4-0.

Comments from the Public

No comments from the Public.

Old Business | CZ-2023-02, Creedmoor Village Draft Conditions

Community Development Director Michael Frangos updated the board with the current status of CZ-2023-02, Creedmoor Village. Frangos reported that the draft conditions had not yet been approved by the Board of Commissioners. He informed the board that there had been a public hearing for Creedmoor Village in November, where the main concerns of citizens had been public safety, overcrowding, and congestion along NC HWY 56. Frangos then covered the Creedmoor Village draft conditions with minimal comment from the planning board. Board members appeared to be favorable towards Creedmoor Village and were eager to know the timeline of development.

New Business | ZTA-2024-01, Various text amendments to the Creedmoor Development Ordinance

Community Development Director Michael Frangos presented the Planning Board with multiple areas in the Code of Ordinances and the Creedmoor Development Ordinance that require updates. Frangos explained an example to the board of the typical violation process for a property owner in non-compliance. He stated that the notification process typically lasts 75 days before a fine is issued, and the general sentiment amongst board members was that this time period is too long to go without enforcement action. Board members were also in support of implementing the other text amendments proposed at the meeting. No decisions were made at this time but the board was encouraged to consider these changes for the future.

Report on Recent Departmental Activity

Community Development Director Michael Frangos said there was no report this month. During this time Frangos briefly answered the Board's questions about future projects near Marry Lane, about Brames Crossing and the Joe Peed Rd. lift station.

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 Edie McDuffie. The motion passed unanimously.

Meeting adjourned at 8:00PM.

 VICE CHAIR

Steve Faucette, Chairperson