

MINUTES OF
CITY OF CREEDMOOR – BOARD OF COMMISSIONERS
REGULAR MEETING
MAY 27, 2008
7:00 P.M.

PRESENT:

Mayor Darryl D. Moss, Mayor Pro-tem Tim Karan, Commissioner Jimmy Minor, Commissioner Otha Piper, Jr., Commissioner Larry Robinson and Commissioner Herman Wilkerson. Also present was Mr. Robert A. Schaumleffel, Jr., City Manager, Sandra Harper, City Clerk and Attorney Tom Currin.

Mayor Moss called the meeting to order at 7:00 p.m. in the Commissioner's Room at City Hall.

INVOCATION:

Mayor Moss

PLEDGE OF ALLEGIANCE:

Commissioner Minor

REQUESTS TO ADDRESS THE BOARD:

Ms. Scottie Wilkins, Transportation Planner for Granville County and Mr. Michael McFadden, Chairman of the Greenway Technical Coordinating Committee addressed the Board and gave an update on Granville Greenways. Ms. Wilkins said that the action they needed was for the Board to support the Granville Greenways Program and the recommended organizational structure along with the appointment of Creedmoor Board members to serve as representatives for the new Granville Greenways Advisory Council.

Mayor Moss appointed Commissioner Wilkerson as the Chairperson and Commissioner Minor as Vice Chair to the Granville Greenways Advisory Council.

Moved by Commissioner Piper and seconded by Commissioner Minor to formally support the Granville Greenways Program and the recommended organizational structure. The motion received a unanimous vote.

Mayor Moss thanked Ms. Scottie Wilkins for all of her hard work that she has been doing on behalf of the City of Creedmoor.

PUBLIC HEARINGS:

Zoning Map Amendment Petition – Lewis Dull Property – NC Hwy. 56

Applicant is Mr. William Coffee, III:

Mr. Dave Roesler, Planning Director addressed the Board and said that the City received a petition to amend the Official Zoning Map from Residential-2 and Residential-3 to Special Use District Business-2. The property contains 8.89 acres and the location is the south side of NC Highway 56, approximately 1,000 feet northwest of Lake Rogers. The property owners are Lewis and Maryann Dull and the applicant is Mr. William Coffee. The Planning Board conducted a review of the application and there were concerns in regard to the character of the area, the non-compliance with the City's Comprehensive Plan and the orderly development of the NC 56 corridor. There were nearby property owners that also voiced concerns.

Mr. Dave Roesler, Planning Director read the Planning Board recommendation as follows:

The Planning Board by a vote of 6-0 recommended that the Board of Commissioners deny the application based upon the following:

1. The surrounding area is rural residential in character and is located on an important entranceway into Creedmoor.
2. The City's Comprehensive Plan shows this property and surrounding area to be residential.
3. Commercial use of the property would greatly change the character of the existing residential neighborhood and would be detrimental to the residential nature of the area.
4. There are no public services available to this site. The use of a well and septic tank would cause a serious environmental concern for the Lake Rogers and Falls Lake watersheds by not utilizing the public water and sanitary sewer system. The current transportation network is not adequate to efficiently or safely handle the projected amount and type of traffic that would be generated by 9 acres of commercial development.

Furthermore, the Planning Board recommended that a comprehensive study of the NC 56 entryway corridor be conducted to determine land use patterns that would allow for orderly development, efficient use of the roadways and preserve and enhance the natural environment.

Mr. George Harvin, addressed the Board representing the Rosemyr Corporation of Henderson and advised that the proposal was to construct a 6,000 square foot office/flex building, which would consist of 25,500 square feet of climate controlled and 15,300 square feet of standard storage. Mr. Harvin gave the Board a handout that provided a proposal and pictures. AA Self Storage currently operated five facilities located in Oxford, Henderson, Raleigh, Wilmington and Jacksonville, North Carolina. All facilities have on-site managers Monday through Friday from 9:00 a.m. until 6:00 p.m. and also have security systems that feature key pad controlled access, security cameras and fencing. The drive areas are paved and well maintained with appropriate landscaping. Mr. Harvin expressed that the proposed property is one lot away from commercial zoned property. He said that as far as transportation Highway 56 is a 35 mile an hour zone and self storage is not a high traffic

draw. Mr. Harvin expressed that Rosemyr Corporation felt that the proposed would be a benefit to the City and improve the area aesthetically and also be a tax benefit.

Mr. Mike Owens, Pastor of the New Birth Worship Center spoke in support of the rezoning proposal. He said that the Church owns adjacent property to the proposed. He read a letter of support.

Ms. Vicky Bass, Hwy. 56 addressed the Board and spoke in opposition to the proposed AA Self Storage. She noted that she lives across the street from this project and that the nature of the area was residential. She also spoke of the eyesore of previously purchased properties that were bought by developers and left abandoned to depreciate residential communities.

Ms. Evelyn Suite, 1617 Dove Road addressed the Board and said that she inherited land on Hwy. 56 and spoke in opposition to the proposed AA Self Storage.

Ms. Evone Suite, 1617 Dove Road said that she also inherited land on Hwy. 56 and spoke in opposition to the proposed project. She said that she felt there are other areas that would be more receptive to the development of a storage area.

Ms. Maryann Dull, part owner of the property in question addressed the Board and said that they have a letter of support from Mr. Scott an adjoining property owner. Ms. Dull said that they have owned a business at the proposed property for twenty-five years and have never received any complaints. She said that she felt that the proposed project would be a nice attractive asset to the City compared to what is currently there. Ms. Dull added that this project would not generate traffic that would cause an inconvenience along Highway 56. Lastly, Ms. Dull expressed that the Parkway Project would have turning lanes and the environmental issues would be addressed by the developer.

No one else wished to speak so Mayor Moss closed the Public Hearing.

MINUTES:

Moved by Commissioner Karan and seconded by Commissioner Piper to approve the April 22, 2008 minutes. The motion received a unanimous vote.

APPROVAL/ADDITIONS TO AGENDA:

Moved by Commissioner Karan and seconded by Commissioner Wilkerson approval of the agenda with the addition of the Zoning Map Amendment Petition – Lewis Dull Property as Item 11-c under New Business. The motion received a unanimous vote.

PUBLIC COMMENTS:

Ms. Kathryn Spann of Durham addressed the Board as a GNAT Steering Committee member and expressed appreciation of the Board's continued opposition to the National Bio Ago Defense Facility. She gave the Board a handout of the economic analysis and gave a brief update of the facility. Ms. Spann advised that Representative Winkie Wilkins has filed

Legislation to appropriate 25 million dollars of state money to promote bringing the facility to this community. She asked that the Board adopt a resolution in opposition to the funds.

Mr. David Krobbe spoke in opposition to the NBAF facility and noted that the 25 million dollars was an installment to the 100 million dollars requested. He advised that they underestimated the cost of the 700 million dollars and they are now asking that whoever receives this facility to provide 100 million dollars.

Mr. John Wilkerson, South Main Street addressed the Board and thanked the Board for their support of the recent Car Show on Main Street. He also inquired about the American Flags that are missing or need to be replaced around town.

Mayor Moss said that they were in the process of replacing the flags.

No one else wished to speak so Mayor Moss closed the Public Comments section.

CITY MANAGER'S REPORT:

Mr. Robert A. Schaumleffel, Jr., City Manager announced that Leadership Granville was having a Food Drive in Oxford.

Mr. Dan Boone of The Wooten Company addressed the Board and gave a report of the negotiations with the low bidder for the Lake Rogers Skimming/Dredging project. He advised that he met with Mr. Kent Long of H.G. Reynolds and Mr. Shannon Miller of Lake Norman Dredging to discuss potential changes to the Lake Rogers Dredging Project Scope of Work. H.G. Reynolds was the low bidder at \$2,888,783, which exceeded the available construction budget. They have since negotiated an alternate removal and dewatering plan along with a reduction of the volume of sediment removed. Mr. Boone expressed that this would result in a contract price of \$1,408,051, which would be within the available construction and contingency budget. Based upon the discussions and negotiations with the low bidder the Wooten Company does not feel that to re-advertise the project for a third round of bids would offer any hope that better prices would be received, particularly with the rising of fuel costs; therefore, it was recommended that that a contract be awarded to H.G. Reynolds.

Moved by Commissioner Karan and seconded by Commissioner Piper that the contract for the Lake Rogers Skimming/Dredging Project be awarded to H.G. Reynolds in the amount of \$1,408,051. The motion received a unanimous vote.

OLD BUSINESS:

Tax Audit:

Mayor Moss said that he received a letter from Mr. Charles Fisher, Team Manager of IRS East Hartford, Connecticut dated May 20, 2008 giving information in reference to the appeals process. This letter indicated that the appeals were in place for the tax periods

ending December, 2004, March, 2005, June, 2005 September, 2005, December, 2005, March, 2004, June 2004 and September, 2004.

Department Head Reports:

There was no report from Finance as the Finance Director had recent dental surgery.

Sandra Harper, City Clerk gave a report on the IIMC Conference that she attended in Atlanta Georgia.

Steve Colenda, Building Inspector said that the street paving has been completed and the stone work starts tomorrow morning for the dirt streets.

Mayor Moss asked that the Transportation Infrastructure Committee review a spot in the road on Lyon Street by Ms. Anne Laura Warren's house where water stands due to runoff from First Baptist Church.

Water/Sewer Committee Report:

Mayor Moss gave an overview of the Water/Sewer Committee Report dated May 14, 2008.

Moved by Commissioner Minor and seconded by Commissioner Karan to adopt the following recommendations from the Water/Sewer Committee:

1. To formalize a long-term relationship with the City of Oxford to meet Creedmoor's long term water and wastewater needs (includes the installation of a booster pump station at Lake Rogers.
2. Shut down the water treatment plant and become a bulk rate customer of SGWASA to meet interim needs.
3. Pursue all available funding options.

The motion received a unanimous vote.

This Committee met with the USDA on May 21, 2008 to formalize a Memorandum of Understanding which is currently being developed.

Center For Living – Summer Day Camp:

Moved by Commissioner Piper and seconded by Commissioner Karan approval to allow the Center for Living to use the Creedmoor Gym for Summer Day Camp Beginning June 16, 2008 until June 27, 2008, Monday through Friday from 2:00 p.m. until 4:30 p.m. The motion received a unanimous vote.

NEW BUSINESS:

Satellite Annexation Petition – Gerald Whitfield Property – 57 acres on Walters Road:

Mr. Dave Roesler, Planning Director gave an overview of the petition received requesting Satellite Annexation for 57.105 acres. The applicant and property owner was Mr. Gerald Reid Whitfield. The property is located on the east side of Walters Road SR 1704, approximately 1,600 feet south of the intersection of Walters Road and NC Highway 56. The property is located approximately 5,000 feet by road, or 3,500 feet “as-the-crows-flies” from a primary City of Creedmoor corporate limit. The property is not within the City’s territorial jurisdiction.

Mayor Moss advised that Legislation is considering a moratorium of City initiated annexations as well as Satellite Annexations. Mayor Moss referred to HB 2367 for moratorium of City Initiated Annexations.

Moved by Commissioner Minor and seconded by Commissioner Karan to direct the City Clerk to investigate the sufficiency. The motion passed by a 3-2 vote.

Aye Votes: Commissioner Karan, Commissioner Minor and Commissioner Wilkerson

No Votes: Commissioner Piper and Commissioner Robinson

Resolution in Support of Sound, Fair And Uniform Municipal Annexation Statutes:

Moved by Commissioner Karan and seconded by Commissioner Minor to adopt the Resolution in Support of Sound, Fair And Uniform Municipal Annexation Statutes. The motion received a unanimous vote.

**Zoning Map Amendment Petition – Lewis Dull Property – NC Hwy. 56
Applicant is Mr. William Coffee, III:**

Attorney Currin read Subsection 154.207 (B)(4), which states that a four-fifths majority vote by the Board of Commissioners shall be required when the Planning Board recommends against the amendment.

Moved by Commissioner Wilkerson and seconded by Commissioner Karan to approve the Zoning Map Amendment from Residential-2 and Residential-3 to Special Use District Business-2. The motion failed for lack of a majority.

Aye Votes: Commissioner Karan, Commissioner Minor and Commissioner Wilkerson

No Votes: Commissioner Piper and Commissioner Robinson

Attorney Currin said that a motion to reconsider must take place at the next regularly scheduled Board meeting and that the motion to reconsider be made by a party on the losing side of this vote.

Moved by Commissioner Karan and seconded by Commissioner Minor to direct the Planning Board to conduct a study of the travel corridors; Highway 15 and Highway 56 for

commercial development and to do so as soon as possible. The motion received a unanimous vote.

MAYOR'S REPORT:

Mayor Moss announced that the next Budget Workshop was scheduled for Wednesday, May 28, 2008 at 6:30 p.m.

Mayor Moss referred to the letter on the sidewalk issue from Food Lion to the School.

Commissioner Wilkerson advised that he spoke with Ms. Scottie Wilkins today and she said that the money appropriated for sidewalks was not for the sidewalks by Food Lion. She recommended that the City have the City Planner reapply under Safe Routes to School Funding.

Mayor Moss referred to the Finance Committee an e-mail in reference to meter deposits for the Road to Fitness.

Mayor Moss announced that the Tour to Cure was scheduled for June 7, 2008 and June 8, 2008.

COMMISSIONER REPORTS:

Commissioner Piper, Chairman of the Community and Economic Development Committee said that he wanted the City to pursue the recreation area for Paddington.

Moved by Commissioner Karan and seconded by Commissioner Piper directing the City Attorney and Planning Director to take such action as necessary including refusal of CO's or Building Permits to enforce the requirement that the Developer build minimum active recreation area in the subdivision. The motion received a unanimous vote.

Commissioner Karan announced that the City's Beautification Committee has again partnered with Southern States to have a Creedmoor Yard-of-the-Month Contest. The winner will receive a \$25.00 gift certificate from Southern States and a Yard-of-the-Month sign.

Commissioner Karan announced that the City of Creedmoor was a second year recipient of Playful City USA. He said that he attended a conference in Charlotte, NC to give a twenty-minute presentation of how to become a Playful City USA.

Commissioner Karan said that he is a member of the National League of Cities Policy Committee and that he would be attending the National League of Cities Conference in California. He advised that he would miss the next Budget Work Session scheduled for May 28, 2008.

Commissioner Karan inquired about the crosswalk that was approved over one-year ago to be placed at the National Bank Building and Southern States.

Commissioner Wilkerson, Chairman of the Transportation Infrastructure said that he would investigate the crosswalk issue.

Commissioner Karan asked that the website be updated in the near future.

Commissioner Minor said that he attended the Granville County Board meeting this month and one of the items discussed was the needs of the Senior Citizens. He expressed that they discussed whether to renovate the current Senior Citizens building or build a new building between Creedmoor and Butner for all County Senior Citizens; however, they prefer to keep the Creedmoor location. Commissioner Minor suggested budgeting and renovating the bathrooms at the current Senior Citizen building and provide more handicap parking. Commissioner Minor said that there was also discussion of budget items and they are going to keep the same tax rate. He expressed they the County said that Creedmoor could possibly receive more funding.

Commissioner Minor requested that the property owners of the abandoned houses on Highway 56 be sent notification of violation letters. He asked that letters also be sent to 107 North Durham Avenue for trash in the back yard and also the temporary Landscape Building that was to be removed. Commissioner Minor expressed that the billboard on the Chappell Point Property on Highway 56 is an eyesore and needs to be removed.

Mr. Dave Roesler, Planning Director was directed to take care of the notification letters for these issues.

Commissioner Minor expressed the need to pursue the Truck Route signs.

Commissioner Minor said that the fire hydrants need to be flow tested.

Moved by Commissioner Piper and seconded by Commissioner Robinson to adjourn. The motion received a unanimous vote.

Mayor

City Clerk