



MINUTES OF
CITY OF CREEDMOOR
PLANNING BOARD MEETING
JUNE 11, 2020
7 P.M.

Present in Person at City Hall Boardroom

Chair Mildred Goss, Mike Allen, Steve Faucette, Robert Gorham, Dennis Lester, and Debbie Rogers. Also present were Community Development Director Michael Frangos, City Planner Michael Malecek, and City Clerk Terry Hobgood.

Present via Zoom Video Conference

Vice-Chair Ed Gleason, Heather Turner, and City Attorney Kevin Hornik.

Absent

None

Call to Order

Mildred Goss called the meeting to order at 7:00 p.m.

Approval of Agenda

Steve Faucette moved to approve the agenda as presented; seconded by Robert Gorham. Motion was approved by roll call vote 8-0.

Chair Mildred Goss: Yes
Vice-Chair Ed Gleason: Yes
Mike Allen: Yes
Steve Faucette: Yes
Robert Gorham: Yes
Dennis Lester: Yes
Debbie Rogers: Yes
Heather Turner: Yes

Approval of Minutes

Ed Gleason moved to approve the March 12, 2020 meeting minutes with one requested modification by Debbie Rogers; seconded by Mike Allen. Motion was approved by roll call vote 8-0.

Chair Mildred Goss: Yes
Vice-Chair Ed Gleason: Yes
Mike Allen: Yes
Steve Faucette: Yes
Robert Gorham: Yes
Dennis Lester: Yes
Debbie Rogers: Yes
Heather Turner: Yes

Comments from the Public

Due to the boardroom being closed to the public, the City Clerk requested that any comments be submitted in advance by email. No comments were received.

FIP-2019-02 Reimbursement // 420 North Main Street

Community Development Director Michael Frangos presented the status of the FIP-2019-02 reimbursement request for 420 North Main Street. The facade improvement grant was originally approved on August 12, 2019 by the Board of Commissioners, and the original deadline for completion was December 10, 2019. An extension was granted by city staff at the owner's request in December; and another extension was approved on March 13, 2020 by the Planning Board. These extensions had been granted so that the applicant could fix a discrepancy in the work performed compared to what had been approved by the Planning Board, Board of Commissioners, and city staff. The issue that led to both extensions was the absence of one of four window lentils on the second floor of the building. A site visit by City Planner Michael Malecek on June 10, 2020 revealed that the three existing window lentils had been removed by the property owner. Mr. Frangos stated that due to the final appearance not matching the original agreement of FIP-2019-02 staff could not recommend approval of the reimbursement request. However, the Planning Board has the authority to approve or deny the request even if it does not adhere exactly to the original agreement.

The Board engaged in discussion on what specific items of the agreement had not been followed, and if a precedent would be set by approving this reimbursement. City Attorney Kevin Hornik explained that the Planning Board had broad authority to approve or deny the request with no bearing on future decisions, since this was a legislative decision and not a quasi-judicial decision based on evidence and testimony. The Board discussed the possibility of pausing future facade improvement grants to revamp the application and approval process.

Jim MacGill, property owner/applicant of 420 North Main Street, spoke about the contract agreement and stated that he eventually removed the existing lentils after discovering that they were made of styrofoam, and did not match the original building architecture. Mr. MacGill also stated that the agreement stipulated a reimbursement of up to \$7,500 for \$15,000 worth of work performed on the building facade. To date, he has spent over \$25,000 due to unforeseen issues discovered during the renovation.

Heather Turner moved to approve the reimbursement request for FIP-2019-02 for 420 North Main Street; seconded by Ed Gleason. Motion approved by roll call vote 6-2.

Chair Mildred Goss: Yes
Vice-Chair Ed Gleason: Yes
Mike Allen: Yes
Steve Faucette: Yes
Robert Gorham: Yes
Dennis Lester: No
Debbie Rogers: No
Heather Turner: Yes

Debbie Rogers moved to suspend the facade improvement program to evaluate and modify the current contract language and final approval process, including maintenance easement terms, claw-back enforcement provisions, and CDO codification; seconded by Ed Gleason. Motion approved by roll call vote 8-0.

Chair Mildred Goss: Yes
Vice-Chair Ed Gleason: Yes
Mike Allen: Yes
Steve Faucette: Yes
Robert Gorham: Yes
Dennis Lester: Yes
Debbie Rogers: Yes
Heather Turner: Yes

Community Development staff and the City Attorney were asked to provide an update on the facade improvement program at the September 2020 Planning Board meeting.

160D Land Use Law Changes

Community Development Director Michael Frangos presented a video by the UNC School of Government giving an overview of changes NC GS Chapter 160D. Mr. Frangos explained that the Planning Board will be presented with a series of ordinance updates to review before final approval by the Board of Commissioners before August 2021.

Report on Recent Departmental Activity

Community Development Director Michael Frangos reported that site plans for Yakamoz Steakhouse on North Durham Avenue and B & G Pipeline on West Lake Road would be presented at the July 9, 2020 Planning Board meeting. Mr. Frangos also reported that the Cross City Trail project is nearing completion, and stated that thermoplastic striping, monolithic islands, and other pedestrian safety crossing measures have been installed or will be soon. Mr. Frangos then updated the Board on the status of the NC Department of Transportation R-5707 project to realign NC Highway 56. The traffic shift is expected soon, and more work is expected over the next month at least.

Report from the Chairperson and Members

No reports.

Adjourn

Robert Gorham moved to adjourn the meeting at 8:12 p.m.; seconded by Steve Faucette. Motion approved 8-0.




Terry A. Hobgood, Jr., City Clerk