



MINUTES OF  
CITY OF CREEDMOOR  
**PLANNING BOARD MEETING**  
JULY 9, 2020  
7 P.M.

**Present in Person at City Hall Boardroom**

Chair Mildred Goss, Mike Allen, Steve Faucette, and Robert Gorham. 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, Debbie Rogers, Heather Turner, and City Attorney Kevin Hornik.

**Absent**

Dennis Lester

**Call to Order**

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

**Election of Officers**

Ed Gleason nominated Mildred Goss to serve as Planning Board Chair; seconded by Robert Gorham. No other nominations were received.

Ed Gleason moved to appoint Mildred Goss as Planning Board Chair with a term ending July 2021; seconded by Robert Gorham. Motion approved by roll call vote 7-0.

Mike Allen: Yes  
Steve Faucette: Yes  
Ed Gleason: Yes  
Robert Gorham: Yes  
Mildred Goss: Yes  
Debbie Rogers: Yes  
Heather Turner: Yes

Mildred Goss nominated Ed Gleason to serve as Planning Board Vice-Chair; seconded by Mike Allen. No other nominations were received.

Mildred Goss moved to appoint Ed Gleason as Planning Board Vice-Chair with a term ending July 2021; seconded by Mike Allen. Motion approved by roll call vote 7-0.

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

### **Approval of Agenda**

Steve Faucette moved to approve the agenda as presented; seconded by Robert Gorham. Motion approved by roll call vote 7-0.

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

### **Approval of Minutes**

Ed Gleason moved to approve the June 11, 2020 meeting minutes as presented; seconded by Steve Faucette. Motion approved by roll call vote 7-0.

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

### **Comments from the Public**

With no public comments submitted to the City Clerk, Chair Mildred Goss closed the public comment period.

### **LSP-2019-01 // B&G Pipeline Company: 1682 NC Hwy 56**

Community Development Director Michael Frangos presented LSP-2019-01 for B&G Pipeline Company located at 1682 NC Hwy 56. Mr. Frangos reported that the developer is proposing a permanent 1,700 square ft. office building, a paved parking lot, and a fenced contractor's yard. This site was previously in violation of the Creedmoor Development Ordinance (CDO) when two modular office buildings were installed without permits or site plan approval. The property owner is seeking compliance through this site plan, and has paid all fines and application fees. Mr. Frangos explained that in addition to the site improvements listed above, the property owner will install two Stormwater Control Measures (SCMs) to capture and treat runoff from impervious surfaces. These improvements will control stormwater runoff from the property before entering the blue-line stream that lies downhill at the rear of the property. Mr. Frangos went on to explain that the original zoning compliance permit, issued in 2015, only allowed a temporary contractor's yard to be used as a staging area for pipeline installation. City staff later learned that the site was being used to fabricate sections of the pipeline, and that the modular offices were being used as permanent corporate office space. The proposed site plan would bring this property into compliance with the requirements of the CDO.

Ed Gleason moved to recommend approval of LSP-2019-01 to the Board of Commissioners; seconded by Mike Allen. Motion approved by roll call vote 7-0.

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

**LSP-2020-02 // Yakamoz Steakhouse: 816 N. Durham Ave.**

City Planner Michael Malecek presented LSP-2020-02 for Yakamoz Steakhouse located at 816 N. Durham Ave. The site plan includes a complete renovation of the existing restaurant building, with approximately 205 square-foot building additions to make room for a walk-in refrigerator and restrooms. An outdoor patio, a new paved parking lot, and a gravel overflow parking lot will also be added. Mr. Malecek explained that the building is an existing non-conforming structure due to it not meeting the 35 ft. setback requirement for the C-15 zoning district. The CDO only allows reconstruction or expansion of non-conforming structures as long as the cost of expansion does not exceed 50% of the appraised value of the existing structure. Mr. Malecek also explained that NC DOT will require stormwater improvements to the ditch on the section of the property that is within the right-of-way of US Hwy 15. This site was the subject of a code enforcement case in early 2019, but all issues have been corrected.

City Attorney Kevin Hornik elaborated on the options for the Planning Board regarding this site plan. Mr. Hornik recommended that the Planning Board only consider approval to the Board of Commissioners with the stipulations that the cost of reconstruction/expansion not exceed 50% of the appraised value of the existing structure, and include a requirement to either obtain an easement for the adjoining lot to be used for the paved parking lot or secure a lot recombination.

Ed Gleason moved to recommend approval of LSP-2020-02 to the Board of Commissioners with the stipulations that the cost of the building additions not exceed 50% of the appraised value of the existing structure, as determined by a third-party appraiser, and that the legal right to use the adjoining parcel planned for the paved parking lot be formally obtained by the property owner of 816 N. Durham Ave. ,either by a lot recombination or an easement; seconded by Heather Turner. Motion approved by roll call vote 7-0.

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

**Report on Recent Departmental Activity**

Community Development Director Michael Frangos provided an update on the Cross City Trail and R-5707 projects, which are both nearing completion. Mr. Frangos also reported that the site plan for Carolina Secure Storage and the sign permit for South Granville High School, both previously approved by the Planning Board, are scheduled to be considered by the Board of Commissioners at the August 3, 2020 meeting. Mr. Frangos also notified the Planning Board that City Manager Korena Weichel has resigned, and her last day will be August 7, 2020. Mr. Frangos spoke about the significant contributions Ms. Weichel made to the City of Creedmoor during her tenure as Human Resources Director, Assistant City Manager, and City Manager.

**Report from the Chairperson and Members**

Chair Mildred Goss thanked City staff for installing the no truck traffic sign on Sunset St. Ms. Goss also asked if the City of Creedmoor could request that the Town of Butner relocate their town limit sign on NC Hwy. 56, that the City consider installing an automatic door opener at City Hall, and that the City request that NC DOT resume mowing operations on state maintained roads in Creedmoor.

Vice-Chair Ed Gleason thanked Korena Weichel for her years of service to the City of Creedmoor. Mr. Gleason also spoke about the current City Ordinances related to gun ranges within the city limits and extra-territorial-jurisdiction (ETJ). Mr. Gleason stated that he believes the current ordinance needs to be amended to prohibit outdoor gun ranges in all areas under the City's jurisdiction, instead of the current allowances for approval under the requirements of a Special Use Permit by the Board of Commissioners. Mr. Gleason stated that he plans to

address the Board of Commissioners at the August 3, 2020 meeting to formally request that they consider amending the applicable ordinances.

Mayor Bobby Wheeler, who was in attendance in the audience, asked to address the Planning Board. Mayor Wheeler spoke about City Manager Korena Weichel's resignation, and thanked her for her contributions to the City during her tenure. Mayor Wheeler also addressed concerns about grass mowing in the City, and stated that the FY21 operating budget includes a seasonal Grounds Maintenance employee in the Public Works Department.

**Adjourn**

Steve Faucette moved to adjourn the meeting at 8:40 p.m.; seconded by Robert Gorham. Motion approved 7-0.

  
Terry A. Hobgood, Jr., City Clerk

