



MINUTES OF
CITY OF CREEDMOOR
BOARD OF ADJUSTMENT
DECEMBER 7, 2020
7 P.M.

Present in Person at City Hall Boardroom

In attendance were Chair Dennis Daniel and Kevin Brown. Also present were Community Development Director Michael Frangos, City Clerk/PIO Terry Hobgood, City Planner Michael Malecek, and City Attorney Brady Herman.

Present via Zoom Videoconference

Nicole Martin

Absent

Vice-Chair Hugh Robertson

Call to Order

Chair Dennis Daniel called the meeting to order at 7:01 p.m.

Adopt Agenda

Kevin Brown moved to approve the agenda as presented; seconded by Nicole Martin. The motion was approved by roll call vote 3-0.

Chair Dennis Daniel: Yes

Kevin Brown: Yes

Nicole Martin: Yes

August 10, 2020 and August 24, 2020 Meeting Minutes

Kevin Brown moved to approve the August 10, 2020 and August 24, 2020 Meeting Minutes; seconded by Nicole Martin. The motion was approved by roll call vote 3-0.

Chair Dennis Daniel: Yes

Kevin Brown: Yes

Nicole Martin: Yes

Adopt 2021 Meeting Schedule

Kevin Brown moved to adopt the 2021 meeting schedule as presented; seconded by Nicole Martin. The motion was approved by roll call vote 3-0.

Chair Dennis Daniel: Yes

Kevin Brown: Yes

Nicole Martin: Yes

Review of Petition for Variance (VAR-2020-01): 714 N. Durham Ave.

Community Development Director Michael Frangos provided a summary of the evidentiary hearing for VAR-2020-01 for 714 N. Durham Ave. that was considered by the Board of Adjustment on August 10 and August 24, 2020. The variance was denied at the August 24 meeting, and the applicant, Lisa Parrott, decided not to appeal the ruling with North Carolina Superior Court. Ms. Parrott may re-apply for the variance after a one-year waiting period in

September 2021. City of Creedmoor staff mailed the "Order Denying a Variance Request" to Ms. Parrott along with a certified letter on September 30, 2020, and the Order was also supplied to Ms. Parrott's attorney, Lori Dutra, as requested. There has been no further communication from either party since that time.

The Board engaged in general discussion of the August 10 and August 24, 2020 meetings, and discussed the Creedmoor Development Ordinance. There was discussion about how reasonable the Ordinance requirements were in Ms. Parrott's case, and a consensus that a change to the Ordinance would be the only relief for Ms. Parrott without substantially changing her planned permanent pool and deck location and design.

Staff Update

Community Development Director Michael Frangos reported that the Community Development Department now had a part-time Code Enforcement officer that began employment on November 30, and a new part-time Community Development Assistant should begin within the next week. Mr. Frangos also reported that Cross City Trail construction is finished, but there are still some punch-list items and the final financial closeout yet to be completed. Finally, Mr. Frangos reported that the Community Development Department is continuing to work on Ordinance updates to comply with the requirements of NCGS Chapter 160D.

Adjourn

Kevin Brown moved to adjourn the meeting at 8:00 p.m.; seconded by Nicole Martin. The motion was approved by roll call vote 3-0.

Chair Dennis Daniel: Yes
Kevin Brown: Yes
Nicole Martin: Yes




Terry A. Hobgood, Jr., City Clerk