



MINUTES OF
CITY OF CREEDMOOR
PLANNING BOARD MEETING
MAY 13, 2021
7 P.M.

Present in Person at City Hall Boardroom

Chair Ed Gleason, Vice-Chair Steve Faucette, Mike Allen, Robert Gorham. Also present were Community Development Director Michael Frangos and City Clerk/PIO Terry Hobgood.

Present via Zoom Video Conference

Jonelle Berky Marable, Debbie Rogers, and City Attorney Kevin Hornik.

Absent

Dennis Lester and Heather Turner

Call to Order

Chair Ed Gleason called the meeting to order at 7:00 p.m. Roll call by the City Clerk determined that a quorum was present.

Approval of Agenda

Robert Gorham moved to approve the agenda as presented; seconded by Mike Allen. The motion was approved by roll call vote 6-0.

Chair Ed Gleason: Yes

Vice-Chair Steve Faucette: Yes

Mike Allen: Yes

Robert Gorham: Yes

Jonelle Berky Marable: Yes

Debbie Rogers: Yes

Approval of Minutes

Mike Allen moved to approve the April 8, 2021 meeting minutes as presented; seconded by Vice-Chair Steve Faucette. The motion was approved by roll call vote 6-0.

Chair Ed Gleason: Yes

Vice-Chair Steve Faucette: Yes

Mike Allen: Yes

Robert Gorham: Yes

Jonelle Berky Marable: Yes

Debbie Rogers: Yes

Comments from the Public

With no one coming forward to speak, Chair Ed Gleason closed the Public Comment period.

ZTA-2021-02: Creedmoor Development Ordinance Articles 2, 3, 10, 13, 15, 16, 17, 18, 19, 21, 22, and 23

Community Development Director Michael Frangos reported that City Planner Michael Malecek had left the City of Creedmoor on May 7, 2021, to become the Zoning Administrator for the Town of Mills River in Henderson County, NC. Mr. Malecek had completed all of the updates to the Creedmoor Development Ordinance before he

left, and only final approval of these last ordinance amendments remains for the required updates for NCGS Chapter 160D and compliance with the Reed US Supreme Court decision. In place of a presentation on the ordinance amendment, Mr. Frangos requested any questions the Board may have and stated that this would be submitted to the Board of Commissioners for approval at the June 1, 2021 meeting following a public hearing.

Debbie Rogers moved to adopt the plan consistency statement for ZTA-2021-02 as proposed by staff and further moved to recommend adoption of ZTA-2021-02, amending Creedmoor Development Ordinance Articles 2, 3, 10, 13, 15, 16, 17, 18, 19, 21, 22, and 23 to the Board of Commissioners; seconded by Mike Allen. The motion was approved by roll call vote 6-0.

Chair Ed Gleason: Yes

Vice-Chair Steve Faucette: Yes

Mike Allen: Yes

Robert Gorham: Yes

Jonelle Berky Marable: Yes

Debbie Rogers: Yes

Report on Recent Departmental Activity

Community Development Director Michael Frangos reported that recruitment is underway to hire a new City Planner with interviews of prospective candidates. The existing part-time staff has taken on extra duties during the transition period. Mr. Frangos also reported that the stormwater mapping project is continuing, and the Brames Crossing development is in the technical review stage with updated drawings submitted to the City of Creedmoor and SGWASA. Finally, Mr. Frangos reported on recent meetings with the Capital Area Metropolitan Planning Organization (CAMPO) where long-term transportation planning was discussed. Mr. Frangos discussed the prospect of commuter bus service in the coming decades to connect Creedmoor to Raleigh and Durham via mass transit.

Reports from the Chairperson and Members

Chair Ed Gleason requested an update regarding the construction debris on Ferbow St. reported at the April 8, 2021 meeting. Mr. Frangos reported that his staff has spoken with the property owner at one of the locations, but needs to make contact at the other location.

Debbie Rogers asked about the possibility of adding sidewalks and a pedestrian crossing at the Main St./Wilton Ave. intersection to connect to the existing sidewalk on the northwest side of the intersection to the Cross City Trail. Mr. Frangos reported that this was unlikely due to the high density of buildings very close to the road on the northeast corner as well as the topography on the south side of the intersection. For a sidewalk to be constructed, buildings would likely need to be demolished.

Adjourn

Debbie Rogers moved to adjourn the meeting at 7:40 p.m.; seconded by Robert Gorham. The motion was approved by roll call vote 6-0.

Chair Ed Gleason: Yes

Vice-Chair Steve Faucette: Yes

Mike Allen: Yes

Robert Gorham: Yes

Jonelle Berky Marable: Yes

Debbie Rogers: Yes



Terry A. Hobgood, Jr.
 Terry A. Hobgood, Jr., City Clerk