



MINUTES OF
CITY OF CREEDMOOR
BOARD OF ADJUSTMENT
FEBRUARY 3, 2014
7:00 P.M.

PRESENT

Chairman Bobby Wheeler, Jay Rich, Steve Hall, Harvey Bishop, Ervin Daniel and Charlene Minor. Also present were Mike Frangos, Planning, Zoning and Subdivision Administrator and Robin Reif, City Clerk.

CALL TO ORDER

The meeting was called to order by Chairman Wheeler and a quorum was recognized.

APPROVAL OF MINUTES

Moved by Board Member Minor to adopt the November 3, 2013 Board of Adjustment meeting minutes; seconded by Board Member Bishop. Motion received a unanimous vote.

OATHS OF OFFICE

City Clerk Robin Reif administered the Oath of Office to reappointed board members Harvey Bishop, Steve Hall and Ervin Daniel who will serve another term ending January 6, 2017.

TRAINING

Planning, Zoning and Subdivision Administrator Mike Frangos recapped the previous Board of Adjustment meeting at which an appeal hearing was held, asking the board members if they had any questions about the proceedings or the outcome.

When prompted by a zoning complaint question by Board Member Hall, Mr. Frangos reiterated that the City does not patrol for violations rather responds on a complaint basis.

Discussion was held regarding Code Enforcement taking action if a noted violation is deemed a hazard to general health, safety and welfare. The violation would be acted upon without a complaint and not be considered inconsistent. The complaint-driven policy would remain unless active enforcement is warranted due to a real threat to general health, safety and welfare.

Mr. Frangos reviewed the order given to the appellate at the hearing. Recent photos showed the removal of the carports in violation, as well as a newly erected and non-compliant carport in another location. The deadline for compliance under the order is March 4, 2014 at which time the City will revisit the property in order to take further action as deemed necessary. A

warning will be issued should the property not be in compliance followed by removal of the offending carport should the warning not be heeded.

Board Member Minor asked if Mr. Carson had filed an appeal with Granville County Superior Court. It was reported that he had not and that his time to do so had expired.

Mr. Frangos provided a video presentation produced by the North Carolina Bar Association on the 2013 BOA Statute Amendments. Upon completion of the presentation, Mr. Frangos went over key points specific to the City's Board of Adjustment, noting amendments to the City's ordinance are still pending review by the City's Board of Commissioners.

STAFF UPDATE

Mr. Frangos provided an update on the following:

Mr. Holmes of Holmes Oil is taking advantage of the available fill from the Walgreens construction. No plans for the property have been submitted at this time.

At the request of Chairman Wheeler, Mr. Frangos provided a preview of the upcoming, February 5th, drop-in meeting with downtown merchants regarding parking on Main Street.

ADJOURN

There being no more business before the board, moved by Board Member Minor to adjourn; seconded by Board Member Rich. Motion received a unanimous vote. The meeting adjourned at 8: 15 p.m.