



**CITY OF CREEDMOOR  
PLANNING BOARD  
PLANNING BOARD MEETING  
APRIL 21, 2022  
7:00 PM**

RECOGNITION OF QUORUM

APPROVAL OF AGENDA

APPROVAL OF MINUTES

[March 17th 2022 Minutes](#)

PUBLIC COMMENT

OLD BUSINESS

[City Plan 2040/Comprehensive Plan Update | Assistant City Manager/Community Development Director Michael Frangos, AICP, CZO & Planner Kevin Murphy](#)

NEW BUSINESS

REPORT OF RECENT DEPARTMENTAL ACTIVITY

REPORTS FROM CHAIRPERSON AND MEMBERS



# CITY OF CREEDMOOR

P.O. BOX 765  
111 MASONIC STREET  
CREEDMOOR, NC 27522  
WWW.CITYOFCREEDMOOR.ORG  
(919) 528-3332

## PLANNING BOARD AGENDA REPORT

**MEETING DATE:** April 21, 2022

**PREPARED BY:** Kevin Murphy, Planner  
Community Development

**ISSUE CONSIDERED:** March 17th 2022 Minutes

**SUMMARY OF ISSUE:**

**REQUESTED MOTION:** "I motion to approve March 17th, 2022 Meeting Minutes."

**ATTACHMENT(S)** [20220317\\_PB\\_Minutes.docx](#)

**REVIEWED BY  
CITY MANAGER:**



MINUTES OF  
CITY OF CREEDMOOR  
**PLANNING BOARD MEETING**  
MARCH 17TH, 2022  
6 P.M.

**Present in Person at City Hall Boardroom**

Mike Allen, Steve Faucette, Chair Ed Gleason, Jonelle Marable, Robert Gorham, Assistant City Manager/Community Development Director Michael Frangos, AICP, CZO, Planner Kevin Murphy acting as clerk, and representing Stewart Inc. Jay McLeod and Andrea Radford  
Also in attendance were members from the Comprehensive Plan Steering Committee, Ernie Breedlove and John Zbonack attended in-person.

**Present via Zoom Video Conference**

Vice Chair Debbie Rogers from the Planning Board attended virtually. From the Steering Committee John Gaul, David Forsythe, Daryl Moss and Tara Owens Shuler attended virtually.

**Absent**

Dennis Lester

**Call to Order**

Meeting began at 6:00 PM

**Comments from the Public**

No members of the public present.

**Old Business**

Assistant City Manager/Community Development Director Michael Frangos, AICP, CZO introduced the team representing Stewart Inc.

Jay McLeod and Andrea Radford from Stewart Inc. presented on the draft comprehensive plan update and the recommendations chapter by chapter hosting discussion between both Planning Board Members and Steering Committee Members.

1. Future Land Use Chapter
  - a. Assistant City Manager/Community Development Director Michael Frangos, AICP, CZO elaborated on what a utility service agreement is.
  - b. Planning Board Ed Gleason brought up idea that perhaps there should be a fire district related recommendation
    - i. Stewart Inc. requested more information, Planner Kevin Murphy to send presentation on fire districts.
2. Stormwater Chapter
  - a. Steering Committee member Ernest Breedlove asked if there had been or will be another Stormwater study.
3. Transportation
  - a. TM 1 identified as a topic to be focused on in future meetings
    - i. A question was raised on how a bypass may affect commerce
      1. A little less support for Northern bypass/more support for Southern bypass
    - ii. J.M. Teague to look at secondary truck route for long-term solution
4. Housing
  - a. Re-word LU 8 to match
    - i. Sub-section to reinforce the idea that it ties into living situation
  - b. Went back briefly to transportation and connecting 15/Hillsboro to Elm
5. Economic Development
  - a. Discussion focused on ED 2 and ED 3.1

- i. For ED 2 a question was raised about funding opportunities for fiber and internet access upgrades
  - ii. For ED 3.1 defining what kind of incubator the city wants in 109 Park could be next step
- 6. Downtown
  - a. Discussion by Planning Board and Steering Committee about outside storage and sales on Main Street and the idea of not limiting sidewalk sales
  - b. Defining build-to line
- 7. Parks and Recreation
  - a. No comments

No actions were taken.

### **New Business**

No new business.

### **Report on Recent Departmental Activity**

Director/Assistant City Manager Michael Frangos, CZO, AICP thanked both Planning Board Members and Steering Committee Members for attending and asked for their feedback.

### **Reports from the Chairperson and Members**

No reports from Planning Board Members.

### **Adjourn**

Meeting adjourned at 8:20 PM

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Assistant City Manager/Community Development Director Michael Frangos, AICP, CZO





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## PLANNING BOARD AGENDA REPORT

**MEETING DATE:** April 21, 2022

**PREPARED BY:** Kevin Murphy, Planner  
Community Development

**ISSUE CONSIDERED:** City Plan 2040/Comprehensive Plan Update | Assistant City Manager/Community Development Director Michael Frangos, AICP, CZO & Planner Kevin Murphy

**SUMMARY OF ISSUE:** The City Plan 2040 is scheduled for public comment and vote on adoption on May 3rd, 2022 at the Legislative Board of Commissioners' Session. As part of the process of getting it adopted we scheduled the public session and vote with an initial scheduling resolution passed on April 5. The recommendation by the Planning Board would be pursuant to NCGS§160D-501-c and is requested by the Community Development Department.

**REQUESTED MOTION:** "I motion to issue a Statement of Support for the City Plan 2040/Comprehensive Plan Update."

**ATTACHMENT(S)** [\\_SupportStatement\\_Comp2040.docx](#)  
[presn Crdmr\\_20220405b.pptx](#)  
[Resolutions\\_2022-R-03.pdf](#)

**REVIEWED BY  
CITY MANAGER:**

## PLANNING BOARD STATEMENT OF SUPPORT

### Creedmoor 2040 Update

#### Statement of Support for the Creedmoor 2040 Comprehensive Plan Update

The City of Creedmoor Planning Board makes this recommendation regarding the draft update to the City of Creedmoor's Official Comprehensive Plan, pursuant to NCGS§160D-501-c (*Adoption and Effect of Plans. – Plans shall be adopted by the governing board with the advice and consultation of the planning board. Adoption and amendment of a comprehensive or land-use plan is a legislative decision and shall follow the process mandated for zoning text amendments set by G.S. 160D-601. Plans adopted under this Chapter may be undertaken and NC General Statutes - Chapter 160D Article 5 2 adopted as part of or in conjunction with plans required under other statutes, including, but not limited to, the plans required by G.S. 113A-110. Plans adopted under this Chapter shall be advisory in nature without independent regulatory effect. Plans adopted under this Chapter do not expand, diminish, or alter the scope of authority for development regulations adopted under this Chapter. Plans adopted under this Chapter shall be considered by the planning board and governing board when considering proposed amendments to zoning regulations as required by G.S. 160D-604 and G.S. 160D-605. If a plan is deemed amended by G.S. 160D-605 by virtue of adoption of a zoning amendment that is inconsistent with the plan, that amendment shall be noted in the plan. However, if the plan is one that requires review and approval subject to G.S. 113A-110, the plan amendment shall not be effective until that review and approval is completed. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, ss. 11, 51(a), (b), (d).)*):

We recommend the adoption of the Creedmoor 2040 Comprehensive Plan which is applicable throughout the corporate limits and extraterritorial jurisdiction of the City.

On April 21<sup>st</sup>, 2022 the Planning Board, by a majority vote, approved this statement and forward it to the City of Creedmoor Board of Commissioners.

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Ed Gleason, Chair  
City of Creedmoor Planning Board

*Creedmoor*  
NORTH CAROLINA



City Plan 2040

CITY OF CREEDMOOR  
Comprehensive  
Plan Update

[www.Creedmoor2040.com](http://www.Creedmoor2040.com)

CITY COMMISSIONERS

APRIL 5, 2022



# Agenda

- ▶ Project Team
- ▶ Summary of Update Process
- ▶ Draft Plan Overview

## STEWART PRACTICE AREAS

Civil Engineering  
Geomatics  
Geotechnical Engineering &  
Construction Services  
Landscape Architecture  
**Municipal Planning**  
Sports & Events  
Structural Engineering  
Transportation

*With a unique, collaborative, cross-discipline approach that results in **stronger** and **more creative** design solutions, Stewart offers a full range of services to meet the needs of our clients.*

**1994**  
COMPANY  
FOUNDED

**8**  
OFFICE  
LOCATIONS

**8**  
PRACTICE  
AREAS

**200+**  
PROFESSIONAL  
STAFF



## STEWART MISSION STATEMENT

Strengthening communities by serving, leading, and working in a creative and interdisciplinary way.



Stewart is a HUB and Minority Business Enterprise.



Stewart -  
Community  
Planning Group  
+  
J.M. Teague  
Engineering



Jaquasha Colón,  
AICP



Chad Sary, AICP  
Principle in Charge



Andrea Radford

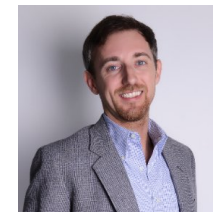


Allison Evans,  
AICP

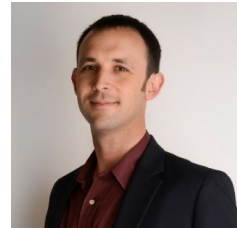
YOUR  
PROJECT  
TEAM



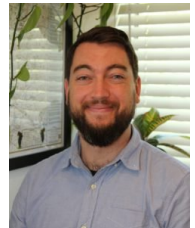
Jake Petrosky,  
AICP



Stephen Faber,  
PLA

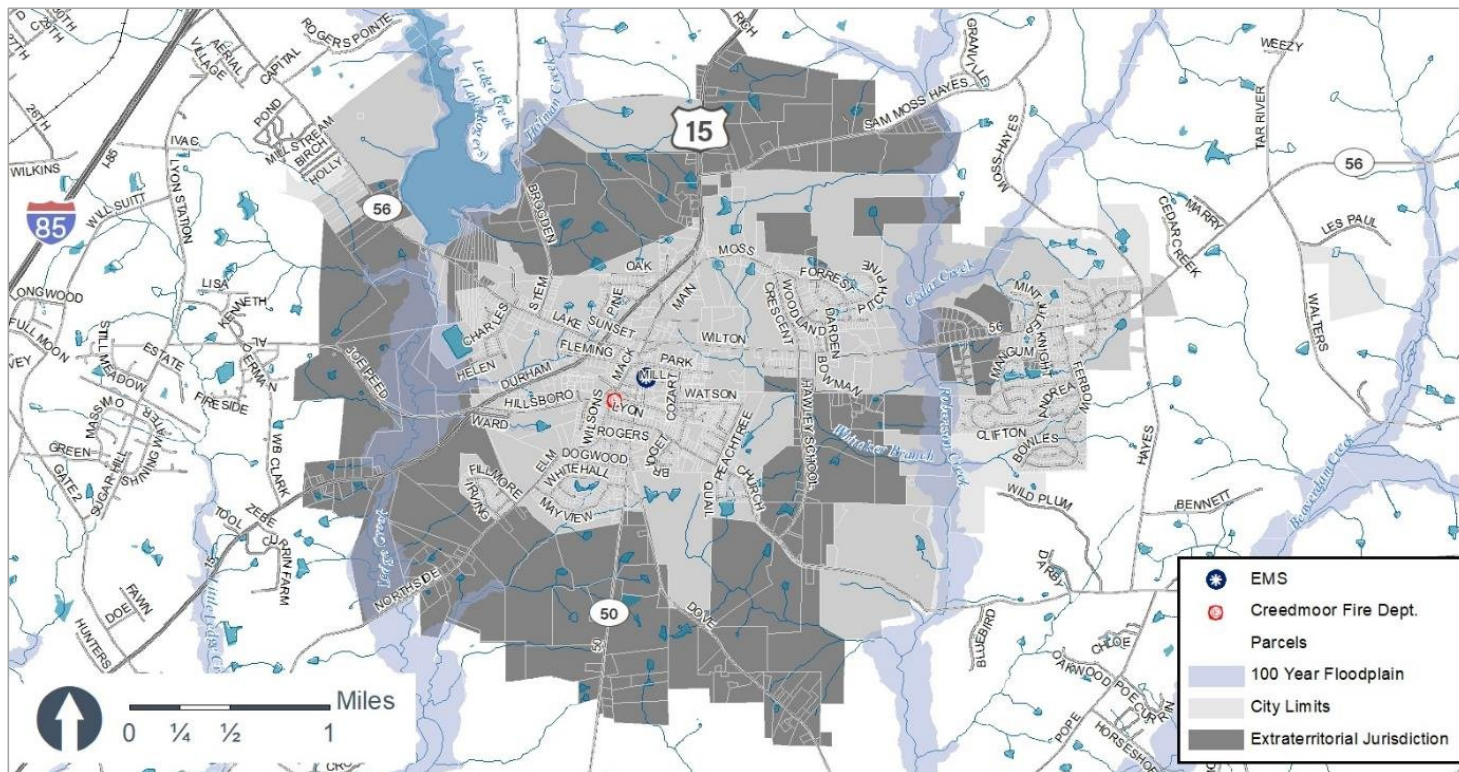


Jay McLeod, AICP  
Project Manager

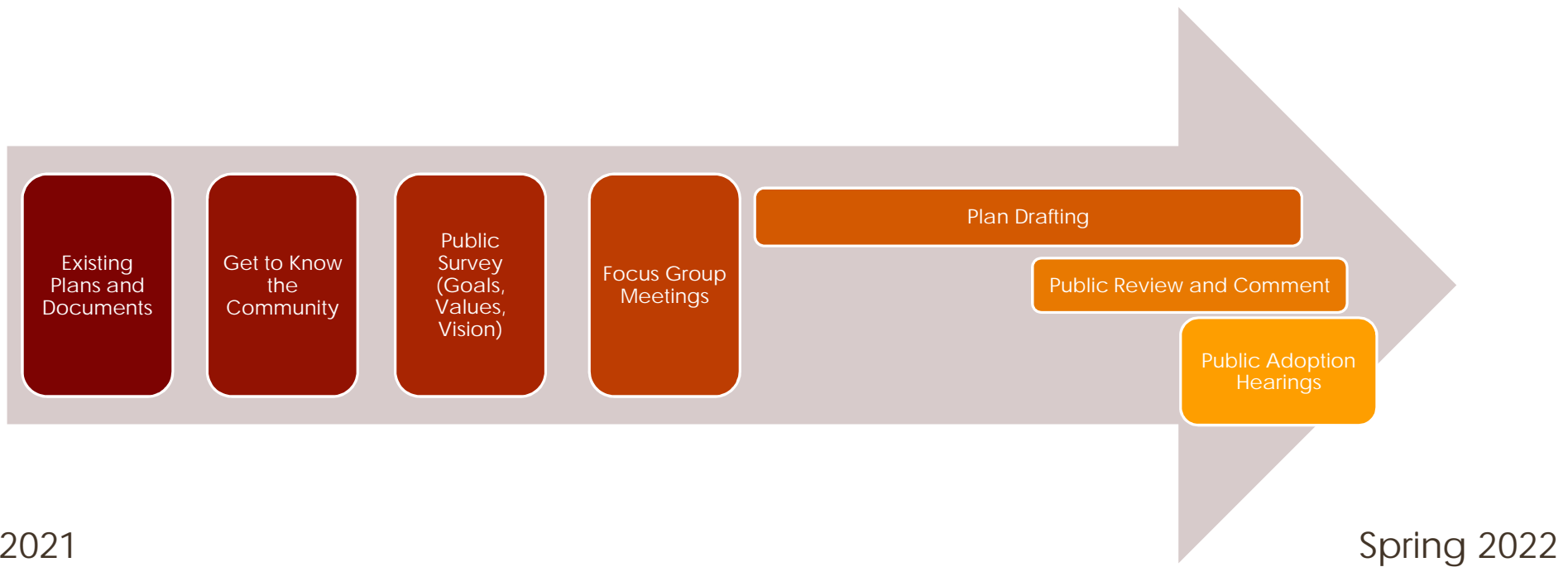


Kenny Armstrong,  
AICP, CZO

The City is authorized to regulate planning and zoning within its incorporated city limits AND its Extraterritorial Jurisdiction (ETJ)



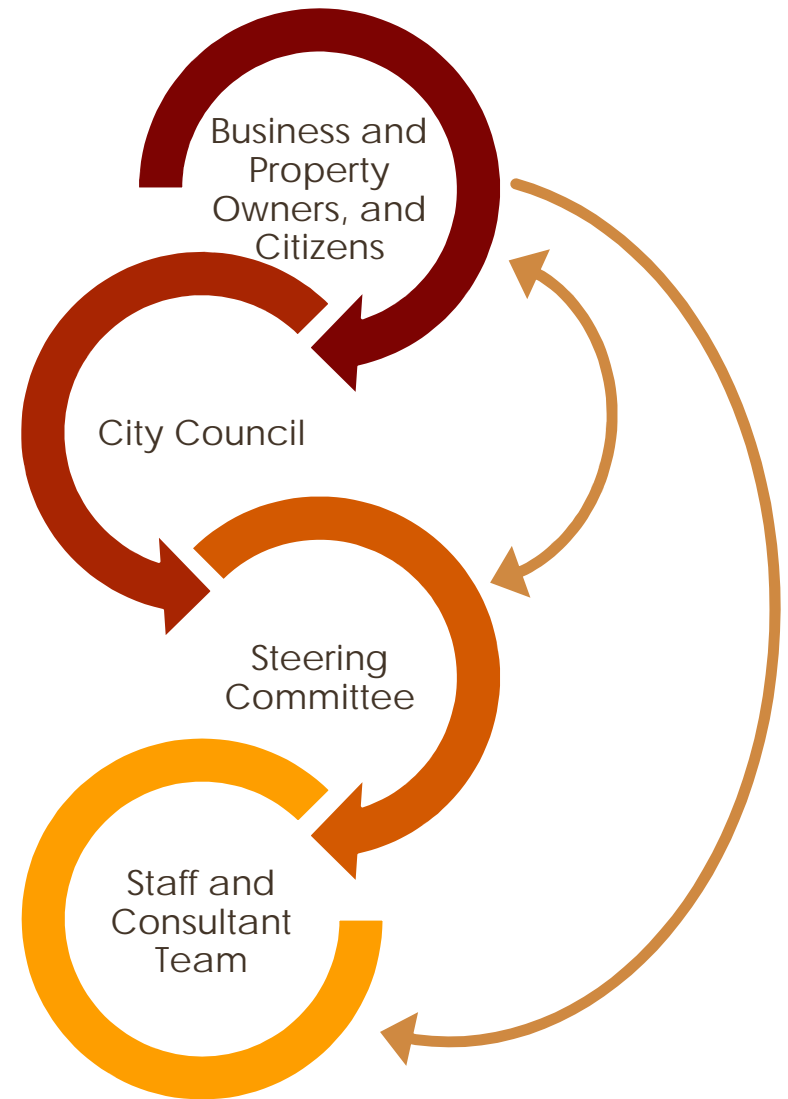
# Plan Development Process





## Public Involvement

- Transparent
- Collaborative
- Iterative



# Project Schedule

Task	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
Commissioner's introduction meeting	09/07								
Kickoff meetings and Community Tour	Week of 09/20								
Public survey		Open: 10/01 Close: 11/08							
Public meeting #1		1 <sup>st</sup> Friday, 10/01							
Steering committee meeting #1		10/21							
Steering committee meeting #2			11/17						
Focus group meetings (3)				12/16					
Plan development (first draft)			X	X	X	X	X		
Steering committee #3							03/17		
Public meeting #2							Plan rollout, 03/28		
Revise plan document (adoption draft)							X	X	
BOC open hearing								04/05	
Planning Board meeting								04/21	
Commissioner's hearing									05/03

# Milestones



# Community Tour

- ▶ Creedmoor Community Center
- ▶ Cross City Trail – Phases 1 & 2
- ▶ Gauntlet Trail & Lake Rogers Park
- ▶ Amberleaf & Brames Crossing
- ▶ Fletcher's Trace & Ledge Creek
- ▶ Downtown Creedmoor
- ▶ Old Railroad Depot & Station Master House
- ▶ Fletcher's Trace & Ledge Creek
- ▶ Capped Lagoon Site
- ▶ Butner, Lift Station, Lyon Station Road
- ▶ Pecan Hill Neighborhood



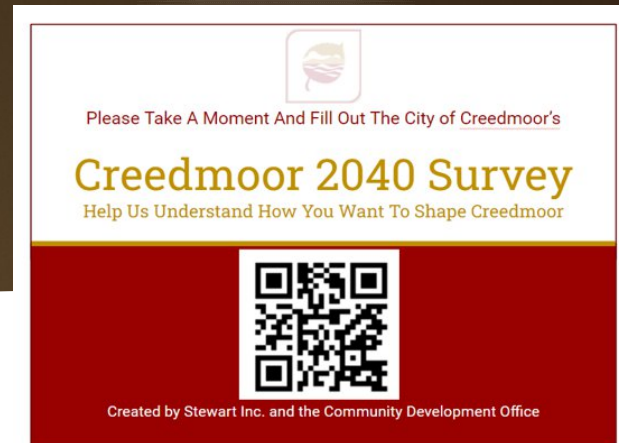


# Two First Fridays

Featured two food trucks, a stoked fire and s'mores station, a live DJ, and eager Parks and Planning staff ready to engage with the community.



# Public Survey

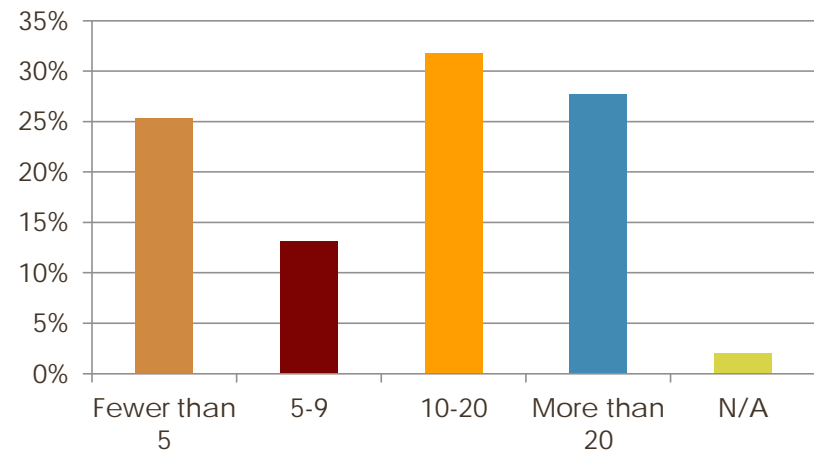


- ▶ October 1 thru November 8
- ▶ 299 Responses!!!

Full results available on the project website:

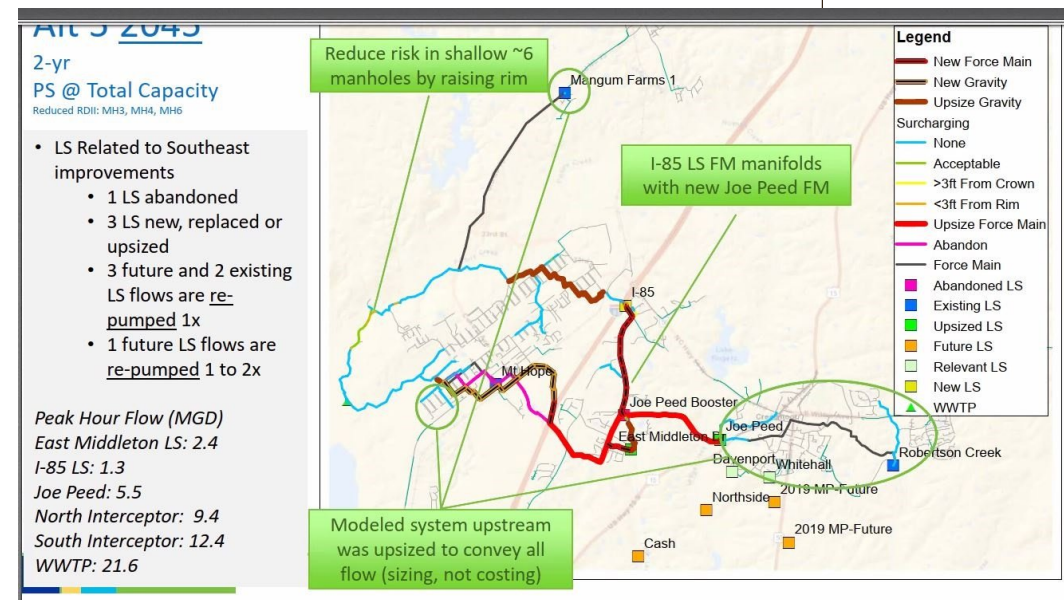
[www.Creedmoor2040.com](http://www.Creedmoor2040.com)

How many years have you lived in or near Creedmoor?



# Focus Group Meetings

- ▶ Housing & Transportation
- ▶ Economic Development & Downtown
- ▶ Stormwater & Parks/Recreation





# Public Open House





# Plan Overview

# Creedmoor's Comprehensive Plan

- VISION
- FUTURE LAND USE
- STORMWATER
- TRANSPORTATION
- HOUSING
- ECONOMIC DEVELOPMENT
- DOWNTOWN
- PARKS, RECREATION & OPEN SPACE
- PUBLIC ENGAGEMENT

# PROJECT OVERVIEW



## The Creedmoor City Plan 2040

Regular and publicly-engaged community planning is important for preparing for a prosperous future. A current comprehensive plan is not only mandated by state law, but it is also important for helping to communicate desired public growth patterns to the private sector and for decision-makers when investing scarce public resources. This comprehensive plan update involves the following focus areas:

- Existing Conditions
- Future Land Use
- Stormwater
- Transportation
- Housing
- Economic Development
- Downtown Creedmoor
- Public Engagement



Sept. 2021

Spring 2022

## Project Schedule

Task	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
<b>Phase 1: Project Initiation</b>	X	X	X						
Commissioner's Introduction meeting	09/07								
Kickoff meeting and Community tour	Week of 09/20								
Public survey		Open: 09/21 Close: 10/29							
Public meeting #1		10/15							
Steering committee meeting #1		10/21							
Steering committee meeting #2			11/17						
<b>Phase 2: Plan Development</b>			X	X	X	X	X		
Focus group meeting #1				12/16					
Plan development (11-14 d.w.)			X	X	X	X	X		
Steering committee #3							03/17		
Public meeting #2							Plan rol out: 03/26		
Review plan document (adoption draft)							X	X	
Steering committee final								C4/06	
<b>Phase 3: Plan Adoption</b>							X	X	X
Planning Board meeting								04/21	
Commissioner's Report									05/02

This schedule represents the best current estimate for project completion, but is subject to revision. Please check the project website for the most current information.

## Who is involved?



Core Project Team:

Lead City Department:  
• Planning Department

Consultant Team:

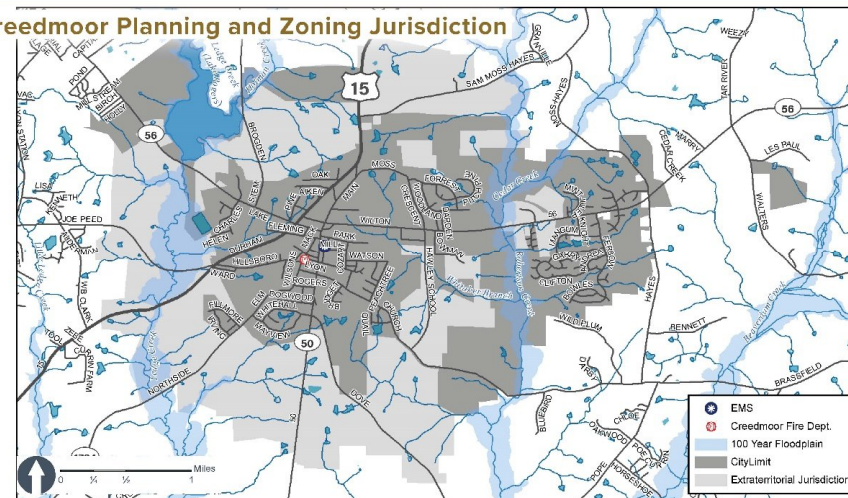
- Stewart
- J.M. Teague Engineering

## Public Engagement



- Community Tour
- Steering Committee Meetings
- Focus Group Meetings
- 2 First Friday Events
- Packets delivered to 2 local schools and 2+ local churches
- Public Survey with 299 respondents
- Advertised in the Butner-Creedmoor News for 2 weeks
- Social Media on Instagram, Facebook, Twitter, NextDoor
- City Website
- Project Website: [www.Creedmoor2040.com](http://www.Creedmoor2040.com)

## Creedmoor Planning and Zoning Jurisdiction



Overview



# Background

# BACKGROUND & DEMOGRAPHICS



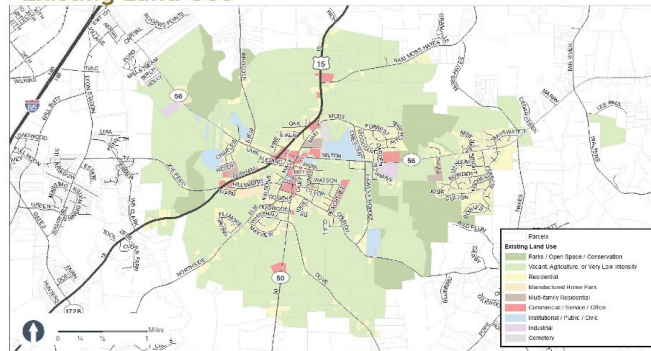
## Trends at a Glance

- Population is growing.
- Creedmoor is well-positioned, compared to her peers.
- The City is more evenly racially balanced than 10 years ago.
- Home occupancy continues to be very high.

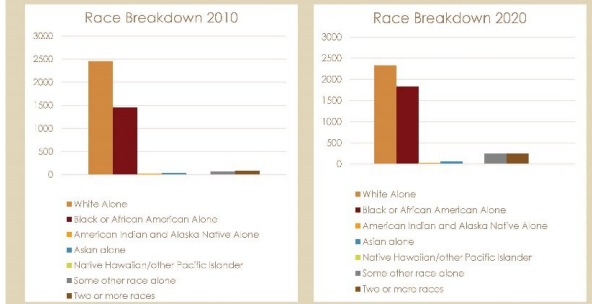
## In Relation to Neighbors

Creedmoor, NC	Total Population 4,866	Median Household Income \$78,330	Bachelor's Degree or Higher 38.5%	Employment Rate 71.4%	Total Housing Units 1,953
Butner, NC	Total Population 8,397	Median Household Income \$45,366	Bachelor's Degree or Higher 15.5%	Employment Rate 52.7%	Total Housing Units 3,112
Granville County, NC	Total Population 60,992	Median Household Income \$55,856	Bachelor's Degree or Higher 22.5%	Employment Rate 55.3%	Total Housing Units 24,214

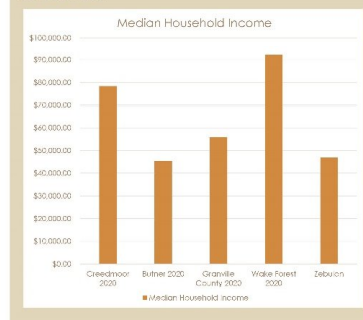
## Existing Land Use



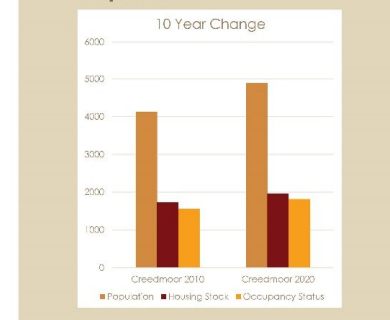
## Growing Diversity



## Income



## Population



Source: US Census



# Community Vision & Goals

# Creedmoor 2040 NORTH CAROLINA

## Our Vision

*Creedmoor will continue to be the best rural, small town in the region while rising to meet change through innovative planning, community engagement, and operational strategies.*

*This will guide future development with a focus on environmental protection, infrastructure, strategic economic growth, interconnectivity, and cultural and recreational opportunities to support a high-quality of life.*

*Creedmoor's heritage will continue through the revitalization and preservation of its downtown while also ensuring new development fits with the City's character.*

*Residents will be able to reach both regional and community destinations through a connected multi-modal transportation system.*

*Diverse and engaged community involvement in local government will help ensure a community where residents can also shop, socialize, and play locally.*

### **Strategic Growth**

Ensure that Creedmoor's development policies are conducive to the long-term vision for the future, provide and/or maximize infrastructure investments, and adequately control the location and appearance of future development.

### **Vibrant Downtown**

Foster redevelopment and revitalization efforts in downtown by creating a pedestrian friendly environment with shopping and recreational opportunities.

### **Active Community**

Continue adding healthy and active recreational and cultural facilities, programs, and events that accommodate multiple users, are accessible, and appeal to both City residents and recreational tourism.

### **Environmental and Cultural Preservation**

Preserve and protect areas of historical and environmental significance, specifically including areas for stormwater or environmental water quality.

### **Interconnected Transportation**

An accessible and safe transportation network that connects people to jobs, recreation, and each other, through roads, transit, and pedestrian/bicycle networks.

### **Targeted Development**

Establish, formalize, and/or improve programs and practices that create critical infrastructure or incentivize or assist targeted businesses or districts.

### **Participatory Governance**

Improve outreach, participation, and community awareness in local government activities to engage citizenry and build community pride.

### **Improved Infrastructure**

Address community concerns about infrastructure quality and condition (especially water, sewer, and broadband) through partnerships and targeted action.



# Land Use

## FUTURE LAND USE

### Major Takeways:

- Creating walkable Activity Nodes.
- Access to shopping and services.
- Vitality of downtown.
- Ensuring a high-quality built environment.
- Recreation opportunities, including outdoor recreation.

### Future Land Use Character Areas

#### Activity Centers

The purpose of this character areas is to highlight locally significant pedestrian-focused areas where customers interact with daily goods, services, and shopping.



#### Downtown Core

The vitality of downtown is important to the residents and visitors of Creedmoor, the downtown serves as a hub for the community. The purpose of the Downtown Core is to offer a pedestrian-oriented area where residents and visitors can eat, shop, work, and play.



#### Downtown Support

This character area provides a transition between higher and lower intensity areas near the Downtown Core. The Downtown Support area provides opportunities for housing options and non-residential uses in close proximity to the Downtown Core. This character area is intended to allow high-density housing options with possibly small-scale retail and offices uses that support the Downtown Core while providing pedestrian density. Higher-density development should be directed towards the border of the Downtown Core character area and in surrounding neighborhoods.



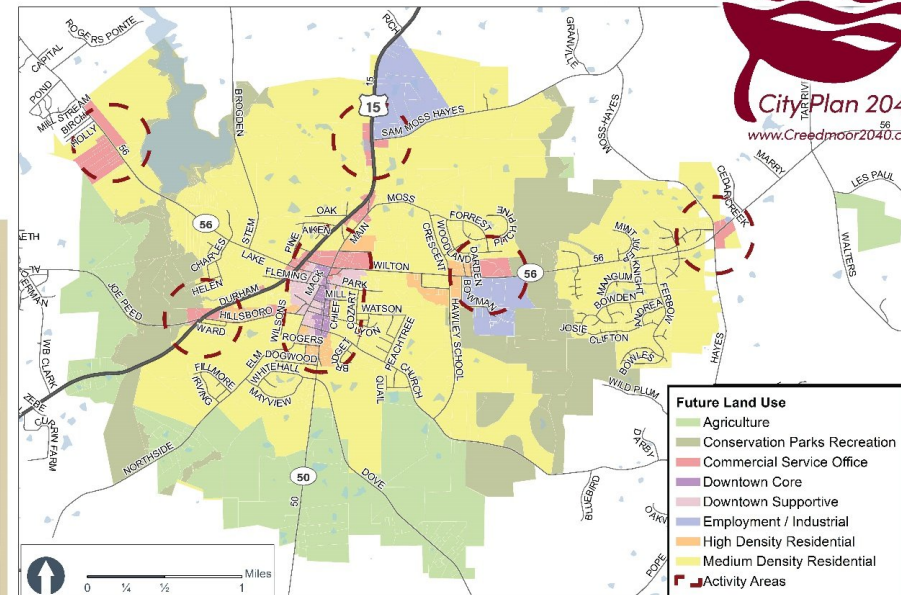
#### Commercial/ Service/ Office

The Commercial/Service/Office character area serves the community and adjacent regions by offering community-serving commercial uses adjacent to high volume roads.



#### High Density Residential

The purpose of the High Density Residential character area is to allow for multi-family and higher density residential developments that offer housing options while providing higher density, and more walking and bicycling opportunities.



#### Agricultural

Improving water quality is considered a high priority issue for the future of Creedmoor. Protecting agricultural lands helps protect surface and ground water while maintaining productive farmland and preserving the natural beauty of rural areas. The purpose of this character area is to preserve agricultural lands, open space, and the rural character of these lands in the extra-territorial jurisdiction of the City of Creedmoor. The pastoral scenes of this area contribute to Creedmoor's character and preserve rural corridors for residents and visitors traveling along the major entrance roads and gateways.



#### Conservation/ Parks/ Recreation

Environmental preservation and water quality is considered a high priority issue for the future needs of Creedmoor. The purpose of the Conservation/Parks/Recreation character area is to protect environmentally sensitive lands while also providing opportunities for passive or active recreation where it is compatible with environmental goals. The intent is to provide usable open space while limiting activities that contribute to degradation of water quality.



#### Employment / Industrial

The purpose of the Employment/Industrial area is to provide areas less suitable for residential development and better suited for employment and economic development opportunities. Employment/Industrial character areas are located along major transportation corridors with adequate levels of infrastructure and parcels large enough to accommodate employment growth.



#### Medium Density Residential

The purpose of the Medium Density Residential character area is to provide growth opportunity for and continue the dominant and defining character of the community. This widespread area forms the foundation of the residential character of neighborhoods in the community.



# Stormwater

- Falls Lake Rules
- UNRBA

## MAJOR RECOMMENDATIONS

- Work with neighbors through UNRBA
- Stormwater assistance program and cost-share solutions





# TRANSPORTATION

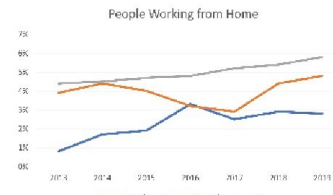
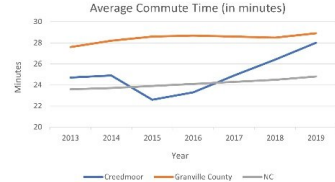


## Major Takeaways:

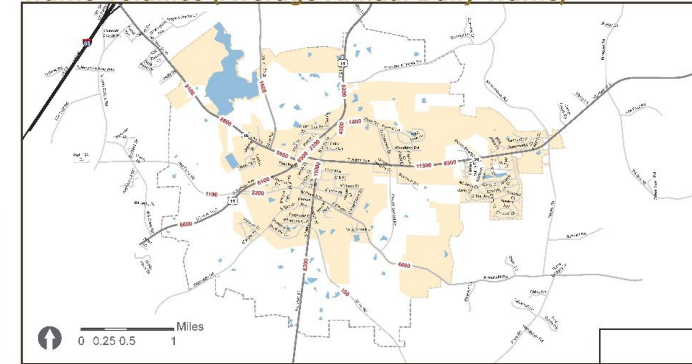
- Most residents work outside of the City.
- People love walking for recreation.
- The Creedmoor Connector (from west Hwy 56 to Brassfield Road) may be best achieved in pieces.
- Transit may not be to Raleigh or Durham, but it might be to Butner.

## MAJOR RECOMMENDATIONS

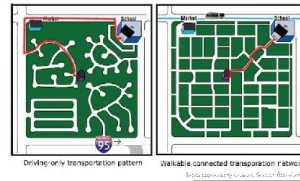
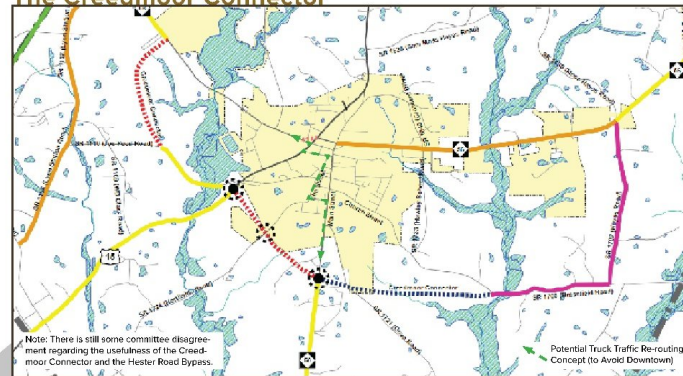
- More pedestrian and greenway connections.
- Wayfinding signage for the Cross City Trail.
- Pursue the Creedmoor Connector piece-by-piece.
- Neighborhood connectivity builds community, increases pedestrian safety, and reduces congestion.



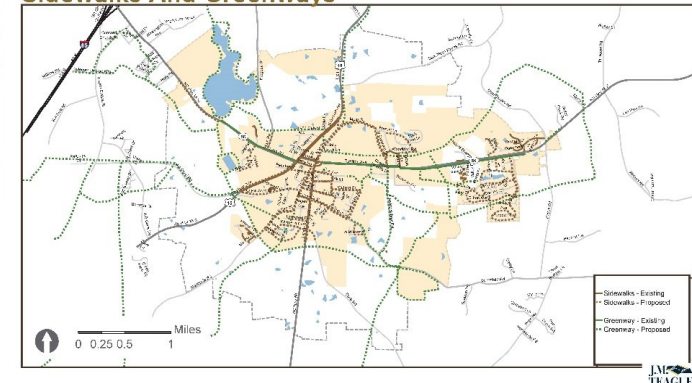
## Traffic Volumes (Average Annual Daily Traffic)



## The Creedmoor Connector



## Sidewalks And Greenways



Transportation



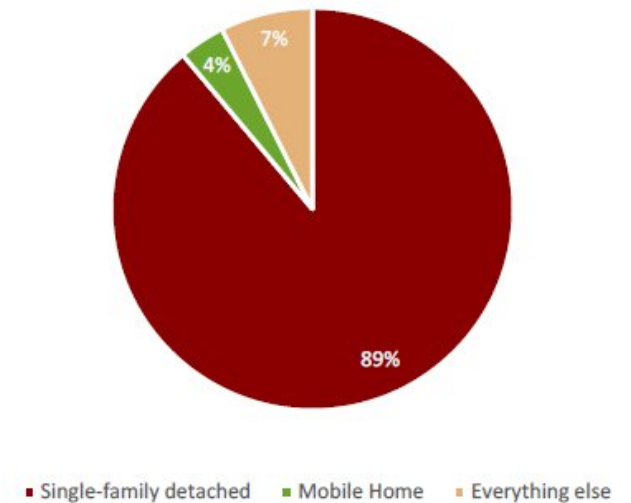
# Housing

- Limited by sewer capacity

## MAJOR RECOMMENDATIONS

- Mobile Home Park (MHP) zoning overlay and create homeowner assistance program
- Update subdivision standards
- Connectivity

Creedmoor Housing Structures  
(2019 ACS)



# Economic Development

- A different approach
- Lifestyle and recreation

## MAJOR RECOMMENDATIONS

- Open to broadband
- Seek sewer capacity
- Support small businesses, quality of life, and recreation

### Demographics (15 Minute Drive Time)



Population  
28,612



Average Age  
40.0



Household Income (Median)  
\$64,493



Household Income (Average)  
\$80,680



Number of Households  
10,702

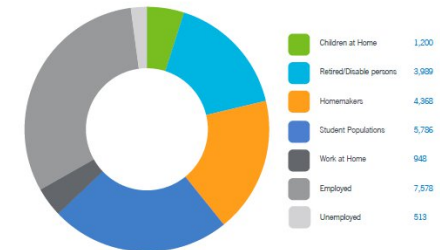
### Peer Analysis

The Peer Analysis, built by Retail Strategies along with our analytics partner (Tetrad), identifies analogue retail nodes within a similar demographic and retail makeup. The Peer Analysis is derived from a 5 or 10 minute drive time from major comparable retail corridors throughout the country. The variables used are population, income, daytime population, market supply and gross lessable area. The following are retail areas that most resemble this core city.

#### Peer Trade Areas

Goodlettsville, TN	1514 Highway 31 W
Cross Plains, TN	8777 Hwy 25 E
Portland, TN	3006 Highway 52
Stanley, NC	1299 S Highway 16
Pawleys Island, SC	12905 Ocean Highway
Fuquay Varina, NC	12285 Nc 42
Hillsborough, NC	662 N Churton St

### Daytime Population 24,382 (15 Minute Drive Time)



### Focus Categories

The top categories for focused growth in the municipality are pulled from a combination of leakage reports, peer analysis, retail trends and real estate intuition. Although these are the top categories, Retail Strategies' efforts are inclusive beyond the defined list. Let us know how we can help you find a site!



Restaurants



Clothing



General Merchandise



Grocery

# DOWNTOWN

## Introduction

The Main Street downtown area is historically the Central Business District. The Downtown runs north-south along NC Highway 50 (Main Street), from Legion Street to Wilton Avenue (NC Highway 56). The project team analyzed the downtown through a series of tours, mapping, and listening to local residents and business owners through survey questions, stakeholder interviews, and public meetings.

## Major Takeways:

- Creating more spaces for retail and restaurants.
- Supporting existing businesses.
- Preservation and rehabilitation/adaptive reuse of existing buildings.
- More cultural events and programming.
- Improving outdoor public spaces.
- Streetscape improvements.
- Public gathering space/event spaces.



**1 Public Gathering Space**  
The old train station parcel could be used as a public gathering space for smaller events.

Source: All Things Believee

**2 Pocket Park**  
The addition of a pocket park would offer an outdoor space where people to gather, relax, and enjoy the outdoors.

Source: Springfield News-Sun

**3 Additional public parking** can help support a vibrant, walkable environment.

**5 Multi-family residential** development should be compatible

**4 Infill development** should be compatible and sensitive to the historic context of existing structures.

Downtown Core

Downtown Support



Downtown



# PARKS & OPEN SPACES



## Major Takeways:

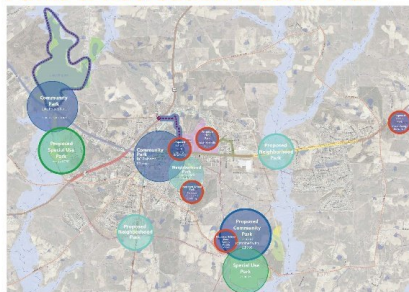
- The Community Center is a huge asset.
- Greenway and trail connections or extensions.
- Enhancing and maintaining existing parks.
- Playgrounds and sports fields upgrades.
- More programming and events.
- Lake Rogers, Robertson Creek, and The Gauntlet are great outdoor assets.

## MAJOR RECOMMENDATIONS

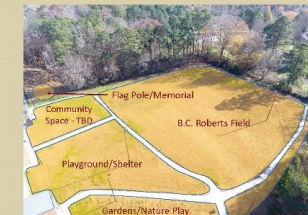
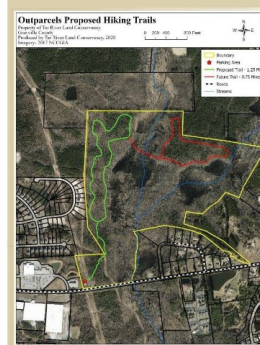
- Continue to partner with outside agencies to get the most recreation out of local conservation lands.
- Upgrades to sports fields and adding more outdoor recreation facilities.
- Update the Parks and Recreation Master Plan.
- Create a downtown space for events and cultural gatherings.

# Parks & Recreation

## Proposed Park Service Areas And Future Facilities, From The 2014 Parks & Recreation Master Plan



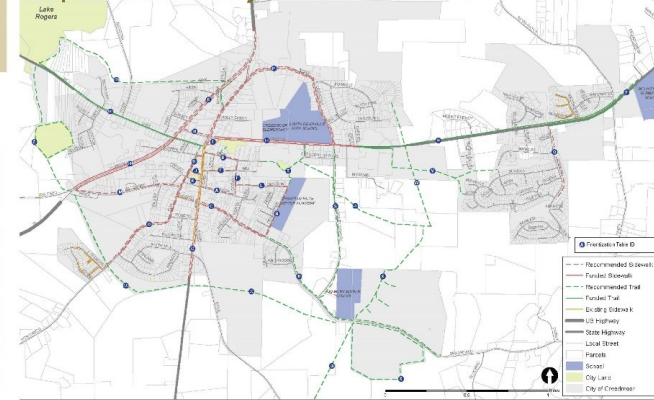
## Outdoor Assets



## Concept For The Old Lagoon Property



## Proposed Greenways



# Next Steps

Note: Dates are tentative. Check the City's project website for the most updated schedule and to review information as it is made available.

[www.Creedmoor2040.com](http://www.Creedmoor2040.com)

- Commissioners, April 05
- Planning Board: April 21
- Commissioners: May 03

All are public meetings and the public is welcome to attend and provide comment.

The draft plan is on the website since 03/14 for public review and comment.

# Thank You

[WWW.CREEDMOOR2040.COM](http://WWW.CREEDMOOR2040.COM)



STEWART





# CITY OF CREEDMOOR

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**MAYOR**  
ROBERT V. WHEELER

**CITY MANAGER**  
GERALD C. SMITH SR.

**COMMISSIONERS**  
KECHLA BRUSTMEYER-BROWN  
GEORGANA KICINSKI  
ED MIMS  
ROBERT WAY  
EMMA ALBRIGHT

## RESOLUTION 2022 – R – 03

INITIAL SCHEDULING RESOLUTION FOR

### COMPREHENSIVE PLAN UPDATE: CITY PLAN 2040

**WHEREAS**, Assistant City Manager and Community Development Director Michael Frangos, AICP, CZO reported on August 2<sup>nd</sup>, 2021 that there was a final review from an objective selection committee of the planning consulting firms and Stewart, Inc. was selected to work on the Comprehensive Plan update; and

**WHEREAS**, the Board of Commissioners on September 7<sup>th</sup>, 2021 unanimously approved the professional services contract with Stewart Municipal Planning Group for the comprehensive plan update; and

**WHEREAS**, the Planning and Community Development Department working with selected consultant Stewart Engineering, Inc. and the appointed steering committee over the last seven months has created a draft Comprehensive Plan update for the City of Creedmoor; and

**WHEREAS**, the draft comprehensive plan has been released on the City's website and on Creedmoor2040.com; and

**WHEREAS**, the appointed Steering Committee has met to review and consider the plan Recommendations on March 17<sup>th</sup>, 2022; and

**WHEREAS**, the Comprehensive Plan update was opened for public comment on March 11<sup>th</sup>, 2022 on the City of Creedmoor's website under the Community Development Department's page; and

**WHEREAS**, the Comprehensive Plan update needs a statement of support from the City of Creedmoor Planning Board; and

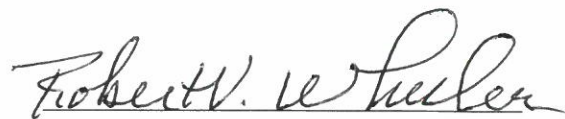
**WHEREAS**, any recommendation made by the Planning Board to the Board of Commissioners shall be in writing and shall include a statement of support and may include any plan recommendations or edits; and

**WHEREAS**, the City of Creedmoor Board of Commissioners intends to act on this Comprehensive Plan update and provide a decision according to procedure in the shortest reasonable time.

**NOW THEREFORE BE IT RESOLVED** by the City of Creedmoor Board of Commissioners that they do hereby:

- 1) Recognize the Comprehensive Plan Update as a future action item; and
- 2) Direct the Planning Board to make a recommendation inclusive of the Steering Committee's efforts; and
- 3) Open a review and comment period between April 5<sup>th</sup>, 2022 and May 3<sup>rd</sup>, 2022
- 4) Set the date of the public hearing on the adoption of the Comprehensive Plan Update for Tuesday, May 3<sup>rd</sup>, 2022 at 6:00 PM in the Board of Commissioners Meeting Room at City Hall, 111 Masonic Street, Creedmoor, NC; and
- 5) Authorize the Community Development Department to publish legal public notice of the public hearing in the Butner-Creedmoor News on April 22<sup>nd</sup> and April 29<sup>th</sup>, 2022 editions; and
- 6) Direct readers to send emails with comments to [planning@cityofcreedmoor.org](mailto:planning@cityofcreedmoor.org) by 5:00 PM May 3<sup>rd</sup>, 2022

Adopted this the 5<sup>th</sup> day of April, 2022



Robert Wheeler, Mayor



Barbara Rouse, City Clerk

ATTEST:

