

CITY OF CREEDMOOR

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MAYOR
 ROBERT V. WHEELER

ACTING CITY MANAGER
 MICHAEL FRANGOS

COMMISSIONERS
 EDWARD GLEASON
 GEORGANA KICINSKI
 ROBERT WAY
 ED MIMS
 EMMA ALBRIGHT

ORDINANCE 2022-O-03

AN ORDINANCE AMENDING THE CREEDMOOR DEVELOPMENT ORDINANCE IN ACCORDANCE WITH ZTA-2022-03

WHEREAS, the Planning and Community Development Department has realized a valid need to amend the text of the City of Creedmoor Development Ordinance in order to comply with the General Assembly's recently adopted session law and to clarify ambiguous language or correct contextual errors; and

WHEREAS, the Planning staff has assigned the case number ZTA-2022-03; and

WHEREAS, ZTA-2022-03 proposes to amend the following articles of the Creedmoor Development Ordinance and various sections within each:

ARTICLE 14: Program and Policy

WHEREAS, Article 5 of the Creedmoor Development Ordinance (CDO) states precisely how amendments to the development ordinance should be processed; and according to §5.3 Amendment Process of the CDO, this request does not require compliance with design guidelines at this stage and therefore does not require a recommendation from the Creedmoor Technical Review Committee; and

WHEREAS, ZTA-2022-03 requires a recommendation and a Statement of Consistency with City Plan 2040 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 describing whether the proposed amendment is consistent with the comprehensive plan that has been adopted by the City and any other officially adopted plan that is applicable. A comment by the Planning Board that a proposed amendment is inconsistent with the City's land use plan, comprehensive plan or any other adopted plan for the area affected shall not preclude consideration of approval of the proposed amendment by the City Board of Commissioners; and

WHEREAS, the Planning Board met at their regularly scheduled meeting on May 12th, 2022 and have made a decision to recommend the changes as written and signed a statement of consistency.

WHEREAS, the Board of Commissioners met at their May 3rd, 2022 meeting and unanimously voted to schedule ZTA-2022-03; and

WHEREAS, public notices were placed in the Creedmoor-Butner News on May 27th and June 3rd

WHEREAS, the Board of Commissioners conducted the statutorily required advertised public hearing in accordance with the State of North Carolina's General Statutes during the course of the regularly scheduled monthly meeting on June 7th, 2022; and

WHEREAS, it has been determined that the City of Creedmoor Board of Commissioners finds that the request to amend the City of Creedmoor's Creedmoor Development Ordinance acceptable; and

WHEREAS, it has been determined that the action undertaken by the Board of Commissioners is both reasonable and in the public interest as the approved amendment to the Creedmoor Development Ordinance, and is consistent with the City Plan 2040 objective to perform "...regular land use and development ordinance updates..."


NOW, THEREFORE BE IT RESOLVED that the Board of Commissioners of the City of Creedmoor adopts this consistency statement and considers the Zoning Text Amendment-2022-03 to be both reasonable and in the public interest.

HEREBY ADOPTED in regular session by the City of Creedmoor Board of Commissioners by motion from Commissioner Kicinski this, the 7th day of June, 2022.

Ayes: 5

Noes: 0

Absent or Excused: 0


Robert V. Wheeler, Mayor

ATTEST:


Barbara Rouse, City Clerk

