



MINUTES OF  
CITY OF CREEDMOOR  
PLANNING BOARD MEETING  
APRIL 13, 2023  
7 P.M.

**Present in Person at City Hall Boardroom**

Chair Debbie Rogers, Steve Faucette, Robert Gorham, Edie McDuffie, Mike Allen, and Rick Harbit. Also present is Community Development Director Michael Frangos, AICP, CZO, City Attorney Kevin Hornik, and City Clerk Barbara Rouse.

**Absent**

None

**Call to Order**

Chair Debbie Rogers called the meeting to order at 7:00 P.M.

City Attorney Kevin Hornik noted for the record that there was a quorum of the Board of Commissioners (BOC) present [Mayor Pro Tem Albright, Commissioner Gleason, Commissioner Kicinski, and Commissioner Wilkins] but that they were only at this Planning Board meeting to observe and they would not be conducting City business.

**Approval of Agenda**

Edith McDuffie made a motion to approve the agenda. Seconded by Steve Faucette.  
The motion passed with a vote of 6-0.

**Approval of Minutes**

Rick Harbit made a motion to approve the March 9, 2023, Planning Board minutes. Seconded by Edith McDuffie.  
The motion passed with a vote of 6-0.

After the minutes were approved, Chair Debbie Rogers took the floor to clarify that the Public Comment section on this agenda was for the public to speak about any business other than the conditional zoning application for the Yorkshire Subdivision being presented to the Planning Board at this meeting. She continued that any public comments related to the proposed Yorkshire Subdivision must be held off until the Public Hearing at the BOC meeting in which it is scheduled and on the agenda.

**Comments from the Public**

Chad E. Abbott, PE, 2171 Sam Moss Hayes Road, Creedmoor, NC 27522

**Old Business | CZ-2023-01 Yorkshire Subdivision Conditional District Application**

Community Development Director Michael Frangos reminded the Board that this was a conditional zoning step, not a preliminary plat and therefore, it contained no details of lot layout.

Applicant Brian Richards with Urban Design Partners presented to the Planning Board [for the second time] a PowerPoint for the projected Yorkshire Subdivision including proposed entrance locations, facade designs, and proposed location for development and open space. He reminded the Board that this was medium-density land use and single-family zoning, and their goal was to opt for smaller lots but not more density. He furthered that the ratio of townhomes to single-family dwellings was 40% to 60% respectively [approx.. 189 townhomes and 276 single-family homes] with at least 25% active open space. There was some discussion between the Board, Mr. Richards, and Community Development Director Frangos with Frangos reminding the Board that this amendment to the Creedmoor Development Ordinance was consistent with the City Plan 2040 objectives on the Future Land Use Map for Medium Density Residential development as well as meeting transportation [TM2] and housing [HU1 and HU3] objectives.

After Mr. Richards's presentation, City Attorney added that this was the time and forum for the Planning Board members to address any issues and/or concerns they may have with the proposed Yorkshire Subdivision before it is presented to the BOC, which evoked further discussion by the Board about buffer size and possible traffic issues. A Motion was then made by Chair Debbie Rogers to approve CZ-2023-01 with conditions. Second by Rick Harbit. The motion passed with a vote of 4-2.

Chair Debbie Rogers - Approve  
Rick Harbit - Approve  
Mike Allen - Deny  
Steve Faucett - Deny  
Robert Gorham - Approve  
Edith McDuffie - Approve

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

Community Development Director Michael Frangos gave an update on staffing changes in the Community Development Department: the Planning Technician Position had recently been filled by Rebecca Middleton and the Planner I position would not be filled and was frozen for FY23. The City Manager's recommendation is that it be deleted for FY24, and a final decision won't be made until the budget is actually adopted by the Board of Commissioners. Frangos added that the R5707 landscaping project at the intersection of N. Durham Ave. (US Hwy. 15) and W. Wilton Avenue (NC 56 Hwy.) had been completed.

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

There were no reports from the Planning Board Members.

### **Adjourn**

As there was no other business to come before the Planning Board, a motion to adjourn was made by Robert Gorham, seconded by Edith McDuffie. The motion passed with a vote of 6-0. Chairperson Rogers adjourned the meeting at 8:25 PM

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Chairperson