



MINUTES OF
CITY OF CREEDMOOR
PLANNING BOARD MEETING
MINUTES
SEPTEMBER 14, 2023
7 P.M.

Present in Person at City Hall Boardroom

Steve Faucette, Robert Gorham, Edie McDuffie, and Rick Harbit. Also present Community Development Director Michael Frangos, AICP, CZO, Planning Technician Rebecca Middleton and City Attorney Kevin Hornik.

Absent

Mike Allen

Call to Order

Meeting called to order at 7:00 PM.

Approval of Agenda

Edie McDuffie made a motion to approve the agenda as presented. Seconded by Robert Gorham.
Motion passed with a vote of 4-0.

Approval of Minutes

Robert Gorham made a motion to approve the minutes of the July 13, 2023 Planning Board meeting as presented. Seconded by Rick Harbit.
Motion passed with a vote of 4-0.

Comments from the Public

No comments from the Public.

Old Business

| CZ-2023-02 Creedmoor Village Conditional District Application

Mike Frangos presented a slide show with information regarding the preliminary plans for Creedmoor Village. Both Brandon Moore and Darren Koons, the Creedmoor Village representatives, were present at the meeting. The slide show outlined the location, density, and general arrangement of commercial and residential buildings. The City of Creedmoor 2040 Plan was presented as well to show how the CZ-2023-02 Conditional Zoning Application would fit into the City's overall plan. Frangos shared possible conditions with the board and encouraged them to discuss concerns with the applicant.

Board members brought up concerns regarding roadway width and accessibility for emergency vehicles, street parking and garage availability. Brandon Moore, RLA, The Site Group, PLLC, 1111 Oberlin Road, Raleigh NC, 27605 stood to answer the board's questions, stating that conditions such as one-side street parking and garage additions for townhouses would be easy to implement due to the project being in its beginning stages. As for the concern about emergency vehicles, Frangos added that the street pavement widths had been increased by 2 feet to allow more clearance. Moore also mentioned that the density from the previous application submittal had been decreased and that apartment buildings may be built taller to allow for more open space. After further discussion and positive comments related to the ideal location and this project's close proximity to I85, Robert Gorman motioned to recommend approval CZ-2023-02 with conditions and adopt the Planning Board's consistency statement. Seconded by Rick Harbit, the motion passed with a vote of 4-0.

New Business

No New Business.

Report on Recent Departmental Activity

Community Development Director Michael Frangos said there was no report this month, just that he was looking forward to the Creedmoor Music Festival this weekend.

Reports from the Chairperson and Members

There were no reports from the Planning Board Members.

Adjourn

A motion to adjourn was made by Edie McDuffie, seconded by Robert Gorham. The motion passed unanimously.

Meeting adjourned at 7:40 PM.



Steve Faucette, Chair