



MINUTES OF
CITY OF CREEDMOOR
PLANNING BOARD MEETING
MINUTES
NOVEMBER 9, 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, City Clerk Barbara Rouse and City Attorney Kevin Hornik.

Absent

Mike Allen

Call to Order

Meeting called to order at 7:00 PM.

Approval of Agenda

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

Approval of Minutes

Robert Gorham made a motion to approve the minutes of the September 14, 2023 Planning Board meeting as presented. Seconded by Edie McDuffie. Motion passed with a vote of 4-0.

Comments from the Public

No comments from the Public.

Old Business

No Old Business.

New Business | ZMA-2023-01, Yorkshire

Community Development Director Michael Frangos explained that following the withdrawal of CZ-2023-01, Urban Design Partners was now before the Planning Board to request a general rezoning which would change the existing Agricultural (AG) zoning district to Single-Family Residential (SFR) zoning district for 140.11 acres located north of Pitch Pine Drive and south of Sam Moss Road and west of US Hwy 15/ Durham Ave., adding the proposed development would consist of single-family detached units with a density of 1.9 dwelling units per acre. Frangos then presented a slide show with information on the zoning request including location, density, open space requirements, its position on the future land use plan of Creedmoor map, density of current City subdivisions, as well as the requested zoning district as applied to the entire property. Frangos shared possible conditions with the board and encouraged them to discuss concerns with the applicant. Applicant Brian Richards, Urban Design Partners and property owner, Josh Spiegel, LGI Homes-NC, LLC were present at the meeting. After further discussion and comments related to the Creedmoor 2040 Plan, Rick Harbit made a motion to recommend denial of ZMA-2023-01, but to find the proposal to be consistent with the City 2040 Plan objectives on the Future Land Use Map for Medium Density Residential development. Seconded by Edie McDuffie. The motion passed with a vote of 4-0.

New Business | LSP-2022-01, Creedmoor Business Park Expansion

Community Development Director Michael Frangos told the Planning Board that the Creedmoor Business Park was seeking site plan approval for a 15,200 square foot addition of dry, climate-controlled storage space. He said the site

plan had been Creedmoor Technical Review Committee review and revision and that SGWASA has reviewed the plan and determined that no additional water or wastewater allocation was required and this addition will not require any additional stormwater control devices. Frangos presented a slide show depicting the building height in comparison to existing buildings on site, identify proposed exterior façade treatments, materials, dimensions, textures and colors, proposed signage and lighting plan. After some discussion, Rick Harbit made a motion to recommend approval of LSP-2022-01, Creedmoor Business Park Expansion to the Creedmoor Board of Commissioners. The motion passed with a vote of 4-0.

Report on Recent Departmental Activity

Community Development Director Michael Frangos said there was no report this month.

Reports from the Chairperson and Members

There were no reports from the Planning Board Members.

Adjourn

A motion to adjourn was made by Steve Faucette, seconded by Robert Gorham. The motion passed unanimously.

Meeting adjourned at 7:35 PM.



Steve Faucette, Chair