



MINUTES OF
CITY OF CREEDMOOR
PLANNING BOARD MEETING
MARCH 14TH, 2024
7 P.M.

Present in Person at City Hall Boardroom

Steve Faucette, Edith McDuffie, Rick Harbit, Robert Gorham, Kechia Brustmeyer-Brown. Also present Community Development Director Michael Frangos, AICP, CZO, and Planning Technician Rebecca Middleton.

Absent

Mike Allen

Call to Order

Meeting called to order by Chairperson Faucette at 7:00PM.

Approval of Agenda

Edie McDuffie made a motion to approve the agenda as presented. Seconded by Kechia Brustmeyer-Brown. Motion passed with a vote of 5-0.

Approval of Minutes

Kechia Brustmeyer-Brown made a motion to approve the minutes of February 8, 2024 as presented. Seconded by Rick Harbit. Motion passed with a vote of 5-0.

Comments from the Public

No comments from the Public.

Old Business

It was reported that former Planning Board member and chairperson David Forsyth had recently taken ill. The current Board wished him a speedy recovery.

New Business | Joe Peed. Rd Lift Station Update

Community Development Director Michael Frangos began by updating board members with the status of the Joe Peed Rd. lift station project. Frangos was anticipating a new site plan package to arrive in time for the next Planning Board meeting in April. He had previously received a package from CDM Smith but it did not include the necessary revisions required to move forward to the board. The new package will be presented to the board and a recommendation voted on at the next meeting.

New Business | Recent Trends in Real Estate

Frangos also spoke with the board about the current trends in real estate, the focus being on the high costs of construction materials and construction financing. He explained that high building costs are one of the main reasons that there has not been any notable progress with the Brames Crossing subdivision despite the fact it has been approved for years. Board members inquired about future growth for Creedmoor, specifically if any new growth studies had been done for the City considering the upcoming projects and new lift station. Frangos informed the board that the City has not done a formal growth study so there are not any official projections, but the city can likely expect the population to double in coming years with projected new allocation and residential projects.

Report on Recent Departmental Activity

The board members took this time to ask for updates on Yakamoz restaurant opening, wayfinding signs, downtown appearance enforcement efforts, and other ongoing projects within the city.

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 Bob Gorham. The motion passed unanimously.

Meeting adjourned at 7:28PM.

A handwritten signature in cursive script, appearing to read "Steve Faucette", written over a horizontal line.

Steve Faucette, Chairperson