



CITY OF CREEDMOOR

P.O. BOX 765
111 MASONIC STREET
CREEDMOOR, NC 27522
WWW.CITYOFCREEDMOOR.ORG
(919) 528-3332

2016-R-03

MAYOR
DARRYL D. MOSS

CITY MANAGER
MICHAEL P. BONFIELD

COMMISSIONERS
ERNE ANDERSON
THOMAS C. JACKSON
DEL MIMS
HERMAN B. WILKERSON
ARCHER WILKINS

2016-R-03

INITIAL SCHEDULING RESOLUTION FOR

ZMA-2016-01, PENCO LAND COMPANY, LLC

WHEREAS, on February 5, 2016 the Planning and Community Development Department received a valid and complete Petition for Map Amendment to the Zoning Ordinance from Penco Land Company, LLC for properties owned by Hiram and Sandra Webb and Joseph and Linda Hester; and

WHEREAS, upon receipt of a petition for change in zoning or zoning map amendment (ZMA) the Planning staff has assigned the case number ZMA-2016-01, Penco Land Company LLC, to this request; and

WHEREAS, ZMA-2016-01 petitions to rezone approximately 12 acres (MAPN 089614344316, 089614349376, and 089614348662) located on the east side of N. Main Street, north of Holly Creek Lane (formerly Cemetery Street); and

WHEREAS, Article 5 of the Creedmoor Development Ordinance (CDO) states precisely how amendments to the development ordinance and zoning map should be processed; and according to §5.3 Amendment Process of the CDO, this rezoning 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, ZMA-2016-01, Penco Land Company, LLC requires a recommendation 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 why the proposed zoning map amendment is reasonable and in the public interest, and 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 City of Creedmoor Board of Commissioners intends to act on this amendment request and provide a decision according to procedure in a reasonable time.

NOW THEREFORE BE IT RESOLVED by the City of Creedmoor Board of Commissioners that they do hereby:

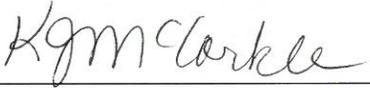
- 1) Recognize that a complete application for zoning map amendment has been filed with the City of Creedmoor Planning Staff; and
- 2) Set the date of the public hearing on ZMA-2016-01 for Tuesday, April 5, 2016 at 5:30 PM in the Board of Commissioners Meeting Room at City Hall, 111 Masonic Street, Creedmoor, NC; and
- 3) Authorize the City Clerk to mail the first class notice to all property owners, identified by the Granville County Tax Assessor's Office, that own land within 500 feet of the property in question. These notices shall be mailed at least ten (10) days, but not more than twenty-five (25) days prior to the scheduled public hearing; and
- 4) Authorize the City Clerk to publish legal public notice of the public hearing in the Butner-Creedmoor News in the March 24 & March 31, 2016 editions; and
- 5) Directs the Planning Staff to post the subject property with one Public Hearing Notification sign, that is plainly visible from N. Main Street; and
- 6) Requires that the City Clerk certify to the Board of Commissioners that proper notice has been given.

Adopted this 16th day of February, 2016.



Darryl D. Moss, Mayor

ATTEST:



Kathleen J. McCorkle, City Clerk

