



# CITY OF CREEDMOOR

P.O. Box 765  
 111 MASONIC STREET  
 CREEDMOOR, NC 27522  
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 (919) 528-3332

## ORDINANCE# 2016-O-23

**MAYOR**  
 DARRYL D. MOSS

**CITY MANAGER**  
 MICHAEL P. BONFIELD

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

### AN ORDINANCE AMENDING THE CITY OF CREEDMOOR DEVELOPMENT ORDINANCE ARTICLES 8 AND 8.1

**WHEREAS**, the City of Creedmoor Planning Department has initiated text amendments in Article 8 ZONING DISTRICTS, and Article 8.1 TABLE OF PERMITTED USES in response to recent case law and in order to create an open space preservation district in order to aid conservation and further protect environmentally sensitive lands (e.g. floodplains, wetlands, undisturbed riparian buffers, slopes in excess of 10%), or properties already under public or private ownership otherwise restricted by conservation easements; and

**WHEREAS**, the Board of Commissioners, on November 1, 2016 adopted RESOLUTION 2016-R-32, an initial scheduling resolution for ZTA-2016-04; and

**WHEREAS**, a public meeting was held by the City of Creedmoor Planning Board on November 10, 2016, to consider this series of text amendments, and the Planning Board unanimously found ZTA-2016-04 consistent with the goals of the City of Creedmoor's CITY PLAN 2030; and

**WHEREAS**, the Board of Commissioners held a public hearing on December 6, 2016, to consider said request, and gave the public an opportunity to be heard; and

**WHEREAS**, the Board of Commissioners concur with the Planning Board's consistency findings and have approved, by resolution, a statement of consistency and briefly explained why the board considers the action taken to be reasonable and in the public interest.

**NOW, THEREFORE, IT SHALL BE ORDAINED** by the Board of Commissioners of the City of Creedmoor:

Section 1. That the Creedmoor Development Ordinance be amended as follows:

#### ARTICLE 8 ZONING DISTRICTS

##### 8.2 Zoning Districts Created

(10.) Open Space Preservation (OSP)

##### 8.3 Description of Zoning Districts

- The Open Space Preservation District (OSP) is established to preserve and protect environmentally sensitive lands (e.g. floodways, wetlands, undisturbed buffers, slopes in excess of 10%), or properties already under public or private ownership otherwise restricted by conservation easements. District is reserved for publicly held lands under permanent conservation easements or for privately held lands owned by one or more land trust(s) where recorded conservation easements restrict development potential.

**8.4-13 Open Space Preservation (OSP)**

- (A.) Intent: The Open Space Preservation (OSP) district is established to preserve and protect environmentally sensitive lands (e.g. floodways, wetlands, undisturbed buffers, slopes in excess of 10%), or properties already under public or private ownership otherwise restricted by conservation easements.
- (B.) Permitted Uses
  - (1.) Uses permitted by right  
See Table of Uses (Table 8.1)
  - (2.) Uses permitted with additional standards  
See Table of Uses (Table 8.1)
  - (3.) Uses permitted with conditions  
See Table of Uses (Table 8.1)
- (C.) Permitted Building and Lot Types  
None
- (D.) Permitted Accessory Uses  
None
- (E.) Permitted Residential Density  
None
- (F.) Minimum Lot Size  
435,600 SF (10 acres)

Section 2. That the Creedmoor Development Ordinance be amended as reviewed and approved by the Planning Board (see Exhibit A - Article 8.1 TABLE OF PERMITTED USES).

Section 3. The Clerk is hereby authorized to insert such amendments into the official Creedmoor Development Ordinance kept on file in the Office of the Clerk and with the Planning/Zoning/Subdivision Administrator.

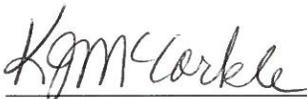
Section 4. This ordinance amendment shall become effective upon adoption.

**BE IT IS SO ORDAINED** this the 6<sup>th</sup> day of December, 2016.

CITY OF CREEDMOOR BOARD OF COMMISSIONERS

  
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Darryl D. Moss, Mayor

Attest:

  
\_\_\_\_\_  
Kathleen J. McCorkle, City Clerk

