2017-R-23

CITY OF CREEDMOOR

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RESOLUTION 2017-R-23

Initial Scheduling Resolution for

ZMA-2017-04, Hobgood Hayes Road

WHEREAS, on August 3, 2017, the Planning and Community Development Department received a petition for voluntary annexation as well as a valid and complete application for zoning map amendment from petitioner Alvin B. Hobgood, et al, for properties they own; and

WHEREAS, upon the receipt of the applications the Planning Staff has assigned the case number of AN-2017-01, Hobgood Hayes Road to the annexation petition and for zoning map amendment the Planning staff has assigned the case number ZMA-2017-04, Hobgood Hayes Road; and

WHEREAS, the Board of Commissioners approval of AN-2017-01 must precede any zoning decision related to ZMA-2017-04 since it proposes to amend the official Zoning Map of the City of Creedmoor by initially zoning the property (MAPN 180603417847) that lies on the west side of Hayes Road to Single-Family Residential (SFR) a Creedmoor zoning district from Agricultural and Residential (AR40) a Granville County zoning district; and

WHEREAS, Article 5 of the Creedmoor Development Ordinance (CDO) states precisely how amendments to the zoning map should be processed; and according to §5.3 Amendment Process of the CDO, this 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-2017-04 will require a recommendation and a Statement of Consistency with City Plan 2030 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 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 the zoning map amendment request and provide a decision according to procedure in the shortest reasonable time, so long as it is preceded by an approval of AN-2017-01. If, for any reason AN-2017-01 is denied, rejected, invalidated, or withdrawn by the petitioner, ZMA-2017-04 shall be similarly terminated.

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-2017-04 for Tuesday, October 3, 2017 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 September 21 and September 28, 2017 editions; and
5) Directs the Planning Staff to post the subject property with one Public Hearing Notification sign that is plainly visible from Hayes Road; and
6) Requires that the City Clerk certify to the Board of Commissioners that proper notice has been given.

Adopted this the 5th day of September, 2017

Darryl D. Moss, Mayor

ATTEST:

Kathleen J. McCorkle, City Clerk

CITY OF CREEDMOOR, N.C.
OFFICIAL SEAL
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