

MINUTES OF
CITY OF CREEDMOOR
PLANNING BOARD MEETING
NOVEMBER 14, 2019
7 P.M.

Present

In attendance were Chair David Forsythe, Mike Allen, Steve Faucette, Kechia Brustmeyer-Brown, Robert Gorham, and Dennis Lester. Also present were Community Development Director Michael S. Frangos, Planning Technician Michael Malecek, and Planning Board Attorney Kevin Hornik.

Absent

Vice-Chair Mildred Goss and Ed Gleason.

Call to Order

David Forsythe called the meeting to order at 7:00 p.m.

Approval of Agenda

David Forsythe requested to amend the agenda to switch the order of items 5 and 6, due to a time constraint with the property owner of 911 N. Durham Ave. who won't arrive until 7:30 p.m. LSP-2019-02 will be moved to item 5 and ZMA-2019-01 will be moved to item 6. David Forsythe asked for a motion to approve the agenda, as amended.

Robert Gorham moved to approve the agenda as amended; seconded by Mike Allen. Motion approved 6-0.

Approval of Minutes

Steve Faucette moved to approve the October 10, 2019 Meeting Minutes; seconded by Kechia Brustmeyer-Brown. Motion approved 6-0.

Comments from the Public

David Forsythe recognized Kechia Brustmeyer-Brown as a newly-elected City Commissioner and thanked her for her service as a Planning Board member.

With no one coming forward to speak, David Forsythe closed the Public Comment period.

LSP-2019-02 // 2150 NC Hwy 56, Carolina Secure Storage – Outdoor Vehicle Storage Lot

Community Development Director Michael Frangos presented the large site plan proposal for an outdoor vehicle storage lot for Carolina Secure Storage on the Creedmoor Business Park property along Bowman Road. Michael Frangos spoke about the numerous upgrades and improvements to the Carolina Secure Storage property, including new branding as Carolina Secure Storage (changed from A1 Self Storage), expansion of storage units inside the building, improvement and expansion of signage as part of the master sign plan approval, upgrades to the parking and loading areas, and improvements to the building facade. Mr. Frangos stated the site is currently zoned IND, Industrial district, which allows for gravel outdoor storage lots. He reviewed additional existing site characteristics.

Michael Frangos stated that this proposal and use is not for a parking lot, and therefore does not trigger the City's requirements for parking lots, such as paving and tree / shrub planting. Even though the proposed storage lot will be gravel, it is still considered an impervious surface and must adhere to the City's and State's stormwater requirements. Mr. Frangos reviewed the requirements and parking ratios for the customer and employee parking lot on the north side of the main building, stating that new lighting and shade trees will be installed there.

Mike Frangos reviewed additional details of the proposed site plan, including the gate and fence details, the lighting details, the stormwater control measure (SCM) details, and that the storage lot will be accessible from private drives inside the Creedmoor Business Park property.

Two members of the public, who identified themselves later as Dwight and Herman Price of 606 Hawley School Road, asked if the fence was required to be setback a certain distance from Bowman Road and if additional vegetative screening with new shrub and tree plantings would be required. They also complained that the trees that will be cut down in the area where the storage lot is proposed will be a loss of screening from the Business Park and the proposal will negatively affect their property value. They stated these trees help block some of the light coming from the new lighted signs that were approved as part of the master sign plan, and the loss of these trees and the extra light and use of the storage lot will negatively affect their property.

Michael Frangos answered that fences are not considered a structure by the City, therefore no setback is required. Creedmoor allows any property owner to install a fence up to their property line, which is the case with this proposal. Mr. Frangos stated that no additional plantings are required by the City's Development Ordinance for outdoor storage lots. The Creedmoor Business Park property is zoned Industrial and because Bowman Road separates the Business Park from the residentially-zoned properties on Hawley School Road, no additional buffer screening or buffer plantings are required by the Development Ordinance.

Dwight and Herman Price also asked about the mobile homes being stored on the south side of the Creedmoor Business Park property. Boyd Taylor, owner of the Creedmoor Business Park and Carolina Secure Storage, stated that these mobile homes are being stored there temporarily. They have been there 8-12 months. Boyd Taylor stated one of the mobile homes was removed 2 months ago and another will be removed in the next few weeks.

David Forsythe asked Boyd Taylor what he expects will be stored in the outdoor storage lot. Boyd Taylor responded that there is a growing demand for the storage of RVs, boats, pull-behind campers, and commercial vehicles that are not allowed to be stored on residential streets or subdivisions in the City. Boyd Taylor stated he gets 1-2 calls per week asking about the availability to store a large vehicle.

David Forsythe asked Boyd Taylor if he would be willing to install additional screening or plant shrubs and trees along Bowman Road in response to the comments from Dwight and Herman Price. Boyd Taylor stated he is not trying to negatively impact surrounding property owners, he is just responding to customer demand and a need in the City for this type of storage. Boyd Taylor said he is willing to sit down with concerned residents and see if additional buffer plantings, screening, or a taller fence (8ft.) on the Bowman Road side can fit into his site plans, after consulting with his design engineers.

Michael Frangos stated that the proposed site plan meets all of the City's requirements, as outlined in the Creedmoor Development Ordinance, and that staff support a recommendation to the Board of Commissioners to approve the proposal.

Kevin Hornik stated that the Planning Board's review of this proposal must be strictly regarding the site plan's consistency with the City's Development Ordinance standards.

Robert Gorham motions that the Planning Board recommend to the Board of Commissioners to approve LSP-2019-02, Carolina Secure Storage, Outdoor Vehicle Storage Lot. David Forsythe requested to add the Planning Board comments to the recommendation for approval that additional vegetative buffering and screening be considered. Dennis Lester agrees that these Planning Board comments be included and seconds the motion. Motion approved 6-0.

ZMA-2019-01 // 911 N. Durham Ave. – Map# 089610355667

Planning Technician Michael Malecek presented ZMA-2019-01, a rezoning petition from property owner Chad Abbott to change the zoning of 911 N. Durham Ave. from Single Family Residential (SFR) to U.S. 15 Commercial (C-15).

Michael Malecek reviewed the site, its history as a commercial property, and the current surrounding land uses. Michael Malecek stated that this property was zoned and used for commercial purposes, but was rezoned to single family residential as part of the City adopting the new zoning map and Development Ordinance in 2012. Michael Malecek reviewed the current zoning map, and the future land use map, demonstrating that the rezoning of the property to C-15 commercial is consistent with the future land use map and City Plan 2030.

Chad Abbott, owner of the property, stated he met with surrounding property owners to inform them of the rezoning, and received no pushback or opposition.

Michael Malecek summarized that the rezoning request is consistent with the future land use map, that there are existing vegetative buffers between the subject property and surrounding residential properties, that the rezoning doesn't dissect the community and is consistent with commercially zoned properties across U.S. Hwy 15, and that staff support a recommendation by the Planning Board that the City Board of Commissioners approve the rezoning request.

Mike Allen moved to adopt the statement of consistency for ZMA-2019-01, as proposed by staff; seconded by Kechia Brustmeyer-Brown. Motion approved 6-0.

Mike Allen moved to recommend adoption of ZMA-2019-01, amending the Official Zoning Map, to the Board of Commissioners; seconded by Dennis Lester. Motion approved 6-0.

Report on Recent Departmental Activity

Community Development Director Michael Frangos reported on several events and on-going projects in Creedmoor. He stated the ribbon-cutting for the Lake Rogers Park boardwalk, gazebo, and primitive trails took place today and was well attended. He stated that the R-5707 intersection re-alignment project actually has a 1 year timeline, not 6 months, as we were previously told by NCDOT representatives, and which was published by mistake in NCDOT bidding materials. Work on the Cross City Trail continues and change orders are being processed. The Creedmoor Community Center continues to make progress with the walls of the new gym increasing in height and the upper parking lot being prepared for paving. Michael Frangos stated that all the projects in the City will probably slowdown a little in the winter months due to the cold, wet weather. Mr. Frangos stated that Brames Crossing subdivision has full approval from the City and we are waiting for them to mobilize on the site to begin grubbing, grading, and demolition of the abandoned home facing Moss Hayes Road. Michael Frangos stated the Holly Creek Apartment project is pushing to meet a tight deadline to get certificates of occupancy by the end of the calendar year to receive their tax credits. Mr. Frangos informed the Board that the City and County now own 122 Pecan St, which is a long time minimum housing case. The Community Development Department is coordinating with Duke Energy to have all electrical equipment and power poles removed, and is working with partners to assess the site before preparing for demolition of the structures.

Report from the Chairperson and Members

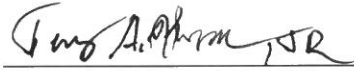
No reports from the Chair or other members. David Forsythe wished Kechia Brustmeyer-Brown good luck in her new role as City Commissioner. Kechia Brustmeyer-Brown stated her thanks and said she will be sworn in at the Board of Commissioners meeting on December 11, 2019

Cancellation of December Meeting

Steve Faucette stated that the Planning Board has no business on the agenda for the December 12th meeting and there is also a scheduling conflict with another City event. David Forsythe asked the Planning Board members if they agree to cancel the Planning Board meeting on December 12, 2019. All Planning Board members present agreed to cancel the meeting (6-0).

Adjourn

Steve Faucette moved to adjourn the meeting at 8:23 p.m.; seconded by Mike Allen. Motion approved 6-0.



Terry A. Hobgood, Jr., City Clerk