



MINUTES OF
CITY OF CREEDMOOR
PLANNING BOARD MEETING
JANUARY 12, 2017
7:00 P.M.

PRESENT

In attendance were Chairperson Neena Nowell, Vice-Chairman Steve Faucette, Mildred Goss, David Forsythe, Robert Gorham, Mike Allen, and Ed Gleason. Also present were Planning Director Michael S. Frangos AICP, CZO, Senior Planner/Stormwater Administrator Randy Cahoon-Tingle AICP, CZO, City Clerk Kathleen McCorkle, and City Attorney Robert Hornik.

ABSENT

Dennis Lester.

CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Chairperson Nowell and a quorum was recognized.

APPROVAL OF AGENDA

Moved by Mr. Faucette to approve the agenda; seconded by Mr. Gleason. The motion received a unanimous vote.

APPROVAL OF MINUTES

Moved by Mr. Faucette to approve the minutes of November 10, 2016; seconded by Mr. Allen. The motion received a unanimous vote.

COMMENTS FROM THE PUBLIC

None.

PRESENTATION // ZMA-2017-01

Senior Planner/Stormwater Administrator Randy Cahoon-Tingle provided a report regarding the proposed rezoning of the Averett Property, 48.8 acres south of NC 56 and west of Hayes Road from Agricultural (AG) to Single Family Residential (SFR). The Planning Board recommends approval as the type of development is consistent with the applicable provisions of City Plan 2030.

Kathryn McPherson from ESP Associates of Raleigh also provided a presentation. She stated although four units per acre is maximum, the expected yield is closer to two units per acre due to stream, pond, and rights-of-way. Water and sewer are available to the site and cross-connection is readily available. Two entrances are currently planned with one on Highway 56 and one on Hayes Road.

Frank Reynolds, representing the expected developer and homebuilder DR Horton, stated homes would be much like Davenport and Hunters Ridge, with a better footprint, amenities, grouped mailboxes, etc. The community will be walkable with access to the cross-city trail on the north side. Planned family homes include 2500-3500 sq. feet, which have done well with the demographic here. He confirmed the development will contain all slab foundation homes.

Discussion and questions turned to the water/sewer availability, required street width, parking on the streets, and location of entrance/exit along Hayes Road.

Mr. Forsythe moved that ZMA-2017-01: Averett Property get a favorable recommendation from the Planning Board; seconded by Mr. Gleason. The motion received an 8-0 vote and the statement of consistency signed by Chairperson Neena Nowell reads, in part, as follows:

“Pursuant to NCGS§160A-383 (Consistency Statement relating to proposed changes to zoning and development regulation ordinances), and Section 4.2-3(A) and 5.3-3(B) and (D) of the Creedmoor Development Ordinance, the City of Creedmoor Planning Board makes this recommendation regarding proposed changes to the Creedmoor Development Ordinance and/or Official Zoning Map:

*We recommend **approval** of Application **ZMA – 2017-01**, for an amendment of the official Zoning Map for the City of Creedmoor. If approved, the parcel identified as Granville County map numbers 180603445037, 180604532794, 180604537421 and 180604547019, a total of 48.83 acres of land located south of the Paddington Subdivision, at the intersection of NC Highway 56 and Hayes Road would be changed from Agricultural (AG) to Single Family Residential (SFR).*

*The Planning Board finds this proposed amendment to the Creedmoor Development Ordinance to be **consistent** with the applicable provisions of the City Plan 2030 comprehensive plan and the Creedmoor | Forward Plan.*

*The Planning Board also provides the following comments regarding the application: **The addition of residential rooftops is one of the main concepts and efforts outlined in the Board’s resolution supporting the Creedmoor | Forward strategic plan.***

*On January 12, 2017, the Planning Board, by a majority vote, recommended **approval** to the City of Creedmoor Board of Commissioners of this proposed change to the Creedmoor Development Ordinance.”*

Mr. Forsythe asked developers to take care of existing residents and thanked the group for coming. Mr. Reynolds agreed.

STAFF REPORT

Planning Director Mike Frangos provided a report regarding upcoming zoning and text amendments, updated the progress of the Brame Crossing sketch plan. He reported staff is working on a technical specifications manual with Wooten Company. Mr. Frangos provided updates regarding the CMAQ projects, Chief Street, stormwater improvements and city-wide street restoration.

REPORTS FROM THE BOARD

Mr. Forsythe remarked on the lights remaining at the old WTP site, which are scheduled to be removed.

ADJOURN

There being no more business to come before the board, Mr. Faucette moved to adjourn; seconded by Ms. Goss. The motion received a unanimous vote and the meeting was adjourned at 7:36 p.m.



Kathleen J. McCorkle, City Clerk