



MINUTES OF  
CITY OF CREEDMOOR  
**PLANNING BOARD MEETING**  
JUNE 8, 2017  
7:00 P.M.

**PRESENT**

In attendance were Chairperson Neena Nowell, Mildred Goss, Dennis Lester, David Forsythe, Robert Gorham, 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 Kevin Hornik.

**ABSENT**

Vice-Chairman Steve Faucette and Mike Allen.

**CALL TO ORDER**

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

**ELECTION OF OFFICERS**

Chairperson Nowell moved to nominate Ed Gleason for Chairman; seconded by Ms. Goss. The motion received a 6-0 vote.

Mr. Gorham moved to nominate David Forsythe for Vice-Chairman; seconded by Ms. Goss. The motion received a 6-0 vote.

The term of office begins July 1 and ends June 30. Mr. Gleason and Mr. Forsythe will be administered the oaths of office at the July 13 meeting.

**APPROVAL OF AGENDA**

Moved by Mr. Gleason to approve the agenda; seconded by Ms. Goss. The motion received a 6-0 vote.

**APPROVAL OF MINUTES**

Moved by Mr. Forsythe to approve the minutes of May 11, 2017; seconded by Ms. Goss. The motion received a 6-0 vote.

**COMMENTS FROM THE PUBLIC**

None.

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### **LSP-2017-01 WILTON PLACE APARTMENTS**

Planning Director Mike Frangos noted the applicant's request to continue the site plan approval until the next meeting. Chairperson Nowell offered to hear public comment.

*Sandra Harper, 720 N. Main Street, Creedmoor*

Ms. Harper remarked regarding the road beside her house and is against having a basketball court next to her house. She feels traffic will be an issue.

Moved by Mr. Gleason continue agenda item number 6 to the July 13 meeting; seconded by Ms. Goss. The motion received a 6-0 vote.

### **SUB-2017-02 AMBERLEAF PRELIMINARY PLAT**

Senior Planner/Stormwater Administrator Randy Cahoon-Tingle and Kathryn McPherson of ESP Associates presented the preliminary plat for the Amberleaf subdivision, addressed concerns raised by staff, and answered questions from the Planning Board.

Frank Reynolds, representing DR Horton, commented on phasing, pricing, finishes, etc. The average sale price is projected to be \$250,000. Home size is 2,800 square feet and will include granite countertops and wood floors. The preliminary project schedule is as follows, with no lull in construction between phases:

#### Phase 1

- Start infrastructure development Phase 1 – Jan 2018
- Completion of Phase 1 development and plat – July 2018
- Start Homebuilding – August 2018
- Finish Model and Home for sale – Oct. 2018
- Final home sale – Phase 1 – December 2019

#### Phase 2

- Review of Phase 2 Construction Drawings and permits, water/sewer allocation – July 2018
- Start infrastructure development Phase 2 – no later than November 2018
- Completion of Phase 2 development and plat – August 2019
- Start Homebuilding – September 2019

No public comment was offered.

Moved by Ms. Goss to approve the preliminary plat and the phasing schedule; seconded by Mr. Gorham. The motion received a 6-0 vote.

### **FIP-2017-02 NORMAN WALLS – 416 N. MAIN STREET**

Mr. Cahoon-Tingle introduced the façade renovation proposal for 416 N. Main Street submitted by Mr. Norman Walls. Items to be addressed during the proposed renovation include repairing wood trim around windows, replacing windows, changing the side doorway to match color of front entryway and changing the framing around the side doorway. The storefront opening will be

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replaced with bronze thermal aluminum, and the door will be recessed into the entrance as it is currently. The estimated cost is over \$20,000, making the project eligible for a \$7,500 reimbursement.

Mr. Lester moved to approve FIP-2017-01 for an amount not to exceed \$7,500; seconded by Mr. Gorham. The motion received a 6-0 vote.

#### **ZTA-2017-02 WATER AND WASTEWATER ALLOCATION**

The Planning staff, in conjunction with the City Attorney, has proposed to amend Creedmoor Development Ordinance Article 3: Definitions and Article 7: Permits and Procedures, regarding water and wastewater allocation. The ordinance would allow water and wastewater allocation to be granted upon preliminary plat approval. Allocations are filled by SGWASA with concurrence from the city.

Moved by Mr. Gleason to approve the statement of consistency; seconded by Ms. Goss. The motion received a 6-0 vote.

#### **STAFF REPORT**

Mr. Frangos updated the board regarding the Chief Street project, stormwater improvements, the Brame's Crossing development, Wilton Place review (which he mentioned does not include a basketball court), the Owl House Café progress, opening of Pelican Ice, and the street paving project.

#### **REPORTS FROM THE BOARD**

Chairperson Nowell voiced her intention to attend the regional planning workshop. She said she enjoyed her term as chairperson and will be supporting Mr. Gleason as he takes on the role.

Mr. Forsyth thanked Ms. Nowell for her job as chairperson and noted the group is non-contentious, and he will also support Mr. Gleason.

Mr. Gleason thanked the planning staff for answering his questions and Mr. Gorham concurred.

Ms. Goss noted that two days after the last meeting, the lawn with the tall grass was mowed, and that Jerry's pizza has a new roof.

#### **ADJOURNMENT**

Moved by Mr. Gleason; seconded by Ms. Goss to adjourn. The motion received a unanimous vote and the meeting was adjourned at 8:52 p.m.



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Kathleen J. McCorkle, City Clerk