



MINUTES OF  
CITY OF CREEDMOOR  
**PLANNING BOARD MEETING**  
MAY 11, 2017  
7:00 P.M.

**PRESENT**

In attendance were Chairperson Neena Nowell, Co-Chairman Steve Faucette, Mildred Goss, Dennis Lester, David Forsythe, Robert Gorham, Ed Gleason, and Mike Allen. 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 Nick Herman.

**ABSENT**

None.

**CALL TO ORDER**

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

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

Moved by Mr. Gleason to approve the minutes of April 13, 2017; seconded by Mr. Faucette. The motion received a unanimous vote.

**COMMENTS FROM THE PUBLIC**

None.

**SUB-2017-01 BRAME'S CROSSING PRELIMINARY PLAT**

Planning Director Mike Frangos, Laura Holloman (Spaulding and Norris, Engineers), and Steve Fitzpatrick (Developer) presented the Brame's Crossing subdivision preliminary plat.

Public comment provided:

*Mr. Neil Devlin, 2576 Blue Dog Court, Creedmoor* inquired regarding stormwater runoff control.

*Mr. Derek Halberg, Tar River Land Conservancy, P.O. Box 1161, Louisburg* spoke of the TRLC land purchase and future public access with residential subdivisions. Conservancy property is downstream from this property. He is pleased to see the stormwater measures proposed, but is disappointed not to see designated pathways that City would own.

*Mr. Frank Mundy, 2572 Mint Julep Drive, Creedmoor,* requested that a tree buffer be added between the cul-de-sacs and his home so headlights won't shine in his windows.

Chairperson Nowell confirmed that the board must approve if the plat meets the requirements of the development ordinance.

Stormwater Administrator Randy Cahoon-Tingle opined that this subdivision will not increase stormwater runoff and may improve it, based on the drawings he's seen.

Mr. Fitzpatrick said he has no objection to installing the tree buffer requested by Mr. Mundy; and that they will connect the trails they are installing to TRLC land.

Mr. Gleason moved to approve the preliminary plat if points made on the document provided by staff were met. Those points are:

- The owners of the Willie T. & Judith B. Chisenhall property and the relevant portion of the Rhonda D. Stanfield property filing a petition for voluntary annexation and initial zoning to SFR prior to Construction Drawing (CD) approval by the City of Creedmoor;
- The notations pointing to swales and backyard drainage areas called "Public Storm Drainage Easement (TYP.)" now shown on the plat be amended to read "HOA Maintained Stormwater Drainage Easement (TYP.)";
- The interior street connection at Westbourne Drive be constructed no sooner than Phase 4 and be sufficiently barricaded to prevent vehicular traffic until such time after 96% of the total lots or 187 certificates of occupancy within the subdivision have been issued;
- The addition of a notation to stormwater control measure (SCM's) #5, #6, and #8 labeling a minimum of a ten (10') foot wide access easement with an all-weather surface, parking area, and sufficient turnaround for maintenance vehicles;
- The 20-foot wide Emergency Access drive identified within Phase 2 be paved prior to the issuance of the first Certificate of Occupancy (C.O.) of phase 2;
- The addition of a General Note on C-1.3 Overall Phasing Plan that states the phasing schedule for the recordation of a final plat for each phase will be no greater than 30 months from the approval of the construction drawings for each phase;
- A landscaped buffer and/or six (6') foot tall opaque fences be added and labeled on C-2.2 surrounding the pool, clubhouse, and tot lot; and
- That these amendments are implemented and a revised preliminary plat package be submitted to the Planning Department before the review of construction drawings begins."

Motion seconded by Ms. Goss. The motion received a unanimous vote.

**FIP-2017-01 OWL HOUSE CAFÉ, 209 N. MAIN ST.**

Mr. Cahoon-Tingle reviewed the application for a façade improvement grant in the amount of \$2,210.82 submitted by Hamza and Betty Tebib, and Mr. Tebib provided comment regarding the business and improvements. The application begins the reimbursement process, and the applicants must return to the planning board to prove the work is satisfactorily completed prior to receiving the reimbursement.

Mr. Forsythe moved to accept the application for reimbursement not to exceed \$2,210.82; seconded by Ms. Goss. The motion received a unanimous vote.

**REVIEW OF R-5707 DESIGN PUBLIC MEETING MAP**

Mr. Frangos reviewed information in advance of the upcoming meeting regarding the Highway 15-56 realignment, which is at the 75 percent design stage.

Following discussion, the Ms. Goss moved that the board recommend that the Creedmoor gateway include the Pine Street cul-de-sac as shown, that Sunset Street be paved, and that NCDOT acquire all properties inside the loop; seconded by Mr. Forsythe. The motion received a unanimous vote.

**STAFF REPORT**

Planning Director Mike Frangos provided updates on the following items:

The Amberleaf preliminary plat and Wilton place site plan will appear on the next agenda; a façade improvement application has been received from Mr. Walls; NC DOT public information meeting takes place Monday, May 15; CAMPO and NCDOT reps will meet with the Board of Commissioners to discuss South Granville County’s portion of roadways, etc.; code enforcement is focusing on temporary signs. Mr. Gleason mentioned garbage cans left out across the street (Notice of Violation letter has been sent).

**REPORTS FROM THE BOARD**

Mr. Forsythe complimented Neena on her handling of the meeting.

Ms. Goss mentioned a house with knee-high grass.

**ADJOURN**

Mr. Faucette moved to adjourn; seconded by Ms. Goss. The motion received a unanimous vote and the meeting was adjourned at 8:33 p.m.

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Kathleen J. McCorkle, City Clerk