



MINUTES OF
CITY OF CREEDMOOR
PLANNING BOARD MEETING
SEPTEMBER 14, 2017
7:00 P.M.

PRESENT

In attendance were Mildred Goss, Dennis Lester, David Forsythe, Robert Gorham, Mike Allen, and Ed Gleason. Also present were Planning Director Michael S. Frangos, Senior Planner/Stormwater Administrator Randy Cahoon-Tingle, City Clerk Kathleen McCorkle, and City Attorney Kevin Hornik.

ABSENT

Chairperson Neena Nowell and Vice-Chairman Steve Faucette.

CALL TO ORDER

The meeting was called to order at 7:03 p.m. by incoming Chairman Mr. Gleason and a quorum was recognized.

SWEARING-IN OF OFFICERS

City Clerk Kathleen McCorkle administered the oaths of office to incoming Chairman Ed Gleason and Vice-Chairman David Forsythe.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Moved by Ms. Goss to approve the minutes of June 8, 2017; seconded by Mr. Gorham. The motion received a 6-0 vote.

COMMENTS FROM THE PUBLIC

None.

LSP-2017-01 WILTON PLACE APARTMENTS

Senior Planner/Stormwater Administrator Randy Cahoon-Tingle and Planning Director Mike Frangos reviewed the Wilton Place Apartments site plan including the marketing analysis provided by the developers. Discussed were apartment and community amenities, recreation area, and landscaped buffers. Included will be a privately owned pump station and two engineered stormwater devices. Rent will be based on income and water/sewer/trash will be included in rent.

Emergency access will be located off Holly Creek Lane. Staff has found the site plan to be consistent with expectations.

Steve Janowski from Rivers and Associates, representing Wilton Place, LP as designer and developer, spoke regarding water/sewer service fees, etc.

Chairman Gleason opened the public hearing at 7:22 p.m.

Ms. Tammy Agdeppa, 815 N. Main Street, Creedmoor

Ms. Agdeppa voiced concerns about residents accessing through the emergency exit. Mr. Gleason responded that a gate at the exit will prohibit public access. She asked how the company would keep up the complex so as not to lower property values. Mr. Janowski replied that the owners will maintain and keep property looking good. If properties are not kept up, the revenue source is lost. Finally she spoke about wild coyotes living in the area and asked how residents would be warned.

There being no one else wishing to speak, the public hearing was closed at 7:29 p.m.

During Board remarks, Mr. Gleason noted that the developer followed recommendations of planning staff, emergency management department, and our Creedmoor Development Ordinance concerning buffers, and other requirements.

Ms. Goss voiced concerns over Holly Creek Lane being a gravel street used by firetrucks. The Board stated that the street will be upgraded as part of construction and will be maintained by the City.

A citizen who lives in the area asked if a larger water line will be run because water pressure isn't good. An 8-inch line will be run to complex and there should be a negligible effect on the surrounding water pressure, according to Mr. Janowski.

Moved by Ms. Goss; seconded by Mr. Gorham to send a recommendation to Board of Commissioners to approve the site plan, adding a request that contractor bring road (Holly Creek Lane) up to a 20-foot wide all weather surface with gravel prior to the completion of the complex. The motion received a 5-0 vote, with Mr. Forsythe voting "present," which counted in the affirmative. Motion passed 6-0.

FIP-2017-01 THE OWL HOUSE FAÇADE IMPROVEMENT GRANT

Mr. Frangos briefed the Board on the progress of the work and invoice submission by Owl House Owner Jay Tebib. The exterior lights and paint were completed, but the front step improvements were too difficult and expensive to complete. Some of the invoices submitted are in question, and clarifications should be made on future agreements regarding in-kind labor, as the contract does not allow and specifies documented expenses only. Finance Director Jamison Crampton reviewed packet on Tuesday and found a PayPal transaction for which he is requesting copy of receipt. Mr. Frangos recommends giving the applicant 30 more days to provide documentation.

The spreadsheet provided states the estimated project total submitted May 11 was \$4,421.64, of which \$2,210.82 was approved for reimbursement pending completion of project. Following

submission of expenses September 1, the documented qualified expenses totaled \$2,584.30, and the reimbursable amount is \$1,292.15.

Mr. Tebib spoke, saying that the process has not been as easy as he wishes it to be, and he mentioned having to complete the paint job after the contractor failed to finish the job. He can produce some receipts, but stated that they accomplished the goal, made the façade improvements, and the café is operational.

Mr. Gleason suggested to Mr. Tebib that he could take another 30 days to produce more receipts and bring the reimbursement amount up. Attorney Kevin Hornik confirmed the application states no in-kind work would be accepted for reimbursement.

Mr. Forsythe moved to table the item for 30 days; seconded by Ms. Goss. The motion received a 6-0 vote.

ZMA-2017-04 HOBGOOD -- HAYES ROAD

Mr. Cahoon-Tingle spoke regarding the pending voluntary annexation and application for subsequent initial zoning of approximately 75.54 acres on the west side of Hayes Road to City of Creedmoor Single Family Residential (SFR) from Granville County Rural Agricultural (RA40). The application was submitted by Alvin B Hobgood, et al.

Staff supports a recommendation by the Planning Board that the Board of Commissioners approve requested ZMA-2017-04 as presented.

Mr. Forsythe moved that we accept the Consistency Statement at the request of the land owner; seconded by Ms. Goss. The motion received a 6-0 vote.

The Statement of Consistency reads in part as follows:

Pursuant to NCGS§160A-383 (Consistency Statement relating to proposed changes to zoning and development regulation ordinances), the City of Creedmoor Planning Board makes this recommendation regarding changes to the Creedmoor Development Ordinance:

*We recommend amendment of the official Zoning Map for the City of Creedmoor so that the parcels identified as Granville County map numbers **180603417847**, a total of 75.54 acres of land located on the West side of Hayes Road (SR 1702), be changed from Granville County Rural Agricultural (RA-40) to Single Family Residential (SFR).*

The Planning Board finds this amendment to the Creedmoor Development Ordinance and Official Zoning Map to be consistent with City Plan 2030 objective to ensure Creedmoor's development policies are conducive to the long-term vision for increased residential development and for future expansion of municipal boundaries.

On September 14, 2017, the Planning Board, by a majority vote, approved and recommended this amendment to the Creedmoor Development Ordinance to the City of Creedmoor Board of Commissioners.

PROPOSED AMENDMENTS TO PLANNING BOARD BYLAWS

Mr. Frangos reviewed proposed amendments to the Planning Board bylaws.

Mr. Gleason suggested an amendment to pay stipend to members for scheduled meetings that are canceled with little notice, or canceled after the previous monthly meeting is held.

The Board chose not to change meeting start time to 6 p.m. due to work and other commitments. Meeting time will remain at 7 p.m.

The Board recommended amending that the term of membership shall be three years and members are eligible for reappointment.

“BRUNCH BILL” ORDINANCE AMENDMENT

Mr. Frangos requested a recommendation regarding the “Brunch Bill” ordinance amendment allowing alcohol sales from 10 a.m. – 12:00 p.m. on Sundays, which was referred to the Planning Board for comment by the Board of Commissioners. Following discussion, the consensus was 4-2 to recommend approval to the Board of Commissioners.

STAFF REPORT

Mr. Frangos updated the Board regarding Chief Street improvements and street repaving project completion. He stated work with NCDOT regarding the CMAQ sidewalk project is ongoing, and discussed the project as it relates to the realignment of NC 50/56, and US 15. Amberleaf has presented construction drawings, Brame’s Crossing project has a new investor, and there is interest in the Hobgood property.

REPORTS FROM THE BOARD

Mr. Forsythe reported that Builders Services is parking big trucks the in sight lines at the intersection of N. Main Street and Moss Road, and drivers can’t see to turn left. He’s seen drivers almost get hit there twice. Mr. Frangos said he would request of the owner not to park trucks in that area. Mr. Lester commented that their sign is also in the way. Mr. Forsythe noted that Chief Street is beautiful.

ADJOURNMENT

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



Kathleen J. McCorkle, City Clerk