



MINUTES OF  
CITY OF CREEDMOOR  
**PLANNING BOARD MEETING**  
DECEMBER 3, 2015  
7:00 P.M.

**PRESENT**

In attendance were Robert Gorham, Dennis Lester, Mike Allen, David Forsythe, Chairperson Neena Nowell, Vice Chairperson Steve Faucette and Ed Gleason. Also present were Planning Director Michael S. Frangos, Senior Planner/Stormwater Administrator Randall Cahoon, City Manager Mike Bonfield, City Clerk Kathleen McCorkle, and City Attorney Lori Dutra.

**ABSENT**

Mildred Goss

**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. Forsythe to approve the agenda; seconded by Vice Chairperson Faucette. The motion received a unanimous vote.

**APPROVAL OF MINUTES**

Moved by Vice Chairperson Faucette to approve the minutes of November 12, 2015; seconded by Mr. Gorham. The motion received a unanimous vote.

**COMMENTS FROM THE PUBLIC**

Commissioner Herman Wilkerson, attending as a neighbor to the proposed development, wished to speak but reserved his comments until after the presentation.

**PRESENTATION // DOLLAR GENERAL STORE #16764**

Planning Director Mike Frangos presented an overview of the Dollar General Store #16764 proposed for development on the southwest corner of South Main/NC 50 and West Church Streets in the Main Street (MS) zoning district.

Mr. Frangos noted that notification of the meeting was mailed out to approximately 15 immediately adjacent and nearby property owners directly affected by the development.

He presented the prototype site plan and several photos of existing stores as examples. The 9,000-square-foot building would be positioned on the north side of the property with the main (only) entrance located on the southeast corner of the building. A service entrance door would be located on the west side of the

building. The parking lot includes 30 parking spaces and is positioned to the south of the lot. Driveways are proposed toward the rear of the property off Church Street (a City of Creedmoor maintained street), and to the south of the building off Main Street/NC 50 (a NC DOT maintained street). Improved sidewalks and landscaping are proposed along both streets.

Gooseneck-type, down-facing lighting fixtures attached to the building are planned to be as unobtrusive to the neighbors as possible. Three existing street lights will stay.

Mr. Frangos pointed out that, in conflict with the proposed plans, the City's development ordinance requires the following:

- Article §9.6-3 states that all new construction in the MS district must be two stories. If the second floor is not in use, a faux second story is acceptable, including the incorporation of windows, inlaid brick work, staggering of parapets, etc., to give the building dimension and add to urban feel.
- Building façades at street frontage lines shall be pedestrian-oriented and shall promote pedestrian activity and pedestrian-driven traffic.
- Parking shall be located primarily to the rear of the building; side-yard parking shall occupy no more than 25 percent of the primary frontage line and shall not be placed in any side-yard abutting an intersecting street.

Concerns are that the back of the building (Church Street side) will make a very visible corner unattractive. It is the City's goal is to get more pedestrian traffic downtown; however Dollar General is geared toward vehicular traffic.

Mr. George T. Barnes of Vanguard Property Group was in attendance, along with James Peden and Matthew E. Lowder, of Triangle Site Design. Mr. Barnes was introduced and invited to speak as the potential owner/developer for the property. He has an option to purchase the property and develop it for Dollar General, which in turn leases it from him.

Mr. Barnes indicated that Dollar General chose this site intentionally, and they always provide prototype plans to start with. Mr. Barnes has spent time listening to concerns and is happy to incorporate upgrades into his plan. The site is not large and this layout is the only way it can be built on the street.

Regarding the store entrance in proximity to the parking lot, Dollar General is not willing to move the entrance so the parking is in the back, as it would be inconvenient for shoppers and people coming out with shopping carts may interfere with pedestrians on the sidewalk.

He offered more latitude in the building design itself, and proposed leaving the entrance where is, possibly incorporating other details and/or a faux entrance to make the Church Street corner facing downtown more interesting. He spoke of adding a patio/gathering spot along Church Street, faux windows with awnings, trees, bike racks, etc.

Mr. Barnes said they don't have a two-story plan; but 20- to 21-foot parapets could be used as screens for HVAC units. In concurrence with staff, he would prefer to use all brick and brick accents on the exterior to make it more attractive.

A six-foot wood fence will be placed on west and south sides of the property. A conflict with the driveway into the duplexes located to the south of the property will need to be addressed and engineer Mr. Lowder and NC DOT are working on the design. The driveway will be relocated at Dollar General's expense.

An extension of the center left-turn lane will be added to Main Street for ease of access from the south.

The Stormwater BMP (identical to the Walgreens' BMP) will be located unobtrusively on a separate portion of a lot to the southwest of the subject property, which is being acquired from the same owner. Many of the existing trees will remain as a natural buffer.

Mr. Barnes reported the lease term for Dollar General is 15 years with options.

Ground-based monument signs will be placed along Church Street near the rear driveway entrance, along Main Street near the front entrance, and signs will be placed on the building.

Concerns were raised by Commissioner-elect Ernie Anderson regarding the left-turn lane for northbound traffic and the conflict with southbound left-turning vehicles going into SunTrust Bank. Mr. Barnes said that the majority of shoppers will be coming at times the bank is not open. NC DOT will study traffic counts, make recommendations, and ultimately approve or deny a driveway permit at this location. All pavement widening will take place within existing road right-of-way.

Commissioner Herman Wilkerson, who lives across and down from the site asked if the road widening would damage his brick wall and 102-year-old trees. Mr. Lowder replied that the trees and brick wall are within the right-of-way. His plan shows the brick wall will be removed, but the trees won't, although they are probably closer to the road than NC DOT would like. Mr. Wilkerson replied that he would prefer Dollar General choose another location in the city.

Mr. Barnes responded that he would replace the wall at a new location for Mr. Wilkerson.

Mr. Wilkerson then asked who is responsible for the stores after they are built. Mr. Barnes stated he would own the property. Mr. Wilkerson reported that the Dollar General store in Butner is dirty, trash is piled up outside, and he can't walk through the store. He stated that he and the neighbors he's spoken to do not want a store like that, and doesn't want this store to be a disgrace to Creedmoor.

Mr. Barnes replied that he does not own any buildings that look like that. As the store's owner, he won't let them get away with it, and the City won't let them get away with it.

He stated that the tenants are responsible for landscaping and maintenance contracts will be in place.

At this point, City Manager Mike Bonfield requested identification of all items within the City's purview in need of feedback from the Planning Board and possible text amendments, and reminded them that any text amendments will affect the entire MS district, not just this development.

Lori Dutra noted that the ordinance §9.6 may be modified where limitations exist, and recommends that if parking cannot be moved, landscaping, knee-walls, etc., be integrated along Main Street to help screen the large lot and add to the continuity of the downtown pedestrian experience.

The Board agreed that the two points to be addressed are the parking and two-story requirements.

After further discussion, it was moved by Mr. Gleason that staff prepare a text amendment allowing up to 100 percent parking on the side of the building as long as a landscape buffer is incorporated along the street frontage; seconded by Mr. Gorham. The motion received a unanimous vote.

It was then moved by Mr. Forsythe that staff prepare a text amendment to replace the two-story building requirement with a minimum height requirement; seconded by Mr. Allen. The motion received a unanimous vote.

### **BOARD REPORTS**

Mr. Gleason was happy to see Mr. Bonfield, Commissioner Wilkerson, and Commissioners-elect Wilkins and Anderson in attendance at the meeting.

Mr. Lester stated that cleanliness of the Dollar General store depends on leadership and management.

Mr. Forsythe appreciated that Dollar General wishes to be a good neighbor and the City's goal is to be a good host.

Mr. Allen thanked Dollar General for wanting to be a good neighbor, and he appreciates the concessions.

Mr. Gorham, after many years in Creedmoor, welcomes growth and change, and thanked Dollar General for coming to town and making it better.

Chairperson Nowell thanked the board and staff for working together this year.

### **ADJOURN**

There being no further business before the Board, Mr. Forsythe moved to adjourn; seconded by Mr. Gorham. The motion received a unanimous vote and the meeting adjourned at 8:40 p.m.



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Kathleen J. McCorkle, City Clerk