



MINUTES OF
CITY OF CREEDMOOR
**PLANNING BOARD REGULAR
MEETING**
FEBRUARY 21, 2013
7:00 P.M.

PRESENT

Mildred Goss, Mike Allen, Chairperson David Forsythe, Dennis Lester, Steve Faucette, Neena Nowell. Also present were Mike Frangos, Assistant Planning, Zoning and Subdivision Administrator; Robin Reif, Deputy City Clerk; and Lori Dutra, City Attorney

ABSENT

Faye Ray, Ed Gleason

CALL TO ORDER

The meeting was called to order by Chairman Forsythe and a quorum was recognized.

APPROVAL OF AGENDA

Moved by Board Member Goss to approve the agenda; seconded by Board Member Allen. Motion received a unanimous vote.

APPROVAL OF MINUTES

Moved by Board Member Goss to approve the minutes of January 11, 2013; seconded by Board Member Nowell. Motion received a unanimous vote.

PUBLIC COMMENT

None

PUBLIC HEARING: Zoning Map Amendment, GRECO ENTERPRISES LLC

Overview

Assistant Planning, Zoning and Subdivision Administrator Mike Frangos provided an overview on the rezoning request submitted by Greco Enterprises LLC and Lonnie Moss. Proposed map amendment pertaining to 308 Hillsboro Street and property north of Scott Street requesting that the zoning of ±3 acres be changed from IND: Industrial R/MST: Residential/Main Street Transitional to R/MST: Residential/Main Street Transitional with TND0: Traditional Neighborhood Development Overlay.

Notification pursuant to G.S.160A-384 Method of Procedure

Methods of notification were satisfied via first class mail notices sent to 34 unique property owners, Certification of Mailing issued from the Clerk's office, notice posted onsite (sign), as

well as placement of newspaper publication in the Butner Creedmoor News in advance of the meeting.

Site Data

Building onsite of ±3 acre property was constructed in 1960 with additions built in 1963 and 1972. Despite assessment assistance from Granville County Economic Development, no viable use could be found suitable to the property's current zoning. An overlay would provide a layer of additional permitted uses.

Consistency Points:

1. Hillsboro Street not a main thoroughfare that collects or distributes regional traffic
2. Substantial parking existing
3. Less than 5 minutes walk to main business districts.
4. Stimulates development.

Public Hearing

Chairman Forsythe opened the public hearing at 7:16 p.m.:

Woodrow Wheeler 14833 Creedmoor Road, Wake Forest, 27587 Property owner across the street who stated that he is in support of the proposed map amendment and requested the board's approval.

Chairman Forsythe closed the public hearing at 7:17 p.m.

Moved by Board Member Nowell to approve the Resolution Adopting a Statement of Consistency Regarding Proposed Zoning Map Amendment ZMA-2013-01: Greco Enterprises, LLC and Lonnie Moss incorporated herein as prepared for submission to the City of Creedmoor Board of Commissioners with recommendation to adopt; seconded by Board Member Goss. Motion received a unanimous vote.

**RESOLUTION ADOPTING A STATEMENT OF CONSISTENCY REGARDING
PROPOSED**

ZMA-2013-01, Greco enterprises, LLC and Lonnie Moss

WHEREAS, pursuant to N.C.G.S. §160A-343, prior to adopting or rejecting a zoning amendment, the Planning Board is required to adopt a statement as to whether the proposed amendment is consistent with the comprehensive plan; and

WHEREAS, the Planning Board has reviewed the proposed amendment, ZMA-2013-01 to the parcels identified as Granville County map number 089617027147 and 089617028420 located at 308 Hillsboro Street and property off Scott Street; and

WHEREAS, ZMA-2013-01 requests the zoning be changed from Industrial and Residential/Main Street Transitional to Residential/Main Street Transitional with Traditional Neighborhood Development Overlay; and

WHEREAS, the Planning Board has held a public hearing on the proposed amendment; and

WHEREAS, based on a review of the proposed amendment the Planning Board found that the proposed amendment is consistent with the City of Creedmoor City Plan 2030 and recommends approval to the Board of Commissioner;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF CREEDMOOR PLANNING BOARD that this board finds that the adoption of the proposed zoning map amendment is consistent with the City of Creedmoor City Plan 2030.

PUBLIC HEARING: Zoning Text Amendment: TELECOM

Assistant Planning, Zoning and Subdivision Administrator Mike Frangos reported that the City of Creedmoor has enlisted a private consulting firm to assist with formulation of the telecommunications ordinance amendment request slated to come before the board next month. No action to be taken at this time.

Chairman Forsythe opened the Public Hearing at 7:20 p.m.

No comment

Moved by Board Member Lester to continue the hearing **to the next Planning Board meeting on March 14, 2013**; seconded by Board Member Goss. Motion received a unanimous vote. Hearing continued **to March 14, 2013 Planning Board meeting**.

CTRC-2013-01, Walgreen's Pharmacy

Notification pursuant to G.S.160A-384 Method of Procedure

Methods of notification were satisfied via first class mail notices sent to 28 unique property owners, Certification of Mailing issued from the Clerk's office, notice posted onsite (sign), as well as placement of newspaper publication in the Butner Creedmoor News in advance of the meeting.

Site Details

14,600 sq. ft. Walgreen's pharmacy with single-bay drive thru proposed at 703 N. Main Street Tax ID/PIN #089614236836 which is currently zoned C-56 Commercial, served by city water/sewer, gas and electricity and has existing structures.

An elevation, landscape plan including plant species and buffers as well as ingress and egress plans were presented by Mr. Frangos. No action by the planning board is expected on the proposal as this project has a use permitted by right.

Chairman Forsythe opened the meeting for public comment at 7:34 p.m.

Gordon Kolb 1444 State Street, New Orleans, Mr. Kolb of GHC Developers for Walgreens reported that the new store will employ approximately 35 to 40 employees and create approximately 200 construction jobs during the seven months it will take to complete. Full

construction drawings are to be submitted for review by the City. Walgreen's is ready to close on the property with the land owners and Mack Street is to be opened up to alleviate traffic issues.

Creedmoor is to be one of the first towns to get the new brick colored building (darker) and the structure will be similar to the new Walgreen's built at the corner of Creedmoor Road and Millbrook in Raleigh. The spec name of the brick is to be provided to the City.

Denise Pipkin 803 N. Main Street, Creedmoor. Ms. Pipkin asked what the address of the facility would be and requested clarification on the color-coded map she received in the mail. Mr. Frangos explained that the color coded map depicted the area of notification versus area of impact. Ms. Pipkin inquired if Wilton Avenue would be widened voicing her concern regarding impact specifically to the area of Wilton Avenue as it approaches Highway 15. The response provided was that NC-DOT has not stated intent to widen Wilton Avenue. Ms. Pipkin stated that, as part of the improvements, the parking at her place of business was taken during widening of Wilton Avenue when the CVS was built and she asked that the developer of Walgreen's think the issue of widening Wilton Avenue for the Walgreen's through clearly.

Deborah Vaughn 1009 Hawk Hollow Lane Wake Forest, NC 27587. As a business owner across Main Street from the property for 13 years, Ms. Vaughn stated that she realizes that the intersection will be impacted but she is in favor of the project. She stated that it is her opinion that the ingress/egress design will alleviate predicated traffic impediments.

There being no one else wishing to speak, Chairman Forsythe closed the public comment portion of the meeting on CTRC-2013-01, Walgreen's Pharmacy.

RECESS

Chairman Forsythe recessed the Planning Board Meeting to allow for the convening of the Technical Review Committee.

TECHNICAL REVIEW COMMITTEE

The City of Creedmoor Technical Review Committee comprised of staff and planning board members met to review drawings and transportation plans for the proposed Walgreen's. Questions from the public on future widening of Wilton Avenue were fielded and it was noted that, under the comprehensive plan, widening of Wilton Avenue is projected but not for many years nor is a proposed widening on the NC DOT 7-year plan.

Species and height at maturity of proposed trees was discussed as were meeting of Falls Lake Rules, lighting plans, fire hydrant locations, storm water DMP, and monument signs.

The Technical Review Committee adjourned.

RECONVENE OF PLANNING BOARD MEETING

Chairman Forsythe reconvened the Planning Board at 8:03 p.m. The Chairman stated that it is the responsibility of the City to be forward thinking and progressive and Creedmoor is fortunate to have Walgreen's select our community and to have land owners that are accommodating.

STAFF REPORT OF DEPARTMENTAL ACTIVITY

Assistant Administrator Frangos reported on the following:

Rusty Monroe of the Center for Municipal Solutions is tailoring a model telecommunications ordinance to be consistent with the city's development ordinance.

Innovative Behavioral Services is opening in the Old Union National Bank building at Mill Street. G&H Trading is opening at 207 N. Main Street (old AAA gas).

REPORT FROM THE CHAIR

None

ADJOURN

There being no further business before the Board, moved by Board Member Faucette to adjourn; seconded by Board Member Goss. The motion received a unanimous vote. The meeting adjourned at 8:10 p.m.