



**CITY OF CREEDMOOR
BOARD OF ADJUSTMENT
BOA - REGULAR SESSION
AUGUST 5, 2024
7:00 PM**

CALL TO ORDER

DETERMINATION OF QUORUM

ADOPTION OF MINUTES

[Review Draft Minutes from February 5, 2024](#)

OLD BUSINESS

NEW BUSINESS

[AP-2024-01, Carolina Secure Storage](#)

BOARD REPORTS

REPORTS FROM STAFF

[Community Development Department Manager's Report](#)

ADJOURN



CITY OF CREEDMOOR

P.O. BOX 765
111 MASONIC STREET
CREEDMOOR, NC 27522
WWW.CITYOFCREEDMOOR.ORG
(919) 528-3332

BOARD OF ADJUSTMENT AGENDA REPORT

MEETING DATE: August 5, 2024

PREPARED BY: Mike Frangos, Community Development Director
Community Development

ISSUE CONSIDERED: Review Draft Minutes from February 5, 2024

SUMMARY OF ISSUE: On February 5, 2024 the Board of Adjustment failed to attain a quorum. The minutes attached document the occurrence of the meeting.

REQUESTED MOTION: Motion to approve minutes as presented.

ATTACHMENT(S) [MSF edited_Minutes_BOAMeeting_20240205.pdf](#)

**REVIEWED BY
CITY MANAGER:**



MINUTES OF
CITY OF CREEDMOOR
BOARD OF ADJUSTMENT MEETING
FEBRUARY 5TH, 2024
7 P.M.

Present in Person at City Hall Boardroom

Amor Cacacho Agdeppa and David Melhado. Also present Community Development Director Michael Frangos, AICP, CZO and Planning Technician Rebecca Middleton.

Absent

Dennis Daniel, Nicole Martin

Swearing in of New Member

Amor Cacacho Agdeppa was sworn in by Commissioner Georgana Kicinski.

Approval of Agenda

None.

Approval of Minutes

None.

Adjourn

Due to the absence of multiple board members the meeting failed to achieve a quorum. After new member Amor Agdeppa was sworn in Michael Frangos explained to him the duties associated with his new position. Following this brief conversation the present board members took their leave.



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BOARD OF ADJUSTMENT AGENDA REPORT

MEETING DATE: August 5, 2024

PREPARED BY: Mike Frangos, Community Development Director
Community Development

ISSUE CONSIDERED: AP-2024-01, Carolina Secure Storage

SUMMARY OF ISSUE: Carolina Secure Storage was issued a Notice of Violation on 6/24/2024. They have appealed the decision of the Community Development Director within 30 days of mailed notice and have therefore been scheduled for the August 5, 2024 Board of Adjustment (BOA).

The BOA may uphold the the decision of Community Development Director, it may reverse the decision of the Community Development Director, or it may modify in whole or in part the decision of the Community Development Director.

All following documents, images, presentations, and scanned copies comprise the evidentiary record.

REQUESTED MOTION: Decide appeal based upon the evidence presented, findings of fact, and conclusions of law.

ATTACHMENT(S) [AP-2024-01_Sexton Application_20240724.pdf](#)
[AP-2024-01_Fee Schedule.pdf](#)
[AP-2024-01_Receipt for Payment.pdf](#)
[NOV_with images_20240624.pdf](#)
[Courtesy Warnings_with images_20240530.pdf](#)
[One Cloud_vm messages from Sexton.pdf](#)
[Zoning Permit Packet_2019-2024.pdf](#)
[LSP-2019-02_BOC_PowerPoint_20200901.pdf](#)

LSP-2022-01_BOC_PowerPoint_20240102.pdf
ZTA-2024-03_Sexton text amd Application.pdf

REVIEWED BY
CITY MANAGER:

BOARD OF ADJUSTMENT
CITY OF CREEDMOOR, NC

Application Number AP-2024-01 Date 7/24/2024
Application Fee \$400 PAID Receipt Number 05566-0021

Pursuant to NCGS §160A-388(b1) and NCGS §160A-441, the City of Creedmoor Board of Adjustment is empowered hear and decide appeals where it is alleged that there is an error in any notice of violation, order, requirement, decision, or determination made by an administrative official in the enforcement of City ordinances. The Board has the authority to interpret the official zoning map, minimum housing standards, nonresidential building or structure standards, public nuisance ordinances, and abandoned, junked and nuisance vehicle ordinances.

APPLICATION REQUEST:

- Appeal of Administrative Decision
 - Planning, Zoning, Subdivision Administrator
 - Stormwater Administrator
 - Code Enforcement Officer

Interpretation of Official Zoning Map Boundary

- Interpretation of the
 - Creedmoor Development Ordinance (Article: 15
8
10) (Section: NOTES Table B.1 Uses)
 - Minimum Housing Code (Chapter 151, Section: _____)
 - Nonresidential Building Standards (Chapter 157, Section: _____)
 - Local Code of Ordinances – Nuisance Abatement (Chapter 96, Section: _____)
 - Abandoned, Junk and Nuisance Vehicle Ordinance (Chapter 90, Section: _____)

1. Applicant Name CREEDMOOR HOLDING COMPANY, LLC JAMES SEXTON
Mailing Address P.O. Box 890
City FRANKLIN State NC Zip Code 27525
Telephone (919) 302-1719 Email jim@creedmoorholdingco.com

2. Property (if decision being appealed involves a specific property):
Street Address 2150 NC Highway 56
Parcel ID 6896-72-9961 Subdivision Name _____
Lot Number _____ Zoning District IND
Current Use of Property SELF STORAGE OPERATOR

3. Date of Notice of Violation/Administrator Decision being appealed (please attach a copy of any documents to this application) 6-24-24

4. Identify specific provisions or portions of the decision you wish to appeal: OF THE CDO,
WE HAVE ADDITIONALLY FILED A PETITION FOR TEXT AMENDMENT ADDRESSING
ARTICLES 15, note; Article 8 + 8.1 + Article 10. WE BELIEVE THAT
OUTDOOR STORAGE CONTAINERS REMAIN WITHIN THE BOUNDARY (IES) OF
THE APPROVED SITE FOR OUTDOOR STORAGE IN 2019.
WE WERE ASKED TO FILE THE APPEAL CURRENTLY.

5. State the specific grounds of your appeal. Fully explain how the administrative official inaccurately interpreted or applied the terms of the specific ordinance. What do you believe should have been done, and why? WE SPOKE TWICE BEFOREHAND WITH THE TOWN PLANNING DIRECTOR
BEFORE PARKING + INSTALLING PORTABLE OUTDOOR STORAGE WITHIN THE
BOAT + RV STORAGE LOT LOCATED ON THE PROPERTY. WE RECEIVED NO
FEEDBACK OR PUSHBACK AT THE TIME + MAINTAIN THAT WE ARE
PRESENTLY OPERATING WITHIN THE PARAMETERS OF THE OUTDOOR STORAGE
SITE PLAN APPROVED IN 2019.

6. If you are not the property owner, but are identifying yourself as a party with standing or a person aggrieved by the decision, please explain your complaint or grounds to appeal : _____

SEE 5. ABOVE

7. If your appeal is specific to a property, list the names and addresses of all abutting property owners, as well as the property owners immediately across the street from the affected property. The list shall be current according to the most recent tax listing abstract as filed in the Granville County Tax Office:

CREEDMOOR BUSINESS PARK, LLC
TRM WAREHOUSE GROUP, LLC
CREEDMOOR CROSSING, LLC
FRANKLIN DWIGHT PRICE + HERMAN C. PRICE,

8. Are there attachments to this application? Yes _____ No X

If the answer is yes, how many pages are attached? _____

I do hereby testify that the answers provided herein are truthful and correct to the best of my knowledge and ability.

Printed Name: JAMES M. SEXTON

Date: 7/23/24

Signature: 

PROCESS OF FILING AN APPEAL

Appeal applications are filed in person with the City of Creedmoor City Clerk located at 111 Masonic Street, Creedmoor, NC. Applications may be filed Monday through Friday during normal business hours. Appeal applications must be filed with the City Clerk within 30 calendar days of the date of the decision being appealed.

In order for an application to be considered complete, all questions and information requested in the application must be answered and provided. Applications must have original signatures, and must be accompanied by the required application fee. Applications found to be incomplete will not be accepted and will be returned to the applicant.

HEARING OF THE APPEAL

The Board of Adjustment is a quasi-judicial body consisting of five members. The Board's regular meeting date is the first Monday of each quarter (January, May, August, and November) at 7:00 PM. The meeting is held in the Commissioners Room in City Hall located at 111 Masonic Street, Creedmoor. At the meeting, the Board will hear testimony and receive evidence from the applicant, city staff, and other interested parties. Board members cannot discuss any case with any interested parties or persons prior to the public hearing of the case. Any person who testifies at the hearing must be sworn in and is subject to cross-examination. Any written or physical evidence presented to the Board shall be retained by the Board.

BOARD DECISION

A majority vote of the Board of Adjustment is required by NC General Statute to grant an appeal. Decisions by the Board shall be made not later than 30 days from the date of the closing of the public hearing. The Board's final decision shall be shown in the record of the case as entered in the Board's minutes and signed by the Clerk and the Board Chair on approval of the minutes by the Board. The Clerk shall give written notice of the Board's decision to the appellant and/or the applicant and to every aggrieved party who has filed a request for such notice with the Clerk when the hearing is held. Such notice may be delivered either by personal service or by registered or certified mail, return receipt requested. A copy of the decision shall also be filed in the Clerk's office. This decision shall be a public record, available for inspection at all reasonable times during working hours.

Decisions of the Board may be appealed by any aggrieved party with standing to the Superior Court of Granville County within 30 days from the filing of the Board's order with the Clerk.

ADDITIONAL INFORMATION

Persons seeking additional information or assistance concerning appeal applications should contact the Planning, Subdivision and Zoning Administrator by calling (919) 764-1016 or by visiting the City of Creedmoor's Planning Department located in the Community Development Building, 211 North Main Street, Creedmoor, NC.

Permit #: _____
Applicant: Creedmoor Holding Co.
Lot #: _____

Date: 23-Jul-2024
Project Address: 2150 NC HWY 56
Subdivision: _____

Zoning Permits

Zoning Compliance	_____
Sign	\$ _____
Text Amendment Application.....	\$700
Appeal Application.....	\$400
Total	\$ 1,100.00

Plan Review

Sketch Plan	\$ _____
Site Plan	\$ _____
Other	\$ _____
Total	\$ _____

Construction Administration \$ _____
Stormwater Fees \$ _____

Grand Total \$ 1,100.00

Approved By: _____

Accounting Use Only

Date Paid: 7-24-2024 Paid By: Creedmoor Holding Co.

Payment: Check Cash _____ Credit Card _____

Over the Phone _____ At Counter By Mail _____

Receipt Number: 05566-0021

Accepted By: C. Thorpe

E-Mail: jim@creedmoorholdingco.com
Phone: 919-302-1719

City of Creedmoor
PO Box 765
Creedmoor, NC 27522
(919) 528 - 3332
(DUPLICATE)

Receipt: 05566-0021
Date: 7/24/2024 10:45:21 AM

ZONING PERMITS \$1,100.00
Creedmoor Holding CO LLC
2150 NC HWY 56
ZONING PERMITS

Total Paid: -----
\$1,100.00

Check: 001028 \$700.00
Creedmoor Holding CO LLC

Check: 001029 \$400.00
Creedmoor Holding CO LLC

Total Tendered: -----
\$1,100.00

Change Due: \$0.00



CITY OF CREEDMOOR

P.O. Box 765
111 MASONIC STREET
CREEDMOOR, NC 27522-0765
WWW.CITYOFCREEDMOOR.ORG
(919) 528-3332

MAYOR
ROBERT V. WHEELER

CITY MANAGER
MICHAEL O. TURNER

COMMISSIONERS
EMMA ALBRIGHT
ED GLEASON
GEORGANA KICINSKI
ROBERT WAY
ARCHER WILKINS

June 24, 2024

Creedmoor Holding Company LLC
PO Box 890
Franklinton, NC 27525-0890

Creedmoor Business Park LLC
621 Woods Way
Wake Forest, NC 27587-6044

RE: Notice of Violation
Carolina Secure Storage
2150 NC Hwy. 56 East
Creedmoor, NC

Dear Business Owners and Property Owners:

Recent inspections reveal that Carolina Secure Storage has deviated significantly from the approved site plan LSP-2019-02, Page CE-02 (ZCP #880289) issued on 9/28/2020 regarding outdoor vehicle storage; and LSP-2022-01, Creedmoor Business Park Expansion approved January 2, 2024. When reviewed and subsequently approved, neither site plan submittals contemplates or indicates the outdoor placement of storage containers or the new outdoor self-storage use.

The June 10, 2024, site visit shows the placement of over 100 newly placed self-storage containers on site. Creedmoor Development Ordinance (CDO) Article 15 Special Events and Temporary Structures §15.3 “Notes: 1. CONSTRUCTION AND STORAGE CONTAINERS. Construction and storage containers are not intended to be used for long-term on-site storage, or any such use in any zoning district is expressly prohibited.” My interpretation of the CDO is that this use, as it is currently constructed, differs substantially from those previously approved. The outdoor storage of vehicles, trucks, boats on trailers, towable trailers, and recreational vehicles within designated, screened parking areas is ***not the same*** as the placement of portable self-storage units. Therefore, the aforementioned site violates the Creedmoor Development Ordinance.

The remedy for this violation is to cease all self-storage operations on-site and remove the portable storage units. Upon service of notification, a forty-five (45) day compliance period is hereby established. Within 30 days of service, you can appeal this decision to the City of Creedmoor Board of Adjustment. The filing of a complete appeal application and filing fee will stay all further enforcement actions until this issue can be heard.

If you have questions please present them in writing for the record. My email address is MFrangos@cityofcreedmoor.org.

Sincerely,

Michael S. Frangos AICP, CZO
Community Development Director

PC: Gerard Seibert, Code Enforcement Officer

Enclosures: Three Images

Creedmoor Holding Company, LLC
SENT VIA EMAIL, FIRST CLASS MAIL, & CERTIFIED MAIL #70221670000344483997 – RRR

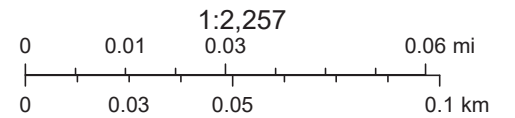
Creedmoor Business Park, LLC
SENT VIA EMAIL, FIRST CLASS MAIL, & CERTIFIED MAIL #70221670000344484000 – RRR

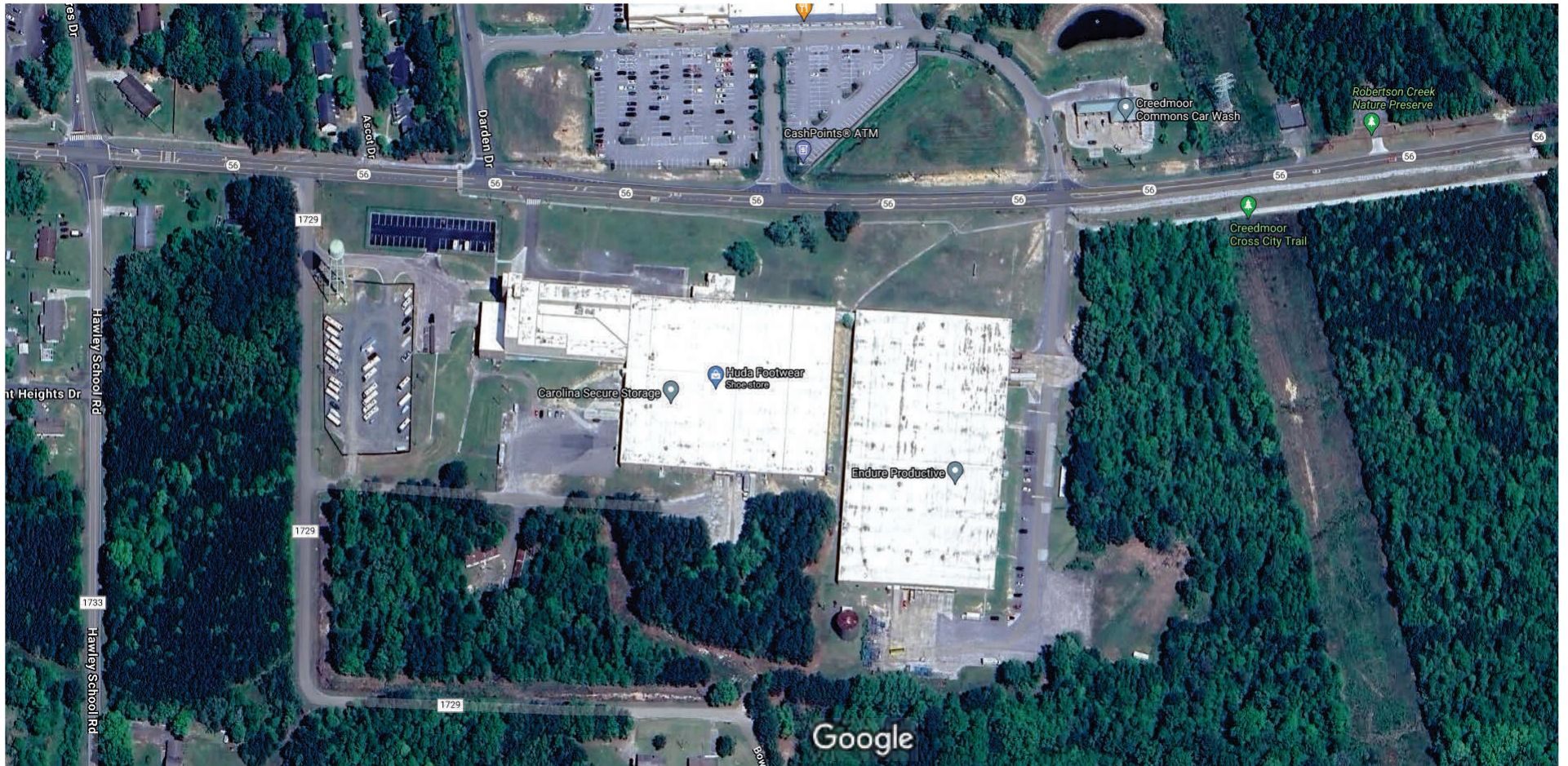
Granville County, NC



6/11/2024, 11:45:22 AM

- Address Points
- ▭ County Boundary
- ▭ Parcels
- Centerlines
- ↔ Parcel Connectors
- granville_nc_anno





Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, Map data ©2024 100 ft



City of Creedmoor
PO Box 765
211 N Main St
Creedmoor NC 27522-0765
919.764.1060

Courtesy Warning



Case Number: 19743

05/30/2024

Creedmoor Business Park, LLC
621 Woods Way
Wake Forest, NC 27587-6044

Subject Property: 2150 NC Highway 56, Creedmoor, NC 27522-7840
Property ID Number: 089604924822

Dear Creedmoor Business Park, LLC:

It has been determined that the subject property listed above violates the following Creedmoor Development Ordinance ordinance(s).

§ 9.2-2(E) - Impervious Surface Limits - The maximum impervious surface coverage shall be 36% of the lot area along streets without curb and gutter; 24% where curb and gutter exists or is proposed.

7.7-1(K) Large Site Development Plan Review Process - Violations of the approved site development plan shall be considered a violation of this Ordinance and subject to the enforcement and penalty provisions of Article 23 of this Ordinance.

7.8-13 Failure To Comply With Plans Or Conditions - In the event of failure to comply with the plans approved by the City Board of Commissioners or with any other conditions imposed upon the special use permit, the permit shall thereupon immediately become void and of no effect. No building permits for further construction or certificates of occupancy under this special use permit shall be issued. If a failure to comply with conditions in a special use permit occurs after occupancy, the owner, lessee, or other responsible person shall be notified in writing of the violation. No earlier than five (5) days after the receipt of the written notice, the body issuing the special use permit may issue a finding of fact that a violation of the requirements of this Ordinance exists. If such finding of fact is made, it shall be unlawful for any person, firm or corporation to continue the special use until the responsible party makes the necessary corrections and the City Board of Commissioners conducts a public hearing and finds that the violation no longer exists.

The site no longer complies with the approved site plan dated 10/24/2022. You need to submit a new site plan reflecting how the site is presently being used. For further details, contact Mr. Michael Frangos at 919.764.1016 or email mfrangos@cityofcreedmoor.org.

The noted violations must be corrected by 06/13/2024, time being of the essence. Failure to comply may trigger fines, legal action for noncompliance, and the city's costs of abatement, repair, or demolition. You have the right to appeal. See: "Creedmoor Development Ordinance. 18.30-2 Appeal."

Please get in touch with me if you require further information.

Sincerely,

Gerard E. Seibert

Gerard E. Seibert, CZO
City of Creedmoor - Code Enforcement Officer
Phone: 919-764-1060
Email: gseibert@cityofcreedmoor.org

CC: Creedmoor Holding Company



City of Creedmoor
P.O. Box 765
111 Masonic Street
Creedmoor, NC 27522
919.528.3332
www.cityofcreedmoor.org

June 11, 2024

Creedmoor Holding Company
PO Box 890
2845 US 1 Hwy
Franklinton, NC 27525-0890

RE: COURTESY WARNING # 19743 DATED 05/30/24

Mr. Sexton,

Until the above-referenced citation is resolved, I am suspending any further action.

Please feel free to contact me if I can further assist.

Sincerely,

A handwritten signature in cursive script that reads "Gerard E. Seibert".

Gerard E. Seibert, CZO
Creedmoor's Code Enforcement Officer
PO Box 765
211 N Main St
Creedmoor, NC 27522-0765



05.15.2024 10:39



05.15.2024 10:39



05.15.2024 10:39



05.15.2024 10:40



05.15.2024 10:41



05.15.2024 10:41



05.15.2024 10:45





05.15.2024 10:51





05.15.2024 10:52







05.07.2024 09:50



05.07.2024 09:51

Michael Frangos

From: Gerard Seibert
Sent: Tuesday, May 7, 2024 11:23 AM
To: Michael Frangos
Subject: FW: V-Mail from JIM SEXTON (919) 302-1719 to Gerard Seibert 1150
Attachments: vm-20240507150918060205-9f4728785ab865bc26ed970d37dbd966.wav

Update from Jim Sexton

--
Gerard

From: noreply@myonecloud.com <noreply@myonecloud.com>
Sent: Tuesday, May 7, 2024 11:11 AM
To: Gerard Seibert <gseibert@cityofcreedmoor.org>
Subject: V-Mail from JIM SEXTON (919) 302-1719 to Gerard Seibert 1150



You have a new voicemail from (919) 302-1719 (JIM SEXTON)

YOU HAVE A NEW VOICEMAIL!

1150 (Gerard Seibert),

You have a new voicemail from **(919) 302-1719 (JIM SEXTON)**.
Your transcribed message:

Troy this is Jim Sexton calling with Creedmoor holding company Carolina Secure Storage I thought I'd give you a little bit of an update from our for my previous message from last Friday I've got a crew that is going to be installing those remaining units that we as you pointed out we've got in a staging area there next to the Caboose there and back of our property and the plan is weather permitting that we're going to set those boxes on Saturday and Sunday I think we can get them all done by then and still meet the the deadline of the 12th and the 13th so but if for some reason other the weather doesn't cooperate I hope you looks tennis a little bit of Grace with the plan is to have

Michael Frangos

From: noreply@myonecloud.com
Sent: Thursday, June 6, 2024 3:59 PM
To: Michael Frangos
Subject: V-Mail from JIM SEXTON (919) 302-1719 to Mike Frangos 1116
Attachments: vm-20240606195738048205-9f4728785ab865bc26ed970d37dbd966.wav



You have a new voicemail from (919) 302-1719 (JIM SEXTON)

YOU HAVE A NEW VOICEMAIL!

1116 (Mike Frangos),

You have a new voicemail from **(919) 302-1719 (JIM SEXTON)**.
Your transcribed message:

hi Michael this is Jim Sexton calling it's about 4:00 on Thursday afternoon I'm sorry that I missed you I was following up I sent you a couple of emails and then receipt of the courtesy warning letter I believe it comes from Gerard Seaver I believe I'm pronouncing that correctly. per our earlier discussion I wanted to see if I have a concern here and if so I would appreciate hearing back from you to give me some sense of direction here. got something where this demand for the units actually has exceeded our wildest expectations week. little bit of a soft opening on that silat e last week we've already rented five of those portable units that we talked about when we were together so hopefully we've hit on something here that didn't make sense when enjoy hearing back from you at your convenience.

Listen by opening the enclosed attachment.

Sent by OneCloud ©2024. All Rights Reserved.

that done this weekend and we'll get those boxes set inside of that what we refer to as the Big Lot which is the screen Darius are off the Self Storage we appreciate your patience and for pointing that.

Listen by opening the enclosed attachment.

Sent by OneCloud ©2024. All Rights Reserved.

Zoning Permit

CITY OF CREEDMOOR

Community Development Office
Granville County, North Carolina
211 North Main
Creedmoor, NC 27522
(919) 528-3332



Permit Number: 880036

ADDRESS: **2150 HWY 56 EAST**

PARCEL NO.: **089604737024**

ZONING: **IND**

LOT #:

FALLS LAKE WATERSHED: **Lower**

ISSUED TO: **Carolina Secure Storage**

IMPERVIOUS SURFACE: **0**

2150 Hwy 56 East

NOTES: **MSP-2019-01 approval**

Creedmoor, NC, 27522

PERMIT TYPE: **Sign Permit - Permanent**

PERMIT DATE: **06/13/2019**

FEE: **\$0.00**

EXPIRATION DATE: **12/12/2019**

NOTES: **You must secure building permits from Granville County before beginning work. This permit approves all signs included in Master Sign Plan 2019-01 (three internally illuminated wall signs and one monument sign with a digital board).**

It is hereby certified that the above use as shown on the plats and plans submitted with the application conforms with all applicable provisions of the City of Creedmoor Development Ordinance. The issuance of this permit does not allow the violation of City of Creedmoor Zoning Ordinances or other governing regulations.

The applicant is responsible for obtaining a building permit from Granville County Inspections Department located at 122 Williamsboro St, Oxford, NC (if required) prior to commencing work on the proposed improvement. A final zoning inspection must be scheduled by the applicant.

Approved By:


Zoning Inspector

Zoning Permit

CITY OF CREEDMOOR

Community Development Office
Granville County, North Carolina
211 North Main
Creedmoor, NC 27522
(919) 528-3332



Permit Number: 880138

ADDRESS: 2150 HWY 56 EAST

PARCEL NO.: 089604737024

ZONING: IND

LOT #:

FALLS LAKE WATERSHED: Lower

ISSUED TO: AWNC

IMPERVIOUS SURFACE: 0

**4112 Old Oxford Road
Durham, NC 27712**

NOTES:

PERMIT TYPE: Zoning Permit - Change of Use

PERMIT DATE: 02/11/2020

FEE: \$100.00

EXPIRATION DATE: 08/11/2020

NOTES: Storage of industrial machinery and spare parts at Carolina Secure Storage warehouse.

It is hereby certified that the above use as shown on the plats and plans submitted with the application conforms with all applicable provisions of the City of Creedmoor Development Ordinance. The issuance of this permit does not allow the violation of City of Creedmoor Zoning Ordinances or other governing regulations.

The applicant is responsible for obtaining a building permit from Granville County Inspections Department located at 122 Williamsboro St, Oxford, NC (if required) prior to commencing work on the proposed improvement. A final zoning inspection must be scheduled by the applicant.

Approved By:

Zoning Inspector

Zoning Permit

CITY OF CREEDMOOR

Community Development Office
Granville County, North Carolina
211 North Main
Creedmoor, NC 27522
(919) 528-3332



Permit Number: 880289

ADDRESS: 2150 NC HWY 56 E

PARCEL NO.: 089604729961

ZONING: IND

LOT #:

FALLS LAKE WATERSHED: Lower

**ISSUED TO: Creedmoor Business Park LLC / IMPERVIOUS 52301
Carolina Secure Storage SURFACE:**

2150 E. Wilton Ave.

**NOTES: Gravel surfaced
outdoor vehicle
storage lot**

Creedmoor, NC, 27522

PERMIT TYPE: Zoning Permit - Commercial PERMIT DATE: 09/28/2020

FEE: \$0.00 EXPIRATION DATE: 03/29/2021

**NOTES: This zoning permit approves work associated with the site plan
LSP-2019-02, which was unanimously approved by the
Creedmoor Board of Commissioners on 9/1/2020.**

It is hereby certified that the above use as shown on the plats and plans submitted with the application conforms with all applicable provisions of the City of Creedmoor Development Ordinance. The issuance of this permit does not allow the violation of City of Creedmoor Zoning Ordinances or other governing regulations.

The applicant is responsible for obtaining a building permit from Granville County Inspections Department located at 122 Williamsboro St, Oxford, NC (if required) prior to commencing work on the proposed improvement. A final zoning inspection must be scheduled by the applicant.

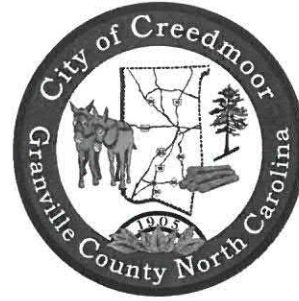
Approved By:


Zoning Inspector

Zoning Permit

CITY OF CREEDMOOR

Community Development Office
Granville County, North Carolina
211 North Main
Creedmoor, NC 27522
(919) 528-3332



Permit Number: 880512

ADDRESS: **2150 HWY 56 EAST**

PARCEL NO.: **089604729961**

ZONING: **IND**

LOT #:

FALLS LAKE WATERSHED: **Upper**

ISSUED TO: **Andy Forbis
PO Box 155
Butner, NC 27509**

IMPERVIOUS SURFACE: **0**

PERMIT TYPE: **Zoning Permit - Change of Use**

PERMIT DATE: **01/12/2022**

FEE: **\$100.00**

EXPIRATION DATE: **01/12/2023**

NOTES: **Change of use. New business is Allpack Assembly, Inc.**

It is hereby certified that the above use as shown on the plats and plans submitted with the applicaiton conforms with all applicable provisions of the City of Creedmoor Development Ordinance. The issuance of this permit does not allow the violation of City of Creedmoor Zoning Ordinances or other governing regulations.

The applicant is responsible for obtaining a building permit from Granville County Inspections Department located at 122 Williamsboro St, Oxford, NC (if required) prior to commencing work on the proposed improvement. A final zoning inspection must be scheduled by the applicant.

Approved By:



Zoning Inspector

Zoning Permit

CITY OF CREEDMOOR

Community Development Office
Granville County, North Carolina
211 North Main
Creedmoor, NC 27522
(919) 528-3332



Permit Number: 880867

ADDRESS: **2150 NC HWY 56E**

PARCEL NO.: **089604737024**

ZONING: **IND**

LOT #:

FALLS LAKE WATERSHED: **Upper**

ISSUED TO: **Creedmoor Holding Co. LLC
PO BOX 1075
CREEDMOOR, NC 27522**

IMPERVIOUS **0**
SURFACE:

PERMIT TYPE: **Zoning Permit - Commercial**

PERMIT DATE: **01/02/2024**

FEE: **\$0.00**

EXPIRATION DATE: **01/03/2025**

NOTES: **Permit for the 15,200 SF expansion of Carolina Secure Storage, as approved by Board of Commissioners on January 2, 2024.**

It is hereby certified that the above use as shown on the plats and plans submitted with the application conforms with all applicable provisions of the City of Creedmoor Development Ordinance. The issuance of this permit does not allow the violation of City of Creedmoor Zoning Ordinances or other governing regulations.

The applicant is responsible for obtaining a building permit from Granville County Inspections Department located at 122 Williamsboro St, Oxford, NC, 919-603-1326, (if required) prior to commencing work on the proposed improvement.

A final inspection must be scheduled by the applicant before the City of Creedmoor will issue a Certificate of Zoning Compliance. To request this inspection email planning@cityofcreedmoor.org

Approved By:

Zoning Inspector

LSP-2019-02

Carolina Secure Storage
Outdoor Vehicle Storage Lot

2150 E. Wilton Ave.

Michael Malecek, Planner

GIS Parcel Map - Overview



GIS Parcel Map – Satellite Zoom



SITE INFORMATION

LOCATION:	.2150 E. WILTON AVE. CREEDMOOR, N.C.
COUNTY:	.GRANVILLE COUNTY
TOTAL SITE ACREAGE:	.64.90 Ac. (2,827,044 SF)
ZONING:	.INDUSTRIAL
MINIMUM BUILDING SETBACKS: (PROPOSED)	
FRONT:	.50'
SIDE:	.25'
REAR:	.30'
EXISTING USE:	.INDUSTRIAL
PROPOSED USE:	.INDUSTRIAL
PROPOSED BUILDING SIZE:	.N/A
REQUIRED PARKING:	.61,128 SF STORAGE / 10,000 = 6 PARKS REQUIRED 2,500 SF OFFICE / 400 = 6 PARKS REQUIRED <hr/> = 12 TOTAL REQUIRED
PARKING PROVIDED:	
REGULAR 9'X19'	.18
H.C. (VAN ACCESSIBLE)	.1
TOTAL PROVIDED:	.19
PIN:	.0896 0472 9961 0896 0492 4822
EXISTING IMPERVIOUS AREA	.389,211 S.F. (8.94 Ac.)
PRO. VEHICLE STORAGE IMPERVIOUS AREA:	.52,301 S.F. (1.20 Ac.)
PROJECT DENSITY:	.2.14%
RIVER BASIN:	.BEAVERDAM CREEK (LOWER FALLS LAKE)
FEMA PANEL #:	.3720089600J (ZONE X)
WATER SUPPLY WATERSHED:	.WS-IV
DISTURBED AREA:	.±1.97 AC.

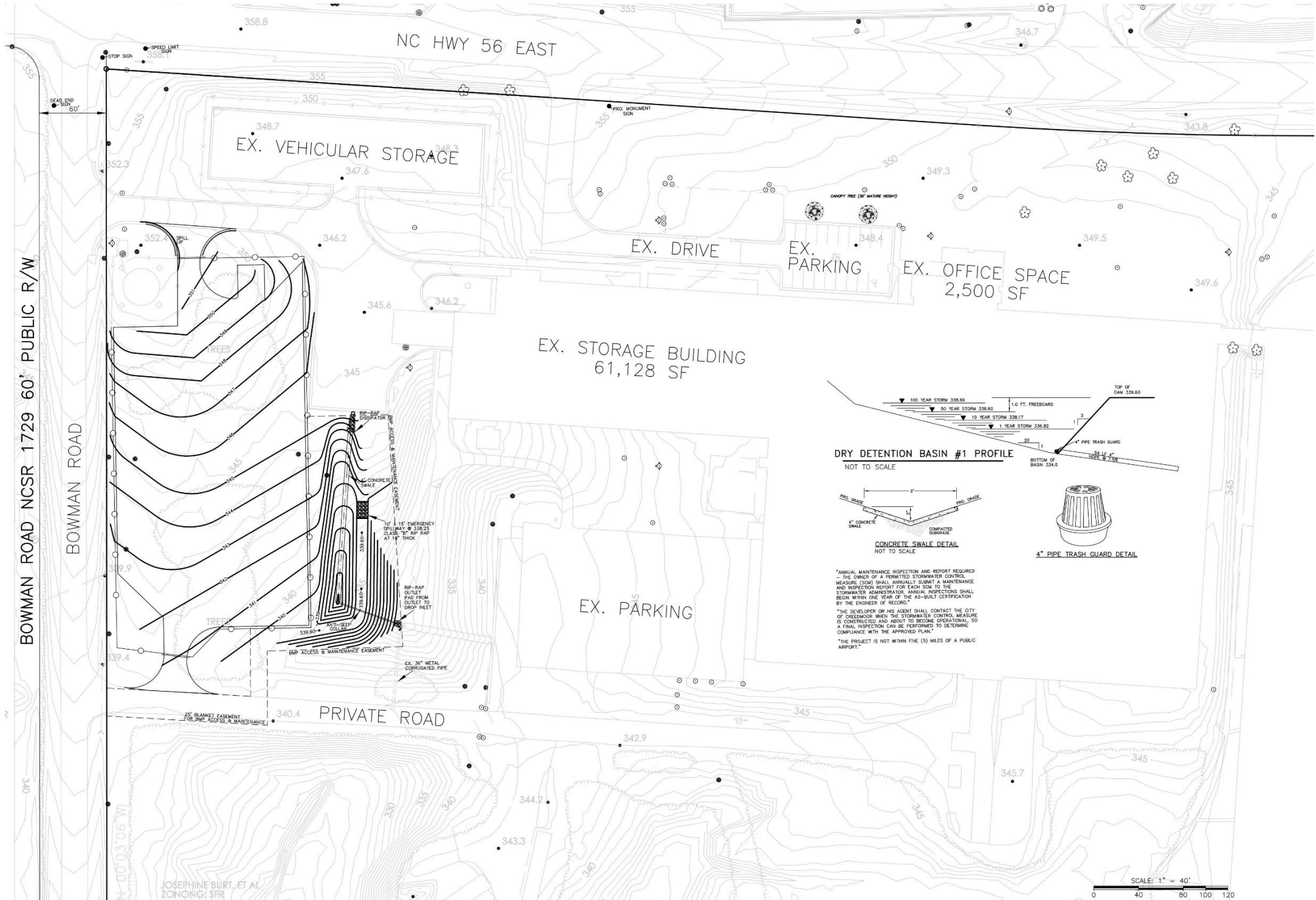
Site Plan – Overall



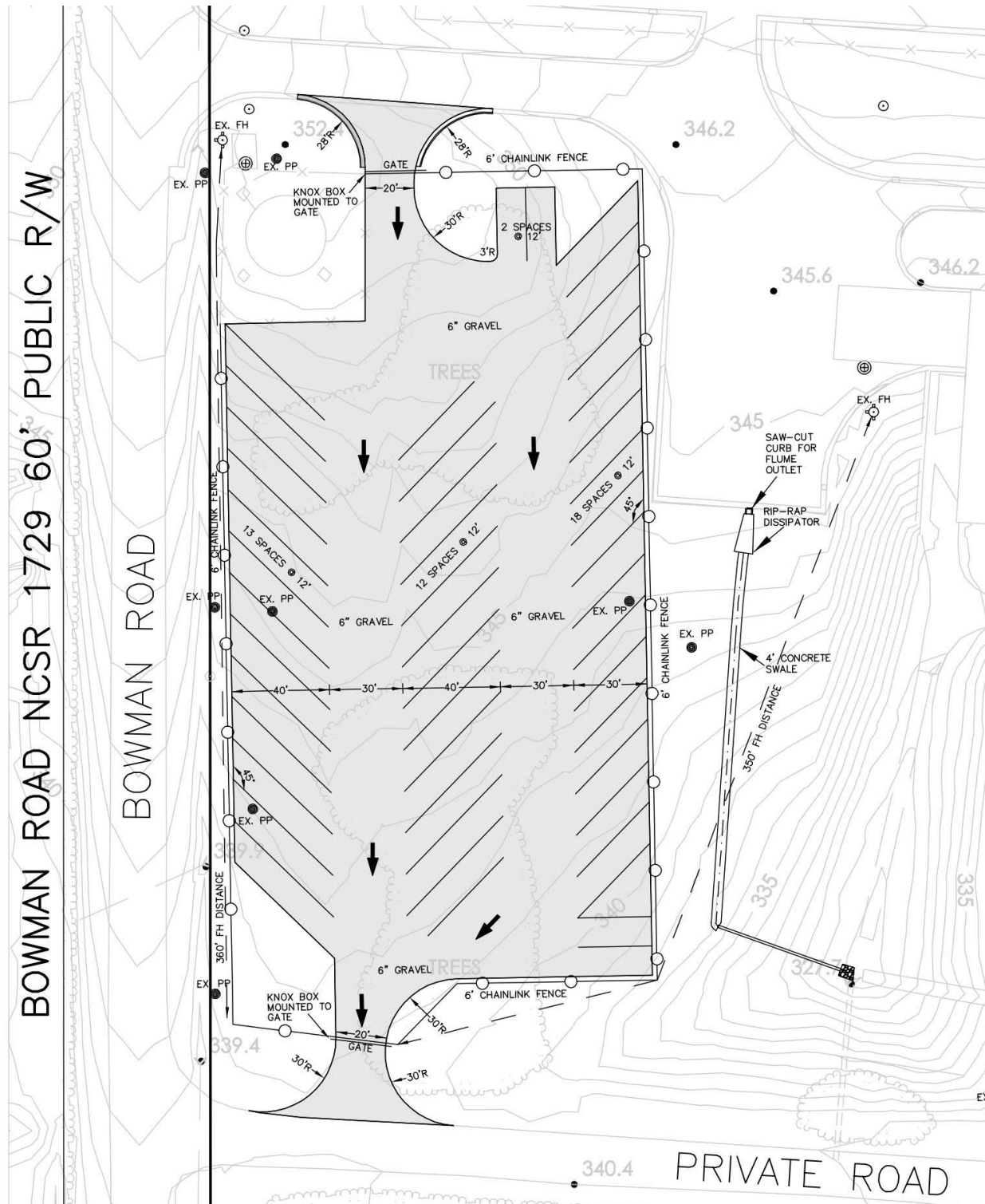
JOSEPHINE BURT, ET AL
ZONING: SFR

SCALE: 1" = 40'
0 40 80 100 120

Site Plan – Grading & Drainage

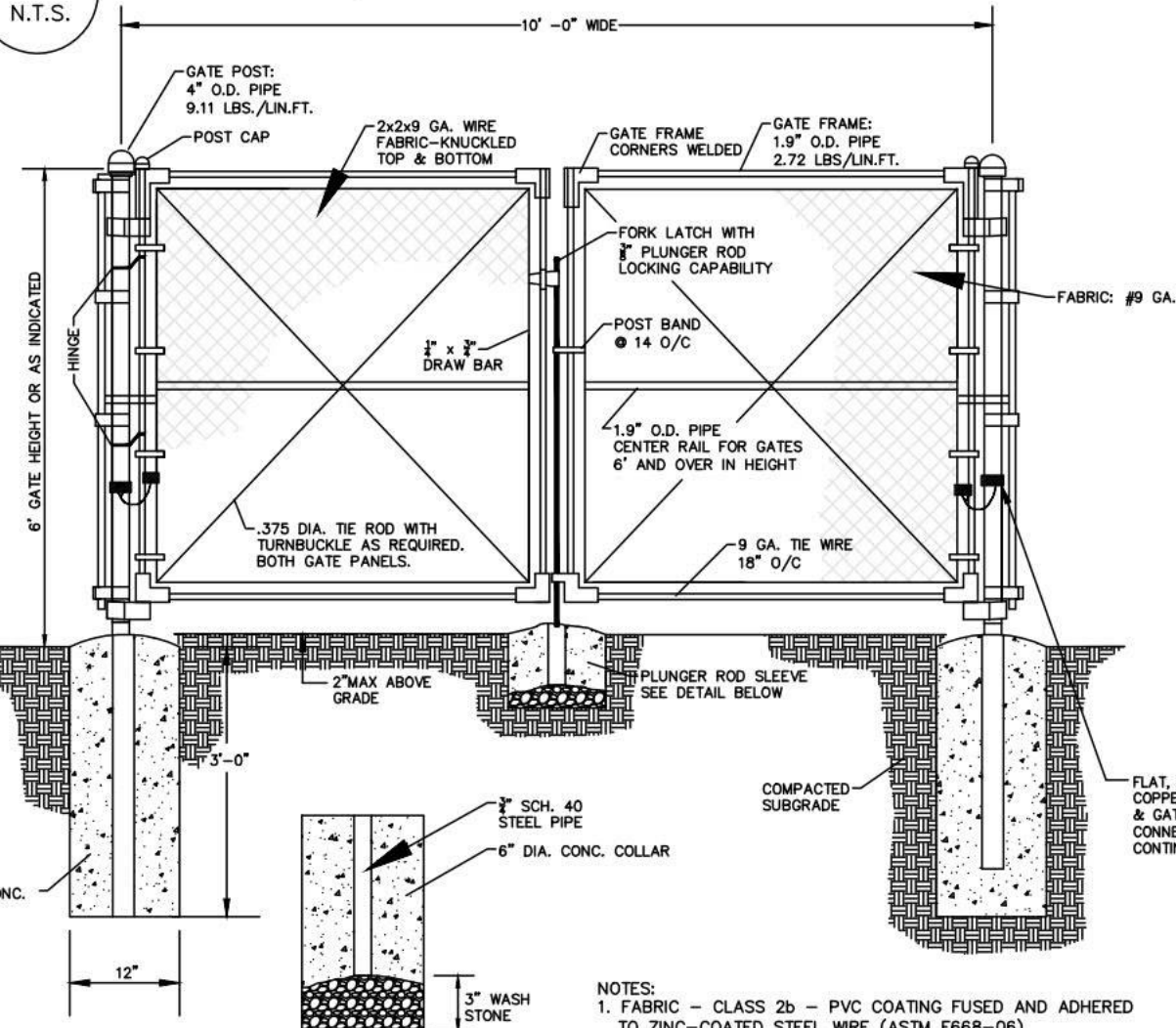


Site Plan – Zoom



Site Plan – Details

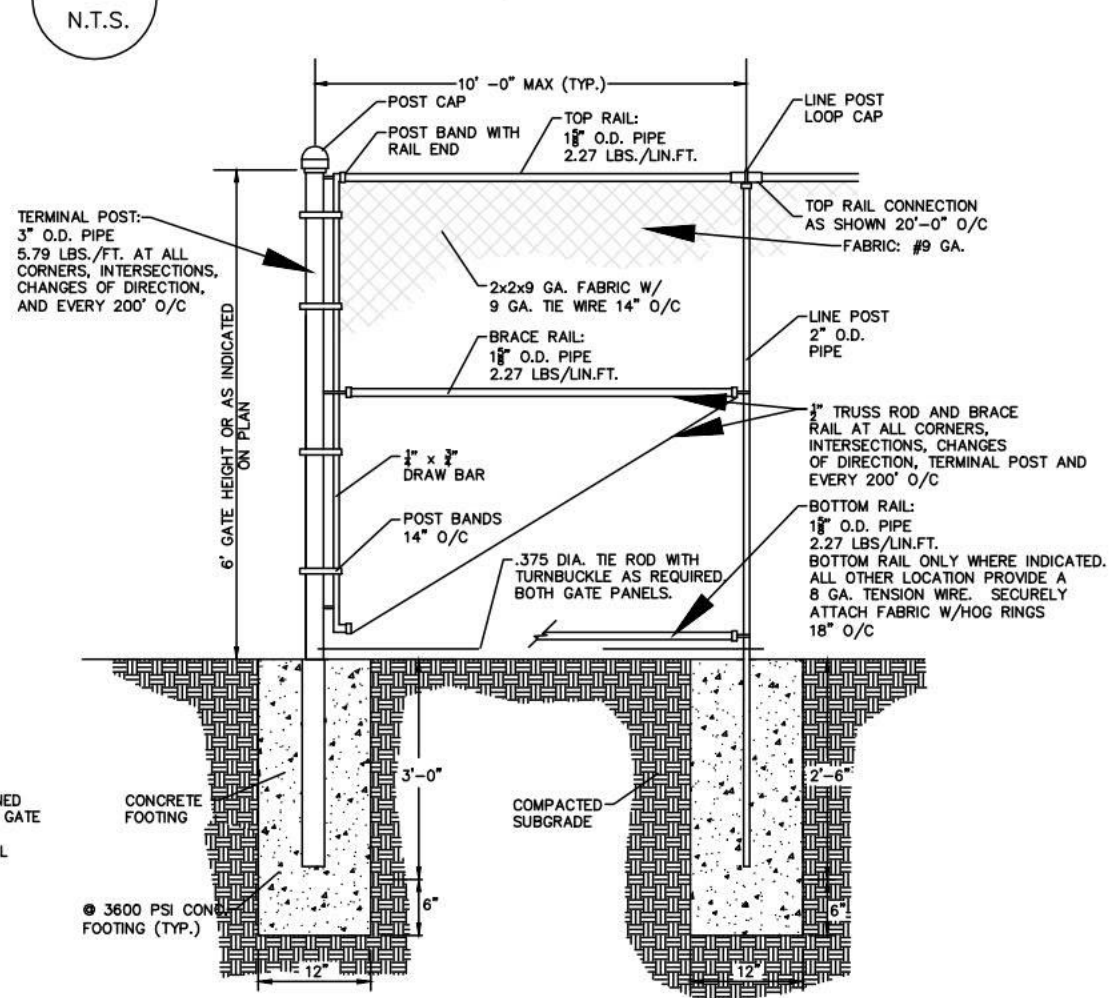
2 SERVICE GATE



SLEEVE DETAIL

- NOTES:
1. FABRIC - CLASS 2b - PVC COATING FUSED AND ADHERED TO ZINC-COATED STEEL WIRE (ASTM F668-06)
 2. POSTS, RAILS, AND FITTINGS - MINIMUM OF 10 ML PVC POLYMER COATING (ASTM F1043-06)
 3. COLOR = BLACK
 4. GATE SHALL BE COMPLETE WITH BALL AND SOCKET HINGES OR APPROVED EQUAL
 5. ALL GATES SHALL HAVE PROVISIONS FOR LOCKING

3 CHAIN LINK FENCE



- NOTES:
1. FABRIC - CLASS 2b - PVC COATING FUSED AND ADHERED TO ZINC-COATED STEEL WIRE (ASTM F668-06)
 2. POSTS, RAILS, AND FITTINGS - MINIMUM OF 10 ML PVC POLYMER COATING (ASTM F1043-06)
 3. COLOR = BLACK

Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions



Planning Board Public Meeting Notice



CITY OF CREEDMOOR

P.O. Box 765
111 MASONIC STREET
CREEDMOOR, NC 27522
WWW.CITYOFCREEDMOOR.ORG
(919) 528-3332

MAYOR
ROBERT V. WHEELER

CITY MANAGER
KORENA L. WEICHEL

COMMISSIONERS
ERNE ANDERSON
DEL MIMS
NEENA NOWELL
HERMAN B. WILKERSON
ARCHER WILKINS

CERTIFICATE OF MAILING

I HEREBY CERTIFY that on the date shown below, a true and correct copy of the foregoing Notice of Public Meeting for a large site plan for Carolina Secure Storage – Outdoor Vehicle Storage Lot, located at 2150 Hwy 56 East, was mailed postage prepaid in a sealed envelope, from the United States Post Office located in Creedmoor, NC to the following interested parties:

OWNER NAME	OWNER ADDRESS	OWNER CITY STATE ZIP	MAPN	SITUS ADDRESS
A 1 STORAGE CREEDMOOR LLC	PO BOX 527	KITTRELL, NC 27544	89604737024	2150 NC HWY 56E
ASHOK KUMAR KAMSHATTI	5380 CHIEFTAIN CIR	ALEXANDRIA, VA 22312	89604728100	BOWMAN RD
BLANCHE SUITT	2178 BOWMAN ROAD	CREEDMOOR, NC 27522	89604820171	2178 BOWMAN RD
CARLSON & SHONDRA TANNER III	702 ASCOT DR	CREEDMOOR, NC 27522	89615734431	702 ASCOT LN
CHRISTIAN FAITH CENTER	PO BOX 100	CREEDMOOR, NC 27522	89615623539	HAWLEY SCHOOL RD
CREEDMOOR BUSINESS PARK LLC	PO BOX 527	KITTRELL, NC 27544	89604729961	2150 HWY 56 EAST
CREEDMOOR CROSSING LLC	1775 GRAHAM AVE, STE 201	HENDERSON, NC 27536	89604832672	2151 WILTON AVE
FLORA FAISON ET AL	175 HUGUENOT ST, UNIT 902	NEW ROCHELLE, NY 10801	89604816545	2198 BOWMAN RD
GREGORY CARTY	701 ASCOT DR	CREEDMOOR, NC 27522	89615732492	701 ASCOT DR
HEDGEPEETH EARLY HEIRS	606 14TH STREET	BUTNER, NC 27509	89604823119	2181 BOWMAN RD
HERMAN RANDOLPH EATON	3561 EATON RD	OXFORD, NC 27565	89604729120	BOWMAN RD
JOSEPHINE BURT ET AL	PO BOX 198	CREEDMOOR, NC 27522	89604811040	BOWMAN RD
JOSEPHINE HESTER	PO BOX 427	CREEDMOOR, NC 27522	89615731178	56 HWY & BOWMAN RD
MONTERO JOSE & EDITH TORAL	2190 BOWMAN RD	CREEDMOOR, NC 27522	89604813948	2190 BOWMAN RD

NATHL & PATRICIA THORPE JR	606 14TH STREET	BUTNER, NC 27509	89604823216	BOWMAN RD
OUTPARCELS LLC	1775 GRAHAM AVE, STE 201	HENDERSON, NC 27536	89604737404	WILTON AVE
PINE VALLEY HOA ASSOC INC	205 W MILLBROOK RD, STE 210	RALEIGH, NC 27609	89604735528	CRESCENT DR
SADIE & KENNETH LYONS	2191 BOWMAN RD	CREEDMOOR, NC 27522	89604824085	2191 BOWMAN RD
STEVEN HENDRIX	603 E WILTON AVE	CREEDMOOR, NC 27522	89615730683	603 E WILTON AVE
THOMAS HOWELL	PO BOX 178	TOWNSVILLE, NC 27584	89604838434	2177 WILTON AVE
TRM WAREHOUSE GROUP LLC	PO BOX 527	KITTRELL, NC 27544	89604825826	2174 NC HWY 56E
THOMAS & DELORES CROMER	809 SCOTT ST	GOLDSBORO, NC 27534	180603036153	2512 NC HWY 56
PC HIGHLAND LLC	3520 PIEDMONT RD NE, STE 410	ATLANTA, GA 30305	180603121960	320 HIDDEN VALLEY DR
JOSEPHINE MOORE BURT	PO BOX 966	CREEDMOOR, NC 27522	89604812770	2188 BOWMAN RD
GENEVA R SUITT	1318 SATTERWHITE POINT RD	HENDERSON, NC 27537	89604813795	BOWMAN RD / OFF / VACANT

Dated this the 7th day of November, 2019.


Terry Hobgood, City Clerk / PIO

Planning Board Recommendation

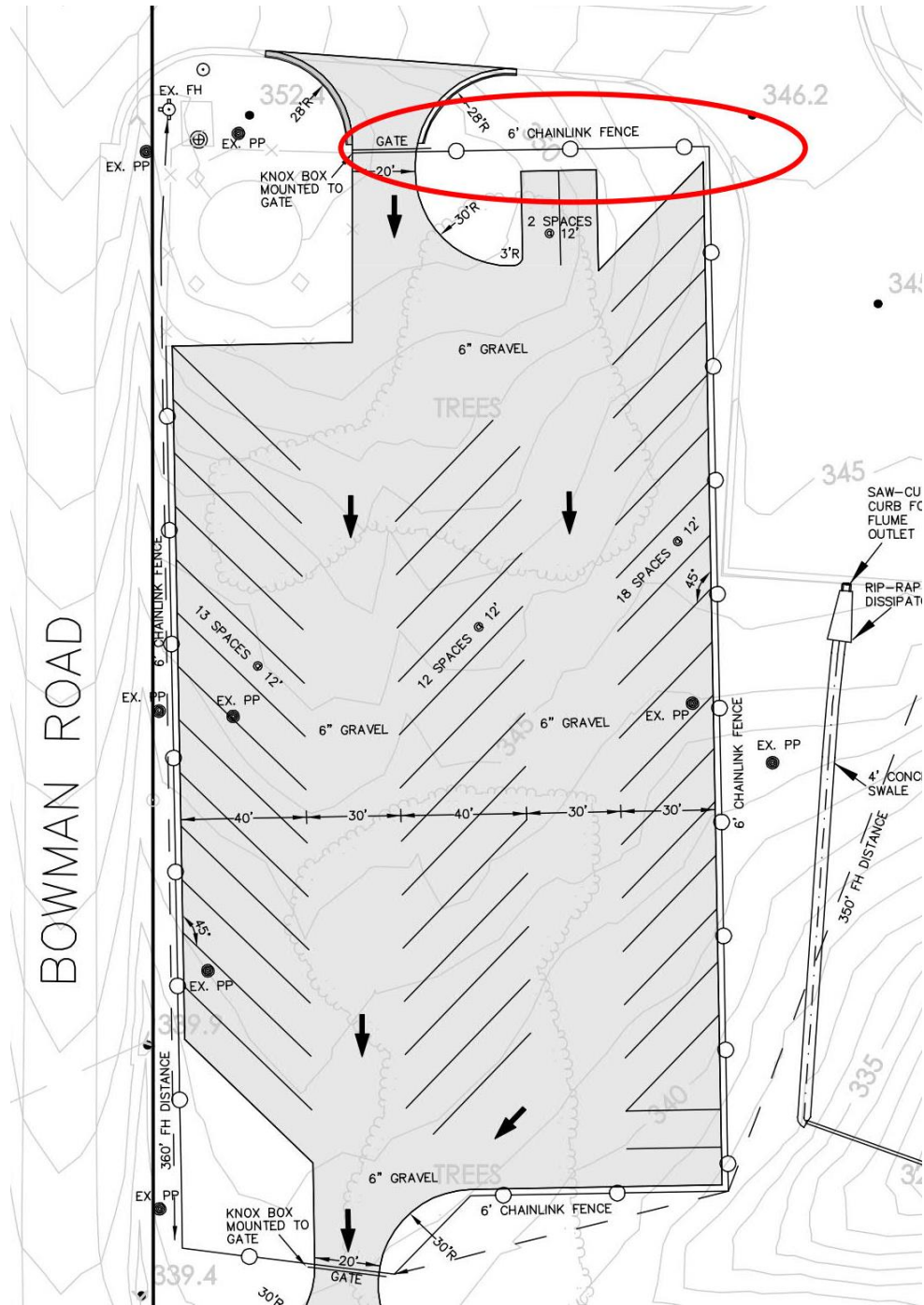
The Planning Board met on November 14, 2019 and unanimously recommended approval of LSP-2019-02, to the Board of Commissioners, with the comment that additional vegetative screening and buffering be considered.

Questions?

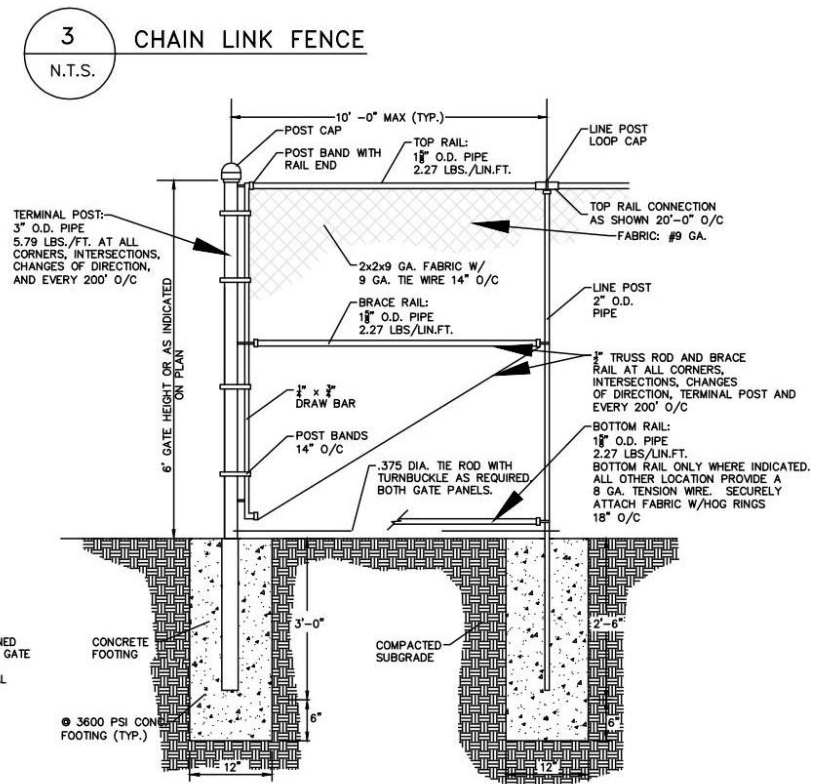
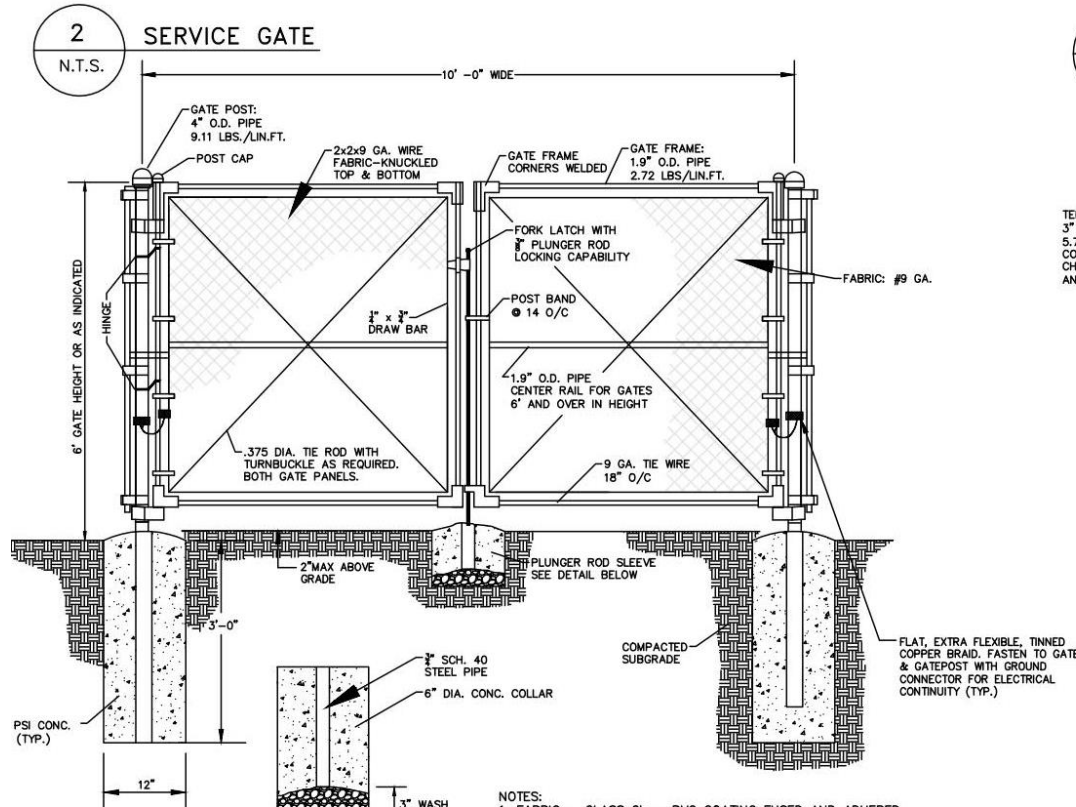
“I move to approve LSP-2019-02 and the associated Stormwater Operations & Maintenance Agreement.

Extra Slides – Supporting Materials

Possible Change in Fencing



Possible Change in Fencing



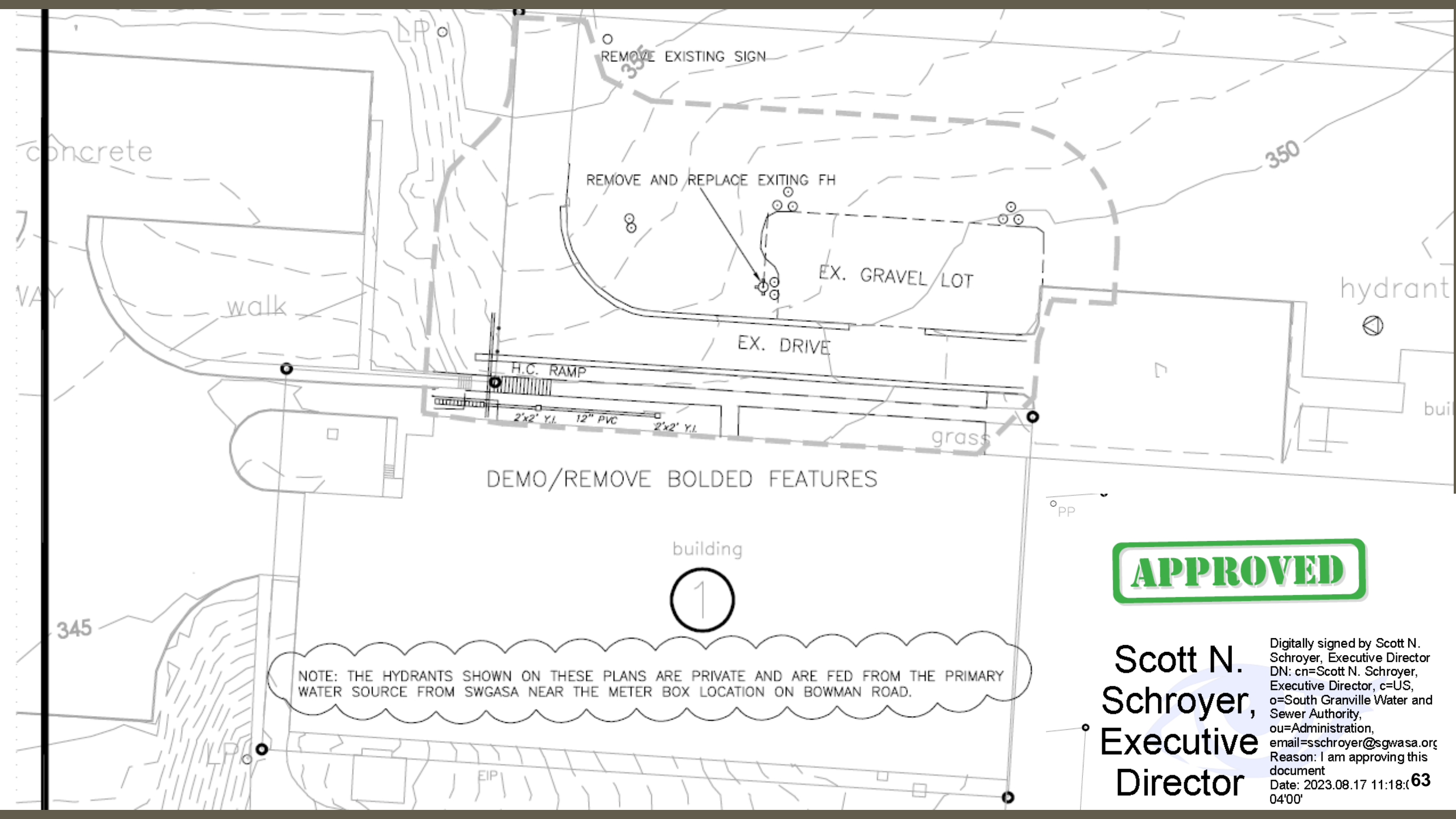
LSP-2022-01
CREEDMOOR BUSINESS PARK EXPANSION

Board of Commissioners

January 2, 2024







APPROVED

Scott N. Schroyer, Executive Director

Digitally signed by Scott N. Schroyer, Executive Director
DN: cn=Scott N. Schroyer, Executive Director, c=US, o=South Granville Water and Sewer Authority, ou=Administration, email=sschroyer@sgwasa.org
Reason: I am approving this document
Date: 2023.08.17 11:18:63 04'00'

NOTE: THE HYDRANTS SHOWN ON THESE PLANS ARE PRIVATE AND ARE FED FROM THE PRIMARY WATER SOURCE FROM SWGASA NEAR THE METER BOX LOCATION ON BOWMAN ROAD.

1

607

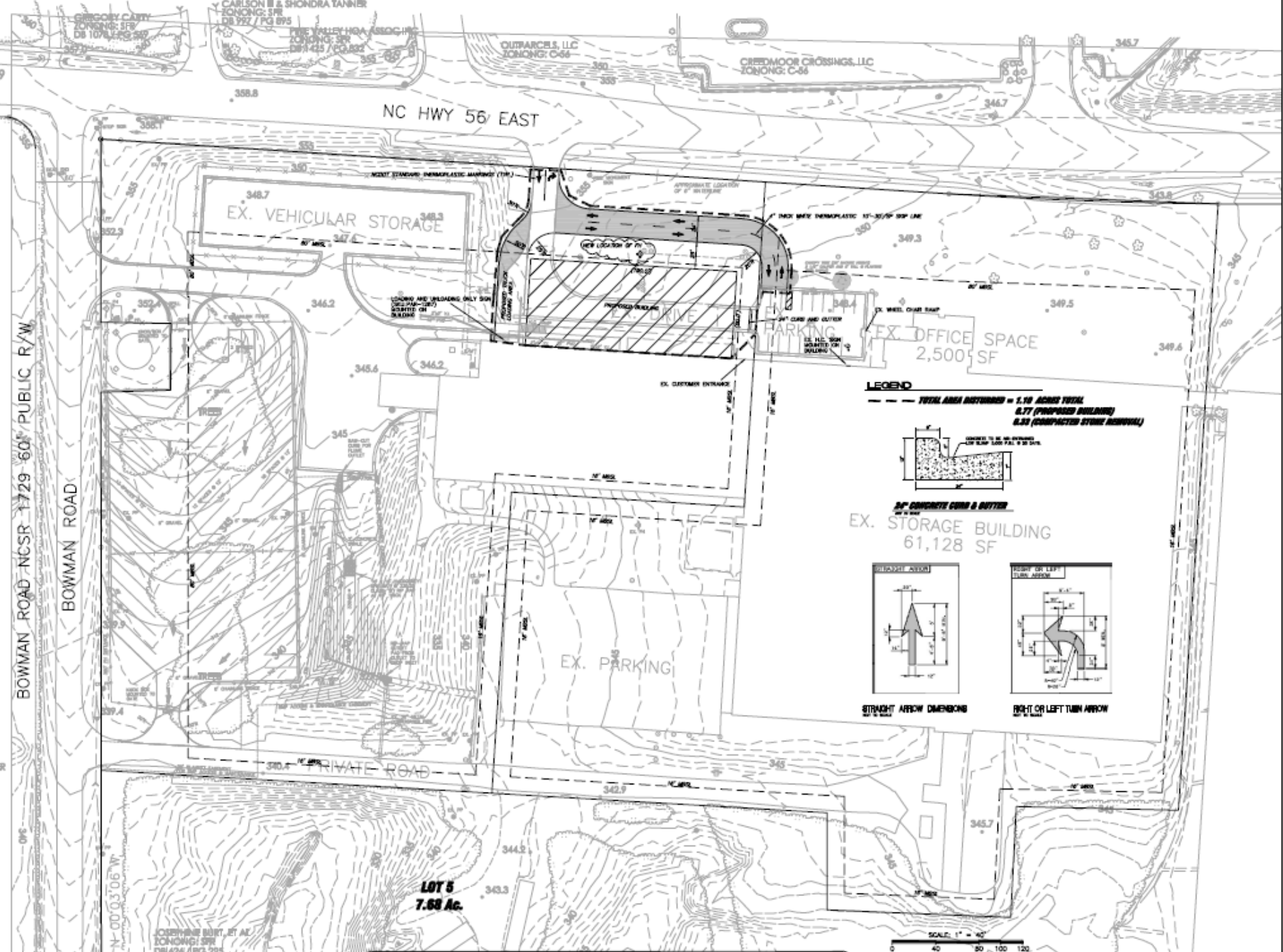
356.59



JOSEPHINE HESTER
ZONING: SFR
DB 164 / PG 107

- MAP LEGEND**
- ONE
 - TWO
 - THREE
 - FOUR
 - FIVE
 - SIX
 - SEVEN
 - EIGHT
 - NINE
 - TEN
 - ELEVEN
 - TWELVE
 - THIRTEEN
 - FOURTEEN
 - FIFTEEN
 - SIXTEEN
 - SEVENTEEN
 - EIGHTEEN
 - NINETEEN
 - TWENTY
 - ONE FOOT
 - TWO FEET
 - THREE FEET
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 - THREE INCHES
 - FOUR INCHES
 - FIVE INCHES
 - SIX INCHES
 - SEVEN INCHES
 - EIGHT INCHES
 - NINE INCHES
 - TEN INCHES

CHRISTIAN FAITH CENTER
ZONING: SFR



SCALE: 1" = 40'

STOCKS ENGINEERING
802 EAST WASHINGTON STREET
HUNTSVILLE, AL 35896
WWW.STOCKSENGINEERING.COM

BLN-C-1874

CREEDMOOR BUSINESS PARK BUILDING EXPANSION
CREEDMOOR, NORTH CAROLINA

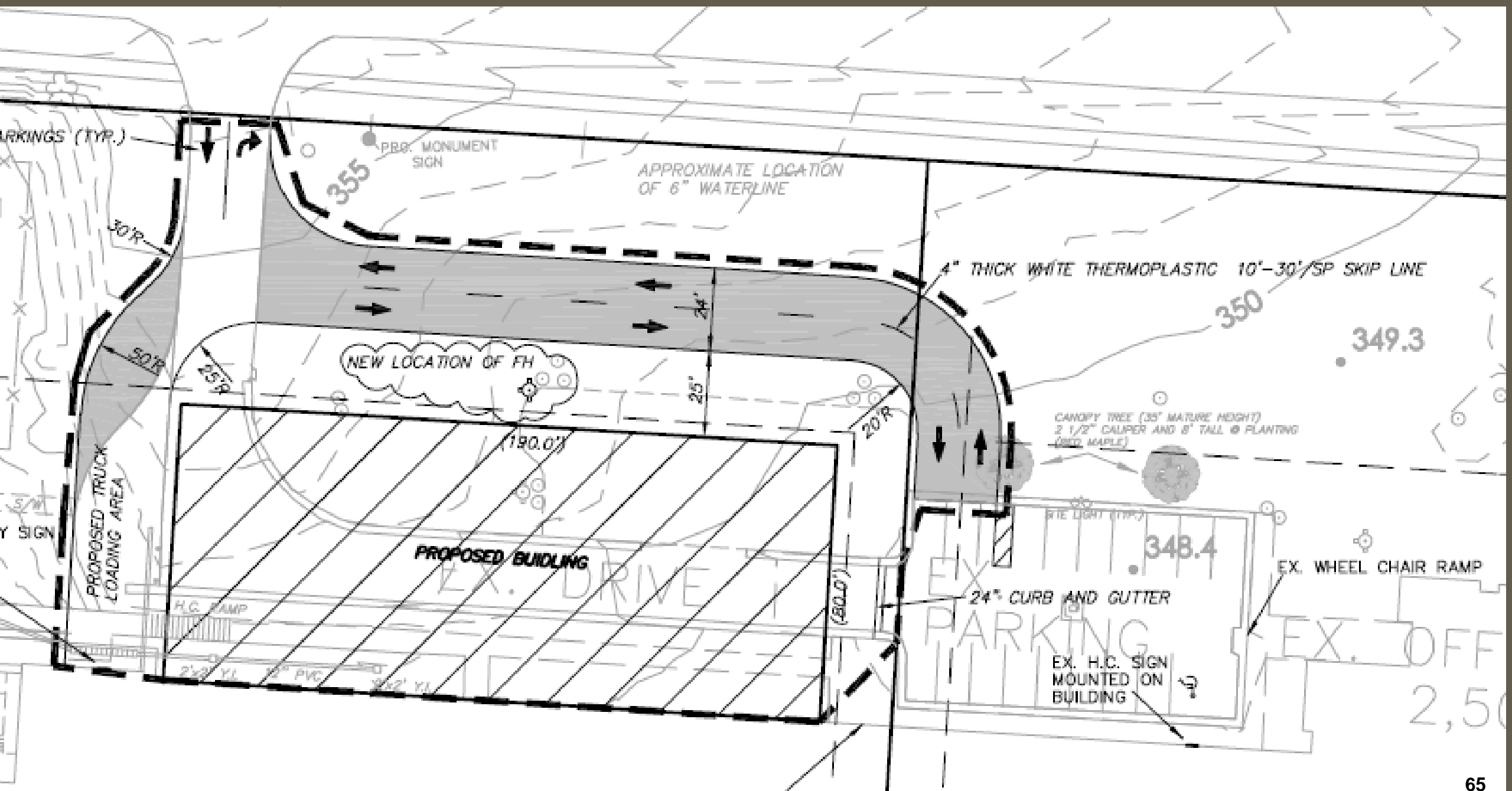


SITE PLAN

REVISIONS
DATE PLANNING COMMENTS
DATE/NO. DESIGN COMMENTS

FILE NO.	2023-080
PROJECT NAME	174-07
DATE SCALE	1/24/24

CE-02



EXISTING FRONT ELEVATION





1 NEW WEST ELEVATION
 Scale: 3/32" = 1'-0"



2

NEW EAST ELEVATION

Scale: 3/32" = 1'-0"

NEW FRONT ELEVATION



QUESTIONS?

Requested Motion:

Motion to approve LSP-2022-01, Creedmoor Business Park Expansion

Site plan approvals are valid for one (1) year from date of approval. With justification, the applicant may apply for a single one-year extension from the BOC. Otherwise the approval becomes void on January 3, 2025.

Petition Number ZTA-2024-03
Date Filed 7/24/2024

Fee Paid \$ 200.00 PAID
Application Complete MSF (staff initials)

Application for Text amendment General rezoning Conditional rezoning

Application Information

Name James M. Sexton Phone (919) 302-1719

Mailing Address P.O. Box 890, Franklinton, NC 27525

Property Address (if different from mailing address) 2150 NC Highway 56, Creedmoor, NC 27522

Email Address jms@creedmoorholdingco.com

Property Owner Information (if different from applicant)

Name _____ Phone _____

Mailing Address _____

If other properties/ property owners are in the rezoned are, please list separately.

Description of Property

Tax Map ID/PIN # 089604737024 Is property within 100-year Floodplain? Yes No

Current Zoning Classification IND

Requested Zoning Classification N/A

Statement to Creedmoor Planning Board and Board of Commissioners:

I have been briefed on the process required in Article 5 of the Creedmoor Development Ordinance, and I do hereby respectfully make application and petition for the Planning Board and the Board of Commissioners to amend the map (text) of the Creedmoor Development Ordinance as follows:

Revise Article(s)/Section Article 15 Notes; Article 8 Table 0.1; Article 10

Provide a brief description of the requested change and any proposed conditions, if applicable (applicant may attach a marked-up copy of original ordinance text or of the Official Zoning Map for illustrative purposes):

Article 15 (see attached redline edit)

Article 8 (see attached; highlighted permitted uses for IND district)

Article 10 (see attached; sample language "uses with Additional Standards")

Provide a typed statement (and attach to this form) regarding consistency of this request with the adopted Comprehensive Land Use Plan ("City Plan 2030") and with maintaining the spirit and intent of the original ordinance in terms of creating harmony within districts and creating general conformity with adopted long range plans for development of the city.

Provide a proposed site plan, drafted by a professional engineer, surveyor or architect, for all properties to be included in a conditional zoning district.

James M. Sexton
Signature of Applicant

Signature of Owner (if different from applicant)

Construction containers	During active building permit	During active building permit	All districts	No	See note 1 below
Events of public interest	3 days	4 per year	AG, MSP, MS, CIV, IND, C 15, C 56	No	See note 2 below
Farmer market	2 days	30 per year	AG, MSP, MS, CIV, IND, C 15, C 56	No	Sidewalks must have a minimum 5'-0" travel-way clear of obstructions at all times All products and advertising shall be limited to the area directly in front of the sponsoring vendor
Mobile Food Vendors	1 year	N/A	AG, MS, MSP, CIV, C-56, C-15, IND	Yes	See Code of Ordinances, Chapter 111
Model home or real estate sales office	3 years	N/A	AG, SFR, R/MST, MSP	Yes	See note 3 below
Outdoor bazaars and retail sales, with temporary structure(s)	7 days	2 per year	MSP, MS, CIV, IND, C 15, C 56	Yes	Not permitted within public right-of-way
Outdoor sidewalk and retail sales, without temporary structure(s)	3 days	6 per year	MSP, MS, CIV, IND, C 15, C 56	Yes	Sidewalks must have a minimum 5'-0" travel-way clear of obstructions at all times All products and advertising shall be limited to the area directly in front of the sponsoring vendor
Temporary portable office	1 year	N/A	All districts	Yes	See note 4 below
Temporary health care structure	1 year, renewable annually	1 per lot	AG, SFR, R/MST, MS, MSP, C-15, c-56	Yes, renewable annually	See note 6 below
Storage container, portable on demand	90 days	2 per year	AG, SFR, R/MST, MSP	No	See note 1 below
Yard sales	Noon Friday to noon Monday	3 per year	AG, SFR, R/MST, MSP	No	See section 17.8-2 of the City of Creedmoor Sign Regulations

NOTES:

1. CONSTRUCTION AND STORAGE CONTAINERS. Construction and storage containers are not intended to be used for long-term on-site storage and any such use in any zoning district is expressly prohibited. Construction containers shall be allowed as a temporary use while a valid building permit is in effect for the

(with the exception of the IND district)

General

Permitted Use: SUP=Special Use Permit AS=Permitted Use with Additional Standards X=Not Permitted

Accessory Dwelling Units, Single-Family Residential (SFR), Residential Medium-Density (RMD), Single-Family Residential (SFR), Residential Medium-Density (RMD), Single-Family Residential (SFR)

Multi-Family (MF), Office Commercial (CO), Office Commercial (CO), Office Commercial (CO), Office Commercial (CO), Office Commercial (CO)

Industrial (IN), Industrial (IN), Industrial (IN), Industrial (IN), Industrial (IN)

USE	APPLICABLE ZONING DISTRICT	OS*	AG	MTO	SFH	R/MST	MSP	M5	C5E	C15	CV	IND	H10
ABC Store (Unif)	10-1-3	X	AS	AS	AS	AS	AS	P	P	P	X	X	X
Accessory Dwelling Unit	10-2-3	X	AS	AS	AS	AS	AS	AS	X	X	AS	X	X
Adult Uses	10-2-4	X	SUP	SUP	X	X	X	P	P	P	X	SUP	X
Agricultural Based Business Facilities		X			X	X	X	X	X	X	X	P	X
Agricultural Production (Crops Only)		X	P	P	X	X	X	X	X	X	X	X	X
Agricultural Production (Crops & Livestock)		X	P	P	X	X	X	X	X	X	X	X	X
Ambulance, Fire, Rescue Station		X	P	X	X	X	P	P	P	P	P	P	X
Amusement/Water Parks, Fairgrounds	10-2-5	X	X	X	X	X	X	X	SUP	SUP	X	X	X
Animal Plant (RESERVED)		X	X	X	X	X	X	X	X	X	X	X	X
Athletic Fields		X	P	P	P	P	P	X	X	X	P	X	X
Auditorium, Coliseum or Stadium		X	X	X	X	X	X	X	X	X	P	X	X
Automobile Dealers		X	X	X	X	X	X	P	P	P	X	X	X
Automobile Repair Services (Major)	10-1-4	X	X	X	X	X	X	P	P	P	X	X	X
Automobile Towing and Storage Services	10-1-5	X	X	X	X	X	X	X	X	X	X	X	X
Bank, Savings and Loan, or Credit Union	10-1-6	X	AS	X	X	AS	AS	AS	AS	AS	X	AS	X
Hair Care/Salon/Spa		X	P	P	X	P	P	P	P	P	X	X	X
Bars		X	X	X	X	X	X	P	P	P	X	X	X
Bathing Care, Indoor		X	X	X	X	X	X	X	P	P	X	X	X
Bathing Care, Outdoor	10-1-7	X	X	X	X	X	X	X	AS	AS	X	X	X
Bed and Breakfast	10-1-8	X	AS	AS	X	AS	AS	AS	X	X	X	X	X
Billiard Parlors		X	X	X	X	X	X	SUP	P	P	X	X	X
Bingo and Raffles	10-1-27	X	AS	X	X	X	X	AS	AS	AS	X	X	X
Boarding House	10-1-36	X	X	X	X	AS	AS	X	X	X	X	X	X
Boat Building		X	X	X	X	X	X	X	X	X	X	X	X
Boat Rental	10-1-4	X	X	X	X	X	X	X	AS	AS	X	X	X
Boat Sales		X	X	X	X	X	X	X	X	X	X	X	X
Bowling Lanes		X	X	X	X	X	X	X	X	X	X	X	X
Building Supply Sales (no storage, yard)		X	X	X	X	X	X	X	X	X	X	X	X
Building Supply Sales (limited storage yard)		X	X	X	X	X	X	X	X	X	X	X	X
Bus Terminal		X	X	X	X	X	X	X	P	P	X	X	X
Car Wash	10-1-9	X	X	X	X	X	X	X	AS	AS	X	AS	X
Cemetery or Mausoleum	10-1-10	X	AS	AS	X	AS	AS	X	AS	AS	AS	X	X
Club or Lodge	10-1-12	X	AS	X	X	X	AS	AS	AS	AS	AS	X	X
College or University		X	X	X	X	X	X	X	X	X	P	X	X
Communication or Broadcasting Facility, w/o Tower		X	X	X	X	X	X	X	X	X	P	X	X
Contractors Offices w/enclosed Outside Storage		X	X	X	X	X	X	X	X	X	X	X	X
Convenience Store (w/Gasoline Purv) s		X	P	X	X	X	X	X	X	X	X	X	X
Convenience Store (w/o Gasoline Purv) s		X	P	X	X	X	X	X	X	X	X	X	X
Correctional Institution (RESERVED)		X	X	X	X	X	X	X	X	X	X	X	X
Country Club with Golf Course	10-1-13	X	X	X	X	X	X	X	X	X	AS	X	X
Dance School		X	X	X	X	X	X	X	X	X	P	X	X
Day Care Center for Children or Adults (8 Persons or Less)	10-1-14	X	AS	AS	X	AS	AS	AS	AS	AS	AS	AS	X
Day Care Center - Home Occupation (8 Persons or Less)	10-1-15	X	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	X
Dental, Medical or Related Office		X	X	X	X	X	X	P	P	P	X	X	X
Retail Store		X	X	X	X	X	X	P	P	P	X	X	X
Dormitories	10-1-16	X	X	X	X	X	X	X	P	P	X	X	X
Drive Thru Window as Accessory Use	10-1-17	X	X	X	X	X	AS	AS	AS	AS	AS	X	X
Dwellings, Duplex		X	X	X	X	P	P	X	X	X	AS	X	X
Dwellings, Multifamily, 8 Units or Less	10-1-24	X	X	X	X	AS	AS	AS	X	X	X	X	X

Table of Uses 8.1 General -- 1

General

P=Permitted Use SUP=Special Use Permit AS=Permitted Use with Additional Standards X=Not Permitted

Application (Alt) - See Penn State's (DPO) Single Family Residential (SFR), Residential (RZ) Specifications (SFR), Commercial (CZ) or Government (GO) Use. See Section 2.13 for Commercial (CZ), Government (GO), Single Family Residential (SFR) or Public (GO) Use. See Section 2.13 for Commercial (CZ), Government (GO), Single Family Residential (SFR) or Public (GO) Use. See Section 2.13 for Commercial (CZ), Government (GO), Single Family Residential (SFR) or Public (GO) Use.

Use	Source of Application	O#P	AG	MFO	SFI	R/MST	MSP	M5	C56	C15	CIV	IND	HIO
Dwelling, Multiunit (Apartments or Condominiums)	10-1-24	X	X	X	X	AS	X	X	X	X	X	X	X
Dwelling, Single Family Detached		X	P	P	X	P	P	P	X	X	P	X	X
Dwelling, Attached House (Townhouse)		X	X	X	X	P	P	P	X	X	X	X	X
Electronic Gaming Operation (RESERVED)		X	X	X	X	X	X	X	X	X	X	X	X
Equine Stable Facility	10-2-7	X	SUP	SUP	X	X	X	X	X	X	X	X	X
Equipment Rental & Leasing (No Outside Storage)		X	X	X	X	X	X	X	X	X	X	X	X
Equipment Rental & Leasing (Fenced Outside Storage)		X	X	X	X	X	X	X	X	X	X	X	X
Equipment Repair - Heavy		X	X	X	X	X	X	X	X	X	X	X	X
Family Care Facility (Family Care Home)		X	P	P	X	P	P	P	P	P	P	P	P
Fences & Walls (see section 2.13)	2-13-2	X	P	P	P	P	P	P	P	P	P	P	P
Fire, Ambulance, Rescue Station		X	X	X	X	X	X	X	X	X	X	X	X
Fuel Oil Sales		X	X	X	X	X	X	X	X	X	X	X	X
Funeral Home or Crematorium		X	X	X	X	X	X	X	X	X	X	X	X
Furniture Framing		X	X	X	X	X	X	X	X	X	X	X	X
Game Room, Video Game Room, Coin-Operated		X	X	X	X	X	X	X	X	X	X	X	X
Go-cart Raceway	10-1-20	X	X	X	X	X	X	X	X	X	X	X	X
Golf Course (See County Club with Golf Course)	10-1-13	X	X	X	X	X	X	X	X	X	X	X	X
Golf Driving Range		X	X	X	X	X	X	X	X	X	X	X	X
Golf Course Miniature		X	AS	X	X	X	X	X	AS	AS	X	X	X
Government Office	10-1-19	X	P	X	X	X	P	P	P	P	P	X	X
Grocery Store		X	X	X	X	X	X	X	X	X	X	X	X
Grocery Store Facility	10-2-11	X	P	X	X	X	X	X	X	X	X	X	X
Hardware, Wholesale Dealer		X	X	X	X	X	X	X	X	X	X	X	X
Hazardous/Radioactive Waste (Transportation/Storage/Inherently)	10-2-18	X	X	X	X	X	X	X	X	X	X	X	X
Home Occupation	10-1-21	X	X	X	X	X	X	X	X	X	X	X	X
Hospital		X	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS
Hotel or Motel		X	X	X	X	X	X	X	X	X	X	X	X
Junkyards, Salvage Yards, Auto Parts		X	X	X	X	X	X	X	X	X	X	X	X
Kennels or Pet Grooming w/Outdoor Pens/Runs	10-2-9	X	X	X	X	X	X	X	X	X	X	X	X
Kennels or Pet Grooming w/Outdoor Pens/Runs		X	AS	AS	X	X	X	X	AS	AS	X	X	X
Landfill, Demolition Debris, Minor/AS RESERVED		X	P	P	X	X	X	X	P	P	X	P	X
Landscaping Services w/Outside Plant/Equipment Storage		X	X	X	X	X	X	X	X	X	X	X	X
Landscaping Services w/Outside Plant/Equipment Storage		X	X	X	X	X	X	X	X	X	X	X	X
Laundry, Laundromat, or Dry Cleaning		X	X	X	X	X	X	X	X	X	X	X	X
Library		X	X	X	X	X	X	X	X	X	X	X	X
Manufactured Dwelling (Class AA) (RESERVED)		X	X	X	X	X	X	X	X	X	X	X	X
Manufactured Dwelling Park (RESERVED)		X	X	X	X	X	X	X	X	X	X	X	X
Manufactured Home/Dwelling Sales		X	X	X	X	X	X	X	X	X	X	X	X
Manufacturing and Industry (See Section 2)		X	X	X	X	X	X	X	X	X	X	X	X
Medical/Dental or Related Office		X	X	X	X	X	X	X	X	X	X	X	X
Medical or Dental Laboratory		X	X	X	X	X	X	X	X	X	X	X	X
Medical or Dental Office	10-2-16	X	X	X	X	X	X	X	X	X	X	X	X
Metal Coating and Engraving	10-2-18	X	X	X	X	X	X	X	X	X	X	X	X
Metal Processing		X	X	X	X	X	X	X	X	X	X	X	X
Motor Vehicle Sales (new and used)		X	X	X	X	X	X	X	X	X	X	X	X
Motor Vehicle Sales (used)		X	X	X	X	X	X	X	X	X	X	X	X
Moving and Storage Service		X	X	X	X	X	X	X	X	X	X	X	X
Museum or Art Gallery		X	X	X	X	X	X	X	X	X	X	X	X
Nursing Home, Assisted Living	10-1-25	X	AS	X	X	X	AS	AS	AS	AS	AS	AS	X
Office Uses Not Otherwise Classified		X	X	X	X	X	X	X	X	X	X	X	X
Outside Storage		X	X	X	X	X	X	X	X	X	X	X	X

Table of Uses 8.1 General -- 2

General

P=Permitted Use SUP=Special Use Permit AS=Permitted Use with Additional Standards X=Not Permitted
 Agriculture (All) Military (Military) Major Sports (Major Sports) Healthcare (All) Residential (All) Special Use (Special Use) Other (Other) Other (Other)
 Main Street (MS) NC 26 Commercial (C26) US 23 Commercial (C23) Fire (F23)
 Recreational (R23) Multiple-Use (Multiple-Use) (MU)

USE	10-1-26 Ag. Use	QSF	AG	MFO	SFI	R/MST	MSF	MS	C26	C15	CIV	IND	HIO
Parks and Recreation Facilities - Public	10-1-26	X	AS	AS	AS	AS	AS	AS	AS	AS	AS	X	X
Parking Lots or Structures	12-10-7(D)	P	P	X	X	X	X	P	P	P	P	X	X
Parking, Wilderness Access	10-1-35	X	X	X	X	X	AS	X	P	P	P	X	X
Pawnshop or Used Merchandise Store	10-2-11	X	X	X	X	X	X	X	X	X	X	X	SUP
Petroleum Products Storage and/or Transfer	10-2-15	X	X	X	X	X	X	X	X	X	X	X	SUP
Photofinishing Laboratory		X	X	X	X	X	X	X	X	X	X	X	X
Physical Fitness Center - Health Club		X	X	X	X	X	X	X	X	X	X	X	X
Police Station		X	X	X	X	X	X	X	X	X	X	X	X
Portable Storage Unit (POD) - Temporary Use - Art. 151	15-3	X	P	P	P	P	P	P	P	P	P	P	X
Post Office		X	X	X	X	X	X	X	X	X	X	X	X
Recreational Vehicle Sales		X	X	X	X	X	X	X	X	X	X	X	X
Religious Institutions	10-1-11	X	AS	AS	AS	AS	AS	AS	AS	AS	AS	X	X
Restaurant (with drive-thru window acc. use)	10-1-17	X	X	X	X	X	X	X	X	X	X	X	X
Restaurant (sit down or walk up)		X	X	X	X	X	X	X	X	X	X	X	X
Retail Sales Not Otherwise Listed		X	X	X	X	X	X	X	X	X	X	X	X
Retreat Center		X	P	P	P	P	P	P	P	P	P	P	X
Sewage Treatment Plant	10-2-12	X	X	X	X	X	X	X	X	X	X	X	X
School - Elementary or Secondary	10-1-28	X	X	X	X	X	X	X	X	X	X	X	X
Service Station (Automobile Repair Services - Minor)	10-1-4	X	X	X	X	X	X	AS	AS	AS	AS	X	X
Shelter for the Homeless (RESERVED)		X	X	X	X	X	X	X	X	X	X	X	X
Shooting Range, Outdoor and/or Indoor	10-2-13	X	X	X	X	X	X	SUP	SUP	SUP	SUP	X	X
Shooting Center		X	X	X	X	X	X	X	X	X	X	X	X
Slip (as an Accessory Use as permitted by Art. 17)		X	X	X	X	X	X	X	X	X	X	X	X
Slip (fabrication)		X	X	X	X	X	X	X	X	X	X	X	X
Single Family Attached Dwelling (Townhouse)		X	X	X	X	X	X	X	X	X	X	X	X
Single Family Detached Dwelling		X	P	P	P	P	P	P	P	P	P	P	X
Solar Farm	10-2-14	X	X	X	X	X	X	X	X	X	X	X	X
Solid Waste Disposal (non-hazardous)		X	X	X	X	X	X	X	X	X	X	X	X
Sports and Recreation Clubs - Indoor		X	X	X	X	X	X	X	X	X	X	X	X
Swim and Tanning Club	10-1-29	X	AS	X	AS	X	AS	X	AS	AS	AS	X	X
Swimming Pool As Accessory Use	2-13-7	X	AS	AS	AS	AS	X	X	AS	AS	AS	X	X
Tattoo & Body Piercing Studio		X	X	X	X	X	X	X	X	X	X	X	X
Taxidermist		X	X	X	X	X	X	X	X	X	X	X	X
Telecommunications Towers	10-2-15	X	X	X	X	X	X	X	X	X	X	X	X
Temporary Construction, Storage or Office	10-1-30	X	AS	AS	AS	AS	AS	AS	AS	AS	AS	X	X
Temporary Health Care Structures (NCGS 160A-383.5)	3-1	X	P	P	P	P	P	P	P	P	P	P	X
Temporary Real Estate Office (with/tdy permit)		X	P	P	P	P	P	P	P	P	P	P	X
Theater (indoor)		X	X	X	X	X	X	X	X	X	X	X	X
Theater (outdoor)		X	X	X	X	X	X	X	X	X	X	X	X
Tire Recycling		X	X	X	X	X	X	X	X	X	X	X	X
Tire Sales	10-1-4	X	X	X	X	X	X	X	X	X	X	X	X
Trails - Earthen		P	P	P	P	P	P	P	P	P	P	P	X
Trails - Paved Concrete Asphalt		P	P	P	P	P	P	P	P	P	P	P	X
Two Family Dwelling (Twin Home or Duplex)		X	X	X	X	X	X	X	X	X	X	X	X
Unlicensed Motor Vehicle Storage as Accessory Use	10-1-22	X	AS	X	X	X	X	X	X	X	X	X	X
Utility Equipment and Storage Yards		X	X	X	X	X	X	X	X	X	X	X	X
Utility Substation		X	X	X	X	X	X	X	X	X	X	X	X
Veterinary Service - Large Animal		X	P	P	P	P	P	P	P	P	P	P	X
Veterinary Pet Grooming w/o Outdoor Kennels/Runs		X	P	P	P	P	P	P	P	P	P	P	X
Veterinary Service with Outdoor Kennels	10-1-31	X	AS	X	X	X	X	X	AS	AS	AS	X	X

*Pre-fabricated, relocatable
 drive up storage units*

X

Table of Uses 8.1 General -- 3

Article 10 Uses with Additional Standards and Special Use Permits

10.1-18 SELF STORAGE FACILITIES

A. Zoning Districts: IND

B. Development Standards.

1. Pre-fabricated, relocatable self-storage units designed expressly for outdoor drive-up storage in a licensed facility designated for indoor and outdoor self-serve storage are permitted in the Industrial District.
2. Consistent with article 8.4-12 of the City of Creedmoor CDO, “Uses within the Industrial District are buffered from adjacent uses.
3. Structurally, minimum design specifications:
 - a. 10,000 pounds on base,
 - b. 120 mph wind resistant, 60 psf snow load on roof,
 - c. Fork pockets for easy moving, even when loaded,
 - d. Water, wind, dust and pest proof

We believe our petition is consistent with the adopted Comprehensive Land Use Plan (“City Plan 2030”) and with maintaining the spirit and intent of the original ordinance in terms of creating harmony within districts and creating general conformity with adopted long range plans for development of the City of Creedmoor.



CITY OF CREEDMOOR

P.O. BOX 765
111 MASONIC STREET
CREEDMOOR, NC 27522
WWW.CITYOFCREEDMOOR.ORG
(919) 528-3332

BOARD OF ADJUSTMENT AGENDA REPORT

MEETING DATE: August 5, 2024

PREPARED BY: Mike Frangos, Community Development Director
Community Development

ISSUE CONSIDERED: Community Development Department Manager's Report

SUMMARY OF ISSUE: Please review the July 2024 Manager's Report from the Community Development Department

REQUESTED MOTION: NO action required, for informational purposes only

ATTACHMENT(S) [Community Development Department Managers Report_20240710.pdf](#)

**REVIEWED BY
CITY MANAGER:**



City of Creedmoor
P.O. Box 765
111 Masonic Street
Creedmoor, NC 27522
919.528.3332
www.cityofcreedmoor.org

**Community Development Department Monthly Report
JUNE - JULY 11, 2024**

City Engineer

-Ferbow St. Utility Relocation- The last remaining work was completed, including removal of erosion control devices. Certified as-builts were received 6/12/24 and final payment has been made to both Moffat Pipe, Inc. and The Wooten Company (for construction administration and inspection services). This project has been closed.

-SGWASA Easement- Met with Scott Schroyer (SGWASA E.D.), MPT Kicinski, Mike Turner, and Mike Frangos to discuss concerns regarding the proposed sewer crossing in the vicinity of Helen St. and the abandonment of facilities on City owned property. Scott Schroyer was receptive to all concerns presented and after discussing with his design team, offered an alternate alignment. The revised alignment addressed our concerns and he also stated the manholes on City owned property would be demolished to at least ground level when abandoned. This addresses all the concerns with future access and use of Ledge Creek Flats (former lagoon).

-City Hall Renovation- Developed a Gantt chart to track the project tasks, earliest start and latest completion date, actual start and completion date, and percent complete. Conducted weekly meetings with those having assigned tasks (Turner, Frangos, Edwards, Wheless) to monitor progress and discuss the impact one task may have on another. Information is shared to ensure we aren't creating conflicts, and the Gantt chart revised as needed.

Regarding my assigned tasks- two estimates for cleaning the seats in the Boardroom (and potentially other office seating) have been received. ADA entrance requirements were reviewed and 2 local installers identified as possible contractors.

-Responded to citizen's request- A citizen was concerned a pedestrian bridge on the Cross City Trail (over Robertson Creek) has excessive vertical movement. After briefly researching the topic a site visit was made to evaluate the structure. Following is a summary of my findings:

During my June 26, 2024 inspection of the Robertson Creek Bridge I found no signs of degradation or erroneous installation regarding the structural members nor with the bolted splice plates at mid-span. I jumped in the location of concern and felt movement as described. However, this movement is typical for a steel truss bridge of this type (relatively long, foot traffic only) therefore, I don't believe there is cause for concern nor justification for a certified inspection.

-Standard Specifications and Drawings- Received a draft submittal from Kelway Howard (Stimmel) on 6/28/24 and have begun the review process.

-NCDOT R-5707 Reimbursement- John Sandor was emailed 6/5/24 and 6/26/24 regarding the City's overpayment (\$19,343) being returned. Both times he replied that he would check on it. Todd Honeycutt (Accounts Payable) and Tracy Parrott (Deputy Division Engineer) were cc'd.

-Former Lagoon Property- On 5/31/24, with Ricky Cates, Phillip Howell, and Amanda Adcock, removed 2 deer stands and 1 hunting blind in an effort to discourage illegal hunting within the City limits. Additionally, the remainder of the property was marked with tree mounted property boundary markers.

-Senior Center Garden- At Dennis Meshaw's request, met with him to discuss seniors' access to the garden below the deck. Several potential solutions were identified for further consideration.

-Clifton Ave. Drainage Repair- Continuing to work with Wooten and their surveyor regarding the permanent drainage easement on the Conway property.

Planning & Zoning

CDO Staff researched, prepared, and mailed first class letters to 121 individual property owners that, were identified according to Granville County Tax Assessor's Office, were sent notification letters about the pending legislative annexation on or about April 24, 2024. Public information session was held on Friday, May 17, 2024. [As of this writing the bill on 6/24/2024 was re-referred to the Senate committee on Rules and Operations of the Senate .](#)

Gander Development, likely developer of a large scale residential subdivision near to Marry Lane and Pleasant Grove Baptist Church, has enlisted Exult Engineering to conduct a traffic impact analysis along NC 56 near Mt. Energy Elementary School. A meeting was held on 11/1/23 to discuss the parameters of that study with John Sandor of NCDOT. After several email exchanges the extent of the TIA has been agreed upon and the traffic engineering work is underway. CDO Staff received an update from Robert Shunk of Gander explaining how they have adjusted the roadway connections to avoid the Mt. Energy School's driveway, and how they will be providing a variety of lot sizes and housing products. [Granville County Fire Marshal has raised the issue of emergency access to the Marry Road parcel. Such a large concentration of housing would require two separate and distinct points of access, right now they can't achieve this.](#)

CDO staff meet with Corey McCullough (now Corey McDaker) of Grant Match on 4/18, 4/24, 5/8 and 5/22, [6/5, 6/19, 7/3 and 7/10](#). We discussed Hazard Mitigation grant options for the Lake Rogers dam Emergency Action Plan (EAP) and the necessary flood inundation study. Cory concluded that is currently no grant funding directed at our needs and suggested the City fund the study as a way to prove interest. He states, "Additional reporting with new up to date data will increase your likelihood of funding success. Having an updated report on conditions and a suitable EAP complete will speak volumes to the level of certainty of estimates and project plans required to be submitted to a subsequent capital program." [Grant Match is researching other options and status update has been scheduled for August 19, 2024.](#)

After several years as a temporary use, B & G Pipe at 1686 NC Hwy. 56 has submitted a large site plan package with an NCDOT driveway permit and will appear on the BOC agenda for final review and approval [on July 15, 2024.](#)

The National Sign Plazas, LLC (NSP) agreement for wayfinding professional services has been finalized. A purchase order was issued and first payment made. NSP delivered its first three sample designs on February 21, 2024 and those were immediately delivered to the BOC for preview and consideration. The maximum dimensions of the sign is suggested to be 32 square feet or 5.5 feet in either length and/or width. CDO staff relayed the BOC's comments from their 3/5 meeting. The BOC's choice has been made and the next step will be a site visit and field integration, complete with individual site plans and permitting materials. [NSP representative Patrick Fuller has been to Creedmoor and researched each site individually.](#) [The NCDOT has been contacted regarding permitting.](#)

Davis Martin Powell representing the property owner Bekee Ventures LLC have submitted a site plan for 109 Park Avenue. The item has been forwarded to the CTRC for full review. Following a rapid review and revision, the Planning Board and Board of Commissioners has scheduled a special joint meeting on 1/30/2024 to review and finalize the site plan. BOC approved the site plan on 1/30/2024, construction may begin immediately. Many improvements have been made to the inside of the building including new floors throughout, and new adult sized plumbing fixtures in all the restrooms. [Parking lot construction continues.](#) [Final zoning approval \(CZC\) has not yet been granted.](#)

Urban Design Partners, on behalf of LGI Homes, Inc. has resubmitted the Yorkshire subdivision as a general rezoning. Since the applicants previously withdrew their conditional zoning request there is no waiting period required for re-submission. The general rezoning requests a change from AG-Agricultural zoning to SFR-Single-Family Residential has been assigned case number ZMA-2023-01. It appeared on the 11/9 Planning Board agenda and received a recommendation for denial. The applicant has requested that the public hearing be delayed indefinitely.

Implementation of the Water and Wastewater Allocation Policy (Resolution 2022-R-14) approved by the BOC on 10/17/2022 has established a framework for reviewing and approving small-scale residential allocations. To date [nine](#) residential approvals have been given for homes to be built at: 205 W. Rogers Avenue, 815 N. Crescent Drive, 2106 Southerby Lane, 306 Park Avenue, and 2029 Hawley School Road, 103 Beverly Court, 204 Mill Street, 402 Fleming Street, and 0 Dove Road; leaving zero gallons per day of residential and 5,490 gallons per day non-residential allocation unassigned. Two potential non-residential projects are vying to be the first to submit a site plan application. Chad Abbott intends to construct commercial flex space on a lot near US 15 Hwy. and N. Main Street intersection, and Randy Lanou's Mule Town Depot. CDO has coordinated with SGWASA on their status of our zoning approvals, and when allocations may lapse if no progress has been made. Resolution 2023-R-05 was adopted by the BOC to redistribute 510 GPD previously reserved for the City Hall Expansion project to residential development. One new residential SFD at 0 Dove Road was recently approved, and the Zoning Compliance Permit for 205 W. Rogers Ave. recently expired, returning that allocation with other GPD available. 5,490 GPD available for non-residential uses. A new ZCP has been issued for a new 3BR/2BA structure at 205 W. Rogers Avenue putting our residential allocation total at 223 GPD. The last bit of residential allocation has been awarded to a single-family detached structure proposed for Watson Street. This takes our residential reserve allocation to (-2 GPD). Unfortunately there is another request by Broadview mobile home park for an additional unit within the park. This request has been waitlisted.

Representatives of CAMPO, Granville County, Franklin County, Wake County, City of Creedmoor, and Town of Butner convened a ZOOM meeting on 1/29/2024 to discuss the scope of the proposed Northwest Area Study. The northwest area of CAMPO's jurisdiction includes southern Granville County and part of Franklin and Wake Counties. The study will comprehensively address all mobility modes and areas of transportation planning, and potentially address housing and water resource availability. The study is scheduled for FY25 as part of CAMPO's Unified Planning Work Program (UPWP) and likely will

last 18 months. CAMPO Executive Board on 2/21/2024 approved the study for FY25 UPWP. The study will likely get underway after July 1, 2024.

CDO Staff has been in contact with Darren Koons, developer of Creedmoor Village regarding the construction of a barricade at their entrance. He stated that he will be installing a metal fence with signage and reflective markings to deter unwanted traffic and dumping. [Wooden fence and metal gate have been installed.](#)

Code Enforcement – May 27, 2024 – July 7, 2024

Citizen complaints: 2
Letters mailed: 61
New Cases: 13
Cases closed / in compliance: 18
Fines levied: \$400
Fines collected: \$770
Snipe signs removed: 42
SCM Inspections: 22
Outfall Inspections: 0
Work Order Requests: 1
Zoning Inspections: 3

- Investigate complaint regarding potholes on N. Elm Street. Referred repairs to Steve Edwards.
- Collect Strickland citation fines.
- SCM inspection report of Carolina Secure Storage was rejected for incompleteness regarding outfall debris accumulation. Revised report has been received.
- Demolition at 423 N. Main Street has been completed. Visibility of Main Street Auto vehicle parking has increased.

FY24 Permit Breakdown

Total Zoning Compliance Permits: 92

- Fence: 24
- Accessory: 14
- Alteration: 1
- Deck: 20
- Driveway: 6
- Change of Use: 3
- Mobile Vendor: 3
- Commercial: 3
- Single Family Homes: 6
- Multi-Family Home: 1 (Mill St. Duplex)
- Handicap Ramp: 1
- Mobile Home Replacements: 5 (Broadview MHP)
- Other: 5

Zoning Authorizations: 25

Total Sign Permits: 11

- Temporary: 4
- Permanent: 7

Certificates of Zoning Compliance: 23