

PROJECT OVERVIEW



The Creedmoor City Plan 2040

Regular and publicly-engaged community planning is important for preparing for a prosperous future. A current comprehensive plan is not only mandated by state law, but it is also important for helping to communicate desired public growth patterns to the private sector and for decision-makers when investing scarce public resources. This comprehensive plan update involves the following focus areas:

- Existing Conditions
- Future Land Use
- Stormwater
- Transportation
- Housing
- Economic Development
- Downtown Creedmoor
- Public Engagement



Sept. 2021

Spring 2022

Project Schedule

Task	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
Phase 1: Project Initiation	X	X	X						
Commissioner's introduction meeting	09/07								
Kickoff meetings and Community Tour	Week of 09/20								
Public survey		Open: 10/01 Close: 10/31							
Public meeting #1		1 st Friday, 10/01							
Steering committee meeting #1		10/21							
Steering committee meeting #2			11/17						
Phase 2: Plan Development			X	X	X	X	X		
Focus group meetings (3)				12/16					
Plan development (first draft)			X	X	X	X	X		
Steering committee #3							03/17		
Public meeting #2							Plan rollout, 03/28		
Revise plan document (adoption draft)							X	X	
Steering committee - final								04/05	
Phase 3: Plan Adoption							X	X	X
Planning Board meeting								04/21	
Commissioner's hearing									05/03

This schedule represents the best current estimate for project completion, but is subject to revision. Please check the project website for the most current information.

Who is involved?



Core Project Team:

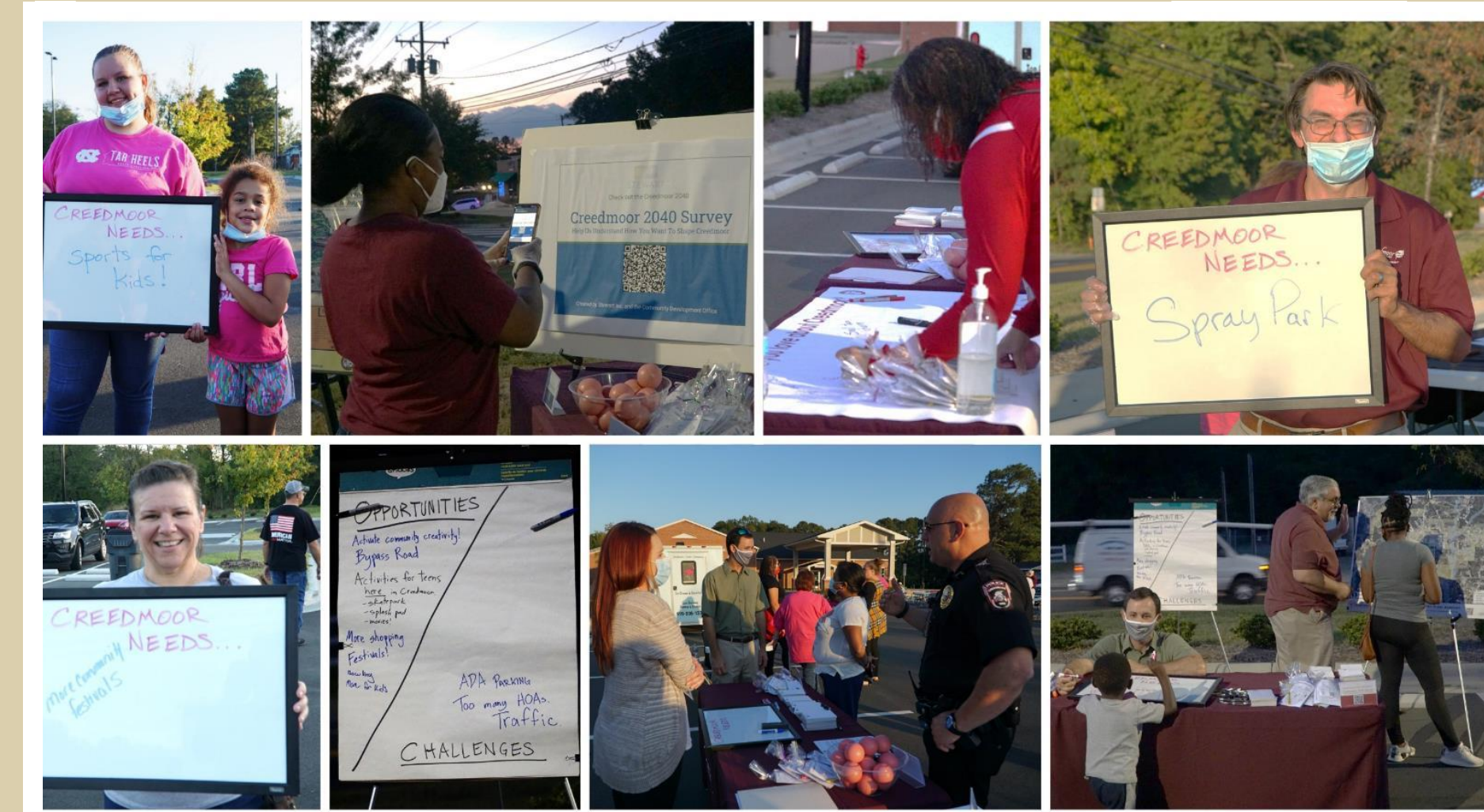
Lead City Department:

- Planning Department

Consultant Team:

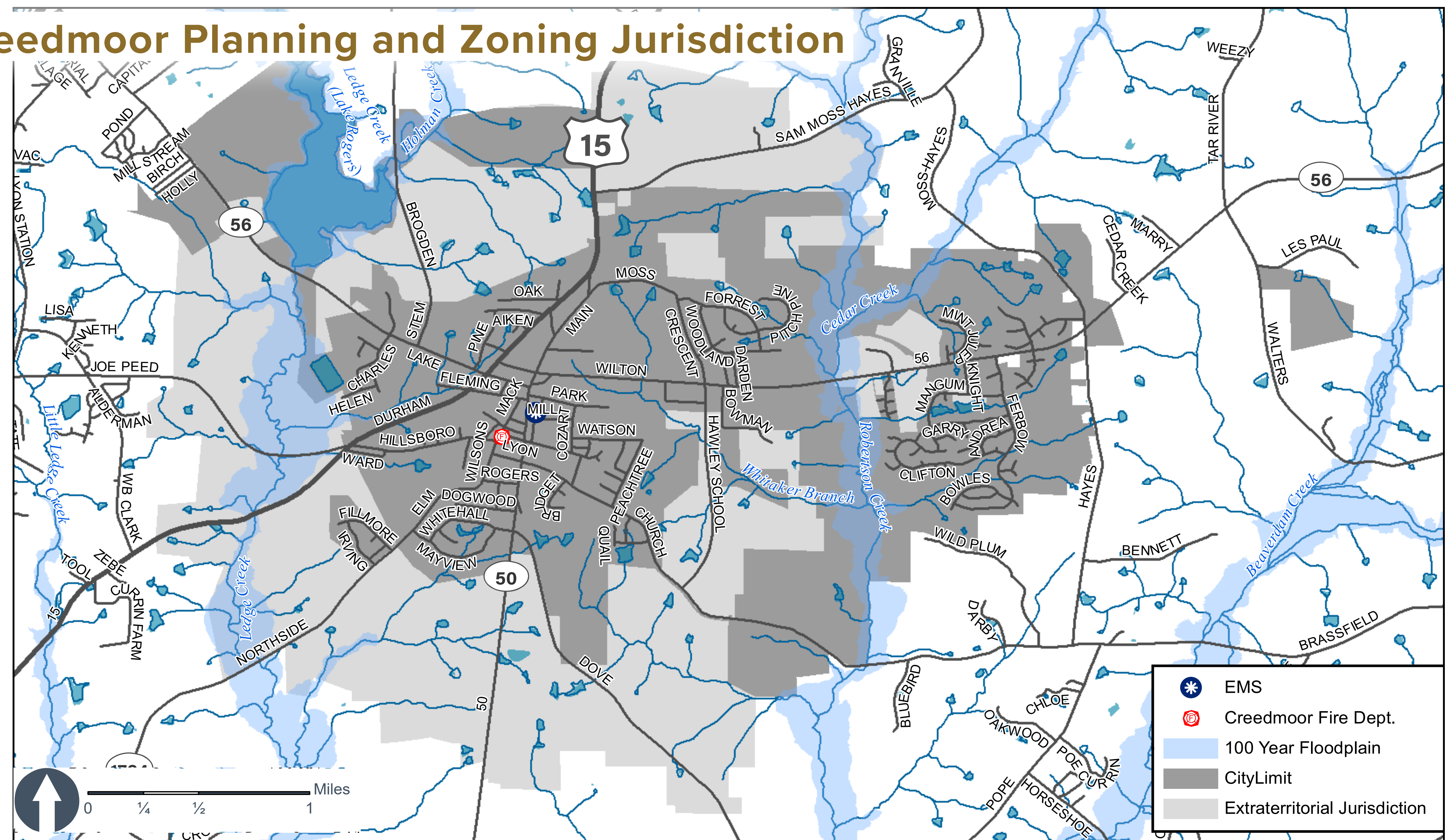
- Stewart
- J.M. Teague Engineering

Public Engagement



- Community Tour
- Steering Committee Meetings
- Focus Group Meetings
- 2 First Friday Events
- Packets delivered to 2 local schools and 2+ local churches
- Public Survey with 299 respondents
- Advertised in the Butner-Creedmoor News for 2 weeks
- Social Media on Instagram, Facebook, Twitter, NextDoor
- City Website
- Project Website: www.Creedmoor2040.com

Creedmoor Planning and Zoning Jurisdiction



BACKGROUND & DEMOGRAPHICS



In Relation to Neighbors

Trends at a Glance

- Population is growing.
- Creedmoor is well-positioned, compared to her peers.
- The City is more evenly racially balanced than 10 years ago.
- Home occupancy continues to be very high.

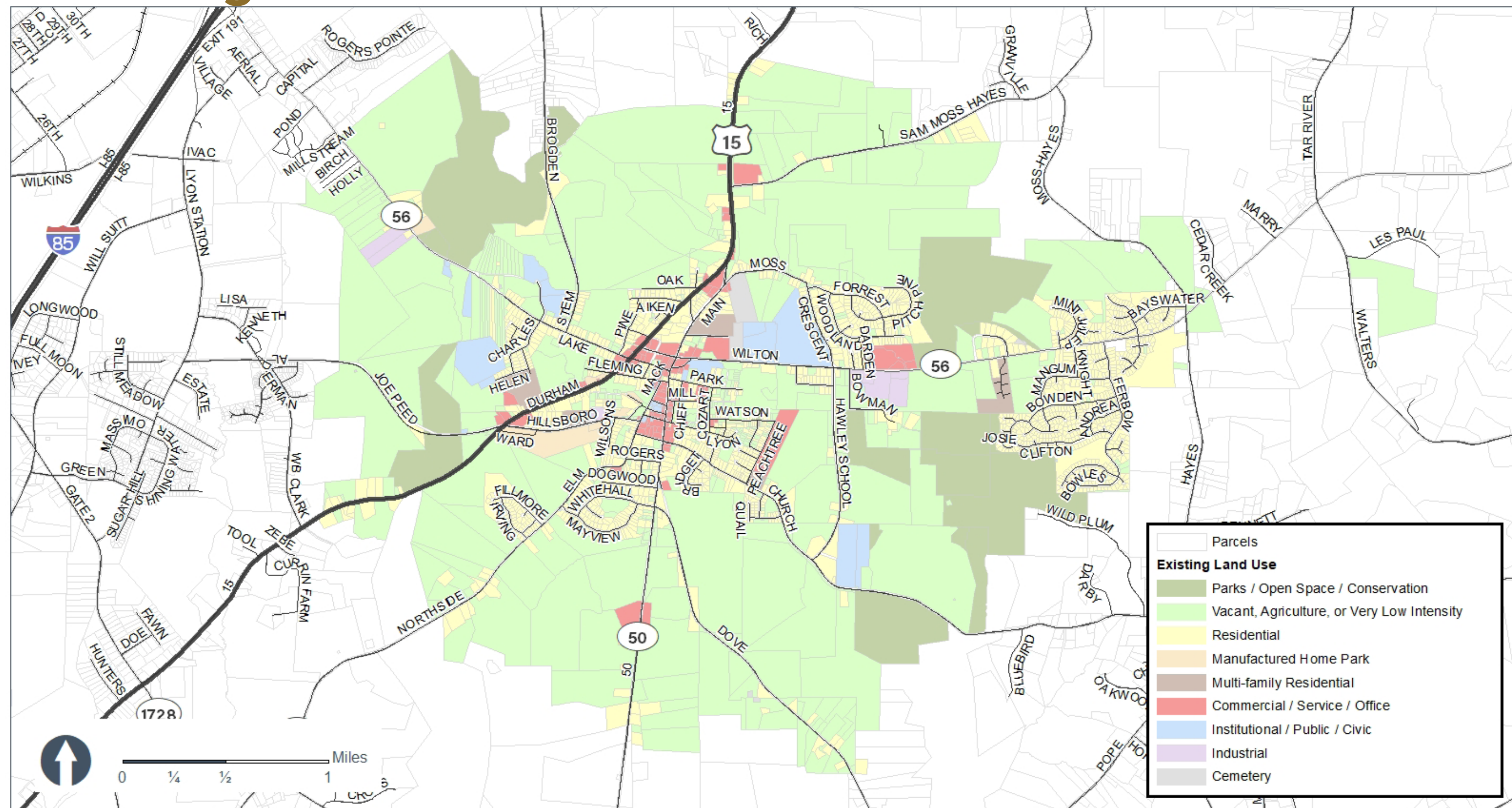
Creedmoor, NC

Total Population 4,866	Median Household Income \$78,330	Bachelor's Degree or Higher 38.5%	Employment Rate 71.4%	Total Housing Units 1,953
Total Population 8,397	Median Household Income \$45,366	Bachelor's Degree or Higher 15.5%	Employment Rate 52.7%	Total Housing Units 3,112
Total Population 60,992	Median Household Income \$55,856	Bachelor's Degree or Higher 22.5%	Employment Rate 55.3%	Total Housing Units 24,214

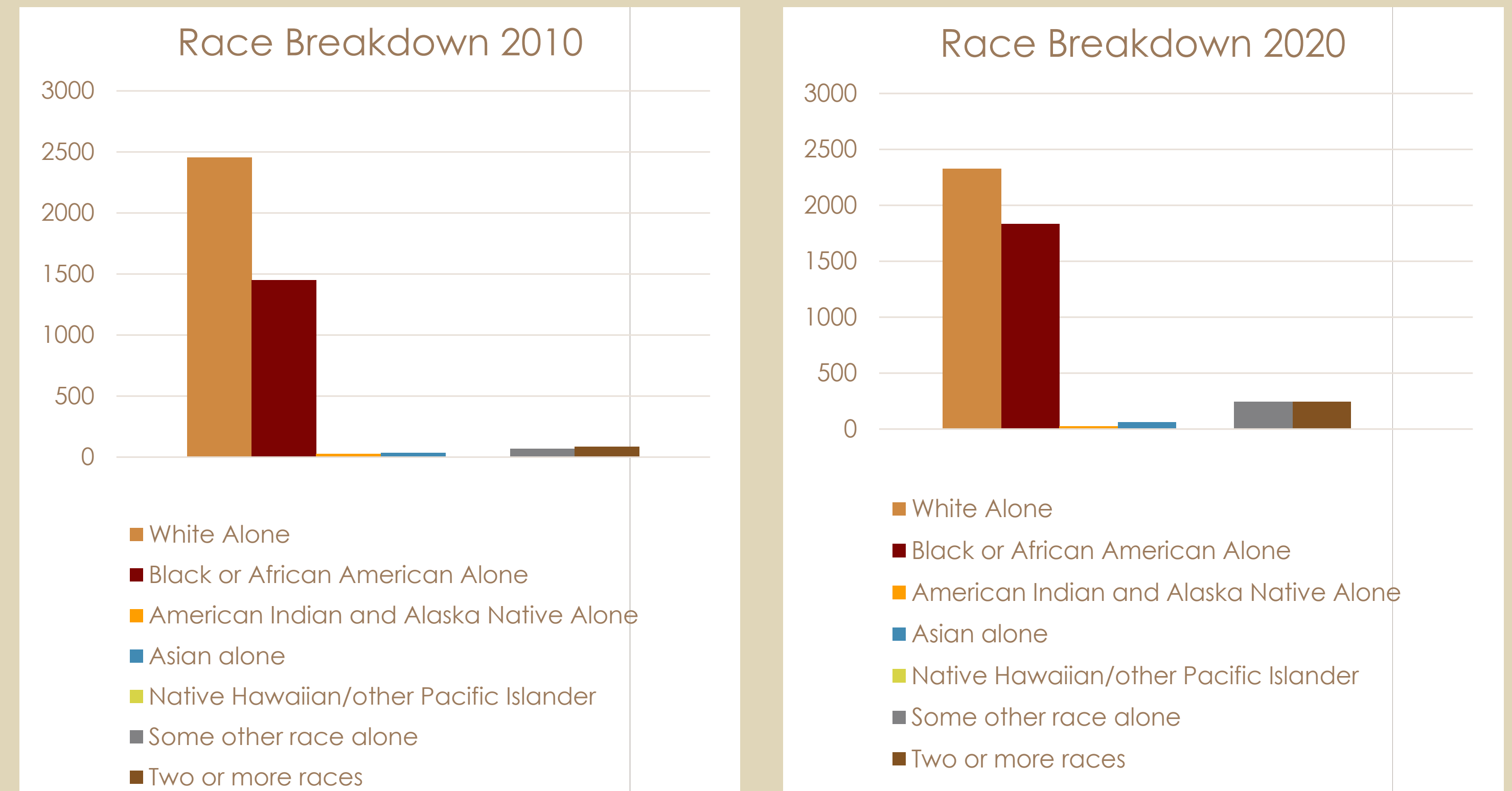
Butner, NC

Granville County, NC

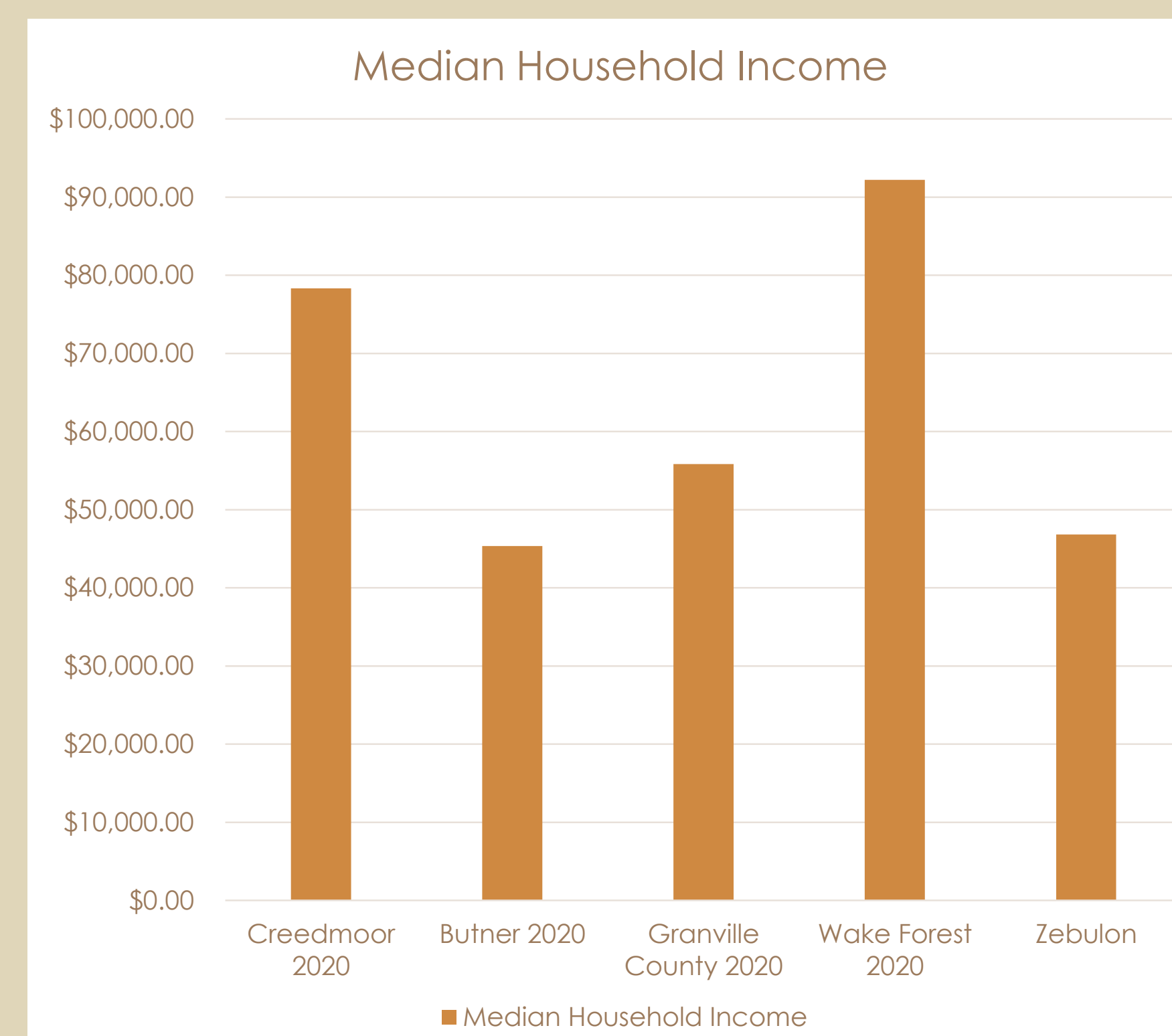
Existing Land Use



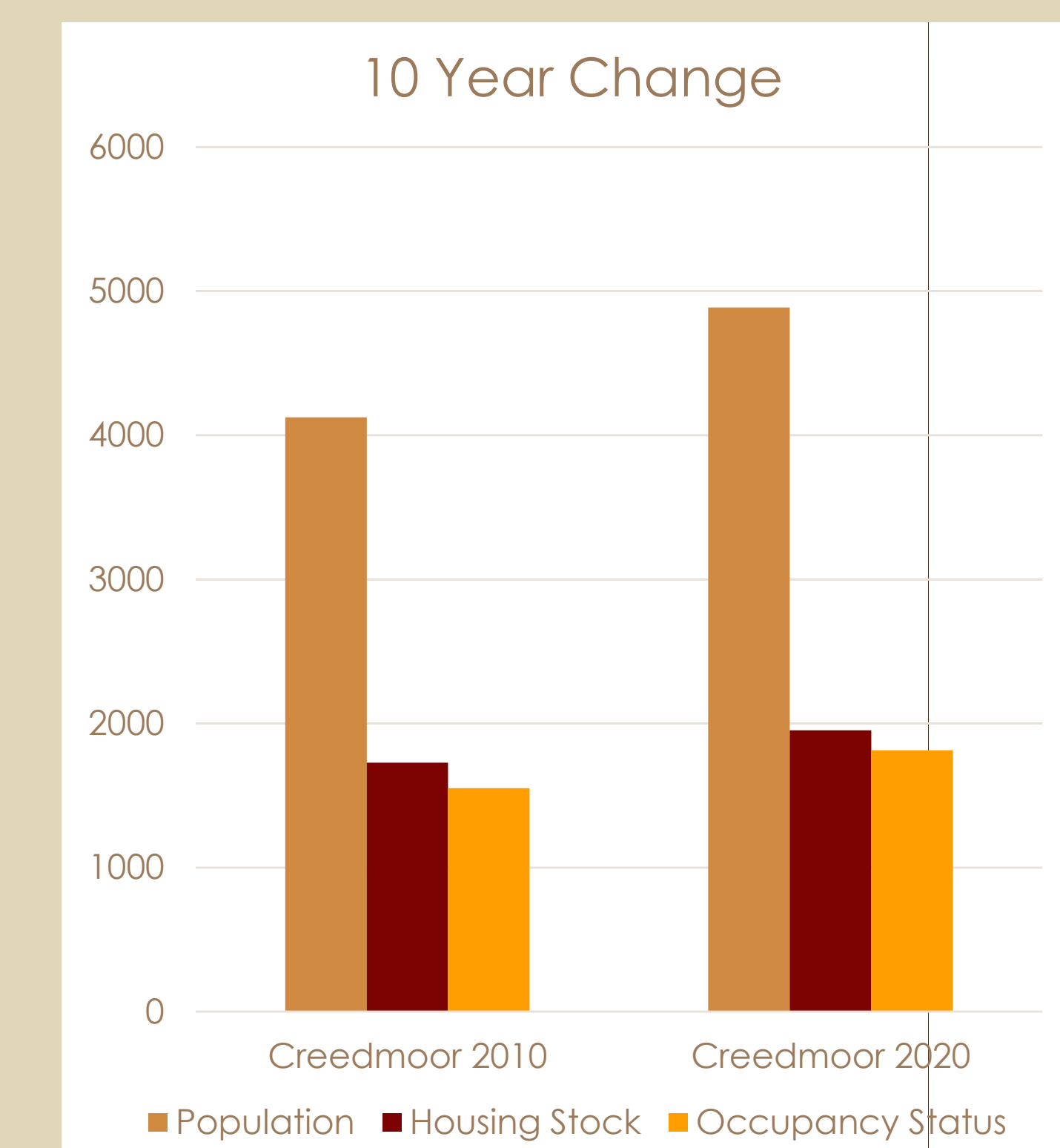
Growing Diversity



Income



Population



Source: US Census

TRANSPORTATION

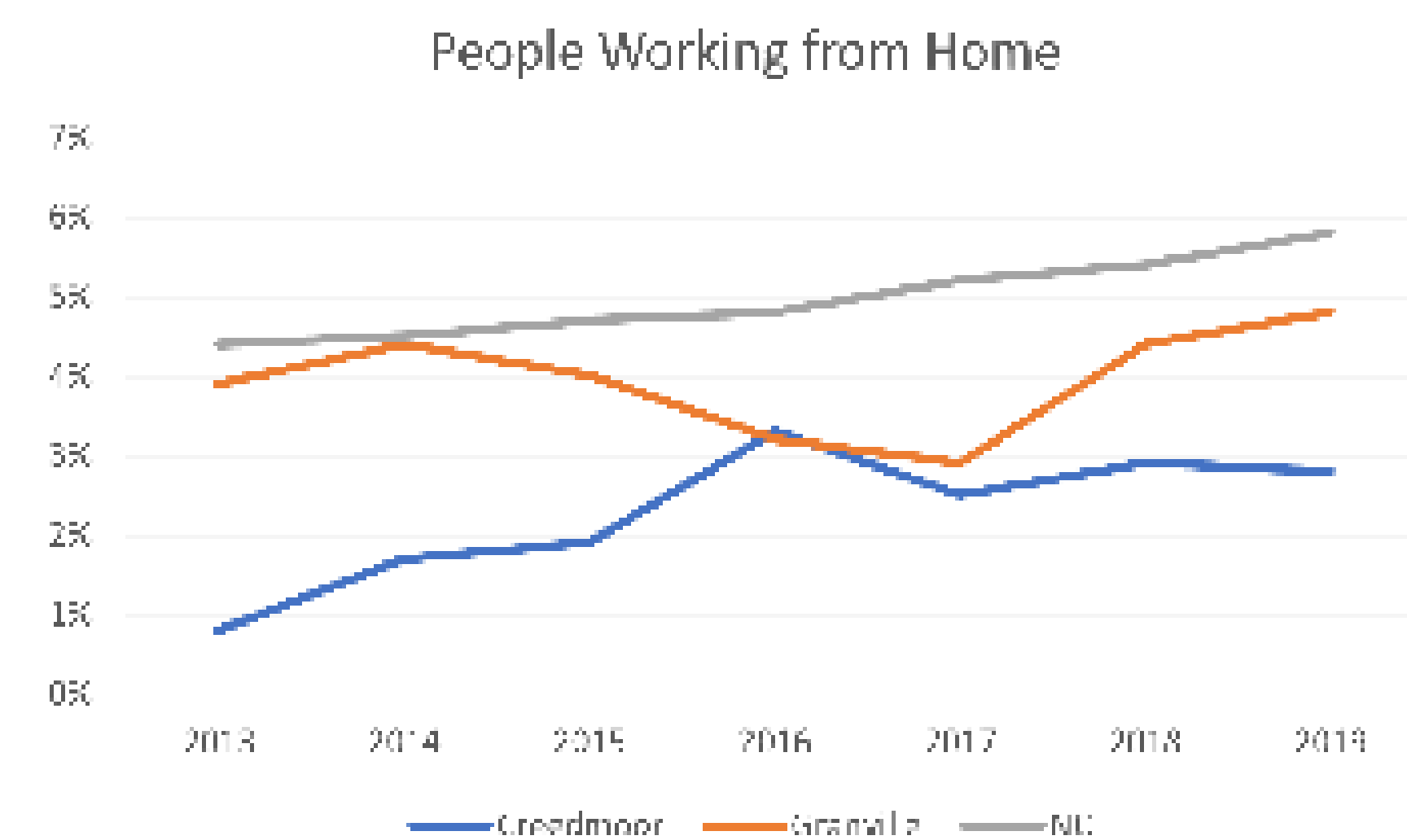
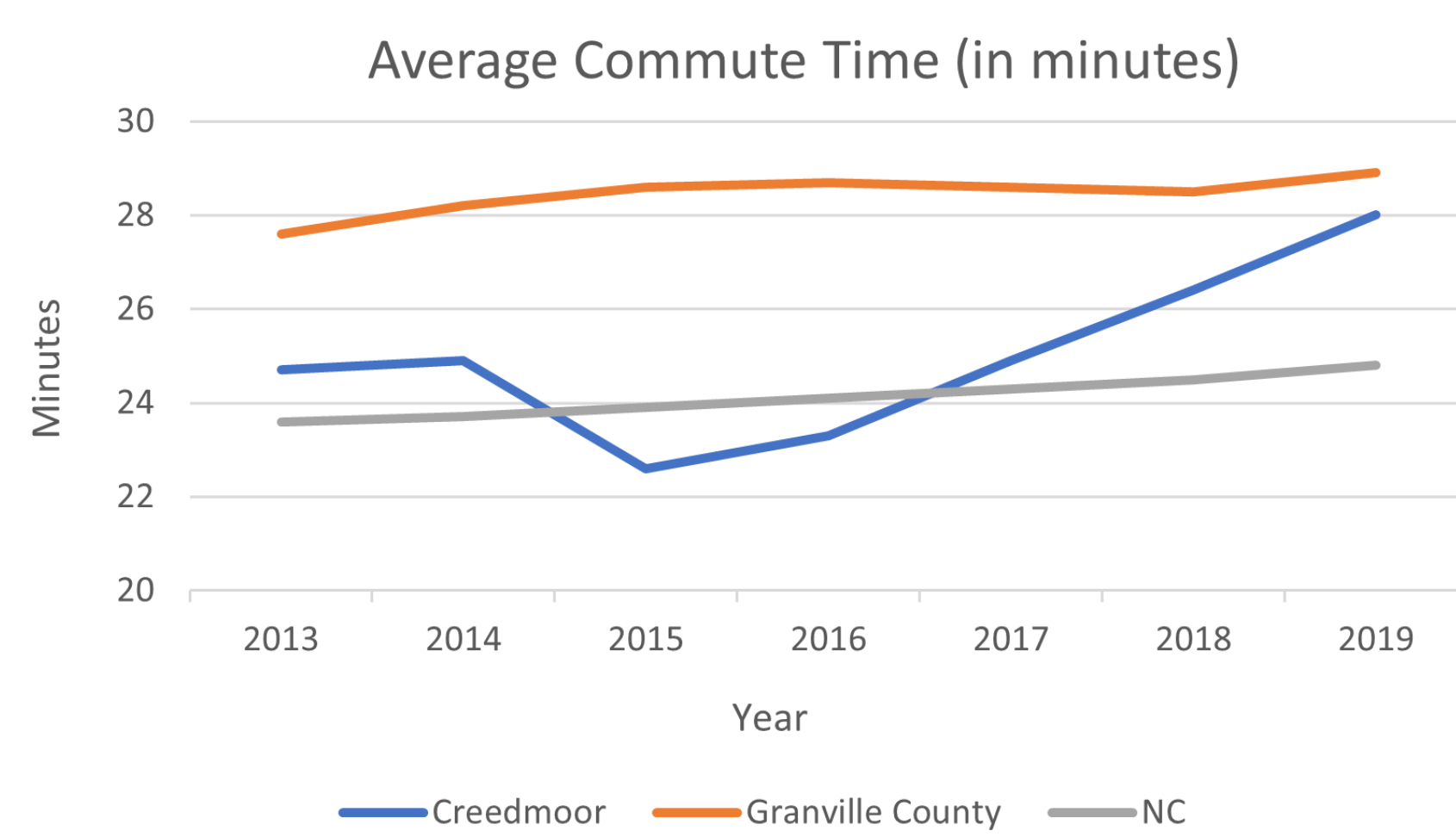


Major Takeaways:

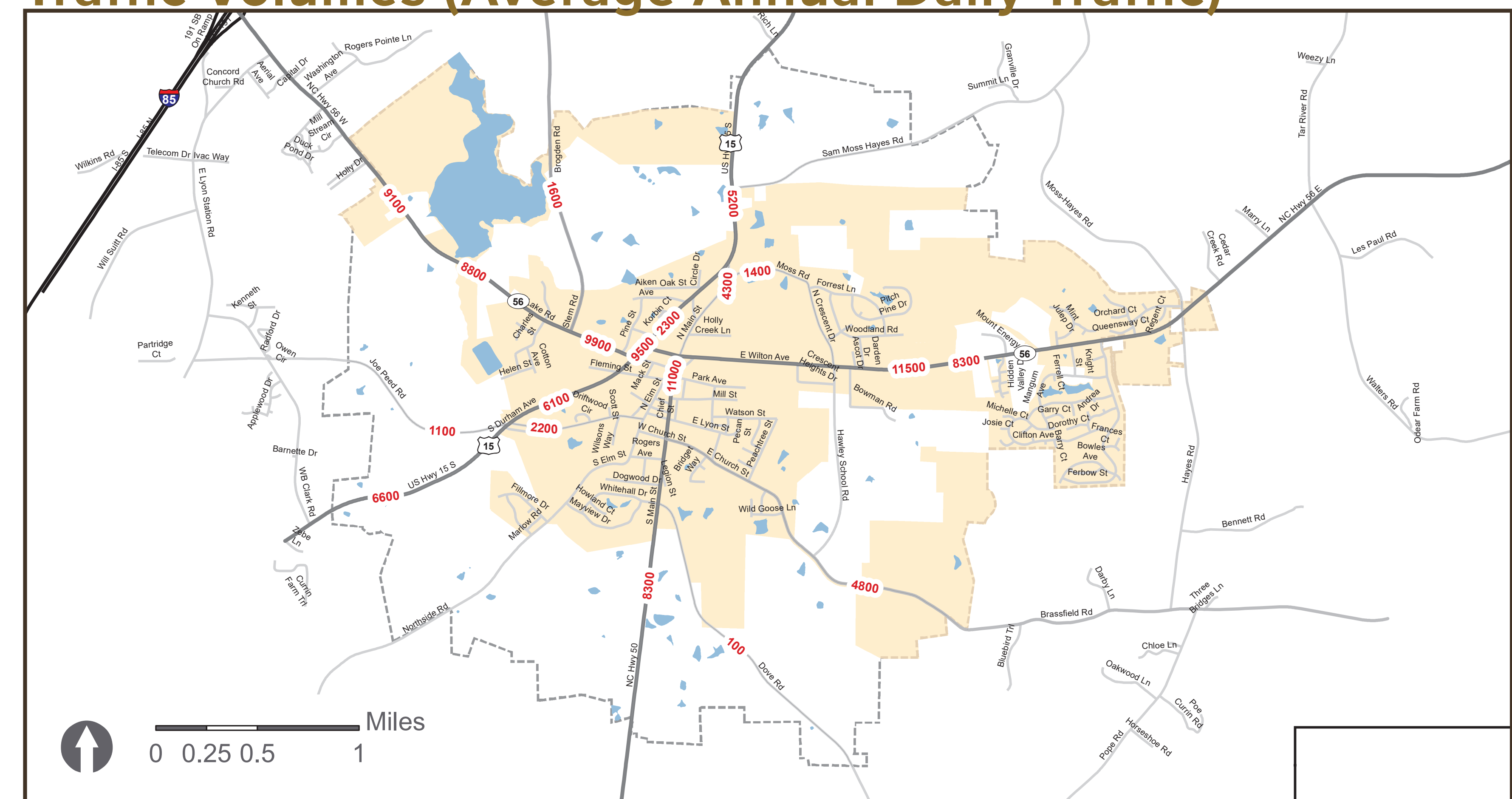
- Most residents work outside of the City.
- People love walking for recreation.
- The Creedmoor Connector (from west Hwy 56 to Brassfield Road) may be best achieved in pieces.
- Transit may not be to Raleigh or Durham, but it might be to Butner.

MAJOR RECOMMENDATIONS

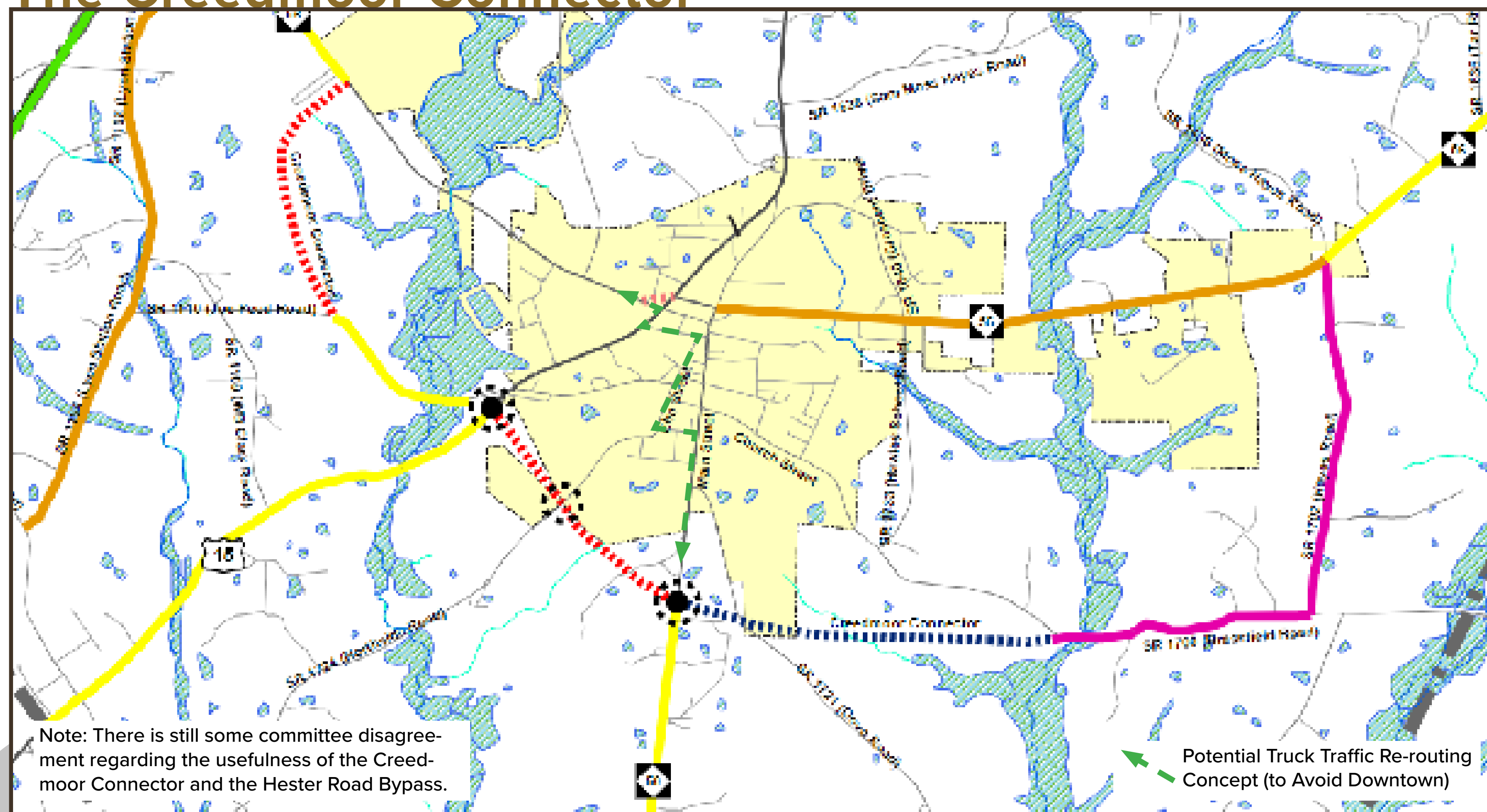
- More pedestrian and greenway connections.
- Wayfinding signage for the Cross City Trail.
- Pursue the Creedmoor Connector piece-by-piece.
- Neighborhood connectivity builds community, increases pedestrian safety, and reduces congestion.



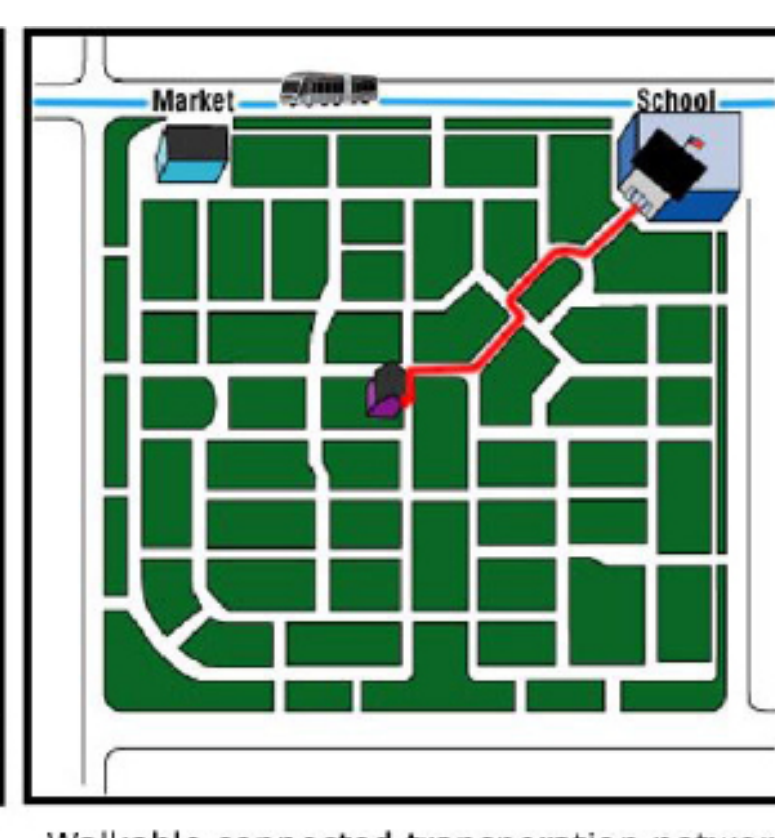
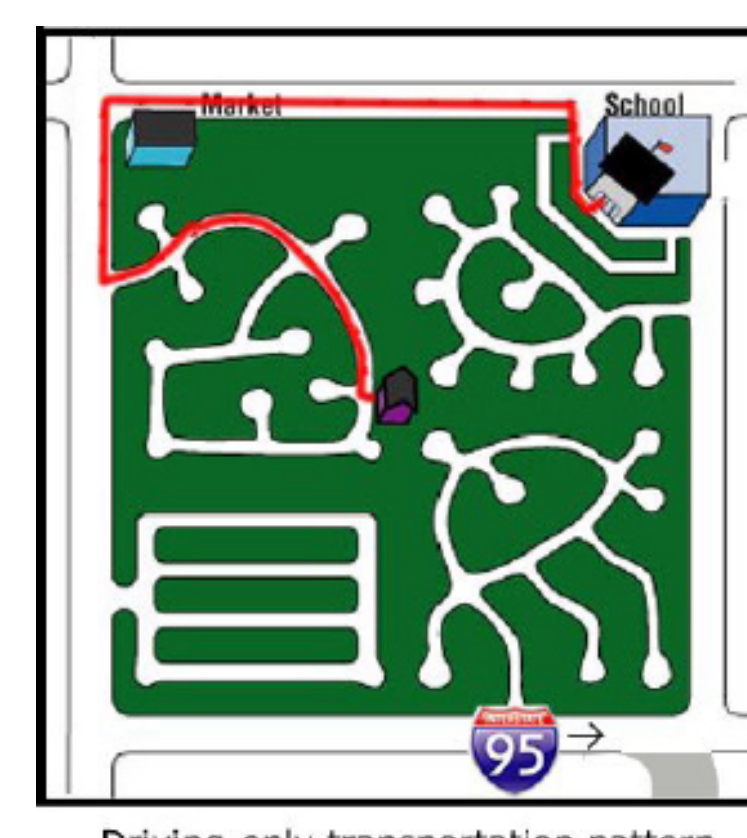
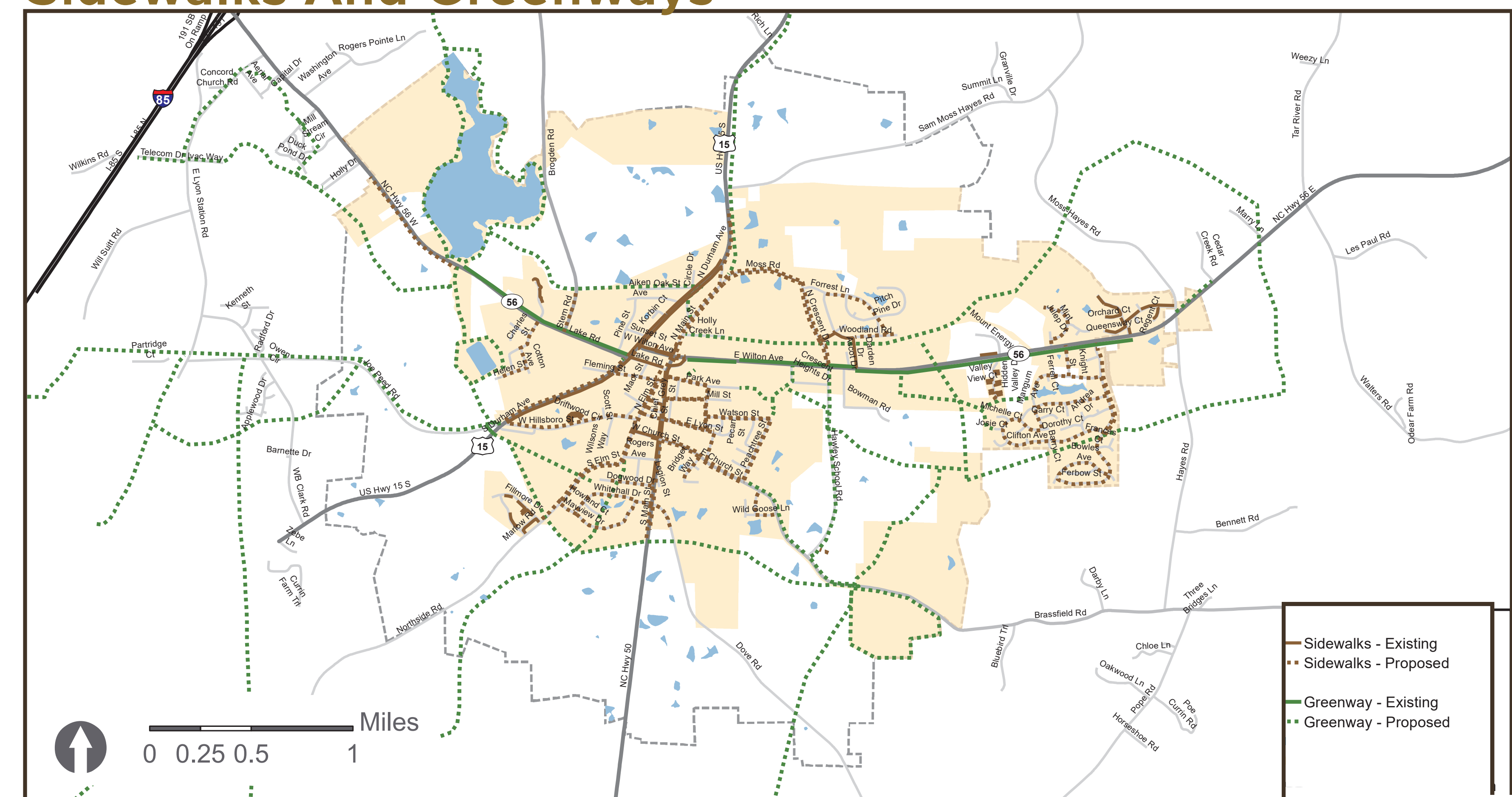
Traffic Volumes (Average Annual Daily Traffic)



The Creedmoor Connector



Sidewalks And Greenways



Street connectivity matters. Source: Ben Kaplan.

FUTURE LAND USE



Major Takeways:

- Creating walkable Activity Nodes.
- Access to shopping and services.
- Vitality of downtown.
- Ensuring a high-quality built environment.
- Recreation opportunities, including outdoor recreation.

Future Land Use Character Areas

Activity Centers

The purpose of this character areas is to highlight locally significant pedestrian-focused areas where customers interact with daily goods, services, and shopping.



Downtown Core

The vitality of downtown is important to the residents and visitors of Creedmoor, the downtown serves as a hub for the community. The purpose of the Downtown Core is to offer a pedestrian-oriented area where residents and visitors can eat, shop, work, and play.



Downtown Support

This character area provides a transition between higher and lower intensity areas near the Downtown Core. The Downtown Support area provides opportunities for housing options and non-residential uses in close proximity to the Downtown Core. This character area is intended to allow high-density housing options with possibly small-scale retail and offices uses that support the Downtown Core while providing pedestrian density. Higher-density development should be directed towards the border of the Downtown Core character area and in surrounding neighborhoods.



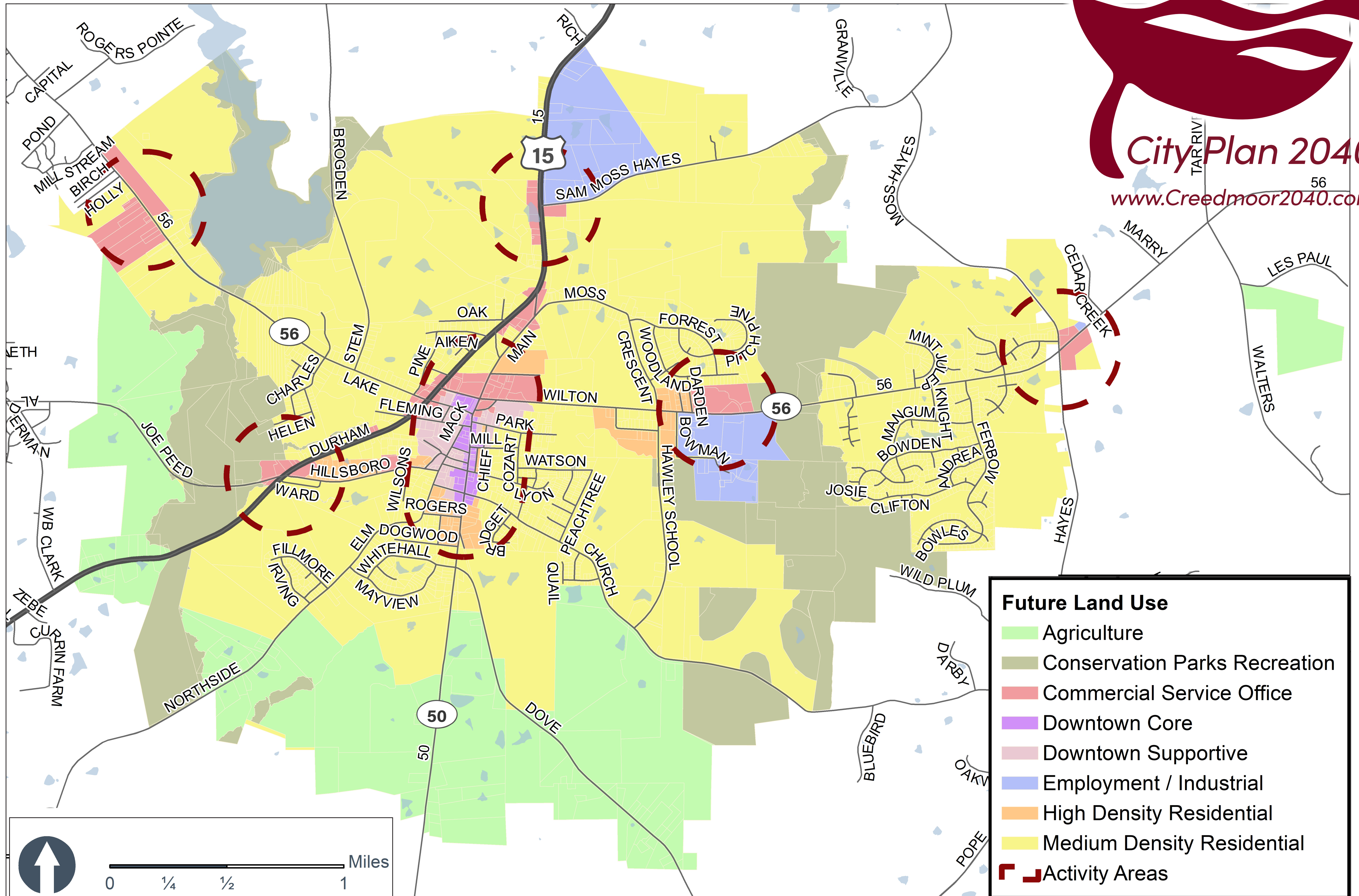
Commercial/ Service/ Office

The Commercial/Service/Office character area serves the community and adjacent regions by offering community-serving commercial uses adjacent to high volume roads.



High Density Residential

The purpose of the High Density Residential character area is to allow for multi-family and higher density residential developments that offer housing options while providing higher density, and more walking and bicycling opportunities.



Agricultural

Improving water quality is considered a high priority issue for the future of Creedmoor. Protecting agricultural lands helps protect surface and ground water while maintaining productive farmland and preserving the natural beauty of rural areas. The purpose of this character area is to preserve agricultural lands, open space, and the rural character of these lands in the extra-territorial jurisdiction of the City of Creedmoor. The pastoral scenes of this area contribute to Creedmoor's character and preserve rural corridors for residents and visitors traveling along the major entrance roads and gateways.



Employment / Industrial

The purpose of the Employment/Industrial area is to provide areas less suitable for residential development and better suited for employment and economic development opportunities. Employment/Industrial character areas are located along major transportation corridors with adequate levels of infrastructure and parcels large enough to accommodate employment growth.



Conservation/ Parks/ Recreation

Environmental preservation and water quality is considered a high priority issue for the future needs of Creedmoor. The purpose of the Conservation/Parks/Recreation character area is to protect environmentally sensitive lands while also providing opportunities for passive or active recreation where it is compatible with environmental goals. The intent is to provide usable open space while limiting activities that contribute to degradation of water quality.



Medium Density Residential

The purpose of the Medium Density Residential character area is to provide growth opportunity for and continue the dominant and defining character of the community. This widespread area forms the foundation of the residential character of neighborhoods in the community.



PARKS & OPEN SPACES



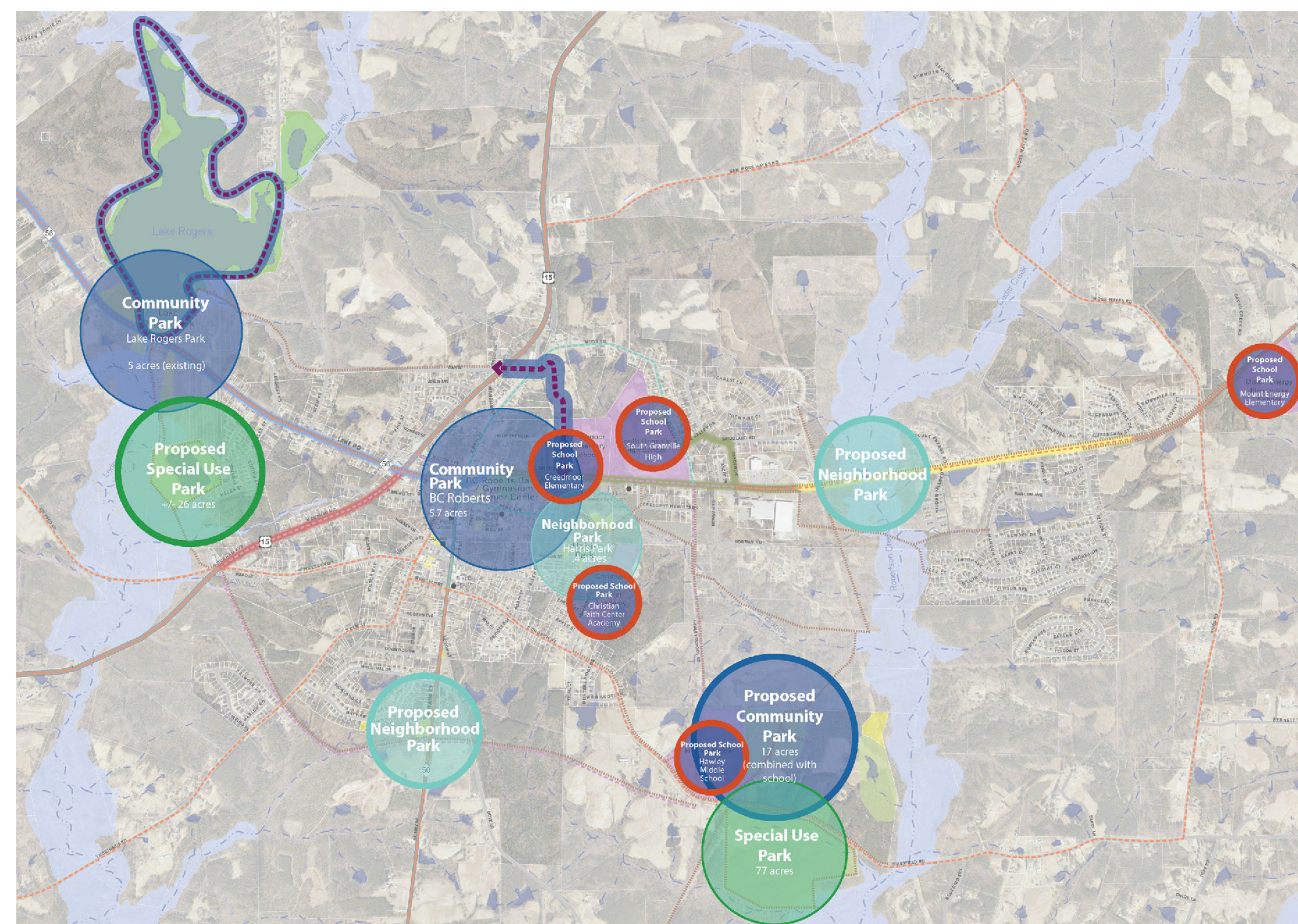
Major Takeways:

- The Community Center is a huge asset.
- Greenway and trail connections or extensions.
- Enhancing and maintaining existing parks.
- Playgrounds and sports fields upgrades.
- More programming and events.
- Lake Rogers, Robertson Creek, and The Gauntlet are great outdoor assets.

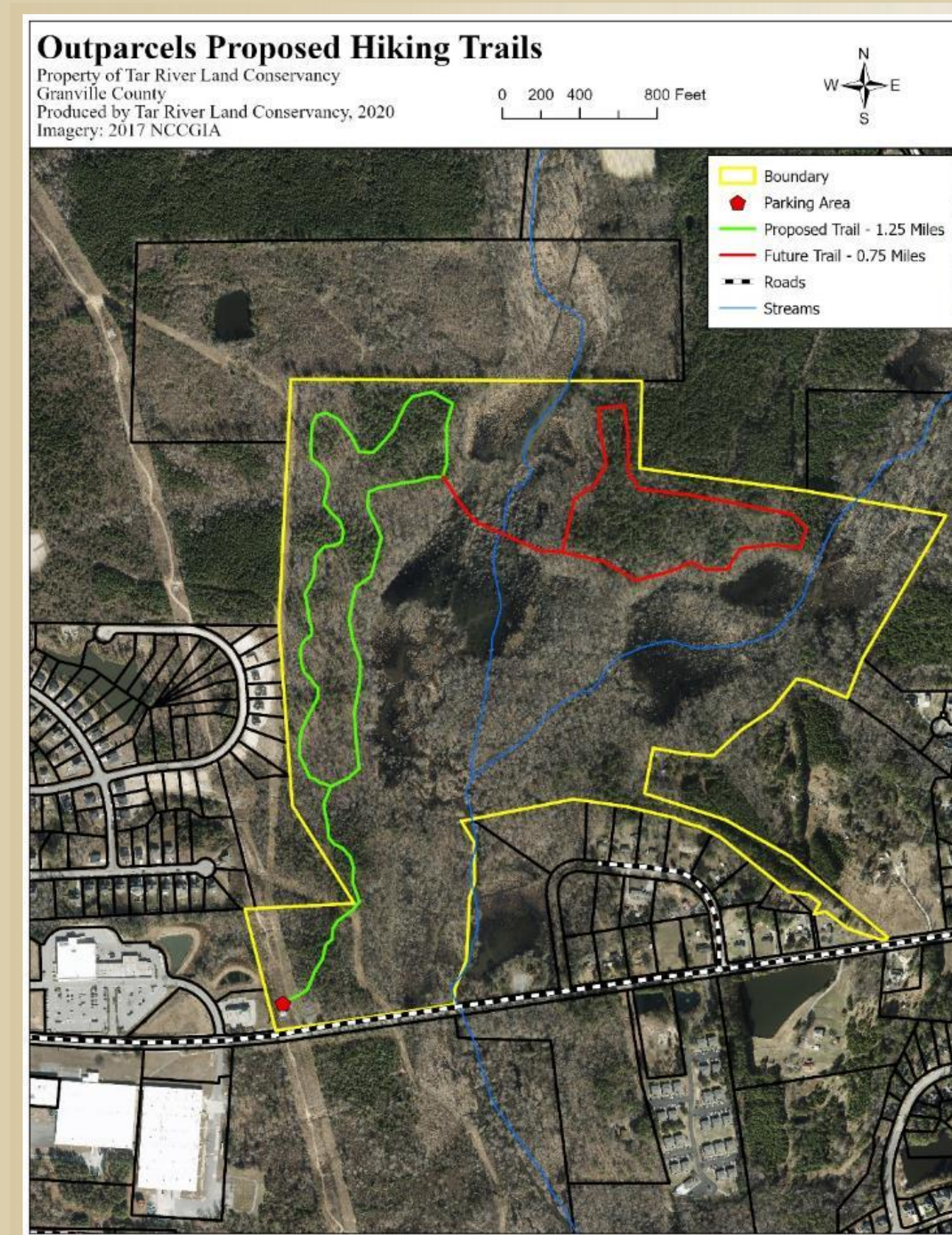
MAJOR RECOMMENDATIONS

- Continue to partner with outside agencies to get the most recreation out of local conservation lands.
- Upgrades to sports fields and adding more outdoor recreation facilities.
- Update the Parks and Recreation Master Plan.
- Create a downtown space for events and cultural gatherings.

Proposed Park Service Areas And Future Facilities, From The 2014 Parks & Recreation Master Plan

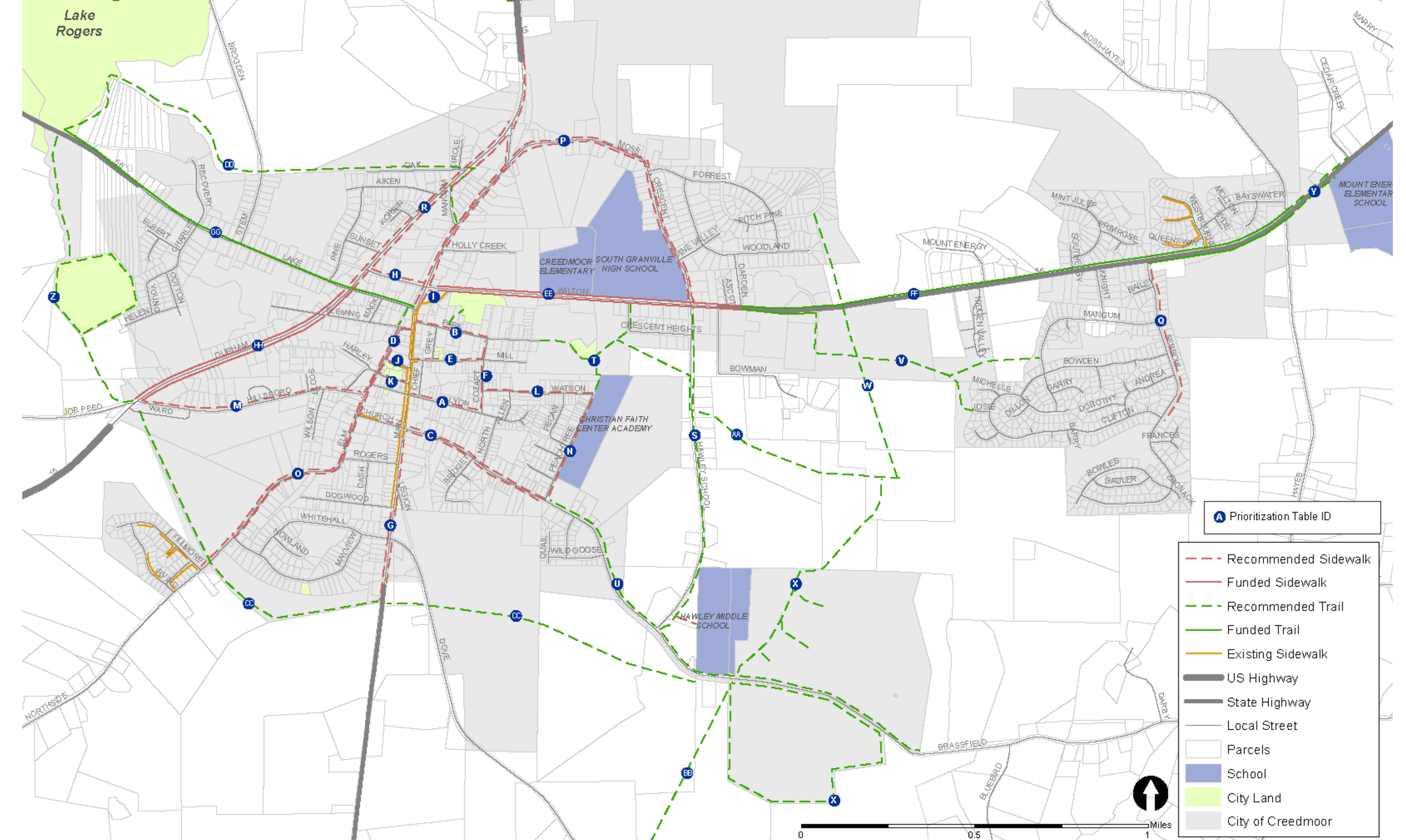


Outdoor Assets



Proposed Greenways

Source: 2014 Parks and Recreation Master Plan



Concept For The Old Lagoon Property

Source: 2014 Parks and Recreation Master Plan



DOWNTOWN



Introduction

The Main Street downtown area is historically the Central Business District. The Downtown runs north-south along NC Highway 50 (Main Street), from Legion Street to Wilton Avenue (NC Highway 56). The project team analyzed the downtown through a series of tours, mapping, and listening to local residents and business owners through survey questions, stakeholder interviews, and public meetings.

Major Takeways:

- Creating more spaces for retail and restaurants.
- Supporting existing businesses.
- Preservation and rehabilitation/adaptive reuse of existing buildings.
- More cultural events and programming.
- Improving outdoor public spaces.
- Streetscape improvements.
- Public gathering space/event spaces.

MAJOR RECOMMENDATIONS

- Build a gathering space downtown for events, festivals, and programming.
- Encourage development that fills in gaps in the downtown building street wall frontage.
- Support the small-town character while improving the downtown experience.



OPPORTUNITIES

On-Street Parking Improvements

New Events

Redevelopment Opportunities

New Businesses



1 Public Gathering Space
The old train station parcel could be used as a public gathering space for smaller events.

Source: All Things Bellevue

2 Pocket Park
The addition of a pocket park would offer an outdoor space where people to gather, relax, and enjoy the outdoors.

Source: Springfield News-Sun

3 Additional public parking can help support a vibrant, walkable environment.

4 Infill development should be compatible and sensitive to the historic context of existing structures.

5 Multi-family residential development should be compatible

Legend:
 Downtown Core
 Downtown Support