

MINUTES OF  
CITY OF CREEDMOOR  
PLANNING BOARD MEETING  
SEPTEMBER 12, 2019  
7 P.M.

**Present**

In attendance were Chair David Forsythe, Vice-Chair Mildred Goss, Mike Allen, Kechia Brustmeyer-Brown, Steve Faucette, Ed Gleason, and Robert Gorham. Also present were Community Development Director Michael Frangos, City Clerk Terry Hobgood, Planning Technician Michael Malecek, and Planning Board Attorney Kevin Hornik.

**Absent**

Dennis Lester

**Call to Order**

David Forsythe called the meeting to order at 7:00 p.m.

**Approval of Agenda**

Ed Gleason moved to approve the agenda as presented; seconded by Steve Faucette. Motion approved 7-0.

**Approval of Minutes**

Robert Gorham moved to approve the August 8, 2019 meeting minutes; seconded by Mildred Goss. Motion approved 7-0.

**Comments from the Public**

With no one coming forward, David Forsythe closed the public comment period.

**Presentation and Discussion of Sign Ordinance Concepts**

Planning Technician Michael Malecek gave a presentation on sign regulations and the feedback received thus far from the Planning Board relating to temporary signs, flags, digital signs, and permanent signs. Staff will continue to refine the ordinance amendments before it is considered by the Planning Board and the Board of Commissioners. The presentation also included information about enforcement of abandoned signs, non-conforming signs, billboards, and signs in disrepair.

The Planning Board followed the presentation with a discussion of the feedback presented on temporary signs by Mr. Malecek. The Board came to a consensus that the ordinance could allow 2 temporary signs per residential lot, and 4 temporary signs per commercial lot.

The Planning Board and Attorney Kevin Hornik discussed the legal language necessary for the various sign ordinances to comply with state law, and be enforceable by city staff. Mr. Hornik outlined a process for citizens to file a complaint for review by staff for possible enforcement and/or escalation to the Board of Adjustment. The Board discussed how this would allow staff or a citizen to make a "reasonable" determination that a digital sign was distracting due to flashing lights, brightness, or other factors.

The Board then moved on to discussion of flag and pole size, and any differentiation on regulations between residential and commercial properties. The Board reached consensus that 1 pole, with a maximum height of 25 feet, should be allowed on residential lots and a maximum of 3 flags per pole. For commercial lots the consensus was 3 poles per lot, with a maximum height of 45 feet, and 1 flag per pole.

The Board then discussed abandoned signs and billboards, and what criteria should be used to determine if a sign is in disrepair.

**Report on Recent Departmental Activity**

Community Development Director Michael Frangos gave an overview of items that would be brought before the Planning Board in the coming months including a sign ordinance amendment, National Flood Insurance Program ordinance, as well as two site plans. Mr. Frangos also gave an update on the Cross City Trail, Community Center, and NC DOT project R-5707.

Attorney Kevin Hornik talked about the recent passage of NC GS 160D, which will recodify all city land use statutes and take effect in 2021. Several text amendments will be needed for the Creedmoor Development Ordinance to conform to the changes implemented by the NC Legislature.

**Reports from the Chairperson and Members**

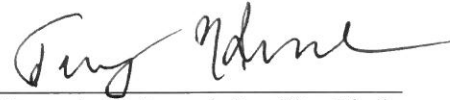
David Forsythe discussed property acquisitions by the City.

Ed Gleason and Michael Frangos discussed updates on the restaurant construction on Douglas Drive, the Brame's Crossing subdivision, and the Amberleaf subdivision.

Mildred Goss discussed the recent closure of Pine Street to thru traffic.

**Adjourn**

Mike Allen moved to adjourn the meeting at 8:29 p.m.; seconded by Ed Gleason. Motion approved 7-0.



Terry A. Hobgood, Jr., City Clerk

