



MINUTES OF
CITY OF CREEDMOOR
PLANNING BOARD MEETING
AUGUST 8, 2019
7 P.M.

Present

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

Absent

None.

Call to Order

David Forsythe called the meeting to order at 7:00 p.m. with Dennis Lester absent.

Approval of Agenda

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

Approval of Minutes

Mildred Goss moved to approve the July 11, 2019 meeting minutes; seconded by Kechia Brustmeyer-Brown. Motion approved 7-0.

Comments from the Public

With no one coming forward, David Forsythe closed the Public Comment Period.

Dennis Lester entered the meeting at 7:02 p.m.

Presentation and Discussion of Sign Ordinance Concepts

Planning Technician Michael Malecek gave a presentation highlighting various signage types, and sections of the Creedmoor Development Ordinance that the Planning Staff is considering updating.

There was discussion related to digital signage and non-digital signage that could interfere with driver views and line-of-sight. There was particular concern about some of the digital signage at the N. Durham Avenue/Lake Road intersection, which will pose less of an issue once NC DOT finishes their realignment project. Mr. Malecek gave examples of digital signs at First Baptist Church, Dickerson's Service Center, and Walgreens. The Board continued by discussing size of digital signs, and what total surface area does the Planning Board wish to allow as illuminated area. There was further discussion of the ability for digital signs to display multiple messages at once, and/or change messages at a rapid pace.

The Board continued discussion related to the number of digital signs allowed, which is currently one per-street frontage. The Board also discussed how to govern the brightness of signs, and the pros and cons of including precise light measurements. Precise measurements will allow the ordinance to be adequately enforced, but purchasing and maintaining proper light metering equipment may not be feasible. The Board also discussed the industry trend to advocate for brighter and faster moving signs.

The Board continued with discussion of large free-standing directory signs. These are often approved in the site-plan as they typically exceed the size standards set in the ordinances. The master sign plan review process will regulate these in the future ordinance amendment.

Discussion continued with examples and regulations regarding wind-blown signs. Currently, these are not allowed within the city limits unless permitted as part of a special event. In those cases, wind-blown signs may be erected for a maximum of 21 days once per year. There was discussion as to whether or not these types of signs could be allowed in certain zoning districts, for certain purposes, if they are setback sufficiently from the roadway to prevent distraction.

This was followed by discussion of ordinances and limitations that apply to flags. The Board discussed a recent lawsuit in Statesville, NC centered on the argument that the city could not limit the size of a United States flag flown by a business. The court agreed, and the City of Statesville is now in the process of changing their ordinance. There was further discussion on how the city could define a "flag," and if United States flags were exempt from regulations, could this fall into the prohibited category of regulating content.

The Board then discussed signs mounted or adhered to vehicles. There are currently no restrictions on these types of signs in the ordinances even though some are essentially mobile billboards. Currently the only enforcement capability the city has is based on potential violations of the city's parking ordinance.

Discussion concluded with a conversation about the Master Sign Plan process. Staff is proposing this be changed to a legislative Conditional District zoning process, which would require a zoning map change to create sign-only allowances in certain zoning districts. The Planning Board agreed with staff moving forward with a proposal to make this approval process a legislative power of the Board of Commissioners, with a recommendation from the Planning Board.

Report on Recent Departmental Activity

Community Development Director Mike Frangos discussed the public meeting hosted by NC DOT on the future project to widen NC-50 from the I-540 intersection to the NC-98 interchange in Wake County. Mr. Frangos asked the Board to advocate to DOT to move forward with this initial phase as well as Phase II and III. That would allow the widening of NC-50 from Creedmoor all the way to Raleigh.

Frangos also gave an update on the NC-56/US-15 realignment project (R-5707), as well as updates on the Amberleaf subdivision, Brame's Crossing subdivision, Holly Creek apartments, and the Cross City Trail construction.

Reports from the Chairperson and Members

No reports.

Adjourn

Meeting adjourned at 8:40 p.m.



Terry A. Hobgood, Jr., City Clerk