



MINUTES OF
CITY OF CREEDMOOR
PLANNING BOARD MEETING
OCTOBER 8, 2020
7 P.M.

Present in Person at City Hall Boardroom

Chair Mildred Goss, Mike Allen, Steve Faucette, Robert Gorham, Dennis Lester, and Debbie Rogers. Also present were Community Development Director Michael Frangos, City Planner Michael Malecek, and City Clerk Terry Hobgood.

Present via Zoom Video Conference

Vice-Chair Ed Gleason, Heather Turner, and City Attorney Kevin Hornik.

Absent

None

Call to Order

Mildred Goss called the meeting to order at 7:00 p.m. with Heather Turner absent.

Approval of Agenda

Mike Allen moved to approve the agenda as presented; seconded by Steve Faucette. The motion was approved by roll call vote 7-0.

Chair Mildred Goss: Yes
Vice-Chair Ed Gleason: Yes
Mike Allen: Yes
Steve Faucette: Yes
Robert Gorham: Yes
Dennis Lester: Yes
Debbie Rogers: Yes

Heather Turner entered the meeting at 7:02 p.m. via Zoom.

Approval of Minutes

Bob Gorham moved to approve the September 10, 2020 meeting minutes as presented; seconded by Steve Faucette. The motion was approved by roll call vote 8-0.

Chair Mildred Goss: Yes
Vice-Chair Ed Gleason: Yes
Mike Allen: Yes
Steve Faucette: Yes
Robert Gorham: Yes
Dennis Lester: Yes
Debbie Rogers: Yes
Heather Turner: Yes

Comments from the Public

With no one coming forward to speak, Chair Mildred Goss closed the Public Comment period.

MSP-2020-01 South Granville High School

City Planner Michael Malecek presented the revised Master Sign Plan application for an LED sign at South Granville High School. The Board of Commissioners at their September 1, 2020 meeting tabled MSP-2020-01, and the applicant was asked to revise their design and location to move it away from the current wood-plank sign and closer to the E. Wilton Ave. entrance to the campus. The new location and orientation would be perpendicular to the road, and project less light onto neighboring homes and potentially make it more visible to passing vehicle traffic. The new design, a traditional monument sign is seven feet in height, and ten feet in length, and two feet wide. Approval of the Master Sign Plan would authorize the applicant to exceed the three aspects of City of Creedmoor Development Ordinance:

1. Allow a digital changeable copy sign in the CIV zoning district.
2. Allow a second changeable copy sign per occupancy (in addition to the manual changeable copy sign already on the property).
3. Allow a third monument or pole freestanding sign per street frontage (in addition to the manual changeable copy sign and the wood-plank sign).

Debbie Rogers moved to recommend approval of MSP-2020-01 to the Board of Commissioners with the following comments: remove the wood-plank sign and move the proposed LED sign to the current location of the wood-plank sign.

Heather Turner proposed an amendment to the original motion to stipulate that the name “South Granville High School” be printed on the proposed LED sign structure.

After discussion with City Attorney Kevin Hornik regarding possible First Amendment free speech issues with the City stipulating sign content, Heather Turner withdrew her amendment and seconded the original motion from Ms. Rogers. The motion was approved by roll call vote 5-3.

Chair Mildred Goss: Yes

Vice-Chair Ed Gleason: No

Mike Allen: Yes

Steve Faucette: No

Bob Gorham: Yes

Dennis Lester: No

Debbie Rogers: Yes

Heather Turner: Yes

Facade Improvement Program

Community Development Director Michael Frangos presented an updated draft of the Facade Improvement Program guidelines. These latest changes are based on feedback from the Planning Board and the Board of Commissioners. Revisions began after the Planning Board voted to suspend the program at the June 11, 2020 meeting until new guidelines could be drafted to better protect the interests of city staff, the Planning Board, and Board of Commissioners. Mr. Frangos presented updated guidelines at the September 10, 2020 Planning Board meeting, and elaborated on changes since that last draft document. The most notable changes include a more concrete time limit on construction, a requirement to maintain the improvements for ten years, and more stringent terms for “claw-back” if the City does not feel the applicant adhered to the terms of the agreement. Finally, Mr. Frangos stated that the revised guidelines give the authority to the Board of Commissioners for final grant award approval as opposed to the current guideline that grants final approval authority to the Planning Board.

Vice-Chair Ed Gleason moved that the Planning Board recommend approval of the Facade Improvement Program policy document to the Board of Commissioners as presented; seconded by Mike Allen. The motion was approved by roll call vote 7-1.

Chair Mildred Goss: Yes
 Vice-Chair Ed Gleason: Yes
 Mike Allen: Yes
 Steve Faucette: Yes
 Robert Gorham: Yes
 Dennis Lester: Yes
 Debbie Rogers: No
 Heather Turner: Yes

Report on Recent Departmental Activity

Community Development Director Michael Frangos reported on several ongoing projects involving the Community Development Department. Mr. Frangos stated that the Cross City Trail project is complete with the exception of the final closeout procedure for the NC Department of Transportation (DOT). DOT has also extended the contract for the R-5707 project until April 2021. Contractors on the R-5707 project have installed a new driveway at American Hero. This was the last major construction milestone, and they have now begun final closeout on that project as well. Mr. Frangos then reported that the structures at 122 Pecan St. have been demolished, and the City continues to mitigate the nuisance issues on that property. Mr. Frangos also reported that there were ongoing Code violations at June Auto Sales on S. Durham Ave. Finally, Mr. Frangos reported that the Board of Commissioners at their October 6, 2020 meeting approved LSP-2020-01 for Yakamoz Steakhouse and ZTA-2020-02. ZTA-2020-02 was the first Ordinance text amendment needed to comply with Chapter 160D.

Mr. Frangos fielded questions from the Planning Board, and addressed an issue with sand washing onto the Cross City Trail on E. Wilton Ave. Mr. Frangos reported that the property owner should be preventing the sand from washing onto the sidewalk, but now that it is there the City is responsible for cleanup. Finally, Mr. Frangos reported that Zoning Compliance Permits have been issued for 418 and 420 N. Main St., and any future developments at these properties would be up to the owner with approval and inspections from Granville County.

Report from the Chairperson and Members

Chair Mildred Goss reported that she was pleased to see the recent paving of the parking lot at Lucky Den on N. Durham Ave.

Heather Turner reported a vacant house that appears to be abandoned on Forrest Ln. in the Pine Valley subdivision. City Planner Michael Malecek reported that the City is aware of the issue, and is attempting to make contact with the property owner.

Adjourn

Vice-Chair Ed Gleason moved to adjourn the meeting at 8:15 p.m.; seconded by Mike Allen. The motion was approved by roll call vote 8-0.

Chair Mildred Goss: Yes
 Vice-Chair Ed Gleason: Yes
 Mike Allen: Yes
 Steve Faucette: Yes
 Robert Gorham: Yes
 Dennis Lester: Yes
 Debbie Rogers: Yes
 Heather Turner: Yes



Terry A. Hobgood, Jr.
 Terry A. Hobgood, Jr., City Clerk