



MINUTES OF  
CITY OF CREEDMOOR  
PLANNING BOARD MEETING  
APRIL 8, 2021  
7 P.M.

**Present in Person at City Hall Boardroom**

Chair Ed Gleason, Vice-Chair Steve Faucette, Mike Allen, Robert Gorham, Dennis Lester, and Jonelle Berky Marable. Also present were Community Development Director Michael Frangos, City Planner Michael Malecek, and City Clerk/PIO Terry Hobgood.

**Present via Zoom Video Conference**

Debbie Rogers, Heather Turner, and City Attorney Kevin Hornik.

**Absent**

None

**Call to Order**

Chair Ed Gleason called the meeting to order at 7:00 p.m. Roll call by the City Clerk determined that a quorum was present.

**Approval of Agenda**

Vice-Chair Steve Faucette moved to approve the agenda as presented; seconded by Robert Gorham. The motion was approved by roll call vote 8-0.

Chair Ed Gleason: Yes

Vice-Chair Steve Faucette: Yes

Mike Allen: Yes

Robert Gorham: Yes

Dennis Lester: Yes

Jonelle Berky Marable: Yes

Debbie Rogers: Yes

Heather Turner: Yes

**Approval of Minutes**

Mike Allen moved to approve the March 11, 2021 meeting minutes as presented; seconded by Vice-Chair Steve Faucette. The motion was approved by roll call vote 8-0.

Chair Ed Gleason: Yes

Vice-Chair Steve Faucette: Yes

Mike Allen: Yes

Robert Gorham: Yes

Dennis Lester: Yes

Jonelle Berky Marable: Yes

Debbie Rogers: Yes

Heather Turner: Yes

### **Comments from the Public**

With no one coming forward to speak, Chair Ed Gleason closed the Public Comment period.

### **Updates to CDO Article 17 (Sign Regulations) and Article 23 (Administration and Enforcement)**

City Planner Michael Malecek recapped changes to Article 17 of the Creedmoor Development Ordinance (CDO) for Sign Regulations. Mr. Malecek summarized that the Planning Board reached consensus at the March 11, 2021 meeting to align the City Ordinance with North Carolina Department of Transportation (NC DOT) regulations to allow “political” signs sixty days before the applicable election. Mr. Malecek also recapped previous discussion of flags in terms of quantity, flag size, and pole size. Following discussion, the Planning Board reached consensus to differentiate regulation between Commercial and Residential Zoning Districts. Community Development staff was asked to amend the draft ordinance to restrict Commercial Districts flag poles to fifty feet in height with a maximum of three poles, and a six flag limit. For Residential Districts, flag poles would be allowed up to thirty feet in height with a maximum of one pole, and a three flag limit. Staff was also asked to include language stating that flags displayed should follow applicable Federal guidance in Title 4 US Code, Chapter 1: The Flag.

The Planning Board viewed a video from the University of North Carolina School of Government that highlighted changes to Administration and Enforcement included in the new NC General Statute (GS) Chapter 160D. Mr. Malecek highlighted how these changes affected Creedmoor’s Administration and Enforcement Ordinance (Article 23). Most changes to Article 23 are to align Creedmoor with the requirements of GS 160D, and provide clarity by codifying current Creedmoor practices into the official ordinance.

The Planning Board will consider approving a statement of consistency and a final recommendation to the Board of Commissioners at the May 13, 2021 meeting.

### **Report on Recent Departmental Activity**

Community Development Director Michael Frangos thanked City Planner Michael Malecek for his work drafting updates to the Creedmoor CDO, and reminded the Planning Board that Creedmoor opted to do all required GS 160D changes in-house instead of contracting this service out like many similar sized communities. Mr. Frangos also updated the Planning Board on the work of new City Manager Gerald Smith whose top priority is updating Creedmoor’s Comprehensive Plan. Mr. Frangos also provided project updates on Cross City Trail lighting, which is now progressing with Duke Energy. He reported that NC DOT plans to repave NC Hwy 56 from Durham Ave. to Moss Hayes Rd. beginning April 12 and finishing April 16. Work is expected to take place mostly during the overnight hours. Finally, Mr. Frangos provided a brief summary of funding that Creedmoor and SGWASA expects to receive from the Federal government through the American Rescue Plan Act. Rules are still being written to define how the money may be spent by municipal governments, and water and sewer authorities.

### **Reports from the Chairperson and Members**

Chair Ed Gleason reported that he has had continued issues with construction supplies and debris left in the public right of way on Ferbow St. This has been an ongoing problem, and he has reported it for the Code Enforcement Officer to investigate.

Debbie Rogers requested additional information regarding work at the former Simply Delicious Catering location. A new occupant is planning a takeout restaurant concept, and staff has issued a zoning compliance permit. Ms. Rogers also reported that the former Butner-Creedmoor news building on Main St. has a prospective tenant, and Mr. Frangos reported that a zoning compliance permit has been issued for that location as well.

Heather Turner asked for an update on the previously reported health and safety issues with the residence at the corner of Main St. and Fleming St. Community Development staff investigated and requested that Granville County perform a welfare check. The tenant was not receptive to assistance offered by the city/county. The property owner was then contacted and has already taken some action to improve the situation. Staff will continue to monitor for future improvements, and to make sure the situation does not deteriorate again.

**Adjourn**

Debbie Rogers moved to adjourn the meeting at 8:00 p.m.; seconded by Robert Gorham. The motion was approved by roll call vote 8-0.

Chair Ed Gleason: Yes

Vice-Chair Steve Faucette: Yes

Mike Allen: Yes

Robert Gorham: Yes


Dennis Lester: Yes

Jonelle Berky Marable: Yes

Debbie Rogers: Yes

Heather Turner: Yes



  
Terry A. Hobgood, Jr., City Clerk