

Town of Montreat
Sign Ordinance Subcommittee
Planning & Zoning Commission
Meeting Agenda
April 11, 2024, 10:30 a.m.
Montreat Town Hall, 1210 Montreat Rd., Black Mountain, NC 28711

I. CALL TO ORDER

- Welcome
- Moment of Silence

II. ADOPTION OF AGENDA

III. ADOPTION OF MARCH 6, 2024, MINUTES

IV. OLD BUSINESS

- Discuss flag research and proposed amendments

V. NEW BUSINESS

- Text Amendment Process

VI. NEXT MEETING

- TBD

VII. PUBLIC COMMENT

VIII. ADJOURNMENT

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Subcommittee Members Present: John Hinkle
Dan Dean
Julie Schell
Sally Stansill

Subcommittee Members Absent: None

Town Staff Present: Kayla DiCristina, Zoning Administrator

There was one member of the Planning and Zoning Commission present (Bill Scheu). John Hinkle called the meeting to order at 2:02 p.m. and led the group in a moment of silence after a brief welcome.

Agenda Approval

Dan Dean moved to approve the agenda as presented. Sally Stansill seconded, and the motion carried 4-0. There were no meeting minutes to approve.

Minutes Approval

Dan Dean provided corrections to the meeting minutes for February 8, 2024. Julie Schell moved to approve the February 8, 2024, meeting minutes as corrected. Dan Dean seconded, and the motion carried 4-0.

Old Business

John Hinkle (“Hinkle”) led the Subcommittee through the proposed changes to Section 201 discussed at the February 8, 2024, Subcommittee meeting. Dan Dean (“Dean”) suggested moving the definition for “Other Temporary Signs” under the definition for “Sign” to ensure community members can easily find it, which the Subcommittee members had no objection to. Dean discussed the final sentence in the definition for “Sign” that currently reads “This definition shall not include the flag, badge, or insignia of any governmental unit”. Dean voiced his concern about including text in a definition that explains what a definition is not and proposed the Subcommittee consider new language. Kayla DiCristina (“DiCristina”) asked for time to research how other communities addressed patriotic flags and to bring suggestions back to the Subcommittee at a future meeting. Dean then suggested revisions to Sections 802.2 and 802.7, which the Subcommittee agreed with following discussion.

The Subcommittee then continued with the revisions proposed to Section 804.9 at the February 8, 2024 Subcommittee meeting. Dean proposed additional revisions to Sections 804.91, 804.93, 804.95, 804.96, and 804.97, the deletion of Section 804.96, and the renumbering of Section 804.98. The Subcommittee discussed the changes, including clarification that property owner consent is required for sign placement and provisions for lots which front more than one road. The Subcommittee agreed

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to these changes. Dean then proposed a revision to Section 805.27.1, which the Subcommittee agreed to following discussion. Dean motioned to approve the changes to Sections 201, 802.2, 802.7, 804.9, and 805.27.1 of the Montreat Zoning Ordinance, Julie Schell (“Schell”) seconded, and the motion carried 4-0. A copy of these revisions can be found in Town records.

Bill Scheu (“Scheu”) proposed a revision to Section 804.8. Following discussion, the Subcommittee agreed to the revision. Sally Stansill (“Stansill”) motioned to approve the revision to Section 804.8, Schell seconded, and the motion carried 4-0. A copy of this revision can be found in Town records.

New Business

There was no New Business discussed other than setting the next meeting date.

Next Meeting

The Subcommittee will meet on April 11, 2024, at 10:30 am in Town Hall.

Public Comment

There was no public comment.

Adjournment

Sally Stansill moved to adjourn the meeting, Julie Schell seconded, and the meeting was adjourned at 3:29 p.m.

John Hinkle, Chair

Julie Schell, Secretary

SIGN REGULATIONS FOR PATRIOTIC FLAGS (03.12.24)

BUNCOMBE COUNTY → Buncombe County & Biltmore Forest do not have relevant regulations.

City of Asheville

American flag means the national flag of the United States of America which shall include thirteen horizontal stripes, alternate red and white; and the union of the flag shall be fifty stars, white in a blue field.

(c) *Signs exempt from regulation.* Unless otherwise prohibited hereinafter in subsection 7-13-3(a) or section 7-13-6, the following signs are exempt from regulation under this article:

(3) Flags, with insignia of any nation, organization of nations, state, county or city, any religious, civic, or fraternal organization, or any educational or cultural facility and/or any one corporate flag per lot.

(3.1) American flags flown in accordance with federal guidelines set forth in Title 4, Chapter 1 of the United States Code.

Black Mountain

No specific definition for flag

9.2 - Applicability.

C. Recognizing that certain signs and messages are required to be displayed by federal or state law or regulation, and further recognizing the many benefits of certain commonly occurring signage that promote local economic activity, civic events and political discourse, many of which are temporary, the following types of signage are allowed in any district without need for obtaining a permit, provided that the specific requirements listed below, if any, are met:

3. Flags having a total area of less than 24 square feet.

Woodfin

No specific definition for flag

Sec. 34-6. - Exemptions.

7. Federal, state, or local governmental flags.

Weaverville

No specific definition for flag

Sec. 20-4102. - Signs exempt from regulation.

k) The display of the flag of the United States, North Carolina, Buncombe County, or the Town of Weaverville.

HENDERSON COUNTY → Hendersonville and Laurel Park do not have relevant regulations

Cannot find definitions online

42-217. Exempt Sign Standards

The following signs are permitted in all districts (unless otherwise indicated), and shall not require a sign permit as long as in conformance with the applicable standards. All exempt signs may have one

(1) or two (2) faces. Lighting of signs shall be installed in such a manner that the source of light (the bulb) is shielded and not visible from the adjacent roadway.

A. Flags/Insignia.

1. Maximum Area. Two hundred (200) square feet per face.

[Flat Rock](#)

Flag Any fabric or other flexible material varying in color, design, pattern or shape used as an emblem, logo, or symbol of a government, political subdivision, organization or individual.

Section 601 Signs exempted

- A flag, provided the flag or insignia is not displayed as an advertising device.

[Fletcher](#)

No specific definition for flag

11.10 Signs Exempt from Regulations

The following signs are exempt from the regulations of this ordinance, except where such sign would be prohibited under Section 11.11

- E. Flags, or insignia of any governmental, non-profit, or business organization.

[Mills River](#)

No specific definition for flag

§ 154.261 SIGNS EXEMPT FROM OBTAINING A SIGN PERMIT.

- (C) Flags (non-advertising/non-informational).

MADISON COUNTY

No specific definition for flag

5.2 Signs Exempt From This Ordinance

Flags or insignia of any governmental on non-profit organization when not displayed as an advertising device.

[Hot springs](#)

No specific definition for flag

SECTION 1604: SIGNS PERMITTED WITHOUT PERMIT The following types of signs shall be permitted in any use district without the issuance of a sign permit provided they meet the stated requirements:

5. Organization Signs – Any flag, badge insignis, or design customarily displayed by any governmental agency or government, or any charitable, civic, fraternal, patriotic, religious, or similar organization.

Mars Hill

No specific definition for flag

1004 Signs Permitted Without a Permit – The following types of signs shall be permitted in any use district without the issuance of a sign permit provided they meet the stated requirements.

1004.5 Organization Signs – Any flag, badge, insignia, or design customarily displayed by any governmental agency or government, or any charitable, civic, fraternal, patriotic, religious, or similar organization.

Marshall

Flag A piece of durable fabric of distinctive design attached to a permanent pole that is used as a symbol or decorative feature.

6.3 Permanent Signs That Do Not Require a Permit

6.3.6 Flags or insignia of any nation, organization of nations, state, county or municipality, any religious, civic or fraternal organization, or any educational or cultural facility and/or any one corporate flag per lot.

Max. Area 45 square feet

Max. Height maximum district height

Max. Number 4 per lot of record

Min. Setback Outside of right-of-way

TRANSYLVANIA COUNTY → Brevard does not have relevant regulations

No specific definition for flag

SECTION 3: Signs Exempted -The following signs are exempt from this Ordinance

3 .Flags or insignia of any governmental or non-profit organization when not displayed as an advertising device.