

**TOWN OF ANGIER BOARD OF COMMISSIONERS**  
**Minutes**  
**Special Joint Meeting Angier Town Board and Planning Board**  
**Regular Meeting-Planning Board**  
**January 15, 2008**

The Town of Angier Board of Commissioners and the Angier Planning Board met in a special joint work session on Monday, January 15, 2008 in the Board Room of the Municipal Building, 28 North Raleigh Street to conduct a work session. Mayor Ellington presided, calling the special meeting to order at 7:00 p.m. This was the regular meeting date of the Angier Planning Board; therefore, the regular Planning Board meeting minutes are contained within the text of the minutes of the joint meeting. A quorum of both Boards was established prior to the meeting being called to order.

**Commissioners Present:** Mayor R.H. Ellington, Commissioners Joe Pleasant and Billy Surles. Commissioner Craig Honeycutt arrived at 7:04 p.m. Town Attorney Ray Pleasant was absent.

**Commissioners Absent: Commissioner Stanley Carney-excused-out of town**

**Planning Board Members Present:** Steven Wicker, Everett Blake, III, Ted Holmes, Alvis McKoy, Peter Diefenbach, Ted Altman and Paul Strohmeyer.

**Planning Board Members Absent:** None

**Staff Members Present:** Coley Price, Town Manager; Joyce Valley, Town Clerk, Betty Pearson, Planning Clerk, Travis Morehead, Town Planner and Jimmy Cook, Public Utilities Director.

**2 and 3.** The Pledge of Allegiance was recited, and the meeting opened with an invocation by Mayor Ellington.

**4. Presentations-Outgoing Planning Board Members-**Mayor Ellington presented a Resolution of Appreciation to outgoing Planning Board Member DeWayne Gandy. Outgoing Planning Board member Dale Young was not present.

**5. Recess of Special Meeting-** Mayor Ellington recessed the special meeting and yielded to Planning Chairman Steven Wicker at 7:06 p.m.

**6. Call to Order-Planning Board regular meeting:** Chairman Steve Wicker called the meeting to order.

**7. Consideration of Agenda:** The January 15, 2008 meeting agenda was adopted with changes, if any, as listed below:

**Items Added to the Agenda: None**

**Items Removed from the Agenda: None**

**Motion By:** Paul Strohmeyer

**Second By:** Ted Altman

**Vote:** Unanimous

8. **Oaths of Office-**Town Clerk Joyce Valley administered the Oaths of Office to incoming Planning Board members Everett Blake, III, Peter Diefenbach, Alvis McKoy and Floyd "Ted" Holmes.

**(Oaths of office are hereby incorporated into these minutes as Attachments #1, #2, #3 and #4. Original documents are on file in the Town Clerk's office.)**

9. **Election of Chair and Vice-Chairman-** Nominations were open for chair and then closed. A motion was made by Mr. McKoy to elect Steve Wicker as chairman, second by Mr. Strohmeyer. Motion carried. Mr. Wicker was elected for the term beginning January 15, 2008 and ending January 13, 2009. Nominations were open for vice-chairman and then closed. A motion was made by Mr. McKoy to elect Ted Altman as vice-chairman, second by Mr. Diefenbach. Motion carried. Mr. Ted Altman was elected as vice-chairman for the term beginning January 15, 2008 and ending January 13, 2009.
10. **Consideration-Minutes-December 11, 2007 Planning Board meeting-** A motion was made by Mr. Strohmeyer, second by Mr. Blake to approve the minutes as presented. Motion carried unanimously.
11. **Planning Board Procedures-** Mayor Ellington yielded to Town Planner Travis Morehead to offer an overview of Planning Board procedures for the benefit of new Planning Board members.

Mr. Morehead offered, through discussion and a PowerPoint presentation various requests that are presented to the Planning Board for recommendation as related to the town's Zoning and Subdivision Ordinances.

***(A copy of Mr. Morehead's presentation is on file in the Town Clerk's office)***

12. **07-SB-09 Blalock Minor Subdivision Review-** Mr. Morehead presented the request by Ann Blalock to subdivide a 65 acre parcel into two parcels. He indicated that the parcel crossed over both sides of Rawls Church Road. He stated that the parcel is not located in the Town of Angier's corporate limits and is currently zoned RA 30 (Residential Agricultural 30). Mr. Price offered to point out the city limit boundaries and the ETJ area, which he indicated could extend up to one mile past the town's corporate limits. Mr. Morehead stated that the proposed subdivision would consist of approximately three and one half acres and staff recommends approval of this request because it meets dimensional requirements and complies with the land use plan. With there being no one present to represent the applicant, Mr. Wicker proceeded with the recommendation. A motion was made by Mr. Strohmeyer to recommend approval of the request, second by Mr. Altman. Motion carried unanimously.
13. **Adjournment of regular Planning Board meeting-** A motion was made by Mr. Altman, second by Mr. Blake to adjourn the regular Planning Board meeting, second by Mr. Blake. Motion carried unanimously.
14. **Mayor Ellington reconvened the special meeting at 7:45 p.m.** Mayor R.H. Ellington reconvened the special joint meeting at 7:45 p.m. He explained that the due to upcoming consideration by the Town Board of the Draft Land Use Plan and proposed amendments to the Angier Town Code related to administrative duties of the Planning Board, the work session was called in order to familiarize current and new Planning Board members.

Mayor Ellington recognized Town Manager Coley Price who welcomed new members of the Planning Board. He advised the new members that they could call him with questions at any time and informed them of a CAMPO work session scheduled for January 24, 2008 at 9:30 a.m. in the Municipal Building. He stated that this meeting was one of several meetings that have been conducted to discuss the Transportation Plan which would be considered by the Planning Board prior to public hearing and consideration by the Town Board.

Town Manager Price informed the Town Board that the Chamber Retreat was rescheduled to February 5, 2008 from 8:00 a.m. until 1:00 p.m. with Lee Ann Nance with Harnett County Economic Development Director facilitating the meeting. He advised the Town Board that a budget visioning work session would be held on January 28, 2008 at 6:30 p.m. in the Municipal Building with Rick Bain facilitating the work session.

- 15a. Proposed Town Code Amendments-Chapter 13, Article II (Planning Board)**-Town Manager Price stated that Administration is currently in the process of re-codifying the Angier Town Code and through review of Chapter 13, Article II (Planning Board), it was determined that this section was obsolete. He added that through reviewing the Planning Board sections of code from various municipalities, along with review of North Carolina General Statute 160A-361 and 160A-387, the Town Code, Chapter 13, Article II, Division 2 (Town of Angier Planning Board) has been revised and a public hearing will be scheduled by the Town Board to be held at their February 5, 2008 regular meeting.

Mayor Ellington asked if there were any questions regarding the proposed code amendments.

Chairman Steven Wicker referred to Section 13.68 (E) of the draft ordinance revisions and asked for clarification of the section as relates to the expiration of 30 days when the Planning Board is calling for studies or needs additional information for consideration by the Planning Board. He asked if his assumption was correct in that the Town Board would like communication from the Planning Board within that thirty day period.

Town Clerk Joyce Valley responded that the preference of the Town Board would be that the Town Board receives recommendation from the Planning Board within the 30 day period; however, if a recommendation is not made within that period of time, the Town Board does have the authority to consider the issue without recommendation from the Planning Board.

Town Planner Travis Morehead agreed and stated that although the 30 days mentioned in the General Statutes are not specifically referring to rezoning requests, the statute does refer to the Planning Board's obligation to give expeditious due process to applicants for rezoning requests and other issues which are presented to the Planning Board. He added that if Chairman Wicker is referring to studies such as the Land Use Plan and Transportation Plan or those type studies which require more in depth, he believes Mr. Wicker is correct that more time is needed to do a thorough evaluation in those cases, with the understanding that the ultimate decision rests with the Town Board who can call for a decision at any time if a recommendation is not offered by the Planning Board within a reasonable period of time and that communication between the Planning Board and Town Board is very important.

Planning Board Chairman Wicker stated that under Section 13.67 B of the draft ordinance revisions, it is stated that the Planning Board members shall be appointed for two year staggered terms. He asked if there was a current schedule of membership that

lists those two year staggered terms.

Town Manager Price responded that a current list of Planning Board members was included in the agenda packets with terms of each member.

Chairman Wicker stated that he read the list and was wondering if the terms were truly staggered with the dates on the list.

Town Manager Price responded yes.

Chairman Wicker asked if Town Manager Price was satisfied that the terms were staggered.

Town Manager Price responded yes.

Planning Board Chairman Wicker asked if the code amendments would be presented for public hearing at the February Town Board meeting.

Mayor Ellington responded yes.

**No action was taken by the Town Board.**

#### **15b. Land Use Plan Update**

Mayor Ellington yielded to Town Planner Travis Morehead to provide a presentation of the town's Draft Land Use Plan, which was recommended for approval at the December 11, 2007 Planning Board meeting and will be considered by the Angier Town Board at their February 5, 2008 regular board meeting.

Mr. Morehead offered a PowerPoint presentation of the draft Land Use Plan. He stated that a minor revision of the map was made since the Planning Board's recommendation for an area in the core of Angier and also one to the east of Angier along Highway 210 to add additional office and industrial use areas to the land use plan. He further stated that the Planning Board would be provided with a copy of the updated map and the map would be posted to the website.

Mr. Morehead stated that if all residential acreage was built out, Angier's population would increase to roughly 79,000 citizens; however, that would obviously be at some time in the future. He added that by adopting some form of this plan, Angier will grow to attract future residents who wish to live, work, and play in Angier.

Mr. Morehead provided implementation measures and policy statements of the Planning Board as follows:

- Complete a detailed town center area plan with design guidelines
- Rewrite the Subdivision and Zoning Ordinance. Combine into a Unified Development document
- Consider adopting stream protection buffers
- Complete and adopt a Highway Overlay District that would enhance the visual appearance of the major travel corridors
- Rezone properties along Fish and Medical Drive to Industrial in order to better match existing uses
- Develop a Master Utility Plan

- Implement a Capital Improvement Program to help shape the location and timing of growth]
- Implement a fee and credit system for over sizing of utilities
- Implement a Parks and Recreation Land Dedication or Payment in Lieu Ordinance
- Adopt a policy or ordinance that requires the dedication and building of a road, sidewalk, and greenway improvements per the Transportation Plan
- Develop a Comprehensive Annexation Policy and ETJ Development Policy. He added that this was not meant to include forced annexation measures, but to develop a comprehensive plan for voluntary or involuntary annexation.

Mr. Morehead stated that the town has already begun developing a utility master plan and capital improvement plan to help smart growth of utilities and informed the Town Board that they would receive a full packet of up-to-date information related to the Land Use Plan prior to their consideration at their February meeting.

After discussion, Chairman Wicker stated that it was essential to the town and developers to implant a fee and credit system for over sizing of utilities.

Planning Board member Ted Altman asked the projection for utility lines from Highway 401 to Angier.

Mayor Ellington recognized Public Utilities Director Jimmy Cook to provide an update of utility projects as well as grants in progress from USDA related to those projects.

Mayor Ellington added that if all grants requested are granted, there will be a \$2.2 million grant tied to the approximately \$5 million utility improvements, which will be a huge accomplishment if received by the Town of Angier. He added that these grants are not guaranteed; however, if the grants are received, they will cushion that debt to improve the utility projects and free up funds for other town projects.

Town Planner Morehead stated that in order for a town to grow, it must have water, sewer and ample land and once the improvements are in place, the Town of Angier will grow residentially and industrially.

Town Manager Price stated that once the Town's Master Plan is implemented, he would like the Town Board and the Planning Board to meet jointly so the Town's Engineer can thoroughly review the plan with both boards due to the need to carefully rezone in the extraterritorial jurisdiction.

**No action was taken by the Town Board.**

#### **15-c Entrance Sign Designs**

Mayor Ellington stated that the Town Board tabled the entrance sign design discussions at their January 8, 2008 meeting in order to discuss the issue further and to receive a presentation by Town Planner Travis Morehead of the signage proposed by his firm, ETD.

Mr. Morehead stated that a donation was offered by Angier resident Willis Gregory to erect entrance signs at four of the Town's entrances and the entire Town Board was not aware that he, a member of his firm ETD, the Town Manager and Mayor had met to discuss and research entrance sign designs prior to the holidays. He added that he met with Staff prior to the holidays and a couple of designs were chosen; however, with the holidays approaching, the discussions did not proceed prior to Mr. Gregory's offer.

Mr. Morehead offered a PowerPoint presentation of various entrance sign designs that his firm has designed, stating that a majority of those designs were for subdivision entrances and could be scaled down or modified to an acceptable design for the town. He added that whatever entrance sign design is chosen by the town, there would be costs to provide landscaping and maintenance to the signs and areas chosen to place those signs.

After the presentation, Mr. Morehead stated that his firm would fulfill any direction requested for the entrance signs requested by the Town Board.

Mayor Ellington stated that most of the signs presented would definitely require downsizing and perhaps Mr. Morehead and his partner could offer a presentation of other signs of a smaller scale at a later time.

Mr. Morehead stated that his firm would work with the Staff or whomever the Town Board designates to design entrance signs suited for the town.

Commissioner Surles stated that there had been discussions to perhaps not use Mr. Gregory's signage design, but perhaps deviate to allow Harnett Central School's Agricultural Department develop the signs as a project.

Planning Board member Everett Blake asked if there was a possibility that perhaps donations such as done with the downtown bricks and walkway could perhaps be a way to offset building materials for the entrance signs.

Mayor Ellington stated that at this point, discussions were underway to develop an entrance sign design that would help the community and his feelings were that the project not be hastily decided and should include the input of the community, while remaining cost effective.

Planning Board Chairman Wicker stated that the town has made a gallant effort to maintain current signage with landscaping and maintenance to keep the entrance signs as up to date as possible.

Commissioner Surles stated that any signage the Town could erect would be better suited to the Town than the current entrance signs.

Commissioner Honeycutt stated that Mr. Morehead's question at the last Town Board meeting concerned placement of the signs due to possible changes with the city limits and prior to the Town making a significant investment in the construction of signage, perhaps there be some time allowed for the Town to reach those points of growth so the signs will be in the proper place in the next five to ten years; but in the meantime, the entrance sign design offered by Mr. Gregory would be better than the current town entrance signs.

Mayor Ellington reviewed Mr. Gregory's offer and stated that if accepted by the Town, the materials would be donated; however, installation, maintenance and landscaping would be the responsibility of the Town.

***(A copy of Town Planner Morehead's presentation is on file in the Town Clerk's office)***

**16. Adjournment-**There being no further business for the evening, the January 15, 2008 special meeting of the Angier Board of Commissioners and Angier Planning Board was adjourned following a motion by Commissioner Surles, a second by Commissioner Pleasant and a unanimous vote at 9:10 p.m.

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**R.H. Ellington**  
**Mayor**

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**Steven Wicker, Chairman**  
**Planning Board**

**ATTEST:**

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**Joyce H. Valley, MMC**  
**Town Clerk**

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**Betty Pearson, Planning Clerk**

**Addendum pages as referenced in these minutes follow and are a part of the official record.**