

**TOWN OF ANGIER
BOARD OF COMMISSIONERS
SPECIAL CALLED MEETING
Tuesday, June 13, 2017, 7:00 P.M.
Angier Municipal Building
28 North Raleigh Street
Minutes**

The Town of Angier convened during a Special Called Joint Board of Commissioners and Planning Board meeting Tuesday, June 13, 2017, in the Board Room inside the Municipal Building at 28 North Raleigh Street.

Members Present: Mayor Lewis W. Weatherspoon
Mayor Pro-Tem/Commissioner Bob Smith
Commissioner Jerry Hockaday
Commissioner Craig Honeycutt
Commissioner Alvis McKoy

Planning Board: Chairman, Everett Blake, III
Vice Chairman Thomas Taylor
Lee Marshall
Wayne Oakes
Paul Strohmeyer
Junior Price
Danny Honeycutt

Staff Present: Town Manager Coley Price
Planning and Permitting Technician, Sean Johnson

1. **Call to Order:** Mayor Weatherspoon presided, calling the Special Called meeting to order at 7:00 p.m.
2. **Pledge of Allegiance:** Mayor Weatherspoon led the pledge of allegiance.
3. **Invocation:** Mayor Pro-Tem/Commissioner Smith offered the invocation.
4. **Approval of the May 9, 2017 Planning Board Minutes:** The Planning Board approved the May 9, 2017 Planning Board Minutes.

Board Action: The Planning Board unanimously approved the May 9, 2017 Planning Board Minutes as presented.

Motion: Junior Price

Second: Paul Strohmeyer

Vote: Unanimous, 7-0

5. **Approval of the June 13, 2017, meeting agenda:** The Town Board approved the agenda as presented.

Board Action: The Town Board unanimously approved the June 13, 2017 meeting agenda as presented.

Motion: Mayor Pro-Tem/Commissioner Smith

Second: Commissioner Honeycutt

Vote: Unanimous, 7-0

6. **Items for Discussion and Recommendation:** *The following items were tabled for further discussion by the Planning Board at their May 9, 2017 meeting.*

- A. **Text Amendment – Staff recommends revising the Commercial Façade requirements found in Chapter 5, Section 5.4 of the Unified Development Ordinance (UDO), Removing Alternative Design Variance – Section 5.5**

Sean Johnson presented proposed revisions of Chapter 5, Section 5.4 of the UDO.

Section 5.4. – Nonresidential buildings.

5.4.1.1 Materials and Color.

- A. *Front facades shall be entirely covered by brick, decorative concrete block, stucco, stone, fiber cement siding, or other materials similar in appearance and durability (as approved by the administrator). All other exterior walls shall be at least 50 percent covered by an approved material. For every ten percent increase in approved material on exterior walls, a ten percent break in setback requirements shall be given, not to exceed 50 percent of the total setback.*

5.4.2 Building design in all other locations.

- A. *Front facades shall be at least 50 percent brick, decorative concrete block, stucco, stone, fiber cement siding, or other materials similar in appearance and durability (as approved by the administrator).*

Jimmy Johnson, 350 Woodcroft Drive, stated it would be incredibly expensive to provide 100% in the front of the building and 50% on the sides to fulfill the new requirements.

Judy Wheeler, 1797 Chalybeate Springs Road, distributed an article from the News & Observer and stated in 2015 the General Assembly prevented local governments from regulating exteriors on buildings.

Mayor Weatherspoon explained to Ms. Wheeler the article is referring to residential buildings not commercial.

Judy Wheeler asked the Board what General Statute regulates the Town's UDO.

Town Manager Coley Price explained that Benchmark Consulting, a certified consulting firm, prepared the UDO that was adopted by the Board of Commissioners.

Mayor Pro-Tem/Commissioner Smith stated that prior to 1972, there was no authority for municipalities to regulate on the basis of aesthetics of appearance in commercial buildings. However, a Supreme Court case in 1972 changed that, allowing the Town to use Police Power to put in place broad regulations for aesthetic reasons only.

Tom Taylor stated he likes the idea of letting current developments develop at the highest standard that's already in place.

There was a discussion about concerns with the development and/or property located along or within 200 feet of Highway 55, Highway 210, or the town center land use classification along with the 100% front façade requirements and 50% side and back façade requirements.

Sean Johnson explained the Board may make changes as they see fit.

It was the consensus of the Board to apply the new façade requirements but remove the 50% façade requirements to the rear of the building, while increasing landscaping requirements around buildings.

Also, the Board recommended to include the following under Section 5.4.2:

c. Façade colors shall be of low reflectance earth tone, muted, subtle, or neutral colors. Building trim may feature brighter colors, but neon tubing is not allowed as an accent material. The use of high-intensity, metallic, fluorescent or neon colors shall be prohibited. Variations in color schemes are encouraged in order to articulate entryways, architectural features, and public amenities so as to give greater recognition to these features.

Board Action: The Planning Board voted to recommend the text amendments with the previously mentioned changes, and to eliminate the Building Design Alternatives; Section 5.5

Motion: Tom Taylor

Second: Wayne Oakes

Vote: Opposed (1) Junior Price; 6-1 motion passed

B. Text Amendment – Staff recommends revising the Water and Sewer Connection requirements found in Chapter 9, Section 9.2 of the UDO.

Sean Johnson presented the staff report for the proposed text amendment revising the Water and Sewer Connection Requirements.

Section 9.2. – Water, sewer, and fire hydrants.

B. Any property seeking connection to the Town of Angier public sewer system must first receive voluntary annexation approval. If the property is annexed, the property owner shall be responsible for installing any infrastructure necessary for connection to the sewer system, and all infrastructures shall be turned over to the Town upon final acceptance from the Town.

C. Connection to Town of Angier public water and/or sewer systems is required when a proposed nonresidential structure or development is located within 1,000 feet of an existing town owned and operated system. The property owner shall be responsible for extending water or sewer to the proposed structure or development, and all extensions shall be turned over to the Town upon final acceptance by the Town.

Sean Johnson stated in order to receive water and sewer connection, the property must be voluntarily annexed into the Town.

Board Action: The Planning Board voted to recommend denial of the text amendment as written.

Motion: Tom Taylor

Second: Everett Blake III

Vote: Opposed (5) Danny Honeycutt, Wayne Oakes, Paul Strohmeyer, Junior Price, Lee Marshall; 5-2 motion failed

Board Amended Action: The Planning Board voted to recommend approval of the revised text amendment with the following modification: to allow one lot per 200 feet to tap onto water/sewer connection.

Motion: Everett Blake III

Second: Junior Price

Vote: Opposed (1) Danny Honeycutt; 6-1 motion passed

C. Text Amendment – Staff recommends revising the Nonresidential Sidewalk requirements found in Chapter 9, Section 9.2 of the UDO.

Sean Johnson presented the staff report for the proposed text amendment revising the Nonresidential Sidewalk Requirements.

Section 9.1. – Street Standards.

9.1.4.2 Sidewalks

C. Sidewalks shall be required along the right-of-way of a nonresidential development when the street is identified for future need by the Angier Pedestrian Plan. The sidewalk shall extend the entire length of the street frontage and stub out to each adjacent property.

F. The Town Board may waive the sidewalk requirement, along one side of a street when a development is located within the watershed. In order for a waiver to be considered the applicant or developer must propose an alternative including pedestrian trails that meet all local and state requirements.

G. Installation of all sidewalks in residential subdivisions shall be completed at such time that a building permit has been issued on 50 percent of all recorded lots or within 2 years of the date of final plat approval, whichever occurs first.

Board Action: The Planning Board voted to recommend approval to revise the Nonresidential Sidewalk requirements found in Chapter 9, Section 9.2 of the UDO.

Motion: Everett Blake III

Second: Paul Strohmeyer

Vote: 7-0, Unanimous

7. Other Business: Draft Public Works Policy Manual

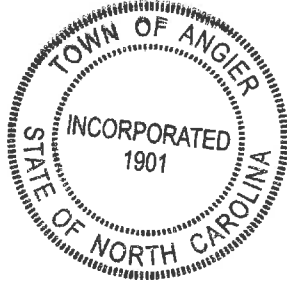
Town Manager Coley Price presented the Town Board with the Draft Public Works Policy Manual and asked the Board to review the manual for discussion for the June 27, 2017 meeting.

8. Adjournment: The Town Board voted unanimously to adjourn the meeting at 9:00 p.m.

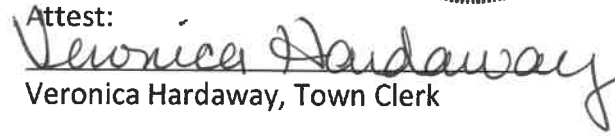
Motion: Mayor Pro-Tem/Commissioner Smith

Second: Commissioner McKoy

Vote: Unanimous, 4-0




Lewis W. Weatherspoon, Mayor

Attest:

Veronica Hardaway, Town Clerk