

**Town of Angier
Board of Commissioners
Tuesday, September 12, 2017, 7:00 P.M.
Angier Municipal Building
28 North Raleigh Street
Minutes**

The Town of Angier convened during a regularly scheduled Board of Commissioners meeting Tuesday, September 12, 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

Staff Present: Town Manager Coley Price
Public Works Director Jimmy Cook
Chief Bobby Hallman
Planning and Permitting Technician Sean Johnson
Town Attorney Al Bain
Town Clerk Veronica Hardaway

Others Present: Rick Curl represented *The Daily Record*
Tom Taylor – Planning Board Member
Everett Blake, III – Planning Board Chairman

1. **Call to Order:** Mayor Weatherspoon presided, calling the Board of Commissioners meeting to order at 7:02 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 September 12, 2017, meeting agenda:** The Town Board approved the agenda with the following additions to Consent Agenda:

6C: Resolution #014-2017 – Resolution of Intent to use proceeds from Parks and Recreation Building Sale.

6D: Resolution #013-2017 – Resolution of the Town of Angier regarding State Grant Assistance.

Board Action: The Town Board unanimously approved the September 12, 2017 meeting agenda with the above stated additions.

Motion: Commissioner Honeycutt

Second: Commissioner Hockaday

Vote: Unanimous, 4-0

5. **Public Forum:** Mayor Weatherspoon provided an opportunity for audience members who wished to address the Board of Commissioners on issues not listed on the Agenda.

Mayor Weatherspoon addressed the audience and asked that each speaker limit comments to three minutes (3) in addressing the Town Board. He also reminded attendees that citizens who appear before the Town Board should note that the Board may not take any action regarding subject matter. Topics requiring further investigation will be referred to the appropriate town officials or staff and may be scheduled for a future agenda. Any handouts distributed must be furnished to the Town Clerk.

Brian Hawley, 49 Kerry Lane, addressed the Board regarding campaign signs for Town Commissioner candidates. He stated one candidate has had campaign signs placed throughout the community in violation of Town Code. This candidate has been in violation for more than three weeks with signs placed in the right of way. Mr. Hawley suggested the Town provide future candidates an information packet as a guide to prevent some of these violations.

Town Manager Coley Price informed the Board that a letter was sent to candidates on Friday that explained the procedure for campaign signs. Mr. Price instructed the Clerk to provide a packet to candidates informing them of the rules.

Mike Hill, 48 S. Park Street, stated his concern with rumors circulating about him not living in Town. He stated he has done everything requested of him by the Board of Elections as a candidate.

Mayor Weatherspoon asked Mr. Hill if the Board of Elections has cleared him as a candidate.

Mr. Hill responded that they have. He added that he has been stopped by Police for frivolous violations along with getting his water meter checked three times a week.

Mayor Weatherspoon stated that he and Mr. Price would be more than willing to talk to Mr. Hill about his concerns.

Mr. Hill stated he felt this was not a violation of the campaign, but more of a violation of rights.

Commissioner Honeycutt asked Mr. Hill if he still owned property in Fuquay-Varina.

Mr. Hill responded that what he owns is not of anyone's concern.

Commissioner Honeycutt stated that Mr. Hill is running for Town Commissioner for the wrong reasons.

Mayor Weatherspoon regained control of the meeting.

Brent Surles, 372 N Broad Street, stated he was unaware he was in violation of the Town Code regarding campaign signs and will remove them.

6. Consent Agenda: The Board unanimously voted to approve the Consent Agenda as listed below:

- A. Minutes – August 1, 2017 – Town Board Regular Meeting Minutes; August 22, 2017 – Town Board Workshop Session.
- B. Budget Amendments: #BOA2017.21 – To correct allocations of revenues in the 2017 Budget Ordinance. These changes do not alter, increase, or decrease the totals for the 2017 Budget; #BOA2018.04 – To re-appropriate funds for sewer metering station and upgrade of interceptor line at Neill’s Creek; #BOA2018.05 – To transfer funds in order to purchase meters; #BOA2018.06 – To appropriate funds to cover expenses for website, website maintenance and Facebook for the Town; #BOA2018.07 – To re-appropriate funds to cover expenses for the Rawls Church Road waterline extension.
- C. Resolution #014-2017 - Resolution of Intent to use proceeds from Parks and Recreation Building Sale.
- D. Resolution #013-2017 - Resolution of the Town of Angier regarding State Grant Assistance.

Motion: Commissioner Hockaday

Second: Commissioner McKoy

Vote: Unanimous, 4-0

7. Public Hearings

A. Consideration of the Comprehensive Land Use Plan – Dale Holland, Holland Consulting Planners, presented the proposed Comprehensive Land Use Plan.

Dale Holland, with Holland Consulting Planners, presented the proposed Comprehensive Land Use Plan to the Planning Board.

Mr. Holland thanked all Steering Committee members and Town Staff who participated and assisted with the proposed Comprehensive Land Use Plan. The Land Use Plan is used in setting goals and strategies for all aspects of the Town. It is part of a continuous process and should be used as a resource guide for both the Town and Planning Boards. The Land Use Plan is also a legal basis for land use regulations and a guide for Town budgeting. The NC General Statutes don’t specifically require comprehensive plans, however NC General Statutes do state

zoning ordinances and Unified Development Ordinances must be based on a comprehensive plan.

Mr. Holland explained the major sections included in the Plan. Those sections are the community profile, existing conditions, projections/future demand, and goals and strategies. The plan has been based on significant citizen participation that included two town-wide public input meetings, citizen surveys, and ten Steering Committee meetings.

Mr. Holland outlined the ten primary goals and six areas of concern within the plan. These two areas were made by the citizen survey results. Angier's planning jurisdiction is fortunate to have very few environmental constraints. The Land Use Map shows potential road improvements as well as existing residential areas. Mr. Holland suggested that if changes are made, the map should be amended to reflect those changes.

Mayor Weatherspoon opened the Public Hearing.

Seeing no one come forward, Mayor Weatherspoon closed the Public Hearing.

Board Action: The Board voted to adopt the proposed Comprehensive Land Use Plan.

Motion: Mayor Pro-Tem/Commissioner Smith

Second: Commissioner Honeycutt

Vote: 4-0, Unanimous

B. Consideration of Resolution #012-2017 – Resolution ordering the permanent closure of Jackson Stone Drive pursuant to NCGS § 160A-299.

Planning and Permitting Technician Sean Johnson informed the Board that K&H Developers of Whetstone Subdivision have been informed by the Army Corp of Engineers the area is full of wetlands and is not passable. At this time, they've found that they will not be able to use recorded Jackson Stone Drive. The Town has a sewer line within that right-of-way that will be deeded back to the original owner and in return the Town will obtain a 20ft wide easement. The new map will be recorded to replace the existing.

Mayor Weatherspoon opened the Public Hearing.

Seeing no one come forward, Mayor Weatherspoon closed the Public Hearing.

Board Action: The Board voted to adopt Resolution #012-2017 to order the permanent closing of Jackson Stone Drive pursuant to NCGS § 160A-299.

Motion: Commissioner Honeycutt
Second: Mayor Pro-tem/Commissioner Smith
Vote: 4-0, Unanimous

C. Rezoning Request – submitted by K&H Developers to rezone a 10.92 acre parcel from R-10 to R-6.

Sean Johnson presented the staff report for the rezoning request to rezone a 10.92 acre parcel from R-10 to R-6 that was made by applicant, K&H Developers. Mr. Johnson stated Mr. Holloman is extending the end of Whetstone Drive to serve the previously recorded 13 buildable lots in there now. The rezoning request is for the 10.92 acre tract behind the road extension in the woods. K&H Developers has requested the R-6 zoning district to be able to have a minimum lot size of 6,000 sq. ft. Currently, the property is zoned R-10 which allows a minimum lot size of 10,000 sq. ft.

Mr. Johnson stated the property is currently wooded and contains a large wetlands section along the western edge and surrounding land uses include agricultural as well as low and medium density residential. Mr. Holloman lost four lots in the previous phase as he originally had sixteen recorded lots. The four lost lots was due to the Army Corp of Engineers informing him that those lots were too tight to build around the wetlands. Mr. Holloman is trying to recoup those lots lost by a future phase. Water and sewer have been stubbed and are ready to be tapped.

Mr. Johnson stated the proposed rezoning is compatible with the new Land Use Plan that was just presented to the Board. The impact to the adjacent property owners and the surrounding community is reasonable, and the benefits of the rezoning outweigh any potential inconvenience or harm to the community. The additional impact caused by a few more homes to the surrounding properties will be minimal. The requested zoning district is compatible with the existing Land Use Classification. The Land Use Map to be adopted in September designates the property as medium density residential. The requested zoning would follow for lots as small as 6,000 sq. ft., which fits the density suggested by the map. The proposal does enhance or maintain the public health, safety and general welfare. The additional impact caused by a few more homes to the surrounding properties will be minimal. The rezoning will not change the allowed use of the property, just the density.

Mayor Weatherspoon opened the Public Hearing.

Seeing no one come forward, Mayor Weatherspoon closed the Public Hearing.

Board Action: The Board voted to approve the rezoning request submitted by K&H Developers to rezone a 10.92 acre parcel from R-10 to R-6.

Motion: Commissioner Honeycutt
Second: Commissioner McKoy
Vote: 4-0, Unanimous

D. Text Amendment – Nonresidential Façade Requirements found in Chapter 5, Section 5.4 of the UDO.

Board Action: The Board voted to continue the public hearing at the October 3, 2017 Board of Commissioners meeting for the Nonresidential Façade Requirements found in Chapter 5, Section 5.4 of the UDO.

Motion: Mayor Pro-tem/Commissioner Smith
Second: Commissioner Hockaday
Vote: Unanimous, 4-0

8. Old Business

A. Cultural Festival

Ms. Je'Toya Robinson has rescinded her request to hold a Cultural Festival in the Town.

9. New Business

A. ABC Audit Report – Scott May presented the annual ABC Board Audit report to the Board.

Scott May from May & Place, P.A, presented the annual ABC audit findings to the Town Board. Due to its length, the audit will be filed in the Town Clerk's office. Mr. May informed Town officials that the financial statements supplied by the ABC Board were presented fairly, they met all necessary requirements, and received satisfactory, unqualified opinion. Among the highlights were: total bottle sales increased by 13,670 or 8.63%; actual working capital increased approximately \$37,676 or 24.61% over the prior year; over 5.00% of profits were expended for law enforcement in the current year; and approximately 8.24% of profits were expended for alcohol education and the library in the current year.

Board Action: The Board voted to accept the ABC annual audit findings.

Motion: Commissioner Honeycutt
Second: Commissioner McKoy
Vote: Unanimous, 4-0

10. Manager's Report: Town Manager Price informed Town Board officials of numerous events that had taken place and forthcoming events including the following:

- There will be no Planning Board meeting in September.

- There will be no Board of Adjustment meeting in September.
- A Board of Commissioners Workshop is scheduled for Tuesday, September 26, 2017 at 6:30pm.
- Reminder to the Town Board the Annual NCLM City Vision Conference is September 21, 2017.
- Opioid Abuse Workshop sponsored by Harnett County is scheduled for Wednesday, September 20, 2017 from 9am – 1pm.
- Stage Dedication and Concert is Saturday, November 4, 2017 at 3:30pm in Depot Square.
- Movie Night at Depot Square is scheduled for Friday, October 6, 2017 at 7pm showing “Beauty and the Beast”.

Town Manager Coley Price thanked the Town Board for accepting the Comprehensive Land Use Plan. He also thanked the Angier Chamber of Commerce for a great Crepe Myrtle Celebration; and thanked all Public Works staff for keeping up with the grounds and Police staff for keeping everyone safe.

11. Mayor and Town Board Reports:

Commissioner Honeycutt made a motion, seconded by Mayor Pro-tem/Commissioner Smith to go into Closed Session Pursuant to NCGS 143-318.11 (a) 6 to discuss a personnel matter at 7:56pm.

Mayor Pro-tem/Commissioner Smith made a motion, seconded by Commissioner McKoy, to reconvene in open session. Unanimously approved at 8:40pm.

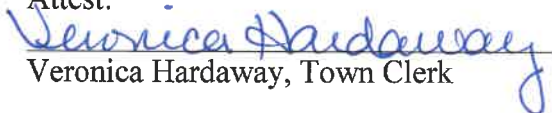
12. Staff Reports and Informational Items: Staff Reports were enclosed in the Agenda Packet (Attachment #12).

13. Adjournment: The Town Board voted unanimously to adjourn the meeting at 8:42 p.m.

Motion: Commissioner Honeycutt
Second: Mayor Pro-tem/Commissioner Smith
Vote: Unanimous, 4-0


 Lewis W. Weatherspoon, Mayor

Attest:


 Veronica Hardaway, Town Clerk

