

**Town of Angier Board of Commissioners
Workshop Session
September 26, 2017 - 6:30 p.m.
Angier Municipal Building
A g e n d a**

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Invocation**
- 4. Approval of the September 26, 2017, meeting agenda**
- 5. New Business**
 - A. Teresa Riddle – Possible Crafter’s Market**
- 6. Old Business**
 - A. Presentation and Discussion of the Public Works Policy Manual**
 - 1. Vacant Meter Policy**
 - 2. Leaf & Limb Removal Policy**
 - 3. Household Items Policy**
 - B. Staff Recommended Text Amendments; Discussion**
 - 1. Text Amendment – Staff Recommends Revising the Commercial Façade Requirements Found in Chapter 5, Section 5.4 of the UDO, Removing Alternative Design Variance – Section 5.5**
- 7. Adjournment**



Lewis Weatherspoon
Mayor

Coley B. Price
Manager

AGENDA ABSTRACT

DATE: September 26, 2017

**Item: 5A
New Business**

SUBJECT: Teresa Riddle – Presentation of possible Crafter’s Market

For your consideration, Teresa Riddle will be presenting to the Board about a possible Crafter’s Market in Town.

Manager’s Comments:

Angier Artisan's and Farmer's Market

Fall 2017 test market events

Third Saturday of October, November, and December

10/21, 11/18, and 12/16

9 or 10am until 1 or 2pm

Location - grassy area with meandering sidewalk, just north of the Town Hall & Police station. Safe appearing location (primarily female owned businesses, so safe location for booths & vehicles a priority) with plenty of booth spaces and easy access to parking and downtown businesses.

Vendors - vetted craft and food vendors from The Growers Market of Fuquay Varina, with the possibility of a few additions that would be submit to an application process. New vendor application would be a hybrid of the current FV and a previous Angier Market application. Market rules would be a hybrid of the two markets'.

Advertising - Market vendors would self promote, using a variety of social media platforms.

2018 Market, if 2017 Fall test market days are well received

- sponsors needed
- nonprofit creation - lawyer needed
- music events
- Every Saturday?
- additional vendors - fruits & veggies, live plants, etc.
- Mid-April through mid-Sept with primarily artisans after Sept?
- board of directors
- need accountant, checking acct, etc
- advertising - print, social media.....
- tie-in with local events
- grants?
- part time paid positions for mgr & assistant mgr?
- downtown wifi?



Lewis Weatherspoon
Mayor

Coley B. Price
Manager

AGENDA ABSTRACT

DATE: September 26, 2017

Item: 6A
Old Business

SUBJECT: Public Works Policy Manual

For your consideration and approval of the following Public Works Policies:

1. Vacant Meter Policy
2. Leaf & Limb Policy
3. Household Items Removal Policy

Manager's Comments:

LEAF AND LIMB REMOVAL POLICY

The Town of Angier will only pick up light pruning of limbs placed in front of your property along the right-of-way of the Town streets for removal. Light pruning is defined as the selective removal of certain parts of a plant/tree such as branches, buds and roots. The space available for pick up is limited to an area three feet wide by three feet deep by three feet tall. Limbs shall be no longer than 3-feet in length and 4-inches in diameter. If the limbs are deemed to be in excess of light pruning as described by three-feet wide by three feet deep by three feet tall area, the Town's staff will notify the resident to remove the debris. This will be at the discretion of the Public Works Director or the Town of Angier's staff. The resident or property owner will have 10 days to remove the debris as described in the Town of Angier Code (14-11). If the debris is deemed to be a hazard to the safety of the public as stated in the Town Code (14-11), the debris must be removed within 24 hours of the notice. The property owner is responsible for the removal of debris or material not picked up by the Town. The property owner is responsible for any debris left from tenants or renters that does not fall within the guidelines of the light pruning of limbs as described above. The Town of Angier will only pick up light pruning discarded by the property owner or renters/tenants of the property.

- Any debris determined to come from outside the town limits or a second party will not be picked up by the Town.
- The Town will not pick up debris/household items from rental or storage units.
- Limbs cannot be longer than 3-feet in length.
- Limbs cannot be over 4-inches in diameter.
- Please do not place limbs under power lines, tree limbs or near utilities.
- Yard and leaf waste material shall be kept separate from household items and not be mixed with any solid waste materials.
- Limbs and leaves shall be kept separate.
- Leaves need to be raked behind the existing curb line of the street or if no such curb line exists, the leaves shall be placed within the street right-of-way but kept off the street pavement and to the extent possible kept outside of any ditch line.
- Do not place leaves in plastic or paper bags.
- To the extent possible, do not place leaves in the ditch line.
- **THE TOWN WILL ONLY PICK UP ONE PILE OF LIMBS AND LEAVES, IN AN AREA THAT IS DESCRIBED ABOVE, ONCE PER WEEK.**

HOUSEHOLD ITEMS REMOVAL POLICY

The Town of Angier will pick up light household items placed in front of your property along the right-of-way of Town streets for removal. Items that are defined as light household are: household furniture, TV's, refrigerators, wash/dryer/dishwasher, and mattress/box spring. If the household items are deemed to be in excess of light household as described, the Town of Angier's staff will notify the resident to remove the debris. This will be at the discretion of the Public Works Director or Town of Angier staff. The resident or property owner will have 10 days to remove the debris as described in the Town of Angier Code (14-11). If the debris is deemed to be a hazard to the safety of the public as stated in Town Code (14-11), the debris must be removed within 24 hours of the notice. The property owner is responsible for the removal of debris or material not picked up by the Town. The property owner is responsible for any debris left by tenants or renters that do not fall within the guidelines of the light household as described. The Town will only pick up household items discarded by the property owner or renters/tenants of the property.

- Any debris determined to come from outside the town limits or a second party will not be picked up by the Town.
- Any debris discarded by a contractor will not be picked up by the Town.
- The Town will not pick up debris/household items from storage units.
- The Town will not pick up construction debris (such as shingles, sheetrock, lumber, building materials, doors, windows, etc.).
- The Town will not pick up carpet, tires, or glass.
- Pick up of household items will be limited to a maximum of 3 pieces per week for each respective property.
- Please separate box springs, mattresses, and TV's from other household items.
- Please do not place debris under power lines, tree limbs or near utilities.
- Yard and leaf waste material shall be kept separate from household items and not mixed with any solid waste materials.
- Please separate metal from household items.
- The Town will not pick up paint cans that contain paint/hazardous materials.
- Do not place debris in the paved section of the roadway.
- **THE TOWN WILL ONLY PICK UP A MAXIMUM OF 3 PIECES OF LIGHT HOUSEHOLD ITEMS, IN AN AREA THAT IS DESCRIBED ABOVE, ONCE PER WEEK.**



Lewis W. Weatherspoon
Mayor

Coley B. Price
Manager

AGENDA ABSTRACT

DATE: September 26, 2017

**Item: 6B
Old Business**

SUBJECT: Discussion of Text Amendment – Commercial Façade, found in Chapter 5, Section 5.4 of the UDO

The Board voted to continue the public hearing for Commercial Façade requirements found in Chapter 5, Section 5.4 of the UDO, Removing Alternative Design Variance – Section 5.5. until October and will include a work session in September.

Manager's Comments:

Proposed Text Amendment – UDO Section 5.4 – Nonresidential Facade

Text Amendment Timeline:

May 9, 2017:

Planning Board Tabled the Text Amendment

June 13, 2017:

Planning Board Voted 6-1 to Recommend Approval of Amendment (With Revisions)

June 27, 2017:

Special Called Meeting – Board discussion on the recommendations made by Planning Board

July 11, 2017:

Public Hearing – **Text Amendment was tabled until the September 12th meeting**

August 22, 2017:

Town Board Workshop - Further Discussion prior to the text amendment appearing on the September 12th Board agenda

September 12, 2017:

Informational Item on Town Board Agenda – Revisions made based on August 22nd discussion

Section 5.4. - Nonresidential buildings.

RED = CURRENT TEXT TO BE REVISED

GREEN = POTENTIAL REVISION

5.4.1 Building design along state highways and in town center. The following requirements shall apply to nonresidential development and/or property located along or within ~~50~~ 200 feet of the right of way of Highway 55 or Highway 210, or the Central Business District. ~~town-center land-use classification~~

5.4.1.1 Materials and color.

~~A. Front façades and exterior walls visible from the public right(s) of way shall be at least 50 percent brick, decorative concrete block (as approved by the administrator), stucco, stone, fiber cement siding, or other materials similar in appearance and durability. Vinyl siding, standard painted concrete block, cast concrete, and metal may be used on building walls not visible from a public right(s) of way or as minority elements or accent materials on walls that are visible from the public right of way provided that they do not compose greater than 50 percent of the façade. At least 25 percent of walls not visible from the public right(s) of way shall meet the same requirements for front façades and exterior walls visible from the public right(s) of way. For every ten percent increase in material listed herein on front façades and exterior walls visible from the public right(s) of way, a ten percent break in setback requirements shall be given, not to exceed 50 percent of the total setback.~~

A. The administrator shall make a façade determination for nonresidential structures proposed within existing nonresidential developments or adjacent to existing nonresidential structures. This determination shall take into account the age and appearance of existing adjacent structures, the distance between the proposed structure and existing structures, and the distance between the proposed structure and a public street. In every case, the proposed structure shall meet or exceed the façade quality of the adjacent existing nonresidential structure with the highest percentage of acceptable façade materials as listed in Item B.

B. For all other nonresidential structures, 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). In addition, exterior walls on the sides of the structure 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.

C. Two wall materials may be combined horizontally on one façade. The heavier material should be below.

D. 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.

E. Nonresidential structures shall have plantings as provided in the approved plantings table in Section 7.4.1 installed along the side and rear exterior walls within 15 feet of the base of the structure prior to receiving the Certificate of Occupancy.

5.4.2 Building design in all other locations. The following requirements shall apply to nonresidential development not located along or within 50 200 feet of ~~dedicated state highways~~ Highway 55, Highway 210, or the Central Business District ~~town-center land use classification~~:

~~A. ——— Front façades and exterior walls visible from the public right(s) of way shall be at least 40 percent brick, decorative concrete block (as approved by the administrator), stucco, stone, fiber cement siding, or other materials similar in appearance and durability. Vinyl siding, standard painted concrete block, cast concrete, and metal may be used on building walls not visible from a public right of way or as minority elements or accent materials on walls that are visible from the public right of way provided that they do not compose greater than 60 percent of the façade. At least 25 percent of walls not visible from the public right(s) of way shall meet the same requirements for front façades and exterior walls visible from the public right(s) of way. For every ten percent increase in material listed herein on front façades and exterior walls visible from the public right(s) of way, a ten percent break in setback requirements shall be given, not to exceed 50 percent of the total setback.~~

A. The administrator shall make a façade determination for nonresidential structures proposed within existing nonresidential developments or adjacent to existing nonresidential structures. This determination shall take into account the age and appearance of existing adjacent structures, the distance between the proposed structure and existing structures, and the distance between the proposed structure and a public street. In every case, the proposed structure shall meet or exceed the façade quality of the adjacent existing nonresidential structure with the highest percentage of acceptable façade materials as listed in Item B.

B. For nonresidential structures proposed in a new nonresidential development, all exterior façades 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). 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.

C. Two wall materials may be combined horizontally on one façade. The heavier material should be below.

D. 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.

E. Nonresidential structures shall have plantings as provided in the approved plantings table in Section 7.4.1 installed along the side and rear exterior walls within 15 feet of the base of the structure prior to receiving the Certificate of Occupancy.

~~5.5.1 Use of alternate plan, material, or methods. Alternate design plans, building materials, or construction techniques may be used when unreasonable or impractical situations would result from the application of architectural design standards. Such situations may result from unique site conditions, innovative design applications, and/or unified development design.~~

~~5.5.2 Evaluation by planning board.~~

~~A. The application for alternate design shall include which specific standards cannot be met and how the alternative methods will achieve the intent of the standards.~~

~~B. The performance building design alternatives shall be evaluated by the planning board, in accordance with the planning board approval process outlined in chapter 11, to determine if the alternate design meets the intent and purpose of this ordinance. This determination shall take into account the land use of adjacent property, the orientation of the building to public streets, the building typology, the intended use of the structure, attention to architectural detail, scale and mass.~~

~~5.5.3 Appeal of the administrator. Appeal of the administrator's review and decision of architectural design applications shall be made to the planning board.~~

Current General Appeal Procedure:

15.3.2.1 Appeal of the administrator. To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by administration in the enforcement of this ordinance.

A. An appeal from the decision of the administrator may be taken to the board of adjustment by any person aggrieved or any officer, department, board or bureau of the town affected by such decision. Such appeal shall be taken within a reasonable time as provided by the rule of the board by filing with the officer from whom the appeal is taken and with the board a notice of appeal specifying the grounds thereof. The office to whom the appeal is taken shall forthwith transmit to the board all papers constituting the record upon which the action appealed from was taken.