

TOWN OF ANGIER PLANNING BOARD
Minutes
Tuesday, October 9, 2007, 7:00 PM
Municipal Building
28 North Raleigh Street
Angier, North Carolina 27501

1. Call to Order. Chairman Steve Wicker called the meeting to order. Members present were Chairman Steve Wicker, Vice Chairman Ted Altman, Mr. DeWayne Gandy, Mr. Paul Strohmeyer, Mr. Robert Surlles, and Mr. Dale Young. Staff members present were Town Manager Coley Price, Planning Director Travis Morehead, and Planning Clerk Betty Pearson. Also in attendance were Mayor R. H. Ellington and Commissioner Tom Woerner. Member absent was Mr. Edgar Lee.
2. Pledge of Allegiance. Chairman Steve Wicker led the Pledge of Allegiance.
3. Invocation. Mr. Robert Surlles offered the Invocation.
4. Consideration of Agenda. Upon a motion by Mr. Young, second by Mr. Gandy, the agenda was approved with the changes of Items A & B. Item B would be presented first, followed by Item A.
5. Discussion and consideration of the minutes of the September 11, 2007, Town of Angier Planning Meeting. Upon a motion by Mr. Surlles, second by Mr. Altman, the minutes of the September 11, 2007 Town of Angier Planning Meeting was approved as presented.
6. Topics to be presented and discussed.

Item B. **07-SUB-06 Preliminary Plat Approval, William A. Dupree III.**
The applicant is proposing to subdivide an existing parcel into eight lots. Mr. Morehead presented the staff report. He stated the two proposed parcels to be subdivided were located east of town on Highway 210. He said the current zoning was Residential Agricultural 30 (RA-30) and the Draft Land Use Plan called for the area north of Highway 210 to be in a Neighborhood Service Area (NSA) and the portion south of Highway 210 to be in a low density Residential Area (LDR). He identified the property and said the request was to subdivide approximately 23 acres into 8 parcels. Mr. Morehead stated that all lots meet the minimum lot size requirements now, however lot 4 had not meet the minimum lot size requirement of 30,000 square feet, but the applicant had gone back and readdressed this issue. Mr. Morehead stated staff would recommend approval of the request with the condition that a note would be added to the final plat stating that stormwater would be addressed on an individual basis. Mr. Stancil, representative for the applicant stated he would answer any questions. Questions on sewer, easement and right-of-way were

answered. Mr. Jimmy Johnson stated he would appreciate a positive response from the board. Mr. Strohmeyer made a motion to approve the request for the preliminary plat for William A. Dupree III, second by Mr. Altman. Motion carried.

Item A. **07-SUB-05 Final Plat Approval/Recombination:** Johnson's Landings Subdivision. The Applicant wishes to reorganize and consolidate the open space in the Johnson's Landing Subdivision. Mr. Morehead presented the staff reported. He stated this request was to reconfigure and plat the open space portion of the subdivision. Mr. Morehead said the applicant had lost two lots due to wetlands and the relocation of a stormwater best management device (BMP). They would add the area lost to the common open space. He stated this request would also propose to eliminate the proposed walking trail that was approved on the Preliminary Plat in 2004. Mr. Morehead addressed approved open space and the expansion of lots round the southern portion of the pond. He stated that this request consisted of extending the existing property lines to the lake and would also increase the open space. Mr. Morehead stated that staff had taken into consideration the benefit of extending the property lines as well as the factor of having a walking trail for the community. He stated this had been a tough decision but staff would recommend denial of the final plat at this time. He indicated that he had been working with the applicant today to find alternative routes for pedestrian activity which the applicant had brought for exhibit. Mr. John Tucker, engineer for Ballance- Currin Properties was present to present the case. He stated that the request had come about due to concerns of people walking in the property owner's back yard. Mr. Tucker said he had spoke with staff and had a rough draft showing proposed alternatives for the walking trails. He presented the preliminary plat and went over the changes that had been made. Mr. Surles voiced his concerns regarding people walking in the back yard of the property owners and also the need for a walking trail. After his presentation citizens were allowed to voice their concerns. Mrs. McLamb of 9720 Bitter Melon Dr. stated she had not been aware that she did not own the property all the way to the pond. She said she felt that her privacy was being evaded and also she did not fell safe with people walking in her yard, being she lived alone. Mrs. Joan Zimmer of 8015 Crookneck Dr. stated she had purchased her property because of the prime waterfront view and the pleasure she and her husband could enjoy with the walking trail around the pond. Mr. Robert King of 8016 Crookneck Dr. stated that the property owners had been told to different things. He said the people on the pond side, like he had paid an extra premium for the lots to extend to the pond. The residents on the other side had been told of the walking trail around the pond. Mr. King stated he was opposed to the existing plan because his deck was only about 20 feet from the pond and if people were allowed to walk in his back yard, they would basically be walking underneath him deck. Mr. Altman made a motion to

table the request so that it could be studied more and additional information could be provided. Mr. Young seconded the motion. Motion carried.

Item C. **07-REZ-08 Rezoning, Larry Barnes:** The applicant is proposing to rezone property from Residential Agricultural 30 to Highway Business. Mr. Morehead gave a summary of the rezoning request. He stated that the parcel was located on Highway 210 and the existing zoning was Residential Agricultural-30. The requested zoning was for Highway Business. Mr. Morehead said the current draft land use plan called for this to be included in a Neighborhood Service Area. He said the request would be non compliant with the adopted Land Use Plan and non compliant with the Draft Land Use Plan. Mr. Morehead explained the uses in the Highway Business are fairly intense commercial uses and the Neighborhood Service area would be a more appropriate zoning for this area. Questions were asked regarding adjacent properties and their zoning. Mr. Wicker asked Mr. Morehead to read uses that were permitted in the Highway Business areas. Mr. Morehead stated that staff would recommend denial based on the request being non compliant with the Land Use Plan and felt the Town must set a vision on what they would like to see achieved in the future. There was no one present to present the case for the applicant. A motion was made by Mr. Gandy to deny the rezoning request, second by Mr. Surles. Motion carried. Ayes: Gandy, Surles, Strohmeyer, Young. Noes: Altman.

Item D. **Land Use Plan Update, Town Staff:** The staff is proposing to address questions raised at the September 11, 2007 meeting with regard to the Land Use Plan. Mr. Morehead gave a quick update on the questions raised at the September meeting which included the designation of a parcel of land south of town and the size of the proposed Town Center. He stated that an amendment would be made to the Draft Land Use Plan on the parcel. He discussed the Town Center designation and recommended that the area remain the same because these areas were the ones that would need to be redeveloped and further studied in the future. Mr. Morehead reported to the board that the Town Attorney had contacted the League of Municipalities regarding our ordinance and everything was legal and appropriate and in compliance with general statutes. Mr. Morehead concluded his presentation on the Draft Land Use Plan. With there being no questions to discuss Town Manager, Coley Price asked for this matter to be brought to the Planning Board meeting in November for a recommendation, and presented to the Town Board meeting in December for adoption. Comments were heard from several citizens. Mrs. Jean Smith had questions regarding the committee that had been formed by CAMPO for the Draft Transportation Plan. Mr. Dewey Blalock commented on the adoption to the Transportation Plan before the Land Use Plan. Mr. Clint Adams voiced concerns regarding notification of citizens when upcoming meetings were

going to be held. Mr. Jimmy Johnson commented on the adoption of the Transportation Plan before the Land Use Plan. He urged the board to look at the Land Use Plan more closely. Mr. Wicker gave the meeting dates for the Transportation Committee. They were October 10, and October 17 in the Municipal Building and also a public hearing would be scheduled for sometime in November. Mr. Wicker requested that information be mailed out to the citizens informing them of upcoming meetings.

7. Adjournment. With there being no further business to discuss and upon a motion by Mr. Gandy, second by Mr. Strohmeyer, the meeting was adjourned at 8:30.

Steven Wicker, Chairman

Attest:

Betty Pearson, Planning Clerk

Date