

TOWN OF ANGIER PLANNING BOARD
Minutes
Tuesday, December 11, 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. Edgar Lee, 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, Commissioner Craig Honeycutt and Commissioner Billy Surles. Members absent were Mr. Paul Strohmeyer and Mr. Robert Surles.
2. Pledge of Allegiance. Chairman Steve Wicker led the Pledge of Allegiance.
3. Invocation. Mr. Edgar Lee offered the Invocation.
4. Consideration of Agenda. Upon a motion by Mr. Altman, second by Mr. Young the agenda was approved as presented.
5. Discussion and consideration of the minutes of the November 13, 2007, Town of Angier Planning Board Meeting. Upon a motion by Mr. Young, second by Mr. Lee, the minutes of the November 13, 2007, Town of Angier Planning Board meeting was approved as presented.
6. Topics to be presented and discussed.
 - A. 07-REZ-09 Walss Highway Business General Use Rezoning: This request would propose to change the Zoning Designation from Residential 10 (R-10) to Highway Business (HB). Mr. Morehead presented the staff report and indicated the parcel of land requesting to be rezoned was included in the Town of Angier's Land Use Plan that was adopted in 1999. Mr. Morehead said staff would recommend denial of this request because it was non-compliant with the current Land Use Plan, which called for Residential, and would also be non-compliant with the Draft Land Use Plan, which called for Low Density Residential. Questions concerning adjacent properties and their zoning classifications were asked. After a brief discussion, Mr. Young made a motion to recommend approval of the rezoning request, second by Mr. Gandy. Motion carried unanimously.
 - B. Text Amendments Industrial Zoning District: Proposed changes to the setbacks and fencing requirements in the Industrial Zoning District. Mr. Morehead stated the proposed text amendments to the Town of Angier's Zoning Ordinance were a request on behalf of two citizens. The amendments proposed were as follows: (a) Amendment revising Section 5.5 (B) Commercial and Industrial Uses: This amendment would allow chain link fences in the Industrial Zoning District only to a maximum height of six (6) feet with a capability to have barbed wire above the chain link. Side and Front Yard Fences and Walls Maximum height 6 feet. A combination of chain linked and barbed wire is permitted in the front and side yard in the Industrial zoning district only, wood, brick, stone, wrought iron, stucco.

vinyl, or combinations. (b) Amendment revising Section 6.8.5 Lot Provisions Setbacks Encroachments: This amendment would propose to reduce the side setback from forty (40) feet to twenty (20) feet within an industrial zoning district. Side Setback (minimum): 20 feet (Adjacent to a non-residential zoning district. If adjacent to a residential district a 40 foot setback is required. Mr. Morehead summarized by stating these proposed amendments would seek to update the current zoning ordinance and make them more realistic and user friendly. After discussion from the board, a motion was made by Mr. Gandy to recommend approval of the proposed amendment (a) as presented, second by Mr. Altman. Motion carried unanimously. Mr. Young made a motion to recommend approval of the proposed amendment (b) with a twenty (20) foot setback from non-residential uses and a forty (40) foot setback from residential uses, second by Mr. Altman. Motion carried unanimously.

- C. Presentation and Recommendation on Town of Angier Draft Land Use Plan. Mr. Morehead gave an overview of the proposed Town of Angier Draft Land Use Plan. He said only two amendments to the original plan had been made. They were in the Town Center District, which had been reduced in size and in the Industrial District south of town, which was converted to Low Density Residential. Mr. Morehead pointed out these designated areas out on the map. He stated changes had been made acting on citizens requests. After conclusion of Mr. Morehead's presentation and questions from the board, a motion was made by Mr. Gandy to recommend approval of the Draft Land Use Plan, second by Mr. Young. Motion carried unanimously.

7. Other Business:

- A. Due to the Holiday schedule the January Planning Board Meeting will be held on Tuesday, January 15, 2008. A motion was made by Mr. Altman to accept the date of January 15, 2008 for the Planning Board Meeting, second by Mr. Lee. Motion carried unanimously.
- B. Mr. Price introduced Ms. Diane Wilson, Senior Planner with CAMPO, Capital Area (MPO). Mr. Wilson addressed the Board with a brief summary of the Draft Transportation Plan. She stated that the CTP committee members had come together in work sessions to form a plan that would be presented at a public meeting sometime in January. Ms. Wilson provided all the Board Members with a copy of an overview of the plan that had been given to the CTP committee members. Ms. Wilson provided her phone number so that anyone with questions could contact her directly.

8. Adjournment. With there being no further business to discuss and upon a motion by Mr. Altman, second by Mr. Lee the meeting was adjourned at 8:20 PM.

Steven Wicker, Chairman

Attest:

Betty Pearson, Planning Clerk

Date