

**TOWN OF ANGIER PLANNING BOARD**  
**Minutes**  
**Tuesday, November 13, 2007, 7:00 PM**  
**Municipal Building**  
**28 North Raleigh Street**  
**Angier, North Carolina 27501**

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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, Mr. Paul Strohmeier, and Mr. Dale Young. Staff member present were Town Manager Coley Price, Mr. J. W. Shearin, and Planning Clerk Betty Pearson. Also in attendance were Mayor R. H. Ellington, and Commissioner Joe Pleasant. Member absent was 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. Lee the agenda was approved as presented.
5. Discussion and consideration of the minutes of the October 9, 2007, Town of Angier Planning Meeting. Upon a motion by Mr. Gandy, second by Mr. Young the minutes of the October 9, 2007, Town of Angier Planning Meeting was approved as presented.
6. Topics to be presented and discussed.
  - A. 07-SUB-06 Final Plat/Recombination Open Space Johnson's Landing Subdivision: This is a two part request, part one would propose to combine and record areas that were previously lots into open space. Part two of the request is to reconfigure the proposed greenway trail system. Mr. Wicker called upon the staff to give their report. Mr. Shearin stated this was a two part request, part one would propose to combine and record areas that were previously lots into open space and part two of the request would be to reconfigure the proposed greenway trail system. He stated the applicant had lost several lots due to wetlands and the relocation of a stormwater best management device in Phase 2 and were proposing to add the area to open space. He said that the applicant had reconfigured the greenway trail system to satisfy the original intent of providing pedestrian activities in the pond area while still maintaining some privacy for the owners who had property along the waters edge. Mr. Shearin stated staff had evaluated this request and would recommend approval of part one and part two. Mr. John Tucker, representative for the applicant answered questions on access easements and who would be responsible for the maintenance on these areas. He indicated these areas would be maintained by the developer until the Homeowners Association took them over. Mr. Gandy made a motion to approve the request, second by Mr. Strohmeier. Motion carried.
  - B. 07-SUB-07 Final Plat Approval Phases 4 & 5 Johnson's Landings Subdivision: This request is to grant final plat approval of Phases 4 and 5 of the Johnson's Landing Subdivision. A total of 40 lots are proposed. Mr. Shearin gave the staff report on the request. He stated that Phase 4 consisted of 21 lots and that Phase

5 would consist of 19 lots with a total of 40 lots. Mr. Shearin stated the staff had reviewed the request and that the final plats were in compliance with the preliminary plat and the dimensional standards shown were consistent with the Town of Angier's Zoning Ordinance. He stated staff would recommend approval of the request with the condition that a letter of credit or bond for the required infrastructure improvements be submitted. Mr. John Tucker, representative for the applicant pointed out on the map where the proposed Phases 4 and 5 were located. He answered questions from the board. Mr. Young made a motion to recommend approval of the request with the condition of the submittal of the letter of credit or bond, second by Mr. Strohmeyer. Motion carried.

- C. 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. Shearin presented the staff report on this request. He pointed out the location of the parcel on the map and indicated that it was currently zoned R10 Residential. He showed the surrounding lots and what their zoning designations were. Mr. Shearin stated the requested rezoning to Highway Business would not be in compliance with the Town of Angier's Land Use Plan that was adopted in October of 1999. The plan called for this parcel to be Low Density Residential. Mr. Shearin said staff would recommend denial of this request because it was non-compliant with the Town of Angier Adopted Land Use Plan and also the potentially proposed Town of Angier Draft Land Use Plan, which also would call for this area to be Low Density Residential. The board discussed briefly the zoning on the adjacent lots. Ms. Patricia Atwell represented the applicant Sonia Walss. She stated that the applicant was requesting to have this property rezoned to commercial use so that it could be used for office spaces. She also shared what improvements the applicant was planning to make to the property. After some discussion a motion was made by Mr. Gandy to temporarily table the request until additional information could be obtained and the proposed Draft Land Use Plan was adopted and in place. Mr. Lee second the motion. Motion carried. Mr. Price commented on how the Land Use Plan was a guiding tool and how in the future he would like to see conditional use zoning in place to help with rezoning requests.
- D. Text Amendments Industrial Zoning District: Proposed changes to the setbacks and fencing requirements in the Industrial Zoning District. Mr. Shearin read the amendments proposed to be revised in the Town of Angier's Zoning Ordinance. They were as follows: a. Amendment revision 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 the capability to have barbed wire above the chain link . Side and Front Yard Fences and Walls Maximum Height 6 feet. 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). He stated staff would support the proposed amendments. There was a brief discussion on fence height and setbacks. The board made a request that Town Staff examine existing areas for fence height and composition and also provide additional information regarding setbacks and dimensions before recommending the text amendment changes.

7. Other Business:

- A. Recommendation on Town of Angier Draft Land Use Plan. Mr. Price addressed the board and stressed the need for a favorable recommendation on the Draft Land Use Plan. Mayor R. H. Ellington also spoke to the board and expressed the need for a recommendation to be made as soon as possible. Mr. Wicker stated

that the board would bring this up as an item at the next meeting to be held on December 11, 2007. He also requested that any changes or comments that had been made from the original Draft Land Use Plan be provided to the board for review.

B. Information on re appointments to Town of Angier Planning Board. A brief discussion was held on the re appointments to the Town of Angier Planning Board and information was provided.

8. Adjournment. Upon a motion by Mr. Young, second by Mr. Altman the meeting was adjourned at 8:40 p.m.

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Steve Wicker, Chairman

Attest:

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Betty Pearson, Planning Clerk

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Date