

# Town of Angier

## LAND USE PLAN



## **Introduction**

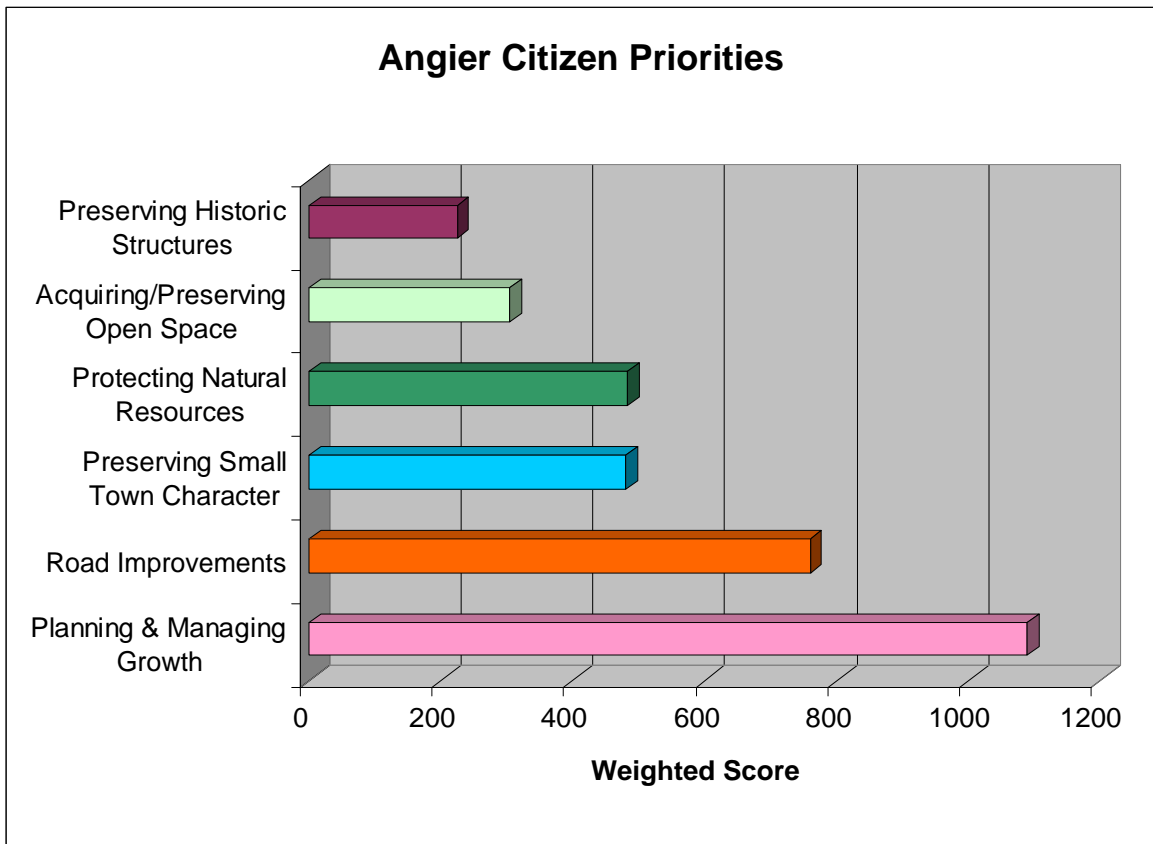
With Angier's humble beginnings as a railroad community, to its growth in the farming industry and now to an expanding horizon, Angier must begin setting new goals and objectives in a more global economy. This document is intended to serve as the platform to plan for the next step in Angier's growth and evolution as a local municipality.

This document is meant to serve as an update to the Town of Angier Land Use Plan that was adopted on October 12, 1999. Several major factors have caused the need to revise Angier's Land Use Plan and to refine the vision that it established. These factors include the Federal Tobacco Buyout, increasing residential development pressure primarily from Wake County, and moderately increasing development pressure from the Fayetteville/Fort Bragg Region.

This document will serve by providing clear direction with regard to land use and growth management decisions for the next 15 -20 years.

## **Goals and Objectives**

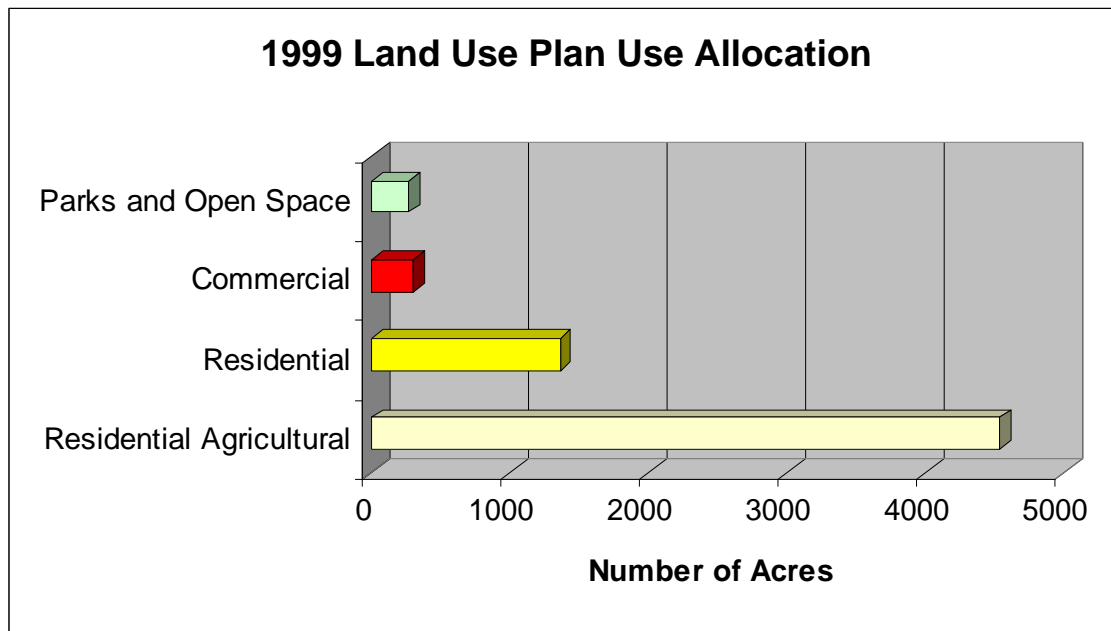
To begin this process it was very important to gain an insight into what the residents, property owners, appointed and elected officials saw as the primary goals and objectives that this revision would achieve. Individual stakeholders were identified and interviewed. This was followed by a series of public involvement meetings where citizen input was sought and comment were received and analyzed in order for some consensus to be achieved. The results of the interviews and feedback are charted below:



The number one priority identified by the citizens was to plan for and manage growth in and around the Town of Angier. This priority was followed closely by improving the transportation system. Rounding out the top three objectives was preserving Angier’s small town character.

**Existing Land Use Plan**

The Town of Angier’s 1999 Land Use Plan allocated four primary uses; residential, commercial, open space/park and residential agricultural. The chart below shows the number of acres allocated for each use.



### Population

An important factor in long range land use planning is population and population growth. Population data tells a town how much housing is needed and how much non-residential square footage is required to support that housing.

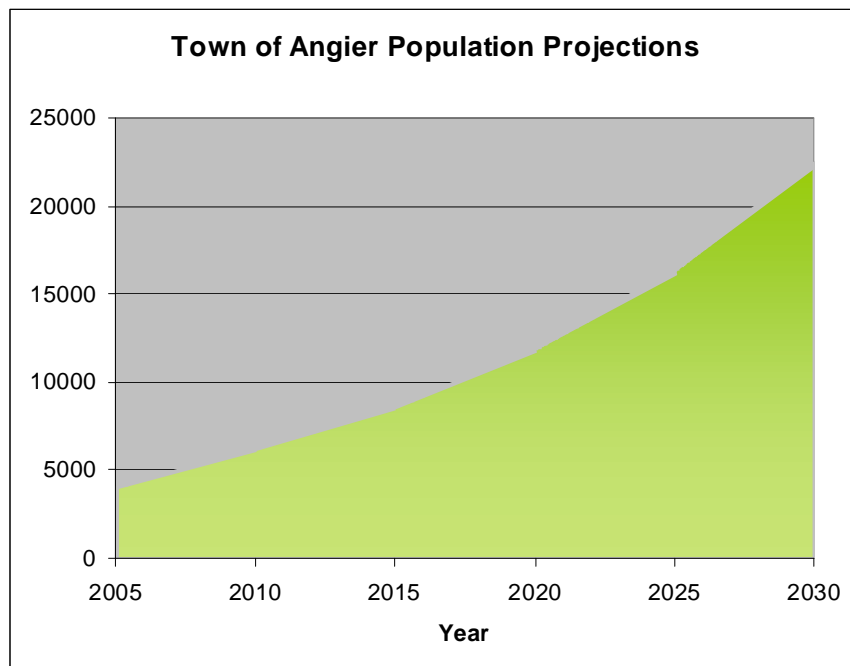
From 1990 to 2005, the Town of Angier grew from 2,235 to 4,107 residents. This represents an increase of 54% over the 15 year period. During this same period, Harnett County grew in population from 67,822 to 100,634 representing a 67% increase and North Carolina experienced an increase of 78% statewide. North Carolina is growing rapidly and these numbers show that growth is happening in the rural and urban areas.

The Town of Angier and Harnett County are considered part of the six-county Raleigh/Durham metropolitan statistical area (MSA). A Metropolitan Statistical Area (MSA) is a large population center consisting of a large metropolis and its adjacent zone of influences. This MSA reported a 48.7% increase in population from 1990 to 2003 making it one of the top ten fastest growing metropolitan areas in the United States. Angier's almost exact same growth rate for this period indicates that it is part of the rapid growth associated with Wake County and the Research Triangle Park.

This Land Use Plan provides for 13,061 acres of residential land. 12,107 acres of that are for Low Density Residential use (1-3 units per acre) and 812 acres are for Medium Density Residential (4-6 units per acre). Using these numbers, at build-out, Angier can realize a population ranging from 27,864 to 79,309 people. The range in this estimate represents the potential for build out at 3 units an acre up to 6 units an acre, which is the highest density allowed under this Land Use Plan.

**TOWN OF ANGIER POPULATION PROJECTION**

<u>Year</u>	<u>Population</u>
2005	4,039
2010	6,244
2015	8,594
2020	11,830
2025	16,284
2030	22,416



The Town of Angier expects to be faced with the same population increases experienced by the Town of Apex, Town of Holly Springs, and The Town of Fuquay-Varina. The Town of Apex grew from a population of 20,212 in 2000 to over 31,000 in 2006. This represents a 53.4% increase over a 6-year period of time. The Town of Holly Springs had a population of 1,000 in 1990 and grew to 9,000 in 2000 and then to 17,500 by 2006. This represents a 94.4% increase between the year 2000 and the year 2006. The Town of Fuquay-Varina had a population of 7,898 in the year 2000 and grew to a population of 12,200 in 2005. This represents a 54.5% growth increase between the year 2000 and the year 2005. Fuquay-Varina is the Town of Angier's neighbor to the north and the two municipalities have an annexation agreement line. For comparison, Fuquay-Varina projects a population of 38,148 within its corporate limits by 2025. Based on the growth models available for towns in Angier's immediate vicinity, we are preparing for a 54.6% increase in population in the next 5-years, and allowing for an annualized population increase over the next 25 years to average 6.6% per year.

### **Natural Resources**

Angier is located in central North Carolina and is comprised of fairly flat land with gentle topography. Few steep slopes exist. A slope analysis study shows only one area, 2.63 acres in size, in western Angier that has slopes over 25% in grade. This Land Use Plan establishes Open Space as the use for these locations.

A large part of Angier is within the Cape Fear River (Lillington) Watershed with another area in the Cape Fear River (Dunn) Watershed. These watersheds cover approximately 6,472 acres in the western and southern parts of the Town. Due to the need for added sensitivity in watershed areas, Low Density Residential is the major land use established for this area. Some Medium Density Residential is also appropriate in this area due to its proximity to Wake County, major travel corridors, and the new Neill's Creek major sewer line. Subdivision regulations have special considerations within the watershed that will help guide appropriate development in this area.

Western Angier is also the location of the Town's floodplain areas. These areas surround a major waterway that extends through the area and makeup approximately 928 acres. This Land Use Plan calls for Open Space in this area. Four major drainage ways or creeks travel through the study area. Streams and

their tributaries are protected through the use of riparian buffers.

### **Historic Preservation**

At this point, the Land Use Plan does not specifically address any preservation areas or guidelines.

It is recommended that the Town of Angier adopt a separate Historic Preservation document to address the significant historic features of the Town.

### **Overall Land Use Plan Strategy**

The overall plan and growth management strategy is comprised of six basic principles. These principles provide the foundation for future land use decisions.

1. Place residential growth areas in close proximity to existing populations, infrastructure/utilities and destination centers.
2. Provide neighborhood service areas closer to the residential population that it will serve.
3. Provide high density multifamily greater than six (6) units per acre housing in a portion of the Neighborhood Service Areas (NSA).
4. Allow for a flexible Town Center (TC) core area that will provide opportunity for infill development and redevelopment.
5. Provide Office and Industrial (OFC/IND) use opportunities along major roadway corridors.
6. Allocate and spatially separate areas designated for parks and open space.

With these principles in mind a formula was devised based on Angier's geographically location within two primary zones of influence. The planning model chosen was an eighty percent (80%) residential and twenty percent (20%) non residential split. This is more of a suburban community model. The first and most integrated zone of influence is that of the Triangle. Because of the town's proximity to the state capital and major employment centers like Research Triangle Park (RTP) many of the residents make their homes in Angier but commute north and west to Raleigh and RTP. The second and less integrated zone of influence is that of Fayetteville and Fort Bragg. This center of influence is less involved due to the distance from this area. However, with the relocation and integration of

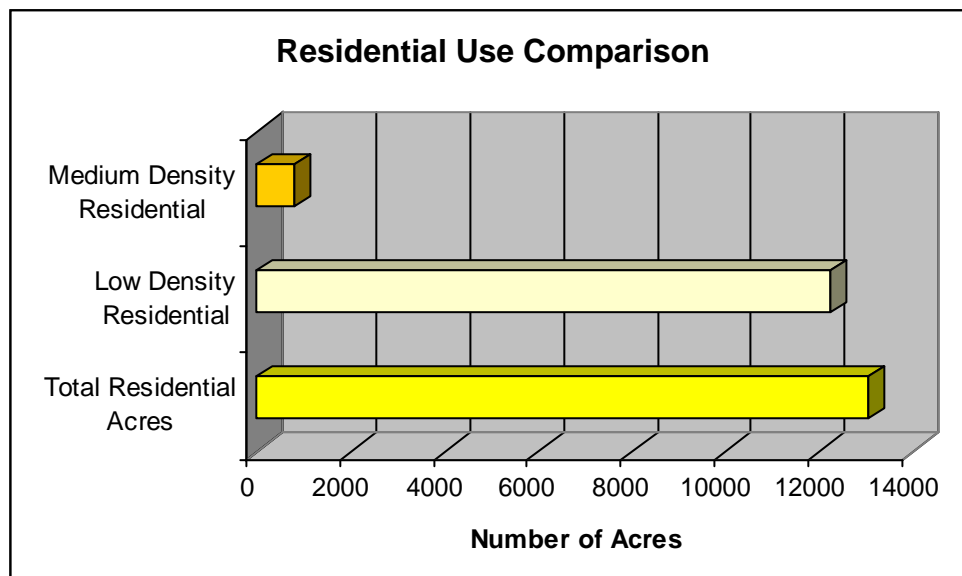
two major United States Army Commands to Fort Bragg more residential and military industrial type uses are anticipated to develop and influence growth in the southern portion of Angier's Planning Area.

### **Specific Intent for Each Use Category**

#### **Residential**

The residential component of the Land Use plan encompasses the vast majority of land uses allocated by this plan. Approximately eighty-three (83%) of the land area is dedicated to residential development. With well over ninety-three percent (93%) or over 12,000 acres of the land area being dedicated for single family residential uses. Medium and High Density residential complete the other residential categories.

Medium Density Residential (MDR) comprises approximately 812 acres or six (6) percent of the area dedicated for residential development. While High Density Residential (HDR) is not specifically proposed in any one area the opportunity does exist within the Neighborhood Service Areas (NSA).

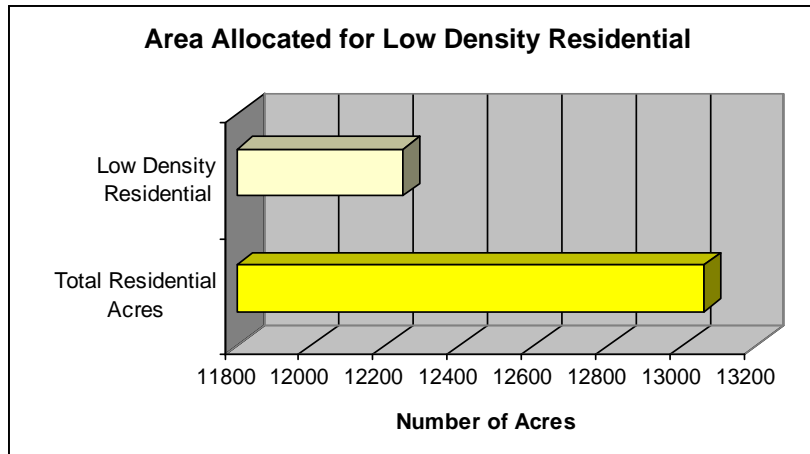


#### **Low Density Residential (LDR)**

The Low Density Land Use Category would propose a range of densities from one to three (1-3) dwelling units per gross acre. The typical housing product type could be any single family product from detached dwellings and semi-detached dwellings. Townhomes may also be appropriate if requested as a part of a Planned

Development District, provided that the overall gross density of the project did not exceed the three units per acre density cap.

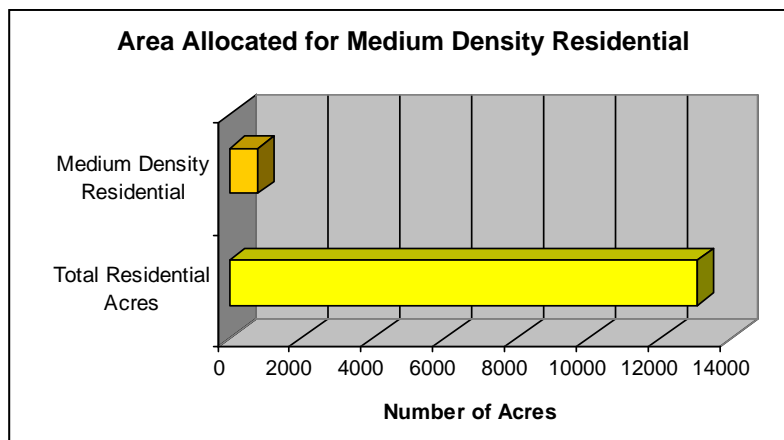
This plan proposes to maintain the traditional development pattern of single family detached dwellings. Approximately 12,107 acres of LDR is proposed.



**Medium Density Residential (MDR)**

The Medium Density Land Use Category would propose a range of densities from three to six (3-6) dwelling units per gross acre. The typical housing product type could be single family detached, semi-detached, or townhomes, provided it did not exceed the density cap designated by the land use plan designation.

This plan proposes to maintain the traditional development pattern of single family detached dwellings. Approximately 812 acres of MDR is proposed

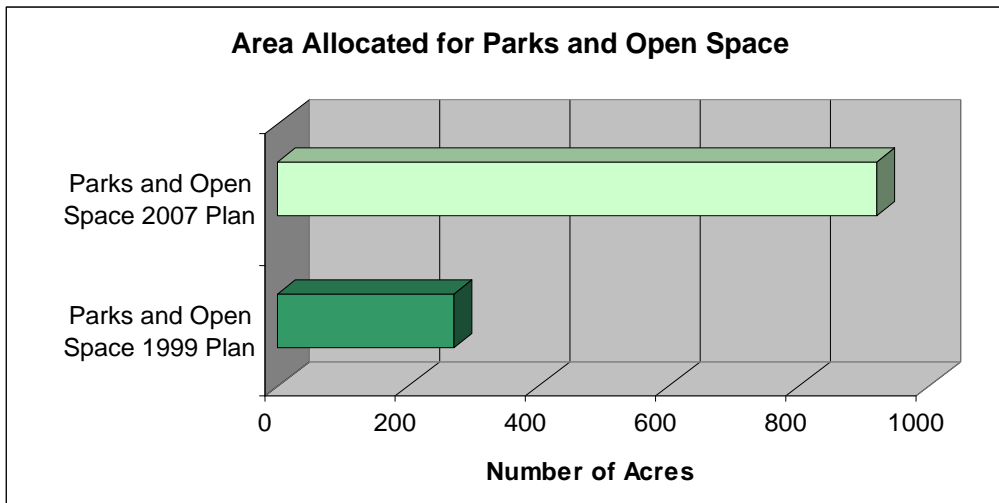


### Parks and Open Space (PKS)

Six possible town parks and open space areas are established in this Land Use Plan. The sites are distributed across all areas of Angier with one in the northeast, northwest, town center, south and east. The areas labeled as Parks were chosen primarily due to physical topographical features and location. Several of the sites include significant water features and the northwestern site includes steep slopes and floodplain. The locations are evenly distributed and have residents in close proximity.

Wake County offers a matching funds program for Open Space acquisition. The northeastern open space site is located within the Wake County portion of Angier and was chosen due to the possibility of utilizing this program.

A formula of 9.85 acres of park per 1000 people was used as a goal for designating open space. The Parks and Open Space Designation comprise 920 acres or six percent (6%) of the total available land area allocated with the plan.



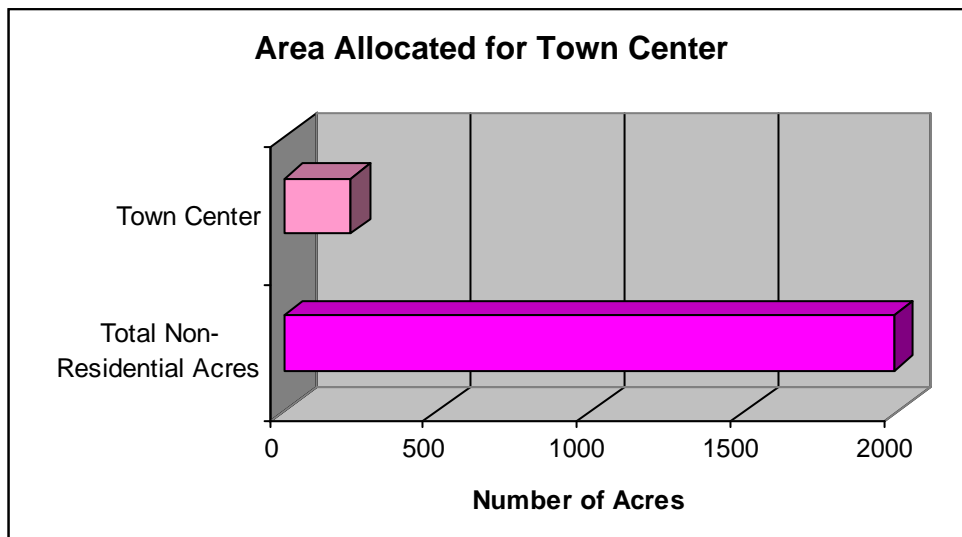
**Non Residential Development**

**Town Center (TC)**

The Town Center Area is meant to contain a wide variety of uses. This area should allow for a tremendous amount of flexibility due to the nature of the existing built environment. The environment in the town center should be created to be pedestrian scale that will attract people to the core of Angier. This should contain a mixture of professional offices, small shop retail space, as well as restaurants, bistros, grills, etc. The historic downtown area massing, quality architecture, and building materials should be carried over with any new development proposals.

Another component of the Town Center area is the capability to convert existing residential uses into professional offices. This “cottage industry” type development could also include live work units.

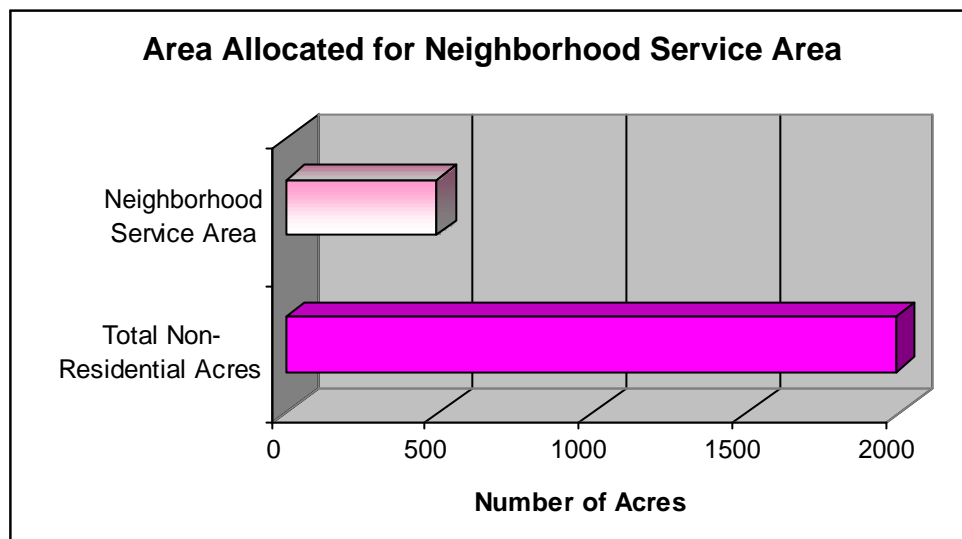
The Town Center comprises 219 acres or eleven percent (11%) of the nonresidential land area allocated with the plan.



### Neighborhood Service Area (NSA)

The Neighborhood Service Areas (NSA) was designed to provide goods and services to nearby residential developments. Typical uses found in these areas, but are not limited to, would be grocery stores, fast food restaurants, professional offices, dry cleaners, pharmacy, and florist. By providing these uses in close proximity to residential development an overall reduction in traffic congestion would take place. As mentioned previously, High Density Residential (HDR) should also be provided in these areas.

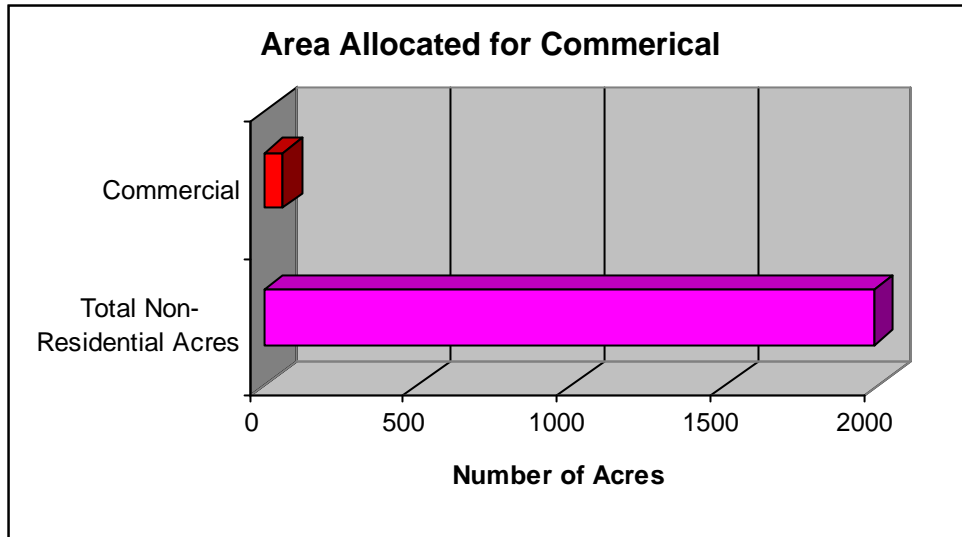
The NSA comprises 493 acres or twenty-five percent (25%) of the nonresidential land area allocated with the plan.



**Commercial (COM)**

The Commercial areas designated by this plan contain 62 acres or three percent (3%) of the non residential land use area. The primary purpose of the commercial designation is to allow for “big box” retail development. This designation would be needed if uses were more intense than a Neighborhood Service Area (NSA). The typical uses found, but not limited to, in a commercial area include single tenant retail over 60,000 square feet, indoor shopping malls, and indoor/outdoor entertainment facilities.

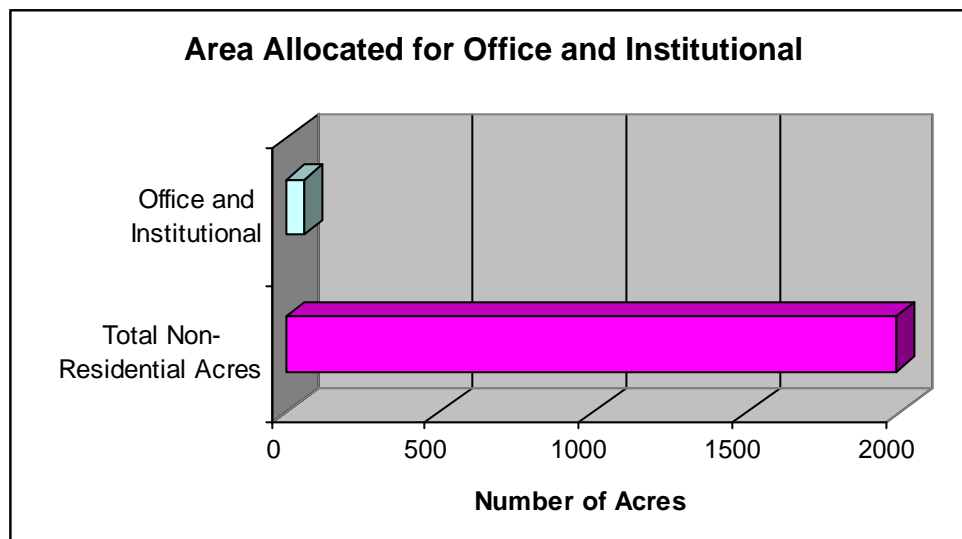
The areas that are selected as commercial designees were selected primarily because of their existing zoning/use and their proximity to major roadways.



### Office and Institutional (O&I)

The Office and Institutional areas designated by this plan contain 61 acres or three percent (3%) of the non residential land use area. The primary purpose of the OFC designation is to allow for strictly office development. The OFC designation would typically support schools, churches, professional offices and major civic/ governmental uses.

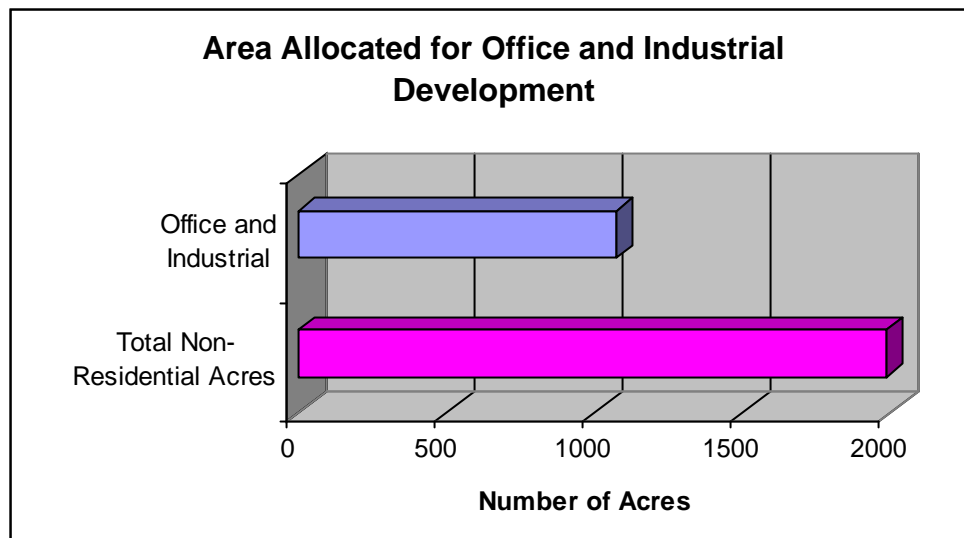
The areas that are selected as office designees were selected primarily because of their existing zoning/use.



**Office and Industrial (OFC/IND)**

The Office and Industrial (OFC/IND) designation was applied to areas that were near major transportation corridors. These areas could facilitate truck movement and distribution opportunities with greater ease and efficiency. The typical uses found, but not limited to, in this area would include manufacturing, flex space, warehousing, and office greater than 50,000 square feet. This area is also meant to be a major employment center that provides jobs to both skilled and unskilled labor.

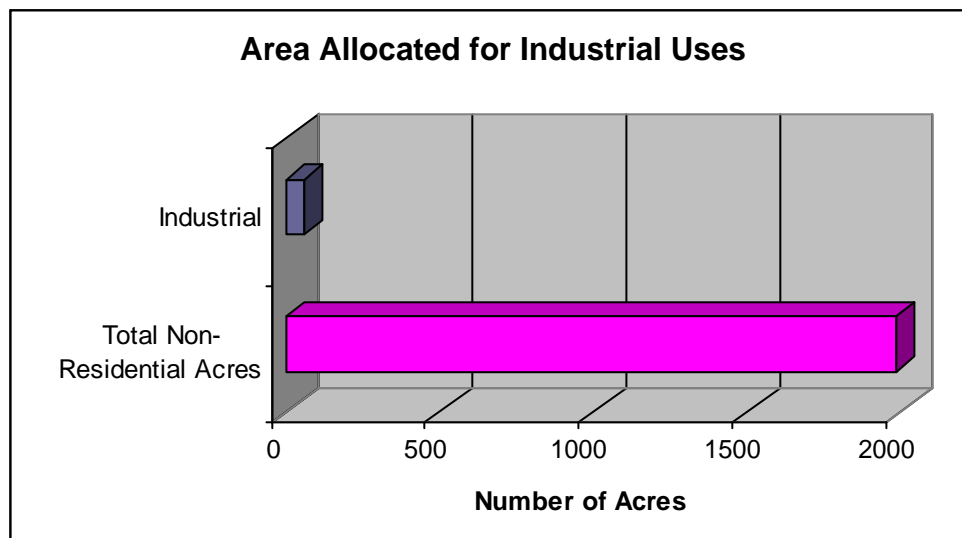
The OFC/IND comprises 1,219 acres or fifty-five percent (55%) of the nonresidential land area allocated with the plan.



### **Industrial (IND)**

The Industrial areas designated by this plan contain 58 acres or three percent (3%) of the non residential land use area. The primary purpose of the industrial designation is to allow for the most intense land uses. This designation would be needed if uses were more intense than a OFC/IND designation. The typical uses found, but not limited to, in a industrial area would include auto repair with outdoor storage, concrete/asphalt manufacturing, and salvage yards.

The areas that are selected as industrial designees were selected primarily because of their existing zoning/use.



### **Summary**

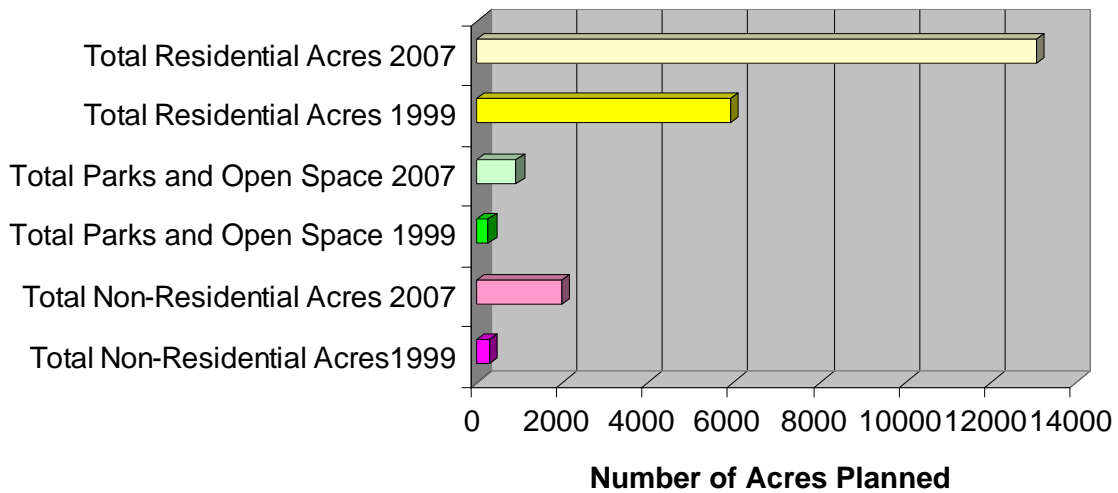
In summary, the proposed Town of Angier Land Use Plan encompasses approximately 15,966 acres, which is 2.5 times more than the 1999 plan. In an effort to maintain Angier's small town character the proposed plan allocates (83%) percent of the planned study area for residential uses. This increased residential development will help the Town achieve a broader tax base, provide for a wider range of housing products, and to attract more non-residential service providers to the area.

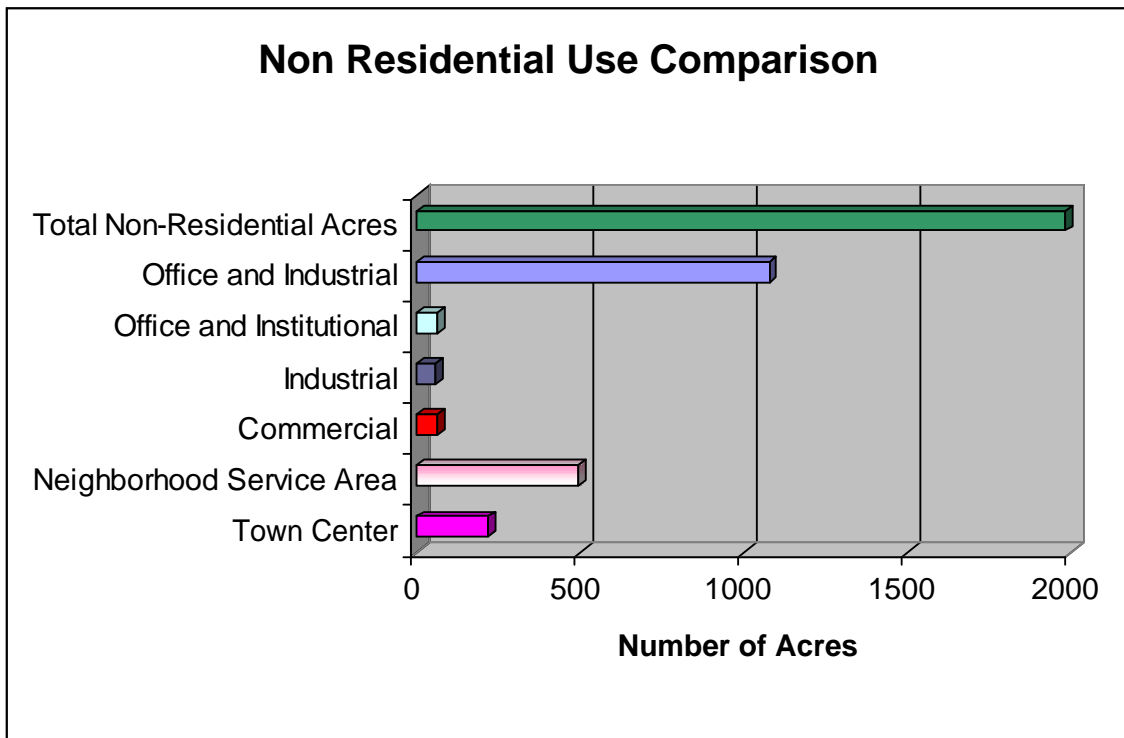
The remaining portion of the study area (17%) is allocated for non-residential development. This is approximately 6.5 times the increase in the allocation of non-residential capacity. The 1999 plan allocated only 307 acres to nonresidential

development. This plan has increased that to 1,985 acres of non-residential development.

The Transportation network was also improved to provide the Town of Angier with a realigned bypass that will help alleviate traffic on NC Highways 55 & 210. With improvements to the major roadways and an increase in the number of collector roads this plan will help current and future Angier residents move more quickly and efficiently to their destinations. The combination of these changes should aid Angier in addressing growth and land use related decisions in the future.

### Land Use Plan Comparison

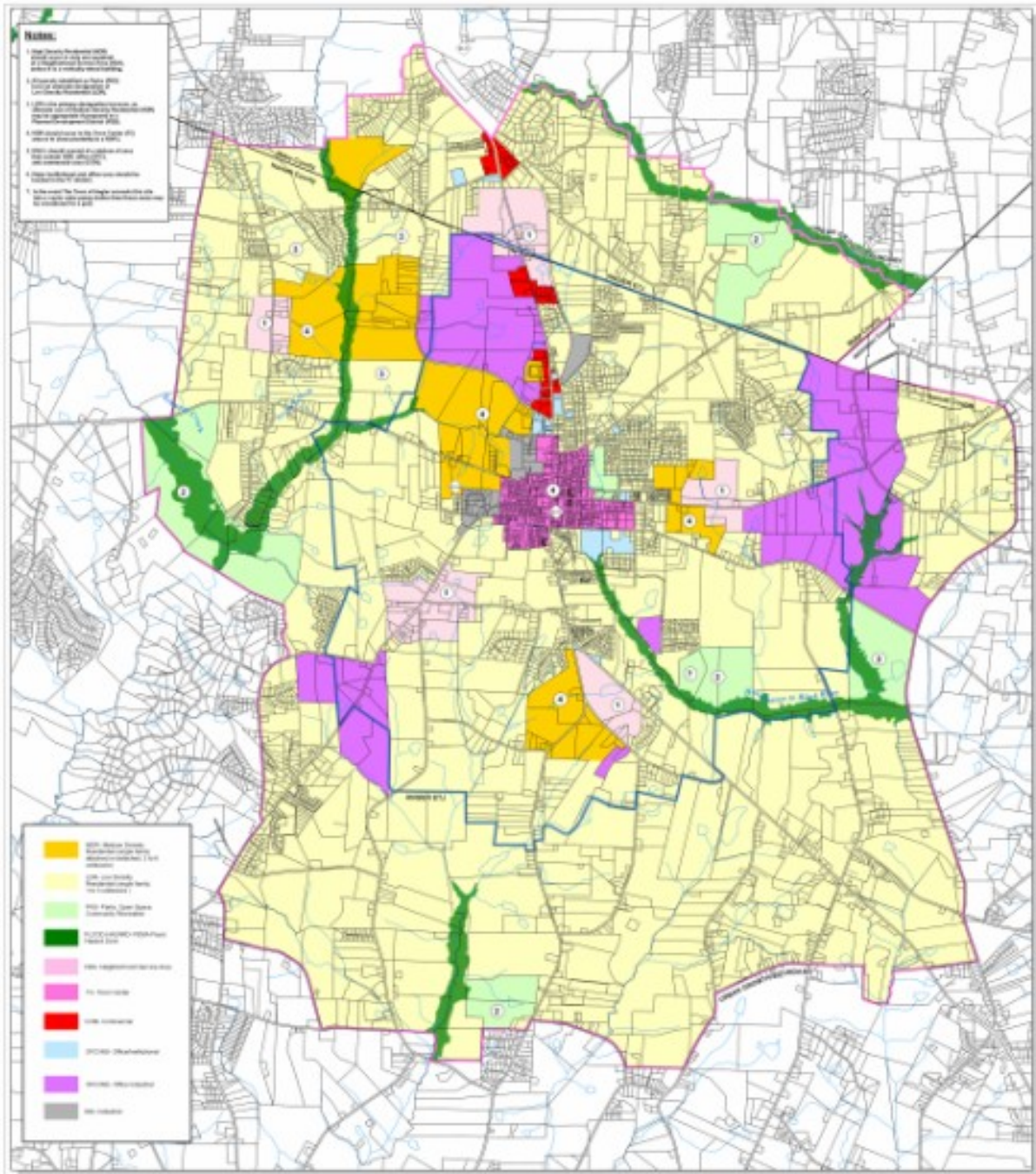








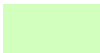















#### Implementation Measures and Policy Statements

1. Complete a detailed Town Center Area Plan with design guidelines
2. Rewrite the subdivision and zoning ordinance. Combine into a Unified Development Document.
3. Consider adopting stream protection buffers.
4. Complete and adopt a highway overlay district that would enhance the visual appearance of the major travel corridors.
5. Rezone properties along Fish and Medical Drive to Industrial in order to better match the existing uses.
6. Develop a Master Utility Plan
7. Implement a Capital Improvement Program (CIP). To help shape the location and timing of growth

8. Implement a fee and credit system for over-sizing of utilities.
9. Implement a Parks and Recreation land dedication or payment in lieu ordinance.
10. Adopt a policy or ordinance that requires the dedication and building of a road, sidewalk, and greenway improvements per the Transportation Plan.
11. Develop a comprehensive annexation policy and ETJ development Policy.



1. High Density Residential (HDR) should occur in only one quadrant of a Neighborhood Service Area (NSA) unless it is a vertically mixed building.
2. All parcels identified as Parks (PKS) have an alternate designation of Low Density Residential (LDR).
3. LDR is the primary designation however, an alternate use of Medium Density Residential (MDR) may be appropriate if proposed in a Planned Development District (PDD).
4. MDR should occur in the Town Center (TC) area or in close proximity to a NSA's.
5. NSA's should consist of a mixture of uses that contain HDR, incidental office (OFC), and general commercial uses (COM).
6. Major institutional and office uses should be located in the TC district.
7. If the Town of Angier converts these sites to a waste water pump station then these areas may be considered for a park.

	MDR- Medium Density Residential (single family attached or detached, 3 to 6 units/acre)		TC- Town Center
	LDR- Low Density Residential (single family, 1 to 3 units/acre )		COM- Commercial
	PKS- Parks, Open Space, Community Recreation		OFC/INS- Office/Institutional (Limited commercial possible within office buildings- See OI District in LDO)
	FLOOD HAZARD- FEMA Flood Hazard Zone		OFC/IND- Office Industrial
	NSA- Neighborhood Service Area		IND- Industrial
	Greenways		County Boundary
	Boulevard		Parcels
	Collector		Angier ETJ
	Minor Thoroughfares		Urban Growth Boundary
	Major Thoroughfares		Rivers/Streams