

**Town of Angier Board of Adjustment
December 16, 2019, 7:00 P.M.
Municipal Building
28 N. Raleigh Street
Angier, North Carolina 27501
Minutes**

The Town of Angier Board of Adjustment met in regular session on Monday, December 16, 2019, inside the Municipal Building Board Room, 28 N. Raleigh Street. Mayor Bob Smith presided, calling the meeting to order at 7:04 p.m.

Members Present: Mayor Bob Smith
Mayor Pro-Tem Craig Honeycutt
Commissioner Loru Boyer Hawley
Commissioner Mike Hill

Members Absent: Commissioner Alan Coats

ETJ Members Present: Everett Blake, III
Lee Marshall

ETJ Members Absent:

Staff Members Present: Town Clerk Veronica Hardaway
Planning Director Sean Johnson
Town Attorney Katherine Barber Jones

2. Pledge of Allegiance: Mayor Bob Smith led the pledge of allegiance.

3. Invocation: Mayor Smith offered the invocation.

4. Approval of the November 26, 2019 Meeting Minutes: With there being no changes, the November 26, 2019 Board of Adjustment Meeting Minutes were approved as presented.

Motion: Commissioner Hawley
Vote: Unanimous; 6-0

Approval of the December 16, 2019 Agenda: With there being no changes the Board of Adjustment Meeting Agenda was approved as presented.

Motion: Commissioner Hawley
Vote: Unanimous; 6-0

Swearing In Of Witness: The following persons giving testimony were duly sworn by the Town Clerk.

Sean Johnson
Sheri Medlin
Dennis Medlin
Wayne Mauldin
Daniel Rivera
Chris Hughes

5. New Business

A. Evidentiary Hearing for Special Use Permit – Case Number 2019-000377 – Property owners Larry and Jackie Barnes; Applicants Dennis and Sheri Medlin is seeking a Special Use Permit to operate an Outdoor Storage Facility located off NC Hwy 210 N (PIN#: 0673-15-9630).

Mayor Smith opened the Evidentiary Hearing

Planning Director Sean Johnson stated the Planning Department received a site plan showing an outdoor storage facility containing 151 spaces. The property is in Angier's ETJ and has access to Harnett County water but not sewer. The proposed site plan includes: 20ft. reserved right-of-way along NC 210; a single driveway at the northern edge of property; gated entrance to storage areas; 151 labeled storage spaces; storage areas begin 70ft. from existing right-of-way, 20 or more feet from adjacent property lines and fencing along all sides of proposed storage areas.

Mr. Johnson reviewed applicable Ordinance requirements for outdoor storage.

4.11.5 Outdoor storage (nonresidential).

A. Outdoor storage, when permitted, shall be located in the rear yard and screened from view so that it is not visible from right(s)-of-way or adjacent property.

B. Screening shall be in the form of vegetation, fencing, or a combination thereof, and shall completely shield from view the goods that are stored outside.

C. This subsection shall not apply to the outdoor display of goods or services that are for sale.

Mr. Johnson explained the items required at TRC review such as: Type A Landscape buffer along other adjacent property lines; specify materials to be used for travel areas shown; specify fence type; and provide NCDOT driveway permit for proposed driveway.

Wayne Mauldin with Mauldin Watkins Surveying, stated the proposed project is for outdoor storage only. He proposed a 6ft. chain link fence with landscape buffer around. The applicant has already met with NCDOT stating the driveway at the site was moved to where they requested it to be. The "T" turnaround area at the center of the site is over 100ft. giving plenty of room for vehicles to turn around. Most spaces inside the storage facility are about 15ft.

wide and 50ft. deep. Travel paths will be approximately 6" or more of gravel. This facility will be made to store boats, campers, RVs, etc. There will be no buildings or bathrooms at the site.

Sheri Medlin, 802 Holland Rd. Fuquay-Varina, stated that with many subdivision coming to the area, an outdoor storage facility would be very much needed. She stated her goal would be to install opaque fencing around the outside along with landscape buffering. She does not want the area to be an eyesore for the community. There will be keypad entry with individual codes, lighting, and security cameras. Vehicles without tags will not be permitted and will require renters to have insurance.

Chris Hughes, 65 Golden Ln., stated the Board asked great questions but suggested adding the items they were asking about as conditions of the Special Use Permit so that these conditions were attached to the property.

Town Attorney Katherine Barber Jones explained that unless a negligent situation is created, the applicant does not hold liability for any vehicles stored on the property, however she recommended the vehicles be insured.

Mayor Smith closed the Evidentiary Hearing

Findings of Fact: The Board of Adjustment evaluated the application to ensure the following provisions were fulfilled.

- A. *The requested use **will not** impair the integrity or character of the surrounding or adjoining districts.*
- B. *The requested use **will not** be detrimental to the health, morals, or welfare.*
- C. *Adequate utilities, access streets, drainage, sanitation and/or other necessary facilities **have been made or are being provided.***
- D. *That adequate measures **have been or will be** taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*
- E. *That the Special Use **shall**, in all other aspects, conform to the applicable regulations of district in which it is located, except as such regulations may, in each instance, be modified by the Board of Adjustment.*

Board Action: The Board of Adjustment unanimously voted concluding all findings of fact in the affirmative and approved the Special Use Permit Case No: 2019-000377 with the following conditions: 8ft. vinyl fence near the Hwy 210 portion of the property; 6ft. double slatted chain link fence around the remaining property, Type C vegetative buffer around the entirety of the property, no untitled or unregistered vehicles, no overnight stay on property, one vehicle per space, gate to allow double slats as long as it matches and in similar color to the front fence.

Motion: Everett Blake, III
Vote: 6-0; unanimous

6. Adjournment: Mayor Smith entertained a motion to adjourn the meeting. Motion to adjourn was unanimous at approximately 8:00pm.

Motion: Everett Blake, III

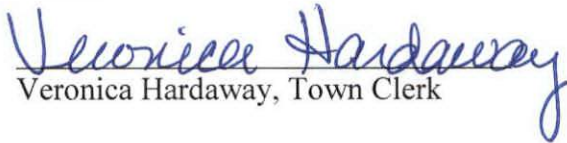
Vote: Unanimous; 6-0



Robert K. Smith

Chairman / Board of Adjustment

Attest:


Veronica Hardaway, Town Clerk