

**Town of Angier Board of Adjustment
July 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 Tuesday, July 16, 2019, inside the Municipal Building Board Room, 28 N. Raleigh Street. Mayor Lew Weatherspoon presided, calling the meeting to order at 7:00 p.m.

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

Members Absent:

ETJ Member Present: Chris Hughes
Lee Marshall

ETJ Member Absent: Everett Blake III

Staff Members Present: Town Manager Gerry Vincent
Town Clerk Veronica Hardaway
Planning Director Sean Johnson
Town Attorney Dan Hartzog Jr.

2. Pledge of Allegiance: Mayor Lew Weatherspoon led the pledge of allegiance.

3. Invocation: Commissioner Smith offered the invocation.

4. Approval of the May 28, 2019 Meeting Minutes: With there being no changes, the May 28, 2019 Board of Adjustment Meeting Minutes were approved as presented.

Motion: Commissioner Hawley
Vote: Unanimous; 7-0

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

Motion: Commissioner Hawley
Vote: Unanimous; 7-0

Mayor Weatherspoon reminded the Board the case presented to them tonight is a quasi-judicial hearing and is only based on factual testimony and not opinion.

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

Sean Johnson
Ty Cobb
Lester Stancil

5. Evidentiary Hearing for Special Use Permit – Case SUP 2019-000153 – Property owner and applicant Tyrone Cobb, is seeking a Special Use Permit for a multifamily development exceeding 20 units (PIN#: 0674-50-9347.000).

Mayor Weatherspoon opened the Evidentiary Hearing

Planning Director Sean Johnson stated a site plan has been submitted proposing a 44 unit apartment complex on W. Williams Street. The property is within Town Limits and will be connected to Town water and sewer. The proposed site plan includes: 6 buildings, 44 two bedroom units total, 132 standard parking spaces, 7 handicapped spaces, type A landscaping buffer along the sides and rear boundaries, and type C buffer along the street. The property owner and applicant is Tyrone Cobb.

Tyrone Cobb, 2412 Sherriff Johnson Road, Lillington, stated the proposed Williams Street Place apartments is designed to be a quality alternative to most of the rental housing in Angier. It will consist of 24 two-bedroom, two-bath apartments at ground level, with handicap suites available. There will also be 20 two-bedroom, two-bath apartments on the second floor. All of the apartments will be approximately 1,000 square feet. Mr. Cobb explained the design is targeting two specific markets. First, the young professional that is looking for quality, high-end housing in Angier due to its convenience to the Triangle area, but at a much better price point. Secondly, the middle age or older adult that needs the ground floor access in safe, new, quality housing without the hassle of home ownership.

Commissioner Hill asked a question regarding the Town's sewer line along W. Williams Street near the property. Mr. Johnson stated that the Public Works Director and Town Engineer will work with Mr. Cobb's engineer to resolve any potential issues related to that sewer line.

Mayor Weatherspoon 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 distance, be modified by the Board of Adjustment.

Board Action: The Board of Adjustment voted to approve the Special Use Permit as presented.

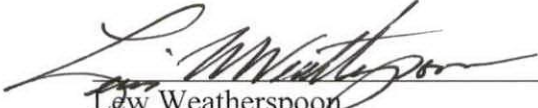
Motion: Commissioner Smith

Vote: Unanimous; 7-0

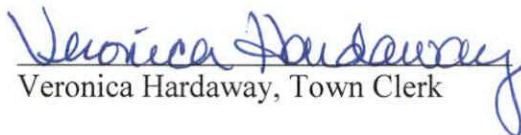
6. Adjournment: Mayor Weatherspoon entertained a motion to adjourn the meeting. Motion to adjourn was unanimous at 7:22pm.

Motion: Commissioner Hawley

Vote: Unanimous; 7-0


Lew Weatherspoon
Chairman / Board of Adjustment

Attest:


Veronica Hardaway, Town Clerk

