

**Town of Angier Board of Adjustment  
September 22, 2020, 7:00 P.M.  
Municipal Building  
28 N. Raleigh Street  
Angier, North Carolina 27501  
Minutes**

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The Town of Angier Board of Adjustment met in regular session on Tuesday, September 22, 2020, inside the Municipal Building Board Room, 28 N. Raleigh Street. Mayor Bob Smith presided, calling the meeting to order at 7:00 p.m.

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

**Members Absent:**

**ETJ Members Present:** Chris Hughes  
Kelly Ennis

**ETJ Members Absent:** Lee Marshall

**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 Bob Smith led the pledge of allegiance.

**3. Invocation:** Mayor Smith offered the invocation.

**Approval of the September 22, 2020 Agenda:** The Board of Adjustment approved the agenda as presented.

**Motion:** Commissioner Hill  
**Vote:** Unanimous; 7-0

**Swearing In Of Witness:** The following persons giving testimony during the evidentiary hearings on the agenda were duly sworn by the Town Clerk.

Sean Johnson  
Joshua Reinke  
Kathryn McPherson  
Adam Ashbaugh

**Board Action:** The Board of Adjustment unanimously voted to excuse Commissioner Hawley in case of emergency as her father is in the hospital.

**Motion:** Chris Hughes  
**Vote:** 6-0; unanimous

## **5. New Business**

### **A. Special Use Permit Application submitted by TBM Partners, LLC for a Multifamily (Townhome) Development located at 7975 Kennebec Church Road**

Mayor Smith opened the Evidentiary Hearing

Planning Director Sean Johnson stated the Planning Department received a Special Use Permit Application submitted by TBM Partners, LLC for property located at 9725 Kennebec Church Road currently owned by Ruth Dupree Petrea and William Dupree, III. The proposal is for a multifamily development consisting of 38 townhome lots and one single family lot south of Kennebec Church Road just north of the intersection at Rawls Church Road. A proposed site plan has been submitted as well as an elevation drawing of the proposed townhomes. Each lot will be served via 50ft. public Right-of-Way with a driveway on Kennebec Church Road. The development will be served by Angier water and sewer. The perimeter of the development includes a 15ft. landscaping buffer along the eastern and southern borders as well as a 20ft. street buffer. The proposal also includes open space areas as well as a stormwater management pond.

Mr. Johnson reminded the Board that the Board of Commissioners approved the annexation and rezoning of the parcel in question to CZ-R-6 at the August 4<sup>th</sup> meeting. The condition placed on the rezoning for this property was to submit a Traffic Impact Analysis for the proposed development to evaluate the need for a second driveway onto Kennebec Church Road and show any other recommended roadway improvements. In response to this condition, a Traffic Assessment Study was submitted by Joshua Reinke, Professional Traffic Engineer, with Ramey Kemp Associates. This Study showed the traffic volume expected from the proposed development. The engineer consulted with NCDOT and evaluated the future traffic demands of the proposed development as well as the existing roadway's level of service. The professional recommendation was for no additional roadway improvements to be made to the development or to Kennebec Church Road.

Josh Reinke, Engineer with Ramey Kemp Assoc., stated a traffic study was conducted as requested by the Board of Commissioners. The study was based on the driveway locations that proposed, one for the north and one for the south side of Kennebec Church, and also included

all traffic for both sides of the development. The end result was there is not a need for a second driveway and actually the alignment of the driveways proposed are preferable.

Adam Ashbaugh, Engineer, stated the proposed site is only for 38 townhomes omitting the 1 single family home as that area will be used for potential open space and additional parking.

Mayor Smith closed the Evidentiary Hearing

*Special Use Permit Approval Criteria: UDO Section 15.3.2.3*


- 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 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 the 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 to approve the Special Use Permit with the condition that the development contain the proposed townhome lots only, omitting the single-family lot shown on the site plan.

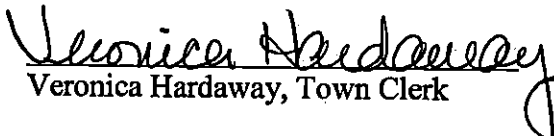
**Motion:** Commissioner Hawley  
**Vote:** 7-0; unanimous

**6. Adjournment:** Mayor Smith entertained a motion to adjourn the meeting. Motion to adjourn was unanimous at approximately 7:28pm.

**Motion:** Commissioner Coats  
**Vote:** Unanimous; 7-0

  
Robert K. Smith  
Chairman / Board of Adjustment

Attest:

  
Veronica Hardaway, Town Clerk

