

**TOWN OF ANGIER  
JOINT MEETING  
PLANNING BOARD/BOARD OF COMMISSIONERS  
AGENDA  
June 13, 2017  
7:00 P.M.  
Municipal Building  
28 North Raleigh Street  
Angier, North Carolina 27501**

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1. Opening
2. Pledge Of Allegiance
3. Invocation
4. Approval Of The May 9, 2017 Planning Board Minutes
5. Consideration Of The Agenda
6. Items For Discussion And Recommendation:

*The Following Items Were Tabled For Further Discussion By The Planning Board On May 9<sup>th</sup>:*

**6a. Text Amendment** – Staff Recommends Revising the Commercial Façade Requirements Found in Chapter 5, Section 5.4 of the UDO, Removing Alternative Design Variance – Section 5.5

**6b. Text Amendment** – Staff Recommends Revising the Water and Sewer Connection Requirements Found in Chapter 9, Section 9.2 of the UDO

**6c. Text Amendment** – Staff Recommends Revising the Nonresidential Sidewalk Requirements Found in Chapter 9, Section 9.2 of the UDO

7. Other Business  
*Other policies to be discussed*
8. Adjournment

**TOWN OF ANGIER BOARD OF COMMISSIONERS  
Special Called Meeting  
AGENDA  
June 13, 2017  
Municipal Building  
28 North Raleigh Street  
Angier, North Carolina 27501**

1. Call to Order
2. Closed Session pursuant to NCGS 143-318.11 (a) 1, 3
3. Board Action
4. Adjournment



Lewis W. Weatherspoon  
Mayor

Coley B. Price  
Manager

### **AGENDA ABSTRACT**

**DATE: June 13, 2017**

**Item: 4  
Minute Approval**

**SUBJECT: Previous meeting minutes from the May 9, 2017 Planning Board Meeting**

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Attached for your review are the minutes taken during the May 9, 2017, Planning Board Meeting.

Manager's Comments:

**TOWN OF ANGIER  
PLANNING BOARD  
Tuesday, May 9, 2017, 7:00 P.M.  
Angier Municipal Building  
28 North Raleigh Street  
Minutes**

The Angier Planning Board met in regular session Tuesday, May 9, 2017, inside the Municipal Building Board Room, 28 N. Raleigh Street. Chairman Everett Blake, III, presided, calling the meeting to order at 7:00 p.m.

**Members Present:** Chairman Everett Blake, III  
Vice Chairman Thomas Taylor  
Lee Marshall  
Wayne Oakes  
Paul Strohmeyer  
Junior Price

**Members Absent:** Danny Honeycutt

**Staff Present:** Town Manager, Coley Price  
Town Engineer, Bill Dreitzler  
Planning and Permitting Technician, Sean Johnson  
Town Clerk Veronica Hardaway

**Others Present:** Commissioner Bob Smith  
Commissioner Alvis McKoy

2. **Pledge of Allegiance:** Wayne Oakes led the pledge of allegiance.
3. **Invocation:** Lee Marshall offered the invocation.
4. **Approval of the March 13, 2017, Planning Board Minutes:** With there being no changes, the March 13, 2017 Planning Board Minutes were approved as presented.

**Motion:** Paul Strohmeyer  
**Second:** Lee Marshall  
**Vote:** Unanimous, 6-0

5. **Consideration of the Agenda:** Everett Blake, III, suggested to the Board to readjust the agenda to hear Text Amendment 6b prior to Alternative Design Variance 6a.

**Motion:** Everett Blake, III

**Second:** Wayne Oaks  
**Vote:** Unanimous, 6-0

**6. Items for Discussion and Recommendation:**

**6b. Text Amendment – Staff Recommends revising the Commercial Façade requirements found in Chapter 5, Section 5.4 of the Unified Development Ordinance, removing Alternative Design Variance – Section 5.5.**

Sean Johnson presented proposed revisions of Chapter 5, Section 5.4 of the UDO.

*Section 5.4. – Nonresidential buildings.*

*5.4.1.1 Materials and Color.*

*A. Front facades shall be entirely covered by brick, decorative concrete block, stucco, stone, fiber cement siding, or other materials similar in appearance and durability (as approved by the administrator). All other exterior walls shall be at least 50 percent covered by an approved material. For every ten percent increase in approved material on exterior walls, a ten percent break in setback requirements shall be given, not to exceed 50 percent of the total setback.*

*5.4.2 Building design in all other locations.*

*A. Front facades shall be at least 50 percent brick, decorative concrete block, stucco, stone, fiber cement siding, or other materials similar in appearance and durability (as approved by the administrator).*

Chairman Everett Blake, III, encouraged Board members to drive Town to decide which facades are appealing, and whether the drastic change proposed is warranted.

Wayne Oakes asked if this revision would be retroactive and was told it would not; it will only begin once approved.

**Planning Board Action:** It was the consensus of the Planning Board to table the proposed text amendment until the June Planning Board meeting.

**Motion:** Thomas Taylor  
**Seconded:** Junior Price  
**Vote:** Unanimous, 6-0

**6a. Donald Gregory has requested an Alternative Façade Design for the proposed building at 173 Fish Drive (PIN#: 0673-49-5833.000).**

Sean Johnson presented the staff report for the alternative design variance request that was made by applicant, Donald Gregory. Mr. Johnson stated the builder is requesting 100% brick veneer on the front of the building and 20 feet down each side. The rest of each side and the rear of the building would be metal.

Mr. Johnson stated in order to be approved under the UDO requirements, the proposed building should have at least 40% brick or other approved material along the front and both sides and 25% brick or other approved material on the rear.

There was discussion addressing other buildings in that area and how the subdivision has been developed under several different ordinances over time.

**Planning Board Action:** The Planning Board voted to recommend approving Mr. Gregory's request for an alternative façade design for the proposed building at 173 Fish Drive (PIN#:0673-49-5833.000).

**Motion:** Thomas Taylor  
**Seconded:** Paul Strohmeyer  
**Vote:** 6-0, Unanimous.

**6c. Text Amendment – Staff recommends revising the Water and Sewer Connection Requirements found in Chapter 9, Section 9.2 of the Unified Development Ordinance.**

Sean Johnson presented the staff report for the proposed text amendment revising the Water and Sewer Connection Requirements.

*Section 9.2. – Water, sewer, and fire hydrants.*

*B. Any property seeking connection to the Town of Angier public sewer system must first receive voluntary annexation approval. If the property is annexed, the property owner shall be responsible for installing any infrastructure necessary for connection to the sewer system, and all infrastructures shall be turned over to the Town upon final acceptance from the Town.*

*C. Connection to Town of Angier public water and/or sewer systems is required when a proposed nonresidential structure or development is located within 1,000 feet of an existing town owned and operated system. The property owner shall be responsible for extending water or sewer to the proposed structure or development, and all extensions shall be turned over to the Town upon final acceptance by the Town.*

There was discussion on how septic does not offer the density sewer services would. Also, septic tanks are subject to failure. The Town also needs to recoup investment from main sewer outfall line.

Again, Chairman Everett Blake, III, encouraged Board members to investigate amendment further.

**Planning Board Action:** It was the consensus of the Planning Board to table the proposed text amendment until further research is conducted.

**Motion:** Thomas Taylor  
**Seconded:** Wayne Oakes  
**Vote:** Unanimous, 6-0

**6d. Text Amendment – Staff recommends revising the Nonresidential Sidewalk Requirements found in Chapter 9, Section 9.2 of the Unified Development Ordinance.**

Sean Johnson presented the staff report for the proposed text amendment revising the Nonresidential Sidewalk Requirements.

*Section 9.1. – Street Standards.*

*9.1.4.2 Sidewalks*

*C. Sidewalks shall be required along the right-of-way of a nonresidential development when the street is identified for future need by the Angier Pedestrian Plan. The sidewalk shall extend the entire length of the street frontage and stub out to each adjacent property.*

*F. The Town Board may waive the sidewalk requirement, along one side of a street when a development is located within the watershed. In order for a waiver to be considered the applicant or developer must propose an alternative including pedestrian trails that meet all local and state requirements.*

*G. Installation of all sidewalks in residential subdivisions shall be completed at such time that a building permit has been issued on 50 percent of all recorded lots or within 2 years of the date of final plat approval, whichever occurs first.*

**Planning Board Action:** It was the consensus of the Planning Board to table the proposed text amendment until further research is conducted.

**Motion:** Thomas Taylor  
**Seconded:** Junior Price  
**Vote:** Unanimous, 6-0

**7. Other Business** – There were none.

**8. Adjournment:** Chairman Everett Blake, III, entertained a motion to adjourn the meeting.

The Planning Board voted to adjourn the May 9, 2017 meeting at 8:04 p.m.

With there being no further business to discuss, the Planning Board meeting was adjourned at 8:04 p.m.

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Everett Blake, III, Chairman

Attest:

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Veronica Hardaway, Town Clerk



Lewis W. Weatherspoon  
Mayor

Coley B. Price  
Manager

### **AGENDA ABSTRACT**

**DATE: June 13, 2017**

**Item: 5  
Agenda Approval**

**SUBJECT: Approval of Joint Special Called Meeting Agenda, June 13, 2017**

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For your consideration, the Special Called Meeting Agenda. Please make any additions/deletions/or changes at this time.

Manager's Comments:



Lewis W. Weatherspoon  
Mayor

Coley B. Price  
Manager

## **AGENDA ABSTRACT**

**DATE: June 13, 2017**

**Item: 6a  
Items for Discussion & Recommendation**

**SUBJECT: Text Amendment – Chapter 5, Section 5.4 of the UDO, Removing  
Alternative Design Variance – Section 5.5**

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Staff recommends revising the Commercial Façade Requirements found in Chapter 5,  
Section 5.4 of the UDO, removing Alternative Design Variance – Section 5.5

Manager's Comments:

## Section 5.4. - Nonresidential buildings.

RED = CURRENT TEXT TO BE REVISED

GREEN = POTENTIAL REVISION

*5.4.1 Building design along state highways and in town center.* The following requirements shall apply to development and/or property located along or within ~~50~~ 200 feet of Highway 55, Highway 210, or the town center land use classification.

### *5.4.1.1 Materials and color.*

~~A. Front façades and exterior walls visible from the public right(s) of way shall be at least 50 percent brick, decorative concrete block (as approved by the administrator), stucco, stone, fiber cement siding, or other materials similar in appearance and durability. Vinyl siding, standard painted concrete block, cast concrete, and metal may be used on building walls not visible from a public right(s) of way or as minority elements or accent materials on walls that are visible from the public right of way provided that they do not compose greater than 50 percent of the façade. At least 25 percent of walls not visible from the public right(s) of way shall meet the same requirements for front façades and exterior walls visible from the public right(s) of way. For every ten percent increase in material listed herein on front façades and exterior walls visible from the public right(s) of way, a ten percent break in setback requirements shall be given, not to exceed 50 percent of the total setback.~~

A. Front facades shall be entirely covered by brick, decorative concrete block, stucco, stone, fiber cement siding, or other materials similar in appearance and durability (as approved by the administrator). All other exterior walls shall be at least 50 percent covered by an approved material. For every ten percent increase in approved material on exterior walls, a ten percent break in setback requirements shall be given, not to exceed 50 percent of the total setback.

B. Two wall materials may be combined horizontally on one façade. The heavier material should be below.

C. Façade colors shall be of low reflectance earth tone, muted, subtle, or neutral colors. Building trim may feature brighter colors, but neon tubing is not allowed as an accent material. The use of high-intensity, metallic, fluorescent or neon colors shall be prohibited. Variations in color schemes are encouraged in order to articulate entryways, architectural features, and public amenities so as to give greater recognition to these features.

**5.4.2 Building design in all other locations.** The following requirements shall apply to development not located along or within ~~50~~ 200 feet of ~~dedicated state highways~~ Highway 55, Highway 210, or the town center land use classification:

~~A. Front façades and exterior walls visible from the public right(s) of way shall be at least 40 percent brick, decorative concrete block (as approved by the administrator), stucco, stone, fiber cement siding, or other materials similar in appearance and durability. Vinyl siding, standard painted concrete block, cast concrete, and metal may be used on building walls not visible from a public right of way or as minority elements or accent materials on walls that are visible from the public right of way provided that they do not compose greater than 60 percent of the façade. At least 25 percent of walls not visible from the public right(s) of way shall meet the same requirements for front façades and exterior walls visible from the public right(s) of way. For every ten percent increase in material listed herein on front façades and exterior walls visible from the public right(s) of way, a ten percent break in setback requirements shall be given, not to exceed 50 percent of the total setback.~~

A. Front façades shall be at least 50 percent brick, decorative concrete block, stucco, stone, fiber cement siding, or other materials similar in appearance and durability (as approved by the administrator).

B. Two wall materials may be combined horizontally on one façade. The heavier material should be below.

### **~~Section 5.5. Building design alternatives.~~**

~~5.5.1 Use of alternate plan, material, or methods. Alternate design plans, building materials, or construction techniques may be used when unreasonable or impractical situations would result from the application of architectural design standards. Such situations may result from unique site conditions, innovative design applications, and/or unified development design.~~

~~5.5.2 Evaluation by planning board:~~

~~A. The application for alternate design shall include which specific standards cannot be met and how the alternative methods will achieve the intent of the standards.~~

~~B. The performance building design alternatives shall be evaluated by the planning board, in accordance with the planning board approval process outlined in chapter 11, to determine if the alternate design meets the intent and purpose of this ordinance. This determination shall take into account the land use of adjacent property, the orientation of the building to public streets, the building typology, the intended use of the structure, attention to architectural detail, scale and mass.~~

~~5.5.3 Appeal of the administrator. Appeal of the administrator's review and decision of architectural design applications shall be made to the planning board.~~

## **Fuquay – Varina LDO**

### **§ 9-1354. - Architectural & design requirements.**

- a. *Applicable architectural standards for certain uses.* The architectural and site design requirements in the Land Development Ordinance **shall be applicable to all nonresidential**, mixed-use and multi-family uses, and all residential uses allowed under an adopted master plan. Architectural and design requirements shall not apply to one- and two-family dwellings, as defined by the North Carolina State Building Code, when located in the Resource Conservation (RC) Zoning District, Residential Agricultural (RA) Zoning District, Residential Low Density (RLD) Zoning District, Residential Medium Density (RMD) Zoning District and/or the Residential High Density (RHD) Zoning District.
- b. *Review for architectural & design standards.* Architectural and design requirements shall be applied as part of the normal review process pursuant to Article Q Procedures & Administration of the Land Development Ordinance.
- c. *General building façade materials.*
  - (1) *Building façades.* Building façade material standards shall apply to all nonresidential uses and residential uses as identified in subsection a. Architectural & Design Requirements of this section.
  - (2) ***Building façade material.*** **The primary building façade material is required on all sides of a principal building adjacent to or visible from a public right-of-way**, except as otherwise provided in the Land Development Ordinance (excluding windows, display windows, doors, roofing, fascia or soffit materials) and shall be selected using one or more of the following materials:
    - A. Standard brick or "quick" brick.
    - B. Stone (e.g. natural/cultured, limestone, marble or granite).
    - C. Split face block.
    - D. Architectural concrete (surface is designed to simulate brick or stone).
    - E. Wood.
    - F. Fiber cemented or hardiplank siding.
  - (3) ***Prohibited building façade materials.*** The following exterior building façade materials shall be prohibited:
    - A. **Vinyl siding.**
    - B. **Smooth faced concrete block.**
    - C. **Painted or stained concrete (including concrete block without architectural surface).**
    - D. **Metal siding.**
    - E. **Plastic.**
    - F. **Stucco or EIFS** (exterior installation finishing system) (except that a maximum of 20 percent of a single building façade wall may be permitted for accent, trim or architectural features).

## ***Fuquay – Varina LDO***

### **§ 9-1356. - Single use buildings.**

A single use building or site, with single or multiple tenants, shall be subject to the following architectural standards when located in a nonresidential zoning district, excluding the industrial zoning districts.

b. ***Façade treatment.***

(1) ***Building façade on all sides.*** Buildings shall not appear to have false façades. All sides of a building visible from a public right-of-way shall be consistent in style, details, proportions and materials.

(2) ***Architectural treatment.***

A. ***Windows, doors, columns, eaves, parapets.*** Buildings shall incorporate windows, doors, columns, eave and parapets, comprising not less than 30 percent of the wall area facing a public right-of-way.

c. ***Building façade materials.*** Building façade materials for a single use building shall incorporate a **minimum of two façade materials** permitted in section 9-1354 Architectural & Design Requirements, c.(2) with the following options:

(1) ***Brick styles & color.*** Using two different styles and/or colors of brick on the building façade counts as two materials.

(2) ***Percentage of brick covering.*** Brick covers a minimum of 60 percent of the building façade shall count as two materials.

(3) ***Brick & stone combination.*** Combination of brick and stone as the entire building façade counts as two materials.

d. ***Color.*** The number of colors used to create interest in the building architecture shall be **no less than two and limited to no more than three discernible colors** or ranges of complementary hues. The primary color shall constitute a minimum of 60 percent of the façade, excluding windows, display windows, doors, roofing, fascia or soffit materials. A maximum of two different colors of masonry material may count as two colors.



Lewis W. Weatherspoon  
Mayor

Coley B. Price  
Manager

## **AGENDA ABSTRACT**

**DATE: June 13, 2017**

**Item: 6b  
Items for Discussion & Recommendation**

**SUBJECT: Text Amendment – Chapter 9, Section 9.2 of the UDO**

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Staff recommends revising the Water/Sewer Connection Requirements found in Chapter 9, Section 9.2 of the UDO.

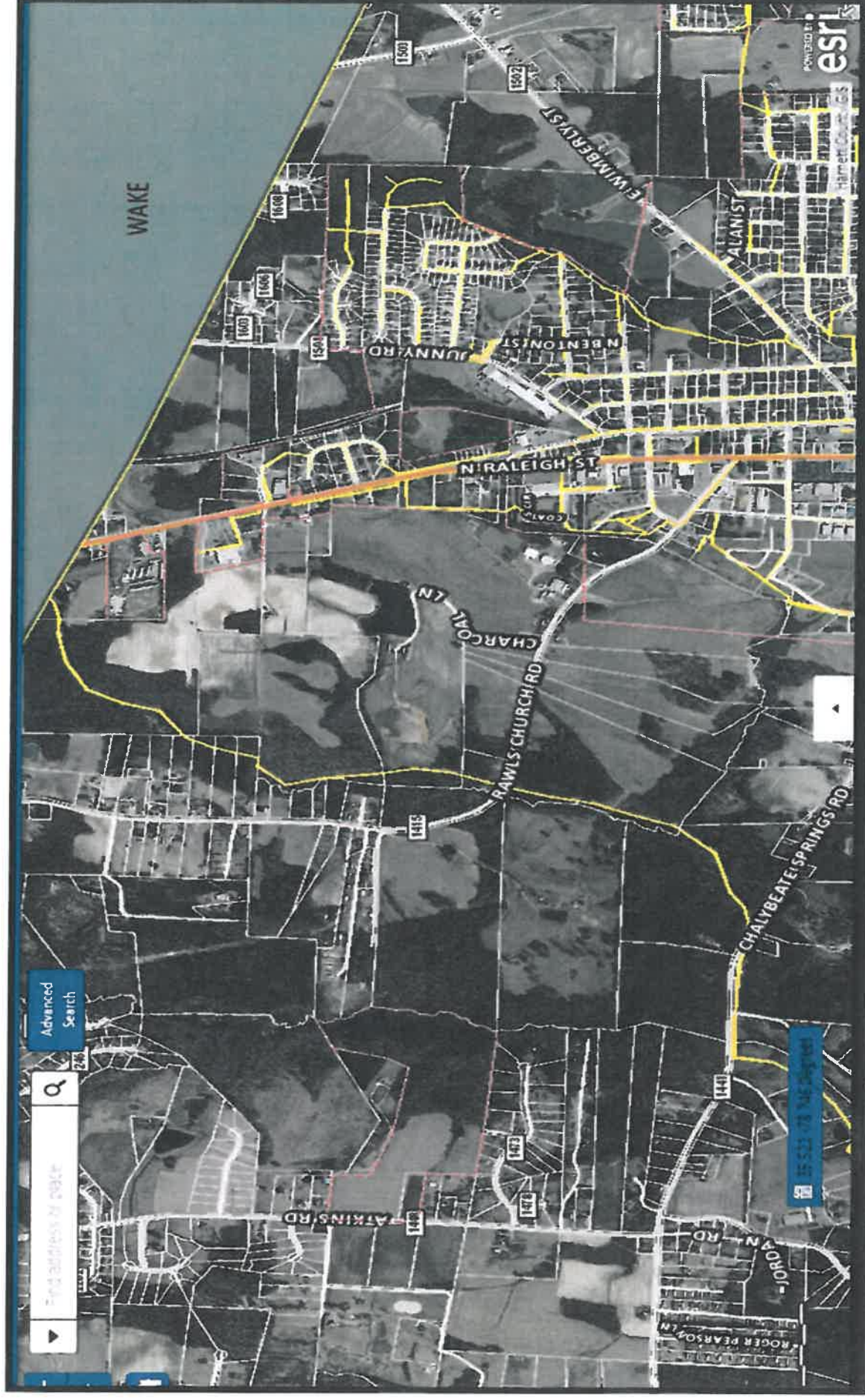
Manager's Comments:

## Section 9.2. - Water, sewer and fire hydrants.

### RED = PROPOSED TEXT AMENDMENT

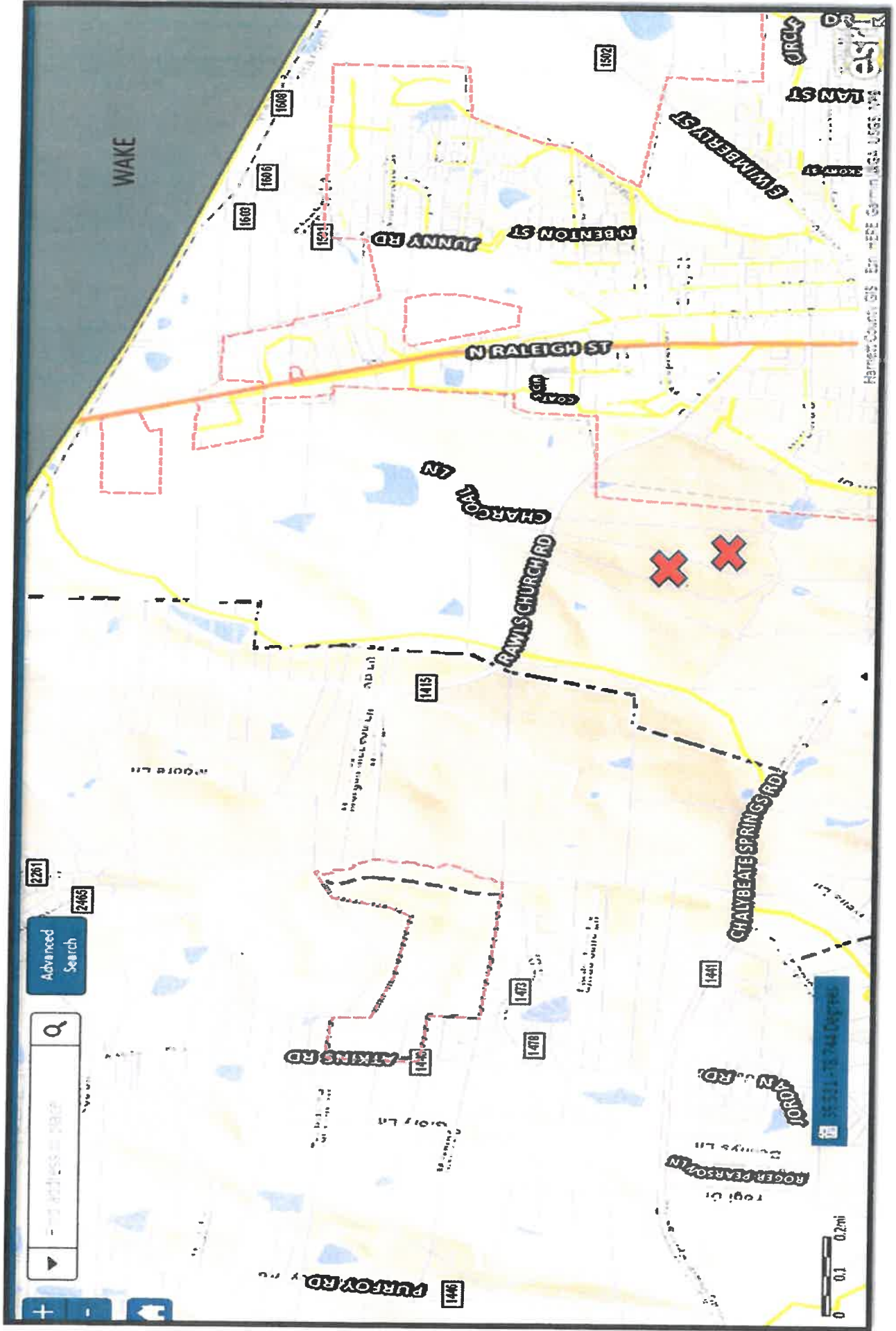
- A. All water lines, sewer lines, and fire hydrants shall be constructed or installed in accordance with section in accordance with the latest edition of the Town of Angier Standard Specifications and Construction Details.
- B. Any property seeking connection to the Town of Angier public sewer system must first receive voluntary annexation approval. If the property is annexed, the property owner shall be responsible for installing any infrastructure necessary for connection to the sewer system, and all infrastructures shall be turned over to the Town upon final acceptance from the Town.
- C. Connection to Town of Angier public water and/or sewer systems is required when a proposed nonresidential structure or development is located within 1,000 feet of an existing town owned and operated system. The property owner shall be responsible for extending water or sewer to the proposed structure or development, and all extensions shall be turned over to the Town upon final acceptance by the Town.
- D. Connection to Town of Angier public water and/or sewer systems is required when a the proposed residential structure or subdivision is located within that number of feet of an existing town owned and operated system which equals the product of the number of structures or lots within the subdivision (including lots to be developed in the future) multiplied by 100; provided however that the maximum distance required for connection shall be 5,000 feet. In such cases where the public water and/or sewer supply system is of insufficient capacity to permit the delivery of either water or sewer supply, the subject proposed structure or subdivision shall be relieved of the requirement to connect to such public system.
- E. Where public water and/or sewer systems are to be installed as part of the development improvements, such systems shall be constructed to provide tap-on stub-outs for each lot plotted in the development.
- F. Uses requiring an excess of 20,000 gallons per day of water or sewer usage shall be required to improve infrastructure capacity as determined by the town board of commissioners upon the recommendation of the town engineer.
- G. Where community water and/or sewer systems are to be installed as part of the development improvements, such systems shall be designed and installed in accordance with the standards and specifications of the county health department and/or the North Carolina Department of Environment and Natural Resources agency responsible for the approval of such systems.
- H. Prerequisite to final plat approval, all lots on the plat to be recorded must be certified in writing by the county health department to meet minimum standards for on-site water and/or sewer systems when either or both of such systems are proposed to be used.

## Western Corridor – Sewer Outfall Line



Sewer Lines Shown in Yellow

With the proposed text amendment regarding mandatory sewer extension and taps for nonresidential development, all property within our ETJ (Except 2 properties with a red x) as well as the majority of properties on the eastern side of Neill's Creek would be required to tap Town sewer if developed.





Lewis W. Weatherspoon  
Mayor

Coley B. Price  
Manager

## AGENDA ABSTRACT

**DATE: June 13, 2017**

**Item: 6c**  
**Items for Discussion & Recommendation**

**SUBJECT: Text Amendment – Chapter 9, Section 9.2 of the UDO**

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Staff recommends revising the Non-residential Sidewalk Requirements found in Chapter 9, Section 9.2 of the UDO.

Manager's Comments:

## Section 9.1. - Street standards.

### RED = PROPOSED TEXT AMENDMENT

#### 9.1.4.2 Sidewalks.

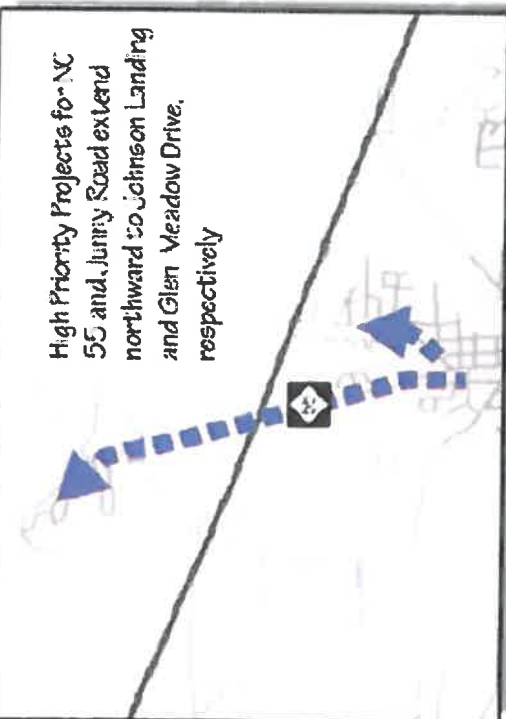
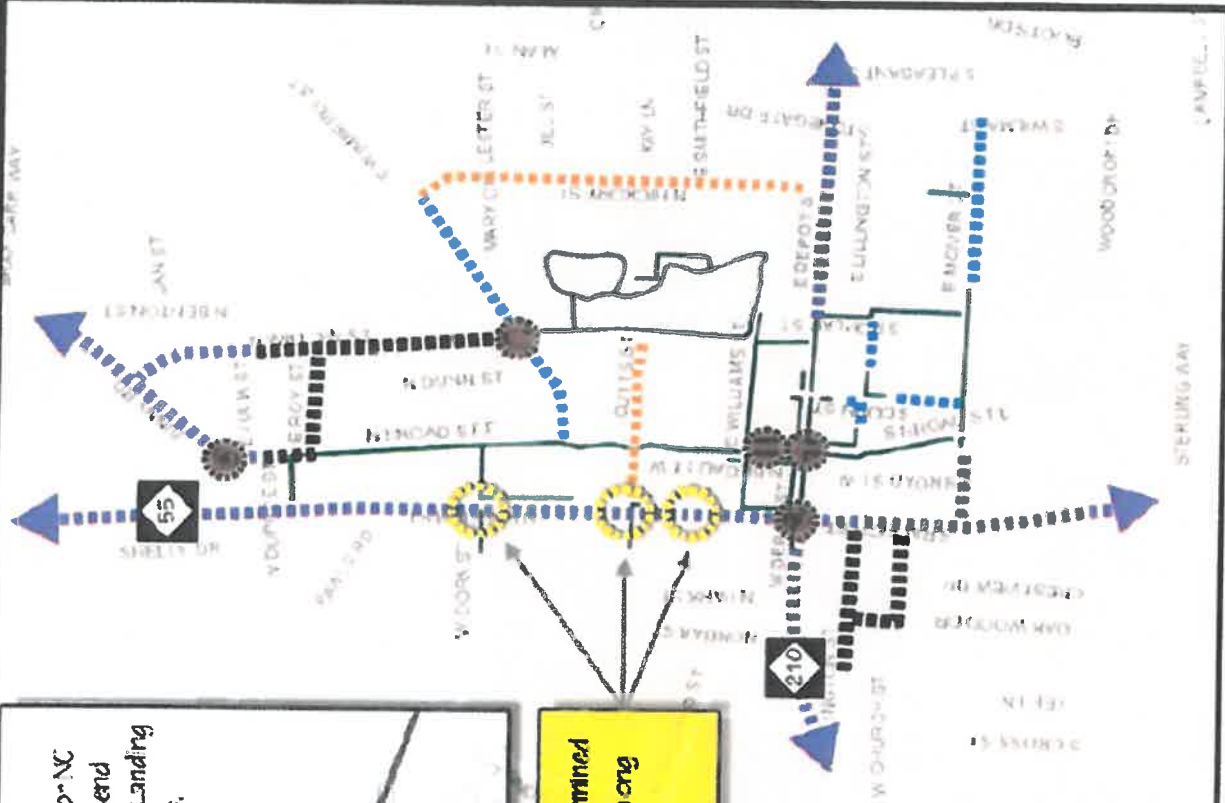
- A. Sidewalks shall be required along both sides of all streets to provide pedestrian linkages in multifamily developments, on collector streets, on major and minor thoroughfares, and in residential developments with lots of 10,000 square feet or less. All other streets shall have sidewalks along one side. Developments located within the RA-30 zoning district and the Town of Angier's extraterritorial jurisdiction shall be exempt from this requirement unless one of the following conditions exists:
  - 1. The development is within ¼ mile of existing pedestrian system, or
  - 2. The development is within ¼ mile of city limits, or
  - 3. The development is within ¼ mile of a school, park or recreational facility, retail commercial or restaurant, or public transportation node.
- B. Sidewalks shall also be required along all streets that extend the sidewalks of an existing sidewalk network.
- C. Sidewalks shall be required along the rights-of-way of a nonresidential development when the street is identified for future need by the Angier Pedestrian Plan. The sidewalk shall extend the entire length of the street frontage and stub out to each adjacent property.
- D. Sidewalks shall be constructed to a minimum width that meets American Disabilities Act (ADA) requirements.
- E. All sidewalks shall be placed in the right-of-way, unless the development is platted as a planned development, and shall be separated from the street pavement by a minimum distance of four feet. Sidewalks shall consist of a minimum of six inches of concrete at driveway crossings.
- F. The town board may waive the sidewalk requirement, along one side of a street, when ~~an alternative system is available and accessible or when~~ a development is located within the watershed. In order for a waiver to be considered ~~on the latter~~ the applicant or developer must propose an alternative ~~include~~ including pedestrian trails that meet all local and state requirements.
- G. Installation of all sidewalks in residential subdivisions shall be completed at such time that a building permit has been issued on 50 percent of all recorded lots ~~or within 2 years of the date of final plat approval, whichever occurs first.~~

(Ord. No. 2012.04, 10-2-2012)

# PEDESTRIAN NETWORK

## MAP LEGEND

- Projects in Design Phase
- High Priority Projects
- Medium Priority Projects
- Long-Term Projects
- Existing Sidewalks
- Intersection Projects
- NC 55 Crossing "Floating"



High Priority Projects for NC 55 and Junior Road extend northward to Johnson Landing and Glen Meadow Drive, respectively

The exact location of the NC 55 crossing will be determined based on location of a future signalized intersection along NC 55 at one of these locations.



Lewis W. Weatherspoon  
Mayor

Coley B. Price  
Manager

## AGENDA ABSTRACT

**DATE: June 13, 2017**

**Item: 7  
Other Business**

**SUBJECT: Draft Public Works Policy Manual**

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For your review, policies will be discussed in depth at the June 27, 2017 Board of Commissioners' Workshop.

Please review the following policies prior to June 27<sup>th</sup>:

1. Vacant Meter Policy
2. Water Distribution Flushing Policy
3. Utility Easement Policy
4. Plantings Near Utilities Policy
5. New Construction Utility Policy
6. Water Turn on and Reconnection Policy
7. Sanitary Sewer Cleanout Policy
8. Leaf & Limb Removal Policy
9. Household Items Removal Policy

Manager's Comments:



**TOWN OF ANGIER, NORTH CAROLINA**

**MARCH 2017**

**DRAFT**

**PUBLIC WORKS POLICY MANUAL**

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1. Vacant Meter Policy
2. Water Distribution Flushing Policy
3. Utility Easement Policy
4. Plantings near Utilities Policy
5. New Construction Utility Policy
6. Water Turn on and Reconnection Policy
7. Sanitary Sewer Cleanout Policy
8. Leaf and Limb Removal Policy
9. Household Items Removal Policy

## **VACANT METER POLICY**

This Policy applies to the owner of any property that has a water meter. If the property is vacant and the water service has been turned off, the property owner shall be billed the water service base rate on a monthly basis. The base rate shall be as established within the towns approved Rate and Fee Schedule. The property owner shall have the option of requesting termination of service and removal of the water meter. If this option is requested, the property owner will not be charged the monthly base rate for water service. However, at such time that water service is requested to be restored at said property; all applicable fees must be paid prior to restoration of water service. This includes payment of tap fees, access fees, acreage fees, and capacity fees. The fee amounts shall be as provided in the Rate and Fee Schedule at the time of the request for service restoration.

## **WATER DISTRIBUTION FLUSING POLICY**

Harnett County currently supplies all of the Town's water. For 11 months of the year the County treats the water with a combination of Ammonia and Chlorine. However, for 1 month each year (usually around March or April), the County suspends the use of Ammonia and treats with Chlorine only. It is the Town's policy to flush the water distribution system just before and just after the County makes its yearly treatment switch.

## **UTILITY EASEMENT POLICY**

Any improvements within a Town of Angier public utility easement shall be installed at the property owner's risk. Should any maintenance be required within the utility easement, any improvements in conflict with the necessary repair will be removed. Replacement will be the responsibility of the property owner. The following are strictly prohibited within or across a Town of Angier utility easement:

- Fencing
- Walls
- Trees
- Structures / Buildings
- Impervious Surface

## **PLANTINGS NEAR UTILITIES POLICY**

No plantings of any kind shall be installed within a 3-foot radius of any above ground utility appurtenance including but not limited to water meters, irrigation meters, valve boxes, fire hydrants, manholes, cleanouts, etc.

## **NEW CONSTRUCTION UTILITY POLICY**

This Policy applies to new construction. The following is required prior to acceptance by the Town of newly installed water distribution and sewer collection infrastructure:

- Video inspection of sanitary sewer laterals
- No utility on the public side of the right-of-way shall be installed under concrete drives, asphalt drives, sidewalks, pads, etc.
- All cleanouts shall include a brass cap and be installed on the right-of-way line.

Video inspection of all sanitary sewer laterals will be completed by the **Developer** prior to final acceptance. A copy of the video and video log shall be provided to the Town of Angier Public Works Director.

Video inspection of the sanitary sewer lateral serving an individual lot will be completed by the **Builder** prior to issuance of a Certificate of Occupancy for the associated lot. The builder will be responsible for the repair of a damaged lateral as a condition of issuance of the Certificate of Occupancy. A copy of the video shall be provided to the Town of Angier Public Works Director.

An exception to utilities under drives, sidewalks, etc. may be given at the discretion of the Public Works Director for water mains being installed within the street right-of-way but outside the street section.

This policy is intended as a supplement and is not a replacement to the requirements for installation, testing and inspection of water and sewer lines as provided in the Town's Standard Specifications and Construction Details.

## **WATER TURN ON AND RECONNECTION POLICY**

When a Town of Angier Public Utility Technician goes out to a customer's residence or business to turn on water service and after the technician turns the water on and notices that the meter is spinning, this may indicate there may be something turned on in the house or business (i.e. faucet on, leak, etc.). Immediately, the technician will shut the water back off and leave a door note informing the customer that there may be water running in the residence or business. The door note will instruct the customer to call the Town Hall to reschedule another turn on. The customer

must reschedule a time between the hours of 8 a.m. and 4 p.m. Monday through Friday so there may be a technician present at the time of a second turn on. The customer must be present at this time in order for the technician to turn the water service back on to ensure there is no water running inside the residence.

## **SANITARY SEWER CLEANOUT POLICY**

The Town of Angier will not respond to a request to clear a blockage at any given residence or business unless the property owner has installed a cleanout at the right-of-way. The cleanout must be a sweep or Y connection, no 90-degree ell's are allowed. The Town of Angier will be responsible for the sewer line from the cleanout at the right-of-way to the Town of Angier's sewer main. The Town of Angier will not go on private property to clear a sewer blockage. The Town of Angier staff will be glad to meet with property owners to inform them where the cleanout should be installed. The property owner must come to the Town of Angier and apply for a plumbing permit for installation of the cleanout and have the cleanout inspected by Town staff. However, the Town of Angier will waive the fees for the plumbing permit.

## **LEAF AND LIMB REMOVAL POLICY**

The Town of Angier will pick up light pruning of limbs placed in front of your property along the right-of-way of the Town streets for removal. Light pruning is defined as bushes, branches, etc. The space available for pick up is limited to an area six feet wide by six feet deep by six feet tall. Limbs shall be no longer than 6-feet in length and 4-inches in diameter. If the limbs are deemed to be in excess of light pruning as described by 6-feet wide by six feet deep by six feet tall area, the Town's staff will notify the resident to remove the debris. This will be at the discretion of the Public Works Director or the Town of Angier's staff. The resident or property owner will have 10 days to remove the debris as described in the Town of Angier Code (14-11). If the debris is deemed to be a hazard to the safety of the public as stated in the Town Code (14-11), the debris must be removed within 24 hours of the notice. The property owner is responsible for the removal of debris or material not picked up by the Town. The property owner is responsible for any debris left from tenants or renters that do not fall within the guidelines of the light pruning of limbs as described above. The Town of Angier will only pick up limbs discarded by the property owner or renters/tenants of the property.

- Any debris determined to come from outside the town limits or a second party will not be picked up by the Town.
- Any limbs discarded or cut by a contractor will not be picked up by the Town.
- The Town will not pick up debris/household items from rental or storage units.
- Limbs cannot be longer than 6-feet in length.

- Limbs cannot be over 4-inches in diameter.
- Please do not place limbs under power lines, tree limbs or near utilities.
- Yard and leaf waste material shall be kept separate from household items and not be mixed with any solid waste materials.
- Limbs and leaves shall be kept separate.
- Leaves need to be raked behind the existing curb line of the street or if no such curb line exists, the leaves shall be placed off the street pavement and between the roadside ditch and the front property line.
- Do not place leaves in plastic bags.
- Do not place leaves in the ditch line.
- **THE TOWN WILL ONLY PICK UP ONE PILE OF LIMBS AND LEAVES, IN AN AREA THAT IS DESCRIBED ABOVE, ONCE PER WEEK.**

## **HOUSEHOLD ITEMS REMOVAL POLICY**

The Town of Angier will pick up light household items placed in front of your property along the right-of-way of Town streets for removal. Light household items are defined as an area six feet wide by six feet deep by six feet tall. Items that are defined as light household are: household furniture, TV's, refrigerators, wash/dryer/dishwasher, mattress/box spring, and carpet. If the household items are deemed to be in excess of light household as described, the Town of Angier's staff will notify the resident to remove the debris. This will be at the discretion of the Public Works Director or Town of Angier staff. The resident or property owner will have 10 days to remove the debris as described in the Town of Angier Code (14-11). If the debris is deemed to be a hazard to the safety of the public as stated in Town Code (14-11), the debris must be removed within 24 hours of the notice. The property owner is responsible for the removal of debris or material not picked up by the Town. The property owner is responsible for any debris left by tenants or renters that do not fall within the guidelines of the light household as described. The Town will only pick up household items discarded by the property owner or renters/tenants of the property.

- Any debris determined to come from outside the town limits or a second party will not be picked up by the Town.
- Any debris discarded by a contractor will not be picked up by the Town.
- The Town will not pick up debris/household items from rental or storage units.
- The Town will not pick up construction debris (such as shingles, sheetrock, lumber, building materials, doors, windows, etc.).
- Pick up of household items will be limited to a maximum of 3 pieces per week for each respective property.
- Please separate box springs, mattresses, and TV's from household items.
- Please do not place debris under power lines, tree limbs or near utilities.

- Yard and leaf waste material shall be kept separate from household items and not mixed with any solid waste materials.
- Please separate metal from household items.
- The Town will not pick up paint cans that contain paint/hazardous materials.
- Do not place debris in the roadway.
- **THE TOWN WILL ONLY PICK UP ON PILE OF LIGHT HOUSEHOLD ITEMS, IN AN AREA THAT IS DESCRIBED ABOVE, ONCE PER WEEK.**