



*Board of Commissioners*  
*Regular meeting*  
*Agenda*

**Tuesday, February 2, 2021**  
**6:30 PM**

Location: 28 N Raleigh Street, Angier, NC 27501

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**Call to Order**

**Pledge of Allegiance**

**Invocation**

**Approval of Agenda**

**Presentation**

**Public Comment**

**Consent Agenda**

**1. Approval of Minutes**

- a. January 5, 2021 – Regular Meeting
- b. January 19, 2021 – Work Session

**2. Budget Amendment #6**

- a. Consideration and approval of Budget Amendment #6 that pertains to approved new positions, insurance from damaged police vehicles, and Powell Bill distribution.

**Public Hearings**

**1. Rezoning Request**

- a. Consideration of a rezoning request submitted by T. Warren Gregory for an approximately 6.96-acre parcel located on NC 210 (Harnett PIN: 0683-29-0488.000) from RA-30 to General Commercial.

**2. UDO Amendment - Fencing**

- a. Consideration and approval of an amendment to Ordinance Section 7.3 related to fencing requirements specifically for fence permits in Town and prohibit the installation of fences within recorded easements.

## **New Business**

### **1. Resolution #R001-2021 – Direct the Clerk to Investigate the Sufficiency of the Annexation Petition from Southern Built**

- a. The Planning Department has received a voluntary annexation petition submitted by Southern Built for approximately 2.109 acre tract of land located at 1192 Rawls Church Road (Harnett PIN#: 0674-25-9617.000). Consideration and approval of Resolution #R001-2021 to Direct the Clerk to Investigate the Sufficiency of the petition and certify results at the March 2, 2021 meeting.

### **2. Resolution #R002-2021 – Direct the Clerk to Investigate the Sufficiency of the Annexation Petition from Spring Village**

- a. The Planning Department has received a voluntary annexation petition submitted by The Spring Village mixed use development for 3 tracts totaling approximately 48.7 acres located on NC 210 just East of Town (Harnett PIN#'s: 0683-19-2678.000; 0684-10-5183.000; and 0684-20-7231.000). Consideration and approval of Resolution #R002-2021 to Direct the Clerk to Investigate the Sufficiency of the petition and certify results at the March 2, 2021 meeting.

## **Manager's Report**

## **Staff Reports**

## **Mayor and Town Board Reports**

**Closed Session – pursuant to 143-318.11 (a)(3) – to approve closed session minutes and 143-318.11 (a)(5) – to discuss land acquisition**

## **Adjourn**

**\*\*IN ACCORDANCE WITH ADA REGULATIONS, PLEASE NOTE THAT ANYONE WHO NEEDS AN ACCOMMODATION TO PARTICIPATE IN THE MEETING SHOULD NOTIFY THE TOWN CLERK AT 919.331.6703 AT LEAST 48 HOURS PRIOR TO THE MEETING.\*\***

# CONSENT AGENDA

**Town of Angier  
Board of Commissioners  
Tuesday, January 5, 2021, 6:30 P.M.  
Angier Municipal Building  
28 North Raleigh Street  
Minutes**

The Town of Angier convened during a regularly scheduled Board of Commissioners meeting on Tuesday, January 5, 2021, in the Board Room inside the Municipal Building at 28 North Raleigh Street.

**Members Present:** Mayor Bob Smith  
Mayor Pro-tem Hawley  
Commissioner Alan Coats  
Commissioner Mike Hill

**Members Excused:**

**Staff Present:** Town Manager Gerry Vincent  
Town Clerk Veronica Hardaway  
Planning Director Sean Johnson  
Chief of Police Arthur Yarbrough  
Library Director Katy Warren  
Finance Director Hans Kalwitz  
Parks & Recreation Director Derek McLean  
Public Works Director Jimmy Cook  
Administrative Assistant Donna DiMambro  
Town Attorney Dan Hartzog, Jr.

**Others Present:**

**Call to Order:** Mayor Smith presided, calling the Board of Commissioners meeting to order at 6:30 p.m.

**Pledge of Allegiance:** Mayor Smith led the pledge of allegiance.

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

**Approval of the January 5, 2021 meeting agenda:** The Town Board unanimously approved the agenda as presented.

**Board Action:** The Town Board voted to approve the agenda as presented.

**Motion:** Mayor Pro-tem Hawley

**Vote:** 3-0; unanimous

## **Presentation**

1. **Stewart Hill with Thompson, Price, Scott, Adams & Co. presented the findings from the Comprehensive Annual Financial Report for the year ending June 30, 2020.**

Highlights include:

- The assets and deferred outflows of resources of the Town exceeded its liabilities and deferred inflows of resources at the close of the fiscal year by approximately \$19,457,369 (net position).
- The Town's total net position increased by \$584,992. Increase in governmental activities amounts to \$134,265 and an increase in the enterprise type activities amounts to \$450,727. As a result of this increase, there have been positive signs of the economy improving in the Town as well as management instructing staff to curtail spending to aid in the improvement of the Town's financial condition.
- As of the close of the current fiscal year, the Town's governmental funds reported combined ending fund balances of \$4,751,272 an increase of \$128,755 in comparison with the prior year. Approximately 11 percent of this total amount, or \$515,699 is non-spendable or restricted.
- At June 30, 2020, the Town's total debt was \$5,023,286. The decrease of the Town's debt, \$323,465, was the result of timely debt service payments.
- The Town has a Municipal Council Rating of 80 which is equivalent to a rating of A3/A by the national rating agencies. This rating is considered an investment grade rating and average or better than average for a Town's population.

## **Public Comment**

Vicky Pinkerton, former employee of the Angier ABC store, expressed her disappointment of the Town Board for not conducting any further investigation into the issues brought forth previously regarding the ABC store and its employees.

Mayor Smith explained again that the Board of Commissioners have a limited authority over this situation and thanked Commissioner Hill for his research into this matter.

## **Consent Agenda**

1. **Approval of Minutes**
  - a. December 1, 2020 – Regular Meeting
  - b. December 15, 2020 – Work Session

**Board Action:** The Town Board unanimously voted to approve the Consent Agenda as presented.

**Motion:** Mayor Pro-tem Hawley

**Vote:** 3-0, unanimous

## **Public Hearings**

- 1. Text Amendment: Removal of Privilege License Language**
- 2. Text Amendment: Removal of Taxi Regulations**
- 3. Text Amendment: Removal of Protest Petition Language**

Planning Director Sean Johnson stated that as part of an effort to ensure statutory compliance, staff has drafted multiple amendments to the Ordinance related to privilege licenses, taxicab regulations and protest petitions. These amendments are intended to remove language in the Ordinance which conflicts with State law changes in recent years. The Planning Board voted unanimously to recommend approval of these Ordinance amendments as presented at their December 8<sup>th</sup> meeting.

Mayor Smith opened the Public Hearing.

Seeing no one, Mayor Smith closed the Public Hearing.

**Board Action:** The Town Board unanimously voted to approve the aforementioned text amendments as presented.

**Motion:** Commissioner Coats

**Vote:** 3-0, unanimous

## **New Business**

- 1. Interviews for Potential Candidates for Ward 4 Commissioner**

Mayor Smith called upon single applicant George C. "Jr." Price and gave him a brief question and answer period during an open session with the Town Board.

Mayor Smith called for nominations to the floor. Mayor Pro-tem Hawley nominated George C. "Jr." Price to be appointed as Ward 4 Commissioner.

**Board Action:** The Town Board voted to appoint George C. Price as Ward 4 Commissioner to begin immediately.

**Motion:** Mayor Pro-tem Hawley

**Opposed:** Commissioner Coats

**Vote:** 2-1, motion carries

Mayor Smith administered the Oath of Office to George C. Price.

- 2. Cape Fear Regional Multi-Jurisdictional Hazard Mitigation Plan 2020**

Town Manager Gerry Vincent stated that in order to follow the Federal hazard mitigation planning requirements in 44 CFR 201.6(b)-(d), a Multi-Jurisdictional Mitigation Plan must

be revised and submitted on behalf of the Cape Fear Region. A Resolution must be adopted by the local body in order to be eligible to receive future funds related to a disaster related event. The plan must be revised and adopted on a five-year cycle.

**Board Action:** The Town Board unanimously voted to approve the Cape Fear Regional Multi-Jurisdictional Hazard Mitigation Plan 2020.

**Motion:** Mayor Pro-tem Hawley

**Vote:** 4-0, unanimous

### **3. Title VI Non-Discrimination Policy Statement**

Mr. Vincent informed the Board that the Federal Highway Administration has charged the North Carolina Department of Transportation (NCDOT) with ensuring compliance with every subrecipient municipality to meet the requirements under the Title VI Non-Discrimination Policy Statement. Once approved, the policy statement and information will be advertised and placed on the Town's website, as required.

**Board Action:** The Town Board unanimously voted to approve Title VI Non-Discrimination Policy Statement.

**Motion:** Commissioner Hill

**Vote:** 4-0, unanimous

### **Manager's Report**

- Department Reports (Informational Items included in Agenda packets)

Mr. Vincent updated the Board on various items. Those items are the following:

1. Staff has prepared and will advertise a Request for Proposals to seek qualified firms to provide solid waste and recycling services to Angier residential and commercial customers. The current contract with Green for Life (GFL aka Waste Industries) ends June 30, 2021.
2. The second public meeting regarding Jack Marley Park Comprehensive & Master Plan will be conducted January 7<sup>th</sup> at 6 & 7pm in the Board Room. The public can attend and express comments regarding the overall plan. Once the second meeting is held, a full presentation will be scheduled to the Board of Commissioners.
3. Board Retreat – Within the next couple of weeks, items of interest will be requested by the Board for the upcoming Retreat in March. Such as:
  - a. Budgeting
  - b. Dept Service
    - i. Utilities
    - ii. Town Hall/Police Station
    - iii. Refinancing of Existing Loans-options
  - c. Managing Growth

d. Personnel, etc

4. The Town has received a wire transfer of \$100,000 from the Department of Environmental Quality (Governor/General Assembly) towards a utility project. Staff has listed several to be considered. A recommendation will be presented to the Board in February.
5. The Finance Director and Town Manager will report to the Board the financial condition of the FY21 General & Utility Fund budgets during the pandemic.

**Mayor & Town Board Reports**

Mayor Pro-tem Hawley publicly thanked Senator Burgin, Representative Strickland, and former Mayor Lew Weatherspoon for their dedication in helping obtain funding from the Department of Environmental Quality.

**Adjournment:** Being no further business, the Town Board voted unanimously to adjourn the meeting at 7:51pm.

**Motion:** Commissioner Hill

**Vote:** Unanimous, 4-0

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Robert K. Smith, Mayor

Attest:

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Veronica Hardaway, Town Clerk



**Town of Angier  
Board of Commissioners  
Work Session  
Tuesday, January 19, 2021, 6:30 P.M.  
Angier Municipal Building  
28 North Raleigh Street  
Minutes**

The Town of Angier convened during a regularly scheduled Board of Commissioners Workshop Session meeting Tuesday, January 19, 2021, in the Board Room inside the Municipal Building at 28 North Raleigh Street.

**Members Present:** Mayor Bob Smith  
Mayor Pro-tem Loru Boyer Hawley via Zoom  
Commissioner Alan Coats  
Commissioner Mike Hill  
Commissioner Junior Price

**Members Absent:**

**Staff Present:** Town Manager Gerry Vincent  
Administrative Assistant Donna DiMambro  
Planning Director Sean Johnson  
Chief of Police Arthur Yarbrough  
Public Works Director Jimmy Cook  
Library Director Katy Warren  
Parks & Recreation Director Derek McLean  
Finance Director Hans Kalwitz  
Human Resource Officer Melissa Wilder

**Others Present:**

**Call to Order:** Mayor Smith presided, calling the Board of Commissioners Work Session meeting to order at 6:30 p.m.

**Pledge of Allegiance:** Mayor Smith led the pledge of allegiance.

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

**Approval of the January 19, 2021 meeting agenda:** The Town Board unanimously approved the agenda as presented.

**Board Action:** The Town Board unanimously approved the January 19, 2021 meeting agenda as presented.

**Motion:** Commissioner Hill

**Vote:** Unanimous, 4-0

## **New Business**

### **1. Six Month Review of FY21 Budget**

Town Manager Gerry Vincent stated that during the budget discussions prior to adopting the FY21 General & Utility Fund budgets, staff and the Board agreed to postpone the new positions for the Planning, Police, and Utility Departments until a full review was conducted by staff and presented to the Board. Staff is recommending to move forward with a new position in the Planning Department (Planning Technician) and two (2) new positions within the Police Department (Police Officers). However, even though the Utility Fund is showing positive signs, we are unable to recommend a new position at this time.

Finance Director Hans Kalwitz reviewed the FY 2021 Revenue/Expenditures Trend Analysis.

Mr. Vincent stated the financial impact would be minimal due to only six months remaining in the FY21 budget. The police officer positions would consist of \$56,119 x 2 annually, including benefits; the planning position would consist of \$55,843, including benefits. With advertising, interviewing, and paperwork, approximately 25% or less would be expended this fiscal year. Therefore, the additional financial increase for this fiscal year would be approximately \$45,000. Next fiscal year, the full impact would be authorized.

**Board Action:** The Town Board unanimously approved to allow the Town Manager to make the necessary Budget Amendments to add the new recommended positions as presented.

**Motion:** Commissioner Hill

**Vote:** Unanimous, 4-0

### **2. Interlocal Library Agreement**

Library Director Katy Warren explained that the Town maintains a written agreement with Harnett County to be part of the Harnett County Library System. This agreement is updated every two years. The agreement outlines responsibility of both the Library System and the Town to provide library services to the public.

Mr. Vincent informed the Board that if any discussion occurs regarding library consolidation, the Board will be notified.

**Board Action:** The Town Board unanimously approved the Interlocal Library Agreement as presented.

**Motion:** Commissioner Coats

**Vote:** Unanimous, 4-0

**Adjournment:** There being no further business, the Town Board voted unanimously to adjourn the meeting at 7:13pm.

**Motion:** Commissioner Hill  
**Vote:** Unanimous, 4-0

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Robert K. Smith, Mayor

Attest:

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Donna DiMambro, Administrative Assistant



## Board of Commissioners Agenda Report

55 N Broad Street W.  
PO Box 278  
Angier, NC 27501  
[www.angier.org](http://www.angier.org)

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<b>MEETING DATE:</b>	February 2, 2021
<b>PREPARED BY:</b>	Hans Kalwitz
<b>ISSUE</b>	Board Budget Amendment #6
<b>CONSIDERED:</b>	
<b>DEPARTMENT:</b>	Finance

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### **SUMMARY OF ISSUE:**

As discussed and approved at our January 2021 Workshop meeting, the revenue forecast deemed it feasible for the Town to hire two police officers and a Planning & Inspections position. This budget amendment completes that motion, along with recognizing insurance proceeds received in January for damaged police vehicles; in so doing, we are increasing allowable spending for necessary repairs. Lastly, the Powell Bill distribution fell short of our anticipation, by which we will decrease allowable spending.

### **FINANCIAL IMPACT:**

This budget amendment will increase the General Fund \$71,022 and will decrease the Powell Bill Fund by \$1,984.

**RECOMMENDATION:** N/A

### **REQUESTED MOTION:**

Motion to adopt FY 2021 Board Budget Amendment #6

### **REVIEWED BY TOWN MANAGER:**

This has been reviewed by the Town Manager.

**Attachments:** Board Budget Amendment #6



## *Town of Angier*

### Budget Officer Budget Amendment # 6

Be it hereby ordained by the Town Manager (Budget Officer) of the Town of Angier that the following amendments be made to the Budget Ordinance adopted on the 16<sup>th</sup> day of June, 2020 (as well as subsequent amendments) as follows:

General Fund (10 Fund)				
General Fund Revenue	Line Item	Budget	Change	Amended Budget
SRO CHARTER SCHOOL GRANT	10-3001-0034	-	↑ 34,668	34,668
BUILDING PERMITS	10-3001-0017	75,000	↑ 17,249	92,249
INSURANCE PROCEEDS	10-3001-0031	10,000	↑ 19,105	29,105
<b>Total Revenue Budget</b>		<b>4,881,315</b>	<b>71,022</b>	<b>4,952,337</b>
Police Department	Line Item	Budget	Change	Amended Budget
SALARIES-FULL TIME	10-9006-0002	836,886	↑ 28,060	864,946
SUPPLEMENTAL RETIREMENT	10-9006-0003	38,627	↑ 1,403	40,030
FICA	10-9006-0005	64,550	↑ 2,147	66,697
RETIREMENT	10-9006-0007	89,084	↑ 3,059	92,143
VEHICLE MAINTENANCE	10-9006-0017	15,000	↑ 19,105	34,105
<b>Total Budget Expenditures for Dept 9006</b>		<b>1,436,825</b>	<b>53,773</b>	<b>1,490,598</b>
Planning & Inspections Department	Line Item	Budget	Change	Amended Budget
SALARIES-FULL TIME	10-9009-0002	157,183	↑ 13,961	171,144
SUPPLEMENTAL RETIREMENT	10-9009-0003	7,486	↑ 698	8,184
FICA	10-9009-0005	11,759	↑ 1,068	12,827
RETIREMENT	10-9009-0007	15,601	↑ 1,522	17,123
<b>Total Budget Expenditures for Dept 9009</b>		<b>412,617</b>	<b>17,249</b>	<b>429,866</b>



## *Town of Angier*

### Budget Officer Budget Amendment # 6

Be it hereby ordained by the Town Manager (Budget Officer) of the Town of Angier that the following amendments be made to the Budget Ordinance adopted on the 16<sup>th</sup> day of June, 2020 (as well as subsequent amendments) as follows:

Powell Bill (20 Fund)				
Powell Bill Revenue	Line Item	Budget	Change	Amended Budget
STATE STREET - AID	20-3001-0001	140,628	↓ (1,984)	138,644
<b>Total Revenue Budget</b>		140,628	(1,984)	138,644
Powell Bill Expenditures	Line Item	Budget	Change	Amended Budget
CONTRACT SERVICES	20-9001-0045	123,628	↓ (1,984)	121,644
<b>Total Budget Expenditures for Dept 9006</b>		140,628	(1,984)	138,644

Amended this the 2nd day of February, 2021

As discussed and approved in our January 2021 Workshop meeting, the revenue forecast deemed it feasible for the Town to hire two police officers and a Planning & Inspections position. This budget amendment completes that motion, along with recognizing insurance proceeds received in January for damaged police vehicles; in so doing, we are increasing allowable spending for necessary repairs. Lastly, the Powell Bill distribution fell short of our anticipation, by which we will decrease allowable spending.

Robert K. Smith, Mayor

Attest:

Veronica Hardaway, Town Clerk

# PUBLIC HEARINGS



## Board of Commissioners Agenda Report

55 N Broad Street W.  
PO Box 278  
Angier, NC 27501  
www.angier.org

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**MEETING DATE:** February 2, 2021  
**PREPARED BY:** Sean Johnson  
**ISSUE** Rezoning Request  
**CONSIDERED:**  
**DEPARTMENT:** Planning & Inspections

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### SUMMARY OF ISSUE:

The Planning Department has received a rezoning request from T. Warren Gregory for an approximately 6.96 acre parcel located on NC 210 just East of Town (Harnett PIN: 0683-29-0488.000). The current zoning is RA-30 and the requested zoning is General Commercial.

The Planning Board recommended **denial** of the rezoning request at their January 12<sup>th</sup> meeting.

### FINANCIAL IMPACT: N/A

**RECOMMENDATION:** Staff recommends **denial** of the rezoning request for the following reasons:

- 1) The Future Land Use Map calls for Medium density residential uses on this property
- 2) All adjacent properties are zoned for residential use
- 3) There is no commercial use or zoning in the near vicinity
- 4) Many uses permitted in GC may not be appropriate adjacent to the Spring Village development to the North

### REQUESTED MOTION:

I move to approve/deny the proposed rezoning request to General Commercial.

### REVIEWED BY TOWN MANAGER:

#### Attachments:

Rezoning Application  
Rezoning Staff Report





# REZONING STAFF REPORT

File #: 2020-000562  
Staff Contact: Sean Johnson  
sjohnson@angier.org  
(919) 331-6702

Planning Board: January 12, 2021

Public Hearing: February 2, 2021

**Requested Rezoning: RA-30 to GC**

## Applicant Information

### Owner of Record:

Name: Gregory Family Properties

Address: 2729 Parkway Drive

City/State/Zip: Raleigh, NC 27603

### Applicant:

Name: T. Warren Gregory

Address: Same as Owner

City/State/Zip:

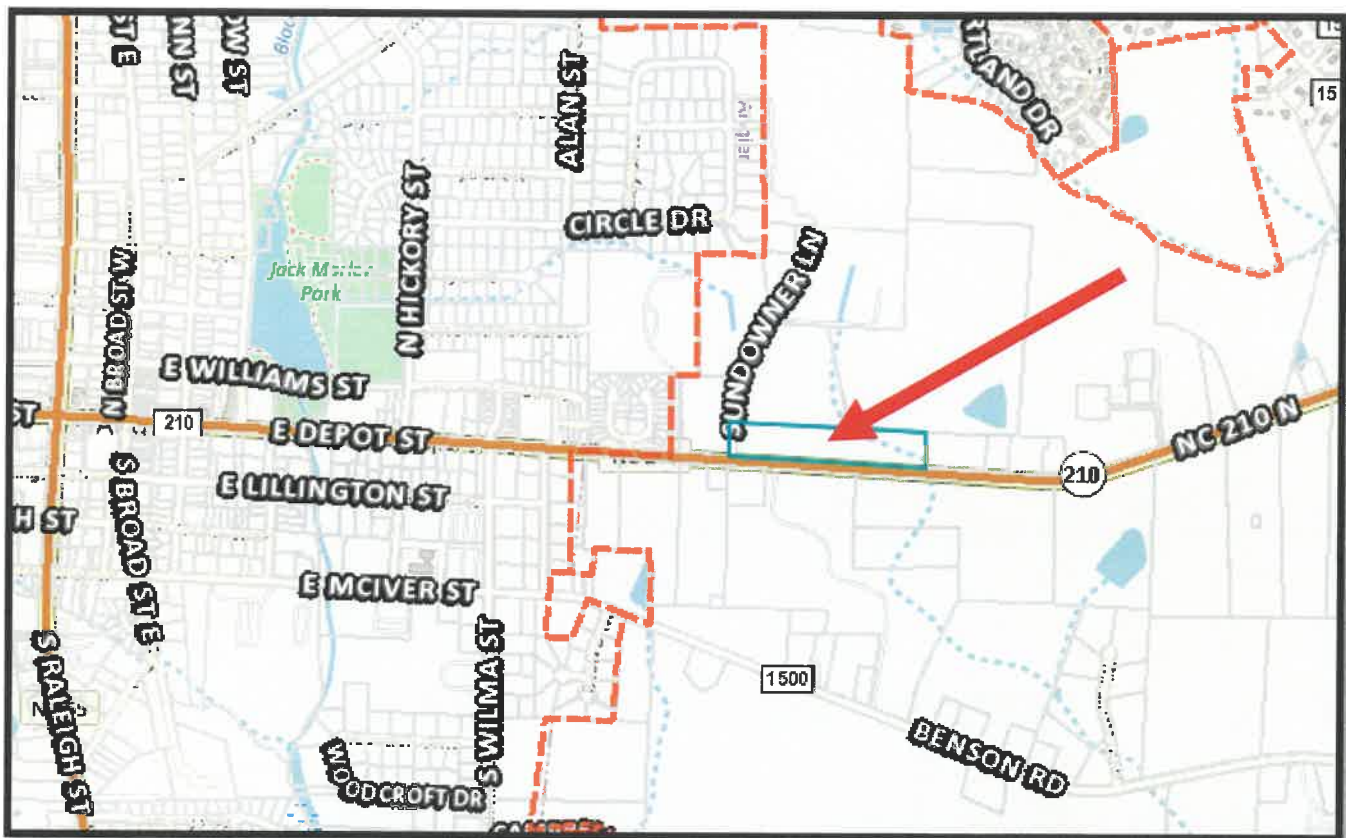
## Property Description

PIN(s): 0683-29-0488.000

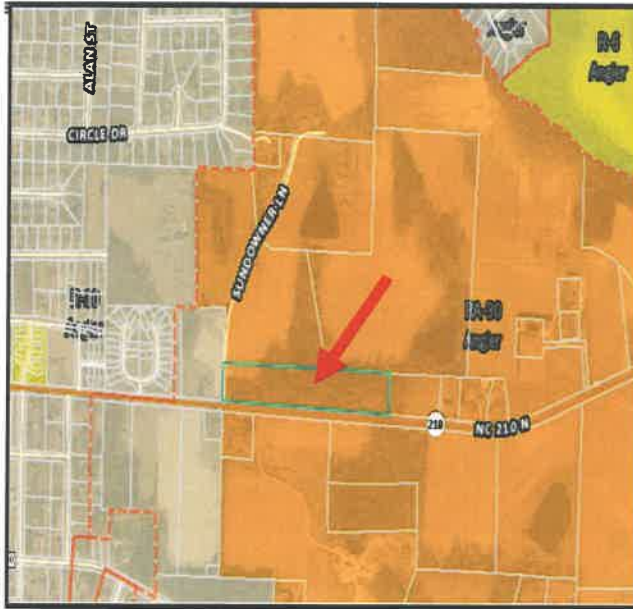
Acreage: **6.964** Acres

Address: NC 210 N., Angier, NC

## Vicinity Map



## Zoning Compatibility



	CURRENT	PROPOSED
	RA-30	GC
Min. Lot Size	30,000sf	6,000sqft
Parks & Recreation Facilities	P	P
Single Family/Duplexes	P	
Multi-Family		
Schools	P	P
Offices & Services		P
Retail Uses		P
Churches	S	S
Governmental Uses	P	P
Agriculture	P	

P=Permitted Use S=Special Use

## Physical Characteristics



Aerial Photograph (2017)

**Site Description:** The property is currently vacant and mostly wooded. The property has approximately 1,250 feet of frontage along Highway 210.

**Surrounding Land Uses:** Surrounding Land Uses include low and density residential as well as agricultural uses. There is a 279 unit mixed use development approved on the tracts directly North of the property.

## Services Available

Water:

- ☒ Public  
☐ Private (Well)  
☐ Other: Unverified

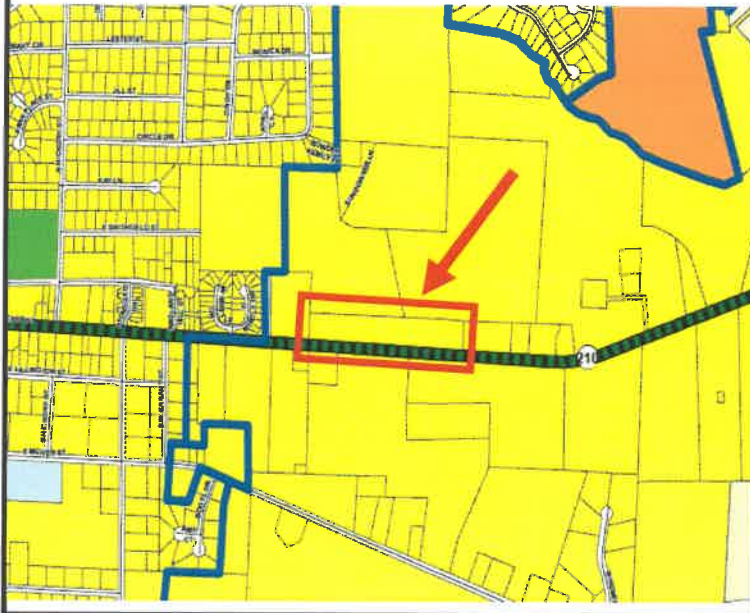
Sewer:

- ☐ Public  
☐ Private (Septic Tank)  
☒ Other: unverified

Transportation:

Access is provided via NC 210

## Land Use Classification Compatibility



Future Land Use Map (2017)

	REQUESTED ZONING	LAND USE
	<b>RA-30</b>	<b>MDR</b>
Parks & Rec Facilities	<b>P</b>	
Single Family	<b>P</b>	<b>P</b>
Multi-Family		<b>P</b>
Churches	<b>S</b>	
Schools	<b>P</b>	
Professional Offices		
Retail Uses		
Restaurants		
Governmental Uses	<b>P</b>	
Distribution		
Manufacturing Uses		

The Property In Question Is **NOT** Compatible With The Future Land Use Map

### Evaluation

- ☐ Yes ☒ **No** The IMPACT to the adjacent property owners and the surrounding community is reasonable, and the benefits of the rezoning outweigh any potential inconvenience or harm to the community.  
REASONING: The requested zoning would not match adjacent zoning districts and allow for uses that may not be compatible with adjacent uses.
- ☐ Yes ☒ **No** The requested zoning district is COMPATIBLE with the existing Land Use Classification.  
REASONING: The rezoning requested is not compatible with the Future Land Use Map.
- ☒ Yes ☒ **No** The proposal does ENHANCE or maintain the public health, safety and general welfare.  
REASONING: The rezoning would allow for uses that may not be compatible with surrounding uses.
- ☒ **Yes** ☐ No The request is for a SMALL SCALE REZONING and should be evaluated for reasonableness  
REASONING: The proposed rezoning does not match adjacent districts.



## Suggested Statement-of-Consistency (Staff concludes that...)

The proposed rezoning to General Commercial is not in line with the uses identified by The Future Land Use Plan. The rezoning request would allow for many uses that may not be compatible with the surrounding residential and agricultural uses. It is recommended that this rezoning request be **Denied**.

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## Standards of Review and Worksheet

### STANDARDS OF REVIEW

The Planning Board shall consider and make recommendations to the Town Board of Commissioners concerning this proposed conditional zoning district. The following policy guidelines shall be followed by the Planning Board concerning zoning districts and no proposed zoning district will receive favorable recommendation unless:

- ☐ Yes   ☐ No   A.   The proposal will place all property similarly situated in the area in the same category, or in appropriate complementary categories.
- ☐ Yes   ☐ No   B.   There is convincing demonstration that all uses permitted under the proposed district classification would be in the general public interest and not merely in the interest of the individual or small group.
- ☐ Yes   ☐ No   C.   There is convincing demonstration that the character of the neighborhood will not be materially and adversely affected by any use permitted in the proposed change.
- ☐ Yes   ☐ No   D.   The proposed change is in accordance with the comprehensive plan and sound planning practices.

### ☐ **GRANTING THE REZONING REQUEST**

Motion to grant the rezoning upon finding that the rezoning is reasonable based on **All** of the above findings of fact A-E being found in the affirmative and that the rezoning advances the public interest.

### ☐ **DENYING THE REZONING REQUEST**

Motion to deny the rezoning upon finding that the proposed rezoning does not advance the public interest and is unreasonable due to the following:

- ☐ The proposal will not place all property similarly situated in the area in the same category, or in appropriate complementary categories.
- ☐ There is not convincing demonstration that all uses permitted under the proposed district classification would be in the general public interest and not merely in the interest of the individual or small group.
- ☐ There is not convincing demonstration that all uses permitted under the proposed district classification would be appropriate in the area included in the proposed change. (When a new district designation is assigned, any use permitted in the district is allowable, so long as it meets district requirements, and not merely uses which applicants state they intend to make of the property involved.)
- ☐ There is not convincing demonstration that the character of the neighborhood will not be materially and adversely affected by any use permitted in the proposed change.
- ☐ The proposed change is not in accordance with the comprehensive plan and sound planning practices.
- ☐ The proposed change was not found to be reasonable for a small scale rezoning



# APPLICATION FOR ZONING CHANGE

Planning Department  
55 N. Broad Street W.  
P.O. Box 278  
Angier, NC 27501  
Phone: (919)-639-2071 Fax: (919) 639-6130

*For Planning Department Use Only*

Case Number: 20-562  
Date Received: 11/25/20  
Fee Paid: \$400  
Planning Board Mtg. 1/12/21  
Town Board Mtg. 2/2/21

## Applicant Information:

### Owner of Record:

Name: GREGORY Family Properties  
Address: 2729 PARKWAY DR  
City/State/Zip: RALEIGH N.C. 27603  
Phone: 919-291-1448  
E-mail: Timothy Warren Gregory@gmail.com  
Fax: ---

### Applicant:

Name: T WARREN GREGORY  
Address: 2729 PARKWAY DR  
City/State/Zip: RALEIGH N.C. 27603  
Phone: 919-291-1448  
E-mail: Timothy Warren Gregory@gmail.com  
Fax: ---

## Property Description:

PIN(S): 0683-29-0483000  
Tax Parcel ID: 0406730082  
Address: N.C. 210 NORTH

Acreage: 6.49 Acres

Directions from Town Hall: Head EAST ON Hwy 210 FOR 0.75 miles. The project will be on the NORTH side OF 210 Hwy.

Deed Book: 3741 Page: 692  
Plat Book: cab. "C" Page: slide 76B

## Zoning Request:

Existing zoning: RA30

Requested zoning: General Commercial

## Attachments:

- Written description of property from recorded deed
- Recorded map of property at scale of not less than one (1) inch = 200 feet
- Explanation of why the zoning change is requested, addressing applicable portions of Section 14.3 of the Unified Development Ordinance.

### Signatures:

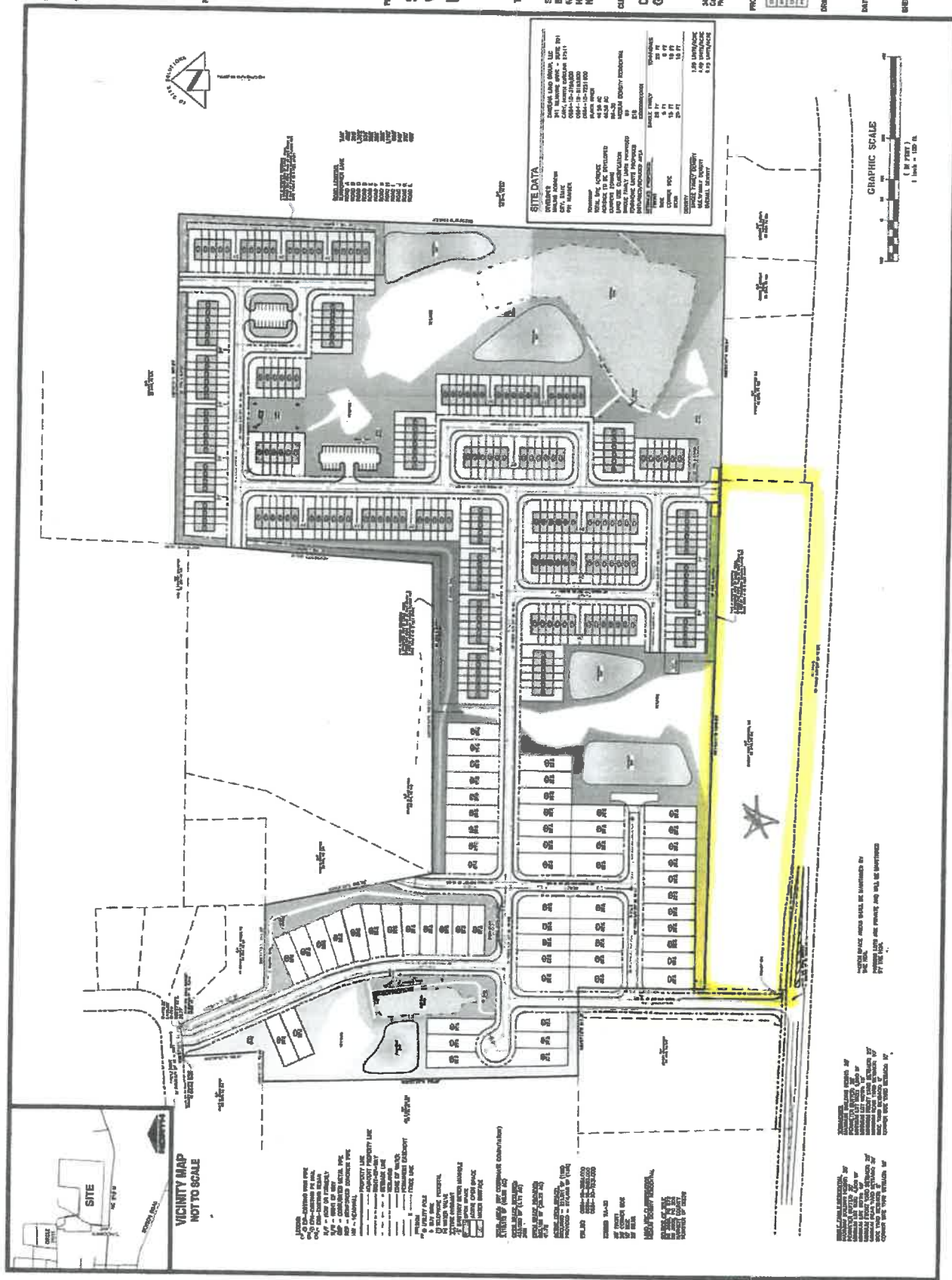
The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate:

T Warren Gregory      11-18-20      T Warren Gregory      11-18-20  
Property Owner Signature      Date      Authorized Agent Signature      Date

### Requirements for Consideration:

The Planning Board shall consider and make recommendation to the Town Board of Commissioners concerning each proposed zoning district. The following policy guidelines shall be followed by the Planning Board concerning zoning districts and no proposed zoning district will receive favorable recommendation unless:

1. The proposal will place all property similarly situated in the area in the same category, or in appropriate complementary categories.
2. There is convincing demonstration that all uses permitted under the proposed district classification would be in the general public interest and not merely in the interest of the individual or small group.
3. There is convincing demonstration that all uses permitted under the proposed district classification would be appropriate in the area included in the proposed change. (When a new district designation is assigned, any use permitted in the district is allowable, so long as it meets district requirements, and not merely used which applicants state they intend to make of the property involved.)
4. There is convincing demonstration that the character of the neighborhood will not be materially and adversely affected by any use permitted in the proposed change.
5. The proposed change is in accordance with the comprehensive plan and sound planning practices.



SUNDOWNER LN  
50' PUBLIC R/W

S 87° 43' 21" E 1249.72

200.74'

20' DRIVEWAY

30' X 150'

25' DRIVEWAY

30' X 150'

25' DRIVEWAY

15' X 150'

PROJ

143.88' 15' R/W DEDICATION

3,373 SF

132.25'

EXISTING R/W

WT2

WT2

WT2

WT2

WT2

WT2

WT2

WT2

NC 210'N

60' PUBLIC R/W (35' BC TO BC)





## Board of Commissioners Agenda Report

55 N Broad Street W.  
PO Box 278  
Angier, NC 27501  
[www.angier.org](http://www.angier.org)

---

**MEETING DATE:** February 2, 2021  
**PREPARED BY:** Sean Johnson  
**ISSUE** UDO Amendment – Fencing  
**CONSIDERED:**  
**DEPARTMENT:** Planning & Inspections

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### **SUMMARY OF ISSUE:**

Staff has proposed an amendment to Ordinance Section 7.3 related to fencing requirements. The amendment will specify the requirement for fence permits in Town and prohibit the installation of fences within recorded easements.

The Planning Board recommended approval of this amendment at their January 12<sup>th</sup> meeting.

Attached is the proposed amendment in both the edit format and final adoption format.

**FINANCIAL IMPACT:** Minimal; Newspaper advertisement costs plus Municode update costs.

### **RECOMMENDATION:**

Staff recommends approval of the amendment as proposed.

### **REQUESTED MOTION:**

I move to approve the amendment to Ordinance Section 7.3 as proposed.

### **REVIEWED BY TOWN MANAGER:**

#### **Attachments:**

UDO Section 7.3 Amendment - Edit  
UDO Section 7.3 Amendment - Final

## Staff Recommended UDO Amendment – Fence Requirements

### Section 7.3. - Landscaping types and requirements.

*7.3.5 Fences and walls.* A Land Use Permit shall be required for the installation of a fence within the corporate limits of the Town. Fences shall not be installed within or across any private or public easement as shown on the property survey or map recorded at the Register of Deeds. Fences installed within wetlands or floodplain areas must be installed with a minimum of 4-inches of space at the base to allow for the natural flow of water. Entrance gateways to residential subdivisions ~~and all agricultural uses~~ are exempt from the following fence and wall standards. Except as otherwise noted in this ordinance, fences or walls are permitted in the various districts subject to the following regulations:

	Residential & <del>Agricultural Uses</del>		Animal, Office, Retail, & Industrial Uses		Civic, Institutional, & Recreational Uses	
	Front & <del>Side</del> Yards <sup>2</sup>	Rear & Side Yards	Front & <del>Side</del> Yards	Rear & Side Yards	Front & <del>Side</del> Yards	Rear & Side Yards
Min. Height	2 feet	2 feet	2 feet	2 feet	2 feet	2 feet
Max. Height <sup>2</sup>	4 feet ( <del>6 feet side</del> )	6 feet <sup>4</sup>	6 feet	10 feet	6 feet	10 feet
Materials <sup>1</sup>	<ul style="list-style-type: none"> <li>• wood</li> <li>• brick</li> <li>• stone</li> <li>• wrought iron</li> <li>• stucco</li> <li>• vinyl</li> </ul>	<ul style="list-style-type: none"> <li>• chain link</li> <li>• privacy screening</li> <li>• wrought iron</li> <li>• wood</li> <li>• stucco</li> <li>• brick</li> <li>• stone</li> <li>• vinyl</li> </ul>	<ul style="list-style-type: none"> <li>• brick</li> <li>• stone</li> <li>• wrought iron</li> <li>• stucco</li> <li>• wood</li> <li>• vinyl</li> </ul>	<ul style="list-style-type: none"> <li>• chain link<sup>3</sup></li> <li>• wrought iron</li> <li>• stucco</li> <li>• brick</li> <li>• stone</li> <li>• vinyl</li> </ul>	<ul style="list-style-type: none"> <li>• brick</li> <li>• stone</li> <li>• wrought iron</li> <li>• chain link</li> <li>• vinyl</li> </ul>	<ul style="list-style-type: none"> <li>• brick</li> <li>• stone</li> <li>• wrought iron</li> <li>• chain link</li> <li>• vinyl</li> </ul>

1. Materials may include a combination of the listed permitted materials for each fence type.
2. Lots with one zero side line setback and a zero front yard setback may have a wall on the opposite side yard lot line and front yard line a maximum height of eight feet.
3. Barbed wire permitted for rear yard fences not visible from a street.
4. Fences with a height above 6 feet may be approved on residential properties with the approval of a Special Use Permit issued by the Board of Adjustment

## **Staff Recommended UDO Amendment – Fence Requirements**

### Section 7.3. - Landscaping types and requirements.

*7.3.5 Fences and walls.* A Land Use Permit shall be required for the installation of a fence within the corporate limits of the Town. Fences shall not be installed within or across any private or public easement as shown on the property survey or map recorded at the Register of Deeds. Fences installed within wetlands or floodplain areas must be installed with a minimum of 4 inches of space at the base to allow for the natural flow of water. Entrance gateways to residential subdivisions are exempt from the following fence and wall standards. Except as otherwise noted in this ordinance, fences or walls are permitted in the various districts subject to the following regulations:

	Residential		Animal, Office, Retail, & Industrial Uses		Civic, Institutional, & Recreational Uses	
	Front Yards	Rear & Side Yards	Front Yards	Rear & Side Yards	Front Yards	Rear & Side Yards
Max. Height <sup>2</sup>	4 feet	6 feet <sup>4</sup>	6 feet	10 feet	6 feet	10 feet
Materials <sup>1</sup>	<ul style="list-style-type: none"> <li>• wood</li> <li>• brick</li> <li>• stone</li> <li>• wrought iron</li> <li>• stucco</li> <li>• vinyl</li> </ul>	<ul style="list-style-type: none"> <li>• chain link</li> <li>• privacy screening</li> <li>• wrought iron</li> <li>• wood</li> <li>• stucco</li> <li>• brick</li> <li>• stone</li> <li>• vinyl</li> </ul>	<ul style="list-style-type: none"> <li>• brick</li> <li>• stone</li> <li>• wrought iron</li> <li>• stucco</li> <li>• wood</li> <li>• vinyl</li> </ul>	<ul style="list-style-type: none"> <li>• chain link <sup>3</sup></li> <li>• wrought iron</li> <li>• stucco</li> <li>• brick</li> <li>• stone</li> <li>• vinyl</li> </ul>	<ul style="list-style-type: none"> <li>• brick</li> <li>• stone</li> <li>• wrought iron</li> <li>• chain link</li> <li>• vinyl</li> </ul>	<ul style="list-style-type: none"> <li>• brick</li> <li>• stone</li> <li>• wrought iron</li> <li>• chain link</li> <li>• vinyl</li> </ul>

1. Materials may include a combination of the listed permitted materials for each fence type.

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3. Barbed wire permitted for rear yard fences not visible from a street.
4. Fences with a height above 6 feet may be approved on residential properties with the approval of a Special Use Permit issued by the Board of Adjustment

# NEW BUSINESS



## Board of Commissioners Agenda Report

55 N Broad Street W.  
PO Box 278  
Angier, NC 27501  
[www.angier.org](http://www.angier.org)

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**MEETING DATE:** February 2, 2021  
**PREPARED BY:** Sean Johnson  
**ISSUE** Voluntary Annexation Petition  
**CONSIDERED:**  
**DEPARTMENT:** Planning & Inspections

---

### SUMMARY OF ISSUE:

The Planning Department has received a voluntary annexation petition from Southern Built, LLC for an approximately 2.109 acre tract of land located at 1192 Rawls Church Rd (Harnett PIN: 0674-25-9617.000).

The property is currently in Harnett County's planning jurisdiction and is zoned RA-30. There is a rezoning request pending for the property in question to be heard following annexation approval.

The first step is for the Board to direct the Town Clerk to investigate the sufficiency of the petition. Attached is the annexation petition and annexation map.

**FINANCIAL IMPACT: N/A**

**RECOMMENDATION: N/A**

### REQUESTED MOTION:

I move to direct the Town Clerk to investigate the sufficiency of the annexation petition.

**REVIEWED BY TOWN MANAGER:**

**Attachments:**

Annexation Survey  
Annexation Petition



## Town of Angier

Robert K. Smith  
Mayor

Gerry Vincent  
Town Manager

**Resolution No.:** R001-2021

**Date Submitted:** February 2, 2021

**Date Adopted:** February 2, 2021

**A RESOLUTION OF THE TOWN OF ANGIER DIRECTING THE  
TOWN CLERK TO INVESTIGATE AN ANNEXATION PETITION RECEIVED  
UNDER GENERAL STATUTE § 160A – 58.1**

**WHEREAS**, the Town of Angier has received a Petition requesting Annexation of an area described in said Petition of a 2.109 acre tract of land located at 1192 Rawls Church Road inclusive to Harnett County Parcel Pin #0674-25-9617; and,

**WHEREAS**, the Petition to Annexation was submitted on January 28, 2021 by Southern Built, and is scheduled to go before the Town of Angier Board of Commissioners during its February 2, 2021 meeting for Consideration to Direct the Clerk to Investigate;

**WHEREAS**, the General Statute § 160A – 58.2 provides that the Sufficiency of the Petition shall be Investigated by the Town of Angier Clerk before further Annexation Proceedings may take place; and,

**WHEREAS**, the Town Board of Commissioners of The Town of Angier Deems it Advisable to Proceed in Response to this Request for Annexation; and,

**THEREFORE, BE IT RESOLVED**, by the Mayor and Town of Angier Board of Commissioners that:

The Town of Angier Clerk is hereby Directed to Investigate the Sufficiency of the Aforementioned Petition and to Certify as soon as Possible to the Town Board of Commissioners the result of her Investigation.

*Adopted by the Angier Board of Commissioners on this the 2<sup>nd</sup> day of February, 2021.*

ATTEST:

---

Robert K. Smith, Mayor

---

Veronica Hardaway, Town Clerk





Robert K. Smith  
Mayor

**Town of Angier**  
P.O. Box 278  
Angier, NC 27501  
919-639-2071



Veronica Hardaway  
Town Clerk

Gerry Vincent  
Town Manager

## **PROCEDURE FOR VOLUNTARY ANNEXATION PETITION**

### **THE PROCESS:**

*(Time Frame: 60 - 90 days)*

1. Petition and all required information (see checklist) must be submitted to Town Clerk at least seven (7) calendar days before next regular Town Board meeting, which is held the 1st Tuesday of each month.
2. Petition placed on Town Board agenda for next available regular meeting – 1st Tuesday of each month.
3. Town Board may then direct the Town Clerk to investigate the sufficiency of the petition.
4. Town Clerk investigates, and if all is in order, presents Certificate of Sufficiency to Board at next regular meeting – approximately 30 days later.
5. Town Board adopts resolution setting a public hearing at next available public hearing session –approximately 30 days later.
6. Public Hearing held as advertised.
7. Annexation Ordinance may be adopted after the public hearing is complete.
8. Town Clerk notifies required agencies of approved annexation.

### **SUBMITTAL CHECKLIST:**

- ☐ One completed annexation petition
- ☒ Annexation fee: \$250
- ☐ Eight paper copies and one PDF copy of survey map of property proposed for annexation showing:
  - The property in relationship to the primary corporate limits of the Town. (If the petition is for a non-contiguous annexation the distance from the primary corporate limits must be shown.)
  - County tax map/parcel number(s) and /or PIN numbers
- ☒ One copy of the recorded deed to the property showing current owner(s)
  - All owners of property being petitioned for annexation must sign the petition. (Signatures on petition must appear as shown on the deed)
- ☒ Attach metes and bounds description
- ☐ Statement of vested rights, if applicable
  - Attach a letter certifying vested rights, if any, from the government entity granting the vested rights. (If you are not certain of this information, contact the Planning Department)
- ☐ Complete and attach applicable signature page (Individual, Corporation, Partnership)



**Town of Angier**  
P.O. Box 278  
Angier, NC 27501  
919-639-2071



Robert K. Smith  
Mayor

Veronica Hardaway  
Town Clerk

Gerry Vincent  
Town Manager

**TO BOARD OF COMMISSIONERS OF THE TOWN OF ANGIER, NC:**

1. I/We the undersigned owners of real property respectfully request that the area as referenced by the **attached survey map and metes and bounds description be annexed** into the Town of Angier, North Carolina.

2. The area to be annexed is  
( ) contiguous, ( ) non-contiguous to the Town of Angier.  
*(If contiguous, this annexation will include all intervening rights-of-way for streets, railroads and other areas as stated in G.S. 160-31(f).)*

3. Harnett/Wake County Property Identification Number(s) (PIN):  
0674-25-9617.000

4. Have vested rights been established with regard to this property under N.C.G.S. 160A-385.1 or G.S. 153A-344.1?  
( ) Yes ( ) No  
*If "yes", proof of vested rights must be attached.*

5. I/We the undersigned owners of real property acknowledge and accept the provision that the Town of Angier will provide the property such municipal services it presently provides other lands within its corporate limits, except sewer services (inasmuch as the land is not within a reasonable proximity to the Town sewer lines and the drainage basin for the property makes the provision of sewer services financially impracticable).

6. We hereby certify that all information given with regard to this property is true and accurate to the best of my/our knowledge and is signed by **all** owners of the property being petitioned for annexation. Attached is the applicable signature page:

- ☐ Individual(s)  
☐ Corporation  
☐ Partnership  
☒ LLC



**Town of Angier**  
P.O. Box 278  
Angier, NC 27501  
919-639-2071



Robert K. Smith  
Mayor

Veronica Hardaway  
Town Clerk

Gerry Vincent  
Town Manager

Notary Public

**Complete if property is owned by a LIMITED LIABILITY CORPORATION.**

Petitioned Property PIN #: 0674-25-9617.000

The area to be annexed is owned by the Limited Liability Corporation

Southern Built, LLC  
(Print LLC Name)

Of which agrees to this petition.

Julie Stancil Moore  
(Print Manager's Name)

Julie Stancil Moore  
(Signature)

1/19/21  
(Date)

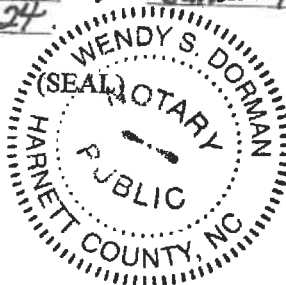
P.O. Box 1112  
Clinton NC 28329  
(Mailing Address)



State of NC, County of Johnston  
I, Wendy S. Dorman, A Notary Public for said County and State, do hereby certify that  
Julia S. Moore, a manager for  
Southern Built, LLC, a limited liability company,  
personally appeared before me this day and acknowledged the due execution of the foregoing instrument  
on behalf of the partnership.

Witness my hand and official seal, this the 20 day of January, 2021.  
My commission expires 09-10-2024, 2024.

Wendy S. Dorman  
Notary Public



SECURITY FEATURES INCLUDE TRUE WATERMARK PAPER, HEAT SENSITIVE ICON AND FOLIO HOTOGRAM

2095

BB&T  
BRANCH BANKING AND TRUST COMPANY  
1-800-BANKBBT BBT.com  
88-112/531

1-20-21

PAY TO THE ORDER OF Town of Angier

two hundred fifty dollars

\$ 250.00

DOLLARS

MEMO

Julia S Moore  
AUTHENTIC SIGNATURE

HEAT SENSITIVE

11002095110531011211000520095671211

SOUTHERN BUILT LLC

2095

Annexation Fee \$250  
for 1192 Rawls Church Rd



VICINITY MAP NTS

NOTES

AREA BY COORDINATES  
N/C GRID COORDINATES OBTAINED USING SPECTRA PRECISION  
SPAD GPS UNIT, REFERENCED TO NAD 83(2011)  
THIS SURVEY DID NOT HAVE THE BENEFIT OF A TITLE REPORT  
AND IS SUBJECT TO ANY WATERS ONE MAY DISCLOSE  
PROPERTY SUBJECT TO BOTH ABOVE AND/OR BELOW GROUND  
UTILITIES AND/OR EASEMENTS.  
CALL 811 BEFORE ANY DIGGING OR CONSTRUCTION.  
THIS LOT IS NOT LOCATED IN A  
FLOOD HAZARD AREA PER  
FEMA, MAP #370087400K  
EFT, DATE: 10/3/2006 ZONE X  
WS-IV-P - CAPE FEAR (LILINGTON)  
TOTAL TRACT AREA - 2.108 AC/91,904 SF  
PROPERTY ZONED RA-30(HARNETT COUNTY)  
MIN. LOT SIZE W/WATER - 25,000 SF  
SETBACKS  
FRONT - 35'  
SIDE - 10'  
REAR - 25'

REFERENCES

D.B. 3661 PG. 527  
D.B. 2803 PG. 325  
MAP #2010-721  
OTHERS AS SHOWN

I, BENTON W. DEWAR, CERTIFY THAT THIS PLAT WAS PREPARED  
UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY  
OF THE PROPERTY DESCRIBED HEREIN.  
THE BOUNDARIES AND CORNERS SHOWN ON THIS PLAT  
WERE CLEARLY MARKED AS SUCH AND WERE PLACED IN  
THEIR PROPER POSITIONS.  
THE GLOBAL POSITIONING SYSTEM (GPS) WAS USED TO  
OBTAIN THE COORDINATES OF THE CORNERS AND  
WAS USED TO PREPARE A PORTION OF THIS SURVEY AND THE  
FOLLOWING EASEMENTS WERE USED:

CLASS OF SURVEY: A  
DATE OF FIELD PROCEEDINGS: JANUARY 18, 2021  
DATE OF SURVEY: JANUARY 18, 2021  
DATE OF CALCULATION: JANUARY 18, 2021  
COMBINED CORRECTION FACTOR: 0.0000000000  
UNIT: US SURVEY FOOT

I, BENTON W. DEWAR, PROFESSIONAL LAND SURVEYOR  
NO. 10000, CERTIFY THAT THIS PLAT WAS PREPARED  
UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY  
OF THE PROPERTY DESCRIBED HEREIN.  
THE BOUNDARIES AND CORNERS SHOWN ON THIS PLAT  
WERE CLEARLY MARKED AS SUCH AND WERE PLACED IN  
THEIR PROPER POSITIONS.  
THE GLOBAL POSITIONING SYSTEM (GPS) WAS USED TO  
OBTAIN THE COORDINATES OF THE CORNERS AND  
WAS USED TO PREPARE A PORTION OF THIS SURVEY AND THE  
FOLLOWING EASEMENTS WERE USED:

BENTON W. DEWAR, NCELS 3040

I, BENTON W. DEWAR, CERTIFY THAT THIS PLAT WAS PREPARED  
UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY  
OF THE PROPERTY DESCRIBED HEREIN.  
THE BOUNDARIES AND CORNERS SHOWN ON THIS PLAT  
WERE CLEARLY MARKED AS SUCH AND WERE PLACED IN  
THEIR PROPER POSITIONS.  
THE GLOBAL POSITIONING SYSTEM (GPS) WAS USED TO  
OBTAIN THE COORDINATES OF THE CORNERS AND  
WAS USED TO PREPARE A PORTION OF THIS SURVEY AND THE  
FOLLOWING EASEMENTS WERE USED:

BENTON W. DEWAR, NCELS - 3040

RECORDED IN MAP #2021-

HARNETT COUNTY REG.

STATE OF NORTH CAROLINA, COUNTY OF HARNETT

TOWN OF ANGER, HARNETT COUNTY, N.C. REVIEW OFFICER FOR THE  
TOWN OF ANGER, HARNETT COUNTY, N.C. REVIEW OFFICER FOR THE  
OR PLAT TO WHICH THIS CERTIFICATION IS APPLIED MEETS ALL  
STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER

DATE

OWNER EDUCATION CERTIFICATE

(NCE) CERTIFY THAT I (AM/ARE) THE OWNER(S) OF THE PROPERTY  
DESCRIBED HEREIN, WHICH IS LOCATED IN THE SUBDIVISION  
PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM  
PARKING AND BUFFER LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS,  
AND EASEMENTS TO THE PUBLIC FOR THE PURPOSES OF THE USE  
AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER,  
STORM SEWER AND WATER LINES TO THE TOWN OF ANGER.

OWNER SIGNATURE

DATE

PRINT NAME

I, HARNETT COUNTY, CERTIFY THAT THE SUBDIVISION PLAT IS  
EXEMPT FROM THE UNITED STATES DEPARTMENT OF THE INTERIOR  
ORDINANCE OF THE TOWN OF ANGER, NORTH CAROLINA, AND THAT  
THIS PLAT HAS BEEN RECORDED IN THE OFFICE OF THE REGISTER OF  
DEEDS OF HARNETT COUNTY.

DATE

SUBDIVISION ADMINISTRATOR

LEGAL DESCRIPTION

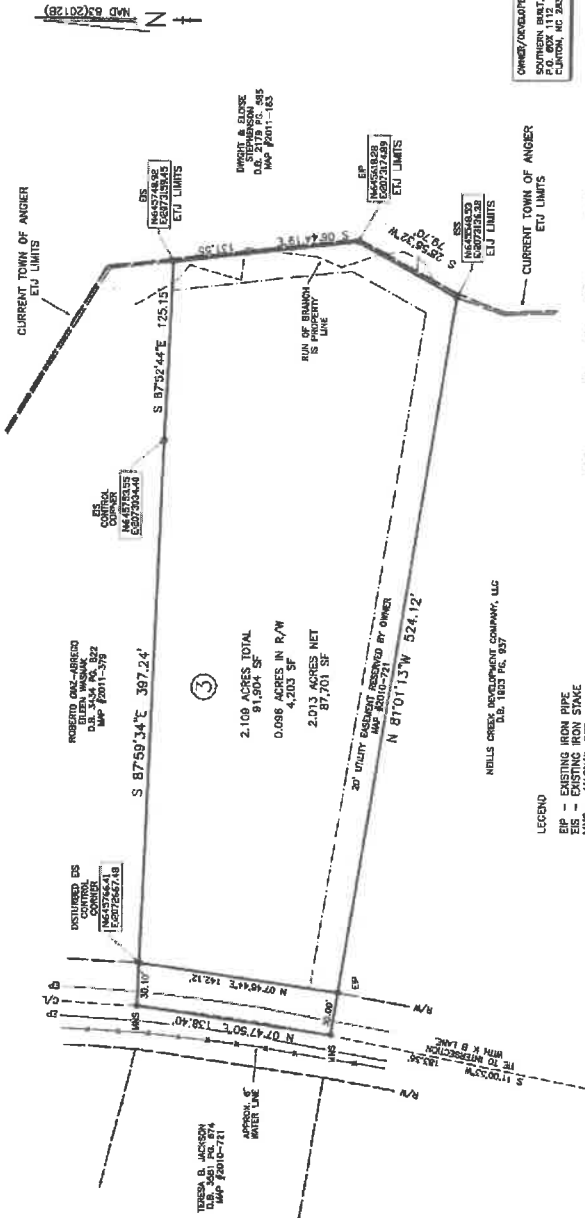
BEING 2.108 ACRES LOCATED AT 1192 RAWLS CHURCH ROAD, ANGER,  
HARNETT COUNTY, NORTH CAROLINA, BEING PART OF THE BLK 3000  
RECORDED IN MAP #2010-721, AND BEING MORE PARTICULARLY DESCRIBED  
AS FOLLOWS:

BEGINNING AT A MAGNAL SET IN THE CENTERLINE OF RAWLS CHURCH  
ROAD, HAVING NC GRID COORDINATES N - 000000.00 E - 000000.00, AND  
BEING THE POINT OF BEGINNING;

THENCE North 07 degrees 47 minutes 50 seconds East for a  
distance of 138.40 feet TO A DISTURBED ERS;  
THENCE South 87 degrees 39 minutes 34 seconds East for a  
distance of 30.10 feet TO A DISTURBED ERS;  
THENCE South 87 degrees 39 minutes 34 seconds East for a  
distance of 37.14 feet TO AN ERS LOCATED NEAR A BRANCH;  
THENCE South 87 degrees 39 minutes 34 seconds East for a  
distance of 23.13 feet TO AN ERS LOCATED NEAR A BRANCH;  
THENCE South 87 degrees 39 minutes 34 seconds East for a  
distance of 31.55 feet TO A DISTURBED ERS;  
THENCE North 81 degrees 01 minutes 38 seconds West for a  
distance of 184.15 feet TO AN ERS;  
THENCE North 81 degrees 01 minutes 38 seconds West for a  
distance of 30.09 feet TO A MAGNAL SET BEING THE POINT OF  
BEGINNING.

Together with and subject to covenants, easements, and  
restrictions of record.

Said property contains 2.108 acres more or less.



LEGEND

EP - EXISTING IRON PIPE  
ERS - EXISTING IRON STAKE  
NCE - NORTH CAROLINA ERS  
C/L - CENTERLINE  
E/S - EDGE OF PAVEMENT  
P.C. - PLAT CORNER  
R/W - RIGHT OF WAY  
NCE - NORTH CAROLINA ERS  
NTS - NOT TO SCALE

ANNEXATION PLAT FOR:

**SOUTHERN BUILT, LLC**  
1192 RAWLS CHURCH ROAD - ANGER, NC 27501  
LOT 3  
IOLA MCLEOD HARE ESTATE  
MAP #2010-721  
DEED BOOK 3861 PAGE 527  
BLACK RIVER TOWNSHIP  
HARNETT COUNTY - NORTH CAROLINA

BENTON W. DEWAR AND ASSOCIATES  
PROFESSIONAL LAND SURVEYOR  
5920 HONEYCUTT ROAD  
HOLLY SPRINGS, NC 27540  
PH: # (919) 652-9813  
FAX: # (919) 652-2255

PH: #074-25-0817,000  
RED #0075716

DATE: JANUARY 14, 2021

SCALE: 1" = 50'

TOWNED - RA-30  
HARNETT COUNTY

20-78L  
MOORE/JUL/20/RSO



## Board of Commissioners Agenda Report

55 N Broad Street W.  
PO Box 278  
Angier, NC 27501  
[www.angier.org](http://www.angier.org)

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**MEETING DATE:** February 2, 2021  
**PREPARED BY:** Sean Johnson  
**ISSUE** Voluntary Annexation Petition  
**CONSIDERED:**  
**DEPARTMENT:** Planning & Inspections

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### SUMMARY OF ISSUE:

Staff has received a voluntary annexation petition for 3 tracts totaling approximately 48.7 acres located on NC 210 just East of Town. Harnett PINs: 0683-19-2678.000, 0684-10-5183.000, 0684-20-7231.000. The Spring Village mixed use development was recently approved on these properties.

The first step is for the Board to direct the Town Clerk to investigate the sufficiency of the petition. Attached is the annexation petition and annexation map.

Attached is the boundary survey of the properties in question as well as the annexation petition.

**FINANCIAL IMPACT:** N/A

**RECOMMENDATION:** N/A

### REQUESTED MOTION:

I move to direct the Clerk to certify the sufficiency of the annexation petition.

**REVIEWED BY TOWN MANAGER:**

### Attachments:

Annexation Survey  
Annexation Petition



## Town of Angier

Robert K. Smith  
Mayor

Gerry Vincent  
Town Manager

**Resolution No.:** R002-2021  
**Date Submitted:** February 2, 2021  
**Date Adopted:** February 2, 2021

**A RESOLUTION OF THE TOWN OF ANGIER DIRECTING THE  
TOWN CLERK TO INVESTIGATE AN ANNEXATION PETITION RECEIVED  
UNDER GENERAL STATUTE § 160A – 58.1**

**WHEREAS**, the Town of Angier has received a Petition requesting Annexation of an area described in said Petition of 3 tracts totaling approximately 48.7 acres located at on NC 210 just East of Town inclusive to Harnett County Parcel Pin#'s: 0683-19-2678.000; 0684-10-5183.000; and 0684-20-7231.000; and,

**WHEREAS**, the Petition to Annexation was submitted on January 28, 2021 by Spring Village, and is scheduled to go before the Town of Angier Board of Commissioners during its February 2, 2021 meeting for Consideration to Direct the Clerk to Investigate;

**WHEREAS**, the General Statute § 160A – 58.2 provides that the Sufficiency of the Petition shall be Investigated by the Town of Angier Clerk before further Annexation Proceedings may take place; and,

**WHEREAS**, the Town Board of Commissioners of The Town of Angier Deems it Advisable to Proceed in Response to this Request for Annexation; and,

**THEREFORE, BE IT RESOLVED**, by the Mayor and Town of Angier Board of Commissioners that:

The Town of Angier Clerk is hereby Directed to Investigate the Sufficiency of the Aforementioned Petition and to Certify as soon as Possible to the Town Board of Commissioners the result of her Investigation.

*Adopted by the Angier Board of Commissioners on this the 2<sup>nd</sup> day of February, 2021.*

**ATTEST:**

\_\_\_\_\_  
Robert K. Smith, Mayor

\_\_\_\_\_  
Veronica Hardaway, Town Clerk



Robert K. Smith  
Mayor

**Town of Angier**  
P.O. Box 278  
Angier, NC 27501  
919-639-2071



Veronica Hardaway  
Town Clerk

Gerry Vincent  
Town Manager

## **PROCEDURE FOR VOLUNTARY ANNEXATION PETITION**

### **THE PROCESS:**

*(Time Frame: 60 - 90 days)*

1. Petition and all required information (see checklist) must be submitted to Town Clerk at least seven (7) calendar days before next regular Town Board meeting, which is held the 1st Tuesday of each month.
2. Petition placed on Town Board agenda for next available regular meeting – 1st Tuesday of each month.
3. Town Board may then direct the Town Clerk to investigate the sufficiency of the petition.
4. Town Clerk investigates, and if all is in order, presents Certificate of Sufficiency to Board at next regular meeting – approximately 30 days later.
5. Town Board adopts resolution setting a public hearing at next available public hearing session – approximately 30 days later.
6. Public Hearing held as advertised.
7. Annexation Ordinance may be adopted after the public hearing is complete.
8. Town Clerk notifies required agencies of approved annexation.

### **SUBMITTAL CHECKLIST:**

- ☒ One completed annexation petition
- ☒ Annexation fee: \$250
- ☒ Eight paper copies and one PDF copy of survey map of property proposed for annexation showing:
  - The property in relationship to the primary corporate limits of the Town. (If the petition is for a non-contiguous annexation the distance from the primary corporate limits must be shown.)
  - County tax map/parcel number(s) and/or PIN numbers
- ☒ One copy of the recorded deed to the property showing current owner(s)
  - All owners of property being petitioned for annexation must sign the petition. (Signatures on petition must appear as shown on the deed)
- ☒ Attach metes and bounds description
- ☐ Statement of vested rights, if applicable
  - Attach a letter certifying vested rights, if any, from the government entity granting the vested rights. (If you are not certain of this information, contact the Planning Department)
- ☒ Complete and attach applicable signature page (Individual, Corporation, Partnership)

**TO BOARD OF COMMISSIONERS OF THE TOWN OF ANGIER, NC:**





Robert K. Smith  
Mayor

**Town of Angier**  
P.O. Box 278  
Angier, NC 27501  
919-639-2071



Veronica Hardaway  
Town Clerk

Gerry Vincent  
Town Manager

1. I/We the undersigned owners of real property respectfully request that the area as referenced by the **attached survey map and metes and bounds description be annexed** into the Town of Angier, North Carolina.

2. The area to be annexed is  
( ) contiguous, ( ) non-contiguous  
to the Town of Angier.  
*(If contiguous, this annexation will include all intervening rights-of-way for streets, railroads and other areas as stated in G.S. 160-31(f).)*

3. Harnett/Wake County Property  
Identification Number(s) (PIN):  
0683-19-2678.000, 0684-10-5183.000 &  
0684-20-7231.000

4. Have vested rights been established with regard to this property under N.C.G.S. 160A-385.1 or G.S. 153A-344.1?  
( ) Yes ( ) No  
*If "yes", proof of vested rights must be attached.*

5. I/We the undersigned owners of real property acknowledge and accept the provision that the Town of Angier will provide the property such municipal services it presently provides other lands within its corporate limits, except sewer services (inasmuch as the land is not within a reasonable proximity to the Town sewer lines and the drainage basin for the property makes the provision of sewer services financially impracticable).

6. We hereby certify that all information given with regard to this property is true and accurate to the best of my/our knowledge and is signed by **all** owners of the property being petitioned for annexation. Attached is the applicable signature page:

- ☒ Individual(s)  
☐ Corporation  
☐ Partnership  
☐ LLC

**Complete is property if owned by INDIVIDUAL(S).**



## Town of Angier

P.O. Box 278  
Angier, NC 27501  
919-639-2071



Robert K. Smith  
Mayor

Veronica Hardaway  
Town Clerk

Gerry Vincent  
Town Manager

*(Both husband and wife must sign if property is owned jointly and all signatures must be the same as those that appear on recorded deed)*

**Petitioned Property PIN #:** 0684-20-7231.000 & 0684-10-5183.000

1. Peggy O Christian 404 Oak Street  
(Owner - Print Name) Lillington NC 27546  
(Mailing Address)

Peggy O. Christian  
(Owner's Signature)

2. Kay O Hovey 21104 Lakeview Circle  
(Owner - Print Name) Cornelius NC 28031  
(Mailing Address)

Kay O. Hovey  
(Owner's Signature)

3. Lynda Ogburn Trust 21104 Lakeview Circle  
(Owner - Print Name) Cornelius NC 28031  
(Mailing Address)

Kay Hovey, Trustee  
Peggy Christian, Trustee  
(Owner's Signature)

State of North Carolina, County of Mecklenburg  
I, Amanda L Morgan, a Notary Public for said County and State, do hereby certify  
that Peggy Christian/Kay Hovey personally appeared before me this day and acknowledged the due  
execution of the foregoing instrument.

Witness my hand and official seal, this the 27th day of January, 2021. My  
commission expires May 10th, 2021.

Amanda L Morgan  
Notary Public

(SEAL)

**Complete if property is owned by CORPORATION.**

**Amanda L Morgan**  
**NOTARY PUBLIC**  
**Mecklenburg County, NC**



## Town of Angier

P.O. Box 278  
Angier, NC 27501  
919-639-2071



Robert K. Smith  
Mayor

Veronica Hardaway  
Town Clerk

Gerry Vincent  
Town Manager

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( ) contiguous, ( ) non-contiguous  
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*(If contiguous, this annexation will include all intervening rights-of-way for streets, railroads and other areas as stated in G.S. 160-31(f).)*

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( ) Yes ( ) No  
*If "yes", proof of vested rights must be attached.*

5. I/We the undersigned owners of real property acknowledge and accept the provision that the Town of Angier will provide the property such municipal services it presently provides other lands within its corporate limits, except sewer services (inasmuch as the land is not within a reasonable proximity to the Town sewer lines and the drainage basin for the property makes the provision of sewer services financially impracticable).

6. We hereby certify that all information given with regard to this property is true and accurate to the best of my/our knowledge and is signed by **all** owners of the property being petitioned for annexation. Attached is the applicable signature page:

- ☒ Individual(s)  
☐ Corporation  
☐ Partnership  
☐ LLC

**Complete is property if owned by INDIVIDUAL(S).**



**Town of Angier**  
P.O. Box 278  
Angier, NC 27501  
919-639-2071



Robert K. Smith  
Mayor

Veronica Hardaway  
Town Clerk

Gerry Vincent  
Town Manager

*(Both husband and wife must sign if property is owned jointly and all signatures must be the same as those that appear on recorded deed)*

**Petitioned Property PIN #:** portion of 0683-19-2678.000

1. Jeffrey B Stephenson 11 Stone St. Wrightsville Beach, NC 28480  
(Owner - Print Name) (Mailing Address)

*Jeffrey B Stephenson*  
(Owner's Signature)

2. \_\_\_\_\_  
(Owner - Print Name) (Mailing Address)

\_\_\_\_\_  
(Owner's Signature)

3. \_\_\_\_\_  
(Owner - Print Name) (Mailing Address)

\_\_\_\_\_  
(Owner's Signature)

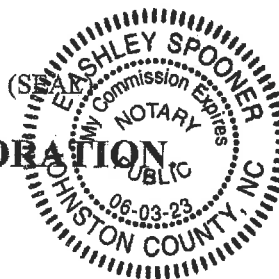
State of NC, County of Harnett

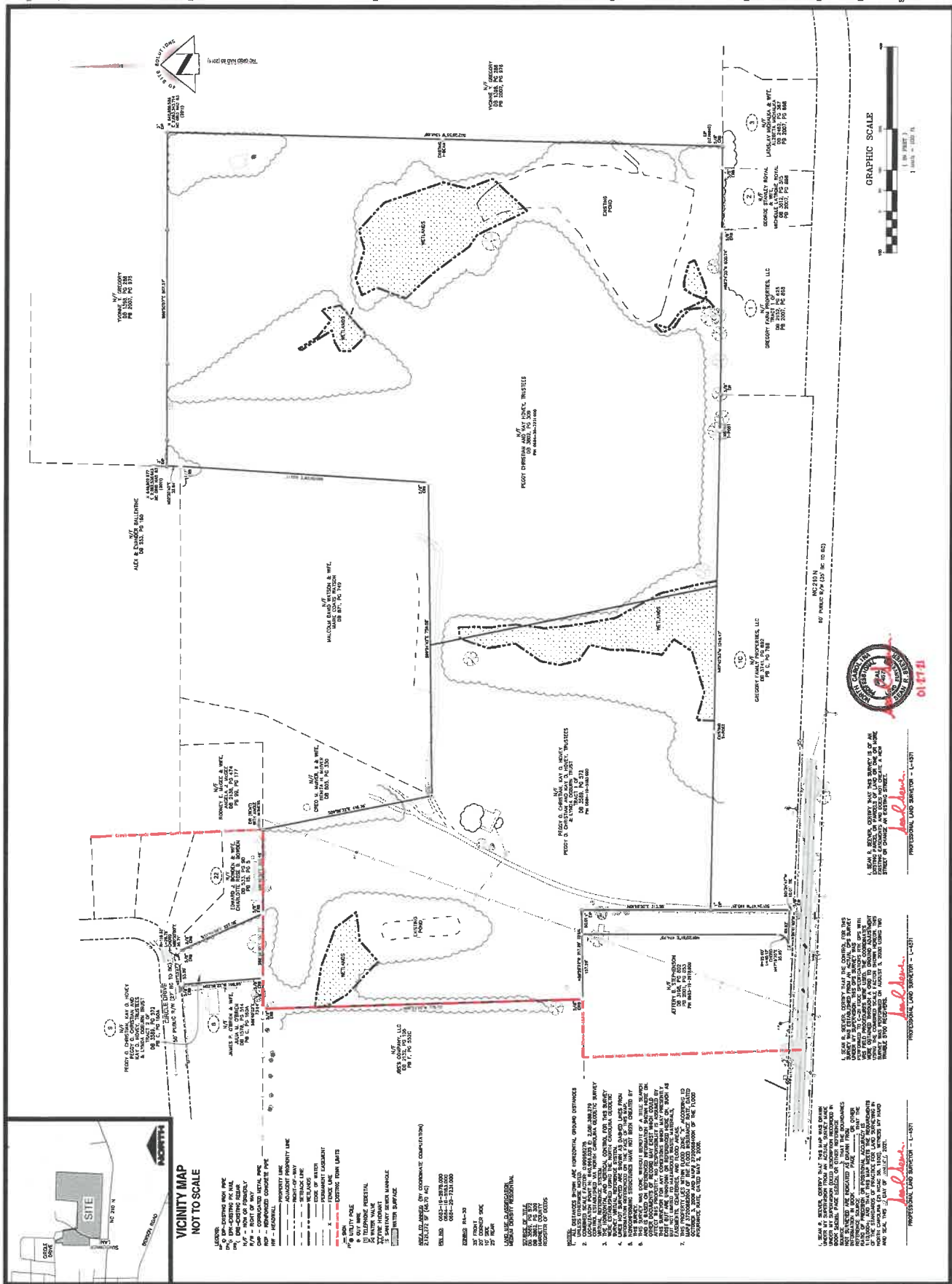
I, E. Ashley Spooner, a Notary Public for said County and State, do hereby certify that Jeffrey B. Stephenson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 27<sup>th</sup> day of January, 2021. My commission expires June 3, 2023.

*E. Ashley Spooner*  
Notary Public

**Complete if property is owned by CORPORATION**





# MANAGER'S REPORT & STAFF REPORTS

*TOWN MANAGER'S REPORT*  
*TOWN BOARD MEETING*  
*February 2, 2021*

1. A scheduled tour/visit was conducted on the property, addressed 277 E. Depot Street. This property, approximately 2.27 acres, is being offered to the Town for purchase, as an addition to Jack Marley Park property. There are multiple options as to the use of this property. Discussion is set for the workshop in February. See attached.
2. Also, Mr. Donald Gregory is offering to donate two lots to the Town along Sterling Way. These lots are deemed unbuildable due to wetlands and flood zone issues. However, it would assist the Town in accessing an existing sewer line to the rear of the properties. See attachment. In addition, a property owner has contacted the Town with property (2 lots) along W. Depot Street (NC 210), and willing to donate property as well. See attached.
3. I am working on a Board Retreat Agenda with Triangle J Council of Government. The theme this year will be managing, quality, and sustainable growth by establishing benchmarks as priorities. Dates for the Retreat are TBD.
4. A finance plan will be presentation to the Board of Commissioners at the February Workshop. This document will be our road map to financing over \$37M worth of improvements within the General & Utility Fund budgets.
5. Many of you, and several community leaders in Angier were contacted by Ted Abernathy, with Economic Leadership, LLC, to revise the Town's economic development strategic plan and analyze the trends in economic development competitiveness, workforce development, talent attraction and retention, and entrepreneurship. The plan will be presented at the February Workshop.

*THE END*

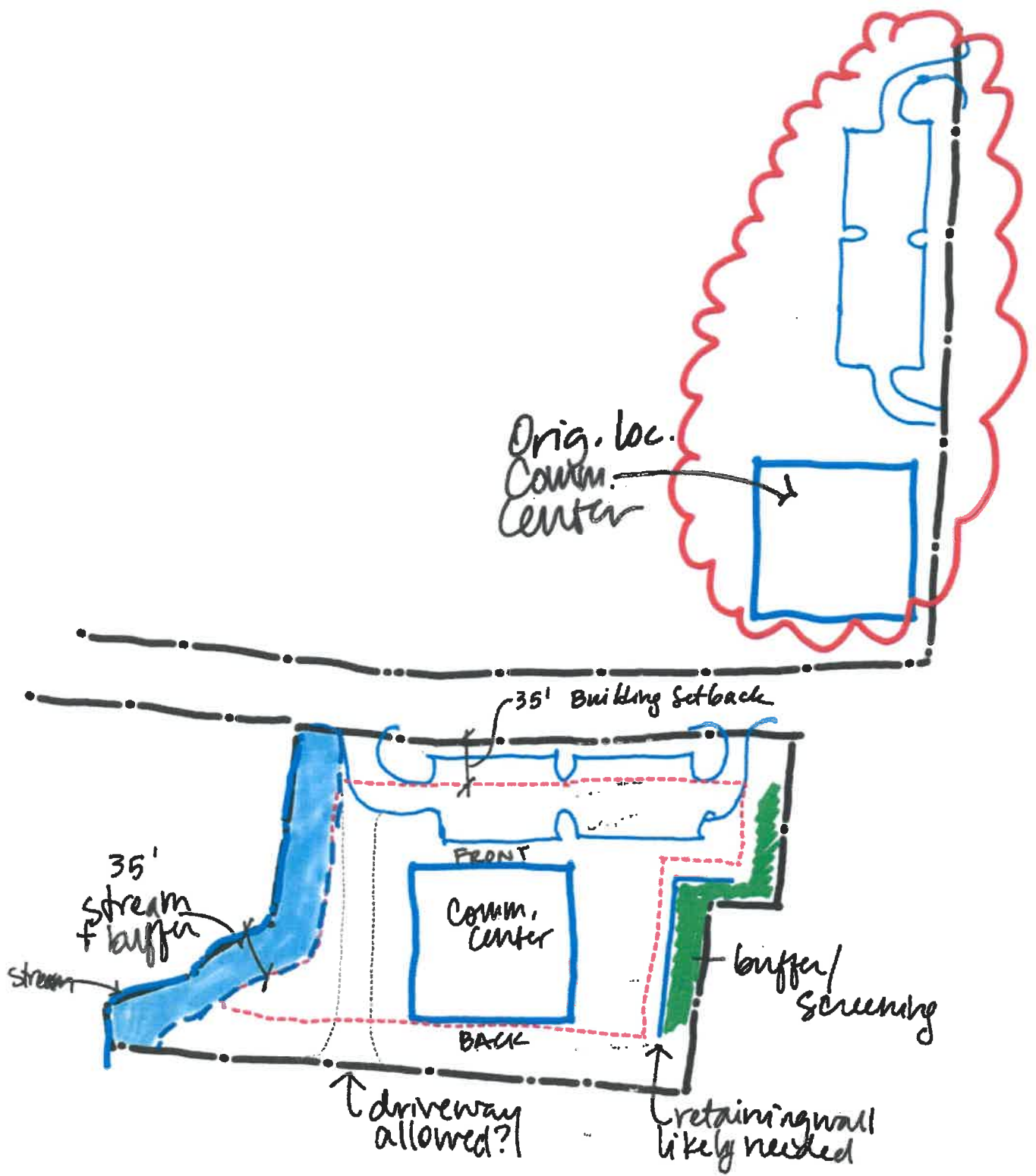
# Harnett GIS

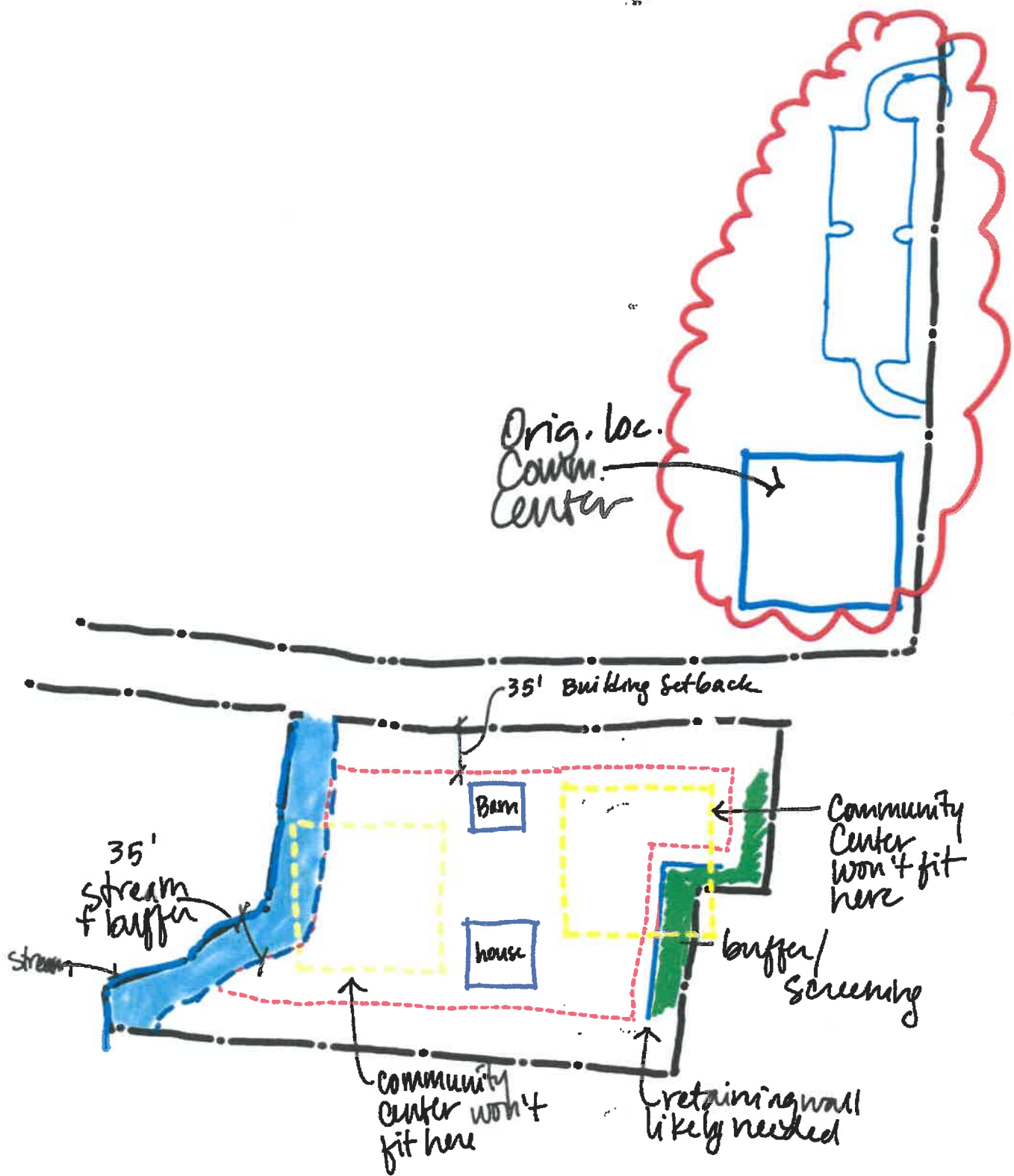
NOT FOR LEGAL USE

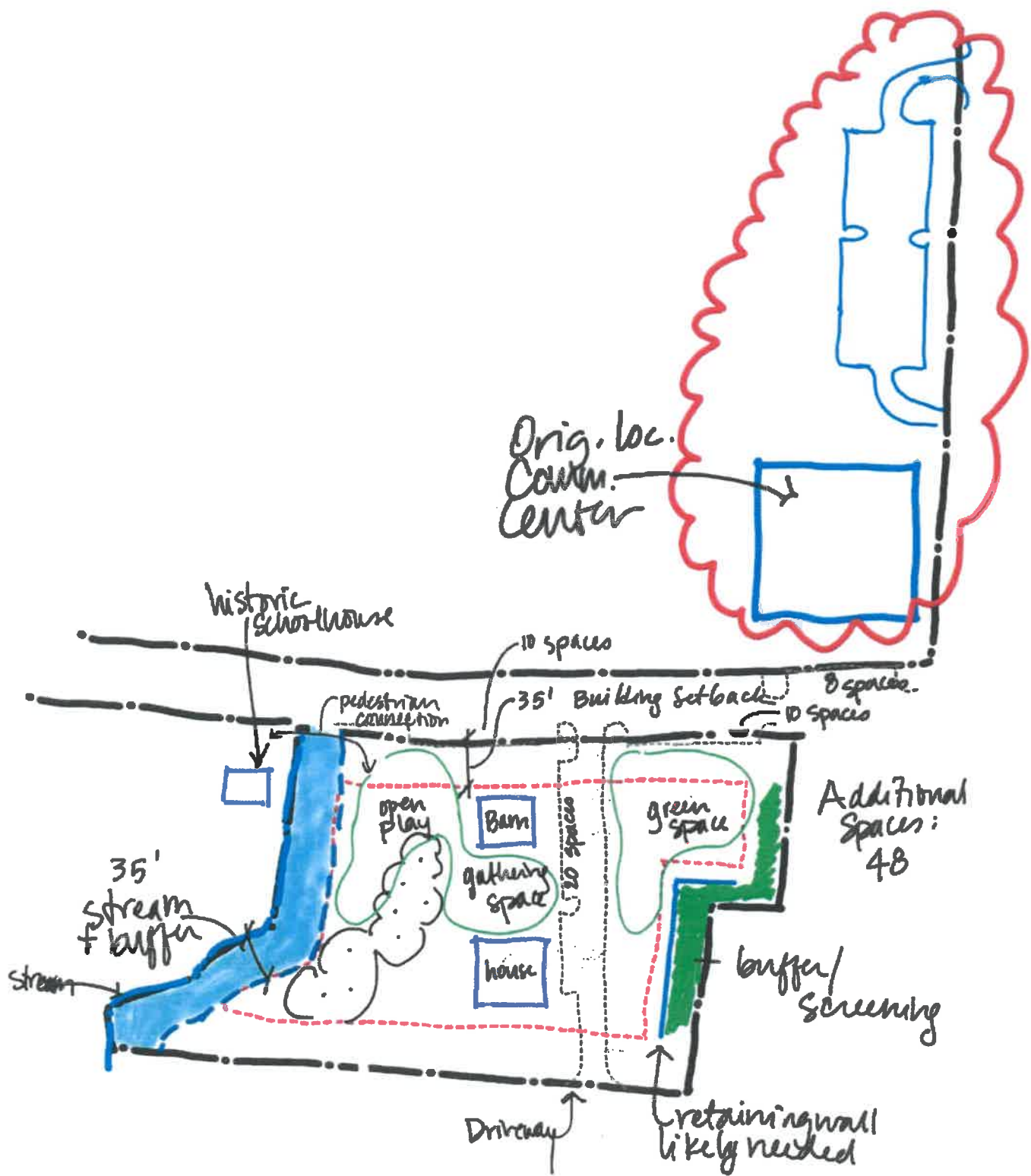




Orig. loc.  
Comm.  
Center

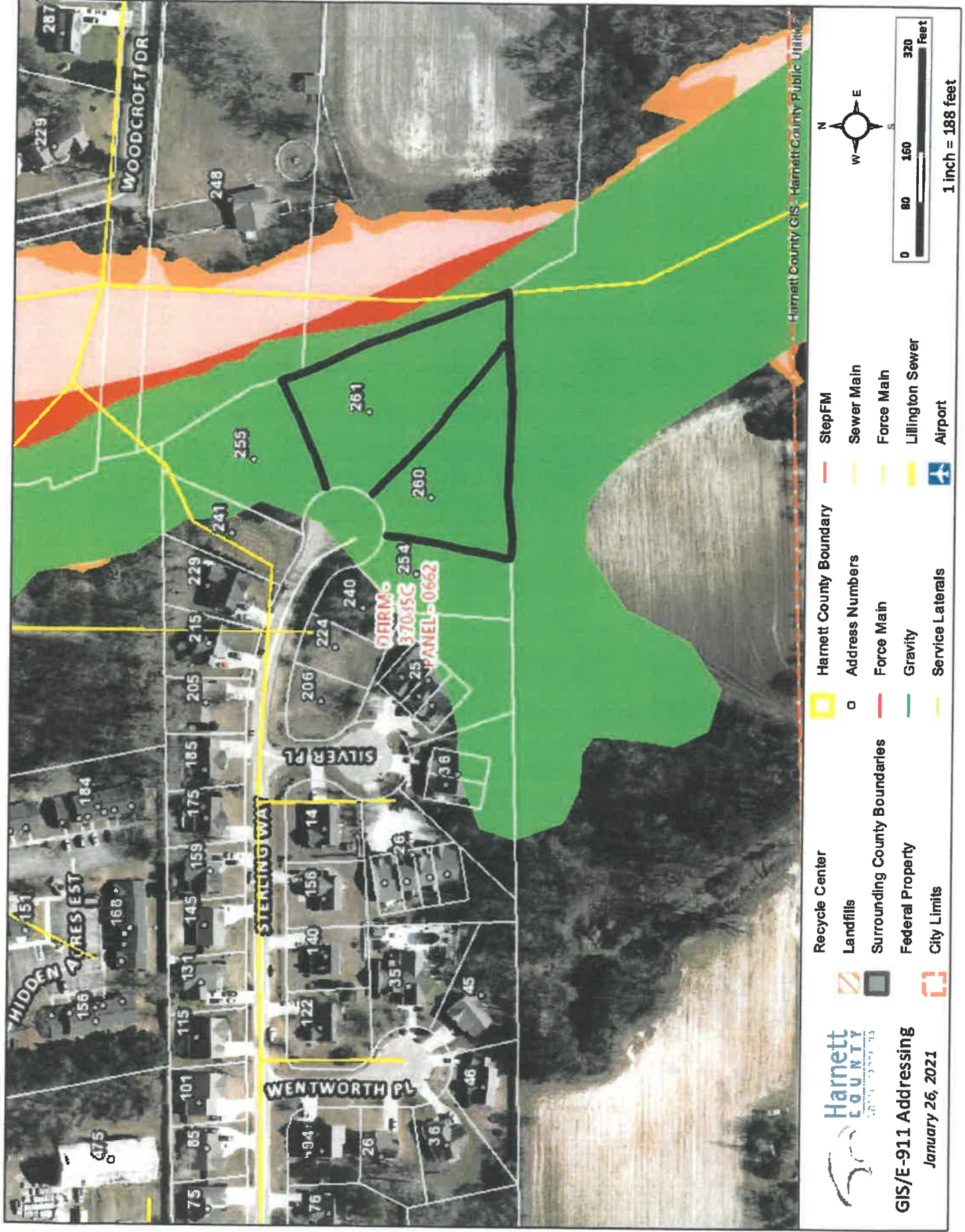








# Harnett GIS



[Print this page](#)**Property Description:**

1 LOT PARK AVE 50X150

**Harnett County GIS**

PID: 04067419030001

PIN: 0673-69-3748.000

REID: 0023813

Subdivision:

Taxable Acreage: 1.000 LT ac

Calculated Acreage: 0.17 ac

Account Number: 1400021028

Owners: MOORE AVERY LEWIS JR &amp; MOORE LINDA J

Owner Address : 413 MOORE LN ANGIER, NC 27501-0000

Property Address: 234 W DEPOT ST ANGIER, NC 27501

City, State, Zip: ANGIER, NC, 27501

Building Count: 0

Township Code: 04

Fire Tax District: Angier Black River

Parcel Building Value: \$

Parcel Outbuilding Value : \$

Parcel Land Value : \$

Parcel Special Land Value : \$

Total Value : \$

Parcel Deferred Value : \$

Total Assessed Value : \$

Neighborhood: 00404

Actual Year Built:

Total Actual Area Heated: Sq/Ft

Sale Month and Year: 5 / 2005

Sale Price: \$0

Deed Book &amp; Page: 2075-0475

Deed Date: 1115164800000

Plat Book &amp; Page: -

Instrument Type: WD

Vacant or Improved:

Qualified Code: E

Transfer or Split: T

Within 1mi of Agriculture District: Yes

Prior Building Value: \$

Prior Outbuilding Value : \$

Prior Land Value : \$

Prior Special Land Value : \$

Prior Deferred Value : \$

Prior Assessed Value : \$





[Print this page.](#)**Property Description:**

LOTS 33&amp;34 W DEPOT STREET 50X150

**Harnett County GIS**

PID: 04067419030003

PIN: 0873-69-2798.000

REID: 0023814

Subdivision:

Taxable Acreage: 2.000 LT ac

Calculated Acreage: 0.18 ac

Account Number: 1400024175

Owners: MOORE J F &amp; C/O AVERY MOORE

Owner Address : 413 MOORE LANE ANGIER, NC 27501-0000

Property Address: W DEPOT ST NC

City, State, Zip: , NC.

Building Count: 0

Township Code: 04

Fire Tax District: Angier Black River

Parcel Building Value: \$

Parcel Outbuilding Value : \$

Parcel Land Value : \$

Parcel Special Land Value : \$

Total Value : \$

Parcel Deferred Value : \$

Total Assessed Value : \$

Neighborhood: 00404

Actual Year Built:

Total Actual Area Heated: Sq/Ft

Sale Month and Year: 1 / 1957

Sale Price: \$0

Deed Book &amp; Page: 367-0147

Deed Date: -407635200000

Plat Book &amp; Page: -

Instrument Type: WD

Vacant or Improved:

Qualified Code: D

Transfer or Split: T

Within 1mi of Agriculture District: Yes

Prior Building Value: \$

Prior Outbuilding Value : \$

Prior Land Value : \$

Prior Special Land Value : \$

Prior Deferred Value : \$

Prior Assessed Value : \$



# Memo

**To:** Gerry Vincent, Town Manager  
**From:** Bill Dreitzler, P.E., Town Engineer  
**Date:** January 27, 2021  
**Re:** February 2020 BOC Meeting - Engineer's Staff Report

---

Please consider my staff report for the scheduled February 2, 2021 Board of Commissioners meeting:

**Hwy 210 Sidewalk Extension Project**

We have been authorized to proceed with this project; however, we had to complete the following given the existing data is over a year old:

1. Complete an Environmental Consultation Form for review by NCDOT. Again, this is being required since the original Environmental Approval is over a year old.
2. Provide an assessment of the Opinion of Cost and amend as deemed necessary to align with the current construction market.
3. Update the Contract Proposal if any quantities change upon review of the Opinion of Cost.

Staff has received the Environmental Consultation Form and the updated Opinion of Cost from our consultant and we are in the process of review prior to uploading to the NCDO EBS site. We also have a few minor updates to make within the Contract Proposal based on our consultant's review. We anticipate advertising for construction by no later than the end of February and bringing a recommendation of award to the Commissioners in May. The current NCDOT LET date for this project is 5-18-2021.

**Willow, Junny and West Lillington Sidewalk Extension – LAPP (EB-6020)**

We have been authorized to proceed with the PE (engineering design and permitting) Phase of the project. Staff is in the process of preparing an RFLOI meeting NCDOT's standards for advertisement. The draft RFLOI must be submitted to NCDOT for review and approval prior to advertisement. We have not been authorized to proceed with ROW Acquisition or Construction at this time. The RFLOI process is a qualification-based selection. Therefore, once we receive submittals from interested engineering Firms, we will evaluate and rank. If the selection team determines interviews are appropriate, we may bring in the top 2 or 3 firms for further consideration. Once a firm is selected, we will negotiate a fee agreement with said firm. I would anticipate staff will bring a recommendation to award of this project by the May 2021 Board of Commissioners Meeting. The budget for the PE Phase of this project is \$175,000 and therefore \$140,000 Federal Grant and \$35,000 Local Match.

**Wastewater Inflow/Infiltration Evaluation**

With the completion of the manhole rehabilitation, I/I reduction project, our next focus is the video inspection of previously identified 13,000 linear feet of sanitary sewer gravity line. These lines are predominately old clay pipe with 4-foot sections. During our last system metering study, we were able to identify the proposed 13,000 linear feet as contributing the greatest amount of inflow and infiltration into our collection system. Removal of I/I from our system is a cost saving benefit since any extraneous surface water or groundwater that enters our sanitary sewer collection system ends up being treated by Harnett County and we pay for said treatment.

**Wastewater Collection and Water System Master Plan**

The utility mapping will be updated as new developments are recorded and populated within the Harnett County GIS system. At present, we will be updating the wastewater collection and water distribution system mapping to include a) Southern Acres, b) Kathryn's Retreat and c) Bellewood.

### **Construction Standards**

Our initial draft red-line of water and sewer details has been completed and staff is in the process of reviewing for completeness. It is our intent to begin the red-line process on the roadway details in February followed by storm drainage details and erosion control details. Once the red-line process is completed we will secure a drafting consultant to produce final details. When the details are being finalized, staff will be updating the text portion of the Construction Standards to coincide with the updated details and the current UDO.

### **Sanitary Sewer Flow Tracking**

Through December 2020 our Average Daily Flow (ADF) to the North Harnett Regional Wastewater Treatment Plant is 0.675 MGD or roughly 67% of our 1.008 MGD treatment allocation. We are currently tracking 0.369 MGD in obligated but not yet tributary flows (11 different active developments). Therefore, our ADF + NYT flow is over our permitted capacity by 0.036 MGD. Please note that our actual ADF available capacity of 0.333 MGD represents a total of 975 residential units that would need to be constructed and actively providing sewer flow. At an average of 150 residential Certificate of Occupancies per year, it will be 6.5 years before we reach actual flow capacity. We continue to be in discussions with Harnett Regional Water to expand our treatment capacity by an additional 1.0 MGD in the next 3 to 5 years.

### **Pump Station #1 – Dupree Street**

Final Plans for this project have been submitted and staff is in the process of completing our review and comment. The current Opinion of Cost for the pump station replacement and force main is \$891,000. Staff has requested our consultant to evaluate the potential cost savings if we modify the proposed suction lift pump station design to a duplex submersible pump station design. The existing system is above ground Gorman Rupp Suction Lift.

### **Pump Station #6 and Pump Station #9 – Capacity Analysis**

We have been able to determine the PS6 and PS9 are both operating at or above design capacity. Working with our consultant, we have identified the most cost-effective upgrades for both pump stations. A final report, including an opinion of cost and the time frame to complete the improvements is expected within the next 2 weeks.

### **Drainage Evaluation – Southwest Angier Drainage Basin**

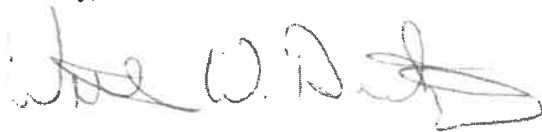
A Request for Letters of Interest (RFLOI) was advertised on Friday, January 22, 2021 with a submittal deadline of Thursday, February 25, 2021. This will be a qualification-based selection. The project will consist of the hydraulic analysis of an approximately 400-acre drainage basin in southwest Angier. A key deliverable will be recommendations for stormwater infrastructure improvements within the drainage basin to mitigate existing flooding.

### **Miscellaneous**

In addition to the above major projects, I continue to provide support to the Town staff including but not limited to the following:

- Service on the Pre-Development Committee.
- Service as a member of the TRC including the associated engineering reviews.
- Attendance as staff engineer at the Planning Board Meetings, Board of Commissioners Meetings, and Board of Adjustment Meetings.
- Meet with citizens on an on-call basis for issues predominately related to storm drainage.

Sincerely,



Bill Dreitzler, P.E., Town Engineer







SALES AND USE TAX ANALYSIS 2012-2021										
	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21		
JULY	\$ 41,365.95	\$ 45,037.32	\$ 50,244.39	\$ 56,084.29	\$ 66,869.58	\$ 65,195.40	\$ 77,370.47	\$ 73,777.08		
AUGUST	\$ 46,654.79	\$ 45,670.51	\$ 49,930.99	\$ 55,557.40	\$ 61,087.65	\$ 72,533.17	\$ 76,455.85	\$ 83,580.63		
SEPT	\$ 49,086.63	\$ 52,446.12	\$ 55,797.12	\$ 67,886.26	\$ 66,601.23	\$ 73,538.08	\$ 82,101.99	\$ 95,415.88		
OCT	\$ 45,287.95	\$ 43,269.18	\$ 53,165.24	\$ 52,701.25	\$ 61,370.24	\$ 58,542.31	\$ 76,940.98	\$ 90,420.40		
NOV	\$ 41,332.42	\$ 50,359.42	\$ 43,719.03	\$ 60,488.28	\$ 65,335.23	\$ 66,991.57	\$ 76,243.84	\$ 84,738.69		
DEC	\$ 36,683.68	\$ 39,041.39	\$ 51,358.88	\$ 62,670.74	\$ 67,374.14	\$ 69,018.88	\$ 76,768.83	\$ 82,731.52		
JAN	\$ 40,005.53	\$ 49,563.38	\$ 48,985.49	\$ 60,488.28	\$ 59,520.04	\$ 71,875.13	\$ 79,174.71			
FEB	\$ 46,362.69	\$ 46,618.33	\$ 50,354.19	\$ 64,688.65	\$ 68,248.48	\$ 75,991.44	\$ 78,426.77			
MARCH	\$ 48,422.31	\$ 58,298.98	\$ 60,691.74	\$ 73,243.06	\$ 75,235.74	\$ 80,537.79	\$ 83,543.99			
APRIL	\$ 38,785.44	\$ 44,937.03	\$ 44,835.77	\$ 53,970.97	\$ 57,544.30	\$ 65,539.52	\$ 67,996.27			
MAY	\$ 42,789.11	\$ 42,622.56	\$ 47,875.96	\$ 60,008.79	\$ 58,211.82	\$ 64,390.11	\$ 68,856.81			
JUNE	\$ 48,162.72	\$ 47,167.89	\$ 57,925.24	\$ 70,884.97	\$ 71,628.50	\$ 82,125.20	\$ 79,460.71			
TOTAL	\$ 524,939.22	\$ 565,032.11	\$ 614,884.04	\$ 738,672.94	\$ 779,026.95	\$ 846,278.60	\$ 923,341.22	\$ 510,664.20		
Increase/(Decrease)										
Previous										
FY	\$ 10,788.61	\$ 40,092.89	\$ 49,851.93	\$ 123,788.90	\$ 40,354.01	\$ 67,251.65	\$ 77,062.62	\$ 44,782.24		
% Growth	2.06%	7.10%	8.11%	16.76%	5.18%	7.95%	8.35%	8.77%		





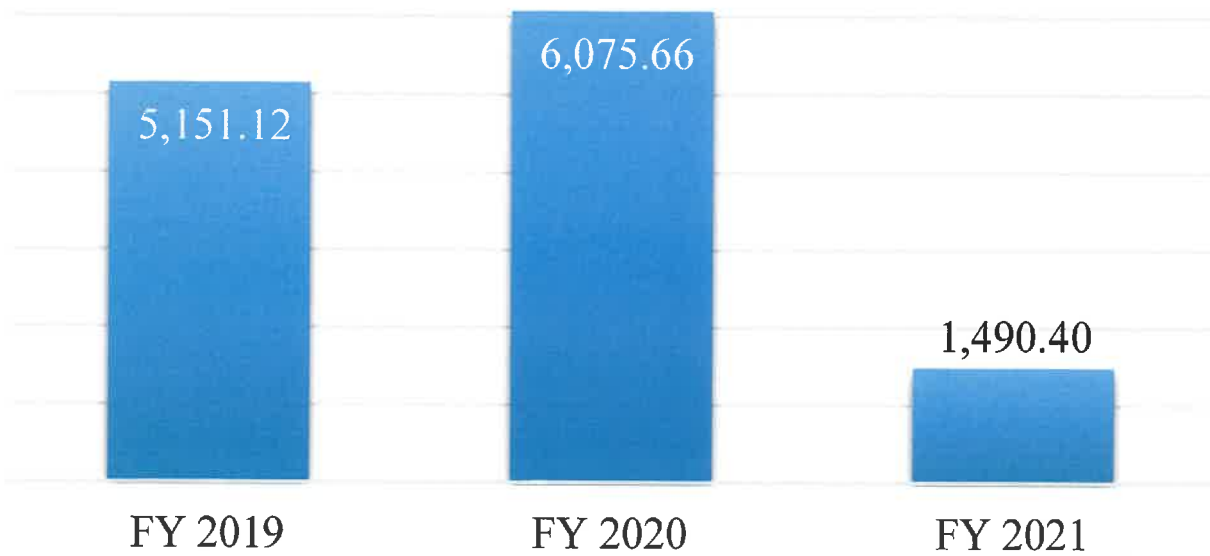
UTILITIES USAGE AND REVENUE SUMMARY						
	FY 2019-2020		FY 2020-2021			
	USAGE	REVENUE	USAGE	REVENUE	% CHANGE USAGE	% CHANGE REVENUE
JULY	22,951,536	\$ 196,885.39	21,939,778	\$ 197,470.30	-4.41%	0.30%
AUGUST	21,396,184	\$ 189,638.86	25,625,384	\$ 220,784.34	19.77%	16.42%
SEPTEMBER	21,821,213	\$ 193,342.47	25,141,617	\$ 219,273.15	15.22%	13.41%
OCTOBER	19,010,969	\$ 180,700.65	21,928,890	\$ 203,176.92	15.35%	12.44%
NOVEMBER	19,417,795	\$ 182,938.84	21,337,196	\$ 201,007.45	9.88%	9.88%
DECEMBER	21,789,979	\$ 190,420.08	22,003,737	\$ 205,528.72	0.98%	7.93%
JANUARY	17,929,158	\$ 176,249.42			-100.00%	-100.00%
FEBRUARY	19,582,947	\$ 182,507.22			-100.00%	-100.00%
MARCH	19,792,841	\$ 185,637.31			-100.00%	-100.00%
APRIL	21,100,726	\$ 190,595.32			-100.00%	-100.00%
MAY	20,263,941	\$ 188,076.51			-100.00%	-100.00%
JUNE	26,458,902	\$ 218,192.63			-100.00%	-100.00%
Y-T-D TOTAL	126,387,676	1,133,926	137,976,602	1,247,241	9.17%	9.99%
MONTHLY AVERAGE	20,959,683	189,599	22,996,100	207,873	9.72%	9.64%



FY 2019 - 2020				FY 2020 - 2021				Profit/Loss			
	Late Fees/ Reconnection fees	Activation Fees	NSF fees	Late Fees/ Reconnection fees	Activation Fees	NSF fees		Late/ Reconn Fees	Activation fees	NSF fees	
July	\$ 8,344.98	\$ 1,260.00	\$ 208.00	\$ -	\$ 2,380.00	\$ 50.00		\$ (8,344.98)	\$ 1,120.00	\$ (158.00)	
August	\$ 8,175.00	\$ 1,680.00	\$ 179.00	\$ 10,185.29	\$ 1,785.00	\$ 25.00		\$ 2,010.29	\$ 105.00	\$ (154.00)	
September	\$ 8,800.00	\$ 1,715.00	\$ 275.00	\$ 14,562.01	\$ 1,715.00	\$ 100.00		\$ 5,762.01	\$ -	\$ (175.00)	
October	\$ 7,490.00	\$ 1,680.00	\$ 133.00	\$ 10,990.00	\$ 1,785.00	\$ 275.00		\$ 3,500.00	\$ 105.00	\$ 142.00	
November	\$ 8,755.00	\$ 1,750.00	\$ 212.00	\$ 9,120.00	\$ 2,275.00	\$ 125.00		\$ 365.00	\$ 525.00	\$ (87.00)	
December	\$ 8,985.00	\$ 1,470.00	\$ 175.00	\$ 10,540.00	\$ 1,785.00	\$ 50.00		\$ 1,555.00	\$ 315.00	\$ (125.00)	
January	\$ 7,190.00	\$ 2,310.00	\$ 208.00					\$ -	\$ -	\$ -	
February	\$ 8,840.00	\$ 1,155.00	\$ 75.00					\$ -	\$ -	\$ -	
March	\$ -	\$ 1,365.00	\$ 125.00					\$ -	\$ -	\$ -	
April	\$ -	\$ 2,205.00	\$ 225.00					\$ -	\$ -	\$ -	
May	\$ -	\$ 1,785.00	\$ 75.00					\$ -	\$ -	\$ -	
June	\$ -	\$ 1,750.00	\$ 1,890.00					\$ -	\$ -	\$ -	
Subtotal:	\$ 66,579.98	\$ 20,125.00	\$ 3,780.00	\$ 55,397.30	\$ 11,725.00	\$ 625.00		\$ 4,847.32	\$ 2,170.00	\$ (557.00)	

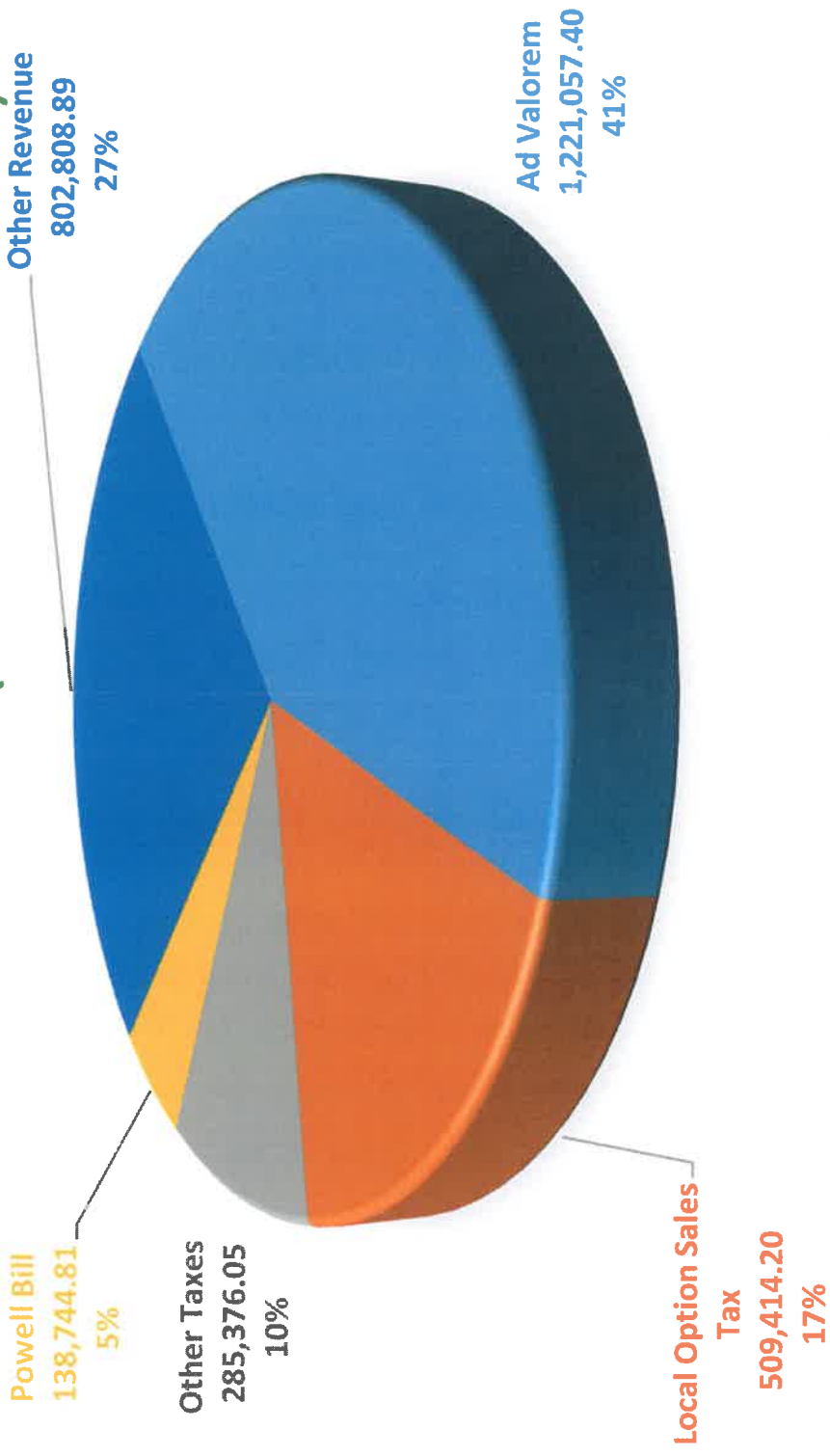


## (Recovered Utility Delinquencies)





## GENERAL FUND REVENUE (INCLUDING POWELL BILL)





Administration	0.163	Police	0.288	Library	0.047	Planning & Zoning	0.060	Inter-Fund Transfers	0.183
Street & Sanitation	0.151							Depot	0.005
								Interest	0.004
								Principle	0.034

## Your Tax Dollar at Work

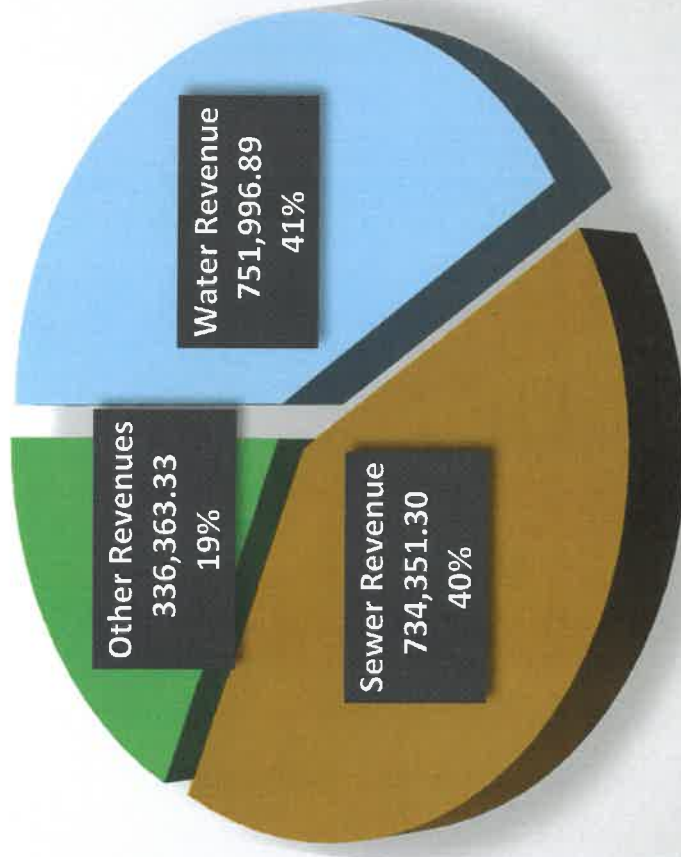
Cents to the Dollar







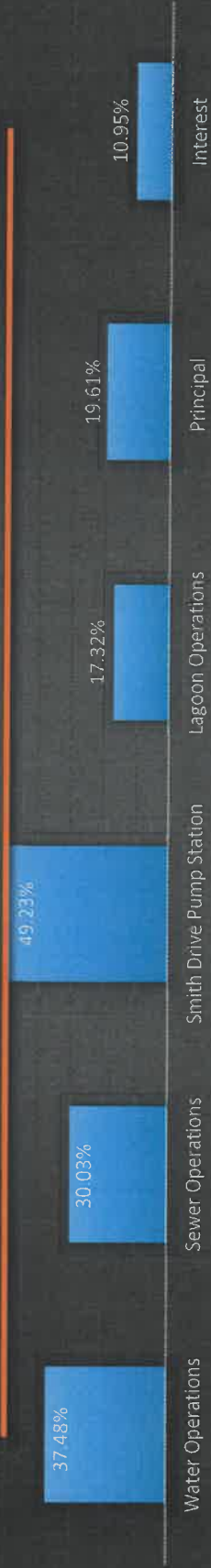
## Water & Sewer Fund Revenue





## Water & Sewer Fund Departmental % Spent Relative to Month within Fiscal Year 2021

Percentage Relative to Month of FY  
50.14%





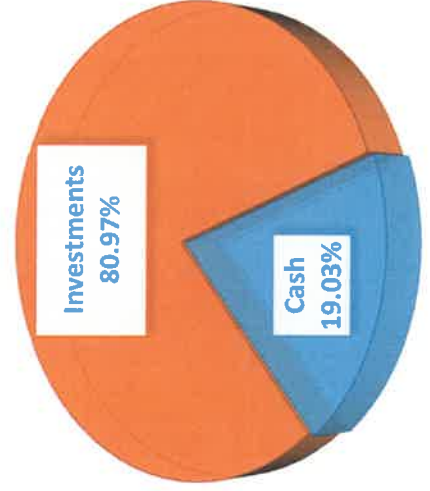
## FY 2021 Cash Flow Report

Months	General Fund*	Powell Bill	HWY 210 Project	Wake County Tank Project	Water & Sewer Fund*	Angier Elementary Drainage Project	Debt Service Reserve Fund	Total Cash Flow
July	(356,300.64)	78,960.64	4,693.09	3.33	932,033.49	15,190.89	142,763.00	817,343.80
August	(477,606.97)	77,787.06	4,693.09	3.33	992,663.28	15,190.89	142,763.00	755,493.68
September	(355,949.10)	20,012.00	4,693.09	3.33	1,537,271.08	15,190.89	142,763.00	1,363,984.29
October	(445,104.02)	20,012.23	4,693.19	3.33	1,421,890.55	15,190.89	142,763.00	1,159,449.17
November	(390,113.11)	9,795.48	4,693.19	3.33	1,590,347.51	15,190.89	142,763.00	1,372,680.29
December	(76,808.59)	79,213.08	262,613.24	3.33	1,465,837.94	15,190.89	142,763.00	1,888,812.89

## FY 2021 Investment of Idle Funds Report

Months	NCCMT		NCCMT W/S		First Bank General Fund		First Bank W/S Fund		First Bank G/F CD		Total Investments	
	NCCMT General Fund	Powell Bill Fund	Fund									
July	2,977,100.80	-	442,984.11	1,000,000	1,000,000	1,500,000	422,852.14	1,499,203.05	7,842,140.10			
August	3,061,773.21	-	443,131.02	1,000,000	1,000,000	1,500,000	422,852.14	1,499,203.05	7,926,959.42			
September	3,212,180.70	127,001.88	1,343,448.44	1,000,000	1,000,000	-	422,852.14	1,499,203.05	7,604,686.21			
October	3,302,685.30	127,003.07	1,343,640.78	1,000,000	1,000,000	-	422,852.14	1,499,203.05	7,695,384.34			
November	3,388,463.45	127,004.11	1,343,813.12	1,000,000	1,000,000	-	422,852.14	1,499,203.05	7,781,335.87			
December	3,644,410.24	127,005.15	1,343,824.17	1,000,000	1,000,000	-	422,852.14	1,499,203.05	8,037,294.75			

## TOTAL CASH & INVESTMENTS





## Statement of Revenues & Expenditures (as of December 31, 2020)

General Fund				
	Budget	YTD	Variance	Percentage
<b>Revenues:</b>				
Ad Valorem Taxes	1,754,500	1,221,057.40	(533,442.60)	69.60%
Motor Vehicle Tax	218,500	134,279.10	(84,220.90)	61.45%
Local Option Sales Tax	850,805	509,414.20	(341,390.80)	59.87%
Other Taxes	319,695	151,096.95	(168,598.05)	47.26%
Restricted Intergovernmental	49,850	60,333.62	10,483.62	121.03%
Permits and Fees	458,150	300,177.57	(157,972.43)	65.52%
Recreation Department Fees	61,050	37,366.00	(23,684.00)	61.21%
Investment Earnings	14,000	5,338.77	(8,661.23)	38.13%
Other General Revenues	447,845	399,592.93	(48,252.07)	89.23%
Fund Balance Appropriated	706,920	-	(706,920.00)	0.00%
<b>Total Revenues</b>	<b>4,881,315</b>	<b>2,818,656.54</b>	<b>(2,062,658.46)</b>	<b>57.74%</b>
<b>Expenditures:</b>				
Administration	853,685.00	396,730.05	456,954.95	46.47%
Street & Sanitation	785,572.00	368,696.67	416,875.33	46.93%
Police	1,436,825.00	703,103.15	733,721.85	48.93%
Library	246,421.00	115,617.17	130,803.83	46.92%
Parks & Recreation	402,016.00	157,570.58	244,445.42	39.20%
Planning & Zoning	412,617.00	147,292.75	265,324.25	35.70%
Depot	25,000.00	11,338.78	13,661.22	45.36%
Debt Service Obligations:				
Interest	9,675.00	9,675.00	-	100.00%
Principle	83,334.00	83,333.33	0.67	100.00%
Inter-Fund Transfers	626,170.00	447,920.00	178,250.00	71.53%
<b>Total Expenditures</b>	<b>4,881,315</b>	<b>2,441,277.48</b>	<b>2,440,037.52</b>	<b>50.01%</b>
<b>Revenues over Expenditures (Spread) -----&gt;</b>		<b>377,379.06</b>		



## Statement of Revenues & Expenditures (as of December 31, 2020)

Powell Bill				
	Budget	YTD	Variance	Percentage
<b>Revenues:</b>				
State Aid-Street	140,628	138,643.20	(1,984.80)	98.59%
Investment Earnings	-	5.71	5.71	0.00%
Miscellaneous	-	95.90	95.90	0.00%
Fund Balance Appropriated	-	-	-	0.00%
<b>Total Revenues</b>	<b>140,628</b>	<b>138,744.81</b>	<b>(1,883.19)</b>	<b>98.66%</b>
<b>Expenditures:</b>	<b>Budget</b>	<b>YTD</b>	<b>Variance</b>	<b>Percentage</b>
Equipment Maintenance	6,000.00	2,166.19	3,833.81	36.10%
Fuel	1,000.00	-	1,000.00	0.00%
Materials	10,000.00	9,988.30	11.70	99.88%
Contracted Service	123,628.00	-	123,628.00	0.00%
<b>Total Expenditures</b>	<b>140,628</b>	<b>12,154.49</b>	<b>128,473.51</b>	<b>8.64%</b>
Revenues over Expenditures (Spread) ----->		<b>126,590.32</b>		

## Statement of Revenues & Expenditures (as of December 31, 2020)

Water & Sewer Fund				
	Budget	YTD	Variance	Percentage
<b>Revenues:</b>				
Water Sales	1,381,649	751,996.89	(629,652.11)	54.43%
Sewer Sales	1,308,304	734,351.30	(573,952.70)	56.13%
Investment Earnings	35,400	13,070.92	(22,329.08)	36.92%
Late Fees/Reconnections	65,000	53,541.72	(11,458.28)	82.37%
Other Operating Revenues	1,947,034	269,750.69	(1,677,283.31)	13.85%
Transfer from W/S Capital Reserve	-	-	-	0.00%
<b>Total Revenues</b>	<b>4,737,387</b>	<b>1,822,711.52</b>	<b>(2,914,675.48)</b>	<b>38.48%</b>
<b>Expenditures:</b>	<b>Budget</b>	<b>YTD</b>	<b>Variance</b>	<b>Percentage</b>
Water Operations	1,747,570.00	655,056.61	1,092,513.39	37.48%
Sewer Operations	1,933,350.00	580,542.96	1,352,807.04	30.03%
Smith Drive Regional Pump Station	544,700.00	268,129.26	276,570.74	49.23%
Lagoon	87,550.00	15,166.97	72,383.03	17.32%
Debt Service				
Principal	240,231.00	47,113.86	193,117.14	19.61%
Interest	168,286.00	18,427.83	149,858.17	10.95%
Debt Service Reserve	15,700.00	-	15,700.00	0.00%
<b>Total Expenditures</b>	<b>4,737,387</b>	<b>1,584,437.49</b>	<b>3,152,949.51</b>	<b>33.45%</b>
Revenues over Expenditures (Spread) ----->		<b>238,274.03</b>		





## Statement of Revenues & Expenditures (as of December 31, 2020)

### HWY 210/Park Street Sidewalk Extension Project Fund

	Budget	YTD	Variance	Percentage
<b>Revenues:</b>				
Interest on Investments	-	1.34	1.34	0.00%
NC Department of Transportation	516,006	56,093.68	(459,912.32)	10.87%
Payment in Lieu of Sidewalk	-	20,000.00	20,000.00	0.00%
Transfer from General Fund	257,920	268,236.00	10,316.00	104.00%
<b>Total Revenues</b>	<b>773,926</b>	<b>344,331.02</b>	<b>(429,594.98)</b>	<b>44.49%</b>
<b>Expenditures:</b>	<b>Budget</b>	<b>YTD</b>	<b>Variance</b>	<b>Percentage</b>
Engineering	3,413.00	81,717.78	(78,304.78)	2394.31%
Construction	770,513.00	-	770,513.00	0.00%
<b>Total Expenditures</b>	<b>773,926</b>	<b>81,717.78</b>	<b>692,208.22</b>	<b>10.56%</b>
Revenues over Expenditures (Spread) ----->		<b>262,613.24</b>		

## Statement of Revenues & Expenditures (as of December 31, 2020)

### Angier Elementary Drainage Project Fund

	Budget	YTD	Variance	Percentage
<b>Revenues:</b>				
Transfer from General Fund	-	-	-	0.00%
Harnett County Board of Education	14,907	50,000.00	35,093.00	335.41%
Interest on Investments	-	283.54	283.54	0.00%
<b>Total Revenues</b>	<b>14,907</b>	<b>50,283.54</b>	<b>35,376.54</b>	<b>337.31%</b>
<b>Expenditures:</b>	<b>Budget</b>	<b>YTD</b>	<b>Variance</b>	<b>Percentage</b>
Construction	14,907.00	35,092.65	(20,185.65)	235.41%
<b>Total Expenditures</b>	<b>14,907</b>	<b>35,092.65</b>	<b>(20,185.65)</b>	<b>235.41%</b>
Revenues over Expenditures (Spread) ----->		<b>15,190.89</b>		

<b>Door Count</b>	1271 (as of 1/26)
<b>Hours Open to the public</b>	141
<b>Paperback Exchange Books Circulated</b>	0
<b>Curbside Patrons Served</b>	29 (as of 1/26)
<b>Volunteers</b>	0
<b>Volunteer Hours</b>	0
<b>*Reference Questions</b>	0
<b>Notaries</b>	0
<b>Book-A-Librarian</b>	0
<b>Tests Proctored</b>	0

Library:	Angier
Month:	January
Year:	2021

	# of Programs	Program Attendance
Children's Programs in Library	5	22
Children's Programs Outside Library	0	0
YA Programs in Library	1	1
YA Programs Outside Library	0	0
Adult Programs in Library	1	4
Adult Programs Outside Library	0	0
Meeting Room Use	0	0
<b>Take and Make Programs</b>		
	# Take & Make Projects Planned	# Take and Make Projects Distributed
Children/YA Take & Make		
Adults Take & Make		

VIRTUAL PROGRAMMING	
Live Virtual Programs	
# Unique or peak views of live stream (Do not include on-demand views of previously live streamed programs)	0
# On Demand views (Include on-demand views of originally live-streamed programs. If using Facebook, report 1 minute views.)	0
Recorded Programming (do not include programs originally live streamed)	
# Recorded Programs (Do not include programs that were originally streamed live and then made available as recordings.)	0
# Views of Recorded Programs (Do not include programs that were originally streamed live and then made available as recordings.)	0

**\*\*If applicable, please categorize the programs from above into the following categories. See below for more details.**

[illegible]



**\*Reference Questions**-Reference questions are no longer categorized by general, technology, or job/career. Simply count all questions and record the total number above. You may choose to count every question during the month or provide a sampling count by counting 1 week and multiply by 4.

**\*\*Definitions:**

**Early Literacy Program**-any program for children birth to age 5 that involves activities that models and/or promotes pre-literacy skills such as vocabulary, print motivation, print awareness, narrative skills, letter knowledge and phonological awareness. Examples include but are not limited to activities such as reading aloud, storytelling, story related arts and crafts, music, nursery rhymes, readers' theatre, finger plays, flannel board stories and games, etc...

**STEM/STEAM Program**-any program or active play/discovery session in which the primary subject matter is related to science, technology, engineering, art and/or math. Examples include but are not limited to programs such as Lego club, arts/crafts, science experiments and demonstrations, computer coding, etc..

**Adult Literacy Program**-Library sponsored/supported programs or small group sessions in which the primary subject matter is related to adult literacy skills for ages 18 and up. Examples include but are not limited to programs or learning sessions for English as a second language learners, GED preparation, literacy coaching/tutoring, etc...



## Town of Angier

[www.angier.org](http://www.angier.org)

Robert K. Smith  
Mayor

Gerry Vincent  
Town Manager

Veronica Hardaway  
Town Clerk

### Library Report – January 2021

January was a great first month of the year for us at the library. After the busy holiday season, we had good turnout at our different programs throughout the month. We had our adult book club, story time, and Lego club, all with a very steady number of participants. This month we also decided to add a reading challenge back in for the junior readers, and as of 1/25 we had 26 participants, with 25 prizes already handed out. The kids were very excited for the challenge and we had some great activities turned in to go on display. We also took this month to celebrate “movie night in” for our patrons, with a free bag of popcorn with every DVD rental throughout the month. As of the 25<sup>th</sup>, we had already given out 34 bags. This was something that was met with a lot of enthusiasm from the patrons, and was a good way for us to circulate some of our new DVDs.

We made a few changes to the library this month as well. With the moving of the main library, we were able to receive some signage to go in the library, directing patrons to different sections. Public works department was a huge help in getting these signs hung up for us. It is something we feel will be very beneficial for new patrons to our library, as well as a great new and updated look. We were also able to receive some mobile shelving units that we can use in the back of the library to store our extra books. This has given us an opportunity to annex some of the books up front to make room on the shelves for the newer books. We will also be able to use these in the main area of the library in the future as more space becomes available to us.

With the main library being shut down, we have noticed an increase in foot traffic within the library. We have a lot of patrons from the main branch that are coming in to check out books, use the computers, print, and make copies and faxes. We have not had any issues with too many people at a time though, and the mask mandate has been followed with no issues at all. We think we will continue to see this increase until the new branch has opened back up. With the shutdown, we are also seeing some effects with not being able to participate in resource sharing. We are hopeful that this will be functioning again soon, prior to the branch actually opening to the public.

**Katy Warren**  
**Library Director**

**MONTHLY REPORT**  
**ANGIER PARKS & RECREATION**  
**January 26, 2021**

- WE HAVE STARTED THE 2021 REC BASKETBALL SEASON AND THROUGH 3.5 WEEKS EVERYTHING IS GOING GREAT. WE HAVE 16 TEAMS WITH BOYS AND GIRLS AGES 5-14. WE WILL BE PLAYING EVERY SATURDAY THROUGH EARLY MARCH.
- WE HAVE CONTRACT FOR THE SECURITY CAMERAS TO BE INSTALLED AT JACK MARLEY PARK. THERE WILL BE 16 CAMERAS INSTALLED AT THE PARK WITH OUR STAFF AND THE POLICE DEPARTMENT HAVING ACCESS TO VIEW THE CAMERAS AT ANY TIME ON THEIR CELL PHONES. THE INSTALLATION OF THE CAMERAS WILL BEGIN AS SOON AS CONTRACTOR GETS THE EQUIPMENT IN STOCK.
- WE HAVE HIRED A CONTRACTOR FOR THE NEW PICNIC SHELTER BY FIELD 4 WHERE OLD CONCESSION AND RESTROOMS WAS IN PLACE. THE SAME CONTRACTOR WILL BE REPLACING OUR OLD METAL EQUIPMENT SHED AS WELL. CONSTRUCTION IS SCHEDULED TO BEGIN IN FEBRUARY.
- WE WILL BE INSTALLING NEW MULCH IN LANDSCAPE BEDS IN LATE FEBRUARY EARLY MARCH.
- WE WILL BE INSTALLING NEW INFIELD CLAY/SAND MIXTURE TO FIELD 5 INFIELD SURFACE IN FEBRUARY.
- SPRING SPORTS REGISTRATION IS SCHEDULED TO BEGIN ON FEBRUARY 22 AND END ON MARCH 19.



**Town of Angier**  
Planning & Inspections Department  
919-331-6702



Robert K. Smith  
Mayor

Gerry Vincent  
Town Manager

**Planning and Inspections Department**  
**Monthly Report: January 2021**

*\*All Data as of 1/28/21\**

**Permitting Totals – Month of January 2021:**

Total Permits Issued: **26**

Building Inspections Performed: **125**

New Construction Permits Issued - Residential: **7**

New Construction Permits Issued - Commercial: **0**

Total Fees Collected: **\$10,199.75**

**2020-2021 Fiscal Year Totals:**

New Construction - Residential: **92**

New Construction - Commercial: **0**

Total Fees Collected: **\$108,069.75**

Fiscal Year Revenue Projection: **\$90,000**



**Town of Angier**  
Planning & Inspections Department  
919-331-6702



Robert K. Smith  
Mayor

Gerry Vincent  
Town Manager

**Subdivisions – Current Status:**

***Southern Acres:*** Home Construction Nearing Build Out

***Whetstone Phase II:*** Infrastructure Construction Underway

***Bellewood:*** All Residential Phases Recorded, Home Construction Underway

***Kathryn's Retreat:*** All Phases Recorded, Home Construction underway

***Coble Farms West:*** Construction Drawings Approved, Off-Site Utilities Pending

***Honeycutt Oaks PUD:*** Construction Drawings Approved, Construction to Begin Soon

***Glen Meadow Phase II:*** Infrastructure Construction Nearing Completion

***Lynn Ridge:*** Infrastructure Construction Underway, Nearing Phase I Completion

***Neill's Pointe:*** Construction Drawings Nearing Approval

***Highland Ridge:*** Preliminary Plat Approved, Construction Drawings Under Review

***Kennebec Crossing:*** Special Use Permit Approved, Preliminary Approved

***Spring Village PUD:*** Master Plan Conditionally Approved, Special Use Permit Approved

***Tanglewood:*** Preliminary Plat Conditionally Approved

***Cotswold PUD:*** Master Plan Conditionally Approved, Special Use Permit Approved

**Multifamily & Nonresidential Projects – Current Status:**

***Angier Plaza Phase II*** (W. Dupree St/Rawls Rd): Site Plan Approved for Restaurant, Retail, Office Uses; Pending Off-site Utilities

***Andrews Landing Townhomes*** (8316 S. NC 55 HWY): Site Plan Approved – 9 Townhome Building Permits Issued

*Code Enforcement Spreadsheet Attached*

## 2021 Code Enforcement Report

*All Active and Recently Closed Violation Files*

File Num	Site Address	Property Owner	Nature of Violation	Date Opened	Date Closed	Current Status
18-107	102 N Dunn St	Barbara Bass-Jones	Minimum Housing Case	11/6/2018		Unit for Habitation. Vacated and Closed March 15, 2019. Property sold Sept. 2020 - New Owner repairing dwelling.
19-021	191 W Lillingston St	Rhonnell Chatmon	Minimum Housing Case	2/25/2019		Vacated and Closed June 10, 2019. Owner in progress to convert structure to uninhabitable storage building.
19-158	91 S Johnson St	Omar Arroyo Ajacinto (new owner)	Minimum Housing Case	10/14/2019		Dwelling Boarded 4/9/20. New Owner looking into demo or restoring to liveable condition - 11/10/20.
19-159	67 S Cross St	Terry McDougal	Minimum Housing Case	10/14/2019		Unit for Human Habitation. Ordinance to Vacate and Close Dwelling adopted by the Board on 3/3/2020. Dwelling Boarded 4/9/20.
20-3	123 E Depot St	Curtis Perry	Unscreened Dumpster	1/2/2020		Civil Penalties Continue
20-19	201 W Lillingston St	Jennie Scriven	Minimum Housing Case	4/9/2020		Property sold June 2020. New property owner in progress of renovating dwelling for habitation.
20-44	130 Oakwood Drive	Willie Mae McKay	Occupancy prior to apv'd inspections	5/26/2020		7/7/2020 MHS passed inspection
20-46	72 Cindy Drive	Jennifer Williams	Shipping Container	5/29/2020		Citation Issued. Owner to Remove
20-66	161 W Melver St	Morris Coats	Unpermitted Work	7/31/2020		Stop Work Order Issued. Tenant Working to Obtain Permits
	Crestview Dr. (Crestview MHP)	Har-Law Relay Corp. - Howard Babbitt	Annual Park Inspection	10/21/2020	1/5/2021	CLOSED
	W Church St (Honeycutt MHP)	Ted Honeycutt	Annual Park Inspection	10/22/2020	1/7/2021	CLOSED
	Tobacco Rd (Lipscomb Rd MHP)	Tanglewood Properties	Annual Park Inspection	10/22/2020	1/12/2021	CLOSED
20-105	45 Fish Dr	Passport Door Systems, Inc.	Incomplete Dumpster Screening	11/12/2020		Violation Letter Sent
20-108	125 Kay Ln	Sunfire 3, LLC	Potential Junked Vehicle	11/23/2020	1/13/2021	CLOSED
20-110	7639 NC 210 N	Lanaco Custom Builders, LLC	Abandoned Dwelling	12/10/2020		Violation Letter Sent
20-111	355 E Smithfield St	Rodney Smith	Potential Junked Vehicle	12/10/2020		Violation Letter Sent
<b>2021 Violation Files</b>						
21-001	94 S Cross St	Margaret Murchison	Minimum Housing Violations	1/15/2021		Inspection Request Letter Sent. Pending Interior Inspection
21-002	115 S Raleigh St	Torres Investments, LLC	Damaged Sign	1/15/2021		Violation Letter Sent
21-003	235 W Depot St	Jesus Perez	Limbs at Street	Pending Re-inspection		Duke Energy Project - Limbs to be Removed
21-004	39 S Broad St E	Brent Lambert	Unpermitted Business	1/15/2021		Violation Letter Sent
21-005	234 W Depot St	Avery Moore	Alleged Min Housing Violations	1/21/2021		Notice of Hearing Sent. Min Housing Hearing Fe. 10th
21-006	102 N Dunn St	Barbara Bass-Jones	Stop Work Order	1/21/2021		Stop Work Order Sent
21-007	318 S Broad St E	Jeanette Johnson	Debris in Yard	1/27/2021		Violation Letter Sent
21-008	222 W Melver St	Sergio Hurtado	Abandoned Vehicle	1/27/2021		Violation Letter Sent
21-009	Beside 333 N Raleigh St	KKLM Associates	Debris in Street	1/28/2021		Notification letter Sent



# Angier Police Department

P.O. Box 278, 55 North Broad Street West

Angier, North Carolina 27501

Office (919) 639-2699

Chief of Police

Arthur R. Yarbrough, Jr.

[ayarbrough@angier.org](mailto:ayarbrough@angier.org)

Date January 27, 2021  
To Town Manager Gerry Vincent  
From Arthur R. Yarbrough, Jr

Subject Matter: January, 2021 Police Activities  
Statistical Data

The Police Department would like to thank the Town Manager, Mayor Smith and all Board Members for their approval of our new positions.

We would also like to keep Officer Meder and Officer Pollard in our prayers and wish them both a fast and full recovery.

ABC Monthly Report is included in Board Packets

**\*\*Police activities for the month of January consisted of 3,044 calls for Service/Officer initiated activities (call logs). Officers investigated 43 (oca) incidents involving 18 offenses. Of the offenses committed 12 individuals were arrested on a total of 18 charges.**

**\*\*Traffic enforcement activities included 8 traffic stops, 8 citations issued totaling 10 charges. 7 verbal warnings were given. There were also 19 traffic accidents investigated during this period.**

**\*\*Other activities**

Officers completed 1,602 security checks, 72 business contacts and 1,102 subdivision checks. (documented sub check is when an officer patrols thru the subdivision)

**\*\* Pleased to advise that several of our Officers have received their 1<sup>st</sup> Moderna vaccination.**

Thank you,

Chief of Police

Arthur R. Yarbrough, Jr.

[ayarbrough@angier.org](mailto:ayarbrough@angier.org)

*Arthur R. Yarbrough, Jr. 1/27/21*

# Call Log Call Type Summary

Angier Police Department

12/16/2020 - 01/26/2021

<No Call Type Specified>	3	911 Hang Up - 911 Hang Up	12
Alarm Activation - Alarm Activation	18	Animal Complaint - Animal Complaint	3
Armed Robbery - Armed Robbery	1	Assist EMS - Assist EMS	2
Assist Motorist - Assist Motorist	11	Assist Other Agency - Assist Other Agency - Law Enforcement	4
Breaking and Entering - Breaking and Entering	4	Business Walk Thru - Business Walk Thru	72
Careless and Reckless Vehicle - Careless and Reckless Vehicle	5	Communicate Threats - Communicate Threats	1
Crash - Traffic Accident	19	Custody Dispute - Child Custody Dispute	1
Direct Traffic - Direct Traffic	6	Disturbance - Disturbance	16
DOA - Dead On Arrival	3	Domestic Dispute - Domestic Dispute	12
Drug Activity - Drug Activity	2	Escort - Escort	18
Follow Up - Follow Up	2	Fraud - Fraud	2
H&R - Hit and Run	1	Harrassing Phone Calls - Harrassing Phone Calls	2
Larceny - Larceny	13	Mental Subject - Mental Subject	6
Missing Juvenile - Missing Juvenile	2	Missing Person - Missing Person	2
Noise Complaint - Noise Complaint	4	Other Call - Other Call Not Listed	2
Property Damage - Property Damage	12	Security Check - Security Check	1,602
Sexual Assault - Sexual Assault	1	Shoplifting Complaint - Shoplifting Complaint	1
Shots Fired - Shots Fired	4	Stand-By - Stand-By	3
Stolen Vehicle - Stolen Vehicle	2	Subdivision Check - Subdivision Check	1,102
Suspicious Activity - Suspicious Activity	20	Suspicious Person - Suspicious Person	2
Suspicious Vehicle - Suspicious Vehicle	4	Traffic Stop - Traffic Stop	87
Trespassing - Trespassing	8	TWO - Talk With Officer	14
Unauthorized Use of Motor Vehicle - Unauthorized Use of Motor Vehicle	1	Warrant Service - Warrant Service	9
Welfare Check - Welfare Check	3		

Total Number Of Calls: 3,044



# Arrest Misdemeanor Totals by Officer

Angier Police Department

(12/16/2020 - 01/26/2021)

Arresting Officer:	Total Charges On All Misdemeanor Arrests:	Total Misdemeanor Arrests:
612 - Daniel H. Helms	2	2
627 - Officer Christopher M. Senese	3	2
617 - officer William F. Hughes	3	2
610 - Torry L. Creek	2	2
Total:	10	8

# Arrest Felony Totals by Officer

Angier Police Department

(12/16/2020 - 01/27/2021)

Arresting Officer:	Total Charges On All Felony Arrests:	Total Felony Charges:	Total Felony Arrests:
627 - Officer Christopher M. Senese	2	2	1
616 - Officer Dustin L. Miller	2	1	1
618 - Officer Jerel M. Wilson	2	2	1
606 - Sgt. Detective David M. Adams	3	3	1
Total:	9	8	4

# Citation Totals by Officer

Angier Police Department

(12/16/2020 - 01/27/2021)

Officer:	Number of Citations:	Number of Charges:
1501 - PATROLMAN J M WILSON	1	1
3571 - OFFICER D H HELMS	3	3
5000 - PO W F HUGHES	1	2
610 - PATROLMAN T L CREEK	2	3
6641 - PATROLMAN D L MILLER	1	1
Totals:	8	10

*Jun/2021 7 traffic warnings*

State of North Carolina  
Alcoholic Beverage Control Commission  
ABC Law Enforcement Monthly Report  
GS 18B-501(f1)



Board:

Angier Town

Reporting Month / Year:

Jan-21

Regulatory Activity and Training	
Violations Reports Submitted to ABC Commission	0
Total Number of Offenses Contained in Reports	0
Sell to Underage Campaign Checks	0
Permittee Inspections	0
Compliance Checks	0
Seller / Server Training	0
Alcohol Education	0

ABC Law Violations	At Permitted Establishment	Away From Permitted Establishment
Sell / Give to Underage		0
Attempt to Purchase / Purchase by Underage		0
Underage Possession		0
Unauthorized Possession		0
Sell / Give to Intoxicated		0
All Other Alcohol Related Charges		1
Total:		1

Controlled Substance Violations	At Permitted Establishment	Away From Permitted Establishment
Felony Drug Related Charges		0
Misdemeanor Drug Related Charges		2
Total:		2

Other Offenses	At Permitted Establishment	Away From Permitted Establishment
Driving While Impaired		0
All Other Criminal Charges		11
Total:		11

**TOTAL CRIMINAL CHARGES:** 14

<b>Agencies Assisted</b>	
Assistance Provided to Other Agencies	0

<b>Remarks</b>

**Reporting Officer / Title:**

A.Yarbrough / Chief

**Report Date:**

1/27/2021



## Town of Angier

[www.angier.org](http://www.angier.org)

Robert K. Smith  
Mayor

Gerry Vincent  
Town Manager

Veronica Hardaway  
Town Clerk

January 27, 2021

Public Works staff report for the Month of February.

- Staff took 15 loads of limbs to the landfill the month of December (23.99 tons)
- Staff took 10 loads of Household to the landfill the month of December (9.78 tons)
- Staff repaired water leak at 238 Allan Street
- Staff replaced sewer later at 106 North Park street
- Staff repaired water leak at 333-E North Raleigh street
- Staff removed and replace approximately 300 lf of 15 "storm pipe on East Lillington street
- CMT completed rehabbing manholes in Town
- The Timmons Group is doing evaluations on Pump station 1,6 & 9
- Staff inspected water/sewer lines at Lynn Ridge subdivision to be in service in February.
- Staff repaired water leak on NC 55 near Dixie Denning
- Staff cut off 175 residents for not payment of the water bills.
- Public Works has hired Bryan Perkins to fill its vacant position
- Staff took down Christmas Decorations and installed Flags