



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

**Tuesday, February 1, 2022**

**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**

**Presentations**

**Public Comment**

**Consent Agenda**

**1. Approval of Minutes**

- a. December 21, 2021 – Work Session
- b. January 4, 2022 – Regular Meeting

**Public Hearings**

**1. Voluntary Annexation Petition**

- a. A petition for Annexation was submitted by Kennebec Baptist Church requesting to annex approximately 25.39 acres located at 9736 and 9808 Kennebec Church Road (**Wake** PIN: 0675404605 & 0675309380). A Sufficiency of the Petition and a Certification of Results were issued in January; a date to set the public hearing was approved in January and advertised accordingly. Following the required Public Hearing, the Town Board will be qualified to consider the adoption of an ordinance to annex the property.

**2. Rezoning Request**

- a. Application submitted by Kennebec Baptist Church to rezone approximately 25.391 acres located at 9808 Kennebec Church Road (**Wake** PINs: 0675309380 & 0675404605) from R-30 to O&I (Office/Institutional).

## **New Business**

### **1. Budget Amendment #8**

- a. Consideration and approval of Budget Amendment #8 that pertains to the Parks & Recreation Department for an insurance claim submitted due to restroom fire damage.

### **2. Asset Forfeiture Budget Ordinance**

- a. Consideration and approval of a Budget Ordinance that pertains to drug seizure money obtained by the Police Department over the course of fiscal years.

## **Old Business**

### **1. Resolution #R004-2022 – Fixing a Date for Annexation Public Hearing submitted by James W. Johnson, III, Connie Johnson, and Vickie J. Mendenhall**

- a. Consideration and approval of Resolution #R004-2022 to Fix a Date for Public Hearing of a voluntary annexation submitted by James W. Johnson, III, Connie Johnson, and Vickie J. Mendenhall for approximately 16.15 acres located on S. Wilma Street (**Harnett** County PINs: 0683-07-3454.000 & 0683-06-0336.000).

## **Manager's Report**

## **Staff Reports**

## **Mayor and Town Board Reports**

## **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  
Work Session  
Tuesday, December 21, 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 Work Session meeting Tuesday, December 21, 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  
Commissioner Alan Coats  
Commissioner Jim Kazakavage

**Members Absent:** Commissioner George Junior Price

**Staff Present:** Town Manager Gerry Vincent  
Town Clerk Veronica Hardaway  
Planning Director Sean Johnson  
Public Works Director Jimmy Cook  
Chief of Police Lee Thompson  
Parks & Recreation Director Derek McLean  
Town Engineer Bill Dreitzler  
Human Resource Director Melissa Wilder  
Town Attorney Dan Hartzog Jr.

**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. Mayor Pro-tem Hawley informed the Board that Morris Harper passed away and expressed her condolences to his family.

**Board Action:** The Town Board unanimously voted to excuse Commissioner George Price from the meeting.

**Motion:** Mayor Pro-tem Hawley  
**Vote:** Unanimous, 3-0

**Approval of the December 21, 2021 meeting agenda:** The Town Board unanimously approved the agenda as presented.

**Board Action:** The Town Board unanimously approved the December 21, 2021 meeting agenda as presented.

**Motion:** Commissioner Coats

**Vote:** Unanimous, 3-0

### **Old Business**

#### **1. Bellewood Subdivision – Water Pressure Issues**

Town Manager Gerry Vincent stated there have been previous discussions regarding complaints of low water pressure in the Bellewood Subdivision. At the September 21<sup>st</sup> Work Session Meeting, it was the consensus of the Board for the Town not to participate in a water line extension project at this time. However, since then, the Town has been awarded a \$10.4M grant from the General Assembly which \$6.5M will be allocated towards engineering of a new 500,000-gallon water tank as well as engineering for the improvement of the downtown core utility infrastructure. Once these improvements are made, this should help with the water pressure issues in Bellewood. When this issue came up previously, the Public Works Director and Town Engineer had MBD Consulting Engineers draw up an estimate for the Bellewood Subdivision Water Main Extension that was in the amount of \$72,246. Mr. Vincent pointed out that if the Board were to approve and move forward with the estimate provided, it would only accommodate approximately 160 residents as opposed to 3300 residents moving forward with the aforementioned Town-wide utility projects plan.

Public Works Director Jimmy Cook recommended the Town move forward with the plan as discussed by the Town Manager to better serve the citizens. He stated pressure tests were conducted in Bellewood at the outside spigot and received readings from 39-48psi. The Dora Street water tank ground elevation is 15ft. lower than Bellewood; so, in essence water is traveling up hill to the furthest point from the low-pressure system. Being that Bellewood is a new subdivision, Mr. Cook suggested that residents check the strainer located in the pressure reducing valve of their homes for possible construction debris that could also contribute to low water pressure. Mr. Cook will check with the County building inspector and ask if removing the pressure reducing valve would be a building violation.

After much discussion, it was the consensus of the Board to have staff inform residents in Bellewood to check their pressure reducing valve for debris that would inhibit proper water pressure, and tabling this item until more information is available.

## 2. Town Hall/Police Headquarters – Financing Plan

David Rose with *Davenport & Company* presented the Updated Capital Funding Analysis for the Police Station/Town Hall Project.

*Davenport & Company, LLC* has been the Financial Advisor to the Town of Angier to assist with future planning and capital projects. The Town is preparing to undertake a borrowing to fund the construction of a generational combined Town Hall and Police Station. In June, Davenport provided a Capital Funding Analysis for the project that analyzed the potential financial impact of borrowing via a Rural Development Loan through the United States Department of Agriculture. Since then, Davenport has updated the June Analysis based on additional information provided by Town staff. This updated analysis was based on the following:

### Capital Funding Analysis Update

- Project costs have increased to approximately \$12.4 million
- The Town increased its Unassigned General Fund Balance by more than \$1.2 million in Fiscal Year 2021
  - The Fiscal Year 2022 Budget assumes the use of roughly \$400,000 of Unassigned General Fund Balance, however even with this budgeted usage, the Town remains well above its policy target, thus providing flexibility to responsibly allocate fund balance dollars towards the project
- As a result of the favorable reassessment process, the Town is estimating ad valorem revenues to increase roughly 15%, or approximately \$300,000 per year. These dollars resulting from increased property values will allow the Town to fund the project without a need to increase the tax rate. Note: This assumes the Town does not equalize the property tax rate.

### Revenues Available

- The Town has approximately \$579,000 of annual revenues available beginning in FY 2023 to pay debt service on the project.
- These available revenues consist of:
  - Approximately \$89,000 budgeted for existing debt service
  - Approximately \$190,000 budgeted for new debt service
  - Approximately \$300,000 from revaluation (assumes 15% increase at the current tax rate versus FY 2022 Ad Valorem Tax Revenues of \$2,012,846)

### Key Assumptions

- The Town pursues 2 Years of Interim Financing beginning in FY 2023 at 2.50% as required by the USDA program
  - 2 full years of interest in FY 2023 & FY 2024

- The Town receives a Permanent Financing via a USDA RD Loan beginning in FY 2025 at 2.25%
  - 2 Years of interest-only payments in FY 2025 & FY 2026
  - 28 Years of level principal and interest payments beginning in FY 2027
- The Town contributes \$1 million of Unassigned Fund Balance which reduces the size of the borrowing to \$11.4 million.

Mr. Rose indicated that the USDA requires a 2-year Interim Financing to which the Town would have to contribute \$1 million of Unassigned Fund Balance.

**Board Action:** The Town Board unanimously approved a \$1 million contribution from the Unassigned Fund Balance to the USDA Program for the required 2-year Interim Financing

**Motion:** Commissioner Coats

**Vote:** Unanimous, 3-0

**Adjournment:** There being no further business, the Town Board voted unanimously to adjourn the meeting at 7:41pm.

**Motion:** Mayor Pro-tem Hawley

**Vote:** Unanimous, 3-0

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Robert K. Smith, Mayor

Attest:

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Veronica Hardaway, Town Clerk

**Town of Angier  
Board of Commissioners  
Tuesday, January 4, 2022, 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 4, 2022, in the Board Room inside the Municipal Building at 28 North Raleigh Street.

**Members Present:** Mayor Bob Smith  
Mayor Pro-tem Loru Hawley  
Commissioner Alan Coats  
Commissioner Jim Kazakavage  
Commissioner Junior Price via *Zoom*

**Members Excused:**

**Staff Present:** Town Clerk Veronica Hardaway  
Planning Director Sean Johnson  
Finance Director Hans Kalwitz  
HR Director Melissa Wilder  
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.

**Board Action:** The Town Board unanimously voted to allow Commissioner Price to participate via *Zoom*.

**Motion:** Commissioner Coats

**Vote:** 3-0, unanimous

**Approval of the January 4, 2022 meeting agenda:** The Town Board unanimously approved the agenda with the following amendment: Add Planning Board Member Appointment consideration as Old Business Item #3.

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

**Motion:** Mayor Pro-tem Hawley

**For:** Commissioner Price; Commissioner Kazakavage



**Opposed:** Commissioner Coats  
**Vote:** 3-1; motion carried

### **Public Comment**

Mike Hill, 48 S. Park Street, voiced his concern regarding Commissioner Price's in-person attendance to Board meetings as well as inquiring if all Board members have completed their mandatory Ethics Training.

### **Consent Agenda**

#### **1. Approval of Minutes**

- a. December 7, 2021 – Regular/Organizational Meeting

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

**Motion:** Mayor Pro-tem Hawley  
**Vote:** 4-0, unanimous

### **Public Hearings**

#### **1. Voluntary Annexation Petition**

Planning Director Sean Johnson stated that staff received a voluntary annexation petition submitted by Easley Properties, LLC requesting to annex approximately 57.38 acres located on NC 55 W. and Old Buies Creek Road (Harnett PIN: 0673-83-7341.000). The Clerk has investigated the sufficiency of the annexation petition. Now the Town Board is eligible to consider whether to adopt Ordinance #A001-2022 to Extend the Corporate Limits of Town.

Mayor Smith opened the Public Hearing.

Seeing no one, Mayor Smith closed the Public Hearing.

**Board Action:** The Town Board voted to adopt Ordinance #A001-2022 to Extend the Corporate Limits of Town totaling approximately 57.38 acres located on NC 55 W. and Old Buies Creek Road; submitted by Easley Properties, LLC (Harnett PIN: 0673-83-7341.000).

**Motion:** Commissioner Coats  
**For:** Commissioner Price  
**Opposed:** Mayor Pro-tem Hawley; Commissioner Kazakavage  
**Break Tie:** Mayor Smith voted in favor of the motion  
**Vote:** 3-2; motion carried

## 2. Rezoning Request

Planning Director Sean Johnson stated that a conditional rezoning application was received by Easley Properties, LLC for approximately 57.38 acres located on NC 55 W. and Old Buies Creek Road (Harnett PIN: 0673-83-7341.000) from RA-30 to CZ R-6. The property is currently vacant agricultural land. Surrounding land uses include low and medium density residential, as well as a nearby church and office building. Public water and sewer will be provided by the developer once annexed and developed. The rezoning requested is compatible with the medium density residential classification shown on the Future Land Use Map. The Planning Board voted unanimously to recommend approval of the rezoning request with all conditions proposed at their December 14<sup>th</sup> meeting.

Mr. Johnson indicated that, contrary to our standard rezoning districts available in the ordinance, these conditional districts allow the Board to add specific conditions that will carry with the land just like a standard zoning district. The following conditions have been discussed with the applicant and the Planning Board, and would be Incorporated into the Zoning Regulations of the property in question:

- The parcels in question shall only be developed with single family residential lots
- There shall be no more than 162 total lots on the parcel in question. In the case of a reduction in the total lot count based on unforeseen design constraints, the Planning Director may approve minor adjustments to the proposed subdivision plan.
- The minimum lot size shall be at least 6,000sqft
- The minimum lot width shall be 50ft
- The minimum building setbacks shall be as required in the R-6 district
- The proposed Northbound left-turn lane and Southbound right-turn lane improvements on NC 55 shall be installed per NCDOT standards prior to the recordation of lots shown on the subdivision plan
- There shall be a Northbound right-turn lane installed on Ennis Road to serve the proposed access to the subdivision.
- There shall be a minimum of 20.5 acres of open space preserved in the proposed subdivision. Open space shall be developed in accordance with Chapter 6 of the Angier Zoning Ordinance
- The proposed 20ft. street buffers along NC 55, Old Buies Creek Road and Ennis Road shall be installed per the Type A Buffer standards in Section 7.3 of the Angier Zoning Ordinance
- There shall be curb & gutter and 5ft wide sidewalk installed throughout the proposed subdivision on both sides of each proposed streets
  - There shall be curb & gutter and 5ft wide sidewalk installed along the existing roadways adjacent to the subdivision which stub to the North and South of the property in question. This includes NC 55, Old Buies Creek Rd. and Ennis Rd.

In accordance with NCGS 160D-703(b), only those conditions approved by the local government and consented to by the petitioner in writing may be incorporated into the zoning regulations.

Mayor Smith opened the Public Hearing.

Sarah Shirley, P.E., applicant Engineer, stated that they have worked with the Planning Department, Engineering, Fire, and NCDOT as well as reaching out to the school district making sure this property is reasonably developed. All Ordinance requirements have been applied and the proposal has abided by the Future Land Use Plan and goals for the Town. Perimeter vegetative buffers are proposed as well as amenity areas such as a pond, walking trails that will connect to public sidewalks, and sidewalks throughout all internal roads. Ms. Shirley requested the Town add a term to the conditions for the turn lanes. It is their intention to provide the turn lanes as requested by the Town Planning Board. Their concern is that NCDOT will grant them the ability to provide those turn lanes. There is a question outstanding that NCDOT hasn't given them the assurance of that within their maintenance right-of-way; they as private developers could install turn lanes. Because of this, they would like to be able to add a term to the conditions that says "if right-of-way is required to be obtained from private land owners", that they have the ability to say "it would be reasonably obtained" without having to come back before the Board to revise the commitment. A traffic impact analysis has been conducted.

Christa Green, traffic consultant, informed the Board that a Traffic Impact Analysis was performed given the future growth conditions of that area. Every intersection in the study area performed well. The future 55 Bypass will reduce traffic tremendously by 40-50%.

Will Pope, 4590 Old Buies Creek Road, is an adjacent property owner of the property in question. He voiced drainage and traffic concerns related to the proposed development.

Mr. Johnson stated there are a couple of areas reserved for storm management on the site. The applicant's engineers will analyze the topography of the site to make sure the water will drain to the ponds. With curb and gutter along each roadway, water will collect into one of the inlets of the curb and carry to one of the ponds on site. Staff is responsible for requiring, per the Town and State standards, that all runoff that falls on the site, stays on the site. It cannot, by law, adversely impact neighbors more so than it does today as undeveloped. The Town Engineer acts on behalf of the Town to make sure the ponds proposed are able to handle all runoff caused by impervious surface on site.

Seeing no one else, Mayor Smith closed the Public Hearing.

**Board Action:** The Town Board voted to approve the conditional rezoning request including the aforementioned conditions submitted by Easley Properties, LLC.

**Motion:** Commissioner Coats

**Opposed:** Mayor Pro-tem Hawley; Commissioner Kazakavage; Commissioner Price

**Vote:** 1-3, motion failed

## **New Business**

### **1. Budget Amendment #7**

Finance Director Hans Kalwitz stated that this budget amendment pertains to the Library Department and, as in the past, it is well understood to be treated as restricted revenue with specific spending purposes. The majority of the additional restricted revenue is from Custom Smiles, Inc. amounting to \$1,000.00 (reason for this donation is in appreciation for the use of the Board Room on December 4<sup>th</sup> and the intent is for the donation to be utilized in partnership with Community Development projects and events.

**Board Action:** The Town Board unanimously voted to approve Budget Amendment #7 that pertains to Library donation in the amount of \$1,000.

**Motion:** Commissioner Coats

**Vote:** 4-0, unanimous

### **2. Ordinance to Demolish Dilapidated Dwelling**

Planning Director Sean Johnson stated that Code Enforcement Staff has been enforcing the minimum housing standard code against the deteriorating dwelling at 950 N. Broad Street E. since the case was opened on June 28, 2021. Because the dwelling in question has several violations deeming it unfit for habitation, the Code Enforcement Officer issued an Order to Repair or Demolish the dwelling within 90 days - Expired November 30, 2021. At the expiration of the deadline, the property owner requested the Town demolish the dwelling. All costs associated will become a lien against the property. Staff will solicit bids for the demolition of the dwelling and proceed with the lowest bidder.

**Board Action:** The Town Board unanimously voted to approve an Ordinance to Demolish a Dilapidated Dwelling located at 950 N. Broad Street E.

**Motion:** Mayor Pro-tem Hawley

**Vote:** 4-0, unanimous

### **3. Voluntary Annexation Petition**

Planning Director Sean Johnson stated that staff has received a voluntary annexation petition from James W. Johnson, III, Connie Johnson, and Vickie Mendenhall for 2 parcels totaling approximately 16.15 acres located on S. Wilma Street (Harnett PINs: 0683-07-3454.000 & 0683-06-0336.000). The first step in the annexation process is for the Board to Direct the Town Clerk to investigate the sufficiency of the petition. The clerk will then report back to the Board at the February 1<sup>st</sup> meeting.

**Board Action:** The Town Board unanimously voted to approve Resolution #R001-2022 Directing the Clerk to Investigate the Sufficiency of the Petition.

**Motion:** Commissioner Coats

**Vote:** 4-0; unanimous

## **Old Business**

### **1. Resolution #R002-2022 – Fixing a Date for Annexation Public Hearing submitted by Joel R. Young and Sherrill F. Young, Jr.**

Planning Director Sean Johnson stated that the applicant has requested to put this annexation on hold until the February 1<sup>st</sup> Board of Commissioners meeting.

**Board Action:** The Town Board unanimously voted to table the aforementioned annexation petition until the February 1<sup>st</sup> Board of Commissioners Meeting.

**Motion:** Mayor Pro-tem Hawley

**Vote:** 4-0, unanimous

### **2. Resolution #R003-2022 – Fixing a Date for Annexation Public Hearing submitted by Kennebec Baptist Church**

Planning Director Sean Johnson stated that staff has received a voluntary annexation petition submitted by Kennebec Baptist Church an approximately 25.39 acres located at 9736 and 9808 Kennebec Church Road (Wake PINs: 0675404605 & 0675309380). As directed by the Board at the December 7<sup>th</sup> meeting, the Town Clerk has investigated the sufficiency of the annexation petition. The next step is to set the date for the Public Hearing at the February 1<sup>st</sup> meeting.

**Board Action:** The Town Board unanimously voted to approve Resolution #R003-2022 to Fix a Date for Annexation Public Hearing submitted by Kennebec Baptist Church for February 1<sup>st</sup>.

**Motion:** Mayor Pro-tem Hawley

**Vote:** 4-0, unanimous

### **3. Planning Board Appointment Consideration**

Town Clerk Veronica Hardaway stated the following individuals have been interviewed and are eligible for appointment: Addison Allgood, Myron Patterson, and Ethan Alexander-Davey.

**Board Action:** The Town Board voted to appoint Myron Patterson as an In-town Planning Board member.

**Motion:** Mayor Pro-tem Hawley

**For:** Commissioner Price; Commissioner Kazakavage

**Opposed:** Commissioner Coats

**Vote:** 3-1, motion carried

**Mayor & Town Board Reports**

Commissioner Price explained that the reason for his absence this evening is due to exposure to COVID-19.

**Adjournment:** Being no further business, the Town Board voted unanimously to adjourn the meeting at 7:46pm.

**Motion:** Mayor Pro-tem Hawley

**Vote:** Unanimous, 4-0

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Robert K. Smith, Mayor

Attest:

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

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**MEETING DATE:** February 1, 2022  
**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 from Kennebec Baptist Church for approximately 25.39 acres located at 9736 and 9808 Kennebec Church Road (Wake PINs: 0675404605, 0675309380).

The Town Clerk has investigated the sufficiency of the annexation petition. The Board set the date of the Public Hearing for the February 1<sup>st</sup> meeting.

Attached is the voluntary annexation petition and boundary survey for your review.

**FINANCIAL IMPACT:** N/A

**RECOMMENDATION:** N/A

**REQUESTED MOTION:** N/A

**REVIEWED BY TOWN MANAGER:**

### Attachments:

Voluntary Annexation Petition  
Property Survey





## Town of Angier

Robert K. Smith  
Mayor

Gerry Vincent  
Town Manager

**Ordinance No.:** A002-2022  
**Date Adopted:** February 1, 2022

### **AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE TOWN OF ANGIER, NORTH CAROLINA**

**WHEREAS**, the Town of Angier Board of Commissioners has been petitioned under N.C. General Statute § 160A – 58.1 by property owner Kennebec Baptist Church on November 15, 2021, to annex the area described in said petition and inclusive to Wake County (Wake County PIN#s: 0675404605 & 0675309380) described below; and,

**WHEREAS**, the Town of Angier Board of Commissioners, by Resolution, directed the Town Clerk of Angier to Investigate the Sufficiency of the Petition; and,

**WHEREAS**, certification by the Town of Angier Clerk as to the Sufficiency of the Petition has been made; and,

**WHEREAS**, there has been a Public Hearing on the question of this annexation, which has taken place on Tuesday, February 1, 2022, at or shortly thereafter 6:30 p.m. inside the Angier Municipal Building Board Room, after due notice by publication in the *Daily Record* and,

**WHEREAS**, the Town of Angier Board of Commissioners finds that the area described therein meets the standards of N.C. General Statute § 160A – 58.2 (.1(b), to wit:

- (a) The nearest point on the proposed satellite corporate limits is not more than three (3) miles from the primary corporate limits of the Town of Angier;
- (b) No point on the proposed satellite corporate limits is closer to the primary corporate limits of another municipality than to the primary corporate limits of the Town of Angier;
- (c) The area is so situated that The Town of Angier will be able to provide the same services within the proposed satellite corporate limits that it provides within the primary corporate limits;
- (d) No subdivision, as defined in N.C. General Statutes §160A-376, will be fragmented by this proposed annexation; and,
- (e) The Town of Angier has been exempted from the ten (10%) percent limitation satellite annexation regulation as pursuant to N.C. General Statutes § 160A-58.1(b); and,

**WHEREAS,** The Town of Angier Board of Commissioners further finds that the Petition has been signed by all the owners of the property in the area who are required by law to sign; and

**WHEREAS,** The Town of Angier Board of Commissioners further finds that the Petition is otherwise valid, and the public health, safety and welfare of the Town of Angier and of the area proposed for annexation will be best served by annexing the area described;

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

Section 1. By virtue of the authority granted by N.C. General Statutes § 160A-58.2, the following described noncontiguous property is hereby annexed and made part of The Town of Angier, North Carolina, as of February 1, 2022;

*Being more particularly described as follows:*

#### **LEGAL DESCRIPTION**

*Beginning at a point in the centerline of SR 2791 (Kennebec Church Road) a 60' public right-of-way, said point being the southwest corner of Town of Angier as described in Deed Book 8281, Page 29 and Book of Maps 1999, Page 298 both of the Wake County Registry and runs thence as the centerline of said SR 2791 South 78 degrees 37 minutes 46 seconds West for a distance of 34.27 feet to a point; THENCE along the centerline of said SR 2791 South 74 degrees 16 minutes 34 seconds West for a distance of 49.98 feet to a point; THENCE continuing along the centerline of SR 2791 South 70 degrees 46 minutes 50 seconds West for a distance of 50.02 feet to a point; THENCE continuing along the centerline of said SR 2791 South 66 degrees 41 minutes 31 seconds West for a distance of 49.98 feet to a point; THENCE continuing along the centerline of said SR 2791 South 63 degrees 03 minutes 20 seconds West for a distance of 300.09 feet to a point; THENCE continuing along the centerline of said SR 2791 South 66 degrees 56 minutes 55 seconds West for a distance of 100.06 feet to a point; THENCE continuing along the centerline of said SR 2791 South 70 degrees 41 minutes 00 seconds West for a distance of 7.41 feet to a*

point, said point being the apparent intersection of SR 2791 and SR 3720 (Falcon Crest Circle) a 60' public right-of-way; THENCE continuing along the centerline of said SR 2791 South 71 degrees 07 minutes 38 seconds West for a distance of 92.90 feet to a point; THENCE continuing along the centerline of said SR 2791 South 67 degrees 10 minutes 42 seconds West/or a distance of 21.30 feet to a point, said point being the northeast corner of Guadalupe L. Chavez as described in Deed Book 10231, Page 344 and Book of Maps 2014, Page 1322 both of the Wake County Registry; THENCE along the northern line and past the corner of said Chavez South 76 degrees 48 minutes 39 seconds West for a distance of 383.87 feet to a point in the northern line of Ruth Dupree Petrea as described in Deed Book 13020, Page 154 and Book of Maps 1980, Page 453 both of the Wake County Registry; THENCE along the northern line of said Petrea South 76 degrees 45 minutes 36 seconds West for a distance of 70.08 feet to a point, said point being the northeast corner of Jose Romero and Florencia Ramirez as described in Deed Book 14149, Page 1844 and Book of Maps 1980, Page 453 both of the Wake County Registry; THENCE along the northern line of said Romero and Ramirez South 76 degrees 39 minutes 27 seconds West for a distance of 71.68 feet to a point in the eastern line of KCTBM, LLC as described in Deed Book 18481, Page 2099 and Book of Maps 2021, Page 485 both of the Wake County Registry; THENCE along the eastern line of said KCTBM, LLC North 01 degrees 14 minutes 34 seconds East for a distance of 991.74 feet to a point, said point being the southwestern corner of Brian Dawson and Christina Dawson as described in Deed Book 18637, Page 552 and Book of Maps 2007, Page 2271 both of the Wake County Registry; THENCE along the southern line and past the corner of said Dawson North 79 degrees 47 minutes 27 seconds East for a distance of 345.57 feet to a point in the southern line of Catherine F. Holman and Carmen P. Hartman as described in Deed Book 15844, Page 2572 and Book of Maps 2007, Page 2271 both of the Wake County Registry; THENCE along the southern line and past the corner of said Holman and Hartman North 87 degrees 17 minutes 41 seconds East for a distance of 265.45 feet to a point in the southern line Ryan P. Carrigan and Stacy L. Carrigan as described in Deed Book 17400, Page 1678 and Book of Maps 2007, Page 2271 both of the Wake County Registry; THENCE along the southern line and past the corner of said Carrigan North 84 degrees 29 minutes 47 seconds East for a distance of 298.97 feet to a point in the southern line of Cheryl A. Fahringer; THENCE along the southern line and past the corner of said Fahringer South 83 degrees 49 minutes 02 seconds East for a distance of 242.03 feet to a point in the southern line of Pagaya Smartesi FI Fund Property Owner IL LLC as described in Deed Book 18601, Page 397 and Book of Maps 2007, Page 2270 both of the Wake County Registry, said point being further described as the northwest corner of Albermarle Properties, LLC as described in Deed Book 12113, Page 1247 and Book of Maps 2004, Page 2243 both of the Wake County Registry; THENCE along the western line of said Albermarle Properties, LLC South 16 degrees 49 minutes 47 seconds East for a distance of 657.25 feet to the point and place of BEGINNING. Together with and subject to covenants, easements, and restrictions of record.

Said property contains 25.391 Acres Total more or less.

Section 2. Upon and after February 1, 2022, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in The Town of Angier and shall be entitled to the same privileges and benefits as other parts of The Town of Angier. Said territory shall be subject to municipal taxes according to General Statute § 160A-58-10.

Section 3. The Mayor of the Town of Angier, North Carolina, shall cause to be recorded in the

office of the Registrar of Deeds of Wake County, and in the office of the Secretary of State in Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1. above, together with a duly certified copy of this Ordinance. Such a map shall also be delivered to the Wake County Board of Elections, as required by N.C. General Statutes § 163-288.1.

Section 4. Notice of this adoption of this Ordinance shall be published once, following the effective date of annexation, in a newspaper having general circulation in The Town of Angier, North Carolina.

*Duly adopted by the Angier Board of Commissioners on this the 1<sup>st</sup> day of February, 2022, during their regularly scheduled monthly meeting.*

ATTEST:

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Robert K. Smith, Mayor

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Veronica Hardaway, Town Clerk

APPROVED AS TO  
FORM:

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Dan Hartzog Jr., Town Attorney



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



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, (X) 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):  
0675404605 & 0675309380

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 (X) 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

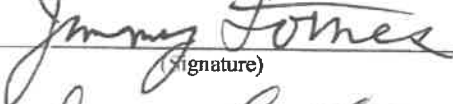

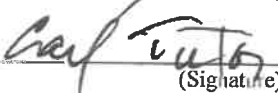
Gerry Vincent  
Town Manager

Petitioned Property PIN # 0675404605 & 0675309380

The area to be annexed is owned by the Non-Profit Corporation

Kennebec Baptist Church  
9808 Kennebec Road  
Angier, NC 27501

Of which all Trustee agree to *this* petition. (Each signature must be notarized as below)

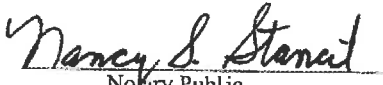
Jimmy Fornes		11-2-21
(Print Trustee Name)	(Signature)	(Date)
Sammy Lewter		11-2-21
(Print Trustee Name)	(Signature)	(Date)
Carl Tutor		11-2-21
(Print Trustee Name)	(Signature)	(Date)

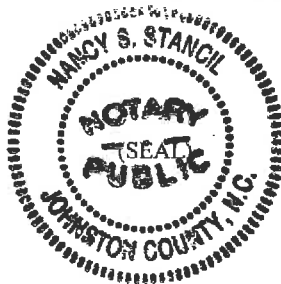
State of North Carolina, County of Johnston

I, Nancy S. Stancil, A Notary Public for said County and State, do hereby certify that Jimmy Fornes, Sammy Lewter,

and Carl Tutor, Trustees, in Kennebec Baptist Church personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the Trustees.

Witness my hand and official seal, this the 2<sup>nd</sup> day of November, 2021. My commission expires July 4, 2024.

  
Notary Public



## ***Legal Description***

### ***25.391 Acres to be Annexed into the Town of Angier***

*Beginning at a point in the centerline of SR 2791 (Kennebec Church Road) a 60' public right-of-way, said point being the southwest corner of Town of Angier as described in Deed Book 8281, Page 29 and Book of Maps 1999, Page 298 both of the Wake County Registry and runs thence as the centerline of said SR 2791 South 78 degrees 37 minutes 46 seconds West for a distance of 34.27 feet to a point;*

*THENCE along the centerline of said SR 2791 South 74 degrees 16 minutes 34 seconds West for a distance of 49.98 feet to a point;*

*THENCE continuing along the centerline of SR 2791 South 70 degrees 46 minutes 50 seconds West for a distance of 50.02 feet to a point;*

*THENCE continuing along the centerline of said SR 2791 South 66 degrees 41 minutes 31 seconds West for a distance of 49.98 feet to a point;*

*THENCE continuing along the centerline of said SR 2791 South 63 degrees 03 minutes 20 seconds West for a distance of 300.09 feet to a point;*

*THENCE continuing along the centerline of said SR 2791 South 66 degrees 56 minutes 55 seconds West for a distance of 100.06 feet to a point;*

*THENCE continuing along the centerline of said SR 2791 South 70 degrees 41 minutes 00 seconds West for a distance of 7.41 feet to a point, said point being the apparent intersection of SR 2791 and SR 3720 (Falcon Crest Circle) a 60' public right-of-way;*

*THENCE continuing along the centerline of said SR 2791 South 71 degrees 07 minutes 38 seconds West for a distance of 92.90 feet to a point;*

*THENCE continuing along the centerline of said SR 2791 South 67 degrees 10 minutes 42 seconds West for a distance of 21.30 feet to a point, said point being the northeast corner of Guadalupe L. Chavez as described in Deed Book 10231, Page 344 and Book of Maps 2014, Page 1322 both of the Wake County Registry;*

*THENCE along the northern line and past the corner of said Chavez South 76 degrees 48 minutes 39 seconds West for a distance of 383.87 feet to a point in the northern line of Ruth Dupree Petrea as described in Deed Book 13020, Page 154 and Book of Maps 1980, Page 453 both of the Wake County Registry;*

*THENCE along the northern line of said Petrea South 76 degrees 45 minutes 36 seconds West for a distance of 70.08 feet to a point, said point being the northeast corner of Jose Romero and Florencia Ramirez as described in Deed Book 14149, Page 1844 and Book of Maps 1980, Page 453 both of the Wake County Registry;*

*THENCE along the northern line of said Romero and Ramirez South 76 degrees 39 minutes 27 seconds West for a distance of 271.68 feet to a point in the eastern line of KCTBM, LLC as described in Deed Book 18481, Page 2099 and Book of Maps 2021, Page 485 both of the Wake County Registry;*

*THENCE along the eastern line of said KCTBM, LLC North 01 degrees 14 minutes 34 seconds East for a distance of 991.74 feet to a point, said point being the southwestern corner of Brian Dawson and Christina Dawson as described in Deed Book 18637, Page 552 and Book of Maps 2007, Page 2271 both of the Wake County Registry;*

*THENCE along the southern line and past the corner of said Dawson North 79 degrees 47 minutes 27 seconds East for a distance of 345.57 feet to a point in the southern line of*



*Catherine F. Holman and Carmen P. Hartman as described in Deed Book 15844, Page 2572 and Book of Maps 2007, Page 2271 both of the Wake County Registry;*

*THENCE along the southern line and past the corner of said Holman and Hartman North 87 degrees 17 minutes 41 seconds East for a distance of 265.45 feet to a point in the southern line Ryan P. Carrigan and Stacy L. Carrigan as described in Deed Book 17400, Page 1678 and Book of Maps 2007, Page 2271 both of the Wake County Registry;*

*THENCE along the southern line and past the corner of said Carrigan North 84 degrees 29 minutes 47 seconds East for a distance of 298.97 feet to a point in the southern line of Cheryl A. Fahringer;*

*THENCE along the southern line and past the corner of said Fahringer South 83 degrees 49 minutes 02 seconds East for a distance of 242.03 feet to a point in the southern line of Pagaya Smartesi F1 Fund Property Owner II, LLC as described in Deed Book 18601, Page 397 and Book of Maps 2007, Page 2270 both of the Wake County Registry, said point being further described as the northwest corner of Albermarle Properties, LLC as described in Deed Book 12113, Page 1247 and Book of Maps 2004, Page 2243 both of the Wake County Registry;*

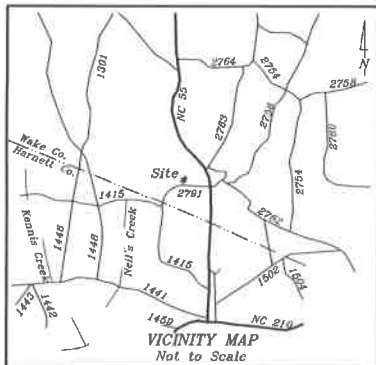
*THENCE along the western line of said Albermarle Properties, LLC South 16 degrees 49 minutes 47 seconds East for a distance of 657.25 feet to the point and place of BEGINNING.*

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

*Said property contains <sup>✓</sup>25.391 Acres Total more or less.*

***The foregoing description was prepared by:  
Stancil & Associates  
Professional Land Surveyors, P.A. C-0831  
98 East Depot Street  
P. O. Box 730, Angier, N.C. 27501  
Phone: 919-639-2133  
Fax: 919-639-2602  
stancilsurvey@gmail.com***

LWMC1864\BOUNDARY.DOCX



**LEGEND:**

— Lines Surveyed	TP Telephone Pedestal
--- Lines Not Surveyed	MH Manhole
--- Tie or Adjoining Lines	WM Water Meter
--- Right of Way Lines	Emt. Easement
--- Existing Iron Pipe or Stake	R/W Right-of-Way
ECM Existing Concrete Monument	C/L Centerline
PKM Existing P.K. Nail	P.C. Plat Cabinet
PKS Existing P.K. Nail Set	D.B. Deed Book
KNN Existing MAG Nail	P.B. Plat Book
MNS MAG Nail Set	B.M. Book of Maps
SSS Iron Stake Set	PIN Parcel Identifier
CSS Cotton Spindle Set	Number
KCR Existing Cotton Spindle	Ac. Acres
RRS Railroad Spike	Sq. Feet
ELS Existing Lightwood Stake	CP Computed Point
PP Power Pole	[ ] Street Address
OHE Overhead Electric Lines	
PH Fire Hydrant	
N.C.G.S. North Carolina Geodetic Survey	
NAD 27 North American Datum of 1927	
NAD 83 North American Datum of 1983	

**NOTES:**

- \* Iron Stakes set at all property corners unless noted otherwise.
- \* Areas determined by coordinate method.
- \* All distances/dimensions are Horizontal ground distances unless otherwise indicated.

I, Thomas Lester Stancil, certify that this plat was drawn under my supervision from (an actual survey made under my supervision) (deed description recorded in Book See, Page Ref., etc.) (other); that the boundaries not surveyed are shown clearly indicated as drawn from information found in references as shown herein; that the ratio of precision as calculated is 1:10000+; that this plat was prepared in accordance with G.S. 47-30 as amended.

Witness my original signature, registration number and seal this the 1st day of November, A.D. 2021.

**THIS DOCUMENT IS FOR REVIEW PURPOSES ONLY AND SHOULD NOT BE CONSIDERED A CERTIFIED PLAT. THIS PLAT SHOULD NOT BE USED FOR CONVEYANCE OF TITLE OR ANY OTHER TRANSACTIONS.**

I hereby certify that this survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.

State of North Carolina  
County of Wake

As a Wake County Review Officer, I hereby certify that this map meets all statutory requirements for recording.

Review Officer \_\_\_\_\_ Date \_\_\_\_\_

**Town Clerk Annexation Certification**

I hereby certify that this plat for annexation has followed all requirements and procedures and a public hearing was held by the Angier Board of Commissioners to annex the property shown and described hereon. The Angier Board of Commissioners adopted the resolution to annex this property on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Town Clerk \_\_\_\_\_ Date \_\_\_\_\_

Note  
Grid Coordinates to obtain a tie to existing corporate limits taken from Map Number 99-137 and not surveyed at this time.

Zoned: R-30 (Angier)  
Deed Book 1961, Page 2009  
Deed Book 2021, Page 425

Zoned: R-30 (Wake Co.)  
Jose Romero  
Ruth Dupree Petrea  
D.B. 1920, Page 164  
B.M. 1920, Page 453

Zoned: R-30 (Wake Co.)  
Ruth Dupree Petrea  
D.B. 1920, Page 164  
B.M. 1920, Page 453

Zoned: R-30 (Wake Co.)  
Gudalup L. Chavez  
D.B. 1920, Page 344  
B.M. 2014, Page 1252

Zoned: R-30 (Wake Co.)  
Benjamin Hinkle  
D.B. 1920, Page 164  
B.M. 1920, Page 453

Zoned: R-30 (Wake Co.)  
Jeffrey D. Hickman  
D.B. 1912, Page 682  
B.M. 1920, Page 1140

Property lines are the Noncontiguous Corporate Limits for the town of Angier

25.391 Ac. Total  
- 0.663 Ac. R/W  
24.729 Ac. Net

**CERTIFICATION OF OWNERSHIP**  
ANGIER, NORTH CAROLINA

I (We) hereby certify that I am (We are) the owner(s) of the property shown and described hereon and that I (We) hereby adopt this plan of annexation with my (our) free consent.

James C. Tutor \_\_\_\_\_ Date \_\_\_\_\_  
Sammy Lewter \_\_\_\_\_ Date \_\_\_\_\_  
Jimmy R. Fornes \_\_\_\_\_ Date \_\_\_\_\_

**Mapped Only-NOT A Survey**  
**Book of Maps 1993, Page 454**  
**Annexation Plat-25.391 Acres Total**  
**into the Town of Angier**

Revisions:  
Town Comments 11-1-2021



Owned by and Mapped for: <b>Kennebec Baptist Church</b> 9808 Kennebec Church Road Angier, NC 27501		<b>STANCIL &amp; ASSOCIATES,</b> Professional Land Surveyor, P.A. C-0831 98 East Depot Street, P. O. Box 730, Angier, N.C. 27501 Phone: 919-639-2133 Fax: 919-639-2602	
TOWN: ANGIER	TOWNSHIP: MIDDLE CREEK	COUNTY: WAKE	DATE: 11-1-2021
STATE: NORTH CAROLINA	REID: 0164367 & 0090317	SCALE: 1" = 100'	SURVEYED BY: ---
ZONE:	PIN: 0675404605 & 0675309390	DRAWN BY: PAN	FIELD BOOK: ---
CHECKED & CLOSURE BY:		DRAWING FILE NO.: LWMC-1864	

Course	Bearing	Distance
L-1	S 78°37'46" W	34.27
L-2	S 74°16'34" W	49.99
L-3	S 70°48'50" W	50.02
L-4	S 66°41'31" W	49.99
L-5	S 66°58'55" W	100.06
L-6	S 71°07'30" W	82.90
L-7	S 71°07'30" W	78.82
L-8	S 67°10'42" W	21.39
L-9	S 70°48'50" W	70.08

**References**

Deed Book 305, Page 21 (Title to Kennebec BC)  
Deed Book 735, Page 478 (Title to Kennebec BC)  
Deed Book 1125, Page 576 (Title to Kennebec BC)  
Deed Book 1583, Page 113 (Title to Kennebec BC)  
Deed Book 1920, Page 298 (Title to Kennebec BC)  
Deed Book 2104, Page 96 (60' R/W SR 2791)  
Deed Book 2150, Page 441 (Title to Kennebec BC)  
Deed Book 2495, Page 696 (Title to Kennebec BC)  
Deed Book 3252, Page 224 (Title to Kennebec BC)  
Deed Book 3923, Page 244 (Title to Kennebec BC)  
Deed Book 8524, Page 520 (Title to Kennebec BC)  
Deed Book 14685, Page 1681 (Release of Easement)  
Book of Maps 1985, Page 1237  
Book of Maps 1987, Page 1173  
Book of Maps 1993, Page 454  
Others as shown and/or noted

**FEMA FLOOD HAZARD**  
Lots shown on this plat are not located within the FEMA Flood Hazard "Zone 4B" as shown on FEMA map No. 3720067600K & 3720067400K Effective Date: 10/03/06

Zoned: GC (Angier)  
Albermarle Properties, LLC  
Deed Book 12113, Page 1247  
Book of Maps 2004, Page 2343

Zoned: GC (Angier)  
Deed Book 8201, Page 29  
Book of Maps 1999, Page 298

Zoned: RA-30 (Angier)  
Cemetery  
Kennebec Baptist Church  
Deed Book 735, Page 478  
Deed Book 1125, Page 576  
Deed Book 2150, Page 441  
Deed Book 3923, Page 244  
Deed Book 3923, Page 245



## 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 1, 2022

**PREPARED BY:** Sean Johnson

**ISSUE** Rezoning Request

**CONSIDERED:**

**DEPARTMENT:** Planning & Inspections

---

### SUMMARY OF ISSUE:

Upon receiving the Kennebec Baptist Church's petition for voluntary annexation into Angier, Staff has proposed a rezoning for the Kennebec Baptist Church property to place the property in an appropriate zoning district. The property in question is located at 9808 Kennebec Church Rd and totals 25.391 acres (Wake PIN: 0675309380 & 0675404605).

Current Zoning: Wake County - R-30

Proposed Zoning: Angier - Office & Institutional

The Planning Board voted unanimously to recommend approval of the rezoning request at their January 11<sup>th</sup> meeting.

Attached is the rezoning staff report for your review.

**RECOMMENDATION:** Staff recommends approval of the rezoning to O&I.

**REQUESTED MOTION:** I move to approve the rezoning of the Kennebec Baptist Church property to O&I.

### Attachments:

Staff Report



# REZONING STAFF REPORT

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

Planning Board: January 11, 2022

Public Hearing: February 1, 2022

Requesting Rezoning: Wake County R-30 to Angier O&I

## Applicant Information

### Owner of Record:

Name: Kennebec Baptist Church

Address: PO BOX 1690

City/State/Zip: ANGIER, NC 27501

### Applicant:

Name: Same as Owner

Address:

City/State/Zip:

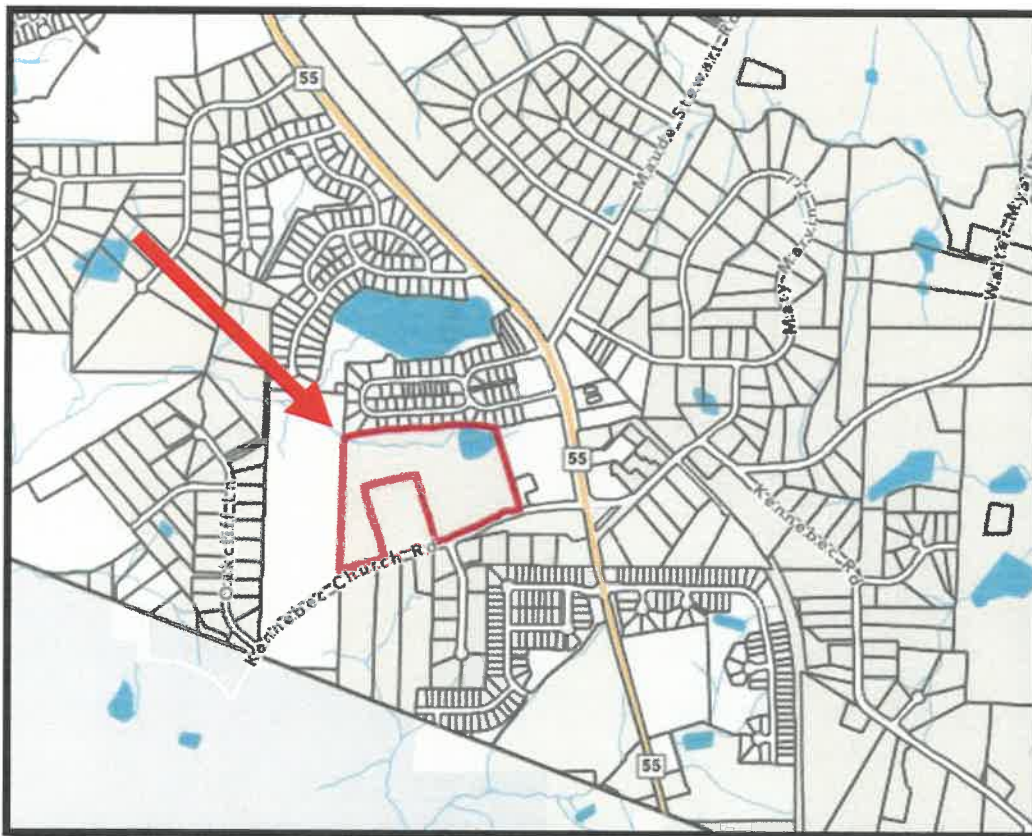
## Property Description

PIN(s): (Wake) 0675309380 & 0675404605

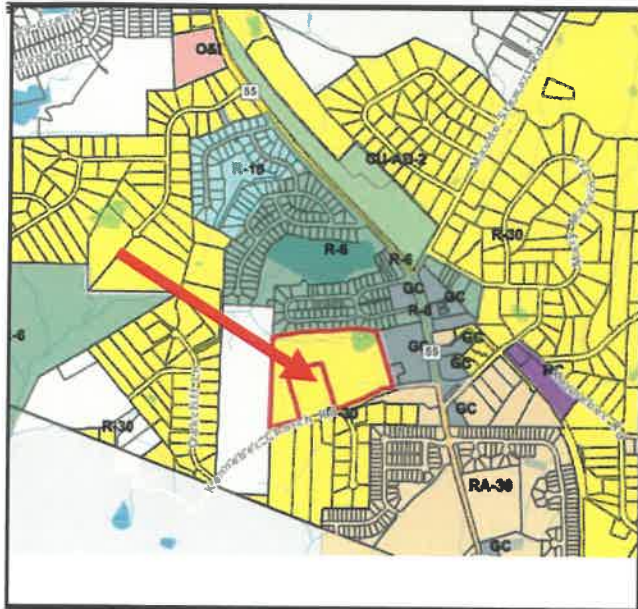
Acreage: **25.39** Acres

Address: 9808 Kennebec Church Rd, Angier, NC

## Vicinity Map







	<b>CURRENT Wake R-30</b>	<b>PROPOSED Angier O&amp;I</b>
<b>Min. Lot Size</b>		<b>20,000sqft</b>
<b>Parks &amp; Recreation Facilities</b>		<b>P</b>
<b>Single Family/Duplexes</b>		
<b>Multi-Family</b>		
<b>Schools</b>		<b>P</b>
<b>Offices &amp; Services</b>		<b>P</b>
<b>Retail Uses</b>		<b>P</b>
<b>Churches</b>		<b>P</b>
<b>Governmental Uses</b>		<b>P</b>
<b>P=Permitted Use S=Special Use</b>		

## Zoning Compatibility

## Physical Characteristics



**Aerial Photograph (2017)**

**Site Description:** The property is home to the Kennebec Baptist Church building along with a parking lot as well as unused acreage.

**Surrounding Land Uses:** Surrounding Land Uses include medium density residential as well as nearby retail and service uses.

## Services Available

**Water:**

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

**Sewer:**

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

**Transportation:**

Access is provided by  
Kennebec Church Rd

	REQUESTED ZONING	LAND USE
	<b>O&amp;I</b>	<b>N/A</b>
Parks & Rec Facilities	<b>P</b>	
Detached Single Family		
Multi-Family		
Churches	<b>P</b>	
Schools	<b>P</b>	
Professional Offices	<b>P</b>	
Retail Uses	<b>P</b>	
Restaurants		
Governmental Uses	<b>P</b>	
Distribution		
Manufacturing Uses		

### The Property In Question Is Not Shown On The Future Land Use Map

The property is not yet shown on the Land Use Plan. The proposed rezoning to O&I is compatible with surrounding uses and would allow for the continued use and expansion of the Church. The rezoning request would not have an unreasonable impact on the surrounding community and will not harm the public health, safety, and general welfare for the reasons stated in the evaluation. It is recommended that this rezoning request be **APPROVED**.

At their January 11th meeting, the Planning Board voted unanimously to recommend **APPROVAL** of the proposed rezoning.

# 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 1, 2022  
**PREPARED BY:** Hans Kalwitz  
**ISSUE** Budget Amendment #8  
**CONSIDERED:**  
**DEPARTMENT:** Finance

---

### **SUMMARY OF ISSUE:**

This budget amendment pertains to the Parks & Recreation Department. The Town of Angier has received \$25,875 from our insurance provider for a claim regarding repair to the park restrooms due to fire damage.

### **FINANCIAL IMPACT:**

This budget amendment will recognize the insurance proceeds the Town has received and will increase allowable spending within the Parks & Recreation Department to repair restrooms. The General Fund will increase by \$25,875 to cover repairs.

**RECOMMENDATION:** N/A

### **REQUESTED MOTION:**

Motion to adopt Budget Amendment #8.

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

This has been reviewed by the Town Manager.

**Attachments:** Budget Amendment #8





## *Town of Angier*

### Board Approved Budget Amendment # 8

Be it hereby ordained by the Town Council of the Town of Angier that the following amendments be made to the Budget Ordinance adopted on the 15<sup>th</sup> day of June, 2021 (as well as subsequent amendments) as follows:

General Fund (10 Fund)				
General Fund Revenue	Line Item	Budget	Change	Amended Budget
INSURANCE PROCEEDS	10-3010-5145	250	↑ 25,875	26,125
<b>Total Revenue Budget</b>		5,332,362	25,875	5,358,237
Parks & Recreation Department	Line Item	Budget	Change	Amended Budget
CONTRACT SERVICES	10-6200-4500	33,000	↑ 25,875	58,875
<b>Total Budget Expenditures for Dept 6200</b>		430,518	25,875	456,393

Motion to adopt FY 2022 Board Approved Budget Amendment #8

Amended this the 1<sup>st</sup> day of February, 2022

Robert K. Smith, Mayor

Attest:

Veronica Hardaway, Town Clerk



## 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 1, 2022  
**PREPARED BY:** Hans Kalwitz  
**ISSUE** Asset Forfeiture Budget Ordinance  
**CONSIDERED:**  
**DEPARTMENT:** Finance

---

### **SUMMARY OF ISSUE:**

This Budget Ordinance pertains to drug seizure money obtained by the Police Department over the course of fiscal years. In the past, this revenue was held in a liability line, thereby not making it apparent the amount of money that had been seized.

Depending on the way in which the controlled substances are acquired will result as to whether the Town will receive the revenue from the U.S. Department of Justice (Asset Forfeiture – Equitable Sharing Program) or the North Carolina Department of Revenue (Unauthorized Substance Tax). Regardless, it is mandated that this revenue be used only for law enforcement agency purposes and, thereby, is to be restricted. In prior years, many localities had created separate bank accounts for this revenue, but recent years had proven that separate Funds within the Town’s operating account was permissible.

### **FINANCIAL IMPACT:**

The Town will establish a new fund (Asset Forfeiture Fund) in the amount of \$30,000; likely to increase after full historical revenue review.

### **RECOMMENDATION:** N/A

### **REQUESTED MOTION:**

Motion to adopt Asset Forfeiture Budget Ordinance.

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

This has been reviewed by the Town Manager.

**Attachments:** N/A



**Asset Forfeiture  
Budget Ordinance**

**FY 2022 – FY 2024  
Multi-Fiscal Year Fund**

**BE IT ORDAINED** by the Board of Commissioners of the Town of Angier, Harnett County, North Carolina in accordance with G.S. 159-13 of the North Carolina General Statutes that:

**Section 1:** The following revenue is hereby appropriated to the Asset Forfeiture Fund to be used, in accordance to provisions and guidance, during the fiscal years beginning July 1, 2021, and ending June 30, 2024:

<b>Federal Equitable Sharing</b>	<b>\$</b>	<b>28,710</b>
<b>Unauthorized Substance Abuse</b>		<b>1,290</b>
		<hr/>
<b>TOTAL</b>	<b>\$</b>	<b>30,000</b>

**Section 2:** The following expenditures are hereby appropriated in the Asset Forfeiture Fund to be used, in accordance to provisions and guidance, during the fiscal years beginning July 1, 2021, and ending June 30, 2024:

<b>Federal Equitable Sharing Department</b>		
<b>Capital Outlay</b>	<b>\$</b>	<b>28,710</b>
		<hr/>

<b>TOTAL</b>	<b>\$</b>	<b>28,710</b>
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<b>Unauthorized Substance Abuse Department</b>		
<b>Capital Outlay</b>	<b>\$</b>	<b>1,290</b>
		<hr/>

<b>TOTAL</b>	<b>\$</b>	<b>1,290</b>
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**Adopted this 1<sup>st</sup> day of February, 2022.**

Town of Angier Board of Commissioners

---

Robert K. Smith, Mayor

ATTEST:

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Veronica Hardaway, Town Clerk

# OLD 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 1, 2022  
**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 from James W. Johnson, III for approximately 16.15 acres located on S. Wilma Street (PINs: 0683-07-3454.000, 0683-06-0336.000).

The Town Clerk has investigated the sufficiency of the annexation petition. The next step is for the Board to set the date of the Public Hearing for the March 1<sup>st</sup> meeting.

Attached is the voluntary annexation petition and boundary survey for your review.

**FINANCIAL IMPACT:** N/A

**RECOMMENDATION:** N/A

**REQUESTED MOTION:** N/A

**REVIEWED BY TOWN MANAGER:**

### Attachments:

Voluntary Annexation Petition  
Property Survey



## Town of Angier

Robert K. Smith  
Mayor

Gerry Vincent  
Town Manager

**Resolution No.:** R004-2022

**Date Submitted:** February 1, 2022

**Date Adopted:** February 1, 2022

**A RESOLUTION OF THE TOWN OF ANGIER FIXING A DATE  
FOR A PUBLIC HEARING REGARDING A REQUEST FOR ANNEXATION  
PURSUANT TO GENERAL STATUTE § 160A – 58.2**

**WHEREAS**, the Town of Angier received a Petition submitted on December 28, 2021, by owners James W. Johnson, III, Connie Johnson, and Vickie J. Mendenhall requesting Annexation of an area described in said Petition a tract of land totaling approximately 16.15 acres located on S. Wilma Street inclusive to Harnett County (Harnett PINs: 0683-07-3454.000 & 0683-06-0336.000); and

**WHEREAS**, the Board of Commissioners directed the Town Clerk of Angier to Investigate the Sufficiency of the Petition; and

**WHEREAS**, certification by the Town Clerk of Angier as to the Sufficiency of the Petition has been made;

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

Section 1. A Public Hearing on the Request for Annexation of the area described herein will be held inside the Angier Municipal Building Board Room at 6:30 PM on Tuesday, March 1, 2022.

Section 2. The area proposed for Annexation is described as follows:

### **LEGAL DESCRIPTION**

#### *Deed Description for Tract 1*

*Lying in the Town of Angier, Harnett County, North Carolina, on the East side of Wilma Street and, more particularly, described as follows:*

*Beginning at an existing re-bar, said re-bar having N.C. Geodetic Coordinates (NAD 83-2011) of North = 637,680.37 feet and East = 2,080,927.30 feet; thence from said re-bar South 02°37'06" West 529.94 feet to an existing re-bar; thence North 88°07'18" West 988.49 feet to an iron pipe set on the eastern right-of-way of Wilma Street; thence along and with said right-of-way North 00°12'57" East 530.61 feet to an iron pipe set; thence leaving said right-of-way South 88°09'11" East 282.79; thence South 88°03'24" East 497.49 feet to an existing re-bar; thence South 88°06'07" East 230.46 feet to the point and place of beginning and containing 12.12 acres.*



## Town of Angier

Robert K. Smith  
Mayor

Gerry Vincent  
Town Manager

### *Deed Description for Tract 2*

*Lying in the Town of Angier, Harnett County, North Carolina, on the East side of Wilma Street and, more particularly, described as follows:*

*Beginning at an existing re-bar, said re-bar having N.C. Geodetic Coordinates (NAD 83-2011) of North = 637,150.98 feet and East = 2,080,903.09 feet; thence from said re-bar; thence North 88°07'18" West 988.49 feet to an iron pipe set on the eastern right-of-way of Wilma Street; thence along and with said right-of-way South 00°12'57" West 166.54 feet; thence along a curve to the left, said curve having a radius of 25.00 feet, and an arc length of 28.38 feet, a delta angle of 65°02'27", a chord bearing of South 28°26'45" East and a chord distance of 26.88 feet to an iron pipe; thence along a curve to the left, said curve having a radius of 25.00 feet, an arc length of 12.31 feet, a delta angle of 28°13'19", a chord bearing of South 83°06'37" East 12.19 feet to an iron pipe set on the northern right-of-way of Campbell Street; thence along and with said right-of-way South 89°46'43" East 130.00 feet to an iron pipe set; thence along a curve to the left, said curve having a radius of 1393.03 feet, an arc length of 212.25 feet a delta angle of 08°43'47", a chord bearing of North 85°51'23" East and a chord distance of 212.04 feet to an iron pipe set; thence North 81°29'29" East 163.12 feet to an iron pipe set; thence along a curve to the right, said curve having a radius of 363.84 feet, and arc length of 161.98 feet, a delta angle of 25°30'31", a chord bearing of South 85°45'16" East and a chord distance of 160.65 feet to an iron pipe set; thence along a curve to the right, said curve having a radius of 230.33 feet, an arc length of 68.50 feet, a delta angle of 17°02'25", a chord bearing of South 67°37'07" East and a chord distance of 68.25 feet to an iron pipe set; thence South 62°14'13" East 143.50 feet to an iron pipe set; thence along a curve to the right, said curve having a radius of 175.00 feet, an arc length of 184.39 feet, a delta angle of 60°22'14", a chord bearing South 32°03'09" East and a chord distance of 175.98 feet to an iron pipe set; thence leaving right-of-way of Wilma Street North 02°37'44" East 374.55 feet to the point and place of beginning and containing 4.03 acres.*

Section 3. Notice of the Public Hearing shall be published in *The Daily Record*, a newspaper having general circulation in the Town of Angier, North Carolina, at least ten (10) days prior to the date of the March 1, 2022, Public Hearing.

*Adopted by the Angier Board of Commissioners on this the 1<sup>st</sup> day of February, 2022.*

ATTEST:

---

Robert K. Smith, Mayor

---

Veronica Hardaway, Town Clerk





## Town of Angier

Robert K. Smith  
Mayor

Gerry Vincent  
Town Manager

**Date Authorized to Investigate the  
Sufficiency of the Annexation  
Request:** January 4, 2022

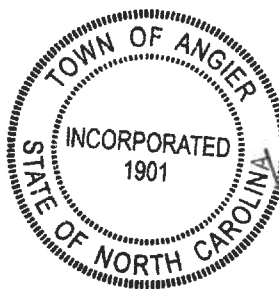
### CERTIFICATE OF SUFFICIENCY

*During its January 4, 2022, Board of Commissioners' meeting, the Town of Angier Clerk was directed to Investigate the Sufficiency of the Petition to Annex submitted by property owners James W. Johnson, III, Connie Johnson, and Vickie Mendenhall December 28, 2021.*

To the Angier Board of Commissioners, I, Veronica Hardaway, Town Clerk for the Town of Angier, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the areas described therein, in accordance General Statute § 160A – 58.1.

This confirms the Sufficiency of the Petition.

In witness whereof, I have hereunto set my hand and affixed the Seal of the Town of Angier, North Carolina, this the 27<sup>th</sup> day of January, 2022.



ATTEST:

*Veronica Hardaway*  
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):  
0683-07-3454  
0683-06-0336

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 #:** 0683-07-3454, 0683-06-0336

1. JAMES W JOHNSON III PO Box 310 Angier NC 27501  
(Owner - Print Name) (Mailing Address)

[Signature]  
(Owner's Signature)

2. Connie A Johnson PO Box 310 Angier NC 27501  
(Owner - Print Name) (Mailing Address)

[Signature]  
(Owner's Signature)

3. Vickie J. Mendenhall 3128 Kinnaman Rd, Winston Salem, NC  
(Owner - Print Name) (Mailing Address) 27104

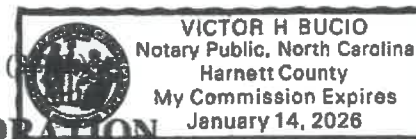
\_\_\_\_\_  
(Owner's Signature)

State of North Carolina, County of Harnett

I, Victor H. Bucio, a Notary Public for said County and State, do hereby certify that James W. Johnson III 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 December, 2021. My commission expires January 14th, 2026.

Victor H. Bucio  
Notary Public



**Complete if property is owned by CORPORATION**

**NORTH CAROLINA NOTARY ACKNOWLEDGEMENT**  
**(INDIVIDUAL)**

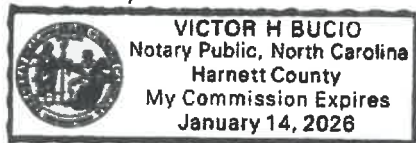
State of North Carolina }

County of Harnett }

I, Victor H. Bucio, Notary Public, do hereby certify that Connie A. Johnson  
[Name of Individual(s) Whose Acknowledgment is Being Taken] personally appeared before me  
this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 27th day of December, 2021.

(Official Seal)



Victor H. Bucio  
Official Signature of Notary

Victor H. Bucio  
Notary's Printed or Typed Name

My Commission Expires: Jan. 14 2026

Notary Public

**NORTH CAROLINA NOTARY ACKNOWLEDGEMENT  
(INDIVIDUAL)**

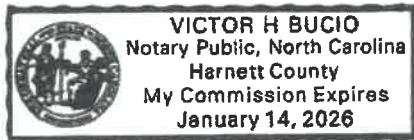
State of North Carolina }

County of Harnett }

I, Victor H. Bucio, Notary Public, do hereby certify that Vickie J. Mendenhall  
[Name of Individual(s) Whose Acknowledgment is Being Taken] personally appeared before me  
this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 27th day of December, 2021.

(Official Seal)



Victor H. Bucio  
Official Signature of Notary

Victor H. Bucio  
Notary's Printed or Typed Name

My Commission Expires: Jan. 14 2026

Notary Public

### Deed Description for Tract 1

Lying in the Town of Angier, Harnett County, North Carolina, on the East side of Wilma Street and, more particularly, described as follows:

Beginning at an existing re-bar, said re-bar having N.C. Geodetic Coordinates (NAD 83-2011) of North = 637,680.37 feet and East = 2,080,927.30 feet; thence from said re-bar South 02°37'06" West 529.94 feet to an existing re-bar; thence North 88°07'18" West 988.49 feet to an iron pipe set on the eastern right-of-way of Wilma Street; thence along and with said right-of-way North 00°12'57" East 530.61 feet to an iron pipe set; thence leaving said right-of-way South 88°09'11" East 282.79; thence South 88°03'24" East 497.49 feet to an existing re-bar; thence South 88°06'07" East 230.46 feet to the point and place of beginning and containing 12.12 acres.

### Deed Description for Tract 2

Lying in the Town of Angier, Harnett County, North Carolina, on the East side of Wilma Street and, more particularly, described as follows:

Beginning at an existing re-bar, said re-bar having N.C. Geodetic Coordinates (NAD 83-2011) of North = 637,150.98 feet and East = 2,080,903.09 feet; thence from said re-bar; thence North 88°07'18" West 988.49 feet to an iron pipe set on the eastern right-of-way of Wilma Street; thence along and with said right-of-way South 00°12'57" West 166.54 feet; thence along a curve to the left, said curve having a radius of 25.00 feet, and an arc length of 28.38 feet, a delta angle of 65°02'27", a chord bearing of South 28°26'45" East and a chord distance of 26.88 feet to an iron pipe; thence along a curve to the left, said curve having a radius of 25.00 feet, an arc length of 12.31 feet, a delta angle of 28°13'19", a chord bearing of South 83°06'37" East 12.19 feet to an iron pipe set on the northern right-of-way of Campbell Street; thence along and with said right-of-way South 89°46'43" East 130.00 feet to an iron pipe set; thence along a curve to the left, said curve having a radius of 1393.03 feet, an arc length of 212.25 feet a delta angle of 08°43'47", a chord bearing of North 85°51'23" East and a chord distance of 212.04 feet to an iron pipe set; thence North 81°29'29" East 163.12 feet to an iron pipe set; thence along a curve to the right, said curve having a radius of 363.84 feet, and arc length of 161.98 feet, a delta angle of 25°30'31", a chord bearing of South 85°45'16" East and a chord distance of 160.65 feet to an iron pipe set; thence along a curve to the right, said curve having a radius of 230.33 feet, an arc length of 68.50 feet, a delta angle of 17°02'25", a chord bearing of South 67°37'07" East and a chord distance of 68.25 feet to an iron pipe set; thence South 62°14'13" East 143.50 feet to an iron pipe set; thence along a curve to the right, said curve having a radius of 175.00 feet, an arc length of 184.39 feet, a delta angle of 60°22'14", a chord bearing South 32°03'09" East and a chord distance of 175.98 feet to an iron pipe set; thence leaving right-of-way of Wilma Street North 02°37'44" East 374.55 feet to the point and place of beginning and containing 4.03 acres.



VICINITY MAP (no scale)

#### NOTES

EIP = EXISTING IRON PIPE  
 ERB = EXISTING 1/2" RE-BAR  
 IPS = IRON PIPE SET  
 R/W = RIGHT OF WAY  
 SM = SANITARY SEWER MANHOLE  
 FH = FIRE HYDRANT

NOW OR FORMERLY  
 CHRISTOPHER OREGAN  
 D.B. 3520, PG. 696  
 PIN: 0683-07-7584  
 ZONED: R-10

WOODCROFT DR.  
 50' PUBLIC R/W

LOT 1  
 TANGLEWOOD ACRES  
 M.B. 13, PG. 91  
 NOW OR FORMERLY  
 APRIL PHILLIPS  
 D.B. 3586, PG. 829  
 PIN: 0673-97-7487  
 ZONED: R-10

LOT 2  
 TANGLEWOOD ACRES  
 M.B. 13, PG. 91  
 NOW OR FORMERLY  
 IRIS RIVERA  
 D.B. 3603, PG. 1000  
 PIN: 0673-97-7386  
 ZONED: R-10

LOT 3  
 TANGLEWOOD ACRES  
 M.B. 13, PG. 91  
 NOW OR FORMERLY  
 JIMMY FORNES  
 D.B. 2402, PG. 303  
 PIN: 0673-97-7296  
 ZONED: R-10

WOODCROFT DR.  
 50' PUBLIC R/W

LOT 1  
 M.B. 2013, PG. 45  
 NOW OR FORMERLY  
 JAMES W. JOHNSON III  
 CONNIE A. JOHNSON  
 D.B. 3166, PG. 508  
 PIN: 0673-97-7075

LOT 2  
 M.B. 2013, PG. 45  
 NOW OR FORMERLY  
 JAMES W. JOHNSON III  
 CONNIE A. JOHNSON  
 D.B. 3166, PG. 509  
 PIN: 0673-97-7072

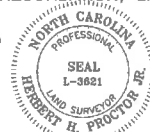
S. WILMA STREET  
 50' PUBLIC R/W

R/W

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON  
 AND THAT I HEREBY ANNEX THIS PROPERTY INTO THE CORPORATE LIMITS OF THE TOWN OF ANGER.

JAMES W. JOHNSON III  
 SIGNATURE DATE  
 PRINT NAME TITLE  
 STATE OF NORTH CAROLINA  
 COUNTY OF HARNETT  
 SHOWN TO AND SUBSCRIBED BEFORE ME THE DAY OF 20\_\_\_\_  
 NOTARY PUBLIC IN AND FOR THE STATE OF NORTH CAROLINA  
 MY COMMISSION EXPIRES  
 NOTARY PUBLIC IN AND FOR THE STATE OF NORTH CAROLINA  
 PRINTED SEAL

PRELIMINARY PLAT. NOT FOR  
 RECORDATION, SALES OR CONVEYANCES



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHD. BRG.	CHD.
C1	25.38	25.00	85°02'27"	S28°26'45"E	26.88
C2	12.31	25.00	28°13'19"	S83°06'37"E	12.19
C3	212.25	1393.03	08°43'47"	N85°51'23"E	212.04
C4	161.98	363.84	25°30'31"	S85°45'16"E	160.65
C5	68.50	230.33	17°02'26"	S67°37'07"E	68.25
C6	184.39	175.00	60°22'14"	S32°03'09"E	175.98

THIS PROPERTY DOES NOT LIE WITHIN A  
 F.E.M.A. 100 YEAR FLOOD HAZARD AREA.  
 REFERENCE: F.E.M.A. COMMUNITY PANEL NO. 3720066200J  
 DATED: OCTOBER 3, 2006

REFERENCES  
 - D.B. 2501, PG. 828  
 - D.B. 2613, PG. 706  
 - MB 2009, PG. 219  
 - ALL DEEDS AND PLATS  
 REFERENCED WITH ADJOINERS  
 - HARNETT COUNTY GIS

ERB (CONTROL CORNER)  
 NC GRID COORDINATES  
 NAD 83 (2011)  
 N = 637,880.37 FEET  
 E = 2,080,927.30 FEET  
 C.G.F. = 0.99987247

NOW OR FORMERLY  
 HARRIET BOHLI  
 D.B. 3500, PG. 566  
 PIN: 0683-26-7356  
 ZONED: R-10

ERB (CONTROL CORNER)  
 NC GRID COORDINATES  
 NAD 83 (2011)  
 N = 637,150.98 FEET  
 E = 2,080,903.09 FEET  
 C.G.F. = 0.99987247

NOW OR FORMERLY  
 HARRIET BOHLI  
 D.B. 3500, PG. 566  
 PIN: 0683-26-7356  
 ZONED: R-10

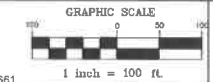
#### NOTES

1. AREA BY COORDINATE CALCULATION.
2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS SURVEY.
3. SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. PROPERTY IS SUBJECT TO ALL FACTS DISCLOSED BY A FULL AND ACCURATE TITLE REPORT.
4. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES, UNLESS NOTED OTHERWISE.
5. THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH NORTH CAROLINA STANDARDS, GS47-30, AND REQUIREMENTS OF LAW, BUT A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH AND OWNERSHIP OF EASEMENTS AND OTHER TITLE QUESTIONS REVEALED BY A TITLE EXAMINATION.
6. NO GRID MONUMENTS FOUND WITHIN 2000' OF PROPERTY.

TRACTS 1 AND 2 CURRENTLY ZONED: R-10  
 REQUESTED ZONING FOR TRACTS 1 AND 2: R-6

OWNERS: JAMES W. JOHNSON III  
 P.O. BOX 310  
 ANGER, N.C. 27501

STEWART-PROCTOR  
 ENGINEERING AND SURVEYING  
 FIRM LICENSE # P-0148  
 319 CHAPANOKE ROAD SUITE 106  
 RALEIGH, NC 27603  
 TEL. 919 779-1855 FAX 919 779-1661



DATE 12/23/2021	SURVEYED BY	JOB
SCALE 1"=100'	DRAWN BY	SSW000
REVISIONS	DWG. NO.	11-WILMA 17ACS
	ANNEX 100SCALE	

ANNEXATION PLAT FOR JAMES W. JOHNSON III	
SOURCE OF TITLE: DEED BOOK 2501, PAGE 828 SOURCE OF TITLE: DEED BOOK 2613, PAGE 706	
BLACK RIVER TOWNSHIP	NORTH CAROLINA
HARNETT COUNTY	OWNER
ZONED: R-10	P.I.N. 0683-07-3454 (TRACT 1) 0683-06-0336 (TRACT 2)

I, Herbert H. Proctor Jr., certify that this survey is an  
 existing parcel of land and does not create a new street or  
 change an existing street.

I, Herbert H. Proctor Jr., certify that this plat was drawn  
 under my supervision from an actual survey made under  
 my supervision (deed description recorded in Book \_\_\_\_\_  
 Page \_\_\_\_\_); that the boundaries not surveyed are clearly  
 indicated as drawn from information found in Book \_\_\_\_\_  
 Page \_\_\_\_\_; that the ratio of precision or positional accuracy  
 as calculated is 1/10,000 ±; that this plat was prepared in  
 accordance with G.S. 47-30 as amended. Witness my original  
 signature, license number and seal this \_\_\_\_\_ day  
 of \_\_\_\_\_, A.D. 2021.

Professional Land Surveyor L-3621



**MANAGER'S REPORT &  
STAFF REPORTS**

*TOWN MANAGER'S REPORT*  
*TOWN BOARD MEETING*  
*February 1, 2022*

1. **Board Retreat-2022:** Staff and I are preparing for the Board Retreat for this year. Again, we are planning to utilize TJ Council of Government staff to facilitate the discussions. We looking to schedule the retreat mid-to-late March. The retreat will be on a Friday and Saturday, and location is to be determined. There are a number of hot topics to discuss, which I sent to each of you in the Friday News. Please let me know...1) What dates are available, and 2) what topics that are not on the list that you would like to discuss.
2. **2021 General Assembly Funding:** Applications have been submitted to the State to request the obligated funds of \$10.4M. The committed funds are for the following: 1) \$2.5M for a 500,000 Gallon Elevated Water Tank Storage; 2) \$4.2M for the Water Distribution Core System Replacement; 3) \$3.3M for Additional Sewer Capacity from Harnett County; and 4) \$400,000 for drainage...not yet assigned.
3. **Covid-19:** Due to an outbreak of Covid-19, Delta and/or Omicron, a large number of employees within Town Hall were affected, and tested positive. For the last three weeks, we had no choice but to shut down Town Hall. We appreciate the sympathy by the citizens for accommodating us during this time, it was an unforeseen matter. Staff is fully back this week and Town Hall is open to the public.
4. **New Town Hall/Police HQs:** I have been meeting weekly with Rodgers Builders (contractor) and Oakley Collier (architects) to plan for the new town hall. Tentatively, staff will move out in the spring (2022), construction to commence June/July time frame and completion July 2023. There will be a public meeting on February 15<sup>th</sup> to satisfy the USDA requirement, which will be the Town's lending institution.

*THE END*

# Memo

**To:** Gerry Vincent, Town Manager  
**From:** Bill Dreitzler, P.E., Town Engineer  
**Date:** January 25, 2022  
**Re:** February 2022 BOC Meeting - Engineer's Staff Report

---

Please consider my staff report for the scheduled February 1, 2022 Board of Commissioners meeting:

## **Hwy 210 Sidewalk Extension Project**

Lanier Construction Co., Inc. has been issued a Notice to Proceed. The mobilization date is on or before January 3, 2022. However, the project is underway as staff is in the process of reviewing shop drawings. Once approved, Lanier will be ordering materials required for the project. The lead time for delivery of pipe, storm drain grate and frames, etc. is lengthy in our current construction climate. The material lead time is a prime reason the actual mobilization will be in 2 or 3 months. The project has a 214-day time frame which puts the completion date at August 5, 2022. **The Contractor's surveyor had conversion issues with MicroStation versus CAD which delayed the survey a couple of weeks. We anticipate the construction staking will begin this week. Lanier has submitted a construction schedule that follows the dates from the Notice to Proceed.**

### **Project Budget**

Federal Funding:	\$ 888,548.00
Town Funding:	<u>574,838.00</u>
Project Budget:	\$ 1,463,386.00

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

The initial draft Scope and Fee Agreement was received from Summit Engineering on 12-21-2021 and is currently under staff review. We anticipate a recommendation of award to the Board of Commissioners at the February 2022 Commissioners meeting. The PE Phase budget was established as \$175,000 and the Summit Engineering Fee Proposal is \$167,939.38. An Action Form will be included within the Commissioners Packet for the February 2022 BOC Meeting.

## **Wastewater Inflow/Infiltration Evaluation**

The video inspection work has been completed and Hydrostructures is in the process of evaluating. Once the evaluation is completed, they will provide a Condition Assessment Report/Technical Memorandum. The Report was received on 10-26-2021 and is currently under staff review.

### **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. **The update is underway. As subsequent developments record final plats and are updated on the Harnett County GIS Site we will update our Utility Master Plans accordingly.**

### **Construction Standards**

The updated water and sewer standard details are being drafted. The water and sewer details have been completed, reviewed and final comments are being addressed. Staff met for a work session to mark-up Roadway details on January 13, 2022. Upon final mark-up edits, the details will be provided to our drafting consultant.

### **Sanitary Sewer Flow Tracking**

Through December 2021 our Average Daily Flow (ADF) to the North Harnett Regional Wastewater Treatment Plant is 0.569 MGD or roughly 56.4% of our 1.008 MGD treatment allocation. We are currently tracking 0.621 MGD in obligated but not yet tributary flows (15 different active developments). Therefore, our ADF + NYT flow is over our permitted capacity by 0.182 MGD. In addition, we are tracking 4 additional developments that are in the design phase that currently total 0.319 MGD in projected wastewater flow.

We have received written notification from HRW of their intent to begin the permitting and design of the North Harnett Regional Wastewater Treatment Plant. HRW is currently planning an expansion in the range of 6-7.5 MGD. The current plant capacity is 7.5 MGD. The Town has submitted a letter to HRW formally requesting an initial purchase of an additional 1.25 MGD of wastewater treatment. Furthermore, the Town has requested for a contract modification that provides for the purchase of an additional 1.0 MGD within the next 5 to 10 years.

### **Pump Station #1 – Dupree Street and Pump Station #6**

Temple Grading and Construction Company, Inc. was the low bidder with a bid price of \$3,866,083.00 and has been issued a Notice to Proceed. Temple is in the process of preparing shop drawing submittals for review and approval. Once the shop drawings have been approved, Temple will develop an updated project schedule based on material delivery times. **Staff has received shop drawings and they are currently under review.**

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

Gradient has completed a Draft Final Report and it is under staff review. Staff is currently evaluating the potential to use the \$400,000 Stormwater earmark from the State Budget to begin to move forward with recommended mitigation measures for this drainage basin. In addition, Gradient's Scope of Services included a presentation to the Town Board of Commissioners. The presentation schedule will be coordinated with the Town Manager.

### **Stormwater Utility Fee**

An initial discussion regarding Stormwater Utility Fees was held at the BOC Workshop on Tuesday, May 18, 2021. The Board instructed staff to continue with the process of developing

a Stormwater Utility Fee Structure. The initial step will be developing a Stormwater Capital Improvement Plan.

**500,000 Gallon Elevated Water Storage Tank**

Staff is working with Vincent Tomaino, Drinking Water Projects Unit Supervisor in completing the NC DEQ, Division of Water Infrastructure Request for Funding, S.L. 2021-180 Appropriated Projects Form. The State has recommended that the Form be submitted to the State by February 3, 2022. Funds must be obligated by December 31, 2024 and that applicant must be fully reimbursed for the project by December 31, 2026.

**Old Core Water Distribution System Replacement Project**

Staff is working with Vincent Tomaino, Drinking Water Projects Unit Supervisor in completing the NC DEQ, Division of Water Infrastructure Request for Funding, S.L. 2021-180 Appropriated Projects Form. The State has recommended that the Form be submitted to the State by February 3, 2022. Funds must be obligated by December 31, 2024 and that applicant must be fully reimbursed for the project by December 31, 2026. This project consists of the replacement of approximately 8.2 miles of existing 6-inch and 2-inch water lines, 140 gate valves, 40 fire hydrants and 370 water service connections.

**Wastewater Treatment Additional Capacity Purchase – Supplemental Funding**

Staff is working with Ken Pohlig, Drinking Wastewater Projects Unit Supervisor in completing the NC DEQ, Division of Water Infrastructure Request for Funding, S.L. 2021-180 Appropriated Projects Form. The State has recommended that the Form be submitted to the State by February 3, 2022. Funds must be obligated by December 31, 2024 and that applicant must be fully reimbursed for the project by December 31, 2026.

**Miscellaneous**

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

- Attendance as staff engineer at the Pre-Development, TRC, Planning Board Meetings, Board of Commissioners Meetings, and Board of Adjustment Meetings, as requested by the Town Manager.
- Meet with citizens on an on-call basis for issues predominately related to storm drainage.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bill Dreitzler", with a stylized flourish at the end.

Bill Dreitzler, P.E., Town Engineer

		NYT flow		Potential Development - Identified - Prelim or CD Phase	
	Jan-21	25.612			
	Feb-21	24.743			
	Mar-21	21.074	Kathryn's Retreat 70 lots x 360	0.025	Kennebec Crossing (84) 0.03
	Apr-21	20.269			
	May-21	11.133	Bellewood 44 lots x 480	0.021	Tanglewood (32) 0.012
	Jun-21	16.080			
	Jul-21	18.283	Whetstone Phase 2 36 lots X 225	0.008	Caitlin Meadows (171) 0.061
	Aug-21	16.511			
	Sep-21	12.574	Angier Plaza Phase 2	0.004	Sherri Downs (250) 0.090
	Oct-21	12.666			
	Nov-21	12.418	Andrews Landing TH 9 units x 360	0.003	White Oak Crossing (342) 0.123
	Dec-21	16.223			
		207.586	Gen Meadow Phase 2 0 lots x 400	0.000	Myrtle Manor PUD (126) 0.045
ADF		0.569			
			Honeycutt Oaks 254 lots x 360	0.091	Subtotal 0.361
			Lynn Ridge 77 lots x 360	0.028	
			Coble Farms West 198 lots x 360	0.071	
			Neill's Pointe 208 lots x 360	0.075	
			Highland Ridge 256 lots x 480	0.123	
			Spring Village 259 lots x 360 15 lots x 480	0.1	
			Cotswold PUD 111 units x 360	0.04	
			Subtotal	0.590	

Total flow to HC thru PS # 9 and CS# 1 and CS # 2

ADF + NYT	1.158	%	1.149
Add in Land Application		%	0.960
ADF + NYT + Identified	1.519	%	1.507
Add in Land Application		%	1.259

LAST UPDATE: 11-22-2021

# HUMAN RESOURCES



## HR/PAYROLL MONTHLY REPORT

FOR THE MONTH OF:

January 2021

- Processed payroll Regular 1/14/22 \$60,382.52 and 1/28/22 \$59,986.01
- Compiled & Submitted Monthly Retirement Report on 1/30/22 \$29,989.00
- Remitted Federal & State payroll tax on 1/14/22 and 1/28/22
- Invoiced Harnett County SRO Contract for January 2022
- Received Harnett County payment for SRO invoiced December 2021
- Sent out reminders for annual evaluations
- Hired new for the 2 vacant positions in Public Works Department
- Posted Job Opening for Planning Permitting Tech
- Sent out Town Wide employee trainings



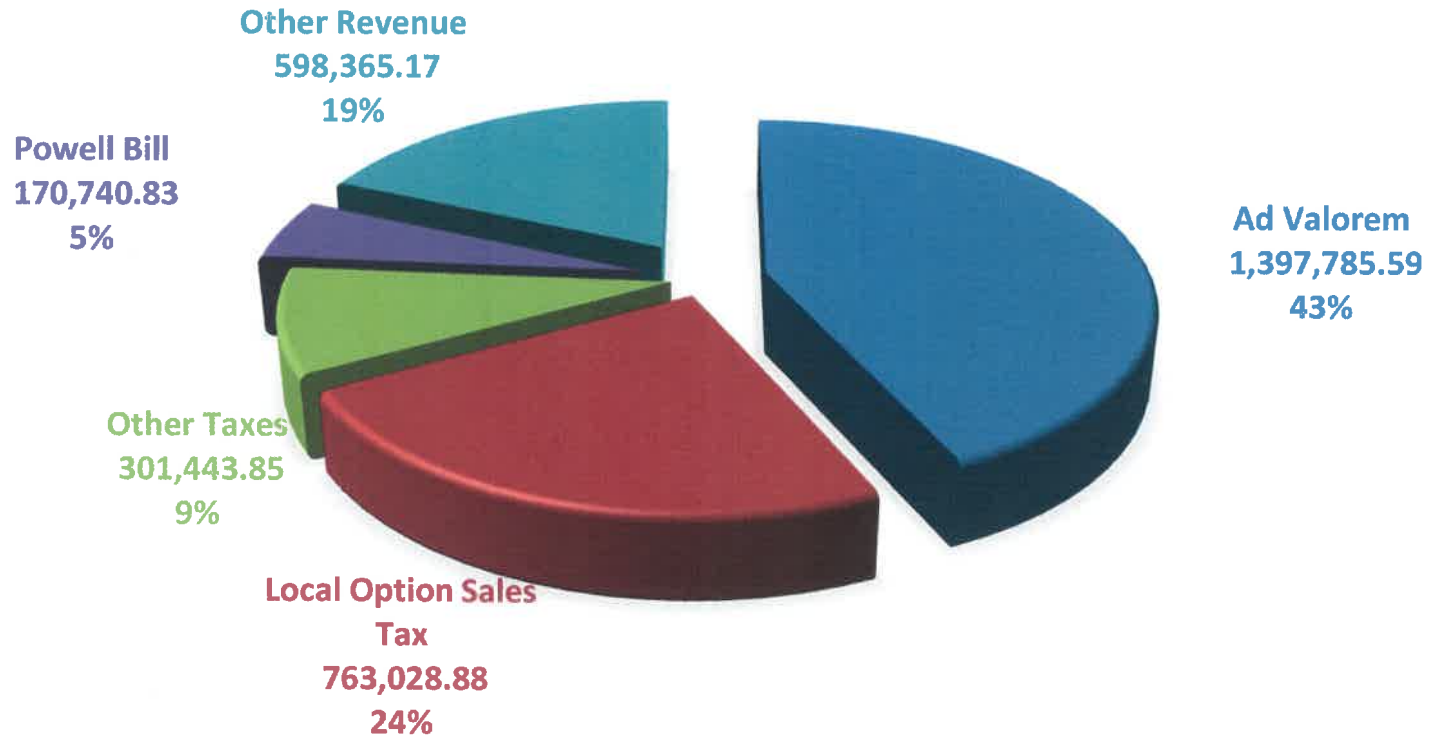
# FINANCE



# *Town of Angier*

## February 2022 Financial Report

### GENERAL FUND REVENUE (INCLUDING POWELL BILL)





## General Fund Departments



**Administration**  
0.243



**Police**  
0.328



**Streets &  
Sanitation**  
0.209



**Library**  
0.043

**Planning &  
Inspections**  
0.078

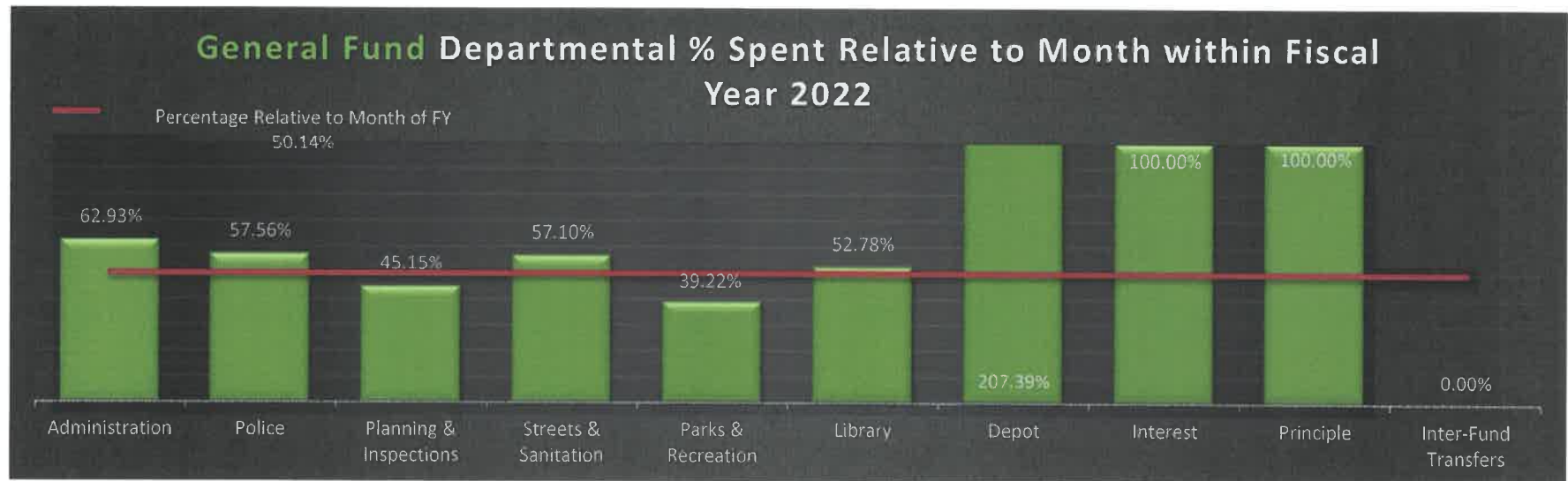
**Parks &  
Recreation**  
0.056

**Depot**  
0.014

**Inter-Fund  
Transfers...**

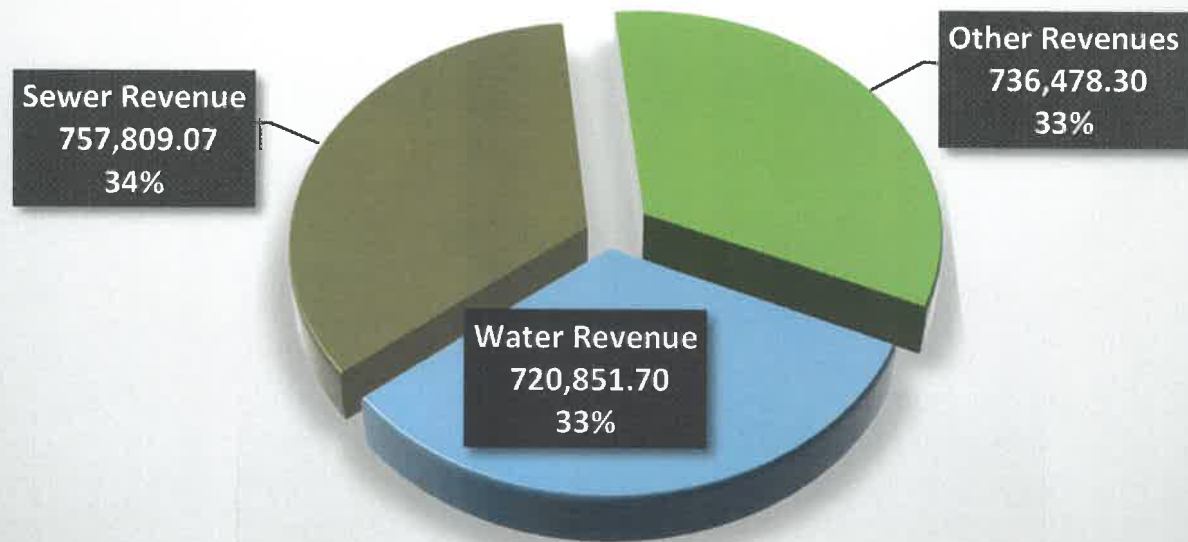
**Principle**  
0.027

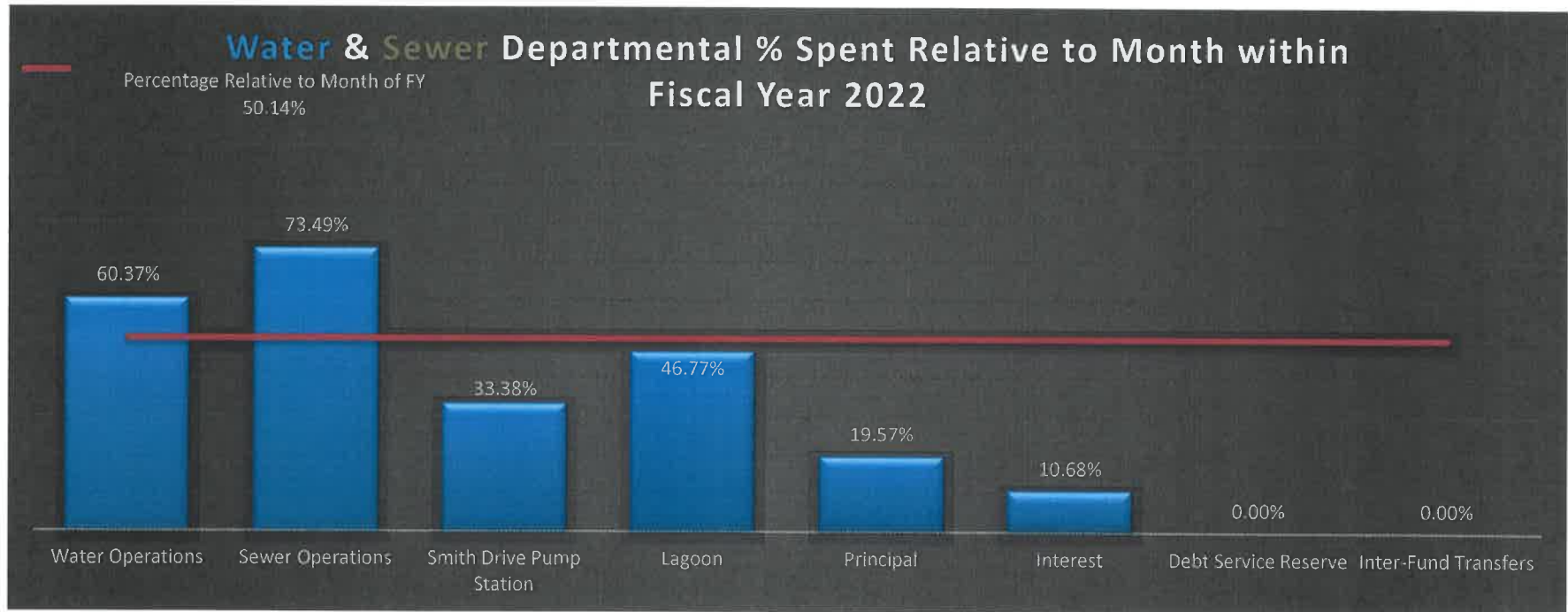
**Your Tax Dollar at Work**  
Cents to the Dollar





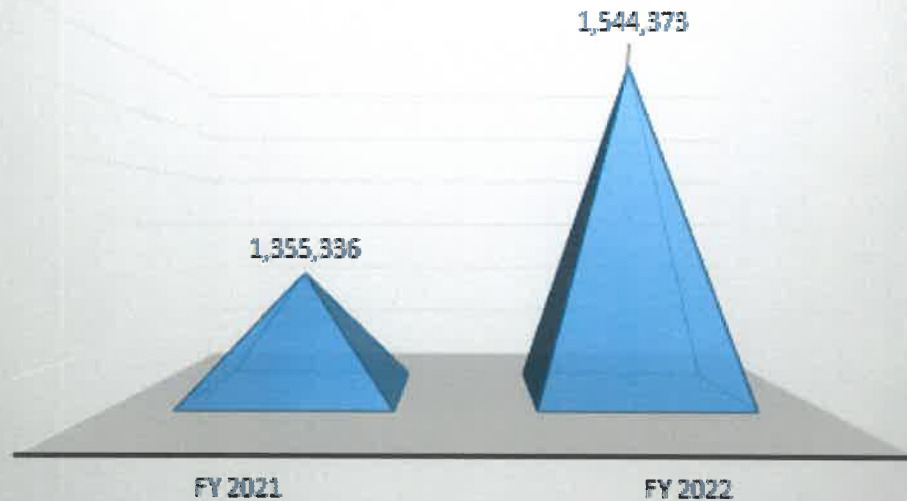
## Water & Sewer Fund Revenue



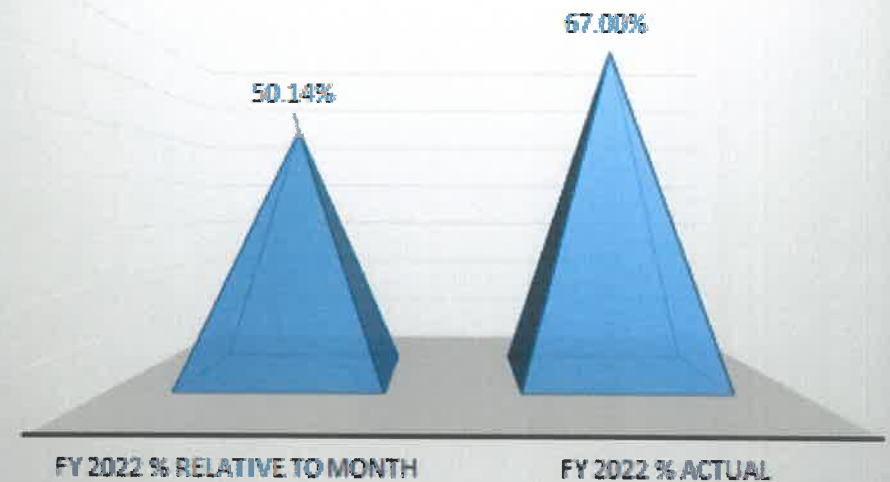




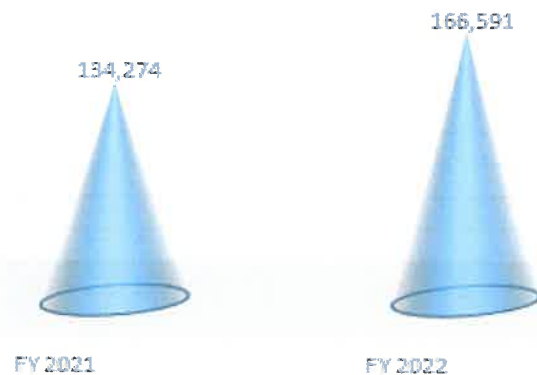
### Ad Valorem (FY 2021 vs FY 2022 Actual)



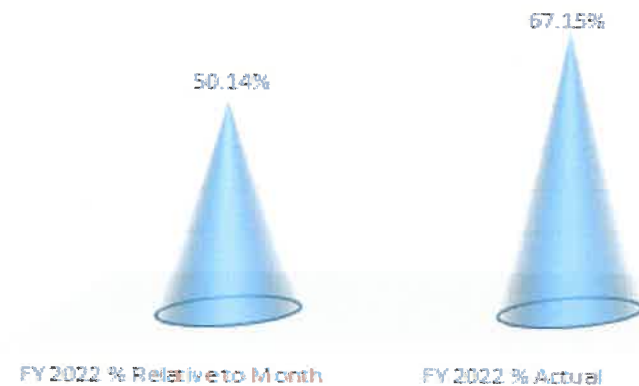
### Ad Valorem (% Budget vs % Actual)



### LOST (FY 2021 vs FY 2022 Actuals)



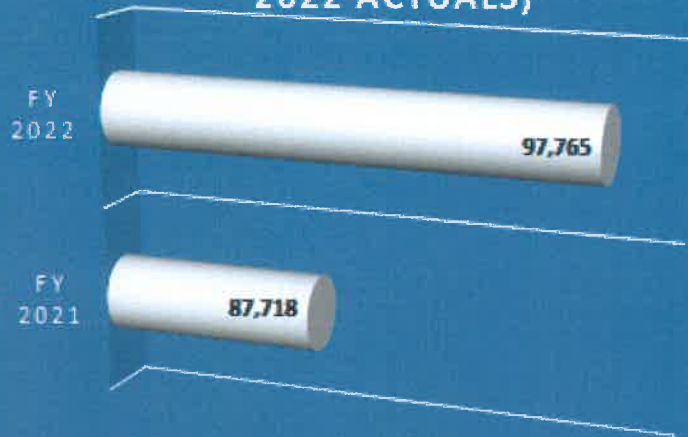
### LOST (% Budget vs % Actual)



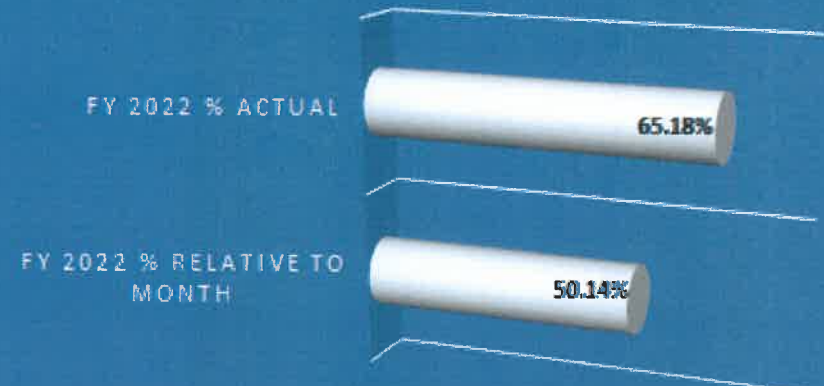




### BUILDING PERMITS (FY 2021 VS FY 2022 ACTUALS)



### BUILDING PERMITS (% BUDGET VS % ACTUAL)



### PLANNING FEES & PERMITS (FY 2021 VS FY 2022 ACTUALS)



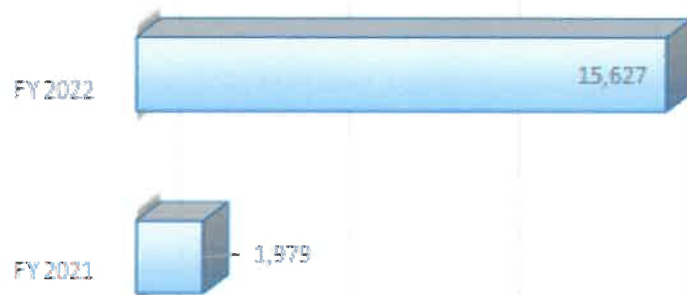
### PLANNING FEES & PERMITS (% BUDGET VS % ACTUAL)



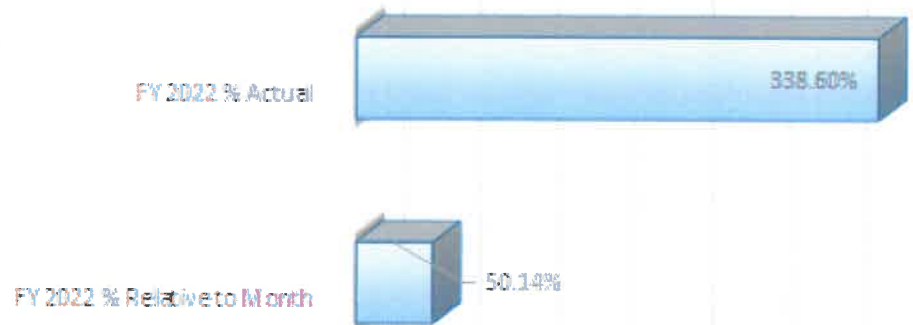




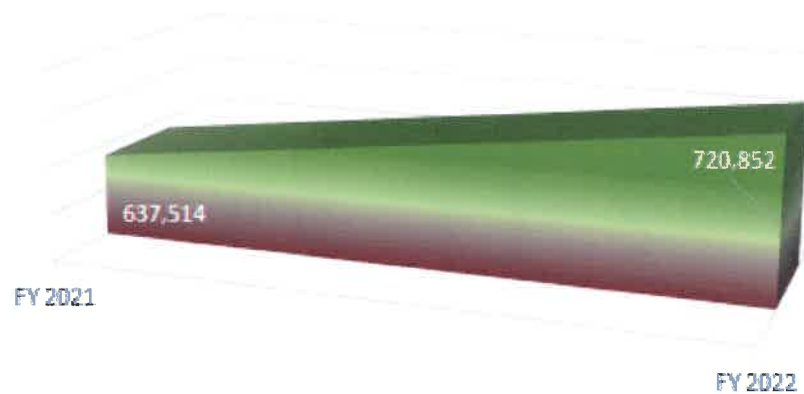
Code Enforcement (FY 2021 vs FY 2022 Actuals)



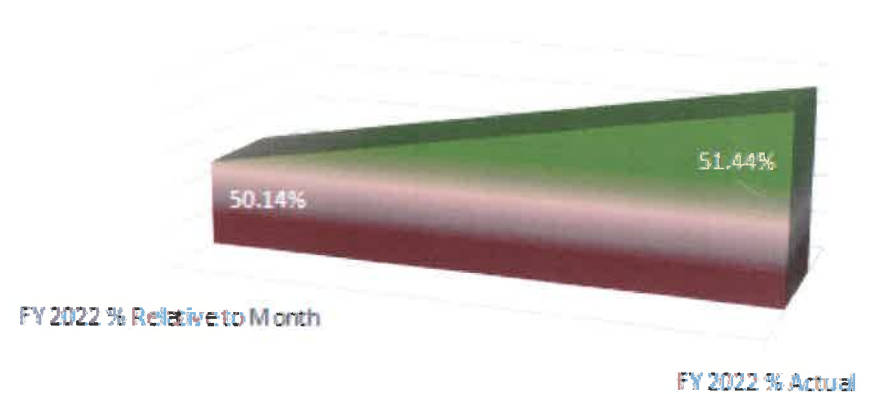
Code Enforcement (% Budget vs % Actual)



Water Sales (FY 2021 vs FY 2022 Actuals)

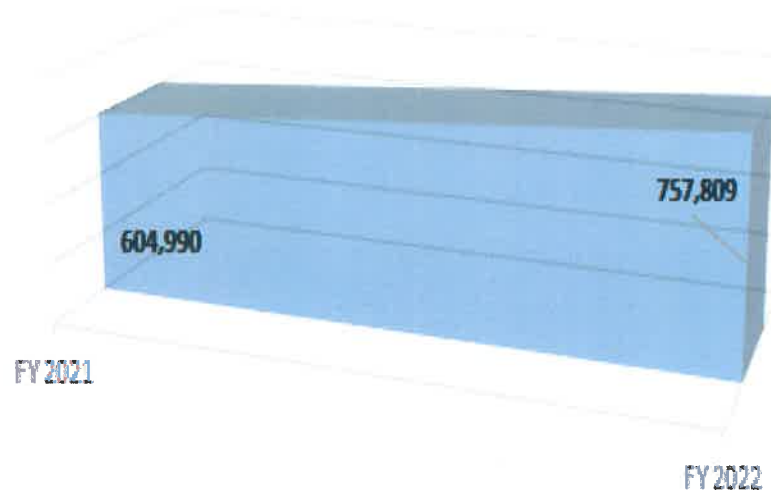


Water Sales (% Budget vs % Actual)

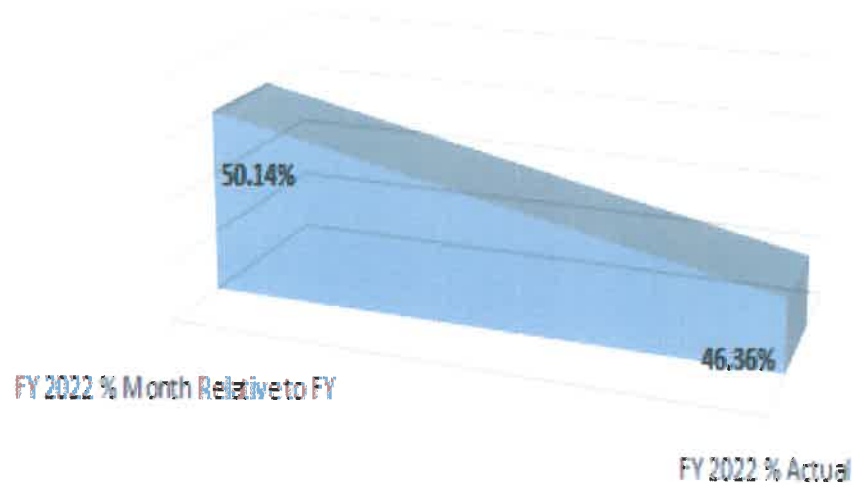




### Sewer Sales (FY 2021 vs FY 2022 Actuals)

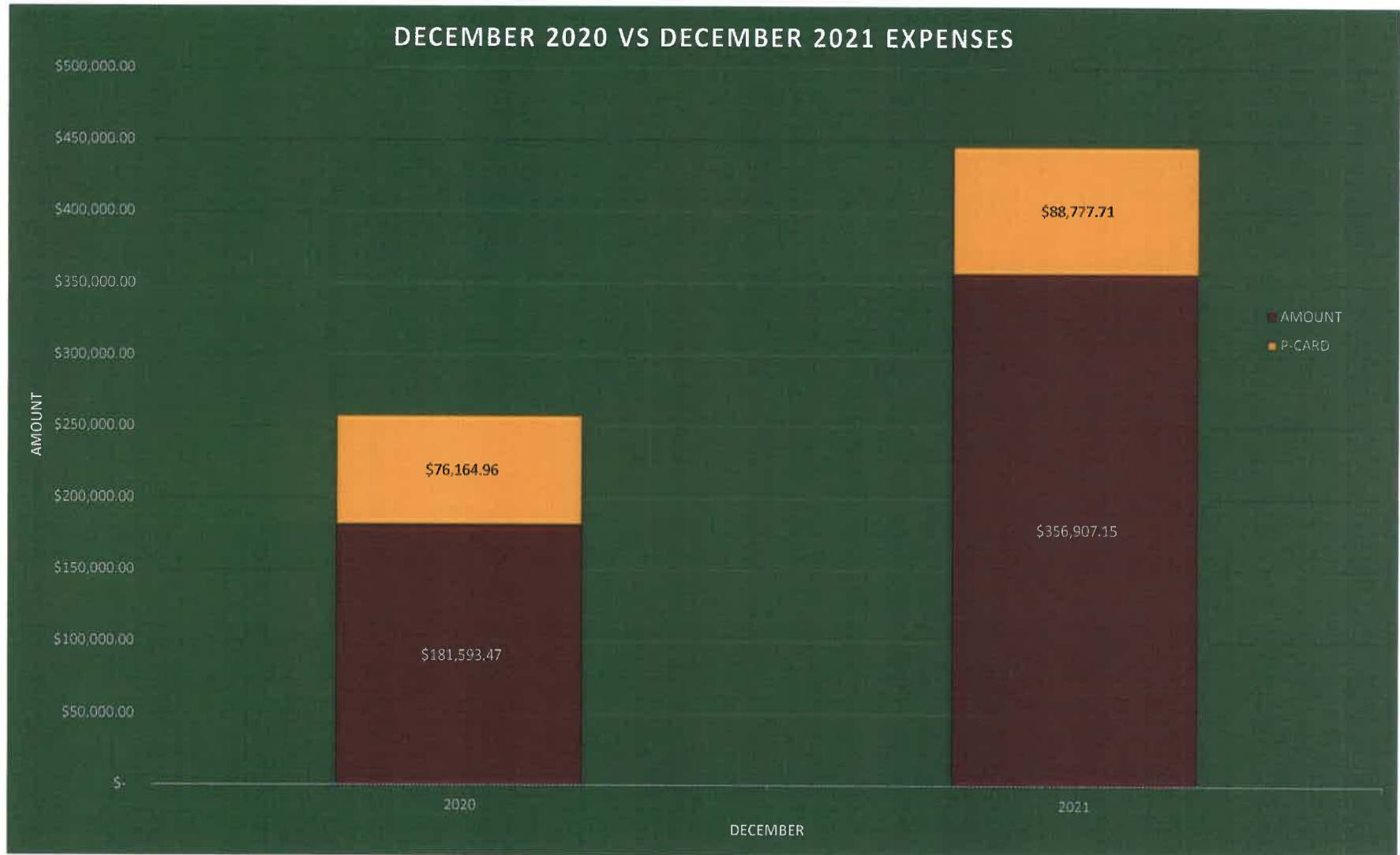


### Sewer Sales (% Budget vs % Actual)





SALES AND USE TAX ANALYSIS FY's 2015-2022								
	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22
JULY	\$ 45,037.32	\$ 50,244.39	\$ 56,084.29	\$ 66,869.58	\$ 65,195.40	\$ 77,370.47	\$ 73,777.08	\$ 99,205.03
AUGUST	\$ 45,670.51	\$ 49,930.99	\$ 55,557.40	\$ 61,087.65	\$ 72,533.17	\$ 76,455.85	\$ 83,580.63	\$ 104,823.15
SEPT	\$ 52,446.12	\$ 55,797.12	\$ 67,886.26	\$ 66,601.23	\$ 73,538.08	\$ 82,101.99	\$ 95,415.88	\$ 114,026.62
OCT	\$ 43,269.18	\$ 53,165.24	\$ 52,701.25	\$ 61,370.24	\$ 58,542.31	\$ 76,940.98	\$ 90,420.40	\$ 105,684.08
NOV	\$ 50,359.42	\$ 43,719.03	\$ 60,488.28	\$ 65,335.23	\$ 66,991.57	\$ 76,243.84	\$ 84,738.69	\$ 106,173.65
DEC	\$ 39,041.39	\$ 51,358.88	\$ 62,670.74	\$ 67,374.14	\$ 69,018.88	\$ 76,768.83	\$ 82,731.52	\$ 115,478.70
JAN	\$ 49,563.38	\$ 48,985.49	\$ 60,488.28	\$ 59,520.04	\$ 71,875.13	\$ 79,174.71	\$ 85,773.42	\$ 117,637.65
FEB	\$ 46,618.33	\$ 50,354.19	\$ 64,688.65	\$ 68,248.48	\$ 75,991.44	\$ 78,426.77	\$ 91,131.96	
MARCH	\$ 58,298.98	\$ 60,691.74	\$ 73,243.06	\$ 75,235.74	\$ 80,537.79	\$ 83,543.99	\$ 102,935.98	
APRIL	\$ 44,937.03	\$ 44,835.77	\$ 53,970.97	\$ 57,544.30	\$ 65,539.52	\$ 67,996.27	\$ 90,251.80	
MAY	\$ 42,622.56	\$ 47,875.96	\$ 60,008.79	\$ 58,211.82	\$ 64,390.11	\$ 68,856.81	\$ 71,307.59	
JUNE	\$ 47,167.89	\$ 57,925.24	\$ 70,884.97	\$ 71,628.50	\$ 82,125.20	\$ 79,460.71	\$ 105,550.51	
TOTAL	\$ 565,032.11	\$ 614,884.04	\$ 738,672.94	\$ 779,026.95	\$ 846,278.60	\$ 923,341.22	\$ 1,057,615.46	\$ 763,028.88
Increase/(Decrease)								
Previous								
FY	\$ 40,092.89	\$ 49,851.93	\$ 123,788.90	\$ 40,354.01	\$ 67,251.65	\$ 77,062.62	\$ 134,274.24	\$ 166,591.26
% Growth	7.64%	8.82%	20.13%	5.46%	8.63%	9.11%	14.54%	27.93%



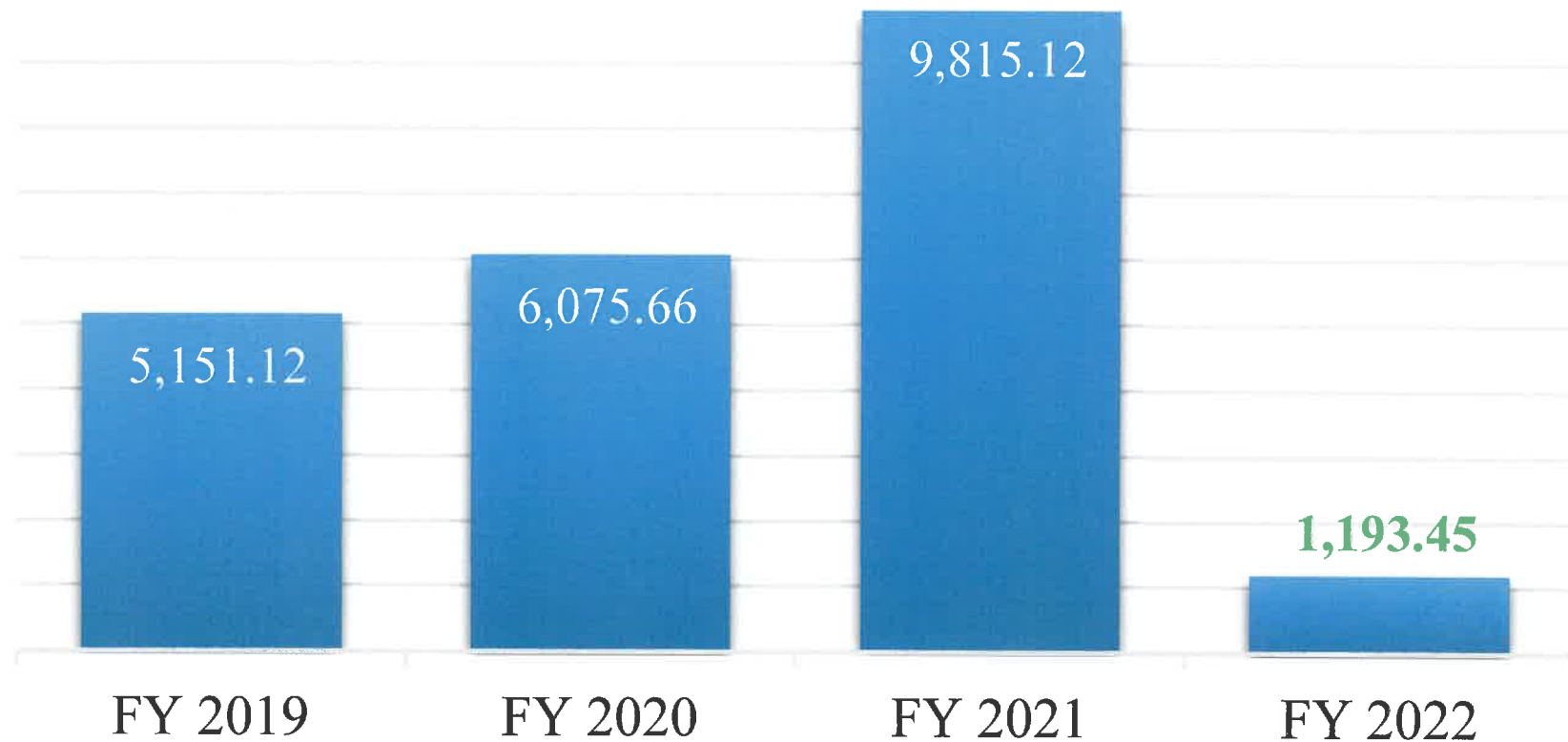


### UTILITIES USAGE AND REVENUE SUMMARY

	FY 2020-2021		FY 2021-2022		% CHANGE USAGE	% CHANGE REVENUE
	USAGE	REVENUE	USAGE	REVENUE		
JULY	21,939,778	\$ 197,470.30	25,141,617	\$ 219,273.15	14.59%	11.04%
AUGUST	25,625,384	\$ 220,784.34	24,661,957	\$ 220,895.05	-3.76%	0.05%
SEPTEMBER	25,141,617	\$ 219,273.15	23,955,832	\$ 212,501.48	-4.72%	-3.09%
OCTOBER	21,928,890	\$ 203,176.92	22,613,431	\$ 217,444.36	3.12%	7.02%
NOVEMBER	21,337,196	\$ 201,007.45	19,300,512	\$ 209,877.80	-9.55%	4.41%
DECEMBER	22,003,737	\$ 205,528.72	20,971,077	\$ 268,502.00	-4.69%	30.64%
JANUARY	21,447,212	\$ 204,161.06			-100.00%	-100.00%
FEBRUARY	22,195,937	\$ 207,740.26			-100.00%	-100.00%
MARCH	18,850,792	\$ 189,378.64			-100.00%	-100.00%
APRIL	21,851,135	\$ 206,286.77			-100.00%	-100.00%
MAY	23,125,684	\$ 213,753.49			-100.00%	-100.00%
JUNE	27,537,579	\$ 235,603.80			-100.00%	-100.00%
Y-T-D TOTAL	115,972,865	1,041,712	136,644,426	1,348,494	17.82%	29.45%
MONTHLY AVERAGE	22,748,745	208,680	22,774,071	224,749	0.11%	7.70%



## (Recovered Utility Delinquencies)





	FY 2020-2021			FY 2021-2022			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	\$ 2,380.00	\$ 50.00	\$ 8,820.00	\$ 2,520.00	\$ 100.00	\$ 475.02	\$ 140.00	\$ 50.00
August	\$ 10,185.29	\$ 1,785.00	\$ 25.00	\$ 9,240.00	\$ 3,400.00	\$ 100.00	\$ (945.29)	\$ 1,615.00	\$ 75.00
September	\$ 14,222.01	\$ 1,715.00	\$ 125.00	\$ 7,809.60	\$ 2,650.00	\$ 125.00	\$ (6,412.41)	\$ 935.00	\$ -
October	\$ 10,255.75	\$ 1,785.00	\$ 75.00	\$ 6,850.00	\$ 2,050.00	\$ 50.00	\$ (3,405.75)	\$ 265.00	\$ (25.00)
November	\$ 9,120.00	\$ 2,275.00	\$ 125.00	\$ 9,720.00	\$ 2,250.00	\$ 75.00	\$ 600.00	\$ (25.00)	\$ (50.00)
December	\$ 10,540.00	\$ 1,785.00	\$ 50.00	\$ 11,980.00	\$ 3,300.00	\$ 125.00	\$ 1,440.00	\$ 1,515.00	\$ 75.00
January	\$ 12,210.00	\$ 1,610.00	\$ 208.00						
February	\$ 8,990.00	\$ 2,450.00	\$ 250.00						
March	\$ 7,049.61	\$ 2,170.00	\$ 75.00						
April	\$ 6,540.00	\$ 2,065.00	\$ 100.00						
May	\$ 9,155.03	\$ 1,855.00	\$ 75.00						
June	\$ -	\$ 1,750.00	\$ 1,158.00						
Subtotal:	\$ 106,612.67	\$ 23,625.00	\$ 2,316.00	\$ 54,419.60	\$ 16,170.00	\$ 575.00	\$ (8,248.43)	\$ 4,445.00	\$ 125.00





## Statement of Revenues & Expenditures (as of December 31, 2021)

General Fund				
	Budget	YTD	Variance	Percentage
<b>Revenues:</b>				
Ad Valorem Taxes	2,020,846	1,397,785.59	(623,060.41)	69.17%
Motor Vehicle Tax	284,100	146,587.35	(137,512.65)	51.60%
Local Option Sales Tax	1,136,242	763,028.88	(373,213.12)	67.15%
Other Taxes	437,410	154,856.50	(282,553.50)	35.40%
Restricted Intergovernmental	49,500	37,701.87	(11,798.13)	76.17%
Permits and Fees	568,548	318,146.69	(250,401.31)	55.96%
Recreation Department Fees	59,600	57,249.08	(2,350.92)	96.06%
Investment Earnings	8,200	1,306.38	(6,893.62)	15.93%
Other General Revenues	256,463	183,961.15	(72,501.85)	71.73%
Fund Balance Appropriated	511,453	-	(511,453.00)	0.00%
<b>Total Revenues</b>	<b>5,332,362</b>	<b>3,060,623.49</b>	<b>(2,271,738.51)</b>	<b>57.40%</b>
<b>Expenditures:</b>	<b>Budget</b>	<b>YTD</b>	<b>Variance</b>	<b>Percentage</b>
Administration	1,163,217	731,989.28	431,227.72	62.93%
Police Department	1,713,408	986,190.11	727,217.89	57.56%
Planning & Inspections Department	517,871	233,840.76	284,030.24	45.15%
Streets & Sanitation Department	1,099,897	628,052.28	471,844.72	57.10%
Parks & Recreation Department	430,518	168,868.89	261,649.11	39.22%
Library Department	243,467	128,497.14	114,969.86	52.78%
Depot	21,000	43,552.36	(22,552.36)	207.39%
Debt Service Obligations:				
Interest	6,450.00	6,450.00	-	100.00%
Principle	83,334.00	83,333.33	0.67	100.00%
Inter-Fund Transfers	53,200.00	-	53,200.00	0.00%
<b>Total Expenditures</b>	<b>5,332,362</b>	<b>3,010,774.15</b>	<b>2,321,587.85</b>	<b>56.46%</b>
Revenues over Expenditures (Spread) ----->		<b>49,849.34</b>		

## Statement of Revenues & Expenditures (as of December 31, 2021)

Angier Elementary Drainage Fund				
	Budget	YTD	Variance	Percentage
<b>Revenues:</b>				
Harnett County Board of Education	14,907	-	(14,907.00)	0.00%
<b>Total Revenues</b>	<b>14,907</b>	<b>-</b>	<b>(14,907.00)</b>	<b>0.00%</b>
<b>Expenditures:</b>	<b>Budget</b>	<b>YTD</b>	<b>Variance</b>	<b>Percentage</b>
Construction	14,907	-	14,907.00	0.00%
<b>Total Expenditures</b>	<b>14,907</b>	<b>-</b>	<b>14,907.00</b>	<b>0.00%</b>
Revenues over Expenditures (Spread) ----->		<b>-</b>		





## Statement of Revenues & Expenditures (as of December 31, 2021)

### General Capital Reserve Fund

	Budget	YTD	Variance	Percentage
<b>Revenues:</b>				
Transfer from G/F - Junny/Willow	45,000	-	(45,000.00)	0.00%
P&R Development Fees	24,800	64,500.00	39,700.00	260.08%
Municipal Building	890,000	-	(890,000.00)	0.00%
Fund Balance Appropriated	-	-	-	0.00%
<b>Total Revenues</b>	<b>959,800</b>	<b>64,500.00</b>	<b>(895,300.00)</b>	<b>6.72%</b>
<b>Expenditures:</b>				
Transfer to Junny/Willow Project	45,000	-	45,000.00	0.00%
Transfer to P&R Project	24,800	-	24,800.00	0.00%
Transfer to Municipal Building Project	890,000	-	890,000.00	0.00%
<b>Total Expenditures</b>	<b>959,800</b>	<b>-</b>	<b>959,800.00</b>	<b>0.00%</b>
Revenues over Expenditures (Spread) ----->		<b>64,500.00</b>		

## Statement of Revenues & Expenditures (as of December 31, 2021)

### Municipal Building Project Fund

	Budget	YTD	Variance	Percentage
<b>Revenues:</b>				
Interest Earned	-	-	-	0.00%
Transfer from General Fund CRF	693,855	-	(693,855.00)	0.00%
<b>Total Revenues</b>	<b>693,855</b>	<b>-</b>	<b>(693,855.00)</b>	<b>0.00%</b>
<b>Expenditures:</b>				
Architectural Department	693,855	215,613.55	478,241.45	31.07%
<b>Total Expenditures</b>	<b>693,855</b>	<b>215,613.55</b>	<b>478,241.45</b>	<b>31.07%</b>
Revenues over Expenditures (Spread) ----->		<b>(215,613.55)</b>		



Statement of Revenues & Expenditures (as of December 31, 2021)				
Booster Club				
	Budget	YTD	Variance	Percentage
<b>Revenues:</b>				
Interest Earned	-	-	-	0.00%
Booster Club Proceeds	30,985	43,215.85	12,230.85	139.47%
<b>Total Revenues</b>	<b>30,985</b>	<b>43,215.85</b>	<b>12,230.85</b>	<b>139.47%</b>
<b>Expenditures:</b>	<b>Budget</b>	<b>YTD</b>	<b>Variance</b>	<b>Percentage</b>
Professional Services	10,000	-	10,000.00	0.00%
Contract Services	20,985	-	-	0.00%
<b>Total Expenditures</b>	<b>30,985</b>	<b>-</b>	<b>30,985.00</b>	<b>0.00%</b>
Revenues over Expenditures (Spread) ----->		<b>43,215.85</b>		

Statement of Revenues & Expenditures (as of December 31, 2021)				
Powell Bill Fund				
	Budget	YTD	Variance	Percentage
<b>Revenues:</b>				
Vehicle Licenses	19,500	8,047.50	(11,452.50)	41.27%
Interest on Investments	12	1.07	(10.93)	8.92%
State Street - Aid	138,643	162,692.26	24,049.26	117.35%
Fund Balance Appropriated	167,845	-	(167,845.00)	0.00%
<b>Total Revenues</b>	<b>326,000</b>	<b>170,740.83</b>	<b>(155,259.17)</b>	<b>52.37%</b>
<b>Expenditures:</b>	<b>Budget</b>	<b>YTD</b>	<b>Variance</b>	<b>Percentage</b>
Equipment Maintenance	10,000	725.00	9,275.00	7.25%
Fuel	6,000	4,315.36	1,684.64	71.92%
Materials	1,000	-	1,000.00	0.00%
Contracted Service	272,000	15,308.00	256,692.00	5.63%
Paving (Stemming from Vehicle Licenses	19,500	-	19,500.00	0.00%
Capital Outlay	17,500	15,639.00	1,861.00	89.37%
<b>Total Expenditures</b>	<b>326,000</b>	<b>35,987.36</b>	<b>290,013</b>	<b>11.04%</b>
Revenues over Expenditures (Spread) ----->		<b>134,753.47</b>		



Statement of Revenues & Expenditures (as of December 31, 2021)				
American Rescue Plan Act & CARES Act Fund				
	Budget	YTD	Variance	Percentage
<b>Revenues:</b>				
Interest on Investments	-	-	-	0.00%
American Rescue Plan Distribution	1,725,747	862,873.33	(862,873.67)	50.00%
CARES Act Distribution	104,480	-	(104,480.00)	0.00%
<b>Total Revenues</b>	<b>1,830,227</b>	<b>862,873.33</b>	<b>(967,353.67)</b>	<b>47.15%</b>
<b>Expenditures:</b>				
ARPA Department				
Angier Business Improvement	-	-	-	0.00%
General Fund Government Service	-	-	-	0.00%
Downtown Sewer Improvements	-	-	-	0.00%
WATER/SEWER & DRAINAGE	1,725,747	-	1,725,747.00	0.00%
CARES Act Department				
CARES Act	94,480	14,245.58	80,234.42	15.08%
General Fund Utilization	10,000	-	10,000.00	0.00%
<b>Total Expenditures</b>	<b>1,830,227</b>	<b>14,246</b>	<b>1,815,981.42</b>	<b>0.78%</b>
Revenues over Expenditures (Spread) ----->		<b>848,627.75</b>		

Statement of Revenues & Expenditures (as of December 31, 2021)				
HWY 210/Park Street Sidewalk Project Fund				
	Budget	YTD	Variance	Percentage
<b>Revenues:</b>				
NC Department of Transportation	585,394	-	(585,394.00)	0.00%
Transfer from General Fund	266,120	-	(266,120.00)	0.00%
<b>Total Revenues</b>	<b>851,514</b>	<b>-</b>	<b>(851,514.00)</b>	<b>0.00%</b>
<b>Expenditures:</b>				
Engineering	3,413	-	3,413.00	0.00%
Construction	848,101	-	848,101.00	0.00%
<b>Total Expenditures</b>	<b>851,514</b>	<b>-</b>	<b>851,514.00</b>	<b>0.00%</b>
Revenues over Expenditures (Spread) ----->		-		



Statement of Revenues & Expenditures (as of December 31, 2021)				
Water & Sewer Fund				
	Budget	YTD	Variance	Percentage
<b>Revenues:</b>				
Water Sales	1,425,000	720,851.70	(704,148.30)	50.59%
Sewer Sales	1,679,905	757,809.07	(922,095.93)	45.11%
Investment Earnings	18,000	756.90	(17,243.10)	4.21%
Late Fees/Reconnections	70,000	56,179.60	(13,820.40)	80.26%
Other Operating Revenues	1,044,814	679,541.80	(365,272.20)	65.04%
Transfer from W/S Capital Reserve	-	-	-	0.00%
<b>Total Revenues</b>	<b>4,237,719</b>	<b>2,215,139.07</b>	<b>(2,022,579.93)</b>	<b>52.27%</b>
<b>Expenditures:</b>				
	Budget	YTD	Variance	Percentage
Water Operations	1,705,123	1,029,414.20	675,708.80	60.37%
Sewer Operations	1,190,956	875,245.99	315,710.01	73.49%
Smith Drive Regional Pump Station	577,500	192,784.61	384,715.39	33.38%
Lagoon	64,860	30,335.07	34,524.93	46.77%
Debt Service				0.00%
Principal	247,422	48,427.95	198,994.05	19.57%
Interest	160,273	17,113.74	143,159.26	10.68%
Debt Service Reserve	15,700	-	15,700.00	0.00%
Inter-Fund Transfers	275,885	-	275,885.00	0.00%
<b>Total Expenditures</b>	<b>4,237,719</b>	<b>2,193,321.56</b>	<b>2,044,397.44</b>	<b>51.76%</b>
Revenues over Expenditures (Spread) ----->		<b>21,817.51</b>		

Statement of Revenues & Expenditures (as of December 31, 2021)				
NC Department of Environmental Quality Water Line Project (Option 8) Fund				
	Budget	YTD	Variance	Percentage
<b>Revenues:</b>				
Interest Earned	5	-	(5.00)	0.00%
NC DEQ Distribution	100,000	-	(100,000.00)	0.00%
<b>Total Revenues</b>	<b>100,005</b>	<b>-</b>	<b>(100,005.00)</b>	<b>0.00%</b>
<b>Expenditures:</b>				
	Budget	YTD	Variance	Percentage
Professional Fees (Engineering)	10,000	-	10,000.00	0.00%
Capital Outlay (Construction)	90,005	-	90,005.00	0.00%
<b>Total Expenditures</b>	<b>100,005</b>	<b>-</b>	<b>100,005.00</b>	<b>0.00%</b>
Revenues over Expenditures (Spread) ----->		-		



Statement of Revenues & Expenditures (as of December 31, 2021)				
Water & Sewer Capital Reserve Fund				
	Budget	YTD	Variance	Percentage
<b>Revenues:</b>				
Pump Stations & Force Main	75,000	-	(75,000.00)	0.00%
Harnett County Sewer Capacity	200,885	-	(200,885.00)	0.00%
Total Revenues	275,885	-	(275,885.00)	0.00%
<b>Expenditures:</b>	Budget	YTD	Variance	Percentage
Transfer to Pump Station #1 & #6 Project	75,000	-	75,000.00	0.00%
Transfer to HC Sewer Capacity	200,885	-	200,885.00	0.00%
Total Expenditures	275,885	-	275,885.00	0.00%
Revenues over Expenditures (Spread) ----->		-		

Statement of Revenues & Expenditures (as of December 31, 2021)				
Pump Stations & Force Main Capital Project Fund				
	Budget	YTD	Variance	Percentage
<b>Revenues:</b>				
Interest Earned	-	24.99	24.99	0.00%
Loan Proceeds	3,241,083	3,349,000.00	107,917.00	103.33%
Total Revenues	3,241,083	3,349,024.99	107,941.99	103.33%
<b>Expenditures:</b>	Budget	YTD	Variance	Percentage
Pump Station #6 Department	1,453,937	145,991.45	1,307,945.55	10.04%
Pump Station #1 & Force Main Dept	2,422,346	40,943.50	2,381,402.50	1.69%
Total Expenditures	3,876,283	186,934.95	3,689,348.05	4.82%
Revenues over Expenditures (Spread) ----->		3,162,090.04		



Statement of Revenues & Expenditures (as of December 31, 2021)				
System Development Fee (Buy-In Method)				
	Budget	YTD	Variance	Percentage
<b>Revenues:</b>				
Interest on Investments	5	-	(5.00)	0.00%
SDF (Water Buy-In Method)	35,000	14,546.38	(20,453.62)	41.56%
SDF (Sewer Buy-In Method)	104,000	36,890.00	(67,110.00)	35.47%
<b>Total Revenues</b>	<b>139,005</b>	<b>51,436.38</b>	<b>(87,568.62)</b>	<b>37.00%</b>
<b>Expenditures:</b>				
	Budget	YTD	Variance	Percentage
Harnett County WWTP Expansion	139,005	-	139,005.00	0.00%
<b>Total Expenditures</b>	<b>139,005</b>	<b>-</b>	<b>139,005.00</b>	<b>0.00%</b>
Revenues over Expenditures (Spread) ----->		<b>51,436.38</b>		

Statement of Revenues & Expenditures (as of December 31, 2021)				
System Development Fee (Incremental Cost Method)				
	Budget	YTD	Variance	Percentage
<b>Revenues:</b>				
Interest on Investments	-	-	-	0.00%
SDF (Water Incremental Method)	1,039	415.62	(623.38)	40.00%
<b>Total Revenues</b>	<b>1,039</b>	<b>415.62</b>	<b>(623.38)</b>	<b>40.00%</b>
<b>Expenditures:</b>				
	Budget	YTD	Variance	Percentage
Transfer to Capital Project Fund	1,039	-	1,039.00	0.00%
<b>Total Expenditures</b>	<b>1,039</b>	<b>-</b>	<b>1,039.00</b>	<b>0.00%</b>
Revenues over Expenditures (Spread) ----->		<b>415.62</b>		

LIBRARY



Library:	Angier
Month:	January
Year:	2022

<b>Door Count</b>	1,378 (1/25)
<b>Hours Open to the public</b>	177
<b>Paperback Exchange Books Circulated</b>	0
<b>Curbside Patrons Served</b>	7 (1/25)
<b>Volunteers</b>	1
<b>Volunteer Hours</b>	24.5
<b>*Reference Questions</b>	276
<b>Notaries</b>	0
<b>Book-A-Librarian</b>	0
<b>Tests Proctored</b>	0

	# of Programs	Program Attendance
Children's Programs in Library	11	456 (1/25)
Children's Programs Outside Library		
YA Programs in Library	2	3
YA Programs Outside Library		
Adult Programs in Library	6	48
Adult Programs Outside Library		
Meeting Room Use		
<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 <i>(Do not include on-demand views of previously live streamed programs)</i>	
# On Demand views <i>(Include on-demand views of originally live-streamed programs. If using Facebook, report 1 minute views.)</i>	
Recorded Programming (do not include programs originally live streamed)	
# Recorded Programs <i>(Do not include programs that were originally streamed live and then made available as recordings.)</i>	0
# Views of Recorded Programs <i>(Do not include programs that were originally streamed live and then made available as recordings.)</i>	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 2022**

We started the new year at the library with less activities after how busy our December was. Our focus was only on our normal monthly programs, which were still very popular. We were happy to have Santa and Mrs. Claus join us for a story time again this month, giving the kids some excitement after Christmas is over. We also were able to have all of our other youth programs, even with weather causing delays and changes in the school schedules. Our adult programs continue to grow, with the knitting group getting 2 days a month added to our previous schedule. We were able to donate more scarves to Santa and Friends, bringing the donations to almost 30, along with our first blanket for the Blanket Ministry. Our community is showing us just how wonderful they are with taking the time to work on these items for donations. We also hosted our first monthly craft night, with 22 in attendance. The popularity and excitement for this has been great to see, with people calling to get signed up as soon as the 1<sup>st</sup> of the month hits. This continues to be a donation run event for us, as it was not previously on our program list during planning last FY.

I am continuing to work on our project from the PLIX toolkit project for rural and tribal libraries. As 1 of 20 libraries in the country taking part in this, we are able to work very closely with the team at MIT who have been part of the design of the project we were able to get. In March we will have a STEM theme for the month, and this project will be one of the programs that we will be offering for the tween/teen kids in our community.

We are also very excited to announce that we are in the final stages of getting our Seed Library open to the community. This project is something that will be a free opportunity for community members to access free seeds, food and ornamental, and provide their own saved seeds for others to use. We have had a member of our community who has done a lot of research on companies and suggested them to us for donations, and are waiting for some of those donations to arrive. This is going to be something that once it is established will be stocked solely on donations of extra seeds and saved seeds. The library will be set up in the foyer, and accessible to anyone regardless of having a library card. Items for gardening basics will be available in our Library of Things as well, to help in supporting this new project.

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

# PARKS & RECREATION

**MONTHLY REPORT**  
**ANGIER PARKS & RECREATION**  
**January 25, 2022**

- WINTER SPORTS REGISTRATION IS NOW COMPLETE AND WE HAVE 29 TEAMS IN BASKETBALL & CHEERLEADING PROGRAM.
- BASKETBALL GAMES HAVE STARTED AND WILL RUN THROUGH MARCH 5.
- HARNETT COUNTY SCHOOLS IS ALLOWING US TO USE ANGIER ELEMENTARY SCHOOL GYM ON FRIDAY EVENINGS, SATURDAYS ALL DAY AND SUNDAY AFTERNOONS FOR OUR WINTER SPORTS FOR 2022.
- THE NEW PARKING LOT ALONG WILLIAMS STREET HAS BEEN GRADED AND STONE HAS BEEN ADDED AND ROLLED. PAVING CONTRACTOR IS WAITING FOR WEATHER TO WARM UP FOR A FEW DAYS SO THEY CAN INSTALL THE ASPHALT. AN ADDITIONAL 35 PARKING SPACES WILL BE ADDED IN THE TWO AREAS.
- THE REPAIRS FROM THE FIRE DAMAGE ON THE BRICK RESTROOM/CONCESSION IN SEPTEMBER ARE COMPLETE AND EVERYTHING LOOKS GREAT. THOSE RESTROOMS ARE NOW OPEN DAILY.
- WE HAVE PRUNED BACK THE CRAPE MYRTLE TREES FOR THE WINTER TO GIVE THEM BETTER SHAPE AND CONTROL THEIR GROWTH.
- WE HAVE INSTALLED NEW POSTS AND SIGNS FOR THE DISC GOLF COURSE.
- NEW HEAVY DUTY 4' BLACK CHAINLINK FENCE HAS BEEN INSTALLED AROUND CHILDREN'S PARK.
- OUR NEXT PUBLIC INPUT/NEW PARK MASTERPLAN UPDATE MEETING IS SCHEDULED FOR THURSDAY FEBRUARY 17 AT 6:30PM IN BOARD ROOM. EVERYONE IS INVITED TO ATTEND.

# PLANNING & INSPECTIONS



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



Robert K. Smith  
Mayor

Gerry Vincent  
Town Manager

**Planning and Inspections Department**  
**Monthly Report: January 2022**

**Permitting/Inspection Totals – Month of January 2022:**

Total Permits Issued: **75**

Building Inspections Performed: **151**

New Construction Permits Issued - Residential: **23**

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

Total Fees Collected: **\$40,878.25**

*\*\*All figures as of 1/26/22\*\**

**2021-2022 Fiscal Year Running Totals:**

New Construction - Residential: **74**

New Construction - Commercial: **2**

Total Fees Collected: **\$ 153,217.24**

*Fiscal Year Budgeted Revenue Projection: **\$150,000***



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



Robert K. Smith  
Mayor

Gerry Vincent  
Town Manager

**Subdivisions – Current Status:**

**Whetstone Phase II:** 36 Lots Recorded

**Bellewood:** Nearing Build Out

**Kathryn's Retreat:** Home Construction Underway, Phase 4 Under Construction

**Coble Farms West:** Phase 1A, 1B, 1C Recorded, Home Construction Underway

**Honeycutt Oaks PUD:** Site Construction Underway

**Lynn Ridge:** Home Construction Underway, Phases 2 & 3 Nearing Recordation

**Neill's Pointe:** Phases 1 & 2 Recorded, Phase 3 Nearing Recordation

**Highland Ridge:** Construction Drawings Nearing Approval

**Kennebec Crossing:** Construction Drawings Under Review

**Spring Village PUD:** Site Construction Underway

**Tanglewood:** Site Construction Underway

**Cotswold PUD:** Construction Drawings in Review

**Caitlin Meadows PUD:** Special Use Permit Approved

**White Oak Creek Crossing PUD:** Special Use Permit Approved

**Myrtle Manor PUD:** Special Use Permit Approved

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

**Andrews Landing Townhomes** (8316 S. NC 55 Hwy): Townhome Construction Underway

**Silverstone Investments Office Building** (166 N. Raleigh St): Commercial Building Under Construction

**Linderman Properties/Carolina Butcher Shop** (1501 N Raleigh St): Exterior renovations nearing completion

**Angier & Black River Fire Dept.:** (309 N Broad St E) Building Addition nearing completion

*Code Enforcement Spreadsheet Attached*

## January 2022 Code Enforcement Report

### All Active and Recently Closed Violation Files

File Number	Site Address	Property Owner	Nature of Violation	Date Opened	Date Closed	Current Status
21-077	333 N. Raleigh St. Ste. E	Daddy Bob's BBQ	Waste Container Screen	5/4/2021		Citations 9/21/21 (\$200) 10/18/21 \$200 12/13/21 - 11/11/20 (\$800) <b>Total: \$1,350</b> Work in progress Pest set and framed(No Pickets)
21-129	950 N. Broad St.	Miron Hicks / Linda Rogers	Min. Housing	6/28/2021		Ordinance to Demo approved 14/22 - Pending Demo NC Dumpster contractor
21-163	101 Cindy Drive	Oak City Property Group LLC	Minimum Housing	8/18/2021		9/2/2021 FOF issued Deadline 12/3/2021 to repair / close Permit issued 1/19/22
21-190	123 E Depot St	Curtis Perry	Unscreened Dumpster	10/6/2021		(see case #20-3) <b>Citations continue - Total: \$2,500</b>
21-196	922 N. Broad Street	Elhona McDonald	Min. Housing	10/18/2021		(Hearing 11/18/2021 @ 10am)(FOF PUBLICATION/POSTING)12/10/2021
21-202	521 W. Church St.	Ted / Sue Honeycutt	Junk / Nuisance Vehicles	11/12/2021	1/18/2022	<b>CLOSED OWNER COMPLIANCE</b>
21-204	223 Courtland Dr.	RICHARDS DONTÉ	Discarded Debris	11/17/2021		Citation 12/13/21 \$50(Paid) - Notice To Abate Issued 12/30/21
21-206	121 Crestview Dr.	PAZMINO DE VARELA GLADYS H	Stormwater conveyance Debris	11/29/2021	1/18/2022	<b>CLOSED</b> Town Abatement/ Puding payment \$1,875)
21-209	49 North Street	COREA-YANEZ LIZANDRO & YANEZ PAMELA	Open Storage Debris / Const.	12/6/2021		NOV issued 12/6/2021
21-210	W CHURCH OFF ST NC(W. MCTIVER)	CHEEK DAVID & CHEEK GENEVA	Housing not permitted(Tent)/ Debris	12/6/2021		NOV issued 12/7/2021 Pending Bid 12/30/21
21-211	251 W CHURCH ST ANGIER, NC 27501	READE MARY CHEEK & WALTER E CHEEK	Discarded Debris	12/7/2021		NOV issued 12/8/2021 Work in progress <b>1/18/22 - Citation issued \$50</b>
21-213	141 S. Broad St.	Clarice Hayes	Open Storage	12/8/2021		Inspection Notice Mailed 12/28/21 Inspection with owner cancelled due to covid
21-214	408 E. Wimberly Rd.	Leffy West / Clarence West	Min. Housing	12/9/2021		NOV issued 12/17/21 Posted onsite - <b>Citation issued 1/25/22 \$50</b>
21-217	258 W. Lillingston St.	Amanda Uribe	Dilapidated Fence	12/16/2021		<b>CLOSED OWNER COMPLIANCE - VEHICLE REMOVED</b>
21-220	44 Fox Hound Lane	Regina Shrivens	Vehicle Parking	12/17/2021	1/25/2022	NOV issued 12/21/2021
21-221	65 Mary Circle	Giovanny Airian / Laura Airian (919)723-3350	Unpermitted Addition	12/21/2021		

### 2022 Violation Files

22-001	225 N. Willow St.	Ciro Lopez / Maria Reyes	Debris			NOV issued 1/5/222 Citation Issued 1/20/2022
22-002	37 N. Park Street	William Hawley	Fence Enclosure / Stormwater			NOV issued 1/7/22
22-003	5711 Six Forks Rd. Raleigh NC	Capital City Home LLC	Stormwater/ Flooding Issue			NOV issued 1st Class / Posting Onsite 1/7/22
22-004	648 Circle Drive	Mary & Darren Darnell	Fence Exceeds 4' in front			Spoke with owner 1/20/22
22-005	511 N. Raleigh St.	Liberty Tax	Signs			Onsite visit - NOV
22-006	165 N Raleigh Street	Suarez Towing	Junk Yard Screening			NOV / Citation Issued 1/25/22
22-007	511 N. Raleigh Street	Boast Mobile	Sign		1/26/2022	<b>CLOSED SIGN REMOVED On Site Visit 1/24/22</b>



# POLICE DEPARTMENT



# Angier Police Department

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

Angier, North Carolina 27501

Office (919) 639-2699

Chief of Police

Garland L. Thompson, Jr.

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

Date January 27, 2022  
To Town Manager Gerry Vincent  
From Garland L. Thompson, Jr

Subject Matter: January, 2022 Police Activities & Statistical Data

ABC Monthly Report is included in Board Packets

**\*\*Police activities for the month of January, consisted of 2,935 calls for Service/Officer initiated activities (call logs). Officers investigated 18 offenses. During these investigations 8 individuals were arrested on a total of 15 charges. 4 arrest were made due to outstanding warrants (warrant service). 2,592 Subdivision / Security checks were logged for the month of January. 11 traffic accident reports were created this month. 34 traffic citations were issued totaling 41 charges and 51 verbal or written warnings.**

- We were able to help the Sheriff's Office collect items for Kentucky Area Relief Effort and with everyone's support and hard work the project collected and sent out two Tractor Trailers full of needed items.
- We have identified and charged two individuals with the bank robbery That occurred December 31<sup>st</sup> 2021.
- With the help of Angier Elementary and Carolina Charter we're developing our new active shooter protocol.
- We applied for a grant for replacing our Motorola handheld radios. Our radios will be obsolete January 2025.

Thank you,

Chief of Police

Garland L. Thompson, Jr.

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

# Call Log Call Type Summary

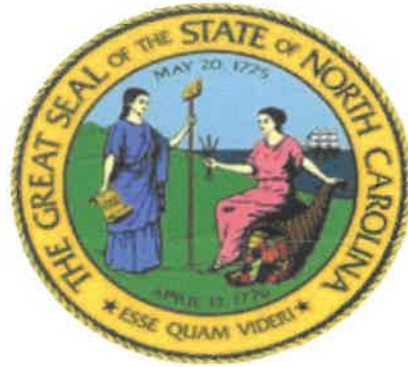
Angier Police Department

12/28/2021 - 01/27/2022

<No Call Type Specified>	1	911 Hang Up - 911 Hang Up	9
Alarm Activation - Alarm Activation	19	Animal Complaint - Animal Complaint	1
Armed Robbery - Armed Robbery	2	Assist EMS - Assist EMS	1
Assist Fire - Assist Fire Department	1	Assist Motorist - Assist Motorist	15
Assist Other Agency - Assist Other Agency - Law Enforcement	7	Attempted Larceny - Attempted Larceny	1
Breaking and Entering - Breaking and Entering	1	Business Walk Thru - Business Walk Thru	91
Citizen Complaint - Citizen Complaint	1	Community Policing - Community Policing	1
Crash - Traffic Accident	11	Direct Traffic - Direct Traffic	14
Disturbance - Disturbance	9	Domestic Dispute - Domestic Dispute	3
Drug Activity - Drug Activity	1	Escort - Escort	4
Foot Patrol - Foot Patrol	3	Fraud - Fraud	4
Gas Drive Off - Gas Drive Off	1	H&R - Hit and Run	2
Harrassing Phone Calls - Harrassing Phone Calls	2	Juvenile Complaint - Juvenile Complaint	4
Larceny - Larceny	10	Lost Property - Lost Property	2
Mental Subject - Mental Subject	5	Missing Juvenile - Missing Juvenile	3
Noise Complaint - Noise Complaint	4	OD - Drug/Alcohol Overdose	1
Other Call - Other Call Not Listed	2	Parking Violation - Parking Violation	1
Property Damage - Property Damage	4	Runaway Juvenile - Runaway Juvenile	1
Security Check - Security Check	1,625	Shoplifting Complaint - Shoplifting Complaint	1
Shots Fired - Shots Fired	2	Stand-By - Stand-By	5
Subdivision Check - Subdivision Check	967	Suspicious Activity - Suspicious Activity	11
Suspicious Person - Suspicious Person	5	Suspicious Vehicle - Suspicious Vehicle	2
Traffic Checkpoint - Traffic Checkpoint	1	Traffic Stop - Traffic Stop	51
Trespassing - Trespassing	9	TWO - Talk With Officer	7
Warrant Service - Warrant Service	4	Welfare Check - Welfare Check	3

Total Number Of Calls: 2,935

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



Board:

Angier Town

Reporting Month / Year:

Jan-22

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		0
	<b>Total:</b>	<b>0</b>

Controlled Substance Violations	At Permitted Establishment	Away From Permitted Establishment
Felony Drug Related Charges		0
Misdemeanor Drug Related Charges		1
	<b>Total:</b>	<b>1</b>

Other Offenses	At Permitted Establishment	Away From Permitted Establishment
Driving While Impaired		0
All Other Criminal Charges		50
	<b>Total:</b>	<b>50</b>

<b>TOTAL CRIMINAL CHARGES:</b>	<b>51</b>
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<b>Agencies Assisted</b>	
Assistance Provided to Other Agencies	1

<b>Remarks</b>

**Reporting Officer / Title:**  
G.Thompson / Chief

**Report Date:**  
1/27/2022



# HARNETT COUNTY K.A.R.E.S.

← Kentucky Area Relief Effort & Support →

Drop-Off Location

Angier Police Department

Drop-Off Weekdays 8:00 AM - 5:00 PM or on Weekends by Appointment Only Find Out More at [Angier.org](http://Angier.org)

# PUBLIC WORKS





## Town of Angier

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

Robert K. Smith  
Mayor

Gerry Vincent  
Town Manager

Veronica Hardaway  
Town Clerk

February 1<sup>2022</sup>

### Public Works staff report for the Month of February

- Staff took 26 loads of limbs/Leaves to the landfill the month of November (22.33tons)
- Staff took 9 loads of Household to the landfill the month of November (18.16 tons)
- Staff set 20 new water meters
- Staff completed 209 workorders to mark Town Utilities (water and sewer lines).
- Staff made water taps along Kennebec Road removing old 2" water line.
- Staff repaired water leak at 574 North Broad Street
- Staff disconnect water/Sewer service at 950 North Broad street prior to demolition of the house
- Staff inspecting new utilities at Coble Farms, Neill Point and Spring Village
- Barnhill will be paving Glenn Meadow, North Broad street West, East and West Myrtle Drive and Nickolas court. Paving to will be complete by May.
- Repair on the Depot Deck should be complete this month (waiting on the rails to be installed)
- Lanier's Construction will start on the Sidewalk project along NC 210 the Week of January the 24th
- Annex Building has been demoed at the Town Hall site and is being erected at 594 Campbell street.